

RESOLUTION NO. 722

A RESOLUTION FOR ADOPTION OF THE CITY OF CONYERS, GA COMPREHENSIVE PLAN UPDATE 2023.

WHEREAS, the City of Conyers (hereinafter “City”) developed and adopted a Comprehensive Land Use Plan and Map, dated May 19, 2004, under the 1999 Minimum Planning Standards of the Georgia Department of Community Affairs (hereinafter “DCA”); and

WHEREAS, the DCA required the City to provide partial updates, dated November 5, 2008 and March 19, 2014, of said Comprehensive Plan in order to maintain the City’s Qualified Local Government Status; and

WHEREAS, the City is further required under Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, of the Rules of DCA to undertake a major update of said Comprehensive Plan; and

WHEREAS, the City has completed said major plan update, title The City of Conyers, GA Comprehensive Plan Update 2018 which was adopted on June 20, 2018; and

WHEREAS, The City has completed the mandatory 5-year update of the Comprehensive plan, title The City of Conyers 2023 Comprehensive Plan, as set forth in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, the City has submitted said update to the Atlanta Regional commission (hereinafter “ARC”) and to the DCA for regional and state review; and

WHEREAS, the ARC and DCA have reviewed and approved said plan update.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CONYERS, GEORGIA, AND IT HEREBY IS RESOLVED BY AUTHORITY OF THE SAME.

Section 1. Mayor and the City Council of the City of Conyers, the governing authority of the City, hereby approves and adopts The City of Conyers 2023 Comprehensive Plan.

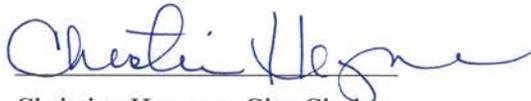
Section 2. All acts heretofore taken to effectuate the intent of this resolution are hereby ratified and approved.

Section 3. This resolution shall take effect immediately upon its adoption, and all resolutions or proceedings or parts in conflict with this resolution shall be, and the same are, hereby repealed.

ADOPTED AND APPROVED by the City Council of Conyers, Georgia this 20th day of September, 2023.


G. Vincent Evans, Jr., Mayor

ATTEST:


Christina Heyman, City Clerk

Approved by:


Carrie L. Bootcheck, City Attorney

CITY OF CONYERS

2023 COMPREHENSIVE PLAN



CITY OF
CONYERS
Celebration of Community

Adopted
September 20, 2023
prepared by the



Vision

ONE **great** REGION

Mission

Foster thriving communities for all within the Atlanta region through collaborative, data-informed planning and investments.

Goals



Healthy, safe, livable communities in the Atlanta Metro area.



Strategic investments in people, infrastructure, mobility, and preserving natural resources.



Regional services delivered with **operational excellence** and **efficiency**.



Diverse stakeholders engage and take a regional approach to solve local issues.



A competitive economy that is inclusive, innovative, and resilient.

Values

Excellence – A commitment to doing our best and going above and beyond in every facet of our work allowing for innovative practices and actions to be created while ensuring our agency’s and our colleague’s success.

Integrity – In our conduct, communication, and collaboration with each other and the region’s residents, we will act with consistency, honesty, transparency, fairness and accountability within and across each of our responsibilities and functions.

Equity – We represent a belief that there are some things which people should have, that there are basic needs that should be fulfilled, that burdens and rewards should not be spread too divergently across the community, and that policy should be directed with impartiality, fairness and justice towards these ends.



Atlanta Regional Commission

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atlantaregional.org

ACKNOWLEDGEMENTS

Steering Committee

Jennifer Edwards - Resident

John Fountain - Resident

Rebeca Gibbons - Business Owner / Latino Community

Kevin Hanna - Conyers Rockdale Economic Development Council (CREDC)

Keish Momin - Business Owner

Gail Owens - Resident

Norma Shipp - Resident / Conyers Housing Authority

Brad Smith - Business Owner

Valyncia Smith - City Council / City of Conyers

Sherri Washington - Resident / Board of Commissioners

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This document was prepared by the Atlanta Regional Commission.

Unless otherwise noted, all photos were taken by the City of Conyers.



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EXECUTIVE SUMMARY

Designed to guide the future actions of a community, a Comprehensive Plan presents a vision for progress and provides a framework for the execution of the vision. The Comprehensive Plan is aimed at guiding the city on investment planning and organization to promote quality of life to the citizens by provision of adequate infrastructure and amenities. The plan highlights issues, needs and opportunities of a community, and provides long-range goals and objectives. This development agenda focuses on providing viable goals, timelines, and estimated costs for ensuring an economically resilient, strong and sustainable community.



CITY OF
CONYERS
Celebration of Community

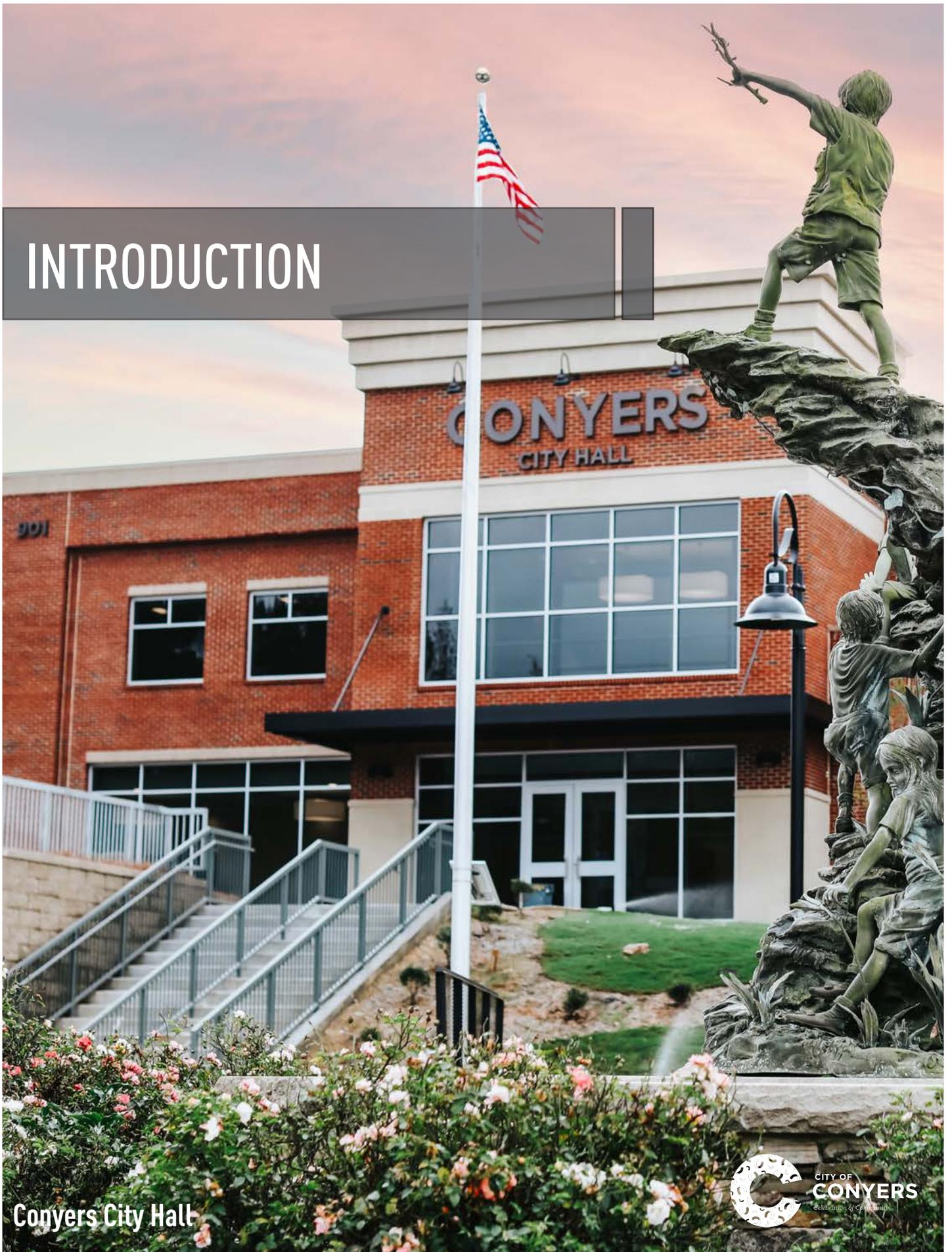
Conyers is a desirable, healthy, highly sought-after community, rich in history and heritage.

The most recent Comprehensive Plan for the City of Conyers was adopted in 2018 and ranged from 2018 to 2022. The Georgia Department of Community Affairs mandates every city to provide an update to the Comprehensive Plan every five years to maintain the Qualified Local Government (QLG) status of the city and continue to receive funding for projects within the city.

This current document will supersede that plan with updated policies, data, and a new community work program. This document has been shaped by combined efforts of the City Council, City of Conyers Staff, Stakeholders and active public participation and delves into the current advancement of the City and makes efforts to yield prospective opportunities.

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INTRODUCTION



Conyers City Hall



Welcome to Conyers, Georgia

Conyers is a city that retains a small town feel with urban amenities. Our residents enjoy the close proximity to Atlanta and to surrounding communities and a lower cost of living than comparable cities in the Atlanta Metro. Public surveys show residents appreciate the community, events, and the natural beauty of the city. At the same time, Conyers looks forward to a future of continued success, growth, and change.

Broadly speaking, a comprehensive plan is a way to guide development, investment, and the allocation of services within a jurisdiction. Cities, towns, and counties are intricate and detailed places. Decisions are made every day in response to new opportunities or unexpected problems.

Conyers is a medium-sized city located in the state of Georgia. With a population of 17,508 people and 24 constituent neighborhoods, Conyers is the 59th largest community in Georgia. Related to jobs and employment, and unlike some cities, Conyers isn't mainly white- or blue-collar. Instead, the most prevalent occupations for people in Conyers are a mix of both white- and blue-collar jobs. Overall, Conyers is a city of sales and office workers, professionals, and service providers. There are especially a lot of people living in Conyers who work in office and administrative support (13.40%), sales jobs (11.87%), and teaching (9.58%). Also of interest is that Conyers has more people living here who work in computers and math than 95% of the places in the US. The overall education level of Conyers is somewhat higher than in the

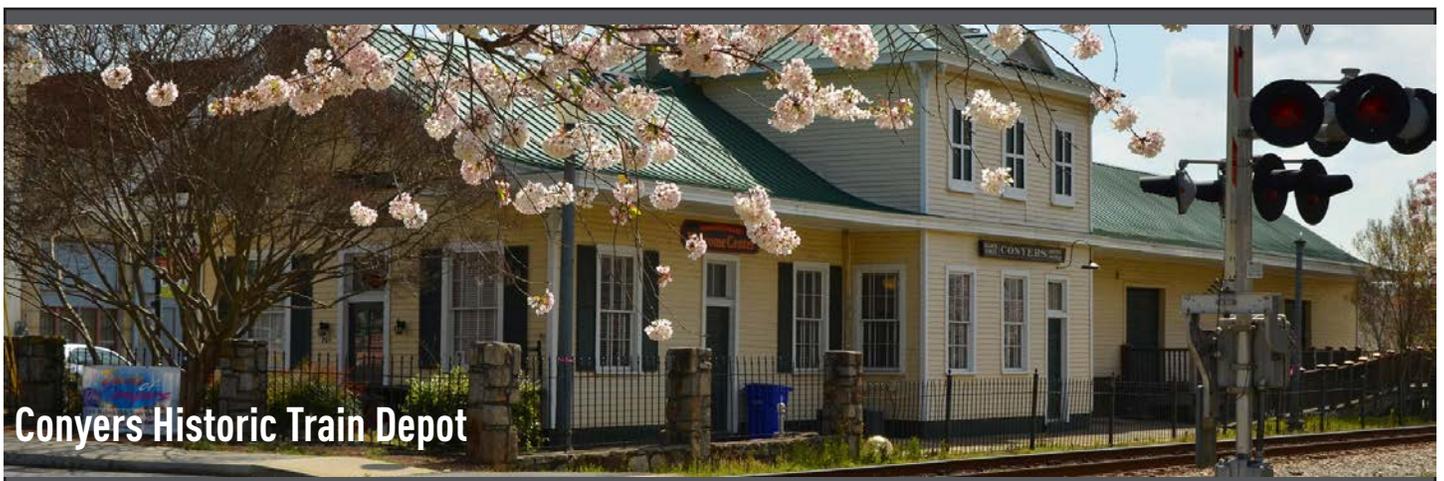
average US city at 21.84% and the state of Georgia at 20.9%: 26.74% of adults 25 and older in the city have at least a bachelor's degree.

Conyers is an extremely ethnically-diverse city. The people who call Conyers home describe themselves as belonging to a variety of racial and ethnic groups. The greatest number of Conyers residents report their race to be Black or African-American, followed by White. Conyers also has a sizable Hispanic population (people of Hispanic origin can be of any race). People of Hispanic or Latino origin account for 13.11% of the city's residents. A closer look at the neighborhoods shows some areas are lower-income and have a high percent of single-parents and higher-than-average poverty rates. Other areas attract a high number of college students. Overall, Conyers is a favorable place for first-time home buyers.

A comprehensive plan like the City of Conyers' Comprehensive Plan is one tool to help guide these decisions and includes three distinctive features:

1. It is a long-range plan, looking ahead five years with longer-range implications.
2. It is comprehensive and looks across many different facets of what a city does.
3. It is deliberative, looking within to understand the needs and desires of the residents and leaders of the city.

Data: U.S.. Census Bureau, CoreLogic, 2021



Conyers Historic Train Depot

Last Update: 2018

The City of Conyers last updated its Comprehensive Plan in 2018. This current plan will supersede that plan with updated principles, data, and a new Community Work Program. This update affirms the City's big picture vision, defines goals, and lays out a task list for city leaders, staff, and citizens to address issues and to continue to move Conyers towards a common vision.

Working Towards the Goal

To meet the goal of an inclusive process meant creating multiple opportunities to get involved. The project management team developed several communication tools and forums to ensure that meaningful community input would form the backbone of the plan.

A steering committee was convened to oversee the process, to evaluate community input, and to guide the development of the plan. Steering committee members were appointed from the business community, residents, city staff, elected officials, the Conyers Housing Authority, and the Conyers Rockdale Economic Development Council.

A public open house was held after the Conyers/Rockdale Planning Commission Meeting at 901 Main Street in Conyers to allow people to learn about the planning process and to provide public input on a set of topics. Visitors who attended the open house were able to provide valuable feedback. In addition, the city posted a public input page with a survey that received over 3,900 responses, and created post cards and outreach materials to drive participation in the survey and public forum.

Data analysis and the community's ideas for the future were combined and turned into action areas for the Community Work Program:

1. Facilities
2. Identity
3. Development
4. Connectivity



City of Conyers Sign



Water Tower

Goal Outcomes

The City of Conyers is a diverse and growing community. The people of Conyers are working to capitalize on the qualities and values that have made it a successful community.

Through data analysis and public engagement, the following assets (opportunities) and challenges (needs), as shown on the right of the page, were identified for the City of Conyers.

As the City moves forward in implementing the comprehensive plan, these assets (opportunities) and challenges (needs) should be monitored to ensure that they are still relevant to the community.

Assets (Opportunities)

- Proximity to Atlanta
- Diversity
- Festivals
- Natural beauty, parks and recreation
- Affordability

Challenges (Needs)

- Traffic and connectivity
- Effects of / planning for growth
- Additional parks and recreation
- Rising home prices and rents
- Quality housing
- Local economy



Hardin-O'Kelly Street Roundabout

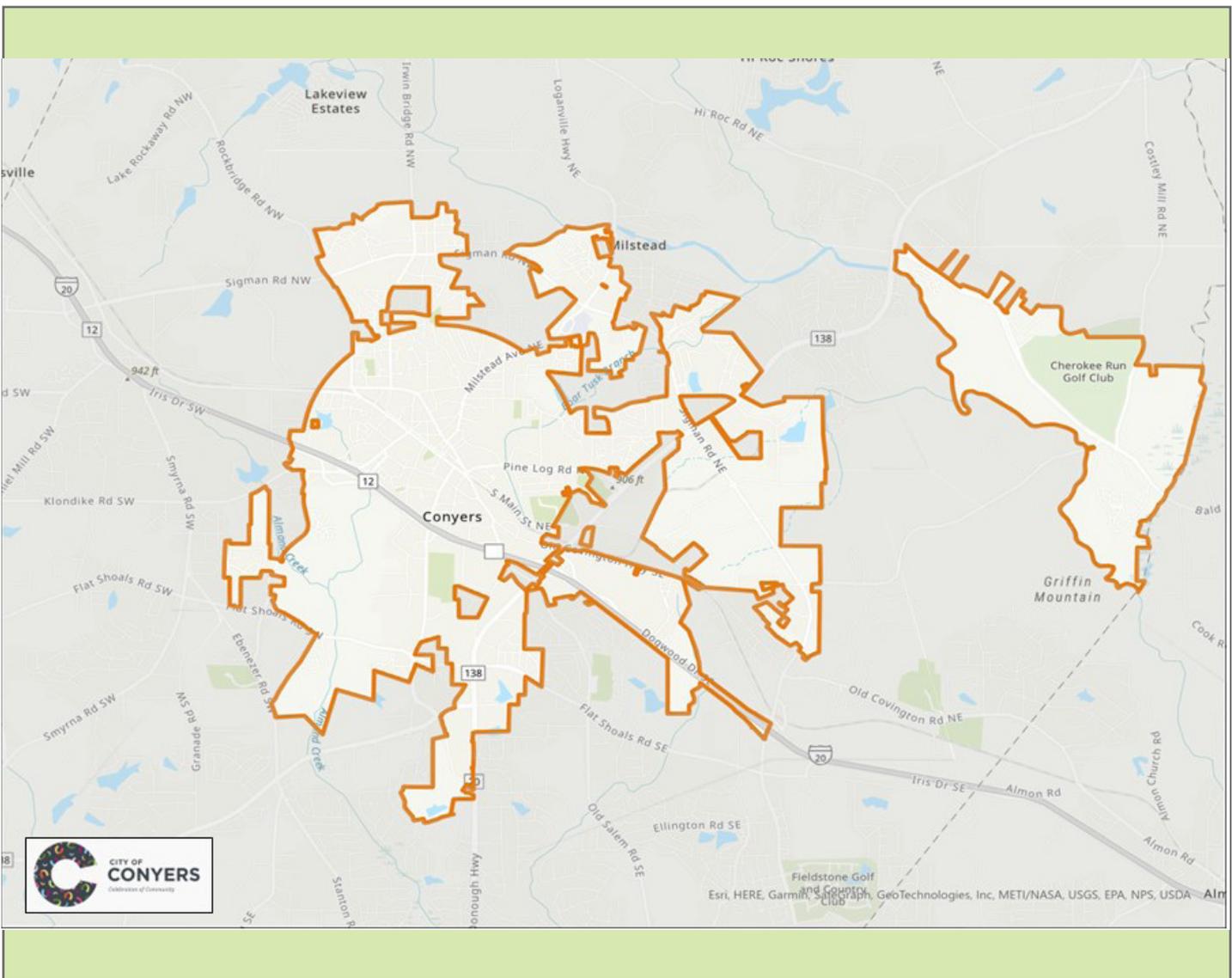
City of Conyers Location

The City of Conyers is the county seat of and the only city in Rockdale County. The city is 24 miles east of downtown Atlanta and is part of the Atlanta Metropolitan Area.

Local attractions include the Georgia International Horse Park, built for the 1996 Olympic Games, the Lewis Vaughn Botanical Garden, and the Old Jail Museum.

The Conyers Cherry Blossom Festival has become a popular yearly tradition.

MAP 1. CITY OF CONYERS BOUNDARY MAP



DATA & DEMOGRAPHICS



July 4th Fireworks Olde Town Conyers

Demographic Trends

Conyers is continuing to see population growth with a 17% increase between 2010 and 2021, adding over 2,527 new residents for a total of 17,101 residents. An increase in population is seen from 2020 to 2021 of almost 9% (Figure 1. Population). Conyers grew more than Loganville or Covington during this time period, but less than McDonough (Figure 2. Population Comparison).

Figure 1. Population

US Census Bureau, Decennial Censuses, 2000-2020, ACS 5-year data, 2021

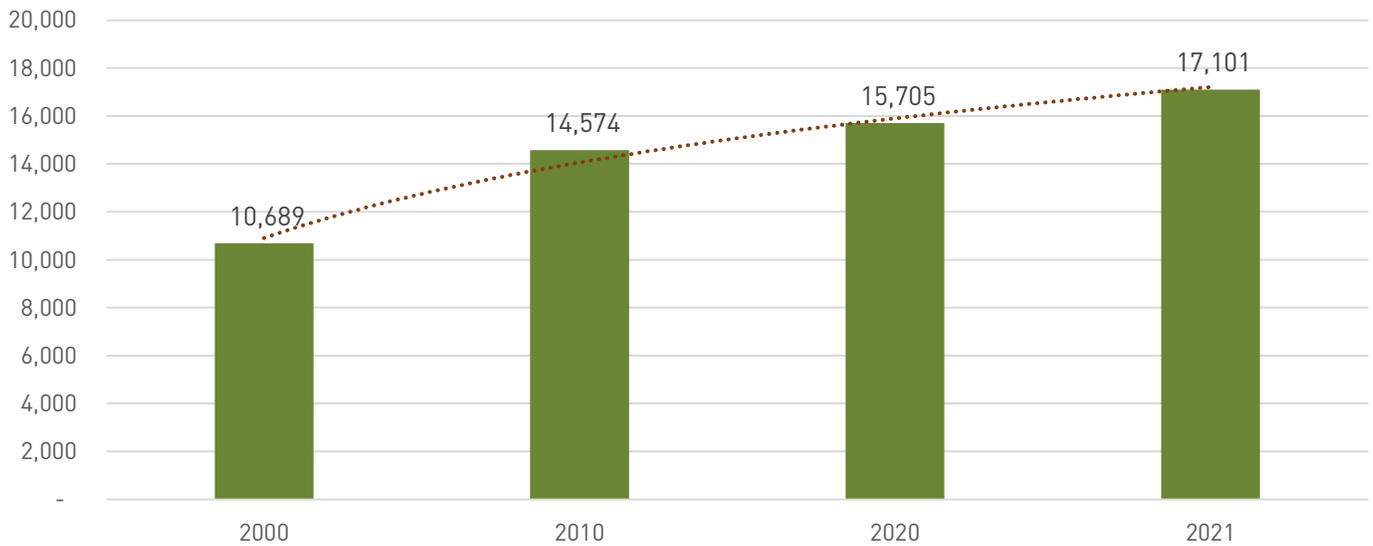
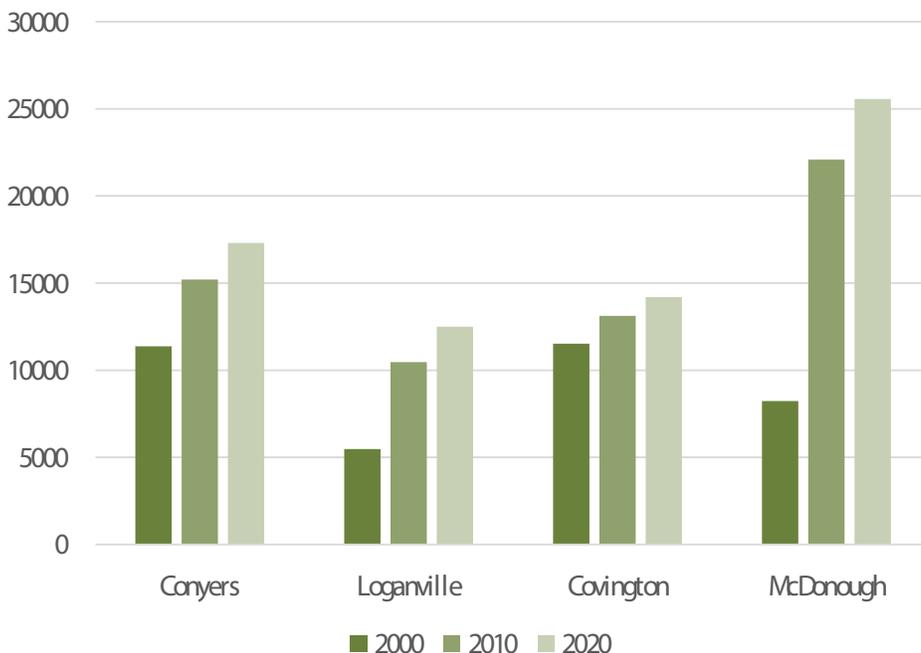


Figure 2. Population Comparison

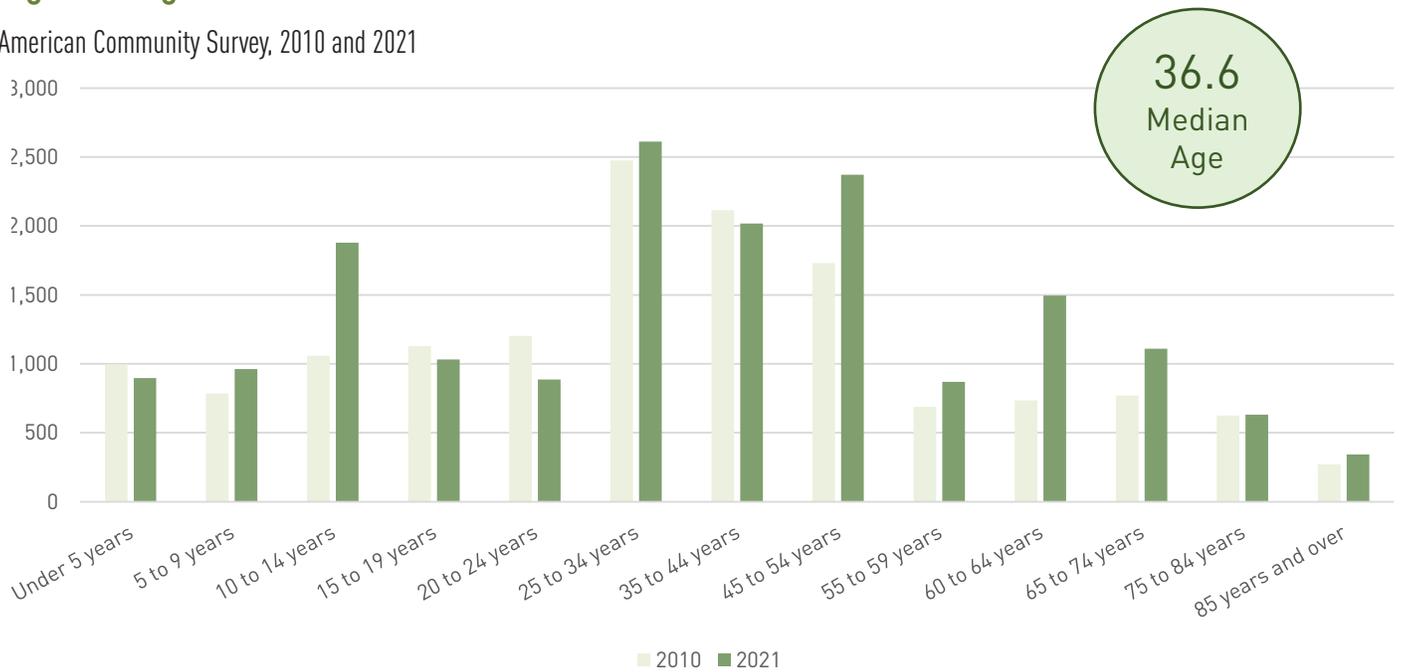
US Census Bureau, Decennial Censuses, 2000-2020



The largest increase in age from 2010 to 2021 occurred in age groups 10-14, 45-54, and over age 60 (Figure 3. Age Distribution). The median age in Conyers increased from 33.8 in 2010 to 36.6 in 2021.

Figure 3. Age Distribution

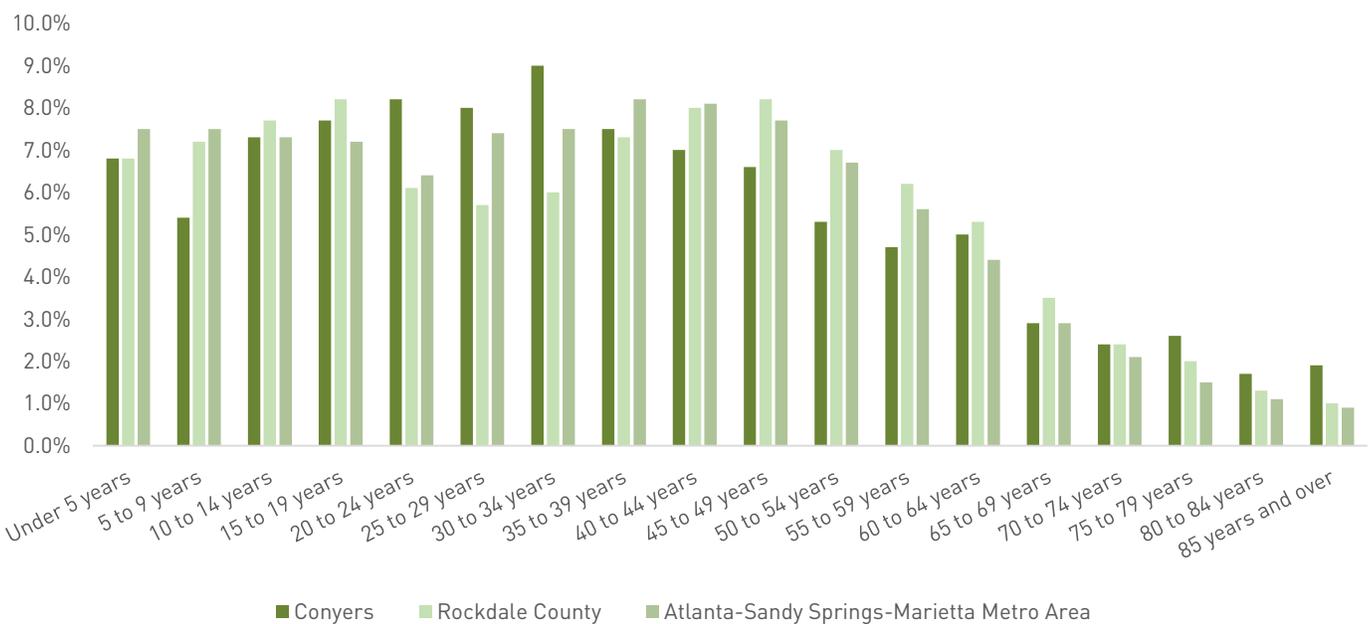
American Community Survey, 2010 and 2021



Conyers has a higher percentage of residents age 20-34 than both Rockdale County and Metro Atlanta, as well as a higher population of residents over age 70 (Figure 4. Age Comparison). The median age in Conyers in 2021 (36.6) is lower than the median age in Rockdale County (38.8) and the median age in the Atlanta Metropolitan Area (37.2).

Figure 4. Age Group Comparison

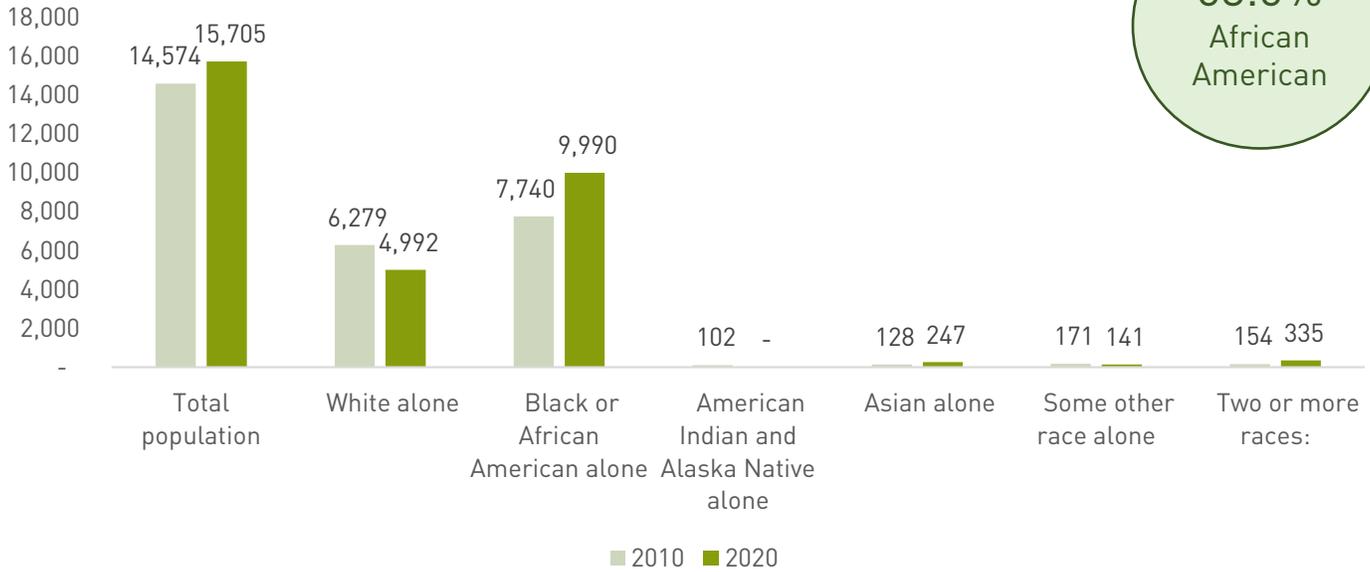
US Census Bureau, Decennial Censuses, 2020



Conyers has seen a 29% increase in Black population from 2010 to 2020, and a 20% decline in white population during this time period (Figure 5. Racial Composition). The percentage of Black residents in Conyers (63.6%) is higher than Rockdale County (55.9%) and the Atlanta Metropolitan area (34.2%).

Figure 5. Racial Composition

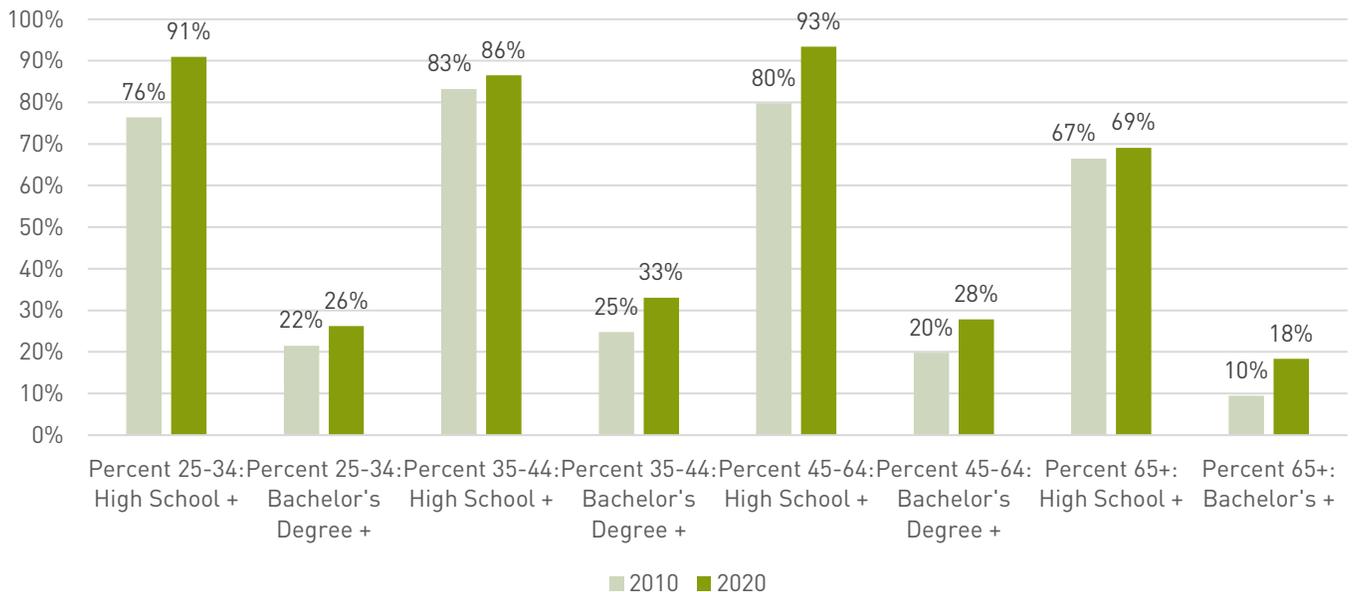
US Census Bureau, Decennial Censuses, 2010 and 2020; American Community Survey



Educational attainment increased in every age category from 2010 to 2020. The largest increase is in the percent of 25-34 year old residents with a High School degree.

Figure 6. Educational Attainment of Adults

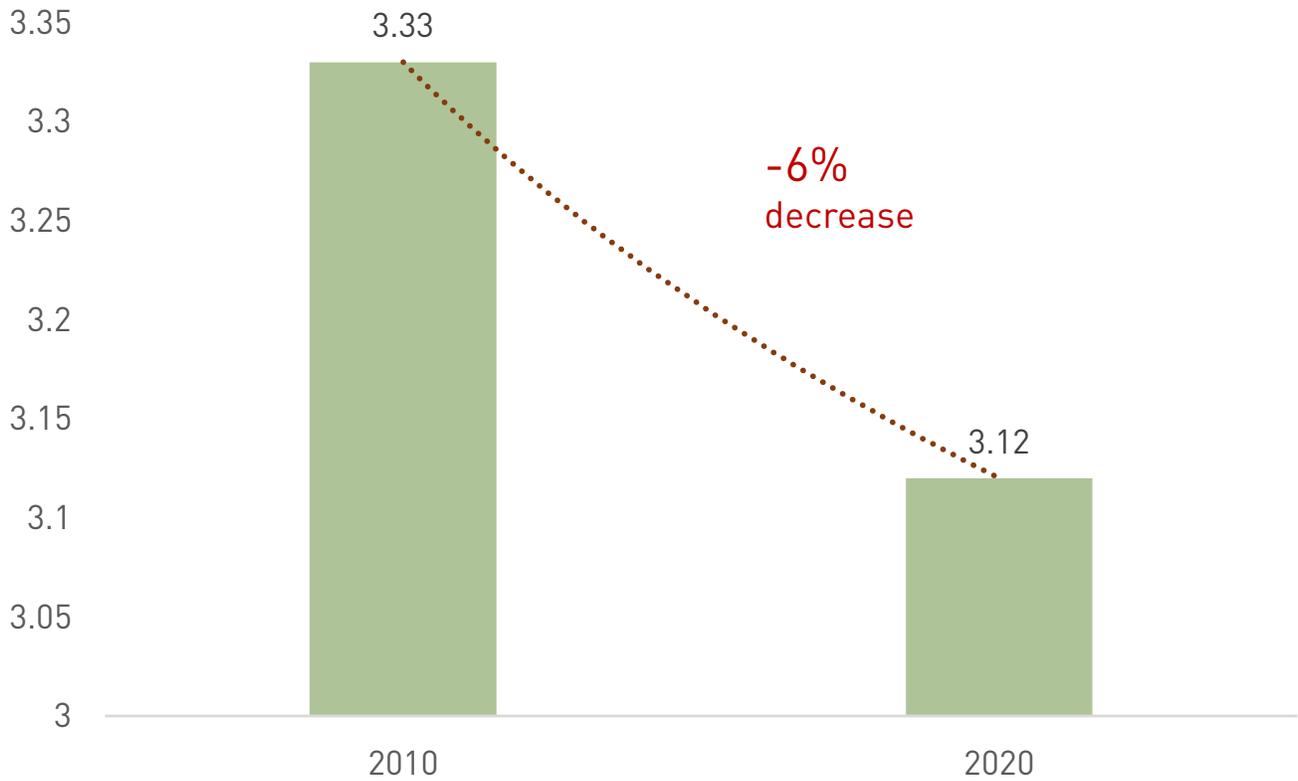
US Census Bureau, Decennial Censuses, 2010 and 2020; American Community Survey



The number of families increased from 3,195 in 2010 to 3,820 in 2020. During this time period, the size of families in Conyers decreased from 3.33 to 3.12 (Figure 7. Family Size)

Figure 7. Family Size

US Census Bureau, Decennial Censuses, 2010 and 2020



Economic Trends

Conyers' median household income has risen by 14% from \$37,813 in 2010 to \$42,919 in 2020 (Figure 8. Median Household Income). Per the 2021 ACS, median income rose again from 2020 to 2021 to \$47,280 - an increase of 10% over the 2020 Census number. By comparison, median household income in Rockdale County in 2021 was \$66,267 and in Metro Atlanta the median household income in 2021 was \$77,589.

Figure 8. Median Household Income

US Census Bureau, American Community Survey, 2010 and 2020

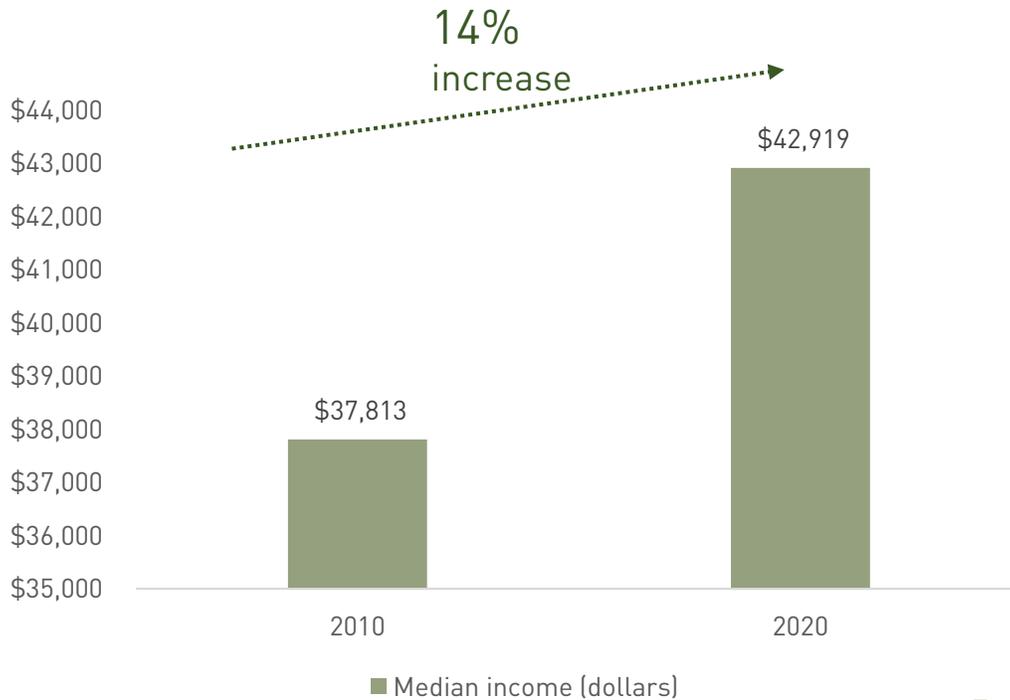
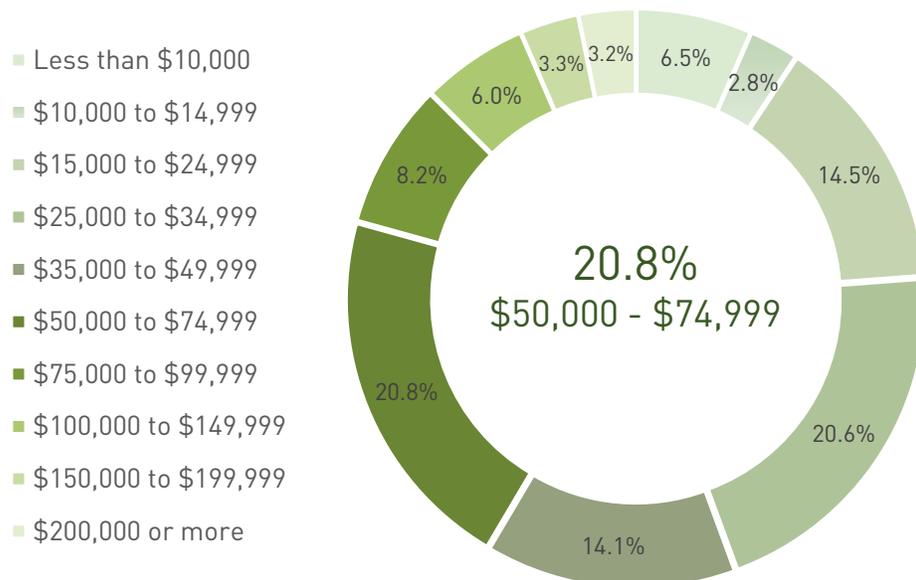


Figure 15. Income Distribution
US Census Bureau, American Community Survey, 2020



Median household income in Conyers increased by the largest percentage in the \$25,000 to \$34,000 category from 2010 to 2020. The percent of households in the \$50,000 to \$74,999 category and over \$100,000. The largest percentage declines occurred in incomes under \$14,999.

