



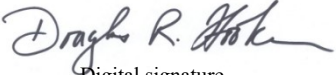
REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: October 9, 2019

ARC REVIEW CODE: P1910091

TO: Oz Nesbitt, Sr., Chairman, Rockdale County Board of Commissioners
ATTN TO: Kc Krzic, Director, Planning & Development
FROM: Douglas R. Hooker, Executive Director, ARC


Digital signature
Original on file

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: 2019 Rockdale County CIE Annual Update and CIE Amendment

Review Type: Local Comprehensive Plan

Description: A review of the 2019 Rockdale County CIE Annual Update and CIE Amendment.

Submitting Local Government: Rockdale County

Action Under Consideration: Approval

Date Opened: October 9, 2019

Deadline for Comments: October 30, 2019

Earliest the Regional Review can be Completed: Upon approval by Georgia DCA

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT
ARC RESEARCH & ANALYTICS
GEORGIA DEPARTMENT OF NATURAL RESOURCES
GWINNETT COUNTY
WALTON COUNTY
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

ARC TRANSPORTATION ACCESS & MOBILITY
ARC AGING & HEALTH RESOURCES
GEORGIA DEPARTMENT OF TRANSPORTATION
HENRY COUNTY
CITY OF CONYERS
NORTHEAST GEORGIA REGIONAL COMMISSION

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
DEKALB COUNTY
NEWTON COUNTY
CITY OF LITHONIA

Attached is information concerning this review.

If you have any questions regarding this review, please contact Greg Giuffrida at ggiuffrida@atlantaregional.org or 470-378-1531. If ARC staff does not receive comments from you on or before **Wednesday, Oct. 30, 2019**, we will assume that your agency has no comments and will close the review. Comments via e-mail are strongly encouraged. The ARC review website is located at <http://www.atlantaregional.org/land-use/planreviews>.

REGIONAL REVIEW NOTIFICATION

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NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY

Submitting Local Government:	Rockdale County	Date Received:	October 9, 2019			
Local Contact:	Kc Krzic, Director, Planning & Development, Rockdale County					
Phone:	770-278-7135	E-Mail:	kc.krzic@rockdalecountyga.gov			
Fax:		Website:	https://rockdalecountyga.gov/			
Street	958 Milstead Avenue	City State, Zip:	Conyers, Georgia 30012			
Department of Community Affairs Review Required						
Review Title:	2019 Rockdale County CIE Annual Update and CIE Amendment					
Description:	<p>A review of the 2019 Rockdale County CIE Annual Update and CIE Amendment.</p> <p>Document can be viewed on the ARC website at: http://www.atlantaregional.org/landuse Under Plan Review, search for the Rockdale County.</p>					
The submitted documents are available for review at ARC and the local government.						
Reviewing Regional Commission:						
<p>Atlanta Regional Commission 229 Peachtree Street NE, Suite 100 Atlanta, GA 30303</p> <p>Phone 404-463-3100 Fax 404-463-3254</p>						
Contact Person:	Greg Giuffrida, Plan Review Technician					
E-Mail	ggiuffrida@atlantaregional.org					

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: October 9, 2019

ARC REVIEW CODE: P1910091

TO: ARC Managers

FROM: Greg Giuffrida, Plan Review Technician, 470-378-1531

Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew

Transportation Access & Mobility: Mangham, Marquitrise

Natural Resources: Santo, Jim

Research & Analytics: Skinner, Jim

Aging & Health Resources: Perumbeti, Katie

Name of Proposal: 2019 Rockdale County CIE Annual Update and CIE Amendment

Review Type: Local Comprehensive Plan

Description: A review of the 2019 Rockdale County CIE Annual Update and CIE Amendment.

Submitting Local Government: Rockdale County

Date Opened: October 9, 2019

Deadline for Comments: October 30, 2019

Earliest the Regional Review can be Completed: Upon approval by Georgia DCA

Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

[illegible]



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

Type of Request: Public Hearing and Transmittal of the Capital Improvements Element 2019 Annual Update		County Clerk Use Only Resolution#:
<input type="checkbox"/> Submission Information	<input type="checkbox"/> Information	
Contact Name: Kc M. Krzic Department: Planning & Development	Summary of Request: Public Hearing and Transmittal for the Capital Improvements Element 2019 Annual Update to the Atlanta Regional Commission and Georgia Department of Community Affairs.	
<input type="checkbox"/> Department Director /Elected Official Signature	<input type="checkbox"/> Chief of Staff Signature	
I have reviewed the attached, and it is approved as to substance.	I have reviewed the attached, and it is approved for processing.	
Signature: <i>[Signature]</i> Date: 9/10/2019	Signature: Date:	
<input type="checkbox"/> County Attorney Signature	<input type="checkbox"/> Director of Legislative Affairs/County Clerk Signature	
I have reviewed the attached, and it is approved as to form.	I have reviewed the attached, and it is approved for processing.	
Signature: Date:	Signature: Date:	

