

BOARD OF COMMISSIONERS

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

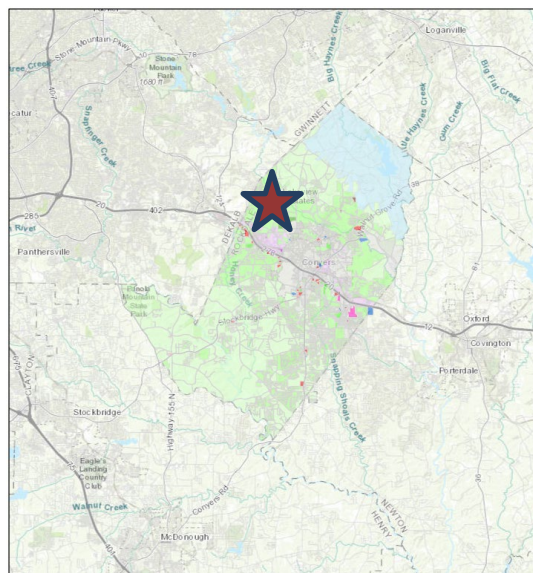


DEPARTMENT OF PLANNING & DEVELOPMENT

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

PLANNING COMMISSION
ROCKDALE COUNTY PLANNING STAFF REPORT

REZ Case Number: #2024-04
FLU Case Number: #2024-01
Address: 2463 and 2453 NW Lake Rockaway Road
Tax Parcel IDs: 0380010044 and 0380010043
Site Area: 21.20 acres
Current Zoning: R-1 (Single-Family Residential District)
Existing Conditions: Undeveloped/Wooded
REZ Request: To rezone 21.20 acres from R-1 (Single-Family Residential) to C-2 (General Commercial).
FLU Request: To amend the Future Land Use Map Category from Medium Density Residential to Commercial to allow for the development of a retail commercial center.
Applicant: Asif Lakhani / Reed Creek LLC
Owner: Jose Luis Suarez
Staff Recommendation: **Approval with Conditions**
PC Hearing Date: March 14, 2024
BOC Hearing Date: March 28, 2024



ZONING HISTORY

The subject site is located at 2463 and 2453 NW Lake Rockaway Road and 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 21.20-acre property with road frontage along Lake Rockaway Road NW. Sidewalks are not present along any of the property’s road frontage. The topography of the site slopes generally down from north to south. A stream, Shipley Branch, and a freshwater pond, Lake Rockaway, are located along the property’s southern boundary. Freshwater forested/shrub wetland and future floodplain are also present. A portion of the stream encroaches into the middle of the site. There are no known structures on the property. Both parcels are mostly wooded.

SURROUNDING USE AND ZONING

The subject site is adjacent to residential and commercial uses. The following is a summary of surrounding uses and zoning:

ADJACENT ZONING AND CURRENT LAND USE			
Direction	Address	Zoning District	Current Land Use
North	2442 NW Lake Rockaway Road	C-1	Convenience Store with Fuel Pumps and Medical Office Building
	2482 NW Lake Rockaway Road	R-1	Place of Worship
	2350 NW Frontier Drive	R-1	Vacant
East	NW Lake Rockaway Road	MH	County Owned Property
South	NW Lake Rockaway Road	MH	County Owned Property
West	2445 NW Lake Rockaway Road	R-1	Vacant

ZONING MAP



Rockdale County Zoning



Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Rockdale County GIS

Powered by Esri

FUTURE LAND USE MAP



Rockdale County Future Land Use



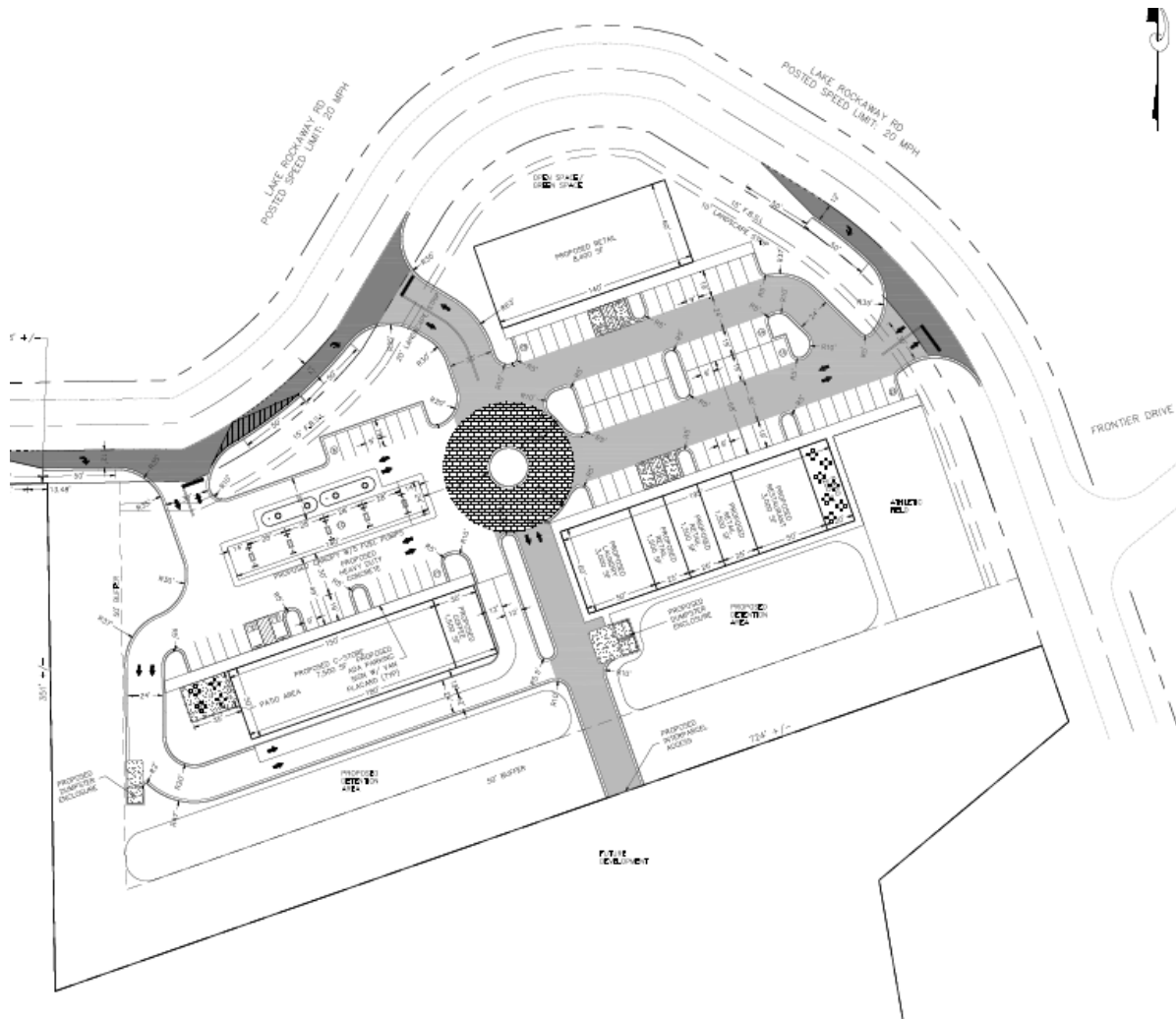
PROJECT SUMMARY

The applicant is requesting a rezoning and a future land use amendment for a 21.20-acre site. The project includes the following:

- A request to rezone the site from R-1 (Single-Family Residential) to C-2 (General Commercial) for the development of a retail commercial center.
- A request to amend the Future Land Use Map from Medium Density Residential to Commercial.

The site includes the following elements:

- Three retail buildings:
 - 8,400 square foot retail building.
 - 10,500 square foot building with five retail units.
 - 7,500 square foot convenience store with fuel pumps.
- Three access points to the commercial complex.
- Two proposed stormwater detention ponds.
- Two proposed dumpster enclosures.
- Proposed athletic field.
- Proposed 50-foot-wide transitional buffer adjacent to R-1 zoned properties (meets code requirements)



COLOR SITE PLAN



ZONING AND DEVELOPMENT STANDARDS

The following is a summary of applicable development standards from the Rockdale Unified Development Ordinance (UDO):

ZONING AND DEVELOPMENT STANDARDS			
Standard	Required	Proposed	Meets Standard?
Minimum Lot Size	15,000 SF	21.20 acres	YES
Minimum Lot Width	100 Feet	>100 Feet	YES
Front Setback*	25 Feet	25 Feet	YES
Rear Setback	35 Feet	>35 Feet	YES
Front Landscape Strip	20 Feet	20 Feet	YES
Transitional Buffer (Adjacent to R-1)	50 Feet	50 Feet	YES

*Landscape strip is included in the front setback as shown on the site plan.

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.

Fire

No comments provided.

Stormwater Department

Based on the submitted rezoning documents, there are existing State waters, Future Flood, Wetlands and Tree Protection 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 320 – FLOOD DAMAGE PREVENTION

Sec. 320-1. - Introduction.

(a) It is hereby determined that:

(1) The flood hazard areas of Rockdale County, GA are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood relief and protection, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

(2) Flood hazard areas can serve important stormwater management, water quality, streambank protection, stream corridor protection, wetland preservation and ecological purposes when permanently protected as undisturbed or minimally disturbed areas.

(3) Effective floodplain management and flood hazard protection activities can:

a. Protect human life and health,

b. Minimize damage to private property,

c. Minimize damage to public facilities and infrastructure such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains, and

d. Minimize expenditure of public money for costly flood control projects associated with flooding and generally undertaken at the expense of the general public.

(b) Article IX, Section II of the Constitution of the State of Georgia and Section 36-1-20(a) of the Official Code of Georgia Annotated have delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, Rockdale County, GA, does ordain this chapter and establishes this set of floodplain management and flood hazard reduction provisions for the purpose of regulating the use of flood hazard areas. It is determined that the regulation of flood hazard areas and the prevention of flood damage are in the public interest and will minimize threats to public health and safety, as well as to private and public property.

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. 328-15. - Authority, findings, purpose and intent.

(a) *Authority.* This article is enacted pursuant to the county's exclusive planning authority granted by the Constitution of the State of Georgia, including but not limited to Ga. Const. art. IX, § II, para. IV, and Ga. Const. art. IX, § II, para. III, as well as authority granted by the General Assembly of the State of Georgia, including but not limited to O.C.G.A. § [36-70-3](#), as well as 1977 Ga. Laws, page 2817, as amended, and 1969 Ga. Laws, page 3639, as amended, and the general police powers of the county and other authority provided by federal, state and local laws applicable to this article.