Figure 9. Median Household Income by Category

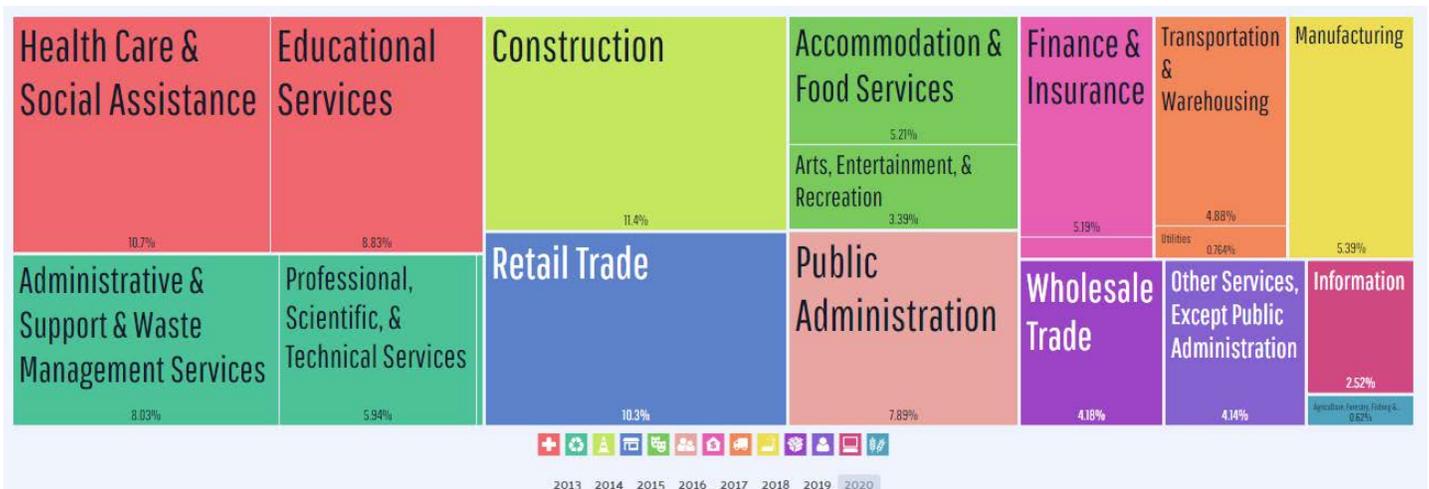
US Census Bureau, American Community Survey, 2010 and 2020



The most common employment sectors for those who live in Conyers are Construction (787 people), Health Care & Social Assistance (741 people), and Retail Trade (712 people). Figure 10 shows the share breakdown of the primary industries for residents of Conyers, GA, though some of these residents may live in Conyers, GA and work somewhere else. Census data is tagged to a residential address, not a work address.

Figure 10. Resident Area Employee Characteristics

LEHD Origin Destination Employment Statistics, 2020



Economic Data

Figure 11. Existing Industries in the City of Conyers

"On the Map" US Census Bureau, American Community Survey, 2019

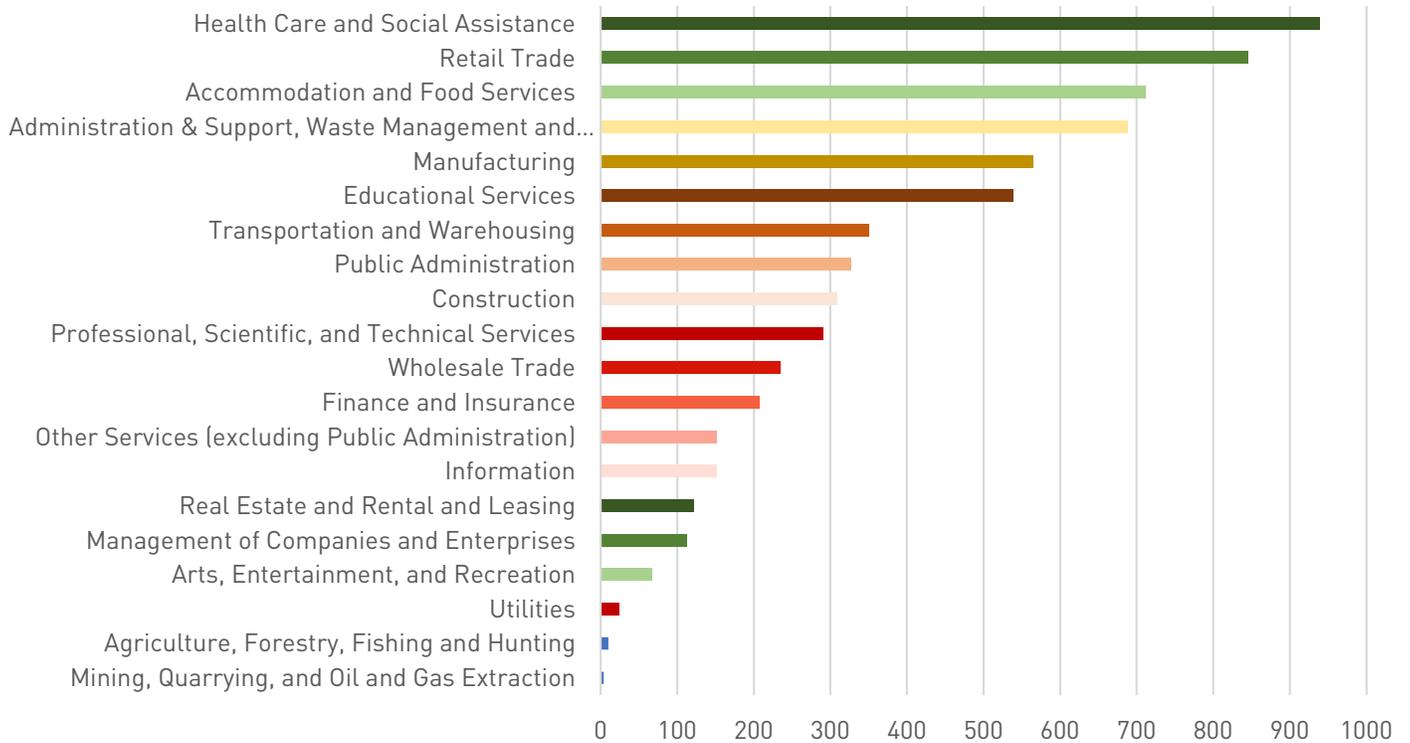
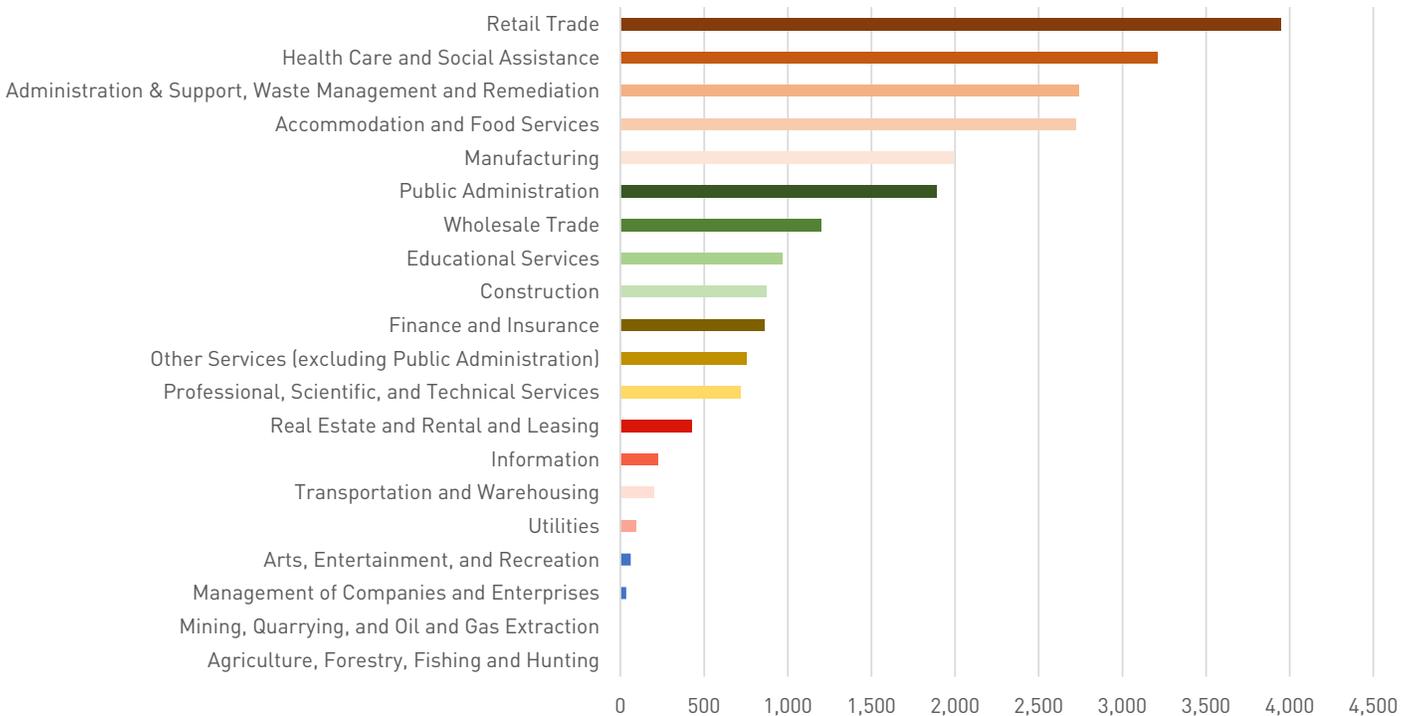
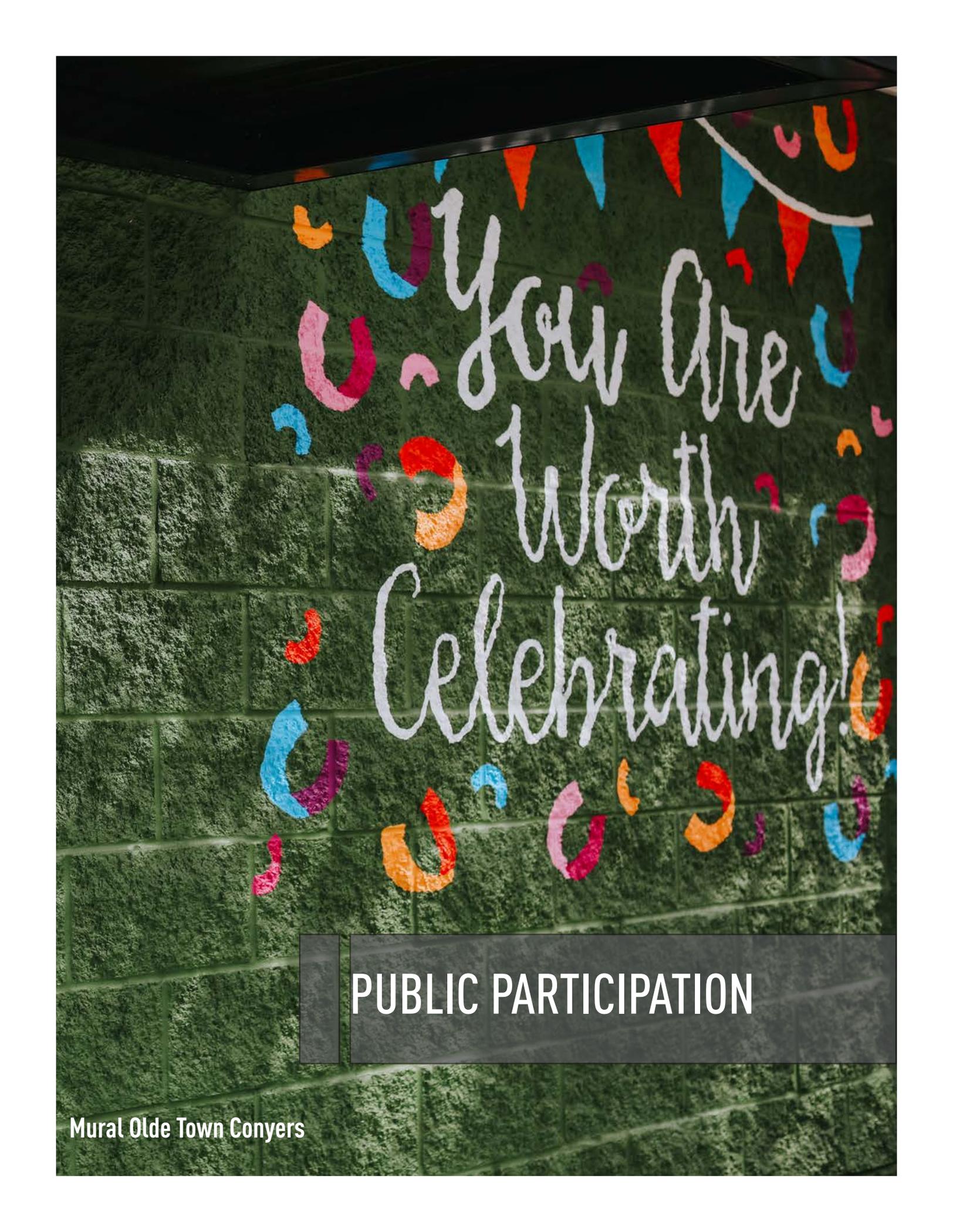


Figure 12. Industries City of Conyers Residents Work In

"On the Map" US Census Bureau, American Community Survey, 2019



A mural on a brick wall. The text "You Are Worth Celebrating!" is written in white, cursive script. The wall is decorated with colorful, circular confetti in shades of blue, red, orange, pink, and purple. The background is a dark, textured brick wall.

You Are
Worth
Celebrating!

PUBLIC PARTICIPATION

Mural Olde Town Conyers

Public Participation: Public Input Survey

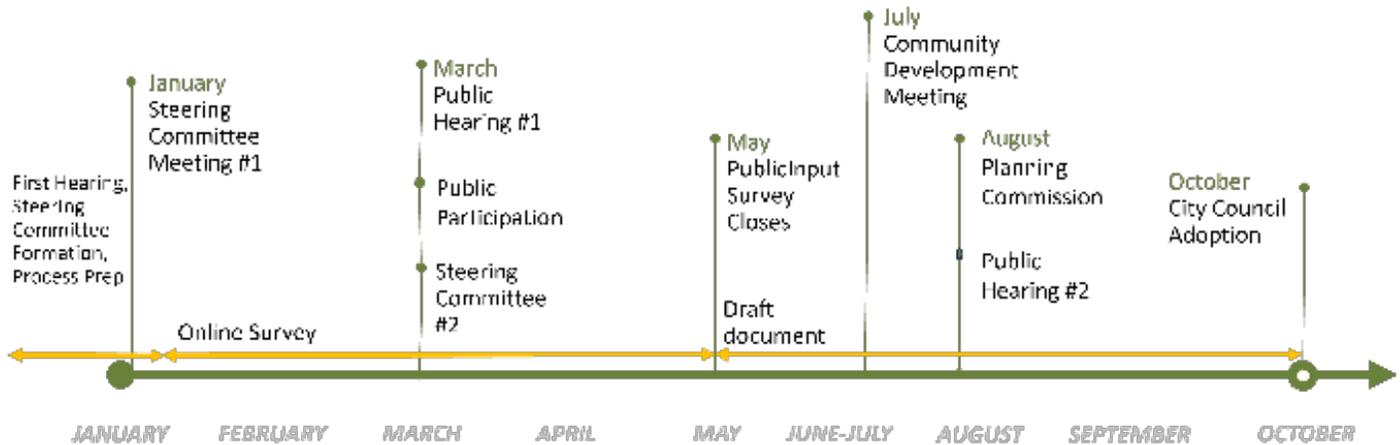
Between November 2022 and May 2023, a survey was provided through Conyers' Public Input webpage which included a Strength, Weakness, Opportunity, and Threat (SWOT) Analysis of a wide range of topics from natural and historic resources to development and housing, to safety and connectivity.

Participants who used the website could take an online survey, view the project timeline including open house and steering committee meeting details. The City of Conyers also had notice of the Public Input survey on the landing page of the City's website to direct any persons who visited the City's website access to participate within the Public Input platform.

A total of two-hundred-and-thirty-nine people took the online

survey with over 1,200 views on the public input website page and over 3,900 responses to survey questions.

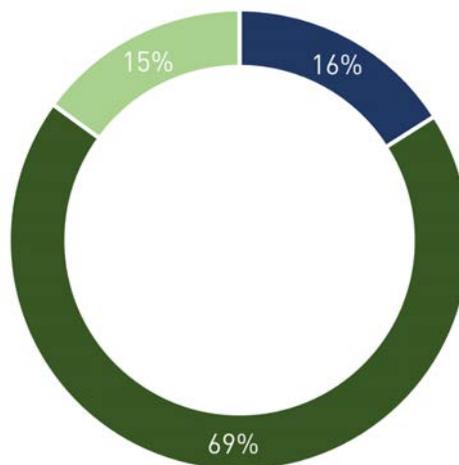
The majority of respondents were 60-69 years old (23%), white (63%), female (67%), homeowners (79%). While respondents describe Conyers as a small town/community, only 16% of respondents rated their quality of life in Conyers as "High," with 69% rating as "Average" and 15% rating as "Low." Several respondents remarked that Conyers is seeing the effects of urban sprawl and a desire to maintain its charm while growing to meet the needs of its expansive population and rising cost of living. A full report regarding the online survey results is available within the appendix.



COMMUNITY PARTICIPATION TIMELINE

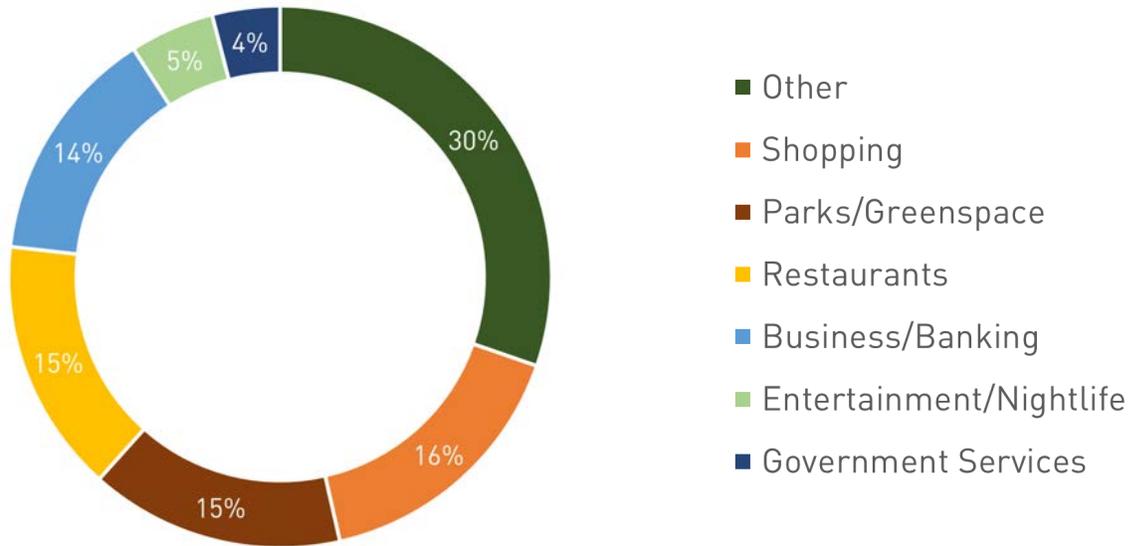
How would you rate Conyers' quality of life?

- High
- Average
- Low



Public Participation: Public Input Survey

What is your primary reason for visiting Conyers?

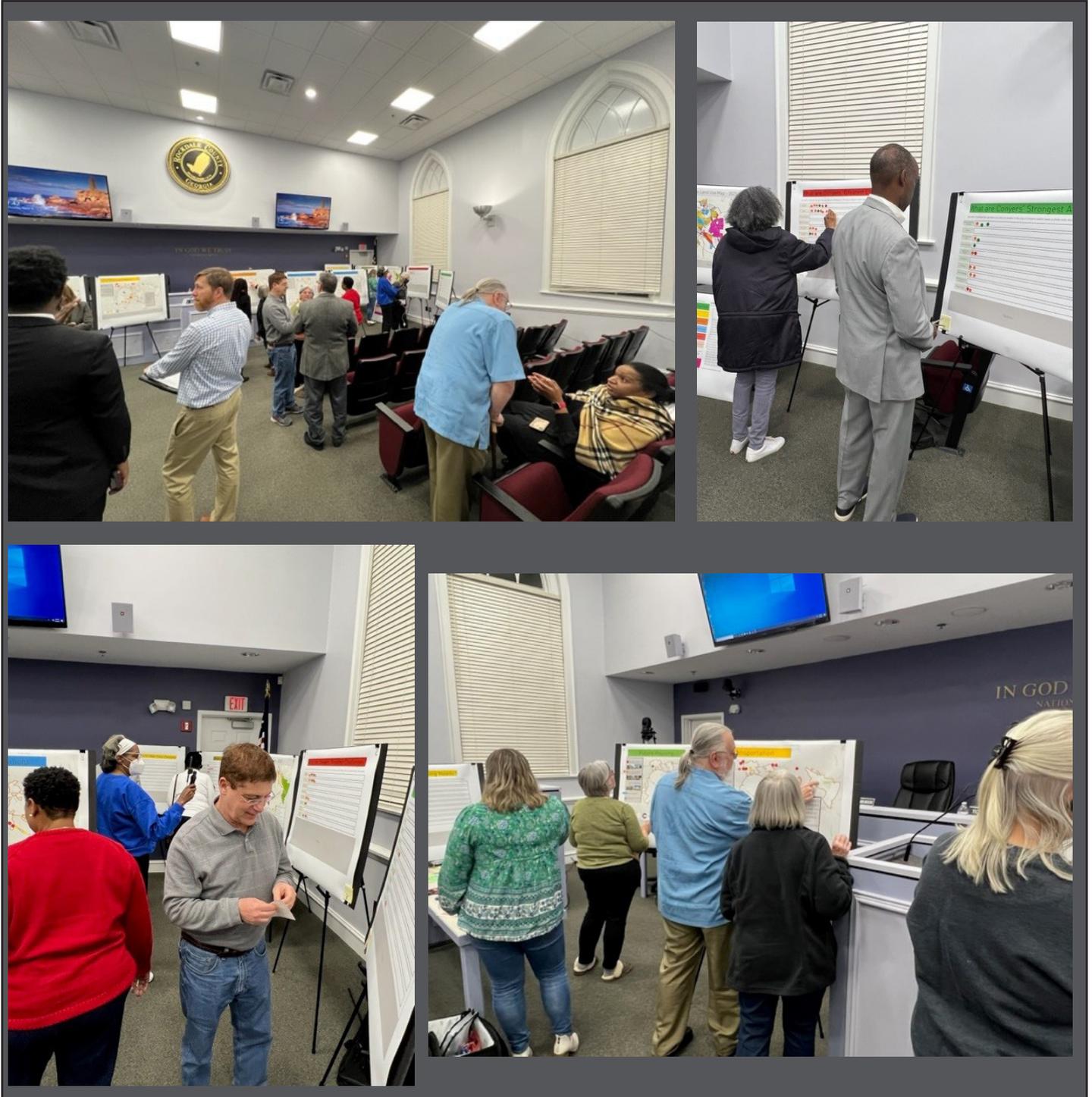


Which of the following statements apply to you (select all that apply)?

- 74%** I am a resident of Conyers
- 32%** I work in Conyers
- 9%** I own a business located in Conyers
- 7%** Other

Public Participation: Public Meeting

A public open house was held on March 9, 2023 after the Conyers/Rockdale Planning Commission meeting at 901 Main Street in Conyers to allow people to learn about the planning process and to provide public input on a set of topics. Visitors who attended the open house were able to provide valuable feedback.



Public Participation: Public Hearings

A public hearing was held on August 10, 2023 before the Conyers Planning Commission at 901 Main Street NE. Based on one public comment received at this meeting, text was added to the Long Range Planning section of the 2023 Comprehensive Plan Update to reference future planning within new zoning districts: Recreational and Entertainment District (RED) areas.

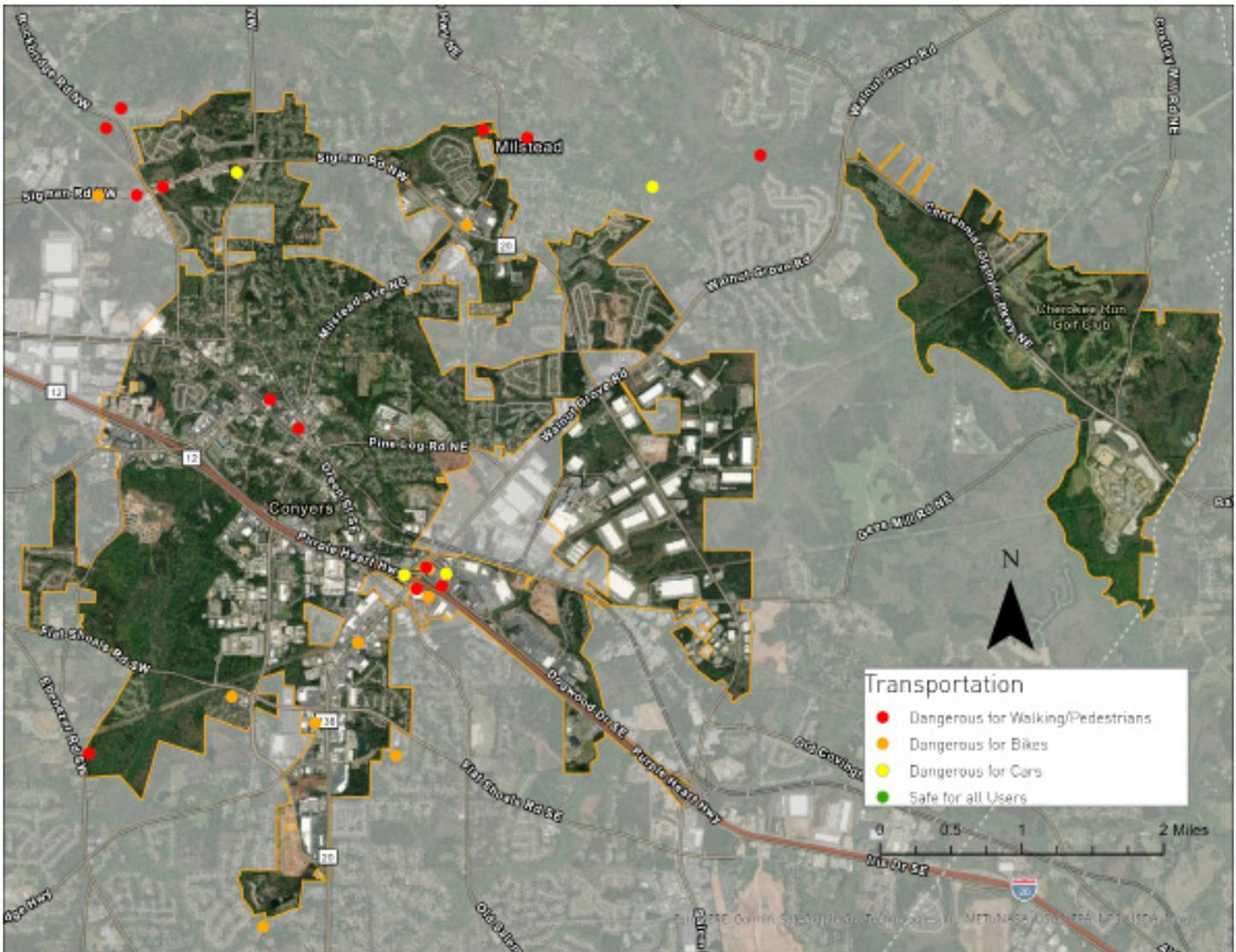
A public meeting was also held on August 16, 2023 for the City Council at 901 O'Kelly Street. One public comment was received regarding workforce training. Several locations for workforce training were discussed including the Rockdale Career Academy and Piedmont Technical College. The city also has a Career Resource Center located at the Restoration Storehouse development at 1400 Parker Road in Conyers. This Career Resource Center provides on site services for adult job seekers, out of school youth, and employers.



Public Input: Transportation Safety

During the public meeting, attendees posted dots on the map of Conyers to indicate areas that they consider dangerous for walking / pedestrians (red), dangerous for bicyclists (orange), dangerous for cars (yellow), and safe for all users (green). The area indicated as dangerous to each category (walking / pedestrians, bicycles, and cars) is the intersection of I-20 and Highway 138. Other areas are indicated as shown in Map 2 below: Public Input Transportation Safety.

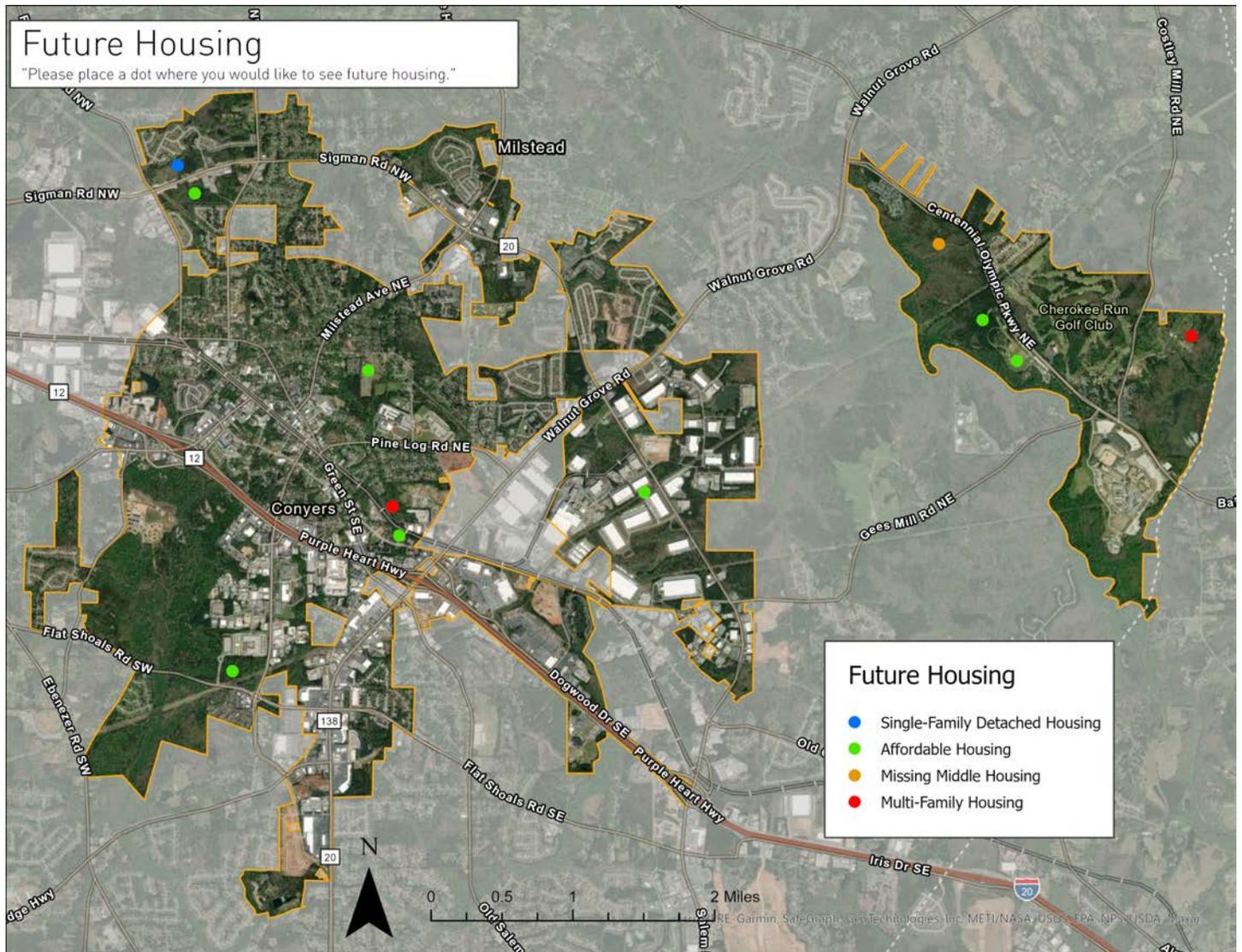
MAP 2. PUBLIC INPUT TRANSPORTATION SAFETY



Public Input: Housing

Attendees posted potential locations for future housing development. Green dots indicate potential areas for affordable housing development, red dots indicate areas for multi-family housing development, orange dots indicate areas for missing middle housing, and blue dots indicate areas for single-family housing.

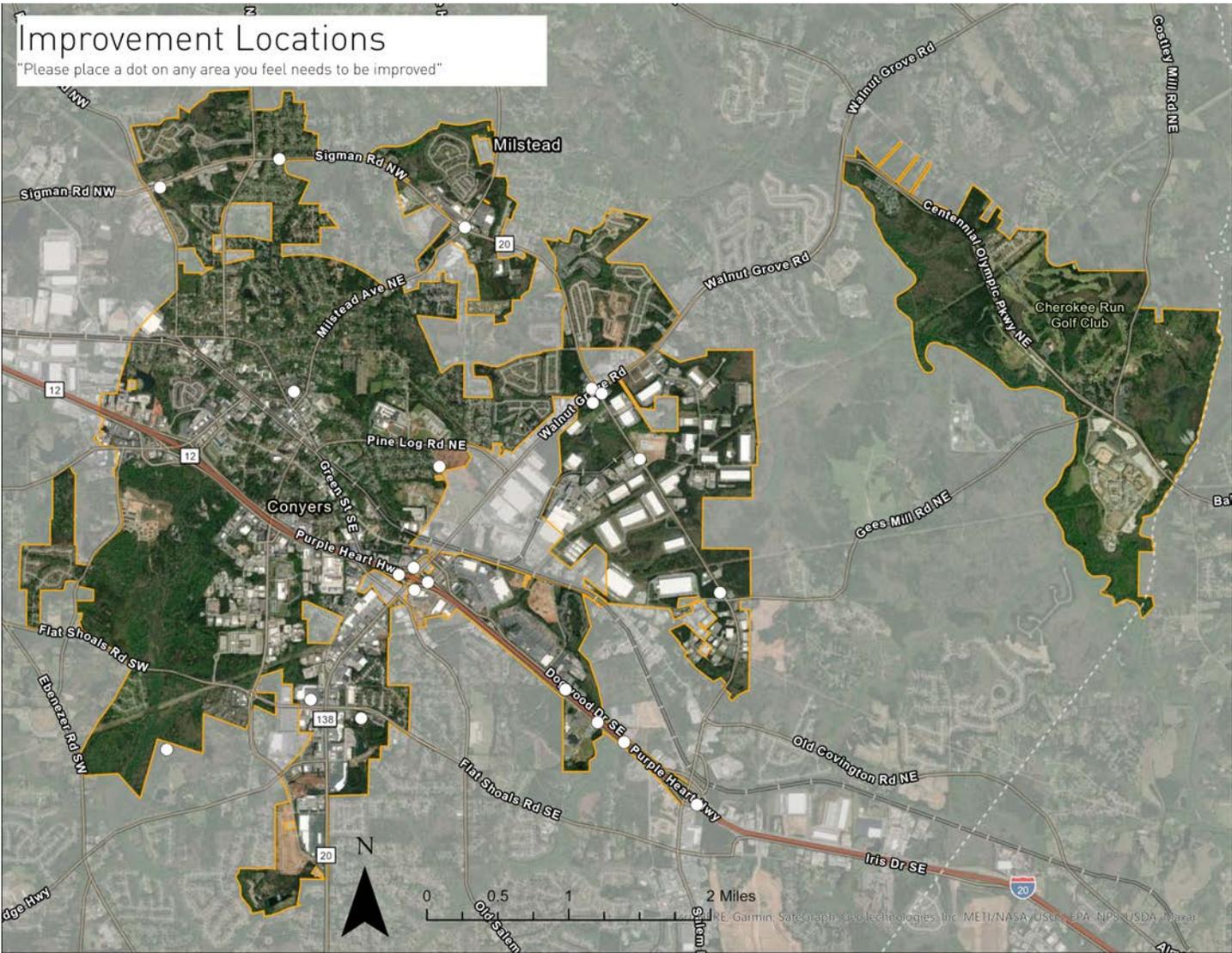
MAP 3. PUBLIC INPUT FUTURE HOUSING



Public Input: Improvement Locations

White dots indicate areas identified by the Public Meeting attendees for improvement as shown in Map 4 below..

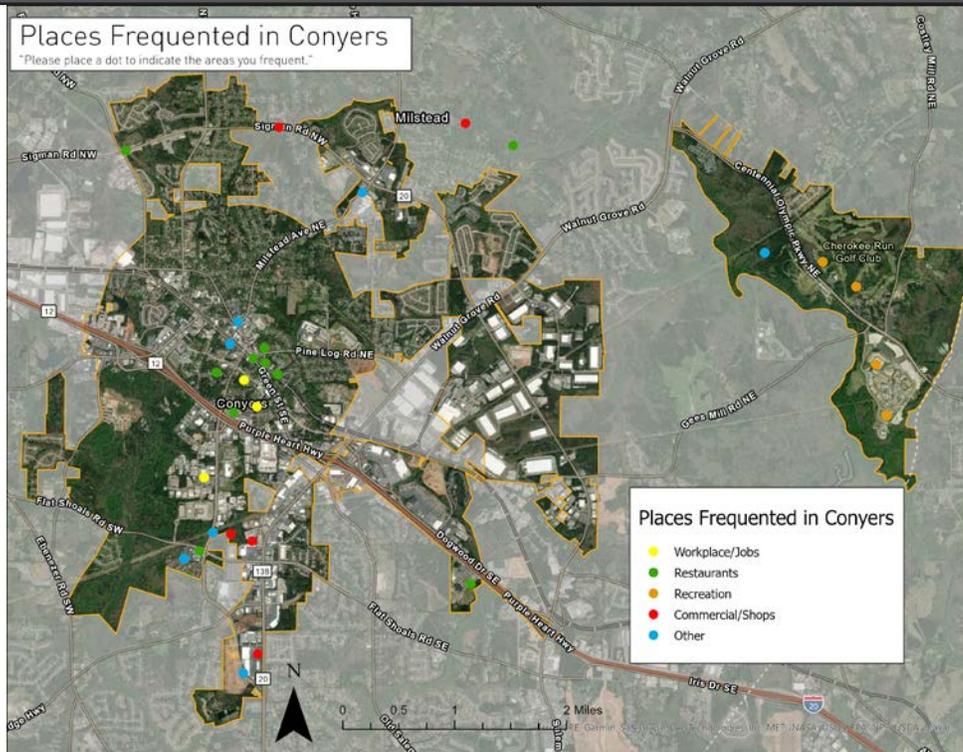
MAP 4. PUBLIC INPUT IMPROVEMENT LOCATIONS



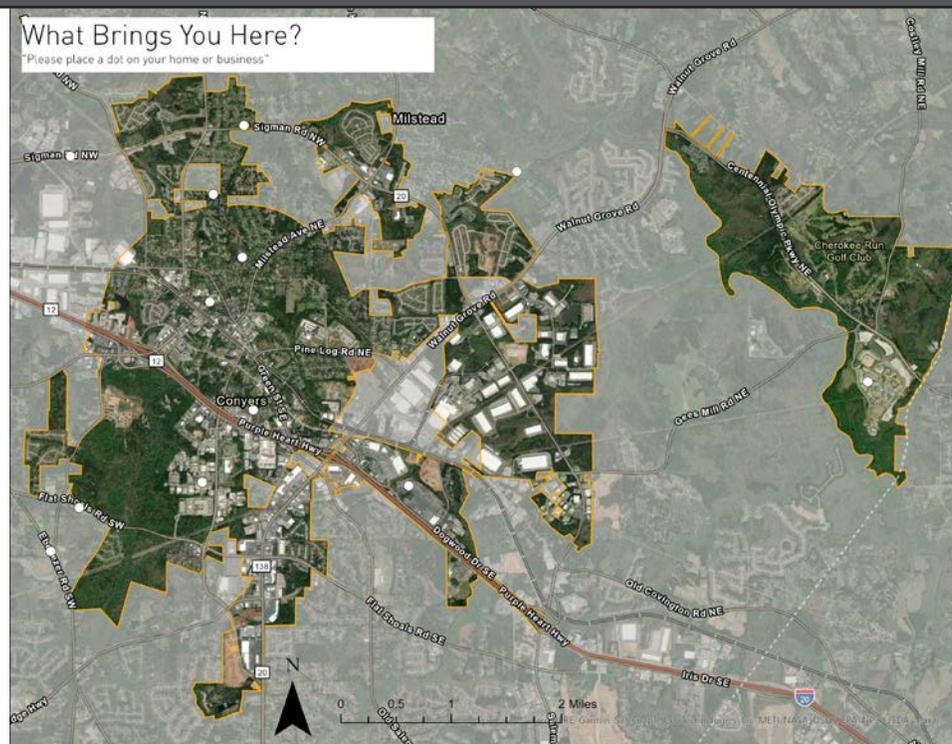
Public Input: Other

Public meeting attendees indicated places frequented in Conyers (Map 5), as well as what brings them to Conyers (Map 6).

MAP 5. PLACES FREQUENTED IN CONYERS



MAP 6. WHAT BRINGS YOU HERE



Steering Committee

A steering committee was convened to oversee the process, to evaluate community input, and to guide the development of the plan. Steering committee members were appointed from the business community, residents, city staff, elected officials, the Conyers Housing Authority, and the Conyers Rockdale Economic Development Council. During the first Steering Committee Meeting on January 25, 2023, the Steering Committee members identified Conyers' strongest asset, biggest primary challenge, and to choose one word or phrase to describe Conyers. Presentations and summaries of the meetings are in Appendix A: Community Engagement.

