

Minutes – Board of Commissioners
Voting Session
Tuesday, February 25, 2025 at 10:00 a.m.
Assembly Hall - 901 Main Street, Conyers, Georgia 30012
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1. Call to Order: Chair Van Ness called this meeting to order at 10:00 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: Reverend Mark Barbour, New Covenant Fellowship Church

3. Special Recognitions and Presentations: None.

4. Public Comment: Nosente Uhuti, David Jernigan, Cheryl Garcia, Kirk Loftin, Cynthia Stroud, Nychelle Walcott, Alfreda Holbrook, Avi Gayden, Lee Wright, Tami Schaller

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

6. Approval of the Minutes: February 11, 2025, February 18, 2025: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve the minutes as presented.

7. Unfinished Business:

2025-36: Roots of Life, LLC (Michael D. Brown) (RESCIND C-2024-214) – Contract Approved 12/10/24 - Extension Services – Rescinding of Contract - Budget Reduction \$40,000 – Cooperative Extension – Transfer to General Fund Contingency: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve rescinding this contract as presented.

2025-48: Budget Amendment - \$40,000 – Moved from Extension Services to General Fund Contingency: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve this budget amendment as presented.

2025-44: Future Land Use Case #2024-08 – 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 – Second Reading:

2025-45: Rezoning Case #2024-27 - 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; However, the Conyers-Rockdale County Planning Commission Unanimously Voted to Recommend Approval with Conditions of Rezoning 4250 SE Highway 20 from A-R (Agricultural-Residential) to C-1 (Local Commercial) – Second Reading: A motion was made by Commissioner Williams to approve the second readings and to adopt these ordinances as presented, and to rezone from A-R to C-1. There was not a second, so the motion died. Another motion was made by Commissioner Smith, seconded by Chair Van Ness, and was passed with a majority vote to deny these ordinances as presented. Commissioner Williams was opposed.

8. Consent Agenda: None.

9. Regular Agenda:

2025-50: Boys and Girls Club of Rockdale County – Board of Commissioners – Professional Services for Mentoring Youth in the Community – Change Order No. 1 to C-2024-207 - Reduction of Current Contract Approved at \$125,000 Annually to \$100,000/Annually – 1/1/2025 –12/31/25 – Budgeted Item: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed with a majority vote to approve this contract as presented. Chair Van Ness was opposed.

2025-51: Budget Amendment – \$93,750 – Decrease from General Fund BOC Professional Services and Increase to General Fund Contingency: A motion was made by Chair Van Ness, seconded by Commissioner Williams, and was passed unanimously to remove this item from the agenda.

2025-52: Paula Boyd – Superior Court/Adult Resource Court – Peer Specialist Providing Peer Support Services for the Accountability Courts Programs – Change Order No. 1 to C-2022-141 – Add Temporary Additional Duties for Assisting with Case Management Job Duties Until a Replacement Can Be Found - \$25.00 Per Hour for These Temporary Additional Duties – Grant Goes Through 6/30/25 - Grant Funded - Budgeted Item: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve this contract as presented.

2025-53: DCR Media and Systems, Inc. – General Services – On-Demand Supply and Install of Audio and Video Equipment – ITB 24-05 – One (1) Year with Option to Renew Three (3) Additional One-Year Periods – Multi Funds - Budgeted Item: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve this contract as presented.

2025-54: Department of Natural Resources (DNR) – General Services – Change Order No. 1 to C-2022-145 - Four-Month Extension Through 4/30/25 - Water Conservation Fund Grant for De Castro Trailhead Nature Center and Pavilion: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve this contract as presented.

2025-55: All-Pro Pest Services, Inc. – General Services – Pest Control for County Facilities – On-Demand – Change Order No. 1 to C-2023-188 – Add Four (4) Additional Sites at an Additional Cost of \$100 Per Month, Making it a Total of \$2,089/Monthly & \$25,068/Year (Previously \$1,989/Monthly and \$23,868/Year) – One (1) Year with Option to Renew Two (2) Additional One-Year Periods – General Fund – Budgeted Item: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve this contract as presented.

