

**DATE:** August 16, 2024

**TO:** Chairman Oz Nesbitt Sr., Rockdale County Commission  
**ATTN TO:** Pattie Pearson, Rockdale County  
**FROM:** Mike Alexander, COO, Atlanta Regional Commission

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:** 2024 Rockdale County Annual CIE Update

**Description:** A regional review of the draft 2024 Rockdale County Annual CIE Update.

**Submitting Local Government:** Rockdale County

**Action Under Consideration:** Approval

**Date Opened:** August 16, 2024

**Deadline for Comments:** September 6, 2024

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

ATLANTA REGIONAL COMMISSION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY  
CITY OF STONECREST  
NEWTON COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
DEKALB COUNTY  
CITY OF COVINGTON  
GWINNETT COUNTY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
CITY OF CONYERS  
WALTON COUNTY  
HENRY COUNTY

**Review information is attached.**

Please submit comments to [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org) For questions, please contact ARC Plan Review Manager Donald Shockey at [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org) or 470-378-1531. If no comments are received by **September 6, 2024**, ARC will assume your agency has no input on the subject plan. The ARC review website is located at <https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/>

State of Georgia

#R-2024- 28

County of Rockdale

**Transmittal Resolution**

**Capital Improvements Element (CIE) 2024 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 2024 Annual Update to the adopted Capital Improvements Element, which incorporates an impact fee financial report for FY 2023 and a 5-Year Community Work Program for 2025-2029; and

WHEREAS, the Capital Improvements Element 2024 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 13 at 10:00 a.m. in the Rockdale County Assembly Hall at 901 Main Street, Conyers;

BE IT THEREFORE RESOLVED that the Board of Commissioners of Rockdale County does hereby submit the Capital Improvements Element 2024 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 13<sup>th</sup> day of August, 2024.

Board of Commissioners



Oz Nesbitt, Sr., Chairman

Attest:



Jennifer Rutledge, County Clerk



Sherri L. Washington, Commissioner



Doreen Williams, Commissioner



# Capital Improvements Element

## 2024 Annual Update:

### FY 2023 Financial Report & Community Work Program: 2025-2029

Rockdale County, Georgia

*8.7.24 DRAFT*

## 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))

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

<sup>1</sup> 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 2023. The required financial information is shown on the table on page 2, and detailed information for each public facility category appears in the tables beginning on page 3.

*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.”<sup>1</sup>

According to DCA’s requirements,<sup>2</sup> 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 table at the end of this document.

<sup>2</sup> Chapter 110-12-1-.03(3).



**IMPACT FEES FINANCIAL REPORT – ROCKDALE COUNTY, GA**  
**Fiscal Year 2023**

FY 23 Information	Public Facility Category			Administration*	CIE Prep*	TOTAL
	Libraries	Fire Protection	Parks & Recreation			
<b>Impact Fee Fund Balance December 31, 2022</b>	\$ 391,796.13	\$ 294,344.63	\$ 1,633,354.19	\$ 126,126.23	\$ 15,588.63	\$ 2,461,209.81
<b>Impact Fees Collected (January 1, 2023 through December 31, 2023)</b>	\$ 51,465.67	\$ 80,058.77	\$ 417,445.87	\$ 16,469.11	\$ 1,980.70	\$ 567,420.12
<b>Subtotal: Fee Accounts</b>	\$ 443,261.80	\$ 374,403.40	\$ 2,050,800.06	\$ 142,595.34	\$ 17,569.33	\$ 3,028,629.93
<b>Accrued Interest</b>	\$ 2,035.65	\$ 1,719.42	\$ 9,418.14	\$ 654.86	\$ 80.68	\$ 13,908.75
<b>(Impact Fee Refunds)</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>(Expenditures)</b>	\$ (11,899.31)	\$ (25,864.75)	\$ (70,375.36)	\$ -	\$ -	\$ (108,139.42)
<b>Impact Fee Fund Balance December 31, 2023</b>	\$ 433,398.14	\$ 350,258.07	\$ 1,989,842.84	\$ 143,250.20	\$ 17,650.01	\$ 2,934,399.26
<b>Impact Fees Encumbered</b>	\$433,398.14	\$350,258.07	\$1,989,842.84			\$2,773,499.05

\* Revenue includes a 3% administrative fee and an additional surcharge for CIE preparation costs, as allowed under the Georgia Development Impact Fee Act; these collections are broken out into the Administration and CIE Prep categories, accordingly.

