

**AN ORDINANCE TO AMEND THE ROCKDALE COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP, AS AMENDED, SO AS TO RE-DESIGNATE A 13.02-ACRE PORTION OF PROPERTY LOCATED AT 0 OLD SALEM RD SE WITH TAX PARCEL NO. 0750010007 FROM THE COMMERCIAL FUTURE LAND USE CATEGORY TO THE HIGH DENSITY RESIDENTIAL FUTURE LAND USE CATEGORY; TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.**

WHEREAS, an application to amend the Rockdale County Comprehensive Plan Future Land Use Map for a certain property was filed with Rockdale County, Georgia, which involved the following:

<b>FUTURE LAND USE MAP AMENDMENT CASE NO. 2021-02:</b>	Amend the Comprehensive Plan Future Land Use Map Category for a 13.02-acre portion from Commercial to High Density Residential for the purpose of developing a single-family attached (townhomes) neighborhood.		
<b>APPLICANT:</b>	Matt Retter with Corridor Development		
<b>AGENT:</b>	Mitch Peevy with Alliance Engineering and Surveying		
<b>PROPERTY OWNER:</b>	Jack Davis		
<b>LOCATION:</b>	0 Old Salem Rd SE, Conyers, GA, 30094		
<b>TAX PARCEL NO.:</b>	0750010007		
<b>LAND LOT(s):</b>	298 & 322	<b>DISTRICT:</b>	16 <sup>th</sup>

WHEREAS, said Comprehensive Plan Future Land Use Map Amendment proposal was reviewed by staff and public hearings were held following public notice and all other requirements of Section 238-4 of The Unified Development Ordinance of Rockdale County, Georgia, as amended;

WHEREAS, the Board of Commissioners of Rockdale County have determined that the proposed Comprehensive Plan Future Land Use Map Amendment would result in a future land use category that is more consistent with the text and policies of the comprehensive plan than the current future land use category and would result in a land use that is more compatible with the current and future land use categories of adjacent and nearby property;

NOW, THEREFORE, be it ordained by the Board of Commissioners of Rockdale County, and by the authority of same as follows that:

**Section I**

The Rockdale County Comprehensive Plan Future Land Use Map, as amended, is hereby further amended so as to re-designate property, more particularly described in the overall legal description attached hereto as Exhibit "A" and depicted as Tract 2 on the Final Plat attached hereto as Exhibit "B", from the Commercial Future Land Use Category to the High Density Residential Future Land Use Category.

**Section II**

The Rockdale County Comprehensive Plan Future Land Use Map, as amended, is hereby further amended to reflect the change in the Future Land Use Category of said property authorized in Section I.

**Section III**

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

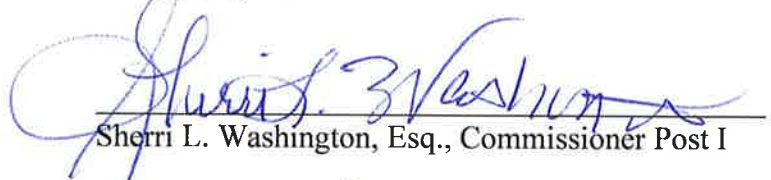
**EFFECTIVE DATE:** This Ordinance shall become effective as of the date hereof.

**ADOPTED AND APPROVED THIS** 27 **DAY OF** April, 2021.

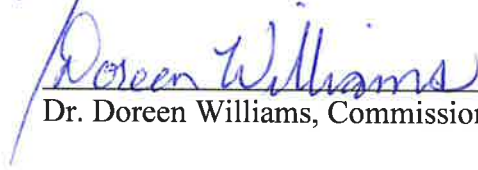
**ROCKDALE COUNTY, GEORGIA  
BOARD OF COMMISSIONERS**



Oz Nesbitt, Sr., Chairman




Sherri L. Washington, Esq., Commissioner Post I



Dr. Doreen Williams, Commissioner Post II

**ATTEST:**

By:   
Jennifer Rutledge, County Clerk

**APPROVED AS TO FORM:**

By:   
M. Qader A. Baig, County Attorney

First Reading: January 26, 2021

Second Reading: 04/27/2021

**Exhibit "A"**

**Legal Description**

ALL THAT TRACT OR PARCEL OF LAND laying and being in land lots 298 and 322 of the 16<sup>th</sup> District of Rockdale County, Georgia, being shown as Tract 2 containing 13.023 acres according to a final plat for Southern Empire Egg Farm, Inc., dated 9/22/1998, prepared by Robert McCollum Buhler, Georgia Land Surveyor No. 1403, recorded in Plat Book 28, Page 120, Office of the Clerk of Superior Court of Rockdale County, Georgia, and being more particularly described as follows,

