



ROCKDALE PLANNING COMMISSION
March 12, 2026, at 6:00 PM
Rockdale County Assembly Hall
901 N Main St NW, Conyers, GA, 30012

MINUTES

[The video is on Facebook](#)

MEMBERS PRESENT:

John Lee Peterson, Chair
Marlessia Yancey, Vice Chair
Danny Forrester
Ernestine Stovall-Goolsby
Angelique McClendon

MEMBERS ABSENT:

STAFF PRESENT:

Brandon White, Director
Lara Parker, Deputy Director
Jessica Pollett, Project Manager
Aischa Paul, Admin. Operations Coordinator
Kierston McDaniel, Development Plan Review Specialist
Ryan Saddler, Planner
Bill Spivey, Senior Planner
Tracie Roberts, Planning Support Specialist
John Lynn, Assistant Fire Chief Marshal

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
 - C. Determination of a Quorum
 - a. Roll Call
2. **Approval of the Agenda:** Commissioner Stovall-Goolsby moved to approve the agenda. Commissioner Forrester seconded the motion. The motion passed unanimously.
3. **Approval of the Minutes:** Commissioner Forrester moved to approve the minutes of January 8, 2026, as written. Commissioner Stovall-Goolsby seconded the motion. The motion passed unanimously.
4. **Rules of Procedure for Public Hearings:** A pre-recording of the rules and procedures for public hearings was played aloud for members and the public.
5. **Old Business:** None
6. **New Business:**

ITEM R-1:	CUP2025-02
PURPOSE:	To authorize a Special Use Permit for 2522 Ashland Trace to allow the operation of an in-home daycare
LOCATION:	2522 Ashland Trace SW
PARCEL:	032D010086
SIZE:	0.64 acres
APPLICANT:	Barbara Johnson

STAFF REPORT: Planner Ryan Saddler made the board aware that the applicant has withdrawn after being advised by her HOA that home-based businesses are not permitted. Planner Saddler asked the board to accept the withdrawal and move on to the next case.

THE APPLICANT: Barbara Johnson

PUBLIC COMMENTS: N/A

PLANNING COMMISSION QUESTIONS AND COMMENTS: None

BOARD VOTE/ RECOMMENDATION: Commissioner Ernestine Stovall-Goolsby made a motion to accept the withdrawal of application CUP2025-02. Commissioner Forester seconded the motion. The motion passed unanimously.

ITEM R-2:	REZ2025-12
PURPOSE:	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.
LOCATION:	2525 Lake Rockaway Road, 2539 Old Covington HWY SW, and 2481 Old Covington HWY SW
PARCEL:	0100010032, 0100010017, 0100010018
SIZE:	1.04; 2.84; and 1.77 acres
APPLICANT:	Quick Drop Towing and Recovery

STAFF REPORT: Planner Ryan Saddler made the board aware that staff recommend deferral of REZ2025-12 and FLUM2025-06. The applicant has retained legal counsel to represent them, and staff is requesting additional time to address the specifications of the property and details of the application with the applicant's attorney.

THE APPLICANT: Quick Drop Towing and Recovery

PUBLIC COMMENTS:

N/A

PLANNING COMMISSION QUESTIONS AND COMMENTS:

No additional questions or comments were made.

BOARD VOTE/ RECOMMENDATION:

Commissioner McClendon made a motion to defer item R2 based on staff recommendation. Vice Chair Yancey seconded the motion, and the motion carried.

ITEM R-3:	FLUM2025-06
PURPOSE:	A request by Quick Drop Towing and Recovery to amend the Future Land Use Map Category of parcel 0100010018 from Commercial to Light Industrial permit an expansion of allowable industrial uses on the site.
LOCATION:	2481 Old Covington HWY SW
PARCEL:	0100010018
SIZE:	1.77 acres
APPLICANT:	Quick Drop Towing and Recovery

STAFF REPORT: Planner Ryan Saddler made the board aware that staff recommend deferral of FLUM2025-06 for the same reasons as previously stated.

