

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 4711 HIGHWAY 20 SE AND 905 & 0 BELL RD SE FROM THE MEDIUM DENSITY RESIDENTIAL FUTURE LAND USE CATEGORY TO THE COMMERCIAL 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. 2021-08	Amend the Comprehensive Plan Future Land Use Map Category for 2.61 acres from Medium Density Residential to Commercial to allow the construction of a convenience store.		
APPLICANT:	Bethany Lavigno, P.C.		
PROPERTY OWNER:	ARP HOLDINGS LLC		
LOCATION:	4711 Highway 20 SE and 905 & 0 Bell Rd SE, Conyers, GA, 30094		
LAND LOT(S):	83	DISTRICT:	10th
TAX PARCEL NO.:	0510020005, 051002005B, & 051002005E		

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 the 2.61-acre property, more particularly described in the legal description attached hereto as Exhibit “A” and depicted as depicted as Parcel 5, Parcel 5B, and Parcel 5E on the Zoning Plat attached hereto as Exhibit “B”, from the Medium Density Residential Future Land Use Category to the Commercial 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.

Section III

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

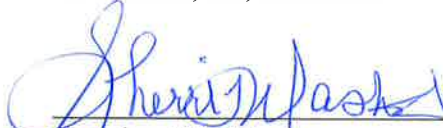
That this Ordinance shall become effective upon adoption.

This 10th day of August, 2021.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Oz Nesbitt, Sr., Chairman




Sherri L. Washington, Esq., Commissioner Post I

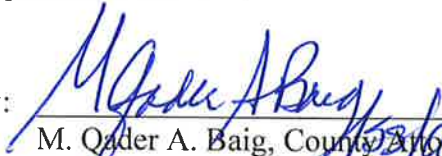


Dr. Doreen Williams, Commissioner Post II

Attest:

By: 
Jennifer Rutledge, County Clerk

Approved as to Form:

By: 
M. Qader A. Baig, County Attorney

First Reading: May 25, 2021

Second Reading: August 10, 2021

Exhibit "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot 83 of the 10th District, Rockdale County, State of Georgia, being more fully and particularly described as follows:

BEGINNING at the right-of-way monument on the west right-of-way of Georgia Highway Number 20 (80' right-of-way) and the south right-of-way of Bell Road (55' right-of-way);

THENCE along the western right-of-way of Georgia Highway Number 20 South 11 degrees 56 minutes 00 seconds East a distance of 204.97 feet to a right-of-way monument located on the west right-of-way of Georgia Highway Number 20;

THENCE South 89 degrees 06 minutes 02 seconds West for a distance of 293.34 feet to a 1" open top pipe found;

THENCE North 07 degrees 10 minutes 11 seconds West a distance of 202.83 feet to a one-half inch rebar found located on the south right-of-way of Bell Road;

THENCE along the right-of-way of Bell Road (55' R/W) along a curve to the right North 88 degrees 38 minutes 51 seconds East and a chord distance of 187.93, an arc distance of 187.97 feet and a radius of 2538.80 feet to a point located on the right-of-way of Bell Road;

THENCE South 89 degrees 39 minutes 17 seconds East for a distance of 88.36 feet to a right-of-way monument on the south right-of-way of Bell Road and the west right-of-way of Georgia Highway Number 20, the TRUE POINT OF BEGINNING.

Said property contains 1.33 Acres.

All that tract or parcel of land lying and being in Land Lot 83 of the 10th District, Rockdale County, State of Georgia, being more fully and particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, Begin at the right-of-way monument on the west right-of-way of Georgia Highway Number 20 (80' right-of-way) and the south right-of-way of Bell Road (55' right-of-way);

THENCE north 89 degrees 39 minutes 17 seconds west a distance of 88.36 feet to a point located on the south right-of-way of Bell Road;

THENCE along the right-of-way of Bell Road (55' R/W) along a curve to the left South 88 degrees 38 minutes 51 seconds West and a chord distance of 187.93, an arc distance of 187.97 feet and a radius of 2538.80 feet to a one-half inch rebar found, being THE TRUE POINT OF BEGINNING.

THENCE South 07 degrees 10 minutes 11 seconds East 202.83 feet to a one inch open top pipe found;

THENCE South 07 degrees 14 minutes 18 seconds East a distance of 125.48 feet to a one-half inch rebar found;

THENCE North 77 degrees 25 minutes 19 seconds West a distance of 124.77 feet to a one-half inch rebar found;

THENCE North 08 degrees 37 minutes 37 seconds West a distance of 292.73 feet to a one-half inch open top pipe found located on the south right-of-way of Bell Road;

THENCE North 85 degrees 48 minutes 18 seconds East along the right-of-way of Bell Road for a distance of 124.90 feet to one half inch rebar found, THE TRUE POINT OF BEGINNING

Said property contains 0.86 Acres.

All that tract or parcel of land lying and being in Land Lot 83 of the 10th District, Rockdale County, State of Georgia, being more fully and particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, Begin at the right-of-way monument on the west right-of-way of Georgia Highway Number 20 (80' right-of-way) and the south right-of-way of Bell Road (55' right-of-way);

THENCE North 89 degrees 39 minutes 17 seconds west a distance of 88.36 feet to a point located on the south right-of-way of Bell Road;

THENCE along the right-of-way of Bell Road (55' R/W) along a curve to the left South 88 degrees 38 minutes 51 seconds West and a chord distance of 187.93, an arc distance of 187.97 feet and a radius of 2538.80 feet to a one-half inch rebar found;

THENCE South 85 degrees 48 minutes 18 seconds West a distance of 124.90 feet to a one-half inch open top pipe found, being THE TRUE POINT OF BEGINNING.