Notes and Comments:

**A RESOLUTION TRANSMITTING THE CAPITAL IMPROVEMENTS
ELEMENT 2019 ANNUAL UPDATE TO THE ATLANTA REGIONAL
COMMISSION AND GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS**

WHEREAS, Rockdale County adopted a Capital Improvements Element as an amendment to the *Rockdale County Comprehensive Plan*; and

WHEREAS, Rockdale County has prepared a 2019 Annual Update to the adopted Capital Improvements Element, which incorporates an impact fee financial report for FY 2018; and

WHEREAS, the Capital Improvements Element 2019 Annual Update was prepared in accordance with the "Development Impact Fee Compliance Requirements" and the "Minimum Planning Standards and Procedures for Local Comprehensive Planning" adopted by the Board of Community Affairs pursuant to the Georgia Planning Act of 1989, and a duly advertised Public Hearing was held on September 24, 2019 at 10:00 A.M. in the Rockdale County Commission Chambers, 901 Main Street, Conyers, Georgia.

BE IT THEREFORE RESOLVED that the Board of Commissioners of Rockdale County does hereby submit the Capital Improvements Element 2019 Annual Update to the Atlanta Regional Commission for Regional and State review, as per the requirements of the Development Impact Fee Compliance Requirements adopted pursuant to the Georgia Planning Act of 1989.

BE IT FURTHER RESOLVED that any resolution in conflict with this resolution is hereby repealed.

This 24th day of September, 2019.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Oz Nesbitt, Sr., Chairman



Sherri L. Washington, Esq., Commissioner Post I



Dr. Doreen Williams, Commissioner Post II

Resolution No. _____

Attest:

By: 
Jennifer Rutledge, County Clerk

Approved as to form:

By: 
M. Qader A. Baig, County Attorney

First reading: _____

Second reading: _____



Capital Improvements Element

2019 Annual Update:

FY 2018 Financial Report & Community Work Program

Rockdale County, Georgia

DRAFT July 16, 2019

Introduction

This Capital Improvements Element Annual Update has been prepared based on the rules and regulations pertaining to impact fees in Georgia, as specified by the *Development Impact Fee Act* (DIFA) and the Department of Community Affairs (DCA) documents *Development Impact Fee Compliance Requirements* and *Standards and Procedures for Local Comprehensive Planning*. These three documents dictate the essential elements of an Annual Update, specifically the inclusion of a financial report and a schedule of improvements.

According to the *Compliance Requirements*, the Annual Update:

“...must include: 1) the Annual Report on impact fees required under O.C.G.A. 36-71-8; and 2) a new fifth year schedule of improvements, and any changes to or revisions of previously listed CIE projects, including alterations in project costs, proposed changes in funding sources, construction schedules, or project scope.” (Chapter 110-12-2-.03(2)(c))

¹ Note that DCA’s *Compliance Requirements* specify that the work program is to meet the requirements of Chapter 110-12-1-.04(7)(a), which is a reference to the work program requirements in a previous version of the *Standards and*

This Annual Update itself is based on the Rockdale County **Capital Improvements Element**, as amended by the County on **March 22, 2011**.

Financial Report

The Financial Report included in this document is based on the requirements of DIFA, specifically:

“As part of its annual audit process, a municipality or county shall prepare an annual report describing the amount of any development impact fees collected, encumbered, and used during the preceding year by category of public facility and service area.” (O.C.G.A. 36-71-8(d)(1))

The County’s fiscal year runs from January 1 to December 31. Thus, the financial report included here is based on the audit prepared for FY 2018. The required financial information is shown on the table on page 2, and detailed information for each public facility category appears in the tables on pages 3 through 5.

Procedures for Local Comprehensive Planning. The correct current description is found at Chapter 110-12-1-.04(2)(b)1.

Schedule of Improvements

In addition to the financial report, the County has prepared a five-year schedule of improvements—a community work program (CWP)—as specified in the *Compliance Requirements* (Chapter 110-12-2-.03(2)(c)), which states that local governments that have a CIE must “update their entire Short Term [i.e., Community] Work Programs annually.”¹

According to DCA’s requirements,² the CWP must include:

- A brief description of the activity;
- Legal authorization, if applicable;
- Timeframe for undertaking the activity;
- Responsible party for implementing the activity;
- Estimated cost (if any) of implementing the activity; and,
- Funding source(s), if applicable.

This information for impact fee eligible appears in the Community Work Program portion of this document, beginning on page 6.

² Chapter 110-12-1-.03(3).

