

BOARD OF COMMISSIONERS

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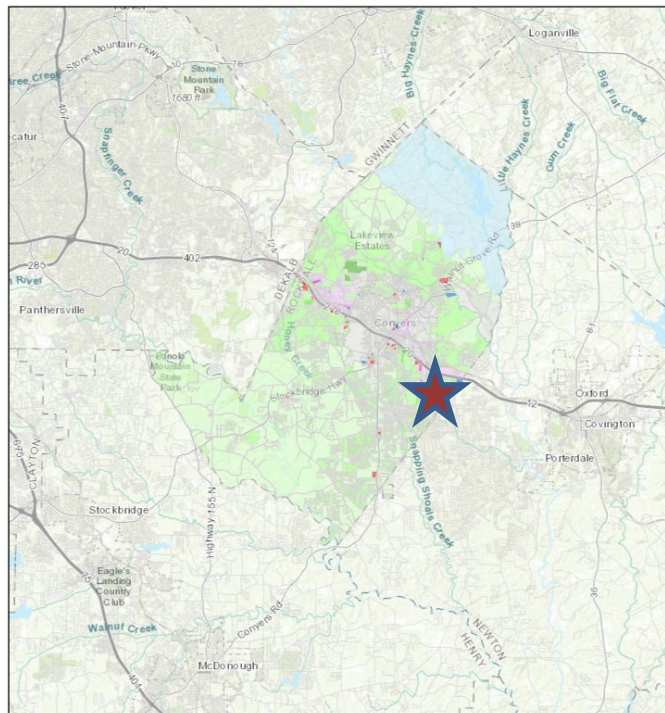


DEPARTMENT OF PLANNING & DEVELOPMENT

JULIANA NJOKU, DIRECTOR
PHONE: (770) 278-7100
planning@rockdalecountyga.gov

PLANNING COMMISSION
ROCKDALE COUNTY PLANNING STAFF REPORT

REZ Case Number: #2023-01
Address: 0 SE Salem Road
Tax Parcel ID: 093D010143
Site Area: 3.31 acres
Current Zoning: SRC-NC (Salem Road Corridor – Neighborhood Commercial)
Existing Conditions: Undeveloped
REZ Request: To rezone 3.31 acres from SRC-NC to MxD (Mixed-Use Development) for the development of a gasoline station with convenience store, fast-food restaurant, and two multi-use buildings with office/retail at ground level and loft-style residences on the second level.
Applicant: Blum & Campbell, LLC
Owner: David Babatope, individual as Trustee of the Salem Family Trust
Staff Recommendation: **Approval with Conditions**
P.C. Hearing Date: January 11, 2023
B.O.C. Hearing Date: January 25, 2023



Zoning History

The subject property is zoned SRC-NC (Salem Road Corridor-Neighborhood Commercial). No prior zoning requests are on record for this property.

Existing Site Conditions

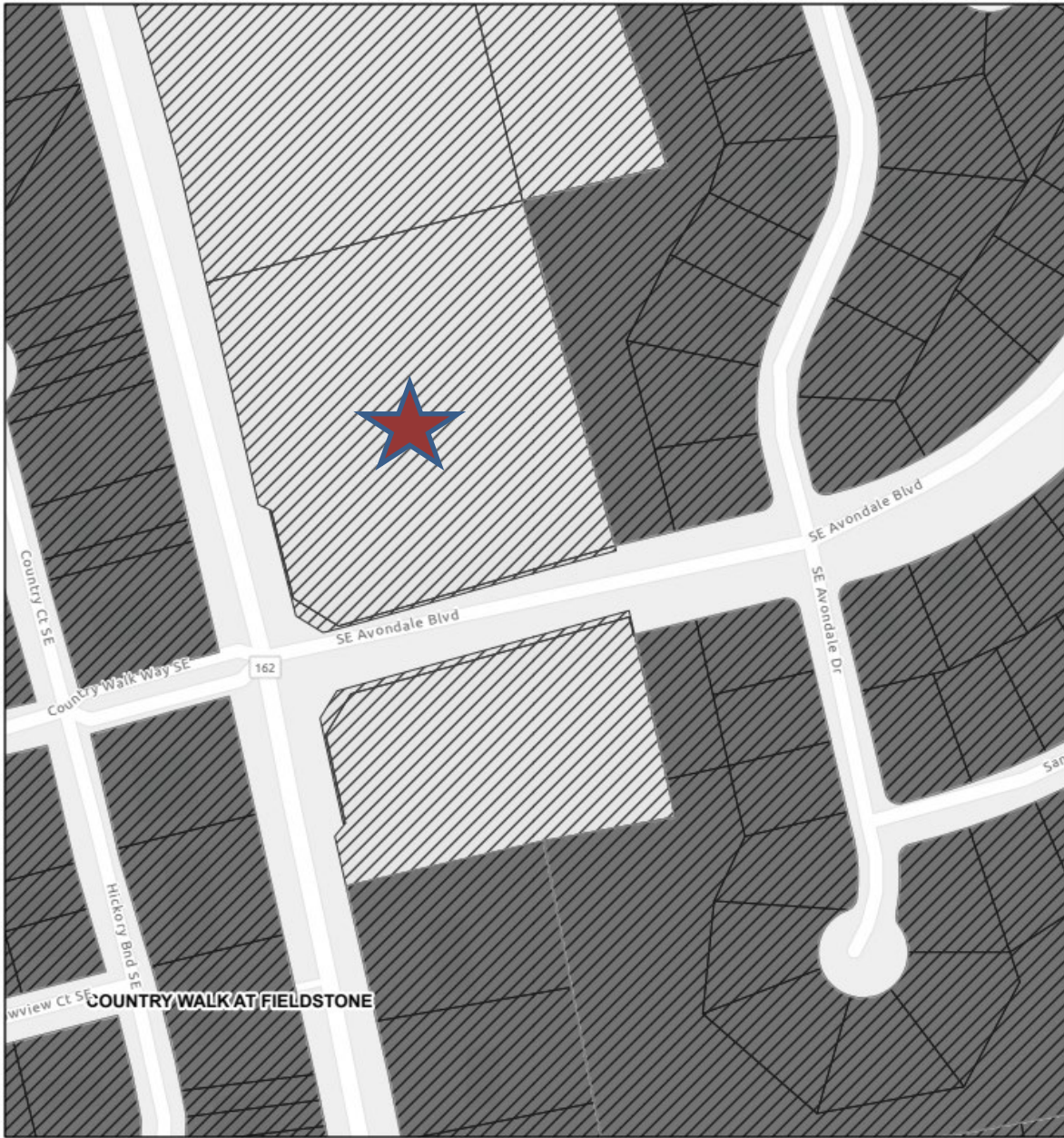
The subject site is a 3.31-acre undeveloped property along Salem Road SE. The property has frontage along Salem Road SE and Avondale Boulevard SE. The topography is generally flat. There are no streams, lakes, or wetlands on the property.

Surrounding Use and Zoning

The subject site is bordered by residential properties to the east and west, and mixed use and commercial properties to the north and south, respectively. The following is a summary of surrounding uses and zoning:

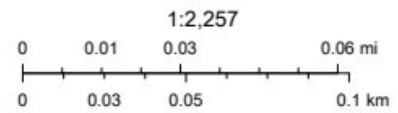
Adjacent Zoning and Current Land Use			
Direction	Address	Zoning District	Current Land Use
West	2150 SE Country Walk Way	SRC-R-3	Fieldstone View Subdivision
North	2720 SE Salem Road	SRC-MxD	Undeveloped Land
East	3113 SE Avondale Drive	SRC-CSD	Avondale Springs Subdivision
South	SE Salem Road	SRC-NC	Undeveloped Land

