



ROCKDALE PLANNING COMMISSION
October 9, 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
Danny Forrester
Ernestine Stovall-Goolsby
Angelique McClendon

STAFF PRESENT:

LaShawn Gardiner, Director
Kierston McDaniel
Lara Parker, Deputy Director
Bill Spivey, Senior Planner
Ryan Saddler, Planner

MEMBERS ABSENT:

Marlessia Yancey, Vice Chair

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: Chair, John Lee Peterson
 - B. Pledge of Allegiance
 - C. Determination of a Quorum
 - a. Roll Call
2. **Approval of the Agenda:** Director Gardiner of Planning and Development requested the Board to remove Item R-3 from the agenda due to missing information. Commissioner Stovall-Goolsby made a motion to remove Item R-3 from the agenda. The motion was seconded by Commissioner Forrester. Commissioner Stovall-Goolsby then moved to approve the amended agenda, and the motion was seconded by Commissioner McClendon. The motion passed unanimously.
3. **Approval of the Minutes:** Commissioner McClendon moved to approve the minutes of September 11, 2025, as written. Commissioner Forrester seconded the motion. The motion passed unanimously.
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. **Note: This item was addressed before approval of the minutes (Item 3) to accommodate meeting flow.**
5. **Old Business:** None
6. **New Business:**

ITEM R-1:	REZ2025-09
PURPOSE:	To rezone 13.85 acres located at 2880 SW Highway 212 from C-1 (Local Commercial) District to C-2 (General Commercial) District for AutoZone commercial development.
LOCATION:	2880 SW Highway 212
PARCEL:	01300100140
SIZE:	13.85 acres
APPLICANT:	Teresa Curry

STAFF REPORT: Planner Saddler presented the case files and provided an overview of the staff report.

THE APPLICANT: Teresa Curry

PUBLIC COMMENTS:

Sandra Holly Star – In Opposition

Gregory Philip Curtis – In Opposition

Gregory Star – In Opposition

PLANNING COMMISSION QUESTIONS AND COMMENTS: Commissioner McClendon questioned whether there would be any *popped hoods* or auto repair activities conducted in the parking lot. She also inquired about the number of parking spaces that would be available to AutoZone.

Commissioner Stovall-Goolsby noted that Shane’s had experienced several break-ins and asked staff if a recommendation could be added to help prevent theft.

Chairman Peterson expressed concern about the location of AutoZone, stating that it would be situated within the shopping center rather than adjacent to it, and questioned whether it should be connected to other buildings. The Chairman also questioned the rezoning and future use of the area.

BOARD VOTE/ RECOMMENDATION: Commissioner Stovall-Goolsby moved to deny the rezoning of 2880 SW Highway 212 from C-1 (Local Commercial) District to C-2. Commissioner McClendon seconded the motion, and the motion carried.

ITEM R-2:	Text2025-10
PURPOSE:	TEXT2025-08 to amend the text of Subpart B (Planning and Development) of the code of ordinances of Rockdale County, Georgia, as amended, so as to amend Title 2 (Land Use and Zoning), Chapter 218 (Use Regulations), Article IV (Telecommunication Facilities), Section 218-22(q) (Application Requirements and Standards); to provide for repeal of conflicting provisions; to provide for an adoption date; and for other purposes..
APPLICANT:	County Staff

STAFF REPORT: Senior Planner Spivey presented the text amendment files and provided an overview of the staff report.

THE APPLICANT: County Staff

PUBLIC COMMENTS: *There were no public comments.*

PLANNING COMMISSION QUESTIONS AND COMMENTS: *No questions or comments were presented by the Planning Commission.*

BOARD VOTE/ RECOMMENDATION: Commissioner Stovall-Goolsby moved to approve the amendment for Text2025-10. Commissioner Forrester seconded the motion, and the motion carried.

ITEM R-3:	TEXT2025-11
PURPOSE:	TEXT2025-11: to amend Chapter 10, Sections 10-33(d), 10-38, 10-39(b), 10-51(d), 10-51(g), 10-52(d), 10-63(a), 10-63(b), 10-69(d)(4), 10-68(e) of the Code of Rockdale County, Georgia regulate the issuance of licensing of alcohol sales; and the time it takes to issue an alcohol license..
APPLICANT:	County Staff

STAFF REPORT: *Item R-3 was removed from the agenda.*

THE APPLICANT: County Staff

PUBLIC COMMENTS: *There were no public comments.*

PLANNING COMMISSION QUESTIONS AND COMMENTS: *No questions or comments were presented by the Planning Commission.*

BOARD VOTE/ RECOMMENDATION: *No action taken; Item R-3 was removed from the agenda*

ITEM R-4:	TEXT2025-12
PURPOSE:	TEXT2025-12: to amend Section 206-10 - O/I Office – Institutional District by adding (e) Maximum building height: 85 feet, excluding rooftop mechanical equipment for the zoning district in question.
APPLICANT:	County Staff

STAFF REPORT: Senior Planner Spivey presented the text amendment files and provided an overview of the staff report.

THE APPLICANT: County Staff

PUBLIC COMMENTS: *There were no public comments.*

PLANNING COMMISSION QUESTIONS AND COMMENTS: *No questions or comments were presented by the Planning Commission.*

BOARD VOTE/ RECOMMENDATION: Commissioner Forrester moved to approve the amendment for Text2025-12. Commissioner Stovall-Goolsby seconded the motion, and the motion carried.

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
TBA	THU	6:00 PM	Assembly Hall	901 Main St NW, Conyers, GA, 30012

8. Adjournment:

Commissioner Stovall-Goolsby made a motion to adjourn the meeting. Commissioner Forrester seconded the motion, and it passed unanimously. The meeting was adjourned for 7:01p.m.