

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 0 HIGHWAY 138 SE (046001002E) FROM THE COMMERCIAL FUTURE LAND USE CATEGORY TO THE MIXED USE/EMPLOYMENT CENTER 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. 2022-05	Amend the Comprehensive Plan Future Land Use Map Category from Commercial to Mixed Use/Employment Center for the development of a 38-unit townhome and office development		
APPLICANT:	Battle Law, P.C.		
PROPERTY OWNER:	Wellborn Development Co., Inc.		
LOCATION:	0 Highway 138 SE Conyers, GA, 30094		
LAND LOT(S):	239	DISTRICT:	10 th
TAX PARCEL NO.:	046001002E	TOTAL ACREAGE:	5.24

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 5.24-acre property, more particularly described as Tax Parcel No. 046001002E (0 Highway 138 SE) in the Legal Description attached hereto as Exhibit "A" and depicted on the Site Plan attached hereto as Exhibit "B", from the Commercial Future Land Use Category to the Mixed Use/Employment Center 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 13th day of June, 2023.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Osborn Nesbitt, Sr., Chairman



Sherri L. Washington, Esq., Commissioner Post I



Dr. Doreen Williams, Commissioner Post II

Attest:

By:  Jennifer Rutledge (P&P)
Jennifer Rutledge, County Clerk

Approved as to Form:

By:  M. Qader A. Baig
M. Qader A. Baig, County Attorney

First Reading: August 9, 2022

Second Reading: June 13, 2023

EXHIBIT "A"

DESCRIPTION OF PROPERTY

TRACT 1

All that tract or parcel of land lying and being in Land Lot 239 of the 10th District, Rockdale County, Georgia and being more particularly described as follows:

COMMENCING at a point on the intersection of the Southeastern Right-of-Way line of Georgia Hwy 138 A.K.A. Stockbridge Hwy (Right-of-Way Varies) and the Western Right-of-Way line of Weatherstone Circle (Right-of-Way varies); said point being the **TRUE POINT OF BEGINNING**.

THENCE from said **TRUE POINT OF BEGINNING** and continuing on said Western Right-of-Way line of Weatherstone Circle (Right-of-Way varies) South 27 degrees 39 minutes 56 seconds East a distance of 12.06 feet to a point; **THENCE** along a curve to the right with a radius of 610.00 feet and an arc length of 295.01 feet, said curve having a chord bearing of South 13 degrees 48 minutes 38 seconds East and a chord distance of 292.15 feet to a point; **THENCE** South 00 degrees 02 minutes 38 seconds West a distance of 107.74 feet to a point; **THENCE** along a curve to the right with a radius of 1630.77 feet and an arc length of 8.00 feet, said curve having a chord bearing of South 00 degrees 11 minutes 04 seconds West and a chord distance of 8.00 feet to a point; **THENCE** leaving said Western Right-of-Way line of Weatherstone Circle (Right-of-Way varies) South 72 degrees 37 minutes 08 seconds West a distance of 426.82 feet to a point; **THENCE** North 08 degrees 00 minutes 53 seconds West a distance of 112.50 feet to a point; **THENCE** North 83 degrees 07 minutes 03 seconds East a distance of 49.34 feet to a point; **THENCE** North 24 degrees 51 minutes 44 seconds West a distance of 126.75 feet to a point; **THENCE** South 51 degrees 41 minutes 44 seconds West a distance of 117.88 feet to a point; **THENCE** North 03 degrees 01 minutes 09 seconds West a distance of 20.93 feet to a point; **THENCE** South 83 degrees 14 minutes 28 seconds West a distance of 92.72 feet to a point; **THENCE** North 03 degrees 45 minutes 34 seconds East a distance of 191.70 feet to a point **ON** the Southeastern Right-of-Way line of Georgia Hwy 138 A.K.A. Stockbridge Hwy (Right-of-Way Varies); **THENCE** along said Southeastern Right-of-Way line of Georgia Hwy 138 A.K.A. Stockbridge Hwy (Right-of-Way Varies) North 72 degrees 35 minutes 24 seconds East a distance of 364.71 feet to a point; **THENCE** along a curve to the left with a radius of 1504.21 feet and an arc length of 189.92 feet, said curve having a chord bearing of North 69 degrees 00 minutes 49 seconds East and a chord distance of 189.80 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 204,996 square feet or 4.7061 acres.

TOGHETER WITH TRACT 2

COMMENCING at a point on the intersection of the Southeastern Right-of-Way line of Georgia Hwy 138 A.K.A. Stockbridge Hwy (Right-of-Way Varies) and the Western Right-of-Way line of Weatherstone Circle (Right-of-Way varies); **THENCE** continuing on said Western Right-of-Way line of Weatherstone Circle (Right-of-Way varies) South 27 degrees 39 minutes 56 seconds East a distance of 12.06 feet to a point; **THENCE** along a curve to the right with a radius of 610.00 feet and an arc length of 295.01 feet, said curve having a chord bearing of South 13 degrees 48 minutes 38 seconds East and a chord distance of 292.15 feet to a point; **THENCE** South 00 degrees 02 minutes 38 seconds West a distance of 107.74 feet to a point; **THENCE** along a curve to the right with a radius of 1630.77 feet and an arc length of 8.00 feet, said curve having a chord bearing of South 00 degrees 11 minutes 04 seconds West and a chord distance of 8.00 feet to a point; **THENCE** leaving said Western Right-of-Way line of Weatherstone Circle (Right-of-Way varies) South 72 degrees 37 minutes 08 seconds West a distance of 426.82 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

THENCE from said **TRUE POINT OF BEGINNING** South 72 degrees 42 minutes 29 seconds West a distance of 102.65 feet to a point; **THENCE** North 04 degrees 21 minutes 53 seconds West a distance of 190.31 feet to a point on the 2; **THENCE** following said 2 North 51 degrees 41 minutes 44 seconds East a distance of 117.88 feet to a point; **THENCE** leaving said 2 South 24 degrees 51 minutes 44 seconds East a distance of 126.75 feet to a point; **THENCE** South 83 degrees 07 minutes 03 seconds West a distance of 49.34 feet to a point; **THENCE** South 08 degrees 00 minutes 53 seconds East a distance of 112.50 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 23,261 square feet or 0.5340 acres.

All together containing an area of 5.2401 acres.

EXHIBIT "B"
SITE PLAN (REVISION DATED 03/01/2023)