2025-56: Galls, LLC – Fire Rescue – Fire Uniforms – RFP 24-07 – On-Demand – One (1) Year with Option to Renew Three (3) Additional One-Year Periods – General Fund - Budgeted Item: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve this contract as presented.

2025-57: Hussey, Gay, Bell & DeYoung, Inc. Consulting Engineers – Transportation – Concept Report for Sigman Road Phase IV Widening and Multi-Use Path – Change Order No. 1 to C-2023-160 – Add a Prequalified ROW Acquisition Specialist Required by GDOT – Additional \$5,115.45 (Currently \$885,110.31) - New Total \$890,225.76 - 18 Months - SPLOST/Federally Funded - Budgeted Item: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve this contract as presented.

2025-58: Atlas Technical Consultants, LLC – Transportation – Courtesy Parkway Extension Project Design Services - PI #0006934 – Change Order No. 5 to C-2017-36 – Add Post Design Services – Additional \$91,115.96 (Currently \$448,222) - New Total \$539,337.96 - SPLOST Funded - Budgeted Item: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve this contract as presented.

2025-59: CPL Architects, Engineers and Landscape Architect, D.P.C. (P.C.) – Planning & Development – Rockdale County's Planning & Development Unified Development Ordinance (UDO) Update – RFP 24-24 - \$178,440 – 18 Months - General Fund - Budgeted Item: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve this contract as presented.

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2025-61: State Farm Insurance – Finance – Subrogation Authorization Release Property Damage Only – State Farm's Client at Fault in Accident Involving RCSO Unit #563 Causing Damages of \$32,796.61 – This Payment is a Reimbursement to the County General Fund and Will Settle All Demands Related to the Accident – Claim #1176M732N: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve this contract as presented.

2025-62: LexisNexis Risk Solutions – Sheriff's Office – Accurant Trax System Software for Cell Phone Mapping and Crucial Day-to-Day Operations of the Investigative Team - \$7,875/Year – Through 11/30/25 - General Fund - Budgeted Item: A motion was made by Commissioner Williams and seconded by Commissioner Smith to approve this contract as presented; however, after some discussion, a new motion was made by Chair Van Ness, seconded by Commissioner Smith, and was passed with a majority vote to defer this item until the next regularly scheduled Board of Commissioners Voting Session. Commissioner Williams was opposed.

2025-63: Requisition – General Services – Southeastern Security Professionals – Renewal to C-2024-31 - 2025 Alarm Monitoring Services - \$36,000 – General Fund & Water Enterprise Fund – Budgeted Item: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve this requisition as presented.

2025-64: Requisition – General Services - United Maintenance – Renewal to C-2024-19 - 2025 HVAC Preventative Maintenance Services - \$147,207 – General Fund & Water Enterprise Fund – Budgeted Item: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve this requisition as presented.

2025-65: Requisition – General Services – Imperial Dade – Purchase from Cooperative Contract - 2025 Janitorial Supplies – Not to Exceed \$33,996 – General Fund – Budgeted Item: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve this requisition as presented.

2025-66: Requisition – General Services – Arborserv – Renewal to C-2022-152 - 2025 Quarterly Tree Grinding and Debris Hauling at Recycling Center – Not to Exceed \$120,000 – General Fund – Budgeted Item: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve this requisition as presented.

2025-67: Requisition – General Services – Pratt Recycling, Inc. – Renewal to C-2021-168 - 2025 Bulk Waste/Trash Compactor Recycling – Not to Exceed \$300,000 – General Fund – Budgeted Item: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve this requisition as presented.

2025-68: Requisition – General Services – American Facility Services (AFS) – Renewal to C-2023-172 - 2025 Janitorial Services – \$258,528 – General Fund & Stormwater Enterprise Fund – Budgeted Item: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve this requisition as presented.

