



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: August 30, 2021

ARC REVIEW CODE: P2108301

TO: Chairman Oz Nesbitt, Sr., Rockdale County
ATTN TO: Teresa Jacobs, Deputy Director of Planning & Development
FROM: Douglas R. Hooker, Executive Director, ARC

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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: 2021 Rockdale County CIE Annual Update

Review Type: Local Comprehensive Plan

Description: A regional review of the draft 2021 Rockdale County CIE Annual Update.

Submitting Local Government: Rockdale County

Action Under Consideration: Approval

Date Opened: August 30, 2021

Deadline for Comments: September 13, 2021

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
DEKALB COUNTY
NEWTON COUNTY
CITY OF STONECREST

ARC TRANSPORTATION ACCESS & MOBILITY
ARC AGING & HEALTH RESOURCES
GEORGIA DEPARTMENT OF TRANSPORTATION
GWINNETT COUNTY
WALTON COUNTY
NORTHEAST GEORGIA REGIONAL COMMISSION

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
SRTA/GRTA
HENRY COUNTY
CITY OF CONYERS

Attached is information concerning this review.

If you have any questions regarding this review, please contact Andrew Smith at asmith@atlantaregional.org or 470-378-1645. If ARC staff does not receive comments from you on or before **September 13, 2021**, 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>.

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NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY

Submitting Local Government:	Rockdale County	Date Received:	August 30, 2021
Local Contact:	Teresa Jacobs, Deputy Director of Planning & Development, Rockdale County		
Phone:	770-278-7127	E-Mail:	Teresa.Jacobs@RockdaleCountyGA.gov
Fax:		Website:	https://rockdalecountyga.gov
Street	958 Milstead Avenue	City State, Zip:	Conyers, Georgia 30014

Department of Community Affairs Review Required

Review Title:	2021 Rockdale County CIE Annual Update
Description:	A regional review of the draft 2021 Rockdale County CIE Annual Update. Document can be viewed on the ARC website at: http://www.atlantaregional.org/landuse Under Plan Review, search for the Rockdale County.

The submitted documents are available for review at ARC and the local government.

Reviewing Regional Commission:

Atlanta Regional Commission
229 Peachtree Street NE, Suite 100
Atlanta, GA 30303

Phone 404-463-3100 | Fax 404-463-3254

Contact Person:	Andrew Smith, Principal Planner
E-Mail	asmith@atlantaregional.org

[illegible]

State of Georgia

#R-2021- 16

County of Rockdale

Transmittal Resolution

Capital Improvements Element 2021 Annual Update

Rockdale County, Georgia

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

WHEREAS, Rockdale County has prepared a 2021 Annual Update to the adopted Capital Improvements Element, which incorporates an impact fee financial report for FY 2020; and

WHEREAS, the Capital Improvements Element 2021 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 August 10, 2021, at 10:00 A.M. in the Rockdale County Commission chambers, 901 Main Street, Conyers;

BE IT THEREFORE RESOLVED that the Board of Commissioners of Rockdale County does hereby submit the Capital Improvements Element 2021 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.

Approved this the 10th day of August 2021.

Board of Commissioners



Oz Nesbitt, Sr., Chairman

Attest:



Jennifer Rutledge, County Clerk


Sherri L. Washington, Commissioner
Doreen Williams, Commissioner



Capital Improvements Element

2021 Annual Update:

FY 2020 Financial Report Community Work Program: 2022-2026

Rockdale County, Georgia

DRAFT 7/12/21

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 *Community Affairs 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))

This Annual Update itself is based on the Rockdale County Capital Improvements Element, as most recently amended by the County on December 10, 2019.

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*

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 2020. 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 7.

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 CWP (community work program)—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 projects appears in the Community Work Program portion of this document, beginning on page 8.

² Chapter 110-12-1-.03(3).

