

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF ROCKDALE COUNTY, GEORGIA, COMPREHENSIVE PLAN, AS AMENDED, FOR PROPERTY LOCATED AT 2200 FRONTIER DRIVE NW FROM THE MEDIUM DENSITY RESIDENTIAL FUTURE LAND USE CATEGORY TO THE OFFICE INSTITUTIONAL 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 CASE NO. FLU2025-01	Amend the Comprehensive Plan Future Land Use Map Category from Medium Density Residential to Commercial to allow for a nursing home. The Rockdale County Planning Staff recommended approval of a Future Land Use Amendment from Medium Density Residential to Office Institutional.		
APPLICANT:	Henry Eromosele		
PROPERTY OWNER:	Henry Eromosele		
LOCATION:	2200 NW Frontier Drive		
LAND LOT:	248	DISTRICT:	16 th
TAX PARCEL NO.:	0390010007	TOTAL ACREAGE:	18.18

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 Office Institutional is consistent with the text and policies of the Comprehensive Plan and would result in 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 18.18-acre property, located at 2200 Frontier Drive NW 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 Office Institutional Future Land Use Category.

Section II

The Future Land Use Map of Rockdale County's Comprehensive Plan is further amended to reflect the change in the Future Land Use Category of said property authorized in Section I.

Section III

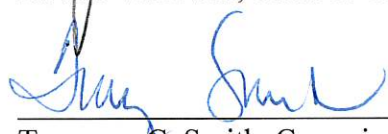
All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

That this Ordinance shall become effective upon adoption.

This 8 day of April, 2025.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**


JaNice Van Ness, Chair & CEO

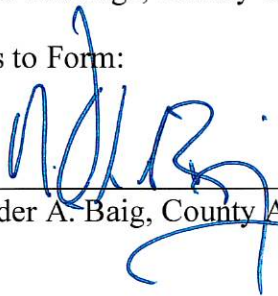

Tuwanya C. Smith, Commissioner Post I


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: 2/25/25

Second Reading: 4/8/2025

EXHIBIT "A"

EXHIBIT A

Property 1:

All that tract or parcel of land lying and being in Land Lots 248, 249, 261 and 262 of the 16th District, Rockdale County, Georgia, being 18.187 acres and identified as Tract 35, according to that certain Plat of Survey by Roger L. Cordes & Associates, Registered Land Surveyor, dated August 22, 1978, recorded in Plat Book K, page 239, Rockdale County, Georgia, records, said plat being made a part of this description by this reference.

Tax ID#: 0390010007

Subject to any Easements or Restrictions of Record

EXHIBIT "B"

Survey