2025-69: Requisition – General Services – Building Maintenance Services – Renewal to C-2023-173 - 2025 Janitorial Services - \$136,714.56 – New Cost \$142,409.56 - Cost Increased from 2024 by \$5,695/Year - General Fund, Water Enterprise Fund & Stormwater Enterprise Fund – Budgeted Item: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve this requisition as presented.

2025-70: Requisition – General Services – Yancey Power Systems – State Contract - 2025 Generator Preventative Maintenance Services - \$72,808.06 – 21 Generators - General Fund – Budgeted Item: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve this requisition as presented.

2025-71: Requisition – Technology Services - TSA, Inc. – Budgeted Implementation Services for Rubrik Software and County Wide Backup – NCPA Cooperative Contract – \$115,655.22 - General Fund – Budgeted Item: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve this requisition as presented.

2025-72: Requisition – Sheriff's Office – United Maintenance, Inc. – Replacement of Jail RTU's for POD and Replacement of Staff RTU Heat Exchanger - \$67,313 – Capital Improvement Fund (CIP) – Budgeted Item – RATIFICATION: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to ratify this requisition as presented.

2025-73: Requisition – RWR Customer Service – On-line Utility Exchange - C-2013-46 - Use of On-line Utility Exchange for Positive ID's - Not to Exceed \$22,000 – Water Enterprise Fund – Budgeted Item: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve this requisition as presented.

2025-74: Expenditure Request - Aramark Services, Inc. – Sheriff's Office – C-2022-177 - Cost for Inmate Meals for the Week of 1/2/25 - 1/8/25 and 1/16/25 - 1/22/25 - \$27,207.91 – General Fund – Budgeted Item: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve this expenditure request as presented.

2025-75: Expenditure Request - Axon Enterprise, Inc. – Sheriff's Office – C-2023-20 - Axon Annual Maintenance Agreement - \$455,744 – General Fund – Budgeted Item: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve this expenditure request as presented.

2025-76: Expenditure Request - GTS - Tax Commissioner – Delinquent Notice Fees for Technical Services Agreement Payment Covering March 2024 and July 2024 - \$24,314.21 – General Fund – Budgeted Item: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve this expenditure request as presented.

2025-77: Text Amendment Case #2025-01 - An Ordinance To Amend the Text of Sec. 106-1 (Definitions) and Sec. 218-13 (Standards of Use and Development) of the Unified Development Ordinance of Rockdale County, Georgia, As Amended, Adding Gasoline Stations to the Definitions Section and Amending the Supplemental Regulations Related Thereto; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve the first reading and to refer this ordinance to the Planning Commission as presented.

2025-78: Text Amendment Case #2025-02 - An Ordinance To Amend the Text of Sec. 106-1 (Definitions), 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 Small Box Discount Retailers to the Definitions Section, Adding Small Box Discount Retailers to the Table of Permitted Uses, and Adding Supplemental Regulations Related Thereto; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve the first reading and to refer this ordinance to the Planning Commission as presented.

2025-79: Text Amendment Case #2025-03 – An Ordinance To Amend the Text of Sec. 106-1 (Definitions), 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 Vape Stores to the Definitions Section, Adding Vape Stores to the Table of Permitted Uses, and Adding Supplemental Regulations Related Thereto; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve the first reading and to refer this ordinance to the Planning Commission as presented.

2025-80: Text Amendment Case #2025-04 - An Ordinance To Amend the Text of Sec. 106-1 (Definitions), Sec. 218-1 (Permitted Use Table), Sec. 218-13 (Standards of Use and Development) of the Unified Development Ordinance of Rockdale County, Georgia, As Amended, Regarding Mini-Storage Warehouses and Self-Storage Units; And Amending the Supplemental Regulations Related Thereto; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve the first reading and to refer this ordinance to the Planning Commission as presented.

