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DEPARTMENT OF PLANNING & DEVELOPMENT

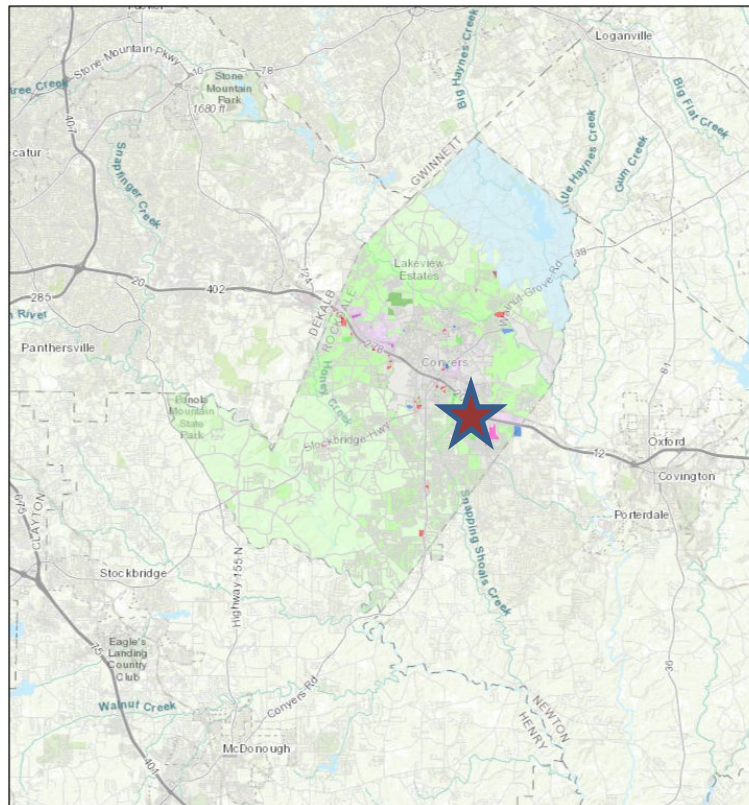
JULIANA NJOKU, DIRECTOR
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PLANNING COMMISSION
ROCKDALE COUNTY PLANNING STAFF REPORT

Case Number: REZ2024-08
Address: 1955 SE Flat Shoals Road
Tax Parcel ID: 076002001E
Site Area: 4.3 acres
Current Zoning: R-1 (Single-Family Residential District)
Existing Conditions: Single-Family Residence / Wooded
Request: To rezone 4.2 acres from R-1 to C-1 (Local Commercial) for commercial development.
Applicant: David Alan Letson
Owner: David Alan Letson (Administrator of Will for Dottie P. Letson)

Staff Recommendation: **Approval with Conditions**

PC Hearing Date: May 9, 2024
BOC Hearing Date: May 23, 2024



ZONING HISTORY

The subject site is located at 1955 SE Flat Shoals 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 4.30-acre property developed with a single-family residence. According to property records, the 2,780-square-foot residence was constructed in 1977 and is in excellent condition. A wrap-around driveway with gated entrances along Flat Shoals Road and Avalon Boulevard provides access to the residence. A wrought-iron fence was installed along the front and side property lines. Sidewalks are not present along the property’s road frontages, except for a small strip at the northeast corner of the parcel where Flat Shoals Road and Avalon Boulevard intersect. The topography of the site slopes generally down from north to south. A pond and tributary of Snapping Shoals Creek are located on the southern portion of the property, which is largely wooded.

