

# CONYERS/ROCKDALE PLANNING COMMISSION MEETING



February 8, 2024, 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="#"><b>CASE 1(2024):<br/>Ordinance 1350</b></a>   |
| <b>PURPOSE:</b>   | To amend the Comprehensive Land Use Plan from Rockdale County Technology Park to City of Conyers Industrial Distribution.<br>And<br>To amend the Zoning Map from Rockdale County R-1, Single-Family Residential District to City of Conyers Industrial Distribution District. |
| <b>APPLICANT:</b> | City of Conyers   |
| <b>LOCATION:</b>  | Tax Parcel 0710010096   |
| <b>SIZE:</b>      | 0.60 acre   |
| <b>APPLICANT:</b> | Bobby Mayson<br>3490 Piedmont Road, Suite 1300<br>Atlanta, GA 30305   |
| <b>OWNER:</b>     | A.R. Barksdale INC and KFB Enterprises, INC<br>P.O. Box 122<br>Conyers, GA 30012  |

### B. Rockdale County:

|                   |  |
|-------------------|--|
| <b>ITEM R-1:</b>  | <b>REZ2024-01</b>  |
| <b>PURPOSE:</b>   | A request to rezone 5.65 acres from R-1 (Single-Family Residential) to A-R (Agricultural-Residential) to allow for the operation of a Bed and Breakfast. |
| <b>LOCATION:</b>  | 2599 SE Stanton Road   |
| <b>PARCEL:</b>    | 046A01096E   |
| <b>SIZE:</b>      | 5.65 acres   |
| <b>APPLICANT:</b> | Herman Adams   |

|                |                        |
|----------------|------------------------|
| <b>OWNERS:</b> | Herman and Robyn Adams |
|----------------|------------------------|

|                   |  |
|-------------------|--|
| <b>ITEM R-2:</b>  | <b>SUP2024-02</b>  |
| <b>PURPOSE:</b>   | A request to authorize a special use permit to allow for the operation of an Outdoor Recreation Facility (Wedding Venue) |
| <b>LOCATION:</b>  | 2200 SW Smyrna Road  |
| <b>PARCEL:</b>    | 0280010088   |
| <b>SIZE:</b>      | 6.00 acres   |
| <b>APPLICANT:</b> | Sunny Mullins  |
| <b>OWNER:</b>     | Sunny Mullins  |

**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>                     |
|-------------|------------|-------------|-----------------|------------------------------------|
| 03/14/24    | THU        | 6:00 PM     | Assembly Hall   | 901 Main St NW, Conyers, GA, 30012 |

**9. Adjourn.**

BOARD OF COMMISSIONERS

OSBORN NESBITT, SR., CHAIRMAN  
SHERRI L. WASHINGTON, COMMISSIONER POST I  
DR. DOREEN WILLIAMS, COMMISSIONER POST II



DEPARTMENT OF PLANNING & DEVELOPMENT

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

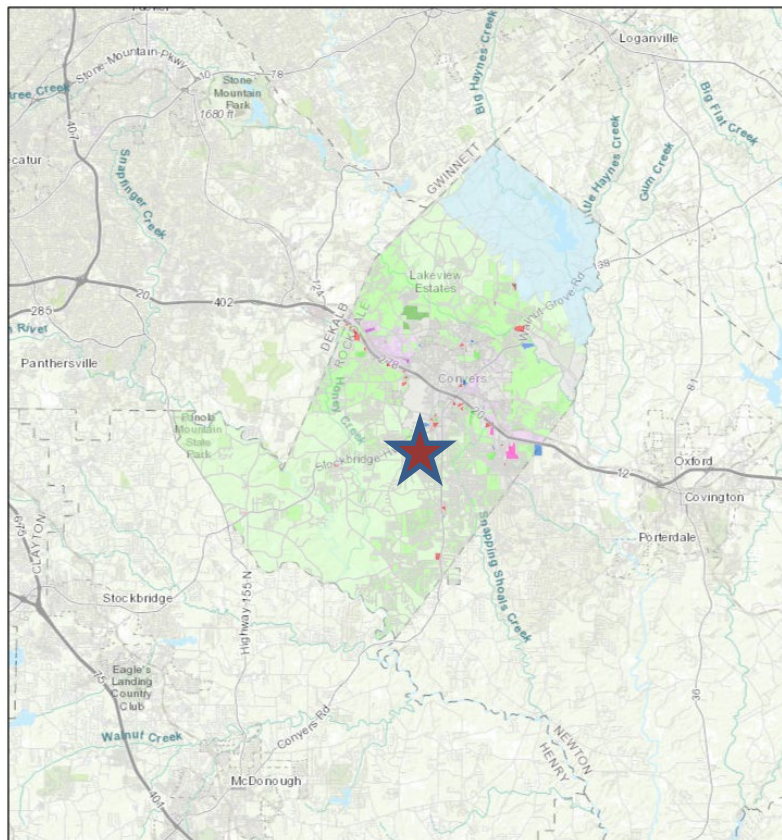
**PLANNING COMMISSION & BOARD OF COMMISSIONERS  
ROCKDALE COUNTY PLANNING STAFF REPORT**

**REZ Case Number:** REZ2024-01  
**Address:** 2599 SE Stanton Road  
**Tax Parcel ID:** 046A01096E  
**Site Area:** 5.65 acres  
**Current Zoning:** R-1 (Single-Family Residential District)  
**Future Land Use:** Medium Density Residential  
**Existing Conditions:** Single-Family Residence  
**REZ Request:** To rezone 5.65 acres from R-1 to A-R (Agricultural-Residential) to allow for the operation of a Bed and Breakfast

**Applicant:** Herman Adams  
**Owners:** Herman and Robyn Adams

**Staff Recommendation:** **Approval with Conditions**

**PC Hearing Date:** February 8, 2024  
**BOC Hearing Date:** February 22, 2024



**Zoning History**

The subject property is zoned R-1 (Single-Family Residential District). No prior zoning requests are on record for this property.

**Existing Site Conditions**

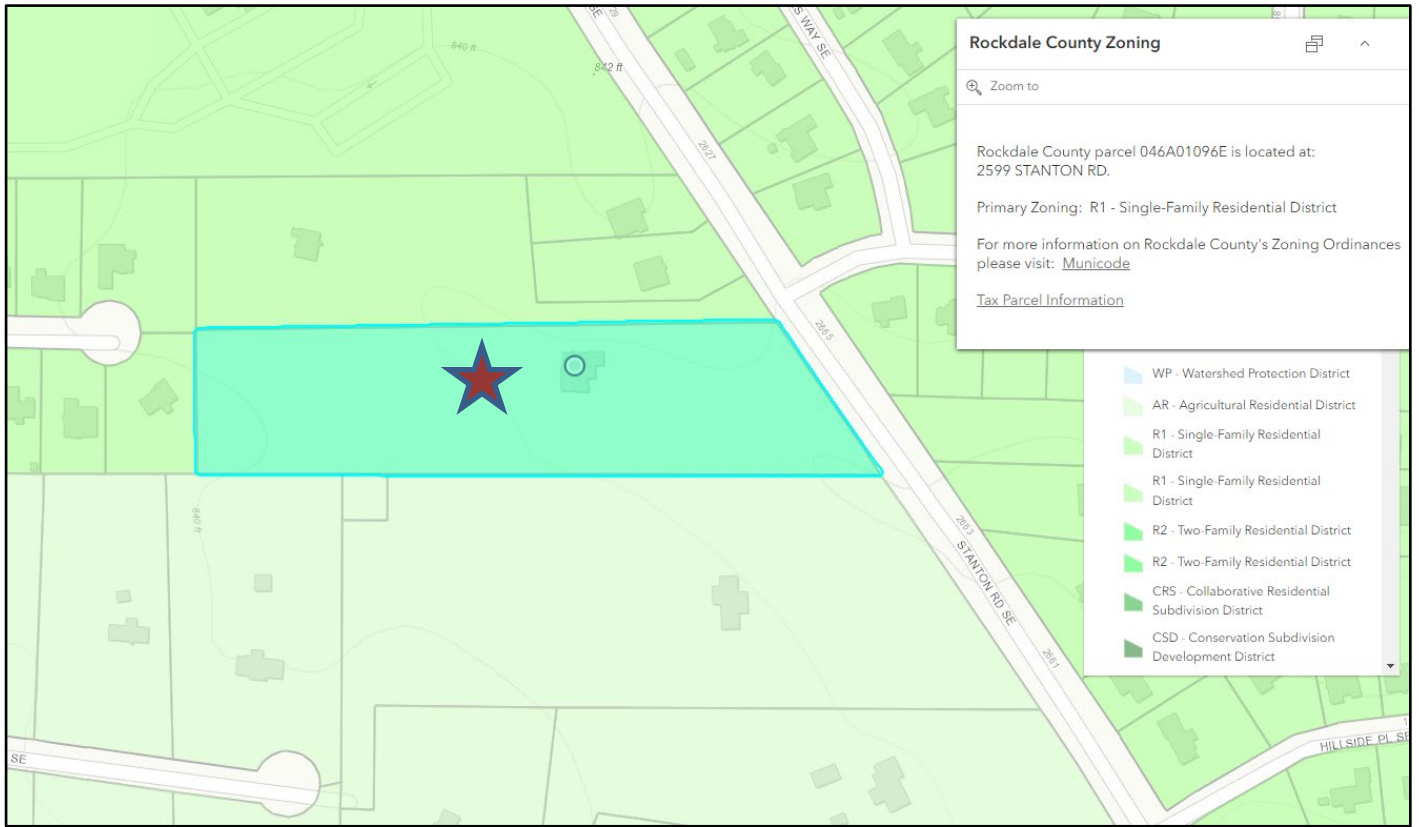
The subject site is a 5.65-acre property located along Stanton Road SE. The property is accessed by a residential driveway from Stanton Road SE. The site is developed with a 3,335-square-foot, single-family residence that was constructed in 1995 according to tax records. The property is heavily wooded. The topography of the site slopes generally down from west to east. A stream and wetlands are present on the southeastern portion of the property.

**Surrounding Use and Zoning**

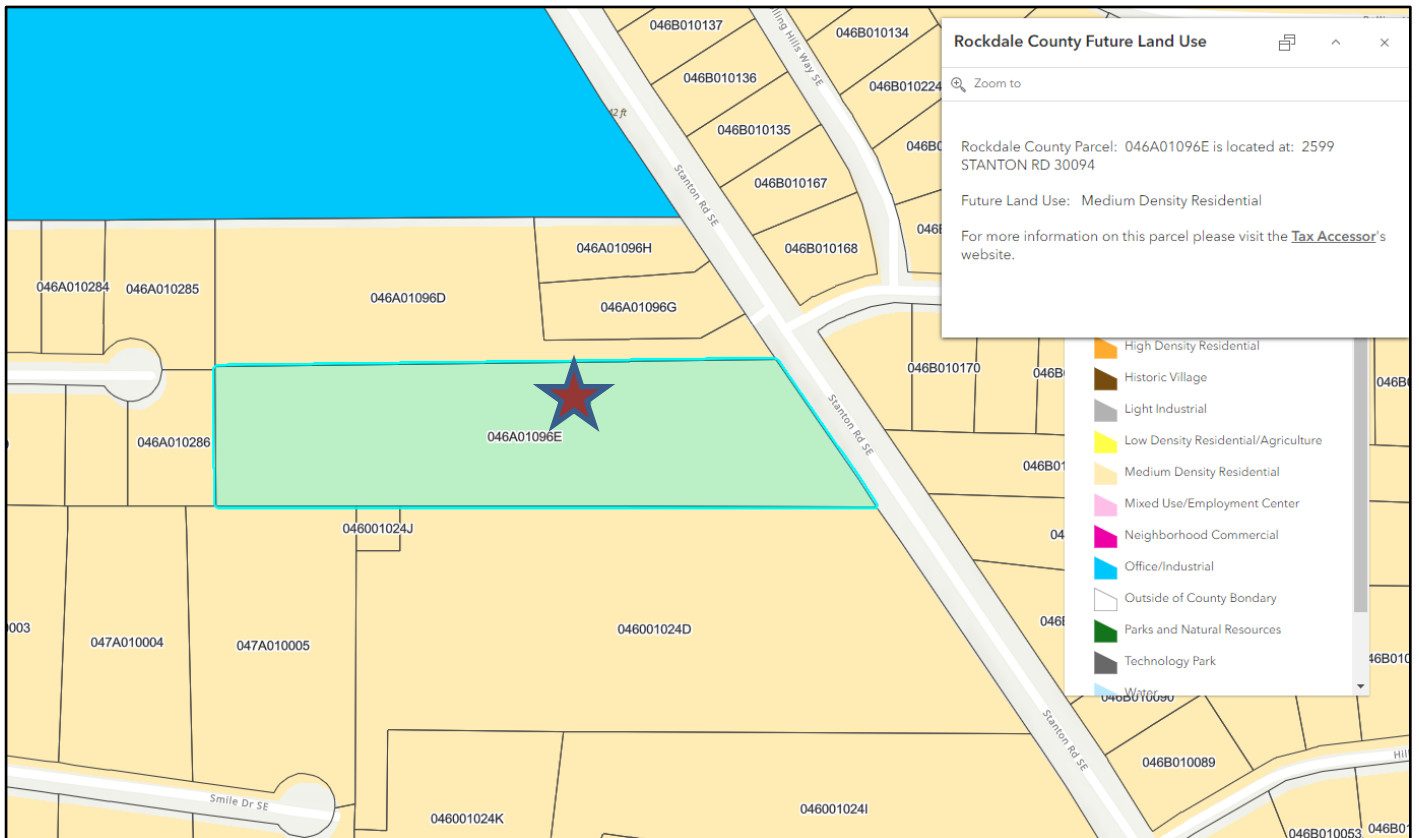
The subject site is surrounded by residential uses. The following is a summary of surrounding uses and zoning:

| <b>Adjacent Zoning and Current Land Use</b> |  |                        |  |
|---|--|------------------------|--|
| <b>Direction</b>                            | <b>Address</b>                                 | <b>Zoning District</b> | <b>Current Land Use</b>                            |
| West  | 1428 SE St Charles Ct                          | R-1                    | Single-Family Residence                            |
| North                                       | 2607 SE Stanton Road                           | R-1                    | Single-Family Residence                            |
| East  | 1601 SE Creek Crossing<br>2700 SE Stanton Road | R-1<br>R-1             | Single-Family Residence<br>Single-Family Residence |
| South                                       | 2635 SE Stanton Road<br>300 SE Smile Drive     | A-R<br>A-R             | Single-Family Residence<br>Single-Family Residence |