IMPACT FEES FINANCIAL REPORT – ROCKDALE COUNTY, GA **Fiscal Year 2020**

ROCKDALE COUNTY	Annual Impact Fee Financial Report - Fiscal Year 2020				
Public Facility	Libraries	Fire Protection	Parks & Recreation	Admin-istration*	TOTAL
Impact Fee Fund Balance December 31, 2019	\$288,565.73	\$539,867.33	\$1,610,722.39	\$83,302.36	\$2,522,457.81
Impact Fees Collected (January 1, 2020 through December 31, 2020)	\$78,676.45	\$119,347.47	\$557,809.97	\$23,542.12	\$779,376.01
Subtotal: Fee Accounts	\$367,242.18	\$659,214.80	\$2,168,532.36	\$106,844.48	\$3,301,833.82
Accrued Interest	\$161.97	\$290.74	\$956.41	\$47.12	\$1,456.24
(Impact Fee Refunds)					
(Expenditures)	(\$44,611.57)	(\$87,202.00)	(\$757,383.45)	(\$4,887.50)	(\$894,084.52)
Impact Fee Fund Balance December 31, 2020	\$322,792.58	\$572,303.54	\$1,412,105.32	\$102,004.10	\$2,409,205.54
Impact Fees Encumbered	\$322,792.58	\$ 572,303.54	\$ 1,412,105.32		\$ 2,307,201.44

* Revenue collected in the Administration category includes the administrative fee (\$19,140.94) and a surcharge for CIE Preparation costs (\$4,401.18).

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 2020 Impact Fees Expended	Impact Fees Expended (Previous Years)	Total Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
Collection Materials	2019	2020	\$ 43,786.38	97.56%	\$ 42,718.42	\$ 44,611.57	\$ -	\$ 44,611.57	-	
Collection Materials	2020	2021	\$ 44,361.21	97.56%	\$ 43,279.23	-	-	-	\$ 44,504.78	
Collection Materials	2021	2022	\$ 45,617.40	97.56%	\$ 44,504.78	-	-	-	\$ 45,155.63	
Collection Materials	2022	2023	\$ 46,284.52	97.56%	\$ 45,155.63	-	-	-	\$ 45,680.97	
Collection Materials	2023	2024	\$ 46,822.99	97.56%	\$ 45,680.97	-	-	-	\$ 46,280.66	
Collection Materials	2024	2025	\$ 47,437.68	97.56%	\$ 46,280.66	-	-	-	\$ 46,888.24	
Collection Materials	2025	2026	\$ 48,060.44	97.56%	\$ 46,888.24	-	-	-	\$ 47,573.95	
Collection Materials	2026	2027	\$ 48,763.29	97.56%	\$ 47,573.95	-	-	-	\$ 46,708.35	
Collection Materials	2027	2028	\$ 49,330.60	97.56%	\$ 48,127.41	-	-	-	-	
Collection Materials	2028	2029	\$ 49,978.21	97.56%	\$ 48,759.23	-	-	-	-	
Collection Materials	2029	2030	\$ 50,709.11	97.56%	\$ 49,472.30	-	-	-	-	
New Branch Library	2029	2029	\$ 9,051,862.30	100.0%	\$ 9,051,862.30	-	-	-	-	
Collection Materials	2030	2031	\$ 51,223.27	97.56%	\$ 49,973.92	-	-	-	-	
Collection Materials	2031	2032	\$ 55,273.56	97.56%	\$ 53,925.42	-	-	-	-	
Collection Materials	2032	2033	\$ 55,921.40	97.56%	\$ 54,557.47	-	-	-	-	
Collection Materials	2033	2034	\$ 56,734.34	97.56%	\$ 55,350.58	-	-	-	-	
Collection Materials	2034	2035	\$ 57,399.31	97.56%	\$ 55,999.33	-	-	-	-	
Collection Materials	2035	2036	\$ 58,233.73	97.56%	\$ 56,813.40	-	-	-	-	
Collection Materials	2036	2037	\$ 58,998.22	97.56%	\$ 57,559.24	-	-	-	-	
Collection Materials	2037	2038	\$ 59,689.73	97.56%	\$ 58,233.88	-	-	-	-	
Collection Materials	2038	2039	\$ 60,557.45	97.56%	\$ 59,080.44	-	-	-	-	
Collection Materials	2039	2040	\$ 61,267.23	97.56%	\$ 59,772.90	-	-	-	-	
Collection Materials	2040	2041	\$ 62,503.19	97.56%	\$ 60,978.73	-	-	-	-	
			\$ 10,210,815.57		\$ 10,182,548.41	\$ 44,611.57	\$ -	\$ 44,611.57	\$ 322,792.58	

* All costs are Net Present Value per latest adopted CIE.