SURROUNDING USE AND ZONING

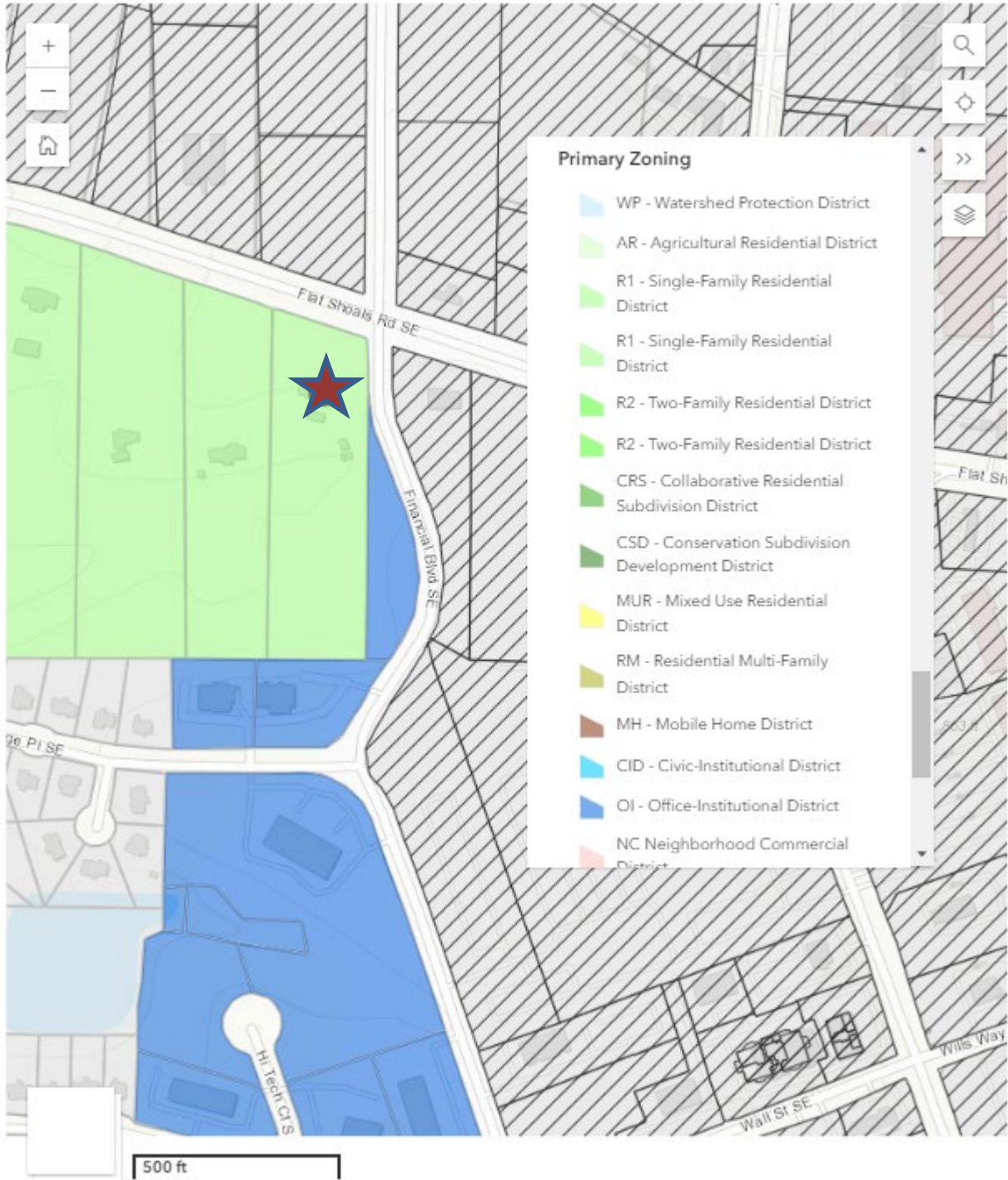
The subject site is adjacent to residential and commercial uses. The following is a summary of surrounding uses and zoning:

ADJACENT ZONING AND CURRENT LAND USE			
Direction	Address	Zoning District	Current Land Use
North	1954 SE Flat Shoals Road	SRC-MxD	Undeveloped
East	1969 SE Flat Shoals Road	SRC-O-I	Veterinary Hospital
South	2213 SE Exchange Place	O-I	Medical Office
West	1935 SE Flat Shoals Road	R-1	Single-Family Residence

