

1. Call to Order: Chairman Nesbitt called this meeting to order at 10:07 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: Pastor Curtis Fox, Conyers Seventh-Day Adventist Church

3. Special Recognitions and Presentations:

- A. Mercy Heart/Parks and Recreation Pickle Ball Tournament
- B. Senior Services/Parks and Recreation - Distinguished Service Award – PEARL Program
- C. Special Recognition of Georgia Recreation and Park Association Baseball Teams – 8u and 10u – Class A Champions – Jason Redmond, Director, Parks and Recreation
- D. Volunteer In Parks (V.I.P.) Program Recognition – Summer Camps and Hoops After Dark Volunteers – Jason Redmond, Director, Parks and Recreation
- E. Proclamation – Stanley Bigby Recognition Day
- F. Recognition of CFO Michelle Irizarry’s Birthday – Finance Department

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: August 22, 2023, September 5, 2023: A motion was made by Commissioner Washington, seconded by Commissioner Williams, and was passed unanimously to approve the minutes as presented.

6. Unfinished Business: None.

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

2023-418: CERES Environmental Services, Inc. – Emergency Management Agency (EMA) – RFP #23-06 – On-Call Unit Price - Hauling & Removal in Compliance with Debris Management Plan – One Year with Four (4) Additional One-Year Renewal Options

2023-419: Monday.com Ltd. – Technology Services – Provide Licenses for Enterprise Plan - Change Order No. 1 to C-2023-92 – Add 10 More Users – Additional \$5,148 – 1-Year Plan – HOST Funded

2023-420: Kyndryl, Inc. – Technology Services – Enterprise System Services – Change Order No. 2 to C-2021-213 – Reallocation of Hours to Conduct an Internal Penetration Test – No Cost – 12/31/2023

2023-421: DAF Concrete, Inc. – General Services – Unit Price On-Call Concrete – Change Order No. 1 to C-2020-86 – Price Increase – Extend Term Through October 27, 2023

2023-422: Snapping Shoals EMC – General Services – GDOT Project for EMA/911 Building – Right-of-Way Easement Signature Request from SSEMC

2023-423: Enterprise Fleet Management, Inc. – Fleet Services Division – Fleet Replacement Plan – Change Order No. 9 to C-2022-164 – Six (6) Vehicles - \$61,918.48/Year – HOST Funded – RATIFICATION

2023-424: Pro Cutters Lawnscares, Inc. – Transportation – On-Call Annual Mowing Maintenance of Right-of-Ways – ITB #23-05 – Not to Exceed \$500,000/Year – One Year with Five (5) Additional One-Year Renewal Options

2023-425: RDJE, Inc. – Water Resources – River Street Water Main Replacement Emergency – Change Order No. 1 to C-2023-48 - \$1,057,306 – RATIFICATION

2023-426: Requisition – General Services – Laz & Associates, LLC – Pew Replacements in Superior Courtroom (Chief Judge Mumford) - \$58,286 – HOST Funded

2023-427: Expenditure Request - GTS – Tax Commissioner – June, 2023 Delinquent Notice Fees for Technical Services Agreement - \$23,572.60

2023-428: Surplus of Equipment – Sheriff’s Office

2023-445: Georgia Power – Governmental Encroachment Agreement for Easement - Farmer Road/Frontier Drive Connector – Transportation Department – SPLOST Funded

2023-446: Resolution - Account Agreement – Signature Cards – United Community Bank – Finance Department – RATIFICATION - **#R-2023-23**

2023-447: Quitclaim Deed – Board of Commissioners – Ladd-Gray/County Property – Portion of Lot 5, Mountain Valley Estates Subdivision

2023-448: Amendments to the Rockdale County Employee Classification and Pay Plan – Talent Management

2023-449: A Resolution to Authorize the Submission of an Application to the Georgia Department of Natural Resources for Funding Pursuant to the Georgia Outdoor Stewardship Act for the Rockdale County Stanford Park Project; And Letter of Transmittal - #R-2023-21

2023-450: A Resolution to Authorize the Submission of an Application to the Georgia Department of Natural Resources for Funding Pursuant to the Georgia DNR Recreational Trails Program for the Rockdale County Costley Mill Trail; And Letter of Transmittal - #R-2023-22

8. Regular Agenda:

2023-429: Change In Conditions Case #2023-01 – An Ordinance To Amend the Official Zoning District Map of Rockdale County, Georgia, As Amended, By Rezoning Property Located at 1076 Honey Creek Road, SE, Conyers, GA 30013 from R-M (Multi-Family) Zoning District to the R-M (Multi-Family) Zoning District; To Impose Conditions Upon the Amendment; To Repeal Conflicting Ordinances; And For Other Purposes – Second Reading - #O-2023-10: A motion was made by Commissioner Washington, seconded by Commissioner Williams, and was passed unanimously to approve the second reading and to adopt the ordinance as presented.