### ZONING MAP



### FUTURE LAND USE MAP



## Project Summary

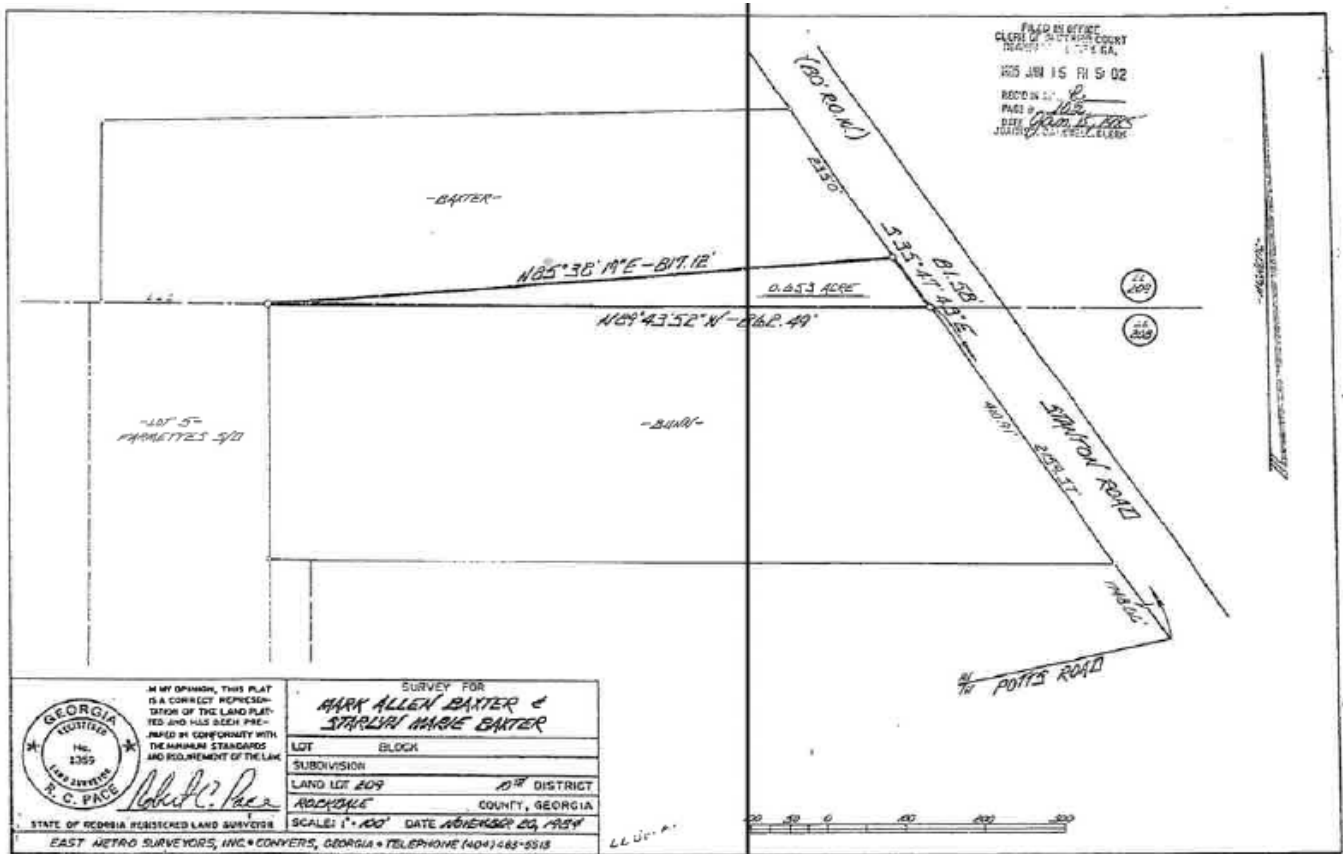
The applicant is requesting a rezoning of a 5.65-acre site from R-1 (Single-Family Residential) to A-R (Agricultural-Residential). The project includes:

- The use of the property includes a single-family residential home and is connected to public water.
- The property owner is requesting to utilize the home and property for a Bed and Breakfast.
- The owner is not planning on removing any of the existing trees.
- The Bed and Breakfast area will include two bedrooms and one common living area and can accommodate 8-10 guests.
- 4 parking spaces will be provided.

## RESIDENCE



SURVEY



INTERNAL AND EXTERNAL AGENCY REVIEW

In addition to the above referenced development standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency comments are attached and provided below.

Transportation Department

- Noted the applicants intended/planned use as a Bed & Breakfast (NAICS, 721191), farm/barn, garden with trails and pond.
- Parking space requirements per UDO Sec. 222-2 and accompanying Table (1 'parking' space per room to be rented).
- The existing driveway apron appears to have been recently upgraded and appears sufficient.
- RDOT does not believe this Zoning Change and its planned use will reach the threshold of requiring a Traffic Impact Study (TIS).
- RDOT has no conditions to add to the applicant's rezoning efforts.

Water/Sewer Department

No comments were provided.

## Stormwater Department

Based on the submitted rezoning documents, there are existing State Waters and Wetlands that must be protected with no adverse impact as it relates to the Stormwater Management Department.

### **ARTICLE IV – STREAM BUFFER PROTECTION Sec. 310 – 103 Land development stream buffer requirements.**

(a) All land development activity, including subdivisions of land and platting activities governed by chapter 302 of the UDO, shall meet the following buffer and setback requirements unless otherwise exempted in this article:

(1) An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.

(2) An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.

(3) No septic tanks or septic tank drain fields shall be permitted within the buffer or the setback.

(b) Any land development activity within a buffer established hereunder or any impervious cover within a setback established hereunder is prohibited unless a variance is granted pursuant to section 310-105.

## **CHAPTER 324 – ENVIRONMENTAL PLANNING CRITERIA**

### **Sec. 324-2. - Protection of wetlands.**

(a) *Purpose and intent.* Pursuant to O.C.G.A. [12-2-8](#) and the DNR, environmental protection division's Rules for Environmental Planning Criteria chapter 391-3-16, this section establishes regulations to promote the wise use of wetlands and protect them from alterations that will significantly affect or reduce their primary functions for water quality, floodplain and erosion control, groundwater recharge, aesthetic natural areas and wildlife habitat areas.

(b) *Wetlands development permit requirements.* No activity or use, except those identified in subsection (c), shall be allowed in the wetlands without issuance of a local development permit. Local permits will be issued only if the proposed use is in compliance with the requirements of the underlying zoning district and this section. Furthermore, if the area of proposed development is located within 100 feet of the wetlands boundaries, as established by Figure IV-2 of the Rockdale County Comprehensive Land Use Plan, a U.S. Army Corps of Engineers delineation is required under Section 404 of the Clean Water Act. If wetlands are altered or degraded, mitigation to offset losses may be required as a condition of a Section 404 permit. Local development permits will not be issued until after any necessary Section 404 permits have been secured.

## **CHAPTER 328 – BUFFERS, LANDSCAPING, AND TREE PROTECTION**

### **Sec.328-18 – Permit procedures; application and plan review.**

(a) All applications for a land disturbance permit or a building permit pursuant to chapter 302, article 5, shall require submission and approval of a tree protection and replacement plan as defined in this article.

(b) All tree protection and replacement plans and landscape plans, as well as related documentation, shall be reviewed by the county forester for conformance to the provisions of this article and either approved, returned for revisions, or denied.

(c) Signature by the county forester shall constitute an approval of the required landscape and tree protection and replacement plan and conformance to the provisions of this article.

(d) The department shall not issue a land disturbance permit without an approved landscape and tree protection and replacement plan.

### **Sec. 328-21 – Density requirements.**

(a) The quantity of total existing and replacement trees and landscaping on a site must be sufficient so as to produce a total site density of not less than that required by section 328-24 or section 328-25 for all developments.

(b) The required density shall not include required tree and landscape plantings such as required buffers, transitional buffers, and/or vegetative screenings. Such buffers may include but are not limited to state waters buffers, required landscape buffers and/or planted non-access easements. The required density is in addition to all required plantings.

(c) The tree density factor shall be calculated using the total acreage from disturbed areas. Trees to be used in calculating density should be distributed throughout the development in nodes rather than as individual trees. (See administrative standards for specifications.)

(d) Required landscape areas shall be defined as a minimum of twelve (12) percent of the total buildable area in any parcel, not including required buffers or landscape strips. Such landscape areas shall be designed in order to enhance any buildings on the site.

(e) All required landscape areas shall be planted with a combination of trees, shrubs, perennials, groundcover, and grass, as approved by the director. Landscape areas shall be designed with a minimum 40 percent coverage in trees and large shrubs. Small shrubs, perennials, ornamental grasses, and groundcover may constitute no more than 35 percent coverage of the landscape area, and sod may constitute no more than 25 percent coverage of the landscape area. The following sizes shall be used when calculating coverage of the landscape materials:



- a. Trees greater than six-inch caliper: 100 ft.
- b. Trees less than six-inch caliper: 50 ft. 2
- c. Large shrubs (four-foot height by four-foot spread or larger): 16 ft. 2
- d. Ornamental grasses: 12 ft. 2
- e. Small shrubs: 9 ft. 2
- f. Perennials: 6 ft. 2

**Sec. 328-22 – Tree protection standards.**

(a) This section establishes standards by which plans and field conditions are to be site evaluated in order to determine compliance with the provisions of this article.

(1) *Protection of existing trees.* If trees exist on the site, the required density (see [section 328-21](#)) should be met with those trees. If this cannot be done, replacement trees shall be required. A landscape and tree protection and replacement plan must be a part of the approved land disturbance plan. When a choice is available as to which existing trees to save, exceptional trees should be given preference over other trees. Non-exceptional trees, however, should be saved in stands rather than as individual trees scattered over a site.

(2) *Tree inventories and surveys.* All trees that are to be counted toward meeting density requirements must be inventoried. On sites two acres or less, all trees need to be individually counted. All exceptional trees and critical root zones must be shown on the tree protection and replacement plan with an indication whether they are to be retained or removed. On sites greater than two acres, all trees counted must be inventoried using a sampling method. Exceptional trees to be saved as well as the critical root zone must be shown for trees outside of the tree save areas. Exceptional tree calculations can be done using sampling. Sampling method must be approved and overseen by county forester.

(3) *Plan review standards.* All tree save areas must be delineated on the tree protection and replacement plan with tree protection fencing during all phases of construction. The method used to inventory the trees must be indicated on the plans. All buffers must be identified on the tree protection and replacement plan.

(4) *Construction standards.* Tree protection fences are necessary to eliminate activities detrimental to trees including but not limited to:

- a. Soil compaction in the critical root zone from heavy equipment, vehicular or excessive pedestrian traffic, or storage of equipment or materials.
- b. Root disturbance due to cuts, fills or trenching.
- c. Wounds to exposed roots, trunks or limbs.
- d. Other activities such as chemical storage, cement truck cleaning, fire, etc.

(5) *Location and types of tree protection fencing.* Tree protection fences are to be installed as shown on the tree protection and replacement plan and shall be located outside of the critical root zone of all exceptional trees to be preserved. Once tree protection areas are established and approved, any changes to such areas are subject to review and approval by the county forester.

(6) *Materials.* Tree protection fencing shall consist of four-foot wide orange laminated plastic fencing. Tree protection fencing specifications may be found in the administrative standards promulgated pursuant to this article.

(7) *Sequence of installation and removal.* All tree protection fencing shall be installed prior to the commencement of any land disturbing activity. The county forester shall inspect the installation of tree protection fencing. It shall be the joint and several responsibility of the property owner, developer, contractor, and builder, as applicable, to ensure that all tree protection fencing remains in place during all phases of development.

(8) *Other specifications.* Where the clearing of trees has been approved as part of a tree protection and replacement plan, trees shall be removed in a manner that does not adversely impact the trees to be preserved. No trees shall be felled into tree protection areas and no roots shall be disturbed inside the tree protection areas. All erosion and sedimentation control measures shall be installed uphill so that sediment will not reach any tree protection fencing. All tree protection areas for commercial developments shall be designated as such with "Tree Protection Area" signs posted visibly on all sides of the fenced-in area. These signs are intended to inform subcontractors of the tree protection process.

## EVALUATION OF THE REZONING REQUEST

### **O.C.G.A. Chapter 36-66: Zoning Procedure Act**

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:

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

Staff believes that the proposed rezoning of the subject property from R-1 (Single-Family Residential) to AR (Agricultural Residential) for a Bed and Breakfast would be suitable in view of the adjacent residential uses. The subject property borders AR zoned property to the south. The R-1 zoned property to the north is on a lot almost three acres in size. Furthermore, the subject property meets both the dimensional standards of the A-R Zoning District and the supplemental regulations for a Bed and Breakfast as listed in UDO Sec. 218-13(h).

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

The proposed Bed and Breakfast will likely not have any negative impacts on the adjacent properties, as the surrounding lots range in size from over a half-acre to over seven acres. The subject property and adjacent properties are heavily wooded, providing privacy for both the Bed and Breakfast and the surrounding residences. The applicant stated that none of the existing healthy trees would be removed. The applicant stated that he intends to have farm animals on the property associated with the Bed and Breakfast. Livestock would be required to comply with the applicant standards listed in UDO Sec. 218-13(oo).

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

Though the applicant is requesting a rezoning to a less intensive zoning district, approval of the rezoning request will enable the applicant to utilize the property with a greater economic use of a Bed and Breakfast.

**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?**

The property is currently served by public water and septic system. As the property complies with the AR Zoning District and Bed and Breakfast supplemental regulations, the proposed rezoning will not cause adverse impacts on public facilities and utilities. The proposed rezoning would likely have no effect on existing streets and transportation facilities as the property will be visited by 10 guests or fewer at a time. RDOT provided comments regarding the rezoning application but did not request for any conditions to be added to the rezoning approval. Public schools will not be impacted.

**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. Per Sec. 202-6, the AR Zoning District is permitted within the Medium Density Residential Future Land Use Designation.

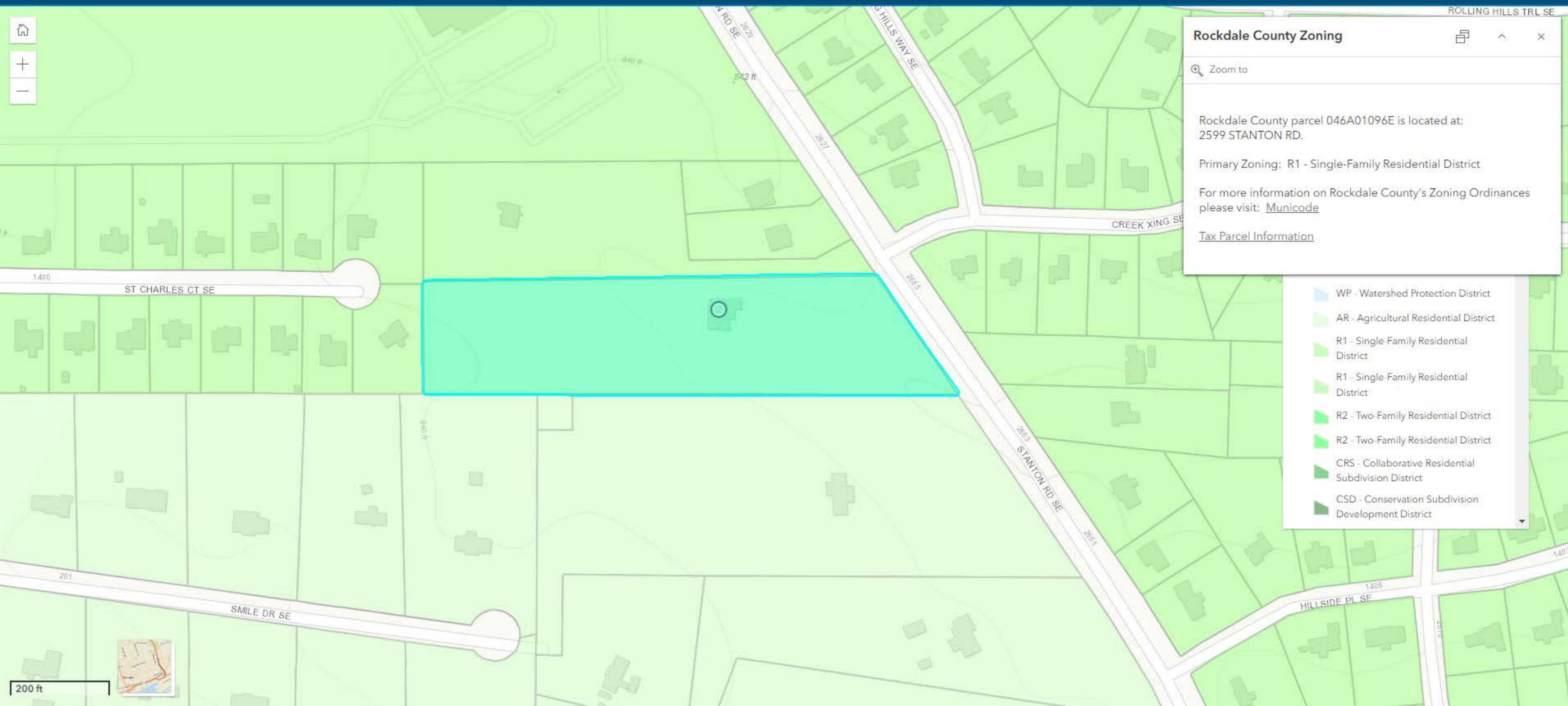
**F. Are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval, or disapproval of the zoning proposal?**

The proposed Bed and Breakfast would be acceptable in the A-R District per Sec. 206-2(b) upon approval of the rezoning application by the Board of Commissioners.

