

ROCKDALE COUNTY BOARD OF COMMISSIONERS

ZONING PUBLIC HEARING

OCTOBER 27, 2020 AT 9:00 A.M.

Rockdale County Auditorium
903 N Main St NW, Conyers, GA, 30012



AGENDA

1. **Call to Order:**
2. **Approval of the Agenda:**
 - A. Including the receipt of the [DRAFT October 8 Planning Commission Meeting Minutes](#).
3. **Approval of the Minutes:**
 - A. [July 28 – Regularly Scheduled Meeting](#);
 - B. August 25 and September 22 – Canceled.
4. **Rules of Procedure for Public Hearings with Virtual Housekeeping;**
5. **Old/Unfinished Business:**
 - A. [Withdrawal Letter](#):
 - i. **Future Land Use Map Case No. 2020-06** | 2385 & 0 Gees Mill Rd NE and 0 & 0 Glenn Rd NE, Conyers, GA, 30013 | Amend the Future Land Use Map Category from Light Industrial and Medium Density Residential to High Density Residential.
 - ii. **Rezoning Case No. 2020-09** | 2385 & 0 Gees Mill Rd NE and 0 & 0 Glenn Rd NE, Conyers, GA, 30013 | R-1 (Single-Family) to R-M (Multi-Family).
 - B. [Special Use Permit Case No. 2020-01](#): Request for a Recycling Center to crush recycled concrete and asphalt on 5.042 acres known as 213, 214, 215 Camden Industrial Pkwy NW, Conyers, GA, 30012 as an expansion of the existing dump truck business that hauls the concrete and asphalt. Applicant: Jeremy Moulton of The Moulton Law Firm for Trenton Lee Pippin. Tax Parcel #: 0410010219, 0410010220, and 0410010221.
 - i. The Planning Commission voted to recommend **Approval** of the Special Use Permit with Conditions of Zoning.
6. **New Business:**
 - A. [Special Use Permit Case No. 2020-03](#): Request for alterations to the Conditions of Zoning [Approval] as approved under Special Use Permit Case No. 2014-08 for a Private School as an Accessory Use to a Place of Worship to allow for the enrollment of 125 students in grades K-12 in the A-R (Agricultural-Residential) Zoning District on 5 acres known as 1151 Flat Shoals Rd SE, Conyers, GA, 30013. Applicant: E. Brian Watkins for Kingdom Builders Covenant Church. Tax Parcel #: 0760030016.
 - i. The Planning Commission voted to recommend **Approval** of the request for alterations to the Conditions of Zoning for the existing Special Use Permit.
 - B. [Text Amendment Case No. 2020-04](#): Request to amend Sec. 106-1 (Definitions), Sec. 218-1 (Table of Permitted Uses), Sec. 218-13 (Standards of Use and Development), and Sec. 222-2

(Parking Space Requirements) regarding Caterers and Mobile Food Vendors. Applicant: County Staff.

i. The Planning Commission recommended **Approval**.

C. **Text Amendment Case No. 2020-06**: Request to amend Chapter 310 - Stormwater Management. Applicant: County Staff.

i. The Planning Commission recommended **Approval**.

D. **Text Amendment Case No. 2020-05**: Request to amend Sec. 106-1(c) (Definitions) regarding Truck stops. Applicant: County Staff.

i. The Planning Commission recommended **Approval**.

7. **Reports:**

A. **Introduction of the Planner: Tanner Barr.**

8. **Public Comments (Excluding Items in the Zoning Process);**