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DEPARTMENT OF PLANNING & DEVELOPMENT

JULIANA NJOKU, DIRECTOR

PHONE: (770) 278-7100

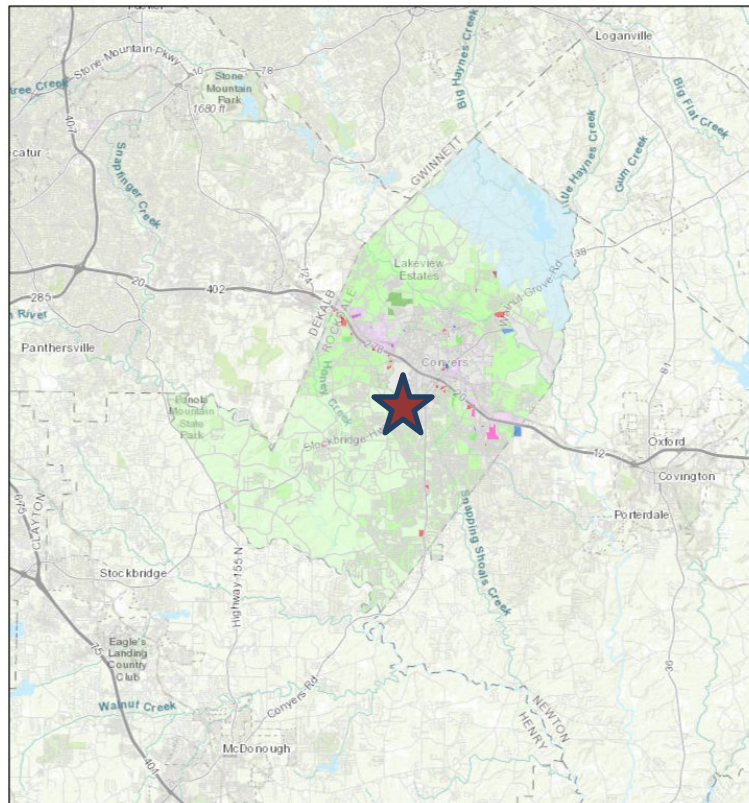
planningandzoning@rockdalecountyga.gov

**PLANNING COMMISSION
ROCKDALE COUNTY PLANNING STAFF REPORT**

Case Number: REZ2024-11
Address: SE Parker Road
Tax Parcel ID: 075001031A
Site Area: 1.327 acres of a 2.72-acre parcel
Current Zoning: C-1 (Local Commercial District)
Existing Conditions: Undeveloped
Request: To rezone 1.327 acres from C-1 (Local Commercial District) to C-2 (General Commercial District) to allow an express car wash.
Applicant: Danny K. Herrmann c/o Herrmann Properties, LLC
Owner: Nick Smith

Staff Recommendation: Approval with Conditions

PC Hearing Date: June 13, 2024
BOC Hearing Date: June 27, 2024



ZONING HISTORY

The subject site is located at SE Parker Road and is zoned C-1 (Local Commercial District). No prior zoning requests are on record for this property.

EXISTING SITE CONDITIONS

The subject site is a 2.72-acre undeveloped property. The property has approximately 600 feet of road frontage along Parker Road SE. A sidewalk is present along the property's frontage. There are no known bodies of water, wetlands, or flood hazard areas on the property.

SURROUNDING USE AND ZONING

The subject site is adjacent to commercially zoned properties. The following is a summary of surrounding uses and zoning:

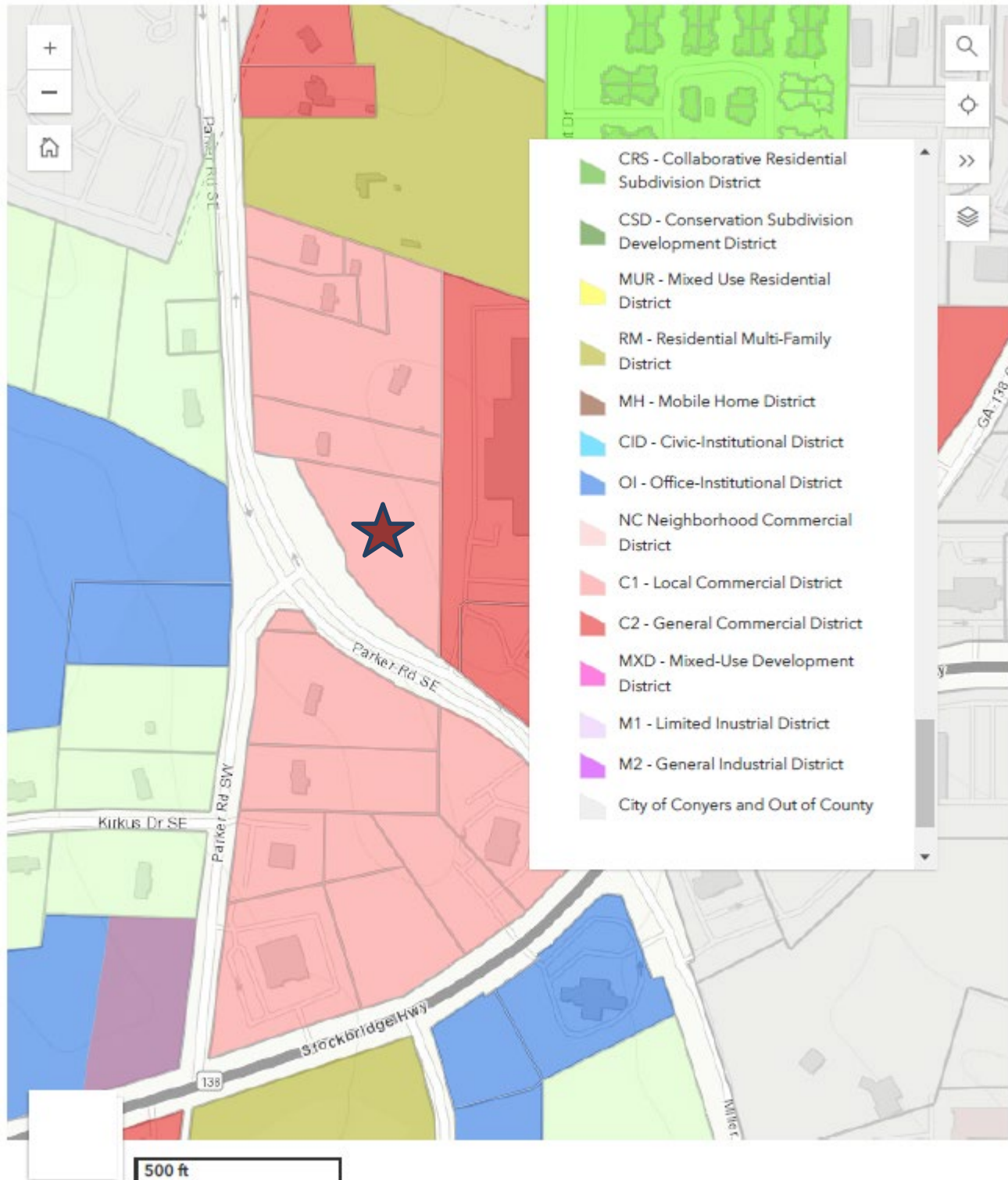
ADJACENT ZONING AND CURRENT LAND USE			
Direction	Address	Zoning District	Current Land Use
North	1886 SE Parker Road	C-1	Plumbing Company
East	1901 SE Highway 138	C-2	Hardware Store
South*	1944 SE Parker Road	C-1	Single-Family Residential Structure
West*	SW Parker Road	O-I	Undeveloped / Wooded

*Property is separated from subject site by Parker Road SE.