## PLANNING & DEVELOPMENT STAFF RECOMMENDATIONS

Staff recommends **Approval with Conditions** of the request to rezone from R-1 (Single-Family Residential) to AR (Agricultural Residential) with the following conditions:

1. The Bed and Breakfast activities must adhere to the standards of use and development per Sec. 218-13 (h).
2. Livestock and related enclosures must adhere to the standards of use and development per Sec. 218-13 (oo).
3. The Bed and Breakfast may accommodate no more than ten guests at a time.
4. Any proposed signage associated with the Bed and Breakfast shall be submitted to the Department of Planning and Development for review and approval.



**Rockdale County Zoning**

Zoom to

Rockdale County parcel 046A01096E is located at:  
2599 STANTON RD.

Primary Zoning: R1 - Single-Family Residential District

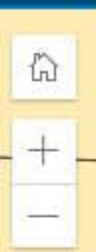
For more information on Rockdale County's Zoning Ordinances please visit: [Municode](#)

[Tax Parcel Information](#)

- WP - Watershed Protection District
- AR - Agricultural Residential District
- R1 - Single-Family Residential District
- R1 - Single-Family Residential District
- R2 - Two-Family Residential District
- R2 - Two-Family Residential District
- CRS - Collaborative Residential Subdivision District
- CSD - Conservation Subdivision Development District



200 ft



200 ft

### Rockdale County Future Land Use

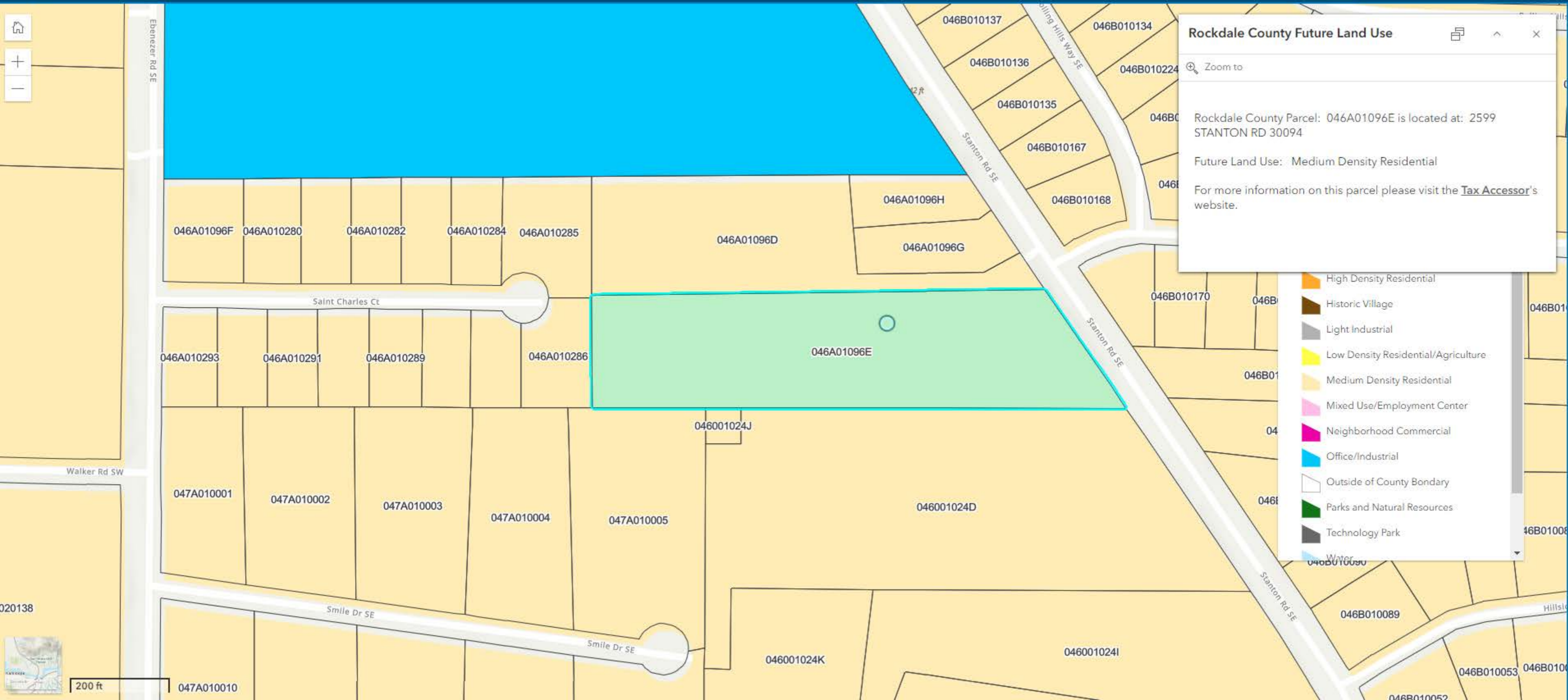
Zoom to

Rockdale County Parcel: 046A01096E is located at: 2599 STANTON RD 30094

Future Land Use: Medium Density Residential

For more information on this parcel please visit the [Tax Assessor's](#) website.

- High Density Residential
- Historic Village
- Light Industrial
- Low Density Residential/Agriculture
- Medium Density Residential
- Mixed Use/Employment Center
- Neighborhood Commercial
- Office/Industrial
- Outside of County Bondary
- Parks and Natural Resources
- Technology Park
- Water



046A01096F 046A010280 046A010282 046A010284 046A010285

046A01096D

046A01096H

046A01096G

046A01096E

046A010293 046A010291 046A010289 046A010286

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047A010001 047A010002 047A010003 047A010004 047A010005

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Smile Dr SE

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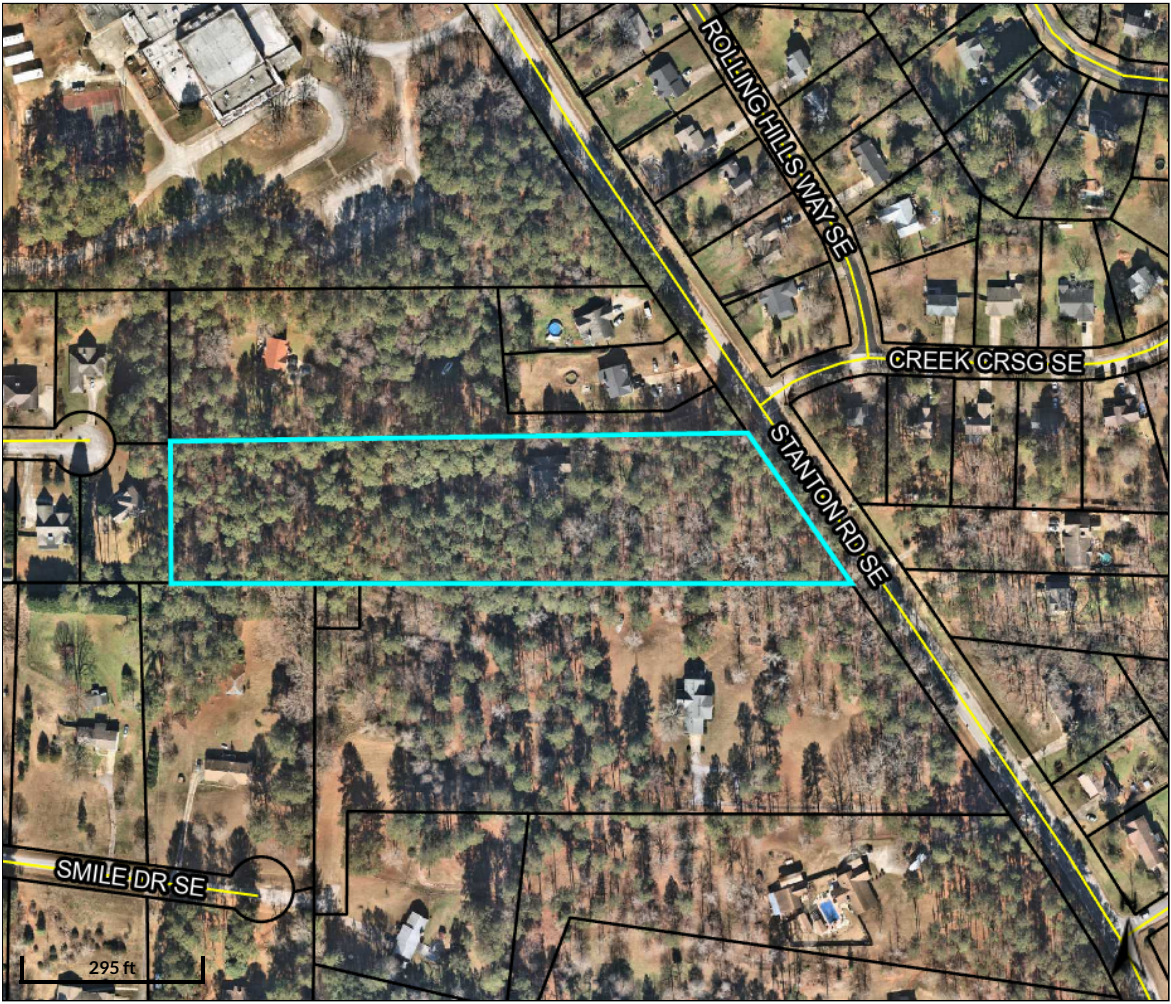
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047A010010

046B010089

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**Legend**  
 □ Parcels  
 — Roads

|                        |             |                         |                            |                     |              |               |             |
|------------------------|-------------|-------------------------|----------------------------|---------------------|--------------|---------------|-------------|
| <b>Parcel ID</b>       | 046A01096E  | <b>Owner</b>            | ADAMS HERMAN & ADAMS ROBYN | <b>Last 2 Sales</b> |              |               |             |
| <b>Class Code</b>      | Residential |                         | 2599 STANTON ROAD SE       | <b>Date</b>         | <b>Price</b> | <b>Reason</b> | <b>Qual</b> |
| <b>Taxing District</b> | COUNTY      |                         | CONYERS, GA 30094          | 2/5/2021            | \$380000     | 01            | Q           |
| <b>Acres</b>           | 5.65        | <b>Physical Address</b> | 2599 SE STANTON RD         | 5/1/1996            | \$37900      | 13            | U           |
|                        |             | <b>Assessed Value</b>   | Value \$442400             |                     |              |               |             |

(Note: Not to be used on legal documents)

Date created: 1/9/2024  
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Developed by  Schneider  
 GEOSPATIAL



**ROCKDALE COUNTY**  
**PLANNING & DEVELOPMENT**  
 P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012  
 Phone: 770-278-7100  
 Email: [planning@rockdalccountyga.gov](mailto:planning@rockdalccountyga.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):  
 (With City and Zip Code) **2599 Stanton Rd SE** | Tax Parcel Numbers: **046A01096E**  
 Total Acreage: 5.65 | 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 three (3) 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.

**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.

**N/A**  **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 |
|--------------------------------------|----------------|---------|----------------------|-------------------------|--------------------------|
| 2599 Stanton Rd SE, Conyers GA 30094 | 046A01096E     | 5.65    | Parks and Recreation | R1                      | AR                       |
|                                      |                |         |                      |                         |                          |
|                                      |                |         |                      |                         |                          |
|                                      |                |         |                      |                         |                          |
|                                      |                |         |                      |                         |                          |
|                                      |                |         |                      |                         |                          |
|                                      |                |         |                      |                         |                          |
|                                      |                |         |                      |                         |                          |
|                                      |                |         |                      |                         |                          |

**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 checked="" 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, MUR, 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

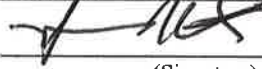
| Acres                                      | Fee per Property | Tax Parcel Nos. | No. of Properties | Fee Amount (Fee x #) |
|--|------------------|-----------------|-------------------|----------------------|
| <input type="checkbox"/> 0-4.99 acres      | \$250            |                 |     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

Filing Fee (Fee Amount + DRI Fee) \$

**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.


**Herman Adams**, 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(c)(1), with this affidavit.

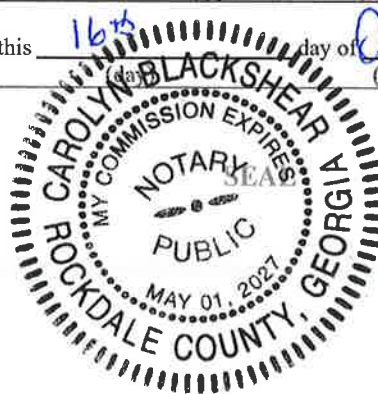
|  |   |                     |                 |
|--|---|---------------------|-----------------|
| Wait to be in front of notary to sign: |  | <b>Herman Adams</b> | <b>10/16/23</b> |
|  | (Signature)   | (Applicant's Name)  | (Date)          |

**NOTARY**

The secure and verifiable document provided with this affidavit can best be classified as: Driver's License  
(type of document)

Executed in Conyers, Rockdale GA, this 16<sup>th</sup> day of October, 2023  
(city) (county) (state) (day) (month) (year)

  
Notary Public signature  
5/1/27  
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@rockdalccountyga.gov](mailto:planning@rockdalccountyga.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):<br>(With City and Zip Code) 2599 Stanton Rd SE, Conyers GA 30094 |  | Tax Parcel Numbers:<br>046A01096E |  |
| Total Acreage: 5.65  |  | Number of Properties: 1           |  |
| Subdivision:   |  | Land Lot(s):                      |  |
| District(s):   |  |                                   |  |
| Current Zoning: R1   |  | Proposed Zoning: AR               |  |
| Current FLU Category: Parks and Recreation   |  |                                   |  |
| Current Use: R1  |  | Proposed Use: AR                  |  |
| Zoning History (Rezoning, Special Use Permits, Variances, etc.):<br>N/A                |  |                                   |  |

Are there existing conditions of zoning for the property? If so, please list on page 8.