IMPACT FEES FINANCIAL REPORT – ROCKDALE COUNTY, GA Fiscal Year 2018

ROCKDALE COUNTY		Annual Impact Fee Financial Report - Fiscal Year 2018			
Public Facility	Libraries	Fire Protection	Parks & Recreation	Admin-istration*	TOTAL
Impact Fee Fund Balance December 31, 2017	\$185,428.25	\$317,484.44	\$1,270,161.85	\$89,091.44	\$1,862,165.98
Impact Fees Collected (January 1, 2018 through December 31, 2018)	\$40,340.86	\$127,736.43	\$330,340.73	\$18,389.71	\$516,807.73
Subtotal: Fee Accounts	\$225,769.11	\$445,220.87	\$1,600,502.58	\$107,481.15	\$2,378,973.71
Accrued Interest	\$379.04	\$1,184.51	\$2,984.96	\$189.52	\$4,738.03
(Impact Fee Refunds)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
(Expenditures)	\$0.00	\$0.00	(\$63,310.00)	(\$21,350.00)	(\$84,660.00)
Impact Fee Fund Balance December 31, 2018	\$226,148.15	\$446,405.38	\$1,540,177.54	\$86,320.67	\$2,299,051.74
Impact Fees Encumbered	\$ 226,148.15	\$ 446,405.38	\$ 1,540,177.54		\$ 2,212,731.07

* Revenue collected in the Administration category includes the 3% administrative fee (\$14,614.78) and a surcharge for CIE Preparation costs (\$3,774.93).

Public Facility:		Library								
Responsible Party:		Conyers-Rockdale Library System Board								
Service Area:		County-wide								
Project Description	Project Start Date	Project End Date	Local Cost of Project*	Maximum % of Funding from Impact Fees	Max Funding Possible from Impact Fees	FY 2018 Impact Fees Expended	Impact Fees Expended (Previous Years)	Total Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
Main Branch Expansion	2007	2011	\$ 7,881,667.33	3.20%	\$ 252,213.35	\$ -	\$ 228,758.19	\$ 228,758.19	\$ -	Project Completed
Collection Materials	2005	2005	1,185,233.55	0.00%	-	-	-	-	-	
Collection Materials	2016	2021	96,212.49	92.59%	89,080.89	-	-	-	89,080.89	Delayed
Collection Materials	2017	2022	98,744.48	92.59%	91,424.87	-	-	-	91,424.87	Delayed
Collection Materials	2018	2023	101,255.28	92.59%	93,749.22	-	-	-	45,642.39	Delayed
Collection Materials	2019	2024	103,906.31	92.60%	96,212.58	-	-	-	-	
Collection Materials	2020	2025	106,889.85	92.60%	98,980.32	-	-	-	-	
Collection Materials	2021	2026	64,047.43	92.60%	59,306.36	-	-	-	-	
Collection Materials	2022	2027	65,004.36	92.60%	60,196.12	-	-	-	-	
Collection Materials	2023	2028	65,974.42	92.58%	61,079.43	-	-	-	-	
Collection Materials	2024	2029	66,895.78	92.59%	61,936.26	-	-	-	-	
Collection Materials	2025	2030	67,798.85	92.59%	62,776.13	-	-	-	-	
Collection Materials	2026	2031	89,295.68	92.59%	82,675.62	-	-	-	-	
Collection Materials	2027	2032	91,241.55	92.60%	84,491.75	-	-	-	-	
Collection Materials	2028	2033	93,200.14	92.60%	86,299.63	-	-	-	-	
Collection Materials	2029	2034	95,140.42	92.59%	88,090.57	-	-	-	-	
Collection Materials	2030	2035	97,062.06	92.58%	89,864.25	-	-	-	-	
Future facility or expansion (20,000 new square feet)	2022	2024	3,323,020.00	80.1%	2,662,013.11	-	-	-	-	
			\$ 13,692,589.99		\$ 4,120,390.46	\$ -	\$ 228,758.19	\$ 228,758.19	\$ 226,148.15	

* All costs are Net Present Value per CIE adopted March 22, 2011

NOTE: For projects that have been completed and paid for (or are not eligible for impact fee funding), the cells in the "FY2018 Impact Fees Expended" column are shaded out, indicating that no impact fees or additional impact fees may be expended on those projects.

NOTE: For projects that are not 100% impact fee funded, funding may be provided from the County General Fund, the Capital Projects Fund or other local taxation sources, as determined during the annual budget adoption process, or through separate funds of the Conyers-Rockdale Library System.

