

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF ROCKDALE COUNTY'S COMPREHENSIVE PLAN, AS AMENDED, SO AS TO RE-DESIGNATE A PARCEL ON 1066 HONEY CREEK ROAD, FROM MEDIUM DENSITY RESIDENTIAL TO OFFICE INDUSTRIAL 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. 2022-08	Amend the Comprehensive Plan Future Land Use Map Category for 1066 Honey Creek Road, from Medium Density Residential to Office Industrial		
APPLICANT:	Anthony and Constance Thomas		
PROPERTY OWNER:	Anthony and Constance Thomas		
LOCATION:	1066 Honey Creek Road Conyers, GA		
LAND LOT(S):	174	DISTRICT:	10th
TAX PARCEL NO.:	079002010C		

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 5.84 acres of property, more particularly described in the legal description attached hereto as Exhibit "A" and depicted as on the Site Plan/Layout attached hereto as Exhibit "B", from the Medium Density Residential Future Land Use Category to the Office Industrial 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All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

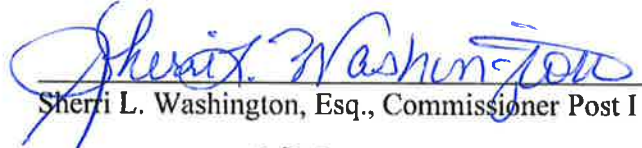
That this Ordinance shall become effective upon adoption.

This 11th day of October, 2022.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Oz Nesbitt, Sr., Chairman



Sherri L. Washington, Esq., Commissioner Post I



Dr. Doreen Williams, Commissioner Post II

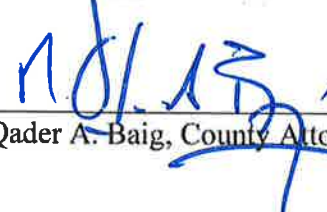
Attest:



By:

Jennifer Rutledge, County Clerk

Approved as to Form:



By:

M. Qader A. Baig, County Attorney

First Reading: 8-23-22

Second Reading: 10-11-22

Exhibit "A"
Legal Description

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EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 20210276

ALL THAT TRACT or parcel of land lying and being in Land Lot 174 of the 10th District of Rockdale County, Georgia, and being more particularly described as follows: BEGINNING at a point marked by an iron pin on the northern right of way line of Honey Creek Road a distance of 800 feet east from the point of intersection of the northern right of way of Honey Creek Road and the east right of way line of Georgia Highway #20; thence North 02 degrees 12 minutes 05 seconds West a distance of 800 feet to a point marked by an iron pin; thence North 87 degrees 59 minutes 50 seconds East a distance of 316.16 feet to a point marked by an iron pin; thence South 02 degrees 30 minutes 55 seconds East a distance of 800 feet to a point marked by an iron pin on the northern right of way line of Honey Creek Road; thence along the northern right of way line of Honey Creek Road South 87 degrees 28 minutes 00 seconds West a distance of 209.57 feet to a point; thence South 88 degrees 59 minutes 10 seconds West a distance of 110.89 feet to a point marked by an iron pin and being the POINT OF BEGINNING. This being Tract 2 of plat of survey prepared for L.W. Wolff, Jr., by B. L. Bruner & Associates, Inc., dated April 18, 1974, containing 5.854 acres and recorded in Plat Book I, Page 105, Rockdale County, Georgia records, which plat is incorporated herein by reference and made a part hereof.