THENCE South 08 degrees 37 minutes 37 seconds East 292.73 feet to a one-half inch rebar found;

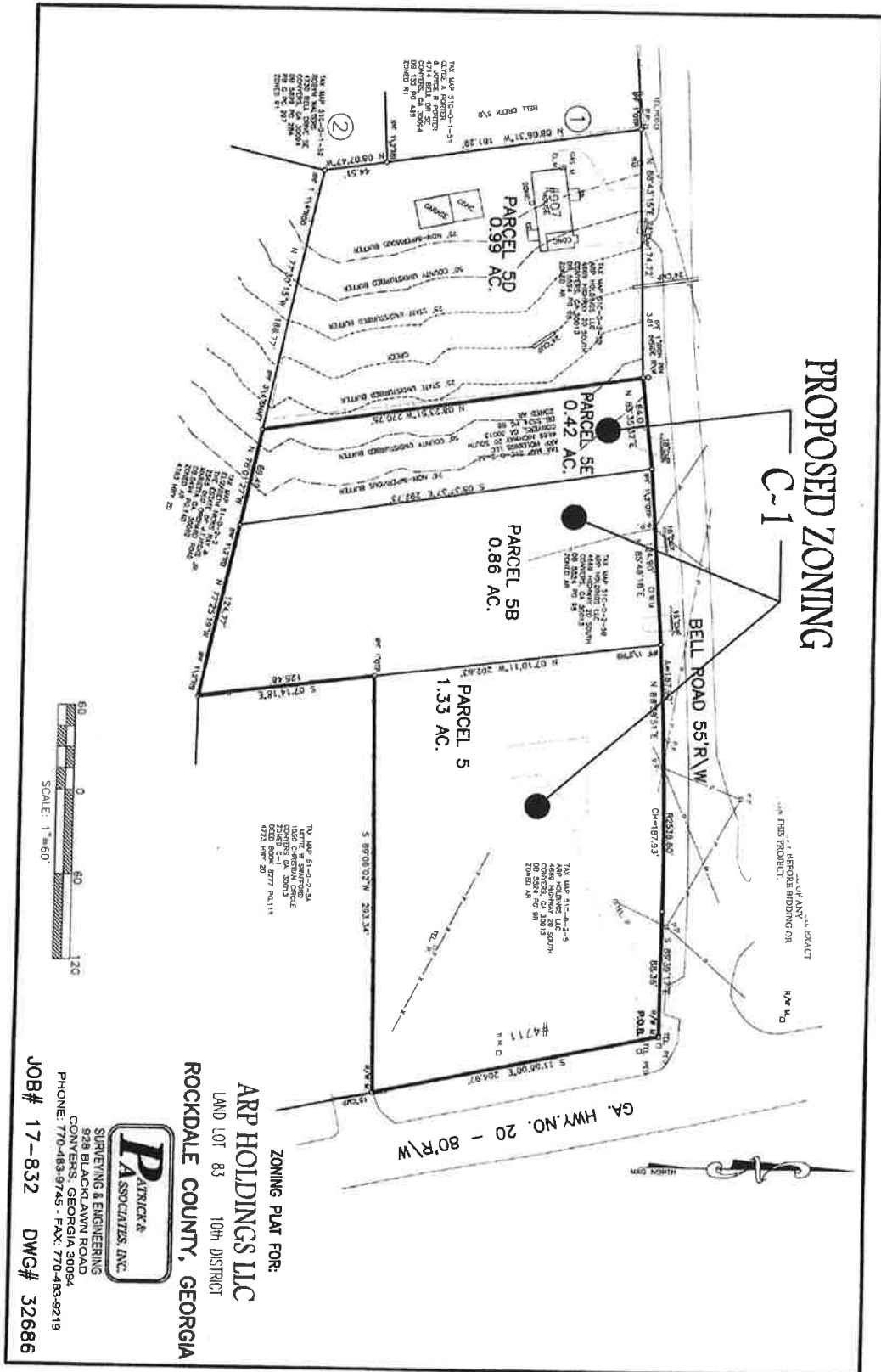
THENCE North 78 degrees 01 minutes 27 seconds West a distance of 69.49 feet to a ¾ shaft;

THENCE North 08 degrees 23 minutes 51 seconds West a distance of 270.75 feet to a point located on the south right-of-way of Bell Road;

THENCE North 83 degrees 35 minutes 32 seconds East along the right-of-way of Bell Road for a distance of 64.01 feet to one half inch rebar found, THE TRUE POINT OF BEGINNING

Said property contains 0.42 Acres.

Exhibit "B"
Zoning Plat



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



Type of Request: FLU Case #2021-08	County Clerk Use Only Ordinance #: 2021- 33
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<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. 4711 Highway 20 SE and 905 & 0 Bell Rd SE. A request by Bethany Lavigno, P.C. to amend the Future Land Use Map Category from Medium Density Residential to Commercial to allow the construction of a convenience store.
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<input checked="" type="checkbox"/> Department Director/Elected Official Signature I have reviewed the attached, and it is approved as to substance. Signature: 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:

May 25: First Reading;
 July 8: Planning Commission;
 July 22: Board of Commissioners' Zoning Public Hearing;
 August 3: Second Reading Work Session;
 August 10: Second Reading Voting Session.