Public Facility:		Fire Protection								
Responsible Party:		Fire-Rescue Department								
Service Area:		County-wide								
Project Description	Project Start Date	Project End Date	Local Cost of Project*	Maximum % of Funding from Impact Fees	Max Funding Possible from Impact Fees	FY 2018 Impact Fees Expended	Impact Fees Expended (Previous Years)	Total Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
Heavy Vehicle	2008	2008	\$ 365,400.53	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	Project Completed
Heavy Vehicle	2020	2020	515,000.00	62.9%	323,902.12	-	-	-	-	Delayed
Heavy Vehicle	2020	2020	515,000.00	100.0%	515,000.00	-	-	-	-	Delayed
Heavy Vehicle	2009	2012	484,230.18	100.0%	484,230.18	-	484,230.18	484,230.18	-	Project Completed
Heavy Vehicle	2024	2024	474,479.33	100.0%	474,479.33	-	-	-	-	Delayed
Heavy Vehicle	2026	2026	474,479.33	100.0%	474,479.33	-	-	-	-	Delayed
Heavy Vehicle-Brush Truck	2015	2016	216,939.00	100.0%	216,939.00	-	16,939.00	16,939.00	-	Project Completed
Heavy Vehicle	2024	2024	473,439.70	100.0%	473,439.70	-	-	-	-	Delayed
Klondike @ Hurst Road Station (FS#6)	2008	2009	1,294,864.00	0.0%	-	-	-	-	-	Project Completed
Fire Station No. 9	2009	2010	1,497,033.99	1.5%	22,628.00	-	22,628.00	22,628.00	-	Project Completed
New Fire Station No. 10	2021	2022	1,505,949.66	100.0%	1,505,949.66	-	-	-	446,405.38	Delayed
New Station No. 11	2024	2026	1,511,922.93	100.0%	1,511,922.93	-	-	-	-	Delayed
Future Station E	2023	2024	1,517,919.88	100.0%	1,517,919.88	-	-	-	-	Delayed
			\$ 10,846,658.53		\$ 7,520,890.13	\$ -	\$ 523,797.18	\$ 523,797.18	\$ 446,405.38	

* All costs are Net Present Value per CIE adopted March 22, 2011.

NOTE: For projects that have been completed and paid for (or are not eligible for impact fee funding), the cells in the "FY2018 Impact Fees Expended" column are shaded out, indicating that no impact fees or additional impact fees may be expended on those projects.

NOTE: For projects that are not 100% impact fee funded, funding may be provided from the General Fund, the Capital Projects Fund or other local taxation sources, as determined during the annual budget adoption process.

Public Facility:		Parks & Recreation								
Responsible Party:		Recreation and Maintenance Department								
Service Area:		County-wide								
Project Description	Project Start Date	Project End Date	Local Cost of Project*	Maximum % of Funding from Impact Fees	Max Funding Possible from Impact Fees	FY 2018 Impact Fees Expended	Impact Fees Expended (Previous Years)	Total Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
Recreation Facilities**										
Trails	2007	2007	\$ 48,520.03	100.0%	\$ 48,520.03	\$ -	\$ 48,520.00	\$ 48,520.00	\$ -	Project Completed
American Legion Fields	2006	2007	1,838,963.00	18.0%	331,013.34	-	-	-	-	Project Completed
Earl O'Neal Sports Complex	2006	2007	2,158,048.00	16.0%	345,287.68	-	-	-	-	Project Completed
Pine Log Trail (2.5 miles)	2008	2009	896,060.34	40.0%	358,424.14	-	15,540.17	15,540.17	-	Project Completed
Johnson Park	2006	2007	2,049,024.00	7.0%	143,431.68	-	2,049.68	2,049.68	-	Project Completed
Pine Log	2006	2007	942,784.00	21.0%	197,984.64	-	-	-	-	Project Completed
Rockdale River Trail Phase B (2 miles)	2011	2012	1,240,956.79	100.0%	1,240,956.79	-	-	-	-	Project Completed
Black Shoals Park	2013	2016	1,505,275.14	60.4%	909,003.51	-	-	-	-	Project Completed
DeCastro Community	2016	2021	403,379.09	30.8%	124,409.37	-	-	-	-	Delayed
Earl O'Neal Sports Complex	2012	2022	695,907.45	35.1%	244,587.90	14,000.00	-	14,000.00	-	Ongoing
Dinky Trail (3 miles)	2017	2018	1,095,184.86	0.0%	-	-	-	-	-	Project Completed
Black Shoals connector (8 miles)	2017	2020	8,689,069.95	0.0%	-	-	-	-	-	Delayed
Bonner Park Spur Trail (0.3 miles)	2008	2020	162,920.06	0.0%	-	-	-	-	-	Delayed
Rockdale River Trail Phase D (1 mile)	2014	2016	596,009.68	100.0%	596,009.68	-	-	-	-	Project Completed
Rockdale River Trail Phase E (1 mile)	2006	2014	596,009.68	100.0%	596,009.68	-	300,135.90	300,135.90	-	Project Completed
Rockdale River Trail Phase F (1 mile)	2012	2014	1,335,030.39	100.0%	1,335,030.39	-	-	-	-	Project Completed
Grimes Street	2014	2020	115,693.62	100.0%	115,693.62	-	-	-	115,693.62	Ongoing
Johnson Park	2013	2020	976,318.70	55.4%	540,461.60	-	-	-	540,461.60	Ongoing
Milstead Pool	2014	2016	401,844.88	23.7%	95,371.18	-	-	-	-	Project Completed
Northwest Community	2017	2025	17,300,317.59	24.2%	4,187,012.45	49,310.00	-	49,310.00	270,015.69	Delayed
Oglesby Region	2015	2023	1,595,982.26	81.6%	1,302,590.41	-	-	-	-	Delayed
Parker Road Community	2007	2023	1,698,182.87	79.4%	1,348,318.29	-	467,169.44	467,169.44	-	Ongoing
Pine Log	2014	2020	496,385.77	100.0%	496,385.77	-	-	-	614,006.63	Ongoing
Richardson	2014	2015	133,281.57	0.0%	-	-	-	-	-	Project Completed
S. Rockdale Community	2008	2020	481,293.56	72.1%	346,796.33	-	-	-	-	Ongoing
Shady Grove	2013	2020	115,862.82	0.0%	-	-	-	-	-	Ongoing
Southwest Community	2017	2020	5,991,604.36	87.0%	5,214,263.27	-	-	-	-	Delayed
American Legion Fields	2018	2020	947,893.11	100.0%	947,893.11	-	-	-	-	Delayed
Land Acquisitions										
Southwest Community Park	2017	2020	3,900,000.00	100.0%	3,900,000.00	-	-	-	-	Delayed
River Trail right-of-way	2013	2020	810,000.00	100.0%	810,000.00	-	-	-	-	Completed
			\$ 59,217,803.56		\$ 25,775,454.87	\$ 63,310.00	\$ 833,415.19	\$ 896,725.19	\$ 1,540,177.54	

