

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF ROCKDALE COUNTY'S COMPREHENSIVE PLAN, AS AMENDED, SO AS TO RE-DESIGNATE PROPERTY LOCATED AT 1774 AND 1806 FLAT SHOALS RD SE FROM THE LOW DENSITY RESIDENTIAL / AGRICULTURE TO THE HIGH DENSITY RESIDENTIAL FUTURE LAND USE CATEGORY; TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.

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

FUTURE LAND USE MAP CASE NO. 2021-05	Amend the Comprehensive Plan Future Land Use Map Category for 43.95 acres from Low Density Residential/Agriculture to High Density Residential for the purpose of developing a single-family attached (townhomes) neighborhood.		
APPLICANT:	InLine Communities, LLC		
PROPERTY OWNER:	Susan Gilbert and Wesley Stephen Williams		
LOCATION:	1774 and 1806 Flat Shoals Rd SE, Conyers, GA, 30013 with Tax Parcel No. 0760010001 and 0760010002.		
LAND LOT(S):	235	DISTRICT:	10th

WHEREAS, said 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 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 of the property on Future Land Use Map and would result in a land use that is more compatible with the current and future land use 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:

Section I

The Future Land Use Map of Rockdale County's Comprehensive Plan, as amended, is hereby further amended so as to re-designate a 43.95-acre property, more particularly described in the legal description attached hereto as Exhibit "A" and depicted as Tracts 1 and 2 on the Zoning Plat attached hereto as Exhibit "B", from the Low Density Residential/Agriculture Future Land Use Category to the High Density Residential Future Land Use Category.

Section II

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

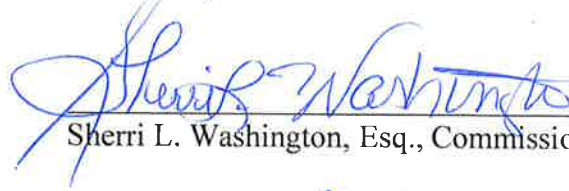
That this Ordinance shall become effective upon adoption.

This 10th day of August, 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: April 27, 2021

Second Reading: August 10, 2021

Exhibit "A"

Legal Description

ALL THAT TRACT or parcel of land lying and being in land lot 235 of the 10th district Rockdale County, Georgia and being more particularly described as follows:

Commencing at the land lot corner between land lots 235, 236 ,245 & 246, thence North 89 degrees 22 minutes 24 seconds East of a distance of 68.17 feet to an IPF 1/2"rb at the TRUE POINT OF BEGINNING.

THENCE North 89 degrees 22 minutes 24 seconds East for a distance of 754.59 feet to an IPF 1/2"rb;

THENCE North 89 degrees 21 minutes 47 seconds East for a distance of 91.25 feet to an IPF 1/2"rb;

THENCE North 88 degrees 01 minutes 14 seconds East for a distance of 346.52 feet to a RR AXLE:

THENCE South 00 degrees 01 minutes 11 seconds East for a distance of 109.84 feet to an IPF 1/2"rb;

THENCE South 00 degrees 28 minutes 31 seconds West for a distance of 298.21 feet to an IPF 1/2"rb;

THENCE South 00 degrees 02 minutes 07 seconds East for a distance of 420.42 feet to an IPF 1/2"rb;

THENCE South 00 degrees 02 minutes 57 seconds West for a distance of 204.32 feet to an IPF 1/2"rb;

THENCE South 00 degrees 02 minutes 36 seconds East for a distance of 239.56 feet to an IPF 1/2"rb;

THENCE South 00 degrees 14 minutes 11 seconds East for a distance of 119.60 feet to an IPF 1/2"rb;

THENCE South 00 degrees 21 minutes 04 seconds West for a distance of 119.09 feet to an IPF 1/2"rb;

THENCE South 00 degrees 31 minutes 51 seconds West for a distance of 120.68 feet to an IPF 1/2"rb;

THENCE South 00 degrees 17 minutes 27 seconds West for a distance of 119.18 feet to an IPF 1/2"rb;

THENCE North 79 degrees 12 minutes 28 seconds West for a distance of 509.75 feet to a point;

THENCE along a curve to the right having a radius of 2629.40 feet and an arc length of 466.01 feet, being subtended by a chord of North 75 degrees 10 minutes 16 seconds West for a distance of 465.40 feet to a point;

THENCE North 70 degrees 25 minutes 08 seconds West for a distance of 360.52 feet to an IPF 1"rb;

THENCE North 05 degrees 04 minutes 56 seconds East for a distance of 631.76 feet to an IPS 1/2"rb;

THENCE North 05 degrees 42 minutes 44 seconds East for a distance of 177.46 feet to an IPS 1/2"rb;

THENCE South 66 degrees 05 minutes 27 seconds East for a distance of 178.05 feet to an IPS 1/2"rb;

THENCE North 23 degrees 15 minutes 33 seconds East for a distance of 361.52 feet to an IPS 1/2"rb;

