

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 1101 JOHNSON RD SW FROM THE COMMERCIAL AND HIGH DENSITY RESIDENTIAL FUTURE LAND USE CATEGORIES 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. 2021-06	Amend the Comprehensive Plan Future Land Use Map Category for 3.74 acres from Commercial and High Density Residential to High Density Residential for the purpose of developing a single-family attached (townhomes) neighborhood.		
APPLICANT:	MaddoxNix		
PROPERTY OWNER:	Sawco Development Group LLC		
LOCATION:	1101 Johnson Rd SW, Conyers, GA, 30094 with Tax Parcel No. 0440010045.		
LAND LOT(S):	267 & 268	DISTRICT:	16th

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 3.74-acre property, more particularly described in the legal description attached hereto as Exhibit "A" and depicted as Tract One on the Fast-Track 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 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.

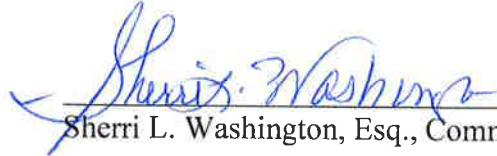
That this Ordinance shall become effective upon adoption.

This 10th day of August, 2021.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Oz Nesbitt, Sr., Chairman

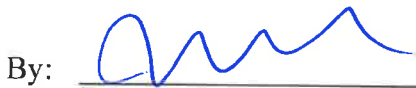


Sherri L. Washington, Esq., Commissioner Post I



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 of land lying and being in land lots 267 & 268 of the 16th district of Rockdale County, Georgia and being more particularly described as follows:

Beginning at the intersection of south right-of-way of Johnson Road (80'R/W) and the west right-of-way of Klondike Road (80'R/W), thence South 12 degrees 27 minutes 42 seconds West of a distance of 1144.02 feet to a point at the true point of beginning.

THENCE along a curve to the left having a radius of 1748.47 feet and an arc length of 200.60 feet, being subtended by a chord of South 01 degrees 46 minutes 21 seconds East for a distance of 200.49 feet to an IPF 1/2" RB;

THENCE South 07 degrees 31 minutes 18 seconds East for a distance of 176.68 feet to an IPS 1/2" RB;

THENCE South 11 degrees 16 minutes 08 seconds East for a distance of 12.22 feet to a point;

THENCE South 76 degrees 56 minutes 08 seconds West for a distance of 302.45 feet to a point;

THENCE North 12 degrees 41 minutes 45 seconds West for a distance of 154.12 feet to a point;

THENCE South 77 degrees 18 minutes 15 seconds West for a distance of 133.33 feet to a point;