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										
Table 1 of 2										
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 2020 Impact Fees Expended	Impact Fees Expended (Previous Years)	Total Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
Pumper	2019	2019	\$ 550,000.00	100.00%	\$ 550,000.00	-	\$ 22,297.09	\$ 22,297.09	-	
Field Vehicle	2019	2019	\$ 45,000.00	100.00%	\$ 45,000.00	-	-	-	-	
Pumper	2019	2022	\$ 557,220.38	100.00%	\$ 557,220.38	-	-	\$ 22,297.08	-	
Tower Ladder	2020	2022	\$ 1,317,066.36	100.00%	\$ 1,317,066.36	-	\$ 22,297.08	\$ 22,297.08	-	
Trail ATV	2020	2021	\$ 35,459.48	100.00%	\$ 35,459.48	-	-	-	\$ 572,303.54	
Admin Vehicles	2020	2022	\$ 121,575.36	100.00%	\$ 121,575.36	-	-	-	-	Completed
Station 10	2021	2022	\$ 1,894,860.34	100.00%	\$ 1,894,860.34	\$87,202.00	-	\$ 87,202.00	-	2 of 3 purchased
911 Center Relocation	2021	2023	\$ 206,488.56	100.00%	\$ 206,488.56	-	-	-	-	
Training Ctr.	2021	2023	\$ 1,946,072.78	100.00%	\$ 1,946,072.78	-	-	-	-	
Pumper	2022	2022	\$ 564,535.56	100.00%	\$ 564,535.56	-	-	-	-	
Quint Ladder	2022	2022	\$ 1,026,428.29	100.00%	\$ 1,026,428.29	-	-	-	-	
Admin Vehicle	2022	2022	\$ 41,057.13	100.00%	\$ 41,057.13	-	-	-	-	
Station 5 Relocation	2022	2024	\$ 1,428,632.29	100.00%	\$ 1,428,632.29	-	-	-	-	
Pumper	2023	2023	\$ 571,946.77	100.00%	\$ 571,946.77	-	-	-	-	
Haz Mat Unit	2022	2022	\$ 103,990.32	100.00%	\$ 103,990.32	-	-	-	-	
Dive Support Unit	2022	2022	\$ 166,384.51	100.00%	\$ 166,384.51	-	-	-	-	
Admin Vehicles	2022	2022	\$ 83,192.26	100.00%	\$ 83,192.26	-	-	-	-	
Subtotal Table 1 of 2			\$ 10,659,910.40		\$ 10,659,910.40	\$ 87,202.00	\$ 44,594.17	\$ 131,796.17	\$ 572,303.54	

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 2020 Impact Fees Expended	Impact Fees Expended (Previous Years)	Total Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
Station 11 Pumps	2026	2028	\$ 2,098,171.34	100.00%	\$ 2,098,171.34	\$ -	\$ -	\$ -	-	Delayed: Station 8 Relocation to occur first
Field Vehicle	2023	2023	\$ 1,158,910.53	100.00%	\$ 1,158,910.53	-	-	-	-	
Station 12 Pumps	2026	2026	\$ 47,409.98	100.00%	\$ 47,409.98	-	-	-	-	
Field Vehicle	2024	2024	\$ 1,433,599.63	100.00%	\$ 1,433,599.63	-	-	-	-	
Station 8 Relocation	2024	2024	\$ 1,174,124.68	100.00%	\$ 1,174,124.68	-	-	-	-	
Pumper	2024	2025	\$ 45,000.00	0.00%						
Rescue Squad	2025	2025	\$ 1,252,680.00	0.00%						
Field Vehicle	2025	2025	\$ 594,769.28	31.17%	\$ 185,388.01	-	-	-	-	
Station 13 Pumper	2025	2025	\$ 800,000.00	0.00%						
Station 14 Pumper	2028	2030	\$ 45,000.00	0.00%						
Tower Ladder	2030	2032	\$ 2,000,000.00	0.00%						
	2030	2030	\$ 550,000.00	0.00%						
	2030	2030	\$ 1,300,000.00	0.00%						
Subtotal Table 2 of 2			\$ 15,049,665.44		\$ 6,097,604.17	\$ -	\$ -	\$ -	\$ -	
Total - Fire Protection			\$ 25,709,575.83		\$ 16,757,514.56	\$ 87,202.00	\$ 44,594.17	\$ 131,796.17	\$ 572,303.54	

* All costs are Net Present Value per latest adopted CIE.