ZONING MAP



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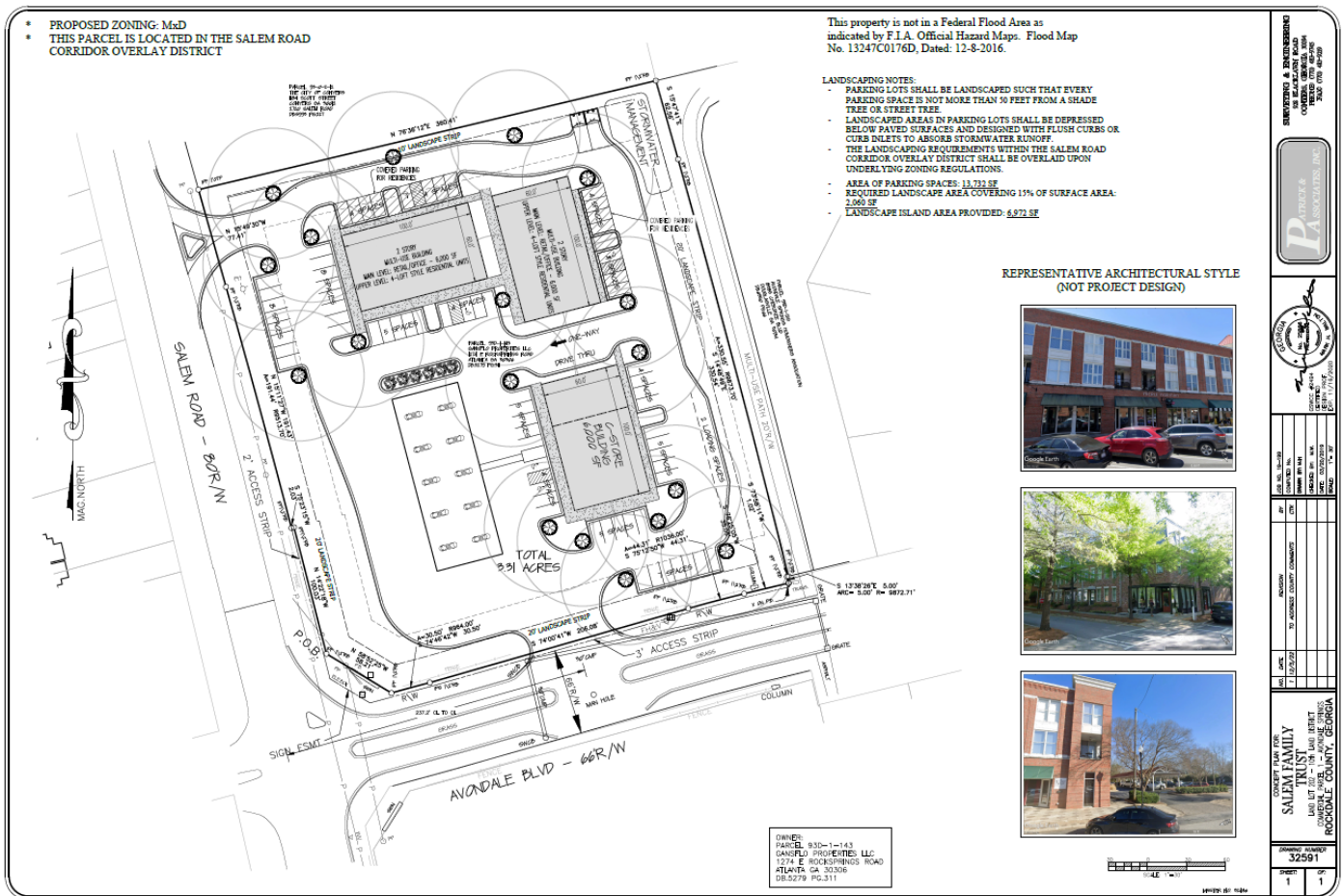
- Parcels
- Subdivisions
- Salem Road Corridor



Project Summary

The applicant is requesting a rezoning of a 3.31-acre site from SRC-NC (Salem Road Corridor – Neighborhood Commercial) to SRC-MxD (Salem Road Corridor – Mixed-Use Development). The project includes:

- The development of a gasoline station with convenience store, fast-food restaurant, and two multi-use buildings with retail/office space on the first level and loft-style residential units on the second level.
- The building that will contain the convenience store and fast-food restaurant is proposed to be 6,000 SF. The two multi-use buildings will also both be 6,000 SF.
- Landscape strips along front, sides, and rear of the development.
 - Proposed 20-foot landscape strip fronting Salem Road and Avondale Blvd.
 - Proposed 20-foot landscape strip adjacent to Avondale Springs Subdivision.
 - Proposed 10-foot landscape strip adjacent to the undeveloped land to the north.
- 55 customer parking spaces provided (3 of which are handicap accessible). 60 customer parking spaces are required per Sec. 210-2(n)(2)(a) or an administrative variance can be applied for pursuant to Sec. 238-14 (b)(5).
- 16 covered parking spaces reserved for residential lofts (2 of which are handicap accessible) meeting the parking requirements found in Sec. 210-2 (n)(1)(b).
- 18 trees throughout the development providing shade to parking spaces.



EVALUATION OF THE REZONING REQUEST

When considering an application to amend the current zoning designation of a property, the Board of Commissioners, the Planning Commission, and the Planning & Development Department shall consider the following standards as described in Section 238-4(G1) of the UDO:

A. Is the zoning proposal permitted as a use that is suitable in view of the use and development of adjacent and nearby property?

The applicant's request for a rezoning to allow a mixed-use development is proposed on an undeveloped 3.31-acre parcel, bordered by a residential subdivision to the east and an undeveloped property zoned MxD (Mixed-Use) to the north. The subject property is currently zoned NC (Neighborhood Commercial) and has a future land use designation as Mixed-Use/Employment Center. A gasoline station with convenience store, retail, offices, and residential units are permitted uses within the MxD zoning district in accordance with Sec. 218-13 upon approval of a rezoning by the Board of Commissioners. A rezoning of the subject property to MxD may be appropriate where supplemental regulations and zoning conditions are upheld to ensure that surrounding properties are properly buffered. Any reduction of buffers will be subject to approval through the administrative variance process found in Sec. 238-14 of the Unified Development Ordinance.

B. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

The existing uses of adjacent or nearby properties may be impacted from light and noise generated by the proposed development. Upgrades to the site in the form of landscaping within the required buffers will be necessary to appropriately shield surrounding residential properties from light and noise. Furthermore, the regulations found in the Salem Road Corridor Overlay (Sec. 210-2) will restrict noise and light pollution.

C. Will the property to be affected by the zoning proposal have a reasonable economic use as currently zoned?

The property has a reasonable economic use as currently zoned. However, the MxD zoning category provides a greater range of allowable commercial uses, including the use of a gasoline station with convenience store.

D. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation, facilities, utilities, or schools?

Water and sewer are available for the project. If all land development and stormwater regulations are designed and permitted in accordance with the code requirements, the proposed amendment would likely not increase adverse impacts on transportation facilities or water quality.

E. Is the zoning proposal in conformity with the Future Land Use Map and the policy intent of the Comprehensive Land Use Plan?

The zoning proposal is in conformity with the Future Land Use Category of this property. The MxD (Mixed-Use Development) zoning district may be applied only to property located in the Salem Road Corridor Overlay. The intent of the MxD zoning category is to improve efficiency of land use and transportation systems and quality of life by providing flexibility to develop interrelated uses in compact, walkable developments. The current proposal demonstrates a compact, mixed-use, and urban environment. Thus, the rezoning request is in conformity with the Future Land Use Map and the policy and intent of the Comprehensive Land Use Plan.

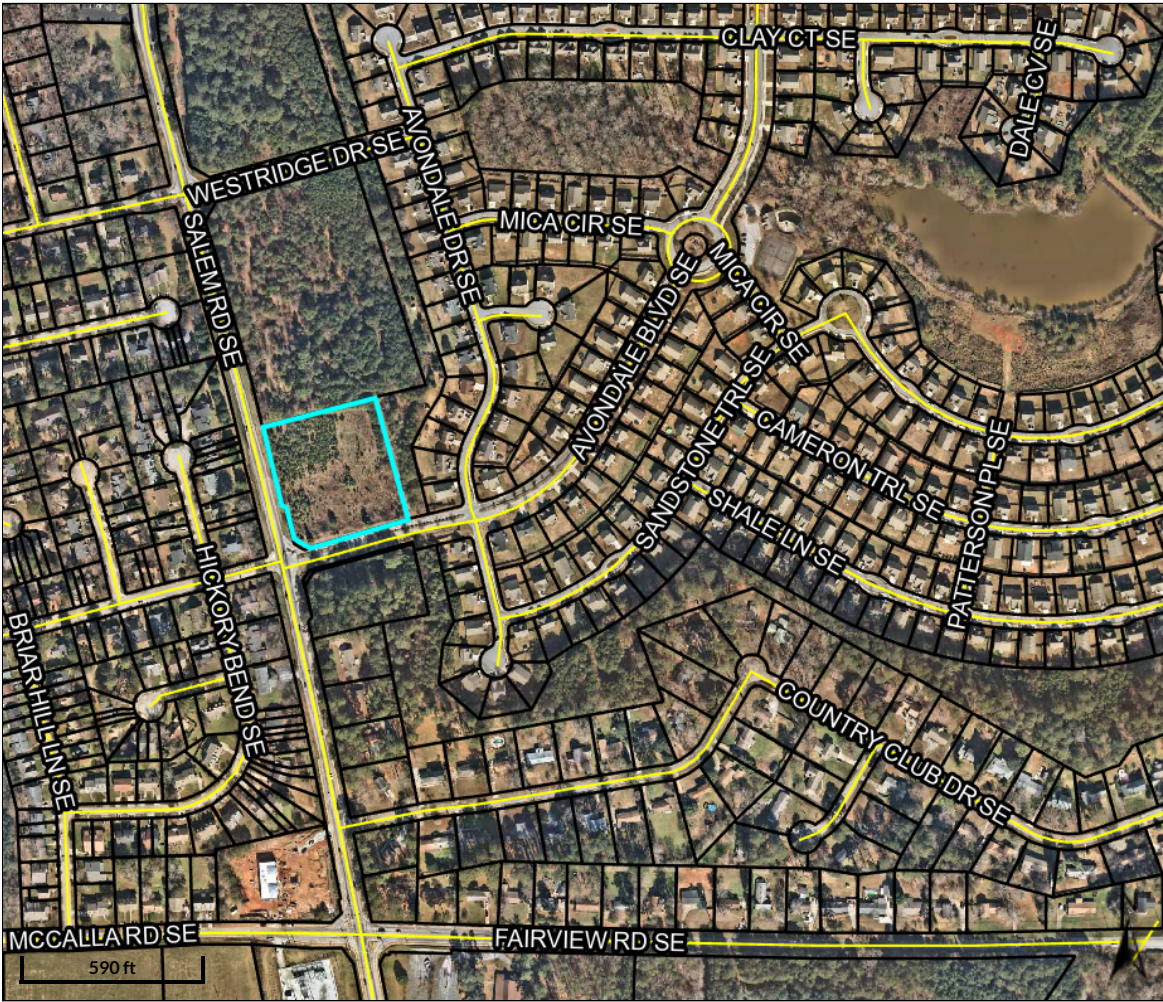
F. Are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval, or disapproval of the zoning proposal?

