Minutes of the August 8, 2019 Meeting

Members Present
Steve Weinstein, Chair
Wendell Johnson
Ronnie Burrell
Muddessar Ahmad
Ernestine Stovall-Goolsby
Tawanna Smith-Fenty
Karen Benton
Tom Harrison

Staff Present
Marvin Flanigan, Planning Director (Conyers)
Scott Gaither, Deputy Planning Director (Conyers)
Cheryl Brooks, Zoning Administrator (Rockdale)

Opening Remarks- The meeting started at 7:00pm

Invocation- Ronnie Burrell did the innovation after Steve Weinstein stated the rules.

Rules of Procedure for Public Hearings- Steve Weinstein stated the rules.

Determination of a Quorum-
A quorum was present with 6 members present (Karen Benton arrived at 7:08 pm)

Approval of Agenda- Mrs. Brooks requested Conyers Item be removed from the agenda and that the approval of the minutes was from July 11, 2019 instead of May 9, 2019. Steve Weinstein asked for a motion, Ronnie Burrell motion to approve the modified agenda, Muddessar Ahmad seconded the motion, and the motion carried unanimously.

Approval of Minutes from July 11, 2019- Ronnie Burrell motion to approve the July 11, 2019 minutes, Muddessar Ahmad seconded the motion, and the motion carried unanimously.

Appointment of Chairperson- Ronnie Burrell nominated Steve Weinstein to be the chairperson. There were no other nominations. Ronnie Burrell motion to approve Steve Weinstein as chairperson, Muddessar Ahmad seconded, and the motion carried unanimously.

City of Conyers Old Business – There is none.

City of Conyers New Business – There is none.

Rockdale County Old Business – There is none.
**ITEM R-1:**  
**Rezoning Case #2019-10.** A request by ARP Holdings LLC to rezone property located at 4711 highway 20 SE, from the A-R (Agricultural Residential) to the C-1 (Local Commercial) zoning district. Property consists of 1.33 acres.  
**Owner:** ARP Holdings LLC  
4669 Highway 20 South  
Conyers, Georgia 30013  
**Agent:** Mark Walton  
**Location:** 4711 Highway 20 SE  
**Land Lot:** 83 Of the 10th District  
**Tax Parcel:** 0510020005

**ITEM R-2**  
**Comprehensive Plan Amendment #2019-05.** A request by ARP Holdings LLC to amend the Comprehensive Plan Future Land Use Map for property located at 4711 Highway 20 SE, from Medium Density Residential to Commercial land use category for property.  
**Owner:** ARP Holdings LLC  
4669 Highway 20 South  
Conyers, GA 30013  
**Agent:** Mark Walton  
**Location:** 4711 Highway 20 SE  
**Land Lot:** 83 of the 10th District  
**Tax Parcel:** 0510020005

**ITEM R-3**  
**Rezoning Case #2019-11.** A request by ARP Holdings LLC to rezone property located at 905 Bell Road SE, from the A-R (Agricultural Residential) to the C-1 (Local Commercial) zoning district. Property consists of 0.86 acres.  
**Owner:** ARP Holdings LLC  
4669 Highway 20 South  
Conyers, GA 30013  
**Agent:** Mark Walton  
**Location:** 905 Bell Road  
**Land Lot:** 83 of the 10th District  
**Tax Parcel:** 0510020005B

**ITEM R-4**  
**Comprehensive Plan Amendment #2019-06.** A request by ARP Holdings LLC to amend the Comprehensive Plan Future Land Use Map for property located at 905 Bell Road SE, from Medium Density Residential to Commercial land use category for property.  
**Owner:** ARP Holdings LLC  
4669 Highway 20 South  
Conyers, GA 30013  
**Agent:** Mark Walton  
**Location:** 905 Bell Road  
**Land Lot:** 83 of the 10th District  
**Tax Parcel:** 0510020005B
**Conyers/Rockdale Planning Commission**

<table>
<thead>
<tr>
<th>ITEM R-5</th>
<th>Rezoning Case #2019-12.</th>
<th>A request by ARP Holdings LLC to rezone property located at Bell Road SE, from the A-R (Agricultural Residential) to the C-1 (Local Commercial) zoning district. Property consists of 0.42 acres.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner:</td>
<td>ARP Holdings LLC</td>
<td>4669 Highway 20 South Conyers, GA 30013</td>
</tr>
<tr>
<td>Agent:</td>
<td>Mark Walton</td>
<td></td>
</tr>
<tr>
<td>Location:</td>
<td>Bell Road</td>
<td></td>
</tr>
<tr>
<td>Land Lot:</td>
<td>83 of the 10th District</td>
<td></td>
</tr>
<tr>
<td>Tax Parcel:</td>
<td>051002005E</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>ITEM R-6</th>
<th>Comprehensive Plan Amendment #2019-07.</th>
<th>A request by ARP Holdings LLC to amend the Comprehensive Plan Future Land Use Map for property located at Bell Road SE, from Medium Density Residential to Commercial land use category for property.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner:</td>
<td>ARP Holdings LLC</td>
<td>4669 Highway 20 South Conyers, GA 30013</td>
</tr>
<tr>
<td>Agent:</td>
<td>Mark Walton</td>
<td></td>
</tr>
<tr>
<td>Location:</td>
<td>905 Bell Road</td>
<td></td>
</tr>
<tr>
<td>Land Lot:</td>
<td>83 of the 10th District</td>
<td></td>
</tr>
<tr>
<td>Tax Parcel:</td>
<td>051002005E</td>
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</table>

