

Minutes – Board of Commissioners  
Work Session/Voting Session  
Tuesday, October 8, 2024 at 10:00 a.m.  
Assembly Hall - 901 Main Street, Conyers, Georgia 30012  
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**1. Call to Order:** Chairman Nesbitt called this meeting to order at 10:10 a.m. for the purpose of the items on the agenda. The agenda is attached hereto and is hereby made a part of these minutes. The full Board was present.

**2. Invocation and Pledge of Allegiance:** Bishop William Lee, Jr., Victorious Life Church of God

**3. Special Recognitions and Presentations:**

- A. Domestic Violence Awareness Month Presentation – The Honorable Alisha Johnson, District Attorney, Rockdale County
- B. WorkSource Atlanta Regional Update – Rob LeBeau, Managing Director WorkSource Atlanta Regional, ARC

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

**5. Approval of the Minutes: September 24, 2024:** A motion was made by Commissioner Washington, seconded by Commissioner Williams, and was passed unanimously to approve the minutes as presented.

**6. Unfinished Business:**

**2024-471: Rezoning Case #2024-12 – An Ordinance To Amend the Official Zoning District Map of Rockdale County, Georgia, As Amended, By Rezoning 2037 SE Old Salem Road from AR (Agricultural Residential) to R-1 (Single Family Residential); 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 defer this ordinance until the next regularly scheduled Board of Commissioners Voting Session.

**2024-484: Pinnacle 33 Signage Solutions, LLC – General Services – Design, Purchase and Installation of Two (2) Monument Signs/Options A.1 at Salem and A.2 at Sigman Plus Solar Lighting Package – RFP 23-35 - \$350,601.90 - 120 Days from Notice to Proceed – HOST Funded:** A motion was made by Commissioner Washington, seconded by Commissioner Williams, and was passed unanimously to remove this item from the agenda.

**7. Consent Agenda:** None.

**8. Regular Agenda:**

**2024-499: Georgia Emergency Management Agency (GEMA) – Emergency Management Agency – Community Storm Shelter – Hazard Mitigation Grant Application - \$153,642 – No Match – RATIFICATION:** A motion was made by Commissioner Williams, seconded by Commissioner Washington, and was passed unanimously to ratify this contract as presented.

**2024-500: Rockdale Girls Softball Association – Parks and Recreation – Memorandum of Understanding (MOU) to Provide a Softball Program for Youth Girls – Through 7/1/2025 with Two (2) Additional 12-Month Renewal Options – No Cost:** A motion was made by Commissioner Washington, seconded by Commissioner Williams, and was passed unanimously to approve this contract as presented.

**2024-501: Comcast Enterprise Service – Technology Services – Fire Station 10 Cable TV Service - \$84.90/Month for 36 Months Plus \$129.95 One-Time Fee (\$3,186.35/Total for Three (3) Years):** A motion was made by Commissioner Williams, seconded by Commissioner Washington, and was passed unanimously to approve this contract as presented.

**2024-502: Woolpert, Inc. – Water Resources – Permanent Flow Monitoring Network of the Sanitary Sewer System – Year 1 - \$530,000; Years 2-5 - \$490,000 – (\$2,490,000 – Total for Five (5) Years):** A motion was made by Commissioner Washington, seconded by Commissioner Williams, and was passed unanimously to approve this contract as presented.

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**2024-503: InSource Solutions – Water Resources – Annual Software Subscription Renewal for Wonderware SCADA Control - \$11,560/Year – Total for Three (3) Years \$34,680) – Three (3) Years Through 9/20/2027:** A motion was made by Commissioner Williams, seconded by Commissioner Washington, and was passed unanimously to approve this contract as presented.

**2024-504: Hawkins, Inc. – Water Resources – Chemical Supply for Copper Sulfate – Change Order No. 1 to C-2022-175 – Price Increase – From \$19.00/Gal. to \$19.95/Gal. – Renew Term Through 10/24/2025:** A motion was made by Commissioner Washington, seconded by Commissioner Williams, and was passed unanimously to approve this contract as presented.