ZONING MAP



Rockdale County Zoning



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

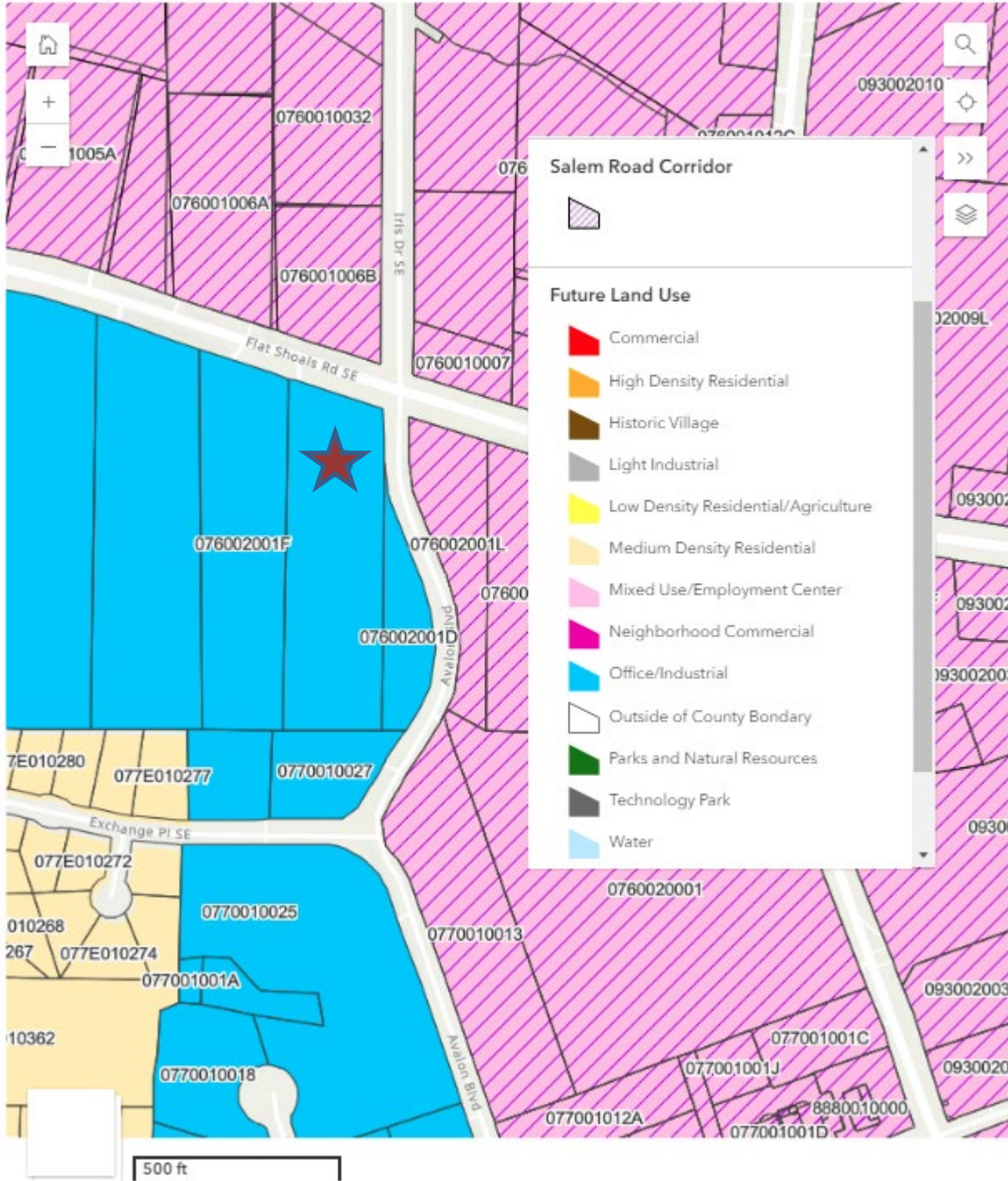
Powered by Esri

* Salem Road Corridor is indicated by the hatched gray area.

FUTURE LAND USE MAP



Rockdale County Future Land Use



PROJECT SUMMARY

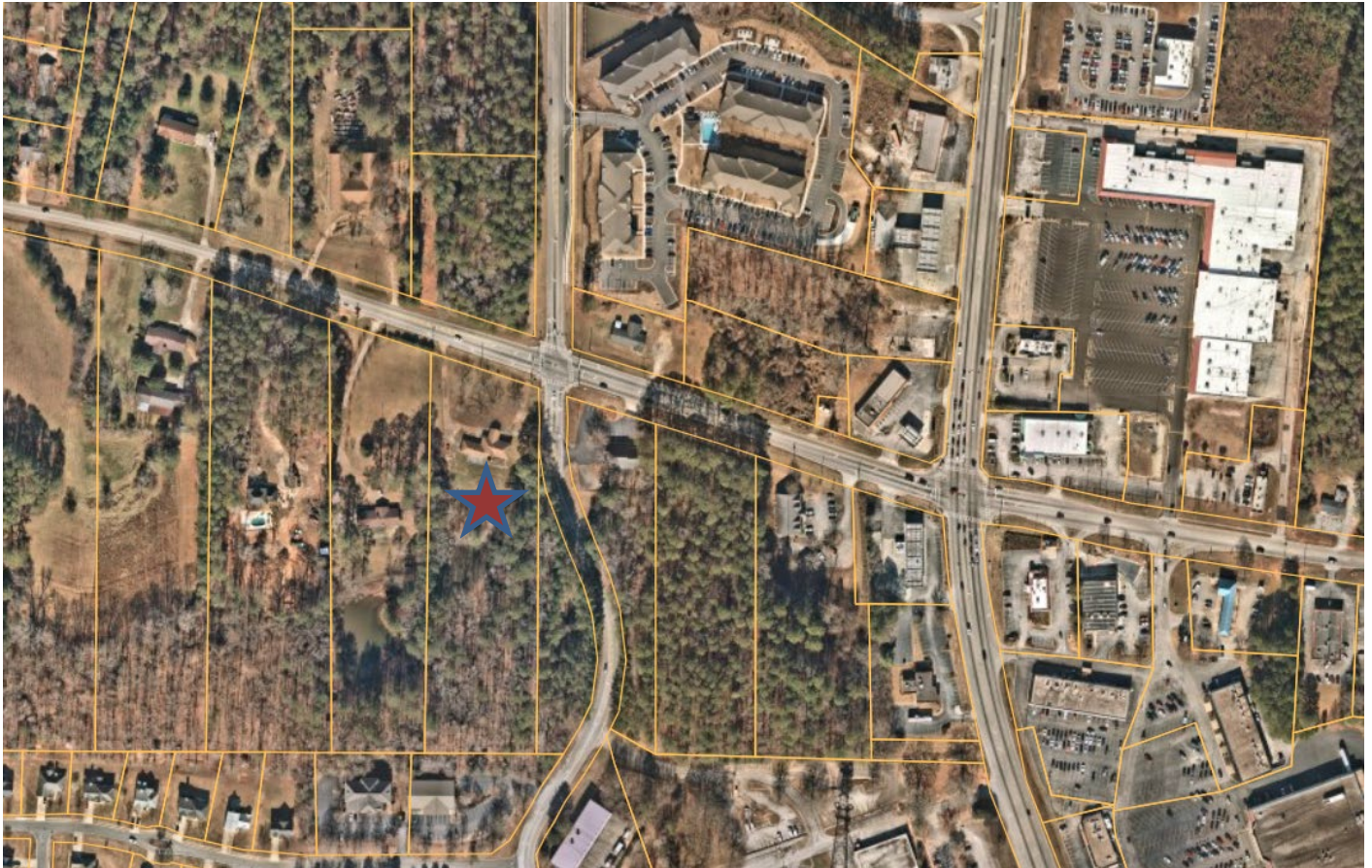
The applicant is requesting a rezoning for a 4.3-acre site. The project includes the following:

- A request to rezone the site from R-1 (Single-Family Residential) to C-1 (Local Commercial) for commercial development.
- No specific commercial use is proposed; the owner of the property intends to sell the property to a commercial buyer.

The site currently is developed with:

- A single-family residence.
- Located at the intersection of Iris Drive and Avalon Boulevard.
- Two access points (from Flat Shoals Road and Avalon Boulevard).
- Adjacent to commercially and residentially zoned properties.

