

ROCKDALE PLANNING COMMISSION MEETING

June 11, 2026, at 6:00 PM
Rockdale County Assembly Hall
901 Main St NW, Conyers, GA, 30012



AGENDA

1. **Call to Order:**
 - A. Invocation.
 - B. Pledge of Allegiance.
2. **Determination of a Quorum:**
 - A. Roll Call.
3. **Approval of the Agenda.**
4. **Approval of the Minutes:**
 - A. May 14, 2026
5. **Rules of Procedure for Public Hearings.**
6. **Unfinished Business: None**
7. **New Business:**

ITEM R-1:	REZ2026-01
PURPOSE:	A request by Dr. Agatha Nwizu to rezone approximately 1.21 acres at 2101 SE Dogwood Industrial Circle from M-1 (Limited Industrial) to O-I (Office Institutional) to allow for the development of a dental office and associated office uses.
LOCATION:	2101 SE Dogwood Industrial Circle
PARCEL:	0930010056
SIZE:	1.21 acres
APPLICANT:	Dr. Agatha Nwizu
OWNER:	Dr. Agatha Nwizu

8. **Reports:**

The Rockdale County Planning Commission will hold a Special Called Meeting on:

Date	Day	Time	Location	Address
June 18, 2026	THU	6:00 PM	Assembly Hall	901 Main St NW, Conyers, GA, 30012

The next regularly scheduled Rockdale County Planning Commission meeting will be on:

Date	Day	Time	Location	Address
July 9, 2026	THU	6:00 PM	Assembly Hall	902 Main St NW, Conyers, GA, 30012

9. Adjournment



ROCKDALE PLANNING COMMISSION
May 14, 2026, at 6:00 p.m.
Rockdale County Assembly Hall
901 N Main St NW, Conyers, GA, 30012

MINUTES

[The meeting video is available on Facebook](#)

MEMBERS' PRESENT:

John Lee Peterson, Jr., Chair
Danny Forrester, Commissioner
Ernestine Stovall-Goolsby,
Commissioner

STAFF PRESENT:

Brandon White, Director
Lara Parker, Deputy Director
Aischa Paul, Admin. Operations Coordinator
Kierston McDaniel, Development Plan Review Specialist

MEMBERS ABSENT:

Marlessia Yancey, Vice Chair
Angelique McClendon,
Commissioner

1. **Call to Order:** John Lee Peterson, Chair, called the meeting to order at 6:00 p.m. for the items on the agenda. The agenda is attached hereto and is now made a part of these minutes.
 - A. Invocation: Commissioner Danny Forrester
 - B. Pledge of Allegiance
2. **Determination of a Quorum**
 - a. Roll Call
3. **Approval of the Agenda:** Commissioner Stovall-Goolsby made a motion to approve the agenda for May 14, 2026, which was seconded by Commissioner Forrester. The motion passed unanimously.
4. **Approval of the Minutes:** Commissioner Stovall-Goolsby made a motion to approve the minutes, which was seconded by Commissioner Forrester. The motion passed unanimously.

March 12, 2026

April 9, 2026
5. **Rules of Procedure for Public Hearings**
6. **Old Business:**

ITEM R-1:	Text2026-03
PURPOSE:	TEXT2026-03: An ordinance to repeal in its entirety Subpart B – Planning and Development of the Code of Ordinances of Rockdale County and all prior Unified Development Ordinances and amendments thereto; to adopt a new Subpart B – Planning and Development entitled “The Unified Development Ordinance of Rockdale County, Georgia”. The proposed Unified Development Ordinance comprehensively regulates zoning districts, permitted and conditional uses, development standards, subdivision regulations, environmental protections, stormwater management, buffers, tree protection, administrative procedures, enforcement, and related land development matters applicable within the unincorporated area of Rockdale County. Upon adoption, the new Unified Development Ordinance will be codified within the Code of Ordinances of Rockdale County as Subpart B – Planning and Development.
APPLICANT:	County Staff

STAFF REPORT Director White presented an overview of the staff report.

THE APPLICANT: County Staff

PUBLIC COMMENTS: N/A

PLANNING COMMISSION QUESTIONS AND COMMENTS: Planning Commission members had no questions or concerns.

