



# ROCKDALE COUNTY PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012  
Phone: 770-278-7100  
Email: [planning@rockdalecountyga.gov](mailto:planning@rockdalecountyga.gov)

## FUTURE LAND USE MAP AMENDMENT (COMPREHENSIVE PLAN), REZONING (ZONING MAP AMENDMENT), AND ALTERATIONS TO CONDITIONS OF APPROVAL APPLICATION INSTRUCTIONS

These instructions are for the following applications:

- **Future Land Use (FLU) Map Amendment (Comprehensive Plan) or Alterations to Conditions of Approval Application**
- **Rezoning (Zoning Map Amendment) or Alterations to Conditions of Approval Application**
- **FLU and Rezoning Combined Application**

The zoning district that a parcel is in can be found in the Board of Assessors' Property Record Cards (<https://qpublic.schneidercorp.com/Application.aspx?AppID=694&LayerID=11394&PageTypeID=2&PageID=4832>).

Applicants are encouraged to submit complete application prior to submittal cutoff date. To avoid wait times, please make an appointment.

See Pages 6-10 for the Amendment Process (Unified Development Ordinance (UDO) Sec. 238-4):

### **REQUIRED Pre-Application Conference** (UDO Sec. 238-4(d)(1)):

Prior to the submittal of an amendment, the applicant is required to schedule a pre-application conference a minimum 10 business days before the deadline.

At this conference, the applicant will be provided with the following:

- Information regarding procedural review requirements.
- Design and development standards.
- Submission requirements.
- Design and construction requirements for infrastructure and natural resources.

### **Relationship to the Comprehensive Plan** (UDO Sec. 202-6) (pages 11-12):

The establishment of zoning districts is largely based upon the County's Future Land Use (FLU) Map, which is part of the Comprehensive Plan.

Any request for rezoning must be consistent with the future land use category designation indicated on the FLU Map:

- If the proposed rezoning is inconsistent with the future land use category designation, an application to amend the FLU Map to a category appropriate for the requested zoning district will also be required.
- The FLU and Rezoning Combined Application may be submitted, or individual applications may be submitted.
- The FLU Map Amendment Process is the same as Rezonings.

### **Special Use Permits** (UDO Sec. 238-6):

- Certain zoning use classifications require a Special Use Permit.
- A separate application and fee shall be required and may be filed concurrently with a rezoning application.
- The Special Use Permit Process is the same as Rezonings.

### **Developments of Regional Impact** (UDO Sec. 238-5 and UDO Sec. 302-21):

- Under the Georgia Planning Act of 1989, any large-scale development, or one that is likely to impact neighboring jurisdictions, is subject to review as a Development of Regional Impact (DRI). The Atlanta Regional Commission (ARC) is responsible for conducting these reviews in the 10-county metro Atlanta area.
- A DRI review is intended to foster communication and coordination between local governments and other relevant agencies and to provide a means of identifying and assessing potential impacts before conflicts arise.
- A jurisdiction must submit information on potential DRIs to ARC for review and comment or risk losing Qualified Local Government (QLG) status with the Georgia Department of Community Affairs (DCA). Once submitted, ARC gathers input from neighboring jurisdictions and other

potentially affected parties and produces a report detailing comments and recommendations. After the review is complete, the local government retains its authority to make the final decision regarding approval of the development.

- See Pages 14 and 15 for the ARC DRI Thresholds and links for further information.
- An additional fee is required for DRIs.

### **Filing:**

- Provide one (1) digital copy and three (3) hard copies of the entire submittal packet.
- Applications must be received by noon on the deadline as shown on the Zoning Calendar on Page 5.
- Only complete applications, with all the required documents and fees, will be accepted.
- See Page 4 for the Filing Fee.
- Pages 1 and 2 of the Application provide the list of required documents.
- Multiple Tax Parcels may be on the application, but the application fee is based upon the size of each Tax Parcel and the type of rezoning.
- Completed applications must be submitted in person or by mail to the Department of Planning and Development (P&D):
  - 958 Milstead Ave NE, Conyers, GA, 30012 (in person).
  - P.O. Box 289, Conyers, GA, 30012 (by mail).
- Upon receipt, applications will be reviewed for completeness and compliance with all requirements, within 5 business days of the deadline (UDO Sec. 238-4(d)(2)).
- Applicants will be notified of the result of the completeness and compliance review.
- Applicants of incomplete applications will be notified and required to resubmit for the following month's deadline.
- Upon acceptance, an application becomes public record.

### **Timeframe:**

- The Board of Commissioners will hold a First Reading Work Session and First Reading Voting Session before transferring each application to the Planning Commission (UDO Sec. 238-4(b)(2)(d)).
- The County will prepare the following Public Notice requirements for compliance with O.C.G.A. § 36-66 and UDO Sec. 238 between 15 and 45 days before the Public Hearings:
  - Legal Notice, which will be sent by P&D to Rockdale Citizen for publication;
  - Public Notice Sign, which will be posted by Rockdale County Department of Transportation (RDOT);
  - Public Notice Letters, which will be sent by P&D, to the adjoining property owners;
  - The applicant will also receive written notification of the public hearings.

### **Hearing:**

- The Planning Commission Public Hearing is held on the second Thursday of each month at 7:00 PM.
  - The Planning Commissioners shall receive the Agenda Packet at least 5 days before the meeting (UDO Sec. 238-3(g)(1)).
  - The applicant will receive the Staff Report at the same time.
  - The Planning Commission represents and hears planning and zoning projects for both the City of Conyers and Rockdale County.
  - The Planning Commission will hold the Public Hearing and after it is closed, may elect to hold general discussion.
  - The Planning Commission will vote upon a recommendation that will continue forward to the City of Conyers' City Council or the Rockdale County Board of Commissioner's Public Hearings.
- The Board of Commissioners Zoning Public Hearing is held on the fourth Tuesday of each month at 9:00 AM.
  - The Board of Commissioners/County Clerk will receive the Agenda Packet at least 7 days before the meeting.
  - The applicant will receive the Staff Report at the same time.
  - The Board of Commissioners will then hold and close the Public Hearing. However, they do not discuss the agenda items.
- Both Public Hearings will be held at the Rockdale County Auditorium, 903 N Main St NW, Conyers, GA, 30012 and virtually.
- Applicants or representatives should plan to attend both Public Hearings.