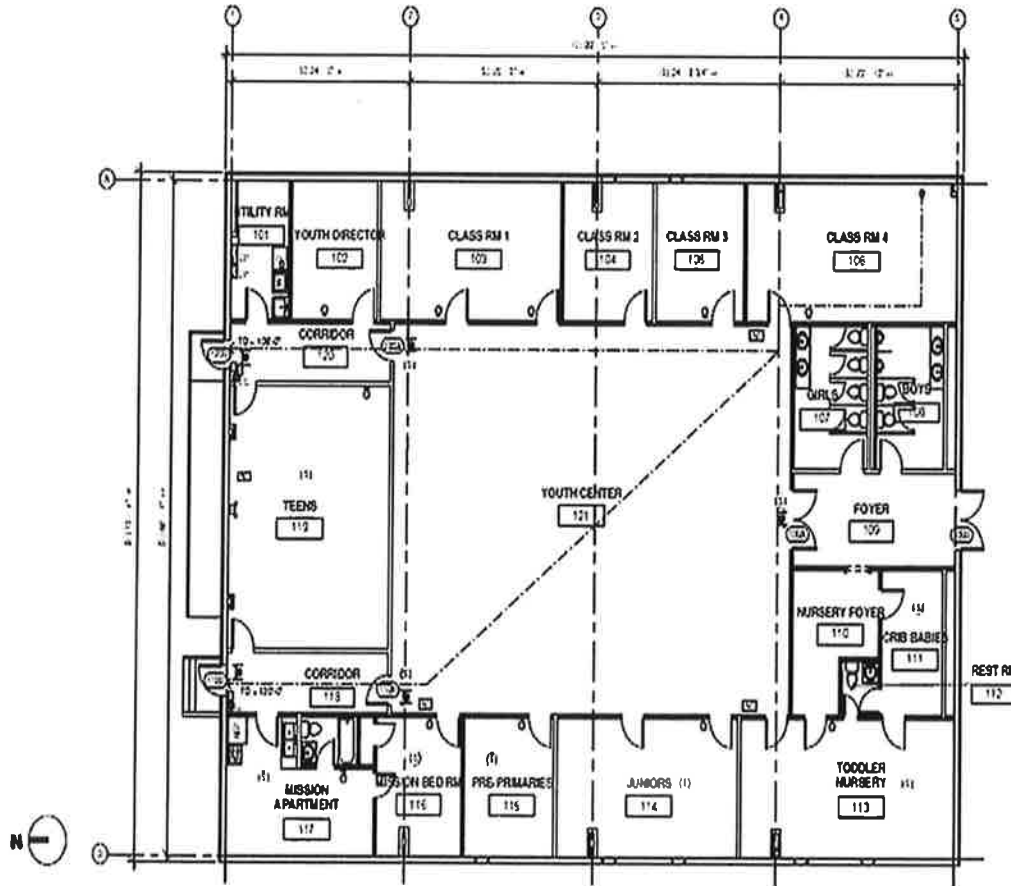
LESS AND EXCEPT: ALL THAT TRACT or parcel of land conveyed to Georgia Department of Transportation by Right of Way Deed dated June 26, 1997, and recorded in Deed Book 1381, Page 158, Rockdale County, Georgia records.

This property being known as 1066 Honey Creek Road, SE, according to the present system of numbering in Rockdale County, Georgia. Tax Parcel #078002010C.

EXHIBIT "B"
PERMITTED TITLE EXCEPTIONS:

1. All assessments and taxes for the year 2022 and all subsequent years, not yet due and payable.
2. Subject to all matters disclosed on plat recorded in Plat Book I, Page 105, County, Georgia records.
3. Right of Way Deed in favor of Georgia Department of Transportation, dated 6/26/97, recorded in Deed Book 1381, Page 158, Rockdale County, Georgia records.

Exhibit "B"
Site Plan/Layout



LIFE SAFETY PLAN
 SCALE: 1/8" = 1'-0"

OCCUPANCY LOAD IBC 2012, CHAPTER 7 (TABLE 7.3.1.2)

