



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

**DATE:** Dec 22 2006

**ARC REVIEW CODE:** P612221

**TO:** Chairman Roy Middlebrooks  
**ATTN TO:** Jennifer Rutledge, County Clerk  
**FROM:** Charles Krautler, Director

NOTE: This is 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 regarding related to the proposal not addressed by the Commission's regional plans and policies.

**Name of Proposal:** Rockdale County CIE Update  
**Review Type:** Local Comprehensive Plan

**Description:** Annual update to the Capital Improvements Element for Rockdale County

**Submitting Local Government:** Rockdale County

**Action Under Consideration:** Approval

**Date Opened:** Dec 22 2006

**Deadline for Comments:** Jan 5 2007

**Earliest the Regional Review can be Completed:** Feb 20 2007

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

ARC LAND USE PLANNING  
ARC DATA RESEARCH  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
CITY OF CONYERS

ARC TRANSPORTATION PLANNING  
ARC AGING DIVISION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
ROCKDALE COUNTY SCHOOLS

ARC ENVIRONMENTAL PLANNING  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

**Attached is information concerning this review.**

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. If the ARC staff does not receive comments from you by Jan 5 2007, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/landuse> .



# REGIONAL REVIEW NOTIFICATION

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## **NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY**

<b>Submitting Local Government:</b>	Rockdale County	<b>Date Received:</b>	Dec 22 2006
<b>Local Contact:</b>	Jennifer Rutledge, County Clerk Rockdale County	<b>Public Hearing Date and Time:</b>	2007-01-05 10am
<b>Phone:</b>	770-929-4001	<b>E-Mail:</b>	
<b>Fax:</b>	770-483-4376	<b>Website:</b>	
<b>Street</b>	PO Box 289	<b>City State, Zip:</b>	Conyers, Georgia 30012
<b>Department of Community Affairs Review Required</b>			
<b>Review Title:</b>	Rockdale County CIE Update		
<b>Description:</b>	Annual update to the Capital Improvements Element for Rockdale County  Document can be viewed on the ARC website at: <a href="http://www.atlantaregional.com/landuse">http://www.atlantaregional.com/landuse</a> Under Plan Review, search for the Rockdale County.		
<b>The submitted documents are available for review at the City and at ARC.</b>			
<b>Reviewing Regional Development Center:</b>			
Atlanta Regional Commission 40 Courtland Street, NE Atlanta, GA. 30303 Phone 404.463.3302 FAX 404.463.3254			
<b>Contact Person:</b>	Haley Fleming, Review Coordinator		
<b>E-Mail</b>	<a href="mailto:hffleming@atlantaregional.com">hffleming@atlantaregional.com</a>		

State of Georgia

#R-2006-\_\_\_\_\_

County of Rockdale

**Transmittal Resolution**

**Capital Improvements Element**

**Rockdale County, Georgia**

WHEREAS, Rockdale County adopted a Capital Improvements Element as an amendment to the Rockdale County Comprehensive Land Use Plan on December 27, 2005; and

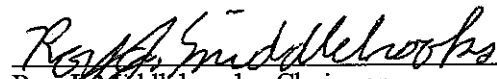
WHEREAS, Rockdale County has prepared an amendment to the adopted Capital Improvements Element; and

WHEREAS, the Capital Improvements Element amendment 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 Department of Community Affairs pursuant to the Georgia Planning Act of 1989, and a duly advertised Public Hearing was held on December 21, 2006, at 4:00 P.M. in the Public Meeting Room located at 901 Main Street, Conyers;

NOW, THEREFORE, BE IT RESOLVED; that the Board of Commissioners of Rockdale County does hereby submit the Capital Improvements Element amendment to the Atlanta Regional Commission for Regional and State review, as per the requirements of the Development Impact Fee Compliance Requirements.

Approved this the 21<sup>st</sup> of December 2006


Board of Commissioners

  
Roy J. Middlebrooks, Chairman

Attest:

  
Glenn D. Sears, Commissioner

  
Jennifer Rutledge, Clerk

  
Jason A. Hill, Commissioner

RECEIVED  
12/22/06

# **Capital Improvements Element**

**An Amendment to the  
Rockdale County Comprehensive Plan**



**DRAFT AMENDMENT – December 20, 2006**

**ROSS+associates**

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urban planning & plan implementation

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## Capital Improvements Element

### *An Amendment to Chapter Five of the Comprehensive Plan*

#### Introduction

The purpose of a Capital Improvements Element (CIE) is to establish where and when certain new capital facilities will be provided within a jurisdiction and how they may be financed through an impact fee program. As required by the Development Impact Fee Act, and defined by the Department of Community Affairs in its *Development Impact Fee Compliance Requirements*, the CIE must include the following for each category of capital facility for which an impact fee will be charged:

- the designation of **service areas** - the geographic area in which a defined set of public facilities provide service to development within the area;
- a **projection of needs** for the planning period of the adopted Comprehensive Plan;
- the designation of **levels of service** (LOS) - the service level that will be provided;
- a **schedule of improvements** listing impact fee related projects and costs for the first five years after plan adoption; and
- a description of **funding sources** proposed for each project during the first five years of scheduled system improvements.

