

ROCKDALE COUNTY BOARD OF COMMISSIONERS

ZONING PUBLIC HEARING

JULY 22, 2021 AT 7:00 PM

ROCKDALE COUNTY ASSEMBLY HALL
901 N MAIN ST NW, CONYERS, GA, 30012



AGENDA

1. Call to Order:

A. Invocation;

B. Pledge of Allegiance.

2. Approval of the Agenda;

3. Approval of the Minutes:

A. [May 25](#);

B. June 24 was canceled due to the Planning Commission not having a quorum on June 10.

4. Rules of Procedure for Public Hearings;

5. Old/Unfinished Business: None;

6. New Business:

A. [0 Salem Rd SE, Conyers, GA, 30013](#): Requests for the following in regard to 46.16 acres that is close to the intersection of Salem Rd and Fairview Rd by Buckingham Investments, LLC c/o Battle Law P.C.:

i. **Future Land Use Map Case No. 2021-04**: Amend the Future Land Use Map to re-designate property from Mixed Use/ Employment Center to Medium Density Residential;

ii. **Rezoning Case No. 2021-06**: Rezone from NC (Neighborhood Commercial) / MxD (Mixed-Use) / CID (Civic-Institutional) to MUR (Mixed Use Residential);

iii. Recommendations:

1. The Applicant and Staff recommends that this project be **Continued to the August Public Hearings**.

B. [1774 and 1806 Flat Shoals Rd SE, Conyers, GA, 30013](#): Requests for the following in regard to 43.95 acres by InLine Communities, LLC:

i. **Future Land Use Map Case No. 2021-05**: Amend the Future Land Use Map to re-designate property from Low Density Residential / Agriculture to High Density Residential;

ii. **Rezoning Case No. 2021-07**: Rezone from R-1 (Residential) to RM (Multi-Family Residential);

iii. Recommendations:

1. The Planning Commission voted to recommend **Denial**;

2. Staff recommends **Approval with conditions**.

iv. This project contains 2 actions. Therefore, the combined Public Hearing time limit is 20 minutes each for the applicant and the opposition.

- C. [5180 HWY 20 NW, Loganville, GA, 30052](#): A request for the following in regard to 16.11 acres by Shari Johnson:
- i. **Special Use Permit Case No. 2021-01**: Dewatering Activity;
 - ii. Recommendations:
 1. The Planning Commission voted to recommend **Denial**;
 2. Staff recommends **Approval with conditions**.
 - iii. This project contains 1 action. Therefore, the Public Hearing time limit is 10 minutes each for the applicant and the opposition.
- D. [2200 Plunkett Rd NW, Conyers, GA, 30012](#): A request for the following in regard to 26.31 acres by Great Southern Wood Preserving, Inc.:
- i. **Rezoning Case No. 2021-08**: Rezone from M-2/C (General Industrial with Conditions of Approval) and M-1/C (Limited Industrial with Conditions of Approval) to M2 (General Industrial);
 - ii. Recommendations:
 1. The Planning Commission voted to recommend **Approval with conditions**;
 2. Staff recommends **Approval with conditions**.
 - iii. This project contains 1 action. Therefore, the Public Hearing time limit is 10 minutes each for the applicant and the opposition.
- E. [0 Lester Rd NW, Conyers, GA, 30012](#): A request for the following in regard to 20.24 acres by Rockdale County:
- i. **Rezoning Case No. 2021-09**: Rezone from M-2/C (General Industrial with Conditions of Approval) and M-1/C (Limited Industrial with Conditions of Approval) to M2 (General Industrial);
 - ii. Recommendations:
 1. The Planning Commission voted to recommend **Approval with conditions**;
 2. Staff recommends **Approval with conditions**.
 - iii. This project contains 1 action. Therefore, the Public Hearing time limit is 10 minutes each for the applicant and the opposition.
- F. [1101 Johnson Rd SW, Conyers, GA, 30094](#): Requests for the following in regard to 3.74 acres by MaddoxNix:
- i. **Future Land Use Map Case No. 2021-06**: Amend the Future Land Use Map to re-designate property from Commercial and High Density Residential to High Density Residential;
 - ii. **Rezoning Case No. 2021-10**: Rezone from C-2 (General Commercial) to RM (Multi-Family Residential);
 - iii. Recommendations:
 1. The Planning Commission voted to recommend **Approval with conditions**;
 2. Staff recommends **Approval with conditions**.
 - iv. This project contains 2 actions. Therefore, the combined Public Hearing time limit is 20 minutes each for the applicant and the opposition.

