



CONYERS/ROCKDALE PLANNING COMMISSION

August 14, 2025, at 6:00 PM

Rockdale County Assembly Hall

901 N Main St NW, Conyers, GA, 30012

MINUTES

[The video is on Facebook](#)

MEMBERS' PRESENT:

John Lee Peterson, Chair
Marlessia Yancey, Vice Chair
Danny Forrester
Angelique McClendon
Ernestine Stovall-Goolsby

STAFF PRESENT:

LaShawn Gardiner, Director
Denise Tugman, Planning Manager
Aischa Paul, Admin. Operations Coordinator
Kristen McDaniel, Development Plan Review Specialist
Lara Parker, Deputy Director

MEMBERS ABSENT:

1. **Call to Order:** John Lee Peterson, Chair; called the meeting to order at 6:00 p.m. for the items on the agenda. The agenda is attached hereto and is now made a part of these minutes.
 - A. Invocation: Commissioner Danny Forrester
 - B. Pledge of Allegiance
 - C. Determination of a Quorum
 - a. Roll Call
2. **Approval of the Agenda:** Commissioner Yancey moved to approve the amended agenda. Commissioner Forrester seconded the motion. The motion passed unanimously.
3. **Approval of the Minutes:** Commissioner McClendon moved to approve the minutes of June 12, 2025, as written. Vice Chair Yancey seconded the motion. The motion passed unanimously. Commissioner Yancey moved to approve the minutes from July 10, 2025 and was second by Commissioner Forrester.
4. **Rules of Procedure for Public Hearings:** A pre-recording of the rules and procedures for public hearings was played aloud for members and the public.
5. **Old Business:** None
6. **New Business:**

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

STAFF REPORT: Planning Manager Tugman presented the case files and provided an overview of the staff report. Staff recommended approval of the rezoning request with eight conditions.

THE APPLICANT: David Alan Letson

PUBLIC COMMENTS: N/A

PLANNING COMMISSION QUESTIONS AND COMMENTS: Commissioner Stovall-Goolsby asked staff about the O-I zoning and what types of uses would be permitted in the area once rezoned

BOARD VOTE/ RECOMMENDATION: Vice Chair Yancey moved to approve the request for REZ2025-04. Commissioner Forrester seconded the motion, and the motion carried.

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

STAFF REPORT: Planning Manager Tugman presented the case files and provided an overview of the staff report. Staff recommended denial based on Code Article Section 2018-7, which allows a maximum of three accessory structures, a limit that has already been reached.

THE APPLICANT: Che Tuma

PUBLIC COMMENTS:

Josh Wright

PLANNING COMMISSION QUESTIONS AND COMMENTS:

Commissioner McClendon requested clarification from staff regarding the reasons for denial.

Commissioner Stovall-Goolsby asked staff whether individuals would be staying in the domes on a short-term basis for clarification.

BOARD VOTE/ RECOMMENDATION:

Commissioner Stovall-Goolsby moved to deny the request for CUP2025-01. Commissioner Forrester seconded the motion, and the motion carried.

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

STAFF REPORT: Director Gairdner presented the case files and provided an overview of the staff report. She reviewed the proposed amendments to Article II of Chapter 328 of the Ordinance.

THE APPLICANT: County Staff

PUBLIC COMMENTS: N/A

PLANNING COMMISSION QUESTIONS AND COMMENTS:

Chairman asked staff for confirmation on whether Section B was being replaced.

Commissioner Stovall-Goolsby requested clarification from staff regarding the use of the term “tree specimen” instead of “exceptional.”

BOARD VOTE/ RECOMMENDATION: Vice Chair Yancey moved to approve the request for TEXT2025-08. The motion was seconded by Commissioner Stovall-Goolsby and passed unanimously.