Financial Report

<b>Public Facility:</b> Library										
<b>Responsible Party:</b> Conyers-Rockdale Library System Board										
<b>Service Area:</b> 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 2023 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		\$ 42,718.42	\$ 42,718.42		Completed
Collection Materials	2020	2021	\$ 44,361.21	97.56%	\$ 43,279.23		\$ 43,279.23	\$ 43,279.23		Completed
Collection Materials	2021	2022	\$ 45,617.40	97.56%	\$ 44,504.78		\$ 34,266.69	\$ 34,266.69		Completed
Collection Materials	2022	2023	\$ 46,284.52	97.56%	\$ 45,155.63	\$ 11,899.31	-	\$ 11,899.31		Completed
Collection Materials	2023	2024	\$ 46,822.99	97.56%	\$ 45,680.97	-	-	-	\$ 45,680.97	On-going; 2024 expenditures will appear in 2025 Annual Update
Collection Materials	2024	2025	\$ 47,437.68	97.56%	\$ 46,280.66	-	-	-	\$ 46,280.66	
Collection Materials	2025	2026	\$ 48,060.44	97.56%	\$ 46,888.24	-	-	-	\$ 46,888.24	
Collection Materials	2026	2027	\$ 48,763.29	97.56%	\$ 47,573.95	-	-	-	\$ 47,573.95	
Collection Materials	2027	2028	\$ 49,330.60	97.56%	\$ 48,127.41	-	-	-	\$ 48,127.41	
Collection Materials	2028	2029	\$ 49,978.21	97.56%	\$ 48,759.23	-	-	-	\$ 48,759.23	
Collection Materials	2029	2030	\$ 50,709.11	97.56%	\$ 49,472.30	-	-	-	\$ 49,472.30	
Collection Materials	2030	2031	\$ 51,223.27	97.56%	\$ 49,973.92	-	-	-	\$ 49,973.92	
Collection Materials	2031	2032	\$ 55,273.56	97.56%	\$ 53,925.42	-	-	-	\$ 50,641.47	
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	-	-	-		
New Branch Library	2035	2035	\$ 9,051,862.30	100.0%	\$ 9,051,862.30	-	-	-		
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	-	-	-		
<b>TOTAL LIBRARY</b>			<b>\$ 10,210,815.57</b>		<b>\$ 10,182,548.41</b>	<b>\$ 11,899.31</b>	<b>\$ 120,264.34</b>	<b>\$ 132,163.65</b>	<b>\$ 433,398.14</b>	

\* 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.

**NOTE:** For projects that are complete, the cells in the "FY2023 Impact Fees Expended" column are shaded out, indicating that no impact fees may be expended on those projects.



Financial Report

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 2023 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		Completed
Field Vehicle	2019	2019	\$ 45,000.00	100.00%	\$ 45,000.00	-	-	-		Completed
Pumper	2019	2023	\$ 726,973.70	100.00%	\$ 45,000.00	-	\$ 726,973.70	\$ 726,973.70		Completed
Trail ATV	2020	2021	\$ 35,459.48	100.00%	\$ 35,459.48	-	-	-		Completed
Admin Vehicles (6)	2020	2026	\$ 245,824.74	100.00%	\$ 245,824.74	-	\$ 87,202.00	\$ 87,202.00		2 of 6 purchased to date
Tower Ladder	2025	2025	\$ 1,317,066.36	100.00%	\$ 1,317,066.36	-	-	-	\$ 350,258.07	
911 Center Relocation	2023	2023	\$ 206,488.56	100.00%	\$ 206,488.56	-	-	-		Completed
Quint Ladder	2023	2024	\$ 1,026,428.29	100.00%	\$ 1,026,428.29	\$ 25,864.75	-	\$ 25,864.75		Completed
Station 10	2024	2024	\$ 1,894,860.34	100.00%	\$ 1,894,860.34	-	-	-		Completed
Training Ctr.	2025	2026	\$ 1,946,072.78	100.00%	\$ 1,946,072.78	-	-	-		
Station 5 Relocation	2025	2025	\$ 1,428,632.29	100.00%	\$ 1,428,632.29	-	-	-		
Station 11	2029	2029	\$ 2,098,171.34	100.00%	\$ 2,098,171.34	-	-	-		
Station 12	2029	2029	\$ 1,433,599.63	100.00%	\$ 1,433,599.63	-	-	-		
Pumpers (6)	2025	2027	\$ 3,469,517.53	100.00%	\$ 3,469,517.53	-	-	-		
Pumper (1)	2026	2026	\$ 594,769.28	31.17%	\$ 185,388.01	-	-	-		
Haz Mat Unit	2025	2025	\$ 103,990.32	100.00%	\$ 103,990.32	-	-	-		
Dive Support Unit	2027	2027	\$ 166,384.51	100.00%	\$ 166,384.51	-	-	-		
Field Vehicle	2024	2024	\$ 47,409.98	100.00%	\$ 47,409.98		-	-		Completed
Field Vehicles	2025	2026	\$ 90,000.00	0.00%			-	-		Completed
Station 8 Relocation	2025	2026	\$ 1,252,680.00	0.00%			-	-		
Rescue Squad	2026	2026	\$ 800,000.00	0.00%			-	-		
Station 13	2028	2030	\$ 2,000,000.00	0.00%			-	-		
Pumper	2028	2028	\$ 550,000.00	0.00%			-	-		
Station 14	2030	2032	\$ 2,000,000.00	0.00%			-	-		
Pumper	2030	2030	\$ 550,000.00	0.00%			-	-		
Tower Ladder	2030	2030	\$ 1,300,000.00	0.00%			-	-		
<b>TOTAL FIRE PROTECTION</b>			<b>\$ 25,879,329.15</b>		<b>\$ 16,245,294.18</b>	<b>\$ 25,864.75</b>	<b>\$ 836,472.79</b>	<b>\$ 862,337.54</b>	<b>\$ 350,258.07</b>	