System improvements expected to commence or be completed over the coming five years are also shown in the attached Short-Term Work Program (STWP) amendment. The STWP amendment affects new and previously planned capital projects for the upcoming five-year period, beginning with the current year.

#### **Categories for Assessment of Impact Fees**

To assist in paying for the high costs of expanding public facilities and services to meet the needs of projected growth and to ensure that new development pays a reasonable share of the costs of public facilities, Rockdale County has adopted impact fees for parks, libraries, and fire protection (public safety).

#### **Components of the Impact Fee System**

The Rockdale County Impact Fee System consists of several components:

- This Comprehensive Plan, including future land use assumptions and projected future demands;
- Service area definition and designation;
- Appropriate level of service standards for each impact fee eligible facility category;
- A methodology report, which establishes the impact cost of new growth and development and thus the maximum impact fees that can be assessed;
- This Capital Improvements Element to implement the County's proposed improvements; and
- A Development Impact Fee Ordinance, including an impact fee schedule by land use category.

## Library Facilities

### **Service Area**

The entire county is considered a single service district for library services. Demand for library facilities is almost exclusively related to the county's residential population. Businesses make some use of public libraries for research purposes, but the use is minimal and considered incidental compared to that of the families and individuals who live in the country. Thus, a libraries system impact fee is limited to future residential growth. An improvement in any portion of the county increases service to all parts of the county to some extent.

### **Projection of Needs**

Between 2005 and 2020, the number of dwelling units in the library facilities service area will grow from 28,783 to 39,733, an increase of 10,950 dwelling units.

### **Level of Service**

The Rockdale County Library System has adopted LOS standards based on the completion of a future expansion project, and the desired total of 200,000 collection volumes on hand in 2020. In **Table L-1** the resulting level of service standards are shown for library facility space and collection volumes, and are used to calculate future demand. Based on this LOS there is an existing deficiency in facility space (4,006 square feet) and an existing deficiency in collection materials (39,323 volumes). The cost to remedy these deficiencies is not impact fee eligible and is expected to be funded through general fund, SPLOST or grant expenditures.

**Table L-1  
Future Demand Calculation**

SF/dwelling unit	Number of New Dwelling Units (2005-20)	SF Demanded by New Growth
1.4606	10,950	15,994

Collection Materials/dwelling unit	Number of New Dwelling Units (2005-20)	Collection Materials Demanded
5.0336	10,950	55,118

### **Capacity to Serve New Growth**

In a well-planned library system such as that of Rockdale County, library expansions are timed for construction, and volumes purchased, as areas grow and population increases, in order to maintain the adopted LOS. The location of new facility space is planned to provide adequate coverage and access to all areas of the county. The following tables present the required square footage of future facility space and number of volumes necessary in order to meet the needs of the county's growing population. **Table L-2** includes a project listing that will meet future demand for library square footage.

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**Table L-2**  
**Future Library Facility Projects**

Year	New Dwelling Units	SF Demanded (annual)	Running Total: SF Demanded*	Project	Net New Square Footage*
2005	0	0	4,006		(4,006)
2006	752	1,098	5,104		
2007	772	1,127	6,232		
2008	792	1,156	7,388		
2009	812	1,187	8,574		
2010	835	1,220	9,794		
2011	584	853	10,647		
2012	594	868	11,516		
2013	605	883	12,399		
2014	615	899	13,298		
2015	626	914	14,212		
2016	759	1,109	15,321	Future branch facility	20,000
2017	776	1,133	16,454		
2018	793	1,158	17,612		
2019	809	1,182	18,794		
2020	826	1,206	20,000		
Net New Growth Total:					15,994

\*Reflects current deficiency.

In **Table L-3** the future demand for collection materials is calculated. The library system's anticipated discard rate of 4.40% is included in these calculations so that enough volumes are acquired to leave the correct amount after "weeding" of materials. This "weeding" is done to replace out-of-date scientific and research materials, and worn out general volumes. A total of 98,596 volumes will be needed by 2020 to remedy the existing deficiency (39,323 volumes), accommodate new growth (55,118 volumes), and account for discarded volumes (4,155 volumes). Volumes purchased to replace discarded volumes are not impact fee eligible.