2025-81: Text Amendment Case #2025-05 - An Ordinance To Amend the Text of Sec. 106-1 (Definitions), Sec. 218-1 (Permitted Use Table), Sec. 206-1 (W-P Watershed Protection District), and Sec. 218-13 (Standards of Use and Development) of the Unified Development Ordinance of Rockdale County, Georgia, As Amended, Regarding Short Term Rentals; And Amending the Supplemental Regulations Related Thereto; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve the first reading and to refer this ordinance to the Planning Commission as presented.

2025-82: Text Amendment Case #2025-06 - An Ordinance To Amend the Code of Rockdale County, Georgia, As Amended, So As To Amend Section 106.1(c) Definitions Section 106 – Definitions and Abbreviations, Section 218-1 Table of Permitted Uses and Section 218-13 Supplemental Regulations (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 Williams, seconded by Commissioner Smith, and was passed unanimously to approve the first reading and to refer this ordinance to the Planning Commission as presented.

2025-83: Text Amendment Case #2025-07 - An Ordinance To Amend the Text of Sec. 106-1 (Definitions), Sec. 2-135 and 238-3 Planning Commission (Standards of Use and Development) of the Unified Development Ordinance of Rockdale County, Georgia, As Amended, Regarding Planning Commission; And Amending the Supplemental Regulations Related Thereto; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve the first reading and to refer this ordinance to the Planning Commission as presented.

2025-84: Future Land Use Amendment Case #2025-01 - An Ordinance To Amend the Future Land Use Map of Rockdale County, Georgia's Comprehensive Plan, As Amended, For Property Located at 2200 Frontier Drive NW 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 Smith, and was passed unanimously to approve the first reading and to refer this ordinance to the Planning Commission as presented.

2025-85: Rezoning Case #2025-02 - An Ordinance To Amend The Official Zoning District Map Of Rockdale County, Georgia, As Amended, By Rezoning 2200 Frontier Drive NW from R-1 (Single-Family Residential) to C-1 (Local Commercial); To Impose Conditions Upon The Property; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed with a majority vote to approve the first reading and to refer this ordinance to the Planning Commission as presented. Chair Van Ness was opposed.

2025-86: Future Land Use Case #2025-02 - An Ordinance To Amend The Future Land Use Map Of Rockdale County, Georgia's Comprehensive Plan, As Amended, For Property Located At 2567 NE Gees Mill Road from the Technology Park 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 Smith, and was passed unanimously to approve the first reading and to refer this ordinance to the Planning Commission as presented.

2025-87: Rezoning Case #2025-01 - An Ordinance To Amend The Official Zoning District Map Of Rockdale County, Georgia, As Amended, By Rezoning 2567 NE Gees Mill 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 – First Reading: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed with a majority vote to approve the first reading and to refer this ordinance to the Planning Commission as presented. Chair Van Ness was opposed.

2025-88: Rezoning Case #2025-03 - An Ordinance To Amend The Official Zoning District Map Of Rockdale County, Georgia, As Amended, By Rezoning 1535 and 1565 NW Farmer Road from R-1 (Single-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 Williams, seconded by Commissioner Smith, and was passed unanimously to approve the first reading and to refer this ordinance to the Planning Commission as presented.

2025-89: Alcoholic Beverage Licenses: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve these licenses as presented. A list is attached hereto.

2025-90: Amendments to Rockdale County Classification and Pay Plan – Talent Management: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve these amendments as presented.

2025-91: Budget Amendments: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve these amendments as presented.

- A. \$192,275 - Moved from Board of Commissioners to General Fund Contingency
- B. \$306,000 - Moved from Board of Commissioners to Superior Court Professional Services
- C. \$184,206 – Moved from Parks and Recreation to General Fund Contingency

2025-92: Georgia Strategy Group – Board of Commissioners – Professional Services for Marketing and Community Relations - \$100,000/Year – 3/1/25 through 2/28/26, then Auto Renews at End of Each Renewal Term:

A motion was made by Commissioner Williams to approve this contract as presented. There was not a second. After some discussion, another motion was made by Commissioner Smith, seconded by Chair Van Ness, and was passed with a majority vote to deny this contract as presented. Commissioner Williams was opposed.

