

CONYERS/ROCKDALE PLANNING COMMISSION



January 13, 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. **Items Requested to be Removed from the Final Agenda:**
 - A. [3362 Stanton Rd SE, Conyers, GA, 30094](#).
4. **Approval of the Agenda;**
5. **Approval of the Minutes:**
 - A. [December 9, 2021](#).
6. **Rules of Procedure for Public Hearings;**
7. **Old Business: None**
8. **New Business:**
 - A. **City of Conyers:**

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| ITEM C-1: | CASE 1(2022): Ordinance 1276 A request for a text amendment to Section 8-7-41 |
| PURPOSE: | To allow video recording studios in the Downtown District |
| APPLICANT: | Tamara Verriett 3484 Heathervale Way Conyers, GA 30094 |

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| ITEM C-2: | CASE 2(2022): Ordinance 1277 A request for the following: <ol style="list-style-type: none">1. To amend the Comprehensive Land Use Plan from Neighborhood Commercial to General Commercial.2. To amend the Official Zoning Map from Neighborhood Business District (BN) to General Business District (BG) within the North Conyers Design Overlay District.3. A special use permit to establish an automotive repair and maintenance (minor) facility at the subject property. |
| LOCATION: | 433 Sigman Rd NW |
| PARCEL: | 057003053S |
| SIZE: | 1.10 |
| OWNER: | A&D Partnership |

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| | 889 Commerce Drive Suite E Conyers, GA 30094 |
| APPLICANT: | Mark Walton Patrick & Associates 928 Blacklawn Rd SW Conyers, GA 30094 |

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| ITEM C-3: | Preliminary Plat - Alder Park |
| PURPOSE: | Subdivision name change from Vaughn’s Farm to Alder Park. Vaughn’s Farm preliminary plat was approved on 10/8/2020 and the developer is now requesting a name change to Alder Park |
| APPLICANT: | Greg Hasty Ashton Woods 3820 Mansell Rd, Suite 300 Alpharetta, GA 30022 |

B. Rockdale County:

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| ITEM R-1: | <u>1362 and 1390 Rockbridge Rd</u> |
| REQUESTS: | R-1A: Future Land Use Amendment Case No. 2022-01 A request to amend the Future Land Use Map Category from Low Density Residential to Light Industrial R-1B: Rezoning Case No. 2022-01 A request to rezone four parcels from R3 (Multifamily Residential) to M1 (Limited Industrial) |
| TAX PARCEL #: | 0410010013, 041001013J, 041001013K, 041001013H |
| SIZE: | 47.72 acres |
| APPLICANT: | Stonemont Financial Group, LLC |
| PUBLIC HEARINGS AND MOTIONS: | 2 Public Hearings (or 1 combined) and 2 Motions are required: R-1A; R-1B |

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| ITEM R-2: | <u>2721 and 2905 Turner Rd SW</u> |
| REQUEST: | Rezoning Case No. 2022-02 A request to rezone from R1 (Single-Family Residential) to CRS (Collaborative Residential Subdivision). |
| PARCEL: | 0100030001 and 0100030003 |
| SIZE: | 111.697 acres |
| APPLICANT: | The Revive Land Group LLC |

9. Reports:

A. City of Conyers: None;

B. Rockdale County:

C. The Board of Commissioners will hold the Zoning Public Hearing on Tuesday, January 27, 2022 at 6:00 p.m. – VIRTUAL and in person - virtual attendance is strongly encouraged - Assembly Hall located at 901 Main Street, Conyers, Georgia 30012 - Any person wishing to speak during public comment at the Zoning Public Hearing is requested to register in advance by contacting the Rockdale County Department of Planning and Development at planning@rockdalecountyga.gov or (770) 278-7100 by Wednesday, January 26, 2022 at 5:00p.m.

The Next Regularly Scheduled Planning Commission Meeting will be on:

| Date | Day | Time | Location | Address |
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| 02/10/22 | THU | 6:00 PM | Assembly Hall | 901 N Main St NW, Conyers, GA, 30012 |

10. Adjourn.