THE APPLICANT: Quick Drop Towing and Recovery

PUBLIC COMMENTS:

N/A

PLANNING COMMISSION QUESTIONS AND COMMENTS:

No additional questions or comments were made.

BOARD VOTE/ RECOMMENDATION: Commissioner Stovall-Goolsby made a motion to defer item R3 based on staff recommendation. Commissioner Forrester seconded the motion, and the motion carried.

ITEM R-4:	REZ2025-08
PURPOSE:	A request by MMM Acquisitions LLC to rezone two parcels totaling 262.99-acres located at NW Farmer Road and 2000 Irwin Bridge Road NW from CRS (Collaborative Residential Subdivision) District to M-2 (General Industrial) District to permit a data center campus
LOCATION:	NW Farmer Road and 2000 Irwin Bridge Road NW
PARCEL:	041001008B and 0410010004
SIZE:	262.99 acres
APPLICANT:	MMM Acquisitions LLC

STAFF REPORT: Senior Planner Bill Spivey presented the case files for Items 4, 5, 6 and 7 as it all one applicant. Mr. Spivey informed the board that the applicant requested it to be deferred until May 2026 in all cases.

THE APPLICANT: MMM Acquisitions LLC

PUBLIC COMMENTS:

Juan Alvear – In Favor

Linda Aiken Young – In Opposition

Amanda Kirkland – In Opposition

Williams Stanley Lee – In Opposition

Carl Baskey – In Opposition

Paul Stallop – In Opposition

PLANNING COMMISSION QUESTIONS AND COMMENTS: Commissioner Stovall-Goolsby asked staff to explain to the citizens that the applications on the agenda were submitted prior to the moratorium going into effect, to ensure understanding of their eligibility for consideration.

BOARD VOTE/ RECOMMENDATION:

Vice Chair, Yancey moved to defer the request for REZ025-08. Commissioner Stovall-Goolsby seconded the motion, and the motion passed unanimously.

ITEM R-5:	FLUM2025-03
PURPOSE:	A request by MMM Acquisitions LLC to amend the Future Land Use Map Category of parcels 041001008B & 0410010004 from Low Density Residential/Agriculture to Technology Park to permit a data center campus on the site.
LOCATION:	NW Farmer Road and 2000 Irwin Bridge Road NW
PARCEL:	041001008B and 0410010004
SIZE:	262.99 acres
APPLICANT:	MMM Acquisitions LLC

STAFF REPORT: Mr. Spivey made the board aware that staff recommended deferral of FLUM2025-03 for the same reasons as previously stated.

THE APPLICANT: MMM Acquisitions LLC

PUBLIC COMMENTS:

N/A

PLANNING COMMISSION QUESTIONS AND COMMENTS:

No additional questions or comments were made.

BOARD VOTE/ RECOMMENDATION:

Commissioner Stovall-Goolsby made a motion to defer item FLUM2025-03. Vice Chair Yancey seconded the motion, and the motion carried.

ITEM R-6:	REZ2025-11
PURPOSE:	A request by MMM Acquisitions LLC to rezone two parcels totaling 19.16 acres located at 1921 and 1901 Rockbridge Road NW from R-1 (Single-family residential) District to M-2 (General Industrial) District to permit a data center campus.
LOCATION:	1921 and 1901 Rockbridge Road NW
PARCEL:	041001008B and 0410010004
SIZE:	19.16 acres
APPLICANT:	MMM Acquisitions LLC

STAFF REPORT: Mr. Spivey made the board aware that staff recommended deferral of REZ-2025-11 for the same reasons as previously stated.

THE APPLICANT: MMM Acquisitions LLC

PUBLIC COMMENTS:

N/A

PLANNING COMMISSION QUESTIONS AND COMMENTS:

No additional questions or comments were made.

