

ROCKDALE COUNTY BOARD OF COMMISSIONERS
ZONING PUBLIC
HEARING
July 24, 2025, AT
6:00P.M.
ROCKDALE COUNTY
ASSEMBLY HALL
901 N MAIN ST NW, CONYERS, GA, 30012
MINUTES



Commissioner's Present:	Staff Present:
Chair & CEO JaNice Van Ness	Lara Parker, Deputy Director
Commissioner Post 2 Doreen Williams	Denise Tugman, Planning Manager
	Aischa Paul, Administrative Operations Coord.
Commissioners Absent:	Bill Spivey, Senior Planner
Commissioner Post 1 Tuwanya C. Smith	Kierston McDaniel, Dev. Plan Review Spec
County Clerk:	
Jennifer Rutledge, Dir. Gov. 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 Chair called the meeting to order, she informed the audience that Commissioner Williams was in route and that a quorum would be established upon her arrival. While waiting, the Chair offered remarks regarding upcoming educational sessions for Planning Commission members and the community, intended to provide a better understanding of the Future Land Use Map. She further explained that the county is currently under a moratorium to allow time for review and revision of ordinances. She acknowledged citizens' concerns about potential changes but encouraged everyone to use this period to review the Future Land Use Map and the community's current design.

Following her comments, she introduced Ted Meeker, legal representative, who provided an overview of his role and how he assists county staff in guiding processes.

(Commissioner Williams arrived at 6:06 p.m.) Upon her arrival, Chair and CEO JaNice Van Ness moved to approve the agenda. Commissioner Williams seconded the motion, and the motion carried unanimously.

- 3. Approval of the Minutes:** Chair and CEO JaNice Van Ness moved to approve

the minutes as published. Commissioner Williams seconded the motion, and the motion passed unanimously.

A. June 26, 2025

- 4. Listen to Audio Rules of Procedure for Public Hearings.**
- 5. Old/Unfinished Business:**
- 6. New Business:**

ITEM 1: Rebecca Haynes, owner of approximately 53.32 acres, located at 1405 SW Smyrna Road, 1375 SW Smyrna Road, 1901 SW Flat Shoals Road, 1301 SW Stillmeadow Road, and 1320 SW Stillmeadow Road.

Case REZ2025-06: Request to rezone approximately 53.32 acres from R-1 (Single-Family Residential) to CRS (Collaborative Residential Subdivision) to allow development of an 87-lot single-family residential subdivision.

Recommendations:

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

Staff Report:

Ms. Tugman presented the staff report for Case REZ2025-06 and reviewed its contents. The report is hereby attached and made a part of these minutes.

Applicant:

Rebecca Haynes

Representatives:

Joe Stockdale and Mark Walton

Public Comment:

Kathy Smith – In Support

Lindsay Stirling - In Opposition

Brenda Leavelle – In Opposition

Jeff Coleman – In Opposition

Bob Nesbitt – In Opposition

Sandra Weatherly – In Opposition

- 7. Reports: None**
- 8. Adjourn: 7:02 p.m.**

This Video is available at

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