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**Table L-3**  
**Future Collection Materials Demanded**

Year	New Growth Demand			Plus Discarded Materials	Total Materials Needed (annual)*
	New Dwelling Units	Materials Demanded (annual)	Running Total*		
2005	0	0	39,323	1,730	41,053
2006	752	3,785	43,108	167	3,951
2007	772	3,885	46,992	171	4,055
2008	792	3,984	50,976	175	4,160
2009	812	4,089	55,066	180	4,269
2010	835	4,205	59,270	185	4,390
2011	584	2,940	62,210	129	3,069
2012	594	2,992	65,202	132	3,124
2013	605	3,045	68,247	134	3,179
2014	615	3,097	71,344	136	3,233
2015	626	3,150	74,493	139	3,288
2016	759	3,822	78,315	168	3,990
2017	776	3,906	82,221	172	4,077
2018	793	3,990	86,210	176	4,165
2019	809	4,073	90,284	179	4,253
2020	826	4,157	94,441	183	4,340
		55,118		4,155	98,596
Total for New Growth					57,543

\*Includes existing deficiency.

### Capital Projects Costs

**Table L-4** presents a listing of the cost of the capital project from Table L-2 including the portion of project cost that is impact fee eligible.

**Table L-4**  
**Facility Costs to Meet Future Demand**

Year	Project	Square Footage	Cost*	% for New Growth	New Growth Cost
2016	Future branch facility	20,000	\$3,300,000	79.97%	\$2,638,993

\*Project costs based on an average of \$165 per square foot construction cost.

**Table L-5** presents the cost necessary to meet the demand for collection materials. The State of Georgia participates in the capital investment of library facilities, including the purchase of collection materials. The amount of participation, as well as a library's system eligibility, may vary from year to year. Based on historic participation, Table L-5 calculates the share of collection volume costs that may be provided by the State through a matching fund program. The "% for new growth" figure reflects a calculation that accounts for the discard rate.

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**Table L-5**  
**Collection Material Costs to Meet Future Demand**

Year	Materials Needed (annual)	Gross Cost*	State Aid**	Net Total Cost	% for New Growth	New Growth Cost
2005***	41,053	\$1,228,308.66	\$0.00	\$1,228,308.66	0.00%	\$1,228,308.66
2006	3,951	\$118,223.11	(\$28,767.78)	\$89,455.32	95.8%	\$85,685.18
2007	4,055	\$121,338.56	(\$29,477.63)	\$91,860.93	95.8%	\$87,989.40
2008	4,160	\$124,454.01	(\$30,205.15)	\$94,248.86	95.8%	\$90,276.68
2009	4,269	\$127,733.43	(\$30,950.70)	\$96,782.73	95.8%	\$92,703.77
2010	4,390	\$131,340.79	(\$31,714.26)	\$99,626.53	95.8%	\$95,427.71
2011	3,069	\$91,823.77	(\$32,417.18)	\$59,406.60	95.8%	\$56,902.87
2012	3,124	\$93,463.48	(\$33,135.69)	\$60,327.80	95.8%	\$57,785.25
2013	3,179	\$95,103.19	(\$33,870.14)	\$61,233.05	95.8%	\$58,652.35
2014	3,233	\$96,742.90	(\$34,620.88)	\$62,122.02	95.8%	\$59,503.85
2015	3,288	\$98,382.61	(\$35,388.27)	\$62,994.35	95.8%	\$60,339.41
2016	3,990	\$119,370.91	(\$36,113.36)	\$83,257.54	95.8%	\$79,748.60
2017	4,077	\$121,994.44	(\$36,853.36)	\$85,141.08	95.8%	\$81,552.76
2018	4,165	\$124,617.98	(\$37,608.61)	\$87,009.37	95.8%	\$83,342.31
2019	4,253	\$127,241.51	(\$38,379.46)	\$88,862.06	95.8%	\$85,116.91
2020	4,340	\$129,865.05	(\$39,166.25)	\$90,698.80	95.8%	\$86,876.25
		\$2,950,004.41	(\$508,668.72)	\$2,441,335.69		\$2,390,211.94

\*Cost is based on average unit cost of \$29.92 per volume.

\*\*State aid is based on the average annual contribution of \$0.35 per capita.

\*\*\*Existing efficiency. Figures shown in 2005 for simplicity in calculation; all volumes are not expected to be purchased in a single year.