- Public Comment Procedures at the Public Hearings:

- Each speaker must sign their name to appropriate zoning case sheet and fill out a public comment card to register your intent to speak prior to the start of this meeting. Each item of business shall be handled in the order that it appears on the agenda, unless upon motion of the Planning Commission or the Board of Commissioners, the order is changed.
  - A member of the City or County P&D staff will present each item to the Conyers/Rockdale Planning Commission, the County Planning Staff will present each item to the Board of Commissioners, and will further provide a recommendation upon each item of business
  - The Zoning Applicant or the Agent will state their name and address at the podium and will have 10 minutes in which to make his/ her presentation. Any portion of their 10 minutes may be reserved for rebuttal following the opposition to the application.
  - After the Applicant's presentation, all registered speakers who wish to speak in favor of the application will then be heard. Prior to speaking upon the item, each registered speaker will state their name and address at the podium. They will also be limited to a total of 10 minutes.
  - Once the Applicant has made his/ her presentation and the speakers in favor of the application have been heard, the secretary will then call upon the registered speakers in opposition to the application. The opposition shall likewise be limited to a total of 10 minutes.
  - Once the Public Hearing portion is closed; no other speakers will be heard.
- As a reminder, speakers are to address the Planning Commission or the Board of Commissioners, not the Applicant or the audience, and are expected to conduct themselves in an appropriate manner. The use of abusive or profane language shall not be allowed. No debate or argument between speakers shall be permitted

**Decision:**

- The Board of Commissioners will hold the following after the Board of Commissioners' Zoning Public Hearing:
  - Second Reading Work Session for general discussion on the application;
  - Second Reading Voting Session to vote on the Final Action regarding the application;
  - Further public comment is not taken at these meetings.
- Within 10 business days after the Final Action:
  - The Board of Commissioners will sign the Ordinance, if approved;
  - The County Clerk will provide the Signed Ordinance to P&D;
  - P&D will notify the applicant and property owners of the Final Action, along with the Signed Ordinance;
  - P&D will send the Signed Ordinance to the Board of Assessors, who will modify their GIS maps;
  - P&D will send the Signed Ordinance to the Geographic Information Systems (GIS) Department;
  - GIS will amend the Zoning District and other GIS Maps;
  - P&D will advise RDOT that they can remove the Public Notice Signs;
  - RDOT will remove the Public Notice Signs.

**Conditions of Approval (Conditional Zoning Amendment):**

- The Board of Commissioners may impose reasonable conditions upon the approval of any amendment to the Official Zoning Map pursuant to UDO Sec. 238-15.
- See Page 13 for further details.

**Alterations to Conditions of Approval:**

- The Conditions of Approval may be altered or repealed pursuant to UDO Sec. 238-15.
- The Alterations to or Repeal of Conditions of Approval Process is the same as that as the Process that established those Conditions.
- The application fee is the same as that as the Process that established those Conditions
- See Page 13 for further details.



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## FUTURE LAND USE MAP AMENDMENT (COMPREHENSIVE PLAN), REZONING (ZONING MAP AMENDMENT), AND ALTERATIONS TO ZONING CONDITIONS FILING FEE

The non-refundable filing fee is payable at the time of application. Payment may be made by cash (exact amount), credit card (VISA or Mastercard), check, or money order payable to Rockdale County.

The filing fee is based upon the number of properties, amount of acreage of each property to be rezoned, and the type of zoning that is being requested.

Development of Regional Impact (DRI)

Fee: \$1,200

FLU Map Amendment; and Alterations to FLU Map Conditions

Acres	Fee per Property	Tax Parcel Nos.	No. of Properties	Fee Amount (Fee x #)
<input type="checkbox"/> 0-4.99 acres	\$250			\$
<input type="checkbox"/> 5-9.99 acres	\$400			\$
<input type="checkbox"/> 10-19.99 acres	\$550			\$
<input type="checkbox"/> 20 acres and more	\$700			\$

Rezoning to AR, R-1, CRS, CDS, and CSO; and Alterations to Zoning Conditions

Acres	Fee per Property	Tax Parcel Nos.	No. of Properties	Fee Amount (Fee x #)
<input type="checkbox"/> 0-4.99 acres	\$250			\$
<input type="checkbox"/> 5-9.99 acres	\$300			\$
<input type="checkbox"/> 10-19.99 acres	\$400			\$
<input type="checkbox"/> 20 acres and more	\$500			\$

Rezoning to R2, MUR and RM; and Alterations to Zoning Conditions

Acres	Fee per Property	Tax Parcel Nos.	No. of Properties	Fee Amount
<input type="checkbox"/> 0-4.99 acres	\$300			\$
<input type="checkbox"/> 5-9.99 acres	\$400			\$
<input type="checkbox"/> 10-19.99 acres	\$550			\$
<input type="checkbox"/> 20 acres and more	\$700			\$

Rezoning to a Nonresidential District; and Alterations to Zoning Conditions

Acres	Fee per Property	Tax Parcel Nos.	No. of Properties	Fee Amount
<input type="checkbox"/> 0-4.99 acres	\$250			\$
<input type="checkbox"/> 5-9.99 acres	\$300			\$
<input type="checkbox"/> 10-19.99 acres	\$400			\$
<input type="checkbox"/> 20 acres and more	\$500			\$

**Filing Fee (Fee Amount + DRI Fee)**

**\$**



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## ZONING CALENDAR

This calendar is for Comprehensive Plan Future Land Use Map Amendments, Rezoning (Official Zoning Map Amendments), Special Use Permits, and Alterations to Conditions of Approval.

All meetings will occur Virtually for the time being. When the meetings resume being in-person, they will occur in the Rockdale County Auditorium located at 903 N Main St NW, Conyers, GA, 30012.

The Board of Commissioners' Work and Voting Sessions may be combined and/or rescheduled.

Pre-Application Meeting Deadline	Filing Deadline*	Board of Commissioners' 1st Reading – Work Session**	Board of Commissioners' 1st Reading - Voting Session***	Planning Commission Public Hearing****	Board of Commissioners' Zoning Public Hearing*****	Board of Commissioners' 2nd Reading - Work Session**	Board of Commissioners' 2nd Reading - Voting Session***
-	11/23/20	12/01/20	12/08/20	01/14/21	01/26	-	02/09
-	12/31/20	01/19/21	01/26	02/11	02/23	03/16	03/23
-	01/29/21	-	02/23	03/11	03/23	04/20	04/27
-	02/26	-	-	04/08	04/27	05/04	05/11
-	04/02	04/20	04/27	05/13	05/25	06/01	06/08
04/16	04/30	05/18	05/25	06/10	06/22	07/20	07/27
05/14	05/28	06/15	06/22	07/08	07/27	08/03	08/10
06/17	07/02	07/20	07/27	08/12	08/24	09/07	09/14
07/16	07/30	08/17	08/24	09/09	09/28	10/05	10/12
08/20	09/03	09/21	09/28	10/14	10/26	11/02	11/09

**No Applications Will Be Accepted in October.**

**No Applications Will Be Accepted in November Until The January 2022 Zoning Public Hearing Is Confirmed.**

12/15/21	12/31/21	TBD	TBD	02/??/22	02/??/22	TBD	TBD
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\* All applications must be complete and submitted prior to 12:00 pm (noon) on the day of the submission deadline.