Purpose of requested amendment:

**Create a small farm with Bed & Breakfast**

**APPLICANT INFORMATION**

|   |                        |            |                              |           |      |
|---|------------------------|------------|------------------------------|-----------|------|
| Applicant / Authorized Agent: Herman Adams  |                        |            | Authorized Agent / Attorney: |           |      |
| Business / Person Name:   |                        |            | Business / Person Name:      |           |      |
| Address: 2599 Stanton Rd SE   |                        |            | Address:                     |           |      |
| City: Conyers   | State: GA              | Zip: 30094 | City:                        | State:    | Zip: |
| Office #:   | Mobile #: 404-246-8802 |            | Office #:                    | Mobile #: |      |
| Email: VIPAtlanta@aol.com   |                        |            | Email:                       |           |      |
| Applicant Status (check one): <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent |                        |            |                              |           |      |

**PROPERTY OWNER INFORMATION**

|                                       |                        |            |                                       |                        |            |
|---------------------------------------|------------------------|------------|---------------------------------------|------------------------|------------|
| Owner 1: Herman Adams                 |                        |            | Owner 2: Robyn Adams                  |                        |            |
| Business / Person Name:               |                        |            | Business / Person Name:               |                        |            |
| Owner of Tax Parcel No(s): 046A01096E |                        |            | Owner of Tax Parcel No(s): 046A01096E |                        |            |
| Address: 2599 Stanton Rd SE           |                        |            | Address: 2599 Stanton Rd SE           |                        |            |
| City: Conyers                         | State: GA              | Zip: 30094 | City: Conyers                         | State: GA              | Zip: 30094 |
| Office #:                             | Mobile #: 404-246-8802 |            | Office #:                             | Mobile #: 404-246-8802 |            |
| Email: VIPAtlanta@aol.com             |                        |            | Email: VIPAtlanta@aol.com             |                        |            |

**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:

|                 |  |
|-----------------|--|
| <b>Schools:</b> | (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: | Honey Creek Elementary School | 477                |          |            |
| Middle School:     | Edwards Middle School         | 968                |          |            |
| High School:       | Heritage High School          | 1852               |          |            |

| Transportation: | North                     | South       | East          | West           |
|-----------------|---------------------------|-------------|---------------|----------------|
| Adjacent Roads: | Hwy 138 / Stockbridge Hwy | Potts Rd SE | Stanton Rd SE | Ebenezer Rd SE |
| Existing ROW:   |                           |             |               |                |
| Future ROW:     |                           |             |               |                |
| Type:           |                           |             |               |                |

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)?

If so, please identify:

|   |   |   |
|---|---|---|
| <b>Utilities:</b>                       | Gas Service: <b>None</b>                          | Electric Service: <b>Snapping Shoals</b>        |
| Potable Water (check one):              | <input checked="" type="checkbox"/> Public System | <input type="checkbox"/> Well                   |
| Location of Nearest Line: <b>300 ft</b> | Diameter of Line:                                 | Distance to Closest Fire Hydrant: <b>350 ft</b> |

|                         |  |   |
|-------------------------|--|---|
|                         | <input type="checkbox"/> Public System | <input checked="" type="checkbox"/> Septic Tank               |
| Wastewater (check one): | Nearest Treatment Plant:               | Evaluation by Soil Scientist: <b>N/A</b>                      |
|                         | Max Operating Capacity:                | Environmental Health Approval:                                |
|                         | Level of Operation:                    | will be provided if required for approval of this application |

|   |                        |
|---|------------------------|
| Are there any utility easements recorded on the land to be considered for rezoning? <b>None</b> | If so please describe: |
|---|------------------------|

|                    |                          |        |            |
|--------------------|--------------------------|--------|------------|
| <b>Stormwater:</b> | FIRM Panel No. and Date: | Basin: | Sub-Basin: |
|--------------------|--------------------------|--------|------------|

|  |  |  |  |
|--|--|--|--|
| <input type="checkbox"/> Are there streams, rivers, lakes or other water bodies located on or adjoining this site? | If so, please identify:                    |  |  |
| <input type="checkbox"/> Property Within Floodplain?   | Zone:                                      | If so, has it been identified on your property plat? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> Wetlands  | Type:                                      |  |  |
|  | How many acres are impacted by floodplain? |  |  |

### DEVELOPMENT INFORMATION

|                                  |  |   |   |
|----------------------------------|--|---|---|
| Type of Development: (check one) | <input checked="" type="checkbox"/> Residential    | <input type="checkbox"/> Nonresidential         | <input type="checkbox"/> Mixed Use                |
| Type of Residential: (check one) | <input type="checkbox"/> Single-Family Residential | <input type="checkbox"/> Two-Family Residential | <input type="checkbox"/> Multi-Family Residential |

|  |                               |                      |  |
|--|-------------------------------|----------------------|--|
| Type of Nonresidential:                  |                               |                      |  |
| If Use Contains a Residential Component: | Number of Units: <b>1</b>     | Acreage: <b>5.65</b> | Residential Density (Lots/Units per Acre): |
| If Use Contains a Commercial Component:  | Total Building Area Proposed: |                      | Number of Parking Spaces:                  |

|   |                              |  |
|---|------------------------------|--|
| Does the development qualify for a Development Regional Impact (DRI)? See pages 12 and 13 of the Application Instructions for more information. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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.

My name is Herman Adams. My wife Robyn and I purchased our forever home in Conyers 2 years ago. Only her and I live in the home and we are excited to start the process of making it our retirement oasis; a place of joy and relaxation during our retirement years!

We would like to share some space in our almost 4000 sqft home with guest as a Bed & Breakfast, starting March of 2024. My wife is a home chef and what better way to try out new recipes, then on guest at our home!?

We would also like to start a farm with a few farm animals in late (October/November 2024). Then, develop a woodland garden with pathways and a recreation pond or two at the begining of the following year, 2025. Then, if possible, we would like to make a part of our 5.67 acre parcel a small park (private or public) for the local community to enjoy by 2025/2026.

Our current zoning is R1 and to make our home all that we wish, we need to be zoned AR.

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.

**No impact to services**

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

**No impact to the natural enviornment**

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

the proposed additional uses are consistent with the current use and surrounding properties and will not only enhance the quality of the property but also benefit the neighborhood.

## 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.
- 

**Suitable use**

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

**Economically underused as currently zoned**

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

**No negative impact on the natural environment, No change or removal of healthy trees. No bodies of water present on land.**

- 
- 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.
- 

**No change in local street traffic or public services**

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

**Comprehensive plan is inline and conforms with the proposed rezoning request.**

- 
- 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.
- 

**No**

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

**No adverse impacts**

- 
- 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.
- 

**No impact. Current wastewater treatment method is adequate for comprehensive plan as proposed.**



**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) 046A01096E, I  
 (we) respectfully request that the subject property be rezoned and/or that Alterations to Conditions of Zoning be made.

|                           |   |                                  |                  |                   |
|---------------------------|---|----------------------------------|------------------|-------------------|
| Name: <b>Herman Adams</b> | Address: 2599 Stanton Rd SE, Conyers GA 30094 | City: <b>Conyers</b>             | State: <b>GA</b> | Zip: <b>30094</b> |
| Firm:                     | Phone #'s: <b>404-246-8802</b>                | Email: <b>VIPAtlanta@aol.com</b> |                  |                   |

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, County  |        |             |      |
| Tawanna Smith-Fenty       | City                |        |             |      |
| Ernestine Stovall-Goolsby | County              |        |             |      |
| Muddessar Ahmad           | City                |        |             |      |
| Karen Benton              | 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) **Herman Adams**  
 (Owner's Name - Printed)

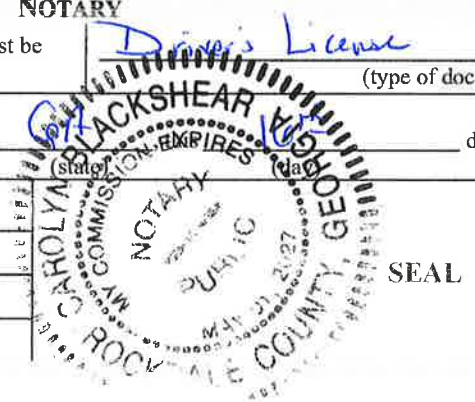
NOTARY

The secure and verifiable document provided with this affidavit can best be classified as: Driver's License  
 (type of document)

Executed in Conyers, Rockdale day of October, 2023  
 (city) (county) (state) (month) (year)

Camryn Black  
 Notary Public signature

5/1/27  
 GA Registration No. and expiration date



## 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.

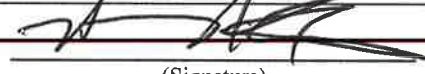
---

- 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: | <br>(Signature) | Herman Adams<br>(Applicant's Name) | 10/16/23<br>(Date) |
|--|--|------------------------------------|--------------------|

**NOTARY**

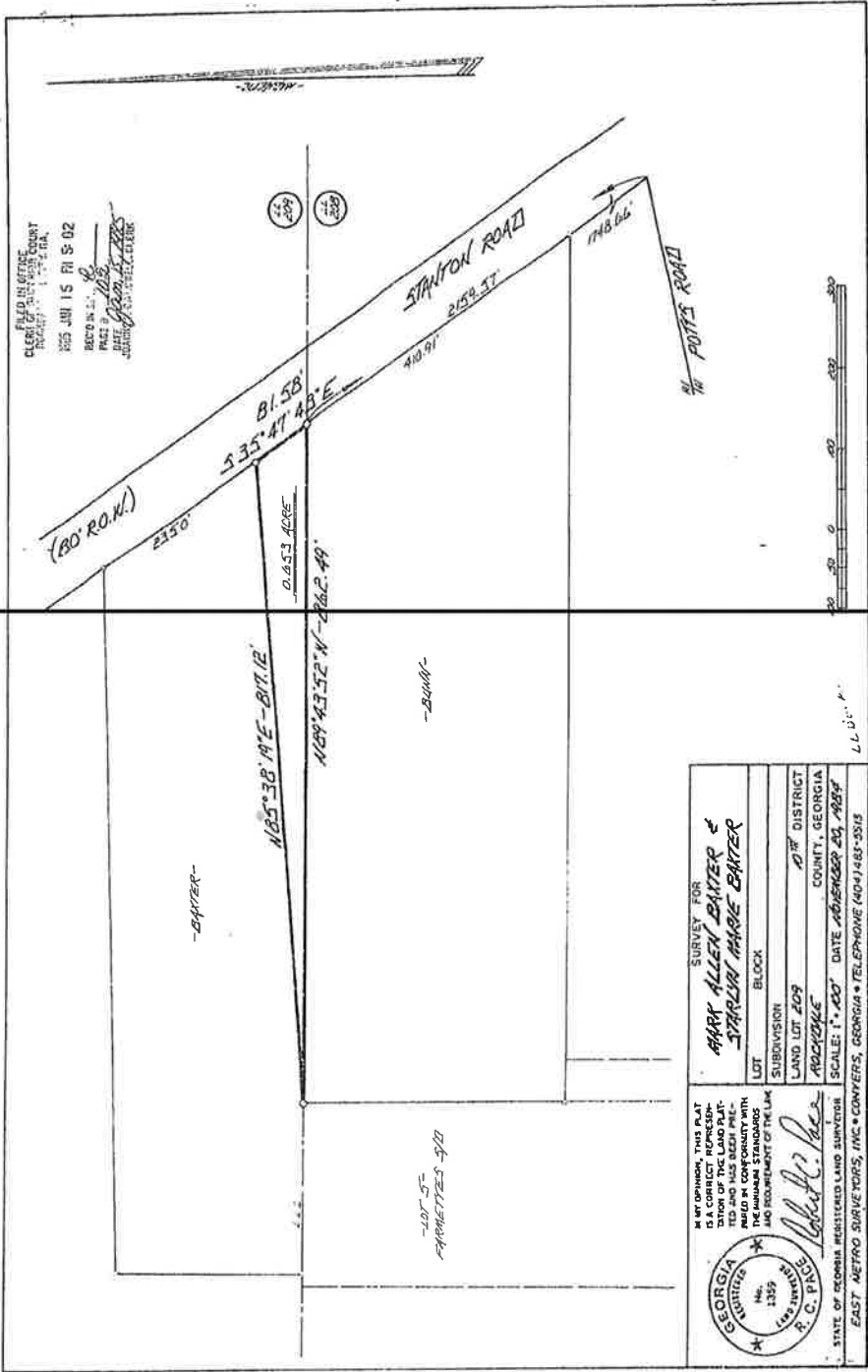
The secure and verifiable document provided with this affidavit can best be classified as: Drivers License  
(type of document)

Executed in Conyers (city), Rockdale (county), GA (state), this 16<sup>th</sup> (day) of October (month), 2023 (year)

Carolyn Blackshear  
Notary Public signature

5/1/27  
GA Registration No. and expiration date





Revised January 15, 1985  
 Joanne P. Caldwell, Clerk



01235  
0221

RETURN TO: Both  
TALLEY & SHARP PC  
883 Commerce Drive, Suite 28  
Conyers, Georgia 30207

EXECUTRIX'S DEED

BOOK 1235 PAGE 221

STATE OF GEORGIA  
COUNTY OF ROCKDALE

THIS INDENTURE, made this the 1st day of May, in the year of our Lord One Thousand Nine Hundred and Ninety-six, between STARLYN MARIE BAXTER, of the Last Will and Testament of Mark Allen Baxter, late of the State of Georgia, and County of Rockdale, deceased, of the First Part (hereinafter called "Grantor") and STARLYN MARIE BAXTER of State of Georgia, County of Rockdale, of the Second Part (hereinafter called "Grantee"); the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits:

WITNESSETH: That the said Grantor (acting under and by virtue of the power and authority contained in the said Will, the same having been duly probated and recorded in the Court of Probate of Rockdale County, Georgia), for and in consideration of the sum of \$10.00 Ten Dollars and ASSENT TO DEVISE in hand paid, at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee:

ALL THAT TRACT or parcel of land lying and being in Land Lot 209 of the 10th District of Rockdale County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference.

Pursuant to Estate Number 2276, Probate Court, Rockdale County, Georgia.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever, IN FEE SIMPLE: in as full and ample a manner as the same was held possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

IN WITNESS WHEREOF, the Grantor herein has hereunto set hand and seal, the day and year first above written.

Signed, sealed, and delivered  
in the presence of:



A. H. Wallace  
Notary Public

Starlyn Marie Baxter (Seal)  
Starlyn Marie Baxter, as Executrix  
of the Last Will and Testament of  
Mark Allen Baxter

[Signature]  
Witness

Rockdale County, Georgia.