(b) *Findings, purpose, and intent.* It is the intent of this article to provide standards for landscaping and for the preservation and replacement of trees as part of the land development and building construction process in unincorporated areas of the county. The county finds that the existence of adequate tree cover and landscaping in the county directly affects the public health, safety and welfare to comprehensively address these concerns through the adoption of the regulations in this article. The purpose and intent of the board of commissioners in enacting this article are as follows:

- (1) To protect the health, safety and general welfare of the citizens of the county, and to implement the policies and objectives of the comprehensive plan through the enactment of a comprehensive ordinance governing tree preservation and replacement in the county.
- (2) To require landscaping and the preservation and replacement of trees in certain areas within the county in order to ensure the continued health of its citizens through improved air and water quality.
- (3) To provide developers and others active in the county with the appropriate guidance to better ensure proper tree preservation and replacement in the course of the land development process in the county.
- (4) To preserve property values in the county by maintaining a safe, aesthetically pleasing environment.
- (5) To reduce flooding of county rivers and streams by planting trees and other vegetation so as to aid in

slowing the rate of stormwater runoff.

(6) To reduce soil erosion in the county by planting trees and other vegetation so as to aid in prevention of soil loss through stormwater runoff and flooding and to promote stormwater infiltration.

(7) To reduce noise and glare on adjacent properties from properties that has been extensively developed.

(8) To conserve energy by cooling surrounding air temperatures through the existence of adequate shade trees.

(9) To provide improved atmospheric quality by reducing airborne particulates and carbon monoxide and by increasing oxygen through adequate tree cover.

(10) To promote the saving of trees in nodes throughout a development, rather than as individual trees scattered over a development or around the periphery of a development.

(11) To prevent clear-cutting and mass grading of land that results in the loss of mature trees, and to ensure appropriate replanting when tree loss does occur.

Sec. 328-25. - Requirements for other developments.

(a) Each new development not covered by [section 328-24](#) shall prepare a landscape and tree protection and replacement plan showing compliance with this section.

(b) The tree protection and replacement plan must, at a minimum, protect or plant 15 units per acre of trees on the land being developed. The tree density calculations shall not utilize trees within required buffers in determining for the overall density factor, existing density factor, or replacement density factor. All new development with eight (8) or more parking spaces, or expanded development that results in eight (8) or more parking spaces, shall provide interior landscaping.

(c) Rockdale County has given priority to the retention and placement of trees in frontage planting strips and parking lot planting islands. Trees retained or placed in these areas may be used to meet the tree density factor for a project. However, if the tree density factor is met with trees saved or planted in other areas, the tree location guidelines outlined below must still be performed with additional tree plantings.

(d) *Required landscape strips and re-vegetated buffers.* Landscape strips shall meet the minimum depth requirements as indicated in the following table. Trees may be planted in groups rather than in a single line. Adjoining residential zoning districts, evergreen trees shall be saved or planted in such density or spacing as to provide an eight-foot tall visual barrier within two years of planting. Required landscaping strips shall not be encroached upon by parking space, driveway surfaces or storm water detention facilities except when complying with requirements below. Driveway crossings may traverse such strip as near to a perpendicular alignment as practical. Signs may be located in the required landscape strip.

Chapter 310 - STORMWATER MANAGEMENT

Sec. 310-34. - Applicability criteria for stormwater management standards.

(d) Any commercial or industrial new development or redevelopment, regardless of size, that is a hotspot land use as defined in this article; and

Sec. 310-36. - Stormwater management standards.

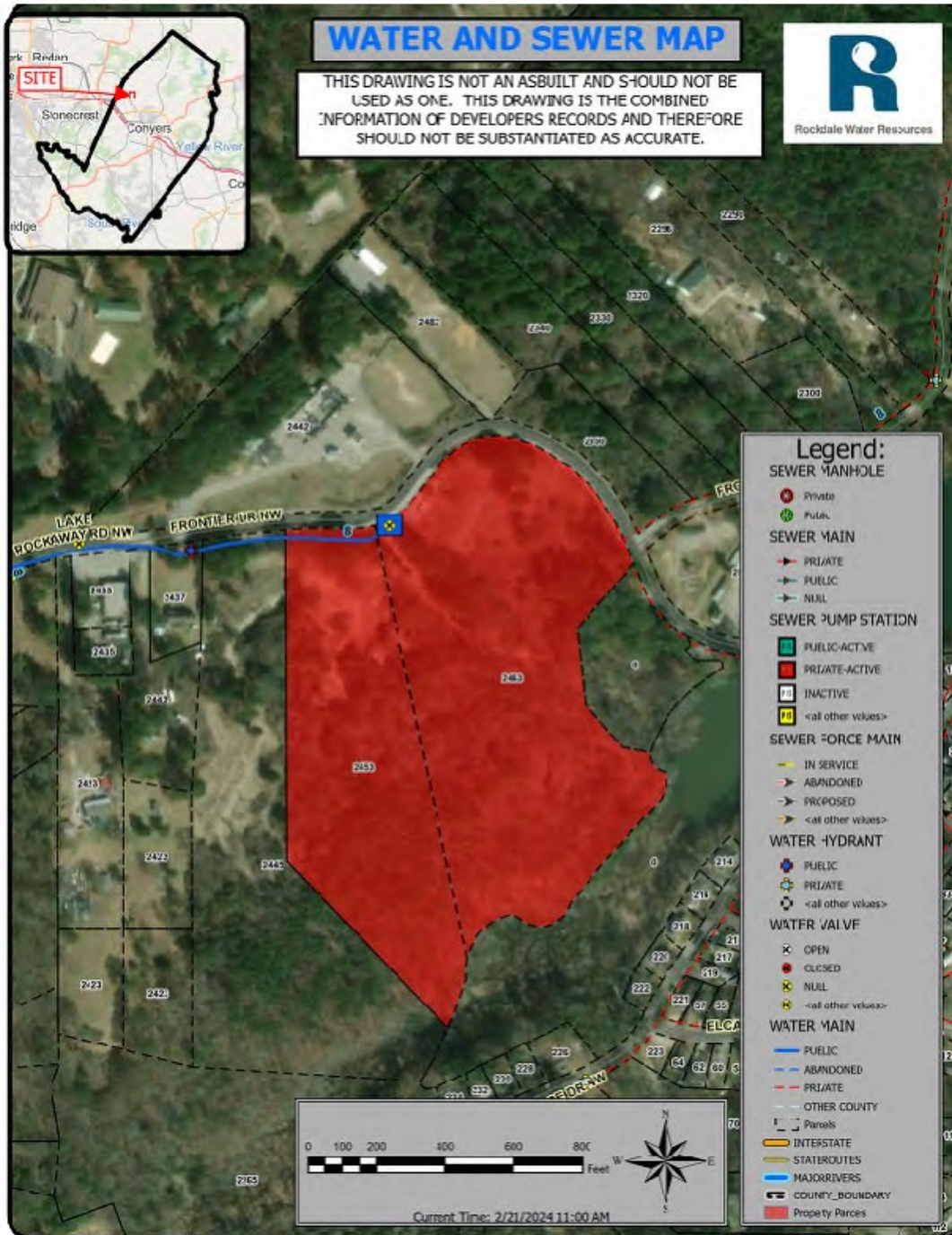
(iii) If a site is determined to be a hotspot as detailed in [section 310-34](#), Rockdale County may require the use of specific or additional components for the stormwater management system to address pollutants of concern generated by that site.

Transportation

No comments provided.

Water/Sewer Department

Existing 8" CIP Water main at site. Public 8" Watermain ends at 2463 NW Lake Rockaway. Wastewater is not available. See Map Attached



EVALUATION OF THE REZONING REQUEST

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

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

The subject site is surrounded by both residential and commercial uses. The residential uses directly abutting the subject property include County-owned property characterized by water and floodplain, zoned MH (Mobile Home District), and vacant residential land, zoned R-1 (Single-Family Residential District). A nearby Mobile Home community, Lakeview Estates, was platted in 1964 and lot sales date back to the late 1960's. The commercial uses adjacent to the subject property include a convenience store with fuel pumps and a medical office. Property records indicate that these commercial uses were constructed in 1967 and 1975, respectively. Due to the proximity of adjacent commercial uses, staff believe that the proposed retail commercial center could help create a commercial node along Frontier Drive NW that could serve the local community. Furthermore, the applicant's site plan provides a viable separation of the proposed retail commercial center and nearby residential properties. The proposed undisturbed transitional buffer meets the required width listed in Sec. 328-6 of the Unified Development Ordinance.

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

The existing uses of adjacent or nearby properties would likely not be adversely impacted by the zoning change. Allowing the rezoning for a commercial retail center in accordance with the application would be consistent with existing commercial uses along Frontier Drive NW. Furthermore, proposed landscaping and transitional buffers will buffer the nearby residential properties.

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

The property has reasonable economic use as currently zoned. However, the site would have a greater economic use if rezoned to C-2 (General Commercial).

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?

If all land development regulations are permitted in accordance with the code requirements, the proposed rezoning would likely not increase adverse impacts on public facilities. The proposed commercial retail center will be served by public water. Impacts to transportation infrastructure are not anticipated. Septic systems will be necessary as wastewater is not available. The development will have no impact on the Rockdale County school system.

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

Concurrent to the rezoning request, the applicant is requesting to amend the Future Land Use Map from Medium Density Residential to Commercial. Staff believes that Commercial would be appropriate in this location along Frontier Drive NW. The applicant's request for a rezoning and future land use map is in conformity with commercial uses in the surrounding area. The Future Land Use Map is a designation of the highest use available; and is utilized for staff and commissioners to consider the most compatible use for the proposed area. In effect, the land use categories proscribed as part of this plan specifies which zoning districts are deemed suitable surrounding uses (Section 206-2), and Commercial is deemed a use that reflects the future zoning for the area.

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?

Staff believe that a rezoning of the property from R-1 (Single-Family Residential) to C-2 (General

Commercial) would allow the property to be better utilized by the surrounding community.

EVALUATION OF THE FUTURE LAND USE REQUEST

Sec. 238-4(g)(2) Standards for review of comprehensive plan amendments

When considering an application to amend the future land use map, the Board of Commissioners, the Planning Commission, and the Planning & Development Department shall consider the following:

A. Whether a proposed future land use map amendment would result in a future land use classification that is more consistent with the text and policies of the comprehensive plan than the current classification of the property on the future land use map.

The subject site currently has a future land use designation of Medium Density Residential and is surrounded by properties with future land use designations of Medium Density Residential and Neighborhood Commercial. The Neighborhood Commercial designated properties, though not directly adjacent, are approximately six hundred feet west of the subject site. These properties are developed with an office building constructed in 2002 and a service repair garage constructed in 1968. The proposed Future Land Use amendment of the subject property to Commercial may be a viable option due to the site's location in close proximity to Neighborhood Commercial designated property.

B. Whether the proposed amendment would result in a land use that is more compatible with the current and future land use of adjacent and nearby property.

Staff believes that the proposed amendment to allow a commercial retail center would be compatible in the area as the site is surrounded by similar commercial uses, such as the aforementioned convenience store with fuel pumps, medical office, office building, and service repair garage.