The proposed mixed-use development is in compatibility with the proposed zoning category, future land use designation, and adjacent MxD-zoned property, thus giving grounds for a recommendation of approval.

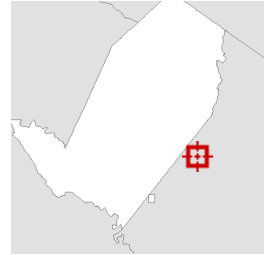
PLANNING & DEVELOPMENT STAFF RECOMMENDATIONS

Staff recommends *Approval with Conditions* of the request to rezone from SRC-NC (Salem Road Corridor – Neighborhood Commercial) to SRC-MxD (Salem Road Corridor – Mixed-Use Development) with the following Conditions:








1. The site shall be developed in compliance with the MxD (Mixed-Use Development) Zoning District, if adopted.
2. The applicant shall provide a Traffic Impact Study prior to the submittal of an application for a Land Disturbance Permit (LDP). Any recommendations for improvements shall be required to be shown on the Land Disturbance Permit (LDP). Additionally, as determined by Rockdale County Department of Transportation, a new study may be required for the development. Any recommendations for improvements from any new studies shall be required to be shown on the LDP.
3. Natural vegetation shall remain on the property until the issuance of a development permit.
4. Provide five-foot-wide concrete sidewalks along the Salem Road and Avondale Boulevard Right-of-Way.
5. Provide landscaping within the buffer adjacent to the Avondale Springs subdivision that includes a double row of six-foot-high evergreen trees planted a maximum of ten feet on center and placed along an earthen berm located along the interior side of the buffer not less than four feet in height, or by an alternative buffer design approved by the Director of Planning and Development that provides an effective year-round visual screen for the existing residences.
6. Principal building entrances shall be oriented to public streets wherever possible. Building materials for facades oriented to public streets shall be constructed of brick, stone, stucco, wood siding or similar material approved by the director. Metal siding, vinyl siding, and standard concrete block are prohibited.
7. At least 40 percent of non-residential facades facing boulevards must be clear glass.
8. Drive-through windows shall be screened from view from a boulevard and from adjacent residentially zoned property. No outdoor speakers shall be directed toward adjoining residentially zoned property.
9. Dumpsters shall be placed on a concrete pad and screened by an opaque fence or wall that is a minimum of eight feet in height.
10. Provide one off-street loading space per building. Loading spaces shall be 10 feet in width and 30 feet in length. Off-street loading shall be limited to the area between the rear of the principal structure and the rear lot setback line, or between the side of the principal building and the side lot setback line.
11. All utilities shall be placed underground.
12. Stormwater detention ponds shall be screened from view from adjoining residential properties. Screening plans shall be subject to review and approval of the Director of Planning and Development.



Overview



Legend

-  Parcels
-  Roads
-  Streams and Rivers (Large)
- Flood Map**
-  A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
-  AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
-  VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
-  X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 093D010143
 Class Code Commercial
 Taxing District COUNTY
 Acres 3.31

Owner SALEM FAMILY TRUST
 3479 OLD RIVER ROAD
 DOUGLASVILLE, GA 30135
 Physical Address SE SALEM RD
 Assessed Value Value \$324400

Last 2 Sales		Date	Price	Reason	Qual
1/23/2019	\$170000	01	Q		
12/14/2012	\$70000	01	Q		

(Note: Not to be used on legal documents)

Date created: 1/4/2024
 Last Data Uploaded: 1/3/2024 7:31:24 PM



Rockdale County Zoning



BLUM & CAMPBELL, LLC

Attorneys at Law

JODY CHARLES CAMPBELL
ATTORNEY AT LAW
LICENSED IN GA

3000 Langford Road, Building 100
Peachtree Corners, Georgia 30071

TELEPHONE: (470) 365-2890
FACSIMILE: (470) 365-2889
JODY@BLUMCAMPBELL.COM

October 5, 2022

VIA PRIORITY MAIL

Rockdale County, Georgia
Attn: Department of Planning and Development
P.O. Box 289
Conyers, Georgia 30012

**Re: Salem Family Trust
Application for Rezoning
Property Address: SE Salem Road, Conyers, Georgia 30013
Parcel No. 093D010143**

Dear Sir/Madam:

Enclosed please find an original and four (4) copies of an Application for Rezoning/Zoning Map Amendment for the above-referenced property. I am also including herewith a check in the amount of \$300.00 representing the filing fee for this zoning application. After you have a chance to review the application, please confirm that the application is complete by contacting me at the address/phone number/email address listed above. At that time, I will also be happy to provide an electronic copy of the application as well. If you have any questions or need any additional information, please do not hesitate to contact me.

Very Truly Yours,

Jody Charles Campbell

Enclosures



ROCKDALE COUNTY
PLANNING & DEVELOPMENT
 P.O. Box 289/958 Milsstead Ave NE, Conyers, GA, 30012
 Phone: 770-278-7100
 Email: planning@rockdalecountyga.gov

CASE #: _____

**REZONING (ZONING MAP AMENDMENT) AND
 ALTERATIONS TO CONDITIONS OF APPROVAL
 APPLICATION
 CHECKLIST**

This application is required for Rezoning submittals that do NOT require a Future Land Use (FLU) Map Amendment application. Additionally, this application is required for Alterations to or Repeal of Conditions of Approvals. The Instructions provide further details.

FILING INFORMATION (OFFICE USE ONLY)

Filing Date: _____ | BOC 1R WS: _____ | BOC 1R VS: _____ | PC Hearing: _____ | BOC Hearing: _____ | BOC 2R WS: _____ | BOC 2R VS: _____

PROPERTY

Property Address(es): SE Salem Road, Conyers, Georgia 30013 | Tax Parcel Numbers: 093D010143
 (With City and Zip Code)
 Total Acreage: 3.31 Acres | Number of Properties: 1

Per 2019 House Bill 493, detailed checklists of items required to be submitted for each type of project are supplemental to this application. Each item **must be checked off and a page number where the item is located must be noted** and included with the application. The applicant must sign the affidavit, at the end of the application and each required checklist, certifying that all required items are provided. If there are questions regarding items required for your specific project, contact staff for clarification prior to submitting the application.

Applications that do not provide documentation or required materials will be noted as incomplete and may result in delays in the Board of Commissioners', Planning Commission's, or Staff's review of the application and/or denial of the request. The Board of Commissioners and Planning Commission reserves the right to require additional information if it believes that the submission of such information is necessary to understand the nature of the intended activity.

Revisions made to the applications after the submittal deadline and prior to the Board of Commissioners' or Planning Commission's Public Hearing may be continued to the following month's hearing.

The Unified Development Ordinance (UDO) Sec. 202.6 provides the zoning districts that are permitted within each FLU Category. If the FLU Category permits the proposed zoning district, this application is required.

The filing fee is based upon the number of properties, the amount of acreage of each property that require a Rezoning, the requested Zoning District that is being requested, and the amount of acreage of each property to be rezoned.