ITEM R-4:	TEXT2025-09
PURPOSE:	An ordinance to amend the code of Rockdale County, Georgia, Subpart B, Unified Development Ordinance, to establish Architectural Standards for residential uses; to repeal conflicting ordinances; to set an effective date; and for other purposes
APPLICANT:	County Staff

STAFF REPORT: Before presenting the case, Director Gairdner requested that the Board amend the agenda to correct a numbering error. Two items had been listed as R-3, so the second item was amended and renumbered as R-4 to ensure sequential order for TEXT2025-09, which amendment is hereto documented and now made a part of the minutes. Commissioner Stovall-Goolsby moved to approve the amendment to the agenda. Commissioner Forrester seconded the motion, and the motion carried. Following the amendment, Director Gairdner presented the case files and provided an overview of the staff report. She introduced Rebecca from CPL, the consultant who assisted in drafting the proposed ordinance.

THE APPLICANT: County Staff

PUBLIC COMMENTS: N/A

PLANNING COMMISSION QUESTIONS AND COMMENTS: Commissioner Stovall-Goolsby inquired whether the new guidelines would be in effect moving forward.

BOARD VOTE/ RECOMMENDATION: Vice Chair Yancey moved to approve the request for TEXT2025-09. Commissioner McClendon seconded the motion, and the motion passed unanimously.

ITEM R-5:	PP25-0171
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)

STAFF REPORT: Planning Manager Tugman presented the case files and provided an overview of the staff report. She introduced Mr. Tyler and stated that, while the vote and Chair’s signature were primarily procedural, staff would entertain any questions from the Board regarding the development.

THE APPLICANT: John Brewer (LJA Engineering)

PUBLIC COMMENTS: *The public comment period is closed, as this item is a Preliminary Plat and does not require public input under applicable ordinances.*

PLANNING COMMISSION QUESTIONS AND COMMENTS:

Commissioner Forester inquired about the soil profile, asking why they were listed separately and whether they have different qualities.

The Chair asked whether the development consists of single-family homes.

Commissioner McClendon requested clarification on the Board’s role in the matter.

BOARD VOTE / RECOMMENDATION: Commissioner Stovall-Goolsby moved to approve the request for PP25-0171. Commissioner Forester seconded the motion, and the motion passed, with Commissioner McClendon opposing.

ITEM R-6:	PP25-0177
PURPOSE:	Preliminary Plat for Enclave at Parker Townhomes – 66 Townhome Units
LOCATION:	1816 SE Parker Road
PARCEL:	0750010025C
SIZE:	7.77 acres
APPLICANT:	Mark Walton for Patrick and Associates

STAFF REPORT: Planning Manager Tugman presented the case files and noted that this item was procedural, as it had already been reviewed and signed off. She introduced Mark Walton and stated that the Board could ask any questions if needed.

THE APPLICANT: Mark Walton for Patrick and Associates

PUBLIC COMMENTS: *The public comment period is closed, as this item is a Preliminary Plat and does not require public input under applicable ordinances.*

PLANNING COMMISSION QUESTIONS AND COMMENTS: Commissioner McClendon asked the applicant what prompted the developer to change from rental units to allowing purchase.

Commissioner Stovall-Goolsby inquired whether the developer reduced the number of units when transitioning from rental to townhomes.

BOARD VOTE/ RECOMMENDATION: Vice chair Yancey made a motion to pass the request for PP25-0177, which was seconded by Commissioner Stovall-Goolsby and passed unanimously.

7. Reports:

A. Rockdale County:

B. The Board of Commissioners will hold the Zoning Public Hearing for county items in person at 6:00 PM at 901 Main Street NW, Conyers, GA 30012, in the auditorium.

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

Date	Day	Time	Location	Address
10/09/25	THU	6:00 PM	Assembly Hall	901 Main St NW, Conyers, GA, 30012

8. Adjournment:

Chairman Patterson made a motion to adjourn the meeting. Vice chair Yancey seconded the motion, and it passed unanimously. The meeting was adjourned at 7:29 p.m.