Real Estate Transfer Tax

Paid \$ 0 - Res. Will

Date May 9, 1996

[Signature]  
Clerk of Superior Court

FILED IN OFFICE  
CLERK OF SUPERIOR COURT  
ROCKDALE COUNTY, GA.  
JOANNE P. CALDWELL, CLERK  
1996 MAY -9 PM 4:05  
96-085078

## Exhibit "A"

ALL that tract or parcel of land lying and being in Land Lot 209 of the 10th District of Rockdale County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found on the southwesterly side of the 80-foot right-of-way of Stanton Road, 2,241.15 feet northerly, as measured along the southwesterly side of the right-of-way of Stanton Road, from the point of intersection of the southwesterly side of Stanton Road with the northerly side of Potts Road; thence south 85 degrees 38 minutes 19 seconds east 817.12 feet to an iron pin found; thence north 89 degrees 18 minutes 10 seconds west 216.26 feet to an iron pin found; thence north 00 degrees 24 minutes 39 seconds east 235.90 feet to an iron pin found; thence north 89 degrees 51 minutes 37 seconds east 895.63 feet to an iron pin found on the southwesterly side of the right-of-way of Stanton Road; thence south 34 degrees 16 minutes 37 seconds east along the southwesterly side of the right-of-way of Stanton Road 235 feet to the iron pin found at the POINT OF BEGINNING; being a tract of land containing 5.00 acres, according to survey for Otto K. Hertwig, prepared by R. C. Pace, Registered Land Surveyor No. 1359, dated October 24, 1977, recorded in Deed Book 176, Page 755, Rockdale County, Georgia records, reference thereto hereby made for the purpose of incorporating the same as a part herein.

and

ALL that tract or parcel of land lying and being in Land Lot 209 of the 10th District of Rockdale County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the south line of Land Lot 209 (north line of Land Lot 208) of said district and county with the southwesterly side of the 80-foot right-of-way of Stanton Road, (said point also being 2,159.57 feet northwesterly, as measured along the southwesterly side of the right-of-way of Stanton Road; from the point of intersection of the southwesterly side of Stanton Road with the northerly side of the right-of-way of Potts Road); thence north 89 degrees 43 minutes 52 seconds west along said land lot line 862.49 feet to a point; thence north 85 degrees 38 minutes 19 seconds east 817.12 feet to a point located on the southwesterly side of Stanton Road; thence south 35 degrees 47 minutes 43 seconds east along the southwesterly side of Stanton Road 81.58 feet to the POINT OF BEGINNING; being a tract of land containing .653 acres according to survey for Mark Allen Baxter and Starlyn Marie Baxter, prepared by Robert C. Pace, Registered Land Surveyor No. 1359, dated November 20, 1984, and recorded in Plat Book R, Page 102, Rockdale County, Georgia records, which plat is incorporated herein by reference and made a part hereof for a more particular and complete description.

BOARD OF COMMISSIONERS

OSBORN NESBITT, SR., CHAIRMAN  
SHERRI L. WASHINGTON, COMMISSIONER POST I  
DR. DOREEN WILLIAMS, COMMISSIONER POST II



DEPARTMENT OF PLANNING & DEVELOPMENT

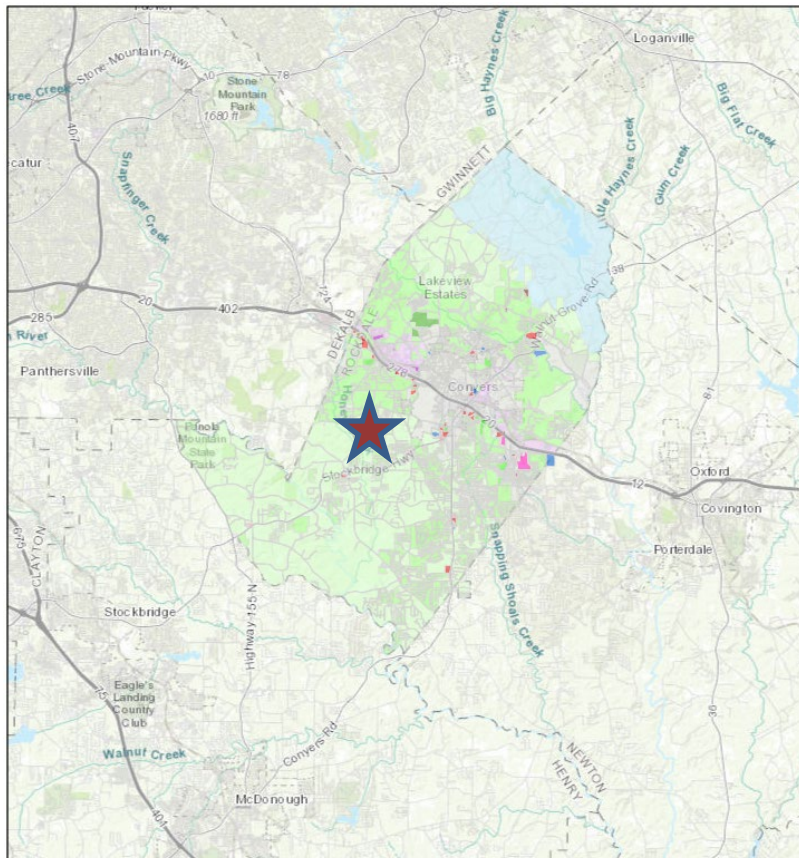
JULIANA NJOKU, DIRECTOR  
PHONE: (770) 278-7100  
planning@rockdalecountyga.gov

**PLANNING COMMISSION & BOARD OF COMMISSIONERS  
ROCKDALE COUNTY PLANNING STAFF REPORT**

**SUP Case Number:** SUP2024-01  
**Addresses:** 2200 SW Smyrna Road  
**Tax Parcel IDs:** 0280010088  
**Site Area:** 6.00 acres  
**Current Zoning:** A-R (Agricultural Residential)  
**Future Land Use:** Medium Density Residential  
**Existing Conditions:** Single-Family Residence with Barn  
**SUP Request:** A special use permit to allow for the operation of an Outdoor Recreation Facility (Wedding Venue)  
**Applicant:** Sunny Mullins  
**Owner:** Sunny Mullins

**Staff Recommendation:** **Approval with Conditions**

**PC Hearing Date:** February 8, 2024  
**BOC Hearing Date:** February 22, 2024



**Zoning History**

The subject property is zoned A-R (Agricultural Residential). No prior zoning requests are on record for this property.

**Existing Site Conditions**

The subject site is a 6.00-acre property located along Smyrna Road SW. The property is accessed by a residential driveway from Smyrna Road SW. The site is developed with a 2,632-square-foot, single-family residence that was constructed in 1986 according to tax records. The property is open and pastoral with an allée of trees along the driveway. The topography of the site slopes generally down from north to south. A stream runs along the southern property line.

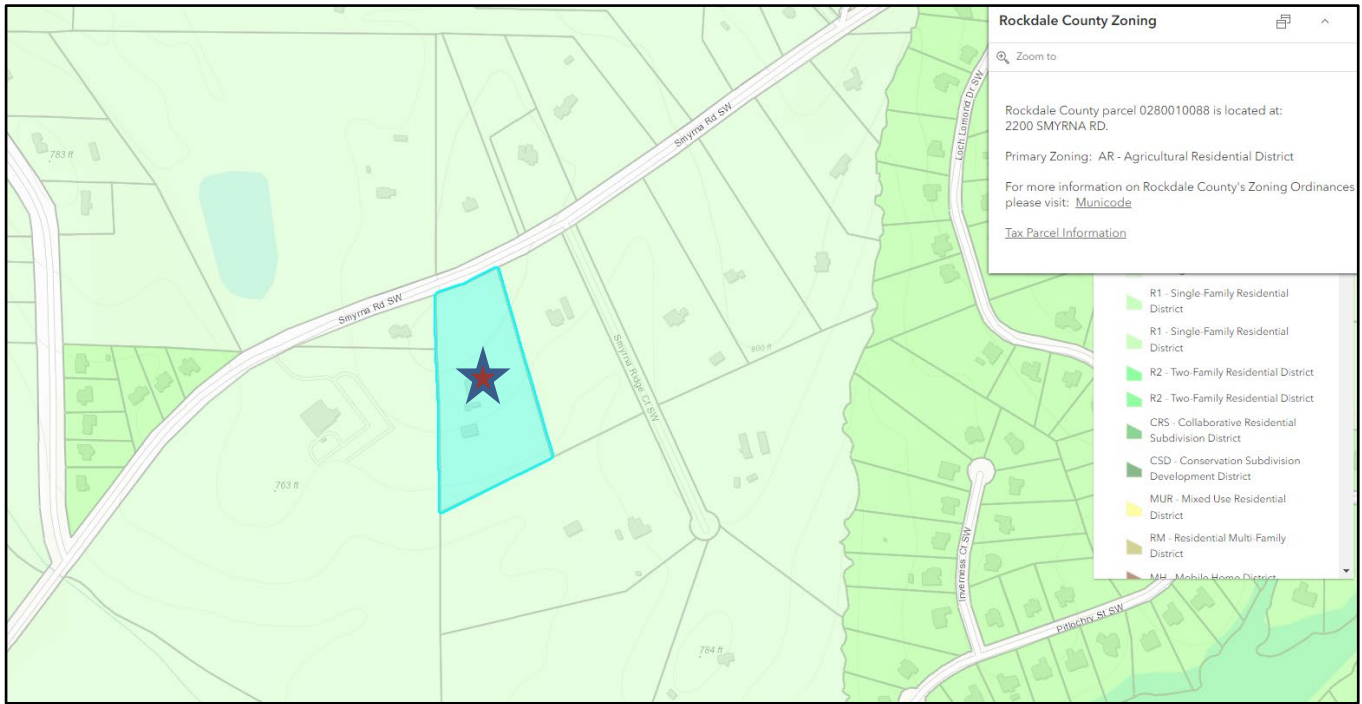
**Surrounding Use and Zoning**

The subject site is surrounded by residentially zoned properties. The following is a summary of surrounding uses and zoning:

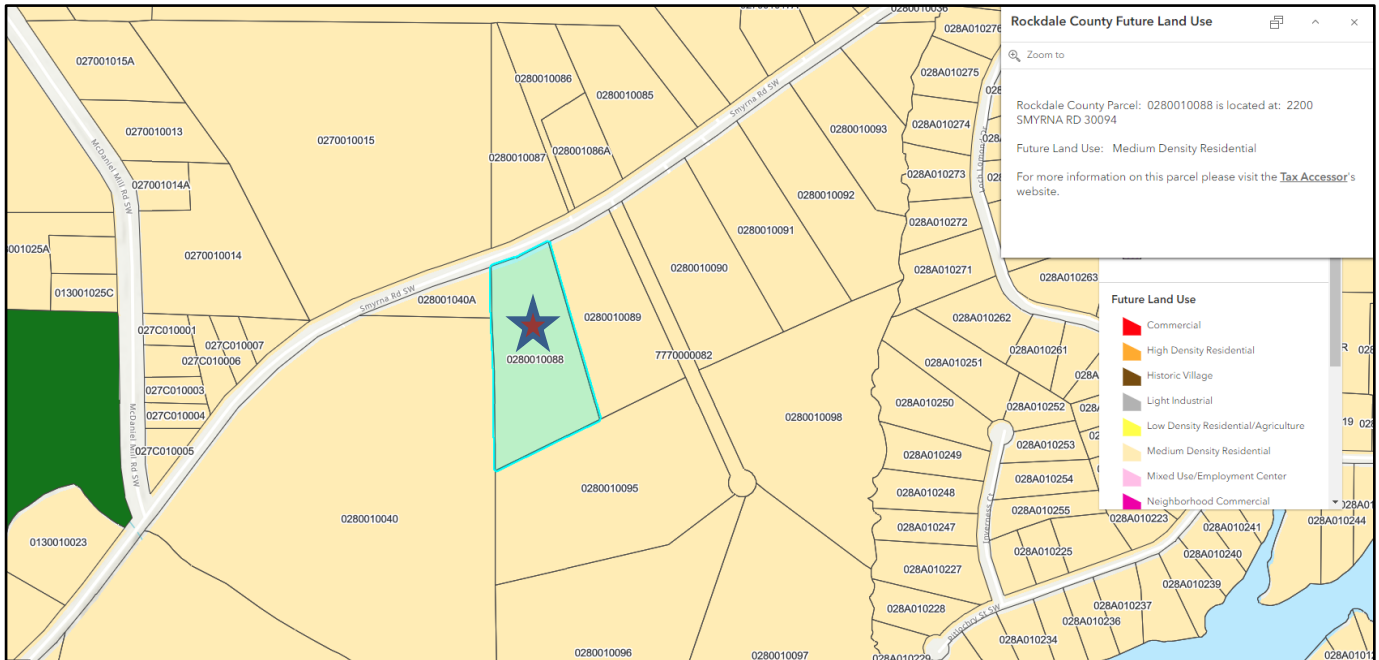
| <b>Adjacent Zoning and Current Land Use</b> |                            |                        |                           |
|---|----------------------------|------------------------|---------------------------|
| <b>Direction</b>                            | <b>Address</b>             | <b>Zoning District</b> | <b>Current Land Use</b>   |
| West  | 2210 SW Smyrna Road        | A-R                    | Single-Family Residential |
|   | 2240 SW Smyrna Road        | A-R                    | Place of Worship          |
| North                                       | 2141 SW Smyrna Road        | A-R                    | Single-Family Residential |
| East  | 2190 SW Smyrna Road        | A-R                    | Single-Family Residential |
| South                                       | 2180 SW Smyrna Ridge Court | A-R                    | Single-Family Residential |

ROCKDALE COUNTY  
DEPARTMENT OF PLANNING & DEVELOPMENT

ZONING MAP



FUTURE LAND USE MAP

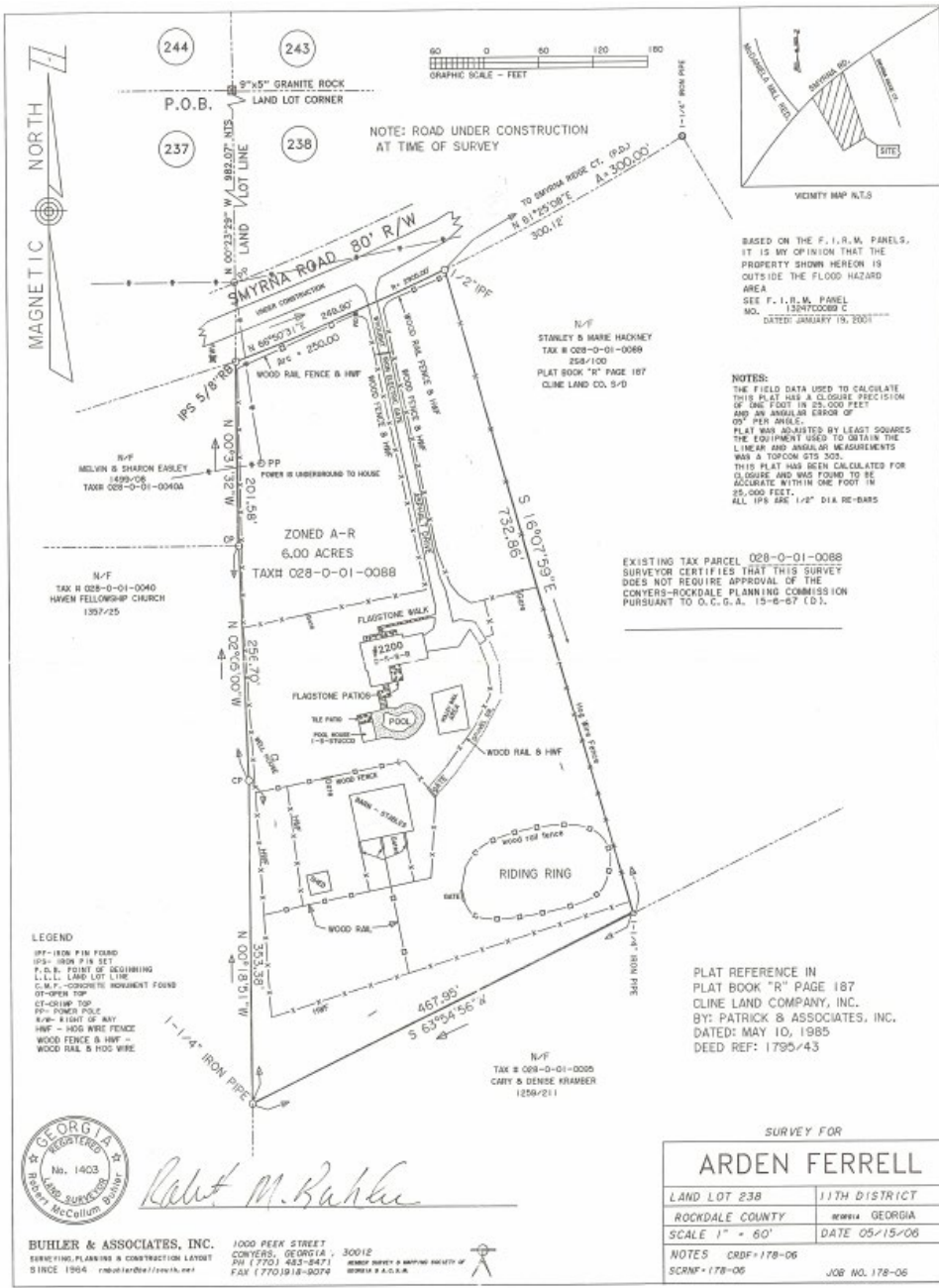


**Project Summary**

The applicant is requesting a special use permit for an outdoor recreational facility to support weddings and similar events on a 6.00-acre site. The project includes:

- The use of the property includes a single-family residential home, barn, and riding ring.
- The existing barn on the property will be utilized for the event space.
- Events will mainly be held on weekends.
- 150-yard driveway to accommodate incoming traffic.
- The property is connected to public water and served by a septic system.
- The applicant stated that the majority of the events will likely be around 200 guests.
- The applicant stated that the property can accommodate up to 200 cars.
- The applicant stated that they are amenable to hiring a police officer to assist with traffic control.

