

AN ORDINANCE, PURSUANT TO THE PROVISIONS OF SECTION 238-4 OF THE CODE OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, TO AMEND THE COMPREHENSIVE PLAN FOR ROCKDALE COUNTY, AS AMENDED, SO AS TO REDESIGNATE PROPERTY LOCATED AT 2021 AND 0 SOUTHEAST OLD COVINGTON HIGHWAY, CONYERS, GEORGIA FROM THE LIMITED INDUSTRIAL CATEGORY TO HIGH DENSITY RESIDENTIAL CATEGORY FOLLOWING APPLICATION FOR SAME; TO AUTHORIZE AN AMENDMENT TO THE FUTURE LAND USE MAP OF ROCKDALE COUNTY, GEORGIA, REFLECTING SAID REZONING; TO IMPOSE CONDITIONS UPON THE AMENDMENT; TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.

WHEREAS, an application to rezone a certain property was filed with Rockdale County, Georgia, which involved the following:

CASE CLUP # 2020-02	COMPREHENSIVE PLAN LAND USE AMENDMENT FOR 14.99 ACRES, FROM LIMITED INDUSTRIAL TO HIGH DENSITY RESIDENTIAL FOR THE PURPOSE OF BUILDING A MULTI-FAMILY RESIDENTIAL DEVELOPMENT.
APPLICANT:	DRH Properties LLC
LOCATION:	Property is located at 2021 SE Old Covington Highway, Conyers, Georgia, Tax ID Parcel # 0740040003 and Tax ID Parcel # 073001001A
LAND LOT(S):	246 & 247
DISTRICT:	10 th

; and

WHEREAS, said application to change the existing land use category was reviewed by staff and public hearings were held flowing public notice and all other requirements of the Code of Rockdale County;

NOW, THEREFORE, be it ordained by the Board of Commissioners of Rockdale County, Georgia, and by the authority of same as follows:

Section I

Pursuant to the provisions of Section 238-4 of the Code of Rockdale County, Georgia, as amended, the Official Future Land Use Map for Rockdale County, as amended, is hereby amended so as to re-designate property, more particularly described in the overall legal description attached hereto as Exhibit "A", from Limited Industrial to High Density Residential.

Section II

The Future Land Use Map of Rockdale County, established as part of the Comprehensive Land Use Plan, as amended, is hereby further amended to reflect this change in the land use designation of said property authorized in Section I.

Section III

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

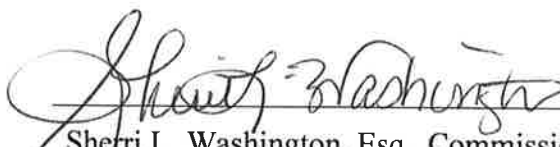
That this Ordinance shall become effective upon adoption.

This 14 day of April, 2019. 2020

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Oz Nesbitt, Sr., Chairman



Sherri L. Washington, Esq., Commissioner Post I



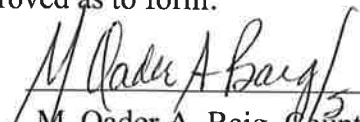
Dr. Doreen Williams, Commissioner Post II

Attest:

By: 

Jennifer Rutledge, County Clerk

Approved as to form:

By: 
M. Qader A. Baig, County Attorney

First reading: 1/28/2020

Second reading: 4/14/2020

EXHIBIT "A"

Legal Description

Tract 1

All that tract or parcel of land lying and being in Land Lots 246 & 247, of the 10th District, Rockdale County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the westerly right of way of Old Covington Highway #12; thence North 89°56'00" West, a distance of 210.00 feet to a point; thence North 89°56'00" West, a distance of 330.00 feet to a point; thence North 86°20'00" West, a distance of 260.60 feet to a point; thence North 27°05'00" East, a distance of 178.50 feet to a point; thence South 87°51'00" East, a distance of 655.13 feet to a point; thence South 22°57'51" East, a distance of 164.70 feet to a point, being the POINT OF BEGINNING.

Said tract contains 2.698 acres.

Tract 2

All that tract or parcel of land lying and being in Land Lots 246 & 247, of the 10th District, Rockdale County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the westerly right of way of Old Covington Highway #12; thence North 87°51'00" West, a distance of 655.13 feet to a point; thence South 27°05'00" West, a distance of 178.50 feet to a point; thence North 87°06'03" West, a distance of 11.98 feet to a point; thence South 86°38'03" West, a distance of 344.43 feet to a point; thence North 54°20'25" West, a distance of 302.20 feet to a point; thence South 41°57'03" West, a distance of 245.92 feet to a point; thence North 50°18'21" West, a distance of 20.02 feet to a point; thence North 41°57'03" East, a distance of 249.84 feet to a point; thence North 82°11'28" East, a distance of 21.37 feet to a point; thence South 54°20'25" East, a distance of 299.14 feet to a point; thence North 86°38'03" East, a distance of 182.23 feet to a point; thence North 07°48'31" West, a distance of 203.35 feet to a point; thence North 21°55'16" East, a distance of 238.95 feet to a point; thence North 07°48'31" West, a distance of 332.81 feet to a point; thence North 82°11'29" East, a distance of 584.29 feet to a point; thence South 23°30'16" East, a distance of 773.93 feet to a point, being the POINT OF BEGINNING.

Said tract contains 12.128 acres.

A total combined parcel of 14.99 acres.