- REQUIRED Pre-Application Conference** (UDO Sec. 238-4(d)(1));
Date attended and with which staff member: _____
- Completed Application:** Provide one (1) digital copy and four (4) hard copies of the entire submittal packet.
- Property Information (Page 4)**
- Contact Information (Page 4):** Property Owner(s), Applicant, Authorized Agent, Attorney.
- Site and Development Information (Page 5):** General information on the property, services and utilities.
- Letters from Service Providers:**
 - Rockdale Water Resources** (770-278-7450) or other provider: Public Water Service; Sewer Map; Wastewater Availability and Treatment Capacity; Hydrant Flow;
 - N/A **Rockdale County Public Schools** (770-483-4713), if residential: What Schools are Zoned for Your Address?; Enrollment Count and Capacity;
 - Electrical Service; Snapping Shoals EMC - Letter attached
 - Natural Gas Service; Walton Gas - Letter unavailable as property is undeveloped.
 - Telecommunications Service (Internet, Landline Phone, and Cable). Xfinity and AT&T (See attached proof of availability)
- Justification of the Request (Page 6):** In your own words, type the reason you believe the zoning of the subject property should be amended.
- Rezoning Review Standards (Page 7):** Provide justification for each of the review standards listed in UDO Sec. 238-4(g)(1). The Board of Commissioners, the Planning Commission, and the Department will use these standards to evaluate the request.
- Conditions of Approval (Page 8):** UDO Sec. 238-15. Provide justification for each of the review standards listed in UDO Sec. 238-4(g)(1). The Board of Commissioners, the Planning Commission, and the Department will use these standards to evaluate the request.

Applicant Certification (Page 9)

Ownership Statement and Campaign Contribution Disclosure Statement (Page 10): If the property is listed in the name of more than one individual or entity, each owner must sign all documents. Property owner(s) signature(s) must be notarized. If the property has been sold within the last 90 days, a copy of the deed with the new owner(s) name(s) is required. Ownership of property will be verified by staff. The owner(s) of the property is required to disclose political campaign contributions. Disclosures must be notarized.

Agent Authorization Form and Campaign Disclosure Statement (Page 11): If the owner of the property wishes to have someone represent his/her interest in all matters relating to a rezoning application, the notarized signatures of the owner(s) and agent are required. Agents are required to disclose political campaign contributions. Disclosures must be notarized.

Attorney Authorization Form and Campaign Disclosure Statement (Page 12): If the owner of the property wishes to have an attorney represent his/her interest in all matters relating to this application, the notarized signatures of the current owner(s) and attorney are required. Attorneys are required to disclose political campaign contributions. Disclosures must be notarized.

Proof of Ownership: Deed recorded with Rockdale County Clerk of Courts. A copy of the deed of the property or properties may be obtained at the Rockdale County Courthouse in the Real Estate Records Room on the 1st floor.

Original Plat or Survey: Plat or survey recorded with Rockdale County Clerk of Courts or referenced by the Deed, if not recorded.

Survey Plat: Signed and sealed by an architect, engineer, landscape architect or land surveyor. A copy of the existing survey plat of the property or properties may be obtained at the Rockdale County Courthouse in the Real Estate Records Room on the 1st floor. However, one complete boundary survey is required for projects with more than one property.

Legal Description of the Property: This written description, found on the property deed, containing the metes & bounds of the property or properties. However, the legal description must be provided in Word with this application.

Site Plan: Drawn to scale, showing all existing property improvements, and all proposed improvements. The Conceptual Development Plan may include any additional graphics which will explain the features of the development, but shall include the following:

- A written description of the details of the proposed use and development details.
- A vicinity map showing the use and zoning of all properties within one (1) mile of the property subject to the rezoning request.
- All proposed setbacks, buffer yards, structure heights, and lot coverage calculations.
- All proposed buildings, structures, fences, or walls, areas of outdoor storage, permanent dumpsters, and other improvements to be located upon the site and adjacent sites within 400 feet of the subject property.
- All proposed open spaces and recreational amenities.
- All proposed stormwater management facilities and connections (all stormwater connections shall be subject to the approval of the Rockdale County Stormwater Department).
- All proposed location and capacities of public and private utilities (all septic systems shall be subject to the approval of the Rockdale County Environmental Health Department, all public sewer and water connections shall be subject to the approval of the Rockdale County Water Resources or public service provider).
- Lakes, streams, other water bodies, and wetlands on or adjacent to the site and associated buffers.
- All proposed public improvements including sidewalks, street trees, and right-of-way dedications.
- All proposed locations for temporary uses, such as seasonal sales areas.
- Such other and additional information as may be requested by the Zoning Administrator.

Current and Proposed FLU Category and Zoning District for Each Property:

Address	Tax Parcel No.	Acreage	Current FLU Category	Current Zoning District	Proposed Zoning District
SE Salem Rd, Conyers, GA 30007	093D010143	3.31	MxD	SRC-NC	MxD

Filing Fee: The non-refundable filing fee is payable at the time of application. Payment may be made by cash (exact amount), credit card (VISA or Mastercard), check, or money order payable to Rockdale County. The filing fee is based upon the number of properties, amount of acreage of each property to be rezoned, and the type of zoning that is being requested.

Development of Regional Impact (DRI) required by UDO Sec. 238-5. See Pages x and x of the Instructions for the ARC DRI Thresholds.

Fee: \$1,200

Rezoning to AR, R-1, CRS, CDS, and CSO

Acres	Fee per Property	Tax Parcel Nos.	No. of Properties	Fee Amount (Fee x #)
<input type="checkbox"/> 0-4.99 acres	\$250			\$
<input type="checkbox"/> 5-9.99 acres	\$300			\$
<input type="checkbox"/> 10-19.99 acres	\$400			\$
<input type="checkbox"/> 20 acres and more	\$500			\$

Rezoning to R2, MRU, and RM

Acres	Fee per Property	Tax Parcel Nos.	No. of Properties	Fee Amount (Fee x #)
<input type="checkbox"/> 0-4.99 acres	\$300			\$
<input type="checkbox"/> 5-9.99 acres	\$400			\$
<input type="checkbox"/> 10-19.99 acres	\$550			\$
<input type="checkbox"/> 20 acres and more	\$700			\$

Rezoning to a Nonresidential District

Acres	Fee per Property	Tax Parcel Nos.	No. of Properties	Fee Amount (Fee x #)
<input checked="" type="checkbox"/> 0-4.99 acres	\$300		1	\$ 300 ⁰⁰
<input type="checkbox"/> 5-9.99 acres	\$500			\$
<input type="checkbox"/> 10-19.99 acres	\$700			\$
<input type="checkbox"/> 20 acres and more	\$900			\$

Filing Fee (Fee Amount + DRI Fee) \$ 300⁰⁰

AFFIDAVIT CERTIFYING COMPLETENESS OF APPLICATION

I hereby acknowledge that I understand the requirements listed above for what constitutes a complete application. I have checked off each box and included a page number where the item is located. I confirm that the requirements for a complete application have been met.

Jody Campbell, the undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. 50-36-1(e)(1), with this affidavit.

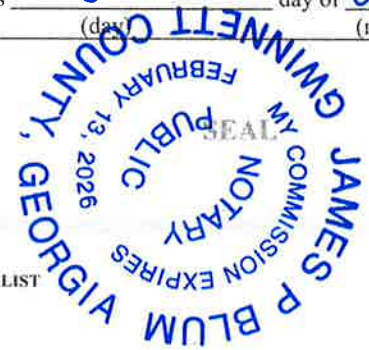
Wait to be in front of notary to sign: [Signature] (Signature) Jody Campbell (Applicant's Name) 10/5/22 (Date)

NOTARY

The secure and verifiable document provided with this affidavit can best be classified as: Rezoning Application Checklist (type of document)

Executed in Peachtree Corners (city), Gwinnett (county), GA (state), this 5th day of October, 20 22 (month) (year)

[Signature]
Notary Public signature
GA Registration No. and expiration date





ROCKDALE COUNTY
PLANNING & DEVELOPMENT
P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

CASE #: _____

**ZONING MAP AMENDMENT (REZONING) AND
ALTERATIONS TO CONDITIONS OF APPROVAL APPLICATION
FILING INFORMATION (OFFICE USE ONLY)**

Filing Date: _____ | BOC 1R WS: _____ | BOC 1R VS: _____ | PC Hearing: _____ | BOC Hearing: _____ | BOC 2R WS: _____ | BOC 2R VS: _____

PROPERTY INFORMATION

Property Address(es): SE Salem Road, Conyers, Georgia 30013 (With City and Zip Code)		Tax Parcel Numbers: 093D010143	
Total Acreage: 3.31		Number of Properties: 1	
Subdivision: N/A	Land Lot(s): 202	District(s): 10	
Current Zoning: SRC-NC		Proposed Zoning: MxD	
Current FLU Category: Mixed Use/Employment Center			
Current Use: Vacant		Proposed Use: Mixed Use - Gas Station/Restaurant and Office Space	
Zoning History (Rezoning, Special Use Permits, Variances, etc.): None			

Are there existing conditions of zoning for the property? If so, please list on page 8. **No**

Purpose of requested amendment: To allow commercial development with Clippers Gas Station & Convenience Store with attached Restaurant as well as two 6000 square foot buildings for neighborhood office space such as CPA and financial advisor offices.

