AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF ROCKDALE COUNTY'S COMPREHENSIVE PLAN, AS AMENDED, SO AS TO REDESIGNATE PROPERTY LOCATED AT 163 & 169 ABBOTT ROAD FROM MIXED USE EMPLOYMENT CENTER AND MEDIUM DENSITY RESIDENTIAL CATEGORY TO HIGH DENSITY RESIDENTIAL; 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. 2022-05	Amend the Comprehensive Mixed Use/Employment Cer Density Residential for th development	nter and Medium I	Density Residential to High-			
APPLICANT:	Inline Communities					
PROPERTY OWNER:	Estate of Lewis G Abbott					
LOCATION:	163 & 169 Abbott Road SW					
LAND LOT(S):	204	DISTRICT:	16 th			
TAX PARCEL NO.:	0100030009 and 0100030009E	TOTAL ACREAGE:	42.852			

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 42.85-acre property, more particularly described as Tax Parcel No. 010003009 (169 Abbott Road SW) containing 41.338 acres, and Tax Parcel No. 0100030009E (163 Abbott Road SW) containing 1.514 acres, in the Legal Description attached hereto as Exhibit "A" and depicted on the Boundary Survey attached hereto as Exhibit "B", from the Mixed Use Employment Center Category and Medium Density Residential to the High-Density Residential.

Ordinance No. # 0 - 2023-01
FLU Case No. 2023-01

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 day of
ROCKDALE COUNTY, GEORGIA BOARD OF COMMISSIONERS
Oz Nesbitt, Sr., Chairman
Sheard. Washington
Sherri L. Washington., Commissioner Post I
Dorcen Williams
Dr. Doreen Williams, Commissioner Post II
ttest:
y: Jennifer Rutledge, County Clerk
pproved as to Form:
y: M. Qader A. Baig, County Attorney
First Reading: 21281 2023
Second Reading: 4111 2023

Exhibit "A" Legal Description





E BE PROMABIT NAS CRIECT ACCESS TO ARREST ROLD AND ARROTT LATE ROLL A DEPOSITOR PROMO ROLLS.

2. DISTR. 46 NO STREET AND EXCELLED OF USE OF the PROPERTY AS A SOLID MASTER.

ADMP. 580 NO SANISET LANGEL.



SERVEL ASSOCIATION — PROCE S.

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Exhibit "B"
Boundary Survey