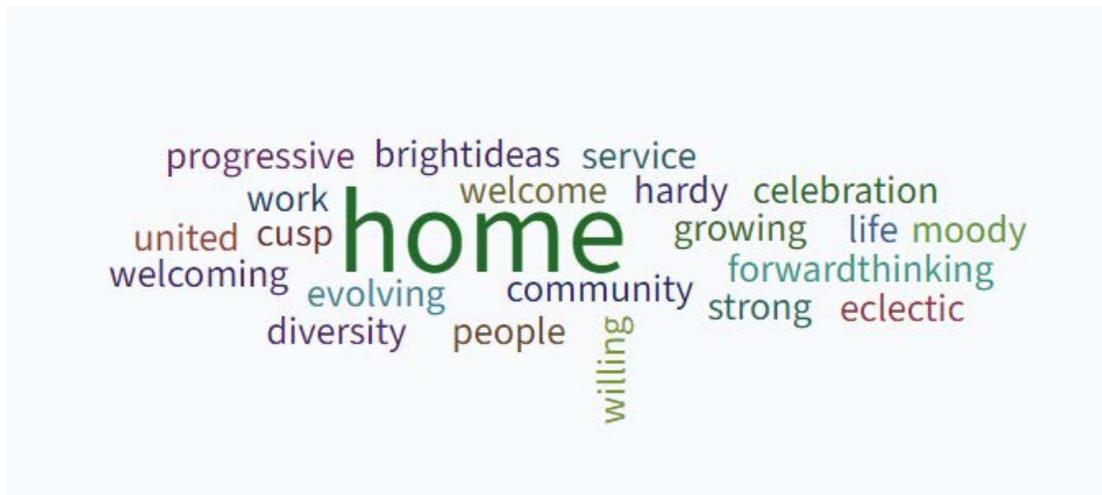
What is Conyers' strongest asset?

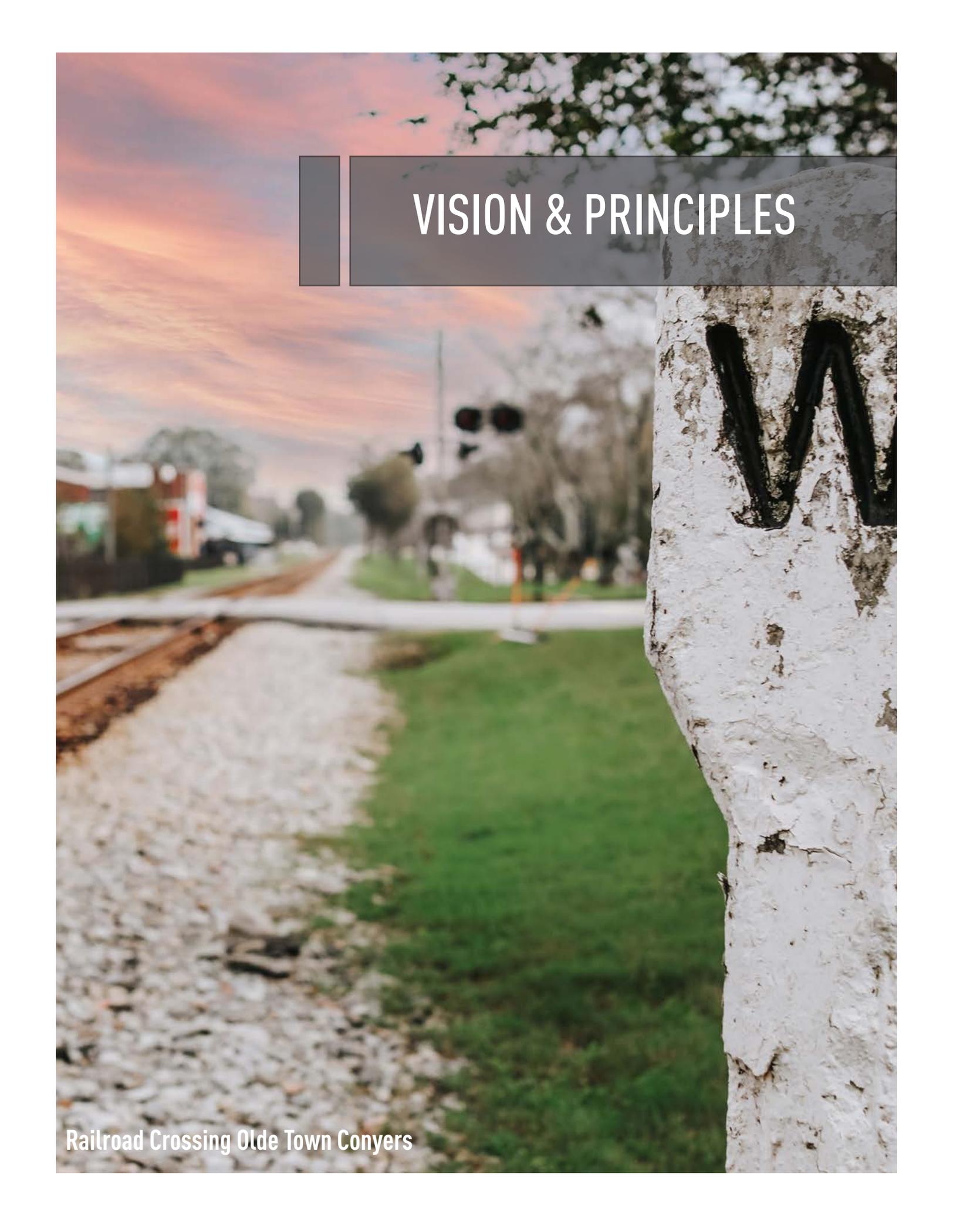


What is Conyers' primary challenge?



What's one word or phrase you would use to describe Conyers?

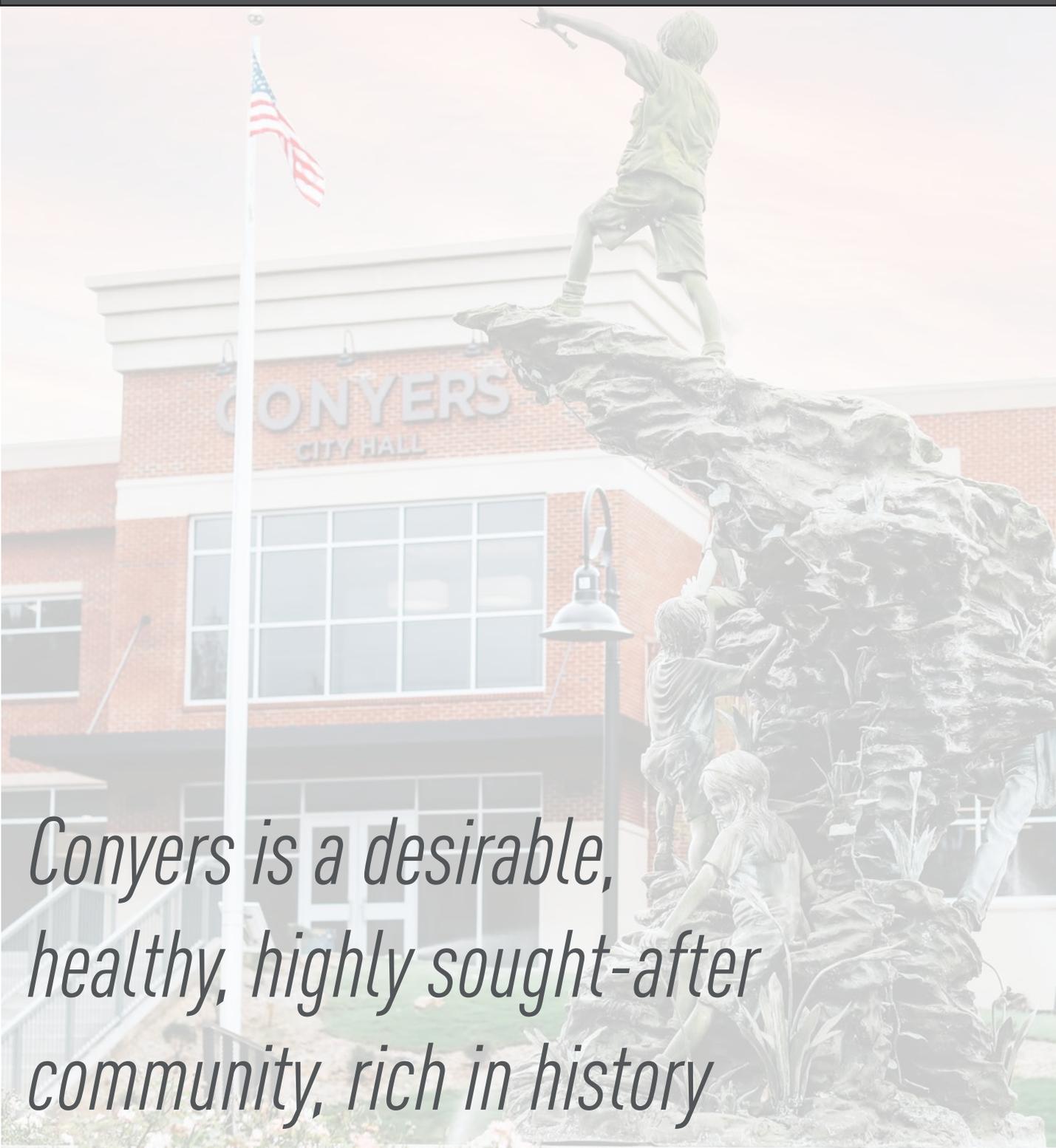




VISION & PRINCIPLES

Railroad Crossing Olde Town Conyers

COMMUNITY VISION



Conyers is a desirable, healthy, highly sought-after community, rich in history and heritage.

C-O-N-Y-E-R-S Principles

P1: Community

Being connected to the small-town feel of Conyers strengthens the fabric of the community.

P2: Open

Conyers is open to new ideas and always looking for innovative ways to improve quality of life for all.

P3: Neighborly

Conyers is hospitable and welcoming to all.

P4: Yes, We Have It!

Conyers has everything it needs to be a livable community – diverse housing options, great schools, and ample employment opportunities, as well as amenities and entertainment options.

P5: Equitable

There are equitable opportunities for everyone.

P6: Relevant

Conyers attracts a wide variety of people and businesses with a high quality of life, prosperous economy, and aesthetically pleasing physical environment.

P7: Sustainable

Strategic growth and infrastructure are sustainable and supported by a good balance of industry, housing, and commercial development that supports a stable economy and vibrant community.

A photograph of a brick building with string lights and a green bicycle sculpture. The image shows a street scene with a brick building on the right, a green utility pole in the center, and a green bicycle sculpture in the foreground. String lights are strung across the street, and a black sign is visible on the left. The sky is overcast.

ISSUES & OPPORTUNITIES

Olde Town Conyers

Needs & Opportunities: City of Conyers

Assets (Opportunities)

- Proximity to Atlanta
- Diversity
- Festivals
- Natural beauty, parks and recreation
- Affordability

Challenges (Issues)

- Traffic and connectivity
- Effects of / planning for growth
- Additional parks and recreation
- Rising home prices and rents
- Quality housing
- Local economy

The assets and opportunities identified in the City of Conyers (and listed in the Community Survey Results portion of the Appendix) include **proximity to Atlanta via I-20, strong local governments and organizations who work collaboratively**, and **access to natural beauty, trails and the countryside**. **Diversity of community members** is an asset. Respondents enjoy **community activities** such as the July 4th celebration and summer concerts, and the charming **Olde Town district** as well as **access to neighboring towns** for additional amenities and entertainment. Lastly, the **relative affordability and small town feel** are community assets.

Challenges identified in the City of Conyers include adapting to changes such as an **increase in population, traffic, crime and homelessness**. Residents identified a **need for more options for entertainment and restaurant options**, as well as the **need for infrastructure** to accompany new housing development and population growth. Although the community identified an asset as “close proximity to Atlanta and to neighboring cities,” the desire is to address the **challenge of keeping the Conyers economy within Conyers**. Lastly, residents indicated a need for **increased greenspace and green infrastructure** to accompany growth and to address the need for **more connectivity** in the community.

Although respondents cited **fewer traffic problems and congestion** compared to other outlying Metro Atlanta cities, the need to **adapt to an increasing population and growing vehicle traffic** was seen as a primary challenge in Conyers. Its **proximity to Atlanta and to neighboring communities** is seen as an asset, but the survey respondents also desire to see Conyers as **more of a destination and less of a “pass through”** place.

The following sections: **Olde Town Conyers, Housing, Natural Resources, and Transportation** further detail public responses specific to each category.

The City of Conyers adopted a Strategic Plan in 2018, which identified areas for improvement based on public feedback. These issues were revised based on the results of the public input for the 2023 Strategic Plan update. The result is the following list of Community Goals developed through this Comprehensive Plan Update process.

Community Goals

Connectivity

- ◇ To increase safety for pedestrians, cyclists, and for drivers, Conyers will mitigate accidents and traffic through increased connectivity, sidewalks, lighting, and intentional safety measures.
- ◇ Conyers will embrace the need for shade and beautification through increased tree plantings.
- ◇ To fully embrace the identity of a walkable, family-friendly community, Conyers needs to be better connected and more amendable to pedestrians and bikers.
- ◇ Increasing the number of transportation options available will foster activity within city limits.
- ◇ Gateways into Conyers should be attractive and inviting. When entering into town, people need to know that Conyers is cared about and looked after by its residents.

Facilities

- ◇ Conyers needs to fully embrace its existing community assets, such as the Georgia International Horse Park, Monastery of the Holy Spirit, Olde Town and the train depot. These are resources for the community and should be highlighted as much as possible.
- ◇ Conyers will identify and secure additional recreational and greenspace opportunities, work to preserve and improve natural resource assets, identify and gather additional community input on what teen and/or senior recreational assets may be needed in the community, and continue to add trails as economic drivers.

Development

- ◇ Conyers will conduct further research on opportunities to enhance the local economy in Olde Town while increasing connectivity. Conyers will look for housing opportunities to meet the needs and increase the economic vibrancy of Olde Town.
- ◇ Additional housing is needed to meet market demand. A variety of residential development, including downtown lodging, mixed-use, and elderly living communities, is needed to attract different ages and sustain growth.
- ◇ Visual blight such as abandoned buildings and empty parking lots should be reconfigured or eliminated.
- ◇ There is a major disconnect between the aesthetic feel of Olde Town and the rest of the city. Similar architecture and design principles are needed to create a connection between Olde Town and the rest of Conyers.
- ◇ People want to see increased variety in dining and retail in Olde Town. Having more restaurant and shopping choices would boost daily tourism and bring citizens into the area more often.
- ◇ New development and redevelopment is needed in and around Olde Town.
- ◇ Centralizing development will highlight Olde Town as the focal point of Conyers as well as bring in new customers to the existing businesses.
- ◇ Reviewing the current standards and adjusting some requirements may also help draw in new businesses and housing developments.

Identity

- ◇ With so many families around town, Conyers should plan more annual or semi-annual festivals and events. Marketed events help cities feel more like a destination.
- ◇ Although it is considered one of the most attractive parts of the city, the visual appeal of Olde Town stands to benefit from streetscape, façade, and greenery enhancements.
- ◇ Although crime rates have been steadily decreasing, the perception of crime in Conyers needs to be addressed by local law enforcement officials and city leaders. Safety is a main draw for families looking to relocate.

OLDE TOWN CONYERS



Olde Town Conyers

Conyers Historic Olde Town redevelopment was identified as a common theme in the 2018 Strategic Vision & Plan to maintain this area as the focal point in the city. Olde Town has a Tax Allocation District (TAD) which can be used to incentivize capital improvement and spur infill development in the historic urban core. The Strategic Vision & Plan indicates that a complete streetscape revitalization is still needed.

The local historic overlay zone in Olde Town Conyers creates standards and updates the city’s Historic Preservation Ordinance. The Strategic Vision & Plan recommended a walking tour of the historic sites to better market these assets.

The new City Hall is a 38,000 square foot building that was completed in 2020. Additional public assets in Olde Town include:

The Depot and Welcome Center

The Dinky

Lewis Vaughn Botanical Garden

Randal Mills City Center Park and Pavilion

East View Cemetery

East View Park and Dog Park

Bonner Park

Conyers trail

Conyers-Rockdale Library

Carter’s Alley

Public parking

Rockdale County Courthouse and county offices

Assortment of public art via murals

Public input regarding Olde Town Conyers includes the appreciation for the history and character of Olde Town and a desire to increase the incentive for new retail and restaurant businesses to add vibrancy and economic benefits.



Lewis Vaughn Botanical Garden



Public Input Comments: Olde Town Conyers

Improve city center/square with added amenities and activities

Need for local businesses incentives

Increase next-gen appeal

Close central street for pedestrians

Continue to connect and beautify downtown

Drive business after 5pm

Need to enhance the uniqueness of Olde Town

Revitalize Olde Town similar to neighboring cities

Greenspace or recreation space in Olde Town

Add mixed-use housing to boost economy

Focus on community, culture, walkability and 24-hour living

West Avenue improvements and connection to Olde Town

Chart above summarizes a selection of survey comments that reference Olde Town Conyers.

Future Housing

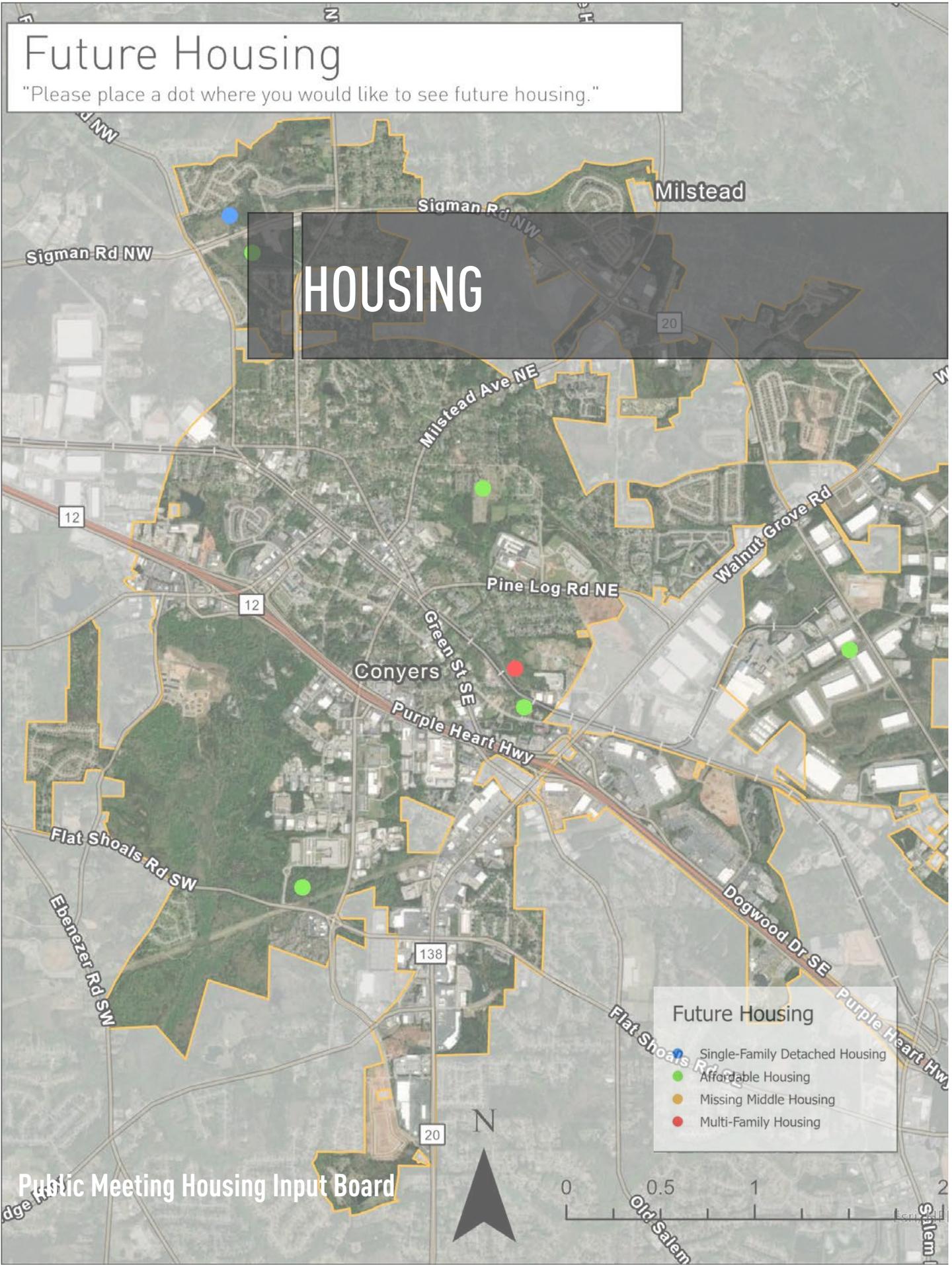
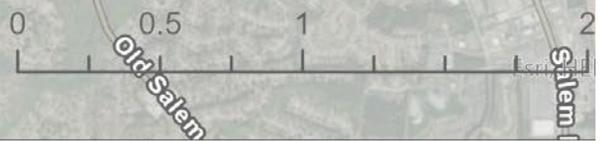
"Please place a dot where you would like to see future housing."

HOUSING

Future Housing

- Single-Family Detached Housing
- Affordable Housing
- Missing Middle Housing
- Multi-Family Housing

Public Meeting Housing Input Board



Housing Overview

The rental stock and lower home prices (compared to metro Atlanta) have helped Conyers retain its workforce housing and community feel. As summarized in the following pages, households in Conyers are getting smaller, with the largest increases seen in 1-person and 2-person households. Larger homes and single-family homes are the primary construction types. A notable statistic is the increase in “cost burdened” renters. The City of Conyers has seen an increase in the number of cost burdened renters, indicating a need for lower-priced rental housing that utilizes public subsidy and affordable ownership options. Public input cites an overall concern with the pace of housing growth in the City of Conyers and the need for quality housing options. Among respondents to the Public Input survey, 59% indicated the need for more Senior Housing and 62% indicated a need for less density. In 2019, a text amendment was made to the Gateway Village zoning district to encourage multi-family housing development through density bonuses to incentivize reduced surface parking and walkability.

Public Input Comments: Housing
Need for quality housing, address blight
Concern of pace of housing development
Address the increase in homelessness
Encourage the ability to age in place
Address the need for ownership opportunities
Provide infrastructure to match new housing
Prioritize affordable single-family housing
Increase housing near amenities to boost local economy
Need for low-income housing
Create mixed-use and dense development to drive economy and walkability
Need for senior housing
Legacy residents struggle with homelessness, property taxes, rent, shortage on staffing employees

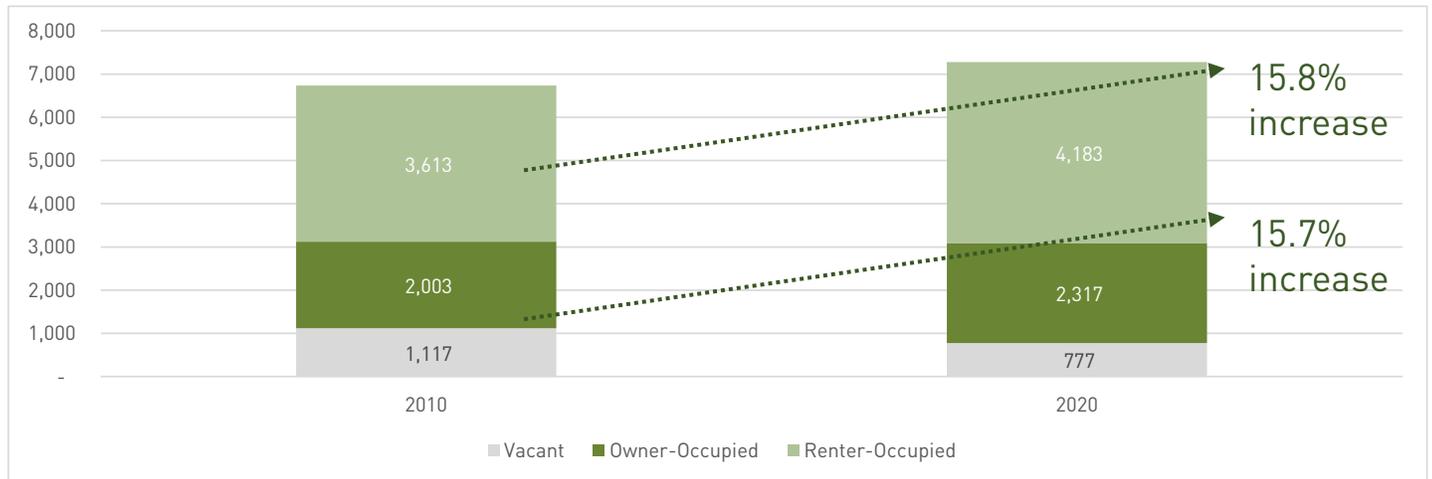
Chart above summarizes a selection of survey comments that reference housing.

Housing Trends

Conyers housing stock in 2020 consisted of 7,277 housing units, with 2,317 owner-occupied and 4,183 renter-occupied. The vacancy rate fell from 16.5% in 2010 to 10.7% in 2020, a higher vacancy rate than the metropolitan area overall (7.7%). The percentage of owner-occupied units increased by 15.7% from 2010 to 2020, and the number of renter-occupied units increased by 15.8% during this time period (Figure 13. Occupancy and Tenure). The percent of renters and owners remained at 36% owner and 64% renter from 2010 to 2020.

Figure 13. Occupancy and Tenure

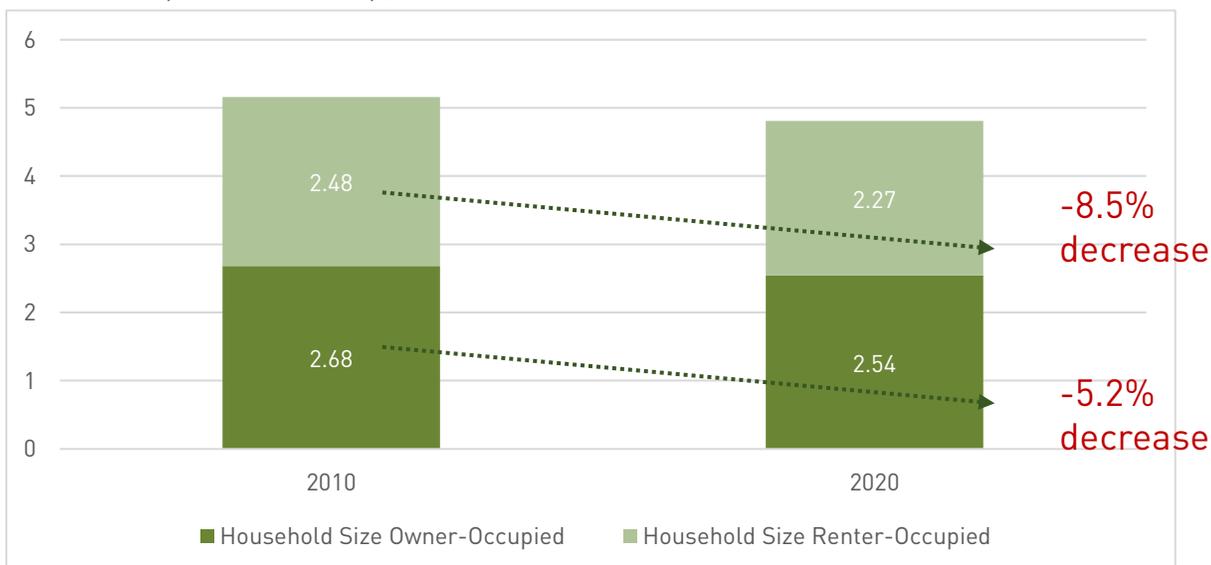
US Census Bureau, Decennial Censuses, 2010 and 2020



Household size is decreasing in the City of Conyers. Household size for all occupied households decreased from 2.55 in 2010 to 2.37 in 2020. The average household size of a renter-occupied unit decreased by 8.5% from 2010 to 2020 and the average household size of a owner-occupied unit decreased by 5.2% in this time period (Figure 14. Household Composition),

Figure 14. Household Composition

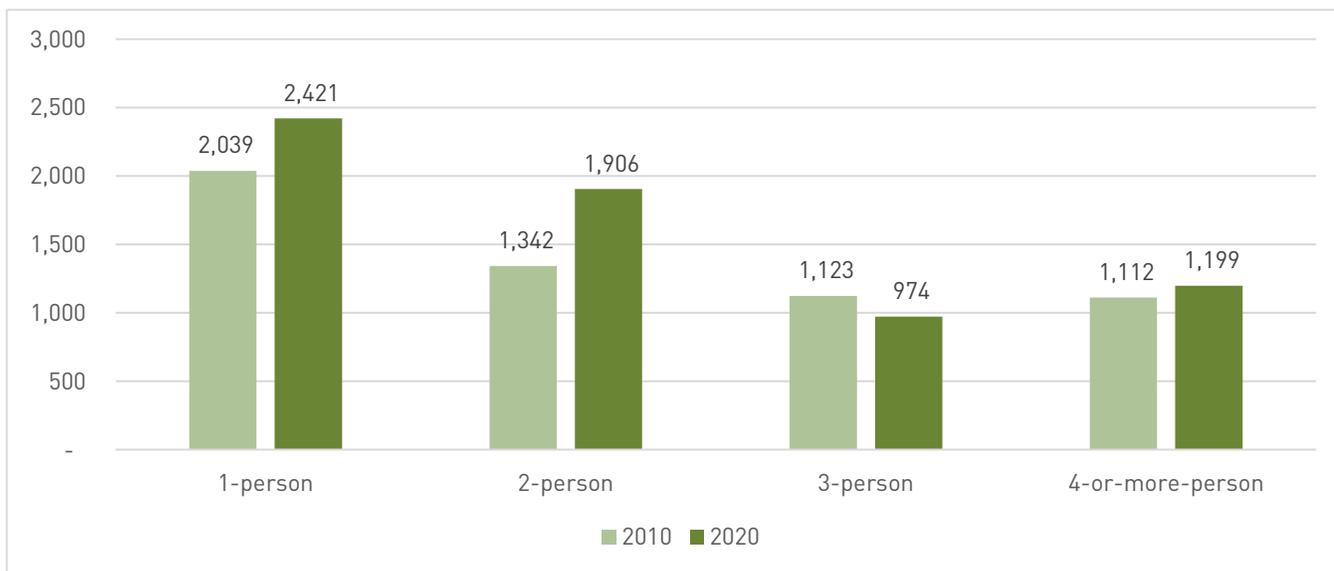
US Census Bureau, Decennial Censuses, 2010 and 2020



The largest increase in the number of households is in the one-person and 2-person household sizes. The number of 1-person households in Conyers grew from 2,039 in 2010 to 2,421 in 2020, and the number of 2-person households grew from 1,342 in 2010 to 1,906 in 2020 (Figure 15. Household Size).

Figure 15. Household Size

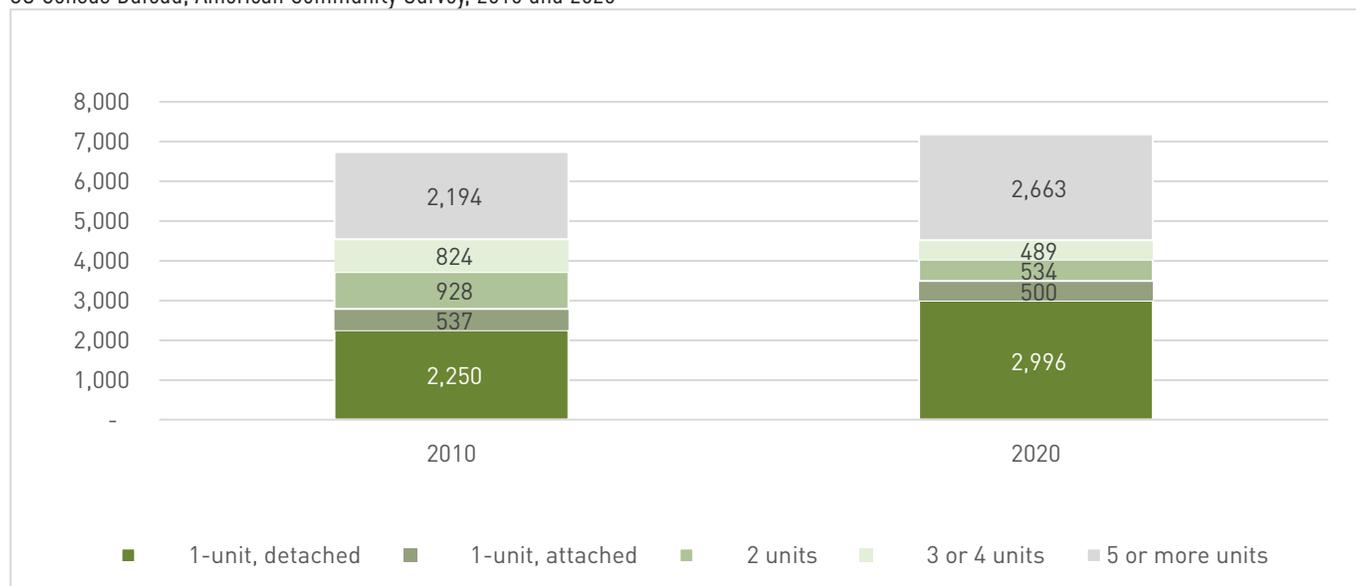
US Census Bureau, American Community Survey, 2010 and 2020



Single-family (1-unit) detached homes make up the majority of the housing units in Conyers. The number of 1-unit detached homes increased from 2,250 in 2010 to 2,996 in 2020. Townhomes (1-unit attached homes) decreased from 537 in 2010 to 500 in 2020. The number of 1-unit detached homes is greater than the number of multifamily (5-or-more unit) homes in the City of Conyers (Figure 16. Housing Units).

Figure 16. Housing Units

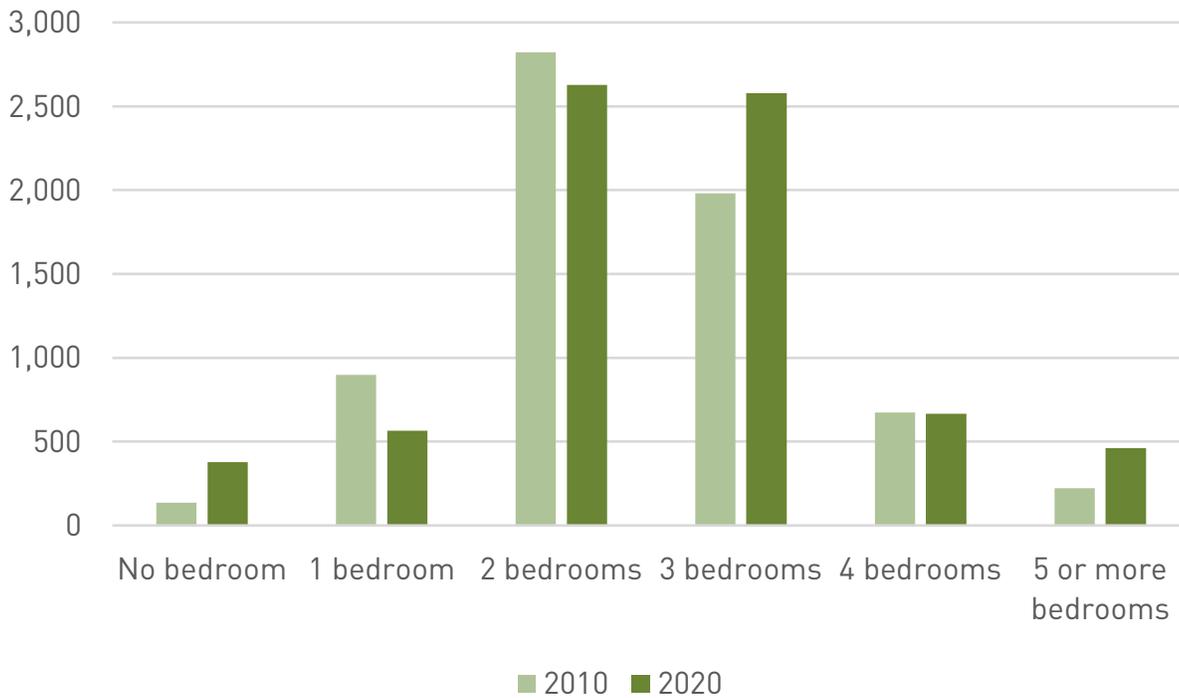
US Census Bureau, American Community Survey, 2010 and 2020



Although the largest number of housing units in Conyers have 2 bedrooms, this number has decreased from 2010 to 2020. The number of 3 bedroom units and the number of 5 bedroom units increased during this time (Figure 17. Number of Bedrooms).

Figure 17. Number of Bedrooms

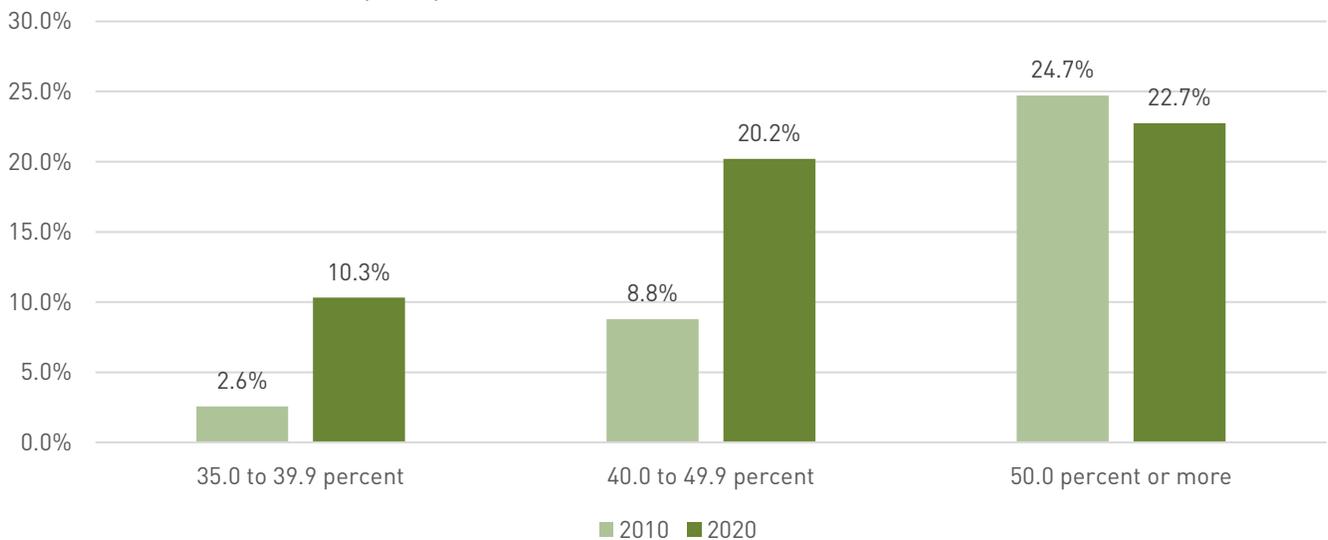
US Census Bureau, American Community Survey, 2010 and 2020



Renter-occupied households are more likely than owner-occupied households to be cost-burdened, or to spend more than 30% of household income on housing costs inclusive of basic utilities. Over 22% of renter households spend more than 50% of household income on housing expenses (Figure 18. Cost Burdened Renter-Occupied Households).

Figure 18. Cost Burdened Renter-Occupied Households

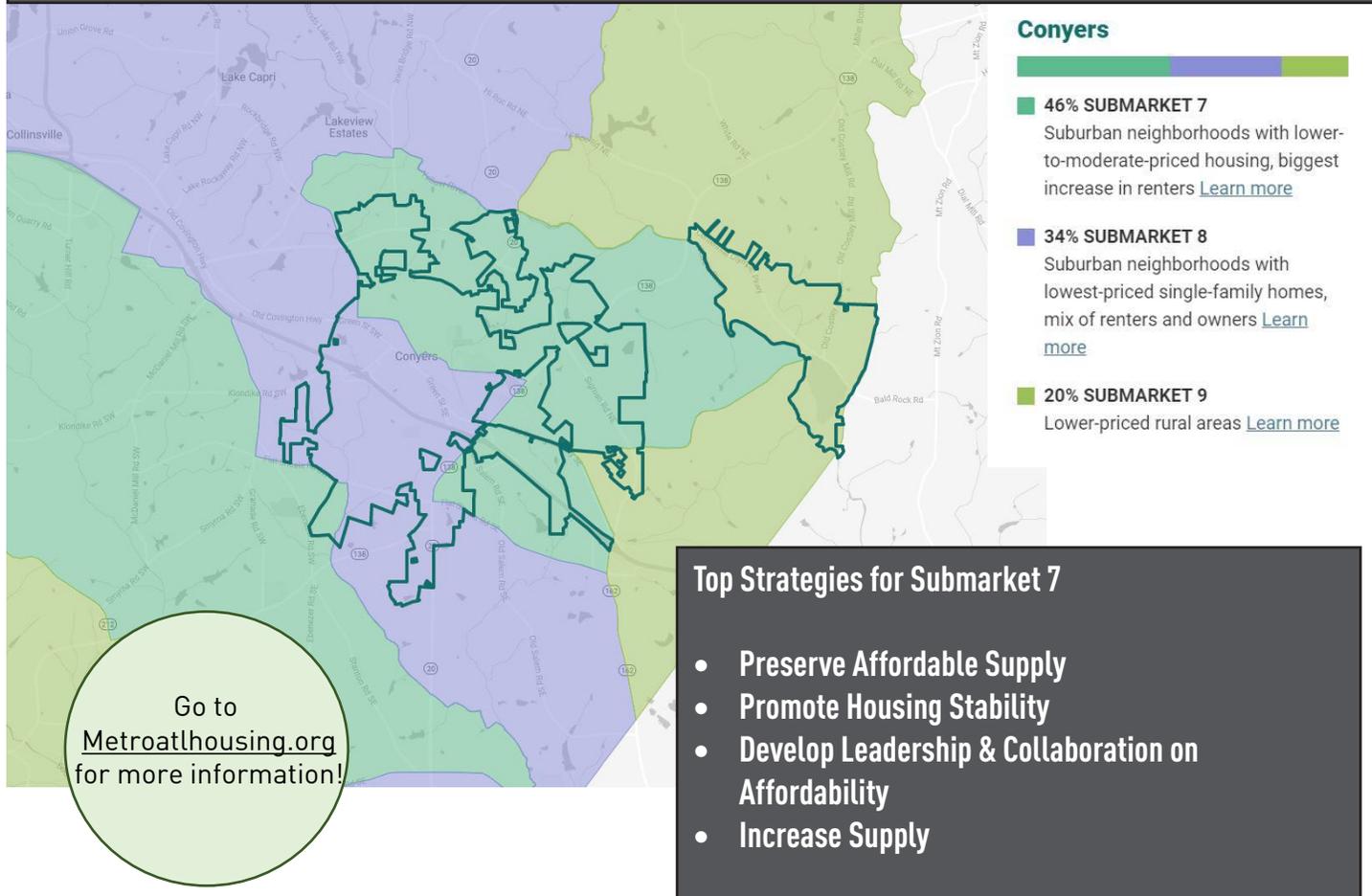
US Census Bureau, American Community Survey, 2010 and 2020



Metro Atlanta Housing Strategy

ARC developed the Metro Atlanta Housing Strategy (MAHS) in 2019 to identify regional housing issues and provide a roadmap for communities to address their housing needs. The MAHS categorizes most of the City of Conyers as submarket 7, or suburban neighborhoods with lower-to-moderate-priced housing, biggest increase in renters. This is followed closely by Submarket 8, or suburban neighborhoods with lowest priced single-family homes, mix of renters and owners.