ZONING MAP



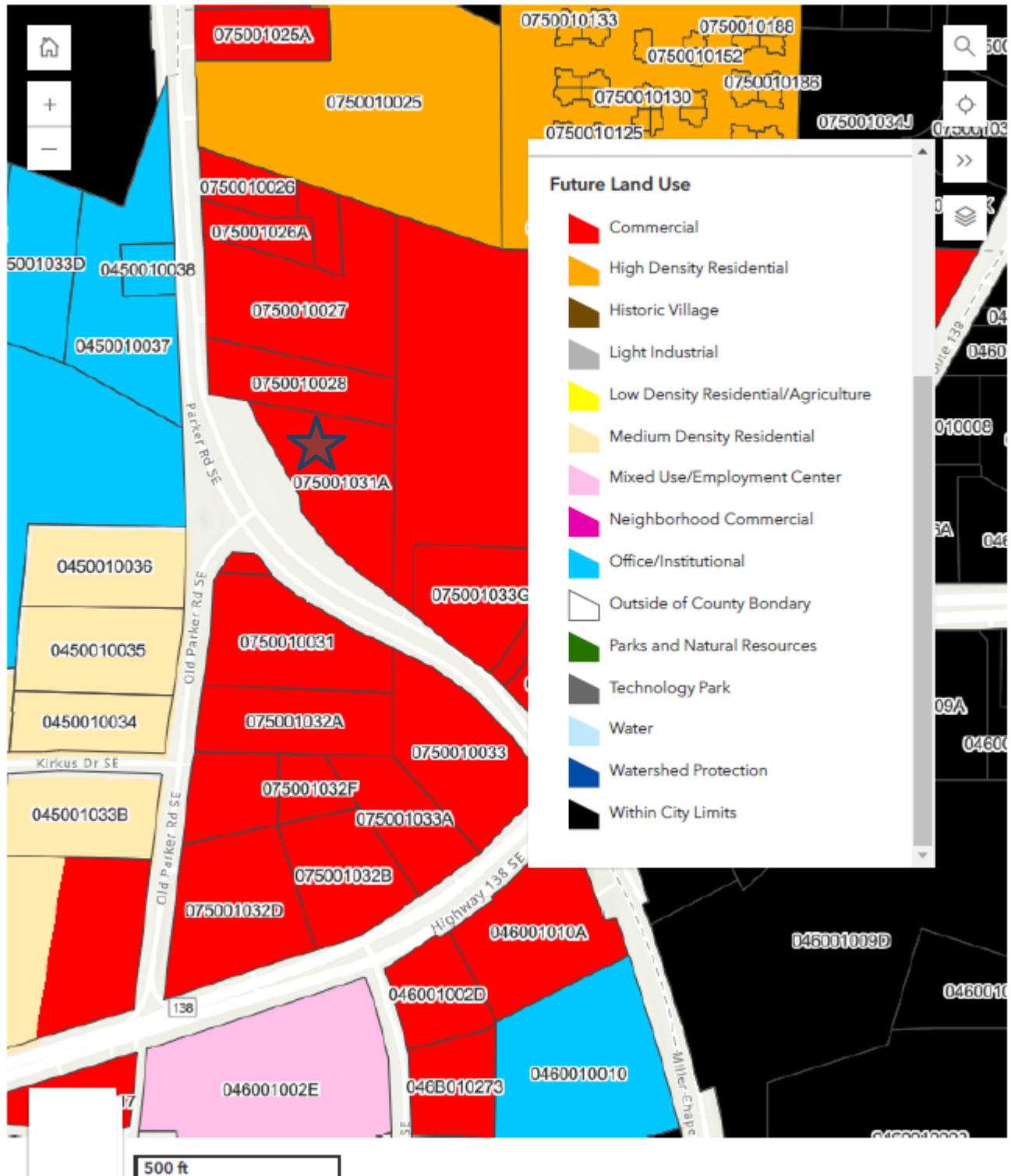
Rockdale County Zoning



FUTURE LAND USE MAP



Rockdale County Future Land Use

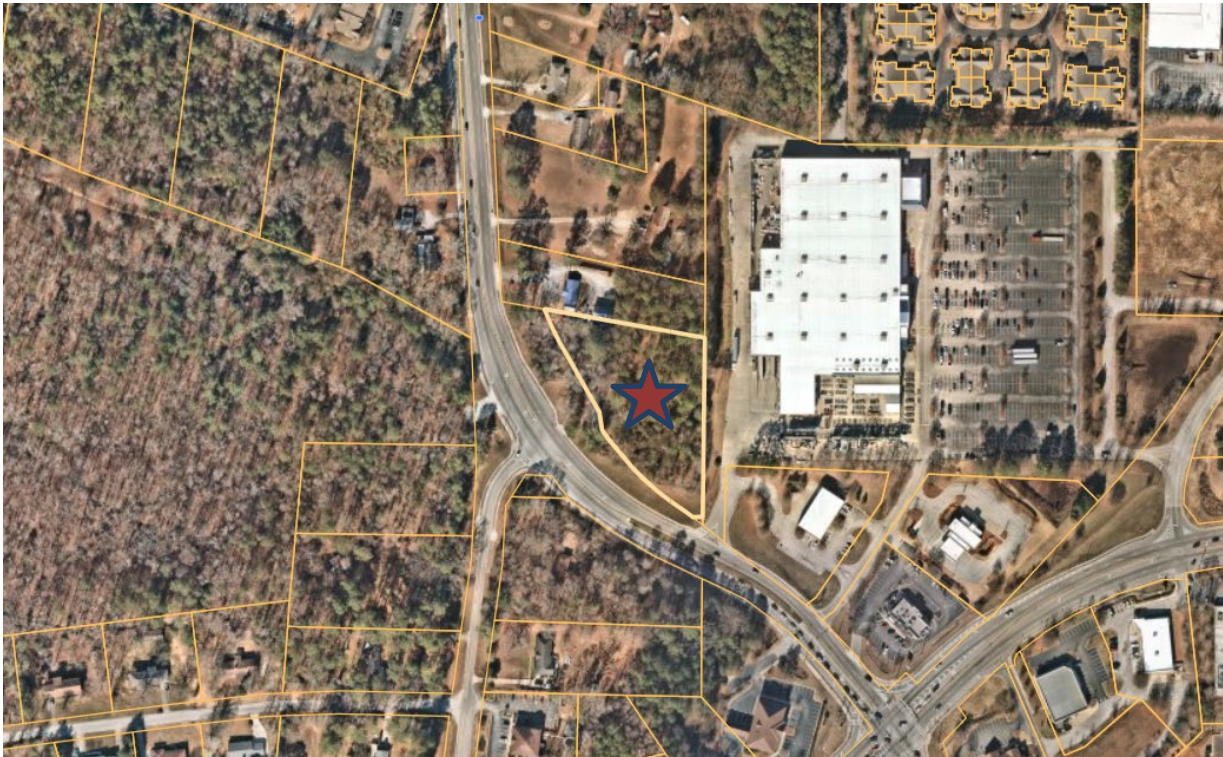


PROJECT SUMMARY

The applicant is requesting a rezoning for 1.327 acres of a 2.72-acre parcel. The project includes the following:

- A request to rezone the site from C-1 (Local Commercial District) to C-2 (General Commercial District) for an express car wash.
- A division of the existing property (parcel 075001031A) into two tracts
 - Tract 1 with 1.327 acres to be rezoned to C-2 (General Commercial District) for an express car wash.
 - Tract 2 with 1.281 acres to remain C-1 (Local Commercial District) for two retail suites.
- Two proposed access points to the development.
 - One full access driveway located on Tract 1.
 - One right-turn, exit-only driveway located on Tract 2.
- One proposed stormwater detention pond located on Tract 2.
- Two proposed dumpster enclosures; one to be located on Tract 1 and the other to be located on Tract 2.
- Proposed setbacks meeting code requirements.
 - Proposed 25-foot front setback.
 - Proposed 10-foot-side setbacks.
- Proposed landscape strips meeting code requirements.
 - Proposed 20-foot-wide front landscape strip.
 - Proposed 10-foot-wide side landscape strips.
- Transitional buffers not required between C-2 and C-1 zoned properties.
- Parking spaces meeting code requirements.
 - 31 parking spaces and 1 handicap space for the carwash.
 - 28 parking spaces and 2 handicap spaces for the retail spaces.

