

Resolution of the Rockdale County Board of Commissioners to Accept the Withdrawal of Rezoning and Future Land Use Cases REZ2025-12 and FLUM2025-06 Without Prejudice.

Rezoning Case REZ2025-12 – A request by Quick Drop Towing and Recovery to rezone three parcels totaling 5.65 acres located at 2525 Lake Rockaway Road, 2539 Old Covington HWY SW, and 2481 Old Covington HWY SW from M-1 (Limited Industrial) District to M-2 (General Industrial) District to permit an expansion of allowable industrial uses on site.

Future Land Use Case FLUM2025-06 – A request by Quick Drop Towing and Recovery to amend the Future Land Use Map Category of parcel 0100010018 from Commercial to Light Industrial to permit an expansion of allowable industrial uses on the site.

WHEREAS, Rockdale County Code Section §238-4 authorizes an application to amend the official zoning map of Rockdale County by the owner of the property or an authorized agent of the owner; and

WHEREAS, Rockdale County Code Section §238-4 authorizes an application to amend the official zoning map of Rockdale County to be withdrawn by the owner of the property of an authorized agent of the owner prior to publication of the required legal advertisement; and

WHEREAS, the public hearing notice for Rezoning and Future Land Use cases REZ2025-12 and FLUM2025-06 was properly noticed and published for consideration by the Rockdale Planning Commission and the Rockdale County Board of Commissioners; and

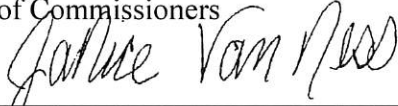
WHEREAS, County staff determined the applications for the Rezoning and Future Land Use cases REZ2025-12 and FLUM2025-06 were accepted with errors;

WHEREAS, the request to withdraw Rezoning and Future Land Use cases REZ2025-12 and FLUM2025-06 was submitted by County staff at the public hearing on March 12, 2026 after the publication of the legal advertisement; and

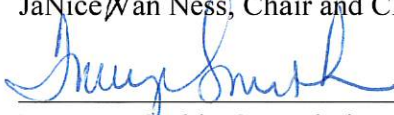
NOW, THEREFORE, BE IT RESOLVED, by the Rockdale County Board of Commissioners that Rezoning and Future Land Use cases REZ2025-12 and FLUM2025-06 be formally withdrawn from further consideration.

Approved this 14th Day of April 2026.

Rockdale County, Georgia
Board of Commissioners



JaNice Van Ness, Chair and CEO

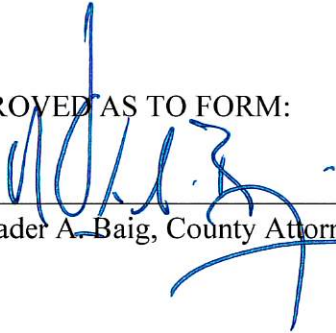


Tuwanya Smith, Commissioner Post I



Doreen Williams, Commissioner Post II

APPROVED AS TO FORM:



M. Qader A. Baig, County Attorney

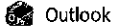
ATTEST:



Jennifer Rutledge, County Clerk
Director of Government
Affairs

2/5/26, 10:24 AM

Sent Items - Ryan Saddler - Outlook



REZ2025-12 FLUM2025-06

From Ryan Saddler <Ryan.Saddler@RockdaleCountyGA.gov>

Date Thu 2/5/2026 10:24 AM

To quickdropimpound2481@gmail.com <quickdropimpound2481@gmail.com>; mhuening@dam.law <mhuening@dam.law>

Cc Brandon White <Brandon.White@RockdaleCountyGA.gov>; Lara Parker <Lara.Parker@RockdaleCountyGA.gov>; Jessica Pollett <Jessica.Pollett@RockdaleCountyGA.gov>; Amey Davis <Amey.Davis@RockdaleCountyGA.gov>

Good afternoon,

It was a pleasure speaking with you. As discussed, it has been determined that the department cannot move forward with your rezoning and future land use amendment request. This determination is based on Section 214-1, *Dimensional Standards of Zoning Districts*, Table 2: *Development Standards for Non-Residential Zoning Districts*, which requires a minimum lot size of 10 acres for M-2 zoning.

The subject site consists of three parcels totaling approximately 5.65 acres:

- 2539 Old Covington Highway SW – 2.84 acres
- 2525 Lake Rockaway Road – 1.04 acres
- 2481 Old Covington Highway SW – 1.77 acres

Because the proposal would result in a nonconforming lot, the department is unable to move forward with the request. You may continue to renew/continue your business operations license under Motor Vehicle Towing; however, please be advised that some of your business operations, are not permitted within the M-1 zoning district and may be subject to violations enforced by Code Enforcement.

As mentioned, the County is currently undertaking a comprehensive update of the Unified Development Ordinance (UDO). These efforts include addressing existing concerns, expanding permitted uses across several zoning districts, and restructuring the ordinance in its entirety. At this time, work is focused on the residential portions of the code for full adoption. Commercial and Industrial zoning districts will be addressed in the coming months. Once those updates are complete, we can revisit your case and explore potential options to bring the property into full compliance with the UDO.

A full refund will be issued in the coming days. We apologize for any inconvenience this matter may have caused. If you have any additional questions or concerns, please do not hesitate to contact the department. Thank you!

2/5/26, 10:24 AM



Ryan Saddler

County Planner

Rockdale County Planning and Development

Main: 770.278.7100

Direct: 770.278.7133

1117 West Avenue SW

Conyers, GA 30012

<https://www.rockdalecountysga.gov/planning-and-development/>

Sent Items - Ryan Saddler - Outlook

**Board of Commissioners
Agenda Item Transmittal Form
Resolution Transmittal Form**



Type of Request:

Resolution for Withdrawal – Planning and Development – Resolution of the Rockdale County Board of Commissioners to Accept the Withdrawal of Rezoning and Future Land Use Cases REZ2025-12 and FLUM2025-06 Without Prejudice.

County Clerk Use Only
Resolution #:

Submission Information:

Contact Name:

Brandon White, Director

Department:

Planning & Development

Information:

Summary of Request:

A request by county staff to withdrawal cases REZ2025-12 and FLUM2025-06.

Notes and Comments:

Staff accepted these applications in error as the property does not meet the standards for rezoning. The property is 5.65 acres and must be 10 acres to rezone to M-2.