MAP 7. METRO ATLANTA HOUSING STRATEGY SUB-AREA MAP



Submarket 7

- Greatest increase in the proportion of renters; of the added renter households since 2010, more than 2/3 were into single-family
- Greatest decline in net ownership, having lost more than 14 thousand owner-occupied units since 2010.
- The home sale price increases in this Submarket area are slightly below the regional average.
- Second largest increase in poverty among the Submarkets.

A woman wearing a light blue t-shirt, a tan hat, and sunglasses is riding a brown horse. She is holding the reins and looking towards the right. In the foreground, the head and neck of a white horse are visible, facing left. The background consists of a lush green field with tall grass and wildflowers, and a large, dark tree trunk is prominent on the left side. The scene is brightly lit, suggesting a sunny day.

NATURAL RESOURCES

Georgia International Horse Park

Parks, Greenspace, and Recreation

Public input identified Conyers parks, greenspaces, and natural resources as some of its strongest assets. The trail network at the Georgia International Horse Park was mentioned in the survey as an asset and natural advantage for the residents, and other trail networks and resources such as Big Haynes Creek were also mentioned in the survey comments.

Input also cited opportunities to improve existing assets such as the Yellow River, and to be intentional about building and improving connected greenspace both for recreational opportunities and to help boost economic development in the City of Conyers.

The City of Conyers created an online walking tour map of local parks and greenspaces to facilitate use of existing resources.



Big Haynes Creek

**Public Input Comments:
Natural Resources & Recreation**

Great trails and outdoor activities

Need to incorporate trees and natural landscaping into building process

Desire for more specified greenspace

Natural beauty is an asset

Horse park and trails

The Yellow River and need to clean up this resource

Big Haynes Creek Nature Center

Preservation of existing greenspace

Need for additional parks and focus on environmental sustainability

Greenspaces and trails as economic driver

Need for recreational activities for teens and seniors

Chart above summarizes a selection of survey comments that reference recreational activities and/or natural resources.

Recent Park Improvements

The City of Conyers in 2023 approved upgrades to four city “pocket” parks: Bonner Park on Rowland Road, East View Park on East View Road, Veal Street Park and Pleasant Circle Park. The agreement facilitated construction of a dog park, the first in the city limits, adjacent to East View Park, as well as updates to East View Park.

The parks will feature new play systems with shade structures, rubber surfacing around the play systems, other miscellaneous play features including swings, landscaping, and bench seating. Basketball goals and posts will be installed at Pleasant Circle Park and Veal Street Park. The East View Park update features a fitness play structure for ages 12 and older.

The new dog park includes a structure for dog agility, a pet waste station, dog water fountains, and bench seating, and is securely fenced.



Conyers City Park

TRANSPORTATION



Olde Town Conyers

Transportation Overview

The City of Conyers is connected to other parts of Metro Atlanta primarily through roads and highways. Interstate 20 (I-20) intersects the City of Conyers at Highway 138. The Georgia Regional Transit Authority (GRTA) XPRESS operates Route 423 connecting East Conyers/West Conyers/Panola Road to Midtown MARTA, with a stop at Springfield Baptist Church.

The PATH Foundation trail is a greenway trail connecting Johnson Park and Pine Log Park to downtown Conyers. This 3.4 mile trail has access points at Pine Log Park, Johnson Park, and Downtown Conyers.



Transportation Public Input

Results from the Public Input survey indicate the majority of residents view the pedestrian and bicycle safety as poor (26%) or below average (29%). Public transportation also was indicated as poor (44%). Although road conditions and traffic safety were seen as adequate (35% and 34% respectively), traffic congestion was seen overall as poor (40%).

Comments to the Public Input survey include the need for more street lighting and sidewalks, more bicycle safety lanes, and to address pedestrian safety.

Public Input Comments: Transportation

Need for transportation for growing population

City would benefit from additional sidewalks

Connect residents to resources to allow transit without cars to retain small town feel

Address traffic on Highway 138 and at the intersection of I-20 and Highway 138

Traffic safety is a concern

Over-dependence on automobiles

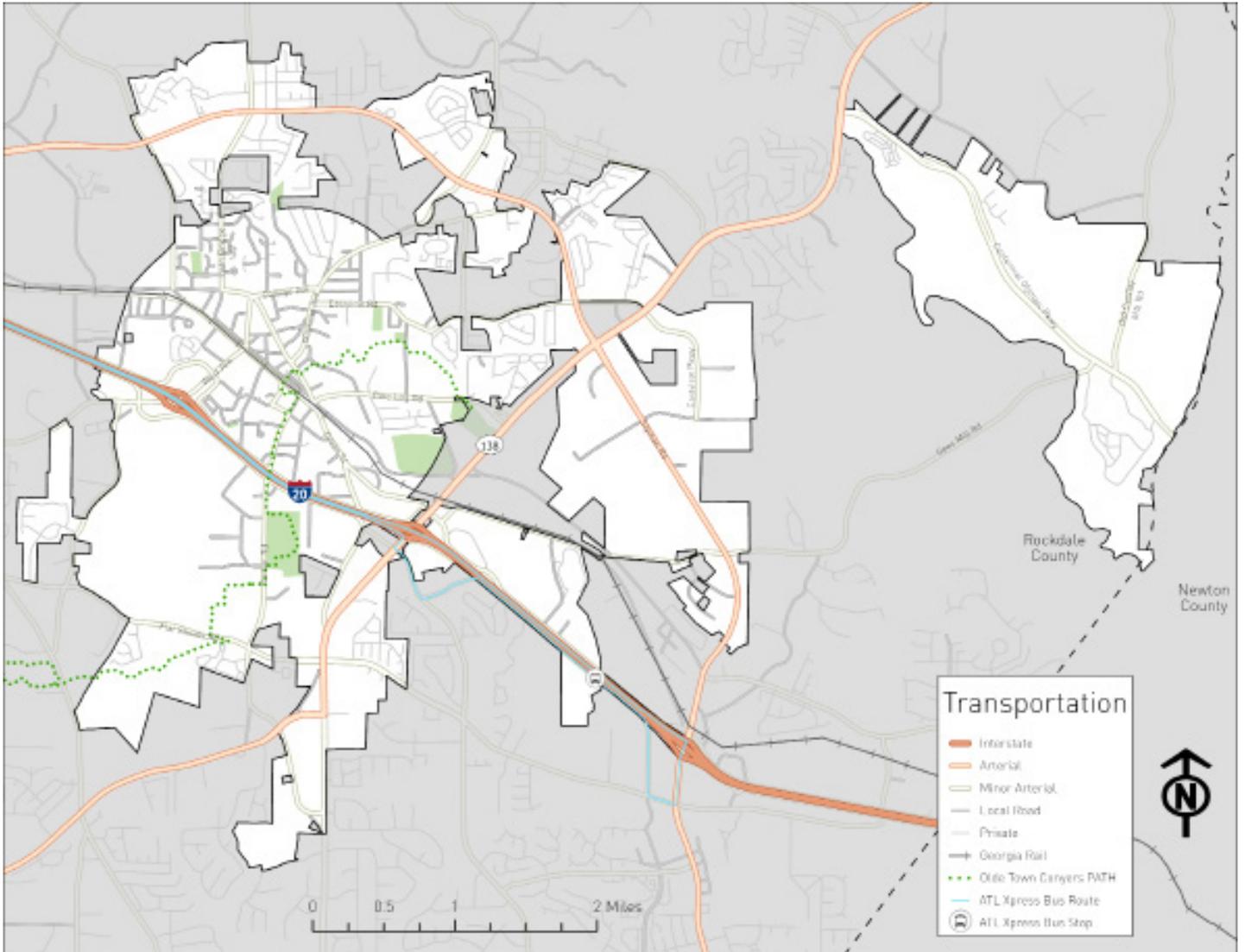
Congestion along the Highway 138/Dogwood Drive corridor

Consider pedestrian only area in Olde Town

Sidewalk connections to schools

Chart above summarizes a selection of survey comments that reference transportation.

MAP 8. EXISTING TRANSPORTATION ROUTES



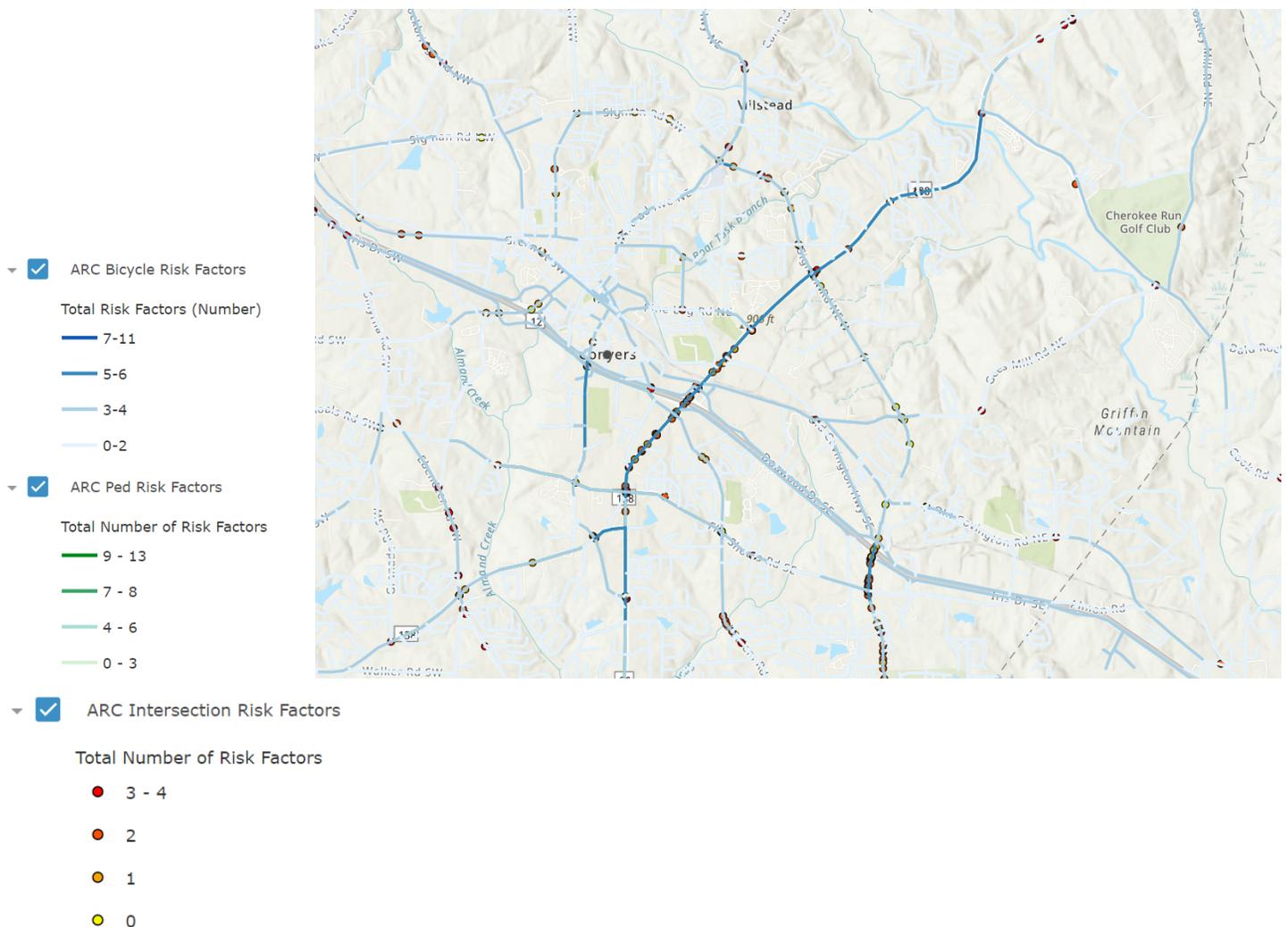
ARC Regional Safety Strategy: Conyers

The Regional Safety Strategy (RSS) is a regional safety action plan to help the Atlanta Regional Commission (ARC) and its partners proactively achieve safety goals and build a safe transportation system for all users in the Atlanta region. Based on a data-informed analysis, the RSS identifies safety issues and specific actions for local agencies to proactively improve safety. The RSS includes recommendations for both motorized and active modes as well as other elements—land use, regional transit, multi-use trails, or other community factors—to create a comprehensive course of action.

ARC's Risk Factors Web Map resource shows corridors and intersections at high risk for severe crashes by considering the presence of risky roadway design and community elements. They do not represent causal relationships but help to identify locations with the greatest potential for safety improvement and the greatest need for investment.

The Atlanta Regional Commission's RSS Report and Risk Factors Web Map (Map 9) can be found at <https://atlantaregional.org/transportation-mobility/regional-safety-strategy/>.

MAP 9. ARC RSS RISK FACTORS: CONYERS



Over 22,000 people commute in-and-out of the city for work (Map 10). The vast majority of in-and-out commuters drive, which places a huge strain on the existing road network. This is particularly important as public transportation is limited.

Figure 19. Mode of Transportation

US Census Bureau, American Community Survey, 2020

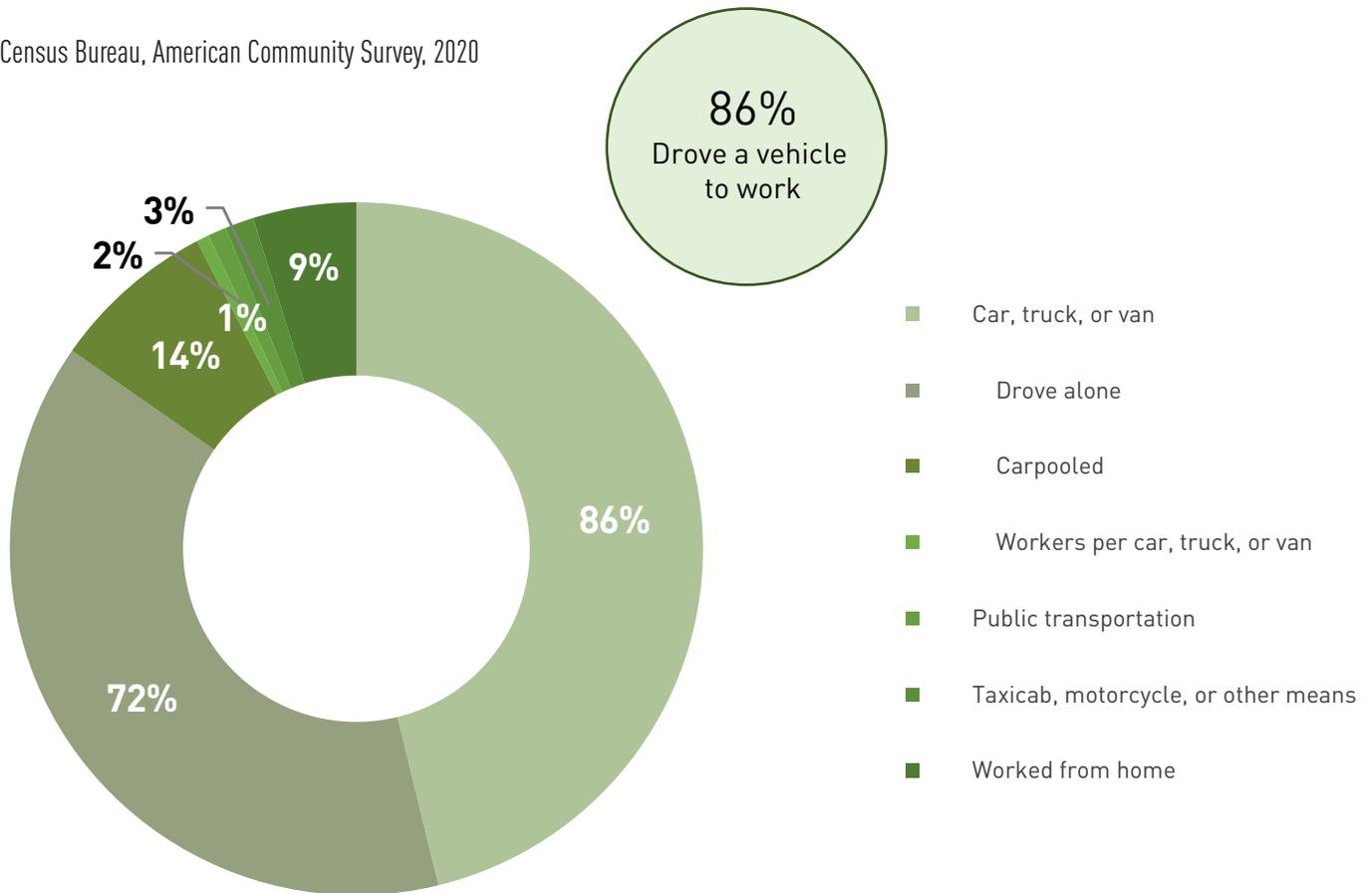
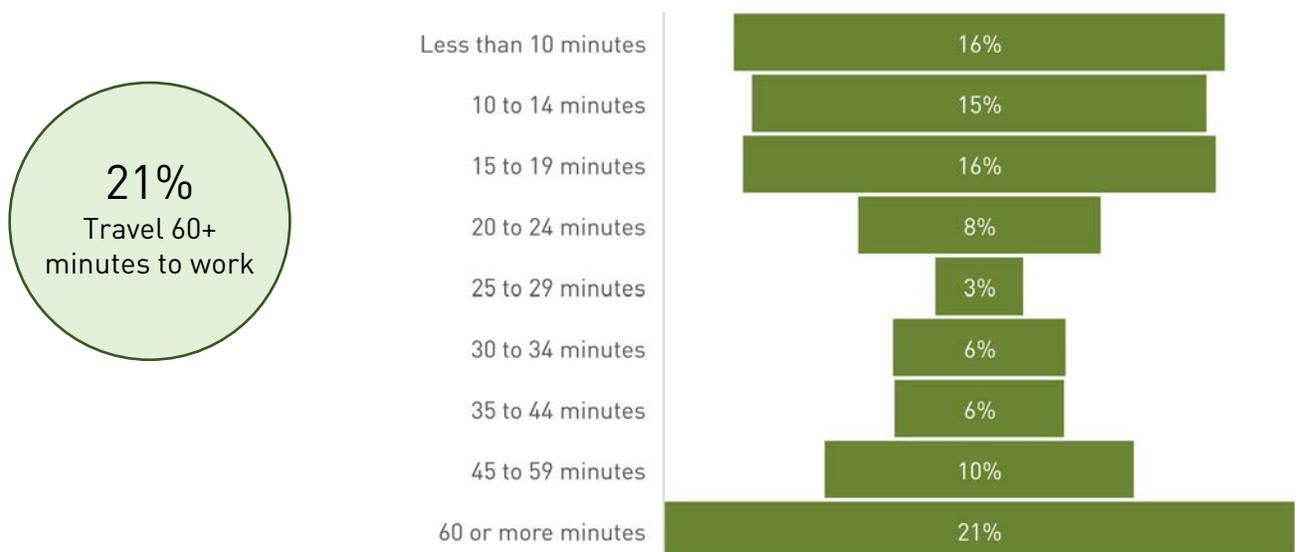


Figure 20. Commute Time

US Census Bureau, American Community Survey, 2020

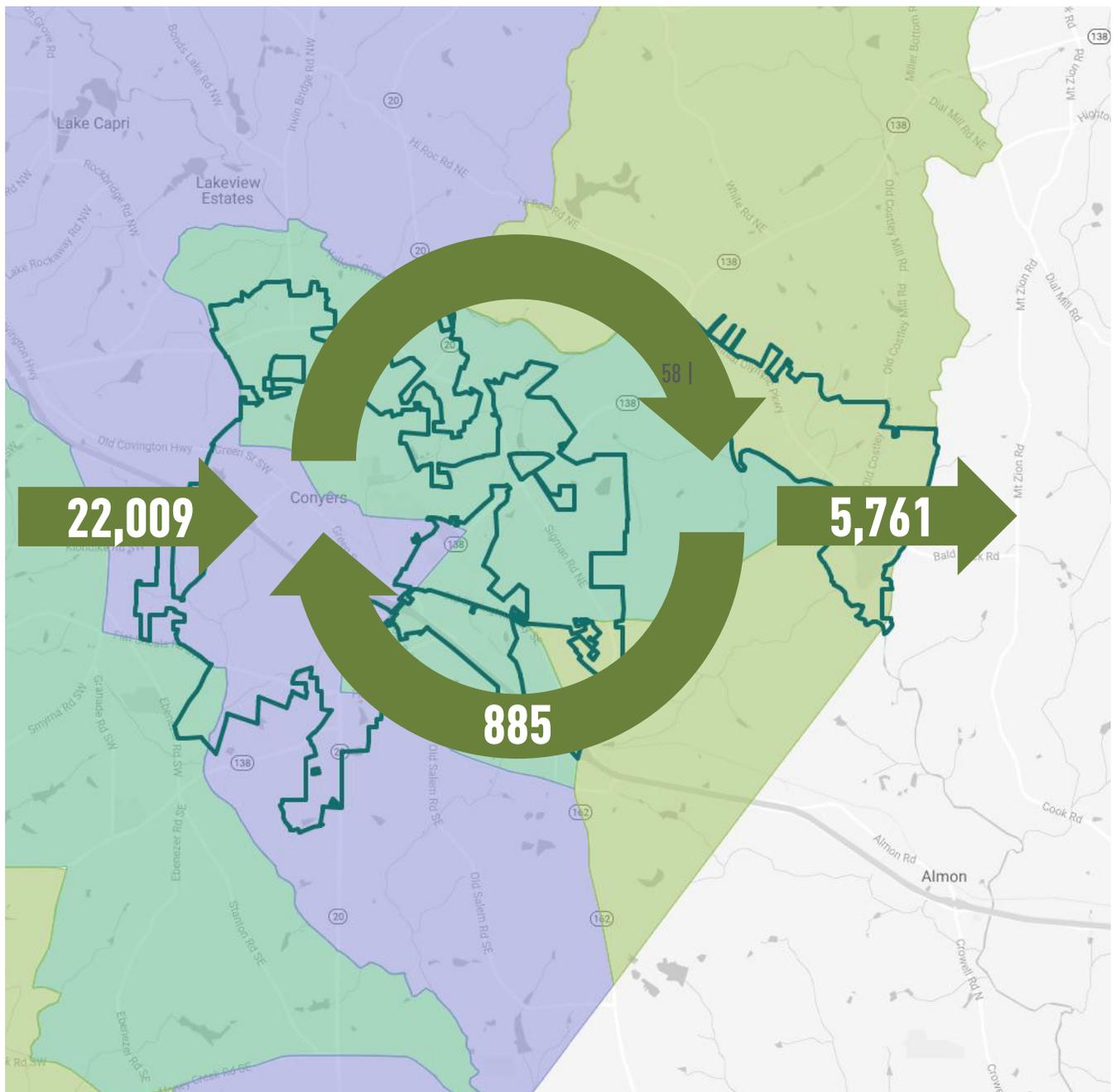


Traffic and Transportation Data

Over 5,700 residents commute outside the city for work, while approximately 885 residents live and work within the city (Map 10 and Map 11). Although a relatively large number of people in Conyers telecommute to their jobs, about 9.04% of the workforce works from home. While this may seem like a small number, as a fraction of the total workforce it ranks among the highest in the country. These workers are often telecommuters who work in knowledge-based, white-collar professions (data from CoreLogic, NeighborhoodScout, 2022).

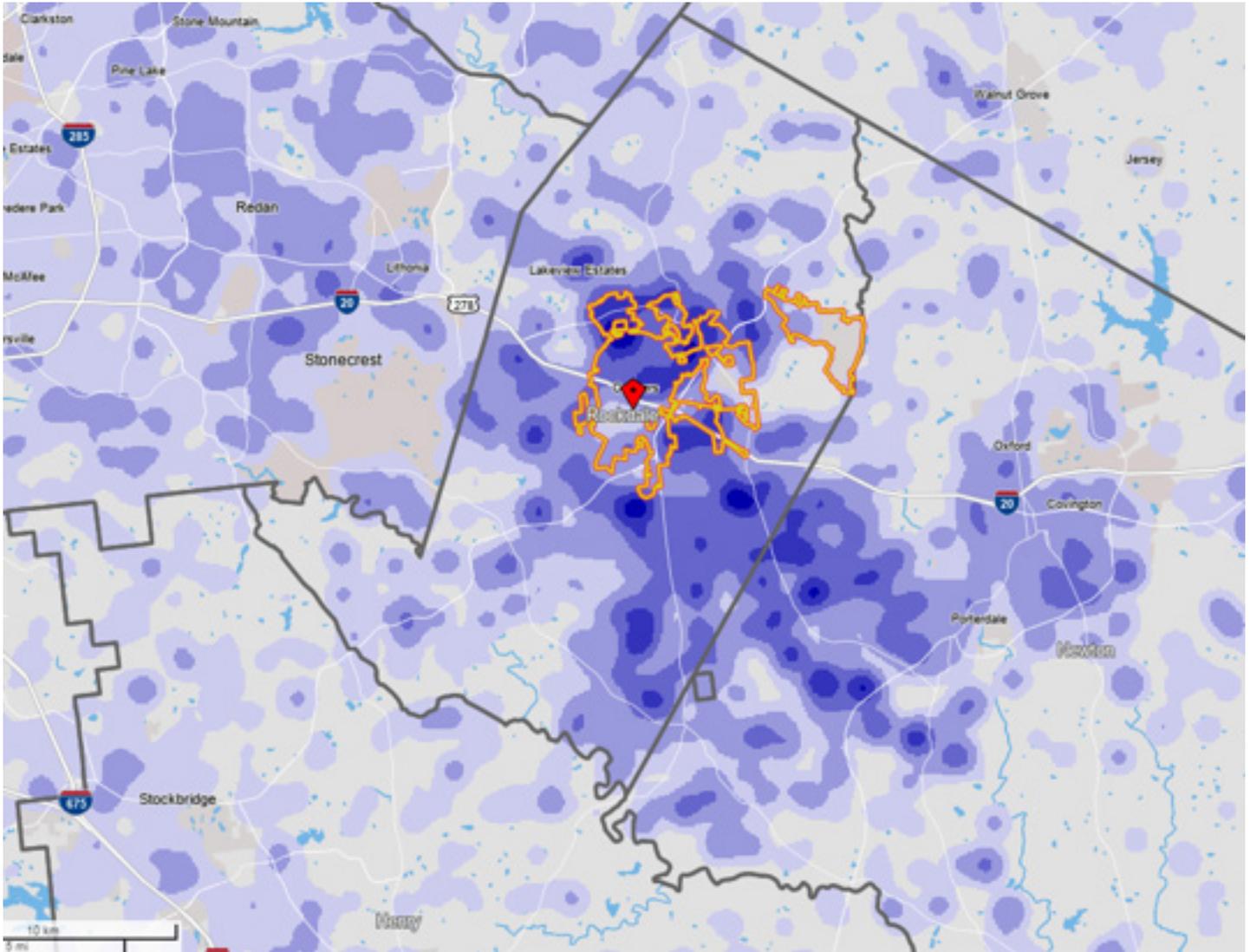
MAP 10. TRAFFIC FLOWS

LEHD Origin Destination Employment Statistics, 2020



MAP 11. WHERE PEOPLE WHO WORK IN CONYERS LIVE

On the Map, U.S. Census Bureau, 2019

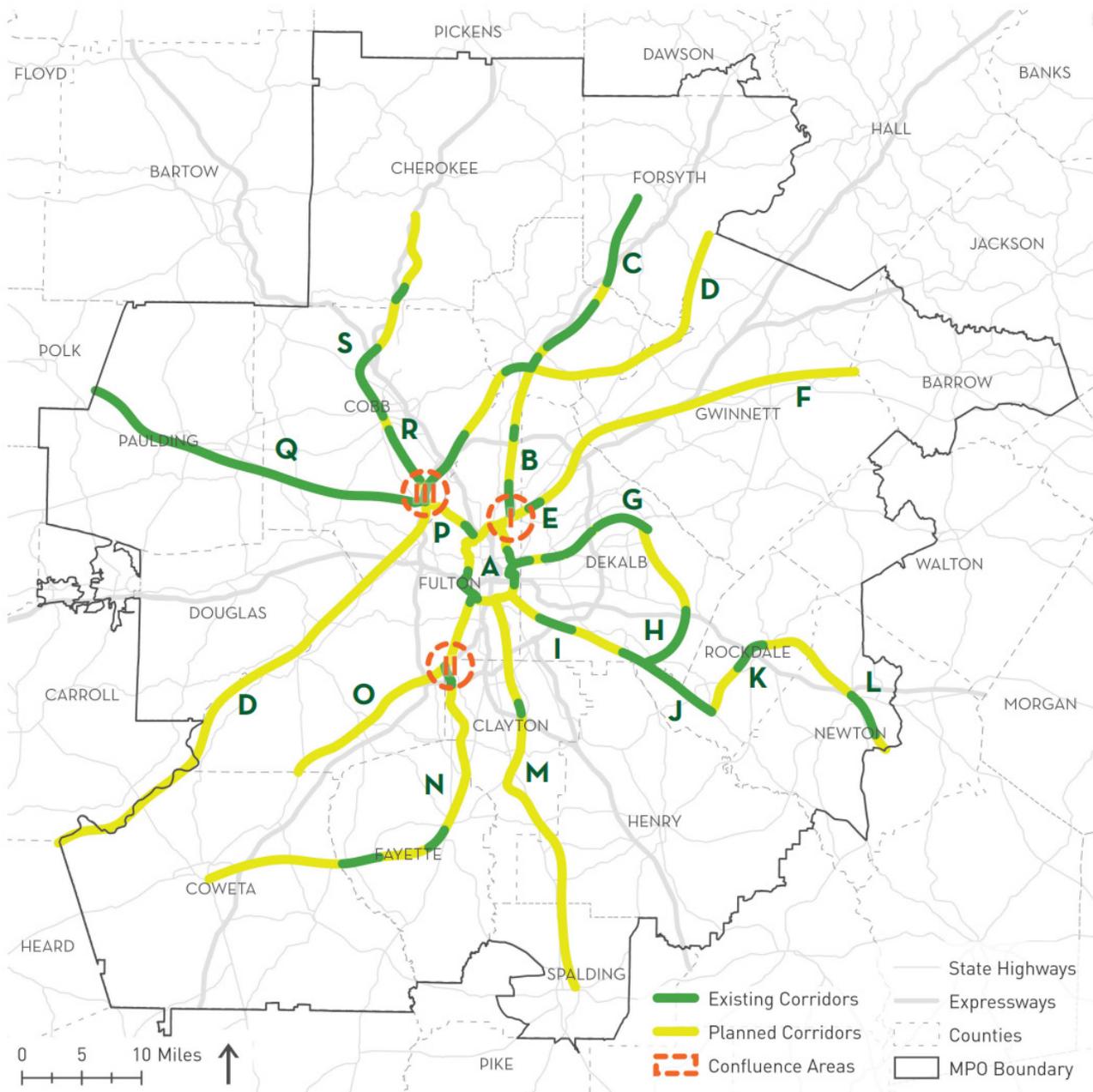


Trail Connectivity

The Public Input survey and the Public Participation event revealed a desire for more trail connections to key destinations within the city and access to amenities, and to encourage pedestrian activities. Conyers currently has a section of trail called the Olde Town Conyers trail that connects Johnson Park in Olde Town Conyers to Pine Log Park. This 3.4 mile trail connects schools, parks, and the library to the downtown commercial area.

MAP 12. REGIONAL TRAIL VISION MAP

The Regional Trail Vision map identifies corridors for priority funding with MPO and regional funds.



Rockdale CTP Project List for the City of Conyers

The City of Conyers passed a resolution of support for the Rockdale County/ City of Conyers Transportation Plan in 2009. This plan was updated in 2018, and the City played an active role in its development.

Several of the Goals and Objectives of the 2009 Transportation Plan and 2018 update are relevant to the City, and are adopted as a part of this Comprehensive Plan Update. Below is a summary of the currently adopted Goals and Objectives, as well as the current list of projects included in the CTP.

Goals and Objectives

Based on input from County and City officials, the Stakeholder Advisory Committee, and citizens of Rockdale County, the following goals and objectives were established for the Rockdale County CTP to guide the transportation decision-making process:

Goal 1: Enhance access to jobs, homes, and services within Rockdale County and throughout the Atlanta Region through a multi-modal transportation system.

Objectives:

- 1.1 Ensure that funding is established for bicycle and pedestrian improvements identified in the Long Range Transportation Plan.
- 1.2 Explore projects that improve access to and from I-20.
- 1.3 Work with the Georgia Regional Transportation Authority (GRTA) in support of future Xpress Park and Ride lot expansion and explore the potential for future regional rail transit connections.
- 1.4 Improve cross county connections with DeKalb, Newton, Gwinnett, and Walton Counties.
- 1.5 Coordinate with Planning Partners including the Georgia Department of Transportation, the Georgia Regional Transportation Authority, the Atlanta Regional Commission, and neighboring Counties regarding regional plans and opportunities for partnership.

Goal 2: Improve mobility within Rockdale County through enhanced multi-modal connectivity.

Objectives:

- 2.1 Identify potential projects that provide key linkages between existing roadway facilities and/or improve linkages by upgrading existing facilities on a grid-like system.
- 2.2 Address congested corridors with solutions that enhance and connect existing roadways.
- 2.3 Enhance north-south and east-west connectivity in the County by improving existing connections and creating new connections including additional crossings over I-20.
- 2.4 Connect residential and commercial activity center nodes through roadway, bicycle, pedestrian, and transit improvements along major transportation corridors.
- 2.5 Explore the potential for future local transit connections within Rockdale County.

Goal 3: Maintain a safe, reliable and efficient transportation network which will sustain economic activity and promote economic development.

Objectives

- 3.1 Improve the safety of the roadway network by identifying high-crash locations and identifying safety-related funding sources to implement improvements at these locations.
- 3.2 Identify projects that improve and enhance access to employment and activity centers.
- 3.3 Ensure mobility for freight within the County.
- 3.4 Explore transportation solutions that accommodate growth in travel demand while enhancing quality of life.
- 3.5 Promote system preservation through projects and funding commitments that maintain and enhance the existing transportation network.

Goal 4: Promote sustainability through the coordination of land use and transportation plans.

Objectives

- 4.1 Review the plan in conjunction with the future land use element of the Rockdale County Comprehensive plan to assess potential impacts to the transportation system.
- 4.2 Encourage transportation improvements compatible with area development types.
- 4.3 As development is permitted, review the impact to the transportation system to ensure mobility is protected as parcel level development occurs.
- 4.4 Focus transportation improvements on developed and developing areas outside of the County's watershed protection area.

Goal 5: Facilitate implementation of plan recommendations through coordination efforts and local initiatives.

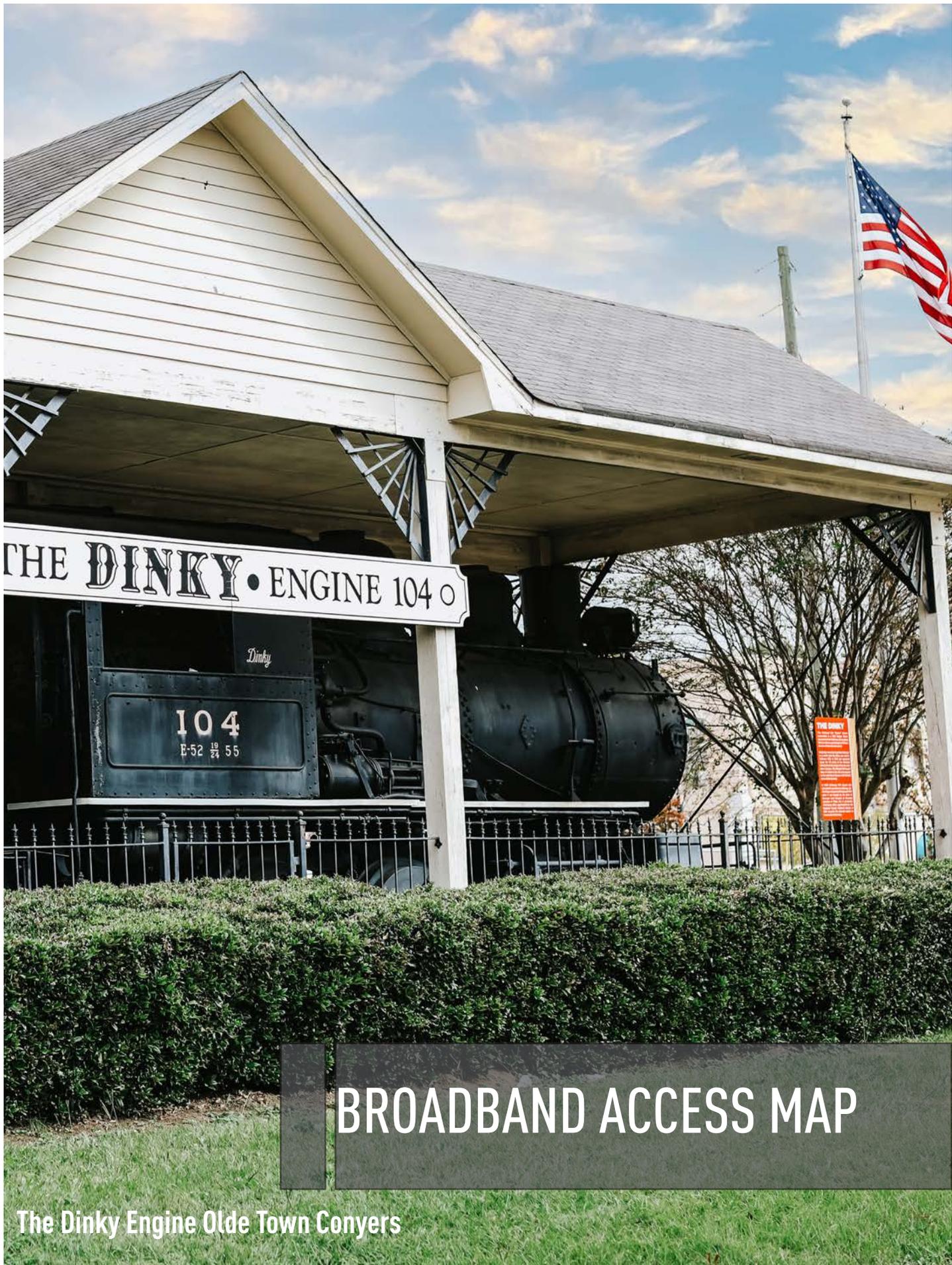
Objectives:

- 5.1 Explore projects that link to other ongoing studies in the County, in neighboring Counties, and the Region.
- 5.2 Identify programmatic funding sources for potential projects.
- 5.3 Coordinate with Elected Officials and Citizens during the identification of projects to ensure support and identify potential issues early in the process.
- 5.4 Work with local Elected Officials and County Staff to appropriately integrate plan recommendations into ongoing County Initiatives.