**2024-505: Inliner Solutions, LLC – Water Resources – Sewer Rehabilitation Manholes & Pipes – Change Order No. 4 to Unit Price Contract C-2021-167 – Funds Needed for the 10/26/2024 – 10/25/2025 Renewal - \$1,999,962.82 - Price Increase Listed Below:** A motion was made by Commissioner Williams, seconded by Commissioner Washington, and was passed unanimously to approve this contract as presented.

Price Increase for Following Line Items from Contract:  
Line item 13 – 10” x 6.0 mm CIPP from \$52.56 to \$57.97  
Line item 14 – 12” x 6.0 mm CIPP from \$61.39 to \$66.27

**2024-506: Georgia Power Company – Transportation – Lighting Services - Total Maintenance & Repair for Hi-Mast Lights at Salem Road - \$3,324.50/Monthly & \$39,849/Annually – Two (2) Years, then Renews Automatically for Consecutive 2-Year Terms:** A motion was made by Commissioner Washington, seconded by Commissioner Williams, and was passed unanimously to approve this contract as presented.

**2024-507: Georgia Power Company – Transportation – Lighting Services - Total Maintenance & Repair for Hi-Mast Lights at Sigman Road - \$2,135/Monthly & \$25,620/Annually – Two (2) Years, then Renews Automatically for Consecutive 2-Year Terms:** A motion was made by Commissioner Williams, seconded by Commissioner Washington, and was passed unanimously to approve this contract as presented.

**2024-508: Rezoning Case #2024-15 – An Ordinance To Amend the Official Zoning District Map of Rockdale County, Georgia, As Amended, By Rezoning 2420 Sigman Road from C-2 (General Commercial) to MRU (Mixed Residential Uses); 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 defer this ordinance until the next regularly scheduled Board of Commissioners Voting Session.

**2024-509: Rezoning Case #2024-16 – An Ordinance To Amend the Official Zoning District Map of Rockdale County, Georgia, As Amended, By Rezoning 1920 SW Highway 212, 1900 SW Highway 212, SW Oglesby Bridge Road, and a Portion of 1929 Oglesby Bridge Road from A-R (Agricultural-Residential) to CRS (Collaborative Residential Subdivision); 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 this ordinance back to the Planning Commission as presented.

**2024-510: Rezoning Case #2024-24 – An Ordinance To Amend the Official Zoning District Map of Rockdale County, Georgia, As Amended, By Rezoning 10 Acres of 1929 Oglesby Bridge Road from A-R (Agricultural-Residential) to C-1 (Local Commercial); To Impose Conditions Upon the Property; 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 as presented.

**2024-511: Special Use Permit Case #2024-05 – An Ordinance To Amend the Official Zoning District Map of Rockdale County, Georgia, As Amended, To Authorize a Special Use Permit for a Private PK-5 School at 2412 SE Ebenezer Road; To Repeal Conflicting Ordinances; And For Other Purposes – Second Reading - #O-2024-21;** A motion was made by Commissioner Williams, seconded by Commissioner Washington, and was passed unanimously to approve the second reading and to adopt this ordinance as presented.

**2024-512: Text Amendment Case #2024-02 – An Ordinance To Amend Subpart B, Planning and Development, Title 2, Land Use and Zoning, Chapter 222 Off-Street Parking Standards, of the Code of Rockdale County, Georgia, As Amended, So As To Repeal and Replace Section 222-11 Parking Vehicles in Residential Districts; 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.

**2024-513: Future Land Use Case #2024-05 – An Ordinance To Amend the Future Land Use Map of Rockdale County, Georgia’s Comprehensive Plan, As Amended, For Property Located at 4250 SE Highway 20 from the Medium Density Residential Future Land Use Category to the Commercial 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.