AERIAL



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	10,000 SF	4.30 acres	YES
Minimum Lot Width	75 Feet	>75 Feet	YES
Setbacks*			
Front	15 Feet	>15 Feet	YES
Rear	35 Feet	>35 Feet	YES
Side	15 Feet	>15 Feet	YES
Transitional Buffer** (Adjacent to R-1)	50 Feet	N/A	N/A

*Should the developer choose to utilize the existing building, the setbacks will comply with the C-1 Zoning District.

**A transitional buffer must be established upon approval of a rezoning to C-1.

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 fire and life safety comments for the 1955 Flat Shoals property.

Rockdale Board of Education

No impact.

Stormwater Department

Based on the submitted rezoning documents, there are existing State waters, Wetlands and Tree Protection that must be protected with no adverse impact as it relates to the Stormwater Management Department for Land Disturbance Permitting.

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.

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 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 during 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 to aid in slowing the rate of stormwater runoff.
- (6) To reduce soil erosion in the county by planting trees and other vegetation 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 have 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 developments 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 strips as near to a perpendicular alignment as practical. Signs may be in the required landscape strip.

Water/Sewer

Existing 8” DIP Water main along Flat Shoals Rd and a 12” DIP along Avalon Blvd SE at site. Public 8” Wastewater is serviced from Exchange Pl SE. See Map Attached



Transportation Department

No comments provided.

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 residence abutting the subject property to the west was constructed in 1969, according to property records. The commercial uses adjacent to the subject property include a veterinary hospital and a medical office constructed in 1990 and 2003, respectively. Due to the proximity of adjacent commercial uses, staff believe that the proposed rezoning for commercial development would be consistent with the area and would help further create a commercial node at the intersection of Flat Shoals Road and Avalon Boulevard. Furthermore, the required 50-foot-wide transitional buffer provides a viable separation of the proposed commercial property and adjacent residential property.

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 requested zoning change. Allowing the rezoning for commercial development of the property would be consistent with existing commercial uses along Flat Shoals Road and Avalon Boulevard. Furthermore, required landscaping and transitional buffers will buffer the adjacent residential property.

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-1 (Local Commercial).

D. Will the zoning proposal result in a use which will or could cause 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. Future commercial development on the property will be served by public water. Impacts to transportation infrastructure are not anticipated. Water and Sewer are available. Commercial 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?

The request to rezone the subject property to C-1 (Local Commercial) is in conformance with the Future Land Use category of Office-Institutional and conforms with 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?

Staff believe that a rezoning of the property from R-1 (Single-Family Residential) to C-1 (Local Commercial) would allow the property to be better utilized by the surrounding community.

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 request to rezone from R-1 (Single-Family Residential) to C-1 (Local Commercial) with the following conditions:

1. The 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-1 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. The development shall provide a 50-foot-wide transitional buffer adjacent to 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.
6. The applicant shall provide a 20-foot-wide landscape strip adjacent to the Flat Shoals Road and Avalon Boulevard rights-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 Flat Shoals Road and Avalon Boulevard rights-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. All utilities shall be placed underground.
9. Natural vegetation shall remain on the property until the issuance of a development permit.

SITE PHOTOS



Google Imagery



Google Imagery

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DEPARTMENT OF PLANNING & DEVELOPMENT

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

1/10/2024

PRE-APPLICATION MEETING MINUTES

ATTENDEES: Joy Evans / joyevansgeorgia@gmail.com
David Letson / davidaletson@gmail.com

LOCATION: 1955 SE Flat Shoals Road (parcel [076002001E](#))

ACREAGE: 4.2 acres

ZONING: R-1 (Single-Family Residential)

FLUM: Office-Institutional

CURRENT USE: Single-Family Residence

REQUEST: Rezone from R-1 to C-1 (Local Commercial District) for better sale of the property.

NOTES:

The applicant is intending to sell the property located at 1955 SE Flat Shoals Road. The applicant stated:

- He intends to rezone the property to commercial and then sell to a commercial buyer.
- Gasoline stations have expressed interest in the property.

Sec. 218-13 Gasoline station and gasoline station with convenience store.

(1) The use shall not be established on any lot that is adjacent to any residential district.

(2) The use shall not be within 100 feet of a residential district.

(3) All repair and maintenance activities shall be carried on entirely within an enclosed building.

(4) Outdoor storage is prohibited.

(5) Only minor automotive repair and maintenance is allowed and shall be confined within the principal structure, out of public view.

(6) The use shall have a minimum frontage on the primary street of 150 feet and shall meet the applicable minimum lot size requirement found in [section 214-1](#).

(7) Gas pumps, canopies, air hoses and other accessories, appurtenances and equipment shall be set back at least 25 feet from the right-of-way.

(8) Vehicular entrances or exits:

a. Shall not be allowed more than one curb cut for the first 200 feet of street frontage.

b. Shall contain an access width along curb line of the street of not more than 35 feet, as measured parallel to the street at its narrowest point and shall not be located closer than 50 feet to a street intersection or closer than ten feet to the adjoining property.

c. Shall provide for adequate acceleration and deceleration lanes, if required by the Georgia Department of Transportation or Rockdale County.

(9) All drives, parking, storage and service areas shall be paved and curbed.

(10) Outside above-ground tanks for the storage of gasoline, liquefied petroleum gas, oil, and other flammable liquids or gases shall be prohibited at any gasoline service station.

