

# CONYERS/ROCKDALE PLANNING COMMISSION MEETING



September 12, 2024, at 6:00 PM  
Rockdale County Assembly Hall  
901 Main St NW, Conyers, GA, 30012



## AGENDA

1. **Call to Order:**
  - A. **Invocation.**
  - B. **Pledge of Allegiance.**
2. **Determination of a Quorum:**
  - A. **Roll Call.**
3. **Approval of the Agenda.**
4. **Approval of the Minutes.**
5. **Rules of Procedure for Public Hearings.**
6. **Old Business: NONE**
7. **New Business:**
  - A. **City of Conyers:**

<b>ITEM C-1:</b>	<a href="#"><u>CASE 10(2024): Ordinance 1380</u></a>
<b>PURPOSE:</b>	A request for a special use permit to establish a personal care home, registered (1-3 persons) in the Residential Single-Family (RS-14) zoning district
<b>LOCATION:</b>	1533 Reagan Circle
<b>PARCELS:</b>	057A010007
<b>SIZE:</b>	.65
<b>OWNER:</b>	Brittany Davis & Wendy Miller 1533 Reagan Circle Conyers, GA 30012
<b>APPLICANT:</b>	Wendy Miller 1533 Reagan Circle Conyers, GA 30012

<b>ITEM C-2:</b>	<a href="#"><u>CASE 11(2024): Ordinance 1381</u></a>
<b>PURPOSE:</b>	A request for a text amendment to <b>Section 8-6-11, Design of lots.</b> To establish landscaping requirements for reverse frontage lots when abutting a highway, arterial or collector street.
<b>APPLICANT:</b>	City of Conyers

<b>ITEM C-3:</b>	<a href="#"><u>CASE 12(2024): Ordinance 1382</u></a>
<b>PURPOSE:</b>	A request for a text amendment to <b>Section 8-7-30, Division of the City into Districts.</b> To update the minimum lot size requirement in the Traditional Neighborhood Design District (TND) from 6,000 square feet to 10,000 square feet.
<b>APPLICANT:</b>	City of Conyers

<b>ITEM C-4:</b>	<a href="#"><u>CASE 13(2024): Ordinance 1383</u></a>
<b>PURPOSE:</b>	A request for a text amendment to <b>Section 8-7-32, RS-20 Residential Single-Family District.</b> To establish architectural standards for single-family detached houses in order to create sustainability, diversity, and individuality throughout the city.
<b>APPLICANT:</b>	City of Conyers

<b>ITEM C-5:</b>	<a href="#"><u>CASE 14(2024): Ordinance 1384</u></a>
<b>PURPOSE:</b>	A request for a text amendment to <b>Section 8-7-33, RS-14 Residential Single-Family District.</b> To establish architectural standards for single-family detached houses in order to create sustainability, diversity, and individuality throughout the city.
<b>APPLICANT:</b>	City of Conyers

<b>ITEM C-6:</b>	<a href="#"><u>CASE 15(2024): Ordinance 1385</u></a>
<b>PURPOSE:</b>	A request for a text amendment to <b>Section 8-7-34, TND Traditional Neighborhood Design District.</b> To update the minimum lot size for single-family detached houses and to establish architectural standards for single-family detached houses in order to create sustainability, diversity, and individuality throughout the city.
<b>APPLICANT:</b>	City of Conyers

<b>ITEM C-7:</b>	<a href="#"><u>CASE 16(2024): Ordinance 1386</u></a>
<b>PURPOSE:</b>	A request for a text amendment to <b>Section 8-7-35, TH Townhouse Residential District.</b> To specify the number of different front building elevations based upon the number of units to be constructed.
<b>APPLICANT:</b>	City of Conyers

<b>ITEM C-8:</b>	<a href="#"><u>CASE 17(2024): Ordinance 1387</u></a>
<b>PURPOSE:</b>	A request for a text amendment to <b>Section 8-7-39, MxD Mixed-Use Development District.</b> To update the minimum lot size for single-family detached houses and to establish architectural standards for single-family detached houses in order to create sustainability, diversity, and individuality throughout the city.
<b>APPLICANT:</b>	City of Conyers

**B. Rockdale County:**

<b>ITEM R-1:</b>	<b>PP23-0149</b>
<b>PURPOSE:</b>	Preliminary Plat for Honey Creek Townhomes
<b>LOCATION:</b>	1076 Honey Creek Road SE
<b>PARCEL:</b>	0790020011
<b>SIZE:</b>	10.37 acres
<b>APPLICANT:</b>	Kaleb Smith (Smith Built Homes)
<b>SURVEYOR:</b>	Mark Walton (Patrick and Associates)