NOTE: For projects that are not eligible for impact fee funding, the cells in the "FY2020 Impact Fees Expended" column are shaded out, indicating that no 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										
Table 1 of 2										
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 2020 Impact Fees Expended	Impact Fees Expended (Previous Years)	Total Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
Amphitheater	2027	2029	\$ 1,378,855.13	57.7%	\$ 795,370.43	\$ -	\$ -	\$ -	\$ -	
Aquatics Community Center	2027	2029	\$ 18,132,505.56	28.8%	\$ 5,229,751.09	-	-	-	-	
Basketball court in new park (2)	2024	2024	\$ 230,586.97	74.2%	\$ 171,013.36	-	-	-	\$ 171,013.36	
Outdoor Basketball court (1)	2019	2021	\$ 24,129.96	74.2%	\$ 17,895.83	-	-	-	-	
Boating Facility (1)	2024	2024	\$ 1,592,577.67	38.5%	\$ 612,435.23	-	-	-	-	Completed
Disc Golf Course	2026	2027	\$ 206,828.27	28.8%	\$ 59,652.78	-	-	-	-	
Dog Park (1) Pine Log	2023	2023	\$ 196,233.98	28.8%	\$ 56,597.21	-	-	-	-	
Dog Park (1) Richardson	2021	2021	\$ 196,233.98	28.8%	\$ 56,597.21	-	-	-	\$ 56,597.21	
Gymnasium (1)	2019	2021	\$ 4,089,909.92	28.8%	\$ 56,597.21	-	-	-	-	Completed
Multi-Purpose Field (1)	2024	2024	\$ 1,263,955.13	86.5%	\$ 3,538,798.24	\$376,077.90	-	376,077.90	-	2021 Completion
Nature Center (1)	2023	2024	\$ 100,736.70	100.0%	\$ 1,263,955.13	-	-	-	-	
Small pavilion (1) Lorraine	2022	2022	\$ 86,584.54	28.8%	\$ 29,054.17	-	-	-	\$ 29,054.17	
Small pavilions (3) SE County	2024	2024	\$ 259,693.57	93.7%	\$ 81,141.72	-	-	-	\$ 81,141.72	
Large pavilion (1)	2024	2024	\$ 758,370.32	93.7%	\$ 243,425.11	-	-	-	-	
Pickleball (1)	2022	2022	\$ 48,259.93	93.7%	\$ 710,862.32	-	-	-	-	
Playground (1) Lorraine	2022	2022	\$ 396,420.85	86.5%	\$ 41,756.95	-	-	-	\$ 41,756.95	
Playground (1) SE County	2024	2024	\$ 396,420.85	100.0%	\$ 396,420.85	-	-	-	\$ 396,420.85	
Restroom Facility (1) Blk Shoals	2023	2024	\$ 231,694.40	100.0%	\$ 396,420.85	-	-	-	-	
Restroom Facility (1) De Castro	2019	2021	\$ 231,694.40	83.6%	\$ 193,791.33	-	-	-	\$ 193,791.33	
Restroom Facility (1) Lorraine	2019	2021	\$ 231,694.40	83.6%	\$ 193,791.33	-	-	-	-	Completed
Restroom Facility (1) Milstead	2021	2021	\$ 231,694.40	83.6%	\$ 193,791.33	-	-	-	-	Completed
Restroom Facilities (2) SE County	2024	2024	\$ 463,388.81	83.6%	\$ 367,582.65	-	-	-	-	Completed
Skate Park (1)	2024	2024	\$ 2,068,282.69	28.8%	\$ 596,527.82	-	-	-	-	
Special Event/Banquet Center(1)	2019	2021	\$ 1,793,128.33	86.5%	\$ 1,551,505.90	\$373,981.55	439,981.03	\$ 813,962.58	-	
Splash Pad (1) SE County	2024	2024	\$ 1,378,855.13	43.3%	\$ 596,527.82	-	-	-	-	
Trail Head (1)	2023	2023	\$ 517,070.67	50.5%	\$ 260,980.92	-	-	-	-	
Trail System (3 miles)	2023	2023	\$ 4,136,565.38	67.3%	\$ 2,783,796.49	-	-	-	-	
Volleyball Courts (2)	2023	2023	\$ 114,913.79	28.8%	\$ 33,143.09	-	-	-	\$ 33,143.09	
Subtotal Table 1 of 2			\$ 40,757,365.73		\$ 20,686,378.49	\$ 750,059.45	\$ 439,981.03	\$ 1,190,040.48	\$ 1,002,918.67	