C. Whether the proposed amendment would result in more efficient use of publicly financed community facilities and infrastructure.

The proposed commercial retail center will be served by public water and a septic system. Transportation infrastructure will likely not be impacted by the development. There will be no impact on the Rockdale County school system.

D. The extent to which the proposed amendment would increase adverse impacts on the natural environment, especially water quality, green space preservation and air quality.

Based on the submitted rezoning documents, there are existing State waters, Future Flood, Wetlands and Tree Protection that must be protected with no adverse impact as it relates to the Stormwater Management Department. If all land development and stormwater regulations are designed and permitted in accordance with the code requirements, the proposed commercial development would not increase adverse impacts on the natural environment.

E. Whether the proposed amendment would reduce dependence on the automobile

The proposed commercial development may possibly reduce dependence on the automobile, as the location is within walking distance of the residents within the Lakeview Estates community.

F. The extent to which the proposed amendment would increase adverse impacts on historic or cultural resources.

There are no known historic or cultural resources in the vicinity of this property; therefore, no adverse impacts are anticipated.

G. If an amendment would affect only a single parcel, whether it should be made part of an area-wide review of future land use that includes review of future land use for the subject parcel and other surrounding property.

The proposed amendment would be compatible with the surrounding properties in the area that have

Medium Density Residential and Neighborhood Commercial future land use designations.

H. The degree to which the proposed amendment would have adverse impacts on land in adjacent municipalities and local governments.

This development would have no impact on the City of Conyers as the property is not in proximity to City limits.

I. Whether the proposed amendment would result in any negative impacts on the public water supply and wastewater collection and treatment systems or would conflict with adopted long-term water and sewer plans.

The proposed amendment will not likely have any significant effect on public water supply. Furthermore, the development will be utilizing a septic system as wastewater is not available.

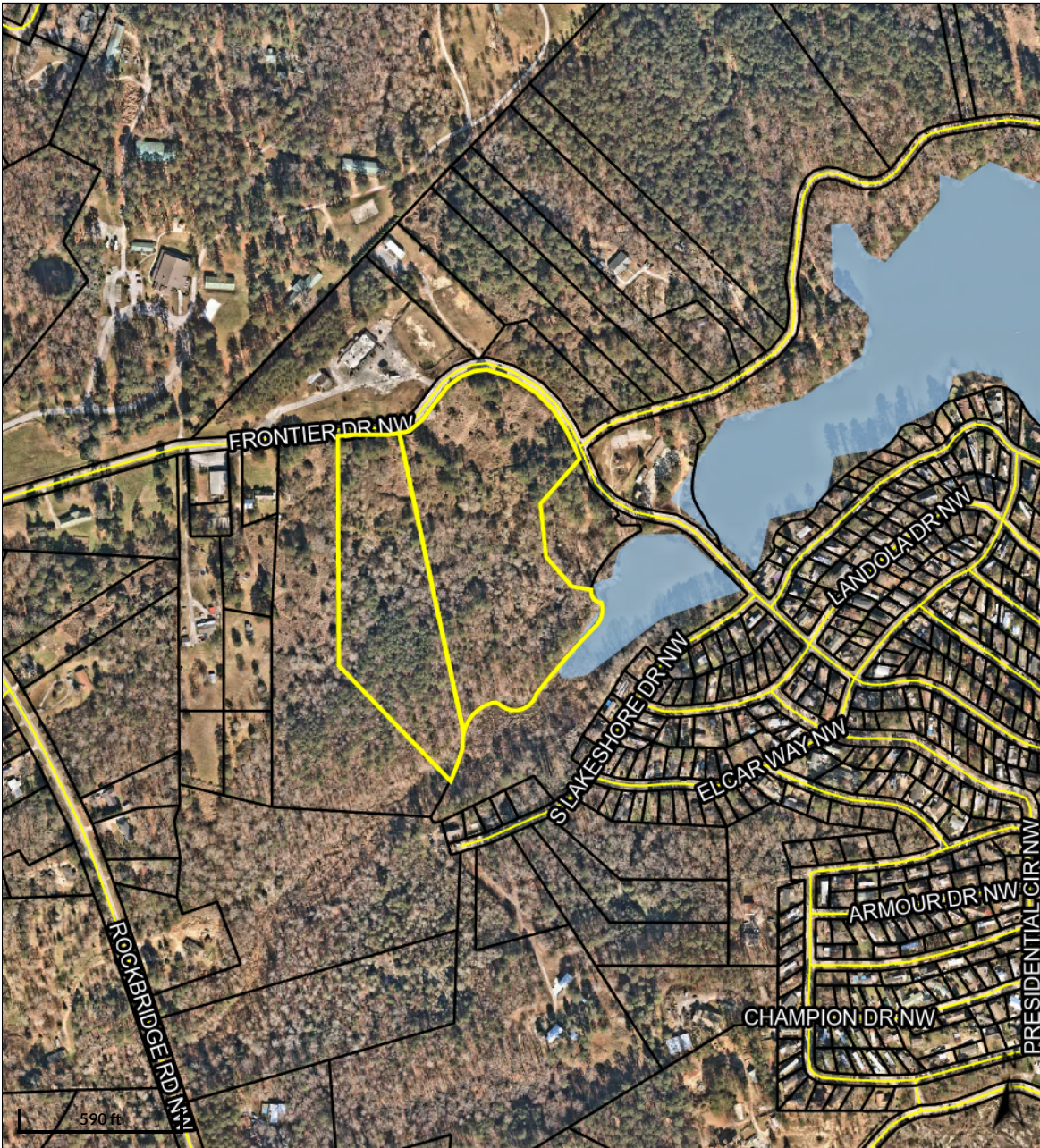
PLANNING AND DEVELOPMENT STAFF RECOMMENDATIONS

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 of the requests to rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) and amend the Future Land Use Plan from Medium Density Residential to Commercial with the following conditions:

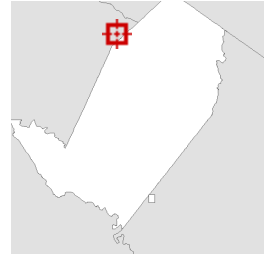
1. Proposed development shall comply with all Rockdale County Land Disturbance requirements.
2. The applicant shall abide by all applicable standards of the Unified Development Ordinance for the C-2 Zoning District, unless otherwise specified in these conditions or through approval of a variance by the Zoning Board of Appeals.
3. Retail and service-commercial, office and accessory uses shall be permitted. The following uses shall be prohibited:
 - a. Adult entertainment venues or stores
 - b. Automotive parts and accessories stores
 - c. Automotive repair
 - d. Beauty supplies stores
 - e. Beer, wine, and liquor stores
 - f. Car washes
 - g. Contractors offices
 - h. Data processing services
 - i. Emissions inspections stations
 - j. Equipment rental facilities
 - k. Motor vehicle sales or rentals
 - l. Pawnshops
 - m. Self-storage
 - n. Smoke, vape, tobacco, or CBD shops
 - o. Tattoo parlors
 - p. Taxidermists
4. The developer shall provide a lighting plan for the site. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent properties or rights-of-way.
5. As indicated on the site plan, the development shall provide a 50-foot-wide natural undisturbed buffer adjacent to all residentially zoned properties. Buffers shall be replanted where sparsely vegetated and shall be subject to the review and approval of the Director of Planning and Development.

ROCKDALE COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT

6. The applicant shall provide a 20-foot-wide landscape strip adjacent to the Frontier Drive NW right-of-way.
7. In accordance with Sec. 332-9 of the Unified Development Ordinance. A five-foot-wide concrete sidewalk shall be constructed adjacent to the Frontier Drive NW right-of-way. A strip of grass or other approved landscape material at least four feet in width shall separate all sidewalks from adjacent curbs on public streets.
8. No plans for ground signage were provided with this application. Ground signage shall be limited to one monument-type sign and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two-foot-high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground signage shall not exceed eight feet in height.
9. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign walkers and sign-twirlers shall be prohibited.
10. Where infrastructure capacity is later deemed unavailable at the time of application submittal, the applicant shall appear before the Planning Commission (PC) prior to submittal of the Land Disturbance Permit (LDP) with proof of capacity.
11. All utilities shall be placed underground.
12. Natural vegetation shall remain on the property until the issuance of a development permit.



