

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 2051 HIGHWAY 138 NE FROM MEDIUM DENSITY RESIDENTIAL FUTURE LAND USE CATEGORY TO THE HIGH DENSITY RESIDENTIAL 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. 2022-04	2051 Highway 138 NE. A request to amend the Comprehensive Plan Future Land Use Map Category from Medium Density Residential to High Density Residential for a development with 215 single family attached townhomes.		
APPLICANT:	PEC+		
PROPERTY OWNER:	The Peggy C. Lucas Family		
LOCATION:	2051 Highway 138 NE Conyers, Ga 30013		
LAND LOT(S):	324	DISTRICT:	16
TAX PARCEL NO.:	090001003B and 0900010003	TOTAL ACREAGE:	25.26

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 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 redesignate the 25.26-acre property, more particularly described in the Legal Description attached hereto as Exhibit "A" and depicted as the two parcels on the Retracement Survey attached hereto as Exhibit "B".

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All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

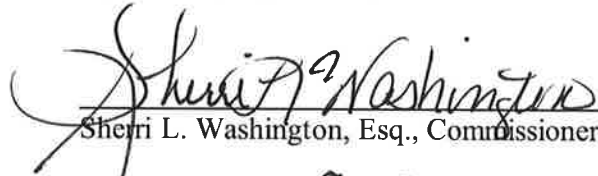
That this Ordinance shall become effective upon adoption.

This 8 day of November, 2022.

**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: 6/14/2022

Second Reading: 11/8/2022

Exhibit "A"
Legal Description

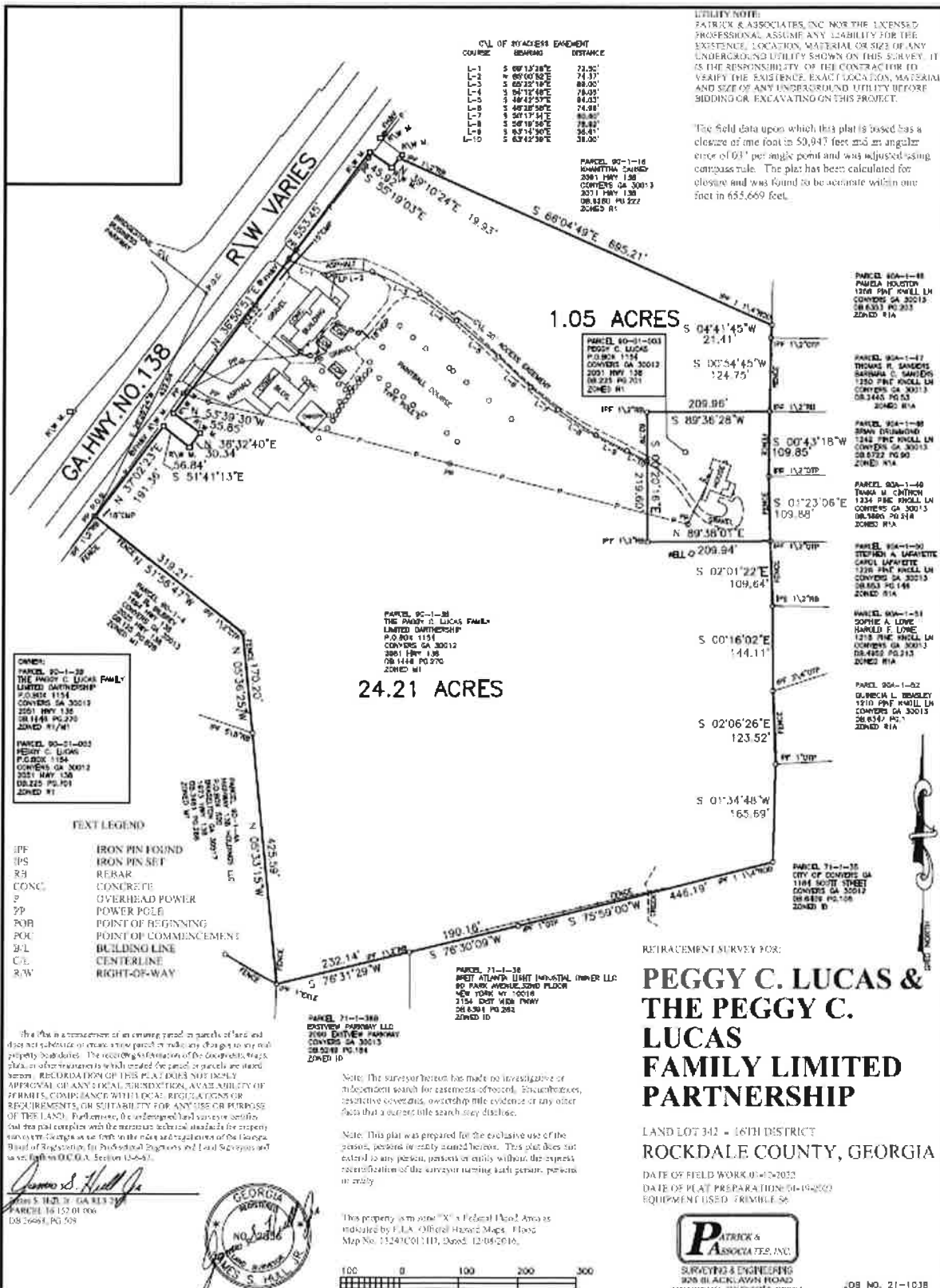
ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Conyers, Rockdale, Georgia and being more particularly described as follows:

Beginning at the intersection of the southeasterly right-of-way line of Georgia Highway 138 (Variable R/W) with the parcel line common to Tax Parcel Numbers 90-1-16 and Tax Parcel Number 90-1-3B; thence along said common property line South 66 degrees 4 minutes 49 seconds East a distance of 695.21 feet to a point; thence South 4 degrees 41 minutes 45 seconds West a distance of 21.41 feet to a point; thence South 0 degrees 54 minutes 45 seconds West a distance of 124.75 feet to a point; thence South 0 degrees 43 minutes 18 seconds West a distance of 109.85 feet to a point; thence South 01 degree 23 minutes 6 seconds East a distance of 109.88 feet to a point; thence South 2 degrees 01 minute 22 seconds East a distance of 109.64 feet to a point; thence South 0 degrees 16 minutes 2 seconds East a distance of 144.11 feet to a point; thence South 2 degrees 6 minutes 26 seconds East a distance of 123.52 feet to a point; thence South 01 degree 34 minutes 48 seconds West a distance of 165.69 feet to a point; thence South 75 degrees 59 minutes 0 seconds West a distance of 446.19 feet to a point; thence South 76 degrees 30 minutes 9 seconds West a distance of 190.17 feet to a point; thence South 76 degrees 31 minutes 29 seconds West a distance of 232.14 feet to a point; thence North 5 degrees 33 minutes 15 seconds West a distance of 425.59 feet to a point; thence North 5 degrees 36 minutes 25 seconds West a distance of 170.20 feet to a point; thence North 51 degrees 56 minutes 47 seconds West a distance of 319.21 feet to a point on said right-of-way line of Ga. Hwy 138; thence along said right-of-way line the following courses and distances: thence North 37 degrees 2 minutes 23 seconds East a distance of 191.36 feet to a point; thence South 51 degrees 41 minutes 13 seconds East a distance of 56.84 feet to a point; thence North 36 degrees 32 minutes 40 seconds East a distance of 30.34 feet to a point; thence North 53 degrees 39 minutes 30 seconds West a distance of 55.85 feet to a point; thence North 36 degrees 50 minutes 51 seconds East a distance of 553.45 feet to a point; thence South 55 degrees 19 minutes 3 seconds East a distance of 45.92 feet to a point; thence North 39 degrees 10 minutes 24 seconds East a distance of 19.93 feet to a point and the POINT OF BEGINNING.

Said tract containing 25.26 acres.

Exhibit "B"

Retracement Survey



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



Type of Request: FLU Case #2022-04		County Clerk Use Only Ordinance #: 2022- #0-2022-15
☒ Submission Information Contact Name: Christopher Wheeler Department: Planning & Development	☒ Information Summary of Request: Second Reading. 2051 Highway 138 NE, Conyers, GA, 30013. A request by PEC+ to amend the Future Land Use category from Medium Density Residential to High Density Residential for a development with 215 single family attached townhomes.	
☒ Department Director/Elected Official Signature I have reviewed the attached, and it is approved as to substance. Signature: <i>Christopher Wheeler</i> Date: 10/27/22	☐ Chief of Staff Signature I have reviewed the attached, and it is approved for processing. Signature: _____ Date: _____	
☐ County Attorney Signature I have reviewed the attached, and it is approved as to form. Signature: _____ Date: _____	☐ Director of Legislative Affairs/County Clerk Signature I have reviewed the attached, and it is approved for processing. Signature: _____ Date: _____	
Notes and Comments: June 7: First Reading Work Session; June 14: First Reading Voting Session; July 14: Planning Commission; October 27: Zoning Public Hearing; November 1: Second Reading Work Session; November 8: Second Reading Voting Session.		