

ROCKDALE COUNTY BOARD OF COMMISSIONERS

ZONING PUBLIC HEARING

February 22, 2024, AT 6:00 P.M.

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



MINUTES

Commissioners:	STAFF PRESENT:
Chairman Oz Nesbitt, Sr	Juliana Njoku, Director
Commissioner Sherri Washington, Esq.	Christopher Wheeler, Deputy Director
	Douglas Chandler, Deputy Director
	Denise Tugman, Planning Manager
Executive Staff:	Aischa Paul, Administrative Coordinator
Jennifer Rutledge, Director of Legislative Affairs	Carolina Angulo, County Planner

1. **Call to Order:** Chairman Nesbitt called the meeting to order at 6:00 p.m.
2. **Approval of the Agenda.** A motion was made by Commissioner Washington, seconded by Chairman Nesbitt, and passed unanimously.
3. **Approval of the Minutes:** Commissioner Washington moved to approve the minutes as published; Second by Chairman Nesbitt the motion passed unanimously.
 - A. January 25, 2024
4. **Listen to Audio Rules of Procedure for Public Hearings.**
5. **Old/Unfinished Business:**

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

1. **Case # FLU2023-04:** 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. **Case # REZ2023-15:** 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 Wheeler presented FLU Case 2023-01 and REZ Case 2023-15 as old business, along with a withdrawal request from the applicant. Staff will not present their application.

APPLICANT: John Andrew Nix

PUBLIC COMMENTS: N/A

Board Deliberation and Motion: N/A.

B. **NW Ebenezer and O Highway 138:** A request for the following regarding 15.85 acres by Caballero Holdings c/o Josh Mahoney.

1. **Case # FLU2023-02:** A request to amend the Future Land Use Category from Office Institutional/Commercial to High Density.

Recommendations:

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

2. **Case # REZ2023-09:** A request to rezone a 15.85-acre parcel on NW Ebenezer and O 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 Director Wheeler reviewed the staff report of a request to amend the Future Land Use Category from Office Institutional/Commercial to High Density Residential and a request to rezone from A-R (A-R R.S) to MRU (Mixed R.S). The 15.85-acre parcel is located at NW Ebenezer and O HWY 138 and is proposed for the construction of the Mixed Single-Family Residential Development. Deputy Wheeler mentioned that the PC recommended denial and cited lack of compatibility with the surrounding area and concerns regarding traffic. Staff recommends approval with 13 conditions.

Applicant: Representative Josh Mahoney

PUBLIC COMMENTS:

George Kelecheck – Opposition

Anno's Durr – Opposition

Johnette McFarlan – Opposition

6. **New Business.**

C. **2599 SE Stanton Road:** Request for the following regarding 5.65 acres by Herman Adams:

1. **Case # REZ2024-01:** A request to rezone from R-1 (Single-Family Residential District) to A-R (Agricultural-Residential District) for a Bed and Breakfast.

Recommendations:

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

STAFF REPORT: Deputy Director Wheeler presented a staff report for rezone from R-1 (Single-Family Residential District) to A-R (Agricultural-Residential District) for a Bed and Breakfast.

PUBLIC COMMENTS:

N/A

Applicant: Herman Adams

D. **2200 SW Smyrna Road:** Request for the following regarding 6.00 acres by Sunny Mullins:

1. **Case # SUP2024-01:** A request for a special use permit to allow for the operation of an Outdoor Recreation Facility (Wedding Venue).

Recommendations:

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

STAFF REPORT: Deputy Director Wheeler presented a staff report regarding a request for a special use permit to operate an Outdoor Recreation Facility (Wedding Venue). Director Njoku noted that each Commissioner from the Planning Commission (PC) expressed concerns. The chairman of the Planning Commission emphasized that since each member had concerns, there were too many issues in question for the planning commission to support the request. Director Njoku outlined the PC's concerns, including alcohol, traffic, noise, the total number of guests, use of portable toilets, security, event duration, and parking dependence. However, the PC ultimately recommended the request be denied due to the presentation of too many conditions.

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PUBLIC COMMENTS:

Beth Clark – Support

Cheresa Edmond – Support

Jaquacer Middlebrooks – Support

Eric Brotton – Support

John Strauss – Opposition

Applicant: Rockdale County

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

7. Adjourn: 7:58 p.m.

This Video is available at

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