## DRAFT AMENDMENT 12/20/06

### Fire Protection Facilities

#### Service Area

Fire services in Rockdale County are provided on a system-wide basis, rather than on a rigidly defined service area basis, with all stations and companies covering one another. The Fire Department provides primary fire protection to the entire county; the entire county is therefore considered a single service district for fire services. An improvement in any part of the county increases service to all parts of the county to some extent.

#### Projection of Needs

Between 2005 and 2020, the functional population (a combination of residents and employees) in the fire protection facilities service area will grow from 124,119 to 174,377, an increase of 50,258 persons.

#### Level of Service

The adopted level of service is based on the addition of five new fire stations or expansions and eight heavy vehicles to the current inventory of facilities and trucks. **Table F-1** presents a calculation of the total future demand in square feet and heavy vehicles, based on the adopted LOS standards. Currently there is an existing deficiency in facility space (10,070 square feet) and an existing deficiency of one heavy vehicle. Because of the existing deficiencies, the County needs to add a total of 30,000 square feet and 8 heavy vehicles to the system in order to serve new and existing development.

**Table F-1**  
**Future Demand Calculation**

SF/functional population	Functional Pop Increase (2005-20)	SF Demanded by New Growth
0.3966	50,258	19,930

Heavy Vehicles/functional pop	Functional Pop Increase (2005-20)	New Heavy Vehicles Demanded
0.000132	50,258	7

#### Capacity to Serve New Growth

As new demand is calculated, fire service capacity is developed to meet the estimated demand. In a well-planned fire system such as that in Rockdale County, stations are timed for construction and built as areas grow and population increases, and heavy vehicles added to the fleet, in order to maintain the County's adopted LOS. The location of new facilities are planned to provide adequate coverage and access to all areas of the county. **Tables F-2** and **F-3** present a schedule of capital projects that will meet future demand. In both tables the exiting deficiency is reflected in the running total of new demand.

# DRAFT AMENDMENT 12/20/06

**Table F-2**  
**Future Fire Protection Facility Projects**

Year	Functional Pop Increase	SF Demanded (annual)	Running Total: SF Demanded*	Project	Net New Square Footage*
2005	0	0	10,070		(10,070)
2006	3,099	1,229	11,299	Klondike @ Hurst Road Station	6,000
2007	3,176	1,259	12,558		
2008	3,256	1,291	13,850	Cowan @ GA 20 Station	6,000
2009	3,337	1,323	15,173		
2010	3,419	1,356	16,529		
2011	3,189	1,265	17,793		
2012	3,262	1,294	19,087		
2013	3,336	1,323	20,410		
2014	3,412	1,353	21,763	Future Station C	6,000
2015	3,489	1,384	23,146		
2016	3,313	1,314	24,460		
2017	3,383	1,342	25,802	Future Station D	6,000
2018	3,455	1,370	27,172		
2019	3,528	1,399	28,571		
2020	3,604	1,429	30,000	Future Station E	6,000
Net New Growth Total:					19,930

\*Figure reflects existing deficiency.

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**Table F-3**  
**Future Heavy Vehicles Demanded**

Year	Functional Pop Increase	Vehicles to be Purchased (annual)*	Net New Vehicles*
2005	0	1.37	(1)
2006	3,099	1.78	0
2007	3,176	0.42	1
2008	3,256	0.43	1
2009	3,337	0.44	2
2010	3,419	0.45	2
2011	3,189	0.42	3
2012	3,262	0.43	3
2013	3,336	0.44	3
2014	3,412	0.45	4
2015	3,489	0.46	4
2016	3,313	0.44	5
2017	3,383	0.45	5
2018	3,455	0.46	6
2019	3,528	0.47	6
2020	3,604	0.48	7

\*Figure reflects existing deficiency.

### Capital Project Costs

The projects from the two preceding tables are used to calculate the total cost of capital improvements; these figures are shown in the next two tables. Each table is a schedule of improvements that would meet the demand in Rockdale County to the year 2020. In each table the amount of funding expected from impact fees is shown, along with the total project costs.

**Table F-4**  
**Facility Costs to Meet Future Demand**

Year	Project	Square Footage	Cost*	% for New Growth	New Growth Cost
2006	Klondike @ Hurst Road Station	6,000	\$1,050,000	0.00%	\$0
2008	Cowan @ GA 20 Station	6,000	\$1,050,000	19.17%	\$201,246
2014	Future Station C	6,000	\$1,050,000	100.00%	\$1,050,000
2017	Future Station D	6,000	\$1,050,000	100.00%	\$1,050,000
2020	Future Station E	6,000	\$1,050,000	100.00%	\$1,050,000
			<u>\$5,250,000</u>		<u>\$3,351,246</u>

\*Estimated construction costs based on an average of \$175 per square foot construction cost.

