

ROCKDALE COUNTY BOARD OF COMMISSIONERS
ZONING PUBLIC
HEARING
November 14, 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
Executive Staff:	Carolina Angulo, Planner
Jennifer Rutledge, Director of Legislative Affairs	Tracie Roberts, Planner
	Kierston McDaniel, Dev. Plan Review Specialist

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 was passed unanimously to approve the agenda as amended by deferring items B (Case #REZ2024-21 location 1680, 1700 and 1720 Walker Road) and E (Case #REZ2024-17 Location 320, 460 and 470 Honey Creek Road) as listed on the agenda, to the Board of Commissioners zoning public hearing agenda scheduled for Thursday, October 24, 2024 at 6:00 p.m..
3. **Approval of the Minutes:** Commissioner Williams moved to approve the minutes as published; Seconded by Chairman Oz Nesbitt the motion passed unanimously.
 - A. August 22, 2024
4. **Listen to Audio Rules of Procedure for Public Hearings.**
5. **Old/Unfinished Business:**

1. **1945 NW Sigman Road:** Request by The Galloway Law Group, LLC, for the following regarding 12.089 acres:

Case # REZ2022-08: A request to rezone 12.089 acres from R-1 (Single-Family Residential) to M-1 (Limited Industrial) for the development of a 180,000-square-foot warehouse.

Recommendations:

- a. Staff recommend **Approval with Conditions**.
- b. The Planning Commission voted to recommend **Denial**.
- c. **Staff Report:**
- d. N/A
- e. **Applicant:**
- f. Battle Law, P.C
- g. **Public Comment:**
- h. N/A
- i. **Board Deliberation and Motion:**
- j. N/A

2. **1680, 1700, and 1720 Walker Road:** Request by Battle, Law, P.C., for the following regarding 113.988 acres:

Case # REZ2024-21: A request to rezone 113.988 acres from A-R (Agricultural-Residential) to CRS (Collaborative Residential Subdivision) for a 175-lot, single-family residential subdivision.

Recommendations:

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

Staff Report:

N/A

Applicant:

Battle Law, P.C

Public Comment:

N/A

Board Deliberation and Motion:

N/A

3. **320, 460, and 470 Honey Creek Road SE:** Request by Bryan Musolf for the following regarding 285.682 acres:

Case # REZ2024-17: A request to rezone 285.682 acres from A-R (Agricultural-Residential) to CRS (Collaborative Residential Subdivision) for a single-family residential subdivision.

Recommendations:

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

Staff Report:

N/A

Applicant:

Battle Law, P.C

Public Comment:

N/A

Board Deliberation and Motion:

N/A

6. New Business.

- 4. 0 NE Hi Roc Road:** Request by Tonya Woods, for the following regarding 73 acres of a 253.03-acre property:

Case # REZ2024-22: A request to rezone from R-1 (Single-Family Residential) to CRS (Collaborative Residential Subdivision) for a 150-unit Single-Family Residential Subdivision.

WITHDRAWN (prior to Planning Commission Meeting).

- 5. 2660 SE Old Salem Road:** Request by Jared Brode (Direct Residential), for the following regarding a 55.34-acre property:

Case # REZ2024-26: A request to rezone from R-1 (Single-Family Residential) to CRS (Collaborative Residential Subdivision) for a Single-Family Residential Subdivision.

WITHDRAWN (prior to Planning Commission Meeting).

- 6. 2245 NE White Road:** Request by Agnes Slack LLLP of Georgia, for the following regarding 94.31 acres:

Case # FLU2024-07: A request to amend the future land use map from Watershed Protection to Medium Density Residential for a mixed-residential development.

Recommendations:

- a. Staff recommend **Denial**.

- b. The Planning Commission voted to recommend **Denial**.

Case # REZ2024-25: A request to rezone 94.31 acres from WP (Watershed Protection) and A-R (Agricultural-Residential) to MRU (Mixed Residential Uses) for a mixed-residential development.

Recommendations:

- a. Staff recommend **Denial**.
- b. The Planning Commission voted to recommend **Denial**.

Staff Report:

N/A

Applicant:

Battle Law, P.C

Public Comment:

N/A

Board Deliberation and Motion:

N/A

- 7. **1362 and 1390 NW Rockbridge Road:** Request by Pittman Construction Company for the following regarding 47.72 acres:

Case # FLU2024-06: A request to amend the future land use map from Low Density Residential to Light Industrial for a construction company's headquarters.