* All costs are Net Present Value per CIE adopted March 22, 2011. Includes SPLOST-funded projects.

** Summarized by park. See Capital Improvements Element adopted March 22, 2011, for project details.

NOTE: For projects that have been completed and paid for (or are not eligible for impact fee funding), the cells in the "FY2018 Impact Fees Expended" column are shaded out, indicating that no impact fees or additional impact fees will be expended on those projects.

NOTE: For projects that are not 100% impact fee funded, funding may be provided from the General Fund, the Capital Projects Fund, SPLOST or other local taxation sources, as determined during the annual budget adoption process.

COMMUNITY WORK PROGRAM – ROCKDALE COUNTY, GA 2020 – 2024

Capital Project	Start Year	End Year	Responsible Party	Cost Estimate	Funding Source(s)
Collection Materials Purchase	2016 (delayed)	2021	Conyers-Rockdale Library System Board	\$96,212	93% Impact Fees 7% Local Taxation Sources*
Collection Materials Purchase	2017 (delayed)	2022	Conyers-Rockdale Library System Board	\$98,744	93% Impact Fees 7% Local Taxation Sources*
Collection Materials Purchase	2018 (delayed)	2023	Conyers-Rockdale Library System Board	\$101,255	93% Impact Fees 7% Local Taxation Sources*
Collection Materials Purchase	2019	2024	Conyers-Rockdale Library System Board	\$103,906	93% Impact Fees 7% Local Taxation Sources*
Collection Materials Purchase	2020	2025	Conyers-Rockdale Library System Board	\$106,890	93% Impact Fees 7% Local Taxation Sources*
Collection Materials Purchase	2021	2026	Conyers-Rockdale Library System Board	\$64,047	93% Impact Fees 7% Local Taxation Sources*
Collection Materials Purchase	2022	2027	Conyers-Rockdale Library System Board	\$65,004	93% Impact Fees 7% Local Taxation Sources*
Collection Materials Purchase	2023	2028	Conyers-Rockdale Library System Board	\$65,974	93% Impact Fees 7% Local Taxation Sources*

Capital Project	Start Year	End Year	Responsible Party	Cost Estimate	Funding Source(s)
Collection Materials Purchase	2024	2029	Conyers-Rockdale Library System Board	\$66,896	93% Impact Fees 7% Local Taxation Sources*
New Fire Truck	2020	2020	Rockdale County Fire-Rescue Dept.	\$515,000	63% Impact Fees 37% General Fund
New Fire Truck	2021	2021	Rockdale County Fire-Rescue Dept.	\$515,000	100% Impact Fees, and/or General Fund and/or SPLOST
New Fire Station No. 10	2021	2022	Rockdale County Fire-Rescue Dept.	\$1,505,950	100% Impact Fees, and/or SPLOST
New Station E	2023	2024	Rockdale County Fire-Rescue Dept.	1,517,920	100% Impact Fees, and/or SPLOST
New Fire Trucks (2)	2024	2024	Rockdale County Fire-Rescue Dept.	\$947,919	100% Impact Fees, and/or General Fund and/or SPLOST
New Station No. 11	2024	2026	Rockdale County Fire-Rescue Dept.	\$1,511,923	100% Impact Fees, and/or SPLOST
DeCastro Community Park	2016 (delayed)	2021	Rockdale County Rec. & Maintenance Dept.	\$403,379	Max. 31% Impact Fees Min. 69% SPLOST
Earl O'Neal Sports Complex	2012 (ongoing)	2022	Rockdale County Rec. & Maintenance Dept.	\$695,907	Max. 35% Impact Fees Min. 65% SPLOST

