

ROCKDALE COUNTY BOARD OF COMMISSIONERS
ZONING PUBLIC
HEARING
January 23, 2025, AT
6:00P.M.
ROCKDALE COUNTY
ASSEMBLY HALL
901 N MAIN ST NW, CONYERS, GA, 30012
MINUTES



Commissioners:	STAFF PRESENT:
Chair & CEO, Janice Van Ness	Interim Executive Director, Jennifer Rutledge
Commissioner Post 1, Tuwanya C, Smith	Denise Tugman, Planning Manager
Commissioner Post 11, Dr Doreen Williams	Aischa Paul, Administrative Operations Coord.
	Carolina Angulo, Planner
Executive Staff:	Kierston McDaniel, Dev. Plan Review Specialist
Jennifer Rutledge, Director of Legislative Affairs	

- 1. Call to Order:** Chair & CEO Janice Van Ness called the meeting to order at 6:00 p.m.
- 2. Approval of the Agenda:** A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously.
- 3. Approval of the Minutes:** Commissioner Williams moved to approve the minutes as published; Seconded by Commissioner Smith the motion passed unanimously.
 - A. November 14, 2024**
- 4. Listen to Audio Rules of Procedure for Public Hearings.**
- 5. Old/Unfinished Business:**

ITEM R-1: 1945 NW Sigman Road: Request by The Galloway Law Group, LLC, for the following regarding 12.089 acres:

Case # REZ2022-08: A request to rezone 12.089 acres from R-1 (Single-Family Residential) to M-1 (Limited Industrial) for the development of a 180,000-square-foot warehouse.

Recommendations:

- a. Staff recommend **Approval with Conditions**.
- b. The Planning Commission voted to recommend **Denial**.

Staff Report:

Interim Executive Director Jennifer Rutledge presented the staff report for REZ2022-08, providing the Board of Commissioners with a history of the application. She noted that the application was previously heard two years ago.

Mrs. Rutledge then introduced Special Counsel for Rockdale County, Attorney Ted Meeker, to review the application. Mr. Meeker explained that the item was initially heard by the Board in 2022 as a request to rezone the property from R-1 to Light Industrial. At that time, the Board denied the application, resulting in a lawsuit. Following the hearing, the judge ruled that the denial was unconstitutional and ordered the Board to rezone the property in a constitutional manner.

Mr. Meeker further pointed out that if the Board does not rezone the property in accordance with the judge's order, it could result in an action of contempt by the opposing party.

Applicant:

The Galloway Law Group, LLC

Public Comment:

Cary Tanner – In favor & In opposition

Board Deliberation and Motion:

Chair Van Ness requested information on the conditions associated with the rezoning and inquired whether any aesthetic requirements had been recommended.

Commissioner Williams asked for clarification on the definition of a logistics warehouse. She also requested the addition of a condition to enhance the aesthetic appearance of the property's frontage along Sigman Road, suggesting a mural as a potential feature.

No motion was made by the board.

6. New Business:

ITEM R-2: 1929 SW Oglesby Bridge Road: Request by Stephen A. Goodsell, P.C., for the following regarding 10.00 acres of a 44.76-acre parcel.

Case # REZ2024-28: A request to rezone 10.00 acres from A-R (Agricultural-Residential) to C-1 (Local Commercial) for a neighborhood commercial development.

Recommendations:

- a. Staff recommend **Approval with Conditions**.
- b. The Planning Commission voted to recommend **Approval with Conditions**.

Staff Report:

Planning Manager Tugman presented the case files and provided an overview of the staff report, noting that the case was previously heard on November 7, 2024. As a two-part request, the Planning Commission denied the application; however, the Board of Commissioners approved the residential portion while referring to the commercial portion back to the Planning Commission for further review.

On January 9, 2025, the Planning Commission reconsidered the commercial portion and recommended approval with amended conditions. Staff also recommended approval with nine conditions. Ms. Tugman explained that while staff's conditions initially allowed for gas stations, the Planning Commission requested the removal of that use and added a tenth recommended condition. She then read the recommendations aloud to the Board.

Applicant:

Stephen A. Goodsell

Public Comment:

Theresa Corbett – In Opposition

David Nash – In Opposition

Ben Seay – In Opposition

Board Deliberation and Motion:

N/A

ITEM R-3: 4250 SE Highway 20: Request by John Andrew Nix / Maddox Nix Firm for the following regarding 12.88 acres:

Case # FLU2024-08 and REZ2024-27: To amend the Future Land Use Map Category from Medium Density Residential to Commercial.

To rezone 12.88 acres from A-R (Agricultural-Residential) to C-2 (General Commercial) to allow the property to be developed with commercial uses including a restaurant.

Recommendations:

- a. Staff recommends **Approval with Conditions**.
- b. The Planning Commission voted to recommend **Approval with Conditions**.

Staff Report:

Planning Manager Tugman presented the case files and provided an overview of the staff report, noting that both cases were presented together. She stated that the cases were initially heard by the Planning Commission on November 7, 2024, where the board recommended denial due to concerns regarding the lack of transportation infrastructure.

On December 10, 2024, the Board of Commissioners referred both cases back to the Planning Commission for further review. Ms. Tugman noted that the applicant made significant changes to the site plan prior to the Planning Commission's reconsideration on January 9, 2025. Following their review, the Planning Commission recommended approval of the Future Land Use Amendment and approval of the rezoning request with five additional recommendations. Additionally, the Planning Commission voted to recommend rezoning the property as C-1 instead of C-2.

Staff originally recommended approval of both requests with thirteen conditions; however, Ms. Tugman stated that the number of conditions has since been revised to eighteen.

Applicant:

John Andrew Nix / Maddox Nix Firm

Public Comment:

Kelly Manning – In Opposition

David Manning – In opposition

Mary Mitchell – In Opposition

Board Deliberation and Motion:

Commissioner Williams inquired whether the owner had an existing development similar to the proposed project in Conyers that she could visit for reference.

Commissioner Smith requested additional vegetation and green space and emphasized the importance of retaining existing trees as a buffer.

The Chairman expressed concerns regarding traffic congestion in the area. She noted the lack of a transition or "step down" between residential and commercial development. Additionally, she referenced prior deliberations, stating that there are numerous commercial and office vacancies nearby. She questioned why the board would permit development without an appropriate transition between residential and commercial uses.

No motion was made by the board.

7. Reports: None

8. Adjourn: 8:28 p.m.

This Video is available at

<https://www.facebook.com/RockdaleGov/videos/412428186898383>