**SURVEY**



## INTERNAL AND EXTERNAL AGENCY REVIEW

The applicant must meet UDO requirements related to infrastructure improvements. Internal and External agency comments are attached and provided below.

### Transportation Department

- Traffic counts can be estimated using the ITE Trip Generation Manual.
- RDOT has added the condition that the applicant shall utilize certified traffic control or flaggers to assist with ingress and egress during large events.

### Water/Sewer Department

No comments were provided.

### Stormwater Department

Based on the submitted rezoning documents, there are no known environmental impacts that would be adversely impacted as it relates to the Stormwater Management Department that would be impacted from the proposed rezoning.

All land disturbance activities must comply with Land Disturbance permitting process. Any additional impervious of 5,000 sq ft or more must comply to Stormwater Management requirements. Adhere to Tree protection standards and requirements per Rockdale county ordinance Chapter 328.

## EVALUATION OF THE REZONING REQUEST

### O.C.G.A. Chapter 36-66: Zoning Procedure Act

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:

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

Staff believes that the proposed special use permit request for an Outdoor Recreation Facility would be suitable in view of the adjacent residential uses. The subject property is surrounded by A-R (Agricultural Residential) properties ranging in size from one to eleven acres. A place of worship, located on a thirty-six-acre property, spans the majority of the subject property's western property line. Outdoor activities may be permitted within the A-R zoning district in accordance with Section 218-13 per Sec 206-2(b) upon approval of a special use permit by the Board of Commissioners. A special use permit may be appropriate where supplemental activities and applicable conditions are imposed to protect surrounding properties from noise and traffic.

**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 by the onset of additional traffic and possible increased noise levels from approximately 200 estimated visitors attending events on weekends. Therefore, the site shall abide by the setbacks and buffers as required by Sec 214-1 and Sec 218-13(xx)(1) of the Unified Development Ordinance, unless otherwise specified through approval of an administrative variance or variance by the Zoning Board of Appeals.

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

Per the State of Georgia Department of Economic Development, the economic impact of tourism in Georgia was \$64.5 billion. The applicant has stated that she wants to tap into the market by utilizing her property and barn for rustic weddings.

**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?**

Impacts to public facilities are anticipated in the form of traffic; however, appropriate conditions, such as the provision of certified traffic control during events, will help to mitigate negative impacts. The property is currently served by public water and septic system. Public schools will not be impacted. Finally, the applicant will be required to obtain any necessary permits to bring the existing property up to code for the intended occupancy.

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

The Future Land Use of the subject property is Medium Density Residential. The request for an Outdoor Recreation Facility on an A-R zoned property is in conformity with the Future Land Use Map and the policy 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?**

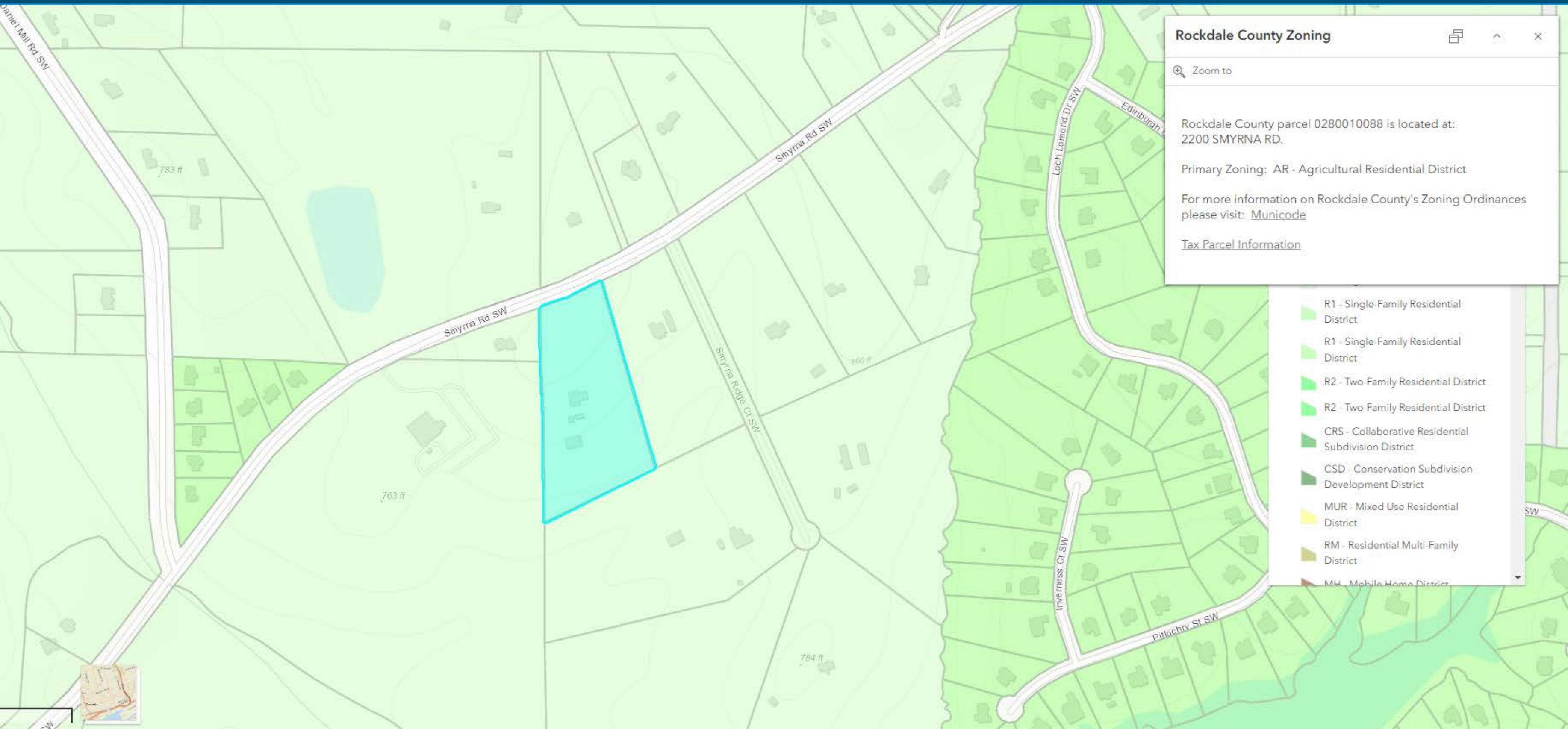
The proposed Outdoor Recreation Facility would be acceptable in the A-R Zoning District per Sec. 206-2(b) upon approval of the special use permit application by the Board of Commissioners.

**PLANNING AND DEVELOPMENT STAFF RECOMMENDATIONS**

Based on staff's evaluation of the request, and the standards governing exercise of zoning power, the Department of Planning and Development recommends Approval with Conditions for a special use permit to allow an outdoor recreational facility supporting weddings and similar events with the following conditions.

1. The facility shall abide by all required standards as established by the Unified Development Ordinance for the A-R zoning District.
2. The facility shall accommodate no more than 200 guests at a time.
3. The site and related activities must adhere to the standards of use and development per Sec. 218-13 (xx).
4. Side and rear property lines shall include a 50 feet landscaped buffer that shall be continuous except for penetrations necessary to allow driveways and/or utility lines that are placed perpendicular to property lines.
5. Outdoor activities shall be limited to the hours of 10am to 10 pm.
6. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
7. Prior to the start of operations, the applicant shall obtain any necessary permits to bring the existing barn and property up to code for the intended occupancy.





**Rockdale County Zoning**

Zoom to

Rockdale County parcel 0280010088 is located at:  
2200 SMYRNA RD.

Primary Zoning: AR - Agricultural Residential District

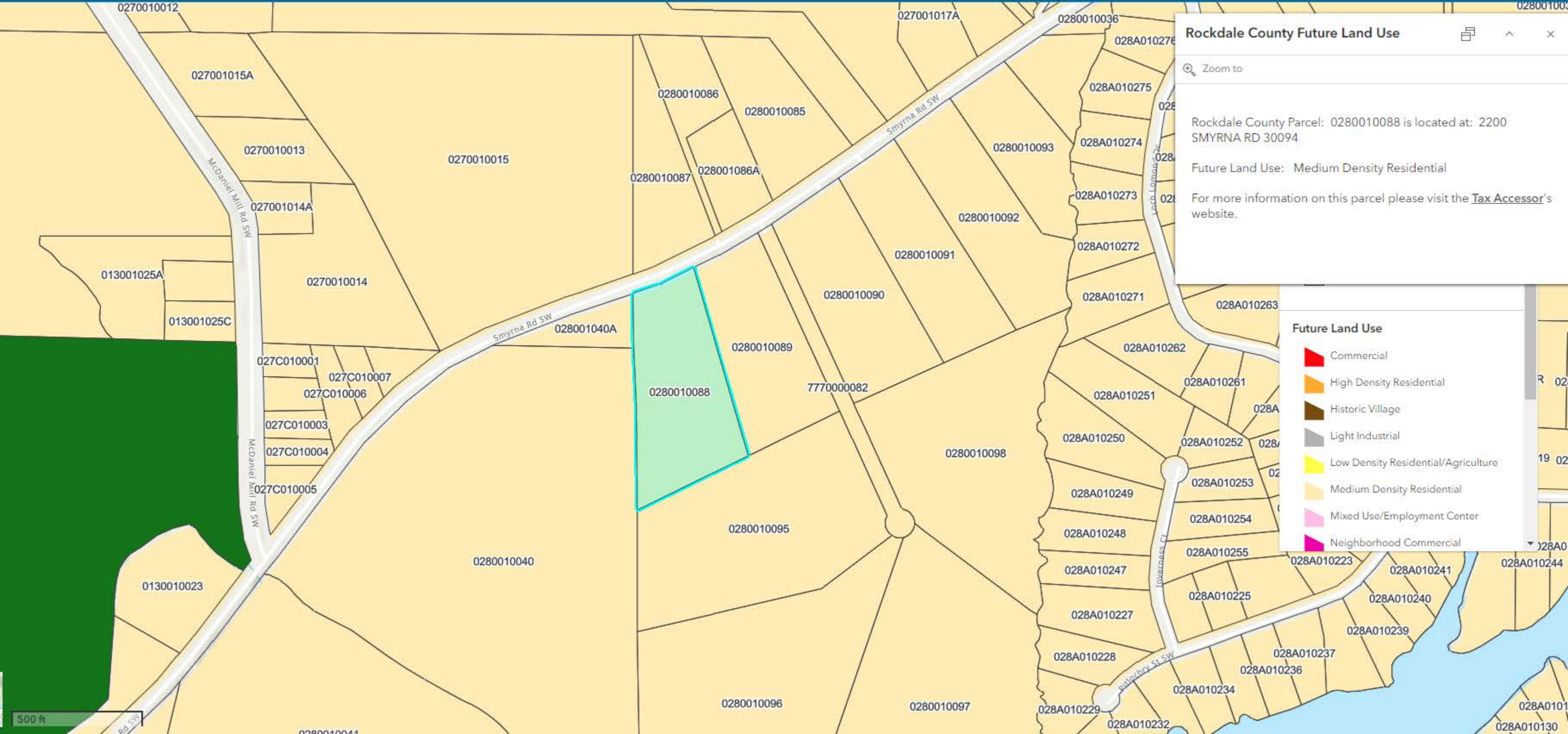
For more information on Rockdale County's Zoning Ordinances please visit: [Municode](#)

[Tax Parcel Information](#)

- R1 - Single-Family Residential District
- R1 - Single-Family Residential District
- R2 - Two-Family Residential District
- R2 - Two-Family Residential District
- CRS - Collaborative Residential Subdivision District
- CSD - Conservation Subdivision Development District
- MUR - Mixed Use Residential District
- RM - Residential Multi-Family District
- MH - Mobile Home District