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

**NOTE:** For projects that have been completed and paid for (or are not eligible for impact fee funding), the cells in the "FY2023 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 or other local taxation sources, as determined during the annual budget adoption process.

Public Facility: Parks & Recreation		Table 1 of 2								
Responsible Party:		General Services 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 2023 Impact Fees Expended	Impact Fees Expended (Previous Years)	Total Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
Amphitheater	2025	2025	\$ 1,378,855.13	57.68%	\$ 795,370.43	-	-	-		
Aquatics Community Center	2029	2029	\$ 18,132,605.56	28.84%	\$ 5,229,751.09	-	-	-		
Basketball court in existing park (1)	2019	2021	\$ 24,129.96	74.16%	\$ 17,895.83	-	-	-		Completed
Basketball court in SE County (2)	2027	2027	\$ 230,586.97	74.16%	\$ 171,013.36	-	-	-		
Boating Facility (2)	2024	2024	\$ 3,185,155.34	38.46%	\$ 1,224,870.46	-	-	-		Completed
Disc Golf Course	2024	2024	\$ 206,828.27	28.84%	\$ 59,652.78	-	-	-		Underway (2024 completion)
Dog Park (1) Richardson	2021	2021	\$ 196,233.98	28.84%	\$ 56,597.21		-			Completed
Dog Park (1) Johnson	2022	2022	\$ 196,234.98	28.84%	\$ 56,597.21					Completed
Dog Park (1) Pine Log	2027	2027	\$ 196,233.98	28.84%	\$ 56,597.21	-	-	-		
Gymnasium (1)	2019	2021	\$ 4,089,909.92	86.53%	\$ 3,538,798.24		\$ 674,836.95	\$ 674,836.95		Completed
Multi-Purpose Field (1) in SE County	2027	2027	\$ 1,263,955.13	100.00%	\$ 1,263,955.13	-	-	-		
Nature Center (1) DeCastro	2024	2024	\$ 100,736.70	28.84%	\$ 29,054.17	-	-	-		Underway (2024 completion)
Pavilion, Small (1) Lorraine	2022	2022	\$ 86,564.54	93.74%	\$ 81,141.72		-	-		Completed
Pavilions, Small (3) SE County	2027	2027	\$ 259,693.57	93.74%	\$ 243,425.11	-	-	-		
Pavilion, Large (1) Wheeler	2025	2025	\$ 758,370.32	93.74%	\$ 710,862.32	-	-	-	\$ 375,000.00	
Pickleball (1)	2022	2023	\$ 48,259.93	86.53%	\$ 41,756.95	\$ 41,530.66	\$ 226.29	\$ 41,756.95		Completed
Playground (1) Lorraine	2022	2022	\$ 396,420.85	100.00%	\$ 396,420.85		-	-		Completed
Playground (1) Wheeler	2025	2025	\$ 396,420.85	100.00%	\$ 396,420.85	-	-	-	\$ 125,000.00	
Restroom Facility (1) Blk Shoals	2027	2028	\$ 231,694.40	83.64%	\$ 193,791.33	-	-	-		
Restroom Facility (1) De Castro	2019	2021	\$ 231,694.40	83.64%	\$ 193,791.33	-	-	-		Completed
Restroom Facility (1) Lorraine	2019	2021	\$ 231,694.40	83.64%	\$ 193,791.33	-	-	-		Completed
Restroom Facility (1) Milstead	2021	2021	\$ 231,694.40	83.64%	\$ 193,791.33	-	-	-		Completed
Restroom Facilities (3) Wheeler	2025	2025	\$ 695,083.21	83.64%	\$ 581,374.00	-	-	-	\$ 225,000.00	1 of 3 constructed to date
Skate Park (1) Wheeler	2024	2024	\$ 2,068,282.69	28.84%	\$ 596,527.82	-	-	-		Underway (2024 completion)
Special Event/Banquet Center(1)	2019	2025	\$ 1,793,128.33	86.53%	\$ 1,551,505.90		\$ 912,908.29	\$ 912,908.29	\$ 50,000.00	2025 anticipated for final build-out
Splash Pad (1) Wheeler	2025	2025	\$ 1,378,855.13	43.26%	\$ 596,527.82	-	-	-	\$ 300,000.00	
Trail Head (1)	2027	2027	\$ 517,070.67	50.47%	\$ 260,980.92	-	-	-		
Trail System (15 miles)	2027	2040	\$ 20,682,826.90	67.30%	\$13,918,982.45	-	-	-	\$ 914,842.84	
Volleyball Courts (2) Wheeler	2024	2024	\$ 114,913.79	28.84%	\$ 33,143.09	\$ 28,844.70	-	\$ 28,844.70		Completed
Subtotal Parks & Rec Table 1 of 2			\$ 59,324,134.30		\$ 32,684,388.22	\$ 70,375.36	\$ 1,587,971.53	\$ 1,658,346.89	\$ 1,989,842.84	



