

ROCKDALE COUNTY BOARD OF COMMISSIONERS
ZONING PUBLIC
HEARING
August 28, 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
Commissioner Post 1 Tuwanya C. Smith	Aischa Paul, Administrative Operations Coord.
Commissioners Absent:	Bill Spivey, Senior Planner
	Kierston McDaniel, Dev. Plan Review Spec
	Ryan Saddler, Planner
County Clerk:	Tracie Roberts, Planner
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:** Upon the meeting being called to order by the Chair, Commissioner Williams moved to approve the agenda. Commissioner Smith seconded the motion, and the motion was approved unanimously.
- 3. Approval of the Minutes:** Commissioner Williams moved to approve the minutes as published. Commissioner Smith seconded the motion, and the motion passed unanimously.
 - A. July 24, 2025**
- 4. Listen to Audio Rules of Procedure for Public Hearings.**
- 5. Old/Unfinished Business: None**
- 6. New Business:**

ITEM R1: David Alan Letson, owner of 4.3 acres, located at 1955 SE Flat Shoals Road

Case REZ2025-04: Request to rezone to Rezone 4.3 acres from R-1 (Single-Family Residential) to O-I (Office Institutional) for Local Commercial Development.

Recommendations:

- a. Staff recommends **approval with conditions**.
- b. The Planning Commission voted to recommend **approval with conditions**

Staff Report:

Mr. Spivey presented the staff report for Case REZ2025-04 and provided a review of its contents. The report is attached hereto and incorporated into these minutes

Applicant:

David Alan Letson

Representatives:

David Alan Letson

Public Comment:

No one requested to speak, and no public comments were received.

ITEM R2: Timothy Glenn, owner of 20 acres, located at 3601 GA HWY 212 SW

Case CUP2025-01: A request by Che Tuma for a Conditional Use Permit for 3601 GA HWY 212 SW, A-R (Agricultural Residential) for a Recreational and Vacation Campsite.

Recommendations:

- c. Staff recommend **DENIAL**.
- d. The Planning Commission voted to recommend **DENIAL**

Staff Report:

Mr. Spivey presented the staff report for Case CUP2025-01 and reviewed its contents. The report is attached hereto and incorporated into these minutes.

Applicant:

Che Tuma

Representatives:

Timothy Glenn

Public Comment:

Nick Duna – Not in Opposition or In Support

ITEM R3: County Staff, Text Amendment

Case Initiation of UDO Text Amendment.TEXT2025-08 to Article II of Chapter 328 in Title 3 of Subpart B of the Code of Rockdale County, Georgia providing updates to the Rockdale County Landscaping and Tree Protection and Replacement Ordinance.

Recommendations:

- e. Staff recommends **Approval**.
- f. The Planning Commission voted to recommend **Approval**.

Staff Report:

Director Gardiner presented the staff report for Case TEXT2025-08 and reviewed its contents. The report is attached hereto and incorporated into these minutes.

Applicant:

County Staff

Representatives:

County Staff

Public Comment:

No one requested to speak, and no public comments were received.

ITEM R4: County Staff, Text Amendment

Case TEXT2025-09: An ordinance to amend the code of Rockdale County, Georgia, Subpart B, Unified Development Ordinance, to establish Architectural Standards for residential uses; to repeal conflicting ordinances; to set an effective date; and for other purposes

Recommendations:

- g. Staff recommends **Approval**.
- h. The Planning Commission voted to recommend **Approval**.

Staff Report:

Director Gardiner presented the staff report for Case TEXT2025-09 and reviewed its contents. The report is attached hereto and incorporated into these minutes.

Applicant:

County Staff

Representatives:

County Staff

Public Comment:

Steve Goodsell – In Opposition

Mathew Yarbrbrogh - In Support

Nick Duna - Not in Opposition or In Support

7. Reports: None

8. Adjourn: 7:01 p.m.

This Video is available at

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