

CONYERS/ROCKDALE PLANNING COMMISSION MEETING



June 9, 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. [April 14, 2022.](#)
5. **Rules of Procedure for Public Hearings.**
6. **Old Business: None**
7. **New Business:**
 - A. City of Conyers:

ITEM C-1:	CASE 7 (2022): Ordinance 1290 A request for a special use permit to establish a drinking place in the Gateway Village – Urban Village District
LOCATION:	1377 Old McDonough Hwy
PARCEL:	C31001001B
SIZE:	0.79
OWNER:	Omega Builders/Muddessar Ahmed 1071 Railroad Street Conyers, GA 30012
APPLICANT:	Sylvester and Shelia Nelloms 2500 Blackmon Drive Unit 3309 Decatur, Ga 30033

ITEM C-2:	CASE 8 (2022): Ordinance 1291 A request to amend the future land use map from General Commercial to Residential High; and to amend the official zoning map from General Business District (BG) with conditions in the North Conyers Design Overlay District to Townhouse Residential District (TH) in the North Conyers Design Overlay District
LOCATION:	1990 Highway 138
PARCEL:	0680010003
SIZE:	9.97 Total – 8.87 Requested
OWNER:	Jack Davis & Davis Family Foundation Inc.

	1561 Tanglebrook Drive Athens, Ga 30606
APPLICANT:	John Nix 945 Bank Street Conyers, Ga 30012

B. Rockdale County:

ITEM R-1:	<u>2660 Old Salem Rd</u>
REQUEST:	Rez Case No. 2021-17 Rezone AR (Agricultural-Residential) to CRS (Collaborative Residential Subdivision)
PARCEL:	0770010007
SIZE:	54.49 acres
APPLICANT:	Ashton Atlanta Residential LLC
PUBLIC HEARINGS AND MOTIONS:	1 Public Hearing and 1 vote is required

ITEM R-2:	<u>0 Sigman Rd Et Al</u>
REQUEST:	Rez Case No. 2022-05 Rezone R1 (Single-Family Residential) to MRU (Mixed Residential Use)
PARCEL:	0560010004, 0560010006 and 057003050A
SIZE:	65.07 acres
APPLICANT:	Joe Gary
PUBLIC HEARINGS AND MOTIONS:	1 Public Hearing and 1 vote is required

ITEM R-3:	<u>0 Millers Chapel Rd</u>
REQUEST:	FLU Case 2022-03 Amend the Future Land Use category from Office/Industrial to Commercial Rez Case No. 2022-06 Rezone AR (Agricultural-Residential) to C2 (General Commercial)
PARCEL:	0460010010
SIZE:	3.74 acres
APPLICANT:	Phillip Bader

PUBLIC HEARINGS AND MOTIONS:	1 Public Hearing and 1 vote is required
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8. Reports:

A. City of Conyers: None.

B. Rockdale County: None

C. The Board of Commissioners will hold the Zoning Public Hearing for the County items in-person at 6:00 PM on Thursday, June 23, 2022 at 901 Main St NW in the Assembly Hall.

D. The Next Regularly Scheduled Planning Commission Meeting will be on:

Date	Day	Time	Location	Address
7/14/22	THU	6:00 PM	Assembly Hall	901 N Main St NW, Conyers, GA, 30012

9. Adjourn.