(11) Overnight accommodations, showers, and overnight customer parking are prohibited.

(12) The use shall not be combined with any other use(s) or facility so as to create a truck stop. See [section 106-1](#).

ROCKDALE COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT

Pre-Application Meeting Date: 1/10/2024

P&D Staff Contacts:

Denise Tugman Denise.Tugman@RockdaleCountyGA.gov

Carolina Angulo Carolina.Angulo@RockdaleCountyGA.gov

Tracie Roberts Tracie.Roberts@RockdaleCountyGA.gov

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 1/10/2024: Denise, Carolina, Tracie
- 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.
- NA 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:

* LEAVING HOUSE "AS IS" ON PROPERTY.

- 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
1955 Flad Shoals RD Se Conyers GA 30013	076002001E	4.2	Residential	Commercial	R1	C1

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 checked="" 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 type="checkbox"/> 20 acres and more	\$500			\$

TOTAL: \$

PROPERTY INFORMATION

Property Address(es): 1955 Flat Shoals RD SE		Tax Parcel Number(s): 076002001E 4.2	
Number of Properties: 1	Land Lot/District(s):	Subdivision:	Total Acreage:
Current Zoning: R-1	Proposed Zoning: C1	Current FLU: Residential	Proposed FLU: COMMERCIAL
Current Use: Residential	Proposed Use: C1		

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: TBD		Number of Parking Spaces: TBD

Does the development qualify for a Development Regional Impact (DRI)? **NO** Yes No

APPLICANT'S INFORMATION

* Applicant: DAVID ALAN LETSON	Authorized Agent / Attorney:
Business / Person Name:	Business / Person Name:
Address: 4587 BIRCH WAY	Address:
City: LOGANVILLE State: GA Zip: 30052	City: State: Zip:
Office #: Mobile #: 678 630 3210	Office #: Mobile #:
Email: dauidaletson@gmail.com	Email:

PROPERTY OWNER'S INFORMATION

* Owner 1: DAVID ALAN LETSON	Owner 2:
Business / Person Name:	Business / Person Name:
Owner of Tax Parcel #(s): 076002001E	Owner of Tax Parcel #(s):
Address: 1955 FLAT SHOALS ROAD	Address:
City: CONYERS State: GA Zip: 30013	City: State: Zip:
Office #: Mobile #: 678 630 3210	Office #: Mobile #:
Email: dauidaletson@gmail.com	Email:
Owner 3:	Owner 4:
Business / Person Name:	Business / Person Name:
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.

THE PROPERTY IS SURROUNDED BY COMMERCIAL PROPERTY. THE OTHER CORNERS ARE ZONED MIXED USE AND COMMERCIAL. 1935 IS CURRENTLY THE ONLY RESIDENTIAL PROPERTY CONNECTED AND IS GOING TO BE APPLYING FOR REZONING AS WELL.

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.

NONE

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

UNKNOWN WITHOUT BUYER. MINIMAL TREES WOULD BE AFFECTED.

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

WITH THE CURRENT WIDENING PROJECT FOR SALEM AND FLAT SHOALS UP TO THE CORNER OF PROPERTY, IT WILL ONLY BENEFIT AREA WITH THE ABILITY FOR A BUSINESS TO BE ON CORNER.

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.

ACROSS THE STREET IS MIXED USE. NEXT DOOR IS COMMERCIAL WITH ROCKDALE ANIMAL HOSPITAL AS WELL AS DIRECTLY BEHIND BEING COMMERCIAL WITH MEDICAL BUILDING

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

NO

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

NONE OR VERY MINIMAL

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 - PROPERTY CURRENTLY HAS 3 ENTRANCES/EXITS
2 ARE ALREADY FUNCTIONING ON FLAT SHOALS AND AVALON.

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

YES

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.

PROPERTY SURROUNDED BY COMMERCIAL, ONLY CORNER THAT IS NOT.

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

NO

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.

THERE ARE NUMEROUS ACCESS POINTS. ACROSS FLAT SHOALS AND ALSO AT BACK OF PROPERTY 2213 EXCHANGE PLACE SE.

AGENT/ATTORNEY AUTHORIZATION STATEMENT *N/A*

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	SEAL
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.

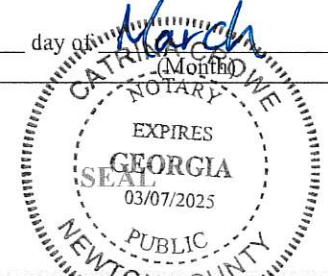
OWNER AUTHORIZATION STATEMENT

I, DAVID ALAN LETSON ADMIN OF WILL FOR DOTTIE P. LETSON, hereby certify that I have authorized the following agent to make the request, claims and representation pursuing this application regarding Tax Parcel #s.:
076002001E

Owner's Name: <u>DOTTIE P. LETSON</u>	Address: <u>1955 FLAT SHOALS RD SE</u>	City: <u>CONYERS</u>	State: <u>GA</u>	Zip: <u>30013</u>
Business: <u>N/A</u>	Phone #'s: <u>678-630-3210</u>	Email: <u>davidaletson@gmail.com</u>		
SIGNATURE				
Wait to be in front of notary to sign:	_____ David A. Letson Owner's Signature)		_____ DAVID ALAN LETSON Owner's Name - Printed)	
NOTARY				
The secure and verifiable documents provided with this affidavit can best be classified as:	_____ <u>letter of intent / survey</u> (Type of document)			

Executed in Conyers, Rockdale GA, this 1 day of March, 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: David Alan Letson (Owner's Signature) DAVID ALAN LETSON (Owner's Name - Printed)

NOTARY

The secure and verifiable document provided with this affidavit can best be classified as: letter of intent / survey (Type of document)

Executed in Conyers (City), Rockdale (County), GA (State), this 1 (Day) of March (Month), 20 24 (Year)

Catrina Crowe
Notary Public signature
3/7/25
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.

AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT

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

AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT N/A

- 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:

Name	Position	Amount	Description	Date
Osborn Nesbitt, Sr.	Chairman			
Sherril 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			

SIGNATURE

Wait to be in front of notary to sign:

(Agent's/Attorney's Signature)

(Agent's/Attorney's 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

SEAL

GA Registration No. and expiration date

Agent/Attorney Campaign Disclosure Statement: 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.

LETTER OF INTENT
APPLICATION FOR REZONING
ROCKDALE COUNTY, GA

I, David Alan Letson Administrator of Will for Dottie P. Letson(deceased) request a rezoning of the approximately 4.2 acres located at 1955 Flat Shoals Road SE(Parcel Identification Number – 076002001E) from R-1(residential) to C-1(Commercial).

The overall property has been long developed as a personal residence for my mother. We want to rezone the property to commercial to be able to sale the property and conform to the surrounding area. With the current widening of Salem Road and Flat Shoals Road to the intersection where this property is located rezoning gives many options for a business location with very minimal or any changes to the area.

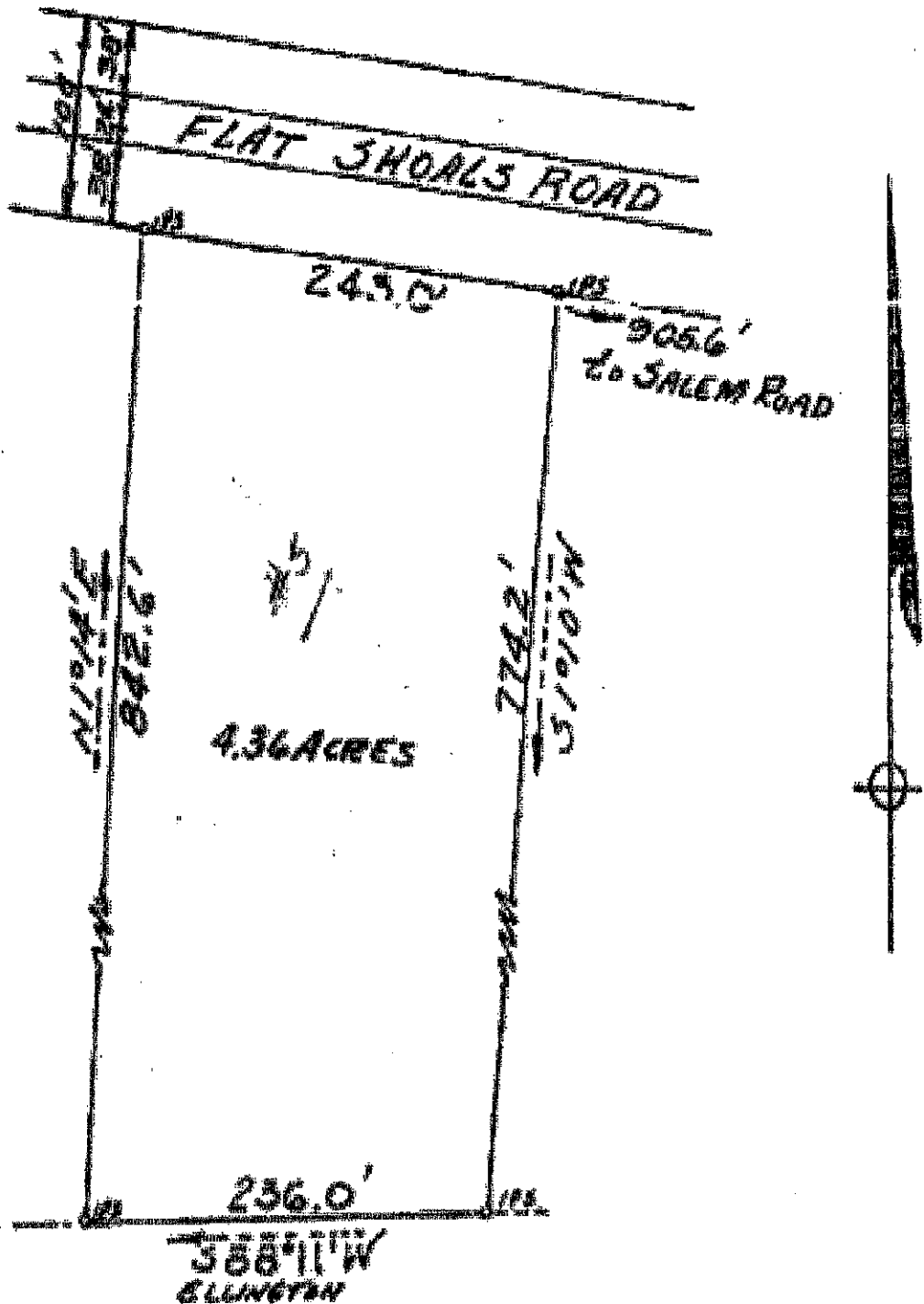
For this reason and because the requested rezoning is consistent with the factors and requirements established in the Pre-Application Meeting held on January 10th, 2024, the applicant respectfully asks the Planning Commission to approve the rezoning as requested.