ROOM NAME (NO.)	OCCUPANCY CATEGORY	NET SQ. FEET	ALLOWABLE OCCUPANTS PER CATEGORY	PROVIDED
UTILITY ROOM (101)	UTILITY	120 SF	200 OCCUPANTS	0
YOUTH DIRECTOR (102)	OFFICE	110 SF	8 SQ. FT./PERSON	14
CLASS RM 1 (103)	CLASSROOM	110 SF	8 SQ. FT./PERSON	14
CLASS RM 2 (104)	CLASSROOM	110 SF	8 SQ. FT./PERSON	14
CLASS RM 3 (105)	CLASSROOM	110 SF	8 SQ. FT./PERSON	14
CLASS RM 4 (106)	CLASSROOM	110 SF	8 SQ. FT./PERSON	14
CORRIDOR (107)	CORRIDOR	110 SF	8 SQ. FT./PERSON	14
TEENS (111)	RECREATION	110 SF	8 SQ. FT./PERSON	14
TEENS (112)	RECREATION	110 SF	8 SQ. FT./PERSON	14
CORRIDOR (113)	CORRIDOR	110 SF	8 SQ. FT./PERSON	14
MISSION APARTMENT (117)	RESIDENTIAL	110 SF	8 SQ. FT./PERSON	14
MISSION BED RM (115)	RESIDENTIAL	110 SF	8 SQ. FT./PERSON	14
PRG PRIMARIES (115)	RECREATION	110 SF	8 SQ. FT./PERSON	14
JUNIORS (114)	RECREATION	110 SF	8 SQ. FT./PERSON	14
TODDLER NURSERY (113)	RECREATION	110 SF	8 SQ. FT./PERSON	14
NURSERY FOYER (110)	RECREATION	110 SF	8 SQ. FT./PERSON	14
CRIB BABIES (111)	RECREATION	110 SF	8 SQ. FT./PERSON	14
REST RM (112)	RECREATION	110 SF	8 SQ. FT./PERSON	14
FOYER (109)	RECREATION	110 SF	8 SQ. FT./PERSON	14
YOUTH CENTER (121)	RECREATION	110 SF	8 SQ. FT./PERSON	14
TOTAL		1400 SF		160

EXIT DOOR CAPACITY AND WIDTH

EXIT DOOR (DOUBLE LEAF)
 WIDTH: 77 INCHES
 CAPACITY PROVIDED: 177:02 = 180 OCCUPANTS

EXIT DOOR (SINGLE LEAF)
 WIDTH: 36 INCHES
 CAPACITY PROVIDED: 367:02 = 180 OCCUPANTS

WIDTH PROVIDED (RAMP): 36 INCHES (EXIT AT RAMP)
 WIDTH PROVIDED (STAIRS): 36 INCHES (EXIT AT STAIRS)
 CAPACITY PROVIDED: 367:02 = 180 OCCUPANTS
 CAPACITY PROVIDED: 367:02 = 180 OCCUPANTS
 CAPACITY PROVIDED: TOTAL: 180 OCCUPANTS

TOTAL EXIT DOOR WIDTH (REQUIRED): 315 OCCUPANTS (102' 53 INCHES)
 TOTAL EXIT DOOR WIDTH PROVIDED: 144 INCHES - COMPLIES

TOTAL EXIT DOOR CAPACITY (REQUIRED): 315 OCCUPANTS
 TOTAL EXIT DOOR CAPACITY PROVIDED: 180 OCCUPANTS - COMPLIES

GENERAL NOTES - EXISTING CONDITIONS:

1. ALL DIMENSIONS SHOWN ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL DIMENSIONS SHOWN ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS SHOWN ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS SHOWN ARE TO FACE UNLESS NOTED OTHERWISE.

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



Type of Request: Future Land Use Map Amendment Request - Case #2022-08		County Clerk Use Only Ordinance #: 2022- <i>12</i>
<input checked="" type="checkbox"/> Submission Information	<input checked="" type="checkbox"/> Information	
Contact Name: Christopher Wheeler Department: Planning & Development	Summary of Request: Second Reading. FLU #2022-08 A request by Anthony and Constance Thomas to amend the Future Land Use Map Category for one parcel at 1066 Honey Creek Road Conyers, GA, from Medium Density Residential to Office-Industrial for the development of a day care facility. Said property consisting of 5.84 acres and is identified as Tax Parcel #079002010C.	
<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>Chp Wheeler</i> Date: <i>9/28/22</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:

August 16: First Reading Work Session;
 August 23: First Reading Voting Session;
 September 8: Planning Commission;
 September 22: Board of Commissioners' Zoning Public Hearing.