Chairman Weinstein asked the applicant if it would be okay to combine items R-1 through R-6 due to it being related to the same project. The applicant stated it would be fine.

**Muddessar Ahmad made a motion to combine items R-1 through R-6, Ronnie Burrell Seconded the motion and the motion carried unanimously.** Therefore, Chairman Weinstein read the items for rezoning and for the comprehensive plan future land use map amendment.

Mrs. Cheryl Brooks, Rockdale Zoning Administrator, stated the applicant is requesting to rezone and amend the future land use map in order to have a proposed gas station with convenience store. Mrs. Brooks noted the future land use map states the properties will remain medium density residential and the properties currently have residential along Bell Road. Additionally, some of the staff’s concerns was the applicant owns the gas station across from the subject location. Mrs. Brooks noted that the applicant stated the issues with traffic due to the fire station on Bell Road, therefore, traffic will increase when a residential change to a commercial. Mrs. Brooks stated the applicant is present and their representative, Mark Walton.

Mark Walton stated that the applicant owns the property to the North of the subject location which is the Quick Stop for over 30 years. Mr. Walton noted the applicant also owns the package store nearby. Mr. Walton stated that the Department of Transportation over the years have widen the road and now it’s a need for the applicant to move the gas station to the property across the street in order to expand. MR. Walton stated that the applicant is hoping to use the existing for additional storage for the convenience store and to aesthetically pleasing retail. Mr. Walton stated that the improvements of both properties could be a gateway for the County. Mr. Walton stated that he can answer any additional questions the board may have.

Chairman Weinstein asked if there were anyone signed up for public comment and Mrs. Brooks stated no.
Muddessar Ahmad asked if the Tanks were going to be moved from the existing gas station to which the applicant stated yes.

Muddessar Ahmad: If there were a produce stand near there? Mark Walton stated yes and that there’s commercial abutting the property and commercial from Ogleby road to bell road.

Chairman Weinstein stated the traffic was horrible and what will be the impact on the new gas station.

Mark Walton stated that there would be minimum impact because it would be the current clientele moving across the street to the new location.

Chairman Weinstein asked if the entry and exit would be off Hwy 20 to which Mark Walton stated they want to; however, they would probably put the access off Bell Road.

Steve Weinstein also asked what buffers were near the residential and if there was a variance going on near the area for a gas station. Mark Walton stated that there will be the required buffers and the transitional buffers which is the reason why the third property is used more for the transitional buffer. Mr. Walton stated he wasn’t sure about a variance.

Mrs. Brooks stated a variance was approved on Monday.

Mr. Muddessar asked if it was for a gas station and Mrs. Brooks stated yes.

Mark Walton presented the concept map to the Board and a picture of the subject area. Mrs. Brooks stated the Board has the information.

Karen Benton asked about why it could not be just 2 lots being rezoned instead of 3 to which Mark Walton stated the third property was there to meet the buffer requirements as well as it’s a stream buffer that makes it difficult without having the third lot.

Muddessar asked abs the EPA getting involved and told why they would get involved to which Mark Walton stated that yes, the EPA would make sure everything was fine because of the stream nearby. Chairman Weinsten asked what the danger of would be keeping the last piece A-R to which Mark Walton Stated the last piece is not buildable.

Mrs. Brooks stated staff recommended denial of the amendment to the comprehensive plan future land use map amendment and the rezoning of the properties at 4711 hwy 20, 905 Bell Road and bell Road.

Muddessar Ahmad asked Mrs. Brooks why the County was recommending the denial. Mrs. Brooks stated due to the project being near residential property near Bell road, the potential traffic impacts, and the future land use map showing the property to remain Medium density residential, staff denied the applications.

Chairman Weinstein asked for a motion on items 2,4,6 as it related to the comprehensive plan future land use map from medium density residential to commercial. **Muddessar Ahmad made a motion to approve the items as stipulated, Ronnie Burrell seconded, and the motion carried unanimously.**

Chairman Weinstein asked for a motion on items 1, 3, & 5 as it related to the rezoning of the properties from A-R to C-1. **Karen Benton made the motion to approve the items as stipulated, Muddessar Ahmad seconded, and the motion carried unanimously.**
Conyers/Rockdale Planning Commission

ITEM R-7:  
Rezoning Case #2019-14. A request by Rebecca Barber to rezone property located at 2431 Iris Drive SE, from the M-1 (Light Industrial) to the C-1 (Local Commercial) zoning district.