**2024-514: Rezoning Case #2024-18 – An Ordinance To Amend the Official Zoning District Map of Rockdale County, Georgia, As Amended, By Rezoning 4250 SE Highway 20 from A-R (Agricultural-Residential) to C-2 (General Commercial); 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.

**2024-515: Future Land Use Case #2024-06 – An Ordinance To Amend the Future Land Use Map of Rockdale County, Georgia’s Comprehensive Plan, As Amended, For Property Located at 1362 and 1390 NW Rockbridge Road from the Low Density Residential Future Land Use Category to the Light Industrial 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.

**2024-516: Rezoning Case #2024-20 – An Ordinance To Amend the Official Zoning District Map of Rockdale County, Georgia, As Amended, By Rezoning 1362 and 1390 NW Rockbridge Road from R-1 (Single-Family Residential) and R-3 (Multi-Family Residential) to M-1 (Limited Industrial); 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.

**2024-517: Future Land Use Case #2024-07 – An Ordinance To Amend the Future Land Use Map of Rockdale County, Georgia’s Comprehensive Plan, As Amended, For Property Located at 2245 NE White Road from the Watershed Protection Future Land Use Category to the Medium Density Residential 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.

**2024-518: Rezoning Case #2024-25 – An Ordinance To Amend the Official Zoning District Map of Rockdale County, Georgia, As Amended, By Rezoning 2245 NE White Road from WP (Watershed Protection) and A-R (Agricultural-Residential) to MRU (Mixed Residential Uses); 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.

**2024-519: Rezoning Case #2024-19 – An Ordinance To Amend the Official Zoning District Map of Rockdale County, Georgia, As Amended, By Rezoning 3031 NE Highway 138 from A-R (Agricultural-Residential) to MRU (Mixed Residential Uses); 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.

**2024-520: Rezoning Case #2024-22 – An Ordinance To Amend the Official Zoning District Map of Rockdale County, Georgia, As Amended, By Rezoning 0 NE Hi Roc Road from R-1 (Single-Family Residential) to CRS (Collaborative Residential Subdivision); 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.

**2024-521: Rezoning Case #2024-23 – An Ordinance To Amend the Official Zoning District Map of Rockdale County, Georgia, As Amended, By Rezoning 1529 Farmer Road NW from R-1 (Single-Family Residential) to M-2 (General Industrial 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.

**2024-522: Rezoning Case #2024-26 – An Ordinance To Amend the Official Zoning District Map of Rockdale County, Georgia, As Amended, By Rezoning 2660 Old Salem Road SE from R-1 (Single-Family Residential) to CRS (Collaborative Residential Subdivision); 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.

**2024-523: Special Use Permit Case #2024-04 – An Ordinance To Amend the Official Zoning District Map of Rockdale County, Georgia, As Amended, To Authorize a Special Use Permit for a Veterinary Clinic on an A-R Zoned Property at 2156 Tucker Mill Road SW; 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.

**2024-524: Text Amendment Case #2024-03 – An Ordinance To Amend the Code of Rockdale County, Georgia, As Amended, So As To Adopt Two New Definitions in Section 106-1, Regarding Trade Schools, and Amend Section 218-1 Table of Permitted Uses (Subpart B Planning and Development); To Provide for Repeal of Conflicting Provisions; To Provide for an Adoption Date; 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.

**2024-525: A Resolution Declaring an Additional Temporary County Holiday – Monday, December 23, 2024 - #R-2024-30:** A motion was made by Commissioner Williams, seconded by Commissioner Washington, and was passed unanimously to approve this resolution as presented.

**2024-526: A Resolution Declaring a State of Emergency – Tropical Storm/Hurricane Helene – RATIFICATION - #R-2024-31:** A motion was made by Commissioner Washington, seconded by Commissioner Williams, and was passed unanimously to ratify this resolution as presented.

**2024-527: A Resolution Declaring a State of Emergency – Bio-Lab – RATIFICATION- #R-2024-32:** A motion was made by Commissioner Williams, seconded by Commissioner Washington, and was passed unanimously to ratify this resolution as presented.