BOARD VOTE/ RECOMMENDATION: Commissioner Stovall-Goolsby made a motion to refer Text2026-03 to the BOC for further discussion and public review. The motion was seconded by Commissioner Forrester.

7. New Business: None

8. Reports:

- A. The Board of Commissioners will hold the Zoning Public Hearing for county items in person at 6:00 PM at 901 Main Street NW, Conyers, GA 30012, in the auditorium.

B. The next regularly scheduled Planning Commission meeting will be held in person as follows:

Date	Day	Time	Location	Address
June 11, 2026	THU	6:00 p.m.	Assembly Hall	901 Main St NW, Conyers, GA, 30012

9. Adjournment

Commissioner Stovall-Goolsby made a motion to adjourn the meeting. Commissioner Forrester seconded the motion, and it passed unanimously. The meeting was adjourned at 6:27 p.m.

BOARD OF COMMISSIONERS

JANICE VAN NESS, CHAIR & CEO
TUWANYA C. SMITH, COMMISSIONER POST I
DR. DOREEN WILLIAMS, COMMISSIONER POST II



DEPARTMENT OF PLANNING & DEVELOPMENT

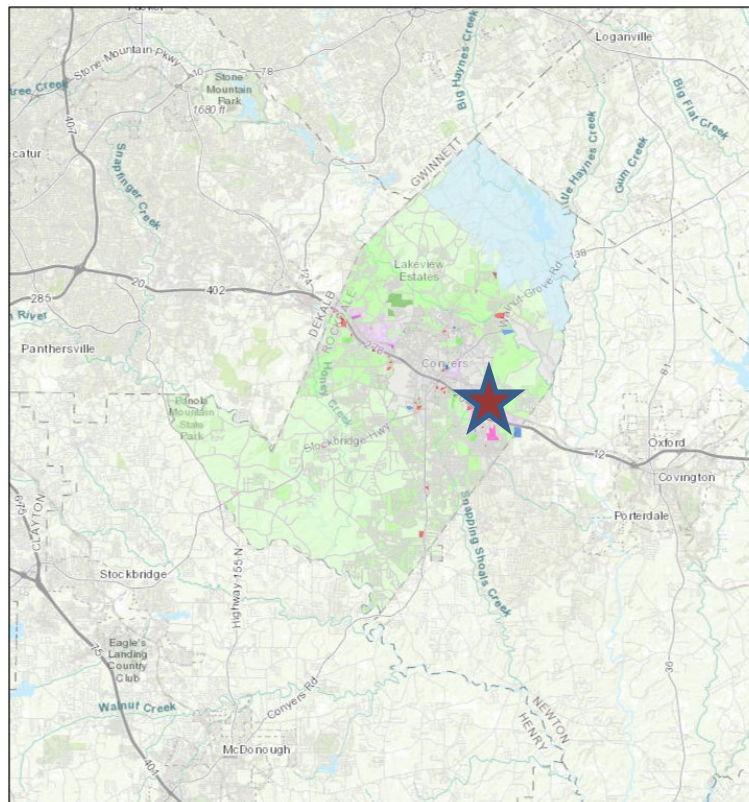
BRANDON WHITE, DIRECTOR
PHONE: (770) 278-7100
planningandzoning@rockdalecountygga.gov

PLANNING COMMISSION
ROCKDALE COUNTY PLANNING STAFF REPORT

Case Number: REZ2026-01
Address: 2101 SE Dogwood Industrial Circle
Tax Parcel ID: 0930010056
Site Area: 1.21 acres
Current Zoning: M-1 (Limited Industrial)
Existing Conditions: Vacant Service Repair Garage
Request: To rezone approximately 1.21 acres at 2101 SE Dogwood Industrial Circle from the M-1 (Limited Industrial) Zoning District to the O-I (Office Institutional) Zoning District to allow for the development of a dental office and associated office uses.
Applicant: Dr. Agatha Nwizu
Owner: Dr. Agatha Nwizu

Staff Recommendation:

PC Hearing Date: June 11, 2026
BOC Hearing Date: June 25, 2026



ZONING HISTORY

The subject property was originally platted in 1990 as an industrial subdivision (Dogwood Industrial Park). A previous request to rezone to O-I (Office Institutional) in 2024 was withdrawn.