# Rockdale County Future Land Use



### Rockdale County Future Land Use

Zoom to

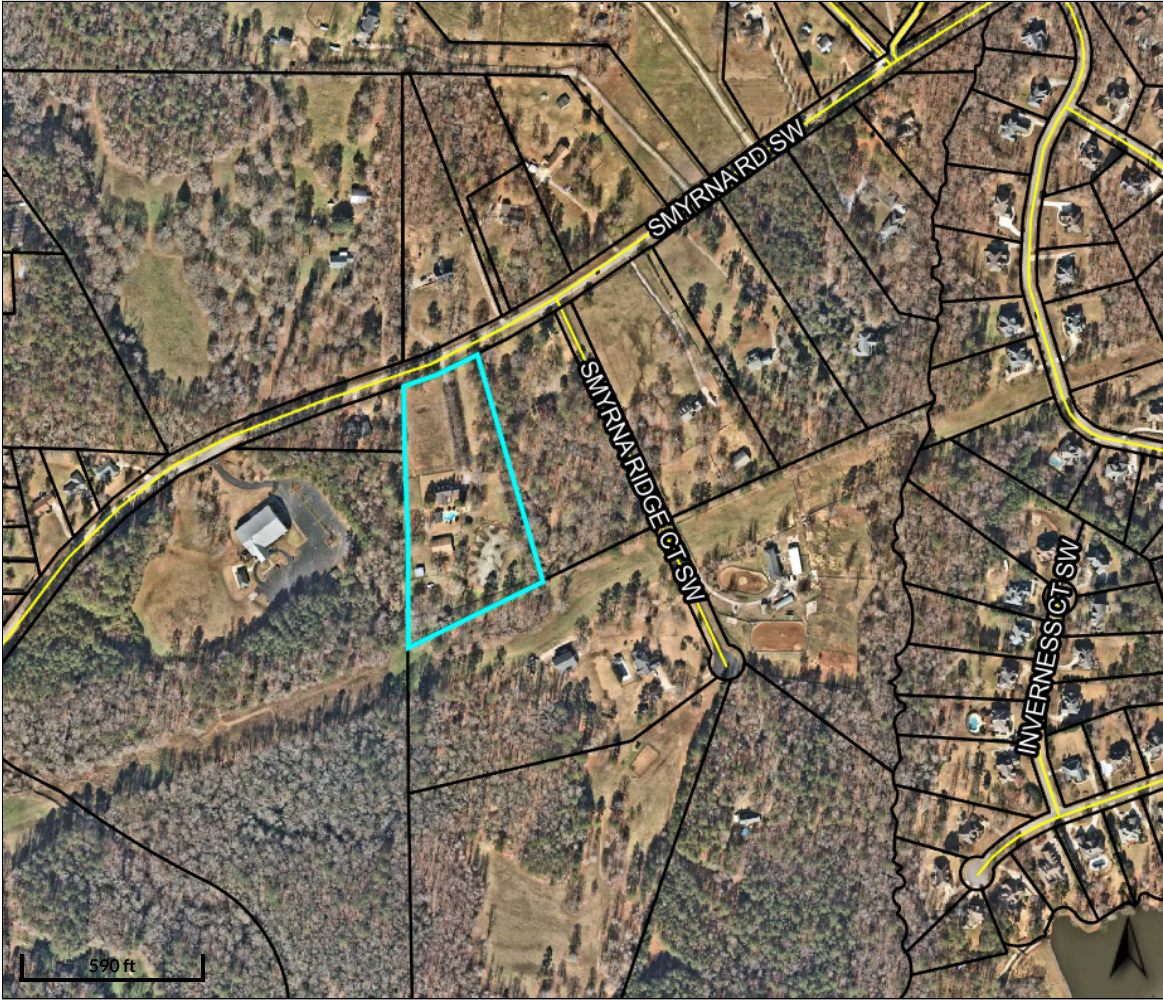
Rockdale County Parcel: 0280010088 is located at: 2200 SMYRNA RD 30094

Future Land Use: Medium Density Residential

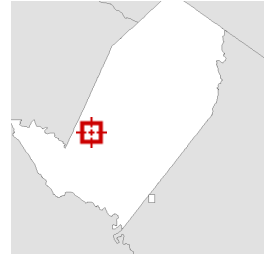
For more information on this parcel please visit the [Tax Assessor's website](#).

### Future Land Use

- Commercial
- High Density Residential
- Historic Village
- Light Industrial
- Low Density Residential/Agriculture
- Medium Density Residential
- Mixed Use/Employment Center
- Neighborhood Commercial



Overview



Legend

- Parcels
- Roads

|                        |             |                         |                   |                     |              |               |             |
|------------------------|-------------|-------------------------|-------------------|---------------------|--------------|---------------|-------------|
| <b>Parcel ID</b>       | 0280010088  | <b>Owner</b>            | WILKINS SUNNY Y   | <b>Last 2 Sales</b> |              |               |             |
| <b>Class Code</b>      | Residential |                         | 2200 SMYRNA RD SW | <b>Date</b>         | <b>Price</b> | <b>Reason</b> | <b>Qual</b> |
| <b>Taxing District</b> | COUNTY      |                         | CONYERS, GA 30094 | 12/2/2016           | \$445000     | 01            | Q           |
| <b>Acres</b>           | 6.0         | <b>Physical Address</b> | 2200 SW SMYRNA RD | 11/16/2009          | \$475000     | 01            | Q           |
|                        |             | <b>Assessed Value</b>   | Value \$625600    |                     |              |               |             |

(Note: Not to be used on legal documents)

Date created: 2/1/2024  
 Last Data Uploaded: 1/31/2024 7:44:41 PM

Developed by **Schneider**  
 GEOSPATIAL



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

CASE #'s: \_\_\_\_\_

**SPECIAL USE PERMIT AND ALTERATIONS TO CONDITIONS OF APPROVAL APPLICATION CHECKLIST**

This application is required for a Special Use Permit and for Alterations to or Repeal of Conditions of Approval. 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):  
 (With City and Zip Code) 2200 Smyrna Rd SW, Conyers, GA 30094

Tax Parcel Numbers: **0280010088**

Total Acreage: 6

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 hearing may be continued to the following month's hearing.

The Unified Development Ordinance (UDO) Sec. 218.1 provides the list of permitted uses in each Zoning District. If the Zoning District does not permit the proposed zoning use classification, a separate application is required.

UDO Sec. 202.6 provides the zoning districts that are permitted within each FLU Category. If the FLU Category does not permit the proposed zoning district, a separate application is required.

**REQUIRED Pre-Application Conference (UDO Sec. 238-4(d)(1)):**

Date attended and with which staff member:

**10/3/2023 with Carolina Angulo**

**Completed Application:** Provide one (1) digital copy and three (3) 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.

**Justification of the Request (Page 6):** In your own words, type the reason you believe the zoning of the subject property should be amended.

**Special Use Permit Review Standards (Page 7):** Provide justification for each of the following review standards (UDO Sec. 238-4(g)(2)). The Board of Commissioners, the Planning Commission, and the Department will use these standards to evaluate the request.

**Supplemental Use Standards (Page 8):** UDO Sec. 238-13. Answer each of the review standards listed in UDO Sec. 238-6. The Board of Commissioners, the Planning Commission, and the Department will use these standards to evaluate the request.

**Conditions of Approval (Page 9):** UDO Sec. 238-15. Provide justification for each of the review standards listed in UDO Sec. 238-6. The Board of Commissioners, the Planning Commission, and the Department will use these standards to evaluate the request.

**Applicant Certification (Page 10)**

**Ownership Statement and Campaign Contribution Disclosure Statement (Page 11):** 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 12):** 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 13):** 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 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:** Complete and detailed site plan of the proposed use prepared, signed and sealed by an architect, landscape architect or engineer licensed in the State of Georgia showing the following. The Site 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 the property:**

| Address | Tax Parcel No. | Acreage | Current FLU Category | Proposed FLU Category | Current Zoning District | Proposed Zoning District |
|---------|----------------|---------|----------------------|-----------------------|-------------------------|--------------------------|
|         |                |         |                      |                       |                         |                          |
|         |                |         |                      |                       |                         |                          |
|         |                |         |                      |                       |                         |                          |

**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.

**Special Use Permit; and Alterations to Special Use Conditions** **Outdoor recreation facility**

| Acres  | Fee per Property | Fee Amount   |
|--|------------------|--------------|
| <input type="checkbox"/> 0-4.99 acres            | \$400            | \$           |
| <input checked="" type="checkbox"/> 5-9.99 acres | \$500            | <b>\$500</b> |
| <input type="checkbox"/> 10-19.99 acres          | \$700            | \$           |
| <input type="checkbox"/> 20 acres and more       | \$900            | \$           |

Development of Regional Impact (DRI) required by UDO Sec. 238-5. See Pages 10 and 11 of the Instructions for the ARC DRI Thresholds.

Fee: \$1,200

**Filing Fee (Fee Amount + DRI Fee) | \$500**

Rockdale County Planning and Development  
1117 West Ave SW  
Conyers, GA 30012

01/10/2024

Re: Letter of Intent

Dear Sir/Madam:

Please allow this letter to serve as my written Letter of Intent for my Special Use Permit request application. I intend on using my property located at 2200 Smyrna Rd SW Conyers, GA 30094 as a venue and event space and will need a Special Use permit to do so.

Respectfully,


A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Sunny Mullins, Esq.

**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.

Sunny Mullins, 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: | <br>(Signature) | <u>Sunny Mullins</u><br>(Applicant's Name) | <u>10/5/23</u><br>(Date) |
|--|--|--|--------------------------|

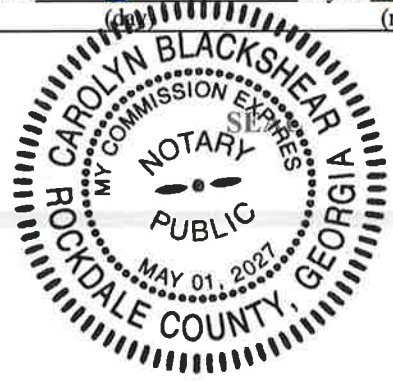
**NOTARY**

The secure and verifiable document provided with this affidavit can best be classified as: Driver's license  
(type of document)

Executed in Conyers, Rockdale, GA, this 5<sup>th</sup> day of October, 2023  
(city) (county) (state) (day) (month) (year)

  
Notary Public signature

51127  
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](mailto:planning@rockdalecountyga.gov)

CASE #'s: \_\_\_\_\_

**SPECIAL USE PERMIT AND  
 ALTERATIONS TO ZONING CONDITIONS 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):<br>(With City and Zip Code)                | 2200 Smyrna Rd SW Conyers, GA 30094 | Tax Parcel Numbers:    | 0280010088                  |
| Total Acreage:   | 6                                   | Number of Properties:  | 1                           |
| Subdivision:   | Land Lot(s):                        | District(s):           |                             |
| Current Zoning:  | AR                                  | Proposed Zoning:       |                             |
| Current FLU Category:  | Medium Density Residential          | Proposed FLU Category: |                             |
| Current Use:   | AR                                  | Proposed Use:          | Outdoor recreation facility |
| Zoning History (Rezoning, Special Use Permits, Variances, etc.): | N/A                                 |                        |                             |

Are there existing conditions of zoning for the property? If so, please list: **No**

Purpose of requested amendment: **To include event space and activities for events**

**APPLICANT INFORMATION**

|                               |   |   |              |
|-------------------------------|---|---|--------------|
| Applicant / Authorized Agent: | Sunny Mullins                             | Authorized Agent / Attorney:              |              |
| Business / Person Name:       | Sunny Mullins                             | Business / Person Name:                   |              |
| Address:                      | 2200 Smyrna Rd SW                         | Address:                                  |              |
| City:                         | Conyers                                   | State:                                    | GA           |
|                               |   | Zip:                                      | 30094        |
| Office #:                     |   | Mobile #:                                 | 404-804-0075 |
| Email:                        | sunnym@me.com                             | Fax #:                                    |              |
| Applicant Status (check one): | <input checked="" type="checkbox"/> Owner | <input type="checkbox"/> Authorized Agent |              |

**PROPERTY OWNER INFORMATION**

|                            |                                     |           |       |
|----------------------------|-------------------------------------|-----------|-------|
| Owner:                     | Sunny Mullins                       |           |       |
| Business / Person Name:    |                                     |           |       |
| Owner of Tax Parcel No(s): | 0280010088                          |           |       |
| Address:                   | 2200 Smyrna Rd SW Conyers, GA 30094 |           |       |
| City:                      | Conyers                             | State:    | GA    |
|                            |                                     | Zip:      | 30094 |
| Office #:                  | 404-804-0075                        | Mobile #: |       |
| Email:                     | sunnym@me.com                       | Fax #:    |       |



## SITE INFORMATION

Any Applicable Zoning Overlay Districts:

**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: | Shoal Creek |                    |          |            |
| Middle School:     | Edwards     |                    |          |            |
| High School:       | Heritage    |                    |          |            |

**Transportation:**

|                 | North | South | East | West |
|-----------------|-------|-------|------|------|
| Adjacent Roads: |       |       |      |      |
| Existing ROW:   |       |       |      |      |
| Future ROW:     |       |       |      |      |
| Type:           |       |       |      |      |

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)?

If so, please identify:

**Utilities:**

Gas Service: **Scana**

Electric Service: **Snapping Shoals**

|                            |   |                                   |
|----------------------------|---|-----------------------------------|
| Potable Water (check one): | <input checked="" type="checkbox"/> Public System | <input type="checkbox"/> Well     |
| Location of Nearest Line:  | Diameter of Line:                                 | Distance to Closest Fire Hydrant: |

|                         |  |   |
|-------------------------|--|---|
| Wastewater (check one): | <input type="checkbox"/> Public System | <input checked="" type="checkbox"/> 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? | N/A<br>If, so please describe: |
|---|--------------------------------|

**Stormwater:**

|                          |        |            |
|--------------------------|--------|------------|
| FIRM Panel No. and Date: | Basin: | Sub-Basin: |
|--------------------------|--------|------------|

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

|   |              |  |                              |                             |  |
|---|--------------|--|------------------------------|-----------------------------|--|
| <input type="checkbox"/> Property Floodplain? | Within Zone: | If so, has it been identified on your property plat? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | How many acres are impacted by floodplain? |
|---|--------------|--|------------------------------|-----------------------------|--|

|                                   |       |
|-----------------------------------|-------|
| <input type="checkbox"/> Wetlands | Type: |
|-----------------------------------|-------|

## DEVELOPMENT INFORMATION

|                                  |   |   |   |
|----------------------------------|---|---|---|
| Type of Development: (check one) | <input checked="" type="checkbox"/> Residential               | <input type="checkbox"/> Nonresidential         | <input type="checkbox"/> Mixed Use                |
| Type of Residential: (check one) | <input checked="" type="checkbox"/> Single-Family Residential | <input type="checkbox"/> Two-Family Residential | <input type="checkbox"/> Multi-Family Residential |

|  |                  |          |  |
|--|------------------|----------|--|
| Type of Nonresidential:                  |                  |          |  |
| 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: | Number of Parking Spaces: |
|---|-------------------------------|---------------------------|

Does the development qualify for a Development Regional Impact (DRI)? See pages 10 and 11 of the Application Instructions for more information.  Yes  No

## SPECIAL USE PERMIT CRITERIA TO BE APPLIED

In your own words, type the reason you believe a special use permit should be granted by providing justification for each of the following review standards (UDO Sec. 238-4(m)). The following criteria shall be applied by the department, the planning commission, and the board of commissioners in evaluating and deciding any application for a special use permit. No application for a special use permit shall be granted by the board of commissioners unless satisfactory provisions and arrangements have been made concerning each of the following criteria, all of which are applicable to each application. Please address the following:

- (1) Whether or not the proposed plan is consistent with all of the requirements of the zoning district in which the use is proposed to be located, including required parking, loading, setbacks and transitional buffers. (i.e. Does the proposed project meet all the zoning requirements, including parking, loading, setbacks and buffers?)

Yes, the proposed plan is consistent with all the requirements of the zoning district in which the use is proposed to be located, including parking, loading, setbacks, and buffers. The special use permit is requested for a proposed event space utilizing the existing barn on the property. This event space will be able to stimulate the economy of Rockdale county by holding various events on the property, specifically wedding events for couples seeking a rustic wedding venue. The wedding industry currently is a 6 billion dollar industry and I am looking just to tap into a corner of that market.

- (2) Compatibility of the proposed use with land uses on adjacent properties and other properties within the same zoning district, including the compatibility of the size, scale and massing of proposed buildings in relation to the size, scale and massing of adjacent and nearby lots and buildings. (i.e. Is the proposed project compatible with the land uses of neighboring properties, including size, scale and massing of proposed building?)