AERIAL



Rockdale Board of Education

No impact to RCPS.

Stormwater Department

Based on the submitted rezoning documents, there are no known environmental impacts that would be adversely impacted as it relates to the Stormwater Management Department. No streams, Flood plains or wetlands exists on the site that would be impacted from the proposed rezoning. Proposed development must comply with all County Land Disturbance requirements and Tree Protections.

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 by 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.

Transportation Department

No comments provided.

Water/Sewer

Existing 8" DIP Water main at site. Public Wastewater is located on adjacent private property Private easement will be required. 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 commercially zoned property. The commercial uses adjacent to the subject property include a plumbing company to the north of the subject site and hardware store to the east. The plumbing company was established in 2020 and utilizes a residential structure that was constructed in 1962. The hardware store was built in 2000. Due to the proximity of adjacent commercial uses, staff believe that the proposed rezoning for a car wash would be consistent with other developments in the area.

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 a car wash would be consistent with existing commercial uses along Parker Road SE. Furthermore, required landscaping will mitigate visual impacts from view of the road and nearby 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-2 (General 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 code requirements, the proposed rezoning would likely not increase adverse impacts on public facilities. Public water is available at the site and public wastewater is available with a private easement. 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?

The request to rezone the subject property to C-2 (General Commercial) is in conformance with the Future Land Use category of Commercial 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 C-1 (Local Commercial) to C-2 (General 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

ROCKDALE COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT

from C-1 (Local Commercial) to C-2 (General Commercial) with the following conditions:

1. The proposed development must comply with all Rockdale County Land Disturbance requirements.
2. The proposed development must comply with all Rockdale County Standard Design and Construction Details.
3. The applicant shall abide by all applicable standards of the Unified Development Ordinance for the C-2 (General Commercial) Zoning District, unless otherwise specified in these conditions or through approval of a variance by the Zoning Board of Appeals.
4. Should the rezoning application be approved, a subdivision application must be submitted to the Department of Planning and Development to separate Tract 1 (to be rezoned to C-2) and Tract 2 (to remain C-1).
5. Hours of operation shall be limited from 8:00 a.m. to 8:00 p.m.
6. 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.
7. No outdoor loudspeakers or sound amplification systems shall be permitted.
8. No storage or repair of vehicles shall be allowed within the car washing facility.
9. The car washing facility must utilize a recycling system where a minimum of 50 percent of water utilized must be recycled.
10. The applicant shall provide a 20-foot-wide landscape strip adjacent to the Parker Road SE right-of-way. Trees may be planted in groups rather than a single line.
11. Vacuum stations and all mechanical equipment, including compressor units on or around the building, shall be screened from view of exterior roadways. Screening design shall be subject to review and approval of the Department of Planning and Development.
12. The existing five-foot-wide concrete sidewalk shall remain adjacent to Parker Road SE right-of-way. Should the existing sidewalk be removed during land development, a new sidewalk shall be constructed in accordance with Sec. 332-9 of the Unified Development Ordinance.
13. No plans for ground signage were provided with this application. Proposed signage shall abide by the sign regulations found in Sec. 230-20 of the Unified Development Ordinance.
14. No temporary tents, temporary canopies, temporary banners, temporary streamers or temporary roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or stung on site, except within 60 days of the grand opening and during special events which shall occur no more than twice per calendar year and last no longer than seven days each.
15. All utilities shall be placed underground.
16. Natural vegetation shall remain on the property until the issuance of a development permit.
17. All grassed areas shall be sodded.



ROCKDALE COUNTY PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012

Phone: 770-278-7100

Email: planning@rockdalecountyga.gov

CASE #: _____

REZONING (ZONING MAP AMENDMENT) AND ALTERATIONS TO CONDITIONS OF APPROVAL APPLICATION CHECKLIST

This application is required for Rezoning submittals that do NOT require a Future Land Use (FLU) Map Amendment application. Additionally, this application is required for Alterations to or Repeal of Conditions of Approvals. The Instructions provide further details.

FILING INFORMATION (OFFICE USE ONLY)

Filing Date: _____ | BOC 1R WS: _____ | BOC 1R VS: _____ | PC Hearing: _____ | BOC Hearing: _____ | BOC 2R WS: _____ | BOC 2R VS: _____

PROPERTY

Property Address(es):
(With City and Zip Code) 2000 Parker Road Conyers, GA 30013

Tax Parcel Numbers:
075001031A

Total Acreage: 1.327

Number of Properties: 1

Per 2019 House Bill 493, detailed checklists of items required to be submitted for each type of project are supplemental to this application. Each item **must be checked off and a page number where the item is located must be noted** and included with the application. The applicant must sign the affidavit, at the end of the application and each required checklist, certifying that all required items are provided. If there are questions regarding items required for your specific project, contact staff for clarification prior to submitting the application.

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

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

The Unified Development Ordinance (UDO) Sec. 202.6 provides the zoning districts that are permitted within each FLU Category. If the FLU Category permits the proposed zoning district, this application is required.

The filing fee is based upon the number of properties, the amount of acreage of each property that require a Rezoning, the requested Zoning District that is being requested, and the amount of acreage of each property to be rezoned.

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

Date attended and with which staff member: 4/10/2024

☒ **Completed Application:** Provide one (1) digital copy and three (3) hard copies of the entire submittal packet.

☒ **Property Information (Page 4)**

☒ **Contact Information (Page 4):** Property Owner(s), Applicant, Authorized Agent, Attorney.

☒ **Site and Development Information (Page 5):** General information on the property, services and utilities.

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

☒ **Rezoning Review Standards (Page 7):** Provide justification for each of the review standards listed in UDO Sec. 238-4(g)(1). The Board of Commissioners, the Planning Commission, and the Department will use these standards to evaluate the request.

☒ **Conditions of Approval (Page 8):** UDO Sec. 238-15. Provide justification for each of the review standards listed in UDO Sec. 238-4(g)(1). The Board of Commissioners, the Planning Commission, and the Department will use these standards to evaluate the request.

☒ **Applicant Certification (Page 9)**

☒ **Ownership Statement and Campaign Contribution Disclosure Statement (Page 10):** If the property is listed in the name of more than one individual or entity, each owner must sign all documents. Property owner(s) signature(s) must be notarized. If the property has been sold within the last 90 days, a copy of the deed with the new owner(s) name(s) is required. Ownership of property will be verified by staff. The owner(s) of the property is required to disclose political campaign contributions. Disclosures must be notarized.

☒ **Agent Authorization Form and Campaign Disclosure Statement (Page 11):** If the owner of the property wishes to have someone represent his/her interest in all matters relating to a rezoning application, the notarized signatures of the owner(s) and agent are required. Agents are required to disclose political campaign contributions. Disclosures must be notarized.

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

Acres	Fee per Property	Tax Parcel Nos.	No. of Properties	Fee Amount (Fee x #)
☐ 0-4.99 acres	\$250			\$
☐ 5-9.99 acres	\$300			\$
☐ 10-19.99 acres	\$400			\$
☐ 20 acres and more	\$500			\$

☐ Rezoning to R2, MUR, and RM

Acres	Fee per Property	Tax Parcel Nos.	No. of Properties	Fee Amount (Fee x #)
☒ 0-4.99 acres	\$300	075001031A	1	\$ 300.00
☐ 5-9.99 acres	\$400			\$
☐ 10-19.99 acres	\$550			\$
☐ 20 acres and more	\$700			\$

☒ Rezoning to a Nonresidential District

Acres	Fee per Property	Tax Parcel Nos.	No. of Properties	Fee Amount (Fee x #)
☐ 0-4.99 acres	\$250			\$
☐ 5-9.99 acres	\$300			\$
☐ 10-19.99 acres	\$400			\$
☐ 20 acres and more	\$500			\$

Filing Fee (Fee Amount + DRI Fee) \$ 300.00

AFFIDAVIT CERTIFYING COMPLETENESS OF APPLICATION

I hereby acknowledge that I understand the requirements listed above for what constitutes a complete application. I have checked off each box and included a page number where the item is located. I confirm that the requirements for a complete application have been met.