Public Facility: Parks & Recreation										
Responsible Party: Recreation and Maintenance Department										
Service Area: County-wide										
Table 2 of 2										
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 2020 Impact Fees Expended	Impact Fees Expended (Previous Years)	Total Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
Tennis Courts (14)	TBD	TBD	\$ 2,895,595.77	78.28%	\$ 2,266,805.71	\$ -	\$ -	\$ -	\$ -	
Basketball court in new park (4)	TBD	TBD	\$ 461,171.89	74.2%	\$ 342,025.19	-	-	-	-	
Boating Facility (2)	TBD	TBD	\$ 3,185,155.34	38.5%	\$ 1,224,870.46	-	-	-	-	
Dog Park (1)	TBD	TBD	\$ 196,233.98	28.8%	\$ 56,597.21	-	-	-	-	
Multi-Purpose Field (2)	TBD	TBD	\$ 2,527,910.26	100.0%	\$ 2,527,910.26	-	-	-	-	
Small pavilion (5)	TBD	TBD	\$ 432,822.62	93.7%	\$ 405,708.51	-	-	-	-	
Large pavilion (2)	TBD	TBD	\$ 1,516,740.64	93.7%	\$ 1,421,724.64	-	-	-	-	
Playground (2)	TBD	TBD	\$ 792,841.70	100.0%	\$ 792,841.70	-	-	-	-	
Restroom Facility (4)	2020	TBD	\$ 926,777.62	100.0%	\$ 926,777.62	\$ 7,324.00	-	\$ 7,324.00	409,186.65	Wheeler Park Restroom Completed 2020
Splash Pad (1)	TBD	TBD	\$ 1,376,855.13	43.3%	\$ 596,527.82	-	-	-	-	
Trail Head (3)	TBD	TBD	\$ 1,551,212.02	50.5%	\$ 782,942.76	-	-	-	-	
Trail System (12 miles)	TBD	TBD	\$ 16,546,261.52	67.3%	\$ 11,135,185.96	-	-	-	-	
Volleyball Court (1)	TBD	TBD	\$ 57,456.89	28.8%	\$ 16,571.54	-	-	-	-	
Subtotal Table 2 of 2			\$ 32,469,035.37		\$ 22,496,489.38	7,324.00	-	7,324.00	409,186.65	
Total - Parks & Recreation			\$ 73,226,401.10		\$ 43,182,867.87	\$ 757,383.45	\$ -	\$ 1,197,364.48	\$ 1,412,105.32	

* All costs are Net Present Value per latest adopted CIE.