\*\* Board of Commissioners' Work Sessions are held at 7:00 pm on Tuesdays.

\*\*\* Board of Commissioners' Voting Sessions are held at 10:00 am on Tuesdays.

\*\*\*\* Planning Commission's Public Hearings are held at 7:00 pm on the 2<sup>nd</sup> Thursday.

\*\*\*\*\* Board of Commissioners' Zoning Public Hearings are held at 9:00 am on the 4<sup>th</sup> Thursday. The November and December Zoning Public Hearings have been cancelled.



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## UDO SEC. 238-4 AMENDMENTS

(a) *Initiation of amendments.*

(1) Persons entitled to propose amendments.

Amendments to the official zoning map or to the future land use map of the comprehensive plan may be initiated by:

- The owner(s) of the subject property or the authorized agent(s) of the owner(s) of the property, or
- The board of commissioners pursuant to a proposed ordinance introduced by one or more members of the board of commissioners.
- Staff through a proposed ordinance.

Amendments to the text of the comprehensive plan and amendments to Title 2 of the UDO may only be initiated by:

- The board of commissioners pursuant to a proposed ordinance introduced by one or more members of the board of commissioners, or
- Official action of the planning commission, or
- Staff through a proposed ordinance.

Once an amendment to the future land use map, official zoning map, text of the UDO, or text of the comprehensive plan is initiated, no application for a land disturbance permit or land development or building permit, variance or appeal for property subject to such amendment shall be accepted until final action is taken on the proposed amendment. No amendments to the text of the comprehensive plan or Title 2 of the UDO, the official zoning map or the comprehensive plan land use maps shall become effective unless it has been submitted to the planning commission for public hearing and recommendation pursuant to the requirements of this chapter.

(2) *Application schedule.*

- a. Amendments to the official zoning map, to the text of the UDO and to the comprehensive plan must be submitted at least 60 days prior to the date on which final action is to be considered by the board of commissioners.
- b. Review and consideration of text, zoning and comprehensive plan amendments will be scheduled before the planning commission and board of commissioners in accordance with a schedule prepared annually by the department of planning and development.
- c. An application for an amendment to the comprehensive plan land use maps or the official zoning maps affecting all or a portion of the same property shall not be submitted more than once every 12 months measured from the date of final decision by the board of commissioners. The board of commissioners may waive or reduce this 12-month time interval by resolution, provided that if the application was denied by the board of commissioners, the time interval between the date of said denial and any subsequent application or amendment affecting the same property shall be no less than six months. This 12-month time interval shall not apply to amendments initiated by the board of commissioners, provided that if such a proposed amendment to the official zoning map or comprehensive plan land use map was denied by the board of commissioners, the time interval between the date of said denial and any subsequent application or amendment shall be no less than six months.
- d. Following an application for a text, zoning or land use amendment, the department of planning and development shall present an ordinance to the board of commissioners for consideration of a first reading. If the application is initiated by a property owner, the board of commissioners shall refer the application to the planning commission for review and recommendation. If the application is initiated by the board of commissioners pursuant to a proposed ordinance introduced by one or more members of the board of commissioners, or official action of the planning commission, or staff through a proposed ordinance, the first reading of the application may be approved by the board of commissioners for referral to the planning commission for review and recommendation or the first reading of the application may be denied, terminating the application process.

(b) *Content of applications.*

(1) *Amendments.* Applications to amend the official zoning map or the comprehensive plan shall be submitted on a form available from the department and shall, at a minimum, include the following:

- a. An application fee as established by the board of commissioners.
- b. The name, address, telephone number, fax number, and email address (if applicable) of the owner, and the same information from the applicant, if different.
- c. The street address and a valid legal description of the property to be reclassified.
- d. The applicant's interest in the property, if the applicant is not the owner.

e.	An electronic/digital version of a property survey, drawn to scale, showing north arrow, land lot and district, location of the tract, dimensions along all property lines, acreage of the tract and the street names and right-of-way dimensions of abutting streets. The plat shall be prepared by an architect, engineer, landscape architect or land surveyor whose state registration is current and valid. The preparer's signature and seal shall be affixed to the plat.
f.	A narrative description of the intent of the proposed amendment and the intended timing and phasing of development.
g.	The current and proposed zoning and land use classification, existing and proposed uses of the property proposed to be reclassified and all zoning and land uses of properties abutting the subject property.
h.	A written statement addressing how the proposed amendment to the official zoning map or comprehensive plan would impact the capacities of public facilities including, but not limited to, transportation facilities, sewage facilities, water supply, parks, drainage, schools, solid waste and emergency medical facilities.
i.	A written statement addressing how the proposed amendment to the official zoning map or comprehensive plan would impact the natural environment, especially existing trees, water bodies and water quality.
j.	A written statement addressing how the proposed amendment to the official zoning map or comprehensive plan would result in an orderly and logical development pattern.
k.	If the application requests a change in the official zoning map, the applicant shall provide a written statement addressing the standards governing the exercise of zoning as listed in subsection (g)(1) of this section. If the application requests a change in the future land use map, the applicant shall provide a written statement addressing the standards for review of comprehensive plan amendments as listed in subsection (g)(2) of this section.
l.	Any such other information or documentation as the department may reasonably deem necessary or appropriate to a full and proper consideration and disposition of the particular application consistent with required review standards.
m.	If the proposed amendment to the official zoning map would meet the thresholds of a development of regional impact (DRI) as described in section 238-5, the applicant shall prepare and submit to the department the necessary documentation required by such section.
(c)	<i>Withdrawal of applications.</i> An application for an amendment to the official zoning map or comprehensive plan that is filed prior to the deadline for filing such amendment may be withdrawn with full refund of fees prior to the application deadline upon a written request by the applicant. An application may be withdrawn upon a written request by the applicant prior to the submittal for publication of the required legal advertising in the legal organ of the county; however, there shall be no refund of application fees after the application deadline has passed.
(d)	<i>Procedures for review of applications.</i>
(1)	<i>Pre-application conference.</i> At least ten business days prior to submitting an application for an amendment to the comprehensive plan or official zoning map, the applicant should schedule a pre-application conference with the department. The purpose of this meeting is to acquaint the applicant with the requirements of the UDO and the views and concerns of the county. Within ten business days of such a request, the department shall schedule a pre-application conference with the applicant and other relevant county departments.
(2)	<i>Application submission.</i> Within five business days after the established deadline for applications for an amendment to the official zoning map or the comprehensive plan, the department shall determine whether the application is complete. If the department determines the application is not complete, the director shall send a written statement to the applicant (by first-class mail) specifying the application's deficiencies. The application shall be returned to the applicant with a refund of fees paid, and the department shall take no further action on the application until it is re-submitted for a subsequent application cycle. No application that has been determined as complete shall be amended later than the required deadline for advertising in the legal organ of the county prior to the scheduled hearing before the planning commission, except as provided for in this code section.
(3)	<i>Application review.</i> When the department determines an application for an amendment to the official zoning map or the comprehensive plan is complete, the department shall distribute copies of the application for review and comment to representatives from county agencies and departments including planning, zoning, transportation, stormwater, general engineering, GIS, water/sewer, environmental health, 911, county arborist/urban forester, fire marshal, board of education and any other public agencies having jurisdiction over the proposed action that are invited by the department.
(4)	<i>Site review.</i> Prior to issuing its report and recommendation regarding the subject amendment, the department shall conduct a site review of the property and surrounding area and consult with and/or review comments from the representatives of the appropriate county agencies and departments regarding the impact of the proposed amendment upon public facilities and services.
(5)	<i>Staff analysis and standards of review.</i>
a.	The department shall prepare an analysis of each proposed amendment and shall present its findings and recommendations in written form to the planning commission. Copies of the written report and recommendations of the staff shall be made available to the public at the planning commission public hearing.
b.	In determining whether to recommend approval or denial of an application to amend the official zoning map, the department shall consider and apply the standards in subsection (g)(1) of this section.
c.	In determining whether to recommend approval or denial of an application to amend the comprehensive plan, the department shall consider and apply the standards in subsection (g)(2) of this section.
d.	<i>Recommended amendments.</i> The department's report may recommend amendments to the applicant's request that would reduce the land area for which the application is made, recommend a change in the district requested to a less intensive or lower density than requested, or recommend conditions of approval, as provided in section 238-15 of this chapter.