Herrmann Properties, LLC

Danny K. Herrmann, the undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. 50-36-1(e)(1), with this affidavit.

Wait to be in front
of notary to sign:

Danny K. Herrmann
(Signature)

Herrmann Properties, LLC
Danny K. Herrmann
(Applicant's Name)

4-29-2024
(Date)

NOTARY

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

zoning application
(type of document)

Executed in Loganville Walton Georgia, this 29th day of April, 20 24
(city) (county) (state) (day) (month) (year)

Yvonne L Williams
Notary Public signature

W-00578949 Nov 7, 2026
GA Registration No. and expiration date

Yvonne L Williams
NOTARY PUBLIC

Walton County, GEORGIA

My Commission Expires 11/07/2026



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

CASE #: _____

**ZONING MAP AMENDMENT (REZONING) AND
ALTERATIONS TO CONDITIONS OF APPROVAL APPLICATION**
FILING INFORMATION (OFFICE USE ONLY)

Filing Date: _____ BOC 1R WS: _____ BOC 1R VS: _____ PC Hearing: _____ BOC Hearing: _____ BOC 2R WS: _____ BOC 2R VS: _____

PROPERTY INFORMATION

Property Address(es): 2000 Parker Road (With City and Zip Code) Conyers, GA 30013		Tax Parcel Numbers: 075001031A	
Total Acreage: 1.327 acres		Number of Properties: 1	
Subdivision: _____	Land Lot(s): 242	District(s): _____	
Current Zoning: C-1		Proposed Zoning: C-2	
Current FLU Category: Commercial			
Current Use: Vacant C-1		Proposed Use: Car Wash	
Zoning History (Rezoning, Special Use Permits, Variances, etc.): Unknown			

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

Purpose of requested amendment: **Purpose of requested amendment is to change C-1 zoning to C-2 zoning. Our intended use of a expresscar wash is not included in C-1 zoning but is included in C-2 zoning.**

APPLICANT INFORMATION

Applicant / Authorized Agent: Danny K. Herrmann			Authorized Agent / Attorney: _____		
Business / Person Name: Herrmann Properties, LLC Danny K. Herrmann			Business / Person Name: _____		
Address: 4983 Rabbit Farm Road			Address: _____		
City: Loganville	State: GA	Zip: 30052	City: _____	State: _____	Zip: _____
Office #: _____	Mobile #: 770-352-4835		Office #: _____	Mobile #: _____	
Email: danny1030k@gmail.com			Email: _____		
Applicant Status (check one): ☐ Owner ☐ Authorized Agent					

PROPERTY OWNER INFORMATION

Owner 1: Nick Smith			Owner 2: _____		
Business / Person Name: Nick Smith			Business / Person Name: _____		
Owner of Tax Parcel No(s): 075001031A			Owner of Tax Parcel No(s): _____		
Address: 4644 Ridge Pointe Drive			Address: _____		
City: Pace	State: Florida	Zip: 32571	City: _____	State: _____	Zip: _____
Office #: _____	Mobile #: 850-781-4509		Office #: _____	Mobile #: _____	
Email: _____			Email: _____		

PROPERTY OWNER INFORMATION

Owner 3: _____			Owner 4: _____		
Business / Person Name: _____			Business / Person Name: _____		
Owner of Tax Parcel No(s): _____			Owner of Tax Parcel No(s): _____		
Address: _____			Address: _____		
City: _____	State: _____	Zip: _____	City: _____	State: _____	Zip: _____
Office #: _____	Mobile #: _____		Office #: _____	Mobile #: _____	
Email: _____			Email: _____		

SITE INFORMATION

Any Applicable Zoning Overlay Districts:

Schools:

(If this request is for a commercial, industrial or office institutional zoning, school enrollment figures are not required, but the location of the nearest schools must still be completed.)

Type	Name	Current Enrollment	Capacity	Difference
Elementary School:	Sims Elementary School			
Middle School:	Edwards Middle School			
High School:	Rockdale High School			

Transportation:

	North	South	East	West
Adjacent Roads:	Flat Shoals	Parker	Lowe's Sea Drive	Parker
Existing ROW:				
Future ROW:				
Type:	County	County		County

Types: County Rd; State Hwy; Private Dr; Paved; Dirt; Other **County**

Are there state or county road improvements planned that would impact the rezoning site (by either Rockdale County or GDOT)? **No**

If so, please identify:

Utilities:

Gas Service: **Walton Gas**

Electric Service: **Snapping Shoals**

Potable Water (check one):

☒ Public System

☐ Well

Location of Nearest Line: **Parker Rd.**

Diameter of Line: **12"**

Distance to Closest Fire Hydrant: **50'**

Wastewater (check one):

☐ Public System **County Water and Sewer**

☐ Septic Tank

Nearest Treatment Plant: **Snapping Shoals**

Evaluation by Soil Scientist:

Max Operating Capacity: **3MGD**

Environmental Health Approval:

Level of Operation: **1 MGD**

Are there any utility easements recorded on the land to be considered for rezoning? **Unknown**

If, so please describe:

Stormwater:

FIRM Panel No. and Date: **13247C0094D 12/08/2016**

Basin: **Snapping Shoals**

Sub-Basin:

☐ Are there streams, rivers, lakes or other water bodies located on or adjoining this site?

If so, please identify:

☒ Property Within Floodplain? **No**

Zone: **C-1**

If so, has it been identified on your property plat?

☐ Yes

☐ No

How many acres are impacted by floodplain?

0

☐ Wetlands

Type:

DEVELOPMENT INFORMATION

Type of Development: (check one)

☐ Residential

☒ Nonresidential

☐ Mixed Use

Type of Residential: (check one)

☐ Single-Family Residential

☐ Two-Family Residential

☐ Multi-Family Residential

Type of Nonresidential: **C-2**

If Use Contains a Residential Component:

Number of Units:

Acreage: **1.327**

Residential Density (Lots/Units per Acre):

If Use Contains a Commercial Component:

Total Building Area Proposed: **1**

Number of Parking Spaces: **32**

Does the development qualify for a Development Regional Impact (DRI)? See pages 12 and 13 of the Application Instructions for more information.

☐ Yes

☒ No

JUSTIFICATION OF THE REZONING REQUEST

In your own words, type the reason you believe the zoning of the subject property should be amended. Please address the following:

1. The intent of the proposed amendment and the intended timing and phasing of development. State the reasons why you believe the current zoning district classification for the subject rezoning site is incorrect and why approval of a different zoning district classification is appropriate.

The intent of the proposed amendment is to build a express car wash to service the surrounding communities of the Parker Road area.

Timing of development will take approximately one year from start.

The current zoning is not incorrect although we are requesting approval of a different zoning district classification because car wash express is not allowed in the current zoning. A different zoning of C-2 would allow for the car wash which is not allowed with present zoning.

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.

We are proposing a decel lane to have traffic move smoothly into the project and also providing a second right lane for exiting only.

The impact on the proposed amendment should not effect the capacities of public facilities, but not limited to transportation facilities, sewage facilities, water supply, parks, drainage, schools, solid waste, and emergency medical facilities. We have water and sewer capacity letters. Drainage will be engineered with stormwater and detention pond for runoff. Our plan is to use best management practice, BMP's for stormwater runoff. Will have no bearing on schools and parks. We cannot foresee use of emergency medical facilities.