Public Facility:		Table 2 of 2								
Responsible Party:		General Services 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 2023 Impact Fees Expended	Impact Fees Expended (Previous Years)	Total Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
Tennis Courts (14)	2022	TBD	\$ 2,895,595.77	78.28%	\$ 2,266,805.71					On-going
Basketball Courts (4)	TBD	TBD	\$ 461,171.89	74.16%	\$ 342,025.19	-	-	-		
Boating Facility (1)	TBD	TBD	\$ 1,592,577.67	38.46%	\$ 612,435.23	-	-	-		
Multi-Purpose Field (2)	TBD	TBD	\$ 2,527,910.26	100.00%	\$ 2,527,910.26	-	-	-		
Small pavilion (5)	TBD	TBD	\$ 432,822.62	93.74%	\$ 405,708.51	-	-	-		
Large pavilion (2)	TBD	TBD	\$ 1,516,740.64	93.74%	\$ 1,421,724.64	-	-	-		
Playground (2)	TBD	TBD	\$ 792,841.70	100.00%	\$ 792,841.70	-	-	-		
Splash Pad (1)	TBD	TBD	\$ 1,378,855.13	43.26%	\$ 596,527.82	-	-	-		
Trail Head (3)	TBD	TBD	\$ 1,551,212.02	50.47%	\$ 782,942.76	-	-	-		
Volleyball Court (1)	TBD	TBD	\$ 57,456.89	28.84%	\$ 16,571.54	-	-	-		
<b>Subtotal Table 2 of 2</b>			<b>\$ 13,207,184.58</b>		<b>\$ 9,765,493.36</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		
<b>TOTAL PARKS &amp; RECREATION</b>			<b>\$ 72,531,318.88</b>		<b>\$ 42,449,881.58</b>	<b>\$ 70,375.36</b>	<b>\$ 1,587,971.53</b>	<b>\$ 1,658,346.89</b>	<b>\$ 1,989,842.84</b>	

\* 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.

**NOTE:** For projects that have been completed and paid for, the cells in the "FY2023 Impact Fees Expended" column are shaded out, indicating that no impact fees or additional impact fees will be expended on those projects.