(6) *Public hearing.* Upon notification of the completed application for an amendment to the official zoning map or an amendment to the comprehensive plan, the planning commission shall place it on the agenda of a regular meeting for a public hearing in accordance with the requirements of the UDO.

(7) *Public notices.* The public notices and public hearings held by the planning commission and board of commissioners concerning the application shall be in accordance with the requirements of the UDO.

(8) *Developments of regional impact (DRI).* If the proposed amendment to the official zoning map would meet the thresholds of a DRI, as described in section 238-5 of this chapter, the county shall follow the procedures outlined in said section 238-5 prior to taking any action to further such proposed amendment in the development process.

(e) *Notice of public hearings.*

(1) *Legal notice.* Due notice of public hearings, pursuant to this section, shall be published in a newspaper of general circulation within the county. The legal advertisement shall be published at least 15 days but not more than 45 days prior to the date of each required public hearing. The notice shall state the time, place and purpose of the hearing. If the proposal is to amend the official zoning map or future land use map and is initiated by a party other than the Rockdale County Board of Commissioners, it shall also contain the location of the property, current land use category and zoning district of the property, and the proposed land use and zoning district of the subject property. Notices for variance applications shall include reference to the section of this UDO from which the applicant is seeking a variance.

(2) *Signs posted.* For an application to amend the official zoning map or future land use map, or a special use permit, or a variance from the requirements of this UDO, the department shall post a sign or signs at least 15 days prior to each public hearing required by this section. Sign(s) shall be double-faced and a minimum of 24 inches x 36 inches in size. Signs shall be posted in a conspicuous place in the public right-of-way fronting the property or on the property for which an application has been submitted. Faces of sign(s) shall be placed approximately perpendicular to the centerline of the principal abutting street. The sign shall state the date, time and place of the public hearing, the name of the applicant, the purpose of the application, the street address of the property, the current land use category and zoning district of the property, the proposed land use category and zoning district of the property, and the phone number of the department. A sign shall not be required for amendments to the text of the UDO or comprehensive plan, nor for amendments or ordinances initiated by the board of commissioners.

(3) *Letters to adjoining property owners.* For an application to amend the future land use map, other than an amendment initiated by the board of commissioners, the department shall send notification of the requested application by regular mail to all adjacent property owners as shown by the county tax records at the time of filing. For an application to amend the official zoning map or for a special use permit, other than an amendment initiated by the board of commissioners, the department shall send notification of the requested application by regular mail to all adjacent property owners as shown by the county tax records at the time of filing. For an application for a variance from the requirements of this UDO, the department shall send notification of the requested variance by regular mail to all adjacent property owners as shown on the county tax records at the time of filing. All such notifications shall be mailed at least 15 days prior to the first required public hearing and shall include a description of the application, and the date, time and place of all scheduled public hearings.

(4) When a proposed zoning amendment, variance or special use permit relates to or will allow the location or relocation of a halfway house, drug rehabilitation center, or other facility for treatment of drug dependency, a public hearing shall be held by the planning commission on the proposed action. The hearing required by this subsection shall be held at least six months and not more than nine months prior to the date of final action on the zoning decision and shall be in addition to other public hearings required under this subsection. The department shall publish a notice of the time, location and date of such hearing that shall include a prominent statement that the proposed action relates to or will allow the location or relocation of a halfway house, drug rehabilitation center, or other facility for treatment of drug dependency. Such notice shall be given by the following:

a. Posting a sign as provided in subsection (2) of this subsection displaying such notice; and

b. At least 15 days and not more than 45 days prior to the date of the hearing, the department shall publish such notice in a newspaper of general circulation within the county. Such notice shall be at least six column inches in size and shall not be located in the classified advertising section of the newspaper.

(f) *Rules of procedure for public hearings.*

(1) *Public hearing procedures for the planning commission.* For each matter concerning the amendment of the comprehensive plan, the official zoning map, text of the UDO or for any matter concerning the issuance of a special use permit or other matter on the agenda that requires a public hearing and a vote of the planning commission, the following procedure shall be followed:

a. Rules of procedure and presentation, as well as standards governing the exercise of the power of zoning, as applicable, shall be in writing and shall be available for distribution to the general public.

b. The chair shall announce each matter to be heard and state that a public hearing is to be held on such matter.

c. The chair shall request a report from the staff regarding its findings and recommendations.

d. The chair shall provide an opportunity for the applicant and any who support the applicant's petition to speak. The chair shall provide equal opportunity for those who wish to speak in opposition to the applicant's petition. The chair may limit the presentation of those for and against a petition to a reasonable length of time, but not less than ten minutes per side. If desired, the applicant may reserve a portion of his/her allotted time for rebuttal and summary comments to be made following presentation of those opposed to the petition.