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

Most trees will be removed but others will be planted. No impact on the environment other than disposal of soaps which will be biodegradable. BMP's practices will be used for stormwater runoff and detention.

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

The area is already zoned commercially and we feel our use fits in line with the comprehensive plan and it is in the commercial node of the area.

REZONING REVIEW STANDARDS

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

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

Yes, all adjacent property is commercial. Major national retailer next door and small plumbing company on the other side.

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

Yes, C-1. However, proposed use is the highest and best use of property which is allowed only by C-2.

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

Most trees will be removed but others will be planted. No effect on water.
50% of wastewater recycled. No bodies of water are nearby.

d. Whether the proposed rezoning will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

Plenty of access, as well as decel lane. No excessive burden on road system.

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

Proposed use is in line with comprehensive plan. Area already commercially zoned.

f. Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning.

250 additional apartments to be built across the street. All people with potential use for our service.

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

No significant adverse effect on natural environment due to Rockdale County requirement that oil water separation tanks be installed to prohibit oil from entering stormwater system.

h. The feasibility of serving the property with public wastewater treatment service and the impacts of such on the wastewater system; and, if an alternative wastewater treatment method is proposed, whether such wastewater treatment method is authorized in Rockdale County and will have a detrimental impact on the environment.

50% of water will be recycled as required by Rockdale County and oil water separation tanks will be installed to prohibit oil from entering stormwater system so there will be a limited impact on the wastewater and stormwater systems.

ALTERATIONS TO OR REPEAL OF THE CONDITIONS OF APPROVAL

This page is only required for existing Conditions of Approval that were imposed with the adoption of a Zoning Map Amendment (Rezoning). If Conditions of Approval exist for a Future Land Use Map Amendment or a Special Use Permit that need to be changed, separate application(s) are required.

a. List the existing conditions of approval:

UNKNOWN

b. List the existing conditions of approval that are proposed to be altered and/or repealed:

UNKNOWN

c. Provide justification for the proposal:

Our plan will benefit the community with a usable service for the growth in the area without causing any known negative effects for the area.

APPLICANT CERTIFICATION

Please read and initial the following statements:

- 1 1. I hereby request the County consider the information contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on the Planning Commission (PC) and/or Board of Commissioners (BOC) Agenda for a public hearing.
- 2 2. I understand that my request will be rejected if all the necessary information and/or requirements are not presented.
- 3 3. I understand that I have an obligation to present all necessary information required by the Rockdale County Department of Planning & Development (P&D) to enable the PC and/or BOC to make an informed determination on my request. I will seek advice of P&D Staff or an attorney if I am not familiar with the zoning and land use requirements.
- 4 4. I understand that my request will be acted upon at the PC and BOC Public Hearings and that I am required to be present or to be represented by the authorized representative as indicated on this application, so that someone is available to present all facts and answer questions. I understand that failure to appear at a public hearing may result in the postponement or denial of my request. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Rockdale County.
- 5 5. The Rockdale County Unified Development Ordinance requires a public participation sign on the subject property. In order to ensure that the correct information is included on the public participation sign, P&D will prepare the sign and post the sign.
- 6 6. I hereby acknowledge that I understand the requirements listed on the checklist for what constitutes a complete application. I have checked off each box and included a page number where the item is located. I confirm that the requirements for a complete application have been met.
- 7 7. I have read and understood the applicable sections of the Rockdale County Unified Development Ordinance, as provided in the Instructions.

DANNY K. HERRMANN, 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:

Danny K. Herrmann
(Signature)

Herrmann Properties, LLC
Danny K. Herrmann
(Applicant's Name)

4-29-2024
(Date)

NOTARY

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

Zone application
(type of document)

Executed in Loganville, Walton, GA this 29th day of April, 2024
(city) (county) (state) (day) (month) (year)

Yvonne L. Williams
Notary Public signature

W-00578949 Nov 7, 2026
GA Registration No. and expiration date

Yvonne L Williams
NOTARY PUBLIC
Walton County, GEORGIA
My Commission Expires 11/07/2026



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

**OWNERSHIP STATEMENT &
OWNER'S CAMPAIGN
DISCLOSURE STATEMENT**

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records. Husband and wife or other individuals shall each sign individually. Make copies if needed.

OWNERSHIP STATEMENT

As the current owner(s) of Tax Parcel #(s) 073001031A, I (we) respectfully request that the subject property be rezoned and/or that Alterations to Conditions of Zoning be made.

Name: Nick Smith Address: Parker Road City: Conyers State: GA Zip: 30013
Firm: Phone #'s: 950-781-9509 Email: Nickpensacola@aol.com

If the owner is a business, list the Registered Agent or Authorized Signatory:

OWNER'S CAMPAIGN DISCLOSURE STATEMENT

- ☒ No, I have not made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of \$250.00 or more to any local government official of Rockdale County, Georgia listed below.
- ☐ Yes, I have made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of \$250.00 or more to any local government official of Rockdale County, Georgia listed below.

If yes, notate to whom the campaign contribution was made during the two years immediately preceding the filing of the application, the dollar amount, description of each contribution, and the date each contribution below and continue on a separate sheet if necessary, in the following format:

Rockdale County Board of Commissioners

Name	Position	Amount	Description	Date
Oz Nesbitt, Sr.	Chairman			
Sherri L. Washington, Esq.	Post I Commissioner			
Doreen Williams, PhD	Post II Commissioner			

Conyers-Rockdale Planning Commission

Name	Position	Amount	Description	Date
Steve Weinstein, PhD	PC Chairman, County			
Tom Harrison	Vice-chair, County			
Tawanna Smith-Fenty	City			
Ernestine Stovall-Goolshy	County			
Muddessar Ahmad	City			
Karen Benton	City			
Ronnie Burrell	County			

the undersigned also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. 50-36-1(e)(1), with this affidavit.

Wait to be in front of notary to sign:

(Signature)

Nicholas Smith
(Owner's Name - Printed)

NOTARY

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

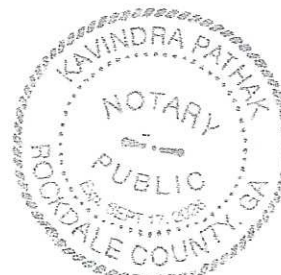
(type of document)

Executed in Conyers Rockdale GA this April day of 24th 2024
(city) (county) (state) (day) (month) (year)

Notary Public signature

W-00572360 / 09/21/2026

GA Registration No. and expiration date



SEAL



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

**AGENT
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.

AGENT AUTHORIZATION STATEMENT

I, NICHOLAS SMITH

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

Agent's Name: OTADY HERMAN Address: 4987 RABBIT FARM RD. City: CONYERS State: GA Zip: 30072

Firm: _____ Phone #'s: _____ Email: _____

Wait to be in front of notary to sign:

[Signature]
SIGNATURE
(Owner's Signature)

Nicholas Smith
(Owner's Name - Printed)

NOTARY

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

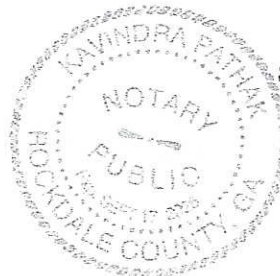
(type of document)

Executed in Conyers Rockdale GA this 25th day of April, 20 24.
(city) (county) (state) (day) (month) (year)

Notary Public signature

W-00572360 / 09/12/2026

GA Registration No. and expiration date



SEAL



ROCKDALE COUNTY PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

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

- ☐ 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:

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Conyers-Rockdale Planning Commission

Name	Position	Amount	Description	Date
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Tawanna Smith-Fenty	City			
Ernestine Stovall-Goolsby	County			
Muddessar Ahmad	City			
Karen Benton	City			
Ronnie Burrell	County			

Wait to be in front of notary to sign: [Signature] **SIGNATURE** [Signature]
(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:

Zoning application
(type of document)

Executed in Loganville, Walton, GA, this 29th day of April, 2024
(city) (county) (state) (day) (month) (year)