## DRAFT AMENDMENT 12/20/06

**Table F-5**  
**Heavy Vehicle Costs to Meet Future Demand**

Year	New Vehicles	Cost*	% for New Growth	New Growth Cost
2006	1	\$365,000	0.00%	\$0
2007	1	\$365,000	100.00%	\$365,000
2009	1	\$365,000	100.00%	\$365,000
2011	1	\$365,000	100.00%	\$365,000
2014	1	\$365,000	100.00%	\$365,000
2016	1	\$365,000	100.00%	\$365,000
2018	1	\$365,000	100.00%	\$365,000
2020	1	\$365,000	100.00%	\$365,000
8		\$2,920,000		\$2,555,000

\*Estimated costs based on an average value of \$350,000 per vehicle.



## Parks and Recreation Facilities

### Service Area

Demand for recreational facilities is almost exclusively related to the county's resident population. Businesses make some use of public parks for office events, company softball leagues, etc., but the use is minimal and considered incidental compared to that of the families and individuals who live in the county. Thus, a parks and recreation impact fee is limited to future residential growth. Park and recreation access within the city and/or county is not restricted to only "city" residents or only "county" residents, and so for parks and recreation services a service district is established county-wide.

### Projection of Needs

Between 2005 and 2020, the number of dwelling units in the park facilities service area will grow from 28,783 to 39,733, an increase of 10,950 dwelling units.

Table PR-1

#### Future Demand Calculation

AC/1,000 Dwelling Units	Number of New Dwelling Units (2005-20)	Acres Demanded
35.9	10,950	393.6

Adopted LOS per 1,000 Dwelling Units	New Components Demanded (2005-2020)	
0.546	6.0	Greenway Miles
0.705	7.7	Ball Fields
0.151	1.7	Multi-use Fields
0.050	0.6	Football Fields
0.201	2.2	Gymns/Centers
0.327	3.6	Basketball Courts
0.453	5.0	Trails*
0.579	6.3	Pavilions/Shelters
0.478	5.2	Playgrounds
0.025	0.3	Pools
0.050	0.6	Splash Park
0.856	9.4	Tennis Courts
0.025	0.3	Dog Parks
0.378	4.1	Restrooms
0.252	2.8	Maint. Buildings

\*Includes multi-purpose, walking, and jogging trails.

acquisition is based on adding 157 acres to the current inventory. 130 of these acres are for the Southeast Community Park; 27 acres are for the River Trail right-of-way.

### Level of Service

The County has adopted a parks acreage and developed components level of service standard based on the projects included in the *Rockdale County 2006 Parks & Recreation Comprehensive Master Plan*. Table PR-1 shows the future demand in parks acreage and park components based on the adopted LOS standards. There are existing deficiencies in the categories of football fields, gymnasiums/centers, basketball courts, trails, pavilion/shelters, splash parks, tennis courts, dog parks, restrooms and maintenance buildings (see table PR-3). The increase in dwelling units between 2005 and 2020 is multiplied by the level of service to produce the future demand. The cost to remedy the identified deficiencies is not impact fee eligible and is expected to be funded through general fund or SPLOST expenditures.

Table PR-2 is a listing of the future capital projects costs for the developed components required in order to meet and maintain the adopted level of service standards. These projects are drawn from the *Rockdale County 2006 Parks & Recreation Comprehensive Master Plan*. Note that the individual project costs include ancillary items required for service delivery. For example, septic systems, parking lots and signage costs are distributed to relevant project costs based on the project's share of total cost of the park improvement. This list includes all planned projects from the *Plan*; the cost to meet existing deficiencies will be broken out since those costs are not impact fee eligible. Note also that the cost of land

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**Table PR-2  
Future Park Projects  
Listed by Park**