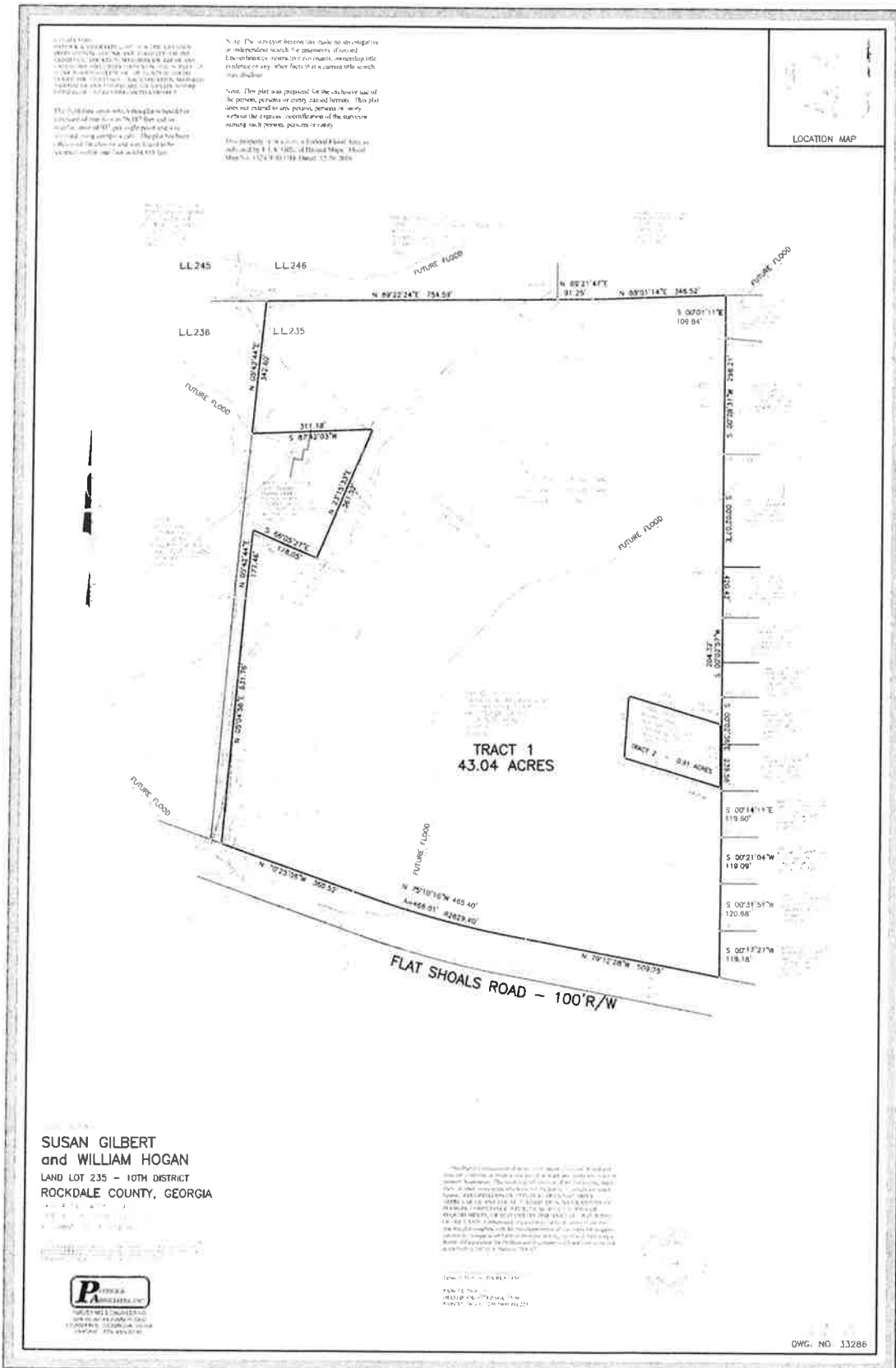
THENCE South 87 degrees 42 minutes 03 seconds West for a distance of 311.18 feet to an IPS 1/2"rb;

THENCE North 05 degrees 42 minutes 44 seconds East for a distance of 342.60 feet to an IPF 1"otp at the TRUE POINT OF BEGINNING.

Said property contains 43.95 acres.

The property is further identified as 1774 & 1806 Flat Shoals Rd SE, Conyers, GA, 30013 with Tax Parcel ID #'s 0760010002 & 0760010001.

Exhibit "B"
Zoning Plat



**Board of Commissioners
Agenda Item Transmittal Form
Ordinance Transmittal Form**



Type of Request: FLU Case #2021-05	County Clerk Use Only Ordinance #: <i>#0-2021-24</i>
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<input checked="" type="checkbox"/> Submission Information	<input checked="" type="checkbox"/> Information
Contact Name: Kalanos V. Johnson Department: Planning & Development	Summary of Request: Second Reading: 1774 and 1806 Flat Shoals Rd SE. A request by InLine Communities, LLC. to amend the Comprehensive Plan's Future Land Use Map Category for property from Low Density Residential / Agriculture to High Density Residential for the purpose of developing a single-family attached (townhomes) neighborhood.

<input checked="" type="checkbox"/> Department Director/Elected Official Signature	<input type="checkbox"/> Chief of Staff Signature
I have reviewed the attached, and it is approved as to substance. Signature: <i>Klanos V. Johnson</i> Date: <i>7-23-21</i>	I have reviewed the attached, and it is approved for processing. Signature: _____ Date: _____
<input type="checkbox"/> County Attorney Signature	<input type="checkbox"/> Director of Legislative Affairs/County Clerk Signature
I have reviewed the attached, and it is approved as to form. Signature: _____ Date: _____	I have reviewed the attached, and it is approved for processing. Signature: _____ Date: _____

Notes and Comments:

April 20: First Reading Work Session;
April 27: First Reading Voting Session;
July 8: Planning Commission;
July 22: Board of Commissioners' Zoning Public Hearing;
August 3: Second Reading Work Session;
August 10: Second Reading Voting Session.