

ROCKDALE COUNTY BOARD OF COMMISSIONERS

ZONING PUBLIC HEARING

January 25, 2024, AT 6:00 P.M.

ROCKDALE COUNTY ASSEMBLY HALL
901 N MAIN ST NW, CONYERS, GA, 30012



MINUTES

Commissioners:	STAFF PRESENT:
	Juliana Njoku, Director
Commissioner Sherri Washington, Esq.	Christopher Wheeler, Deputy Director
Commissioner Dr. Doreen Williams	Carolina Angulo, County Planner
	Douglas Chandler, Deputy Director
Executive Staff:	Aischa Paul, Administrative Coordinator
Jennifer Rutledge, Director of Legislative Affairs	Tracie Roberts, Planner
	Kierston McDaniel, Development Plan Review Specialist
	Denice Tugman, Planning Manager

- 1. Call to Order:** Commissioner Washington 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 Washington, and passed unanimously to amend the agenda by removing item 5B (REZ 2023-10), as requested by the applicant. It was noted that the applicant will be responsible for the costs associated with re-advertising and posting the property for the rescheduled public hearing. The remainder of the agenda was considered approved.
- 3. Approval of the Minutes:** Commissioner Williams moved to approve the minutes as published; Second by Commissioner Washington. the motion passed unanimously.
 - A. October 26, 2023**
- 4. Listen to Audio Rules of Procedure for Public Hearings.**
- 5. Old/Unfinished Business:**
 - A. NW Ebenezer and 0 Highway 138:** A request for the following regarding 15.5 acres by Caballero Holdings c/o Josh Mahoney.:
 - 1. Future Land Use Case #2023-02:** A request to amend the Future Land Use Category from Office Institutional/Commercial to High Density.
Recommendations:
 - Staff recommended **Approval with Conditions.**
 - The Planning Commission voted to recommend **Denial.**
 - 2. Rezoning Case #2023-19:** A request to rezone a 15.5-acre parcel on NW Ebenezer and 0 Highway 138, from A-R (Agricultural Residential District) to MRU (Mixed Residential Use District), for the construction of the Mixed Single-Family Residential Development.

Recommendations:

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

STAFF REPORT:

Deputy Wheeler reviewed the staff report for **Future** Land Use Case #2023-02 and Rezoning Case #2023-19. Deputy Wheeler mentioned that the PC recommended denial citing concerns with traffic and compatibility with the surrounding area.

APPLICANT: Josh Mahoney

PUBLIC COMMENTS:

Marguret Coffee – Opposed

James Leonard – Opposed

Lorette McIntosh – Opposed

Johnnette McFarlan – Opposed

George Kelecheck – Opposed

Susan Smith – Opposed

Board Deliberation and Motion:

N/A.

C. 4250 SE Highway 20: A request for the following regarding 12.88 acres by John Maddox Nix.

1. **Future Land Use Case #2023-04:** To amend the Future Land Use Category from Medium Density to Commercial for the development of commercial development. The lot is further described as parcel number # 080A010014.

Recommendations:

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

2. **Rezoning Case #2023-15:** To rezone a 12.88-acre parcel from A-R (Agricultural-Residential) to C-2 (General Commercial District) along 4250 SE Highway 20, tax parcel # 080A010014 to allow the construction of commercial development.

Recommendations:

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

STAFF REPORT: Deputy Director Wheeler presented both cases stating that the Planning Commission recommended denying the application citing concerns about traffic and compatibility with the surrounding area.

Applicant: Representative John Nix

PUBLIC COMMENTS:

Judy Elston – Opposition

Kelly Manning – Opposition

Keisha Anderson – Opposition

Board Deliberation and Motion:

N/A.

6. New Business.

D. 0 SE Salem Road: Requests for the following regarding 3.31 acres by Blum & Campbell, LLC:

1. **Rezoning Case #2023-01:** A request to rezone from SRC-NC (Salem Road Corridor-Neighborhood Commercial District) to SRC-MxD (Salem Road Corridor-Mixed Use Development District) for a mixed-use development.

Recommendations:

- a. Staff recommended **Approval with Conditions.**

The Planning Commission voted to recommend **Approval with Conditions**

STAFF REPORT: Deputy Director Wheeler presented a staff report for rezoning case 2023-01 and mentioned that the PC recommended approval with two additional conditions to ensure the new development is ADA compliant and that all businesses close at 10 pm Sunday – Thursday and close at 11 pm Friday and Saturday.

PUBLIC COMMENTS:

Charlotte Gellert – Opposition

Applicant: Rockdale County

Board Deliberation and Motion: N/A

7. Reports: Introduction of the new planning manager Denise Tugman

8. Adjourn: 7:37 p.m.

This Video is available at

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