BOARD VOTE/ RECOMMENDATION:

Commissioner Stovall-Goolsby made a motion to approve the deferral of Item R6, REZ2026-11. Vice Chair Yancey seconded the motion, and the motion carried.

ITEM R-7:	FLUM2025-05
PURPOSE:	A request by MMM Acquisitions LLC to amend the Future Land Use Map Category of parcels 041001007A & 0410010007 from Medium Density Residential to Technology Park to permit a data center campus on the site.
LOCATION:	1921 and 1901 Rockbridge Road NW
PARCEL:	041001007A & 0410010007
SIZE:	19.16 acres
APPLICANT:	MMM Acquisitions LLC

STAFF REPORT: Mr. Spivey made the board aware that staff recommended deferral of FLUM2025-05 for the same reasons as previously stated.

THE APPLICANT: MMM Acquisitions LLC

PUBLIC COMMENTS:

N/A

PLANNING COMMISSION QUESTIONS AND COMMENTS:

No additional questions or comments were made; discussion occurred during the rezoning request.

BOARD VOTE/ RECOMMENDATION:

Vice Chair Yancey made a motion to defer as requested for item 7 FLUM2025-05 Commissioner Stovall-Goolsby seconded the motion, and the motion carried.

ITEM R-8:	REZ2025-13
PURPOSE:	A request by Zurisol LLC to rezone one parcel totaling 49 acres located at 2002 Rockbridge Road NW from R-1 (Single-family residential) District to M-2 (General Industrial) District to permit a battery energy storage system
LOCATION:	2002 Rockbridge Road NW
PARCEL:	0210010008
SIZE:	49 acres
APPLICANT:	Zurisol LLC

STAFF REPORT: Senior Planner Spivey presented the case files for both REZ2025-13 and FLUM2025-07. He informed the board that planning staff had no recommendations on the applications until the concerns of the Rockdale County Fire Department are addressed.

John Lynn, Assistant Fire Chief/Fire Marshal, was requested by staff to speak on the item due to the uniqueness of the application and to provide additional insight and background on code requirements, safety considerations, and installation. He explained what BESS is and stated that the Rockdale County Fire Department is neither in favor of nor opposed to the project and only ensures that it meets the minimum standards set by the Fire Commissioner. He also clarified that none of the images shown in his presentation were related to the applicant's site plan, and that all images were obtained from the internet for presentation purposes.

THE APPLICANT: Zurisol LLC

PUBLIC COMMENTS:

Chris Wood – In favor

Robert Huges – In favor

Linda Aikens – Young – In Opposition

Paul Stallop – In Opposition

Eugene Nixon – In Opposition

Ellen Lee – In Opposition

Lavonda Clarrington - In Opposition

Carl Blasingame– In Opposition

Stephanie Thomas – In Opposition

PLANNING COMMISSION QUESTIONS AND COMMENTS:

Board Questions and Concerns for John Lynn:

- Vice Chair Yancey questioned the runoff.
- Commissioner Stovall-Goolsby questioned whether the environment would be safe for walking a dog if a nearby walking trail were used in conjunction with the remaining acreage.
- Commissioner McClendon asked whether the concern raised by Commissioner Stovall-Goolsby would be evaluated.
- Commissioner Stovall-Goolsby questioned whether this project has any similarities to the bio lab facility, whether the facility could catch fire, how it would affect the community, and whether there is any potential risk.

Questions and Concerns for the Applicant:

- Commissioner McClendon questioned how the county was selected for the battery center and, out of 159 counties, how the locations are chosen.
- Commissioner Stovall-Goolsby questioned whether Georgia Power issued an RFP and whether they would be supplying power to the data center.

BOARD VOTE/ RECOMMENDATION:

Commissioner Stovall-Goolsby a motion was made to deny REZ2025-13. The motion was seconded by Commissioner Forrestot and the motion carried.