2023-430: Future Land Use Case #2023-01 – An Ordinance To Amend the Future Land Use Map of Rockdale County, Georgia’s Comprehensive Plan, As Amended, So As To Redesignate Property Located at 1816 Parker Road from the Commercial Future Land Use Category to the High-Density Future Land Use Category; To Repeal Conflicting Ordinances; And For Other Purposes – Second Reading - #O-2023-11: A motion was made by Commissioner Williams, seconded by Commissioner Washington, and was passed unanimously to approve the second reading and to adopt the ordinance as presented.

2023-431: Rezoning Case #2023-08 – An Ordinance To Amend the Official Zoning District Map of Rockdale County, Georgia, As Amended, By Rezoning 1816 Parker Road from C-2 (General Commercial District) to RM (Residential Multi-Family District); To Impose Conditions Upon the Property; To Repeal Conflicting Ordinances; And For Other Purposes – Second Reading - #O-2023-12: A motion was made by Commissioner Washington to approve the second reading and to adopt this ordinance with the amendment removing condition #9, the 50-foot buffer; this motion failed after not having a second. After a lengthy discussion, a motion was made by the Chairman, seconded by Commissioner Williams, and was passed unanimously to approve the second reading and to adopt this ordinance with the amendment removing condition #9, the 50-foot buffer, as well as adding an additional condition for an option of 100% rental.

2023-432: Future Land Use Case #2023-02 – An Ordinance To Amend the Future Land Use Map of Rockdale County, Georgia’s Comprehensive Plan, As Amended, So As To Redesignate Property Located at NW Ebenezer and 0 Highway 138 from the Office Institutional Future Land Use Category to the High-Density Future Land Use Category; To Repeal Conflicting Ordinances; And For Other Purposes – Second Reading

2023-433: Rezoning Case #2023-09 – An Ordinance To Amend the Official Zoning District Map of Rockdale County, Georgia, As Amended, By Rezoning NW Ebenezer and 0 Highway 138 from A-R (Agricultural Residential District) to MRU (Mixed Residential Use District); To Impose Conditions Upon the Property; To Repeal Conflicting Ordinances; And For Other Purposes – Second Reading: A motion was made by Commissioner Williams, seconded by Commissioner Washington, and was passed unanimously to refer both these items back to the Planning Commission.

2023-434: Rezoning Case #2023-07 – An Ordinance To Amend the Official Zoning District Map of Rockdale County, Georgia, As Amended, By Rezoning 1952 Old Covington Hwy from R-1 (Single Family Residential District) to M-1 (Limited Industrial); To Impose Conditions Upon the Property; To Repeal Conflicting Ordinances; And For Other Purposes – Second Reading - #O-2023-13: A motion was made by Commissioner Williams, seconded by Commissioner Washington, and was passed unanimously to approve the second reading and to adopt the ordinance as presented.

2023-435: Special Use Permit Case #2023-01 – An Ordinance To Amend the Official Zoning District Map of Rockdale County, Georgia, As Amended, To Authorize a Special Use Permit for 200” AGL Monopole Communication Tower and Related Telecommunication Facilities at 2400 SW Tucker Mill, Conyers, 30012; To Repeal Conflicting Ordinances; And For Other Purposes – Second Reading: A motion was made by Commissioner Washington, seconded by Commissioner Williams, and was passed unanimously to refer this ordinance back to the Planning Commission.

2023-436: Text Amendment Case #2023-03 – An Ordinance to Amend the Text of Sec.218-1 (Table of Permitted Uses) of the Unified Development Ordinance of Rockdale County, Georgia, As Amended, Adding Beer, Wine and Liquor Stores to the MXD (Mixed-Use Development) Zoning District; To Repeal Conflicting Ordinances; And For Other Purposes – Second Reading: #O-2023-14: A motion was made by Commissioner Washington, seconded by Chairman Nesbitt, and was passed unanimously to approve the second reading and to adopt the ordinance as presented.

2023-437: Text Amendment Case #2023-04 – An Ordinance to Amend the Text of Sec.218-1 (Table of Permitted Uses) and Sec.218-13 (Standards Of Use and Development) of the Unified Development Ordinance of Rockdale County, Georgia, As Amended, Adding Mineral Extraction – Dimensional Stone to the A-R (Agricultural-Residential) Zoning District and Establishing Supplemental Regulations Related Thereto; To Repeal Conflicting Ordinances; And For Other Purposes – Second Reading - #O-2023-15: A motion was made by Commissioner Washington, seconded by Commissioner Williams, and was passed unanimously to approve the second reading and to adopt the ordinance as presented.