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 2022 – 2026

Category	Action/Item	2022	2023	2024	2025	2026	Responsible Party	Cost Estimate*	Funding Source	Notes
Library Services	Collection Materials Purchase	✓	✓	✓	✓	✓	Conyers-Rockdale Library System Board	\$224,901	97.56% Impact Fees; 2.44% Local Taxation Sources**	On-going annual purchases
Fire Protection	Pumper Truck	✓					Rockdale County Fire-Rescue Department	\$557,220	100% Impact Fees, and/or SPLOST and/or General Fund	
Fire Protection	Tower Ladder Truck	✓					Rockdale County Fire-Rescue Department	\$1,317,066	100% Impact Fees, and/or SPLOST and/or General Fund	
Fire Protection	Administrative Vehicles	✓					Rockdale County Fire-Rescue Department	\$121,575	100% Impact Fees, and/or SPLOST and/or General Fund	
Fire Protection	Station 10	✓					Rockdale County Fire-Rescue Department	\$1,894,860	100% Impact Fees, and/or SPLOST	
Fire Protection	911 Center Relocation	✓	✓				Rockdale County EMA - Communications	\$206,489	100% Impact Fees, and/or SPLOST	
Fire Protection	Training Center	✓	✓				Rockdale County Fire-Rescue Department	\$1,946,071	100% Impact Fees, and/or SPLOST	
Fire Protection	Pumper Truck	✓					Rockdale County Fire-Rescue Department	\$564,536	100% Impact Fees, and/or SPLOST and/or General Fund	
Fire Protection	Quint Ladder Truck	✓					Rockdale County Fire-Rescue Department	\$1,026,428	100% Impact Fees, and/or SPLOST and/or General Fund	
Fire Protection	Administrative Vehicle	✓					Rockdale County Fire-Rescue Department	\$41,057	100% Impact Fees, and/or SPLOST and/or General Fund	

Category	Action/Item	2022	2023	2024	2025	2026	Responsible Party	Cost Estimate*	Funding Source	Notes
Fire Protection	Public Safety Radio Tower		✓				Rockdale County EMA - Communications	\$1,024,248	100% Impact Fees, and/or SPLOST	Cost addresses the increase in area (square footage) between the existing and new facilities; "replacement" square footage will be funded with SPLOST
Fire Protection	Station 5 Relocation	✓	✓	✓			Rockdale County Fire-Rescue Department	\$1,428,632	100% Impact Fees, and/or SPLOST	
Fire Protection	Pumper Truck		✓				Rockdale County Fire-Rescue Department	\$571,947	100% Impact Fees, and/or SPLOST and/or General Fund	
Fire Protection	Haz Mat Unit	✓					Rockdale County Fire-Rescue Department	\$103,990	100% Impact Fees, and/or SPLOST and/or General Fund	
Fire Protection	Dive Support unit	✓					Rockdale County Fire-Rescue Department	\$166,385	100% Impact Fees, and/or SPLOST and/or General Fund	
Fire Protection	Administrative Vehicles	✓					Rockdale County Fire-Rescue Department	\$83,192	100% Impact Fees, and/or SPLOST and/or General Fund	Purchase of 2 vehicles
Fire Protection	Station 11					✓	Rockdale County Fire-Rescue Department	\$2,098,171	100% Impact Fees, and/or SPLOST	
Fire Protection	Pumper Trucks		✓				Rockdale County Fire-Rescue Department	\$1,158,911	100% Impact Fees, and/or SPLOST and/or General Fund	Purchase of 2 pumper trucks
Fire Protection	Field Vehicle		✓				Rockdale County Fire-Rescue Department	\$47,410	100% Impact Fees, and/or SPLOST and/or General Fund	
Fire Protection	Station 12					✓	Rockdale County Fire-Rescue Department	\$1,433,600	Max. 67.5% Impact Fees, Min. 32.5% SPLOST and/or General Fund	

Category	Action/Item	2022	2023	2024	2025	2026	Responsible Party	Cost Estimate*	Funding Source	Notes
Fire Protection	Pumper Trucks		✓				Rockdale County Fire-Rescue Department	\$1,174,125	100% Impact Fees, and/or SPLOST and/or General Fund	Purchase of 2 pumper trucks
Fire Protection	Field Vehicle		✓				Rockdale County Fire-Rescue Department	\$45,000	SPLOST and/or General Fund	Not impact fee eligible
Fire Protection	Station 8 Relocation		✓		✓		Rockdale County Fire-Rescue Department	\$1,252,680	SPLOST	Not impact fee eligible
Fire Protection	Rescue Squad				✓		Rockdale County Fire-Rescue Department	\$800,000	SPLOST and/or General Fund	Not impact fee eligible
Fire Protection	Field Vehicle				✓		Rockdale County Fire-Rescue Department	\$45,000	SPLOST and/or General Fund	Not impact fee eligible
Fire Protection	Pumper				✓		Rockdale County Fire-Rescue Department	\$594,769	Max. 31.17% Impact Fees, Min. 62.83% SPLOST and/or General Fund	
Parks and Recreation	Black Shoals Restroom Facility	✓	✓				Rockdale County Recreation and Maintenance Dept.	\$231,625	Max. 83.64% Impact Fees, Min. 16.36% SPLOST	
Parks and Recreation	C.E. Steele Skate Park		✓				Rockdale County Recreation and Maintenance Dept.	\$2,068,283	Max. 28.84% Impact Fees, Min. 71.16% SPLOST	
Parks and Recreation	Costley Mill Park improvements:									
Parks and Recreation	2 Volleyball Courts	✓					Rockdale County Recreation and Maintenance Dept.	\$172,371	Max. 28.84% Impact Fees, Min. 71.16% SPLOST	
Parks and Recreation	Nature Center	✓	✓				Rockdale County Recreation and Maintenance Dept.	\$100,737	Max. 28.84% Impact Fees, Min. 71.16% SPLOST	