[Signature]
Notary Public signature

W-00578949 11/7/2026

GA Registration No. and expiration date

Yvonne L Williams
NOTARY PUBLIC
Walton County, GEORGIA
My Commission Expires 11/07/2026



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

**ATTORNEY
AUTHORIZATION
STATEMENT**

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

ATTORNEY AUTHORIZATION STATEMENT

I, N/A, hereby
certify that I have authorized the following attorney to make the request, claims and representation pursuing this application regarding Tax Parcel Nos.:

Attorney's Name:	Address:	City:	State:	Zip:
Firm:	Phone #'s:	Email:		

SIGNATURE

Wait to be in front of notary to sign:

(Owner's/Agent's Signature)

(Owner's/Agent'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

This document prepared by:
Associated Partners, LLC
After Recording Return to:

Doc ID: 008688870003 Type: GCD
Recorded: 07/09/2012 at 10:45:05 AM
Fee Amt: \$24.45 Page 1 of 3
Transfer Tax: \$10.45
Rockdale County Superior Court
Ruth A. Wilson Clerk
BK 5187 PG 115-117

Eastside Commercial Bank
1051 Culpepper Dr.
Suite 100
Conyers, GA. 30094

The area above this line reserved for recording.

QUIT CLAIM DEED TO REDEEM FROM TAX SALE

THIS INDENTURE, made this 26th day of June 2012, between:

Associated Partners, LLC

Whose Post Office address is 3418 Deer Lane Dr., Tallahassee, FL 32312, as party of the first part hereinafter called the GRANTOR, and

Nick Smith

Of the State of Georgia, as party or parties of the second part, hereinafter called the GRANTEE.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth that: Grantor, for and in consideration of Eight Thousand Four Hundred 00/100 (\$8,400.00) DOLLARS AND OTHER VALUABLE CONSIDERATIONS, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has bargained, sold, and by these presents does bargain, sell, remise, release and forever quit-claim unto the said GRANTEE all the right title, interest, claim or demand which the said GRANTOR has or may have had in and to:

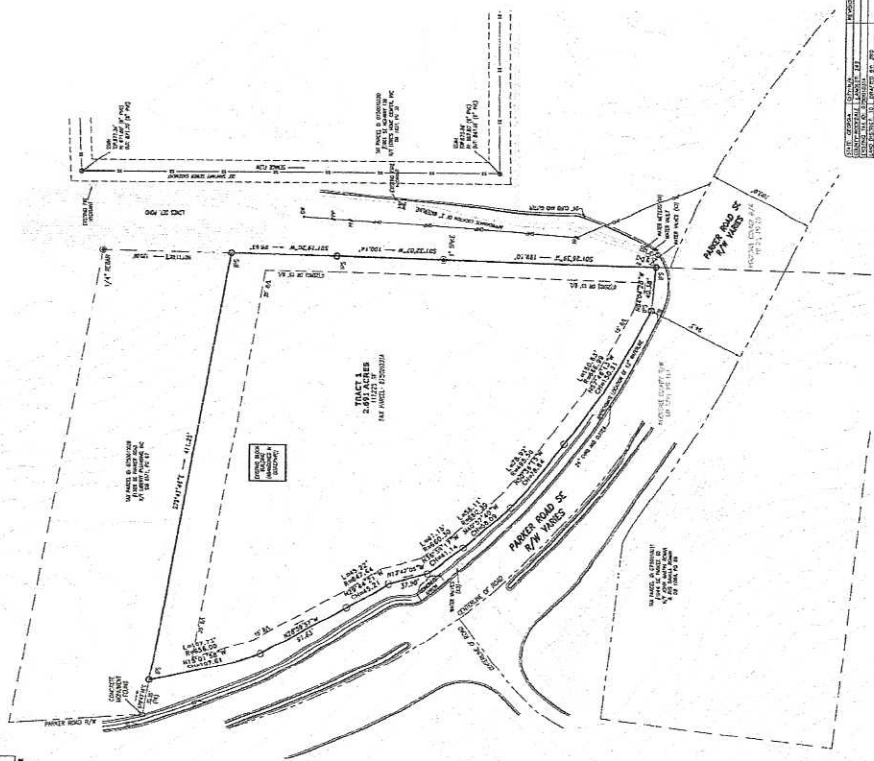
All that tract or parcel of land lying and being in Land Lot 242 of the 10th District of Rockdale County, Conyers, Georgia, recorded in Deed Book 1773 Page 52. This parcel being further described as East Side of Parker Road SE and parcel #075-0-01-031A in the records of Rockdale County Board of Assessors.

With all rights, members and appurtenances to the said premises in anywise appertaining or belonging.

This Quitclaim Deed has been executed and delivered for and in consideration of the redemption price as fixed by Georgia law having been paid by Eastside Commercial Bank.

TO HAVE AND TO HOLD the said described premises unto the said GRANTEE so that neither the said GRANTOR, nor any other person or persons claiming under the GRANTOR shall at any time claim or demand any right, title and interest to the aforesaid described premises or its appurtenances.

STATE OF TEXAS, COUNTY OF DALLAS
Surveyor's Office
Survey No. 44-175-100
BK 43 PG 175
RESERVED FOR COUNTY CLERK USE



GRAPHIC SCALE

LEGEND	
1/4 SECTION	1/4 SECTION
1/2 SECTION	1/2 SECTION
3/4 SECTION	3/4 SECTION
1/8 SECTION	1/8 SECTION
1/16 SECTION	1/16 SECTION
1/32 SECTION	1/32 SECTION
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"TYPE: COMMERCIAL TRACT"
PLAT IDENTIFIER: TRACT 1 TO BE ZONED C2

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 242, Land District 10, Rockdale County, Georgia State Plane West Zone, State of Georgia, being shown on a Survey for "Herrmann Properties, LLC", prepared by Garrett Land Surveying, LLC, dated 03/25/2024 and more particularly described as follows;

Beginning at an Iron Pin Set at the intersection of the eastern property line of current Rockdale County tax parcel 075001031A and the northern right of way margin of Parker Road SE Extension, said point having the following coordinates; 1,323,458.22, 2,341,075.59;
thence along said northern right of way margin the following calls,
N 84°04'28"W, 40.38 Feet,
thence N 51°35'36" W 56.11 Feet,
to a point of curve to the right having a radius of 656.99 Feet and being subtended by a chord of N 55°21'55" W, 93.81 Feet;
to a point of curve to the right having a radius of 485.50 Feet and being subtended by a chord of N 50°38'14" W, 77.36 Feet;
to a point of curve to the right having a radius of 650.29 Feet and being subtended by a chord of N 39°09'58" W, 97.44 Feet;
thence N 29°00'05" W, 35.55 Feet,
thence leaving said right-of-way margin N 60°59'55" E, 71.22 Feet,
thence S 88°33'21" E, 92.54 Feet,
thence N 61°26'39" E, 31.00 Feet,
thence S 88°33'21" E, 125.44 Feet to a point on the eastern property line of Rockdale Parcel 075001031A,
thence S 01°32'07" W, 92.90 Feet to a 1" spike;
thence S 01°26'39" W, 199.10 Feet, to the POINT OF BEGINNING;

Said Tract containing 57,832 Square Feet, (1.327 Acres);

END OF DESCRIPTION.

