

CONYERS/ROCKDALE PLANNING COMMISSION MEETING



February 10, 2022, at 6:00 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. **Determination of a Quorum:**
 - A. **Roll Call.**
3. **Approval of the Agenda.**
4. **Approval of the Minutes:**
 - A. **[December 9, 2021.](#)**
 - B. **[January 13, 2022.](#)**
5. **Rules of Procedure for Public Hearings.**
6. **Old Business: None**
7. **New Business:**
 - A. **City of Conyers:**

ITEM C-1:	Preliminary Plat – Millers Point
PURPOSE:	Single-family detached residential subdivision
ACRES:	33.53
NO. OF LOTS:	94
LOCATION:	2450 & 822 Lennox Drive
OWNER:	Lennar Georgia, Inc. 1000 Holcomb Woods Pkwy Bldg. 4, Suite 450 Roswell, GA 30076
AGENT:	Bryan McCranie Planners & Engineers Collaborative 350 Research Court Suite 200 Peachtree Corners, GA 30092

B. Rockdale County:

ITEM R-1:	<u>1362, 1390 and 0 Rockbridge Rd</u>
REQUESTS:	<p>R-1A: Future Land Use Amendment Case No. 2022-01 A request to amend the Future Land Use Map Category from Low Density Residential to Light Industrial</p> <p>R-1B: Rezoning Case No. 2022-01 A request to rezone four parcels from R1 (Single-family residential) and R3 (Multifamily Residential) to M1 (Limited Industrial)</p>
TAX PARCEL #:	0410010013, 041001013J, 041001013K, 041001013H
SIZE:	47.72 acres
APPLICANT:	Stonemont Financial Group, LLC
PUBLIC HEARINGS AND MOTIONS:	2 Public Hearings (or 1 combined) and 2 Motions are required: R-1A; R-1B

ITEM R-2:	<u>2721 and 2905 Turner Rd</u>
REQUEST:	<p>Rezoning Case No. 2022-02 A request to rezone from R1 (Single-Family Residential) to CRS (Collaborative Residential Subdivision).</p>
PARCEL:	0100030001 and 0100030003
SIZE:	111.697 acres
APPLICANT:	The Revive Land Group LLC
PUBLIC HEARINGS AND MOTIONS:	1 Public Hearing and 1 Motion is required

ITEM R-3:	<u>Preliminary Plat 1774 Flat Shoals Rd</u>
REQUEST:	<p>Preliminary Plat Case No. 2021-0113 A request to approve a preliminary plat for a 145-unit single-family attached townhome development</p>
PARCEL:	0750010001, 0750010002
SIZE:	45.00 acres
APPLICANT:	Planners & Engineering Collaborative+
PUBLIC HEARINGS AND MOTIONS:	1 Public Hearing and 1 Motion is required

ITEM R-4:	<u>1141 Old Salem Road</u>
REQUEST:	Rezoning Case No. 2022-03 A request to rezone from M1 (Limited Industrial) to C2 (General Commercial)
PARCEL:	0750010013 and 075001013M.
SIZE:	2.63 acres
APPLICANT:	Forsyth Hospitality, Inc.
PUBLIC HEARINGS AND MOTIONS:	1 Public Hearing and 1 Motion is required

ITEM R-5:	<u>1900 Dogwood and 0 Old Covington Hwy</u>
REQUESTS:	R-5A: Future Land Use Amendment Case No. 2022-02 A request to amend the Future Land Use Map Category from Light Industrial to High-Density Residential R-5B: Rezoning Case No. 2022-04 A request to rezone two parcels from M1 (Limited Industrial) to RM (Residential-Multifamily)
TAX PARCEL #:	0740040002 and 074004001C
SIZE:	8.65 acres
APPLICANT:	Moore Bass Consulting, Inc.
PUBLIC HEARINGS AND MOTIONS:	2 Public Hearings (or 1 combined) and 2 Motions are required: R-5A; R-5B

8. Reports:

A. City of Conyers: None.

B. Rockdale County:

C. The Board of Commissioners will hold the Zoning Public Hearing on Thursday, February 24, 2022 at 6:00 p.m. – VIRTUALLY ONLY - Any person wishing to speak during public comment at the Zoning Public Hearing is requested to register in advance by contacting the Rockdale County Department of Planning and Development at planning@rockdalecountyga.gov or (770) 278-7100 by Wednesday, February 23, 2022 at 5:00p.m.

The Next Regularly Scheduled Planning Commission Meeting will be on:

Date	Day	Time	Location	Address
03/10/22	THU	6:00 PM	Virtual	https://www.facebook.com/RockdaleGov

9. Adjourn.