Overview



Legend

-  Parcels
-  Roads
-  Lakes

Date created: 3/5/2024
Last Data Uploaded: 3/4/2024 7:58:27 PM

Developed by 

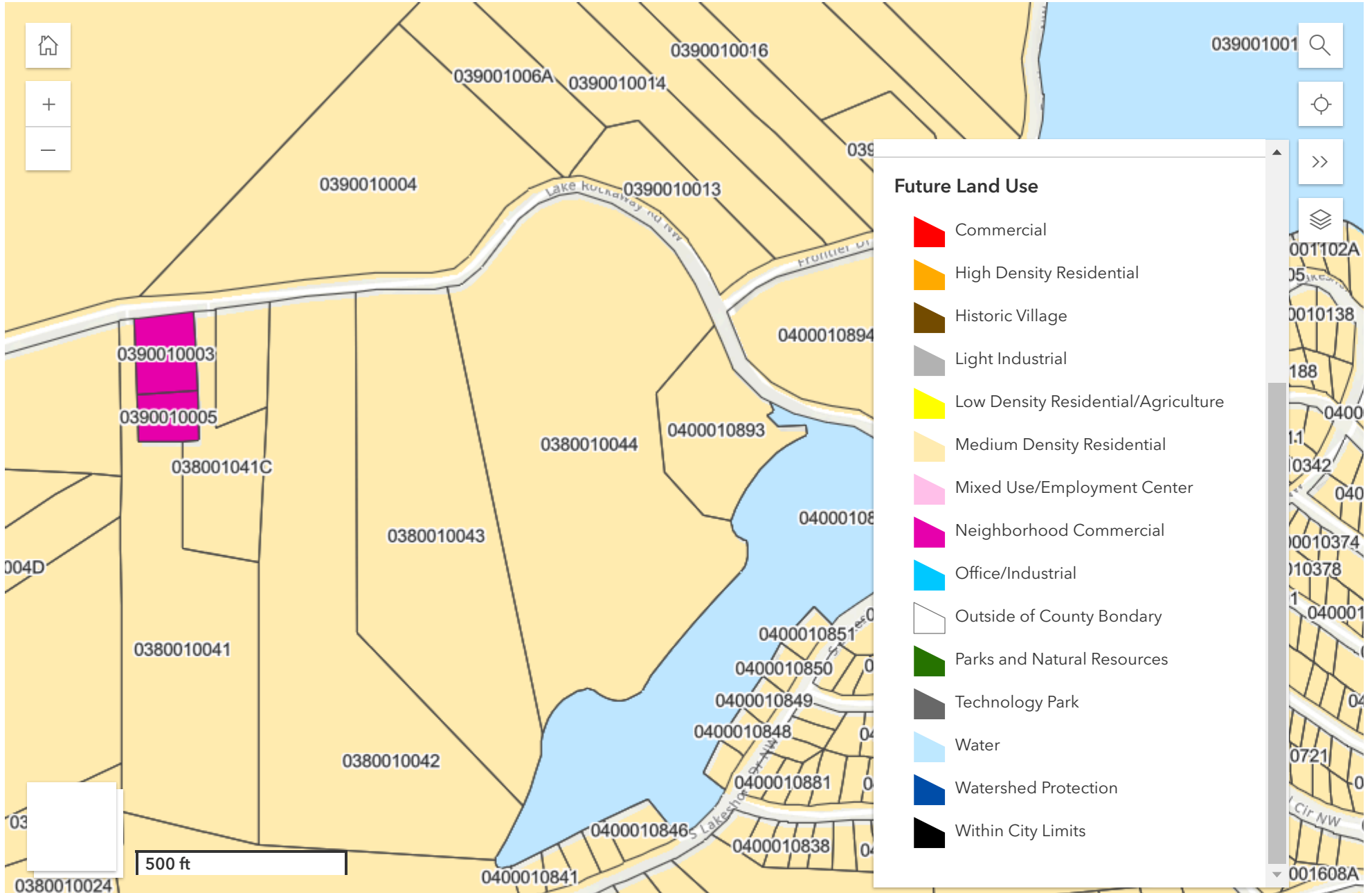


Rockdale County Zoning

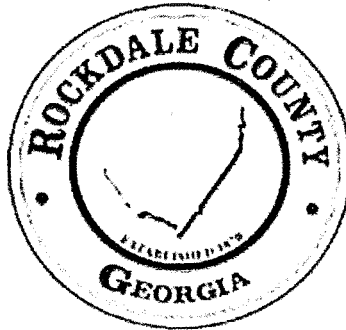




Rockdale County Future Land Use



ROCKDALE COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT



**REZONING
APPLICATION**

UNIFIED DEVELOPMENT ORDINANCE
DEPARTMENT OF PLANNING AND DEVELOPMENT

1117 West Avenue NW
Conyers, Georgia 30012

Phone: 770-278-7100
Fax: 770-278-8940
www.rockdalecounty.org

ROCKDALE COUNTY REZONING APPLICATION CHECKLIST

FILING DEADLINE:

Deadline is the First Friday of Each Month, Before 4:00pm.

Fees may be paid by check or card. We do not accept American Express or cash.

The filing fee is based upon the number of properties, the acreage of each property, and the requested zoning district.

REQUIRED ITEMS FOR REZONING:

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

- Pre-Application Conference:** Date attended and with which staff member
1/16/2024 Denise Tugman, Carolina Angulo, Tracie Roberts
- Completed Application:** Provide one PDF copy to planning@rockdalecountyga.gov and one hard copy of the entire submittal packet.
- Letter of Intent:** In your own words, type the reason you believe the zoning of the subject property should be amended.
- 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.
- Plat:** Plat recorded with Rockdale County Clerk of Courts or referenced by the Deed, if not recorded. 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.

OR

- Survey:** Survey should be signed and sealed by an architect, engineer, landscape architect or land surveyor.
- Legal Description of the Property:** This written description, found on the property deed, containing the metes & bounds of the property or properties. However, the legal description must be provided in Word with this application.
- Site Plan:** Drawn to scale, showing all existing property improvements, and all proposed improvements. The Conceptual 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 surrounding properties;
 - Proposed setbacks and transitional buffers;
 - Proposed open or recreational spaces, if any;
 - Proposed lot sizes, buildings, fences and walls, dumpsters, and other improvements;
 - Proposed stormwater management facilities, subject to the approval of the Rockdale County Stormwater Department;
 - Proposed location and capacities of public and private utilities, subject to the approval of the Rockdale County Environmental Health Department or Rockdale County Water Resources;
 - Lakes, streams, floodplains, wetlands, and associated buffers;
 - Proposed public improvements including sidewalks, street trees, and right-of-way dedications;
 - Existing and proposed easements;
 - Impact on school enrollment and transportation facilities;
 - Impact on existing water, sewer, and stormwater facilities;
 - Any additional information as may be requested by the Department.
- Traffic Study (if required)
- Development of Regional Impact Review Form (DRI) per UDO Sec. 238-5 (if required)

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

Current and Proposed FLU Category and Zoning District for Each Property

Address	Tax Parcel No.	Acreage	Current FLU	Proposed FLU	Current Zoning	Proposed Zoning
2463 NW Lake Rockaway	030010044	12.21	MDR	C	R-1	C-2
2453 NW Lake Rockaway	030010043	8.62	MDR	C	R-1	C-2

FILING FEE SCHEDULE

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

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

Rezoning to R2, MUR, and RM

Acres	Fee per Property	Tax Parcel Numbers.	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 Numbers.	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 checked="" type="checkbox"/> 20 acres and more	\$500	0380010044/0380010043		\$ 500

TOTAL: \$ 500

PROPERTY INFORMATION

Property Address(es): 2463/2453 NW Lake Rockaway		Tax Parcel Number(s): 0380010044/0380010043	
Number of Properties: 2	Land Lot/District(s):	Subdivision:	Total Acreage:
Current Zoning: R-1	Proposed Zoning: C-2	Current FLU: MDR	Proposed FLU: C
Current Use: Vacant		Proposed Use: Commercial Rental spaces	

DEVELOPMENT INFORMATION

Type of Development: (check one)	<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Mixed Use
	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mixed Residential Uses	<input type="checkbox"/> Multi-Family Residential
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: 5+/- Acres		Number of Parking Spaces: 94+/-
Does the development qualify for a Development Regional Impact (DRI)?			<input type="checkbox"/> Yes <input type="checkbox"/> No

APPLICANT'S INFORMATION

Applicant: Asif Lakhani	Authorized Agent / Attorney:
Business / Person Name: Reed Creek LLC	Business / Person Name:
Address: 1176 Langford Dr SW	Address:
City: Lilburn State: Ga Zip: 30047	City: State: Zip:
Office #: 470-277-9027 Mobile #: 832-640-4862	Office #: Mobile #:
Email: ALakhani@reedcreekllc.com	Email:

PROPERTY OWNER'S INFORMATION

Owner 1:	Owner 2:
Business / Person Name: Jose Luis Suarez	Business / Person Name: n/a
Owner of Tax Parcel #(s): 0380010042/0380010043	Owner of Tax Parcel #(s):
Address: 4388 Diane Dr	Address:
City: Doraville State: Ga Zip: 30340	City: State: Zip:
Office #: Mobile #: 404-823-7873	Office #: Mobile #:
Email: joseluisuarez98@gmail.com	Email:
Owner 3:	Owner 4:
Business / Person Name: n/a	Business / Person Name: n/a
Owner of Tax Parcel #(s):	Owner of Tax Parcel #(s):
Address:	Address:
City: State: Zip:	City: State: Zip:
Office #: Mobile #:	Office #: Mobile #:
Email:	Email:

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.

Changing the future land use for this property will allow for the development of needed commercial amenities for the neighboring communities.

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

The proposed amendment will have no impact on any current public, transportation, or sewage facilities. The proposed site is 7.6 from the nearest public school and 7 miles from the nearest emergency medical facility.

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

The development will require that some existing trees will need to be removed. The development team has a projected plan to replant 25% of the trees that are removed.

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

REZONING REVIEW STANDARDS

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

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

Rezoning this site is suitable. The property adjacent and a few other surrounding properties are currently zoned for commercial use.

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

Yes, Rezoning for commercial use will allow for the creation of business that will provide jobs to the local community.

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

The development will require that some existing trees will need to be removed. The development team has a projected plan to replant 25% of the trees that are removed

4. 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 foreseen excessive or burdensome use of streets, transportation, utilities or schools as the result of this property being rezoned.

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

6. 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.

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

No Foreseen significant impact on the natural environment are result of the zoning of this property

8. 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.

2442 Lake Rockaway is an adjacent commercial property with access to public wastewater systems. It should be feasible for 2445 lake Rockaway to tie into the county wastewater system.

AGENT/ATTORNEY AUTHORIZATION STATEMENT

To be completed by the Agent or Attorney of the subject property or properties as it appears on the Rockdale County tax records if they wish to have an agent represent them in all matters related to this application. Husband and wife or other individuals shall each sign individually. Make copies if needed.

AGENT/ATTORNEY AUTHORIZATION STATEMENT

I, _____ hereby certify that I have authorized the following agent to make the request, claims and representation pursuing this application regarding Tax Parcel #s: _____

Agent/Attorney Name:	Address:	City:	State:	Zip:
Firm:	Phone #'s:	Email:		
SIGNATURE				
Wait to be in front of notary to sign:	_____ Agent/Attorney Signature)		_____ Agent/Attorney Name - Printed)	
NOTARY				
The secure and verifiable documents provided with this affidavit can best be classified as:			_____ (Type of document)	

Executed in _____ this _____ day of _____, 20____.

(City) (County) (State) (Day) (Month) (Year)

Notary Public signature
GA Registration No. and expiration date

OWNER AUTHORIZATION STATEMENT

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records if they wish to have an agent represent them in all matters related to this application. Husband and wife or other individuals shall each sign individually. Make copies if needed.

OWNER AUTHORIZATION STATEMENT

I, Jose Luis Suarez hereby certify that I have authorized the following agent to make the request, claims and representation pursuing this application regarding Tax Parcel #s: 0380010044, 0380010045.

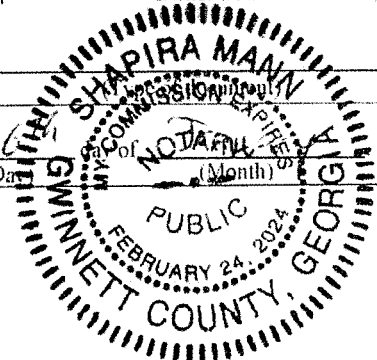
Owner's Name: <u>Jose Luis Suarez</u>	Address: <u>4388 Dune Dr.</u>	City: <u>Dunwoody</u>	State: <u>GA</u>	Zip: <u>30346</u>
Business: <input checked="" type="checkbox"/>	Phone #'s: <u>(404) 823-7873</u>	Email: <u>jose.luis.suarez798@gmail.com</u>		
SIGNATURE				
Wait to be in front of notary to sign:	_____ Owner's Signature)		_____ Owner's Name - Printed)	
NOTARY				

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

Executed in Covington Hendon GA this 26 day of February, 2024.

(City) (County) (State) (Day) (Month) (Year)

Notary Public signature
GA Registration No. and expiration date



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.

