

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 1959, 1969, 1971, 1975, 1985, AND 0 OLD COVINGTON HWY SE 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 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. 2021-09	Amend the Comprehensive Plan Future Land Use Map Category for 50.64 acres from Commercial to High Density Residential to allow the construction of a residential neighborhood with single-family attached (townhomes) dwellings and single-family detached dwellings.		
APPLICANT:	InLine Communities, LLC		
PROPERTY OWNER:	AW Dogwood Property, LLC		
LOCATION:	1959, 1969, 1971, 1975, 1985, and 0 Old Covington Hwy SE, Conyers, GA, 30013		
LAND LOT(S):	83	DISTRICT:	10th / 16th
TAX PARCEL NO.:	0730010020, 0730010002, 0730010003, 073001003A, 073001003B, 073001003C, & 0730010004		

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 50.64-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 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.

Section III

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

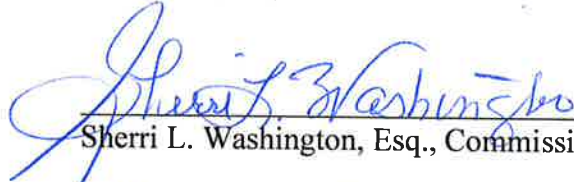
That this Ordinance shall become effective upon adoption.

This 28 day of September, 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: 7/27/2021

Second Reading: 9/13/2021

Exhibit "A"

Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 246 of the 10th District and Land Lot 323 of the 16th District, Rockdale County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, Commence from a point at the intersection of the northeasterly right-of-way line of Dogwood Drive (Variable R/W) with the intersection of the southeasterly right-of-way line of Penske Drive (Variable R/W); thence along said right-of-way line of Dogwood Drive 893.51 feet in a southeasterly right-of-way line to a point; thence leaving said right-of-way line North 39 degrees 32 minutes 33 seconds East a distance of 399.59 feet to a point; thence North 49 degrees 38 minutes 33 seconds West a distance of 31.26 feet to a point; thence North 39 degrees 33 minutes 43 seconds East a distance of 327.94 feet to a point and the TRUE POINT OF BEGINNING,

From the TRUE POINT OF BEGINNING as thus established; thence North 15 degrees 2 minutes 34 seconds West a distance of 205.54 feet to a point; thence North 15 degrees 10 minutes 24 seconds West a distance of 200.58 feet to a point; thence North 24 degrees 59 minutes 51 seconds West a distance of 178.99 feet to a point; thence North 75 degrees 32 minutes 2 seconds East a distance of 611.76 feet to a point; thence North 77 degrees 9 minutes 53 seconds East a distance of 149.96 feet to a point; thence North 77 degrees 5 minutes 32 seconds East a distance of 312.49 feet to a point; thence North 77 degrees 17 minutes 20 seconds East a distance of 314.36 feet to a point; thence South 23 degrees 33 minutes 51 seconds East a distance of 555.00 feet to a point; thence South 23 degrees 33 minutes 28 seconds East a distance of 216.55 feet to a point; thence South 23 degrees 30 minutes 9 seconds East a distance of 811.58 feet to a point; thence South 82 degrees 9 minutes 47 seconds West a distance of 584.12 feet to a point; thence continue Westerly along said line, a distance of 1,063.94 feet; thence North 3 degrees 13 minutes 30 seconds West a distance of 125.64 feet to a point; thence North 12 degrees 38 minutes 24 seconds West a distance of 527.27 feet to a point; thence North 16 degrees 6 minutes 37 seconds West a distance of 163.26 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 50.26 acres, more or less.