Park	Project	Estimated Cost*
American Legion Fields	Maintenance facility (2,000 sf)	\$322,222
American Legion Fields	Restroom/Concession Bldg.	\$602,985
Black Shoals Park	Pavilion (40 x 50 enclosed)	\$555,476
Black Shoals Park	Pavilion (50 x 100)	\$624,911
Black Shoals Park	Pavilion (40 x 50)	\$249,964
Black Shoals Park	Natural surface trail	\$146,646
DeCastro Community	Restroom	\$158,207
DeCastro Community	Pavilion	\$110,745
DeCastro Community	Natural surface trail	\$167,067
Earl O'Neal Sports Complex	Restroom and Plaza	\$429,635
Earl O'Neal Sports Complex	Pavilion	\$95,022
Earl O'Neal Sports Complex	Playground structure	\$54,298
Earl O'Neal Sports Complex	Natural surface trail	\$17,918
Earl O'Neal Sports Complex	Maintenance pole-barn (2,000 sf)	\$183,257
Greenway	Dinky Trail (3 miles)	\$2,823,214
Greenway	Black Shoals connector (8 miles)	\$8,857,143
Greenway	Pine Log Trail (2.5 miles)	\$1,383,929
Greenway	Bonner Park Spur Trail (0.3 miles)	\$166,071
Greenway	Rockdale River Trail Phase E (1 mile)	\$596,991
Greenway	Rockdale River Trail Phase F (1 mile)	\$1,337,962
Grimes Street	Playground structure (2)	\$119,278
Hidden Acres	Playground structure	\$55,309
Johnson Park	Restroom/Concession/Scorer's Bldg.	\$56,017
Johnson Park	10' asphalt trail & crosswalk	\$133,545
Johnson Park	Playground structure	\$67,221
Milstead Pool	Outdoor splash park	\$326,080
Milstead Pool	Playground structure	\$65,216
Milstead Pool	Pavilion (20 x 35)	\$124,997
Milstead Pool	Restroom	\$217,387
Northwest Community		\$18,187,200
Northwest Community	Community center (40,000 sf)	incl.
Northwest Community	Pool	incl.
Northwest Community	10' asphalt trail	incl.
Northwest Community	Multi-use fields (5)	incl.
Northwest Community	Tennis courts (4)	incl.
Northwest Community	Playground structure	incl.
Northwest Community	Pavilions (4 small)	incl.
Northwest Community	Pavilion (large)	incl.
Northwest Community	Outdoor basketball courts (2)	incl.
Northwest Community	Maintenance building	incl.
Northwest Community	Restroom/Concession Bldg.	incl.
Oglesby Region	Outdoor education building (2,000 sf)	\$1,146,902
Oglesby Region	Natural surface trail	\$151,391
Oglesby Region	12' asphalt trail & bridge	\$189,239
Oglesby Region	Pavilion (2 small)	\$200,708
Parker Road Community	Tennis complex (12 courts)	\$1,202,839
Parker Road Community	10' asphalt trail	\$79,387

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Table PR-2 continued:

Parker Road Community	Outdoor basketball courts (2)	\$84,199
Pine Log	Pavilion and game courts	\$184,916
Pine Log	Restroom	\$318,402
Pine Log	Playground structure	\$46,229
Pine Log	Dog park	\$17,336
Richardson	Pavilion	\$87,835
Richardson	Playground structure	\$50,192
S. Rockdale Community	Restroom	\$171,347
S. Rockdale Community	Pavilion	\$119,943
S. Rockdale Community	Natural surface trail	\$180,942
Shady Grove	Playground structures (2)	\$119,253
Southeast Community		\$6,939,000
Southeast Community	Community center (20,000 sf)	incl.
Southeast Community	Gymnasium	incl.
Southeast Community	Outdoor splash park	incl.
Southeast Community	10' asphalt trail	incl.
Southeast Community	Playground structure	incl.
Southeast Community	Tennis courts (4)	incl.
Southeast Community	Pavilion (2 small)	incl.
Southeast Community	Outdoor basketball courts (2)	incl.
Southeast Community	Ball fields (5)	incl.
Subtotal (Park Facilities)		\$49,525,975
Other Land Acquisition (157 acres)		\$4,710,000
<b>TOTAL</b>		<b>\$54,235,975</b>

Source: Rockdale County 2006 Parks & Recreation Comprehensive Master Plan.

\*Project costs include ancillary costs required to provide service, such as parking lots, septic systems or sewer connections.

### Capital Project Costs

In **Table PR-3**, the costs that are attributable to projects that are required to meet existing deficiencies are identified. The existing deficiency figure for each category—based on future County plans and current inventories—is the basis for this calculation. The project costs shown here are average per-unit costs taken from those projects listed in the *Rockdale County 2006 Parks & Recreation Comprehensive Master Plan*. The final figure in this table represents the County's cost to meet existing deficiencies, and is not eligible for impact fee collection.

