

# CONYERS/ROCKDALE PLANNING COMMISSION MEETING



October 19<sup>th</sup>, 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:**

<b>ITEM R-1:</b>	<b>FLU Case #2023-02 / REZ Case #2023-09</b>
<b>REQUEST:</b>	1. A request by Caballero Holdings to amend the Future Land Use Category from Office Institutional to High Density. 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.
<b>PARCEL:</b>	# 0450010018
<b>SIZE:</b>	15.5 acres
<b>APPLICANT:</b>	Caballero Holdings, LLC

<b>ITEM R-2:</b>	<b>SUP Case #2023-01 2400 SW Tucker Mill Road</b>
<b>REQUEST:</b>	A request for Special Use Permit to allow for the installation of 200' AGL (above ground level) Monopole Communication Tower and related Telecommunication Facilities located on 2400 SW Tucker Mill Road.
<b>PARCEL:</b>	<b>0300010031</b>
<b>SIZE:</b>	17.41 acres
<b>APPLICANT:</b>	Law Office of Mattaniah S. John, P.A.

7. **New Business:**
  - A. **City of Conyers: None**

**B. Rockdale County**

<b>ITEM R-3:</b>	<b>REZ Case #2023-010</b>
<b>REQUEST:</b>	A request by DR Horton, Inc. c/o Tiffany Hogan to rezone 113.98 acres from A-R (Agricultural-Residential) to CRS (Collaborative Residential Subdivision) along 1680, 1700, and 1720 Walker Road SW tax parcels 0290020008, 029002008A, 029002008B, 029002008E, 029002008J & 029002008K to allow for the development of a 205 lot single family residential development.
<b>PARCEL:</b>	# 0290020008, 029002008A,029002008B, 029002008E, 029002008J & 029002008k
<b>SIZE:</b>	113.98 acre
<b>APPLICANT:</b>	DR Horton

<b>ITEM R-4:</b>	<b>REZ Case #2023-14</b>
<b>REQUEST:</b>	A request by John Andrew Nix to rezone a 2.67-acre parcel from SRC-CIS (Civic-Institutional District) to SRC-MxD (Mixed-Use Development) along SE Flat Shoal Road, tax parcel # 093002023A to allow the construction of convenience store with gas
<b>PARCEL:</b>	# 093002023A
<b>SIZE:</b>	2.67 Acres
<b>APPLICANT:</b>	John Andrew Nix

<b>ITEM R-5:</b>	<b>REZ Case #2023-11</b>
<b>REQUEST:</b>	A request by John Andrew Nix to rezone 1 acre from R-1 (Single-Family Residential) to M-1 (Limited Industrial) along 2470 Flat Shoal Road SE tax parcel # 0930020028 to allow for the operation an existing tree service business on an adjacent parcel east of the subject property.
<b>PARCEL:</b>	# 0930020028
<b>SIZE:</b>	1.0 Acres
<b>APPLICANT:</b>	John Andrew Nix

<b>ITEM R-6:</b>	<b>FLU Case #2023-04 / REZ Case #2023-15</b>
<b>REQUEST:</b>	<ol style="list-style-type: none"> <li>4250 SE Highway 20. A request by John Andrew Nix to amend the Future Land Use Category from Medium Density to Commercial for the development of commercial development. The lot is further described as parcel number # 080A010014</li> <li>A request by John Andrew Nix to rezone a 12.88-acre parcel from A-R (Agricultural-Residential) to C-2 (General Commercial District) along 4250 SE Highway 20, tax parcel # 080A010014 to allow the construction of commercial development</li> </ol>
<b>PARCEL:</b>	# 080A010014
<b>SIZE:</b>	12.88 Acres
<b>APPLICANT:</b>	John Andrew Nix

<b>ITEM R-7:</b>	<b>TEXT Case #2023-06</b>
<b>REQUEST:</b>	Text Amendment 2023-06 to amend Section 202-6.(b)(2) to add the CRS (Collaborative Residential Subdivision) zoning district as a permitted zone within the Medium Density Residential Future Land Use Category of the Comprehensive Plan; and amend Section 206-5.(b)(1) to identify the applicable Future Land Use Categories of the Comprehensive Plan where the CRS zoning district can be established
<b>SIZE:</b>	County-Wide
<b>APPLICANT:</b>	Rockdale County Planning Staff

<b>ITEM R-8:</b>	<b>SUP Case #2023-04</b>
<b>REQUEST:</b>	A request by John Andrew Nix, for a Special Use Permit for the operation of a Recycling Center and Salvage located on 2314 Dogwood Drive, Tax Parcel #0930010010
<b>PARCEL:</b>	# 0930010010
<b>SIZE:</b>	7.0 acres
<b>APPLICANT:</b>	John Andrew Nix

**8. Reports:**

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

**B. Rockdale County: None.**

**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>
11/09/23	THU	6:00 PM	Assembly Hall	901 Main St NW, Conyers, GA, 30012

**9. Adjourn.**