EXISTING SITE CONDITIONS

The subject site is a 1.21-acre property developed with a service repair garage that is currently vacant. According to property records, the building was constructed in 2020 and is serviced by public water and a private wastewater (i.e. septic) system. The subject property has frontage along both Dogwood Industrial Circle, SE and Dogwood Drive, SE; sidewalks are present along both road frontages. The building has ingress/egress along Dogwood Industrial Circle SE. Marked parking spaces are provided along the frontages of the property. A gravel parking area is provided at the rear of the property. The topography of the site slopes generally down from southeast to northwest. A stormwater pond is located at the parcel's northwestern corner.

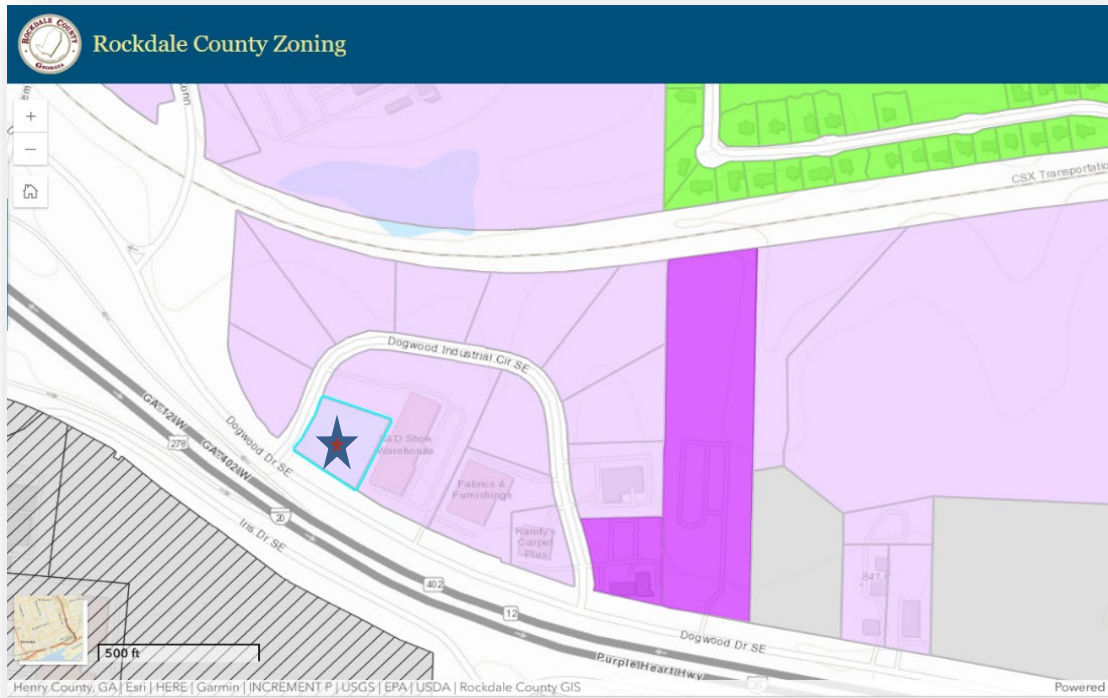
SURROUNDING USE AND ZONING

The subject site is adjacent to other commercial uses and there are residential uses in the vicinity. The following is a summary of surrounding uses and zoning:

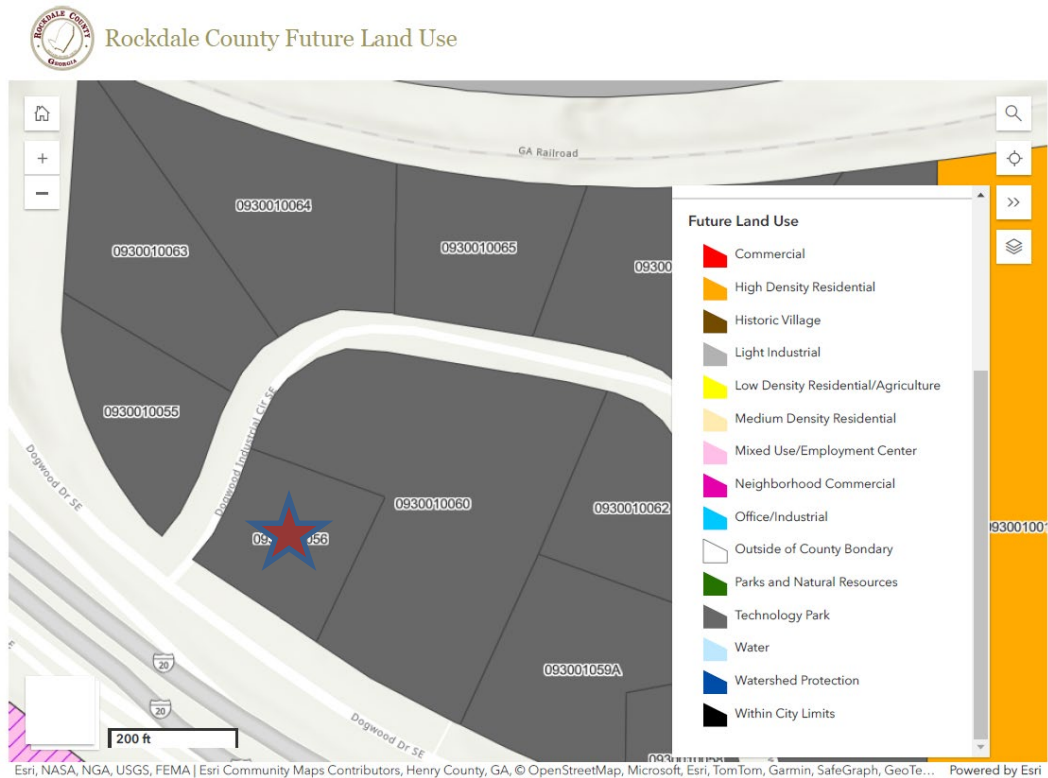
ADJACENT ZONING AND CURRENT LAND USE			
Direction	Address	Zoning District	Current Land Use
North	2240 SE Dogwood Drive	M-1	Retail
East	2240 SE Dogwood Drive	M-1	Retail
South	Interstate 20	N/A	Interstate
West	2100 SE Dogwood Industrial Circle	M-1	Undeveloped

ROCKDALE COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT

ZONING MAP



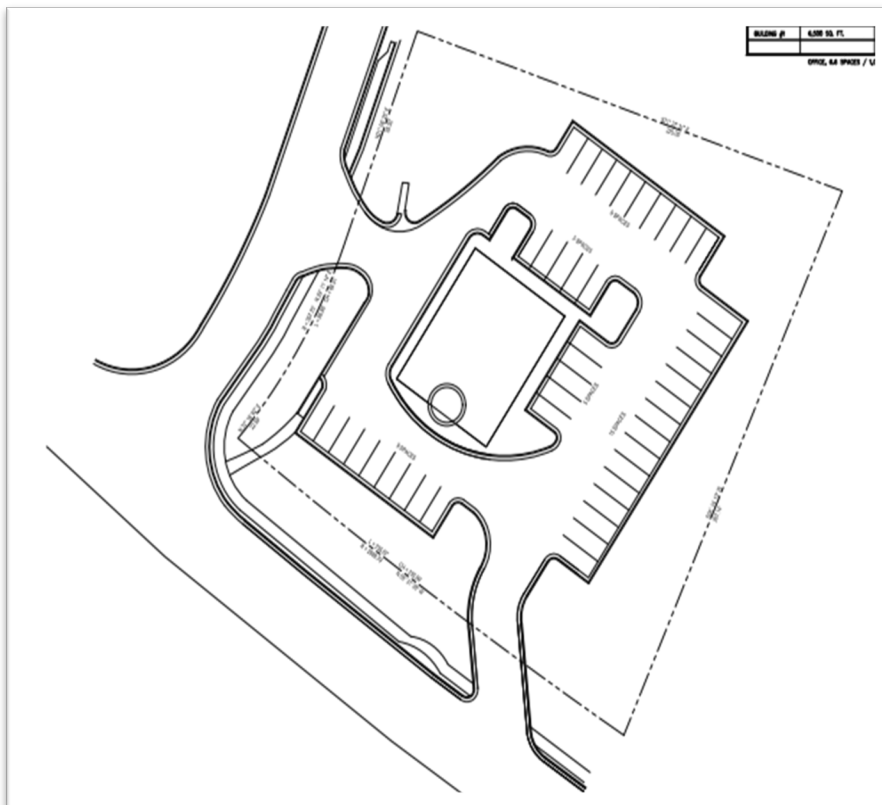
FUTURE LAND USE MAP



AERIAL MAP



PROPOSED SITE PLAN



PROJECT SUMMARY

The applicant is requesting a rezoning from the M-1 (Limited Industrial) Zoning District to the O-I (Office-Institutional) Zoning District for development of a dental office, community meeting space, and administrative/professional office spaces. The applicant intends to utilize the existing, 6,500 square foot building on-site and conduct interior and exterior renovations.