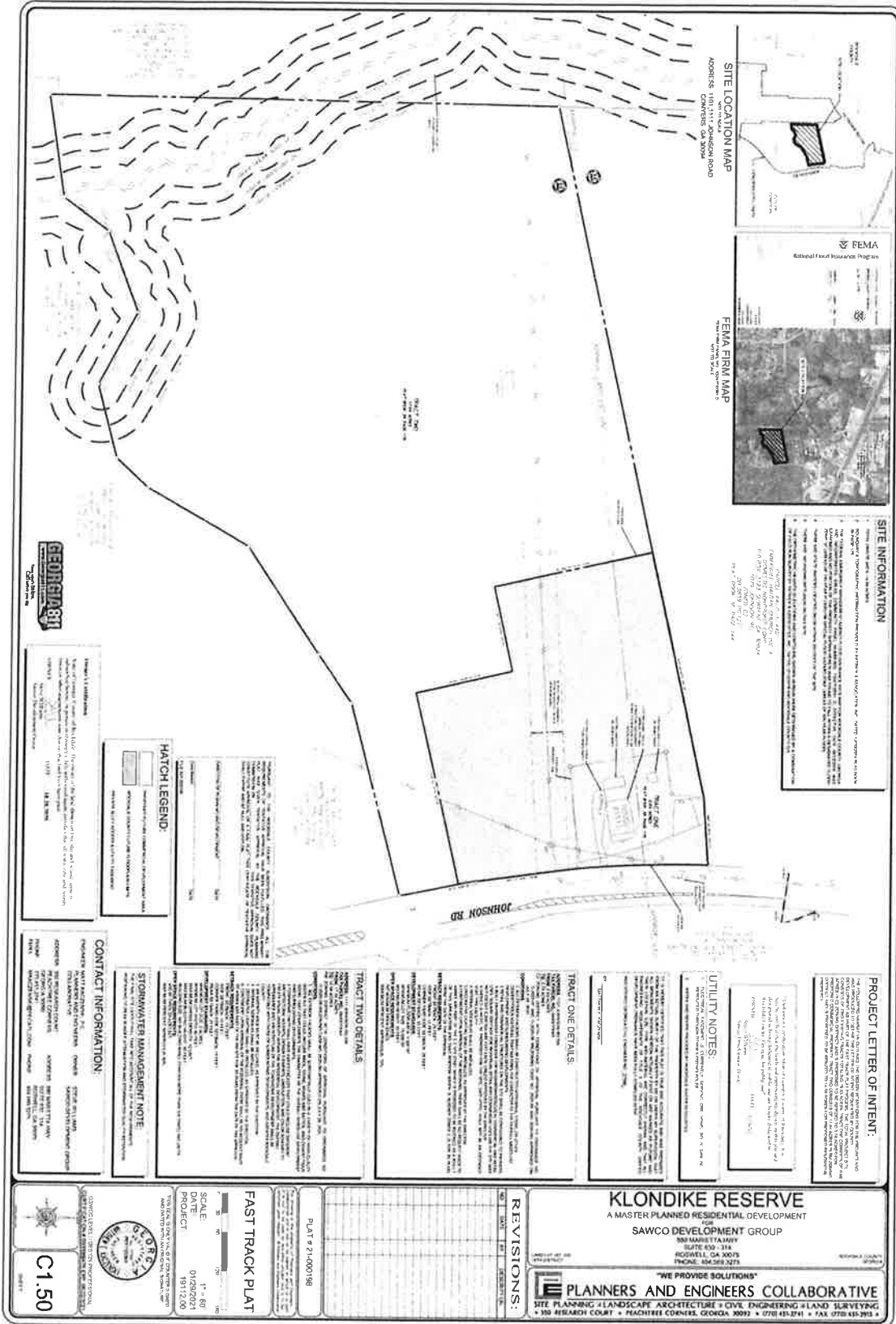
THENCE North 12 degrees 31 minutes 51 seconds West for a distance of 250.76 feet to a point;

THENCE North 77 degrees 40 minutes 07 seconds East for a distance of 387.22 feet to an IPF 1" OTP;

THENCE North 85 degrees 53 minutes 59 seconds East for a distance of 103.23 feet to a point at the true point of beginning.

Said property contains 3.741 acres.

Exhibit "B"
Fast-Track Plat
Recorded Under Plat Book 40 Page 173



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



Type of Request: FLU Case #2021-06		County Clerk Use Only Ordinance #: 2021- 31	
<input checked="" type="checkbox"/> Submission Information Contact Name: Kalanos Johnson / Tiras Winn Petrea Department: Planning & Development		<input checked="" type="checkbox"/> Information Summary of Request: Second Reading: 1101 Johnson Rd SW. A request by MaddoxNix to amend the Future Land Use Map Category from Commercial to High Density Residential for the purpose of developing a single-family attached (townhomes) neighborhood.	
<input checked="" type="checkbox"/> Department Director/Elected Official Signature I have reviewed the attached, and it is approved as to substance. Signature: <i>Khan Johnson</i> Date: 7-23-21		<input type="checkbox"/> Chief of Staff Signature I have reviewed the attached, and it is approved for processing. Signature: _____ Date: _____	
<input type="checkbox"/> County Attorney Signature I have reviewed the attached, and it is approved as to form. Signature: _____ Date: _____		<input type="checkbox"/> Director of Legislative Affairs/County Clerk Signature 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.