

# ROCKDALE COUNTY BOARD OF COMMISSIONERS

## ZONING PUBLIC HEARING JANUARY 27, 2022 AT 6:00 PM ROCKDALE COUNTY ASSEMBLY HALL 901 N MAIN ST NW, CONYERS, GA, 30012



### AGENDA

1. Call to Order;
2. Approval of the Agenda;
3. Approval of the Minutes:
  - A. [September 23](#).
4. Rules of Procedure for Public Hearings;
5. Old/Unfinished Business: None;
6. New Business:
  - A. [2709 Dennard Rd NE, Conyers, GA, 30013](#): Requests for the following in regard to 5.61 acres by Lola R Robinson:
    - i. **Rezoning Case No. 2021-16**: Rezone 5.61 acres from AR (Agricultural-Residential) to R1 (Single-Family Residential):
      1. **Recommendations**:
        - a. The Planning Commission voted to recommend **Approval with Conditions**
        - b. Staff recommend **Approval with Conditions**.
    - B. [2660 Old Salem Rd SE, Conyers, GA, 30013](#): Request for the following in regard to 54.49 acres by Ashton Atlanta Residential LLC:
      - i. **Rezoning Case No. 2021-17**: Rezone from AR (Agricultural-Residential) to CRS (Collaborative Residential Subdivision):
        1. **Recommendations**:
          - a. The Applicant wishes to be **Referred Back to the Planning Commission for Reconsideration** with a new Concept Plan after meeting/discussing this project with the neighbors;
          - b. The Planning Commission voted to recommend **Denial**
          - c. Staff recommends **Approval with Conditions**.
    - C. **Two single-family attached townhome units**. A request to Sec. 206-4 (R-2 Two-Family (Duplex) Residential District).
      - i. [Text Amendment Case No. 2021-27](#);
      - ii. **Recommendations**:
        1. The Planning Commission voted to recommend **Approval**;
        2. Staff recommends **Approval**.

- D. **3362 Stanton Rd SE, Conyers, GA, 30094**: Request for the following in regard to 10.42 acres by Hugh Delaney:
- i. **Rezoning Case No. 2021-18**: Rezone from AR (Agricultural-Residential) to R2 (Two-Family Residential):
    1. **Recommendations**:
      - a. The Applicant wishes to be **Referred Back to the Planning Commission for Reconsideration** with a new Concept Plan after meeting/discussing this project with the neighbors;
      - b. The Planning Commission voted to **Remove from the Final Agenda**, which is in effect a **“No Recommendation”**;
- E. **0 Gee’s Mill Rd NE, Conyers, GA, 30013**: Request for the following in regard to 30.446 acres by John Andrew Nix:
- i. **Rezoning Case No. 2021-19**: Rezone from R1 (Single Family-Residential) to M1 (Limited Industrial):
    1. **Recommendations**:
      - a. The Planning Commission voted to recommend **Approval with Conditions**;
      - b. Staff recommends **Approval with Conditions**.
- F. **2966 & 0 Flat Shoals Rd SW, Conyers, GA, 30094**: Request for the following in regard to 90.52 acres by Kaleb Smith:
- i. **Rezoning Case No. 2021-20**: Rezone from AR (Agricultural-Residential) to R1 (Single Family Residential):
    1. **Recommendations**:
      - a. The Planning Commission voted to recommend **Approval with conditions**;
      - b. Staff recommends **Approval with Conditions**.
- G. **Commercial Vehicle Parking**. 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. 222-11 (Parking Vehicles in Residential Districts):
- i. **Text Amendment Case No. 2021-24**;
  - ii. **Recommendations**:
    1. The Planning Commission voted to recommend **Approval**;
    2. Staff recommends **Approval**.
- H. **Sale, Rental, and Leasing of Vehicles**. A request to amend Sec. 106-1 (Definitions), Sec. 218-1 (Table of Permitted Uses), and Sec. 218-13 (Standards of Use and Development):
- i. **Text Amendment Case No. 2021-28**;
  - ii. **Recommendations**:
    1. The Planning Commission voted to recommend **Approval**;
    2. Staff recommends **Approval**.

I. **1362 Rockbridge Rd NW et al**: Request for the following in regard to 47.72 acres by Stonemont Financial Group:

- i. **FLU Case No. 2022-01**: Amend the Comprehensive Plan Future Land Use Map Category for four parcels on Rockbridge Rd NW, Conyers, GA, 30012 from Low Density Residential to Light Industrial for the development of a warehouse facility

1. **Recommendations:**

- a. The Planning Commission voted to **Remove from the Final Agenda**, which is in effect a “**No Recommendation**”;
- b. Staff recommends **Approval with Conditions**

- ii. **Rezoning Case No. 2022-01**: Rezone 8.97 acres from R3 (Residential Multi-Family) to M1 (Limited Industrial) and 38.752 acres from R1 (Single-Family Residential) to M1 (Limited Industrial) for the development of a warehouse facility

1. **Recommendations:**

- a. The Planning Commission voted to **Remove from the Final Agenda**, which is in effect a “**No Recommendation**”;
- b. Staff recommends **Approval with Conditions**.

J. **2721 and 2905 Turner Rd SW, Conyers, GA 30094** 2721 and 2905 Turner Rd SW, Conyers, GA 30094

- i. **Rezoning Case No. 2022-02**: rezone a portion of two parcels on Turner Rd SW, Conyers, GA, 30094: 77.673± acres from R1 (Single-Family Residential) to CRS (Collaborative Residential Subdivision); 34.024 acres from R1/C (Single-Family Residential with Conditions) to CRS (Collaborative Residential Subdivision) for the development of a single-family detached subdivision

1. **Recommendations:**

- a. The Planning Commission voted to **Remove from the Final Agenda**, which is in effect a “**No Recommendation**”;
- b. Staff recommends **Approval with Conditions**

7. **Reports:**

- A. **October 14 Planning Commission Minutes**.
- B. **November 10, 2021 Planning Commission Minutes**
- C. **December 9, 2021 Planning Commission Minutes**
- D. **January 13, 2022 Planning Commission Minutes**