Sincerely,



David Alan Letson

Administrator of Will for Dottie P. Letson



SURVEY FOR: MISS. W. A. DUNN

LL. 235; 10th DIST.; ROCKDALE CO., ILL.

1"=100'

March 11, 1968

02690
00063

Jala County Probate Court
822 Court St., Room 107
Conyers, GA 30012

CERTIFICATE OF ORDER OF YEAR'S SUPPORT
(Pursuant to Ga. Code Ann. §53-3-11)

BOOK 2690 PAGE 63

GEORGIA, ROCKDALE COUNTY

DATE ORDER GRANTED: *May 15, 2003*

GRANTOR: BILLY EUGENE LETSON

GRANTEE: DOTTIE LEE PINSON LETSON

Legal Description of Real Property and Interest Therein:

All that tract or parcel of land lying and being in Land Lot 235 of the 10th District of Rockdale County, Georgia and more particularly described as follows:

BEGINNING at a point on the South side of the right-of-way of Flat Shoals Road 905.6 feet from the West side of Salem Road at the intersection of Flat Shoals Road, as measured along the South right-of-way of said Flat Shoals Road; thence South 1 degree 10 minutes West 774.2 feet to a point on the original Ellington line; thence South 88 degrees 11 minutes West with the said Ellington line 236 feet to an iron pin; thence North 1 degree 14 minutes East 342.6 feet to an iron pin on the South side of said Flat Shoals Road; thence East along the South side of said Flat Shoals Road 243 feet to an iron pin and the point of beginning.


The above described property is also described on plat prepared by George W. O'Neill, Registered Surveyor #1142, recorded in Plat Book B, page 23, Rockdale County, Georgia records.

Certificate prepared by:

I do certify that the information herein is true and correct.


SIGNATURE OF ATTORNEY

JUDGE OF THE PROBATE COURT

By: 
CLERK, PROBATE COURT OF ROCKDALE COUNTY, GEORGIA

Delivered to *Rockdale* SC, *May 15*, 2003.

FILED IN OFFICE
CLERK OF SUPERIOR COURT
ROCKDALE COUNTY, GA
2003 MAY 15 PM 1:23
03-008863
Clerk

009921

CLERK OF PROBATE COURT
ROCKDALE COUNTY
IN THE PROBATE COURT OF ROCKDALE COUNTY
STATE OF GEORGIA

2024 FEB -5 PM 4:00 DM

IN RE: ESTATE OF)
)
DOTTIE LEE PINSON LETSON aka) ESTATE NO. 24PC-E005
DOTTIE P. LETSON,)
DECEASED)

LETTERS OF ADMINISTRATION WITH WILL ANNEXED

[Relieved of filing returns and/or certain powers granted at time of appointment]

At a regular term of the probate court, the last will and testament dated **June 2, 1988** of the above-named decedent, who was domiciled in this county at the time of his or her death or was domiciled in another state but owned property in this county at the time of his or her death, was legally proven in solemn form and was admitted to record by order, and it was further ordered that **David Alan Letson** be allowed to qualify as administrator with the will annexed, and that upon doing so, letters of administration with the will annexed be issued to said individual.

THEREFORE, the administrator, having taken the oath of office and complied with all necessary prerequisites of the law, is legally authorized to discharge all the duties and exercise all the powers of executor under the will of said deceased and of administrator with the will annexed according to the decedent's will and the law. In addition, this Court:

[Initial all that apply]

- DLW* (a) **POWERS GRANTED:** Grants to the personal representative(s) all of the powers contained in O.C.G.A. § 53-12-261, except the personal representative(s) shall not be authorized to bind the estate by any warranty in any conveyance or contract in violation of O.C.G.A. § 53-8-14 (a).
- DLW* (b) **REPORTS WAIVED:** Grants to the personal representative(s) the specific power to serve without making and filing inventory, and without filing any annual or other returns or reports to any court.
- DLW* (c) **BOND WAIVED:** Waives the specific requirement to post bond.
- DLW* (d) **STATEMENTS WAIVED:** Grants to the personal representative(s) the specific power to serve without furnishing to the heirs statements of receipts and disbursements.

Given under my hand and official seal, the 5th day of February, 2024.

Gary W. Washington
JUDGE GARY W. WASHINGTON

The following must be signed if the judge does not sign the original of this document:
Issued by: [Seal]

Clerk of the Probate Court

GPCSF 7

[2]