ZONING AND DEVELOPMENT STANDARDS

The following is a summary of applicable development standards from the *Unified Development Ordinance* (UDO):

ZONING AND DEVELOPMENT STANDARDS			
Standard	Required	Proposed	Meets Standard?
Minimum Lot Size	10,000 SF	1.21 acres (52,708 SF)	YES
Minimum Lot Width	50 Feet	198/231 Feet	YES
Maximum Bldg. Height	85 Feet	29 Feet	YES
Setbacks*			
Front (corner)	25 Feet	>25 Feet	YES
Rear	35 Feet	>35 Feet	YES
Side (corner/interior)	25/10 Feet	>25 / >10 Feet	YES

INTERNAL AND EXTERNAL AGENCY REVIEW

In addition to the above-mentioned development standards, the applicant must meet all other *UDO* requirements related to infrastructure improvements. Internal and external agency comments are attached and provided below.

Fire

No additional conditions needed for proposed use. A successful rezoning would lessen the potential hazards when compared to M-1.

Rockdale Board of Education

No impact.

Stormwater Department

- 1. Ordinance Sec. 310-34: Redevelopment that creates, adds, or replaces 5,000 SF or greater of new impervious surface area or that involves land disturbance activity of one acre or more requires stormwater management.*
- 2. The stormwater management facility will need to be redesigned to accommodate the new impervious*

surface.

3. *The Outlet Control will need to be repaired.*
4. *The stormwater management facility will need to be cleanout. Remove all trash and dead brushes and trees.*
5. *For development with a stormwater management plan submitted on or after December 1, 2020, the applicant shall choose: (A) runoff reduction and additional water quality shall not be required. To the extent (A) runoff reduction has been determined to be infeasible for all or a portion of the site using the practicability policy; then (B) water quality shall apply for the remaining runoff from a 1.2 inch rainfall event and must be treated to remove at least 80 percent of the calculated average annual post-development total suspended solids (TSS) load or equivalent as defined in the GSMM.*
 - (A) 6. *Runoff reduction - The stormwater management system shall be designed to retain the first 1.0 inch of rainfall on the site using runoff reduction methods, to the maximum extent practicable.*
 - (B) 7. *Water quality - The stormwater management system shall be designed to remove at least 80 percent of the calculated average annual post-development total suspended solids (TSS) load or equivalent as defined in the GSMM for runoff from a 1.2-inch rainfall event.*
6. *Verify the condition of the existing stormwater discharge pipe leaving the pond.*
7. *The tree protection checklist must be submitted with the site plans and hydro report for this project.*

Water/Sewer

Existing 12" DIP water main at site. No public wastewater. See attached map.



Transportation Department

No comments provided.

EVALUATION OF THE REZONING REQUEST

In reviewing the application of a proposed amendment to the official zoning map, the Board of Commissioners, the Planning Commission, and the Department shall consider the following standards, as described in Section 238-4(G1) of the UDO:

a. Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.

While the area is characterized by industrial zoning, existing nearby uses include retail, service, place of worship, warehousing, and industrial. The proposed uses would not be incompatible with existing uses and adverse impacts to the surrounding area should be minimal.

b. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.

The existing uses on adjacent and nearby properties are not anticipated to be adversely affected by the requested zoning change. However, several vacant parcels remain within the industrial subdivision. If additional industrial uses are developed on these sites in the future, associated impacts such as increased noise and traffic could potentially affect the proposed dental office.

c. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.

The subject property appears to have some reasonable economic use as currently zoned. The site was previously used as an automotive repair/maintenance facility. The last business license expired on December 31, 2023. Given this context, the property could be developed or utilized for uses permitted within the existing M-1 Zoning District, however, it has been vacant for approximately two years.

d. Whether the proposed rezoning will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The proposed rezoning would likely not contribute to excessive use of public facilities. Transportation impacts based on a dental office and/or other office uses are expected to be minimal. The dentist's office would have no impact on the Rockdale County school system.

e. Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.

