

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 1726 AND 1830 FARMER ROAD NW FROM THE MEDIUM DENSITY RESIDENTIAL FUTURE LAND USE CATEGORY TO THE OFFICE INSTITUTIONAL (TECHNOLOGY PARK) 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. 2023-03	Amend the Comprehensive Plan Future Land Use Map Category from Medium Density Residential to Office Institutional (Technology Park) for the development of a Data Center		
APPLICANT:	DC Blox, Inc.		
PROPERTY OWNER:	The Estate of Michael G. McCrary; and Susan M. Henesy		
LOCATION:	1726 and 1830 Farmer Road NW, Conyers, GA 30012		
LAND LOT(S):	246	DISTRICT:	16 th
TAX PARCEL NO.:	0210010004 (1726 Farmer Rd NW) & 021001004A (1830 Farmer Rd NW)	TOTAL ACREAGE:	65.033

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 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 65.033-acre property, more particularly described as 1726 (0210010004) and 1830 (021001004A) Farmer Road NW 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 Office Institutional (Technology Park) 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.

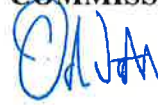
Section III

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

That this Ordinance shall become effective upon adoption.

This 10th day of October, 2023.

**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: 9/12/2023

Second Reading: 10/10/2023

EXHIBIT "A"

LEGAL DESCRIPTION

All that tract of parcel of land lying and being in Land Lot 246 of the 16th District, Rockdale County, Georgia, and being more particularly described as follows: To find THE TRUE POINT OF BEGINNING, begin at the intersection of the northeasterly right-of-way of Lester Road and the northwesterly right-of-way of Farmers Road, said point being THE TRUE POINT OF BEGINNING;

THENCE North 67 degrees 04 minutes 43 seconds West a distance of 297.88 feet along said right-of-way of Lester Road to a point; THENCE North 65 degrees 06 minutes 29 seconds West a distance of 192.03 feet to a point;

THENCE North 63 degrees 47 minutes 47 seconds West a distance of 170.87 feet to a point;

THENCE North 59 degrees 18 minutes 14 seconds West a distance of 211.18 feet to a point;

THENCE North 00 degrees 42 minutes 53 seconds West a distance of 741.24 feet leaving said right-ofway to a point;

THENCE North 01 degrees 23 minutes 23 seconds East a distance of 1180.70 feet to a point;

THENCE South 89 degrees 58 minutes 34 seconds East a distance of 142.81 feet to a point;

THENCE South 88 degrees 27 minutes 32 seconds East a distance of 930.43 feet to a point;

THENCE South 04 degrees 29 minutes 51 seconds East a distance of 235.53 feet to a point;

THENCE South 03 degrees 52 minutes 54 seconds East a distance of 141.70 feet to a point;

THENCE South 01 degrees 54 minutes 30 seconds East a distance of 308.32 feet to a point;

THENCE South 88 degrees 25 minutes 20 seconds East a distance of 178.27 feet to a point;

THENCE South 88 degrees 26 minutes 57 seconds East a distance of 288.43 feet to a point;

THENCE South 77 degrees 06 minutes 33 seconds East a distance of 119.32 feet to a point located on the northwesterly right-of-way of Farmer Road;

THENCE South 21 degrees 45 minutes 17 seconds West a distance of 40.07 feet along said right-of-way to a point;

THENCE South 18 degrees 26 minutes 38 seconds West a distance of 44.22 feet to a point;

THENCE South 22 degrees 02 minutes 52 seconds West a distance of 134.09 feet to a point;

THENCE South 19 degrees 20 minutes 19 seconds West a distance of 510.54 feet to a point;

THENCE South 23 degrees 38 minutes 36 seconds West a distance of 157.82 feet to a point;

THENCE South 26 degrees 36 minutes 18 seconds West a distance of 226.07 feet to a point;

THENCE South 27 degrees 31 minutes 13 seconds West a distance of 102.71 feet to a point;

THENCE South 31 degrees 35 minutes 45 seconds West a distance of 85.45 feet to a point;

THENCE South 38 degrees 53 minutes 44 seconds West a distance of 63.85 feet to a point;

THENCE South 47 degrees 52 minutes 30 seconds West a distance of 80.99 feet to a point;

THENCE South 52 degrees 26 minutes 43 seconds West a distance of 285.50 feet to a point;

THENCE South 51 degrees 14 minutes 22 seconds West a distance of 126.32 feet to a point, said point being
THE TRUE POINT OF BEGINNING.

EXHIBIT "B"