APPLICANT INFORMATION

Applicant / Authorized Agent: David Babatope			Authorized Agent / Attorney: Jody Charles Campbell		
Business / Person Name: Salem Family Trust			Business / Person Name: Blum & Campbell, LLC		
Address: PO Box 504			Address: 3000 Langford Road, Bldg. 100		
City: Stockbridge	State: GA	Zip: 30281	City: Peachtree Corners	State: GA	Zip: 30071
Office #: 678-886-3669	Mobile #:		Office #: 470-365-2890	Mobile #: 770-712-0923	
Email: cba2020@gmail.com			Email: jody@blumcampbell.com		
Applicant Status (check one): <input checked="" type="checkbox"/> Owner			<input type="checkbox"/> Authorized Agent		

PROPERTY OWNER INFORMATION

Owner 1: Salem Family Trust			Owner 2:		
Business / Person Name:			Business / Person Name:		
Owner of Tax Parcel No(s):			Owner of Tax Parcel No(s):		
Address: PO Box 504			Address:		
City: Stockbridge	State: GA	Zip: 30281	City:	State:	Zip:
Office #: 678-886-3669	Mobile #:		Office #:	Mobile #:	
Email:			Email:		

PROPERTY OWNER INFORMATION

Owner 3:			Owner 4:		
Business / Person Name:			Business / Person Name:		
Owner of Tax Parcel No(s):			Owner of Tax Parcel No(s):		
Address:			Address:		
City:	State:	Zip:	City:	State:	Zip:
Office #:	Mobile #:		Office #:	Mobile #:	
Email:			Email:		

SITE INFORMATION

Any Applicable Zoning Overlay Districts: Salem Road Corridor Overlay District (SRCO)

Schools: (If this request is for a commercial, industrial or office institutional zoning, school enrollment figures are not required, but the location of the nearest schools must still be completed.)

Type	Name	Current Enrollment	Capacity	Difference
Elementary School:	Peek's Chapel ES			
Middle School:	Memorial MS			
High School:	Salem HS			

Transportation:	North	South	East	West
Adjacent Roads:	None	Avondale Blvd., SE	None	Salem Road, SE
Existing ROW:	None	66' R/W	None	80' R/W
Future ROW:	None	None	None	None
Type:	N/A	County Road	N/A	State Highway 162

Types: County Rd; State Hwy; Private Dr; Paved; Dirt; Other

Are there state or county road improvements planned that would impact the rezoning site (by either Rockdale County or GDOT)? **No**

If so, please identify:

Utilities: Gas Service: Walton Gas Electric Service: Snapping Shoals EMC

Potable Water (check one): Public System Well
 Location of Nearest Line: Diameter of Line: Distance to Closest Fire Hydrant: 209.2 feet

Wastewater (check one): Public System Septic Tank
 Nearest Treatment Plant: Evaluation by Soil Scientist:
 Max Operating Capacity: Environmental Health Approval:
 Level of Operation:

Are there any utility easements recorded on the land to be considered for rezoning?
 If so please describe: Existing Sign Easement at intersection of Salem Road and Avondale Boulevard

Stormwater: FIRM Panel No. and Date: 13247C0176D 12/8/2016 Basin: Snapping Shoals Creek Sub-Basin:

Are there streams, rivers, lakes or other water bodies located on or adjoining this site? If so, please identify:

Property Floodplain? Within Zone: If so, has it been identified on your property plat? Yes No How many acres are impacted by floodplain?

Wetlands Type:

DEVELOPMENT INFORMATION

Type of Development: (check one) Residential Nonresidential Mixed Use
 Type of Residential: (check one) Single-Family Residential Two-Family Residential Multi-Family Residential

Type of Nonresidential: **Mixed Use - Commercial & Office**

If Use Contains a Residential Component: Number of Units: Acreage: Residential Density (Lots/Units per Acre):

If Use Contains a Commercial Component: Total Building Area Proposed: Three 6000 sq. ft buildings Number of Parking Spaces: 129

Does the development qualify for a Development Regional Impact (DRI)? See pages 12 and 13 of the Application Instructions for more information. Yes No

JUSTIFICATION OF THE REZONING REQUEST

In your own words, type the reason you believe the zoning of the subject property should be amended. Please address the following:

1. The intent of the proposed amendment and the intended timing and phasing of development. State the reasons why you believe the current zoning district classification for the subject rezoning site is incorrect and why approval of a different zoning district classification is appropriate.

The existing zoning classification is too restrictive to allow for suitable development of a commercial complex that will support the existing residential areas. The Future Land Use Map designates the property as best suited for a Mixed Use Development, which is intended to provide flexibility to develop interrelated uses in compact, walkable developments and to provide places of employment, commercial services and retail goods in buildings that are convenient to and compatible with adjacent neighborhoods. A neighborhood gas station with convenience store with attached restaurant together with office space would provide much needed commercial development with businesses designed to support the existing residences and that are walkable from nearby properties. The proposed use is also suitably located along Salem Road, which is a major transportation artery/State Highway providing residents with needed services and retail goods and food services.

2. The impact of the proposed amendment on the capacities of public facilities including, but not limited to, transportation facilities, sewage facilities, water supply, parks, drainage, schools, solid waste, and emergency medical facilities.

The proposed use will not cause any substantial impact on existing public facilities. The property is located at the intersection of Salem Road/GA Highway 162 (80' R/W) and Avondale Blvd., SE, a median-divided two lane road with designated right turn lane onto the northbound Salem Road. The existing intersection with Avondale Blvd. is suitably designed and existing acceleration-deceleration lanes on Salem Road provide for the safe exit from the development onto southbound Salem Road. Water and sewer are available from the Rockdale Water Resources Department and significant existing stormwater infrastructure already exists adjacent to the property. No residential units are proposed, so there will be no impact to schools except by substantially increasing the tax base from commercial development that will benefit school funding. Additionally, no impact on existing parks, water supply or emergency medical facilities is anticipated.

3. The impact of the proposed amendment on the natural environment, especially existing trees, water bodies, and water quality.

The property is currently vacant with minimal specimen trees of size greater than 6 inches in diameter. The property was previously clear cut in the recent past. No creeks, rivers, ponds, or other bodies of water cross the property and no bodies of water will be impacted. Drainage to existing storm water facilities will insure proper treatment prior to discharge and thus, no impact on existing water quality will be experienced. The proposed amendment will have no impact on known historical or environmental sites of note.

4. The contribution of the proposed amendment to an orderly and logical development pattern.

The proposed development is consistent with the Future Land Use Map and Salem Road Overlay District in that it provides low-impact commercial development with businesses designed to support neighboring residential developments. Low impact convenience store and attached restaurant offers residents needed food and retail goods. The office space will also provide for employment opportunities and professional services that further support the existing residential area.

REZONING REVIEW STANDARDS

Additionally, provide justification for each of the following review standards (UDO Sec. 238-4(g)(1)). The Board of Commissioners, the Planning Commission and the Department will use these standards to evaluate the request:

- a. Whether a proposed rezoning will permit a use that is suitable, in view of the use and development of adjacent and nearby property.

The proposed use will permit a use that is suitable in view of the use and development of adjacent and nearby property. The development proposes low impact commercial businesses that provide neighborhood and professional services. Commercial uses similar to the proposed development within 1 mile of the Property.

- b. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.

The Property has remained vacant under its current zoning designation as such designation is too restrictive to allow suitable development. The Neighborhood-Commercial designation is better suited to allowing conversion of existing residential structures into professional businesses. A Mixed-Use zoning classification allows greater flexibility that will allow for the proper development of the property.

- c. The impact of the proposed amendment on the natural environment, especially existing trees, water bodies and water quality.

The property is currently vacant with minimal specimen trees of size greater than 6 inches in diameter. The property was previously clear cut in the recent past. No creeks, rivers, ponds, or other bodies of water cross the property and no bodies of water will be impacted. Drainage to existing storm water facilities will insure proper treatment prior to discharge and thus, no impact on existing water quality will be experienced. The proposed amendment will have no impact on known historical or environmental sites of note.