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
Osborn Nesbitt, Sr.	Chairman			
Sherri L. Washington	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: Jose Luis Suarez (Owner's Signature) Jose Luis Suarez (Owner's Name - Printed)

NOTARY

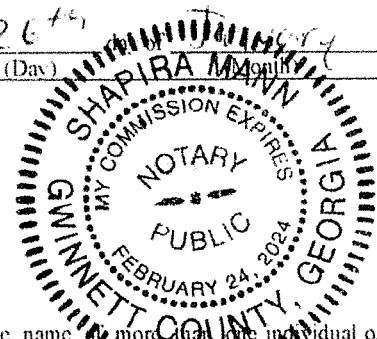
The secure and verifiable document provided with this affidavit can best be classified as: _____ (Type of document)

Executed in Conington Houston GA this 26th 2024

(City) (County) (State) (Day) (Year)

Shapira Mann
Notary Public signature

212412024
GA Registration No. and expiration date



Owner's Campaign Contribution Disclosure Statement: 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.

Asif Lakhani
Lilburn, Ga 30047

Rockdale County Planning and Development
1117 West Avenue
Conyers, GA 30012

To whom it may concern,

I am writing to express my intent and enthusiasm regarding the proposed rezoning project that aims to bring growth, affordable housing and economic development to Lake Rockaway Rd. As a concerned and engaged resident of Rockdale County, I believe that this project has the potential to bring about significant positive changes to our community.

Reason for Rezoning:

The primary reason for supporting the rezoning initiative is to enhance economic development in the area, create job opportunities and to improve community amenities. This endeavor aligns with the evolving needs and aspirations of our community, ensuring sustainable growth while preserving the essence of our neighborhood.

Economic Impact for the County and Residents:

The Lake Rockaway development is anticipated to have a substantial economic impact on both our county and its residents. By attracting new businesses and fostering a vibrant commercial environment, we can expect increased revenue streams, higher property values, and a boost in local businesses. This economic stimulation will contribute to a higher quality of life for residents, with improved infrastructure, services, and community facilities.

Social Impact for the Residents:

Enhancing the social fabric of our community is a pivotal aspect of this rezoning initiative. The project aims to create communal spaces, recreational areas, and affordable housing options, fostering a sense of belonging and connection among residents. This will contribute to a more inclusive and socially resilient community.

Reduced Car Emissions:

The strategic location of essential services within the rezoned area will reduce the need for residents to travel long distances for their daily needs. This not only promotes convenience but also plays a vital role in mitigating car emissions. By minimizing commuting distances, we can collectively contribute to a greener and more sustainable environment.

Benefits from Job Creation:

One of the significant advantages of this rezoning project is the potential for job creation. The establishment of new businesses and the expansion of existing ones will generate employment opportunities for our residents. This will not only reduce unemployment rates but also enhance the overall economic well-being of our community.


Long-term Benefits:

Looking towards the future, the long-term benefits of this project are multifaceted. A well-planned and executed rezoning initiative will lay the foundation for sustained economic growth, community development, and environmental sustainability. The positive ripple effects will be felt for generations to come, creating a legacy of prosperity and progress.

In conclusion, I am wholeheartedly supportive of the proposed development and its potential to shape a brighter future for our community. I trust that the county authorities and the citizens of Rockdale County will carefully consider the long-term benefits and impacts on our county and its residents.

Thank you for your time and consideration. I look forward to witnessing the positive transformation that this new development can bring to our beloved community.

Respectfully Yours,

A handwritten signature in black ink, appearing to read "A. Lakhani", with a long, sweeping horizontal line extending to the right.

Asif Lakhani

LETTER OF AUTHORIZATION

Lake Rockaway Plaza

City of Conyer, Rockdale County

Parcel ID: 0380010042, 0380010043

Parcel Address: 2445/2453 Lake Rockaway NW Conyers, Ga

I authorize Asif Lakhani and his associates. on behalf of Taameer Capital LLC to apply for all necessary rezoning, CUP, site permitting, including Site Plans, Variances, Concurrency, Drainage, Driveway, Water, Wastewater, Rezoning, Platting, Annexation, and/or Water Management District permits on our behalf, as necessary for the development of this project.

OWNERS:

Signature:

Jose Luis Suarez

Print Name: Jose Luis Suarez

Address:

4388 Diane Dr

City, State:

Doraville, GA

Phone:

404)823-7873

State of Georgia

County of Rockdale

The foregoing instrument was certified and subscribed before me this 20th day of

January, 2024 by Jose Luis Suarez who is personally known to me or who has produced ID as identification.

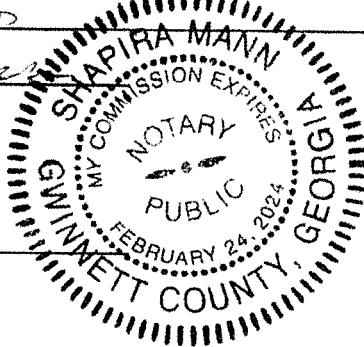
Steph Mann

Signature of Notary

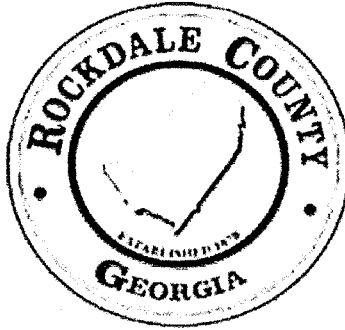
(seal)

Steph Mann

Print Name of Notary



ROCKDALE COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT



**FUTURE LAND USE MAP
(FLUM)
AMENDMENT
APPLICATION**

UNIFIED DEVELOPMENT ORDINANCE
DEPARTMENT OF PLANNING AND DEVELOPMENT

1117 West Avenue NW
Conyers, Georgia 30012

Phone: 770-278-7100
Fax: 770-278-8940
www.rockdalecounty.org

ROCKDALE COUNTY FUTURE LAND USE AMENDMENT APPLICATION CHECKLIST

FILING DEADLINE:

Deadline is the First Friday of Each Month, Before 4:00pm.

Fees may be paid by check or card. We do not accept American Express or cash.

The filing fee is based upon the number of properties, the acreage of each property, and the requested zoning district.

REQUIRED ITEMS FOR A FUTURE LAND USE AMENDMENT:

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

- Pre-Application Conference:** Date attended and with which staff member
1/16/2024 Denise Tugman, Carolina Angulo, Tracie Roberts
- Completed Application:** Provide one PDF copy to planning@rockdalecountyga.gov and one hard copy of the entire submittal packet.
- Letter of Intent:** In your own words, type the reason you believe the future land use map of the subject property should be amended.
- 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.
- Plat:** Plat recorded with Rockdale County Clerk of Courts or referenced by the Deed, if not recorded. 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.

OR

- Survey:** Survey should be signed and sealed by an architect, engineer, landscape architect or land surveyor.
- Legal Description of the Property:** This written description, found on the property deed, containing the metes & bounds of the property or properties. However, the legal description must be provided in Word with this application.
- Site Plan:** Drawn to scale, showing all existing property improvements, and all proposed improvements.
The Conceptual 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 surrounding properties;
 - Proposed setbacks and transitional buffers;
 - Proposed open or recreational spaces, if any;
 - Proposed lot sizes, buildings, fences and walls, dumpsters, and other improvements;
 - Proposed stormwater management facilities, subject to the approval of the Rockdale County Stormwater Department;
 - Proposed location and capacities of public and private utilities, subject to the approval of the Rockdale County Environmental Health Department or Rockdale County Water Resources;
 - Lakes, streams, floodplains, wetlands, and associated buffers;
 - Proposed public improvements including sidewalks, street trees, and right-of-way dedications;
 - Existing and proposed easements;
 - Impact on school enrollment and transportation facilities;
 - Impact on existing water, sewer, and stormwater facilities;
 - Any additional information as may be requested by the Department.

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

Current and Proposed FLU Category and Zoning District for Each Property

Address	Tax Parcel No.	Acreage	Current FLU	Proposed FLU	Current Zoning
2463 NW Lake Rockaway	030010044	12.21	MDR	C	R-1
2453 NW Lake Rockaway	030010043	8.62	MDR	C	R-1

FILING FEE SCHEDULE

FUTURE LAND USE MAP AMENDMENT

Acres	Fee per Property	Tax Parcel Numbers.	No. of Properties	Fee Amount (Fee x #)
<input type="checkbox"/> 0-4.99 acres	\$250			\$
<input type="checkbox"/> 5-9.99 acres	\$400			\$
<input type="checkbox"/> 10-19.99 acres	\$550			\$
<input checked="" type="checkbox"/> 20 acres and more	\$700	0380010044/0380010043		\$700

TOTAL: \$700

PROPERTY INFORMATION

Property Address(es): **2463/2453 NW Lake Rockaway** Tax Parcel Number(s): **0380010044/0380010043**

Number of Properties: **2** Land Lot/District(s): Subdivision: Total Acreage: **16.61**

Current Zoning: **R-1** Proposed Zoning: **C-2** Current FLU: **MDR** Proposed FLU: **C**

Current Use: **vacant** Proposed Use: **Commercial Rental spaces**

DEVELOPMENT INFORMATION

Type of Development: (check one) Residential Commercial Mixed Use
 Industrial Mixed Residential Uses Multi-Family Residential

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: 5+/- Acres Number of Parking Spaces: 94+/-		

APPLICANT'S INFORMATION

Applicant: Asif Lakhani	Authorized Agent / Attorney:
Business / Person Name: Reed Creek LLC	Business / Person Name:
Address: 1176 Langford Dr SW	Address:
City: Lilburn State: Ga Zip: 30047	City: State: Zip:
Office #: 470-277-9027 Mobile #: 832-640-4862	Office #: Mobile #:
Email: ALakhani@reedcreekllc.com	Email:

PROPERTY OWNER'S INFORMATION

Owner 1:	Owner 2:
Business / Person Name: Jose Luis Suarez	Business / Person Name: n/a
Owner of Tax Parcel #(s): 0380010044/0380010043	Owner of Tax Parcel #(s):
Address: 4388 Diane Dr	Address:
City: Doraville State: Ga Zip: 30340	City: State: Zip:
Office #: Mobile #: 404-823-7873	Office #: Mobile #:
Email: joseluisuarez98@gmail.com	Email:

Owner 3:	Owner 4:
Business / Person Name: n/a	Business / Person Name: n/a
Owner of Tax Parcel #(s):	Owner of Tax Parcel #(s):
Address:	Address:
City: State: Zip:	City: State: Zip:
Office #: Mobile #:	Office #: Mobile #:
Email:	Email:

JUSTIFICATION OF THE REQUEST

In your own words, type the reason you believe the future land use 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 future land use of the subject site is incorrect and why approval of a different classification is appropriate.

Changing the future land use for this property will allow for the development of needed commercial amenities for the neighboring communities.

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

The proposed amendment will have no impact on any current public, transportation, or sewage facilities. The proposed site is 7.6 from the nearest public school and 7 miles from the nearest emergency medical facility.