Project Ref. No.	Improvement Type	Facility	Segment Limits		Existing Configuration	Potential Improvements
			From	To		
116	New Alignment / Upgrade	Courtesy Parkway / Extension	Old Covington Hwy	Flat Shoals Road	0 lanes	2 lanes, new bridge over I-20
117	New Alignment / Upgrade	Salem Gate Way SE	Old Salem Road	Old Covington Hwy	0 lanes	2 lanes, new bridge over I-20
119	New Alignment / Upgrade	Green Street SE	Old McDonough Hwy	Old Salem Road / Iris Drive	0 lanes	2 lanes, new bridge over I-20
120	Upgrade / Operations	Old McDonough Hwy SE	Old Salem Road	SR 20	2 lanes (gutter/curb shoulders - grass shoulders)	2 lanes, hard shoulders
129	New Alignment / Upgrade	East Freeway Drive Extension	Old McDonough Hwy SE	Parker Road	0 lanes	2 lanes
143	Upgrade / Operations	Main Street	Pine Log Road	Peek Street	2 lanes	4 lanes
106	Widening	Sigman Road	East of Lester Road	I-20	6.6	Tier 1
239	Intersection Improvements	Scott Street @ Pine Log / Pine Log @ Main Street	N/A	N/A	N/A	Tier 1
240	Intersection Improvements	Old Covington Rd @ Gees Mill Road	N/A	N/A	N/A	Tier 1
411	Sidewalk	Milstead Ave	Turner St	Sigman Rd	1.4	Tier 1
421	Sidewalk	S Main St	Pine Log Rd	SR 20	1	Tier 1

Project Ref. No.	Improvement Type	Facility	Segment Limits		Existing Configuration	Potential Improvements
			From	To		
427	Sidewalk	Milstead Rd	Milstead Ave	Sigman Rd	0.6	Tier 1
501	Rail Crossing Improvements	# 279669W	Rockbridge Rd	N/A	N/A	Tier 1
502	Rail Crossing Improvements	# 279665U	Center Street	N/A	N/A	Tier 1
504	Rail Crossing Improvements	# 279664M	Scott Street	N/A	N/A	Tier 1
228	Intersection Improvements	Sigman Road @ Irwin Bridge Road	N/A	N/A	N/A	Tier 2
235	Intersection Improvements	Rockbridge Road @ Sigman Road	N/A	N/A	N/A	Tier 2
302	Bridge Upgrade	Centennial Olympic Pkwy @ Big Haynes Creek	N/A	N/A	N/A	Tier 2
402	Sidewalk	Bryant St/Veal Street	Green Street SW	Dogwood Drive	0.7	Tier 3
406	Sidewalk	North St	N Main St NW	Railroad St NW	0.28	Tier 3
405A	Intersection Improvements	North Street @ Rosser Street	Pave crosswalk			
405B	Intersection Improvements	Rosser Street @ Almand Street	Pave crosswalk			
406A	Intersection Improvements	North St @ West Ave / Railroad St	Pave crosswalk			
410A	Intersection Improvements	Sigman Road @ Milstead Avenue	Construct ped crossing islands			
421A	Intersection Improvements	S Main Street @ Pine Log Road	Pave crosswalk and provide ped count down timer			
449	Intersection Improvements	Rowland Rd Crossing Pave-	Pave crosswalk and provide signs			
450	Intersection Improvements	SR 138 @ Sigman Rd	Pave crosswalk and construct ped crossing islands			

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BROADBAND ACCESS MAP

The Dinky Engine Olde Town Conyers

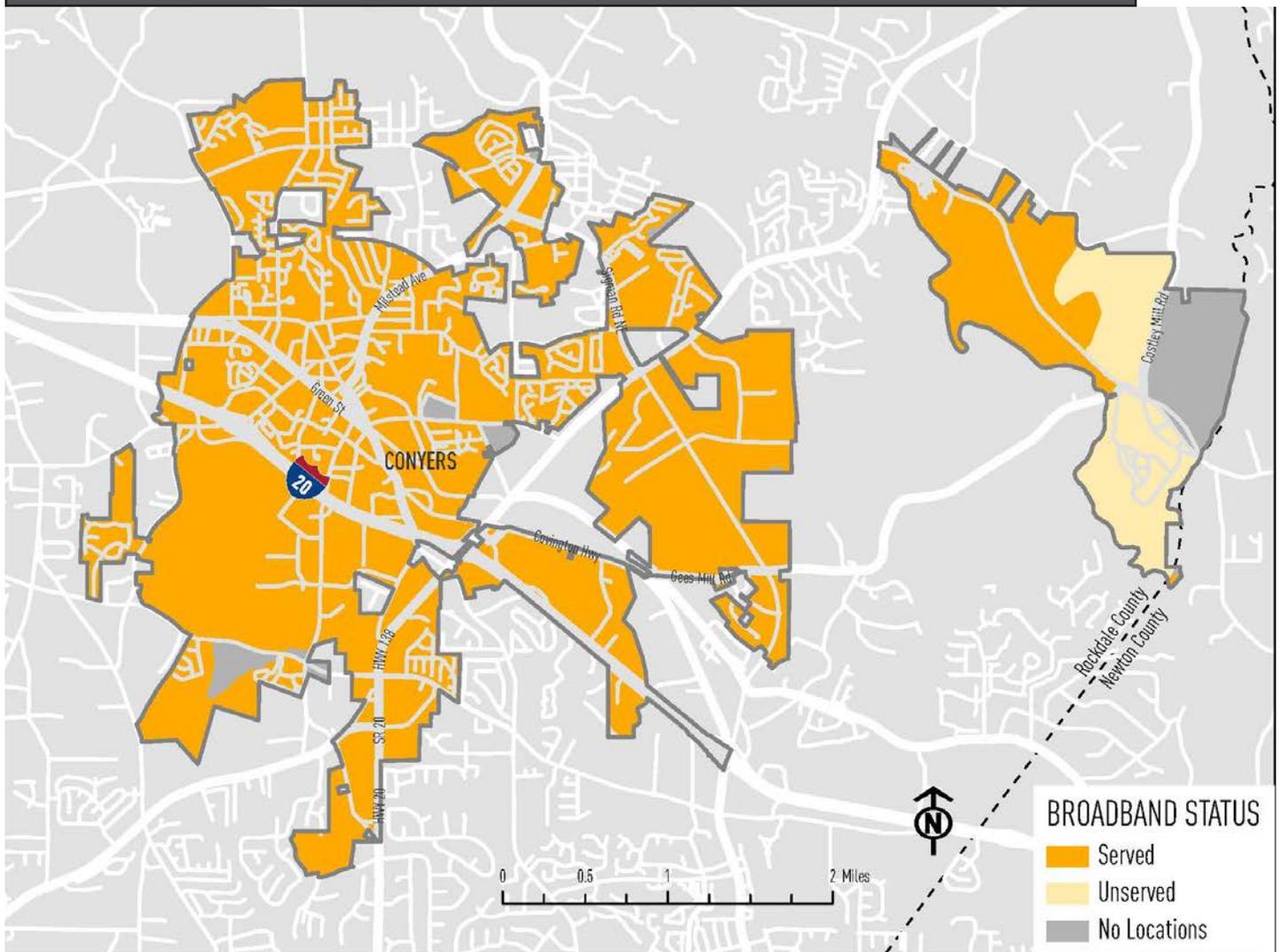
Broadband Access

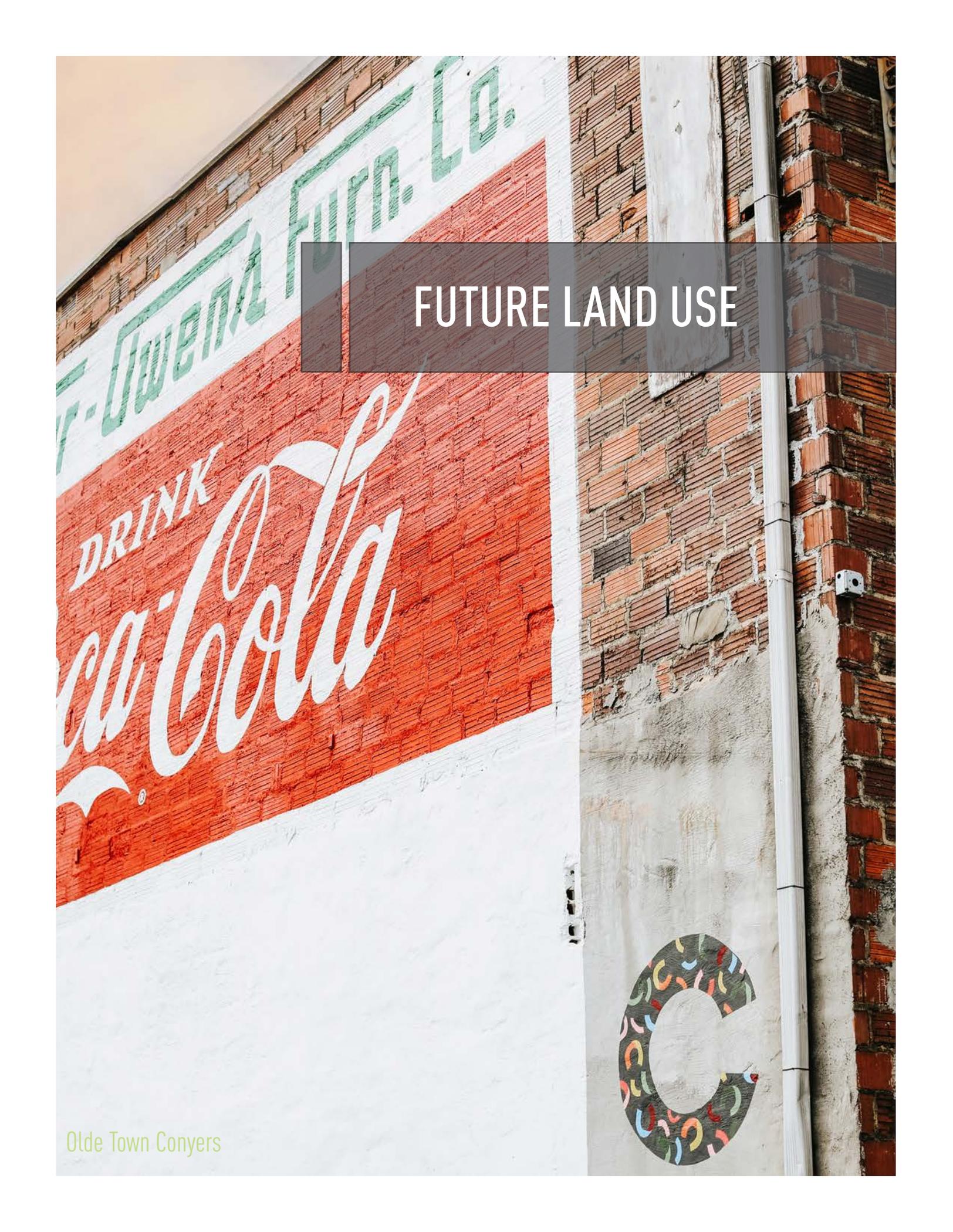
The Georgia Broadband Map project represents a location-level methodology that precisely maps the availability of broadband services to every home and business in the state, which includes all 159 counties.

The map is created by overlaying: (1) all of the locations of homes and businesses in the State of Georgia and (2) broadband provider service availability for those locations within the state. Statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as 'Unserved'. The map depicts access to broadband, not subscription to broadband.

Broadband data for the City of Conyers (Map 13) is provided by the various Internet Service Providers of Georgia.

MAP 13. BROADBAND ACCESS

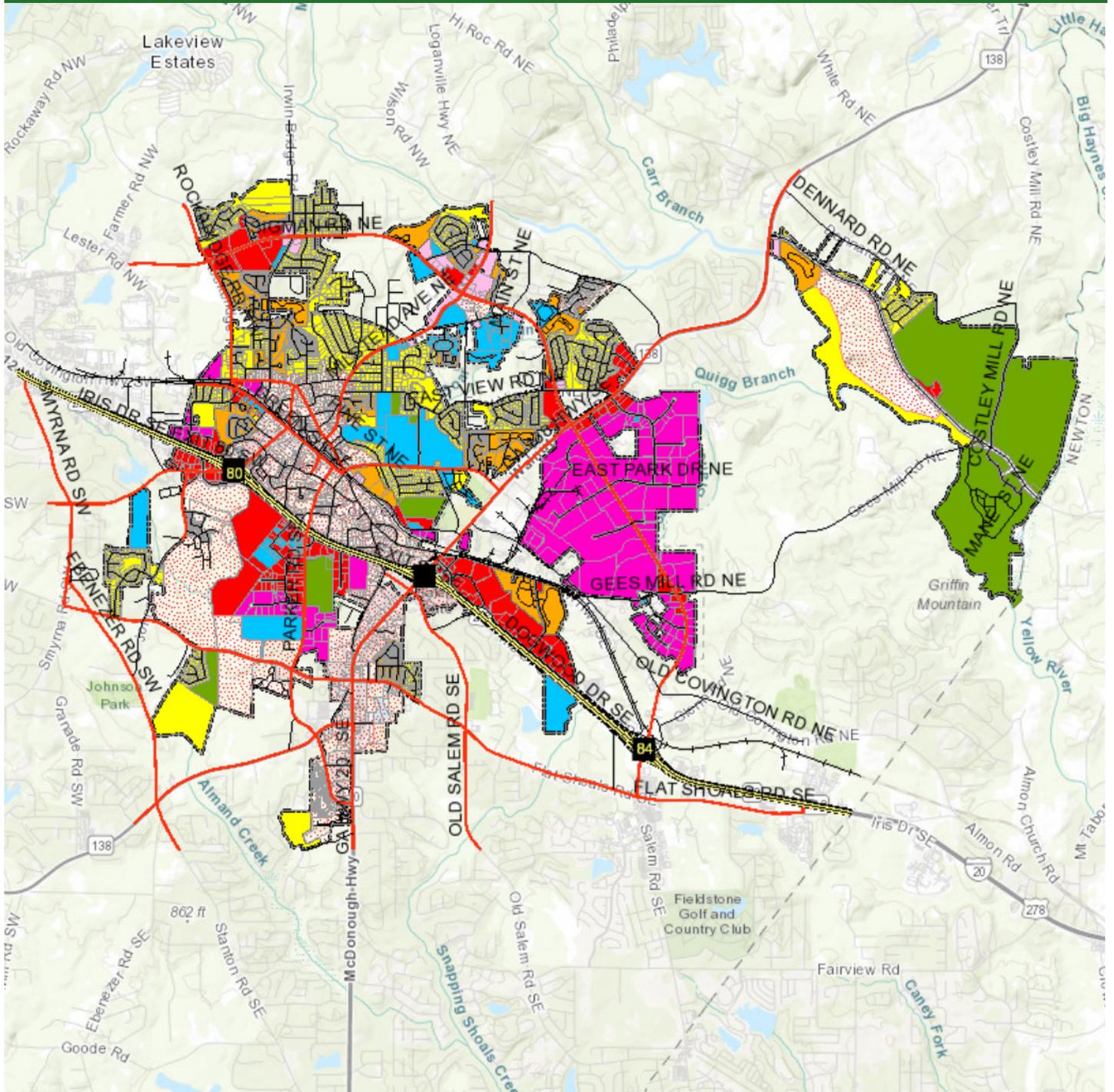




FUTURE LAND USE

MAP 14. FUTURE LAND USE MAP

Conyers - Future Land Use



Legend

BaseMap

Exits



Roads

— Collector Street

— Interstate Principal Arterial

— Local Street

— Minor Arterial

— Principal Arterial

— Private Drive

Railroad



Parcels



City Limits



FLU2025

Future Land Use

 General Commercial

 Residential High

 Industrial - Distribution

 Residential Medium

 Neighborhood Commercial

 Office / Institutional

 Residential low / Conversation

 Special Mixed Use Activity Center

The color of the Land Use Categories below coordinate with the colors of the Future Land Use Map.

Residential Low/ Conservation

These areas are primarily composed of low density residential uses (1 unit per 1 acre – 1 unit per 3 acres). Included in this classification are environmental conservation areas (such as wetlands, groundwater recharge, river protection and watershed protection areas, along with community recreation areas).

Residential Medium

These areas are primarily composed of single family residential uses (1 unit per acre or less).

Residential High

These areas are primarily composed of multi-family residential uses that can include apartment, condominium and townhomes, as well as higher density developments such as manufactured home parks.

Office/ Institutional

These areas primarily include civic uses such as schools, churches, libraries, government and social organizations. Stand-alone professional uses that are not developed as a part of a shopping center or mixed use development are included in these areas. Medical complexes, hospitals and doctors buildings are also included.

General Commercial

These areas consist primarily of strip centers, big box centers and large shopping facilities clustered around major corridors and highways and along Interstate 20.

Neighborhood Commercial

These areas primarily consist of nodes located at the intersections of principal thoroughfares that include convenience shops, specialty retail and service uses.

Special Mixed Use Activity Centers

These areas are designed to encourage flexibility in combining land uses to produce compact, connected, economically viable centers. Employment, shopping and recreation opportunities are within, or in close proximity, to these centers. Each will include a variety of travel options such as roadways, walking, biking and transit (when available). Neighborhoods will include a mix of residential options to accommodate variety among incomes and household composition.

Industrial/ Distribution

These areas are primarily designed to encourage land uses that the City anticipates will accommodate future economic competitiveness and job growth. Light industrial uses will be encouraged to be located within existing planned industrial parks, and office/ distribution uses will be encouraged to locate in the city based upon the accessibility to Interstate 20 and to the Atlanta Metro Area. Clean, high technology companies and lower tech enterprises that employ a wide range of skilled workers are encouraged to locate in these areas.

Land Use Policies

Development

Housing

1. Ensure the provision of quality housing in a range of size, cost and density.
2. Encourage traditional neighborhood development patterns that promote human scale development with a mix of uses.
3. Prevent the expansion of isolated pockets of substandard housing in the City.

Land Use

1. Air quality and environmentally sensitive areas should be protected from negative impacts of development
2. Wetlands will be preserved where they exist. If they cannot be preserved on site, wetland loss will be mitigated by increasing ecologically equivalent wetland on other appropriate sites.
3. Development is prohibited within floodways and floodplains.
4. Preserve trees, prevent unnecessary grading, protect trees during the land development process, and maintain tree density and diversity of tree species.

Economic Opportunities

1. A range of job types should be provided that meet the needs of the local workforce.
2. Ensure that educational and training opportunities are readily available in the community.
3. Diversify the city's economic base to ensure that employment is not highly concentrated in a few sectors.
4. Encourage industrial, manufacturing and storage uses to locate within existing industrial parks.

Identity

1. Maintain the traditional character of the community by preserving and revitalizing established areas.
2. Encourage new development that is compatible with the traditional features of the community.
3. Protect scenic or natural features that are important to community character.
4. Encourage the preservation of historic resources.

Connectivity

1. Coordinate with Rockdale County to implement the Comprehensive Transportation Plan recommendations.

Facilities

1. Recreational uses and open space should be an integral part of new, larger scale developments.
2. Continue to prepare and annually update the city's capital improvement program.

Zoning and Land Use Compatibility

This matrix identifies the based zoning districts that are appropriate in each land use classification.

Land Use Classifications

Zoning Districts	Residential (Low) Conservation	Residential (Medium)	Residential (High)	Neighborhood Commercial	General Commercial	Office / Institutional	Industrial / Distribution	Special Mixed Use Activity Center
	Residential-Agriculture (RA)							
	Residential Single-Family District (RS-20)							
	Residential Single-Family District (RS-14)							
	Traditional Neighborhood Development District (TND)							
	Townhouse Residential District (TH)							
	Residential Multifamily District (RM)							
	Office-Institutional District (O-I)							
	Neighborhood Business District (BN)							
	Mixed Use Development District (MxD)							
	General Business District (BG)							
	Downtown District (D)							
	Highway Service Business District (HSB)							
Industrial / Distribution District (I-D)								



SPECIAL PLANNING AREAS

Olde Town Conyers

The City of Conyers has identified several Special Planning Areas. Development in these areas may benefit from consideration or conditions that help bring the vision for these areas into completion, or encourage redevelopment. In several instances, Community Work Program Items have been identified to further the planning goals for these areas.

Olde Town Conyers Trail In 2010, the first 1.7 miles of the Olde Town Conyers Trail was constructed between downtown Conyers and Wheeler Park, and then later extended the trail to Johnson Park. Future connections to the Rockdale River Trail are contemplated. The trail is a collaborative effort among the City of Conyers, Rockdale County, and the PATH Foundation.

Opportunity Zone The City of Conyers has an approved Opportunity Zone that includes the Salem Gate Shopping Center Area south of I-20. This designation allows for new and existing businesses in the area that add a minimum of two new positions to take advantage of tax credits up to \$3,500 per new employee in the business or withholding taxes for up to five years. The Salem Gate Market has been developed within the Opportunity Zone.

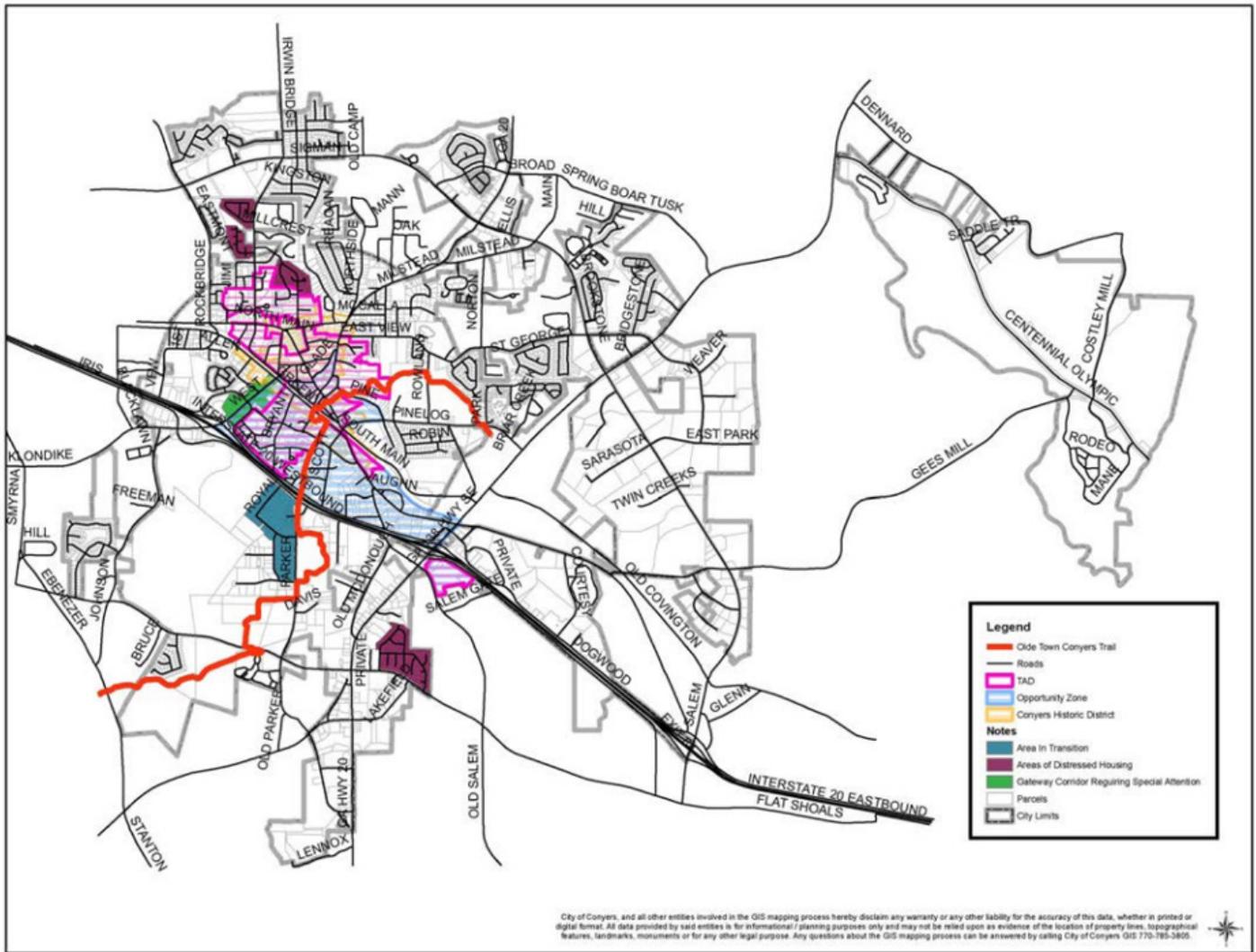
Conyers Historic District The Conyers Historic District preserves the architectural integrity of Olde Town and surrounding neighborhoods through design review by Department of Planning and Inspection Services and the Conyers Historic Preservation Commission. Property owners within this district undergo review and approval of any material changes to the appearance of a historic property in the district.

Conyers Tax Allocation District (TADs) Tax Allocation Districts allocate increases in property tax revenues, generated primarily from new investment in the district, to pay infrastructure costs or certain private development costs, within the district. The Olde Town Conyers TAD is located in the area of historic Olde Town, along with many of the surrounding neighborhoods. The Salem Gate Tax allocation District is at the intersection of Interstate 20, Georgia Highway 138 and Old Salem Road.

Areas of Distressed Housing Several housing communities have been identified as areas that would benefit from increased investment or redevelopment. Opportunities for improving some of the aging housing stock of the City of Conyers could include historic designation, establishment of a land bank, or working with community partners to improve the condition of existing housing.

Gateway Corridor Requiring Special Attention A renewed interest in human-scaled infrastructure accessible by pedestrian, automobile and transit creates options for redevelopment in established areas. Revitalized aging shopping centers and supportive infrastructure will create opportunity for new investment in Conyers along the West Avenue corridor.

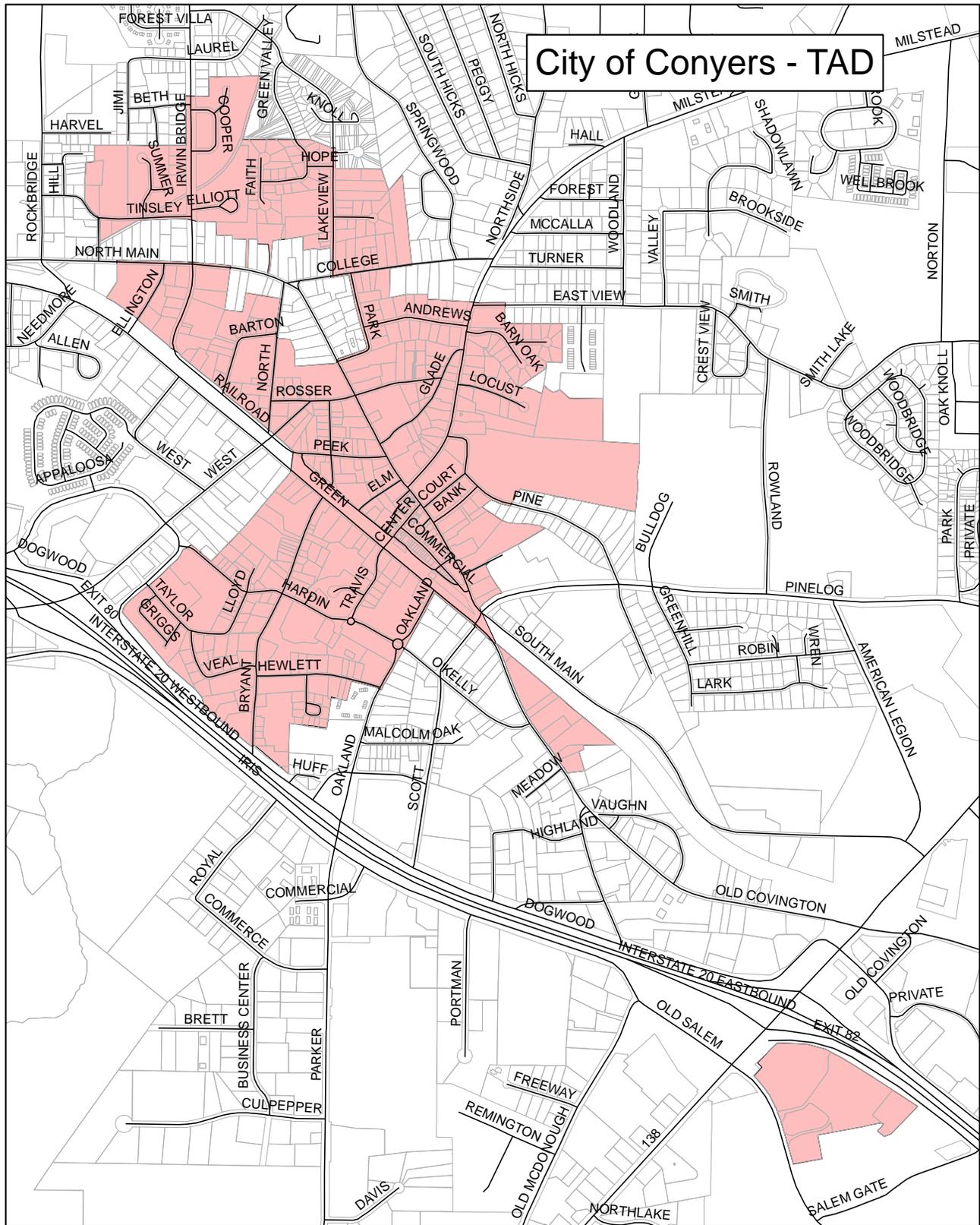
MAP 15. SPECIAL PLANNING AREAS



Tax Allocation Districts

Under Georgia’s Redevelopment Powers Law, Tax Allocation Districts (TADs) offer opportunities for Georgia cities and counties to support desired development in blighted or depressed areas within their jurisdictions. TADs enable local governments to reinvest the resulting incremental property tax revenues from new developments into the projects themselves or into supportive public improvements. TAD increments may be used to reduce the cost to replace or upgrade deficient public infrastructure, to assemble properties for redevelopment, or to defray other costs as needed to make redevelopment economically feasible. The two TADs that currently exist in the City of Conyers are the Olde Town Conyers and Salem Gate Market TADs (Map 16).

MAP 16. TAX ALLOCATION DISTRICTS



City of Conyers, and all other entities involved in the GIS mapping process hereby disclaim any warranty or any other liability for the accuracy of this data, whether in printed or digital format. All data provided by said entities is for informational / planning purposes only and may not be relied upon as evidence of the location of property lines, topographical features, landmarks, monuments or for any other legal purpose. Any questions about the GIS mapping process can be answered by calling City of Conyers GIS 770-785-3805.



REPORT OF ACCOMPLISHMENTS



July 4th Fireworks Olde Town Conyers

Report of Accomplishments

Key to Terminology:

Items that are **Completed** have been finished within the 5-Year reporting period prior to this Comprehensive Plan Update.

Items that are **Underway** have been initiated or have had partial progress made as of the end of the 5-Year reporting period prior to this Comprehensive Plan Update. They have been carried over into the new 5-year reporting period for this Comprehensive Plan Update, unless otherwise noted.

Items that are **Postponed** are still priorities for the community, and have been carried over into the new 5-Year reporting period for this Comprehensive Plan Update.

Items that are **Cancelled** will not be carried over into the new 5-Year reporting period for this Comprehensive Plan Update. Generally, these are items that are broad policy statements or routine city operations, and they have been identified appropriately as such.

Project ID	Description	Status	Explanation/Comment
Facilities			
1	Complete construction of Phase II of the Big Haynes Creek Nature Center which includes a welcome center, plant identification signs, outdoor amphitheater, multi-purpose and river trails within the Georgia International Park and Big Haynes Creek Nature Center	Underway	Small outdoor classroom has been created and educational signage is nearing completion. Welcome center and amphitheater are no longer feasible elements of this project.
2	Participate in the county-sponsored Greenway Master Plan as component to Parks and Recreation Comprehensive Master Plan	Complete	
3	Pursue additional federal and state funding for open space acquisition and park and greenway improvements	Underway	ARPA funds have been allocated for park renovations.
4	Undertake an inventory and audit of existing recreation facilities and infrastructure to determine needs for repair and replacement	Underway	Will be completed in 2023
5	Identify and install (funds permitting) amenity directional and wayfinding signage for the Georgia International Horse Park and adjacent areas	Complete	Completed in 2019
6	Support activities related to the development of the new City Hall complex, pending the outcome of a voter referendum to allocate resources	Complete	Completed in December 2020

Project ID	Description	Status	Explanation/Comment
7	Assemble a task force of stakeholders, including representatives of city, county, hospital, and community stakeholders to consider an expansion of hospital facilities on the south side of Conyers	Cancelled	This is no longer a viable project as the hospital has been purchased by Piedmont.
Identity			
8	SR 138 Beautification and Economic Initiative including Conyers	Complete	
9	Analyze all residential and commercial zoning regulations and revise in an effort to further the process of revitalizing and promoting the redevelopment of areas of Conyers through building aesthetics landscaping and uses to encourage connectivity and economic development	Cancelled	Ongoing government function not appropriate for CWP
10	Identify areas of visual blight within the community, including public properties that may need attention, and undertake a campaign to improve code compliance	Underway	Ongoing government function
11	Complete acquisition of an easement that will allow for complete restoration of the Dinky Trail	Cancelled	Funding for the acquisition of the former trail is not available.
12	Make the Olde Town Pavilion a central feature and community asset	Completed	
Development			
13	Formalize more detailed strategies for the redevelopment of aging and obsolete commercial strip centers	Cancelled	Ongoing government function. Each property requires its own approach. Not suitable for CWP.
14	Continue pursuit of a new technology park area emphasizes office-distribution-technology	Underway	Limited opportunities within the city for raw land however there are fringe areas that could be annexed.
15	Create a strategy to attract retail stores, creating more merchant diversity, to increase commerce in the Olde Town area	Underway	Zoning is in place to allow merchant diversity in Olde Town. Function of Economic Development to locate and lure business owners.

Project ID	Description	Status	Explanation/Comment
16	Create a Land Bank Authority to deal with blighted properties through the acquisition, demolition, and revitalization of properties whose owners otherwise are unable or unwilling to maintain their property in a state of good repair	Cancelled	Lack of interest and support
17	Evaluate the need and if necessary, implement housing code enforcement programs targeted in Census Tract 603.09.	Cancelled	Ongoing government function but not limited to Census Tract 603.09.
18	Develop a marketing program that can be distributed to Atlanta area developers having prior experience with "smart growth" and LCI type projects	Cancelled	No longer a priority
19	Prepare a strategy and regulations to promote residential infill development on lots within the original 1-mile circular limits of the city	Completed	With the adoption of the Mixed-Used Development District. Greater density is an incentive.
20	Prepare amendments to land use regulations after five-year comprehensive review	Underway	Ongoing government function
21	Continue to participate in the Intergovernmental Planning Committee	Underway	City of Conyers and Rockdale County continue to support a joint City/County planning commission Note: removed from CWP. This is ongoing.
22	Undertake an update of the City of Conyers LCI Plan	Complete	
23	Develop and implement strategies to encourage development in the City's Urban Redevelopment Area.	Underway	Ongoing government function.
24	Undertake the assemblage of underutilized land parcels in the City's Urban Redevelopment Area, particularly those which are too small to entice private sector interest	Underway	Ongoing government function. City has already assembled a number of parcels and continues to do so with the goal of partnering with developers for redevelopment purposes.

Project ID	Description	Status	Explanation/Comment
25	Work with Rockdale County to agree upon a future annexation plan or sphere of influence for the City of Conyers	Postponed	Low level priority and staff turnover at County have prevented this from occurring. Removed from CWP
Connectivity			
26	Participate in the Update of the Rockdale County Service Delivery Strategy	Completed	
27	Participate in preparation of five-year update of Comprehensive Transportation Plan	Completed	Completed in September, 2019
28	Complete regional and local road and intersection improvements per Comprehensive Transportation Plan.	Underway	Ongoing government function with improvements made yearly.
29	Coordinate with Georgia DOT and CSX to secure additional traffic signals and crossing enhancements for those intersections identified in the LCI Plan as posing crossing problems for pedestrian traffic	Completed	Ongoing government function with improvements made yearly.
30	Develop bikeways along Main Street, Oakland Avenue and Sigman Road to link with bikeways planned by Rockdale County	Underway	Multi-use paths constructed on Oakland Ave and one under construction along Sigman Road (2022).
31	O'Kelly/Hardin corridor improvements	Complete	Completed in January, 2020
32	AC1 Intersection Improvements	Postponed	Possible project, but requires CSX approval in order to move forward. Note: removed from CWP



COMMUNITY WORK PROGRAM

Conyers City Hall

Projects

A key component of the Comprehensive Plan is to identify projects that the City of Conyers will undertake to implement the goals of the plan. The following pages identify the projects that the City of Conyers will undertake in the next five years.



Project	2024	2025	2026	2027	2028	Estimated Cost	Funding Source	Responsible Party
Facilities								
Pursue additional federal and state funding for open space acquisition and park and greenway improvements	X	X	X	X	X	Staff Time	General Fund, PATH Foundation, ARPA Funds	City Manager; Chief Operating Office; and Public Works and Transportation
Undertake an inventory and audit of existing recreation facilities and infrastructure to determine needs for repair and replacement	X					Staff Time/ Consultant	General Fund	Dept. of Public Works and Transportation
Upgrade Restroom 4 facilities at the Georgia International Horse Park to include new flooring and fixtures	X					\$20,000	General Fund	Georgia International Horse Park
Pressure washing and painting the Charles Walker Arena		X				\$51,000	General Fund	Georgia International Horse Park
Rebuild Footing and Base in the Arenas at the Georgia International Horse Park		X				\$100,000 and Staff Time	General Fund	Georgia International Horse Park
Add fencing along Centennial Olympic Parkway in front of the Georgia International Horse Park				X		\$30,000	General Fund	Georgia International Horse Park
Pave the Retail Parking Lot at the Georgia International Horse Park	X					\$65,000	SPLOST	Public Works and Transportation
Upgrade PA System in Equine Core at the Georgia International Horse Park	X	X				\$165,000	General Fund	Georgia International Horse Park
Complete construction of Phase II of the Big Haynes Creek Nature Center which includes, plant identification signs, multi-purpose and river trails within the Georgia International Horse Park and Big Haynes Creek Nature Center	X	X	X	X	X	\$1,500,000	Hotel/Motel Tax	Chief Operating Officer and Dept. of Public Works and Transportation

Project	2024	2025	2026	2027	2028	Estimated Cost	Funding Source	Responsible Party
Add lighting at outer arenas at the Georgia International Horse Park	X		X		X	\$161,000	General Fund	Georgia International Horse Park
Upgrade and replace directional signage at the Georgia International Horse Park			X			\$30,000	General Fund	Georgia International Horse Park
Create a Wetlands Wonders Wildlife Educational Walk and purchase and install viewfinders for both docks at the Big Haynes Creek Nature Center	X					\$50,000	ARPA Funds	Georgia International Horse Park
Create and install interpretive signage throughout the Big Haynes Creek Nature Center	X					\$50,000	Hotel/Motel Tax	Georgia International Horse Park
Promote community involvement and expand educational opportunities at the Big Haynes Creek Nature Center	X	X	X	X	X	\$50,000 and Staff Function	Hotel/Motel Tax	Georgia International Horse Park
Develop and implement land management practices at the Big Haynes Creek Nature Center		X	X	X		\$10,000	Hotel/Motel Tax	Georgia International Horse Park and Georgia Forestry Commission
Cherokee Run – 10 wooden bridges in need of restoration or replacement	X	X	X	X	X	\$95,500	Cherokee Run, General Fund	Cherokee Run
Cherokee Run – Cart path repair	X	X	X	X	X	\$50,000	Cherokee Run, General Fund	Cherokee Run
Cherokee Run – Club house renovations	X	X	X	X	X	\$60,000	Cherokee Run, General Fund	Cherokee Run
Cherokee Run – Golf cart replacement	X	X				\$150,000	Cherokee Run, General Fund	Cherokee Run
Replace police units on a scheduled replacement program of 12 per year	X	X	X	X	X	\$900,000 (per yearly purchase)	SPLOST, RedSpeed	Chief of Police

Project	2024	2025	2026	2027	2028	Estimated Cost	Funding Source	Responsible Party
Upgrade City Land-based mobile radio system to LTE for Police	X	X	X	X	X	\$700,000 (one time cost with some reoccurring costs)	SPLOST; RedSpeed	Chief of Police
Purchase an armored Rescue Vehicle for critical incident responses	X					\$375,000	SPLOST, RedSpeed	Chief of Police
Deploy Live911 software/service to all police vehicles	X					\$10,000	Asset Forfeiture, General Fund	Chief of Police
Siren Operated Sensor (Gated Community Access)	X					General Fund	Asset Forfeiture, General Fund	Chief of Police
Identity								
Identify areas of visual blight within the community, including public properties that may need attention, and undertake a campaign to improve code compliance	X	X	X	X	X	Staff Function	General Fund	Dept. of Planning and Inspection Services; Chief Operating Officer; City Attorney; Keep Conyers-Rockdale Clean and Beautiful
Conyers University – to personalize local government and further inform & engage citizen ambassadors.	X	X	X	X	X	Staff Function	General Fund	Public Relations
Install wayfinding signs throughout the City.	X	X	X			Per Adopted Plans	SPLOST	Dept. of Public Works and Transportation

Project	2024	2025	2026	2027	2028	Estimated Cost	Funding Source	Responsible Party
Development								
Continue pursuit of a new technology park area emphasizing office-distribution technology, opportunities for annexation	X	X	X	X		Staff Function	General Fund	Chamber of Commerce; Economic Development Council, Inc.; Department of Tourism and Public Affairs; Dept. of Planning and Inspection Services.
Create a strategy to attract retail stores, creating more merchant diversity, to increase commerce in the Olde Town area and attract business owners.	X	X	X	X		Staff Function	General Fund	Conyers-Rockdale Economic Development Council, Inc.; DDA; Dept. of Planning and Inspection Services; Olde Town Property Owners
Prepare amendments to land use regulations after five-year comprehensive review.	X	X	X	X	X	Staff Function	General Fund	Dept. of Planning and Inspection Services
Undertake assemblage of underutilized land parcels in the City's Urban Redevelopment Arena, particularly those which are too small to entice private sector interest.	X	X	X	X	X	Staff Function	General Fund	Conyers-Rockdale Economic Development Council, Inc., Dept. of Planning and Inspection Services
Develop and implement strategies to encourage development in the City's Urban Redevelopment Area.	X	X	X	X	X	Staff Function	General Fund	Conyers-Rockdale Economic Development Council, Inc., Dept. of Planning and Inspection Services
Continue to participate in the Intergovernmental Planning Committee	X	X	X	X	X	Staff Function	General Fund	Dept. of Planning and Inspection Services

Project	2024	2025	2026	2027	2028	Estimated Cost	Funding Source	Responsible Party
Junior Golf Camp	X	X	X	X	X	Staff Function	Cherokee Run	Cherokee Run
Hotel/motel ordinance - public safety.	X					Staff Function	General Fund	Chief of Police
Heavy vehicle parking ordinance - public safety.	X					Staff Function	General Fund	Chief of Police
Trash ordinance for Shopping Complexes – public safety.	X					Staff Function	General Fund	Chief of Police

Project	2024	2025	2026	2027	2028	Estimated Cost	Funding Source	Responsible Party
Connectivity								
Develop bikeway along Main Street, Oakland Avenue and Sigman Road to link with bikeways planned by Rockdale County.	X	X	X	X	X	Per Adopted Plans	SPLOST	Dept. of Public Works and Transportation
Police Mental Health Co-Responder Program Services	X	X	X	X	X	\$180,000	Partial grant, general fund	Chief of Police
Maintain CALEA Accreditation and State Certification standards (Plan for standard changes).	X	X	X	X	X	TBD	Asset Forfeiture, General Fund	Chief of Police
Install sidewalks along Green Street (from West Avenue to Third Street).	X	X				Per Adopted Plans	SPLOST, GDOT, LMIG	Dept. of Public Works and Transportation
Install sidewalks along S. Main Street (from Pine Log Road to Arbor Creek Apartments).	X	X				Per Adopted Plans	SPLOST, GDOT, LMIG	Dept. of Public Works and Transportation
Participate in creation of a transit development study to determine community needs and wants for transit in the City and County.	X	X	X	X	X	Per Adopted Plans	Federal, State, and Local Grants and/or General Fund	Dept. of Public Works and Transportation
Complete local road and intersection improvements per Comprehensive Transportation Plan.	X	X	X	X	X	Per Adopted Plans	Federal, State, and Local Grants and/or General Fund	Dept. of Public Works and Transportation

LONG RANGE PLANNING



Old Town Conyers

Recent and projected growth in Conyers and in the Metro Atlanta region make long-range planning for the city's future critically important. In fact, the need for good city planning has never been greater as Conyers addresses not only its growth, but also emerging opportunities, the needs and quality of life of residents old and new, and the identity of this growing city.

The challenges and opportunities brought about by regional growth require planning beyond the five-year period, and identifying initiatives which may not be feasible within the next five years but are long-range planning initiatives to be considered for the next Comprehensive Planning update.

The Comprehensive Plan process over time is the mechanism to translate a long term vision into targeted objectives for overall growth and development. The Comprehensive Plan interacts with other planning to provide a comprehensive view to shape planning in the city for the five-year period and into the future.

The City of Conyers has identified four areas of Long Range Planning efforts to be considered for the subsequent update of the Comprehensive Plan.

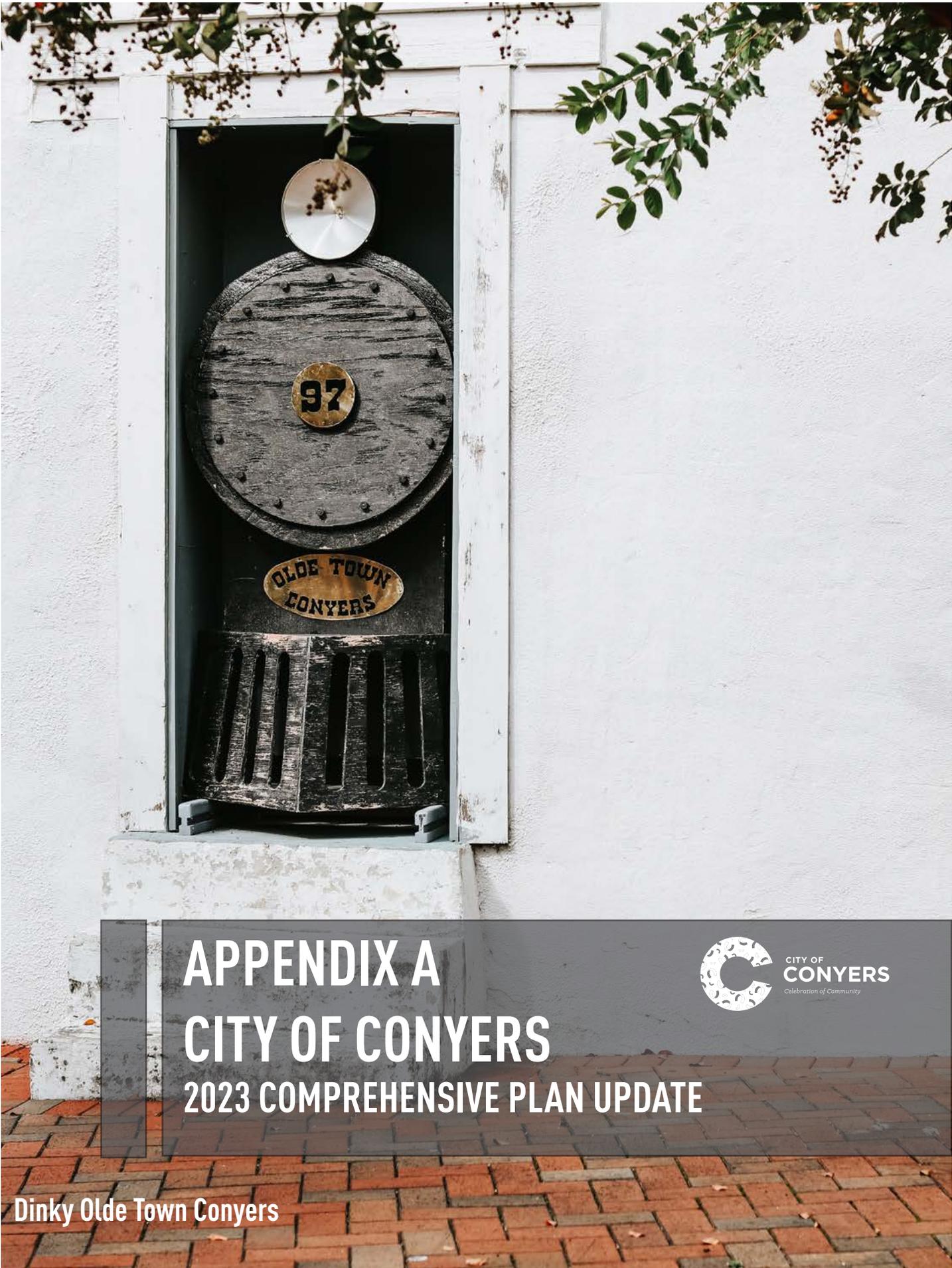
These areas are to:

- 1) explore new economic development and planning efforts for Olde Town Conyers;
- 2) evaluate an update to the 2000/2005 LCI Conyers Town Center Plan;
- 3) incorporate components in the Rockdale County Greenspace Master Plan that are applicable to Conyers;
- 4) continue to increase connectivity through the PATH Trail Continuum; and
- 5) attract a master planned recreation and entertainment development to a portion of the Conyers Centennial Olympic Horse Park, home to the equestrian events of the 1996 Olympic Games.