"TYPE: COMMERCIAL TRACT"
PLAT IDENTIFIER: Right-of-Way Dedication

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 242, Land District 10, Rockdale County, Georgia State Plane West Zone, State of Georgia, being shown on a Survey for "Herrmann Properties, LLC", prepared by Garrett Land Surveying, LLC, dated 03/25/2024 and more particularly described as follows;

Commencing at an Iron Pin Set at the intersection of the eastern property line of current Rockdale County tax parcel 075001031A and the northern right of way margin of Parker Road SE Extension, said point having the following coordinates; 1,323,458.22, 2,341,075.59; thence along the northern right of way margin the following calls;
N 84°04'28"W, 40.38 Feet to the Point of Beginning;

said point being a curve to the right having a radius of 666.99 Feet and being subtended by a chord of N 57°46'13" W, 150.31 Feet to a point;

said point being a point of curve to the right having a radius of 495.50 Feet and being subtended by a chord of N 50°36'15" W, 78.84 Feet to a point;

said point being a point of curve to the right having a radius of 660.30 Feet and being subtended by a chord of N 40°57'40" W, 58.09 Feet to a point;

said point being a point of curve to the right having a radius of 660.30 Feet and being subtended by a chord of N 36°39'17" W, 41.14 Feet to a point;

thence N 13°47'05" W, 37.90 Feet,
thence S 29°00'05" E, 35.55 Feet to a point,

said point being a point of curve to the left having a radius of 650.29 Feet and being subtended by a chord of S 39°09'58" E, 97.44 Feet to a point;

said point being a point of curve to the left having a radius of 485.50 Feet and being subtended by a chord of S 50°38'14" E, 77.36 Feet to a point;

said point being a point of curve to the left having a radius of 656.99 Feet and being subtended by a chord of S 55°21'55" E, 93.81 Feet to a point;

thence S 51°35'36" E, 56.11 Feet to the POINT OF BEGINNING;

Said Tract containing 3,186 Square Feet, (0.073 Acres);

END OF DESCRIPTION.

BOARD OF COMMISSIONERS

OSBORN NESBITT, SR., CHAIRMAN
Sherri L. Washington, Esq., Commissioner Post I
Dr. Doreen Williams, Commissioner Post II

ROCKDALE WATER RESOURCES

KIMBRY L. PEEK, SR., DIRECTOR
DAVID CERVONE, PE PRINCIPAL ENGINEER
TELEPHONE 770-278-7450
FACSIMILE: 770-918-6529



Rockdale Water Resources
ENGINEERING DIVISION

April 17, 2024

Danney K. Herrmann
Herrmann Properties, LLC
2000 Parker Rd 75001031A
Conyers, GA 30094

Dear Danney K. Herrmann,

As of the date of this letter, Rockdale County does have wastewater availability and treatment capacity to accommodate your request for wastewater treatment for your site at Parcel 75001031A 2000 Parker Road, Conyers, GA 30094.

This availability does not constitute a sewer reservation nor promise of a sewer reservation. Such reservations can only be facilitated by way of an approved wastewater service permit. The wastewater service permit includes submittal of the sewer reservation application (i.e. permit), payment made for such reservation, and approval by Rockdale County per Rockdale County Rate-Resolution-R-2019-06-approved-5-14-2019. Wastewater conveyance and treatment capacity availability is subject to change and sewer reservations are made on a first come, first serve basis. The wastewater conveyance capacity is the responsibility of the developer to ensure that existing sewer line can handle the existing flow plus a peak flow from the proposed development.

If you should have any questions, please contact us at 770-278-7450.

Sincerely,
Rockdale Water Resources
Engineering Division

"Rockdale Water Resources is perfectly positioned to provide the ultimate resource – WATER"

BOARD OF COMMISSIONERS

OSBORN NESBITT, SR., CHAIRMAN
Sherri L. Washington, Esq., Commissioner Post I
Dr. Doreen Williams, Commissioner Post II

ROCKDALE WATER RESOURCES

KIMBRY L. PEEK, SR., DIRECTOR
DAVID CERVONE, PE PRINCIPAL ENGINEER
TELEPHONE 770-278-7432
FACSIMILE: 770-918-6529



Rockdale Water Resources
ENGINEERING DIVISION

April 17, 2024

Danney K. Herrmann
Herrmann Properties, LLC
2000 Parker Rd 75001031A
Conyers, GA 30094

Dear Danney K. Herrmann,

As of the date of this letter, this letter confirms Rockdale County has public water service available for your site at Parcel 75001031A 2000 Parker Road, Conyers, GA 30094.

If you should have any questions, please contact us at 770-278-7450.

Sincerely,
Rockdale Water Resources
Engineering Division

"Rockdale Water Resources is perfectly positioned to provide the ultimate resource – WATER"



TREY LUCAS
ARCHITECTURE
10000 Hwy 11
P.O. Box 1111
C. 409.327.0771
trey@treylucas.com

Client:
Requester, LLC
Contact: Danny Mattern
C. 409.327.0771
danny1000@gmail.com

Bubbles Car Wash
??????

DESIGN DEVELOPMENT NOT
RELEASED FOR CONSTRUCTION

DATE

REVISIONS

NUMBER

4.26.24

3D VIEWS

Project Number
4.26.24

Date

Drawn By
III

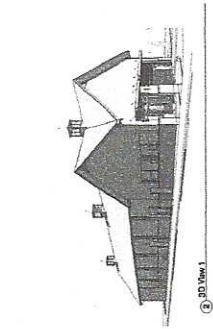
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Checker

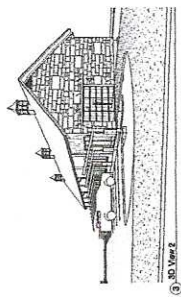
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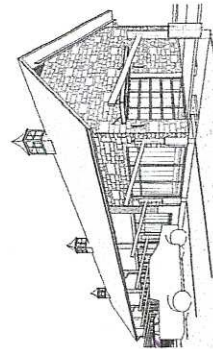
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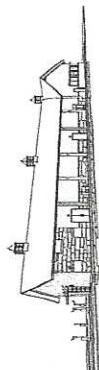
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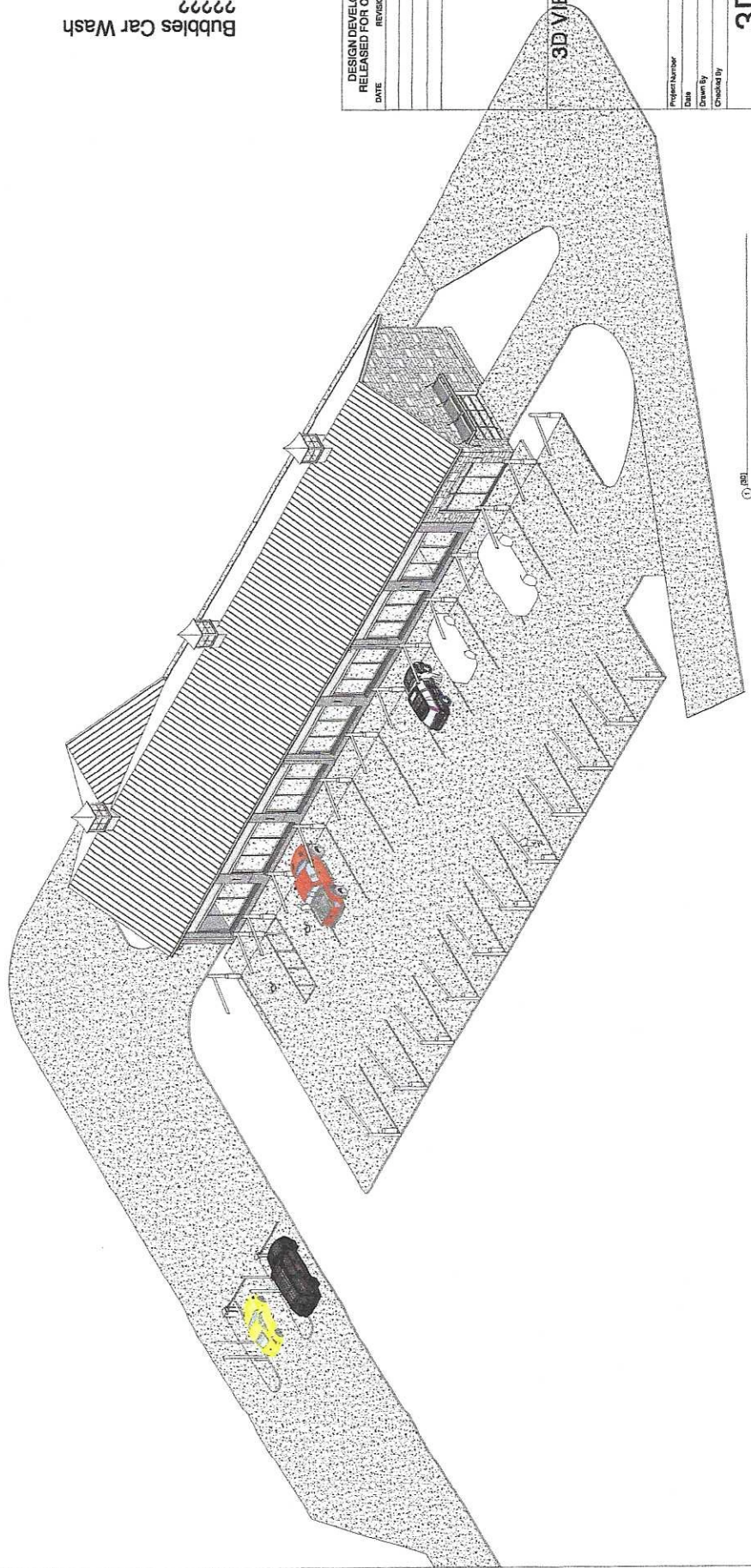
3D View 2



