

ROCKDALE COUNTY BOARD OF COMMISSIONERS
ZONING PUBLIC
HEARING
June 26, 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	Lara Parker, Deputy Director
Commissioner Post 1, Tuwanya C, Smith	Douglas Chandler, Deputy Director
Commissioner Post 2, Doreen Williams	Aischa Paul, Administrative Operations Coord.
	Carolyn Blackshear, License & Permit Analyst
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:** As the Chairman called the meeting to order, she advised the Madam Clerk that there was a need to amend the agenda. Jennifer Rutledge, Director of Legislative Affairs, informed the Board that there were two applications requiring action, one requesting a withdrawal from the process and the other requesting a deferral.

Mrs. Rutledge stated that the first request was to amend the agenda to allow **Item 3, REZ2025-05**, to be withdrawn from the process. The second request was to amend the agenda to defer **Item 4, REZ2025-06**, to the July Zoning Public Hearing.

A motion was made by Commissioner Williams to amend the agenda to remove **Item REZ2025-05**. The motion was seconded by Commissioner Smith and passed unanimously.

A motion was then made by Commissioner Smith to amend the agenda to defer **Item REZ2025-06** to the July Zoning Public Hearing. The motion was seconded by Commissioner Williams and passed unanimously.

Following the motions, the Chair Van Ness noted to the Madam Clerk that the intent of the deferral was to allow the applicant additional time to engage with the community. The Madam Clerk confirmed this and stated that the applicant was present and had already scheduled a community meeting.

The applicant approached the podium and shared that a community meeting had

been scheduled for **Thursday, July 10, 2025**, at **Rockdale Baptist Church** in the fellowship hall. Flyers had been distributed to attendees of the current meeting. The purpose of the upcoming meeting is to address community concerns, reduce the proposed density, add additional buffers, and make overall adjustments to the site plan.

The Madam Clerk clarified that **REZ2025-06** would be heard at the next **Board of Commissioners Zoning Public Hearing** on **Thursday, July 24, 2025**, at 6:00 p.m. at the current location.

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. March 27, 2025
4. **Listen to Audio Rules of Procedure for Public Hearings.**
5. **Old/Unfinished Business:**

ITEM 1: 1929 SW Oglesby Bridge Road (Parcel No. 032002004C)

Benjamin Willis Seay III regarding approximately 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:

Deputy Director Lara Parker presented the staff report for Cases Rez2024-28. She noted that Mr. Olabisi was present as the representative for the applicant.

Applicant:

Benjamin Willis Seay III

Representatives: Stephen A. Goodsell

Public Comment:

Ben Seay – In Favor

Deborah Geering – In Opposition

James Corbett – In Opposition

Charlotte Shacklock – In Opposition

Cheri Faust – In Opposition

Board Deliberation and Motion:

Chair & CEO Janice Van Ness expressed concern and requested clarification regarding the rezoning request, specifically noting that only 10 acres of the total 44.76-acre tract were being proposed for rezoning. Staff responded to her inquiry.

Chair Van Ness then addressed the applicant, referencing a map presented during the original hearing that did not show the southern corner of the property. She stated that, upon reviewing the actual location, she questioned whether the previous hearing suggested that a parcel situated further back was included in the 15 acres discussed. She requested the applicant to repeat his statement regarding Mr. C's constructional rights for the record.

After the applicant read the statement into the record, Chair Van Ness asked if he would apply the same thought process to the Land Use Map, which designates the area as Neighborhood Commercial. She further stated that residents in that area also have a fair right to their property.

Chair Van Ness also questioned the plan's lack of access to public wastewater. She moved on to ask why the applicant would not apply under the Neighborhood Commercial designation, as indicated in the Land Use Map. She requested an explanation of the applicant's plan for commercial use, specifically asking whether a gas station was being considered and, if so, what size it would be.

No motion was made by the Board.

6. New Business:

ITEM R-2: 2567 NE Gees Mill Road, NE Gees Mill Road, and NE McCart Road (Parcel Nos. 0910010007A, 0910010007, 0910010032, 0910010008)

Request by Lakeshore Trust Inc, Petra McCandless, Mrs. Ned E. Freeman (Estate) c/o Jack and Kit Rowe, and XEBO LLC. / Regarding approximately 49.08 acres.