Capital Project	Start Year	End Year	Responsible Party	Cost Estimate	Funding Source(s)
Black Shoals Connector	2017 (delayed)	2020	Rockdale County Rec. & Maintenance Dept.	\$8,869,070	100% SPLOST
Bonner Park Spur Trail	2008 (delayed)	2020	Rockdale County Rec. & Maintenance Dept.	\$162,920	100% SPLOST
Grimes Street Park - Renovations and Additions	2014 (ongoing)	2020	Rockdale County Rec. & Maintenance Dept.	\$115,694	Max. 100% Impact Fees
Johnson Park	2013 (ongoing)	2020	Rockdale County Rec. & Maintenance Dept.	\$976,319	Max. 55% Impact Fees Min. 45% SPLOST
Northwest Community Park	2017 (delayed)	2025	Rockdale County Rec. & Maintenance Dept.	\$17,300,318	Max. 24% Impact Fees Min. 76% SPLOST
Oglesby Region	2015 (delayed)	2023	Rockdale County Rec. & Maintenance Dept.	\$1,595,982	Max. 82% Impact Fees Min. 18% SPLOST
Parker Rd Community Park - Renovations and Additions	2007 (ongoing)	2023	Rockdale County Rec. & Maintenance Dept.	\$1,698,183	Max. 79% Impact Fees Min. 21% SPLOST
Pine Log Park	2014 (ongoing)	2020	Rockdale County Rec. & Maintenance Dept.	\$496,386	Max. 60% Impact Fees Min. 40% SPLOST
South Rockdale Community Park - Renovations and Additions	2008 (ongoing)	2020	Rockdale County Rec. & Maintenance Dept.	\$481,294	Max. 72.1% Impact Fees Min. 27.9% SPLOST

Capital Project	Start Year	End Year	Responsible Party	Cost Estimate	Funding Source(s)
Shady Grove Park - Renovations and Additions	2013 (ongoing)	2020	Rockdale County Rec. & Maintenance Dept.	\$115,863	100% SPLOST
Southwest Community Park - Improvements	2017 (delayed)	2020	Rockdale County Rec. & Maintenance Dept.	\$5,991,604	Max. 87% Impact Fees Min. 13% SPLOST
American Legion Fields	2018 (delayed)	2020	Rockdale County Rec. & Maintenance Dept.	\$947,893	Max. 100% Impact Fees
Southwest Community Park - Land Acquisition	2017 (delayed)	2020	Rockdale County Rec. & Maintenance Dept.	\$3,900,000	100% Impact Fees

*Local Taxation Sources include but are not limited to the County General Fund, the Capital Projects Fund or other County taxation sources, as determined during the annual budget adoption process, or separate funds of the Conyers-Rockdale Library System.

NOTE: A new Parks & Recreation Plan will be completed in 2019, which will result in a re-evaluation of all previously planned and scheduled parks and recreation projects shown in the current Community Improvements Element.

1. Call to Order
2. Invocation and Pledge of Allegiance: Minister Paul Tompkins, Crosspoint Christian Church
3. Special Recognitions/Presentations
 - A. Economic Development Task Force and Conyers-Rockdale Economic Development Council Update
 - B. Conyers-Rockdale Library System Update – Brenda Poku, Director
 - C. 2019 Government Experience Awards Finalist - Rockdale County
4. Approval of the Agenda
5. Approval of the Minutes: September 10, 2019 and September 17, 2019
6. Unfinished Business: None.

7. Consent Agenda

2019-452: Tyler Technologies, Inc. – Clerk of Courts – Odyssey Software Migration to Cloud base - average annual cost \$276,693

2019-453: Tim A. Smith – Water Resources – Change Order No. 2 to 2019-40 – Professional Engineering functions - Extend term by 13 weeks – NTE \$16,640 – Extended to November 27, 2019

2019-454: DeNyse Companies, Inc. – Recreation and Maintenance – Close Out Change Order No. 1 to 2018-47 – Costley Mill Signage - \$8,984.30

2019-455: G.A. Food Services of Pinellas County, Inc. dba G.A. Food Service, Inc. – Recreation and Maintenance – Senior Services – Home Delivered Meals - \$85,680 – October 1, 2019 – June 30, 2020