2025-93: End of Appointment – Jason Redmond, Director, Parks & Recreation – Effective 2/19/25: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve the end of this appointment.

2025-94: Policies – Repeal Policy 2024-2-18 – Aircraft/Drone Policy: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve to appeal this policy.

2025-95: An Ordinance Amending the Code of Rockdale County, Georgia, Providing for the Amendment of Chapter(s) 2 and 58 of the Code of Rockdale County, Georgia - #O-2025-02: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve the first reading, waive the second reading and to adopt this ordinance as presented.

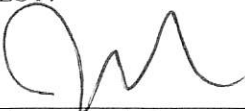
10. Board Comment: Commissioner Williams started out by wanting to address a comment that was made earlier during Public Comment regarding substance abuse and mental health issues – 25% of the national adult and youth population have mental health issues; this is not a small issue. She also wanted to address the fact that the county is not in favor of splitting the Planning Commission; this is something the city announced that it was in favor of doing. For Black History Month, she also wanted to honor Dr. Rebecca Lee Crumpler, who was the first female African American physician in the United States. Commissioner Smith also wanted to address the issue of the Planning Commission and how it was not the county's choice to split from the city. She also discussed how important experts and consultants are to the county. She expressed what a difficult decision it was to make regarding the Georgia Strategy Group contract. Chair Van Ness discussed how confident she felt regarding the votes today during the meeting. She also recommended a book to everyone entitled *The Immortal Life of Henrietta Lacks*. She said she also would like to see a unified Planning Commission. The county will be accepting volunteer applications for that volunteer board. She discussed how challenging it is to pick where government funds should go; she would like to see things bid out. She would like to see financial statements of organizations. Chair Van Ness discussed the Board of Governors meeting that took place earlier this morning where Director Brian Kelley, RDOT, outlined transportation projects. She thanked all the citizens and said she is grateful for everyone in her life.

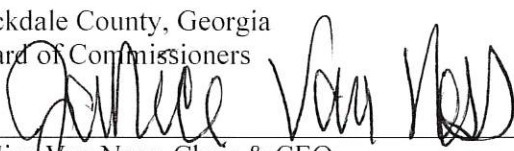
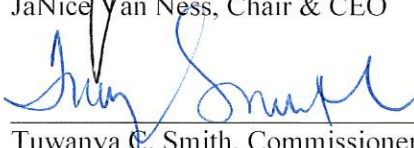
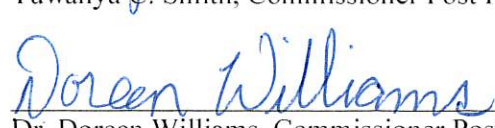
11. Executive Session: None.

12. Adjournment: There being no further business, Chair Van Ness adjourned this meeting at 11:50 a.m.

Approved this 11th Day of March 2025.

ATTEST:


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

Rockdale County, Georgia
Board of Commissioners

JaNiece Van Ness, Chair & CEO

Tuwanya C. Smith, Commissioner Post I

Dr. Doreen Williams, Commissioner Post II

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1. Call to Order
2. Invocation and Pledge of Allegiance: Reverend Mark Barbour, New Covenant Fellowship Church
3. Special Recognitions and Presentations
4. Public Comment
5. Approval of the Agenda
6. Approval of the Minutes: February 11, 2025, February 18, 2025

7. Unfinished Business:

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2025-65: Requisition – General Services – Imperial Dade – Purchase from Cooperative Contract - 2025 Janitorial Supplies – Not to Exceed \$33,996 – General Fund – Budgeted Item