ITEM R-9:	FLUM2025-07
PURPOSE:	A request by Zurisol LLC to amend the Future Land Use Map Category of parcel 0210010008 from Medium Density Residential to Technology Park to permit a battery energy storage system on the site
LOCATION:	2002 Rockbridge Road NW
PARCEL:	0210010008
SIZE:	49 acres
APPLICANT:	Zurisol LLC

STAFF REPORT: Senior Planner Spivey presented the staff report for FLUM2025-07, as previously stated in conjunction with REZ2025-13.

THE APPLICANT: Zurisol LLC

PUBLIC COMMENTS:

N/A

PLANNING COMMISSION QUESTIONS AND COMMENTS:

No additional questions or comments were made.

BOARD VOTE/ RECOMMENDATION:

Commissioner McClendon made a motion to deny FLUM2025-07. The motion was seconded and approved unanimously. Commissioner Stovall-Goolsby seconded the motion, and the motion carried.

ITEM R-10:	TEXT2026-01
PURPOSE:	TEXT2026-01- An ordinance to amend the text of certain definitions within Title 1; repealing and replacing certain base zoning district and overlay zoning district regulations within Title 2; Amending certain use regulations of the Unified Development Ordinance of Rockdale County, Georgia, as amended; providing for codification; providing for conflicts; providing for severability; providing for applicability; and for other purposes.
APPLICANT:	County Staff

STAFF REPORT: Project Manager Jessica Pollett presented the case files for Items R10, and R11, together. She made the board aware that Items R10 and R11 have been withdrawn.

THE APPLICANT: County Staff

PUBLIC COMMENTS:

N/A

PLANNING COMMISSION QUESTIONS AND COMMENTS:

No additional questions or comments were made.

BOARD VOTE/ RECOMMENDATION: Commissioner Stovall-Goolsby made a motion to accept the withdrawal. Vice Chair Yancey seconded the motion, and the motion carried.

ITEM R-11:	TEXT2026-02
PURPOSE:	TEXT2026-02 - An ordinance repealing and replacing certain chapters of Title 3, Development and Permitting, of the Rockdale County Unified Development Ordinance; providing for codification; providing for conflicts; providing for severability; providing for applicability; and for other purposes.
APPLICANT:	County Staff

STAFF REPORT: Project Manager Jessica Pollett presented the case files for Items R10, and R11 together. She made the board aware that R11 had been withdrawn.

THE APPLICANT: County Staff

PUBLIC COMMENTS:

N/A

PLANNING COMMISSION QUESTIONS AND COMMENTS:

No additional questions or comments were made.

BOARD VOTE/ RECOMMENDATION:

Commissioner Stovall-Goolsby made a motion to accept the withdrawal. Vice Chair Yancey seconded the motion, and the motion carried.

ITEM R-12:	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 Brandon White presented the case files for Item R12. He explained the reasons for the UDO update.

THE APPLICANT: County Staff

PUBLIC COMMENTS:

W Kent Cambell– In Opposition

Ashley C Hamlet – In Opposition

Camble Senior- In Opposition

Yul Anderson – In Opposition

Khara Boender– In Opposition

PLANNING COMMISSION QUESTIONS AND COMMENTS:

No additional questions or comments were made.

BOARD VOTE/ RECOMMENDATION:

Vice Chair, Yancey made a motion to approve the amendments. Commissioner Forrester seconded the motion, and the motion carried.

7. Reports:

- A. Planning Commission Calendar (April 9, 2026, PC Training)
- B. 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.
- C. The Next Regularly Scheduled Planning Commission Meeting will be in person on.

Date	Day	Time	Location	Address
April 9	THU	3:00 PM	Assembly Hall	901 Main St NW, Conyers, GA, 30012

8. Adjournment:

Vice Chair, Yancey made a motion to adjourn the meeting. Commissioner Forrester seconded the motion, and it passed unanimously. The meeting was adjourned at 8:32pm.