2019-456: Pittman Construction Company – Transportation – Salem Gate Market/Old Salem Road Roadway Rehabilitation – ITB #19-18 - \$853,493.96 – 52 weeks from Notice to Proceed (NTP)

2019-457: Cigna Healthcare – Talent Management – Client Consent to Use of Name and Information for the “Cigna Well Being Award”

2019-458: The Dickerson Group, Inc. – Stormwater Management – Stormwater Construction & Maintenance Services – ITB #19-15 – One of Three Bidders – Not To Exceed \$900,000 – One year with option to renew two (2) additional one-year periods

2019-459: Site Engineering, Inc. – Stormwater Management – Stormwater Construction & Maintenance Services – ITB #19-15 – Two of Three Bidders - Not To Exceed \$900,000 – One year with option to renew two (2) additional one-year periods

2019-460: Summit Construction and Development, LLC. – Stormwater Management – Stormwater Construction & Maintenance Services – ITB #19-15 – Three of Three Bidders - Not To Exceed \$900,000 – One year with option to renew two (2) additional one-year periods

2019-461: Expenditure Request – Tax Commissioner – Envelopes & Forms – Postage and Mailing Services for Tax Bills – \$15,172.06 - Ratification

2019-462: Requisition– Water Resources – Carus Corporation- Polyblend Orthophosphate - \$59,696

2019-463: Requisition– Water Resources– Pencco Inc – Fluoride - \$22,747.50

2019-464: Requisition– Water Resources– Scotwood Industries, Inc. – Solar Salt - \$51,030

2019-465: Requisition– Water Resources– Envelopes & Forms – Postage and Mailing Services for Water Bills - \$24,600

2019-466: Requisition – Water Resources – Delta Municipal – Network Infrastructure Services for Radio read water meter program- \$165,000

2019-467: Surplus – Fire Rescue

7a. Public Hearing and Comment: CIE Resolution – Planning and Development

Notice is hereby given that a public hearing shall be held at the Rockdale County Assembly Hall at 901 Main Street, Conyers, on Tuesday, September 24, 2019, at 10:00 a.m. before the Rockdale County Board of Commissioners to consider a resolution transmitting a draft Capital Improvements Element 2019 Annual Update report to the Atlanta Regional Commission for regional and state review per the requirements of the state Development Impact Fee Compliance Requirements adopted pursuant to the Georgia Planning Act of 1989

7b. Public Hearing and Comment: CIE Resolution – Planning and Development

Notice is hereby given that a public hearing shall be held at the Rockdale County Commission chambers at 901 Main Street, Conyers, on Tuesday, September 24, 2019, at 10:00 a.m. before the Rockdale County Board of Commissioners to consider a resolution transmitting a draft Capital Improvements Element amendment, relating to the County's impact fee program, to the Atlanta Regional Commission for regional and State review pursuant to the Georgia Planning Act of 1989. Said public hearing will be held in accordance with Section (10)(a)1 of Chapter 110-12-2-.04 of the State's Development Impact Fee Compliance Requirements.

8. Regular Agenda:

2019-468: Public Hearing and Transmittal Resolution for the Capital Improvements Element 2019 Annual Update to the Atlanta Regional Commission and Georgia Department of Community Affairs

2019-469: Public Hearing and Transmittal Resolution for the Capital Improvements Element Amendment, Relating to the County's Impact Fee Program, to the Atlanta Regional Commission and Georgia Department of Community Affairs

2019-470: An Ordinance To Amend Titles 1 And 2 Of The Unified Development Ordinance Of Rockdale County, As Amended, So As To Change Certain Definitions In Section 106 Regarding Vacation Rentals; To Amend The Table Of Permitted Uses In Section 218-1 To Include Vacation Rentals; To Amend The Standards Of Use And Development In Section 218-13(CCCC) Regarding Vacation Rentals; To Repeal Conflicting Laws; And For Other Purposes Including Proposals To Amend Related Code Provisions Not Contained Within The Unified Development Ordinance Of Rockdale County – First Reading

2019-471: An Ordinance To Amend Titles 1 And 2 Of The Unified Development Ordinance Of Rockdale County, As Amended, So As To Change Certain Definitions In Section 106 Regarding Limited Lodging; To Amend The Watershed Protection District Table Of Permitted Uses In Section 206-1(I) To Include Limited Lodging; To Amend The Table Of Permitted Uses In Section 218-1 To Include Limited Lodging; To Amend The Standards Of Use And Development In Section 218-13(BBBB) Regarding Limited Lodging; To Repeal Conflicting Laws; And For Other Purposes Including Proposals To Amend Related Code Provisions Not Contained Within The Unified Development Ordinance Of Rockdale County – First Reading