By focusing on both the tasks to be completed in the next five years and the over-arching goals of its long-range planning efforts, Conyers will further ensure its resilience and prosperity now and in the future.



Mural Olde Town Conyers



APPENDIX A

CITY OF CONYERS

2023 COMPREHENSIVE PLAN UPDATE



CITY OF
CONYERS
Celebration of Community

Dinky Olde Town Conyers



**CITY OF
CONYERS**

Celebration of Community

August 17, 2023

G. Vincent Evans, Jr.
Mayor

Connie Alsobrook
City Council

Atlanta Regional Commission
229 Peachtree Street, NE
Atlanta, Georgia 30303

RE: Comprehensive Plan Update Submittal

Gerald A. Hinesley, Sr.
City Council

The City of Conyers has completed an update of its comprehensive plan and is submitting it with this letter for review by the Atlanta Regional Commission and the Department of Community Affairs.

Valyncia Smith
City Council

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

Eric Fears
City Council

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Marvin Flanigan, Director, Planning & Inspection Services at 770-929-4281
Marvin.Flanigan@Conyersga.gov.

Charlie Bryant
City Council

Sincerely,

G. Vincent Evans, Jr., Mayor
City of Conyers

Enclosures

Antony J. Lucas
City Manager

Community Engagement Advertisements

Rockdale Citizen

"Local News For Local People"

969 South Main Street
Conyers, Georgia 30012

PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA
COUNTY OF ROCKDALE

Personally appeared before the undersigned, a notary public within and for said county and state, Robert D. McCray, Vice President of SCNI, which published the Rockdale Citizen, Published at Conyers, County of Rockdale, State of Georgia, and being the official organ for the publication of legal advertisements for said county, who being duly sworn, states on oath that the report of

Ad No.: **90058**

Name and File No.: **COMP PLAN**

a true copy of which is hereto attached, was published in said newspaper on the following date(s):

12/28/2022

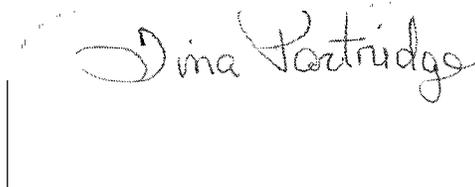


Robert D. McCray, SCNI Vice President of Sales and Marketing



By Tina Pethel
SCNI Controller

Sworn and subscribed to me 12/28/2022



Notary Public

My commission expires 06/23/2023

City of Conyers

COMPREHENSIVE PLAN LET'S TALK ABOUT OUR FUTURE



Learn More
& Take the Survey



CITY OF CONYERS COMPREHENSIVE PLAN UPDATE Translate

Welcome **Survey** > Steering Committee > Public Meeting > Subscribe >

WHAT IS A COMPREHENSIVE PLAN?

One of the fundamental responsibilities of local government is planning – a word used to describe how a community shapes and guides growth and development. Updating the comprehensive plan offers communities the opportunity to look beyond the execution of day-to-day services and consider where they want to be in the next five years - as well as what has to be done to get there. Check back here regularly to get up-to-date information about the process and participate in multiple engagement opportunities to help shape the comprehensive plan - and Conyers's future!

Continue

FOLLOW US ON SOCIAL MEDIA



COMPLETE

Public Hearing #1

January 18

LIVE

Survey

January - May

COMPLETE



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. Rockdale County:

ITEM R-1:	2405 Salem Road, Conyers, GA
REQUEST:	REZ Case No. 2023-04 A request to rezone one parcel, from OI (Office Institutional) to SRC-NC (Salem Road Corridor-Neighborhood Commercial District), for commercial development.
PARCEL:	077001001H
SIZE:	1.02 acres
APPLICANT:	John Maddox Nix

ITEM R-2:	163 and 169 Abbott Road SW Conyers, GA
REQUEST:	FLU Case No. 2023-01 A request to amend the Future Land Use Map Category from Mixed Use/ Employment Center and Medium Density to High Density. REZ Case No. 2023-03 A request to rezone from R-1 (Single Family Residential District) to MRU (Mixed Residential Use District) for 234-unit detached single-family units and attached townhome development.
PARCEL:	0100030009 and 0100030009E
SIZE:	42.85 acres
APPLICANT:	Inline Communities

B. City of Conyers:

ITEM C-1:	City of Conyers Comprehensive Plan Update – Public Information Open House
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Sign-In Sheet: City of Conyers Comprehensive Plan Update

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Send to paper: 7/17/2023
Run on: 7/26/2023

PUBLIC NOTICE

The Conyers/Rockdale Planning Commission will host a second public meeting to review the contents of the City of Conyers 2023 Comprehensive Plan Update. This meeting is scheduled for August 10, 2023 and will begin at 6:00 p.m. This meeting will take place in the Rockdale County Auditorium located at 901 Main Street Conyers, GA 30012.

The Conyers City Council will hold a second public hearing regarding the 2023 Comprehensive Plan Update. The purpose of this hearing is to update the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Regional Commission for review. This meeting is scheduled for August 16, 2023 and will begin at 6:00 p.m. This meeting will take place in the City Council Chambers at the City Hall Complex located at 901 O'Kelly Street, Conyers, GA 30012.

All interested persons should attend. Further information may be obtained from the City of Conyers Planning and Inspection Services Department or you may call 770-929-4280.

Public input sought on update to Conyers Comprehensive Plan

From staff reports Jan 23, 2023 Updated Jan 23, 2023 0



TRENDING RECIPES

-  Joyce N. Pollock, Pines, CA
Melt In Your Mouth Pecan Cookies
-  Michelle C. Brady, TX
Southern Fried Chicken
-  Denise L. Old Bridge, NJ
Mom Josette's Fritters



COMMUNITY SURVEY RESULTS

The following pages include the direct responses from the survey posted on the Public Input page. Where possible, PublicInput generates charts and graphs. User participation for the website is below.

City of Conyers 2023 Comprehensive Plan Update

Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS	SUBSCRIBERS
1,177	239	3,937	294	56

SURVEY RESPONSES

What's one word or phrase you would use to describe Conyers to someone unfamiliar with the community?

Wants to be special and retain small-town charm, but has become more urban and cookie-cutter like other outlying metro Atlanta cities. Too many apartments and townhomes being built. Conyers needs Quality housing and not worry about quantity. Take note of communities like Canton, Cartersville, Rome, etc.

4 months ago

A once, small town with a lot of heart and passionate residents; now affected by urban sprawl and demands of growth.

4 months ago

A small, hometown feel with a metropolitan city touch. Great shopping district, historic sites and a mecca for filming classics and new, trending shows and movies. With the growing population, traffic can be a pain trying to navigate from one end to the other. Great trails and outdoor activities. A loving community that believes in helping our neighbors and serving together. Also, those that have lived in Conyers for many generations, struggle with the changes that are happening in all communities, such as the increase of homelessness, crime, taxes, rent, shortage on staffing employees, and more. This is the era that we are in but many struggle with it.

4 months ago

Conyers is a small town needs to maintain its charm while growing to meet the needs of it's expansive population.

4 months ago

A once small town that is growing too quickly with little planning as to the effects on the current residents.

4 months ago

Location. The location is great. It is 25 minutes from downtown Atlanta, if there's no traffic, and also close to DeKalb, Gwinnett, and Covington. While Conyers does not offer many upscale restaurants, I can travel to surrounding counties to get a great restaurant experience.

4 months ago

Conyers is the little secret that is being known to more people not wanting to deal with the business of Atlanta. Unfortunately, the small-town feel can only last so long due to urban expansion and rising cost of living. Conyers is a sleeper-town but due to Covid-19 more people are wanting to stay in the community although for teenagers and young adults there aren't many activities for them to do and that results in them doing stupid activities. Conyers need to find something for everyone to do in order to keep them occupied. Only bad things can come with those with idle time.

4 months ago

SURVEY RESPONSES

Great shopping district, however, traffic can be a pain trying to navigate from one end to the other. Great trails and outdoor activities. Increasing homeless population causes concern.

4 months ago

Wants to be special and retain small-town charm, but has become more urban and cookie-cutter like other outlying metro Atlanta cities.

4 months ago

Bring quality builders into Conyers! Parker Ave behind Target was a beautiful street and neighborhood until the single family housing builder started constructing those poor quality houses.

4 months ago

A small town with no claim to fame and an absolutely underwhelming history of leadership. The city governance has stifled what little spirit of entrepreneurship that still exists by allowing its departments to be run by bureaucrats that neither live here nor care one bit if the city or anyone who lives here flourishes whatsoever. Conyers has the same problem that 99% of near identical towns have: government that prevents its own citizens from using their unique creativeness ability and skills to create a special place.

4 months ago

How about sprucing up West Ave especially the out dated shopping center where Family Dollar is. Makes the town feel old and outdated 😞. How about more restaurants on that strip other than the local Subway etc.

3 months ago

The incumbent officials should have time limits. Our 'elected' officials sit in the position much too long. Not because the citizens think they are doing a good job, but they stay in that position because of name recognition.

4 months ago

Could be great but city leadership doesn't seem to want to listen. We need to attract more young professionals and families. Also they need to stop taking over all the buildings in old town for their offices. If there was a better city center or square that would help with businesses wanting to come. I really don't understand why social circle and Covington became better than us? There is such potential for us but adding all these apartments and townhomes that will be rentals makes no sense? No more mattress stores and auto parts stores please!!!!

2 months ago

Conyers has lost the safe cozy feeling it had even less than a decade ago. It's now flooded with new subpar housing by investors who are not investing in the city. We don't even have a healthy grocery store such as whole foods or sprouts. We've now grown into the new gang set up shop and crime sespool. Traffic is a nightmare and good, hard working citizens are leaving for safer more viable places to live.

3 months ago

SURVEY RESPONSES

Conyers once a small but quickly growing with poor planning to help that expansion. Schools are becoming overcrowded with no programs or activities for the youth, nor better restaurants and shopping.

4 months ago

Conyers has a lot of beauty and history but insufficient infrastructure. The city would benefit from more sidewalks and other elements to protect quality of life for residents. Growth is coming. Comprehensive planning to protect extant resources and connect residents in ways that allow some transit without cars will help retain some of the small town feel.

4 months ago

Failing infrastructure (roads, schools, sewers, water, only hospital, etc.)

4 months ago

Conyers is giving very much sleepy. I'm one of the young professional millennial new homeowners the ppl here are describing who is looking to bring that new energy lol. We need to bring more liveliness and prosperity to Conyers if we want to see the value of our homes increase and neighborhoods.

3 months ago

Wants to be special and retain small-town charm, but has become more urban and cookie-cutter like other outlying metro Atlanta cities. Too many apartments and townhomes being built. Conyers needs Quality housing and not worry about quantity. Take note of communities like Canton, Cartersville, Rome, etc.

4 months ago

Being new to Conyers and coming from Snellville, it's refreshing to come to a quieter way of life while still being near all of the shopping/grocery necessities. All of the new subdivisions taking out the scenic charm is scary. Wish there was a nice coffee shop that wasn't a chain, especially in Olde Town, which seems cool, but is lacking next-gen appeal. I desperately don't want Conyers to become Snellville. I'd love a downtown Monroe, Covington, or McDonough vibe.

2 months ago

Small town that wants to stay a small town, but county leadership refuses to listen to the citizens that elected them. Citizens continue to ask them to stop building housing of all kinds, to put a moratorium on mattress stores and Dollar Generals, and to spend money wisely so all of homeowners' savings is not drained in property taxes. Still, there are people here who want to grow old here and are willing to fight for the small town, loving community it has been and can be again.

2 months ago

A growing urban suburb with no direction. There are plenty of residents who want to make this a thriving city and not just a commuter town but the government administration only stifles any incoming ideas and doesn't give any support to small unique businesses that would allow the residents to feel proud about their town. The government only gives priority to large corporations with deep pockets and actively pushes out mom and pop shops from the commercial district (aka Olde Town). We need a greater variety of shops, restaurants, entertainment and decent housing (not townhomes or matchbox apartments).

2 months ago

SURVEY RESPONSES

Traffic on 138 is a mess, especially at the I-75 intersection. The last so-called Comprehensive Plan included rebuilding it starting this year. While the pandemic certainly changed that, there has been no information as to the updated timeline. There are way too many apartments being built. They are a drain on resources out of proportion to the taxes they generate. They also diminish the nature of the community. We need better restaurants. Aside from all that, things are fine.

4 months ago

Pathetic. Mayor and city council are a joke. Conyers Police is a joke. Absolutely no law enforcement. NO enforcement of traffic laws at all.

4 months ago

Sometimes the needs of the many do outweigh the needs of the few but compromise and good planning can create compromise.

4 months ago

Growing

4 months ago

In decline

one month ago

Conyers is my hometown. I grew up here and have watched it grow. We need to preserve the small town feel and all of our heritage while nurturing the big city and its amenities as assets to our community.

2 months ago

A once charming area with a small town feel rapidly becoming crowded urban sprawl. I would have been happy to live here for the rest of my life, now I'm looking to move.

2 months ago

Conyers has been on a steep decline for years. We are building subpar housing and bringing in the wrong businesses for the area.

2 months ago

A small town in need of more high end housing, entertainment and restaurants

one month ago

Wants to be special and retain small-town charm, but has become more urban and cookie-cutter like other outlying metro Atlanta cities. Too many apartments and townhomes being built. Conyers needs Quality housing and not worry about quantity. Take note of communities like Canton, Cartersville, Rome, etc.

one month ago

SURVEY RESPONSES

I'm a first-time homebuyer in Conyers as of 9 months ago. I came here for the location and for the smaller-town vibe. Although I don't regret moving here, I find that I spend the majority of my time and money in other cities with more life (Covington, Snellville, Stone Mtn.). I love the idea of keeping my money in Conyers, but the other guys are blowing us out of the water. I will happily drive an hour to have a great time in another city, and I believe that with the correct planning, others will happily drive an hour to come have a great time in Conyers.

2 months ago

Could be better than it is, but not properly managed or promoted.

2 months ago

Conyers taxes should consider a pause. Rates have increased substantially over the past 3 years

2 months ago

I came here for the small town feel. It is growing daily and not for the best

2 months ago

A small community feel with friendly caring neighbors. A growing city with lots of potential

2 months ago

Small community on the rise of growth

4 months ago

Community Stem programs for girls would be an amazing micro Silicon Valley vibe for the future with incentive.

4 months ago

Conyers was a great town. Now the town is inundated with a disproportionate number of extended stay hotels and rentals. There are not a lot decent restaurant choices or businesses that actually improve the quality of life. The majority of people who live in Conyers do not own their homes and it shows.

one month ago

It's sad to see these new developments for housing and businesses and no trees or other thought to integrating natural landscaping in the building process. I moved here because of all the trees and now it's just going to become a hot arid suburban town if more development keeps coming here. Also, if we're going to rapidly increase our population, then we should have more budget and infrastructure for public transportation, child care and schools within our city. Our roads and bridges are over capacity with traffic and we need a better solution.

one month ago

I'll like to see something like a Top golf or Dave and Busters in Conyers/ Rockdale area and slow down with all the apartments building. These kids and young adults have nothing to do in their own town.

one month ago

SURVEY RESPONSES

I've been here a long time and enjoy the small town feel from years ago. Too many apartments and condos being built in small spaces . We need more specified green space!

one month ago

Conyers lost the small town feel.

2 months ago

I have lived in Conyers since 2001, and there has always been a sense of people trying to give the community a more friendly atmosphere. I have tried my best to participate in giving my input and help when needed. I have also been met with people and community leaders who seemed very sincere about making changes and welcoming everyone.

2 months ago

The quality of retail business in old Town is pathetic, nothing is inviting and never will be I don't believe! Too many apartments, very little regard for the local 'old Town ' residents. Taxes too high for the quality of life! And people shooting guns in the area. Not a pleasant environment.

2 months ago

Urban planning is recommended for traffic, shopping and upgraded restaurants.

2 months ago

Community oriented with the peoples concern being first priority.

2 months ago

Conyers is growing.

2 months ago

Not Snellville, sadly.

3 months ago

Conyers had a great small town feel 10 years ago when I first moved here. Planning has not kept up with the increased population. Affordable housing is important but please do not allow too many apartments and cheap housing that will definitely bring crime to the area. Those of us who live in North Rockdale love the quiet country feel. Please do not compromise that!!

13 days ago

Conyers is a special place to live. There is old & new, good & bad, small town/crazy traffic. It has it all. Hope the city planning does what is good for Conyers.

one month ago

SURVEY RESPONSES

I would not advise any one to move to Conyers. The county roads in South Rockdale have not been widened since the population was 60,000 people. Now with close to 100,000 people the roads are full of pot holes and the shoulders of the roads are crumbling. Drivers are not respecting the double yellow lines and are speeding around cars just to race up to the next stop sign. All of this creates more need for law enforcement personnel. So the increase of 5,000 housing units in the County/City has not been matched with improved roadways. This is not planning for the future.

2 months ago

Sleepy small town meets affordable suburb with a lot of big-box stores

2 months ago

This is a quick away for feedback.

2 months ago

Crowded!

2 months ago

One word "Potential" and phrase "awake the sleeping giant" - progress is the way of future and the solution to most of our issues.

2 months ago

Peaceful

3 months ago

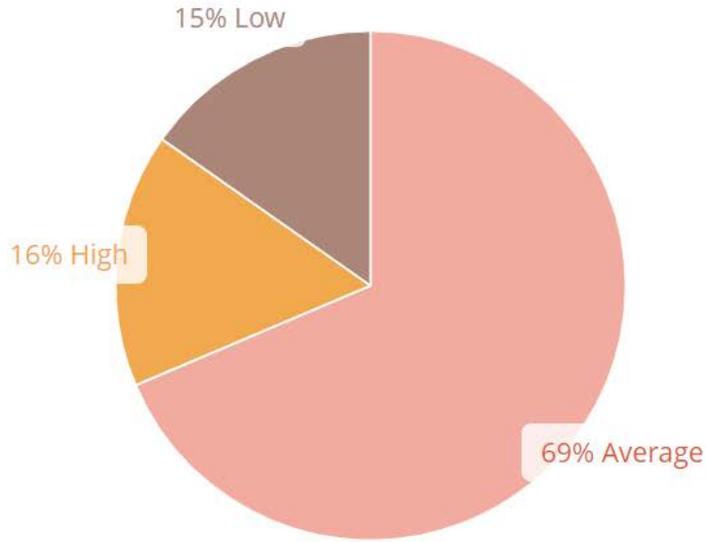
peaceful

3 months ago

Small town within an urban environment. Conyers is in the middle of everything!

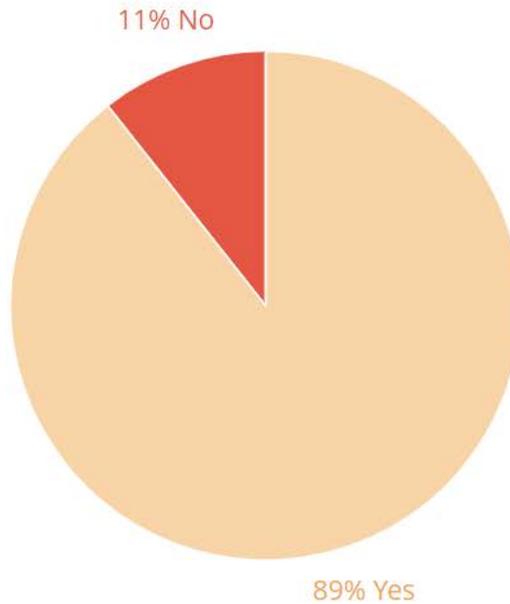
4 months ago

How would you rate Conyers's quality of life?



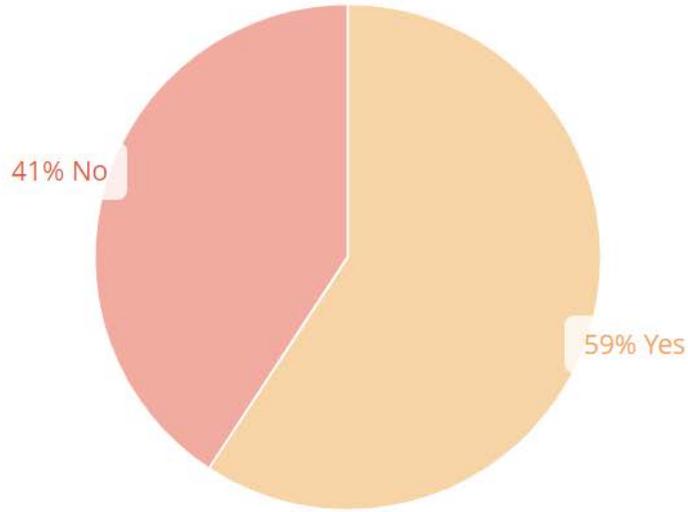
223 respondents

Are you aware that the City of Conyers and Rockdale County are separate governments with different geographic boundaries?



226 respondents

Are you satisfied with how the City of Conyers is governed and operates?



211 respondents

What is Conyers's strongest **asset**?

Proximity to Atlanta

4 months ago

Primary assets: proximity to Atlanta via I-20, strong local governments and organizations who work effectively and collaboratively, fewer traffic problems/congestion compared to other outlying metro cities, trail system

4 months ago

Traffic at the I-20 & 138 is becoming a problem and should be addressed since it will only get worst in the next 5 years.

4 months ago

The low academic performance of schools in Conyers is a big challenge

4 months ago

SURVEY RESPONSES

Proximity to Atlanta and the country side

4 months ago

Diverse but not balanced

4 months ago

Diversity

4 months ago

Assets: proximity to I-20, Gwinnett, DeKalb, and Newton counties, great parks and recreation, community activities (holiday parade, July 4th celebration, summer concerts, ice skating rink)

4 months ago

Proximity to the airport and the community feel

4 months ago

There is some beautiful land, though it keeps getting gobbled up by housing/apartments. The horse park has real potential for impact. The people here still tend to be nice and want good for their families.

2 months ago

Proximity to Atlanta and the airport. Charming Olde town district

4 months ago

Potential is our greatest asset, but we are not taking advantage of it.

2 months ago

It's far enough from Atlanta to be out of the messier aspects of urban life.

4 months ago

Convenient shopping

4 months ago

Natural beauty. Location close to Atlanta and to rural areas.

4 months ago

As far as a asset, Conyers is the second smallest county in ga. so less size means less crime, less roads and bridges to keep up with less tax monies going toward them. More does not necessarily mean better, lets try to keep is small and not try to imitate the large counties.

4 months ago

SURVEY RESPONSES

Strong sense of community

4 months ago

The number of successful businesses.

4 months ago

The fact that it is a small city therefore relatively few people are needed to vote out the current government.

4 months ago

I would combine all of the aforementioned ideas into one. I think all points made make up assets in Conyers.

4 months ago

A lot of great parks and trails, plazas for shopping, multiple grocery stores, horse park, churches

2 months ago

Location/Proximity to interstate and neighboring cities/counties for shopping, dining and other activities

2 months ago

Diversity & Location

4 months ago

Natural country feel while being close enough to Atlanta and Covington (aka, the only areas to get good food, shopping and entertainment).

2 months ago

Close to Atlanta once you get on I-20; plenty of space for city projects that'll add value and increase prosperity

3 months ago

People who care about the community. Strong school system. Neighborhood feel with a city structure.

4 months ago

Short of merging government continue close communication with each other

one month ago

Downtown incentives for small shops and restaurants seem to be lacking.

one month ago

SURVEY RESPONSES

Relative affordability compared to other parts of Atlanta

2 months ago

🏡 urbanization doesn't make Conyers lose its small town feel.

2 months ago

You're close enough to Atlanta but not too close.

13 days ago

Close to big city, stores& mountains

one month ago

Natural country feel while being close enough to Atlanta and Covington (aka, the only areas to get good food, shopping and entertainment).

one month ago

Great shopping! Population growth! Alot of things going on!

2 months ago

Yes

2 months ago

Atlanta is an asset Conyers needs to exploit.

2 months ago

Away from Atlanta

3 months ago

N/A

3 months ago

4-way stop sign at the intersection of Farmers and Lester Road.

4 months ago

4 months ago

What is Conyers's primary **challenge**?

Adapting to the increasing population, traffic, crime, and homeless.

4 months ago

Traffic congestion needs to be addressed.

4 months ago

Local public schools have low academic ratings

4 months ago

General apathy among citizens/residents until a perceived threat to their property/income, etc., shrinking acreage/land area that's buildable, perception of crime, managing growth

4 months ago

Way too much building going on throughout Conyers but the highways and local city streets don't seem to be addressed. The traffic on 138 is awful. Need to get that roadway project started now. Need more upscale restaurants and places for family entertainment so \$\$ are not going to surrounding counties.

4 months ago

Traffic, increasing population but not resources

4 months ago

There aren't any indoor activities that can attract young adults to stay within the area.

4 months ago

Proper land use

4 months ago

Being a pass through place instead of a come to place.

4 months ago

Aging infrastructure; poor urban planning

4 months ago

infrastructure issues, speeding and traffic, personal accountability in keeping the community clean and being respectful of fellow citizens

4 months ago

Addressing the increasing traffic before it becomes horrific is a big priority. That time isn't too far off. Atlanta is a great example of a city that did virtually nothing to address growing traffic and now the streets are clogged all the time. This can should not be kicked down the road.

4 months ago

SURVEY RESPONSES

Way over crowded for us to be the 2nd smallest county in the state. Way to many apartments being built!

2 months ago

How long has the local government known about all of the new apartments being built? There has to be a lengthy zoning and approval process. So what are the plans to increase number of teachers, police, and firefighters and other things that will be needed to serve them? Anyone planning for the increase or are they just building more and more and figure out what to do after everyone is overwhelmed?

3 months ago

Building too many cheaply built houses. Too much rental property

3 months ago

The number of new apartments and town houses being built right now is both scary and worrying. Lots of new people without any vision in regards the already terrible traffic congestion and the schools are overcrowded and operating on a sub-par basis.

2 months ago

Schools are struggling academically, we need to center resources on improving schools and enrichment opportunities for the next generation

2 months ago

Not much help for homeless individuals. We need a safe place for homeless to live.

4 months ago

Keeping the Conyers economy within Conyers. Sleeper Communities can only last so long.

4 months ago

Corruption is suspected in county government and either corruption or just poor or extremely negative leadership at the county office in education.

2 months ago

Education improvements. Infrastructure lagging behind building. Quality housing not just roof tops. Making sure 50% of the present digest is sold before more building. Improving codes to maintain major trees and not allow culdadasacs.

4 months ago

Rockdale Public Schools system is an epic failure

2 months ago

Electing special, visionary leaders who know that getting out of the way of local entrepreneurs is more valuable than rebranding the city and creating new projects.

4 months ago

SURVEY RESPONSES

General apathy among citizens/residents until a perceived threat to their property/income, etc., shrinking acreage/land area that's buildable, perception of crime, managing growth

4 months ago

Stopping the elected leaders from turning Conyers into a crowded urban area devoid of any viable green space.

2 months ago

1) Traffic at Hwy 138/I-20 for sure. 2) Needs more original small business vs. chains, i.e. coffee shop & artisan food. 3) Olde Town is a missed opportunity and lacks next-gen appeal; Being a young-adult coffee lover & foodie who doesn't drink, I have no desire to go there other than for Seis Hermanas. 4) Conyers doesn't feel very special when compared to downtown Monroe/Covington/McDonough.

2 months ago

Needs a Trader Joe's

one month ago

Declining school system

one month ago

No reason for people to make it a destination spot. No support for small/new businesses who want to move to the area. Just a drive through county, no reason to stay other than as a place to sleep.

2 months ago

How to reverse the steep decline of the city and its neighborhoods.

2 months ago

Schools are overcrowded and not up to par. The traffic is terrible

2 months ago

Over dependence on automobiles. The infrastructure doesn't support the development.

4 months ago

If you have a strong school system, many good things happen. Let's set our children up for success.

one month ago

Conyers has nothing that the surrounding, more exciting cities don't have. There's currently no reason for visitors to stop and spend their money here.

2 months ago

Getting information and resources to underserved populations ie: those who don't use technology and social media for their news sources.

4 months ago

SURVEY RESPONSES

Rockdale has challenges with it's growth and infrastructure, but it also has diversity as a strength. The challenge for leadership is to plan forward while responding to current needs

2 months ago

The population is increasing faster than the government can keep up. Crime is becoming an issue.

13 days ago

Rockdale has challenges with it's growth and infrastructure, but it also has diversity as a strength. The challenge for leadership is to plan forward while responding to current needs

one month ago

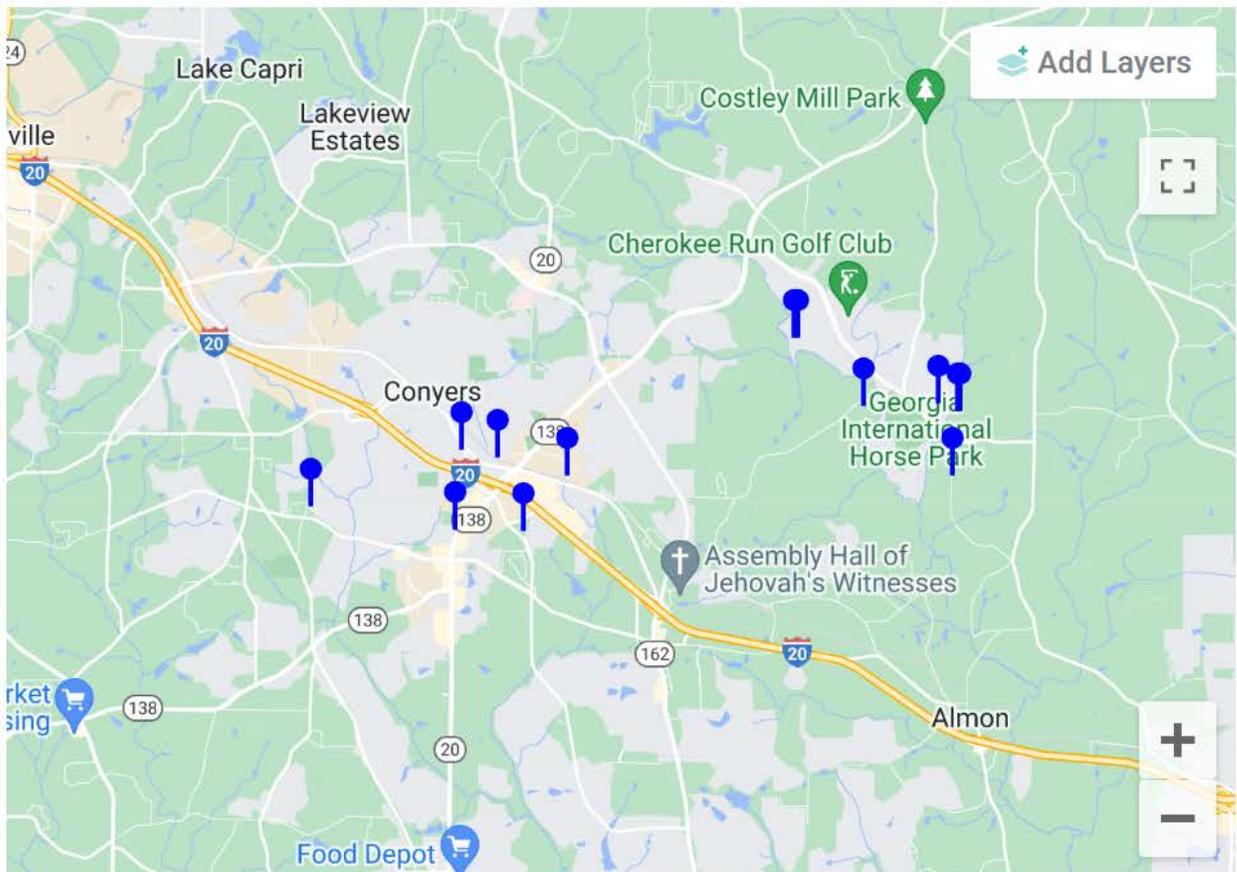
Creating an environment in which children can thrive, through high-quality public schools, a safe environment, and a connected community

2 months ago

Increasing amount of land developments, traffic, trash, and crime.

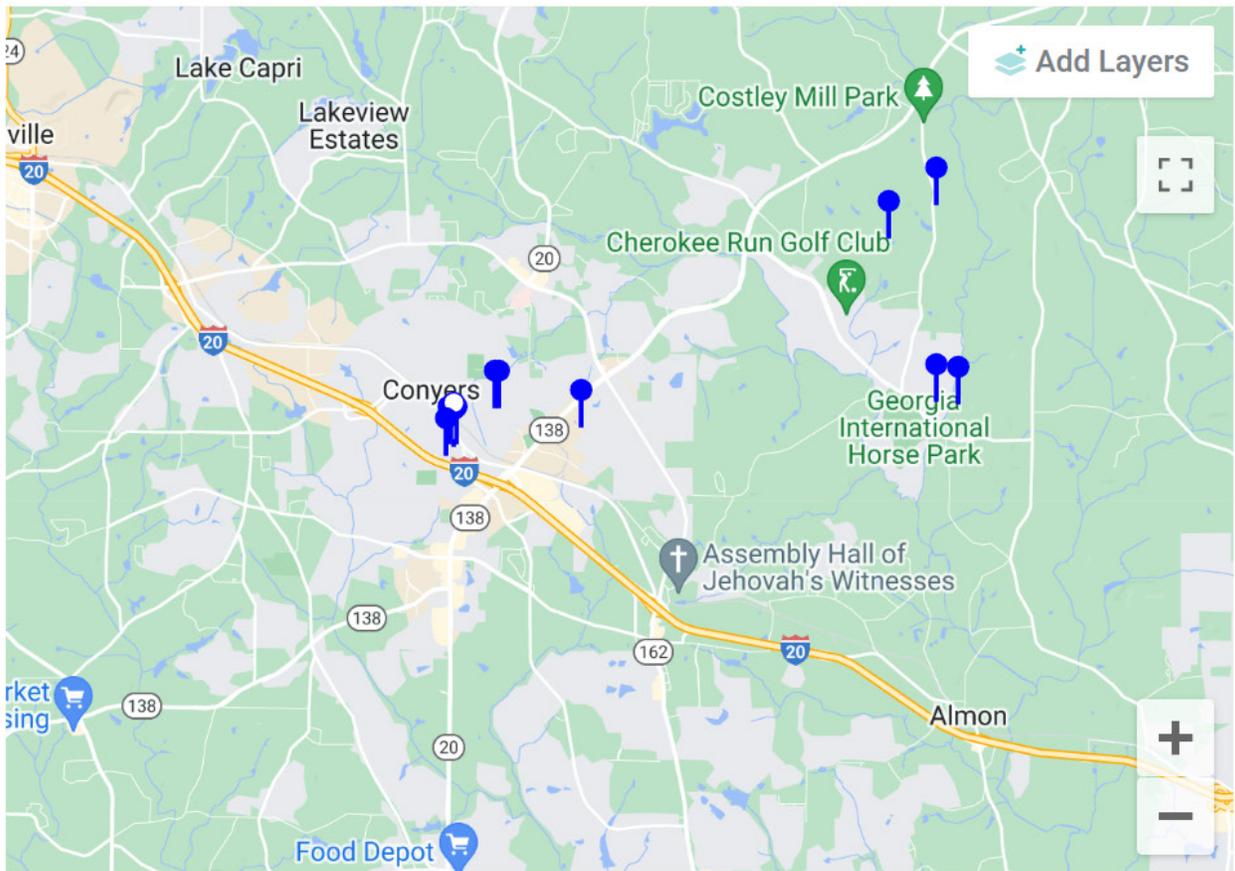
3 months ago

What are Conyers's most significant natural and environmental resources? What role should the City play in helping to preserve and protect these?

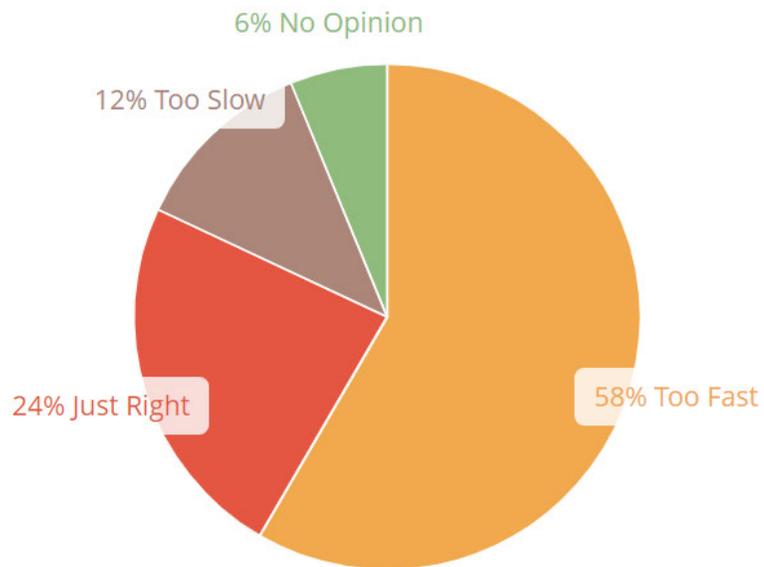


SURVEY RESPONSES

What are Conyers's most significant historic and cultural resources? What role should the City play in helping to preserve and protect these?



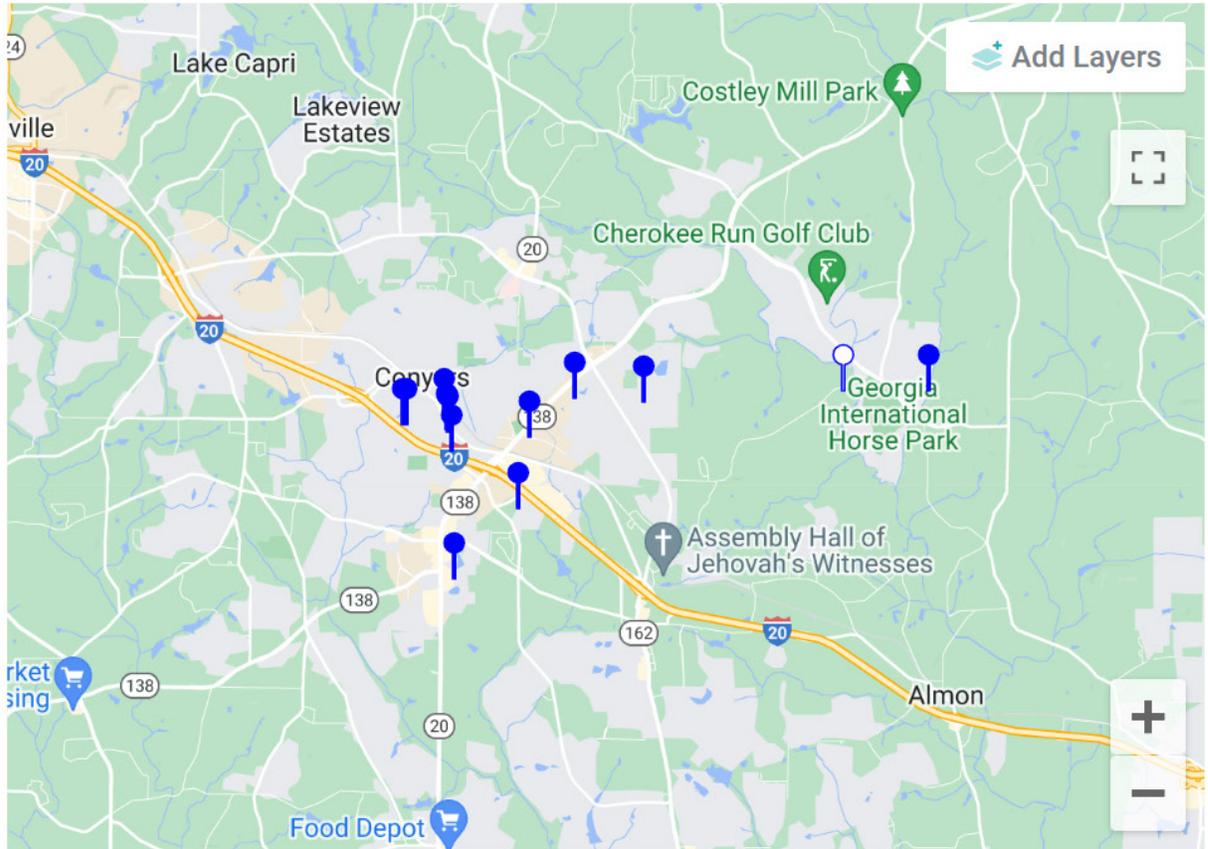
How would you characterize Conyers's pace of development in the last five years?



161 respondents

SURVEY RESPONSES

Where would you like to see future development focused?



How would you rank Conyers's housing needs?

	Need More	Right Amount	Need Less
Affordable Housing	29% Need More	35% Right Amount	37% Need Less
Density	10% Need More	29% Right Amount	62% Need Less
High-Income Housing (\$400,000+)	41% Need More	37% Right Amount	22% Need Less
Mixed-Income Housing	27% Need More	45% Right Amount	28% Need Less
Senior Housing	59% Need More	33% Right Amount	8% Need Less

161 respondents

SURVEY RESPONSES

What would you describe as Conyers's most important housing need? What role should the City play in helping to support this development?

Clean up existing run-down neighborhoods (Arbor Creek Apts, Pinedale, Greenvalley, Hunting Creek). Heavier penalties for trash, unkempt yards, disabled vehicles in yards.

4 months ago

Affordable, single family housing. Less apartment and town home development as these types of properties are producing too much congestion.

4 months ago

People want housing near restaurants and entertainment where they don't have to drive.

4 months ago

Affordable, single family housing. Less apartment and town home development as these types of properties are producing too much congestion. People want housing near restaurants and entertainment where they don't have to drive. Clean up existing run-down neighborhoods (Arbor Creek Apts, Pinedale, Greenvalley, Hunting Creek). Heavier penalties for trash, unkempt yards, disabled vehicles in yards.

4 months ago

Conyers will need more schools to deal with the influx of families (children) moving into the new homes.

4 months ago

We have enough rental property. We need more high quality middle class housing.

3 months ago

The City of Conyers Government is responsive, professional, and transparent. Do not change how the City operates with its government. Do not turn into the Rockdale Board of Commissioners!!!

4 months ago

less high density housing - they become "gheto" - need to lift up the living here not continue to degrade

4 months ago

We need more single housing and clean up of blighted areas. Trash is a major problem. Fines for throwing trash out your window. A community has to look inviting for people to want to live work and play. New schools as with growth we will soon be out of room for students to learn.

