

ROCKDALE PLANNING COMMISSION MEETING

July 10, 2025, at 6:00 PM
Rockdale County Assembly Hall
901 Main St NW, Conyers, GA, 30012



AGENDA

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

ITEM R-1:	REZ2025-04
PURPOSE:	To Rezone 4.3 acres from R-1 (Single-Family Residential) to C-1 (Local Commercial) for Local Commercial Development.
LOCATION:	1955 SE Flat Shoals Road
PARCEL:	076002001E
SIZE:	4.3 acres
APPLICANT:	David Alan Letson
OWNERS:	David Alan Letson

ITEM R-2:	CUP2025-01
PURPOSE:	A request by Che Tuma for a Conditional Use Permit for 3601 GA HWY 212 SW, Tax Parcel 013001031A, total acreage 20, A-R (Agricultural Residential) for a Recreational and Vacation Campsite
LOCATION:	3601 GA HWY 212 SW
PARCEL:	013001031A
SIZE:	20 acres
APPLICANT:	Che Tuma
OWNERS:	Timothy Glenn

ITEM R-3:	TEXT2025-08
PURPOSE:	Initiation of UDO Text Amendment TEXT2025-08 to Article II of Chapter 328 in Title 3 of Subpart B of the Code of Rockdale County, Georgia providing updates to the Rockdale County Landscaping and Tree Protection and Replacement Ordinance.
APPLICANT:	County Staff

ITEM R-4:	PP25-000003
PURPOSE:	Preliminary Plat for Sterling Manor - Hwy 138 – 56 Lots Subdivision
LOCATION:	4850 GA HWY 138 SW
PARCEL:	0050030006
SIZE:	68.12 acres
APPLICANT:	John Brewer (LJA Engineering)
OWNERS:	Smith Gang Properties LLC

8. Reports:

The Next Regularly Scheduled Rockdale County Planning Commission Meeting will be on

Date	Day	Time	Location	Address
August 14, 2025	THU	6:00 PM	Assembly Hall	901 Main St NW, Conyers, GA, 30012

9. Adjournment.