

# CONYERS/ROCKDALE PLANNING COMMISSION MEETING



August 11<sup>th</sup>, 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. **July 14<sup>th</sup>, 2022.**
5. **Rules of Procedure for Public Hearings.**
6. **Old Business: None**
7. **New Business:**
  - A. **City of Conyers:**

<b>ITEM C-1:</b>	<b>Case 9(2021) Ordinance 1292</b> A request to amend the official zoning map from Industrial Distribution District (ID) to Office Institutional District (OI)
<b>LOCATION:</b>	1229 Royal Drive
<b>PARCEL:</b>	C120010036
<b>SIZE:</b>	1.38 acres
<b>OWNER:</b>	Royal Business Center INC
<b>APPLICANT:</b>	Harger Hoyt 1229 Royal Drive Conyers, GA 30094

### **B. Rockdale County:**

<b>ITEM R-1:</b>	<b><u><a href="#">0 SE HWY 138, SE HWY 138 &amp; 2010 SE WEATHERSTONE CIRCLE</a></u></b>
<b>REQUEST:</b>	<b>FLU Case No. 2022-05</b> A request to amend the Future Land Use Map Category from Commercial to Mixed Use/Employment Center  <b>REZ Case No. 2022-11</b> A request to rezone one parcel from C1 (Local Commercial District) to RM (Residential Multifamily)

<b>PARCEL:</b>	046001002E, 046001002D & 046B010273
<b>SIZE:</b>	7.36 acres
<b>APPLICANT:</b>	Wellborn Development Co., Inc c/o Battle Law, P.C.
<b>PUBLIC HEARINGS AND MOTIONS:</b>	2 Public Hearings and 2 votes are required

<b>ITEM R-2:</b>	<a href="#"><u>Preliminary Plat 2721 and 2905 Turner Road SW</u></a>
<b>REQUEST:</b>	<b>Preliminary Plat Case No. 22-0117</b> A request to approve a preliminary plat to allow the development of a 176-lot single family detached subdivision
<b>PARCEL:</b>	0100030001 and 0100030003
<b>SIZE:</b>	111.697 acres
<b>APPLICANT:</b>	Planners & Engineers Collaborative +
<b>PUBLIC HEARINGS AND MOTIONS:</b>	1 Public Hearing and 1 vote is required

**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, August 25, 2022 at 901 Main St NW in the Assembly Hall.**
- D. The Next Regularly Scheduled Planning Commission Meeting will be on:**

<b>Date</b>	<b>Day</b>	<b>Time</b>	<b>Location</b>	<b>Address</b>
9/08/22	THU	6:00 PM	Assembly Hall	901 N Main St NW, Conyers, GA, 30012

**9. Adjourn.**