Category	Action/Item	2022	2023	2024	2025	2026	Responsible Party	Cost Estimate*	Funding Source	Notes
Parks and Recreation	Lorraine Park improvements:									
Parks and Recreation	Playground	✓					Rockdale County Recreation and Maintenance Dept.	\$396,421	100% Impact Fees, and/or SPLOST	
Parks and Recreation	Small pavilion	✓					Rockdale County Recreation and Maintenance Dept.	\$86,565	Max. 93.74% Impact Fees, Min. 6.26% SPLOST	
Parks and Recreation	Pine Log Park Dog Park		✓				Rockdale County Recreation and Maintenance Dept.	\$196,234	Max. 28.84% Impact Fees, Min. 71.16% SPLOST	
Parks and Recreation	Rockdale Tennis Center Pickleball Court	✓					Rockdale County Recreation and Maintenance Dept.	\$48,260	Max. 86.53% Impact Fees, Min. 13.47% SPLOST	
Parks and Recreation	Southeastern County Park 2 components:									
Parks and Recreation	2 basketball courts		✓				Rockdale County Recreation and Maintenance Dept.	\$230,586	Max. 74.16% Impact Fees, Min. 25.84% SPLOST	
Parks and Recreation	1 multi-purpose field		✓				Rockdale County Recreation and Maintenance Dept.	\$1,263,955	100% Impact Fees, and/or SPLOST	
Parks and Recreation	Splash Pad		✓				Rockdale County Recreation and Maintenance Dept.	\$1,378,855	Max. 43.26% Impact Fees, Min. 56.74% SPLOST	
Parks and Recreation	Playground		✓				Rockdale County Recreation and Maintenance Dept.	\$396,421	100% Impact Fees, and/or SPLOST	
Parks and Recreation	1 large pavilion		✓				Rockdale County Recreation and Maintenance Dept.	\$758,370	Max. 93.74% Impact Fees, Min. 6.26% SPLOST	
Parks and Recreation	3 small pavilions		✓				Rockdale County Recreation and Maintenance Dept.	\$259,694	Max. 93.74% Impact Fees, Min. 6.26% SPLOST	

Category	Action/Item	2022	2023	2024	2025	2026	Responsible Party	Cost Estimate*	Funding Source	Notes
Parks and Recreation	2 restroom facilities		✓				Rockdale County Recreation and Maintenance Dept.	\$463,389	Max. 83.64% Impact Fees, Min. 16.36% SPLOST	
Parks and Recreation	Blueway Boating Facility (canoe/kayak launch)		✓				Rockdale County Recreation and Maintenance Dept.	\$1,592,578	Max. 38.46% Impact Fees, Min. 61.54% SPLOST	
Parks and Recreation	3 miles of trail system		✓				Rockdale County Recreation and Maintenance Dept.	\$4,136,565	Max. 67.3% Impact Fees, Min. 32.7% SPLOST	
Parks and Recreation	1 trail head		✓				Rockdale County Recreation and Maintenance Dept.	\$517,071	Max. 50.47% Impact Fees, Min. 49.53% SPLOST	
Parks and Recreation	Disc Golf Course					✓	Rockdale County Recreation and Maintenance Dept.	\$206,828	Max. 28.8% Impact Fees, Min. 71.2% SPLOST	

*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.