

**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 0 GLEN ROAD NE FROM MEDIUM DENSITY RESIDENTIAL FUTURE LAND USE CATEGORY TO THE HIGH DENSITY RESIDENTIAL LAND USE CATEGORY; TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.**

**WHEREAS**, an application to rezone a certain property was filed with Rockdale County, Georgia, which involved the following:

<b>FUTURE LAND USE CASE NO. 2022-09</b>	0 Glenn Rd NE A request to amend the Comprehensive Plan Future Land Use Map Category from Medium Density Residential to High Density Residential for a development with 148 single family attached townhomes		
<b>APPLICANT:</b>	Moore Bass Consulting, Inc		
<b>PROPERTY OWNER:</b>	Clinch River Holdings, Inc.		
<b>LOCATION:</b>	0 Glenn Rd NE		
<b>LAND LOT(S):</b>	247	<b>DISTRICT:</b>	10
<b>TAX PARCEL NO.:</b>	0740010021	<b>TOTAL ACREAGE:</b>	37.2

**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 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 redesignate the 37.2-acre property, more particularly described in the Legal Description attached hereto as Exhibit "A" and depicted as the two parcels on the Retracement Survey attached hereto as Exhibit "B".

**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All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.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 13 day of December, 2022.

**ROCKDALE COUNTY, GEORGIA  
BOARD OF COMMISSIONERS**



Oz Nesbitt, Sr., Chairman


*opposed*

Sherri L. Washington, Esq., Commissioner Post I

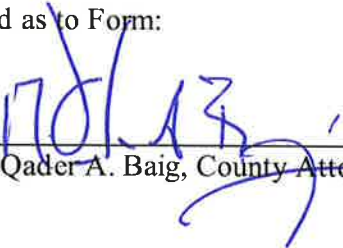


Dr. Doreen Williams, Commissioner Post II

Attest:

By:   
Jennifer Rutledge, County Clerk

Approved as to Form:

By:   
M. Qader A. Baig, County Attorney

First Reading: 08/23/2023

Second Reading: 12/13/2022

**EXHIBIT "A"**

**LEGAL DESCRIPTION**  
**TRACT ONE – PORTION OF TAX ID. 0740010021**  
**WEST SIDE OF GLEN ROAD (40' R/W)**  
**BLUE RIVER DEVELOPMENT, LLC**