2025-66: Requisition – General Services – Arborserv – Renewal to C-2022-152 - 2025 Quarterly Tree Grinding and Debris Hauling at Recycling Center – Not to Exceed \$120,000 – General Fund – Budgeted Item

2025-67: Requisition – General Services – Pratt Recycling, Inc. – Renewal to C-2021-168 - 2025 Bulk Waste/Trash Compactor Recycling – Not to Exceed \$300,000 – General Fund – Budgeted Item

2025-68: Requisition – General Services – American Facility Services (AFS) – Renewal to C-2023-172 - 2025 Janitorial Services – \$258,528 – General Fund & Stormwater Enterprise Fund – Budgeted Item

Agenda – Board of Commissioners
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2025-69: Requisition – General Services – Building Maintenance Services – Renewal to C-2023-173 - 2025 Janitorial Services - \$136,714.56 – New Cost \$142,409.56 - Cost Increased from 2024 by \$5,695/Year - General Fund, Water Enterprise Fund & Stormwater Enterprise Fund – Budgeted Item

2025-70: Requisition – General Services – Yancey Power Systems – State Contract - 2025 Generator Preventative Maintenance Services - \$72,808.06 – 21 Generators - General Fund – Budgeted Item

2025-71: Requisition – Technology Services - TSA, Inc. – Budgeted Implementation Services for Rubrik Software and County Wide Backup – NCPA Cooperative Contract – \$115,655.22 - General Fund – Budgeted Item

2025-72: Requisition – Sheriff's Office – United Maintenance, Inc. – Replacement of Jail RTU's for POD and Replacement of Staff RTU Heat Exchanger - \$67,313 – Capital Improvement Fund (CIP) – Budgeted Item -
RATIFICATION

2025-73: Requisition – RWR Customer Service – On-line Utility Exchange - C-2013-46 - Use of On-line Utility Exchange for Positive ID's - Not to Exceed \$22,000 – Water Enterprise Fund – Budgeted Item

2025-74: Expenditure Request - Aramark Services, Inc. – Sheriff's Office – C-2022-177 - Cost for Inmate Meals for the Week of 1/2/25 - 1/8/25 and 1/16/25 - 1/22/25 - \$27,207.91 – General Fund – Budgeted Item

2025-75: Expenditure Request - Axon Enterprise, Inc. – Sheriff's Office – C-2023-20 - Axon Annual Maintenance Agreement - \$455,744 – General Fund – Budgeted Item

2025-76: Expenditure Request - GTS - Tax Commissioner – Delinquent Notice Fees for Technical Services Agreement Payment Covering March 2024 and July 2024 - \$24,314.21 – General Fund – Budgeted Item

2025-77: Text Amendment Case #2025-01 - An Ordinance To Amend the Text of Sec. 106-1 (Definitions) and Sec. 218-13 (Standards of Use and Development) of the Unified Development Ordinance of Rockdale County, Georgia, As Amended, Adding Gasoline Stations to the Definitions Section and Amending the Supplemental Regulations Related Thereto; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading

2025-78: Text Amendment Case #2025-02 - An Ordinance To Amend the Text of Sec. 106-1 (Definitions), 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 Small Box Discount Retailers to the Definitions Section, Adding Small Box Discount Retailers to the Table of Permitted Uses, and Adding Supplemental Regulations Related Thereto; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading

2025-79: Text Amendment Case #2025-03 – An Ordinance To Amend the Text of Sec. 106-1 (Definitions), 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 Vape Stores to the Definitions Section, Adding Vape Stores to the Table of Permitted Uses, and Adding Supplemental Regulations Related Thereto; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading

2025-80: Text Amendment Case #2025-04 - An Ordinance To Amend the Text of Sec. 106-1 (Definitions), Sec. 218-1 (Permitted Use Table), Sec. 218-13 (Standards of Use and Development) of the Unified Development Ordinance of Rockdale County, Georgia, As Amended, Regarding Mini-Storage Warehouses and Self-Storage Units; And Amending the Supplemental Regulations Related Thereto; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading

