

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



Type of Request: Future Land Use Map Amendment (FLU) 2024-05 - 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 John Andrew Nix to amend the Comprehensive Plan Future Land Use Map category from Medium Density Residential to Commercial to allow for commercial uses including a restaurant. The subject property is 12.88 acres and is located at 4250 SE Highway 20.

<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. Signature: <i>Denise Tugman</i> Date: 11/18/2024	I have reviewed the attached, and it is approved for processing. 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. Signature: Date:	I have reviewed the attached, and it is approved for processing. Signature: Date:

Notes and Comments:
December 10, 2024: Second Read Work Session
December 10, 2024: Second Read Voting Session

2024-632

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF ROCKDALE COUNTY’S COMPREHENSIVE PLAN, AS AMENDED, FOR PROPERTY LOCATED AT 4250 SE HIGHWAY 20 FROM THE MEDIUM DENSITY RESIDENTIAL FUTURE LAND USE CATEGORY TO THE COMMERCIAL 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. 2024-05	Amend the Comprehensive Plan Future Land Use Map Category from Medium Density Residential to Commercial to allow for commercial uses including a restaurant.		
APPLICANT:	John Andrew Nix		
PROPERTY OWNER:	1618 Land Holdings, LLC		
LOCATION:	4250 SE Highway 20		
LAND LOT:	115	DISTRICT:	11 th
TAX PARCEL NO.:	080A010014	TOTAL ACREAGE:	12.88

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 Medium Density Residential to Commercial 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 12.88-acre property, located at 4250 SE Highway 20 and more particularly described in the Legal Description attached hereto as Exhibit “A” and depicted on Exhibit “B” attached hereto, from the Medium Density Residential Future Land Use Category to the Commercial 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"

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EXHIBIT "A"
LEGAL DESCRIPTION

TRACT I:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 115 OF THE 10TH DISTRICT, ROCKDALE COUNTY, GEORGIA, AND BEING SHOWN AS 12.885 ACRES ON PLAT OF SURVEY PREPARED FOR ROBERT W. MADDOX AND JAMES O. MANGUM, BY LOUIE D. PATRICK, GA. RLS, DATED AUGUST 8, 1990, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN FOUND ON THE EASTERN RIGHT OF WAY OF GEORGIA HIGHWAY NO. 20 (80 FOOT RIGHT OF WAY), SAID IRON PIN FOUND BEING LOCATED 62.5 FEET FROM THE INTERSECTION OF THE NORTHERN RIGHT OF WAY OF CHRISTIAN ROAD (80 FOOT RIGHT OF WAY) WITH THE EASTERN RIGHT OF WAY OF GEORGIA HIGHWAY NO. 20 AS MEASURED IN A NORTEASTERLY DIRECTION ALONG THE EASTERN RIGHT OF WAY OF GEORGIA HIGHWAY NO. 20; THENCE CONTINUING ALONG THE EASTERN RIGHT OF WAY OF GEORGIA HIGHWAY NO. 20 THE FOLLOWING COURSES AND DISTANCES, TO WIT: NORTH 13 DEGREES 41 MINUTES 07 SECONDS EAST 280.02 FEET; NORTH 13 DEGREES 27 MINUTES 07 SECONDS EAST 100.0 FEET; NORTH 11 DEGREES 44 MINUTES 36 SECONDS EAST A CHORD DISTANCE OF 399.64 FEET WITH AN ARC DISTANCE OF 399.71 FEET TO AN IRON PIN FOUND AT CORNER; THENCE LEAVING THE RIGHT OF WAY OF GEORGIA HIGHWAY NO. 20 RUNNING SOUTH 87 DEGREES 43 MINUTES EAST 641.2 FEET TO AN IRON PIN FOUND AT CORNER; THENCE RUNNING SOUTH 06 DEGREES 28 MINUTES WEST 636.3 FEET TO AN IRON PIN SET; THENCE RUNNING SOUTH 06 DEGREES 47 MINUTES 54 SECONDS WEST 237.13 FEET TO AN IRON PIN FOUND ON THE NORTHERN RIGHT OF WAY OF CHRISTIAN ROAD; THENCE RUNNING ALONG THE NORTHERN RIGHT OF

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WAY OF CHRISTIAN ROAD THE FOLLOWING COURSES AND DISTANCES, TO-WIT: NORTH 77 DEGREES 35 MINUTES 06 SECONDS WEST A CHORD DISTANCE OF 298.5 FEET WITH AN ARC DISTANCE OF 300.35 FEET; NORTH 89 DEGREES 00 MINUTES 45 SECONDS WEST 353.77 FEET TO AN IRON PIN; THENCE LEAVING THE RIGHT OF WAY OF CHRISTIAN ROAD RUNNING NORTH 01 DEGREES 32 MINUTES 52 SECONDS WEST 45.62 FEET TO A ROCK AT CORNER; THENCE RUNNING NORTH 75 DEGREES 44 MINUTES 53 SECONDS WEST 67.45 FEET TO THE POINT OF BEGINNING.

THIS PROPERTY BEING THE SAME AS THAT CONVEYED IN A WARRANTY DEED RECORDED AT DEED BOOK 589, PAGE 29, ROCKDALE COUNTY, GEORGIA RECORDS.

And

TRACT II:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 115 OF THE 10TH DISTRICT, ROCKDALE COUNTY, GEORGIA, AND BEING SHOWN AS 0.09 ACRES ON PLAN OF SURVEY PREPARED FOR ROBERT W. MADDOX AND JAMES O. MANQUIM BY DAVID PATRICE, GA. B.L.S., DATED AUGUST 1, 1990, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERN RIGHT OF WAY OF CHRISTIAN ROAD (80 FOOT RIGHT OF WAY) WITH THE EASTERN RIGHT OF WAY OF GEORGIA HIGHWAY NO. 20 (80 FOOT RIGHT OF WAY); THENCE RUNNING ALONG THE EASTERN RIGHT OF WAY OF GEORGIA HIGHWAY NO. 20 NORTH 13 DEGREES 41 MINUTES 07 SECONDS EAST 62.5 FEET TO AN IRON PIN FOUND AT CORNER; THENCE LEAVING THE RIGHT OF WAY OF GEORGIA HIGHWAY NO. 20 RUNNING SOUTH 75 DEGREES 44 MINUTES 53 SECONDS EAST 67.45 FEET TO A ROCK AT CORNER; THENCE RUNNING SOUTH 01 DEGREES 32 MINUTES 52 SECONDS EAST 45.62 FEET TO AN IRON PIN FOUND ON THE NORTHERN RIGHT OF WAY OF CHRISTIAN ROAD; THENCE RUNNING ALONG THE NORTHERN RIGHT OF WAY OF CHRISTIAN ROAD NORTH 88 DEGREES 57 MINUTES 12 SECONDS WEST 81.48 FEET TO THE POINT OF BEGINNING.

THIS BEING THE SAME PROPERTY AS CONVEYED IN A WARRANTY DEED RECORDED AT DEED BOOK 591, PAGE 116, ROCKDALE COUNTY, GEORGIA RECORDS.

EXHIBIT "B"
Survey