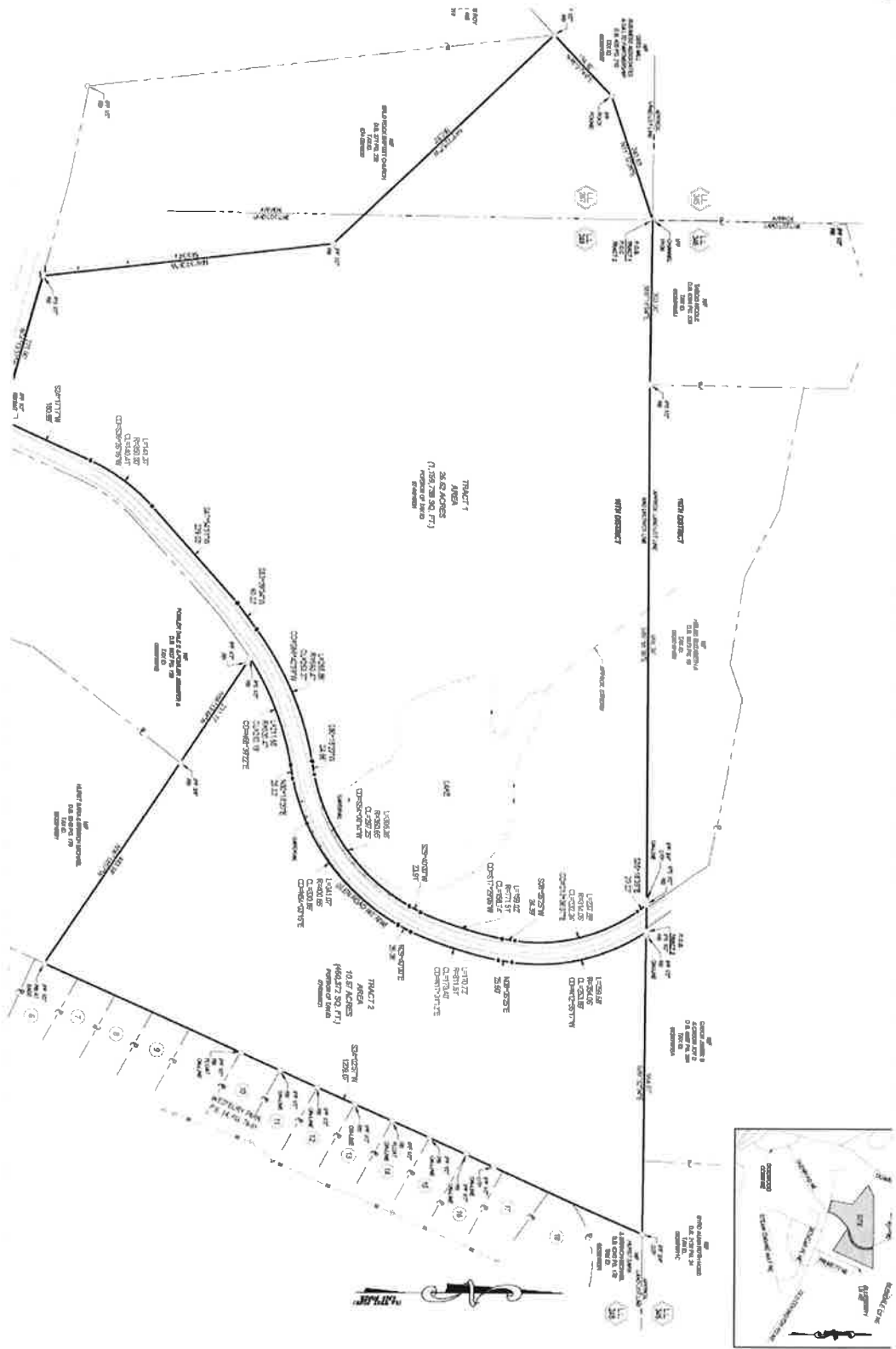
ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOTS 247 & 248 OF THE 10TH DISTRICT OF ROCKDALE COUNTY, GEORGIA, CONTAINING 26.62 ACRES (1,159,738 SQ. FT.) PER THAT CERTAIN BOUNDARY SURVEY FOR BLUE RIVER DEVELOPMENT, LLC PREPARED BY MOORE BASS CONSULTING, INC., TIMOTHY M. WORLEY, GEORGIA RLS #3360, DATED 06/22/2022 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CHANNEL IRON FOUND AT THE INTERSECTION OF COMMON LAND LOT 247, 248, 345 & 346, SAID CHANNEL IRON BEING THE POINT OF BEGINNING; THENCE ALONG COMMON LAND LOT LINE 248 & 346 THE FOLLOWING COURSES AND DISTANCES S89°18'04"E, A DISTANCE OF 303.00 FEET TO A 1/2" REBAR SET; THENCE S89°55'38"E, A DISTANCE OF 955.36 FEET TO A 1/2" REBAR SET ON WESTERLY RIGHT-OF-WAY OF GLEN ROAD (40' R/W); THENCE LEAVING SAID LAND LOT LINE AND ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES S35°18'39"E, A DISTANCE OF 20.23 FEET TO A POINT, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 237.89 FEET (SAID ARC HAVING A RADIUS OF 314.05 FEET AND BEING SUBTENDED BY A CHORD BEARING S13°36'37"E WITH A CHORD DISTANCE OF 232.24 FEET) TO A POINT; THENCE S08°05'25"W, A DISTANCE OF 24.39 FEET TO A POINT, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 159.02 FEET (SAID ARC HAVING A RADIUS OF 771.51 FEET AND BEING SUBTENDED BY A CHORD BEARING S17°29'06"W WITH A CHORD DISTANCE OF 158.74 FEET) TO A POINT; THENCE S29°40'00"W, A DISTANCE OF 23.91 FEET TO A POINT, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 306.38 FEET (SAID ARC HAVING A RADIUS OF 360.65 FEET AND BEING SUBTENDED BY A CHORD BEARING S54°00'14"W WITH A CHORD DISTANCE OF 297.25 FEET) TO A POINT; THENCE S80°18'20"W, A DISTANCE OF 24.66 FEET TO A POINT, THENCE ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 265.86 FEET (SAID ARC HAVING A RADIUS OF 560.47 FEET AND BEING SUBTENDED BY A CHORD BEARING S66°42'59"W WITH A CHORD DISTANCE OF 263.37 FEET) TO A POINT; THENCE S53°09'04"W, A DISTANCE OF 60.23 FEET TO A POINT; THENCE S47°54'51"W, A DISTANCE OF 239.03 FEET TO A POINT, THENCE ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 141.37 FEET (SAID ARC HAVING A RADIUS OF 350.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S36°26'16"W WITH A CHORD DISTANCE OF 140.41 FEET) TO A POINT; THENCE S24°17'17"W, A DISTANCE OF 180.99 FEET TO A 1/2" BENT REBAR FOUND AT THE INTERSECTING RIGHT-OF-WAYS OF NORTHERLY OLD COVINGTON ROAD (30' R/W) & WESTERLY GLEN ROAD (40' R/W); THENCE LEAVING RIGHT-OF-WAY OF GLEN ROAD (40' R/W) AND ALONG NORTHERLY RIGHT-OF-WAY OF OLD COVINGTON ROAD (30' R/W) N74°13'31"W, A DISTANCE OF 275.00 FEET TO A 1/2" REBAR SET; THENCE LEAVING SAID RIGHT-OF-WAY N06°30'26"W, A DISTANCE OF 540.04 FEET TO A 1/2" REBAR FOUND; THENCE N43°32'57"W, A DISTANCE OF 560.82 FEET TO A 1/2" REBAR FOUND; THENCE N46°27'49"E, A DISTANCE OF 154.82 FEET TO A ROCK FOUND; THENCE N71°32'26"E, A DISTANCE OF 240.83 FEET TO A CHANNEL IRON FOUND, SAID CHANNEL IRON BEING THE TRUE POINT OF BEGINNING.