- G. 1900 Lester Rd NW, Conyers, GA, 30012:** Requests for the following in regard to 3 acres by Hydro Excavators, LLC:
- i. Future Land Use Map Case No. 2021-07:** Amend the Future Land Use Map to re-designate property from Medium Density Residential to Light Industrial;
 - ii. Rezoning Case No. 2021-11:** Rezone from R1 (Single-Family Residential) to M1 (Limited Industrial);
 - iii. Recommendations:**
 1. The Planning Commission voted to recommend **Approval with conditions**;
 2. Staff recommends **Approval with conditions**.
 - iv.** This project contains 2 actions. Therefore, the combined Public Hearing time limit is 20 minutes each for the applicant and the opposition.
- H. 4711 HWY 20 SE and 905 & 0 Bell Rd SE, Conyers, GA, 30094:** Requests for the following in regard to 2.61 acres by Bethany Lavigno, P.C.:
- i. Future Land Use Map Case No. 2021-08:** Amend the Future Land Use Map to re-designate property from Medium Density Residential to Commercial;
 - ii. Rezoning Case No. 2021-12:** Rezone from AR (Agricultural Residential) to C1 (Local Commercial);
 - iii. Recommendations:**
 1. The Planning Commission voted to recommend **Approval with conditions**;
 2. Staff recommends **Approval with conditions**.
 - iv.** This project contains 2 actions. Therefore, the combined Public Hearing time limit is 20 minutes each for the applicant and the opposition.
- I. 2720 Salem Rd SE, Conyers, GA, 30013:** A request for the following in regard to 2.28 acres by Rockdale County:
- i. Rezoning Case No. 2021-13:** Rezone from MxD/C (Mixed-Use Development with conditions) to MxD (without conditions);
 - ii. Recommendations:**
 1. The Planning Commission voted to recommend **Approval**;
 2. Staff recommends **Approval**.
 - iii.** This project contains 1 action. Therefore, the Public Hearing time limit is 10 minutes each for the applicant and the opposition.
- J. 2397 Iris Dr SE, Conyers, GA, 30013:** A request for the following in regard to 1.63 acres by Julia M. Kirkland:
- i. Rezoning Case No. 2021-14:** Rezone from R1 (Single-Family Residential) to M1 (Limited Industrial);
 - ii. Recommendations:**
 1. The Planning Commission voted to recommend **Approval**;
 2. Staff recommends **Approval**.
 - iii.** This project contains 1 action. Therefore, the Public Hearing time limit is 10 minutes each for the applicant and the opposition.

- K.** A request to amend **Sec. 106-1 (Definitions)**, **Sec. 218-1 (Table of Permitted Uses)**, and **Sec. 218-13 (Standards of Use and Development)** regarding Ice Cream Parlors/Snack and Nonalcoholic Beverage Bars and Retail Bakeries:
- i.** [Text Amendment Case No. 2021-15;](#)
 - ii.** Recommendations:
 - 1. The Planning Commission voted to recommend **Approval;**
 - 2. Staff recommends **Approval.**
- L.** A request to amend **Sec. 214-5 (One Principal Use Authorized Per Lot)**:
- i.** [Text Amendment Case No. 2021-16;](#)
 - ii.** Recommendations:
 - 1. The Planning Commission voted to recommend **Approval;**
 - 2. Staff recommends **Approval.**
- M.** A request to amend **Sec. 106-1 (Definitions)**, **Sec. 218-1 (Table of Permitted Uses)**, and **Sec. 218-13 (Standards of Use and Development)** regarding Rental and Leasing of Goods and Equipment, including the following: Construction, Mining, and Forestry Machinery and Equipment Rental and Leasing; Other Commercial and Industrial Machinery and Equipment Rental and Leasing; Office Machinery and Equipment Rental and Leasing; All Other Consumer Goods Rental:
- i.** [Text Amendment Case No. 2021-17;](#)
 - ii.** Recommendations:
 - 1. The Planning Commission voted to recommend **Approval;**
 - 2. Staff recommends **Approval.**
- N.** A request to amend **Sec. 202-6 (Relationship to Comprehensive Plan)**:
- i.** [Text Amendment Case No. 2021-18;](#)
 - ii.** Recommendations:
 - 1. The Planning Commission voted to recommend **Approval;**
 - 2. Staff recommends **Approval.**
- O.** A request to amend **Sec. 106-1 (Definitions)**, **Sec. 206-1 (W-P Watershed Protection District)**, **Sec. 218-1 (Table of Permitted Uses)**, and **Sec. 218-13 (Standards of Use and Development)** regarding Accessory Dwelling Units (ADUs):
- i.** [Text Amendment Case No. 2021-19;](#)
 - ii.** Recommendations:
 - 1. The Planning Commission voted to recommend **Continue to the August Public Hearings;**
 - 2. Staff recommends **Continue to the August Public Hearings.**
- P.** A request to amend **Sec. 106-1 (Definitions)**, **Chapter 206 (Base Zoning Districts)**, **Sec. 206-1 (W-P Watershed Protection District)**, **Sec. 214-1 (Dimensional Standards of Zoning Districts)**, **Sec. 218-1 (Table of Permitted Uses)**, and **Sec. 218-13 (Standards of Use and Development)** regarding Cottage Homes (Tiny Houses):

i. [Text Amendment Case No. 2021-20](#);

ii. Recommendations:

1. The Planning Commission voted to recommend **Continue to the August Public Hearings**;
2. Staff recommends **Continue to the August Public Hearings**.

7. **Reports: None.**