	e.	Prior to speaking, each speaker shall identify himself/herself and state his or her current address. Each speaker shall limit remarks to data, evidence and opinions relevant to the proposed petition. Speakers shall address all remarks to the chair.
	f.	Following the allotted time for proponents and opponents, the chair shall close the public hearing with respect to the subject matter and seek a motion to act upon the petition as provided in subsection (h) of this section.
(2)		<i>Public hearing procedures for the board of commissioners.</i> For each matter concerning the amendment of the comprehensive plan, the official zoning map, text of the UDO or for any matter concerning the issuance of a special use permit or other matter on the agenda that requires a public hearing and a vote of the board of commissioners, the following procedure shall be followed:
	a.	Rules of procedure and presentation, as well as standards governing the exercise of the power of zoning, as applicable, shall be in writing and shall be available for distribution to the general public.
	b.	The chair shall announce each matter to be heard and state that a public hearing is to be held on such matter.
	c.	The chair shall request a report from the staff regarding its findings and recommendations.
	d.	The chair shall provide an opportunity for the applicant and any who support the applicant's petition to speak. The chair shall provide equal opportunity for those who wish to speak in opposition to the applicant's petition. The chair may limit the presentation of those for and against a petition to a reasonable length of time, but not less than ten minutes per side. If desired, the applicant may reserve a portion of his/her allotted time for rebuttal and summary comments to be made following presentation of those opposed to the petition.
	e.	Prior to speaking, each speaker shall identify himself/herself and state his or her current address. Each speaker shall limit remarks to data, evidence and opinions relevant to the proposed petition. Speakers shall address all remarks to the chair.
	f.	Following the allotted time for proponents and opponents, the chair shall close the public hearing with respect to the subject matter.
(3)		<i>Continuance of a public hearing.</i> All items on an advertised agenda for a public hearing shall be heard on the scheduled date, except in the case of a public hearing of the board of commissioners, if a majority of the members of the board of commissioners present at the public hearing determine that specific circumstances surrounding the matter warrant the continuance of the hearing on the matter to a specific future date and time. In such instances, the department shall provide public notice of the new time, date, and location of the continued hearing consistent with the notices provided in subsections (e)(1), (e)(2), and (e)(3) of this section.
(g)		<i>Application review standards.</i>
(1)		<i>Standards governing the exercise of zoning power.</i> In reviewing the application of a proposed amendment to the official zoning map, the board of commissioners, the planning commission and the department shall consider the following standards:
	a.	Whether a proposed rezoning will permit a use that is suitable, in view of the use and development of adjacent and nearby property.
	b.	Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.
	c.	Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.
	d.	Whether the proposed rezoning will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.
	e.	Whether the proposed rezoning is in conformity with the policy and intent of the comprehensive plan.
	f.	Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning.
	g.	Whether, and the extent to which, the proposed amendment would result in significant adverse impacts on the natural environment.
	h.	The feasibility of serving the property with public wastewater treatment service and the impacts of such on the wastewater system; and, if an alternative wastewater treatment method is proposed, whether such wastewater treatment method is authorized in Rockdale County and will have a detrimental impact on the environment.
(2)		<i>Standards for review of comprehensive plan amendments.</i> When considering an application to amend the future land use map, the board of commissioners, the planning commission and the department shall consider:
	a.	Whether a proposed future land use map amendment would result in a future land use classification that is more consistent with the text and policies of the comprehensive plan than the current classification of the property on the future land use map.
	b.	Whether the proposed amendment would result in a land use that is more compatible with the current and future land use of adjacent and nearby property.
	c.	Whether the proposed amendment would result in more efficient use of publicly financed community facilities and infrastructure.
	d.	The extent to which the proposed amendment would increase adverse impacts on the natural environment; especially water quality, greenspace preservation and air quality.
	e.	Whether the proposed amendment would reduce dependence on the automobile.
	f.	The extent to which the proposed amendment would increase adverse impacts on historic or cultural resources.

	g.	If an amendment would affect only a single parcel, whether it should be made part of an area-wide review of future land use that includes review of future land use for the subject parcel and other surrounding property.
	h.	The degree to which the proposed amendment would have adverse impacts on land in adjacent municipalities and local governments.
	i.	Whether the proposed amendment would result in any negative impacts on the public water supply and wastewater collection and treatment systems or would conflict with adopted long-term water and sewer plans.
(h)		<i>Action by planning commission.</i> In making a recommendation on the application for an amendment to the comprehensive plan or to the official zoning map, the planning commission shall review and consider the application and materials of record, the recommendations of the department and the applicable standards in subsection (g) of this section.
	(1)	<i>Recommendation.</i> Within a reasonable time of the conclusion of the public hearing regarding a proposed amendment, the planning commission shall make a recommendation to the board of commissioners to:
	a.	Approve the proposed amendment as requested by the applicant.
	b.	Approve an amendment to include a lesser geographic area or a less intense zoning district or land use category.
	c.	Approve the proposed amendment with conditions.
	d.	Deny the proposed amendment.
	(2)	<i>No recommendation.</i> A motion that fails by majority vote shall not be deemed as approval of the opposite position, and a new motion must be made to approve the opposite position. If the planning commission fails to make a decision on a recommendation regarding an application following at least three motions, it shall be deemed to have given a recommendation of "no recommendation" on the proposed amendment.
(i)		<i>Action by the board of commissioners.</i>
	(1)	<i>Public hearing.</i> Upon receipt of the recommendation of the department and planning commission, the board of commissioners shall place the application on a public hearing agenda of the board of commissioners for a public hearing or hearings, in accordance with the requirements of this chapter.
	(2)	<i>Considerations by the board of commissioners.</i> In making a decision on the application for an amendment to the comprehensive plan or the official zoning map, the board of commissioners shall review and consider the application and materials of record, the recommendation of the department, the planning commission, and the applicable standards in subsection (g) of this section. The director shall prepare a proposed ordinance for action by the board of commissioners to effect the proposed amendment.
	(3)	<i>Actions by board of commissioners.</i> At the first regularly scheduled board of commissioners' meeting of the following month subsequent to the board of commissioners' public hearing, the board of commissioners shall take one of the following actions regarding the proposed amendment:
	a.	Approve the proposed amendment, as requested by the applicant.
	b.	Approve the proposed amendment with conditions;
	c.	Approve an amendment to include a lesser geographic area or a less intense zoning district or land use category.
	d.	Deny the proposed amendment.
	e.	Refer the matter back to the planning commission for reconsideration at its next regularly scheduled or called meeting; if such referral includes a public hearing, the matter shall be re-advertised in accordance with subsections (e)(1) and (e)(2) of this section.
	f.	Defer final action until the next regularly scheduled or special called meeting.
	(4)	<i>Notification and final record of action.</i> Within ten business days following action by the board of commissioners, written notification shall be mailed to the applicant and property owner, if different. Thereupon the department shall record the map amendment on the official zoning map or future land use map, as appropriate.