<table>
<thead>
<tr>
<th>Owner</th>
<th>Rebecca Barber</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>886 Mt. Zion Road</td>
</tr>
<tr>
<td></td>
<td>Oxford, Georgia 30054</td>
</tr>
<tr>
<td>Location</td>
<td>2431 Iris Drive SE</td>
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<tr>
<td>Land Lot</td>
<td>233 Of the 10th District</td>
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<td>Tax Parcel</td>
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Chairman Weinstein read item R-7. Mrs. Brooks stated the item 7 was before the board because the property is a legally nonconforming property. Before the UDO was adopted, commercial uses were allowed in M-1 location but when the UDO was adopted it took away those uses. As result, the property became legally nonconforming and has been operating as such for over 10 years. The applicant is seeking to change the zoning in order to have the commercial uses without having to keep up with paperwork regarding the nonconforming uses. Mrs. Brooks stated the applicant was present if the board had any questions.

The Board did not have any questions. Mrs. Brooks stated staff recommended approval of the rezoning from M-1 to C-1.

Muddessar Ahmad made the motion to approve the rezoning as stipulated, Karen Benton seconded, and the motion carried unanimously.

ITEM R-8:  
Rezoning Case #2019-15. A request by TASHI Investment LLC to rezone property located at 1500 Sigman Road NW, from the M-1 (Light Industrial) to the C-2 (General Commercial) zoning district.

<table>
<thead>
<tr>
<th>Owner</th>
<th>TASHI Investment LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1500 Sigman Road</td>
</tr>
<tr>
<td></td>
<td>Conyers, Georgia 30013</td>
</tr>
<tr>
<td>Agent</td>
<td>Mark Walton</td>
</tr>
<tr>
<td>Location</td>
<td>1500 Sigman Road NW</td>
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<tr>
<td>Land Lot</td>
<td>264 Of the 16th District</td>
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<td>Tax Parcel</td>
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ITEM R-9:  
Rezoning Case #2019-16. A request by TASHI Investment LLC to rezone property located at 1586 Rockbridge NW, from the M-1 (Light Industrial) to the C-2 (General Commercial) zoning district.

<table>
<thead>
<tr>
<th>Owner</th>
<th>TASHI Investment LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1500 Sigman Road</td>
</tr>
<tr>
<td></td>
<td>Conyers, Georgia 30013</td>
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<tr>
<td>Agent</td>
<td>Mark Walton</td>
</tr>
<tr>
<td>Location</td>
<td>1586 Rockbridge Road</td>
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<tr>
<td>Land Lot</td>
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</table>

Mr. Weinstein asked to hear item R-8 & R-9 as it related to the same project. Chairman Weinstein then read the items.
Mrs. Brooks stated the items are before the planning commission because the property was originally legally nonconforming due to being before the UDO. However, the gas station with the commercial uses burned down which required the property to come up to code in order to rebuild. As a result, the applicant is seeking to rezone their properties in order to have the commercial uses. Mrs. Brooks stated the reason why it is two addresses is because the r1586 Rockbridge property is a small part that is a part of the project. Mrs. Brooks stated the applicant was present with their representative Mark Walton if the board had any additional questions.

There was no one present in opposition of the item. Mr. Weinstein asked if there were any additional questions for the applicant to which the board stated no.

Mrs. Brooks stated staff recommended approval of the rezoning of the properties located at 1500 Sigman Road and 1586 Rockbridge Road.

**Tom Harrison made a motion to approve the rezoning of items 8 & item 9 as stipulated, Ronnie Burrell seconded, and the motion carried unanimously.**

Reports:

**City of Conyers (Ord.No. 1171 & 1172)**  Amendment to the Comprehensive Land Use Plan and Official Zoning Map for parcel 070001004C. **Approved by City Council on July 17, 2019.** Scott Gaither, Conyers Deputy Director of Planning & Development, stated the ordinances were approved by the City Council on July 17, 2019.

Reports:

**Rockdale County** – There are none.

Public Comment (Excluding Business in Process)

Chairman Weinstein stated that before the meeting end, he would like to mention that Mrs. Brooks will be leaving and that she did a good job. Chairman Weinstein wished Mrs. Brooks well and Mrs. Brooks thanked the board for everything.

Adjournment. **Ronnie Burrell motioned to adjourned, Tom Harrison seconded, and the motion carried unanimously.**

The meeting adjourned at 7:38 p.m.

__________________________   _______________________
Kellie Littlefield, Planner   Steve Weinstein, Chairman
Rockdale County Planning & Development   Conyers/ Rockdale Planning Commission