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

The development will require that some existing trees will need to be removed. The development team has a projected plan to replant 25% of the trees that are removed.

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

REVIEW STANDARDS

Additionally, provide justification for each of the following review standards (UDO Sec. 238-4(g)(2)). The Department, the Planning Commission, and the Board of Commissioners will use these standards to evaluate the request:

1. Whether a proposed amendment would result in a future land use classification that is more consistent with the text and policies of the comprehensive plan than the current classification of the property on the future land use map.

Changing the future land use plan for this site is suitable as it will allow for an infusion of business into an economically depressed area.

2. Whether the proposed amendment would result in a land use that is more compatible with the current and future land use of adjacent and nearby properties.

Yes, Changing the future land use plans for this property is more compatible with surrounding commercial properties.

3. Whether the proposed amendment would result in more efficient use of publicly financed community facilities and infrastructure.

No foreseen impact on the publicly financed community facilities and infrastructures.

4. The extent to which the proposed amendment would increase adverse impacts on the natural environment; especially water quality, green space preservation and air quality.

The development will require that some existing trees will need to be removed. The development team has a projected plan to replant 25% of the trees that are removed.

5. Whether the proposed amendment would reduce dependence on the automobile.

Yes, Changing the future land use plans of this property will permit the adjacent community the ability to walk, instead of driving, to purchase their essential needs.

6. The extent to which the proposed amendment would increase adverse impacts on historic or cultural resources.

No Foreseen impact on historic or cultural resources.

7. If an amendment would affect only a single parcel, whether it should be made part of an area-wide review of future land use that includes review of future land use for the subject parcel and other surrounding property.

No, there are currently four properties in the vicinity that have future land codes NC

8. The degree to which the proposed amendment would have adverse impacts on land in adjacent municipalities and local governments.

No foreseen impact on municipalities and local government

9. Whether the proposed amendment would result in any negative impacts on the public water supply and wastewater collection and treatment systems or would conflict with adopted long-term water and sewer plans.

No foreseen negative impacts on public water supply or waste collection systems

AGENT/ATTORNEY AUTHORIZATION STATEMENT

To be completed by the Agent or Attorney of the subject property or properties as it appears on the Rockdale County tax records if they wish to have an agent represent them in all matters related to this application. Husband and wife or other individuals shall each sign individually. Make copies if needed.

AGENT/ATTORNEY AUTHORIZATION STATEMENT

I, _____ hereby certify that I have authorized the following agent to make the request, claims and representation pursuing this application regarding Tax Parcel #s.:

Agent/Attorney Name:	Address:	City:	State:	Zip
Firm:	Phone #'s:	Email:		
SIGNATURE				
Wait to be in front of notary to sign:	_____ Agent/Attorney Signature)		_____ Agent/Attorney Name - Printed)	
NOTARY				
The secure and verifiable documents provided with this affidavit can best be classified as:			_____ (Type of document)	

Executed in _____ (City) _____ (County) _____ (State) this _____ (Day) day of _____ (Month), 20____ (Year)

Notary Public signature
GA Registration No. and expiration date

OWNER AUTHORIZATION STATEMENT

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records if they wish to have an agent represent them in all matters related to this application. Husband and wife or other individuals shall each sign individually. Make copies if needed.

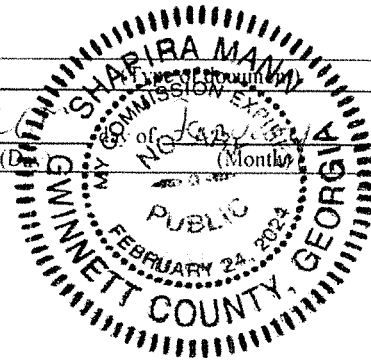
OWNER AUTHORIZATION STATEMENT

I, Jesse Luis Suarez Alvarado hereby certify that I have authorized the following agent to make the request, claims and representation pursuing this application regarding Tax Parcel #s.:

Owner's Name: <u>Jesse Luis Suarez</u>	Address: <u>4388 Diane Dr.</u>	City: <u>Doraville</u>	State: <u>GA</u>	Zip: <u>30340</u>
Business: _____	Phone #'s: <u>(404) 523 7873</u>	Email: <u>jesseluisuarez98@gmail.com</u>		
SIGNATURE				
Wait to be in front of notary to sign:	_____ Owner's Signature)		_____ Owner's Name - Printed)	
NOTARY				
The secure and verifiable documents provided with this affidavit can best be classified as:			_____	

Executed in Covington Horton GA this 20 of February, 2024

Notary Public signature
2/24/2024
GA Registration No. and expiration date



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.

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, note 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
Osborn Nesbitt, Sr.	Chairman			
Sherri L. Washington	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: Jose Luis Suarez (Owner's Signature) Jose Luis Suarez (Owner's Name - Printed)

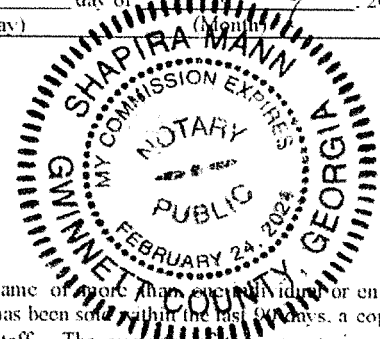
NOTARY

The secure and verifiable document provided with this affidavit can best be classified as: _____ (Type of document)

Executed in Covington Hunter GA this 26th day of January 2024
(City) (County) (State) (Day) (Month) (Year)

Heather Mann
 Notary Public signature

2/24/2024
 GA Registration No. and expiration date



Owner's Campaign Contribution Disclosure Statement: 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.

Asif Lakhani
Lilburn, Ga 30047

Rockdale County Planning and Development
1117 West Avenue
Conyers, GA 30012

To whom it may concern,

I am writing to express my intent and enthusiasm regarding the proposed rezoning project that aims to bring growth, affordable housing and economic development to Lake Rockaway Rd. As a concerned and engaged resident of Rockdale County, I believe that this project has the potential to bring about significant positive changes to our community.

Reason for Rezoning:

The primary reason for supporting the rezoning initiative is to enhance economic development in the area, create job opportunities and to improve community amenities. This endeavor aligns with the evolving needs and aspirations of our community, ensuring sustainable growth while preserving the essence of our neighborhood.

Economic Impact for the County and Residents:

The Lake Rockaway development is anticipated to have a substantial economic impact on both our county and its residents. By attracting new businesses and fostering a vibrant commercial environment, we can expect increased revenue streams, higher property values, and a boost in local businesses. This economic stimulation will contribute to a higher quality of life for residents, with improved infrastructure, services, and community facilities.

Social Impact for the Residents:

Enhancing the social fabric of our community is a pivotal aspect of this rezoning initiative. The project aims to create communal spaces, recreational areas, and affordable housing options, fostering a sense of belonging and connection among residents. This will contribute to a more inclusive and socially resilient community.

Reduced Car Emissions:

The strategic location of essential services within the rezoned area will reduce the need for residents to travel long distances for their daily needs. This not only promotes convenience but also plays a vital role in mitigating car emissions. By minimizing commuting distances, we can collectively contribute to a greener and more sustainable environment.

Benefits from Job Creation:

One of the significant advantages of this rezoning project is the potential for job creation. The establishment of new businesses and the expansion of existing ones will generate employment opportunities for our residents. This will not only reduce unemployment rates but also enhance the overall economic well-being of our community.

Long-term Benefits:

Looking towards the future, the long-term benefits of this project are multifaceted. A well-planned and executed rezoning initiative will lay the foundation for sustained economic growth, community development, and environmental sustainability. The positive ripple effects will be felt for generations to come, creating a legacy of prosperity and progress.

In conclusion, I am wholeheartedly supportive of the proposed development and its potential to shape a brighter future for our community. I trust that the county authorities and the citizens of Rockdale County will carefully consider the long-term benefits and impacts on our county and its residents.

Thank you for your time and consideration. I look forward to witnessing the positive transformation that this new development can bring to our beloved community.

Respectfully Yours,

A handwritten signature in black ink, appearing to read "a-lakhani", with a long, sweeping horizontal line extending to the right.

Asif Lakhani

LETTER OF AUTHORIZATION

Lake Rockaway Plaza

City of Conyer, Rockdale County

Parcel ID: 0380010042, 0380010043

Parcel Address: 2445/2453 Lake Rockaway NW Conyers, Ga

I authorize Asif Lakhani and his associates. on behalf of Taameer Capital LLC to apply for all necessary rezoning, CUP, site permitting, including Site Plans, Variances, Concurrency, Drainage, Driveway, Water, Wastewater, Rezoning, Platting, Annexation, and/or Water Management District permits on our behalf, as necessary for the development of this project.

OWNERS:

Signature:

Jose Luis Suarez

Print Name: Jose Luis Suarez

Address:

4388 Diane Dr

City, State:

Doraville, GA

Phone:

404)823-7873

State of Georgia

County of Rockdale

The foregoing instrument was certified and subscribed before me this 26th day of

January, 2024 by Jose Luis Suarez who is personally known to me or who has produced ID as identification.

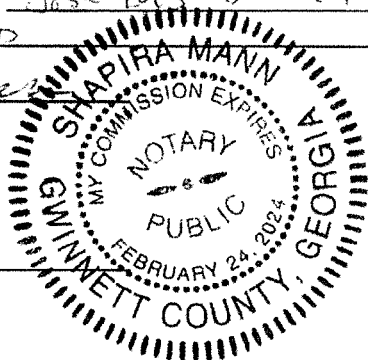
Shapira Mann

Signature of Notary

(seal)