The future land use designation for the subject property is Technology Park. "This category includes warehouse and distribution uses, with limited industrial operations. New developments have campus-like settings and protective covenants. Zoning conditions ensure that design of structures, landscaping, and signage are compatible with adjacent uses" (*Comprehensive Plan*, pg. 29). Permissible zoning districts include M-1 (Limited Industrial), O-I (Office Institutional), and OBP (Office Business Park), thus, the request to rezone the subject property from M-1 (Limited Industrial) to O-I (Office Institutional) may be appropriate.

Created in 1990, the industrial subdivision does not appear to have been developed as intended. This business corridor is ripe for re-evaluation of its future land use designation. The proposed rezoning could be complementary to nearby residential and commercial uses, or it could be the catalyst for change to the development pattern for that portion of Dogwood Drive, SE.

f. Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning.

The subject property is located within an established industrial subdivision that includes a mix of industrial, warehouse, and service-oriented uses. While the area is primarily industrial in character, there are existing non-industrial and support uses within the park, indicating a degree of functional diversity.

In addition, several vacant parcels remain within the subdivision, which may be developed for future industrial uses. Such development could introduce higher levels of truck traffic, noise, and operational activity typical of industrial operations. These conditions may be relevant when considering the long-term compatibility of a lower-intensity office use such as a dental practice.

g. Whether, and the extent to which, the proposed amendment would result in significant adverse impacts on the natural environment.

The subject property is already developed. The proposed rezoning should not generate significant adverse impacts to the natural environment. Moreover, redevelopment of the site will require modification to on-site stormwater infrastructure and assessment or modification to the existing private wastewater system.

h. The feasibility of serving the property with public wastewater treatment service and the impacts of such on the wastewater system; and, if an alternative wastewater treatment method is proposed, whether such wastewater treatment method is authorized in Rockdale County and will have a detrimental impact on the environment.

The subject property is already developed and contains a private wastewater system (i.e., septic) designed to serve a facility that uses up to 375 gallons of water per day. The system will need to be assessed and/or modified (or replaced) for future uses.

STAFF RECOMMENDATION

Based on staff's evaluation of the request, and the standards governing exercise of zoning power, the Department of Planning and Development recommends **approval with conditions** of the request to rezone from M-1 (Limited Industrial District) to O-I (Office-Institutional District). The conditions are as follows:

1. The property shall be limited to a dental office/clinic, medical office/clinic, medical or dental laboratory, professional office uses, and meeting space for civic or social organizations. Space designated for civic and social organizations shall not be utilized for parties, indoor entertainment, indoor recreation, or places of worship.
2. The site shall be redeveloped in general conformance with the proposed site plan entitled, *Site Plan Analysis—Existing Building Rezoning*, dated 03-29-2026. Redevelopment shall be in compliance with the *Unified Development Ordinance* (UDO), in effect at the time a completed application for a land disturbance permit and/or building permit is accepted.
3. The approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Board of Adjustment or other entities whose decisions shall be based on the merits of the applications under review by such entities whose decisions shall be independently based.

Dr. Agatha Nwizu
1248 Lionsgate Dr.
Conyers, GA 30094
ANWIZU@icloud.com
7708800876

April 1, 2026

Ryan Saddler
County Planner
Rockdale County Planning and Development
1117 West Avenue SW
Conyers, Georgia, 30012

Subject: Letter of Intent – Proposed Use of Subject Property

Dear Mr. Saddler,

This letter serves as a formal **Letter of Intent** regarding the proposed use of the subject property located at **2101 Dogwood Industrial Circle, Conyers, GA., 30013**. Parcel ID 0930010056

The purpose of this submission is to provide a comprehensive overview of all intended uses, operations, tenants, and activities to support the zoning review process.

1. Overview of Proposed Use

The subject property is intended to be utilized as a **professional office space, community-centered facility, and dental office**. The overall vision is to establish a space that operates efficiently while contributing positively to the surrounding community.

