

# CONYERS/ROCKDALE PLANNING COMMISSION



October 8, 2020 at 7:00 P.M.  
Rockdale County Auditorium  
903 N Main St NW, Conyers, GA, 30012



## AGENDA

1. **Call to Order:**
  - A. Invocation;
  - B. Pledge of Allegiance.
2. **Determination of a Quorum:**
  - A. Roll Call.
3. **Approval of the Agenda;**
4. **Approval of the Minutes:**
  - A. [August 13 – Regularly Scheduled Meeting](#);
  - B. September 10 – Canceled due to Lack of Agenda Items.
5. **Rules of Procedure for Public Hearings;**
6. **Items Requested to be Withdrawn:**
  - A. [Withdrawal Letter](#):
    - i. **Future Land Use Map Case No. 2020-06** | 2385 & 0 Gees Mill Rd NE and 0 & 0 Glenn Rd NE, Conyers, GA, 30013 | Amend the Future Land Use Map Category from Light Industrial and Medium Density Residential to High Density Residential.
    - ii. **Rezoning Case No. 2020-09** | 2385 & 0 Gees Mill Rd NE and 0 & 0 Glenn Rd NE, Conyers, GA, 30013 | R-1 (Single-Family) to R-M (Multi-Family).
7. **Old/Unfinished Business:**
  - A. City of Conyers – None:
  - B. Rockdale County:

<b>ITEM R-1:</b>	<a href="#">Special Use Permit Case #2020-01</a> A request for a Recycling Center to crush recycled concrete and asphalt.
<b>LOCATION:</b>	213, 214, 215 Camden Industrial Pkwy NW, Conyers, GA, 30012
<b>TAX PARCEL #:</b>	0410010219, 0410010220, and 0410010221
<b>SIZE:</b>	5.042 acres
<b>OWNER:</b>	Trenton Lee Pippin
<b>AGENT:</b>	Jeremy Moulton of The Moulton Law Firm

**8. New Business:**

**A. City of Conyers:**

<b>ITEM C-1:</b>	<b>CASE 05(2020):</b> A request for a Special Use Permit to establish an automotive repair and maintenance (minor) and automotive parts and tire store in the General Business (BG) zoning district.
<b>LOCATION:</b>	1407 Klondike Road
<b>TAX PARCEL #:</b>	0430020011
<b>SIZE:</b>	1.335 acres
<b>OWNER:</b>	Gainer Properties INC
<b>APPLICANT:</b>	John Tate
<b>ORDINANCE #:</b>	<b>1217</b>
<b>EXHIBITS:</b>	<a href="#">Area Map</a> ; <a href="#">Application</a> ; <a href="#">Zoning Analysis</a> .

<b>ITEM C-2:</b>	<b><u>Preliminary Plat – Vaughns Farm</u></b> A proposal for 120 single-family residential lots on 37.645 acres
<b>TAX PARCEL #:</b>	046001003A, 046001003C & 046001003F
<b>APPLICANT:</b>	Jon Howard & Diane Pathammavong – Planners & Engineers Collaborative, INC

<b>ITEM C-3:</b>	<b><u>Preliminary Plat – Creekside at Olde Town Conyers</u></b> A proposal for Phase 2 & Phase 3 of Creekside at Olde Town Conyers with a total of 69 single-family residential lots on 14.67 acres.
<b>LOCATION:</b>	1999 Boar Tusk Road
<b>APPLICANT:</b>	Mark Walton

**B. Rockdale County:**

<b>ITEM R-2:</b>	<b><u>Special Use Permit Case #2020-03</u></b> A request for alterations to the Conditions of Approval as approved under Special Use Permit Case No. 2014-08 for a Private School as an Accessory Use to a Place of Worship in the A-R (Agricultural-Residential) Zoning District.
<b>LOCATION:</b>	1151 Flat Shoals Rd SE, Conyers, GA, 30013
<b>TAX PARCEL #:</b>	0760030016
<b>SIZE:</b>	5 acres
<b>OWNER:</b>	Kingdom Builders Covenant Church
<b>AGENT:</b>	E. Brian Watkins for Kingdom Builders Covenant Church

<b>ITEM R-3:</b>	<a href="#"><u>Text Amendment Case No. 2020-04</u></a> A request to amend Sec. 106-1 (Definitions), Sec. 218-1 (Table of Permitted Uses, Sec. 218-13 (Standards of Use and Development), and Sec. 222-2 (Parking Space Requirements) regarding Caterers and Mobile Food Vendors.
<b>APPLICANT:</b>	County Staff

<b>ITEM R-4:</b>	<a href="#"><u>Text Amendment Case No. 2020-05</u></a> A request to amend Sec. 106-1(c) (Definitions) regarding Truck stops.
<b>APPLICANT:</b>	County Staff

<b>ITEM R-5:</b>	<a href="#"><u>Text Amendment Case No. 2020-06</u></a> A request to amend Chapter 310 - Stormwater Management.
<b>APPLICANT:</b>	County Staff

**9. Reports:**

**A. City of Conyers - On August 16<sup>th</sup>, the City Council:**

- i. Approved the Special Use Permit for a liquor store at 1081 Iris Drive with conditions; and**
- ii. Approved the Special Use Permit for the transitional housing facility at 1555 Milstead Road**

**B. Rockdale County**

- i. The County Cases are Scheduled for the Board of Commissioners' Zoning Public Hearing Meeting on:**

Date	Day	Time	Location	Address
10/27	TUE	9:00 AM	Auditorium	903 N Main St NW, Conyers, GA, 30012

**C. The Next Regularly Scheduled Planning Commission Meeting is:**

Date	Day	Time	Location	Address
11/12	THU	7:00 PM	Auditorium	903 N Main St NW, Conyers, GA, 30012

**10. Public Comments (Excluding Items in the Zoning Process);**

**11. Adjourn.**