<b>ITEM R-2:</b>	<b>REZ2024-17</b>
<b>PURPOSE:</b>	To Rezone 285.682 acres at 320, 460, and 470 Honey Creek Road SE From A-R (Agricultural-Residential) to CRS (Collaborative Residential Subdivision) for a single-family residential subdivision.
<b>LOCATION:</b>	320, 460, and 470 Honey Creek Road SE
<b>PARCEL:</b>	0480010004, 048001004A, and 048001004B
<b>SIZE:</b>	285.682 acres
<b>APPLICANT:</b>	Bryan Musolf (InLine Communities, LLC)
<b>OWNERS:</b>	Melinda Cowan, Carey Slay, and Jerry Brent Harris

<b>ITEM R-3:</b>	<b>REZ2024-16 and REZ2024-24</b>
<b>PURPOSE:</b>	To Rezone 131.68 acres at 1920 SW Highway 212, 1900 SW Highway 212, SW Oglesby Bridge Road, and a portion of 1929 Oglesby Bridge Road From A-R (Agricultural-Residential) to CRS (Collaborative Residential Subdivision) for a single-family residential subdivision.  To Rezone 10.00 acres of 1929 Oglesby Bridge Road From A-R (Agricultural-Residential) to C-1 (Local Commercial) for a neighborhood commercial development.

<b>LOCATION:</b>	1920 SW Highway 212, 1900 SW Highway 212, SW Oglesby Bridge Road, and 1929 Oglesby Bridge Road
<b>PARCEL:</b>	032002004G, 032002033A, 032002004F, 032002004C
<b>SIZE:</b>	141.68 acres
<b>APPLICANT:</b>	Stephen A. Goodsell
<b>OWNER:</b>	Benjamin Willis Seay III

<b>ITEM R-4:</b>	<b>REZ2024-15</b>
<b>PURPOSE:</b>	To Rezone 53.25 acres of a 69.86-acre property at 2420 Sigman Road SW From C-2 (General Commercial) to MRU (Mixed Residential Uses) for townhomes and single-family residences.
<b>LOCATION:</b>	2420 Sigman Road SW, Conyers, GA 30094
<b>PARCELS:</b>	010010009B
<b>SIZE:</b>	53.25 acres
<b>APPLICANT:</b>	Chandler Cotter/John Andrew Nix
<b>OWNER:</b>	Chalk Creek Holdings LLC, FSHCMP LLC, Coral Bay LLC

<b>ITEM R-5:</b>	<b>SUP2024-05</b>
<b>PURPOSE:</b>	To Authorize a Special Use Permit for a Private School (PK-5)
<b>LOCATION:</b>	2412 SE Ebenezer Road.
<b>PARCEL:</b>	0460010022
<b>SIZE:</b>	7.58 acres
<b>APPLICANT:</b>	Nadra Powell (High Achievers Education Center Inc.)
<b>OWNER:</b>	Ebenezer United Methodist Church

<b>ITEM R-6:</b>	<b>REZ2024-21</b>
<b>PURPOSE:</b>	Rezone 113.988 acres at 1680, 1700, and 1720 Walker Road from A-R (Agricultural-Residential) to CRS (Collaborative Residential Subdivision) for a 175-lot, single-family residential subdivision.
<b>LOCATION:</b>	1680, 1700, and 1720 Walker Road
<b>PARCEL:</b>	0290020008, 029002008A, 029002008B, 029002008E, 029002008J, 029002008K.
<b>SIZE:</b>	113.988 acres
<b>APPLICANT:</b>	Battle Law, P.C.
<b>OWNERS:</b>	Elizabeth C. Potts, Joseph Wade Potts and Cheryl Lynn Potts, Betty Gilbert Potts, and Edward Lawson Patton and Julie Deane Patton.

**8. Reports:**

**C. City of Conyers: NONE**

**D. Rockdale County: NONE**

**C. The Next Regularly Scheduled Planning Commission Meeting will be on**

<b>Date</b>	<b>Day</b>	<b>Time</b>	<b>Location</b>	<b>Address</b>
10/10/24	THU	6:00 PM	Assembly Hall	901 Main St NW, Conyers, GA, 30012

**9. Adjourn.**