Shapira Mann

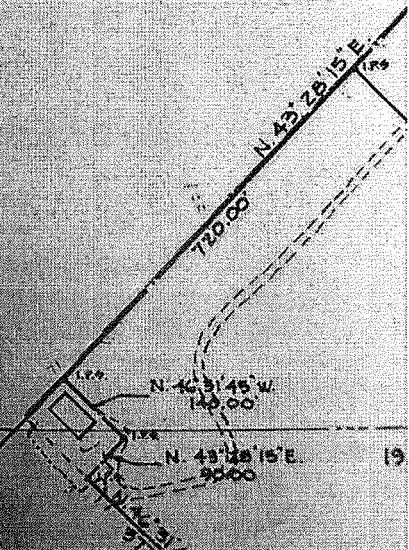
Print Name of Notary



LOT	LN	ARC OR BEARING	CHORD DIST.	Δ	CHD. BRNG.	CHORD
3	1	297.60'	2882.29'	09°29'30"	S. 82°45'40"E	297.65'
3	2	S. 85°08'20"E	295.68'			
3	3	S. 85°08'20"E	196.69'			
4	1	S. 85°08'20"E	267.86'			
4	2	44.14'	206.19'	02°47'25"	S. 85°44'40"E	44.15'
4	3	296.11'	3793.27'	04°48'20"	N. 82°24'10"W	296.04'
4	4	N. 85°08'20"W	292.06'	02°19'10"	N. 83°58'45"W	292.11'
25	1	91.52'	536.74'	09°32'45"	N. 75°08'10"E	91.40'
25	2	N. 65°11'45"E	105.48'			
25	3	124.43'	430.26'	14°32'20"	N. 60°55'35"E	124.10'
25	4	N. 95°39'25"E	39.87'			
25	5	24.05'	162.76'	08°28'45"	S. 42°08'55"W	24.00'
25	6	198.74'	378.43'	11°38'15"	S. 43°45'45"W	198.40"
25	7	S. 47°32'50"W	198.01'			
25	8	177.93'	336.09'	30°14'10"	S. 54°25'45"W	175.25'
26	1	115.65'	536.03'	19°43'30"	S. 09°26'55"W	115.11'
26	2	S. 00°24'30"E	73.78'			
26	3	S. 00°24'30"E	403.61'			
26	4	S. 00°24'50"E	115.94'			
26	5	106.51'	174.63'	51°21'00"	S. 25°15'40"W	151.32'
26	6	S. 91°09'30"W	209.26'			
26	7	187.16'	371.92'	18°45'00"	S. 41°55'40"W	186.33'
29	1	N. 75°35'45"E	100.00'			
29	2	N. 57°10'55"E	60.00'			
30	1	N. 75°09'30"E	28.85'			
30	2	N. 82°10'55"E	98.72'			
30	3	12.42'	686.20'	01°02'15"	N. 82°42'00"E	12.42'
31	1	99.70'	486.20'	08°19'30"	N. 87°22'55"E	99.62'
31	2	S. 85°27'30"E	89.61'			
31	3	60.69'	220.99'	15°44'00"	N. 83°40'10"E	60.49'
32	1	153.65'	220.99'	35°50'15"	N. 54°53'30"E	150.58'
32	2	N. 35°58'25"E	101.68'			
32	3	265.37'	143.62'	81°55'50"	N. 76°56'20"E	188.31'
32	4	S. 62°45'05"E	98.24'			
32	5	50.98'	159.18'	14°35'55"	S. 54°45'50"E	50.84'
32	6	S. 47°25'50"E	44.11'			
32	7	97.88'	241.56'	23°13'00"	S. 35°45'20"E	97.21'
32	8	S. 24°12'50"E	156.09'			
34	1	30.60'	89.57'	19°37'05"	S. 36°58'30"W	30.45'
34	2	S. 46°47'05"W	24.24'			
34	3	114.93'	608.62'	10°51'20"	S. 52°12'45"W	114.76'
34	4	S. 57°38'20"W	92.95'			
34	5	99.47'	351.97'	16°11'30"	S. 63°44'05"W	99.14'
34	6	S. 75°54'10"W	247.70'			
34	7	161.55'	374.71'	24°42'30"	S. 61°32'55"W	160.34'
34	8	S. 48°53'40"W	28.54'			
34	9	N. 24°12'50"W	44.99'			
34	10	122.20'	301.56'	23°13'00"	N. 35°49'20"W	121.36'
34	11	N. 47°25'20"W	44.11'			
34	12	66.34'	259.18'	14°39'55"	N. 54°45'45"W	66.16'
34	13	N. 62°05'45"W	98.24'			
34	14	116.00'	203.62'	32°38'30"	N. 78°25'05"W	114.44'
35	1	109.86'	103.25'	60°57'50"	S. 81°13'00"W	104.75'
35	2	N. 68°18'05"W	49.66'			
35	3	246.91'	130.52'	108°23'15"	S. 97°30'15"W	211.70'
35	4	S. 05°18'20"W	115.95'			
35	5	54.25'	351.97'	08°45'55"	S. 07°43'25"W	54.20'
35	6	S. 12°08'35"W	19.97'			
35	7	109.35'	411.97'	15°12'30"	S. 04°32'10"W	109.09'
35	8	S. 03°04'15"E	116.86'			
35	9	41.16'	89.37'	30°14'05"	S. 12°02'45"W	44.61'
36	1	S. 80°26'15"W	63.60'			
36	2	166.20'	209.05'	45°33'10"	S. 47°35'40"W	161.86'
36	3	S. 34°33'05"W	69.64'			
36	4	28.56'	103.25'	15°20'55"	S. 42°48'30"W	28.47'
37	1	206.55'	202.84'	39°04'25"	N. 40°51'45"W	202.59'
37	2	N. 80°34'05"W	106.18'			
37	3	59.17'	176.91'	15°09'50"	N. 89°38'20"W	58.90'
37	4	S. 80°26'15"W	148.12'			

10000

X IN W
TO WE
S. 57°45'0
25.90'



APPROX. LAND LOT LINES

STATE OF GEORGIA
COUNTY OF ROCKDALE

QUIT CLAIM DEED

THIS INDENTURE made this 6th day of ~~XXXXXXXX~~ January 19 ~~XXXX~~ 94 by and between

Fred B. Blocher
party or parties of the first part, hereinafter referred to as "Grantor", and
Fred B. Blocher and Billie Sue Blocher
party or parties of the second part hereinafter referred to as "Grantee", the words "Grantor" and "Grantee" to
include the neuter, masculine and feminine genders, the singular and the plural;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollar and other good and valuable consideration delivered to Gran-
tor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby ac-
knowledged, the Grantor has and hereby does remise, release, convey and forever quitclaim unto Grantee and the heirs, legal
representatives, successors and assigns of Grantee

FILED IN OFFICE
CLERK OF SUPERIOR COURT
ROCKDALE COUNTY GA
1994 FEB 21 PM 4:43
JOANNE P. CALDWELL, CLERK
94-000537

ALL THAT TRACT or parcel of land lying and being in Land Lot
248 of the 16th District of Rockdale County, Georgia, and
being Tracts 30 and 31, according to plat of same prepared
for A. James Elliott, Trustee, and prepared by Roger I.
Cordes and Associates, Registered Land Surveyors, recorded
in Plat Book K, Page 239, Rockdale County, Georgia records,
which plat is specifically incorporated herein by reference
and made a part hereof for a more particular and complete
description.

Rockdale County, Georgia
Real Estate Transfer Tax
Paid \$ 0.00 Love & Affection
Date: February 21, 1994
Mary Ann Saunders
Dep. Clerk of Superior Court

TO HAVE AND TO HOLD said tract or parcel of land in order that neither the Grantor nor any person claiming under
Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said land or any of the rights,
members and appurtenances thereof.



IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Kerry L. Leimbardt
(Unofficial Witness)

Fred B. Blocher (Seal)
FRED B. BLOCHER

Joyanne Mow
(Notary Public)

_____ (Seal)

Retains to:

LANCE & ASSOCIATES, P.C.
P.O. BOX 1223
CONYERS, GEORGIA 30207

BOOK 1259 PAGE 92

STATE OF GEORGIA
COUNTY OF ROCKDALE

THIS INDENTURE, made this 19th day of July, 1996,
between BILLIE SUK BLOCHER, WESLEY H. BLOCHER, AND MITCHELL S.
BLOCHER, as Co-Executors of the Will of FRED BRADLEY BLOCHER,
deceased, of the State of Georgia and County of Rockdale of the
first part, and THE RESIDUAL TRUST OF FRED BRADLEY BLOCHER of the
second part,

WITNESSETH: That the said party of the first part, pursuant
to the terms of the Will of FRED BRADLEY BLOCHER, has conveyed,
and by these presents does convey unto the said party of the
second part, its successors, heirs and assign a one-half
undivided interest in:

ALL THAT TRACT or parcel of land lying and being in
Land Lot 246 of the 16th District of Rockdale County,
Georgia, and being Tracts 30 and 31, according to plat
of same prepared for A. James Elliott, Trustee, and
prepared by Roger L. Cordes and Associates, Registered
Land Surveyors, recorded in Plat Book X, Page 239,
Rockdale County, Georgia records, which plat is
specifically incorporated herein by reference and made
a part hereof for a more particular and complete
description.

FILED IN OFFICE
CLERK OF SUPERIOR COURT
ROCKDALE COUNTY, GA.
1996 JUL 23 PM 3 40
JOANNE P. CALDWELL, CLERK
96-00772

This interest was formerly owned by FRED BRADLEY BLOCHER who
died on September 7, 1995, leaving a will which was probated in
solemn form on October 20, 1995, in the Probate Court of Rockdale
County, Georgia. The grantors herein convey said property by
virtue of the powers vested in them under Item X of said will.

TO HAVE AND TO HOLD said interest in this tract or parcel of
land, with all and singular the rights, members and appurtenances
thereof, to the same being, belonging, or in anyway appertaining,
to the only proper use and benefit of the said party of the

Rockdale County, Georgia.
Honor & Local Transfer Tax
Paid \$ 0 - Per Will
Date July 23, 1996
Dep. Mark H. Bowdler
Clerk of Superior Court

Georgia, Rockdale County

I certify that the foregoing
is a true and exact copy of the
original which appears of record
in this office

In witness whereof I have
this day 17th of NOV 2001
affixed my seal and signature


Dep./Clerk,
Rockdale Superior Court

81259
8893

second part, its successors and assigns, forever, in fee simple.

IN WITNESS WHEREOF, the said party of the first part has hereunto set their hand and seal, the day and year above written.

Signed, sealed and delivered in presence of:

N. P. SEAL

Kenny E. Bonbrake
Witness

Billy Sue Blocher (SEAL)
BILLY SUE BLOCHER

James Earl Jones
Notary Public

Notary Public, Rockdale County, Georgia
My Commission Expires March 9, 1969

James Earl Jones
Witness

Wesley W. Blocher (SEAL)
WESLEY W. BLOCHER

Kenny E. Bonbrake
Notary Public

Notary Public, Newton County, Georgia
My Commission Expires July 1, 1967

N. P. SEAL

Kenny E. Bonbrake
Witness

Mitchell S. Blocher (SEAL)
MITCHELL S. BLOCHER

James Earl Jones
Notary Public

Executors of the Estate of Fred
Bradley Blocher

James Earl Jones

Notary Public, Rockdale County, Georgia
My Commission Expires March 9, 1969

N. P. SEAL

01353
0165

BOOK 1353 PAGE 165

BOARD OF COMMISSIONERS
ROCKDALE COUNTY
P.O. BOX 269
CONYERS, GA 30207

WATER SERVICE AGREEMENT

**GEORGIA
ROCKDALE COUNTY**

FILED IN OFFICE
CLERK OF SUPERIOR COURT
ROCKDALE COUNTY, GA.
1997 APR 25 PM 2:52
JOANNE R. CALDWELL, CLERK

Received of Rockdale County, Georgia, (hereinafter called the County), the sum of One Dollar (\$1.00) and other valuable considerations in consideration of which the undersigned Billie Sue Blocher and Residual Trust of Fred Bradley Blocher does hereby grant and convey unto the said County, its successors and assigns the right, privilege, and easement to go in, upon, along, and across a defined and limited portion (hereinafter called the "Easement Strip") as shown in Exhibit "A" of certain land owned by the undersigned (hereinafter called the Grantor's Property") together with the right of constructing, maintaining, operating, renewing, repairing, changing the size of, re-locating, removing, and/or replacing one pipe line for the transportation of water service for the said County, together with the right at all times to enter upon the Easement Strip for the purpose of inspecting said pipe line, making repairs, renewals, alterations, and extensions thereof, thereto, or therefore.

