

ROCKDALE COUNTY BOARD OF COMMISSIONERS
ZONING PUBLIC
HEARING
March 27, 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	LaShawn Gardiner, Director Planning & Dev.
Commissioner Post 1, Tuwanya C, Smith	Denise Tugman, Planning Manager
	Aischa Paul, Administrative Operations Coord.
	Carolina Angulo, Planner
Executive Staff:	
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 Chair & CEO Janice Van Ness, seconded by Commissioner Smith, and was passed unanimously.
- 3. Approval of the Minutes:** Commissioner Smith moved to approve the minutes as published; Seconded by Chair & CEO Janice Van Ness the motion passed unanimously.
 - A. January 23, 2025**
- 4. Listen to Audio Rules of Procedure for Public Hearings.**
- 5. Old/Unfinished Business: None**
- 6. New Business:**

As Planning staff approached the podium, Jennifer Rutledge, Director of Legislative Affairs, informed the Board that following discussions with the applicant and Planning staff, the rezoning request had been revised. The request was originally from Residential to Commercial but will now be considered for Office Institutional.

ITEM 1: 2200 NW Frontier Drive (Parcel No. 0390010007)

Request by Henry Eromosele regarding approximately 18.18 acres.

Case FLU2025-01 and REZ2025-02:

A request to amend the Future Land Use Map designation from Medium Density Residential to Commercial to allow for a nursing home.

A concurrent request to rezone 18.18 acres from R-1 (Single-Family Residential) to C-1 (Local Commercial) to permit the development of a nursing home.

Recommendations:

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

Staff Report:

Planning Manager Denise Tugman presented the staff report for Cases FLU2025-01 and REZ2025-02. She noted that Mr. Olabisi was present as the representative for the applicant.

Applicant:

Henry Eromosele

Representatives: Mr. Olabisi and architect Mr. Pelletier

Public Comment:

Lanchus Sexius – In Favor

Board Deliberation and Motion:

No motion was made by the board.

ITEM R-2: 1535 & 1565 NW Farmer Road (Parcel Nos. 0220010014 & 0220010013)

Request by Will Moore / 1849 Rockdale Industrial LLC regarding approximately 18.68 acres.

Case REZ2025-03:

A request to rezone the property from R-1 (Single-Family Residential) to M-1 (Limited Industrial) to allow for the development of a Georgia Power Substation.

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. Tugman noted that the applicant will need to coordinate with the Transportation Department to determine whether deceleration lanes are required at each access point. The staff's opinion is that the proposed substation location will generate traffic.

Applicant:

Will Moore / 1849 Rockdale Industrial LLC

Representative: Justin Golshir

Public Comment:

N/A

Board Deliberation and Motion:

No motion was made by the board.

ITEM R-3: UDO Text Amendment (Case TEXT2025-01)

Request by County Staff to initiate Text Amendment 2025-01 to the Unified Development Ordinance (UDO).

Case TEXT2025-01:

A requests to amend Section 106-1 to add a definition for gasoline station, and to amend Section 218-13 (aa) to update the standards of use and development for gasoline stations and gasoline stations with convenience stores.

Recommendations:

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

Staff Report:

Planning Manager Tugman presented the case files and provided an overview of the staff report related to the proposed text amendment.

Applicant:

County Staff

Public Comment:

Charlotte Gellert – In Favor

Board Deliberation and Motion:

No motion was made by the board.

ITEM R-4: UDO Text Amendment (Case TEXT2025-02)

Request by County Staff to initiate Text Amendment 2025-02 to the Unified Development Ordinance (UDO).

Case TEXT2025-02:

A request to amend Section 106-1 to add a definition for Small Box Discount Retailers, to amend Section 218-1 to include the use in the Table of Permitted Uses, and to create standards of use and development applicable to Small Box Discount Retailers.

Recommendations:

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

Staff Report:

Planning Manager Tugman presented the case files and provided an overview of the staff report related to the proposed text amendment.

Applicant:

County Staff

Public Comment:

N/A

Board Deliberation and Motion:

The Chairman inquired whether staff had explored any step-down zoning options.

No motion was made by the board.

ITEM R-5: UDO Text Amendment (Case TEXT2025-03)

Request by County Staff to initiate Text Amendment 2025-03 to the Unified Development Ordinance (UDO).

Case TEXT2025-03:

A request to amend Section 106-1 to add a definition for Vape Stores, to amend Section 218-1 to include the use in the Table of Permitted Uses, and to create standards of use and development applicable to Vape Stores.

Recommendations:

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

Staff Report:

Planning Manager Tugman presented the case files and provided an overview of the staff report related to the proposed text amendment.

Applicant:

County Staff

Public Comment:

Board Deliberation and Motion:

Planning Manager Tugman presented the case files and provided an overview of the staff report related to the proposed text amendment.

No motion was made by the board.

ITEM R-6: UDO Text Amendment (Case TEXT2025-04)

Request by County Staff to initiate Text Amendment 2025-04 to the Unified Development Ordinance (UDO).

Case TEXT2025-04:

A request to amend Section 106-1 to add a definition for Mini-Storage Warehouses, to amend Section 218-1 to include the use in the Table of Permitted Uses, and to create standards of use and development applicable to Mini-Storage Warehouses.

Recommendations:

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

Staff Report:

Planning Manager Tugman presented the case files and provided an overview of the staff report related to the proposed text amendment.

Applicant:

County Staff

Public Comment:

N/A

Board Deliberation and Motion:

The Chairman requested that Tugman research whether any M-1 (Limited Industrial) zoned properties have abutted residential areas within the past four years.

No motion was made by the board.

ITEM R-7: UDO Text Amendment (Case TEXT2025-05)

Request by County Staff to initiate Text Amendment 2025-05 to the Unified Development Ordinance (UDO).

Case TEXT2025-05:

A request to amend Section 106-1 to add a definition for Short-Term Rentals, to amend Section 218-1 to include the use in the Table of Permitted Uses, and to create standards of use and development applicable to Short-Term Rentals.

Recommendations:

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

Staff Report:

Planning Manager Tugman presented the case files and provided an overview of the staff report related to the proposed text amendment.

No motion was made by the board.

Applicant:

County Staff

Public Comment:

NA

Board Deliberation and Motion:

Planning Manager Tugman presented the case files and provided an overview of the staff report related to the proposed text amendment.

No motion was made by the board.

ITEM R-8: UDO Text Amendment (Case TEXT2025-06)

Request by County Staff to initiate Text Amendment 2025-06 to the Unified Development Ordinance (UDO).

Case TEXT2025-06:

A request to amend Section 218-1, Table of Permitted Uses, and Section 218-13, Supplemental Regulations, to add provisions related to Data Center Height and to create standards of use and development applicable to this use.

Recommendations:

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

Staff Report:

Planning Manager Tugman presented the case files and provided an overview of the staff report related to the proposed text amendment. Tugman noted that the text amendment was submitted by John Nex, who would now present the case file.

Applicant:

County Staff

Public Comment:

N/A

Board Deliberation and Motion:

No motion was made by the board.

ITEM R-9: UDO Text Amendment (Case TEXT2025-07)

Request by County Staff to initiate Text Amendment 2025-07 to the Unified Development

Ordinance (UDO).

Case TEXT2025-07:

A request to amend Section 2-135 and Section 238-3 related to the Planning Commission,

Recommendations:

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

Staff Report:

Planning Manager Tugman presented the case files and provided an overview of the staff report related to the proposed text amendment.

Applicant:

County Staff

Public Comment:

N/A

Board Deliberation and Motion:

No motion was made by the board.

7. Reports: None

8. Adjourn: 7:11 p.m.

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