- d. Whether the proposed rezoning will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

The proposed use will not cause any substantial impact on existing public facilities. The property is located at the intersection of Salem Road/GA Highway 162 (80' R/W) and Avondale Blvd., SE, a median-divided two lane road with designated right turn lane onto the northbound Salem Road. The existing intersection with Avondale Blvd. is suitably designed and existing acceleration-deceleration lanes on Salem Road provide for the safe exit from the development onto southbound Salem Road. Water and sewer are available from the Rockdale Water Resources Department and significant existing stormwater infrastructure already exists adjacent to the property. No residential units are proposed, so there will be no impact to schools except by substantially increasing the tax base from commercial development that will benefit school funding. Additionally, no impact on existing parks, water supply or emergency medical facilities is anticipated.

- e. Whether the proposed rezoning is in conformity with the policy and intent of the comprehensive plan.

The proposed development is consistent with the Future Land Use Map and Salem Road Overlay District in that it provides low-impact commercial development with businesses designed to support neighboring residential developments. Low impact convenience store and attached restaurant offers residents needed food and retail goods. The office space will also provide for employment opportunities and professional services that further support the existing residential area.

- f. Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning.

The property is uniquely situated at the intersection of two major roads, which provides suitable traffic flow and safety infrastructure to allow for such a development. The size, shape, and frontage of the property allows for perfect setting for a low intensity, infill commercial development.

- g. Whether, and the extent to which, the proposed amendment would result in significant adverse impacts on the natural environment.

The proposed impacts would have not measurable impact on the natural environment as discussed above.

- h. The feasibility of serving the property with public wastewater treatment service and the impacts of such on the wastewater system; and, if an alternative wastewater treatment method is proposed, whether such wastewater treatment method is authorized in Rockdale County and will have a detrimental impact on the environment.

The Property can be serviced by the Rockdale County Water Resources department with wastewater being provided at the Snapping Shoals Water Treatment Plant.

ALTERATIONS TO OR REPEAL OF THE CONDITIONS OF APPROVAL

This page is only required for existing Conditions of Approval that were imposed with the adoption of a Zoning Map Amendment (Rezoning). If Conditions of Approval exist for a Future Land Use Map Amendment or a Special Use Permit that need to be changed, separate application(s) are required.

a. List the existing conditions of approval:

N/A

b. List the existing conditions of approval that are proposed to be altered and/or repealed:

N/A

c. Provide justification for the proposal:

N/A

APPLICANT CERTIFICATION

Please read and initial the following statements:

1. I hereby request the County consider the information contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on the Planning Commission (PC) and/or Board of Commissioners (BOC) Agenda for a public hearing.
2. I understand that my request will be rejected if all the necessary information and/or requirements are not presented.
3. I understand that I have an obligation to present all necessary information required by the Rockdale County Department of Planning & Development (P&D) to enable the PC and/or BOC to make an informed determination on my request. I will seek advice of P&D Staff or an attorney if I am not familiar with the zoning and land use requirements.
4. I understand that my request will be acted upon at the PC and BOC Public Hearings and that I am required to be present or to be represented by the authorized representative as indicated on this application, so that someone is available to present all facts and answer questions. I understand that failure to appear at a public hearing may result in the postponement or denial of my request. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Rockdale County.
5. The Rockdale County Unified Development Ordinance requires a public participation sign on the subject property. In order to ensure that the correct information is included on the public participation sign, P&D will prepare the sign and post the sign.
6. I hereby acknowledge that I understand the requirements listed on the checklist for what constitutes a complete application. I have checked off each box and included a page number where the item is located. I confirm that the requirements for a complete application have been met.
7. I have read and understood the applicable sections of the Rockdale County Unified Development Ordinance, as provided in the Instructions.

_____, the undersigned also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit.

Wait to be in front of notary to sign:

[Signature]
(Signature)

Devon Bobotop
(Applicant's Name)

31st Aug 2022
(Date)

NOTARY

The secure and verifiable document provided with this affidavit can best be classified as:

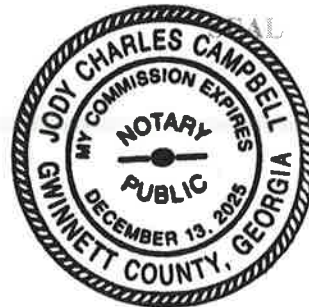
Application for Rezoning

(type of document)

Executed in Peachtree Corners, Gwinnett, Georgia, this 31st day of August, 2022
(city) (county) (state) (day) (month) (year)

Notary Public signature

GA Registration No. and expiration date





ROCKDALE COUNTY PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

OWNERSHIP STATEMENT & OWNER'S CAMPAIGN DISCLOSURE STATEMENT

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records. Husband and wife or other individuals shall each sign individually. Make copies if needed.

OWNERSHIP STATEMENT

As the current owner(s) of Tax Parcel #(s) 093D10143, I
(we) respectfully request that the subject property be rezoned and/or that Alterations to Conditions of Zoning be made.

Name: Salem Family Trust	Address: PO Box 504	City: Stockbridge	State: GA	Zip: 30281
Firm:	Phone #'s: 678-886-3669	Email: cba2020@gmail.com		

If the owner is a business, list the Registered Agent or Authorized Signatory:

OWNER'S CAMPAIGN DISCLOSURE STATEMENT

- No, I have not made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of \$250.00 or more to any local government official of Rockdale County, Georgia listed below.
- Yes, I have made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of \$250.00 or more to any local government official of Rockdale County, Georgia listed below.

If yes, notate to whom the campaign contribution was made during the two years immediately preceding the filing of the application, the dollar amount, description of each contribution, and the date each contribution below and continue on a separate sheet if necessary, in the following format:

Rockdale County Board of Commissioners

Name	Position	Amount	Description	Date
Oz Nesbitt, Sr.	Chairman			
Sherri L. Washington, Esq.	Post I Commissioner			
Doreen Williams, PhD	Post II Commissioner			

Conyers-Rockdale Planning Commission

Name	Position	Amount	Description	Date
Steve Weinstein, PhD	PC Chairman, County			
Tom Harrison	Vice-chair, City			
Tawanna Smith-Fenty	City			
Ernestine Stovall-Goolsby	County			
Steven Holmes	City			
Tameika White	City			
Ronnie Burrell	County			

_____, the undersigned also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. 50-36-1(e)(1), with this affidavit.

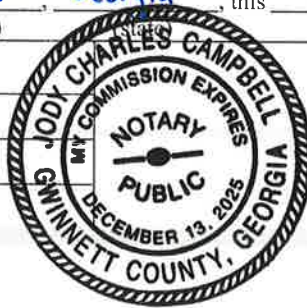
Wait to be in front of notary to sign: [Signature] (Signature) Darin Borsello (Owner's Name - Printed)

NOTARY

The secure and verifiable document provided with this affidavit can best be classified as: _____ Owner's Statement and Campaign Disclosure (type of document)

Executed in Peachtree Corners (city), Gwinnett (county), Georgia, this August (day) day of 31 (month), 2022 (year)

[Signature]
Notary Public signature



SEAL

GA Registration No. and expiration date



ROCKDALE COUNTY PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT

To be completed by the agent and the attorney. If both are involved, each shall sign individually. Make copies if needed.

AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT

- No, I have not made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of \$250.00 or more to any local government official of Rockdale County, Georgia listed below.
- Yes, I have made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of \$250.00 or more to any local government official of Rockdale County, Georgia listed below.

If yes, notate to whom the campaign contribution was made during the two years immediately preceding the filing of the application, the dollar amount, description of each contribution, and the date each contribution below and continue on a separate sheet if necessary, in the following format:

Rockdale County Board of Commissioners

Name	Position	Amount	Description	Date
Oz Nesbitt, Sr.	Chairman			
Sherri L. Washington, Esq.	Post I Commissioner			
Doreen Williams, PhD	Post II Commissioner			

Conyers-Rockdale Planning Commission

Name	Position	Amount	Description	Date
Steve Weinstein, PhD	PC Chairman, County			
Tom Harrison	Vice-chair, City			
Tawanna Smith-Fenty	City			
Ernestine Stovall-Goolsby	County			
Steven Holmes	City			
Tameika White	City			
Ronnie Burrell	County			

SIGNATURE

Wait to be in front of notary to sign:

(Agent's/Attorney's Signature)

Jody Charles Campbell

(Agent's/Attorney's Name - Printed)

NOTARY

The secure and verifiable documents provided with this affidavit can best be classified as:

Agent's Campaign Disclosure

(type of document)

Executed in Peachtree Corners, Georgia, Gwinnett, this 5th day of October, 2022
(city) (county) (state) (day) (month) (year)

Notary Public signature

GA Registration No. and expiration date



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN Land Lot 202, 10th District, Rockdale County, Georgia, being known as Avondale Springs (Commercial Parcel 1) containing 3.31 acres or 144,274 square feet and being more particularly described as follows:

Commencing at the mitered intersection of the eastern right-of-way of Salem Road (80' right-of-way) and the northern right-of-way of Avondale Boulevard (100' right-of-way), said point being the beginning of a curve to the left, an arc distance of 119.24 feet said arc having a radius of 9,513.70 feet and being subtended by a chord of North 14 degrees 14 minutes 45 seconds West and a distance of 119.23 feet to a 1/2" rebar set; said point being the TRUE POINT OF BEGINNING:

thence continue along the northern right-of-way of Salem Road (80' right-of-way) to an arc of a curve to the left, an arc distance of 191.34 feet, said arc having a radius of 9,513.70 feet and subtended by a chord of North 15 degrees 10 minutes 52 seconds West and a distance of 191.34 feet to a point; thence continue along said right-of-way North 15 degrees 44 minutes 50 seconds West, a distance of 77.47 feet to a 1/2" rebar set; thence leaving said right-of-way North 76 degrees 37 minutes 31 seconds East, a distance of 360.31 feet to a 1/2" rebar set; thence South 15 degrees 44 minutes 50 seconds East, a distance of 62.51 feet to a point; thence along an arc of a curve to the right, arc distance of 330.53 feet, said arc having a radius of 9,873.70 feet and subtended by a chord of South 14 degrees 47 minutes 53 seconds East and a distance of 330.51 feet to a 1/2" rebar found; thence South 76 degrees 09 minutes 39 seconds West, a distance of 1.00 feet to a 1/2" rebar found; thence along an arc of a curve to the right, arc distance of 5.00 feet, said arc having a radius of 9,872.71 feet and subtended by a chord of South 13 degrees 49 minutes 29 seconds East and a distance of 5.00 feet to a 1/2" rebar set; thence South 76 degrees 25 minutes 46 seconds West a distance of 35.05 feet to a 1/2" rebar found; thence along an arc of a curve to the left, arc distance of 44.31 feet, said arc having a radius of 1,036.00 feet and subtended by a chord of South 75 degrees 12 minutes 16 seconds West and a distance of 44.30 feet to a 1/2" rebar found; thence South 73 degrees 58 minutes 45 seconds West, a distance of 206.12 feet to a point; thence along an arc of a curve to the right, arc distance of 30.50 feet, said arc having a radius of 964.00 feet and subtended by a chord of South 74 degrees 53 minutes 08 seconds West and a distance of 30.50 feet to a 1/2" rebar set; thence North 58 degrees 47 minutes 42 seconds West, a distance of 53.35 feet to a 1/2" rebar set; thence along an arc of a curve to the left, arc distance of 100.00 feet, said arc having a radius of 9,515.70 feet and subtended by a chord of North 14 degrees 18 minutes 14 seconds West and a distance of 100.00 feet to a 1/2" rebar set; thence South 75 degrees 23 minutes 42 seconds West, a distance of 2.00 feet to a 1/2" rebar set on the right-of-way of Salem Road (80' right-of-way), said point being the TRUE POINT OF BEGINNING.

Containing 144,274 square feet or 3.31 acres, more or less.

PARCEL 93-0-2-12
 THE CITY OF CONYERS
 1184 SCOTT STREET
 CONYERS GA 30012
 2720 SALEM ROAD
 DB.5993 PG.227

This Plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

James S. Hull, Jr. GA RLS 2856

PARCEL 93D-1-143 DB.5279 PG.311



3.31 ACRES

PARCEL 93D-1-143
 GANSFLO PROPERTIES LLC
 1274 E ROCKSPRINGS ROAD
 ATLANTA GA 30306
 DB.5279 PG.311

The field data upon which this plat is based has a closure of one foot in 237,363 feet and an angular error of 03" per angle point and was adjusted using compass rule. The plat has been calculated for closure and was found to be accurate within one foot in 910,191 feet.

This property is not in a Federal Flood Area as indicated by F.I.A. Official Hazard Maps. Flood Map No. 13247C0176D, Dated: 12-8-2016.



SALEM ROAD - 80'R/W

AVONDALE BLVD - 66'R/W

Note: The "Access Strips and Sign Esmt" are not contained within the subject parcel. The strips and esmt are located between this parcel and the right-of-way.

Note: The surveyor hereon has made no investigative or independent search for easements of record. Encumbrances, restrictive covenants, ownership title evidence or any other facts that a current title search may disclose.

Note: This plat was prepared for the exclusive use of the person, persons or entity named hereon. This plat does not extend to any person, persons or entity without the express recertification of the surveyor naming such person, persons or entity.

UTILITY NOTE:
 PATRICK & ASSOCIATES, INC. NOR THE LICENSED PROFESSIONAL ASSUME ANY LIABILITY FOR THE EXISTENCE, LOCATION, MATERIAL OR SIZE OF ANY UNDERGROUND UTILITY SHOWN ON THIS SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, EXACT LOCATION, MATERIAL AND SIZE OF ANY UNDERGROUND UTILITY BEFORE BIDDING OR EXCAVATING ON THIS PROJECT.

OWNER:
 PARCEL 93D-1-143
 GANSFLO PROPERTIES LLC
 1274 E ROCKSPRINGS ROAD
 ATLANTA GA 30306
 DB.5279 PG.311

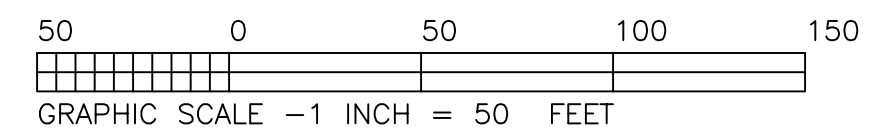


SURVEYING & ENGINEERING
 928 BLACKLAWN ROAD SW
 CONYERS, GEORGIA 30094
 PHONE: 770-483-9745

RETRACEMENT SURVEY FOR:

SALEM FAMILY TRUST
 LAND LOT 202 - 10TH DISTRICT
 COMMERCIAL PARCEL 1 - AVONDALE SPRINGS
 ROCKDALE COUNTY, GEORGIA

DATE OF FIELD WORK 2-1-2019
 DATE OF PLAT PREPARATION 2-6-2019
 EQUIPMENT USED: TRIMBLE S6



JOB NO. 19-067

DWG. NO. 32486





BLUM & CAMPBELL, LLC

Attorneys at Law

JODY CHARLES CAMPBELL
ATTORNEY AT LAW
LICENSED IN GA

3000 Langford Road, Building 100
Peachtree Corners, Georgia 30071

TELEPHONE: (470) 365-2890
FACSIMILE: (470) 365-2899
JODY@BLUMCAMPBELL.COM

October 5, 2022

VIA Electronic Deliver and Hand Delivery

Honorable Chairman Oz Nesbitt, Sr.
Commissioner Sherri L. Washington, Post One
Commissioner Doreen Williams, Post Two
Rockdale County Board of Commissioners
PO Box 289 Conyers, Georgia 30012

Re: Salem Family Trust
Application for Rezoning
Property Address: SE Salem Road, Conyers, Georgia 30013
Parcel No. 093D010143

Dear Chairman Nesbitt, Sr. and Commissioners:

This law firm has the pleasure of representing the Salem Family Trust. My client is the owners of a prospective purchaser of the real property located at SE Salem Road, Conyers, Georgia 30013 (the "Property"). The Property is currently located within unincorporated Rockdale County, Georgia on the northeast corner of Salem Road and Avondale Boulevard. The Property is currently undeveloped, and my client seek to rezone the Property from Salem Road Corridor-Neighborhood Commercial to Mixed Use Development (MxD) to allow for the development of a neighborhood business center containing two office buildings for neighborhood businesses, a Clipper gas station with neighborhood convenience store and attached restaurant.

Enclosed herewith is a proposed site plan showing the Property with the proposed use as well as architectural renderings of the proposed development. Several features of the proposed development bear mention. First, the property will be accessed from two separate entrances located off Salem Road and Avondale Boulevard respectively. The access to Salem Road will be "right in, right out" to ensure safety access to and from the development. All access easements and sign easements will be preserved.

We believe that this development and project is uniquely tailored to this location and would be a valuable addition to the county and the Salem Road corridor. This Property is currently vacant, and its significant frontage along a major transportation corridor provides for the optimal conditions for commercial in-fill development. The Future Land Use Map of the County designates the property as mixed use, which is specifically designed to provide flexibility to develop interrelated uses in compact, walkable developments and provide places of employment.

The proposed use is consistent with that intended purpose as it will provide a neighborhood convenience store which sells groceries and other household food and goods as well as 12,000 total square feet of office space suitable for neighborhood professional services such as accounting, financial advisors, urgent care providers, and other commercial services.

