

ROCKDALE COUNTY BOARD OF COMMISSIONERS
ZONING PUBLIC
HEARING
October 23, 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	
Commissioner Post 1 Tuwanya C. Smith	Aischa Paul, Administrative Operations Coord.
Commissioners Absent:	Bill Spivey, Senior Planner
Commissioner, Post 2, Doreen Williams, arrived shortly after the approval of the agenda.	
County Clerk:	
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, County Clerk Jenniffer Rutledge requested approval of the amended agenda, noting that Item One had been removed due to the applicant's withdrawal. Commissioner Smith moved to approve the amended agenda. Chair & CEO Janice seconded the motion, and the motion was approved unanimously.
3. **Approval of the Minutes:** Chair & CEO Janice moved to approve the minutes as published. Commissioner Williams seconded the motion, and the motion passed unanimously.
A. August 28, 2025
4. **Listen to Audio Rules of Procedure for Public Hearings.**
5. **Old/Unfinished Business: None**
6. **New Business:**

ITEM R1: Axis Infrastructure c/o Teresa Curry, owner of 13.85 acres, 2880 SW Highway 212.

Case REZ2025-09: Request to rezone to Rezone 13.85 acres located at 2880 SW Highway 212 from C-1 (Local Commercial) District to C-2 (General Commercial) District for AutoZone commercial development.

Recommendations:

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

Staff Report:

Application was withdrawn

Applicant:

Axis Infrastructure c/o Teresa Curry

Representatives:

Axis Infrastructure c/o Teresa Curry

Public Comment:

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

ITEM R2: County Staff, Text Amendment

TEXT2025-10: An ordinance to amend the text of Subpart B (Planning and Development) of the code of ordinances of Rockdale County, Georgia, as amended, so as to amend Title 2 (Land Use and Zoning), Chapter 218 (Use Regulations), Article IV (Telecommunication Facilities), Section 218-22(q) (Application Requirements and Standards); to provide for repeal of conflicting provisions; to provide for an adoption date; and for other purposes.

Recommendations:

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

Staff Report:

Mr. Spivey presented the staff report for TEXT2025-10 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 R3: County Staff, Text Amendment

TEXT2025-12: An ordinance to **amend** Section 206-10 - O/I Office – Institutional District by adding (e) Maximum building height: 85 feet, excluding rooftop mechanical equipment for the zoning district in question.

Recommendations:

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

Staff Report:

Mr. Spivey presented the staff report for TEXT2025-1 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.

7. **Reports: None**

8. **Adjourn: 7:01 p.m.**

This Video is available at

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