

BOARD OF COMMISSIONERS

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DEPARTMENT OF PLANNING & DEVELOPMENT

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**ROCKDALE COUNTY BOARD OF COMMISSIONERS  
ZONING PUBLIC HEARING  
JANUARY 23<sup>RD</sup>, 2025, AT 6:00 PM  
ROCKDALE COUNTY ASSEMBLY HALL  
901 MAIN STREET NW, CONYERS, GA 30012**

**AGENDA**

1. Call to Order.
2. Approval of the Agenda.
3. Approval of the Minutes: November 14<sup>th</sup>, 2024.
4. Rules of Procedure for Public Hearings.
5. Old/Unfinished Business:

<b>ITEM R-1:</b>	<b>REZ2022-08</b>
<b>PURPOSE:</b>	To rezone 12.089 acres from R-1 (Single-Family Residential) to M-1 (Limited Industrial) for the development of a 180,000-square-foot warehouse.
<b>LOCATION:</b>	1945 NW Sigman Road
<b>PARCEL:</b>	0220010044
<b>SIZE:</b>	12.089 acres
<b>APPLICANT:</b>	The Galloway Law Group, LLC
<b>OWNERS:</b>	Shippen Properties, LLC
<b>STAFF RECOMMENDATION:</b>	Approval with Conditions
<b>PC RECOMMENDATION:</b>	No Recommendation

**6. New Business.**

<b>ITEM R-2:</b>	<b>REZ2024-28</b>
<b>PURPOSE:</b>	To rezone 10.00 acres from A-R (Agricultural-Residential) to C-1 (Local Commercial) for a neighborhood commercial development.
<b>LOCATION:</b>	1929 SW Oglesby Bridge Road
<b>PARCEL:</b>	032002004C
<b>SIZE:</b>	10.00 acres of a 44.76-acre parcel
<b>APPLICANT:</b>	Stephen A. Goodsell
<b>OWNERS:</b>	Benjamin Willis Seay III
<b>STAFF RECOMMENDATION:</b>	Approval with Conditions
<b>PC RECOMMENDATION:</b>	Approval with Conditions

<b>ITEM R-3:</b>	<b>FLU2024-08 and REZ2024-27</b>
<b>PURPOSE:</b>	To amend the Future Land Use Map Category from Medium Density Residential to Commercial.  To rezone 12.88 acres from A-R (Agricultural-Residential) to C-2 (General Commercial) to allow the property to be developed with commercial uses including a restaurant.
<b>LOCATION:</b>	4250 SE Highway 20
<b>PARCEL:</b>	080A010014
<b>SIZE:</b>	12.88 acres
<b>APPLICANT:</b>	John Andrew Nix / Maddox Nix Firm
<b>OWNERS:</b>	1618 Land Holdings, LLC
<b>STAFF RECOMMENDATION:</b>	Approval of FLU2024-08 Approval with Conditions of REZ2024-27
<b>PC RECOMMENDATION:</b>	Approval of FLU2024-08 Approval with Conditions of REZ2024-27 for a C-1 (Local Commercial) zoning designation rather than the C-2 zoning designation requested by the applicant.

**7. Reports: NONE**

**The Next Regularly Scheduled Board of Commissioners Zoning Public Hearing will be on:**

<b>Date</b>	<b>Day</b>	<b>Time</b>	<b>Location</b>	<b>Address</b>
03/27/2025	THU	6:00 PM	Assembly Hall	901 Main St NW, Conyers, GA, 30012

**8. Adjourn.**