

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



Type of Request: Future Land Use Map Amendment (FLU) 2024-06 - 2nd Reading of Ordinance	County Clerk Use Only Ordinance #:
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<input checked="" type="checkbox"/> Submission Information	<input checked="" type="checkbox"/> Information
Contact Name: Christopher Wheeler/Denise Tugman Department: Planning & Development	Summary of Request: A request by Pittman Construction Company to amend the Comprehensive Plan Future Land Use Map category from Low Density Residential to Light Industrial to allow the property to be developed with a construction company's headquarters.

<input checked="" type="checkbox"/> Department Director/Elected Official Signature	<input type="checkbox"/> Chief Operating Officer Signature
I have reviewed the attached, and it is approved as to substance.	I have reviewed the attached, and it is approved for processing.
Signature: <i>Denise Tugman</i> Date: 11/18/2024	Signature: Date:
<input type="checkbox"/> County Attorney Signature	<input type="checkbox"/> Executive Director of Government Affairs/County Clerk Signature
I have reviewed the attached, and it is approved as to form.	I have reviewed the attached, and it is approved for processing.
Signature: Date:	Signature: Date:

Notes and Comments:

December 10, 2024: Second Read Work Session
December 10, 2024: Second Read Voting Session

2024-628

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF ROCKDALE COUNTY'S COMPREHENSIVE PLAN, AS AMENDED, FOR PROPERTY LOCATED AT 1362 AND 1390 NW ROCKBRIDGE ROAD FROM THE LOW DENSITY RESIDENTIAL FUTURE LAND USE CATEGORY TO THE LIGHT INDUSTRIAL 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 AMENDMENT (FLU) CASE NO. 2024-06	Amend the Comprehensive Plan Future Land Use Map Category from Low Density Residential to Light Industrial to allow the property to be developed with a construction company's headquarters.		
APPLICANT:	Pittman Construction Company		
PROPERTY OWNER:	Veritas Group LLC, Pamela A. Meadows, and Pamela A. Meadows as Executor of the Estate of Joanne Mumpher		
LOCATION:	1362 and 1390 NW Rockbridge Road		
LAND LOTS:	265 and 285	DISTRICT:	16 th
TAX PARCEL NO.:	0410010013, 041001013H, 041001013J, 041001013K	TOTAL ACREAGE:	47.72

WHEREAS, said Future Land Use Map Amendment proposal was reviewed by staff and public hearings 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 from Low Density Residential to Light Industrial is consistent with the text and policies of the Comprehensive Plan 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 to change the 47.72-acre property, located at 1362 and 1390 NW Rockbridge Road and more particularly described in the Legal Description attached hereto as Exhibit "A" and depicted on Exhibit "B" attached hereto, from the Low Density Residential Future Land Use Category to the Light 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 _____ day of _____, 2024.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**

Osborn 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: _____

Second Reading: _____

EXHIBIT "A"

PARCEL 1:

All that tract or parcel of land lying and being in Land Lot 265 of the 16th District, Rockdale County, Georgia and being more particularly described as follows:

To reach the True Point of Beginning, commence at a point located at the easterly Right of Way of Rockbridge Road (40' R/W at this point) and the northerly Right of Way of Harvell Street thence running across Rockbridge Road South 82° 30' 42" West a distance of 40.6 feet to a 1/2" rebar found on the westerly Right of Way of Rockbridge Road; thence running along said Right of Way the following courses: North 00° 43' 30" East a distance of 186.06 feet to a point; thence North 87° 44' 35" West a distance of 21.14 feet to a point; thence running along a curve to the left an arc length of 206.62 feet, (said curve having a radius of 6956.39 feet, with a chord bearing of North 01° 31' 56" West, and a chord length of 206.61 feet) to a point; thence North 02° 56' 57" West a distance of 153.92 feet to a point; thence running along a curve to the right an arc length of 301.75 feet, (said curve having a radius of 3142.43 feet, with a chord bearing of North 00° 26' 19" West, and a chord length of 301.64 feet) to a point; thence North 02° 36' 28" East a distance of 279.10 feet to a 1/2" rebar found and the TRUE POINT OF BEGINNING, from point thus established and leaving said Right of Way South 87° 55' 51" West a distance of 1316.97 feet to a 1/2" rebar found; thence North 34° 16' 50" West a distance of 342.69 feet to an iron pin set; thence North 86° 20' 26" West a distance of 132.60 feet to a 1" open top pipe; thence North 10° 57' 45" East a distance of 651.31 feet to a 2" open top pipe; thence South 73° 12' 08" East a distance of 1557.27 feet to an iron pin set on the Westerly right of way of Rockbridge Road (variable right of way); thence running along said right of way a curve to the right with an arc length of 359.01 feet, (said curve having a radius of 1571.56 feet, with a chord bearing of South 04° 42' 44" East, and a chord length of 358.23 feet) to an iron pin set; thence continuing along said right of way South 01° 58' 55" West a distance of 76.49 feet to a 1/2" rebar found and the TRUE POINT OF BEGINNING. Said tract contains 23.938 Acres (1,042,758 Square Feet).