2023-438: Change In Conditions Case #2023-02 – An Ordinance To Amend the Official Zoning District Map of Rockdale County, Georgia, As Amended, By Rezoning Property Located at 1610 Old Salem Rd, SE, Conyers, GA 30013 from R-M (Multi-Family) Zoning District to the R-M (Multi-Family) Zoning District; To Impose Conditions Upon the Amendment; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading: A motion was made by Commissioner Williams, seconded by Commissioner Washington, and was passed unanimously to approve the first reading and to refer this ordinance to the Planning Commission.

2023-439: Change In Conditions Case #2023-03 – An Ordinance To Amend the Official Zoning District Map of Rockdale County, Georgia, As Amended, By Rezoning Property Located at 2294 Iris Drive, SW, Conyers, GA 30094 from R-M (Multi-Family) Zoning District to the R-M (Multi-Family) Zoning District; To Impose Conditions Upon the Amendment; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading: A motion was made by Commissioner Washington, seconded by Commissioner Williams, and was passed unanimously to approve the first reading and to refer this ordinance to the Planning Commission.

2023-440: Future Land Use Case #2023-03 – An Ordinance To Amend the Future Land Use Map of Rockdale County, Georgia’s Comprehensive Plan, As Amended, So As To Redesignate Property Located at 1726 and 1830 Farmer Road NW, from Medium Residential Density Future Land Use Category to Technology Park Future Land Use Category; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading: A motion was made by Commissioner Williams, seconded by Commissioner Washington, and was passed unanimously to approve the first reading and to refer this ordinance to the Planning Commission.

2023-441: Rezoning Case #2023-012 – An Ordinance To Amend the Official Zoning District Map of Rockdale County, Georgia, As Amended, By Rezoning 1726 and 1830 Farmer Road NW from R-1 (Single-Family Residential District) to O-I (Office Institutional District); To Impose Conditions Upon the Property; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading: A motion was made by Commissioner Washington, seconded by Commissioner Williams, and was passed unanimously to approve the first reading and to refer this ordinance to the Planning Commission.

2023-442: Rezoning Case #2023-013 – An Ordinance To Amend the Official Zoning District Map of Rockdale County, Georgia, As Amended, By Rezoning 2265 Zingara Road, NE from R-1 (Single-Family Residential District) to A-R (Agricultural Residential District); To Impose Conditions Upon the Property; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading: A motion was made by Commissioner Williams, seconded by Commissioner Washington, and was passed unanimously to approve the first reading and to refer this ordinance to the Planning Commission.

2023-443: Special Use Permit Case #2023-03 – An Ordinance To Amend the Official Zoning District Map of Rockdale County, Georgia, As Amended, To Authorize a Special Use Permit for Mineral Extraction (Dimensional Stone) at 2265 Zingara Road NE; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading: A motion was made by Commissioner Washington, seconded by Commissioner Williams, and was passed unanimously to approve the first reading and to refer this ordinance to the Planning Commission.

2023-444: Special Use Permit Case #2023-05 – An Ordinance To Amend the Official Zoning District Map of Rockdale County, Georgia, As Amended, To Authorize a Special Use Permit for Electrical Substation at 1726 and 1830 Farmer Road NW; To Repeal Conflicting Ordinances; and For Other Purposes – First Reading: A motion was made by Commissioner Williams, seconded by Commissioner Washington, and was passed unanimously to approve the first reading and to refer this ordinance to the Planning Commission.

9. Public Comment: List attached hereto.

10. Board Comment: None.

11. Executive Session: A motion was made by Commissioner Washington, seconded by Commissioner Williams, and was passed unanimously to enter into Executive Session for the purpose of discussing land acquisition.

12. Adjournment: There being no further business, Chairman Nesbitt adjourned this meeting at 2:30 p.m.

Approved this 26th Day of September 2023.

Rockdale County, Georgia
Board of Commissioners



Osborn Nesbitt, Sr., Chairman

ATTEST:



Jennifer O. Rutledge, County Clerk/
Executive Director of Government Affairs



Sherri L. Washington, Commissioner Post I



Dr. Doreen Williams, Commissioner Post II

1. Call to Order
2. Invocation and Pledge of Allegiance: Pastor Curtis Fox, Conyers Seventh-Day Adventist Church
3. Special Recognitions and Presentations:
 - A. Special Recognition of Georgia Recreation and Park Association Baseball Teams – 8u and 10u – Class A Champions – Jason Redmond, Director, Parks and Recreation
 - B. Volunteer In Parks (V.I.P.) Program Recognition – Summer Camps and Hoops After Dark Volunteers – Jason Redmond, Director, Parks and Recreation
4. Approval of the Agenda
5. Approval of the Minutes: August 22, 2023, September 5, 2023
6. Unfinished Business: None.
7. Consent Agenda:
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Agenda – Board of Commissioners

Voting Session

Tuesday, September 12, 2023

Assembly Hall - 901 Main Street, Conyers, Georgia 30012

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9. Public Comment

10. Board Comment

11. Executive Session

12. Adjournment