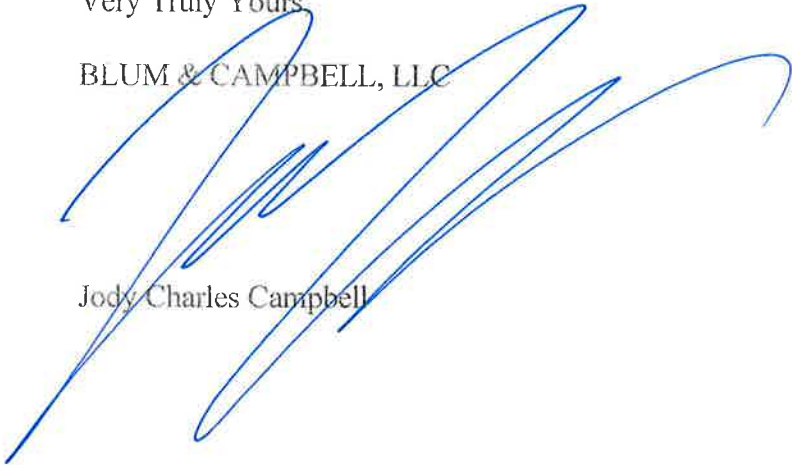
In terms of benefits to the county, the conversion of 3.31 acres of vacant space into a vibrant, thriving business center would provide much needed economic development along the Salem Road corridor, and will greatly expand the County's commercial tax base. The businesses operated on the Property will also support the individuals and residents located nearby the Project by providing neighborhood friendly and needed services and goods.

My clients look forward to working with the County to create a quality development that both the County and the Salem Family Trust can be proud of. We believe that the rezoning allows the Property to achieve the highest and best use, and that denial of the application will deprive the Property and my client of substantial economic value. The subject property has been vacant for many years and cannot economically support the present value of the land as presently zoned. If you have any questions or need any additional information to process this application, please do not hesitate to contact me.

Very Truly Yours

BLUM & CAMPBELL, LLC

Jody Charles Campbell



BOARD OF COMMISSIONERS

OSBORN NESBITT, SR., CHAIRMAN
Sherri L. Washington, Esq., Commissioner Post I
Dr. Doreen Williams, Commissioner Post II

ROCKDALE WATER RESOURCES

Kimbry L. Peek, Sr., DIRECTOR
DAVID CERVONE, PE PRINCIPAL ENGINEER
TELEPHONE: 770-278-7432
FACSIMILE: 770-918-6529



Rockdale Water Resources
ENGINEERING DIVISION

September 19, 2022

Jody Charles Campbell
Blum & Campbell, LLC
3000 Langford Road, Building 100
Peachtree Corners, Georgia 30071

Dear Mr. Campbell,

As of the date of this letter, this letter confirms Rockdale County has wastewater availability and treatment capacity to accommodate your request for your 2 separate 6,000 sq. ft. office space and 6,000 sq. ft C-store/restaurant combo. 2100 GPD for the office space, plus 250 for the gas station building, so a total of 2,350 GPD site located at parcel #093D010143. per your September 6, 2022 inquiry.

This confirmation does not constitute a sewer reservation nor promise of a sewer reservation. Such reservations can only be facilitated by way of an approved wastewater service permit. The wastewater service permit includes submittal of the sewer reservation application (i.e. permit), payment made for such reservation, and approval by Rockdale County per Rockdale County Rate-Resolution-R-2019-06 approved 5-14-2019 Wastewater service connection.

Wastewater conveyance and treatment capacity availability is subject to change and sewer reservations are made on a first come, first serve basis. The wastewater conveyance capacity is the responsibility of the developer to ensure that existing sewer line can handle the existing flow plus a peak flow from the proposed development. If you should have any questions, please contact us at 770-278-7450

Sincerely,

Rockdale Water Resources
Engineering Division
\PEB

“Rockdale Water Resources is perfectly positioned to provide the ultimate resource – WATER”

BOARD OF COMMISSIONERS

OSBORN NESBITT, SR., CHAIRMAN
Sherri L. Washington, Esq., Commissioner Post I
Dr. Doreen Williams, Commissioner Post II

ROCKDALE WATER RESOURCES

Kimbry L. Peek, Sr., DIRECTOR
DAVID CERVONE, PE PRINCIPAL ENGINEER
TELEPHONE 770-278-7432
FACSIMILE: 770-918-6529



Rockdale Water Resources
ENGINEERING DIVISION

September 19, 2022

Jody Charles Campbell
Blum & Campbell, LLC
3000 Langford Road, Building 100
Peachtree Corners, Georgia 30071

Dear Mr. Campbell,

As of the date of this letter, this letter confirms Rockdale County has public water service available for your site at site located at parcel #093D010143. per your September 6, 2022 inquiry.

The water service permit includes submittal of the sewer reservation application (i.e. permit), payment made for such reservation, and approval by Rockdale County per Rockdale County Rate-Resolution-R-2019-06 approved 5-14-2019 water service connection.

If you should have any questions, please contact us at 770-278-7450.
Sincerely,

Rockdale Water Resources
Engineering Division
\\PEB

“Rockdale Water Resources is perfectly positioned to provide the ultimate resource – WATER”



SNAPPING SHOALS

14750 Brown Bridge Road

P.O. Box 509, Covington, GA 30015-0509

Telephone: 770-786-3484

August 24, 2022

Attention: Jody Campbell

Dear Mr. Campbell

Thank you for the request concerning the electrical service to a parcel of land containing 3.31 acres in L.L. 202, 10th district in Rockdale County, located on Salem Rd SE at Avondale Blvd SE, parcel number 093D010143.

Snapping shoals E.M.C. is presently providing electrical service to this area of Rockdale County. Adequate facilities shall be constructed so that all locations will receive electrical service as needed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jamie Nash'.

Jamie Nash



An Xfinity account already exists at this address

2816 SALEM RD SE, 30013 Change

Is this account yours?

Yes, this is my account. I want to update my plan.

Sign in

No, I am moving here as an existing customer.

Transfer Account

No, I am moving here as a new customer.

View Deals

I WANT TO

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[Check Email & Voicemail](#)

[Get Apps](#)

[Upgrade My Service](#)

[Move My Services](#)

[Manage My Account](#)

[Manage Parental Controls](#)

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[Check TV Listings](#)

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TECHNICAL REVIEW ROUTE SHEET

DEPARTMENT OF PLANNING & DEVELOPMENT

DATE RECEIVED: 12/16/2022

Case Number:

Case Address: 0 Salem Rd

- () Environmental Health
- () GIS
- (X) Transportation
- () Zoning
- () Rockdale Board of Education

- () Fire
- () Storm water / E&SC
- () Water / Sewer
- () Legal

REVIEWED BY / DATE: Rebeca Solomon

DEPARTMENT: RDOT

Department/Agency Comments

Since convenient stores and office buildings are high trip generators, a traffic study will be required for this rezone to determine impacts to adjacent intersections and driveway connections.

New or upgraded pedestrian crossings may be needed to provide connectivity to surrounding neighborhoods.

An approved encroachment permit from GDOT will be required to allow access onto Salem Rd SE.

Reference the following for design guidelines: Rockdale County Code of Ordinances, most notably chapters 222 and 332. Rockdale County Standard Design and Construction Details.

Additionally, this project is within the Salem Road Corridor Overlay district (SRCO) so special attention should be paid to Section 210-2, particularly subsection (i) Public Improvement Standards. For example, sidewalk will be required for this project.

Recommend Zoning Conditions

REVIEWER: Rebeca Solomon

DATE: 12/16/2022



TECHNICAL REVIEW ROUTE SHEET

DEPARTMENT OF PLANNING & DEVELOPMENT

DATE RECEIVED: 12/30/2022

Case Number:

Case Address: 0 Salem Road

- () Environmental Health
- () GIS
- () Transportation
- () Zoning
- () Rockdale Board of Education

- () Fire
- () Storm water / E&SC
- (X) Water / Sewer
- () Legal

REVIEWED BY / DATE: Armond Jenkins

DEPARTMENT: Water / Sewer

Department/Agency Comments

No comment.

Recommend Zoning Conditions

REVIEWER: Armond Jenkins

DATE: 1/10/2023



TECHNICAL REVIEW ROUTE SHEET

DEPARTMENT OF PLANNING & DEVELOPMENT

DATE RECEIVED: 12/28/2022

Case Number:

Case Address:

- Environmental Health
- GIS
- Transportation
- Zoning
- Rockdale Board of Education

- Fire
- Storm water / E&SC
- Water / Sewer
- Legal

REVIEWED BY / DATE: Kierston Lampkin

DEPARTMENT: Rockdale Fire

Department/Agency Comments

We have reviewed the proposed applications and have no objections at this time. Subsequent site plan review is required for future development projects at the proposed locations.

Recommend Zoning Conditions

REVIEWER: _____

DATE: _____