# ROCKDALE COUNTY PLANNING & DEVELOPMENT

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## UDO SEC. 202-6 RELATIONSHIP TO COMPREHENSIVE PLAN

- (a) *Land use role of the Comprehensive Plan.* The Comprehensive Plan is hereby established as the official policy of the County concerning designated land uses and development types, under which the unincorporated areas of the County are divided into land use categories and character areas.
- (1) As Rockdale County has adopted the Comprehensive Plan to include a Future Land Use Map, and a Character Area Map. The two maps shall work in tandem with one another to provide guidance in the request for zoning amendments. The Character Area map is mandated to identify the broad character of the landscape, including where limited growth is desirable, and areas where more intense development is preferred.
- (b) *Relationship between land use categories and zoning districts.* The land use categories established in the adopted Comprehensive Plan and shown on the Future Land Use Map are to be implemented by approving zoning map amendments to zoning districts listed within the following categories table.
- (1) The comprehensive plan does not change the existing zoning districts in the county, does not effectuate an amendment to the official zoning map, and does not itself permit or prohibit any existing land uses. Instead, the comprehensive plan establishes broad planning policy for current and future land uses and provides, among other things, designated categories within which only certain zoning districts may be authorized. The Future Land Use Map is a designation of the highest use available, it is utilized for staff and commissioners to consider the most compatible use for the proposed area.
- (2) The zoning districts that are permitted within each land use category shall be restricted to those shown in table of zoning districts permitted in each land use category of the comprehensive plan in this section.

**Table of Zoning Districts Permitted in Each Land Use Category of the Comprehensive Plan**

		Future Land Use Category										
		Watershed Protection	Parks and Recreation	Low Density Residential	Medium Density Residential	High Density Residential	Neighborhood Commercial	Commercial	Mixed Use / Employment Center	Historic Village	Office / Institutional	Light Industrial
Zoning District	Watershed Protection (WP)	X	X	X								
	Agricultural Residential (AR)		X	X	X							
	Single Family Residential (R1)		X	X	X				X			
	Two Family Residential (R2)				X	X			X			
	Collaborative Residential Subdivision (CRS)	X	X	X								
	Conservation Subdivision Development (CSD)		X	X	X	X						
	Conservation Subdivision (CSO)	X	X	X	X							
	Mixed Use Residential (MUR)		X	X	X	X						
	Residential Multi-family (RM)				X	X			X	X		

		Future Land Use Category											
		Watershed Protection	Parks and Recreation	Low Density Residential	Medium Density Residential	High Density Residential	Neighborhood Commercial	Commercial	Mixed Use / Employment Center	Historic Village	Office / Institutional	Light Industrial	Technology Park
Zoning District	Civic Institutional (CID)		X				X		X		X		
	Office Institutional (OI)										X	X	X
	Neighborhood Commercial (NC)						X	X	X	X	X		
	Local Commercial (C1)						X	X	X		X		
	General Commercial (C2)							X					
	Mixed Use Development (MXD)							X	X				
	Office Business Park (OBP)							X	X		X		X
	Limited Industrial District (M1)							X				X	X
	General Industrial District (M2)											X	



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## UDO SEC. 238-15 CONDITIONAL APPROVAL AND ALTERATIONS TO CONDITIONS

(c) *Conditions of approval.* The planning commission and the department may recommend and the board of commissioners may impose reasonable conditions upon the approval of any amendment to the comprehensive plan, official zoning map or approval of a special use permit that it finds necessary to ensure compliance with the intent of the comprehensive plan or county ordinance. Such conditions may be used when necessary to prevent or minimize adverse impacts upon property or the environment. For example, conditions may include but shall not be limited to the following:

- (1) Limitations or requirements on the size, intensity of use, bulk and location of any structure.
- (2) Increased landscaping, buffer, screening or setback requirements from property lines or water bodies.
- (3) Greenspace and open space conservation.
- (4) Driveway curb cut limitations.
- (5) Restrictions to land uses or activities that are permitted.
- (6) Prohibited locations for buildings, structures, loading or parking areas.
- (7) The provision of adequate ingress and egress.
- (8) Making project improvements for streets, sidewalks, parks or other community facilities.
- (9) Building height, massing or compatible architectural design features.
- (10) Hours of operation.
- (11) The duration of a special use.
- (12) A requirement that development shall conform to a specific site plan.
- (13) Other conditions that the board of commissioners finds are necessary as a condition of approval of an amendment to the comprehensive plan, official zoning map or special use permit.

(d) *Such conditions, limitations or requirements shall be:*

- (1) Set forth in the motion approving the amendment or special use permit.
- (2) Set forth in the local ordinance that officially recorded the amendment or special use permit.
- (3) In effect for the period of time specified in the amendment. If no time period is stated, the conditions shall continue for the duration of the matter which it conditions and become an integral part of the comprehensive plan amendment, official zoning map amendment, or special use permit to which the conditions are attached and shall be:
  - a. Required of the property owner and all subsequent owners as a condition of their use of the property.
  - b. Interpreted and continually enforced by the department in the same manner as any other provision of the UDO.

(e) *Alterations to conditions of approval.*

- (1) Alterations or repeal of conditions attached to any amendment to the comprehensive plan, official zoning map, or approval of a special use permit shall be made only by the board of commissioners following a duly advertised public hearing conducted in accordance with subsection 238-4(f) of this chapter. Notice shall be provided in accordance with subsection 238-4(e).
- (2) Alterations or repeal of conditions attached to a variance granted by the board of adjustment shall be made only by the board of adjustment following a duly advertised public hearing conducted pursuant to procedures provided in subsection 238-9(g) of this chapter. Notice shall be provided in accordance with subsection 238-4(e).



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## UDO SEC. 238-5 DEVELOPMENTS OF REGIONAL IMPACT (DRI)

- (a) *Application.* When an application for rezoning, special use, variance, preliminary plat review or permit includes any proposed development of a use and intensity that meets the definition of a DRI in the most recently published standards of the GRTA, it shall be deemed to be a DRI. The application for such rezoning, conditional use, variance, preliminary plat review or permit shall include the information required for review of a DRI in accordance with the most recently published procedures of the Georgia Regional Transportation Authority (GRTA) and the Atlanta Regional Commission (ARC).
- (b) *Procedures.* The applicant shall provide all documentation and attend all meetings necessary to meet the most recently published standards and procedures for review of DRI applications required by GRTA and the ARC.
- (c) *Recommendation from the ARC and GRTA.* No required public hearings or final action shall occur on such a rezoning, conditional use, variance, preliminary plat review or permit application by the board of commissioners until a recommendation is received from the ARC and GRTA regarding the DRI.
- (d) *Certified copy of resolution.* After the board of commissioners takes final action on the application, the department shall transmit to ARC and the Georgia Department of Community Affairs a certified copy of the ordinance recording the action, including a record of the total number of members of the board of commissioners that voted for and against approval of the application.