2. Tenants and Occupants

The property is expected to include the following tenants and/or occupants:

- Professional offices, service-based businesses, or nonprofit organizations aligned with the intended use
- All tenants will operate in compliance with local zoning regulations and applicable ordinances

3. Operations and Activities

Activities on-site will include:

- Administrative and office operations, including meetings and day-to-day business functions
- Limited service or support activities consistent with the approved zoning classification

- Occasional small-scale gatherings or meetings, subject to local regulations

Proposed hours of operation are anticipated to be **8 AM – 8 PM** with all activities conducted in a manner respectful of the surrounding area.

4. Site Impact and Considerations

The proposed use has been carefully considered to ensure:

- Compatibility with surrounding land uses
- Minimal impact related to traffic, noise, and environmental factors
- Adequate parking and safe access to and from the property
- A positive contribution to the local community and economic environment

5. Compliance and Intent

All proposed uses and operations will comply fully with applicable zoning regulations, safety requirements, and county ordinances. The intent is to develop and operate the property in a responsible, sustainable, and community-oriented manner.

We appreciate your time and consideration in reviewing this proposal. Please do not hesitate to contact me should you require any additional information or clarification as you evaluate this request.

Thank you for your guidance and support.

Respectfully,
Dr. Agatha Nwizu

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, BY REZONING 2101 SE DOGWOOD INDUSTRIAL CIRCLE FROM M-1 (LIMITED INDUSTRIAL) TO O-I (OFFICE INSTITUTIONAL) DISTRICT; TO IMPOSE CONDITIONS UPON THE PROPERTY; TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.

WHEREAS an application to rezone a certain property was filed with Rockdale County, Georgia, which involved the following:

CASE NO. REZ2026-01	A request by Dr. Agatha Nwizu to rezone approximately 1.21 acres at 2101 SE Dogwood Industrial Circle from M-1 (Limited Industrial) to O-I (Office Institutional) to allow for the development of a dental office and associated office uses.		
APPLICANT:	Dr. Agatha Nwizu		
PROPERTY OWNER:	Dr. Agatha Nwizu		
LOCATION:	2101 SE Dogwood Industrial Circle		
LAND LOT(S):	234	DISTRICT:	10 th
TAX PARCEL NO.:	0930010056		

WHEREAS, said rezoning proposal was reviewed by staff and public hearings held following public notice and all other requirements of Section 238-4 of the Unified Development Ordinance of Rockdale County, Georgia, as amended.

WHEREAS, the Future Land Use Map of Rockdale County's Comprehensive Plan designates said property as Technology Park.

NOW, THEREFORE, be it ordained by the Board of Commissioners of Rockdale County, Georgia, and by the authority of same as follows:

Section I

The Official Zoning District Map for Rockdale County, as amended, is hereby amended to rezone one parcel totaling 1.21 acres, more particularly described in the legal description attached hereto as Exhibit "A" and depicted on Exhibit "B" attached hereto, from M-1 (Limited Industrial) to O-I (Office Institutional) District.

Section II

The zoning amendment authorized in Section I is approved subject to all conditions, including any conditions of zoning, and applies to the one parcel totaling 1.21 acres. All permits issued pursuant to this change in zoning shall be in strict compliance with these conditions, as well as all the other applicable provisions of the Code of Rockdale County. The change in zoning hereby approved does not authorize the violation of any zoning district regulations.

Section III

The Official Zoning District Map of Rockdale County, Georgia, established as a part of the Rockdale County Zoning Ordinance, as amended, is hereby further amended to reflect the change in zoning of said property authorized in Section I, along with the conditions authorized in Section II.

Section IV

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

That this Ordinance shall become effective upon adoption.

This _____ day of _____, 2026.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**

JaNice Van Ness, Chair & CEO

Tuwanya C. Smith, Commissioner Post I

Dr. Doreen Williams, Commissioner Post II

Attest:

By: _____
Jennifer Rutledge, County Clerk

Approved as to Form:

By: _____
M. Qader A. Baig, County Attorney

First Reading: June 9, 2026

Second Reading: _____

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 234 OF THE 10TH LAND DISTRICT OF ROCKDALE COUNTY, GEORGIA, BEING SHOWN AS LOT 4, BLOCK "A", DOGWOOD INDUSTRIAL PARK, AS PER PLAT RECORDED IN PLAT BOOK "X", PAGE 16, ROCKDALE COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