**Table PR-3**  
**Determination of Non-eligible Costs**

Category	Existing Deficiency	Average per-Unit Cost*	Non-eligible Costs
Greenway Miles	9.8	\$959,830	\$9,425,226
Multi-use Fields	3.3	\$1,000,000	\$3,346,457
Gymnasiums/Centers	1.8	\$2,000,000	\$3,590,551
Basketball Courts	2.4	\$35,000	\$84,606
Trails	10.0	\$105,600	\$1,060,157
Pavilions/Shelters	9.7	\$214,047	\$2,067,998
Playgrounds	6.8	\$69,700	\$471,432
Outdoor Splash Park	1.4	\$300,000	\$434,646
Tennis Courts	10.6	\$100,237	\$1,065,507
Dog Parks	0.7	\$17,336	\$12,558
Restrooms	3.9	\$279,140	\$1,079,195
Maintenance Buildings	0.2	\$245,000	\$59,803
			<hr/> \$22,698,137
<p>*Cost estimates are drawn or developed from the <i>Rockdale County 2006 Parks &amp; Recreation Comprehensive Master Plan</i>.</p>			

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**Table PR-4** presents a summary of costs removed from impact fee eligibility. The total project costs figure is drawn from Table PR-2; the non-eligible costs figure is from table PR-3. The SPLOST funding figure represents the amount of SPLOST funding that is planned to be used for restroom facilities at the American Legion Fields, Earl O'Neal, Johnson and Pine Log Parks.

**Table PR-4**  
**Summary of Eligible Costs**

Total Project Costs		\$54,235,975
Non-eligible Costs	-	\$22,698,137
SPLOST Funding*	-	\$1,736,906
		<hr/>
Costs to be Funded through Impact Fees	=	\$29,800,932

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\*The cost of four restrooms (American Legion Fields, Earl O'Neal, Johnson and Pine Log Parks) will be met through the current SPLOST program.

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## **Exemption Policy**

Rockdale County recognizes that certain office, retail trade and industrial development projects provide extraordinary benefit in support of the economic advancement of the county's citizens over and above the access to jobs, goods and services that such uses offer in general. To encourage such development projects, the Board of Commissioners may consider granting a reduction in the impact fee for such a development project upon the determination and relative to the extent that the business or project represents extraordinary economic development and employment growth of public benefit to Rockdale County, in accordance with adopted exemption criteria. It is also recognized that the cost of system improvements otherwise foregone through exemption of any impact fee must be funded through revenue sources other than impact fees.

## Short Term Work Program Amendment

### ROCKDALE COUNTY COMPREHENSIVE LAND USE PLAN

#### SHORT TERM WORK PROGRAM (2007-2011)

Capital Project	Start Year	Responsible Party	Cost Estimate	Anticipated Funding Source(s)
Collection Materials Purchase	2006	Rockdale County, Library Board	\$118,223	State of Georgia, 72% Impact Fees, General Fund
Collection Materials Purchase	2007	Rockdale County, Library Board	\$121,339	State of Georgia, 73% Impact Fees, General Fund
Collection Materials Purchase	2008	Rockdale County, Library Board	\$124,454	State of Georgia, 73% Impact Fees, General Fund
Collection Materials Purchase	2009	Rockdale County, Library Board	\$127,733	State of Georgia, 73% Impact Fees, General Fund
Collection Materials Purchase	2010	Rockdale County, Library Board	\$127,734	State of Georgia, 73% Impact Fees, General Fund
Collection Materials Purchase	2011	Rockdale County, Library Board	\$127,735	State of Georgia, 62% Impact Fees, General Fund
New Fire Station: Klonidike @ Hurst Road Station	2006	Rockdale County, Fire Department	\$1,050,000	General Fund, SPLOST
New Fire Station: Cowan @ GA 20 Station	2008	Rockdale County, Fire Department	\$1,050,000	19% Impact Fees, General Fund, SPLOST
New Fire Truck	2006	Rockdale County, Fire Department	\$365,000	General Fund, SPLOST
New Fire Truck	2007	Rockdale County, Fire Department	\$365,000	100% Impact Fees
New Fire Truck	2009	Rockdale County, Fire Department	\$365,000	100% Impact Fees
New Fire Truck	2011	Rockdale County, Fire Department	\$365,000	100% Impact Fees
American Legion Fields - Renovations and Additions	2006	Rockdale County	\$1,838,963	60% Impact Fees, General Fund, SPLOST
Earl O'Neal Sports Complex - Renovations and Additions	2006	Rockdale County	\$2,158,048	43% Impact Fees, General Fund, SPLOST
Johnson Park and Recreation Center - Renovations and Additions	2006	Rockdale County	\$2,049,024	15% Impact Fees, General Fund, SPLOST
Pine Log Park - Renovations and Additions	2006	Rockdale County	\$942,784	71% Impact Fees, General Fund, SPLOST
J P Carr Gymnasium - Renovations and Additions	2007	Rockdale County	\$1,366,400	General Fund, SPLOST
Parker Road Community Park - Renovations and Additions	2007	Rockdale County	\$2,543,160	65% Impact Fees, General Fund, SPLOST