## ARC DRI THRESHOLDS

Please go to the [Atlanta Regional Commission's \(ARC\) DRI website](https://atlantaregional.org/community-development/comprehensive-planning/developments-of-regional-impact/) for the official information on their DRI Review Process and Criteria.  
<https://atlantaregional.org/community-development/comprehensive-planning/developments-of-regional-impact/>

The following table lists the types of development and size thresholds that qualify for ARC DRI Review.

Type of Development	Notification Only	Rural and Developing Rural	Maturing Neighborhoods, Established Suburbs, Developing Suburbs, and other places not mentioned in this table	Regional Centers, and Regional Employment Corridors	Region Core
(1) Office	400,000 gross SF	400,000 gross SF	500,000 gross SF	600,000 gross SF	700,000 gross SF
(2) Commercial	Greater than 300,000 gross SF	300,000 gross SF	400,000 gross SF	500,000 gross SF	600,000 gross SF
(3) Wholesale & Distribution	Greater than 500,000 gross SF	500,000 gross SF	500,000 gross SF	500,000 gross SF	500,000 gross SF
(4) Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day	300 new beds	400 new beds	500 new beds	600 new beds
(5) Housing	Greater than 400 new lots or units	400 new lots or units	500 new lots or units	600 new lots or units	700 new lots or units
(6) Industrial	Greater than 500,000 gross SF; or employing more than 1,600 workers; or covering more than 400 acres	500,000 SF or 1600 workers	500,000 SF or 1600 workers	500,000 SF or 1600 workers	500,000 SF or 1600 workers
(7) Hotels	Greater than 400 rooms	400 rooms	500 rooms	600 rooms	700 rooms
(8) Mixed Use	Gross SF of 400,000 or more (with residential units calculated at either 1800 SF per unit or, if applicable, the minimum square footage allowed by local development regulations); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein	400,000 gross SF (with residential units calculated at 1800 SF per unit, or the minimum allowed by the host local government)	500,000 gross SF (with residential units calculated at 1500 SF per unit, or the minimum allowed by the host local government)	600,000 gross SF (with residential units calculated at 1000 SF per unit, or the minimum allowed by the host local government)	700,000 gross SF (with residential units calculated at 1000 SF per unit, or the minimum allowed by the host local government)

(9) Airports	All new airports, runways and runway extensions	New airports and runway extensions of 500 ft. or more	New airports and runway extensions of 500 ft. or more	New airports and runway extensions of 500 ft. or more	New airports and runway extensions of 500 ft. or more
(10) Attractions & Recreational Facilities	Greater than 1,500 parking spaces or a seating capacity of more than 6,000	1,500, seating capacity of 6,000+	1,500, seating capacity of 6,000+	1,500, seating capacity of 6,000+	1,500, seating capacity of 6,000+
(11) Post-Secondary School	New school with a capacity of more than 2,400 students; or expansion by at least 25 percent of capacity	New school with 2,400 students or expansion of at least 25%	New school with 2,400 students or expansion of at least 25%	New school with 2,400 students or expansion of at least 25%	New school with 2,400 students or expansion of at least 25%
(12) Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more	New facility within 1 mile of public facility (airport, school, reservoir, river, etc.), otherwise, notification only	New facility within 1 mile of public facility (airport, school, reservoir, river,...), otherwise, notification only	New facility within 1 mile of public facility (airport, school, reservoir, river,...), otherwise, notification only	New facility within 1 mile of public facility (airport, school, reservoir, river,...), otherwise, notification only
(13) Quarries, Asphalt & Cement Plants	New facility or expansion of existing facility by more than 50 percent	New facility within 1 mile of public facility (airport, school, reservoir, river,...), otherwise, notification only	New facility within 1 mile of public facility (airport, school, reservoir, river,...), otherwise, notification only	New facility within 1 mile of public facility (airport, school, reservoir, river,...), otherwise, notification only	New facility within 1 mile of public facility (airport, school, reservoir, river,...), otherwise, notification only
(14) Wastewater Treatment Facilities	New major conventional treatment facility or expansion of existing facility by more than 50 percent; or community septic treatment facilities exceeding 150,000 gallons per day or serving a development project that meets or exceeds an applicable threshold as identified herein	Notification only (MNGWPD)	Notification only (MNGWPD)	Notification only (MNGWPD)	Notification only (MNGWPD)
(15) Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels	50,000 barrels if within 1,000 ft. of water supply	50,000 barrels if within 1,000 ft. of water supply	50,000 barrels if within 1,000 ft. of water supply	50,000 barrels if within 1,000 ft. of water supply
(16) Water Supply Intakes / Public Wells / Reservoirs / Treatment Facilities	New Facilities	Notification only (MNGWPD)	Notification only (MNGWPD)	Notification only (MNGWPD)	Notification only (MNGWPD)
(17) Intermodal Terminals	New Facilities	New Facilities	New Facilities	New Facilities	New Facilities
(18) Truck Stops	A new facility with more than three (3) diesel fuel pumps, or containing a half acre of truck parking or 10 truck parking spaces	10 or more diesel fuel pumps or 20 or more truck parking spaces	10 or more diesel fuel pumps or 20 or more truck parking spaces	10 or more diesel fuel pumps or 20 or more truck parking spaces	10 or more diesel fuel pumps or 20 or more truck parking spaces
(19) Correctional / Detention Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips
(20) Any other development types not identified above (includes parking facilities)	1000 parking spaces or, if available, more than 5,000 daily trips generated	1000 spaces or 5,000 daily trips	1000 spaces or 5,000 daily trips	1000 spaces or 5,000 daily trips	1000 spaces or 5,000 daily trips



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**INFORMATION FOR  
ADDITIONAL  
PROPERTY OWNERS**

**PROPERTY OWNER INFORMATION**

Owner 3:			Owner 4:		
Business / Person Name:			Business / Person Name:		
Owner of Tax Parcel No(s):			Owner of Tax Parcel No(s):		
Address:			Address:		
City:	State:	Zip:	City:	State:	Zip:
Office #:	Mobile #:		Office #:	Mobile #:	
Email:			Email:		

**PROPERTY OWNER INFORMATION**

Owner 5:			Owner 6:		
Business / Person Name:			Business / Person Name:		
Owner of Tax Parcel No(s):			Owner of Tax Parcel No(s):		
Address:			Address:		
City:	State:	Zip:	City:	State:	Zip:
Office #:	Mobile #:		Office #:	Mobile #:	
Email:			Email:		

**PROPERTY OWNER INFORMATION**

Owner 7:			Owner 8:		
Business / Person Name:			Business / Person Name:		
Owner of Tax Parcel No(s):			Owner of Tax Parcel No(s):		
Address:			Address:		
City:	State:	Zip:	City:	State:	Zip:
Office #:	Mobile #:		Office #:	Mobile #:	
Email:			Email:		