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A POINT FORMED BY THE INTERSECTION OF THE LINE COMMON TO LAND LOTS 298 AND 322 OF THE 16<sup>TH</sup> DISTRICT, WITH THE NORTHERN 80 FOOT R/W OF OLD SELEM ROAD, THENCE PROCEEDING NORTH ALONG THE LAND LOT LINE COMMON TO LAND LOT 298 AND 322, A DISTANCE OF 414.60 FEET TO A 1" CRIMP TOP PIPE FOUND, THE TRUE POINT OF BEGINNING:

THENCE North 55 degrees 02 minutes 00 seconds West for a distance of 181.48 feet to a 12" ReBar;

THENCE South 52 degrees 40 minutes 27 seconds West for distance of 86.77 feet to a IRON PIN SET ON THE 80' R/W OF OLD SALEM ROAD;

THENCE along a curve to the left having a radius of 1098.32 feet and an arc length of 184.90 feet, being subtended by a chord of North 40 degrees 23 minutes 52 seconds West for a distance of 184.68 feet to a CALCULATED R/W POINT;

THENCE along a curve to the left having a radius of 2084.43 feet and an arc length of 227.69 feet, being subtended by a chord of North 48 degrees 20 minutes 59 seconds West for a distance of 227.58 feet to a CALCULATED R/W POINT;

THENCE North 51 degrees 28 minutes 45 seconds West for a distance of 373.52 feet to a CALCULATED R/W POINT;

THENCE along a curve to the right having a radius of 654.07 feet and an arc length of 48.17 feet, being subtended by a chord of North 49 degrees 22 minutes 10 seconds West for a distance of 48.16 feet to a IRON PIN SET ON THE 80 FT. R/W OF OLD SALEM ROAD;

THENCE, Leaving the Right-of-Way of Old Salem Road, North 57 degrees 00 minutes 08 seconds East for a distance of 238.42 feet to a IRON PIN SET.

THENCE North 62 degrees 56 minutes 08 seconds East for a distance of 54.80 feet to a IRON PIN SET; THENCE North 51 degrees 13 minutes 26 seconds West for a distance of 50.86 feet to a IRON PIN SET;

THENCE along a curve to the right having a radius of 139.38 feet and an arc length of 94.42 feet, being subtended by a chord of North 33 degrees 24 minutes 47 seconds West for a distance of 92.63 feet to a R/W MONUMENT found of the Southern Right-of-Way of Salem Gate Drive, a variable Right-of-Way;

THENCE, the following courses and distances along the Southern variable Right-of-Way of Salem Gate Drive, North 66 degrees 50 minutes 28 seconds East for a distance of 70.95 feet to a P-K nail set in a concrete spillway;

THENCE North 80 degrees 00 minutes 45 seconds East for a distance of 101.31 feet to a BASE of a R/W MONUMENT;

THENCE South 89 degrees 59 minutes 01 seconds East for a distance of 54.23 feet to a R/W MONUMENT;

THENCE North 59 degrees 22 minutes 02 seconds East for a distance of 56.13 feet to a IRON PIN SET;

THENCE North 50 degrees 32 minutes 04 seconds East for a distance of 111.68 feet to a IRON PIN SET;

THENCE North 42 degrees 31 minutes 19 seconds East for a distance of 50.99 feet to a IRON PIN SET;  
THENCE North 53 degrees 49 minutes 54 seconds East for a distance of 195.45 feet to a IRON PIN SET;  
THENCE North 69 degrees 09 minutes 41 seconds East for a distance of 120.28 feet to a IRON PIN SET ON  
THE R/W OF SALEM GATE DRIVE;

THENCE, leaving the Right-of-Way of Salem Gate Drive, South 30 degrees 18 minutes 13 seconds East for a  
distance of 176.48 feet to a IRON PIN SET,

THENCE South 70 degrees 38 minutes 12 seconds West for a distance of 77.20 feet to a IRON PIN SET;

THENCE South 00 degrees 11 minutes 38 seconds East, running along the West property line of Tall Oaks  
Apartments and then Continuing along the West property line of lots 11 through 6, Block "A" of Oak Forest  
Subdivision for a distance of 1034.03 feet to a 1" CRIMP TOP PINE FOUND, THE TRUE POINT OF  
BEGINNING;

Together with and subject to covenants, easements, and restrictions of record.