2025-81: Text Amendment Case #2025-05 - An Ordinance To Amend the Text of Sec. 106-1 (Definitions), Sec. 218-1 (Permitted Use Table), Sec. 206-1 (W-P Watershed Protection District), and Sec. 218-13 (Standards of Use and Development) of the Unified Development Ordinance of Rockdale County, Georgia, As Amended, Regarding Short Term Rentals; And Amending the Supplemental Regulations Related Thereto; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading

2025-82: Text Amendment Case #2025-06 - An Ordinance To Amend the Code of Rockdale County, Georgia, As Amended, So As To Amend Section 106.1(c) Definitions Section 106 – Definitions and Abbreviations, Section 218-1 Table of Permitted Uses and Section 218-13 Supplemental Regulations (Subpart B Planning and Development; To Provide for Repeal of Conflicting Provisions; To Provide for an Adoption Date; And For Other Purposes -First Reading

2025-83: Text Amendment Case #2025-07 - An Ordinance To Amend the Text of Sec. 106-1 (Definitions), Sec. 2-135 and 238-3 Planning Commission (Standards of Use and Development) of the Unified Development Ordinance of Rockdale County, Georgia, As Amended, Regarding Planning Commission; And Amending the Supplemental Regulations Related Thereto; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading

2025-84: Future Land Use Amendment Case #2025-01 - An Ordinance To Amend the Future Land Use Map of Rockdale County, Georgia's Comprehensive Plan, As Amended, For Property Located at 2200 Frontier Drive NW 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

2025-85: Rezoning Case #2025-02 - An Ordinance To Amend The Official Zoning District Map Of Rockdale County, Georgia, As Amended, By Rezoning 2200 Frontier Drive NW from R-1 (Single-Family Residential) to C-1 (Local Commercial); To Impose Conditions Upon The Property; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading

2025-86: Future Land Use Case #2025-02 - An Ordinance To Amend The Future Land Use Map Of Rockdale County, Georgia's Comprehensive Plan, As Amended, For Property Located At 2567 NE Gees Mill Road from the Technology Park Future Land Use Category to the Medium Density Residential Future Land Use Category; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading

2025-87: Rezoning Case #2025-01 - An Ordinance To Amend The Official Zoning District Map Of Rockdale County, Georgia, As Amended, By Rezoning 2567 NE Gees Mill 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 – First Reading

2025-88: Rezoning Case #2025-03 - An Ordinance To Amend The Official Zoning District Map Of Rockdale County, Georgia, As Amended, By Rezoning 1535 and 1565 NW Farmer Road from R-1 (Single-Family Residential) to M-1 (Limited Industrial); To Impose Conditions Upon The Property; To Repeal Conflicting Ordinances; And For Other Purposes – First Reading

2025-89: Alcoholic Beverage Licenses

2025-90: Amendments to Rockdale County Classification and Pay Plan – Talent Management

2025-91: Budget Amendments:

- A. \$192,275 - Moved from Board of Commissioners to General Fund Contingency
- B. \$306,000 - Moved from Board of Commissioners to Superior Court Professional Services
- C. \$184,206 – Moved from Parks and Recreation to General Fund Contingency

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2025-92: Georgia Strategy Group – Board of Commissioners – Professional Services for Marketing and Community Relations - \$100,000/Year – 3/1/25 through 2/28/26, then Auto Renews at End of Each Renewal Term

2025-93: End of Appointment – Jason Redmond, Director, Parks & Recreation – Effective 2/19/25

2025-94: Policies – Repeal Policy 2024-2-18 – Aircraft/Drone Policy

2025-95: An Ordinance Amending the Code of Rockdale County, Georgia, Providing for the Amendment of Chapter(s) 2 and 58 of the Code of Rockdale County, Georgia

