

Resolution of the Rockdale County Board of Commissioners to Accept the Withdrawal
of Rezoning Case REZ2026-01 Without Prejudice and Waive the 12-Month Prohibition on
Subsequent Amendment Applications on the Subject Site

Rezoning Case #REZ2026-01 – A rezoning 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.

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County Code Section §238-4 authorizes an application to amend the official zoning map of Rockdale County to be withdrawn by the owner of the property or an authorized agent of the owner prior to publication of the required legal advertisement; and

WHEREAS, the public hearing notice for Rezoning Case REZ2026-01 was properly noticed and published for consideration by the Rockdale Planning Commission and the Rockdale County Board of Commissioners; and

WHEREAS, the request to withdraw Rezoning case REZ2026-01 was submitted by the Director of Planning and Development after the publication of the legal advertisement; and

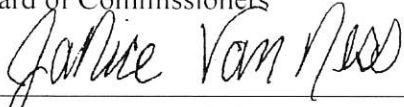
WHEREAS, Rockdale County Code Section §238-4 prohibits an application to amend the official zoning map within 12 months from the date of the final decision of the Board of Commissioners, unless the Board of Commissioners waives the 12-month interval by Resolution; and

NOW, THEREFORE, BE IT RESOLVED, by the Rockdale County Board of Commissioners that Rezoning case REZ2026-01 be formally withdrawn from further consideration and the 12-month interval prohibiting subsequent applications on the subject property is hereby waived.

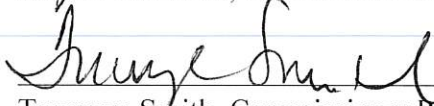
Approved this 28th Day of July 2026.

Rockdale County, Georgia

Board of Commissioners



Janice Van Ness, Chair and CEO

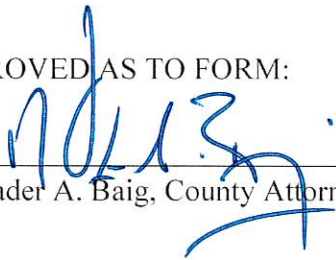


Tuwanya Smith, Commissioner Post I



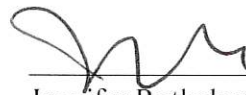
Doreen Williams, Commissioner Post II

APPROVED AS TO FORM:



M. Qader A. Baig, County Attorney

ATTEST:



Jennifer Rutledge, County Clerk

Director of Government

Affairs

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: _____

Ordinance No. _____
Case No. REZ2026-01

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.

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



Type of Request: Resolution of the Rockdale County Board of Commissioners to Accept the Withdrawal of Rezoning Case REZ2026-01 Without Prejudice and Waive the 12-Month Prohibition on Subsequent Amendment Applications on the Subject Site.

County Clerk Use Only
Resolution #:

#12-2026-18

Submission Information:

Contact Name:

Brandon White, Director

Department:

Planning & Development

Information:

Summary of Request:

Resolution of the Rockdale County Board of Commissioners to Accept the Withdrawal of Rezoning Case REZ2026-01 Without Prejudice and Waive the 12-Month Prohibition on Subsequent Amendment Applications on the Subject Site.

Notes and Comments:

Rezoning Case #REZ2026-01 – A rezoning 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.

The applicant has been unresponsive in communication with staff regarding the project.