4 months ago

SURVEY RESPONSES

Low income housing for single families & individuals. And most important a place for homeless people to stay that is safe. Get them off the street & back on their feet. For men, Women, & children

4 months ago

Preserve existing green space. Stop building and overcrowding our schools. The numbers being reported are not reflected in the actual schools. Enforce curfews with stronger penalties. The violence on Salem Road is out of control, and there is no way I'm taking my children to the movies in Conyers.

2 months ago

Stop building subpar housing. We need to slow our growth, and allow our infrastructure to catch up. Its all a mess.

2 months ago

Consider the impact when new development is added and accommodate it with the appropriate infrastructure. If the city cannot afford to do this then the new development will have a negative impact. If the city cannot afford this, then the developers are not paying enough to the city for the permits to build.

4 months ago

Get rid of the projects on West Avenue. Raze those cinderblocks and replace them with mixed use development and senior housing complex. Redevelop West Avenue overall. It looks like what it is -- a rundown cheap area that's sketchy at night.

2 months ago

Conyers needs housing density in order to create community and a stronger tax-base. Density will create walkability and more incentive for robust business. Do not allow Rockdale County to building its complex in Conyers' Olde Town. The complex will limit business hours and opportunities for community growth.

2 months ago

Conyers needs personality to attract long-term residents who in turn care for the city. Right now it is an affordable place to live, but not somewhere you dream of living. Unique businesses in old town and more community spirit would revitalize this community. Conyers can offer workshops to connect entrepreneurs interested in setting up shop in old town with landlords willing to rent commercial space, or a few seed grants that could be voted on by the public. The city could also offer a garage sale day in old town. Movies and concerts in the pavilion are great too. We could also benefit from more community service events like trash pick-ups or gardening events where residents can meet their neighbors. Could we have a community -painted mural, where people come and paint a small square over a series of days?

2 months ago

SURVEY RESPONSES

Low and mixed income housing is desperately needed. However, we need to upgrade our schools to meet the needs of our children.

2 months ago

REVITALIZE AREAS OF BLIGHTED COMMUNITIES: HUNTING CREEK, FOREST VILLAS, GREEN VALLEY, ETC. DETER INVESTMENT COMPANIES TO ALLOW FOR HOME OWNERS TO PURCHASE PROPERTY. LARGER LOT SIZES FOR FAMILIES TO INVEST IN AND MAKE CONYERS A PLACE TO CALL HOME FOR MANY YEARS.

2 months ago

Consolidate city limits

4 months ago

More upscale housing. Brings in more tax dollars and better quality of citizens. Home prices in Atlanta and other metro areas are sending less desirable citizens into are small town. There is definitely an increase in gang activity in the area.

13 days ago

Affordable, single family housing. Less apartment and town home development as these types of properties are producing too much congestion. People want housing near restaurants and entertainment where they don't have to drive. Clean up existing run-down neighborhoods (Arbor Creek Apts, Pinedale, Greenvalley, Hunting Creek). Heavier penalties for trash, unkempt yards, disabled vehicles in yards.

one month ago

I hate walking to the community mailbox and taking the trash out at night as much as the next guy, but you're absolutely nuts if you think I'm letting my wife do it in this neighborhood. I'm nervous as heck about the prospect of having our first child here.

2 months ago

Senior apartments for seniors with limited incomes are great. There are no senior housing developments without those income restrictions. This drives middle-income seniors out of the Conyers area.

2 months ago

4 months ago

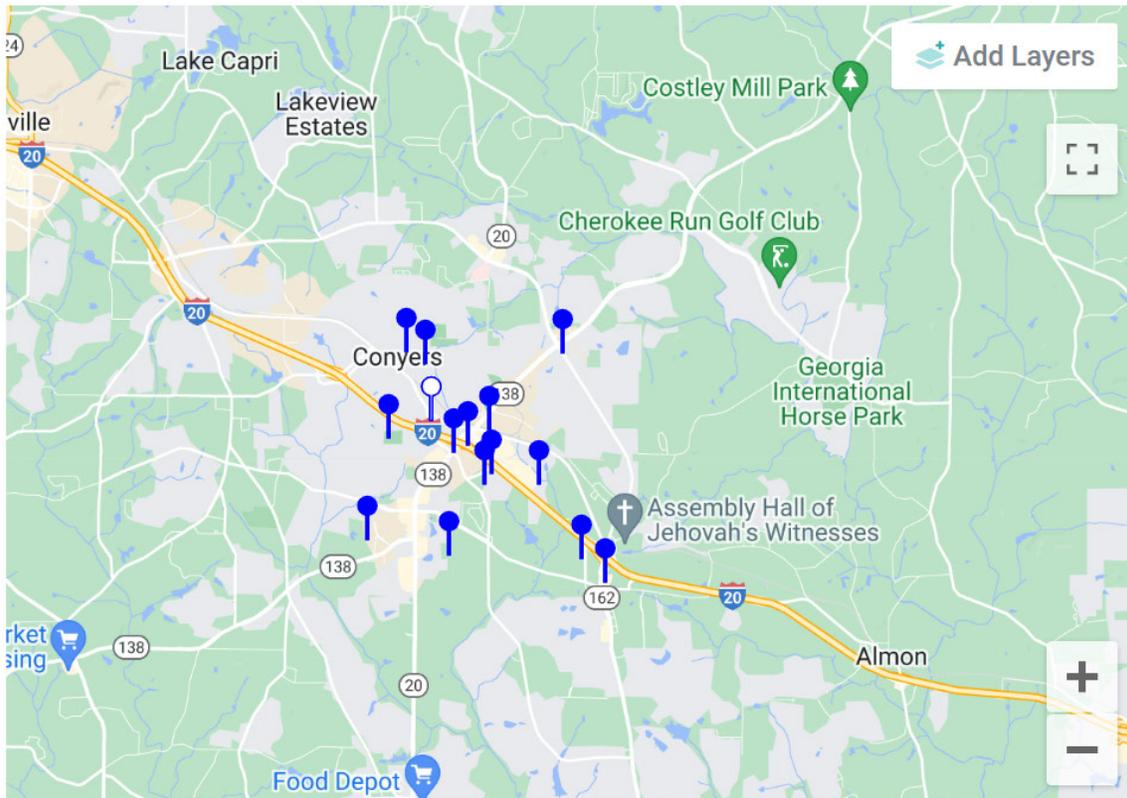
SURVEY RESPONSES

How would you rank your satisfaction with Conyers's transportation system?

	Poor	Below Average	Adequate	Good	Excellent	No Opinion
Pedestrian & Bicycle Safety	26% Poor	29% Below Average	19% Adequate	15% Good	5% Excellent	5% No Opinion
Public Transportation	44% Poor	18% Below Average	13% Adequate	3% Good	4% Excellent	18% No Opinion
Road Conditions	10% Poor	28% Below Average	35% Adequate	23% Good	3% Excellent	- No Opinion
Traffic Congestion	40% Poor	34% Below Average	17% Adequate	8% Good	1% Excellent	- No Opinion
Traffic Safety	25% Poor	22% Below Average	34% Adequate	12% Good	5% Excellent	3% No Opinion

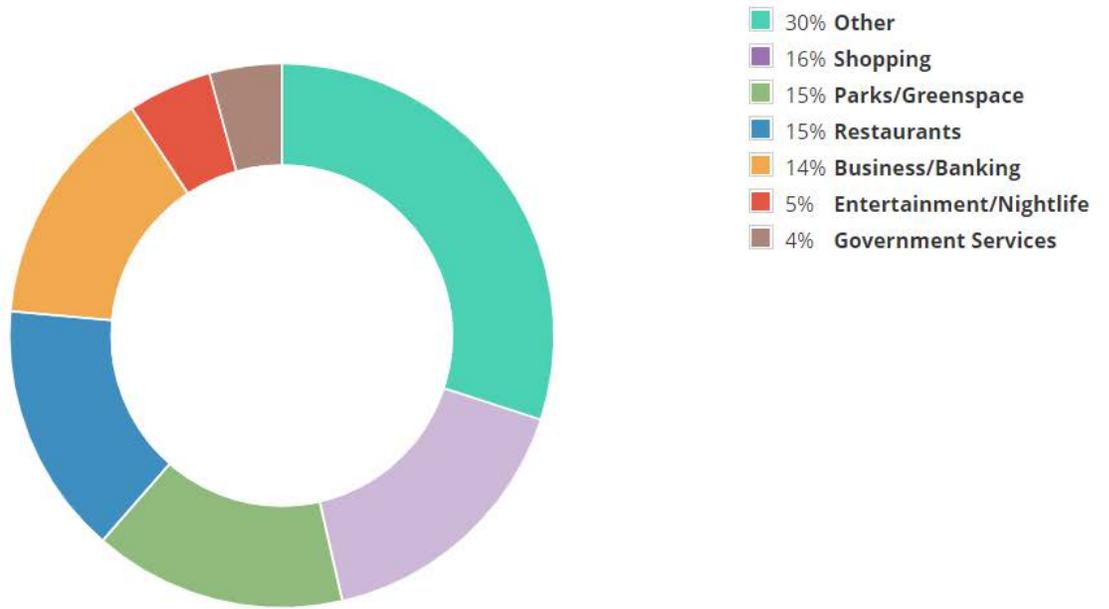
151 respondents

Are there any areas in Conyers you feel are particularly dangerous for pedestrians or bicyclists?



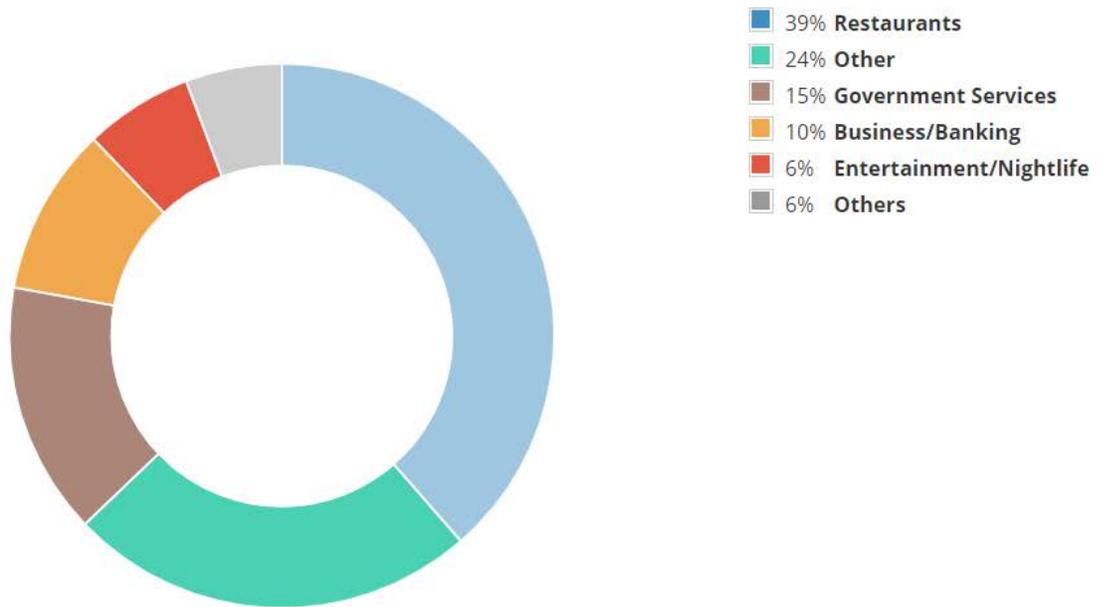
SURVEY RESPONSES

What is your primary reason for visiting Conyers?



140 respondents

What is your primary reason for visiting Olde Town?



140 respondents

What kind of improvements should be considered to enhance Conyers?

Consider closing Commercial Street in Olde Town to traffic so it's pedestrian only. This would encourage more restaurants and retail and fewer attorneys and hair salons that ultimately don't contribute much to the after-hours appeal that Olde Town needs.

4 months ago

Traffic needs to be addressed before we continue to build homes and apartments.

4 months ago

Add more restaurants and family attractions

4 months ago

Create additional park and greenspace for residents.

4 months ago

Planned, controlled, BALANCED growth

4 months ago

I would love a Whole Foods or some type of farmers market. Currently driving to Lawrenceville and Decatur for quality fresh produce is not fun.

4 months ago

Make the town center in Olde Town more accesible. (Similar to covington)

2 months ago

Build more spaces for people to attend. Something similar to the Gathering Spot ATL. Some people don't want to go to their workplace but still want to go to an office space to do work. This could also bring entrepreneurial works.

4 months ago

If you make Conyers a town known for having absolutely luxurious 8' sidewalks everywhere then you will attract the right kinds of young people needed to make Conyers a nice place to raise a family again.

4 months ago

radically reducing the ability of city bureaucrats to prevent creative entrepreneurs from doing exciting and creative things in our community.

4 months ago

SURVEY RESPONSES

We need to take a page out of Covington's book and revitalize Olde Town like they did with the Covington Square. Make it a destination spot, Close Commercial St. to make it a walking district and encourage small business shops and restaurants to come to the area. We are falling WAY behind on having any appeal for people to STAY in Conyers to spend their money which is driving up taxes as any money people make doesn't stay here.

2 months ago

Create a greenspace area in Olde Town to promote gathering and the sought-after "hometown feel". (Think brewery, yard games (cornhole, Jenga), fire pits and nice seating.)

2 months ago

Attracting more high end businesses and making Old Towne more appealing.

2 months ago

Adding to the comment about adding sidewalks and youth. There are no sidewalks on Hwy 138 leading to Heritage High school. How can the students get to school safely from the numerous neighborhoods nearby without an automobile?

4 months ago

I feel like a broken record but code enforcement should be strict. Fix zoning so that no stores can sell alcohol within walking distance of rent-by-the-week properties like the one on Irwin Bridge

3 months ago

Recruit businesses and revitalize our warehouse areas. Recruit businesses to employ our people. Look into what is happening at the county level in education so we can have a great school system again, which will help in recruiting too business again.

2 months ago

More restaurants and shopping. Downtown Lawrenceville in Gwinnett county is an example.

13 days ago

I know I'm representing a unique demographic here, but I would love to see a disc golf park. It's one of the fastest growing sports in the world right now and I KNOW that it would attract visitors from all over the Atlanta area. I would strongly recommend looking into the Dekalb Memorial Park in Dekalb as a case study for how this could positively impact our community. Thanks!

2 months ago

Walking track that does not have to be in a Park. Somewhere older people and disabled people can go without being trampled.

2 months ago

SURVEY RESPONSES

Walking track that does not have to be in a Park. Somewhere older people and disabled people can go without being trampled.

2 months ago

Olde Town needs to be a safe place to visit and enjoy. The restaurants seem to be thriving but a little more variety would be helpful. I like the mix of retail, offices and service businesses in Olde Town

2 months ago

more family friendly activities, enhance the equipment at parks, extend the trails and make them accessible for walkers and strollers, adjust the traffic lights to account for heavier traffic during rush hour on highway 138, more upscale restaurants, kid enrichment activities and events, improvements made to schools in the area

2 months ago

More public parking

one month ago

We need more shops and restaurants in Olde Town instead of law offices. Get rid of the projects by Olde Town and develop that property into mixed use retail/parking/upscale senior housing condos, built to coordinate with the look of Olde Town. Preserve your greenspace -- once it's gone, it's gone. Make clear and safe -- and handi accessible!! -- pedestrian walkways from the library section to Olde Town. Get rid of the extended stay hotel/motels around here. Set up a program to get homeless off the streets and into mental treatment or back to their families -- the problem is getting worse. Get rid of lawns around public buildings and put in flowering and fruiting landscaping -- much greener and long term cheaper than continually mowing.

2 months ago

Which of the following statements apply to you (select all that apply)?

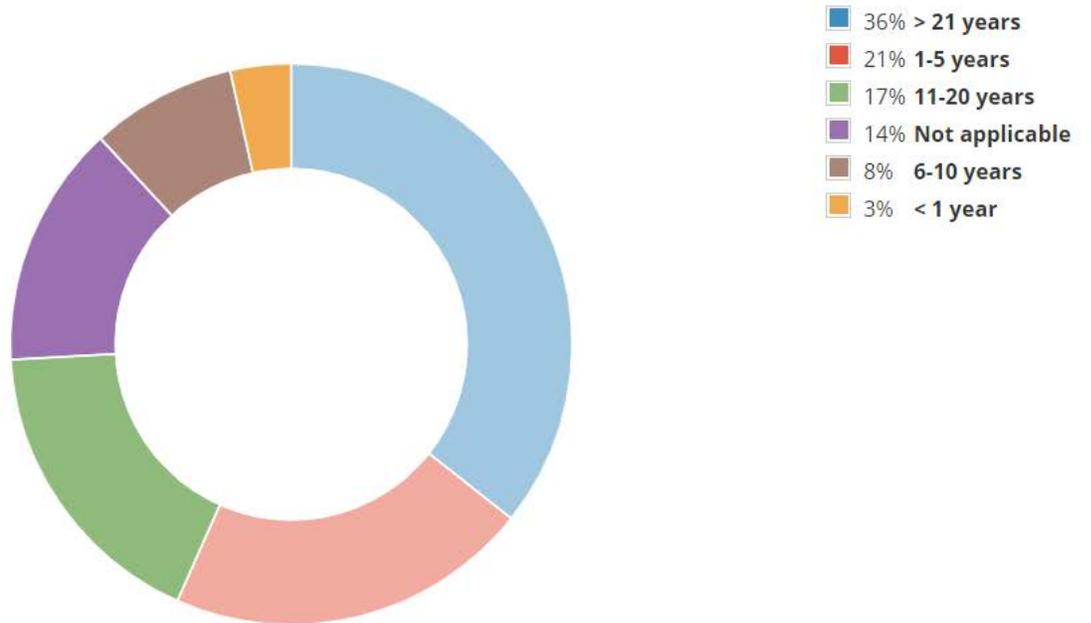
74%	I am a resident of Conyers	102 ✓
32%	I work in Conyers	44 ✓
9%	I own a business located in Conyers	13 ✓
7%	Other	9 ✓

138 Respondents

SURVEY RESPONSES

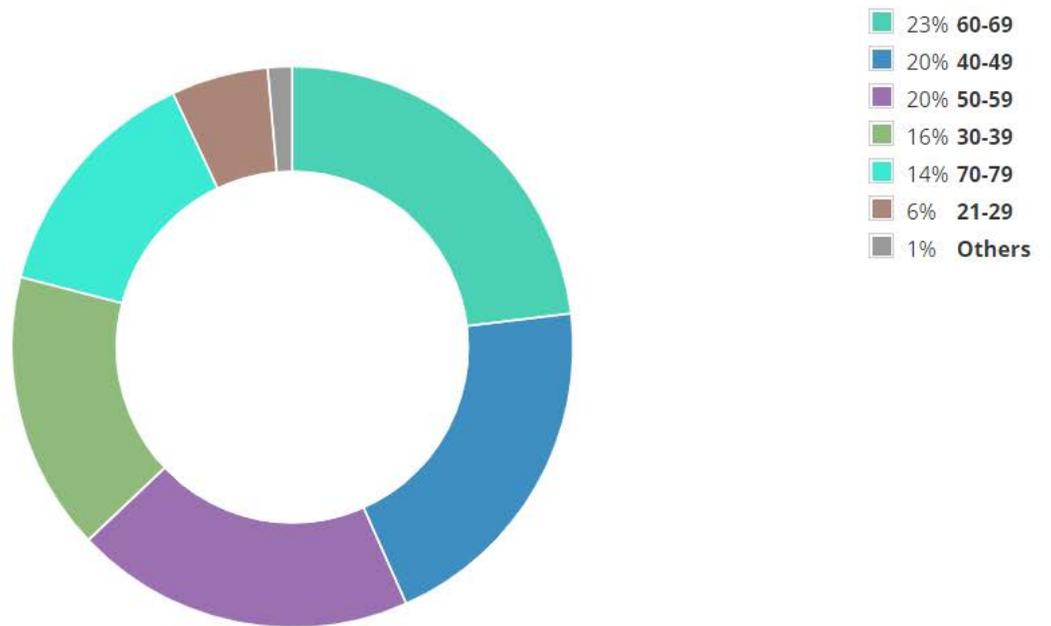
138 Respondents

How long have you lived in Conyers?



143 respondents

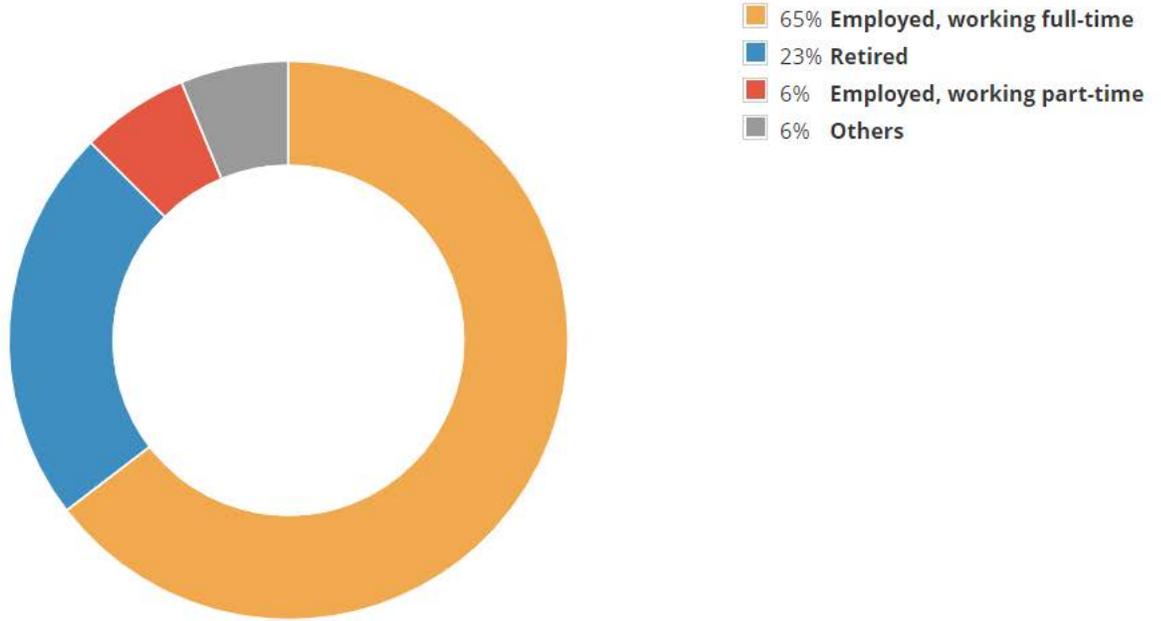
What is your age?



143 respondents

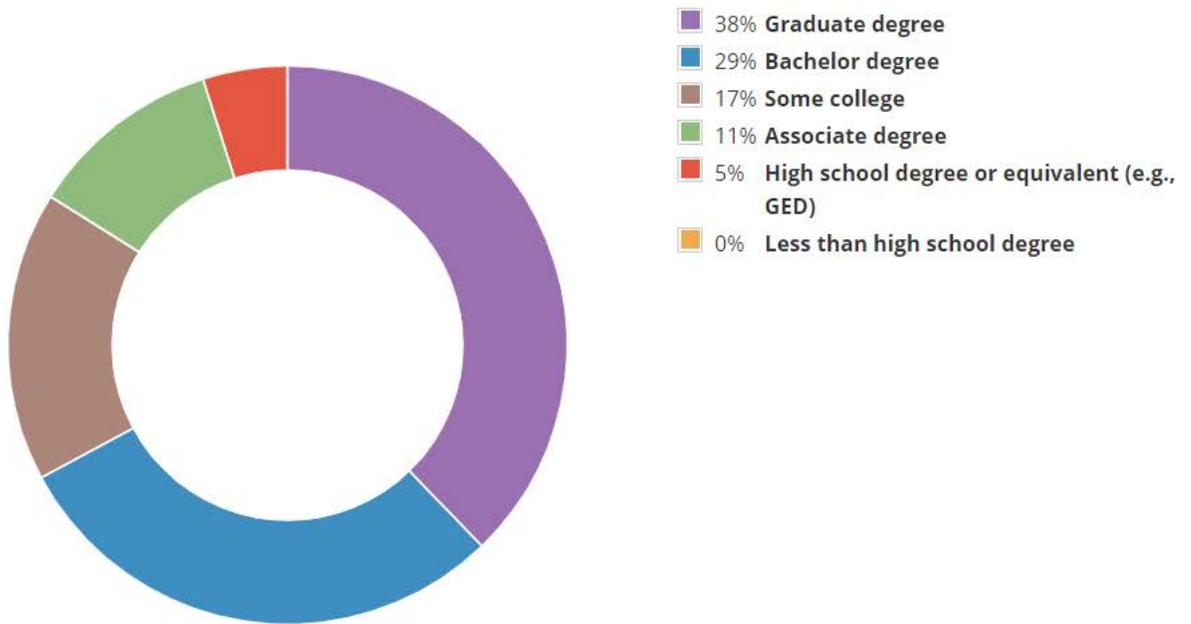
SURVEY RESPONSES

Which of the following categories best describes your employment status?



144 respondents

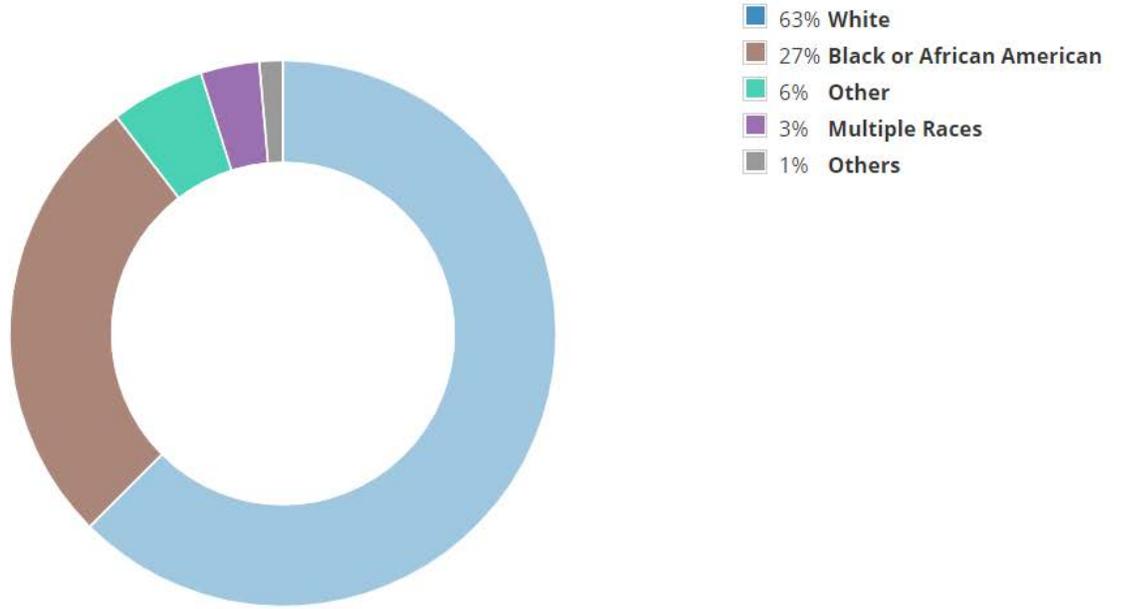
What is the highest level of school you have completed or the highest degree you have received?



143 respondents

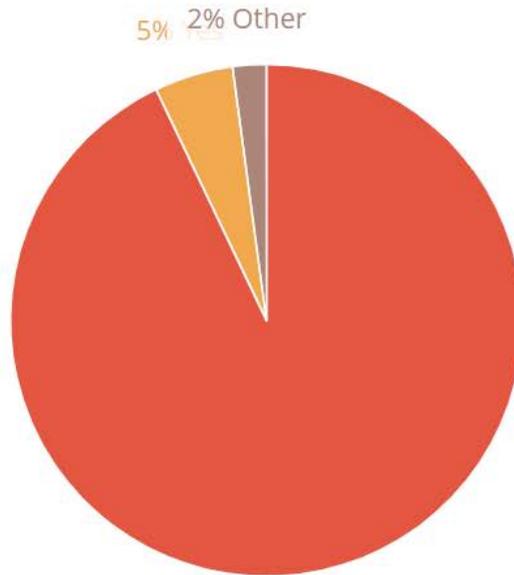
SURVEY RESPONSES

With which race do you identify?



144 respondents

Do you identify as Hispanic, Latino, or Spanish?

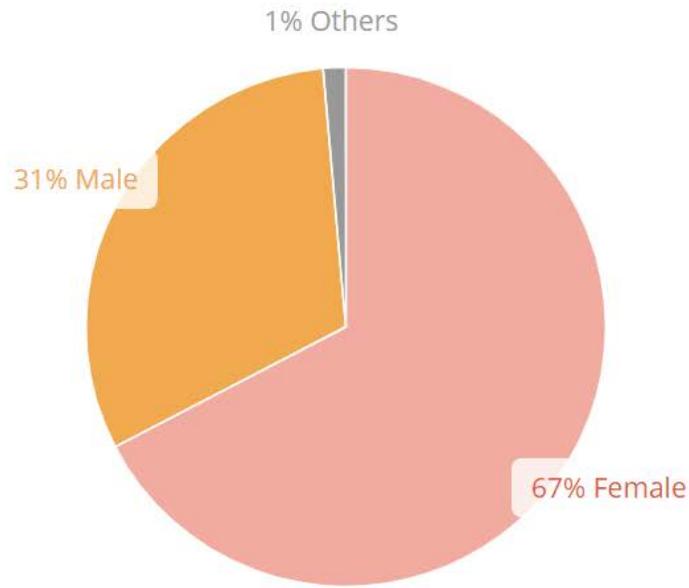


93% No

141 respondents

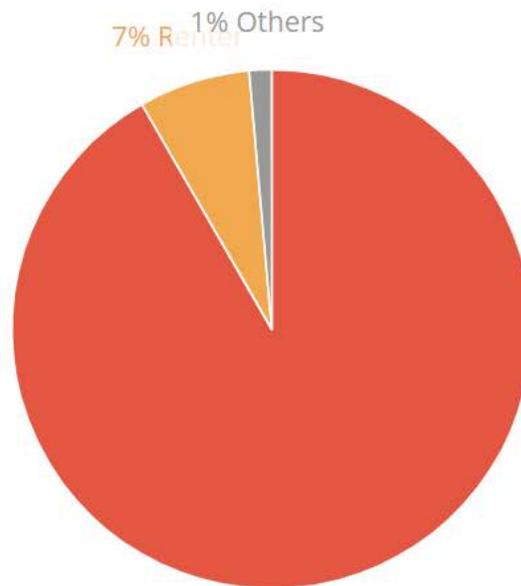
SURVEY RESPONSES

What is your gender identity?



144 respondents

What best describes your housing status?



144 respondents

SURVEY RESPONSES

If desired, please use the space below to list anything else you would like to be considered in Conyers's future planning efforts that was not covered by the previous survey questions.

Conyers should genuinely focus on environmental sustainability and promote the use of green space.

4 months ago

Quality always prevails. We moved to Conyers because we purchased our dream home in a quiet neighborhood. Let's focus on quality rather than quantity in all areas.

4 months ago

Needs to utilize technology in a manner that enhances the quality of life of the people...needs to identify a collective vision for the people that people can get behind... either the Mayberry or The Jetsons... make a decision and plan accordingly

4 months ago

Build giant, beautiful sidewalks everywhere. Like to a radical degree. Make Conyers the place where they have the best sidewalks. Do this and we can attract successful young families to this area so THEY can vote these bums out cause we ain't getting it done.

4 months ago

Continue to keep the community involved. I found out about this survey from a friend. You should send mailers to homeowners as well.

4 months ago

I would like to see more citizen input and transparency with local government. We are finding that things are happening without citizen's knowledge and we are losing a lot of trust in elected officials.

4 months ago

I believe many residents get the county commissioners confused / mixed up with the city council members. There are TWO separate governmental entities here. I wish people were better informed with knowing the logistics of their community. I also believe many move here from other parts of the state and/or country without doing their homework and expect it to be the same from where they moved from.

4 months ago

enough high density housing - encourage people to purchase and invest in the community - we have enough transient housing.

4 months ago

SURVEY RESPONSES

Continue to focus on providing safer bicycle lanes and space along city and rural routes. Plan for a growing population who will utilize electric bikes and acceptance of that group. Continue representing open spaces, parks, and recreational areas in the electronic media. Always remember the growth of the community depends upon the quality of public services: sewers, water resources, electrical, gas, and road surfaces and drainage. Don't let developers paint a rosey picture of how they see it 10 years from now and gloss over what can go wrong without a serious look at how everything ties into the larger picture current and near future.

4 months ago

It would be nice if the county and city could become one strong and diverse form of local government.

4 months ago

Strongly DISAGREE with this suggestion.

4 months ago

The School System especially Heritage High School. Embarrassed to see it on the news! Get control of the students, makes Conyers look bad.

4 months ago

Traffic needs must be planned for prior to more housing approval.

4 months ago

Better tourism. Tourism is big and is not handled properly.

4 months ago

The current Police Department is pathetic and useless. Something needs to be done about this.

4 months ago

Old Towne more restaurants, shops, and events for families and diversity is events and resources.

13 days ago

Investment in better opportunities for youth and younger people. A community center maybe? More sidewalks. A traffic Light at the 2 way intersection in olde town over the tracks is vital. Investments in our schools. We need better quality teachers and greater opportunities for kids.

one month ago

Increase restaurant development, entertainment and shopping stores

one month ago

SURVEY RESPONSES

I highly recommend trails and natural landscaping be integrated in any new development or renovation project. Green spaces attract and retain good business.

one month ago

Go overboard to help the county get a new courthouse.

one month ago

Unload the financially draining horse park

one month ago

make a modern centralized green space and amphitheater that families can enjoy. Also it would be nice to have a better selection of restaurants, businesses, and grocery stores.

2 months ago

Places people could just go sit and talk without a lot of traffic, like a designated building.

2 months ago

There should be places the younger people can go to play and be more active as well as Seniors. There should also be affordable Senior living communities available so they could help babysit children if they liked and live more freely, since we are living longer.

2 months ago

Please consider building speed bumps on Greenhill Dr and Robin Rd. I live in this neighborhood and my one-year-old daughter and mother-in-law were nearly hit by a car going 50 or 60 mph. My mother-in-law had parked on the side of the road, and the car raced by while she was getting my daughter out of her car seat. I work from home and see or hear a car going extremely fast down the road about once a day, and cars drive by at about 35-40 mph much more frequently. We are a residential neighborhood with a lot of children, but these two roads serve as a cut through to American Legion, especially when Rockdale High releases for the day. Please consider adding speed bumps for all of our safety.

2 months ago

I moved to Conyers in 93'. I enjoyed it more when everyone asked "why do you live way out there". Now everyone has moved here. I still love Conyers and my community, but county government needs to understand, all development is not good development! Less gas stations, tire shops, nail shops..more quality restaurants, quality stores, etc. Between county growth and I-20 visitor stops, there is MORE than enough traffic to warrant a better selection of eateries! Longhorn stays packed, Outback stays packed, Cracker Barrell keeps steady traffic, Red Lobster, Chili's, whatever. We can use other higher quality selections. We better get busy or Covington will take over and begin draining our traffic... trust me, it will happen if we keep building worthless businesses for the sake of "development"... All development is NOT good development.

2 months ago

SURVEY RESPONSES

Post anything that represents Love and Kindness in any space controlled by county. Do all that can be done to maintain peace among the citizens.

2 months ago

I moved here 5 years ago from New York. I bought my first home here. I'm disappointed in how much traffic I'm dealing with today versus when I first bought my home 5 years ago. I don't like all the new buildings that look poorly built. I don't like that the younger people don't have many options to keep them occupied and out of trouble.

2 months ago

Great effort should be taken to insure a good cross section of the populace is used for planning strategies.

2 months ago

Actually have a plan

2 months ago

Currently, there are 103 responses to this survey. 68% report as white, yet this is a 68% black/brown county. Conyers needs to address the racial disparity by creating more opportunities of community and culture. Olde Town landlords can not be allowed to keep building artificially empty for the benefit of out-of-town interests. Rockdale County courthouse can not be expanded in Olde Town. Olde Town needs to focus on community, culture, walking, and 24 hour living. The courthouse will kill any opportunities to create evening-living, walkability due to influx of day-time traffic. And just the need for more courthouse space, speaks to the racial disparity of county and city. Why a larger court facility? Why not more services that help those trapped by the policing system? More economic opportunities, more examples of opportunities to express via music and arts will do more for our community than a larger court system. Policing and courts will only accelerate this community's demise into a faceless air-conditioned nightmare of congestion and anonymity.

2 months ago

That's a very interesting observation! Thanks for sharing that. It's not like they're only sticking these newsletters in the mailboxes of white homeowners. I'd be curious to know why that is and how different the consensus on city planning would be if 100% of every demographic responded to this survey.

2 months ago

Stop the build!

2 months ago

SURVEY RESPONSES

Focus on developing a quality product, craftsman type homes and upscale shopping areas.

2 months ago

Conyers should focus on expanding green spaces. Conyers should increase taxes for new builders so that we can enhance struggling schools. Conyers should require new builders to add more sidewalks in their area and beyond and to expand green spaces. New builders should be required to construct/develop/ put money into public works/parks etc. If they are building in this community they should demonstrate an investment in Conyers.

2 months ago

Sports Complex - Eat Play Live concept

2 months ago

Please listen to the taxpayers. We are asking for the mindless building to stop. We are asking for our city and county leadership to make decisions that will help our town recover from the shambles it is currently in. We are asking for investigative work to uncover corruption. So many feel powerless and are so disappointed when we see yet another death of land been scalped and more apartments going up (Pine Log Road!!!!). Please help.

2 months ago

I would like to see the City of Conyers have it's own school system like Buford or Decatur.

3 months ago

Bringing in restaurants and shops that are of better quality and businesses that offer diverse products for all races. No more Dollar stores or other such stores, we have enough.

3 months ago

Conyers and Rockdale County should be a Dementia Friendly place. I've brought this to the attention if our county commissioner. I advocate for Caroline Carts into eh retail stores so thise who are not able to ride in electric o se can be included in every day experiences such as shopping.

3 months ago

Does Rockdale County have enough water supply & treatment to support all the new development going on? Everywhere you turn in the county more land has been cleared! How is our carbon footprint now?

4 months ago

Please develop better options to commute around hwy 138 such as building a road/bridge similar to Parker Road over the hwy between 138 and sigman road. Maybe even 2 roads.

4 months ago

SURVEY RESPONSES

We need a qualified, high performing Economic Development Director who gets results in the right direction for us. The current, and previous one are/were an embarrassment!

4 months ago

How would you rank the food choices?

How would you rank the restaurant choice?

Do you feel connected to the community?

Do you feel like you know your neighborhood?

What are activities you would do on the weekend?(This is gauge if Conyers is really a sleeper town or not)

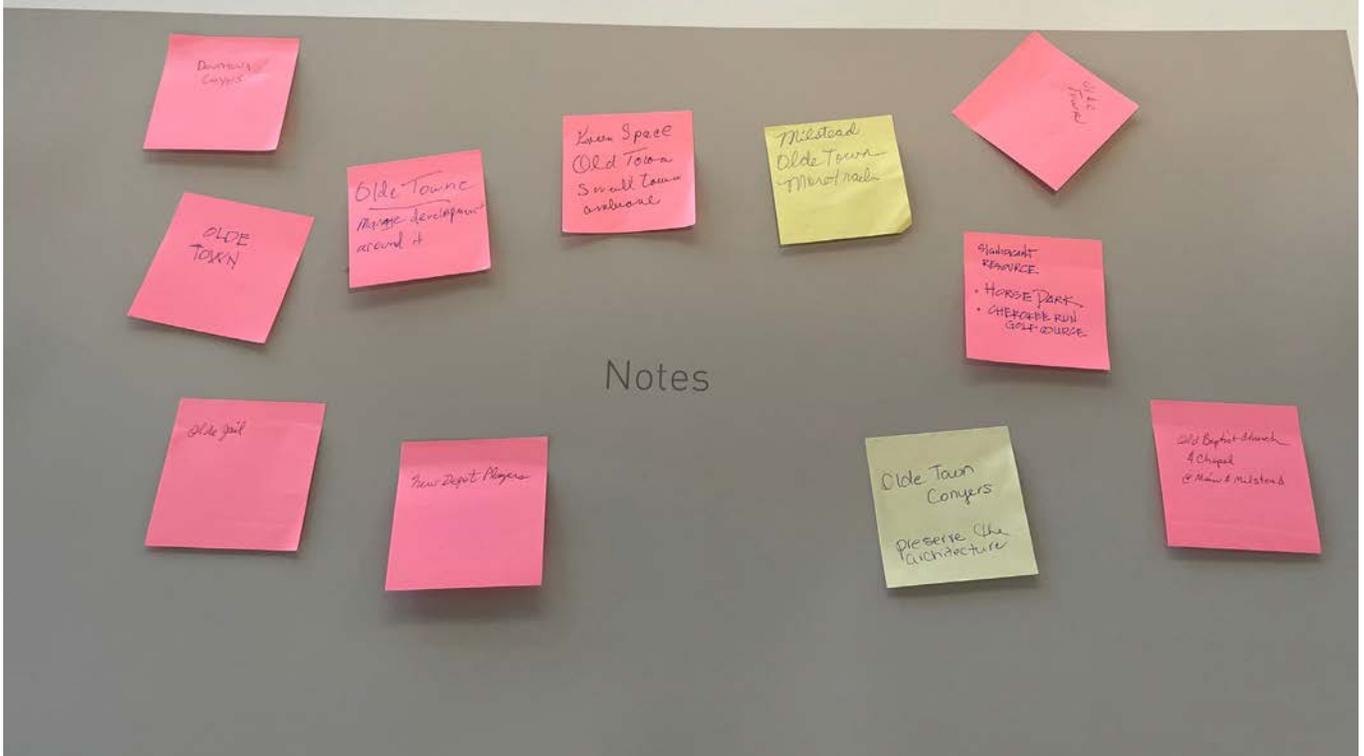
4 months ago

4 months ago

PUBLIC MEETING RESPONSES

What are Conyers' Most Significant Historic and Cultural Resources?

Use sticky notes to identify significant resources, and how they should be protected and preserved by the City of Conyers.



What are Conyers' Strongest Assets?

Use dots to indicate the top items you feel are assets to the City of Conyers and/or leave a sticky note describing another asset.