3D View 3



3D View 4



3D View 5



TREY LUCAS
ARCHITECTURE
1000 S. 10th St.
Tulsa, OK 74106
P: 405.507.0771
E: treylucas.com

Owner:
Bubbles LLC
Contact: Mary Hennen
E: mary1000@gmail.com

Bubbles Car Wash
??????

DESIGN DEVELOPMENT NOT
RELEASED FOR CONSTRUCTION

DATE

REVISIONS

NUMBER

4.26.24

FLOOR PLAN

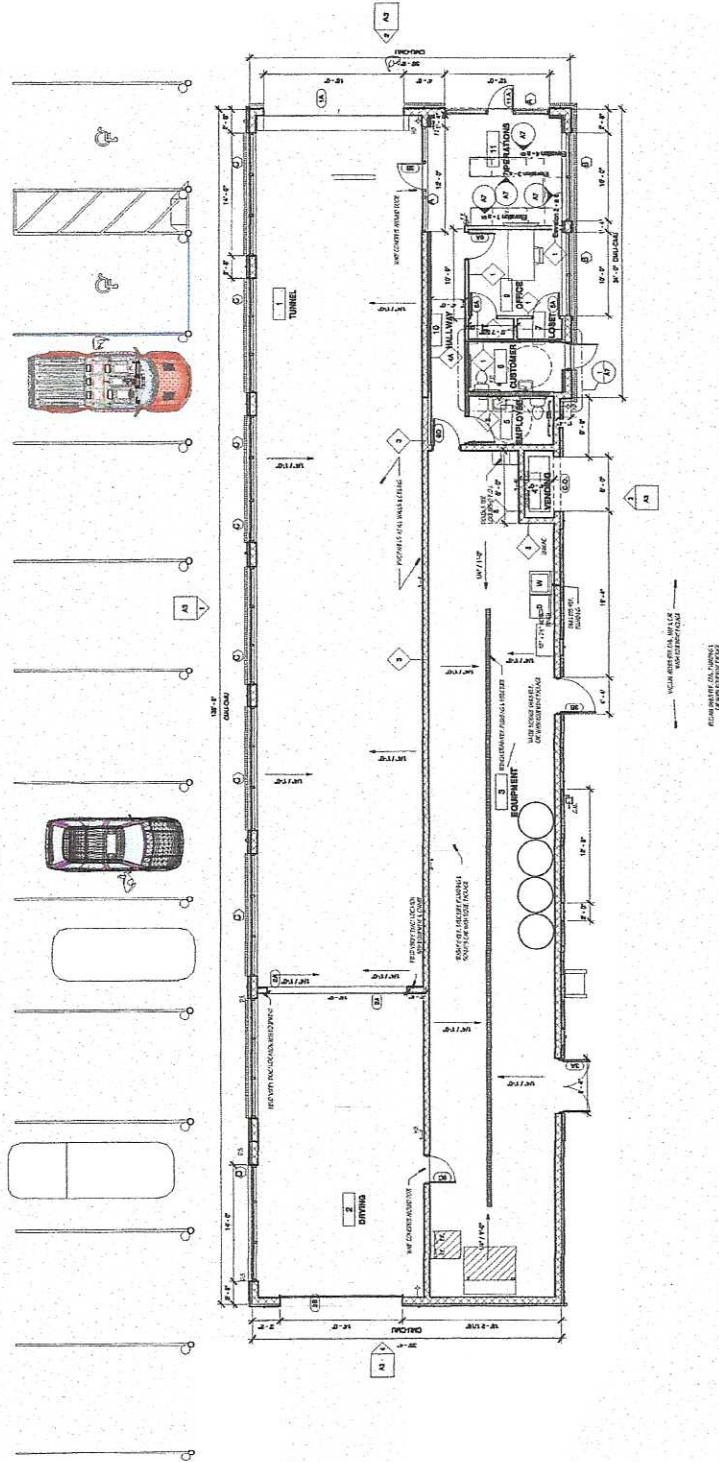
Project Number
Date
Drawn By
Checked By

Project Number
4.26.24
III

Checker

A1

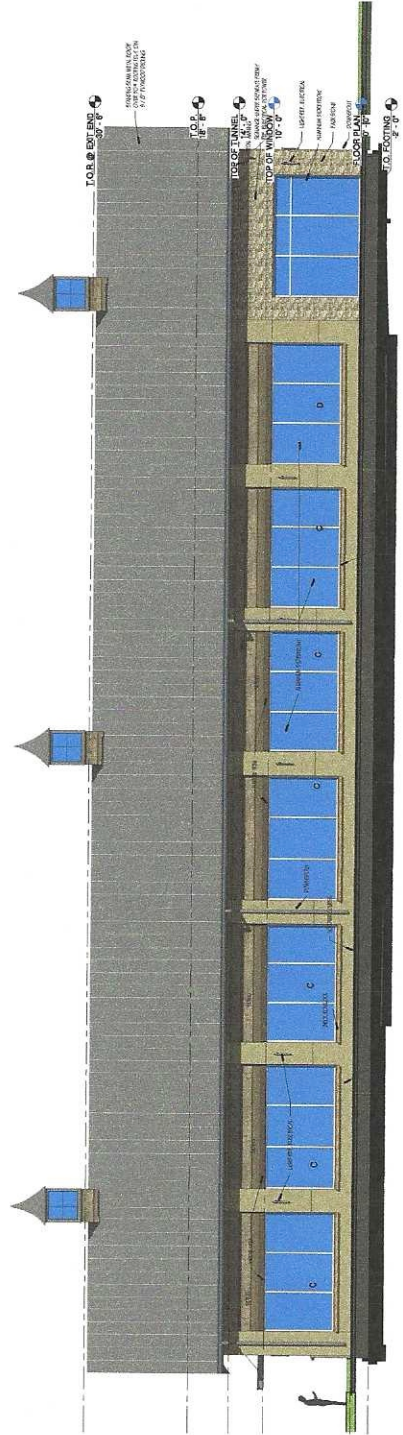
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① FLOOR PLAN
3/16" = 1'-0"



Bubbles Car Wash
?????



① TUNNEL NORTH
3/16" = 1'-0"

EL DORADO
CLIFFSTONE-
BOARDWALK

DESIGN DEVELOPMENT **NOT**
RELEASED FOR CONSTRUCTION

4.26.24

EXTERIOR ELEVATIONS

Project Number	Project Number
Date	4.26.24
Drawn By	III
Checked By	Checker

A3

Scale $3/16" = 1'-0"$