

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF ROCKDALE COUNTY, GEORGIA, COMPREHENSIVE PLAN, AS AMENDED, FOR PROPERTY LOCATED AT 2992 HWY 155 SW FROM THE LOW DENSITY RESIDENTIAL FUTURE LAND USE CATEGORY TO THE COMMERCIAL 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 Low Density Residential to Commercial to allow for the commercial expansion of Emissions Testing/Window Tinting and Detailing.		
APPLICANT:	Kuljinder Singh		
PROPERTY OWNER:	General Outdoor Advertising Inc		
LOCATION:	2992 HWY 155 SW		
LAND LOT:	189	DISTRICT:	11
TAX PARCEL NO.:	003001014D	TOTAL ACREAGE:	1.46

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 Low Density Residential to Commercial 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 1.46-acre property, located at 2992 HWY 155 SW and more particularly described in the Legal Description attached hereto as Exhibit "A" and depicted on Exhibit "B" attached hereto, from the Low Density Residential Future Land Use Category to the Commercial 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All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

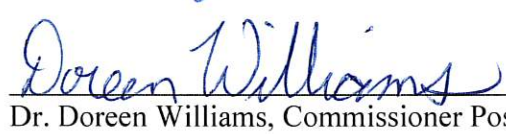
That this Ordinance shall become effective upon adoption.

This 27 day of January, 2025.

ROCKDALE COUNTY, GEORGIA BOARD OF COMMISSIONERS


Janice Van Ness, Chair & CEO

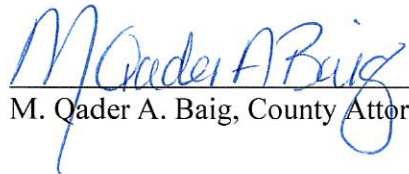

Tuwanya C. Smith, Commissioner Post I


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: 12/9/2025

Second Reading: 1/27/2026

EXHIBIT "A"

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT I:

ALL THAT TRACT or parcel of land, together with improvements thereon, situate, lying and being in Land Lot 189 of the 11th Land District of Rockdale County, Georgia, containing 1.147 acres, as shown on survey for Kangaroo, Inc., prepared by Vance W. Ruhling, Registered Land Surveyor dated March 26, 1996, and being more particularly described according to said Ruhling Survey as follows:

COMMENCE at a concrete monument located where the Northwestern right of way of East Fairview Road (80 foot right of way) intersects the Northeastly right of way of State Route No. 155 (100 foot right of way); thence along the Northeastly right of way of State Route #155 North 31 degrees 40 minutes 13 seconds West 225.00 feet to a concrete monument; thence North 68 degrees 29 minutes 45 seconds East 225.00 feet to a concrete monument; thence South 31 degrees 40 minutes 13 seconds East 225.00 feet to a concrete monument located along the Northwestern right of way of East Fairview Road; thence along the Northwestern right of way of East Fairview Road South 68 degrees 29 minutes 45 seconds West 225.00 feet to the point of beginning.

TRACT II:

ALL THAT TRACT or parcel of land, situate, lying and being in Land Lot 189 of the 11th District of Rockdale County, Georgia and being more particularly described as follows:

TO ARRIVE AT THIS TRUE POINT OF BEGINNING, COMMENCE at a concrete monument set where the Northwestern right of way of East Fairview Road (80 foot right of way) intersects the Northeastly right of way of State Route 155 a/k/a Stockbridge Road (100 foot right of way); thence along the Northeastly right of way of State Route #155 a/k/a Stockbridge Road North 31 degrees 40 minutes 13 seconds West 225.00 feet to a concrete monument set, which concrete monument set is the TRUE POINT OF BEGINNING; thence from said TRUE POINT OF BEGINNING, North 68 degrees 29 minutes 45 seconds East 225.00 feet to a concrete monument set; thence North 31 degrees 40 minutes 13 seconds West 60.00 feet to a point; thence South 68 degrees 29 minutes 45 seconds West 225 feet, more or less, to a point located along the Northeastly right of way of State Route No 155 a/k/a Stockbridge Road; thence South 31 degrees 40 minutes 13 seconds East along the Northeastly right of way of State Route 155 a/k/a Stockbridge Road 60 feet to the point of beginning.

EXHIBIT "B"
Survey