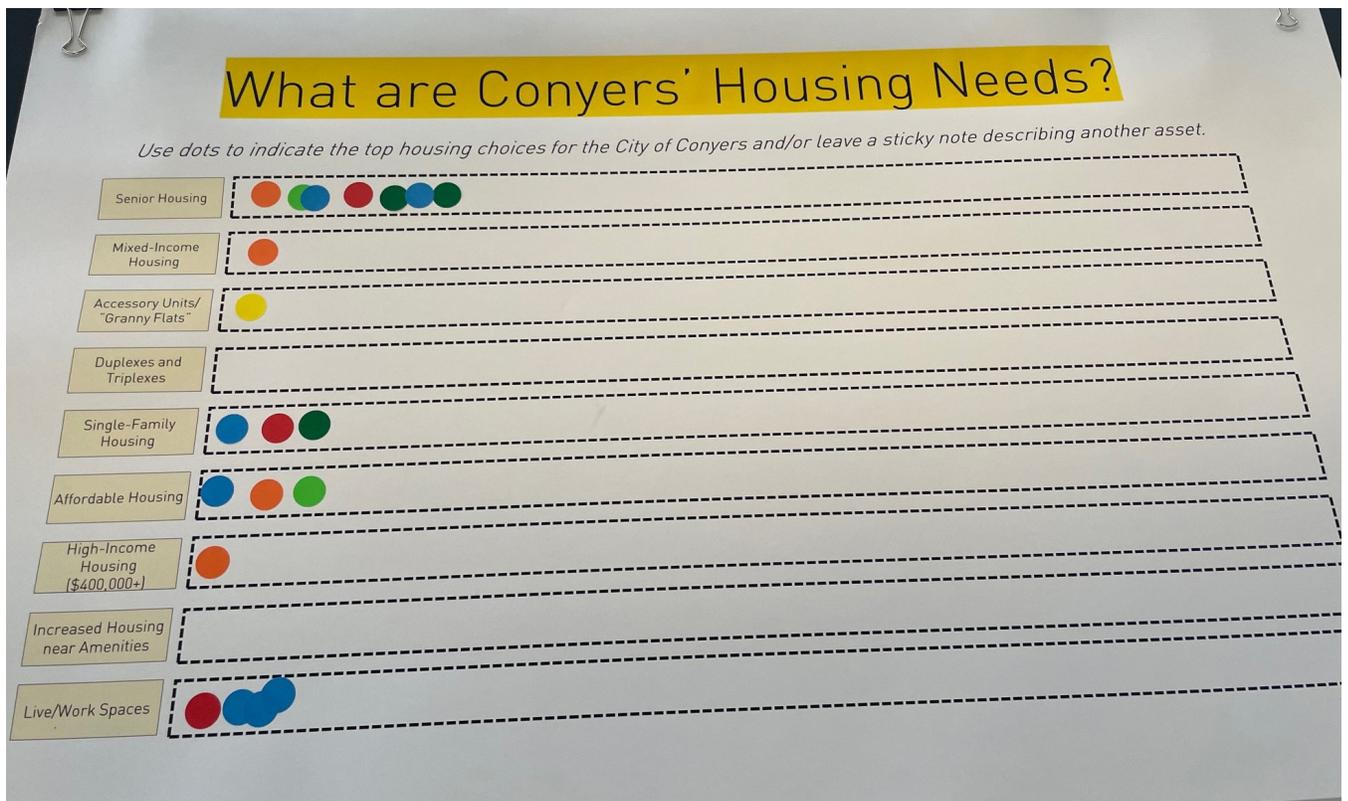
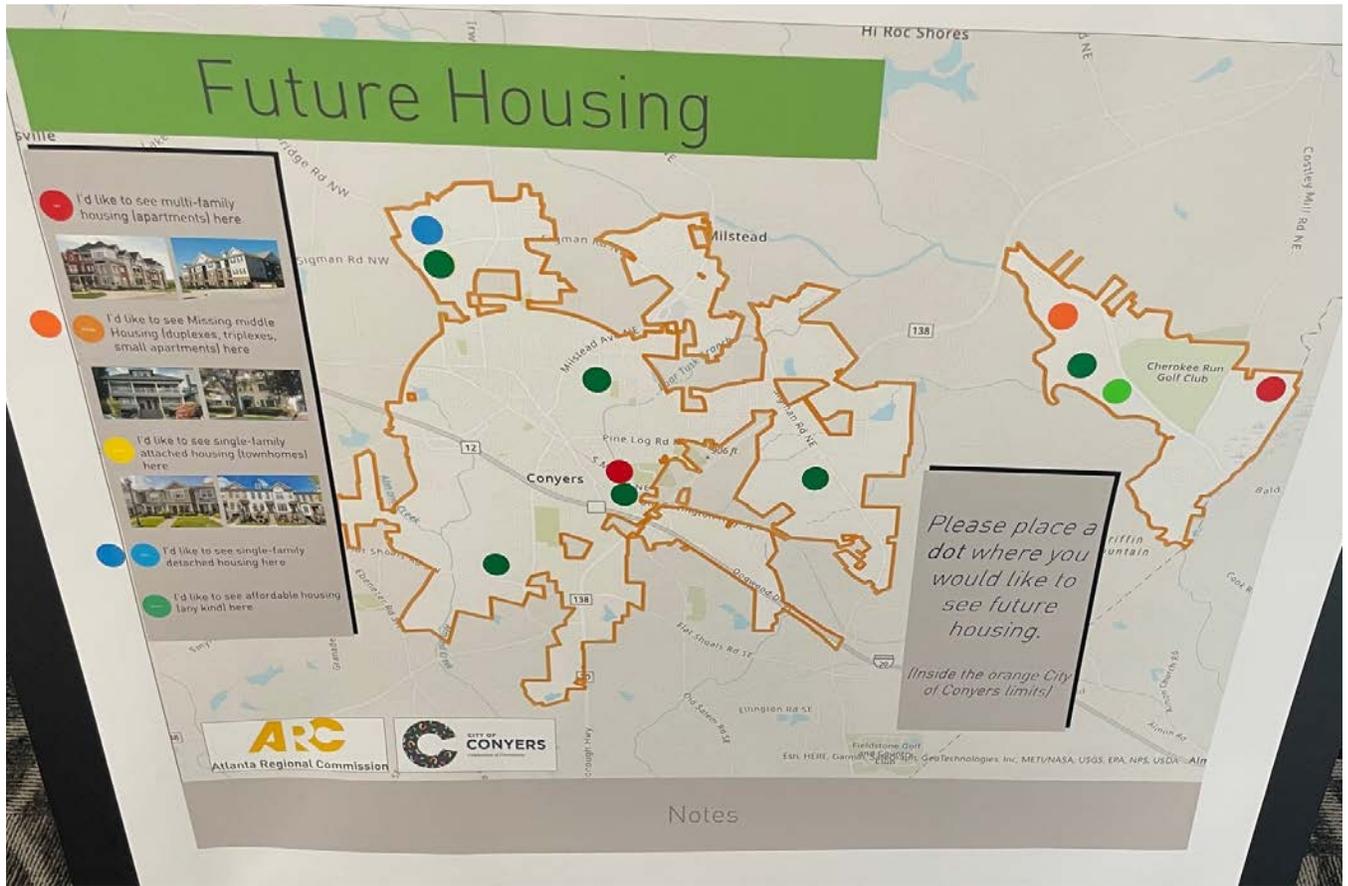
Location/ Proximity to Atlanta	
Schools	
Parks/ Recreation Areas	
Trails/ Connectivity	
Festivals and Events	
Businesses	
Diversity	
Price of Housing	
Attractiveness as a Destination	
Neighborhoods	
Notes	

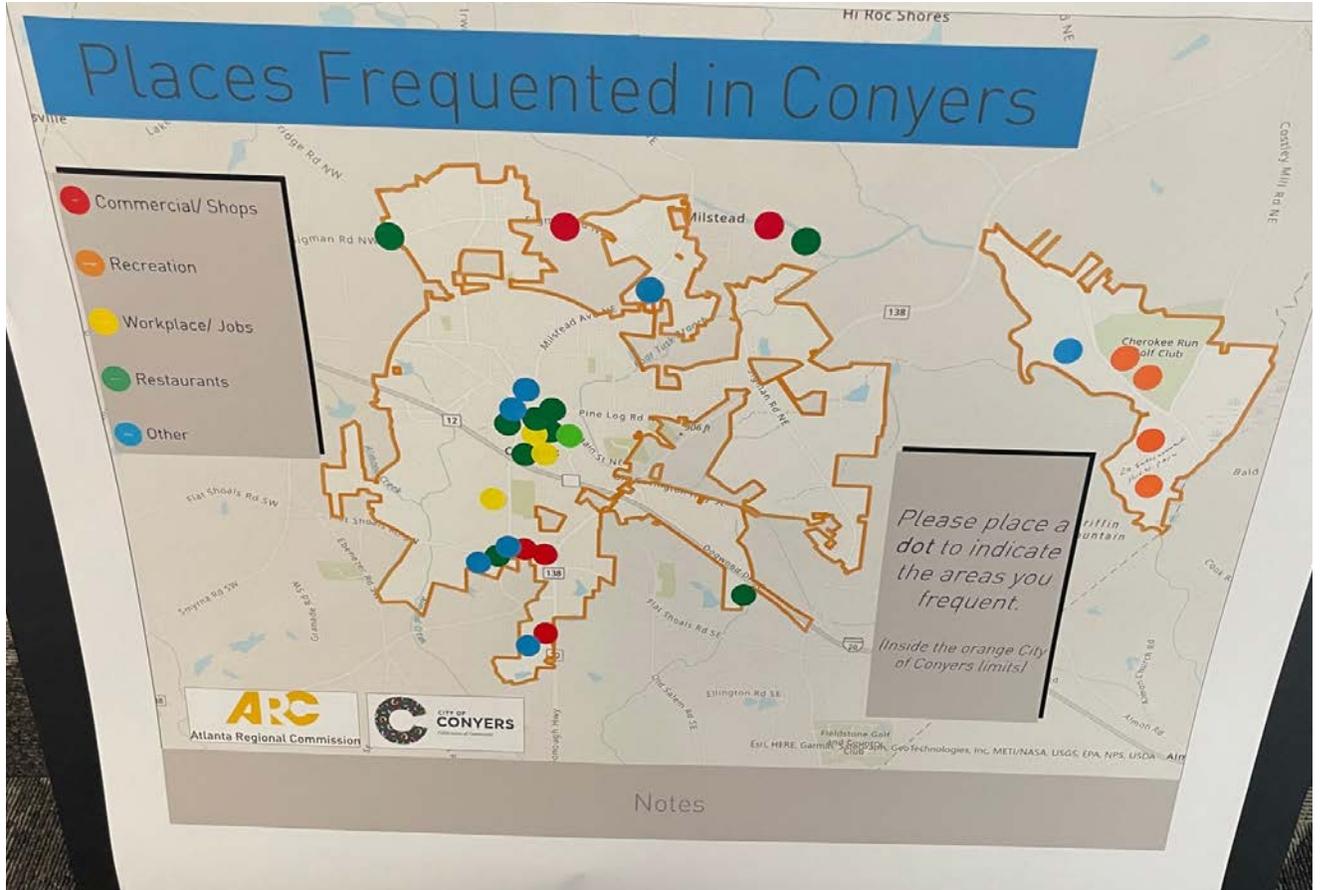
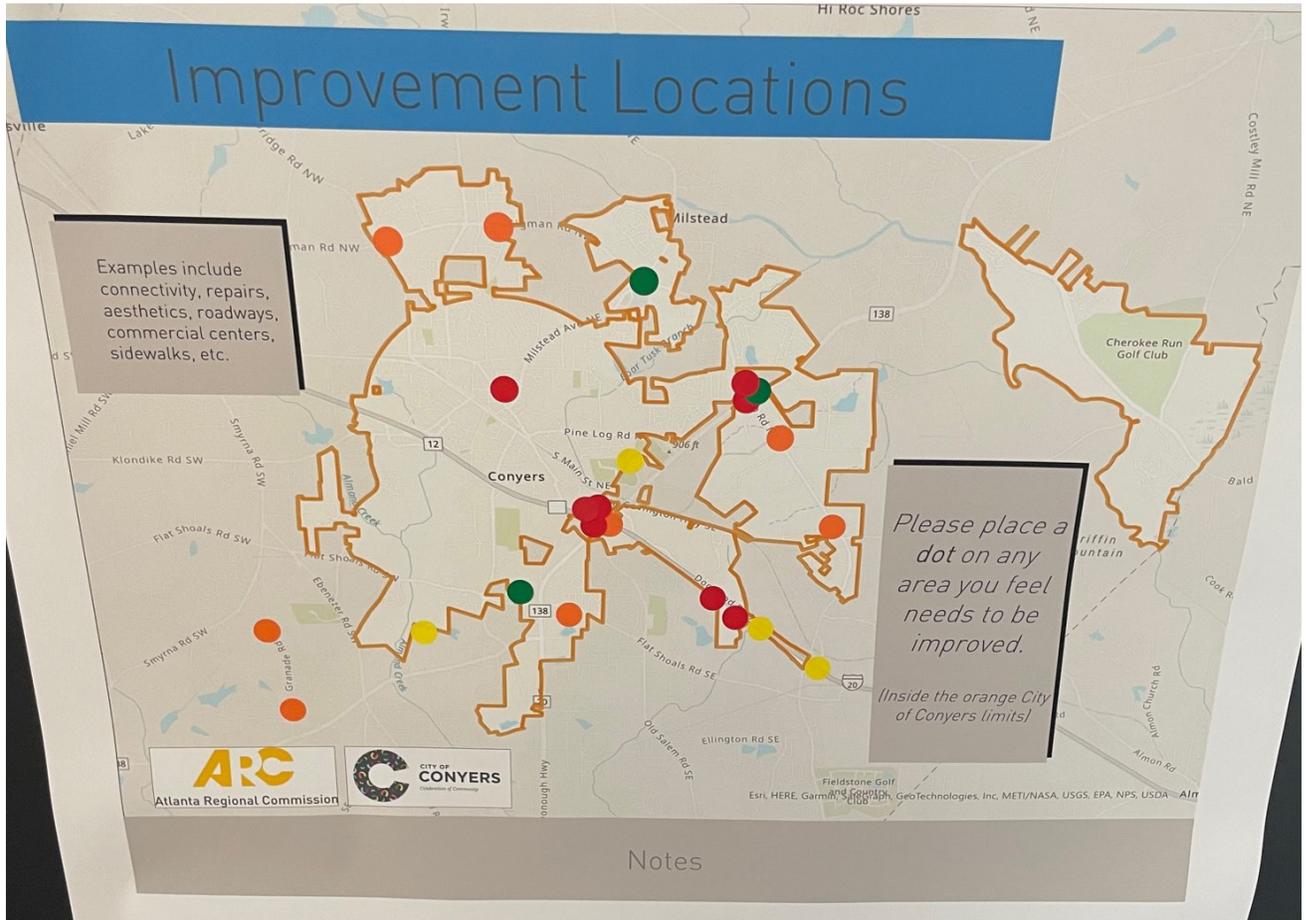
What are Conyers' Greatest Challenges?

Use dots to indicate the top items you feel are challenges to the City of Conyers and/or leave a sticky note describing another asset.

Increasing Population	
Traffic	
Price of Housing	
Need for Business	
Lack of Trails/ Connectivity	
Attractiveness as a Destination	
Safe Access to Schools/ Businesses	
Need for Recreation/ Housing	
Notes	

PUBLIC MEETING RESPONSES





SUMMARY

I. Introductions & Overview

The SC introduced themselves and Bogle provided an overview of the comprehensive planning process.

II. Data Trends

Bogle presented current demographic, housing, economic, and transportation trends. The SC requested the following data be presented at their second meeting: population change by age; racial composition; family size and composition; migration patterns of new residents; housing types; housing tenure; household income distribution; educational attainment; and transportation access.

III. Issues & Opportunities

The SC responded to the following questions (with the top response listed):

What is Conyers's strongest asset?

1. Proximity to Atlanta

What is Conyers's primary challenge?

1. Growth Management

What is one word or phrase you would use to describe Conyers?

1. Home

IV. Vision & Principles

The SC discussed the vision and principle statements and made the following updates:

P1: Innovative (previously Progressive)

Conyers is open to new ideas and always looking for innovative ways to improve quality of life for all.

P2: Community (previously Personal)

Being connected to the small-town feel of Conyers strengthens the fabric of the community.

P3: Charm (previously Attractive)

Conyers attracts a wide variety of people and businesses with a high quality of life, prosperous economy, and aesthetically pleasing physical environment.

P4: Complete (previously Livable)

Conyers has everything it needs to be a livable community – diverse housing options, great schools, and ample employment opportunities, as well as amenities and entertainment options.

P5: Equitable

There are equitable opportunities for everyone.

P6: Cares (previously Hospitable)

Conyers is hospitable and welcoming to all.

P7: Sustainable

Strategic growth and infrastructure are sustainable and supported by a good balance of industry, housing, and commercial development that supports a stable economy and vibrant community.

ARC staff will draft new titles for each principle that either use the acronym 'CONYERS' or all begin with the letter 'C.'

V. Next Steps

Bogle discussed next steps including the upcoming public meeting and SC meeting (March 28) and encouraged SC members to advertise the PublicInput webpage.

AGENDA

- I. Introductions & Overview
- II. Data Trends
- III. Issues & Opportunities
- IV. Vision & Principles
- V. Next Steps



HOW TO PARTICIPATE – POLL EVERYWHERE

1. Web Voting – Go to PollEv.com/cdev555. Wait for the question to appear and then respond.

<https://PollEv.com/cdev555>

2. Text Voting – Text CDEV555 to 22333 once to join, then text your responses to 22333.



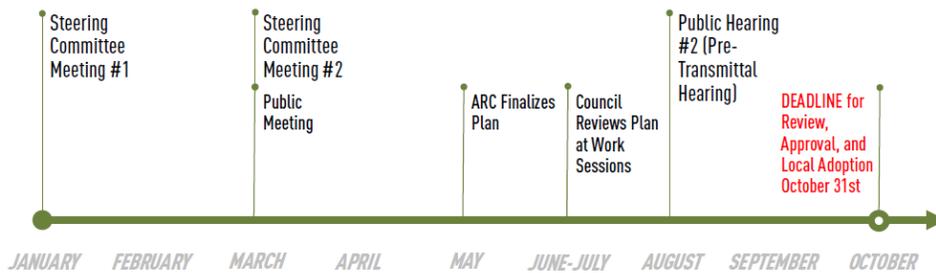
WHY DO WE PLAN?



PROCESS | REQUIRED PLAN ELEMENTS



TENTATIVE SCHEDULE | JANUARY-OCTOBER

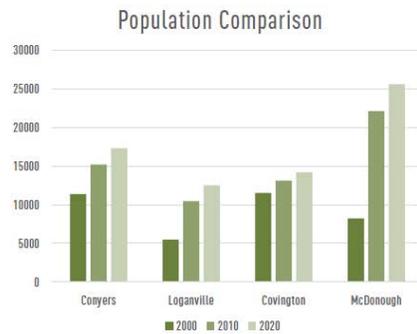


2023



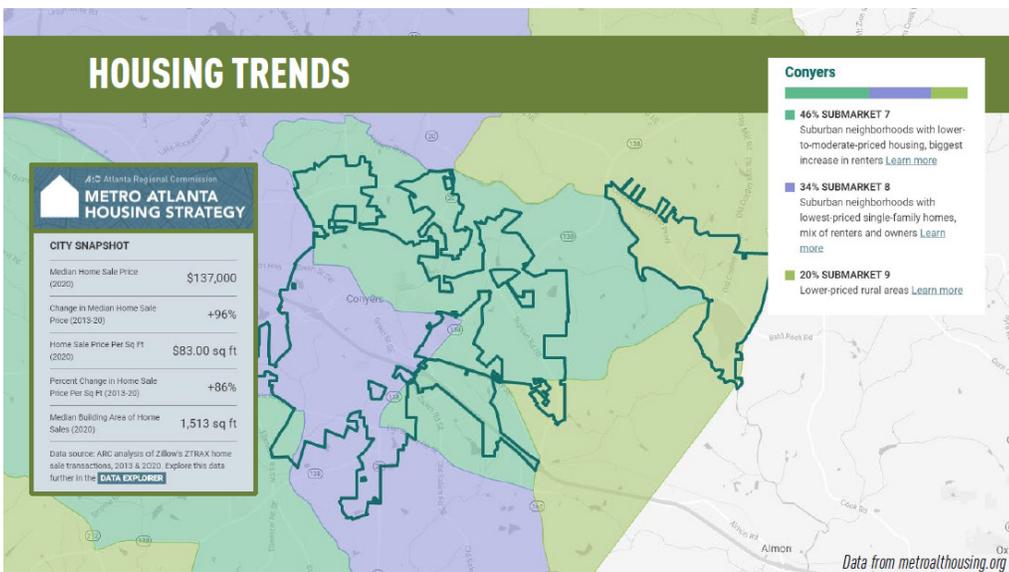


DEMOGRAPHIC TRENDS



Conyers's population increased 14% to 17,305 in 2020 after a 34% increase between 2000 and 2010. Conyers's percentage population increase in the past 10 years is comparable to that of similar and/or nearby communities in the region.

Data Source: US Census Bureau, Decennial Censuses, 2000-2020



ECONOMIC TRENDS

Resident Area Characteristics

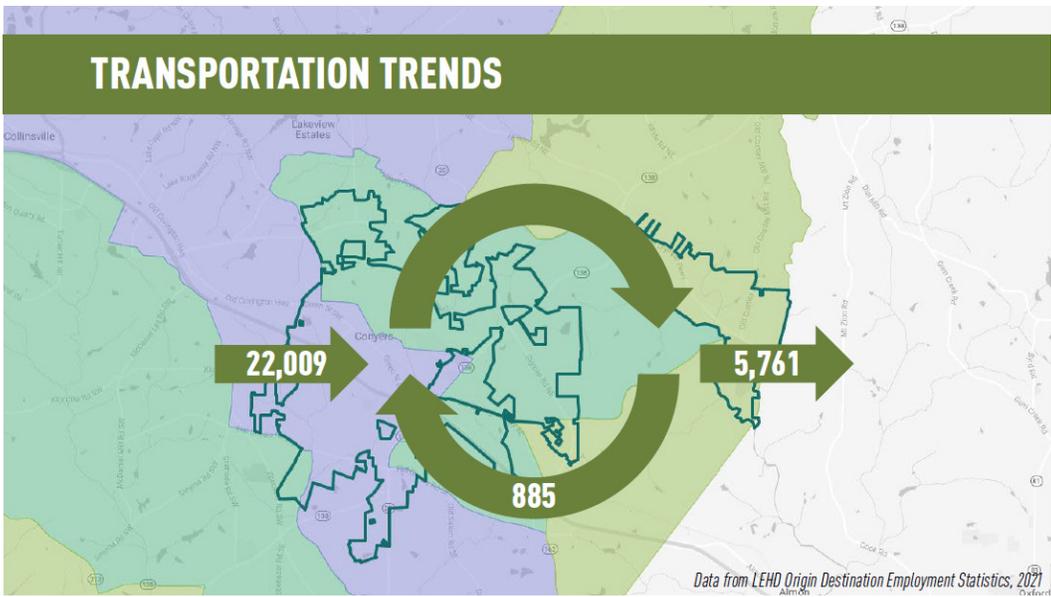
NAICS Industry	# of Jobs	# of Total Jobs
1. Retail Trade	3,944	17%
2. Health Care and Social Assistance	3,209	14%
3. Administration & Support, Waste Management and Remediation	2,737	12%

Workplace Area Characteristics

NAICS Industry	# of Jobs	# of Total Jobs
1. Health Care and Social Assistance	939	14%
2. Retail Trade	845	13%
3. Accommodation and Food Services	711	11%

43% of residents work in retail trade, health care and social assistance, and administration and support and waste management and remediation, while 38% of the jobs offered within Conyers are within health care and social assistance, retail trade, and accommodation and food services.

Data Source: LEHD Origin Destination Employment Statistics, 2019



What is Conyers's strongest asset?

Start the presentation to see live content. For screen share software, share the entire screen. Get help at pollev.com/app

What is Conyers's primary challenge?

Start the presentation to see live content. For screen share software, share the entire screen. Get help at pollev.com/app

**What's one word or phrase you would use to describe
Conyers?**

Start the presentation to see live content. For screen share software, share the entire screen. Get help at pollev.com/app



VISION

Conyers is a desirable, healthy, highly sought-after community, rich in history and heritage.

Conyers Strategic Plan & Vision (2016)



P1: PROGRESSIVE

The city of Conyers should stay open to new ideas and always be looking for innovative ways to improve the quality of life.

Conyers Strategic Plan & Vision (2016)



P2: PERSONAL

Feeling connected to the small-town feel of Conyers will strengthen the community.

Conyers Strategic Plan & Vision (2016)



P3: ATTRACTIVE

Conyers should be able to attract a wide variety of people and businesses. A high quality of life, prosperous economy, and aesthetically pleasing physical environment will draw in residents and employers.

Conyers Strategic Plan & Vision (2016)



P4: LIVABLE

Conyers should have everything it needs to be a livable community – ample employment opportunities, amenities, entertainment options, and residential options as well as good schools.

Conyers Strategic Plan & Vision (2016)



P5: EQUITABLE

There should be fair and just opportunities for everyone.

Conyers Strategic Plan & Vision (2016)



P6: HOSPITABLE

Citizens and businesses are hospitable and welcoming to people from all walks of life.

Conyers Strategic Plan & Vision (2016)



P7: SUSTAINABLE

Growth and Infrastructure needs to be sustainable and supported. A good balance of industry, housing, and commercial development is needed for a stable economy and satisfied community.

Conyers Strategic Plan & Vision (2016)





TENTATIVE SCHEDULE | JANUARY-OCTOBER



2023



WEBSITE [https:// publicinput.com/CityofConyersGA](https://publicinput.com/CityofConyersGA)



The City of Conyers 2023 Comprehensive Plan Update
Steering Committee Meeting
Conyers City Hall (901 O'Kelly Street, Conyers, GA 30012) / Microsoft Teams
March 28, 2023 – 6:00 p.m.
AGENDA

STEERING COMMITTEE MEETING

I. Introductions

II. Steering Committee Meeting #1: Poll Results

The poll results from SC#1 indicate that positive attributes for Conyers is a strong Community, great Location and People, and with Diversity. Challenges are Perception and Schools, and one word used to describe Conyers is Home.

III. Data Trends Summary

The group discussed the fact that, although the perception is that mostly townhomes are being constructed, the majority of new housing development is single-family homes. Single-family homes also make up the majority of the existing housing stock. There seems to be a negative perception of townhomes. However, the group felt overall that more housing diversity is needed. The data regarding changes in age was discussed, and Conyers has a growing population of 60+ age groups who may desire more housing types/options. Also, the number of people age 15-24 has declined (another group who may desire options other than a single-family home, as well as first time owner opportunities or rentals). The number of children under age 6 has declined in Conyers, and the family size has also declined. This trend in smaller families and household sizes is seen metro-wide.

Another point of discussion was the percentage of rentals (64%) versus owners (36%). This is a higher percentage of renters than the metro area overall, but is a positive in many ways in that rental housing provides housing stock for those who prefer not to own or may not yet be able to own. This may help the fact that Conyers has a very large percent of those in the "workforce" income levels between \$15,000 and \$74,999 per year. Many communities are backtracking to add workforce housing, and Conyers is already strong in this and may want to make efforts to retain housing at these levels and even add to them.

IV. 02.23.23 Public Meeting and Survey Responses to Date

The group discussed the responses from the Public Meeting on March 9, 2023, and responses from the survey which closes at the end of May. The responses are from people who are mostly white and with a bachelor's degree or higher, which is not consistent with the makeup of the community. The Steering Committee discussed ways to get the poll out to more groups, possibly civic organizations, neighborhood associations, and church groups.

V. Summary of Issues & Opportunities Revealed to Date, SC Input

Summary from March 9th public meeting:

Most significant resources

Olde town / downtown / architecture; Olde jail; New depot players; Greenspace / more trails; Milstead / Main and Milstead Horse Park; Cherokee Run Golf Course; Old Baptist Church; Greatest Challenges; Increasing Population, Traffic

Strongest Assets

Location/Proximity to Atlanta, Diversity, Festivals/Events, Neighborhoods

Priorities

Restaurants, Parks/Greenspaces, Attractions/Festivals, Pedestrian Spaces, Housing, Things to Do, Safe Community

Housing Needs:

Senior, Single-Family, Affordable, Live/Work

Public Input Poll (Online) closes end of May, but current results are as follows:

Most significant resources

Olde town / downtown / architecture; Olde jail; New depot players; Greenspace / more trails; Milstead / Main and Milstead; Horse Park; Cherokee Run Golf Course; Old Baptist Church

Greatest Challenges
Increasing Population, Traffic

Strongest Assets
Location/Proximity to Atlanta, Diversity, Festivals/Events, Neighborhoods

Priorities
Restaurants, Parks/Greenspaces, Attractions/Festivals, Pedestrian Spaces, Housing, Things to Do, Safe Community

Housing Needs:
Senior, Single-Family, Affordable, Live/Work

The data from the meetings regarding safety improvements was compared to the ARC Regional Safety Strategy Map here:
<https://atlantaregional.org/transportation-mobility/regional-safety-strategy/>

VI. Vision & Principles, Future Land Use Map, Special Planning Areas, Broadband Map

The group preferred the Principles using the C-O-N-Y-E-R-S theme for each of the main words to describe the principles. The Vision and Principles were confirmed and agreed upon.

Vision: Conyers is a desirable, healthy, highly sought-after community, rich in history and heritage.

Principles:

P1: Community

Being connected to the small-town feel of Conyers strengthens the fabric of the community.

P2: Open

Conyers is open to new ideas and always looking for innovative ways to improve quality of life for all.

P3: Neighborly

Conyers is hospitable and welcoming to all.

P4: Yes, We Have It!

Conyers has everything it needs to be a livable community – diverse housing options, great schools, and ample employment opportunities, as well as amenities and entertainment options.

P5: Equitable

There are equitable opportunities for everyone.

P6: Relevant

Conyers attracts a wide variety of people and businesses with a high quality of life, prosperous economy, and aesthetically pleasing physical environment.

P7: Sustainable

Strategic growth and infrastructure are sustainable and supported by a good balance of industry, housing, and commercial development that supports a stable economy and vibrant community.

VII. Next Steps

ARC and the PMT will take this data and start to work towards a draft of the Comprehensive Plan Update. The next PMT meeting is Thursday, April 13th at 1:00PM via Teams.

AGENDA

- I. Introductions
- II. Steering Committee Meeting #1 Poll Results
- III. Data Trends Summary
- IV. Public Meeting and Survey Responses To Date
- V. Summary of Issues & Opportunities Revealed to Date
- VI. Vision & Principles, Future Land Use, Special Planning Areas, Broadband
- VII. Next Steps



TENTATIVE SCHEDULE | JANUARY-OCTOBER



2023



GOALS FOR SC#2 MEETING

- Confirm Vision & Principles
- As the public input is reviewed, consider what items are “Issues and Opportunities:”
 - Connectivity
 - Facilities
 - Development
 - Identity
- Review Future Land Use Map and Special Planning Areas

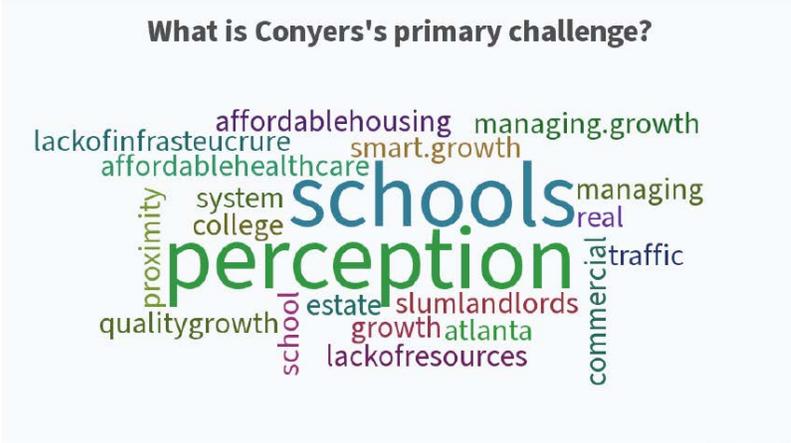




SC#1 POLL RESULTS: STRONGEST ASSET



SC#1 POLL RESULTS: PRIMARY CHALLENGE



SC#1 POLL RESULTS: DESCRIPTIVE WORD

What's one word or phrase you would use to describe Conyers?



PUBLIC MEETING: SUMMARY OF INPUT

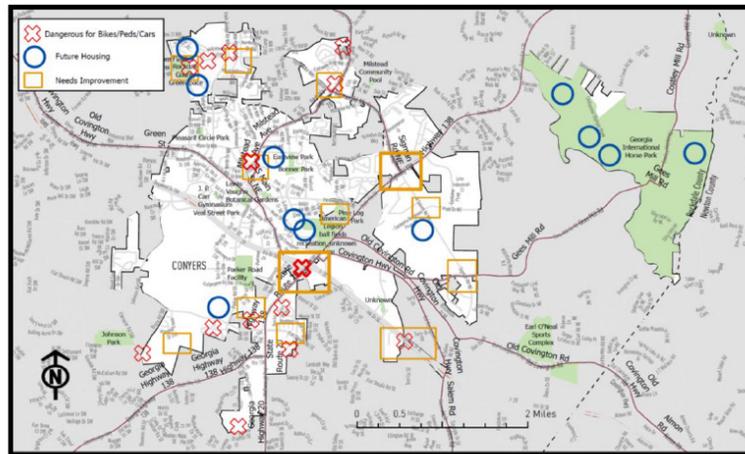
- **Most significant resources**
 - Olde town / downtown / architecture
 - Olde jail
 - New depot players
 - Greenspace / more trails
 - Milstead / Main and Milstead
 - Horse Park
 - Cherokee Run Golf Course
 - Old Baptist Church
- **Greatest Challenges**
 - Increasing Population, Traffic
- **Strongest Assets**
 - Location/Proximity to Atlanta, Diversity, Festivals/Events, Neighborhoods
- **Priorities**
 - Restaurants, Parks/Greenspaces, Attractions/Festivals, Pedestrian Spaces, Housing, Things to Do, Safe Community
- **Housing Needs:**
 - Senior, Single-Family, Affordable, Live/Work

PUBLIC INPUT: STATUS REPORT

- [https:// publicinput.com/CityofConyersGA](https://publicinput.com/CityofConyersGA)
- 171 participants as of 3/22/23.
- Survey currently 67% white, 60% Bachelor or Graduate degree
- Pros: trails, small town feel, proximity to local amenities, community, Olde Town
- Cons: traffic, staff shortages, increasing rents and taxes, homelessness, car dependence, road safety
- Needs: independent restaurants and businesses, teen and youth activities, greenspaces, sidewalks, liveliness, West Ave improvements, 138 / I-20 improvements, 138 improvements overall, senior housing, affordable single-family housing, housing near amenities, tourism, address blight
- Survey closes end of May.

Assets can be accentuated and improved | Liabilities can be mitigated and changed over time | Potential can be sought after and developed.

PUBLIC MEETING: POINTS OF INTEREST



SUMMARY RECOMMENDATIONS FROM INPUT (PUBLIC MEETING)

Road Safety / Bikes-Cars-Pedestrians

- Highway 138 and I-20
- Highway 138 and Flat Shoals Rd.
- Highway 138 and Sigman Rd.
- Highway 138 and Pine Log Rd.
- Highway 138 and Old Salem Rd.
- Highway 138 and Pine Log Park/Green Meadows
- Johnson Park and Ebenezer
- Milstead and North Main St.
- Milstead and Green St.
- Irwin Bridge Greenway intersections
- Gees Mill and Cherokee
- Old Cosley Mill Road

Improvement Areas (non-specific)

- Highway 138 and Sigman Rd.
- Highway 138 and I-20
- Sigman Rd. and I-20
- Sigman Rd. and E. Park
- Sigman Rd. and Gees Mill
- Pine Log Road near E. Park
- Flat Shoals Rd. at Hunting Creek
- Near Almond Creek
- Highway 20 SE

Housing Needs Areas

- Sigman Rd. and Irwin Bridge
- Olde Towne / Near RCHS
- Near Pine Log Park / Ball Fields
- Flat Shoals Rd. and Parker Rd.
- Sigman Road near Gees Mill
- Centennial Olympic Parkway area
- Cosley Mill area

P2: PERSONAL COMMUNITY

~~Feeling connected to the small-town feel of Conyers will strengthen the community.~~

Being connected to the small-town feel of Conyers strengthens the fabric of the community.

Alternative: C = Connected

Conyers Strategic Plan & Vision (2018): SC#1 Updates



P1: PROGRESSIVE INNOVATIVE

~~The city of Conyers should stay open to new ideas and always be looking for innovative ways to improve the quality of life.~~

Conyers is open to new ideas and always looking for innovative ways to improve quality of life for all.

Alternative: O = Open
C = Creative

Conyers Strategic Plan & Vision (2018): SC#1 Updates



P6: HOSPITABLE CARES

~~Citizens and businesses are hospitable and welcoming to people from all walks of life.~~

Conyers is hospitable and welcoming to all.

Alternative: N = Neighborly

Conyers Strategic Plan & Vision (2018): SC#1 Updates



P4: LIVABLE COMPLETE

~~Conyers should have everything it needs to be a livable community— ample employment opportunities, amenities, entertainment options, and residential options as well as good schools.~~

Conyers has everything it needs to be a livable community – diverse housing options, great schools, and ample employment opportunities, as well as amenities and entertainment options.

Alternative: Y = Yes, We Have It!

Conyers Strategic Plan & Vision (2018): SC#1 Updates



P5: EQUITABLE

~~There should be fair and just opportunities for everyone.~~

There are equitable opportunities for everyone.

Alternative: C = Community

Conyers Strategic Plan & Vision (2018): SC#1 Updates



P3: ATTRACTIVE CHARM

~~Conyers should be able to attract a wide variety of people and businesses. A high quality of life, prosperous economy, and aesthetically pleasing physical environment will draw in residents and employers.~~

Conyers attracts a wide variety of people and businesses with a high quality of life, prosperous economy, and aesthetically pleasing physical environment.

Alternate: R = Relevant

Conyers Strategic Plan & Vision (2018): SC#1 Updates



P7: SUSTAINABLE

~~Growth and Infrastructure needs to be sustainable and supported. A good balance of industry, housing, and commercial development is needed for a stable economy and satisfied community.~~

Strategic growth and infrastructure are sustainable and supported by a good balance of industry, housing, and commercial development that supports a stable economy and vibrant community.

Alternative: S = Strategic
C = Cohesive

Conyers Strategic Plan & Vision (2018): SC#1 Updates



PROCESS | REQUIRED PLAN ELEMENTS



QUESTIONS TO INFORM COMPREHENSIVE PLAN UPDATES

What issues do you feel are rising to the top in terms of the following:

- Connectivity
- Facilities
- Development
- Identity

LAND USE POLICIES

Development

Housing

1. Ensure the provision of quality housing in a range of size, cost and density.
2. Encourage traditional neighborhood development patterns that promote human scale development with a mix of uses.
3. Prevent the expansion of isolated pockets of substandard housing in the City.

Land Use

1. Air quality and environmentally sensitive areas should be protected from negative impacts of development
2. Wetlands will be preserved where they exist. If they cannot be preserved on site, wetland loss will be mitigated by increasing ecologically equivalent wetland on other appropriate sites.
3. Development is prohibited within floodways and floodplains.
4. Preserve trees, prevent unnecessary grading, protect trees during the land development process, and maintain tree density and diversity of tree species.

Economic Opportunities

1. A range of job types should be provided that meet the needs of the local workforce.
2. Ensure that educational and training opportunities are readily available in the community.

3. Diversify the city's economic base to ensure that employment is not highly concentrated in a few sectors.
4. Encourage industrial, manufacturing and storage uses to locate within existing industrial parks.

Identity

1. Maintain the traditional character of the community by preserving and revitalizing established areas.
2. Encourage new development that is compatible with the traditional features of the community.
3. Protect scenic or natural features that are important to community character.
4. Encourage the preservation of historic resources.

Connectivity

1. Coordinate with Rockdale County to implement the Comprehensive Transportation Plan recommendations.

Facilities

1. Recreational uses and open space should be an integral part of new, larger scale developments.
2. Continue to prepare and annually update the city's capital improvement program.



City of Conyers, Georgia

AGENDA

City Council Meeting | August 16, 2023 – 6:00

- I. **Call to Order and Mayor’s Welcome:** *Mayor Vince Evans*
- II. **Invocation:**
- III. **Pledge of Allegiance:**
- IV. **Agenda Revisions:** This is an opportunity for council members to request revisions to the agenda.
- V. **Approval of Minutes:**
 - July 19, 2023 – Regularly Scheduled Council Meeting
 - July 19, 2023 – Special Called Meeting - Public Hearing (number three) millage rate.
 - July 19, 2023 – Special Called Meeting 6:45pm Resolution No. 719
- VI. **Presentations:**
 - *Rockdale County Council for the Arts – Shelli Siebert*
 - *Proclamation – Stepping Up Initiative – Overdose Awareness Day – Derek Marchman and Brenda Ernest*
- VII. **Old Business:**
 - 1. **PUBLIC HEARING.** The second and final public hearing regarding the 2023 Comprehensive Plan Update. The purpose of this hearing is to update the community on the contents of the plan, provide an opportunity, for residents to make final suggestions, additions, or revisions, and notify the community of when the plan will be submitted to the Atlanta Regional Commission for review. *Council Member Valyncia Smith*
- VIII. **New Business:**
 - 1. **PUBLIC HEARING.** Ordinance No. 1329, an ordinance to amend Chapter 7 of Title 8 of the Code of Ordinances of the City of Conyers, Georgia, so as to amend the supplemental use standards for public storage facilities (mini-warehouses) within section 8-7-92(YY); to provide for an effective date; and for other purposes, and to waive the second reading. *Council Member Valyncia Smith*
 - 2. **PUBLIC HEARING.** Ordinance No. 1330, an ordinance to amend Chapter 7 of Title 8 of the Code of Ordinances of the City of Conyers, Georgia, so as to create section 8-7-45, recreation and entertainment district (RED); to provide for an effective date; and for other purposes. *Council Member Valyncia Smith*

Americans with Disabilities Act

The City of Conyers does not discriminate on the basis of disability in its programs, services, activities and employment practices. If you need auxiliary aids and services for effective communication or reasonable modification to programs, services or activities contact Christina Heyman at christina.heyman@conyersga.gov or 770-483-4411 as soon as possible, preferably 2 days before the activity or event.

- 3. An application for a beer and wine retail license – Kevin James Boyd – Family Dollar #30212- 1830 Highway 138 SE, Conyers, Georgia 30013.
Council Member Valyncia Smith
- 4. An application for a beer, wine and liquor consumption on premise license. Devon Chandler Orozco – Brinker Georgia, Inc. – DBA Chili’s Grill and Bar – 1570 Dogwood Drive SW, Conyers, Georgia 30012.
Council Member Valyncia Smith
- 5. An application for a beer, wine and liquor consumption on premise license. Juan Smalls – Virgil’s Conyers, LLC. – 914 Commercial Street, Conyers, Georgia 30012. *Council Member Valyncia Smith*
- 6. An application for a beer and wine consumption on premise license. Marjorie P. Fisher – Fisher’s Kitchen – 607 Sigman Road NE, Conyers, Georgia 30013. *Council Member Valyncia Smith*
- 7. Appointment of Joe Smith to the Historic Preservation Commission. The term of this appointment is three-years (3) from September, 2023 to September, 2026. *Council Member Valyncia Smith*
- 8. A Management Services Agreement by and between the City of Conyers, Georgia and Proof of the Pudding by MGR, LLC. *Georgia International Horse Park Director Jennifer Bexley*
- 9. Request for Mayor and Council to approve an agreement between the City of Conyers and CSX Transportation, Inc. for preliminary engineering and design review services related to the S. Main Street Sidewalk project that falls within the CSX right-of-way, for an estimated cost of \$15,000.00. *Council Member Eric Fears*
- 10. 2023-2024 Service Agreement by and between the City of Conyers and Michael B. Nation, Conyers Municipal Court Chief Judge. *City Attorney Carrie Bootcheck*

- IX. Citizens’ Comments: This is an opportunity for citizens to provide comments to the City Council.
- X. Committee Reports:
- XI. City Manager’s Update:
- XII. Executive Session:
- XIII. Adjournment:

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Atlanta Regional Commission