Page 2 of 2

Water Service Easement

This easement grants unto the County a ten (10') foot easement for such water pipe line, together with a twenty (20') foot temporary construction easement, upon, along, and across the Easement Strip but not as to any other portion of Grantor's Property. A water service line is to be constructed within said ten (10') foot easement across area #38-1-43 and #38-1-44.

The undersigned does not convey any land, but merely grants to the County the right, privileges, and easement hereinbefore set out.

IN WITNESS WHEREOF, the said Billie Sue Blocher and Residual Trust of Fred Bradley Blocher set his/her hand and affixed his seal

this 8 day of April, 1997.

BY: Billie Sue Blocher
Billie Sue Blocher

Signed, Sealed and delivered in the presence of Betty Johnson

BY: Willie Wade
Trustee/Agent for Residual Trust of Fred Bradley Blocher

Signed, Sealed and delivered in the presence of Betty Johnson

Darlene Alexander
Notary Public, Missouri
My Commission Expires July 17, 1997
Date Notarized: 4-17-97

Darlene Alexander
Notary Public, Missouri
My Commission Expires July 17, 1997
Date Notarized: 4-17-97



SURVEY FOR

A. JAMES ELLIOTT, TRUSTEE

LAND LOTS 247, 248, 249, 261, 262, 265, 276 & 277
16TH DISTRICT OF ROCKDALE COUNTY, GEORGIA

SURVEYED BY

ROGER L. CORDES & ASSOCIATES,
REGISTERED LAND SURVEYORS

AUGUST 22, 1978 SCALE: 1" = 200'



NOTES:

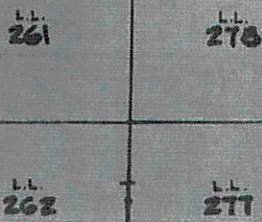
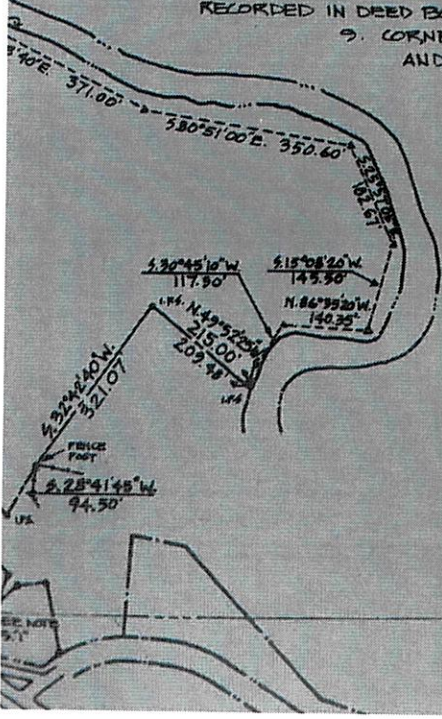
1. FIELD WORK DONE JULY AND AUGUST, 1978.
PERSONNEL: R. CORDES, E. MIDDLETON, L. PORTIER, M. SIMONTON, W. CORDES.
2. MEASURING EQUIPMENT USED: KERN DKM I THEODOLITE, HEWLETT PACKARD 3800A EDM, STEEL TAPE.
3. ERROR OF CLOSURE FOR RANDOM TRAVERSE RUN ON GROUND: 1/70, 279'. PLAT CLOSURE EXCEEDS 1:500,000.
4. BASIS FOR NORTH ORIENTATION: MAGNETIC.
5. PREVIOUS PLATS REFERRED TO:
 - A. "PROPERTY OF MOBILE TOWNES CORPORATION" APRIL 1970; BY ROBERT M. BUEHLER, R.L.S.
 - B. "SURVEY FOR SUNRISE LAKES, INC. AND FIRST MORTGAGE INVESTORS" OCT. 8, 1970; BY PLANNERS AND ENGINEERS (J.R. ARNOLD, R.L.S.)
 - C. "SECTION SIX, SUNRISE LAKES" NOV. 23, 1970; REV. JAN. 12, 1971; BY PLANNERS AND ENGINEERS (BOYD C. STEED, JR., P.E.)
 - D. "BOUNDARY SURVEY OF PROPERTY IN LAND LOTS 261 & 262 - 16TH DISTRICT, ROCKDALE COUNTY, GA. FOR MOBILE TOWNES CORPORATION" DEC. 11, 1970; BY PLANNERS AND ENGINEERS (J.R. ARNOLD)
 - E. "BOUNDARY SURVEY FOR FIRST MORTGAGE INVESTORS AND MOBILE TOWNES CORPORATION" JUNE 16, 1971; REV. FEB. 8, 1972; BY PLANNERS AND ENGINEERS (JOSEPH V. EVANS, R.L.S.)
 - F. "PHASE ONE, SECTION SEVEN, SUNRISE LAKES" AUG. 30, 1971; REV. MAY 10, 1972; BY B.C. STEED JR. AND ASSOCIATES.
 - G. "REVISED PLAT ... MADE FOR A. JAMES ELLIOTT, TRUSTEE" APRIL 26, 1978; BY ROGER L. CORDES & ASSOCIATES.
 - H. "PROPERTY LINE SURVEY OF SUNRISE LAKES RECREATION AREA FOR FIRST PENNSYLVANIA BANK" JUNE 2, 1977; BY ROGER L. CORDES & ASSOCIATES.
 - I. "PROPERTY LINE SURVEY OF SUNRISE LAKES CLUB HOUSE FOR FIRST PENNSYLVANIA BANK" JUNE 3, 1977; BY ROGER L. CORDES & ASSOCIATES.
 - J. "PROPERTY LINE SURVEY OF OFFICE AND CLUB HOUSE PARKING LOT FOR FIRST PENNSYLVANIA BANK" NOV. 11, 1977; BY ROGER L. CORDES & ASSOCIATES.
6. DEEDS REFERRED TO:

DB. 45, Pg. 288	D.B. 67, Pg. 142	D.B. 84, Pg. 455	DB. 176, Pg. 1008
D.B. 46, Pg. 84	D.B. 72, Pg. 8	DB. 84, Pg. 457	D.B. 176, Pg. 1018
D.B. 56, Pg. 4	D.B. 83, Pg. 32	D.B. 85, Pg. 165	D.B. 177, Pg. 179
7. ENCROACHMENTS EXIST ALONG CERTAIN PROPERTY LINES. TYPICAL ENCROACHMENTS ARE STORAGE BUILDINGS, ANIMAL PENS, FENCES, CLOTHES LINE POSTS, ETC. AND ARE NOT SHOWN IN DETAIL ON THIS PLAT.
8. ROAD RIGHT OF WAY AS SHOWN ON THIS PLAT ARE IN ACCORDANCE WITH A QUITCLAIM DEED RECORDED IN DEED BOOK 177, PAGE 175.
9. CORNERS NOTED "IPS" SHALL BE MONUMENTED WITH 1/2" RODS SET DURING AUGUST AND SEPTEMBER, 1978.

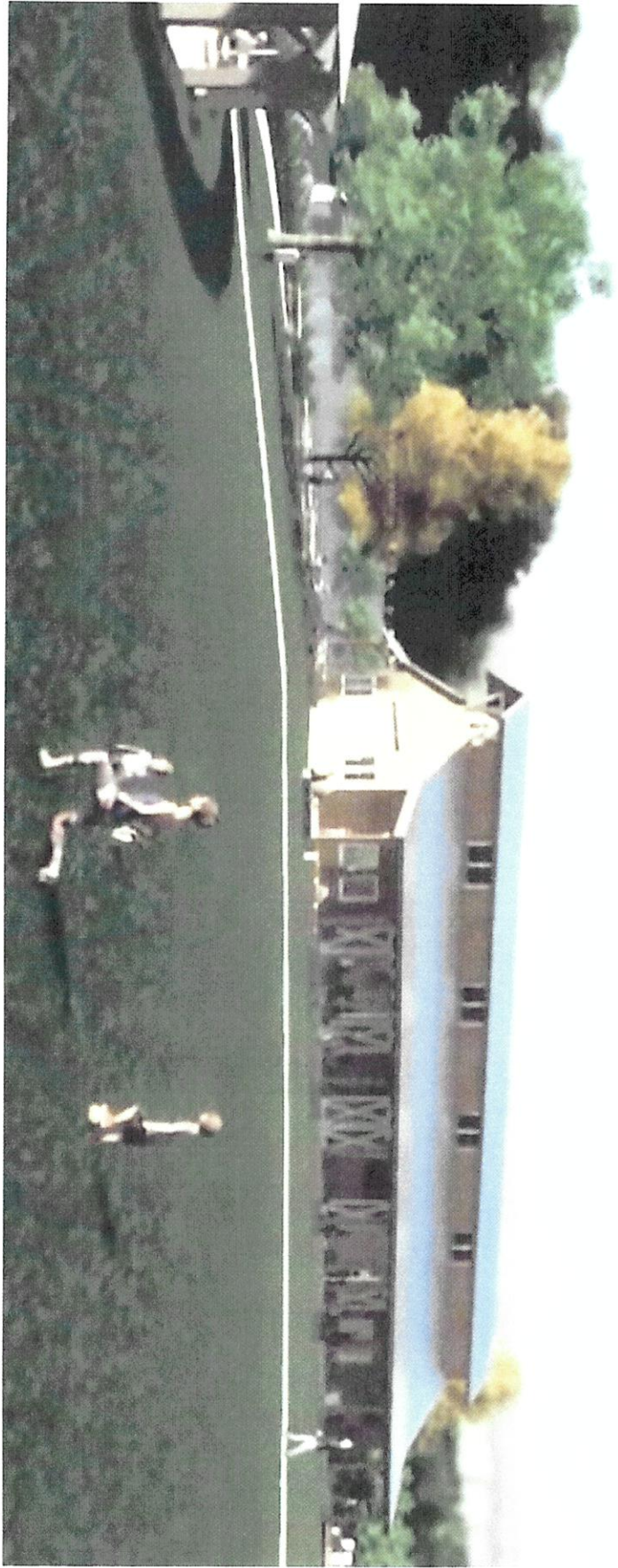
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN PREPARED IN CONFORMITY WITH GA. LAWS 1978, ACT 1291.



R. Cordes
ROGER L. CORDES, SR.
GA. REG. LAND SURVEYOR NO. 1104











Lake Rockaway Food Depot