Eff. July 2021

GEORGIA DEATH CERTIFICATE

State File Number **2023GA000084329**

1. DECEDENT'S LEGAL FULL NAME (First, Middle, Last) DOTTIE P LETSON		1a. IF FEMALE, ENTER LAST NAME AT BIRTH PINSON		2. SEX FEMALE	2a. DATE OF DEATH (Mo., Day, Year) ACTUAL DATE OF DEATH 11/29/2023	
3. SOCIAL SECURITY NUMBER 260-52-1940	4a. AGE (Years) 86	4b. UNDER 1 YEAR Mos.	4c. UNDER 1 DAY Days	4d. UNDER 1 DAY Hours	4e. UNDER 1 DAY Mins.	5. DATE OF BIRTH (Mo., Day, Year) 02/05/1937
6. BIRTHPLACE GEORGIA		7a. RESIDENCE - STATE GEORGIA		7b. COUNTY ROCKDALE		7c. CITY, TOWN CONYERS
7d. STREET AND NUMBER 1955 FLAT SHOALS ROAD SE			7e. ZIP CODE 30013	7f. INSIDE CITY LIMITS? NO	8. ARMED FORCES? NO	
8a. USUAL OCCUPATION CO-OWNER			8b. KIND OF INDUSTRY OR BUSINESS HARDWARE			
9. MARITAL STATUS WIDOWED		10. SPOUSE NAME BILLY EUGENE LETSON			11. FATHER'S FULL NAME (First, Middle, Last) WALTER WILLIAM PINSON	
12. MOTHER'S MAIDEN NAME (First, Middle, Last) MILDRED BELLE MADDEN		13a. INFORMANT'S NAME (First, Middle, Last) DAVID LETSON			13b. RELATIONSHIP TO DECEDENT SON	
13c. MAILING ADDRESS 4587 BIRCH WAY LOGANVILLE GEORGIA 30052				14. DECEDENT'S EDUCATION MASTER'S DEGREE		
15. ORIGIN OF DECEDENT (Spanish/Hispanic/Latino) NO, NOT SPANISH/HISPANIC/LATINO			16. DECEDENT'S RACE (White, Black, American Indian, etc.) (Specify) WHITE			
17a. IF DEATH OCCURRED IN HOSPITAL INPATIENT			17b. IF DEATH OCCURRED OTHER THAN HOSPITAL (Specify)			
18. HOSPITAL OR OTHER INSTITUTION NAME (If not in either give street and no.) PIEDMONT WALTON HOSPITAL			19. CITY, TOWN or LOCATION OF DEATH MONROE		20. COUNTY OF DEATH WALTON	
21. METHOD OF DISPOSITION (specify) BURIAL		22. PLACE OF DISPOSITION REED CREEK BAPTIST CHURCH CEMETERY 116 BOLEMAN HILL ROAD HARTWELL GEORGIA 30643			23. DISPOSITION DATE (Mo., Day, Year) 12/05/2023	
24a. EMBALMER'S NAME NOT EMBALMED		24b. EMBALMER LICENSE NO. ----	25. FUNERAL HOME NAME SCOT WARD FUNERAL SERVICES			
25a. FUNERAL HOME ADDRESS 699 AMERICAN LEGION ROAD CONYERS GEORGIA 30012						
26a. SIGNATURE OF FUNERAL DIRECTOR HANNAH SUEANN BROWN			26b. FUN. DIR. LICENSE NO 5791	AMENDMENTS		
27. DATE PRONOUNCED DEAD (Mo., Day, Year) 11/29/2023		28. HOUR PRONOUNCED DEAD 20:17 MILITARY				
29a. PRONOUNCER'S NAME KHUDR BURJAK			29b. LICENSE NUMBER 061709		29c. DATE SIGNED 11/29/2023	
30. TIME OF DEATH 20:17 MILITARY			31. WAS CASE REFERRED TO MEDICAL EXAMINER NO			
32. Part I. Enter the chain of events-diseases, injuries, or complications that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE.					Approximate interval between onset and death	
IMMEDIATE CAUSE (Final disease or condition resulting in death)						
A. SEVERE SEPSIS <small>Due to, or as a consequence of</small>					UNSPECIFIED	
B. ACUTE KIDNEY INJURY <small>Due to, or as a consequence of</small>					UNSPECIFIED	
C. COLITIS <small>Due to, or as a consequence of</small>					UNSPECIFIED	
D. ACUTE CYSTITIS WITH MICROSCOPIC HEMATURIA <small>Due to, or as a consequence of</small>					UNSPECIFIED	
Part II. Enter significant conditions contributing to death but not related to cause given in Part 1A. If female, indicate if pregnant or birth occurred within 90 days of death. COVID 19 VIRAL INFECTION			33. WAS AUTOPSY PERFORMED? NO		34. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?	
35. TOBACCO USE CONTRIBUTED TO DEATH UNKNOWN		36. IF FEMALE (range 10-54) PREGNANT NOT PREGNANT WITHIN THE PAST YEAR			37. ACCIDENT, SUICIDE, HOMICIDE, UNDETERMINED (Specify) NATURAL	
38. DATE OF INJURY (Mo., Day, Year)	39. TIME OF INJURY	40. PLACE OF INJURY (Home, Farm, Street, Factory, Office, Etc.) (Specify)			41. INJURY AT WORK? (Yes or No)	
42. LOCATION OF INJURY (Street, Apartment Number, City or Town, State, Zip, County)						
43. DESCRIBE HOW INJURY OCCURRED				44. IF TRANSPORTATION INJURY		
45. To the best of my knowledge death occurred at the time, date and place and due to the cause(s) stated. Medical Certifier (Name, Title, License No.) KHUDR BURJAK, MD, 061709				46. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. Medical Examiner/Coroner (Name, Title, License No.)		
45a. DATE SIGNED (Mo., Day, Year) 12/04/2023		45b. HOUR OF DEATH 20:17 MILITARY	46a. DATE SIGNED (Mo., Day, Year)		46b. HOUR OF DEATH	
47. NAME, ADDRESS, AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH KHUDR BURJAK 2151 W SPRING MONROE GEORGIA 30655						
48. REGISTRAR (Signature) /S/ CHRISTOPHER JP HARRISON					49. DATE FILED - REGISTRAR (Mo., Day, Year) 12/07/2023	