PARCEL 2:

All that tract or parcel of land lying and being in Land Lot 265 of the 16th District, a portion thereof in the City of Conyers, Rockdale County, Georgia and being more particularly described as follows:

To reach the True Point of Beginning, commence at a point located at the easterly Right of Way of Rockbridge Road (40' R/W at this point) and the northerly Right of Way of Harvell Street thence running across Rockbridge Road South 82° 30' 42" West a distance of 40.6 feet to a 1/2" rebar found on the westerly Right of Way of Rockbridge Road, said point being the TRUE POINT OF BEGINNING, from point thus established and leaving said Right of Way North 89° 06' 55" West a distance of 619.21 feet to a 1/2" rebar found; thence North 34° 24' 36" West a distance of 586.68 feet to a 1/2" rebar found; thence North 87° 54' 27" East a distance of 918.82 feet to a 1/2" rebar found on the westerly right of way of Rockbridge Road (variable right of way); thence along said right of way the following courses South 02° 56' 57" East a distance of 153.92 feet to an iron pin set; thence running along a curve to the Right an arc length of 206.62 feet, (said curve having a radius of 6,956.39 feet, with a chord bearing of South 01° 31' 56" East, and a chord length of 206.61 feet) to a 5/8" rebar found; thence South 87° 44' 35" East a distance of 21.14 feet to an iron pin set; thence South 00° 43' 30" West a distance of 166.06 feet to a 1/2" rebar found and the TRUE POINT OF BEGINNING. Said tract contains 8.970 Acres (390,754 Square Feet).

PARCEL 3:

All that tract or parcel of land lying and being in Land Lot 265 of the 16th District, Rockdale County, Georgia and being more particularly described as follows:

To reach the True Point of Beginning, commence at a point located at the easterly Right of Way of Rockbridge Road (40' R/W at this point) and the northerly Right of Way of Harvell Street thence running across Rockbridge Road South 82° 30' 42" West a distance of 40.6 feet to a 1/2" rebar found on the westerly Right of Way of Rockbridge Road; thence running along said Right of Way the following courses: North 00° 43' 30" East a distance of 166.06 feet to a point; thence North 87° 44' 35" West a distance of 21.14 feet to a point; thence running along a curve to the left an arc length of 206.62 feet, (said curve having a radius of 6956.39 feet, with a chord bearing of North 01° 31' 56" West, and a chord length of 206.61 feet) to a point; thence North 02° 56' 57" West a distance of 153.92 feet to the TRUE POINT OF BEGINNING, from point thus established and leaving said Right of Way South 87° 54' 27" West a distance of 918.82 feet to a 1/2" rebar found; thence North 34° 22' 36" West a distance of 686.32 feet to a 1/2" rebar found; thence North 87° 55' 51" East a distance of 1316.97 feet to a 1/2" rebar found on the northwesterly right of way of Rockbridge Road (variable right of way); thence along said right of way the following courses South 02° 36' 28" West a distance of 279.10 feet to a right of way monument found; thence running along a curve to the left an arc length of 301.75 feet, (said curve having a radius of 3,142.43 feet, with a chord bearing of South 00° 26' 19" East, and a chord length of 301.64 feet) to a 1/2" rebar found and the TRUE POINT OF BEGINNING. Said tract contains 14.814 Acres (645,309 Square Feet).

EXHIBIT "B"
Survey

