

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 1816 PARKER ROAD FROM THE COMMERCIAL FUTURE LAND USE CATEGORY TO THE HIGH-DENSITY 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. 2023-01	Amend the Comprehensive Plan Future Land Use Map Category from Commercial to High-Density for the development of townhomes.		
APPLICANT:	Ross Mundy		
PROPERTY OWNER:	Executor of the Estate of Debra F. Harvill (Nicola D. Harvill)		
LOCATION:	1816 Parker Road Conyers, GA		
LAND LOT(S):	243	DISTRICT:	16th
TAX PARCEL NO.:	075001025	TOTAL ACREAGE:	7.7 acres

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 7.7-acre property, more particularly described as Tax Parcel No. 075001025 (1816 Parker Road) in the Legal Description attached hereto as Exhibit “A” and depicted on the ALTA/NSPS Land Title Survey attached hereto as Exhibit “B”, from the Commercial Future Land Use Category to the High-Density 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All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

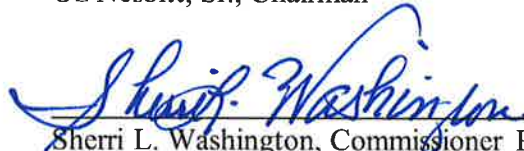
That this Ordinance shall become effective upon adoption.

This 12 day of September, 2023.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Oz Nesbitt, Sr., Chairman




Sherri L. Washington, 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: 8/8/2023

Second Reading: 9/12/2023

Exhibit "A"
Legal Description

L E G A L D E S C R I P T I O N

ALL THAT TRACT or parcel of land lying and being in land lot 243 of the 16th district of Rockdale County, Georgia and being more particularly described as follows:

BEGINNING at the intersection of the south right-of-way of Flat Shoals Road and the east right-of-way of Parker Road, thence in a southwesterly direction along the east right-of-way of Parker Road for a distance of 688.32 feet to an IPS 1\2"RB at the true point of beginning.

THENCE North 89 degrees 09 minutes 04 seconds East for a distance of 350.50' feet to an IPF 5\8"RB;

THENCE North 00 degrees 09 minutes 58 seconds West for a distance of 124.30' feet to an IPS 1\2"RB;

THENCE South 88 degrees 44 minutes 23 seconds West for a distance of 85.53' feet to an IPF 1\2"RB;

THENCE North 02 degrees 06 minutes 04 seconds West for a distance of 191.09' feet to an IPF 1"OTP;

THENCE South 75 degrees 57 minutes 08 seconds East for a distance of 514.20' feet to an IPF 1\2"RB;

THENCE South 00 degrees 51 minutes 29 seconds West for a distance of 601.27' feet to an IPF 1\2"RB;

THENCE North 73 degrees 38 minutes 31 seconds West for a distance of 768.00' feet to an IPS 1\2"RB;

THENCE North 03 degrees 08 minutes 27 seconds West for a distance of 191.43' feet to an IPS 1\2"RB at the true point of beginning.