**PROPERTY OWNER INFORMATION**

Owner 9:			Owner 10:		
Business / Person Name:			Business / Person Name:		
Owner of Tax Parcel No(s):			Owner of Tax Parcel No(s):		
Address:			Address:		
City:	State:	Zip:	City:	State:	Zip:
Office #:	Mobile #:		Office #:	Mobile #:	
Email:			Email:		

**PROPERTY OWNER INFORMATION**

Owner 11:			Owner 12:		
Business / Person Name:			Business / Person Name:		
Owner of Tax Parcel No(s):			Owner of Tax Parcel No(s):		
Address:			Address:		
City:	State:	Zip:	City:	State:	Zip:
Office #:	Mobile #:		Office #:	Mobile #:	
Email:			Email:		





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**OWNERSHIP STATEMENT &  
 OWNER'S CAMPAIGN  
 DISCLOSURE STATEMENT**

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records. Husband and wife or other individuals shall each sign individually. Make copies if needed.

**OWNERSHIP STATEMENT**

As the current owner(s) of Tax Parcel #(s) \_\_\_\_\_, I (we) respectfully request that the subject property be placed in a different FLU Category, rezoned, and/or that Alterations to Conditions of Zoning be made.

Name:	Address:	City:	State:	Zip:
Firm:	Phone #'s:	Email:		

If the owner is a business, list the Registered Agent or Authorized Signatory:

**OWNER'S CAMPAIGN DISCLOSURE STATEMENT**

- No, I have not made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of \$250.00 or more to any local government official of Rockdale County, Georgia listed below.
- Yes, I have made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of \$250.00 or more to any local government official of Rockdale County, Georgia listed below.

If yes, notate to whom the campaign contribution was made during the two years immediately preceding the filing of the application, the dollar amount, description of each contribution, and the date each contribution below and continue on a separate sheet if necessary, in the following format:

**Rockdale County Board of Commissioners**

Name	Position	Amount	Description	Date
Oz Nesbitt, Sr.	Chairman			
Sherri L. Washington, Esq.	Post I Commissioner			
Doreen Williams, PhD	Post II Commissioner			

**Conyers-Rockdale Planning Commission**

Name	Position	Amount	Description	Date
Steve Weinstein, PhD	PC Chairman, County			
Tom Harrison	Vice-chair, County			
Tawanna Smith-Fenty	City			
Ernestine Stovall-Goolsby	County			
Muddessar Ahmad	City			
Karen Benton	City			
Ronnie Burrell	County			

\_\_\_\_\_, the undersigned also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. 50-36-1(e)(1), with this affidavit.

Wait to be in front of notary to sign:	_____ (Signature)	_____ (Owner's Name - Printed)
--	-------------------	--------------------------------

**NOTARY**

The secure and verifiable document provided with this affidavit can best be classified as: \_\_\_\_\_ (type of document)

Executed in \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 (city) (county) (state) (day) (month) (year)

Notary Public signature
GA Registration No. and expiration date

**SEAL**



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**AGENT  
AUTHORIZATION  
STATEMENT**

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records if they wish to have an agent represent them in all matters related to this application. Husband and wife or other individuals shall each sign individually. Make copies if needed.

**AGENT AUTHORIZATION STATEMENT**

I, \_\_\_\_\_,  
hereby certify that I have authorized the following agent to make the request, claims and representation pursuing this application regarding Tax Parcel Nos.:

Agent's Name:	Address:	City:	State:	Zip:
Firm:	Phone #'s:	Email:		

**SIGNATURE**

Wait to be in front of notary to sign:	_____ (Owner's Signature)	_____ (Owner's Name - Printed)
--	---------------------------	--------------------------------

**NOTARY**

The secure and verifiable documents provided with this affidavit can best be classified as:	_____ (type of document)
---	--------------------------

Executed in \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
(city) (county) (state) (day) (month) (year)

Notary Public signature	<b>SEAL</b>
GA Registration No. and expiration date	



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**ATTORNEY  
AUTHORIZATION  
STATEMENT**

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records or by the agent if they wish to have an attorney represent them in all matters related to this application. Husband and wife or other individuals shall each sign individually. Make copies if needed.

**ATTORNEY AUTHORIZATION STATEMENT**

I, \_\_\_\_\_, hereby certify that I have authorized the following attorney to make the request, claims and representation pursuing this application regarding Tax Parcel Nos.:

\_\_\_\_\_

Attorney's Name:	Address:	City:	State:	Zip:
Firm:	Phone #'s:	Email:		

**SIGNATURE**

Wait to be in front of notary to sign:	_____ (Owner's/Agent's Signature)	_____ (Owner's/Agent's Name - Printed)
--	-----------------------------------	--

**NOTARY**

The secure and verifiable documents provided with this affidavit can best be classified as:	_____ (type of document)
---	--------------------------

Executed in \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
(city) (county) (state) (day) (month) (year)

Notary Public signature
GA Registration No. and expiration date

**SEAL**



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**AGENT'S/ATTORNEY'S  
 CAMPAIGN DISCLOSURE  
 STATEMENT**

To be completed by the agent and the attorney. If both are involved, each shall sign individually. Make copies if needed.

**AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT**

- No, I have not made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of \$250.00 or more to any local government official of Rockdale County, Georgia listed below.
- Yes, I have made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of \$250.00 or more to any local government official of Rockdale County, Georgia listed below.

If yes, notate to whom the campaign contribution was made during the two years immediately preceding the filing of the application, the dollar amount, description of each contribution, and the date each contribution below and continue on a separate sheet if necessary, in the following format:

**Rockdale County Board of Commissioners**

Name	Position	Amount	Description	Date
Oz Nesbitt, Sr.	Chairman			
Sherri L. Washington, Esq.	Post I Commissioner			
Doreen Williams, PhD	Post II Commissioner			

**Conyers-Rockdale Planning Commission**

Name	Position	Amount	Description	Date
Steve Weinstein, PhD	PC Chairman, County			
Tom Harrison	Vice-chair, County			
Tawanna Smith-Fenty	City			
Ernestine Stovall-Goolsby	County			
Muddessar Ahmad	City			
Karen Benton	City			
Ronnie Burrell	County			

**SIGNATURE**

Wait to be in front of notary to sign: \_\_\_\_\_  
 (Agent's/Attorney's Signature) (Agent's/Attorney's Name - Printed)

**NOTARY**

The secure and verifiable documents provided with this affidavit can best be classified as: \_\_\_\_\_  
 (type of document)

Executed in \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 (city) (county) (state) (day) (month) (year)

\_\_\_\_\_  
 Notary Public signature

\_\_\_\_\_  
 GA Registration No. and expiration date

**SEAL**