

# CONYERS/ROCKDALE PLANNING COMMISSION MEETING



August 10, 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:

<b>ITEM C-1:</b>	<a href="#"><u>CASE 12(2023): Ordinance 1329</u></a> A request for a text amendment to Section 8-7-92(yy) Supplemental Use Standards for Public Storage Facilities
<b>PURPOSE:</b>	To update the architectural requirements for public storage facilities
<b>APPLICANT:</b>	City of Conyers

<b>ITEM C-2:</b>	<a href="#"><u>CASE 13(2023): Ordinance 1330</u></a> A request for a text amendment Chapter 7, Zoning to create a new zoning district, Section 8-7-45 Recreation and Entertainment District (RED)
<b>PURPOSE:</b>	To create a new zoning district
<b>APPLICANT:</b>	City of Conyers

<b>ITEM C-3:</b>	<a href="#"><u>2023 Comprehensive Plan Update</u></a>
<b>PURPOSE:</b>	To review the contents of the 2023 Comprehensive Plan Update
<b>APPLICANT:</b>	City of Conyers

### B. Rockdale County

<b>ITEM R-1:</b>	<b>REZ Case #2023-07</b>
<b>REQUEST:</b>	A request by Swords Construction c/o Carl Swords, to rezone a 1.07-acre parcel on 1952 Old Covington Hwy, from R-1 (Single Family Residential District) to M-1 (Limited Industrial), for the construction of metal rail fabrication shop

<b>PARCEL:</b>	# 0230020024
<b>SIZE:</b>	1.07 acre
<b>APPLICANT:</b>	Carl Swords

<b>ITEM R-2:</b>	<b>FLU Case #2023-01/REZ Case #2023-08</b>
<b>REQUEST:</b>	<ol style="list-style-type: none"> <li>1. A request by Ross Mundy to amend the Future Land Use Category from Commercial to High Density.</li> <li>2. A request by Ross Mundy, to rezone a 7.7-acre parcel on 1816 Parker Road, Tax Parcel #075001025, from C-2 (General Commercial) to RM (Residential Multifamily), for the construction of sixty-six townhome units</li> </ol>
<b>PARCEL:</b>	# 075001025
<b>SIZE:</b>	7.7 acres
<b>APPLICANT:</b>	Ross Mundy

<b>ITEM R-3:</b>	<b>FLU Case #2023-02 / REZ Case #2023-09</b>
<b>REQUEST:</b>	<ol style="list-style-type: none"> <li>1. A request by Caballero Holdings to amend the Future Land Use Category from Office Institutional to High Density.</li> <li>2. A request by Caballero Holdings, LLC, to rezone a 15.5-acre parcel on NW Ebenezer and 0 Highway 138, from A-R (Agricultural Residential District) to MRU (Mixed Residential Use District), for the construction of the mixed single-family residential development.</li> </ol>
<b>PARCEL:</b>	# 0450010018
<b>SIZE:</b>	15.5 acres
<b>APPLICANT:</b>	Caballero Holdings, LLC

<b>ITEM R-4:</b>	<b>CIC Case #2023-01</b>
<b>REQUEST:</b>	To amend the conditions of approval for zoning case REZ 2021-05. The applicant requested to modify six conditions related to the 10.37-acre property located at 1076 Honey Creek Road,
<b>PARCEL:</b>	# 079002001
<b>SIZE:</b>	10.37 acres
<b>APPLICANT:</b>	Kaleb Smith

**8. Reports:**

**A. City of Conyers: None.**

**B. Rockdale County:**

<b>ITEM R-1:</b>	<b>2023 Comprehensive Plan 2023 Update</b>
<b>REQUEST:</b>	<b>To review the contents of the 2023 Comprehensive Plan Update</b>
<b>APPLICANT:</b>	County

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

<b>Date</b>	<b>Day</b>	<b>Time</b>	<b>Location</b>	<b>Address</b>
09/14/23	THU	6:00 PM	Assembly Hall	901 Main St NW, Conyers, GA, 30012

**9. Adjourn.**