**LEGAL DESCRIPTION**  
**TRACT TWO – PORTION OF TAX ID. 0740010021**  
**EAST SIDE OF GLEN ROAD (40' R/W)**

**BLUE RIVER DEVELOPMENT, LLC**

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 248 OF THE 10TH DISTRICT OF ROCKDALE COUNTY, GEORGIA, CONTAINING 10.57 ACRES (460,372 SQ. FT.) PER THAT CERTAIN BOUNDARY SURVEY FOR BLUE RIVER DEVELOPMENT, LLC PREPARED BY MOORE BASS CONSULTING, INC., TIMOTHY M. WORLEY, GEORGIA RLS #3360, DATED 06/22/2022 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT A CHANNEL IRON FOUND AT THE INTERSECTION OF COMMON LAND LOT 247, 248, 345 & 346; THENCE ALONG COMMON LAND LOT LINE 248 & 346 THE FOLLOWING COURSES AND DISTANCES S89°18'04"E, A DISTANCE OF 303.00 FEET TO A 1/2" REBAR SET; THENCE S89°55'38"E, A DISTANCE OF 955.36 FEET TO A 1/2" REBAR SET ON THE WESTERLY RIGHT-OF-WAY OF GLEN ROAD (40' R/W); THENCE CROSSING SAID RIGHT-OF-WAY S89°32'34"E, A DISTANCE OF 49.17 FEET TO A 1/2" REBAR SET ON THE EASTERLY RIGHT-OF-WAY OF GLEN ROAD (40' R/W), SAID REBAR THE **TRUE POINT OF BEGINNING.**; THENCE LEAVING SAID RIGHT-OF-WAY AND CONTINUING ALONG LAND LOT LINE 248 & 346 S89°32'34"E, A DISTANCE OF 554.87 FEET TO A 3/4" OPEN TOP PIPE FOUND; THENCE LEAVING SAID LAND LOT LINE S24°02'57"W, A DISTANCE OF 1,209.07 FEET TO A 1/2" REBAR AT BASE FOUND; THENCE N56°14'07"W, A DISTANCE OF 443.98 FEET TO A 3/8" REBAR FOUND; THENCE N56°13'48"W, A DISTANCE OF 231.77 FEET TO A 1/2" REBAR FOUND ON EASTERLY RIGHT-OF-WAY OF GLEN ROAD (40' R/W), THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 211.65 FEET (SAID ARC HAVING A RADIUS OF 520.47 FEET AND BEING SUBTENDED BY A CHORD BEARING N68°39'22"E WITH A CHORD DISTANCE OF 210.19 FEET) TO A POINT; THENCE N80°18'20"E, A DISTANCE OF 25.33 FEET TO A POINT, THENCE ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 341.07 FEET (SAID ARC HAVING A RADIUS OF 400.65 FEET AND BEING SUBTENDED BY A CHORD BEARING N54°03'15"E WITH A CHORD DISTANCE OF 330.86 FEET) TO A POINT; THENCE N29°40'00"E, A DISTANCE OF 26.08 FEET TO A POINT, THENCE ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 170.72 FEET (SAID ARC HAVING A RADIUS OF 811.51 FEET AND BEING SUBTENDED BY A CHORD BEARING N17°31'12"E WITH A CHORD DISTANCE OF 170.40 FEET) TO A POINT; THENCE N08°05'25"E, A DISTANCE OF 25.60 FEET TO A POINT, THENCE ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 259.68 FEET (SAID ARC HAVING A RADIUS OF 354.05 FEET AND BEING SUBTENDED BY A CHORD BEARING N12°55'17"W WITH A CHORD DISTANCE OF 253.89 FEET) TO A 1/2" REBAR SET, SAID REBAR BEING THE **TRUE POINT OF BEGINNING.**

**EXHIBIT "B"**  
**BOUNDARY SURVEY**



Ordinance No. \_\_\_\_\_  
FLU Case No. 2022-09