Recommendations:

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

Case # REZ2024-20: A request to rezone 47.72 acres from R-1 (Single-Family Residential) and R-3 (Multi-Family Residential) to M-1 (Limited Industrial) to allow the property to be developed with a construction company's headquarters.

Recommendations:

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

Staff Report:

N/A

Applicant:

Battle Law, P.C

Public Comment:

N/A

Board Deliberation and Motion:

N/A

- 8. 1920 SW Highway 212, 1900 SW Highway 212, SW Oglesby Bridge Road, and a portion of 1929 Oglesby Bridge Road:** Request by Stephen A. Goodsell for the following regarding 141.68 acres:

Case # REZ2024-16: A request to rezone 131.68 acres from A-R (Agricultural-Residential) to CRS (Collaborative Residential Subdivision) for a single-family residential subdivision.

Recommendations:

1. Staff recommend **Denial**.
2. The Planning Commission voted to recommend **Denial**.

Case # REZ2024-24: A request to rezone 10.00 acres from A-R (Agricultural-Residential) to C-1 (Local Commercial) for neighborhood commercial development.

Recommendations:

- a. Staff recommend **Denial**.
- b. The Planning Commission voted to recommend **Denial**.

Staff Report:

N/A

Applicant:

Battle Law, P.C

Public Comment:

N/A

Board Deliberation and Motion:

N/A

- 9. 4250 SE Highway 20:** Request by John Andrew Nix for the following regarding 12.88 acres:

Case # FLU2024-05: A request to amend the future land use map from Medium Density Residential to Commercial to allow for commercial uses including a restaurant.

Recommendations:

1. Staff recommend **Approval with Conditions**
2. The Planning Commission voted to recommend **Denial**.

Case # REZ2024-18: A request to rezone 12.88 acres from A-R (Agricultural-Residential) to C-2 (General Commercial) to allow the property to be developed with commercial uses including a restaurant.

Recommendations:

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

Staff Report:

N/A

Applicant:

Battle Law, P.C

Public Comment:

N/A

Board Deliberation and Motion:

N/A

10. 3031 NE Highway 138: Request by Andrew C. Shipp, Sr., for the following regarding 230.35 acres:

Case # REZ2024-19: A request to rezone 230.35 acres of a 353.04-acre property from A-R (Agricultural-Residential) to MRU (Mixed Residential Uses) for a 230-unit residential development.

Recommendations:

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

Staff Report:

N/A

Applicant:

Battle Law, P.C

Public Comment:

N/A

Board Deliberation and Motion:

N/A

11. 1529 NW Farmer Road: Request by Marshanda R. Ferrell for Oral C. Clarke for the following regarding 1.03 acres:

Case # REZ2024-23: A request to rezone 1.03 acres from R-1 (Single-Family Residential) to M-2 (General Industrial) for an Auto Body Shop.

Recommendations:

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

Staff Report:

N/A

Applicant:

Battle Law, P.C

Public Comment:

N/A

Board Deliberation and Motion:

N/A

12. 2156 Tucker Mill Road: Request by Glyne Greenidge for the following regarding 14.27 acres:

Case # SUP2024-04: A request for a special use permit to allow the operation of Veterinarian Services on a 14.27-acre property.

Recommendations:

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

Staff Report:

N/A

Applicant:

Battle Law, P.C

Public Comment:

N/A

Board Deliberation and Motion:

N/A

13. Request by Staff for the following:

Case # TXT2024-02: A request for a text amendment to allow a commercial vehicle to be parked in a residential district, provided that such vehicle is owned by the Rockdale County Board of Education, or any private school licensed by the State of Georgia.

Recommendations:

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

Staff Report:

N/A

Applicant:

Battle Law, P.C

Public Comment:

N/A

Board Deliberation and Motion:

N/A

14. Request by Staff for the following:

Case # TXT2024-03: A request for a text amendment to adopt two new definitions in Section 106-1, regarding “Trade Schools, Cosmetology and Barber Schools” and “Trade School, Apprenticeship Training and Other Technical and Trade Schools”, and amend Section 218-1 Table of Permitted Uses.

Recommendations:

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

Staff Report:

N/A

Applicant:

Battle Law, P.C

Public Comment:

N/A

Board Deliberation and Motion:

N/A

7. Reports: None

8. Adjourn: 7:47 p.m.

This Video is available at

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