

CONYERS/ROCKDALE PLANNING COMMISSION MEETING



June 8, 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:	<u>CASE 8(2023):</u> <u>Ordinance 1324</u> A request for a text amendment to Section 8-7-90 Principal Permitted and Special Uses
PURPOSE:	To amend the table of permitted and special uses to remove specific uses from the (I-D) Industrial Distribution District
APPLICANT:	City of Conyers

ITEM C-2:	<u>CASE 9(2023):</u> <u>Ordinance 1325</u> A request for a Special Use Permit to establish a banquet hall in the Highway Service Business district
LOCATION:	620 Sigman Road
PARCEL:	071001008E
SIZE:	1.08
OWNER:	Melanie Barnett Investments, LLC 2151 Eatonton Road, F1 Madison, GA 30650
APPLICANT:	Paris Brown 1319 Birch Ct. Lithonia, GA 30058

ITEM C-3:	<u>CASE 10(2023):</u> <u>Ordinance 1326</u> A request to amend the future land use map from General Commercial to Industrial Distribution And To amend the official zoning map from Highway Service Business district to Industrial-Distribution district
LOCATION:	1250 Portman Drive
PARCEL:	C310010007
SIZE:	2.00
OWNER:	Verde Investments, Inc 1720 W. Rio Salado Parkway Tempe, AZ 85281
APPLICANT:	John Nix 945 Bank Street. Conyers, GA 30012

ITEM C-4:	<u>CASE 11(2023):</u> <u>Ordinance 1327</u> A request to amend the future land use map from General Commercial to Industrial Distribution And To amend the official zoning map from Highway Service Business district to Industrial-Distribution district
LOCATION:	1270 Portman Drive
PARCEL:	C310010008
SIZE:	1.26
OWNER:	Verde Investments, Inc 1720 W. Rio Salado Parkway Tempe, AZ 85281
APPLICANT:	John Nix 945 Bank Street. Conyers, GA 30012

B. Rockdale County

ITEM R-1:	NE Glenn Road
REQUEST:	Preliminary Plat Case No. PP23-0135 A request to approve a preliminary plat for a 144-unit multi-family townhome development
PARCEL:	0740010021
SIZE:	30.8 acres
APPLICANT:	Christian Durnwald (Alliance Engineering & Planning)

8. Reports:

A. City of Conyers: None.

B. Rockdale County:

ITEM R-1:	Staff Update – Information Item
REQUEST:	<p>Text Amendment Case #2023-01 An ordinance to amend Sec 106-1 (Definitions), Sec. 238-4 (Amendments), Sec. 238-8 (Appeals), Sec. 238-9 (variances) and Sec. 238-1 (Administrative Bodies) to comply with Zoning Procedure Law (ZPL) per H.B. 1405.</p>

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

Date	Day	Time	Location	Address
07/13/23	THU	6:00 PM	Assembly Hall	901 Main St NW, Conyers, GA, 30012

9. Adjourn.