

**AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF ROCKDALE COUNTY, GEORGIA, COMPREHENSIVE PLAN, AS AMENDED, FOR PROPERTY LOCATED AT 2002 ROCKBRIDGE ROAD NW FROM THE MEDIUM DENSITY RESIDENTIAL FUTURE LAND USE CATEGORY TO THE LIGHT INDUSTRIAL 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:

|                                                          |                                                                                                                                                                        |                       |                  |
|----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------|
| <b>FUTURE LAND USE MAP AMENDMENT CASE NO. FLU2025-07</b> | Amend the Future Land Use Map Category of parcel 0210010008 from Medium Density Residential to Light Industrial to permit a battery energy storage system on the site. |                       |                  |
| <b>APPLICANT:</b>                                        | Zurisol LLC                                                                                                                                                            |                       |                  |
| <b>PROPERTY OWNER:</b>                                   | Jon Keen                                                                                                                                                               |                       |                  |
| <b>LOCATION:</b>                                         | 2002 Rockbridge Road NW                                                                                                                                                |                       |                  |
| <b>LAND LOT:</b>                                         | 247                                                                                                                                                                    | <b>DISTRICT:</b>      | 16 <sup>th</sup> |
| <b>TAX PARCEL NO.:</b>                                   | 0210010008                                                                                                                                                             | <b>TOTAL ACREAGE:</b> | 49               |

**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 Light Industrial 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 49-acre property, located at 2002 Rockbridge Road 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 Light Industrial Future Land Use Category.

#10-2024-05

**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.

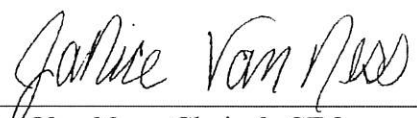
**Section III**

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

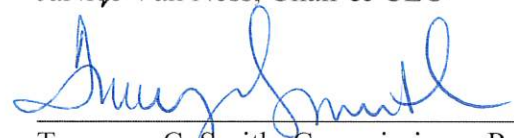
That this Ordinance shall become effective upon adoption.

This 14 day of April, 2026.

**ROCKDALE COUNTY, GEORGIA  
BOARD OF COMMISSIONERS**



JaNide Van Ness, Chair & CEO

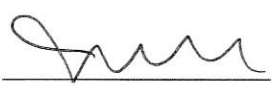


Tuwanya C. Smith, Commissioner Post I



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: 2/17/26

Second Reading: 4/14/26

**EXHIBIT "A"**  
**Legal Description**

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 247, 16th District, Rockdale County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the Land Lot Corner common to Land Lots 234, 235, 246 and 247; thence leaving said Land Lot Corner and along the Land Lot Line common to Land Lots 246 and 247 North 89°57'14" East a distance of 143.27 feet to a point, that is the POINT OF BEGINNING; thence leaving said Land Lot Line North 00°29'56" East a distance of 1274.61 feet to a point; thence North 88°57'50" East a distance of 363.44 feet to a point located on the centerline of Shipley Branch; thence continuing along said centerline the following courses and distances: North 00°56'14" West a distance of 5.92 feet to a point; thence North 38°39'34" West a distance of 23.49 feet to a point; thence North 08°19'36" West a distance of 59.70 feet to a point; thence North 05°54'56" West a distance of 31.81 feet to a point; thence North 14°01'10" East a distance of 52.55 feet to a point; thence North 18°07'00" West a distance of 66.02 feet to a point; thence North 11°32'07" East a distance of 53.73 feet to a point; thence North 07°19'09" East a distance of 94.35 feet to a point; thence North 77°31'47" West a distance of 36.26 feet to a point; thence North 05°35'26" West a distance of 75.46 feet to a point; thence North 27°19'21" West a distance of 67.93 feet to a point; thence North 21°21'45" West a distance of 125.16 feet to a point; thence North 11°02'40" West a distance of 109.27 feet to a point; thence North 72°12'11" West a distance of 73.79 feet to a point; thence North 10°17'12" West a distance of 91.55 feet to a point; thence North 08°08'45" West a distance of 51.82 feet to a point; thence South 80°38'42" West a distance of 8.70 feet to a point; thence North 10°19'42" West a distance of 21.71 feet to a point; thence leaving said centerline North 85°03'26" East a distance of 128.22 feet to a point located on the centerline of Old Rockbridge Road; thence continuing along said centerline the following courses and distances: South 14°30'59" East a distance of 37.67 feet to a point; thence South 21°58'10" East a distance of 46.92 feet to a point; thence South 34°18'55" East a distance of 58.32 feet to a point; thence South 42°39'26" East a distance of 54.40 feet to a point; thence South 52°30'23" East a distance of 60.70 feet to a point; thence South 53°37'43" East a distance of 63.08 feet to a point; thence South 47°57'33" East a distance of 54.61 feet to a point; thence South 47°18'07" East a distance of 54.52 feet to a point; thence South 61°12'24" East a distance of 80.04 feet to a point; thence South 75°10'13" East a distance of 75.44 feet to a point; thence South 80°07'17" East a distance of 60.76 feet to a point; thence South 67°10'09" East a distance of 28.82 feet to a point; thence South 47°05'46" East a distance of 59.06 feet to a point; thence South 35°17'36" East a distance of 66.39 feet to a point; thence South 40°49'14" East a distance of 59.61 feet to a point; thence South 46°04'49" East a distance of 72.12 feet to a point; thence South 49°29'19" East a distance of 58.77 feet to a point; thence South 49°09'31" East a distance of 83.93 feet to a point; thence South 46°04'21" East a distance of 80.85 feet to a point; thence South 50°31'11" East a distance of 53.63 feet to a point; thence South 50°00'48" East a distance of 48.53 feet to a point; thence South 52°51'53" East a distance of 48.73 feet to a point; thence South 52°51'53" East a distance of 27.03 feet to a point located on the southwestern right of way of Rockbridge Road (80 foot right of way); thence continuing along said right of way the following courses and distances: 14.30 feet along a curve to the left, said curve having a chord of South

**EXHIBIT "A"**

**Legal Description (cont'd)**

22°44'31" East 14.30 feet and a radius of 2993.61 feet to a point; thence 90.26 feet along a curve to the left, said curve having a chord of South 26°25'23" East 90.20 feet and a radius of 729.47 feet to a point; thence 239.86 feet along a curve to the left, said curve having a chord of South 35°42'50" East 239.46 feet and a radius of 1195.85 feet to a point; thence 175.54 feet along a curve to the left, said curve having a chord of South 43°00'55" East 175.52 feet and a radius of 3233.04 feet to a point; thence South 44°34'15" East a distance of 45.25 feet to a point; thence leaving said right of way South 33°12'29" West a distance of 1131.20 feet to a point; thence North 88°15'01" West a distance of 939.77 feet to a point, being the POINT OF BEGINNING.

Said tract contains 48.480 Acres.

Parcel No.: 0210010008

**EXHIBIT "B"**  
**Survey**

