

ROCKDALE COUNTY BOARD OF COMMISSIONERS

ZONING PUBLIC HEARING

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

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



MINUTES

Commissioners:	STAFF PRESENT:
Chairman Oz Nesbitt Sr	Interim Director Christopher Wheeler
Commissioner Sherri Washington	
Commissioner Dr. Doreen Williams	Denise Tugman, Planning Manager
	Aischa Paul, Administrative Operations Coordinator
Executive Staff:	Carolina Angulo, Planner
Jennifer Rutledge, Director of Legislative Affairs	Tracie Roberts, Planner

1. **Call to Order:** Chairman Oz 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 Commissioner Williams, and passed unanimously to approve and amend the agenda by removing Item B, as requested by the applicant and their attorney for withdrawal.
3. **Approval of the Minutes:** Commissioner Williams moved to approve the minutes as published; Second by Commissioner Washington the motion passed unanimously.
 - A. June 27, 2024
4. **Listen to Audio Rules of Procedure for Public Hearings.**
5. **Old/Unfinished Business: None**
6. **New Business:**

A. **1900 SE Dogwood Drive:** Request by John Andrew Nix for the following regarding 8.65 acres:

1. **Case # REZ2024-02:** A request to rezone from RM (Residential Multifamily District) to M-1 (Limited Industrial District) for warehouse/light industrial.
Recommendations:
 - a. Staff recommended **Approval with Conditions.**
 - b. The Planning Commission voted to recommend **Approval with Conditions.**

STAFF REPORT:

Interim Director Christopher Wheeler presented the staff report for Rezoning Case #2024-12, highlighting key points for the Board of Commissioners. He noted that the site has a zoning history, initially zoned as Light Industrial in 2022, and later rezoned to Residential Multi-Family. However, due to topographical issues, the site was never developed. The owner now seeks to rezone it back to Light Industrial. Both the staff and the Planning Commission recommend approval with seven conditions.

Applicant:

John Andrew Nix

Public Comment:

N/A

Board Deliberation and Motion:

N/A

B. 1680, 1720, and 1700 SW Walker Road: Request by D.R. Horton, Inc. for the following regarding 113.988 acres:

1. **Case # REZ2024-10:** A request to rezone from A-R (Agricultural-Residential District) to CRS (Collaborative Residential Subdivision District) for the development of a 175-lot, single-family residential subdivision.

Recommendations:

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

STAFF REPORT: The application has been withdrawn by the applicant and their attorney

Public Comment:

N/A

Board Deliberation and Motion:

N/A

7. **Reports:** None

8. **Adjourn:** 6:29 p.m.

This Video is available at

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