**2024-528: A Resolution Declaring a State of Emergency – Bio-Lab (Ongoing) – RATIFICATION- #R-2024-33:** A motion was made by Commissioner Washington, seconded by Commissioner Williams, and was passed unanimously to ratify this resolution as presented.

**2024-529: A Resolution Authorizing the Chairman of the Board of Commissioners of Rockdale County to Execute Contracts with Anthem Blue Cross Blue Shield, Kaiser Permanente, Aetna, Delta Dental and Unum - #R-2024-34:** A motion was made by Commissioner Williams, seconded by Commissioner Washington, and was passed unanimously to approve this resolution as presented.

**9. Public Comment:** Wylie Kendrick, James Donegan, Sher’ree Kellogg, Leslie Lambert, Kirkland Loftin, Debra Hammond, Christine Herald, Melanie Hutchinson, Kimchernan Flakes, Darryl Leach, Rose Battle, Tara Williams, Quincia Beasley, Yolanda Braday, Betty Maddox, Curt Allen

**10. Board Comment:** Commissioner Williams discussed attending the Recovery Peer Awards Ceremony; she also discussed attending the Justice Center Council of State Governments, where she is on the Advisory Board; she also discussed the Healing Arts Atlanta event that she attended yesterday. Commissioner Washington mentioned that she also attended the Healing Arts Atlanta event; she also participated in the NAMI Walk for Mental Health; she reminded everyone that October is Breast Cancer Awareness month and encouraged women to go get their mammogram; she reminded everyone that October is also Domestic Violence Awareness month and invited everyone out to the “Race Against Violence” being held on October 19, 2024 at 8:30 a.m. at Conyers UMC in Olde Town Conyers; Commissioner Washington also said that her heart and prayers are going out to everyone still going through the remnants of Hurricane Helene; she also wanted to thank Senators Warnock and Ossoff, Congressmen Hank Johnson and David Scott for reaching out to her to ask what their offices could do to help with the BioLab incident; she also thanked the Rockdale County Fire Department for all their hard work during this most difficult time; lastly, she discussed holding BioLab accountable. Chairman Nesbitt asked Fire Chief, Marian McDaniel, to give updates on the BioLab incident, as well as discussing that Fire Station 3 on Old Salem Road will have 3 of its doors “pink-wrapped” for everyone to stop by and sign in honor of National Breast Cancer Awareness month. Director Sharon Webb, EMA, also gave updates regarding the BioLab incident. Chairman Nesbitt stated he was glad that everyone came out to express concerns during public comment. He encouraged everyone to monitor the county’s website. Director Andrew Hammer, General Services, gave a closing prayer.

**11. Executive Session:** None.

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**12. Adjournment:** There being no further business, Chairman Nesbitt adjourned this meeting at 1:05 p.m.

Approved this 22<sup>nd</sup> Day of October 2024.

Rockdale County, Georgia  
Board of Commissioners

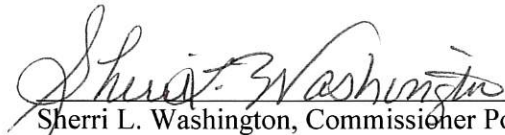


Osborn Nesbitt, Sr., Chairman

ATTEST:



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



Sherri L. Washington, Commissioner Post I



Dr. Doreen Williams, Commissioner Post II

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1. Call to Order
2. Invocation and Pledge of Allegiance: Bishop William Lee, Jr., Victorious Life Church of God
3. Special Recognitions and Presentations:
  - A. Domestic Violence Awareness Month Presentation – The Honorable Alisha Johnson, District Attorney, Rockdale County
  - B. WorkSource Atlanta Regional Update – Rob LeBeau, Managing Director WorkSource Atlanta Regional, ARC
4. Approval of the Agenda
5. Approval of the Minutes: September 24, 2024
6. Unfinished Business:

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11. Executive Session
12. Adjournment