**COMMUNITY WORK PROGRAM – ROCKDALE COUNTY, GA  
2025 – 2029**

Category	Action/Item	2025	2026	2027	2028	2029	Responsible Party	Cost Estimate	Funding Source*	Notes
Library Services	Collection Materials Purchase	✓	✓	✓	✓	✓	Conyers-Rockdale Library System Board	\$243,570	97.56% Impact Fees; 2.44% Local Taxation Sources**	On-going annual purchases
Fire Protection	Administrative Vehicles	✓	✓				Rockdale County Fire-Rescue Department	\$245,824	100% Impact Fees, and/or SPLOST and/or General Fund	Two of six purchased to date
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	Training Center	✓	✓				Rockdale County Fire-Rescue Department	\$1,946,071	100% Impact Fees, and/or SPLOST	
Fire Protection	Station 5 Relocation	✓					Rockdale County Fire-Rescue Department	\$1,428,632	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 11					✓	Rockdale County Fire-Rescue Department	\$2,098,171	100% Impact Fees, and/or SPLOST	
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	
Fire Protection	Pumper Trucks	✓	✓	✓			Rockdale County Fire-Rescue Department	\$3,469,517	100% Impact Fees, and/or SPLOST and/or General Fund	Six total to be Purchased at 100% impact fee eligibility
Fire Protection	Pumper Truck		✓				Rockdale County Fire-Rescue Department	\$594,769	Max. 31.17% Impact Fees, Min. 62.83% SPLOST and/or General Fund	One to be purchased at 31.17% impact fee eligibility



Category	Action/Item	2025	2026	2027	2028	2029	Responsible Party	Cost Estimate	Funding Source*	Notes
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	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	Pumper				✓		Rockdale County Fire-Rescue Department	\$594,769	SPLOST and/or General Fund	Not impact fee eligible
Fire Protection	Station 13					✓	Rockdale County Fire-Rescue Department	\$2,000,000	SPLOST and/or General Fund	Not impact fee eligible
Parks and Recreation	Amphitheater	✓					Rockdale County General Services Department	\$1,378,855	Max. 57.68% Impact Fees, Min. 42.32% SPLOST	
Parks and Recreation	Aquatics Community Center					✓	Rockdale County General Services Department	\$18,132,606	Max. 28.84% Impact Fees, Min. 71.16% SPLOST	
Parks and Recreation	Black Shoals Restroom Facility			✓	✓		Rockdale County General Services Department	\$231,625	Max. 83.64% Impact Fees, Min. 16.36% SPLOST	
Parks and Recreation	Pine Log Park Dog Park			✓			Rockdale County General Services Department	\$196,234	Max. 28.84% Impact Fees, Min. 71.16% SPLOST	
Parks and Recreation	Southeastern County Park 2 components:									
Parks and Recreation	2 basketball courts			✓			Rockdale County General Services Department	\$230,586	Max. 74.16% Impact Fees, Min. 25.84% SPLOST	



Category	Action/Item	2025	2026	2027	2028	2029	Responsible Party	Cost Estimate	Funding Source*	Notes
Parks and Recreation	1 multi-purpose field			✓			Rockdale County General Services Department	\$1,263,955	100% Impact Fees, and/or SPLOST	
Parks and Recreation	3 small pavilions			✓			Rockdale County General Services Department	\$259,694	Max. 93.74% Impact Fees, Min. 6.26% SPLOST	
Parks and Recreation	Wheeler Park improvements:									
Parks and Recreation	Splash Pad	✓					Rockdale County General Services Department	\$1,378,855	Max. 43.26% Impact Fees, Min. 56.74% SPLOST	
Parks and Recreation	Playground	✓					Rockdale County General Services Department	\$396,421	100% Impact Fees, and/or SPLOST	
Parks and Recreation	1 Large Pavilion	✓					Rockdale County General Services Department	\$758,370	Max. 93.74% Impact Fees, Min. 6.26% SPLOST	
Parks and Recreation	2 Restroom Facilities	✓					Rockdale County General Services Department	\$463,389	Max. 83.64% Impact Fees, Min. 16.36% SPLOST	
Parks and Recreation	Special Event/ Banquet Center	✓					Rockdale County General Services Department	\$1,793,128	Max. 86.53% Impact Fees, Min. 13.47% SPLOST	
Parks and Recreation	Trail system			✓	✓	✓	Rockdale County General Services Department	\$20,682,826	Max. 67.3% Impact Fees, Min. 32.7% SPLOST	Up to 15 miles can be constructed with impact fees; construction will be incremental through 2040
Parks and Recreation	1 Trail Head			✓			Rockdale County General Services Department	\$517,071	Max. 50.47% Impact Fees, Min. 49.53% SPLOST	

\*Additional local funding sources include but are not limited to the County General Fund, SPLOST or other County taxation sources, as determined during the annual budget adoption process, or separate funds of the Conyers-Rockdale Library System.