

CONYERS/ROCKDALE PLANNING COMMISSION MEETING



September 8th, 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. August 11th, 2022.
5. **Rules of Procedure for Public Hearings.**
6. **Old Business: None**
7. **New Business:**
 - A. City of Conyers:

ITEM C-1:	CASE 10(2022): Ordinance 1293 A request for a text amendment to Section 8-7-92(ww)
PURPOSE:	To allow more than one business to obtain an occupational tax license to operate in a personal care home.
APPLICANT:	Shelton Shatteen Golden Bridge Assisted Living, INC 1175 Green Street Conyers, GA 30012

ITEM C-2:	CASE 11(2022): Ordinance 1294 A request for a text amendment to Section 8-7-44 – Table 1 Residential Lot Requirements
APPLICANT:	City of Conyers

ITEM C-3:	Preliminary Plat Eastmore Phase 1C
APPLICANT:	Eastmore Development
LOCATION:	Johnson Road
LOTS:	4

B. Rockdale County:

ITEM R-1:	2294 Iris Drive SW Conyers, GA
REQUEST:	REZ Case No. 2022-10 A request to rezone from C-2 (General Commercial) to RM (Residential Multifamily) for a 129-unit attached townhome development
PARCEL:	0100100007
SIZE:	12.94 acres
APPLICANT:	Battle Law, P.C.
PUBLIC HEARINGS AND MOTIONS:	1 Public Hearing and 1 vote is required

ITEM R-2:	0 Glenn Road Conyers, GA
REQUEST:	REZ Case No. 2022-12 A request to rezone from R-1 (Single-Family Residential) to RM (Residential Multifamily), for a 148-unit townhome development
PARCEL:	0740010021
SIZE:	37.2 acres
APPLICANT:	Moore Bass Consulting, Inc.
PUBLIC HEARINGS AND MOTIONS:	1 Public Hearing and 1 vote is required

ITEM R-3:	1716, 1726, 1736, 1980, and 1670 Lester Road; 1630, 1632, and 1634 Farmer Road; and 1975 Sigman Road Conyers, GA
REQUEST:	FLU Case No. 2022-07 A request to amend the Future Land Use Map Category from High Density Residential to Light Industrial for the development of a warehouse REZ Case No. 2022-14 A request to rezone from R-1 (Single-Family Residential) to M1(Limited Industrial), for the development of a warehouse
PARCEL:	0210010063, 021001003H, 021001003A, 0210010059, 0210010060, 021001003C, 021001003F, 021001003G, and 0210010003
SIZE:	40.009 acres
APPLICANT:	Oakmont Pacolet Acquisitions, LLC
PUBLIC HEARINGS AND MOTIONS:	2 Public Hearings and 2 votes are required

ITEM R-4:	1066 Honey Creek Road Conyers, GA
REQUEST:	<p>FLU Case No. 2022-08 A request to amend the Future Land Use Map Category from Medium Density Residential to Office Industrial to allow the development of a day care facility</p> <p>REZ Case No. 2022-15 A request rezone one parcel from R-1 (Single Family Residential) to O-I (Office-Institutional), for the purpose of a day care facility.</p>
PARCEL:	079002010C
SIZE:	5.84 acres
APPLICANT:	Anthony and Constance Thomas
PUBLIC HEARINGS AND MOTIONS:	2 Public Hearings and 2 votes are required

ITEM R-5:	460 Honey Creek Road Conyers, GA
REQUEST:	<p>FLU Case No. 2022-06 A request to amend the Future Land Use Map Category from Medium Density Residential to High Density Residential for the development of a single-family detached subdivision</p> <p>REZ Case No. 2022-13 A request rezone one parcel from AR (Agricultural Residential) to CRS (Collaborative Residential Subdivision), for the development of a single-family detached subdivision</p>
PARCEL:	0480010004
SIZE:	285.682 acres
APPLICANT:	DR Horton
PUBLIC HEARINGS AND MOTIONS:	2 Public Hearings and 2 votes are required

8. **Proposed Revision to Traffic Study Requirements (Planning Commission Board Request)**
9. **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, September 22, 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
10/13/22	THU	6:00 PM	Assembly Hall	901 N Main St NW, Conyers, GA, 30012

10. Adjourn.