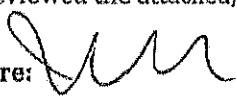
10. Board Comment

11. Executive Session

12. Adjournment



Board of Commissioners
Agenda Item Transmittal Form

Type of Request: Alcohol Beverage Licenses		February 13, 2025
☐ Submission Information	☐ Information	
Contact Name: Jennifer Rutledge Executive Director Department: Planning & Development	Summary of Request: According to Chapter 10 of the Unified Development Ordinance, the attached alcohol licensee is requesting an Alcoholic Beverage License. It has been approved by the Sheriff and Deputy Director of Planning & Development.	
☐ Interim Department Director, Deputy Director/Elected Official Signature	☐ Chief Operating Officer Signature	
I have reviewed the attached, and it is approved as to substance.	I have reviewed the attached, and it is approved for processing.	
Signature:  Date:	Signature: Date:	
☐ Public Relations Director Signature	☐ Director of Legislative Affairs/County Clerk Signature	
I have reviewed the attached, and it is approved as to form.	I have reviewed the attached, and it is approved for processing.	
Signature: Date:	Signature: Date:	

Notes and Comments:

1. Manisha Patel - Anish Corporation/Conyers Food Mart -1695 Hwy. 20 NE
2. Nabeel Memon - Flat Shoals Food , LLC -1954 Flat Shoals Road
3. Amir Tejani - Store@ 3540 GA Hwy. 20 - 3540 Ga. Hwy. 20
4. Shin Seo - Tokyo Japanese Steakhouse Road SE - 2140 Salem Road SE
5. Carlos Armendariz - Los Charros Mexican Restaurant #2 - 2560 GA Hwy 20 SE
6. Neville L. Walker - Elevation Kitchen & Cocktails - 1180 Sigman Road
7. Shanar Lalani - P.I. Fiesta LLC/El Sol - 2556 Jeremiah Industrial Way
8. Urvish Patel - Conyers C-Store USA, Inc. - 3421 Hwy. 20
9. Karen Spence - Karen's Int'l Caribbean Grill 1, LLC -2040 Eastside Drive - Ste. 108
10. Barkatali Wadhvaniya - Salem Mart -2869 Salem Road
11. Navorz Somani - Aaliya USA dba Sunco Stop N Shop -3496 Hwy, 138 SW
12. Murad Ali - CDP1 USA, LLC dba Corner Market - 4624 Hwy, 138 SW
13. Amin Khimani - Goodluck 7, LLC/ Circle K -2300 Sigman Road
14. Valerio Palafox Palafox - La Morienta Restaurant LLC - Ste D & E -1522 Pine Log Road NE

2025-89



Board of Commissioners
Agenda Item Transmittal Form

Type of Request: Alcohol Beverage Licenses

Submission Information	Information
Contact Name: Christopher Wheeler, Deputy Director Department: Planning & Development	Summary of Request: According to Chapter 10 of the Unified Development Ordinance, the attached alcohol licensee is requesting an Alcoholic Beverage License. It has been approved by the Sheriff and Deputy Director of Planning & Development.
Interim Department Director, Deputy Director/Elected Official Signature	Chief of Staff Signature
I have reviewed the attached, and it is approved as to substance.	I have reviewed the attached, and it is approved for processing.
Signature: _____ Date: _____	Signature: _____ Date: _____
Public Relations Director Signature	Director of Legislative Affairs/County Clerk Signature
I have reviewed the attached, and it is approved as to form.	I have reviewed the attached, and it is approved for processing.
Signature: _____ Date: _____	Signature: _____ Date: _____

Notes and Comments:

1. Chiquitos – 1161 Old Salem Road – Rueben Bravo
2. Lucky Lotto Food Mart – 4606 e. Fairview Road SW- Jaspreet Singh
3. VEW Post 5290 – 1432 VFW Drive SW – Florence Welch
4. Teek 7, LLC – 4975 Hwy. 20 – Sowmini Ravula