# DRAFT AMENDMENT 12/20/06

Short Term Work Program continued:

DeCastro Community Park - Renovations and Additions	2007	Rockdale County	\$816,568	66% Impact Fees, General Fund, SPLOST
Southeast Community Park - Land Acquisition	2007	Rockdale County	\$3,000,000	95% Impact Fees, General Fund, SPLOST
Greenway System Master Plan	2007	Rockdale County	\$150,000	General Fund, SPLOST
Black Shoals Park - Renovations and Additions	2008	Rockdale County	\$3,091,264	60% Impact Fees, General Fund, SPLOST
Grimes Street Park - Renovations and Additions	2008	Rockdale County	\$149,760	94% Impact Fees, General Fund, SPLOST
Rockdale County Auditorium - Redevelopment Master Plan	2008	Rockdale County	\$40,000	General Fund, SPLOST
South Rockdale Community Park - Renovations and Additions	2008	Rockdale County	\$1,174,968	49% Impact Fees, General Fund, SPLOST
Pine Log Trail - 2.5 miles	2008	Rockdale County	\$1,250,000	95% Impact Fees, General Fund, SPLOST
Bonner Park Spur Trail - 0.3 miles	2008	Rockdale County	\$150,000	95% Impact Fees, General Fund, SPLOST
Lakeview Estates Park I - Renovations and Additions	2009	Rockdale County	\$97,216	General Fund, SPLOST
Lakeview Estates Park II - Renovations and Additions	2009	Rockdale County	\$9,760	General Fund, SPLOST
Milstead Pool - Renovations and Additions	2009	Rockdale County	\$921,600	94% Impact Fees, General Fund, SPLOST
Richardson Park - Renovations and Additions	2009	Rockdale County	\$318,080	51% Impact Fees, General Fund, SPLOST
Shady Grove Park - Renovations and Additions	2009	Rockdale County	\$150,080	94% Impact Fees, General Fund, SPLOST
Hidden Acres Neighborhood Park - Renovations and Additions	2009	Rockdale County	\$207,000	34% Impact Fees, General Fund, SPLOST
Northwest Community Park - New Park	2010	Rockdale County	\$21,590,200	95% Impact Fees, General Fund, SPLOST
Dinky Trail - 3 miles	2011	Rockdale County	\$2,550,000	40% Impact Fees, General Fund, SPLOST
Black Shoals Connector - 8 miles	2011	Rockdale County	\$8,000,000	General Fund, SPLOST



1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that this is crucial for ensuring transparency and accountability in the organization's operations. The text also mentions that proper record-keeping is essential for identifying trends and making informed decisions.

2. The second part of the document outlines the various methods used to collect and analyze data. It describes how different types of information are gathered, such as through surveys, interviews, and observations. The text also discusses the importance of using appropriate statistical techniques to interpret the data correctly.

3. The third part of the document focuses on the role of technology in data management. It highlights how modern tools and software can help streamline the process of collecting, storing, and analyzing data. The text also mentions the importance of ensuring that the data is secure and protected from unauthorized access.

4. The fourth part of the document discusses the importance of communication in the data analysis process. It emphasizes that clear and concise communication is essential for sharing the results of the analysis with the relevant stakeholders. The text also mentions the importance of providing regular updates and reports to keep everyone informed.

5. The fifth part of the document discusses the importance of ethical considerations in data analysis. It emphasizes that it is essential to ensure that the data is collected and used in a responsible and ethical manner. The text also mentions the importance of obtaining informed consent from participants and protecting their privacy.

6. The sixth part of the document discusses the importance of continuous improvement in the data analysis process. It emphasizes that the process should be regularly reviewed and updated to ensure that it remains effective and efficient. The text also mentions the importance of seeking feedback from stakeholders and incorporating their suggestions for improvement.

7. The seventh part of the document discusses the importance of collaboration in the data analysis process. It emphasizes that working together with other teams and departments can help to ensure that the data is analyzed from multiple perspectives and that the results are more comprehensive and accurate.

8. The eighth part of the document discusses the importance of documentation in the data analysis process. It emphasizes that all steps and findings should be carefully documented to ensure that the process is transparent and that the results can be easily reviewed and verified.

9. The ninth part of the document discusses the importance of training and development in the data analysis process. It emphasizes that staff should be provided with the necessary training and resources to ensure that they are equipped to handle the data analysis process effectively.

10. The tenth part of the document discusses the importance of monitoring and evaluation in the data analysis process. It emphasizes that the process should be regularly monitored and evaluated to ensure that it is meeting its objectives and that any issues are identified and addressed promptly.