2019-472: An Ordinance, Pursuant To The Provisions Of Section 238-4 Of The Code Of Rockdale County, Georgia, As Amended, To Amend The Comprehensive Plan For Rockdale County, As Amended, So As To Redesignate Property Located At 2021 Southeast Old Covington Highway, Conyers, Georgia From The Limited Industrial Category To High Density Residential Category Following Application For Same; To Authorize An Amendment To The Future Land Use Map Of Rockdale County, Georgia, Reflecting Said Rezoning; To Impose Conditions Upon The Amendment; To Repeal Conflicting Ordinances And For Other Purposes – First Reading

2019-473: An Ordinance, Pursuant To The Provisions Of Section 238-4 Of The Code Of Rockdale County, Georgia, As Amended, To Rezone Property Located At 2021 Southeast Old Covington Highway, Conyers, Georgia From The M-1 (Limited Industrial) Zoning District To The Rm (Residential Multi-Family) Zoning District Following Application For Same; To Authorize An Amendment To The Official Zoning Map Of Rockdale County, Georgia, Reflecting Said Rezoning; To Impose Conditions Upon The Amendment; To Repeal Conflicting Ordinances And For Other Purposes – First Reading

2019-474: An Ordinance, Pursuant To The Provisions Of Section 238-4 Of The Code Of Rockdale County, Georgia, As Amended, To Rezone Property Located At 2420 Old Covington Highway, Conyers, Georgia From The R-1 (Single Family Residential) Zoning District To The M-1 (Limited Industrial) Zoning District Following Application For Same; To Authorize An Amendment To The Official Zoning Map Of Rockdale County, Georgia, Reflecting Said Rezoning; To Impose Conditions Upon The Amendment; To Repeal Conflicting Ordinances And For Other Purposes – First Reading

2019-475: An Ordinance, Pursuant To The Provisions Of Section 238-4 Of The Code Of Rockdale County, Georgia, As Amended, To Rezone Property Located At 2432 Old Covington Highway, Conyers, Georgia From The R-1 (Single Family Residential) Zoning District To The M-1 (Limited Industrial) Zoning District Following Application For Same; To Authorize An Amendment To The Official Zoning Map Of Rockdale County, Georgia, Reflecting Said Rezoning; To Impose Conditions Upon The Amendment; To Repeal Conflicting Ordinances And For Other Purposes – First Reading

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9. Public Comment

10. Board Comment

11. Executive Session

12. Adjournment

1. Call to Order: Chairman Nesbitt called this meeting to order at 10:10 a.m. for the purpose of the items on the agenda. The agenda is attached hereto and is hereby made a part of these minutes. The full Board was present.

2. Invocation and Pledge of Allegiance: Minister Paul Tompkins, Crosspoint Christian Church

3. Special Recognitions/Presentations:

- A. Economic Development Task Force and Conyers-Rockdale Economic Development Council Update
- B. Conyers-Rockdale Library System Update – Brenda Poku, Director
- C. 2019 Government Experience Awards Finalist - Rockdale County

4. Approval of the Agenda: A motion was made by Commissioner Williams, seconded by Commissioner Washington and was passed unanimously to approve the agenda as published.

5. Approval of the Minutes: September 10, 2019 and September 17, 2019: A motion was made by Commissioner Williams, seconded by Commissioner Washington and was passed unanimously to approve the minutes as presented.

6. Unfinished Business: None.

7. Consent Agenda: A motion was made by Commissioner Washington, seconded by Commissioner Williams and was passed unanimously to approve the items on the consent agenda as listed below.

2019-452: Tyler Technologies, Inc. – Clerk of Courts – Odyssey Software Migration to Cloud base - average annual cost \$276,693

2019-453: Tim A. Smith – Water Resources – Change Order No. 2 to 2019-40 – Professional Engineering functions - Extend term by 13 weeks – NTE \$16,640 – Extended to November 27, 2019

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The Chairman opened the floor for public comment and there were no comments.

7b. Public Hearing and Comment: CIE Resolution – Planning and Development

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The Chairman opened the floor for public comment and there were no comments.

8. Regular Agenda:

2019-468: Public Hearing and Transmittal Resolution for the Capital Improvements Element 2019 Annual Update to the Atlanta Regional Commission and Georgia Department of Community Affairs - #R-2019-17: A motion was made by Commissioner Washington, seconded by Commissioner Williams and was passed unanimously to approve this resolution as presented.

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9. Public Comment: George Kelecheck; Betty Maddux; Lorraine Harrison; Claire Cline

10. Board Comment: None.

11. Executive Session: None.

12. Adjournment: There being no further business, Vice-Chairman Williams adjourned this meeting at 11:57 a.m.

Approved this 8th Day of October 2019.

Rockdale County, Georgia
Board of Commissioners

Osborn Nesbitt, Sr., Chairman

ATTEST:

Jennifer O. Rutledge, County Clerk/
Director of Legislative Affairs

Sherri L. Washington., Commissioner Post I

Dr. Doreen Williams, Commissioner Post II