

AN ORDINANCE TO AMEND THE FUTURE LAND USE CATEGORY FOR 0 SALEM RD SE FROM MIXED USE / EMPLOYMENT CENTER TO MEDIUM DENSITY RESIDENTIAL; TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.

WHEREAS, an application to amend the Rockdale County Comprehensive Plan Future Land Use Map for a certain property was filed with Rockdale County, Georgia, which involved the following:

FLU CASE NO. 2021-04	Amend the Comprehensive Plan Future Land Use Map Category for 46.16 acres from Mixed Use / Employment Center to Medium Density Residential for the purpose of developing a single-family detached and single-family attached (townhomes) neighborhood.		
APPLICANT:	Buckingham Investments c/o Battle Law P.C.		
PROPERTY OWNER:	CBD Investments		
LAND LOT(S):	183 & 184	DISTRICT:	10th
LOCATION:	0 Salem Rd SE, Conyers, GA, 30013		
TAX PARCEL NO.:	093002012C		

WHEREAS, said Comprehensive Plan 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 Comprehensive Plan 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 and would result in a land use that is more compatible with the current and future land use categories 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 that:

Section I

The Rockdale County Comprehensive Plan Future Land Use Map, as amended, is hereby further amended so as to re-designate property, more particularly described 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 Future Land Use Category to the Medium Density Residential Future Land Use Category.

Section II

The Rockdale County Comprehensive Plan Future Land Use Map, 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All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.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 24 day of October, 2021.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Oz Nesbitt, Sr., Chairman

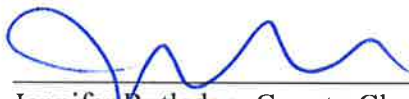


Sherri L. Washington, Esq., Commissioner Post I



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: 4/20/2021

Second Reading: 10/26/2021

Exhibit "A"

Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 183 & 184, 10TH DISTRICT, ROCKDALE COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE APPROXIMATE ROCKDALE/NEWTON COUNTY LINE AND THE SOUTHERLY RIGHT OF WAY LINE OF FAIRVIEW ROAD (80' R/W WIDTH);

THENCE, LEAVING SAID RIGHT OF WAY LINE, ALONG COUNTY LINE, SOUTH 34 DEGREES 31 MINUTES 13 SECONDS WEST, 1,789.88 FEET TO A POINT;

THENCE, NORTH 11 DEGREES 15 MINUTES 10 SECONDS WEST, 46.13 FEET TO A ONE-HALF INCH REBAR;

THENCE, SOUTH 78 DEGREES 40 MINUTES 16 SECONDS WEST, 871.28 FEET TO A NAIL ON THE EASTERLY RIGHT OF WAY LINE OF SALEM ROAD (80' R/W WIDTH);

THENCE, ALONG SAID RIGHT OF WAY LINE, NORTH 11 DEGREES 22 MINUTES 16 SECONDS WEST, 439.53 FEET TO A POINT;

THENCE, NORTH 11 DEGREES 03 MINUTES 04 SECONDS WEST, 525.38 FEET TO A POINT;

THENCE, NORTH 11 DEGREES 09 MINUTES 05 SECONDS WEST, 284.90 FEET TO A THREE-FOURTHS CRIMP TOP PIPE;

THENCE, LEAVING SAID RIGHT OF WAY LINE, SOUTH 88 DEGREES 09 MINUTES 10 SECONDS EAST, 715.97 FEET TO A THREE-FOURTHS CRIMP TOP PIPE;

THENCE, NORTH 01 DEGREES 50 MINUTES 50 SECONDS EAST, 402.29 FEET TO A ONE-HALF INCH REBAR FOUND ON THE SOUTHERLY RIGHT OF WAY LINE OF FAIRVIEW ROAD;

THENCE, ALONG SAID RIGHT OF WAY LINE, SOUTH 88 DEGREES 53 MINUTES 39 SECONDS EAST, 318.98 FEET TO A POINT;

THENCE, SOUTH 89 DEGREES 05 MINUTES 37 SECONDS EAST, 464.24 FEET TO A POINT;

THENCE, 427.11 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 7,990.94 FEET AND A CHORD BEARING NORTH 89 DEGREES 14 MINUTES 15 SECONDS EAST, 427.06 FEET) TO A POINT;

THENCE, NORTH 88 DEGREES 55 MINUTES 38 SECONDS EAST, 181.44 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 46.16 ACRES (2,010,817 SQUARE FEET).

THE PROPERTY IS FURTHER IDENTIFIED AS 0 SALEM RD SE, CONYERS, GA, 30013 WITH TAX PARCEL ID #093002012C.

Exhibit "B"
Boundary Survey