Case FLU2025-02 and REZ2025-01:

A request to amend the Future Land Use Map Category of parcels 0910010032, 0910010007A, and 0910010007 from Technology Park to Medium Density Residential to allow for an 81-lot, single-family residential subdivision.

A request to rezone 49.08 acres from A-R (Agricultural-Residential District) to CRS (Collaborative Residential Subdivision District) to allow the property to be developed with an 81-lot, single-family residential subdivision.

Recommendations:

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

Staff Report:

Deputy Director Lara Parker presented the staff report for both cases, FLU2025-02 and REZ2025-01.

Director of Legislative Affairs, Mr. Rutledge, informed the Board that there were two separate applications under consideration and that each side would be allotted 20 minutes for presentation and discussion.

Applicant:

Lakeshore Trust Inc, Petra McCandless, Mrs. Ned E. Freeman (Estate) c/o Jack and Kit Rowe, and XEBO LLC.

Representative: Tyler Lasser / Blue River Development c/o LJA Engineering

Public Comment:

N/A

Board Deliberation and Motion:

Chair & CEO Janice Van Ness asked the applicant whether the property would be for sale and if there would be a variety of finishes in each home. She inquired if the applicant could share examples of other completed projects in the area to demonstrate the quality of work. Chair Van Ness also noted that traffic would be entering and exiting from a two-lane road and asked if there would be opportunities to include ranch-style homes for seniors within the development. No motion was made by the board.

ITEM R-3: SE Parker Road (Parcel Nos. 075001031A) Request by Danny K. Herrmann c/o Herrmann Properties, LLC/ regarding approximately 1.327 acres of a 2.72-acre parcel.

Case REZ2025-05:

Requested 1.327 acres from C-2 (General Commercial) to C-1 (Local Commercial) for the development of an Assisted Living Facility.

Recommendations:

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

Staff Report:

Withdrawn

Applicant:

Danny K. Herrmann

Public Comment:

Board Deliberation and Motion:

No motion was made by the board.

ITEM R-4: 1405 SW Smyrna Road, 1375 SW Smyrna Road, 1901 SW Flat Shoals Road, SW Stillmeadow Road, 1301 SW Stillmeadow Road, 1320 SW Stillmeadow Road (Parcel Nos. 026001016A, 0260010017, 0260010010, 0260010072, 026001072B, 0260010004)
Request by Katherine C. Mackie, Marvin R. Brown, David R. Brown, Maranda Kate Hardeman, 1901 Flat Shoals Road LLC/Eileen Smith, and Rockdale Baptist Church of Conyers, Inc./Michael Goodard regarding approximately 53.32 acres

Case REZ2025-06:

A request to rezone 53.32 acres from R-1 (Single-Family Residential) to CRS (Collaborative Residential Subdivision) for a 94-lot, single-family residential subdivision.

Recommendations:

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

Staff Report: **Deferred**

Applicant:

Rebecca Haynes

Public Comment:

N/A

Board Deliberation and Motion: No motion was made by the board.

ITEM 5: SW Iris Drive (Parcel No. 010D010089)

Olmstead Properties, LLC regarding approximately 8.79 acres.

Case REZ2025-07:

A request to rezone 8.79 acres from C-2 (General Commercial) to RM (Residential Multifamily) for a 70-unit townhome community.

Recommendations:

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

Staff Report:

Deputy Director Lara Parker presented the case files and provided an overview of the staff report related REZ2025-07.

Applicant:

Olmstead Properties, LLC & Battle Law, P.C.

Public Comment:

Board Deliberation and Motion:

Chair & CEO Janice Van Ness expressed concern to the applicant, stating that the community no longer supports clear cutting and asked whether an arborist would be involved in the project. She also inquired about garage access and whether there would be an opportunity to incorporate an alley instead.

No motion was made by the Board.

Board Deliberation and Motion:

No motion was made by the board.

7. Reports: None
8. Adjourn: 7:13 p.m.

This Video is available at

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