

CONYERS/ROCKDALE PLANNING COMMISSION MEETING



October 13th, 2022, at 6:00 PM
Rockdale County Auditorium
903 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. **September 8th, 2022.**
5. **Rules of Procedure for Public Hearings.**
6. **Old Business: None**
7. **New Business:**
 - A. **City of Conyers:**

No Items
 - B. **Rockdale County:**

ITEM R-1:	1945 Sigman Rd
REQUEST:	<u>Rez Case No. 2022-08</u> Rezone from R1 (Single Family Residential) to M1 (Limited Industrial)
PARCEL:	0220010044
SIZE:	12.089 acres
APPLICANT:	The Galloway Law Group, LLC

ITEM R-2:	2294 Iris Drive SW Conyers, GA
REQUEST:	<u>REZ Case No. 2022-10</u> 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.

ITEM R-3:	0 Glenn Road Conyers, GA
REQUEST:	<u>REZ Case No. 2022-12</u> 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.

ITEM R-4:	460 Honey Creek Road Conyers, GA
REQUEST:	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 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
PARCEL:	0480010004
SIZE:	285.682 acres
APPLICANT:	DR Horton

ITEM R-5:	2527 Sigman Rd
REQUEST:	<u>Rez Case No. 2022-09</u> Rezone from C2 (General Commercial) to RM (Residential Multifamily)
PARCEL:	010002004A, 0100020004, and 0100020005
SIZE:	34.495 acres
APPLICANT:	MaddoxNix

ITEM R-6:	2051 Highway 138
REQUEST:	<u>FLU Case 2022-04</u> Amend the Future Land Use category from Medium Density Residential to High Density Residential <u>Rez Case No. 2022-07</u>

	Rezone from R1 (Single Family Residential) to RM (Residential Multifamily)
PARCEL:	090001003B and 0900010003
SIZE:	25.26 acres
APPLICANT:	PEC+

ITEM R-7:	1609 Valley View Rd
REQUEST:	<u>SUP Case No. 2022-01</u> Allow special use permit for a commercial Dog Kennel at 1609 Valley View Rd
PARCEL:	0330010004
SIZE:	7.1 acres
APPLICANT:	Reginald Crumpton

ITEM R-8:	2462 Wall Street SE
REQUEST:	<u>SUP Case No. 2022-02</u> Authorize special use permit for a day care with at least 3 children and no more than 6 children
PARCEL:	077E010359
SIZE:	0.39 acres
APPLICANT:	Natasha Collier

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, October 27, 2022 at 903 Main St NW in the Auditorium.

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

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

9. Adjourn.