Yes, the project is compatible with the land uses of neighboring properties. There is a church that abuts the property and they hold events inclusive of outdoor events the same or similar as the proposed property plans.

- (3) Adequacy of the ingress and egress to the subject property, and to all proposed buildings, structures, and uses thereon, including the traffic impact of the proposed use on the capacity and safety of public streets providing access to the subject site. (i.e. Is the access to the property, including all buildings, structures and uses, adequate? Will the project impact traffic, or the capacity and safety on nearby public streets?)

Yes, access to the property is adequate. No, the project will not impact traffic on nearby streets.

- (4) Consistency with the county's wastewater treatment system, including the feasibility and impacts of serving the property with public wastewater treatment service and, if an alternative wastewater treatment method is proposed, whether such wastewater treatment method will have a detrimental impact on the environment. (i.e. Is the project consistent with the county's wastewater system capacity? If an alternative wastewater treatment method is proposed, would this method have a detrimental impact on the environment?)

Yes the project is consistent with the county's wastewater treatment system.

---

(5) Adequacy of other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities, to serve the proposed use. (i.e. Are other public facilities and services, such as stormwater management, schools, parks, sidewalks, and utilities, sufficient to serve the proposed project?)

---

**Yes**

---

(6) Whether or not the proposed use will create adverse impacts upon any adjacent or nearby properties by reason of noise, smoke, odor, dust, or vibration, or by the character and volume of traffic generated by the proposed use. (i.e. Would the proposed project have adverse impacts on nearby properties, including noise, smoke, odor, dust or vibration?)

---

**The proposed use will mainly be for weekends and will not negatively impact any nearby properties.**

---

(7) Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation or the hours of operation of the proposed use. (i.e. Would the project create adverse impact on nearby properties by its operations, including business hours?)

---

**No, the proposed use will not have an adverse impact on nearby properties.**

---

(8) Whether or not the proposed use will create adverse impacts upon any environmentally sensitive areas or natural resources. (i.e. Would the project create adverse impacts on the natural environment?)

---

**No, the proposed use will not have negative or adverse impacts on the natural environment.**

## APPLICANT CERTIFICATION

Please read and initial the following statements:

- SYM 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.
- SYM 2. I understand that my request will be rejected if all the necessary information and/or requirements are not presented.
- SYM 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.
- SYM 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.
- SYM 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.
- SYM 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.
- SYM 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)

Sunny Mullins  
(Applicant's Name)

10/5/23  
(Date)

### NOTARY

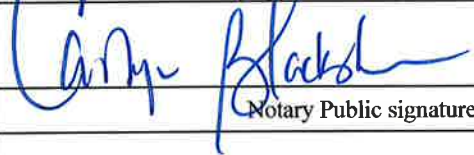
The secure and verifiable document provided with this affidavit can best be classified as:

Driver's License

(type of document)

Executed in Conyers, Rockdale, GA, this 5<sup>th</sup> day of October, 2023

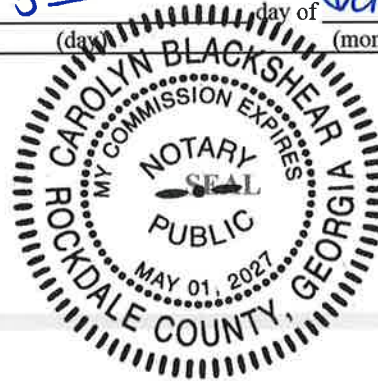
(city) (county) (state) (day) (month) (year)



Notary Public signature

5/1/27

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](mailto: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) 0280010088,  
I (we) respectfully request that the subject property be issued a Special Use Permit or that Alterations to Conditions of Zoning be made.

Name: Sunny Mullins Phone #'s: (4)80410675 Email: Sunnym@me.com  
Address: 2200 Smyrna Rd SW City: Conyer State: GA Zip: 30094

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, County  |        |             |      |
| Tawanna Smith-Fenty       | City                |        |             |      |
| Ernestine Stovall-Goolsby | County              |        |             |      |
| Muddessar Ahmad           | City                |        |             |      |
| Karen Benton              | City                |        |             |      |
| Ronnie Burrell            | County              |        |             |      |

**SIGNATURE**

\_\_\_\_\_, 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) Sunny Mullins (Owner's Name - Printed)

**NOTARY**

The secure and verifiable document provided with this affidavit can best be classified as: Driver's License (type of document)

Executed in Conyers (city), Rockdale (county), GA (state), this 5th day of October, 2023 (month) (year)

[Signature]  
Notary Public signature  
5/1/27  
GA Registration No. and expiration date



**Legal Description of 2200 Smyrna Rd SW, Conyers, GA. 30094**

**All that tract or parcel of land lying and being in Land lot 238 of the 11<sup>th</sup> District of Rockdale County, Georgia, containing 6.00 acres, and being Tract 1 of Cline Land Company, Inc. Subdivision, as shown on plat recorded in Plat Book R, Page 187, Rockdale County, Georgia records, which plat is incorporated herein by reference and made a part hereof.**

Campbell & Brannon, LLC  
One Buckhead Plaza  
3060 Peachtree Road, Suite 1735  
Atlanta, GA 30305  
File No.: HB163513  
(Phone No.: (404)504-8700)

2016 DEC -8 AM 10:51

*Ruth A. Wilson*  
CLERK

STATE OF GEORGIA  
COUNTY OF FULTON

LIMITED WARRANTY DEED



Doc ID: 010719380002 Type: WD  
Recorded: 12/09/2016 at 10:52:28 AM  
Fee Amt: \$455.00 Page 1 of 2  
Transfer Tax: \$445.00  
Rockdale County Superior Court  
Ruth A. Wilson Clerk

THIS INDENTURE, made on 2nd day of December, 2016, between

Samantha H. John

BK 5982 PG 268-269

(hereinafter referred to as "Grantor") and

Sunny Y. Wilkins

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land lying and being in Land Lot 238 of the 11th District of Rockdale County, Georgia, containing 6.00 acres, and being Tract 1 of Cline Land Company, Inc. Subdivision, as shown on plat recorded in Plat Book R, Page 187, Rockdale County, Georgia records, which plat is incorporated herein by reference and made a part hereof.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee. Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My Commission Expires: \_\_\_\_\_

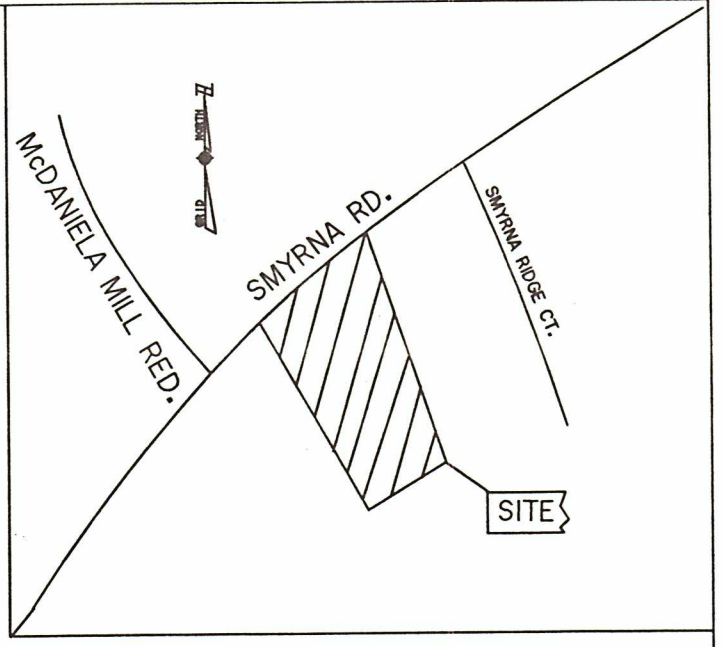
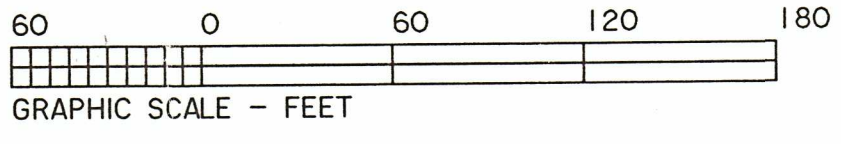
{Attach Notary Seal}

*Samantha H. John*  
Samantha H. John



MAGNETIC NORTH

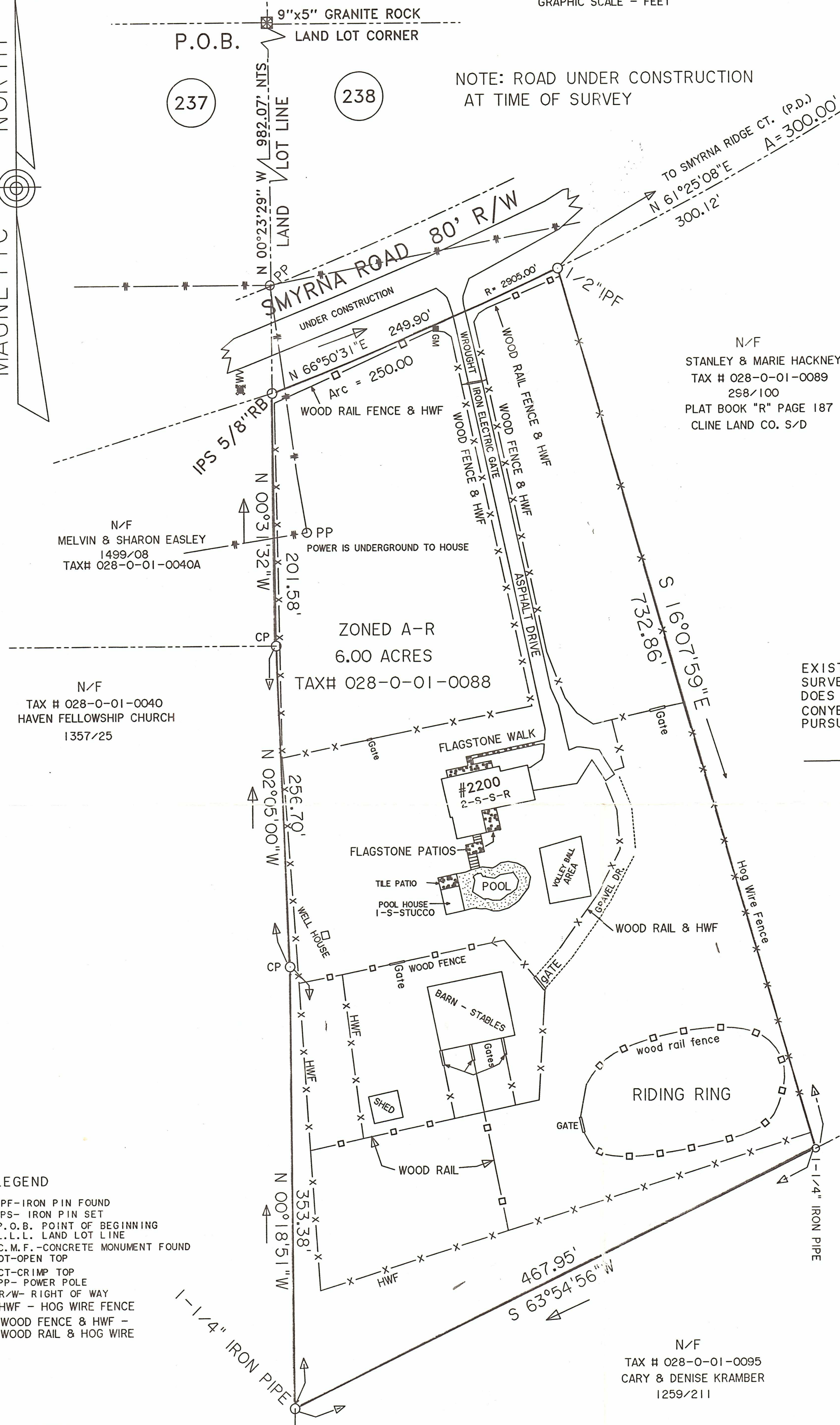
244  
237  
243  
238



VICINITY MAP N.T.S.

BASED ON THE F.I.R.M. PANELS, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE THE FLOOD HAZARD AREA  
SEE F.I.R.M. PANEL NO. 13247CO089 C  
DATED: JANUARY 19, 2001

NOTE: ROAD UNDER CONSTRUCTION AT TIME OF SURVEY



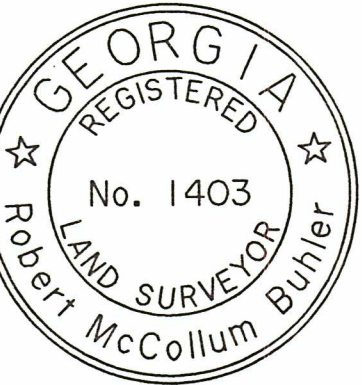
N/F  
STANLEY & MARIE HACKNEY  
TAX # 028-0-01-0089  
298/100  
PLAT BOOK "R" PAGE 187  
CLINE LAND CO. S/D

NOTES:  
THE FIELD DATA USED TO CALCULATE THIS PLAT HAS A CLOSURE PRECISION OF ONE FOOT IN 25,000 FEET AND AN ANGULAR ERROR OF 05" PER ANGLE.  
PLAT WAS ADJUSTED BY LEAST SQUARES THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WAS A TOPCON GTS 303.  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 25,000 FEET.  
ALL IPS ARE 1/2" DIA RE-BARS

EXISTING TAX PARCEL 028-0-01-0088 SURVEYOR CERTIFIES THAT THIS SURVEY DOES NOT REQUIRE APPROVAL OF THE CONYERS-ROCKDALE PLANNING COMMISSION PURSUANT TO O.C.G.A. 15-6-67 (D).

PLAT REFERENCE IN PLAT BOOK "R" PAGE 187 CLINE LAND COMPANY, INC. BY: PATRICK & ASSOCIATES, INC. DATED: MAY 10, 1985 DEED REF: 1795/43

- LEGEND
- IPF- IRON PIN FOUND
  - IPS- IRON PIN SET
  - P.O.B. POINT OF BEGINNING
  - L.L.L. LAND LOT LINE
  - C.M.F. - CONCRETE MONUMENT FOUND
  - OT- OPEN TOP
  - CT- CRIMP TOP
  - PP- POWER POLE
  - R/W- RIGHT OF WAY
  - HWF - HOG WIRE FENCE
  - WOOD FENCE & HWF - WOOD RAIL & HOG WIRE



*Robert M. Buhler*

**BUHLER & ASSOCIATES, INC.**  
SURVEYING, PLANNING & CONSTRUCTION LAYOUT  
SINCE 1964 rmbuhler@bellsouth.net

1000 PEEK STREET  
CONYERS, GEORGIA 30012  
PH (770) 483-8471  
FAX (770) 918-9074  
MEMBER SURVEY & MAPPING SOCIETY OF GEORGIA & A.C.S.M.



|                      |                 |
|----------------------|-----------------|
| SURVEY FOR           |                 |
| <b>ARDEN FERRELL</b> |                 |
| LAND LOT 238         | 11TH DISTRICT   |
| ROCKDALE COUNTY      | GEORGIA GEORGIA |
| SCALE 1" = 60'       | DATE 05/15/06   |
| NOTES CRDF=178-06    |                 |
| SCRNF=178-06         | JOB NO. 178-06  |