

CONYERS/ROCKDALE PLANNING COMMISSION MEETING



May 11, 2023, at 6:00 PM
Rockdale County Assembly Hall
901 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.**
5. **Rules of Procedure for Public Hearings.**
6. **Old Business: None**
7. **New Business:**
 - A. **City of Conyers:**

ITEM C-1:	CASE 4(2023): Ordinance 1318 A request for a text amendment to Section 8-7-44 GV-Gateway Village District
PURPOSE:	To amend the table of permitted and special uses to clarify where drinking places may be established
APPLICANT:	City of Conyers

ITEM C-2:	CASE 5(2023): Ordinance 1320 A request for a text amendment to Section 8-7-92(t) Drinking places
PURPOSE:	To establish a distance requirement between drinking places and nightclubs
APPLICANT:	City of Conyers

ITEM C-3:	CASE 6(2023): Ordinance 1319 A request for a text amendment to Section 8-7-92(ss) Nightclubs
PURPOSE:	To establish a distance requirement between nightclubs and drinking places
APPLICANT:	City of Conyers

ITEM C-4:	CASE 7(2023): Ordinance 1317 A request for a text amendment to Section 8-7-41 Downtown District
PURPOSE:	To amend the table of permitted and special uses to clarify where drinking places may be established
APPLICANT:	City of Conyers

B. Rockdale County

ITEM R-1:	2400 SW Tucker Mill Road
REQUEST:	SUP Case # 2023-01 A request for a Special Use Permit to allow for the installation of a 200' AGL Monopole Communication Tower and related Telecommunications facilities located on 2400 SW Tucker Mill Road.
PARCEL:	030001003I
SIZE:	17.41 acres
APPLICANT:	Law Office of Mattaniah S. Jahn, P.A,

ITEM R-2:	375, 385, and 460 W Hightower Trail
REQUEST:	SUP Case #2023-02 A request for a Special Use Permit to allow for the operation of a Rodeo (outdoor recreation facility).
PARCEL:	0530010089, 053001071B, and 0530010071 or 0530010126.
SIZE:	86.05 acres
APPLICANT:	Brandon Cabrera and Fidel Cabrera

ITEM R-3:	0 NE Clark Street, NE Bermuda Drive, 0 NE Clark Street and 0 SE Salem Road
REQUEST:	REZ Case No. 2023-06 A request to rezone four (4) parcels for a total 19.771-acres from R-1 (Single-Family Residential) to M-1 (Limited Industrial District) and M-1, for general warehousing use.
PARCEL:	0740030003, 0740030022, 0740030004 and 0740030001
SIZE:	19.771 acres
APPLICANT:	Alliance Industrial Company and Smith, Gambrell, and Russell, LLP

ITEM R-4:	County Wide
REQUEST:	Text Amendment Case #2023-01 An ordinance to amend Sec. 206-8 (RM Residential Multifamily District), Sec. 206-7 (MRU Mixed Residential Uses District), Sec 106-1 (Definitions), Sec. 218-1 (Table of Permitted Uses), Sec. 218-13 (Standards of Use and Development), and Sec. 238-4 (Amendments) to comply with Zoning Procedure Law (ZPL) per H.B. 1405 in the facilitation of more expansive housing options.
APPLICANT:	County Staff

ITEM R-5:	County Wide
REQUEST:	Text Amendment Case #2023-02 An ordinance to amend Sec. 218-13 – Standard Use and Development (c) Amusement arcade; amusement theme park (1)(b) maximum lot size.
APPLICANT:	County Staff

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, May 25, 2023, 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
06/8/23	THU	6:00 PM	Assembly Hall	901 Main St NW, Conyers, GA, 30012

9. Adjourn.