

Minutes

Board of Commissioners Meeting

Tuesday, April 8, 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: Andy Rogers, Director, Camp Westminster

3. Special Recognitions and Presentations:

- A. Child Abuse Prevention Awareness Month Proclamation
- B. National Donate Life Month Proclamation
- C. National County Government Month Proclamation
- D. Special Recognition - 10U Youth Basketball Team – Finishing 1st Place in the GRPA District 6 Class A Basketball Championships
- E. Budget Presentation – Chief Operating Officer, Sue Sanders, Board of Commissioners

4. Public Comment: Jeanine Mumford, Nosente Uhuti

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: March 25, 2025, April 4, 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: None.

8. New Business:

2025-158: Comcast Enterprise Service – Technology Services – Water Treatment New ENS Circuit Ethernet Network Interface & ENS Basic Network Bandwidth Service - \$695.87/Month for 60 months – \$41,752.20/Total 60 Months – Water Enterprise Fund – Budgeted Item: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve this contract as presented.

2025-159: Department of Natural Resources – General Services – DeCastro Trailhead Nature Center and Pavilion – Change Order No. 2 to C-2022-145 - Limitation of Use Affidavit to be Signed and Recorded with the County's Property Records – Signature Only: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve this contract as presented.

2025-160: Snapping Shoals EMC – General Services – Hi Roc Road – Right of Way Easement to Provide Power to the Residents at 2675 Philadelphia Road – Permanent Easement – No Cost: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve this contract as presented.

2025-161: Conyers First Methodist Church – Emergency Management Agency (EMA) – Memorandum of Understanding (MOU) to Provide Sheltering Facilities During Times of Need and this Location Includes Temporary Pet Sheltering Needs in the Field Area Behind the Church – EMA will Assist Church with Paperwork for Reimbursement if Disaster is Federally Declared – No Cost to County - Annual Auto-Renewals

2025-162: First Baptist Conyers Church – Emergency Management Agency (EMA) – Memorandum of Understanding (MOU) to Provide Sheltering Facilities During Times of Need and this Location Includes Temporary Pet Sheltering Needs in the Field Area Behind the Church – EMA will Assist Church with Paperwork for Reimbursement if Disaster is Federally Declared – No Cost to County - Annual Auto-Renewals

2025-163: Springfield Baptist Church – Emergency Management Agency (EMA) – Memorandum of Understanding (MOU) to Provide a Point of Distribution Facility for Public to Access Life-Sustaining Supplies like Medications, Vaccines, or Medical Supplies After a Disaster or Emergency – EMA will Work to Provide POD Needs – EMA will Assist Church with Paperwork for Reimbursement if Disaster is Federally Declared – No Cost to County - Annual Auto-Renewals

2025-164: Camp Westminster – Emergency Management Agency (EMA) – Memorandum of Understanding (MOU) to Provide Sheltering Facilities During Times of Need – EMA will Assist Camp Westminster with Paperwork for Reimbursement if Disaster is Federally Declared – No Cost to County - Annual Auto-Renewals: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve contract items 2025-161 through 2025-164 as presented.

2025-165: Georgia State University – Sheriff's Office – Intergovernmental Agreement to Collaborate with Mental Health Consulting Experts to Ensure Programming and Services are Properly Monitored and in Federal and State-Level Compliance - \$7,500 – 5/1/25 – 9/30/25 – Grant Funded – Budgeted Item: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve this contract as presented.

2025-166: LexisNexis Risk Solutions – Sheriff's Office – Accurint Virtual Crime Center (AVCC) Software – A Comprehensive Information-Sharing Platform Designed for Law Enforcement and Defense Agencies - \$22,450/Year – 5/1/25 – 4/30/26 – 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.

2025-167: Georgia Veterans Memorial Foundation, Incorporated – Parks and Recreation – Memorandum of Understanding (MOU) – To Coordinate the Walk of Heroes Memorial and Park Space within Black Shoals Park – County is Responsible for Utility Costs, Maintenance and Insurance – 3/11/25 -3/11/26 with Option to Renew Three (3) Additional 12-Month Terms – Budgeted Item: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve this contract as presented.

2025-168: Requisition – Water Resources – Opterra Solution, Inc. - Clearing of Various Easements – Renewal 2025 – Not-to-Exceed \$250,000 – 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.

2025-169: 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 – Second Reading - #O-2025-03: A motion was made Commissioner Smith, seconded by Commissioner Williams to approve the second reading and to adopt this ordinance as presented, but Chair Van Ness asked for clarification regarding this ordinance before a vote was made. After a brief discussion by Director/County Clerk Jennifer Rutledge, and Director LaShawn Gardiner, Planning and Development, another motion was made by Chair Van Ness, seconded by Commissioner Smith, and was passed with a two-thirds majority vote to approve the second reading and to adopt this ordinance, as amended, to include a 4-mile distance between locations. Commissioner Williams abstained from voting.

2025-170: 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 – Second Reading - #O-2025-04: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve the second reading and to adopt this ordinance as presented.

2025-171: 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 – Second Reading – O-2025-05: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve the second reading and to adopt this ordinance as presented.

2025-172: 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 – Second Reading - #O-2025-06: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve the second reading and to adopt this ordinance as presented.

2025-173: 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 – Second Reading: After a brief discussion where the Board expressed concerns regarding this ordinance, a motion was made by Commissioner Williams, seconded by Chair Van Ness, and was passed unanimously to defer this ordinance until the next regularly scheduled Board of Commissioners meeting.

2025-174: Text Amendment Case #2025-06 - An Ordinance To Amend the Code of Rockdale County, Georgia, As Amended, 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 - Second Reading- #O-2025-07: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve the second reading and to adopt this ordinance as presented.

2025-175: 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 – Second Reading - #O-2025-08: A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve the second reading and to adopt this ordinance as presented.

2025-176: 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 – Second Reading - #O-2025-09 - The Rockdale County Planning Staff Recommended the Approval of an Amendment from the Medium Density Residential Future Land Use Category to the Office Institutional Future Land Use Category: A motion was made by Commissioner Williams, seconded by Commissioner Smith and was passed unanimously to approve the second reading and to adopt this ordinance, as amended, from the Medium Density Residential Future Land Use Category to the Office Institutional Future Land Use Category.

2025-177: 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 – Second Reading - #O-2025-10 - The Rockdale County Planning Staff Recommended a Rezoning of 2200 Frontier Drive NW from R-1 (Single-Family Residential) to O-1 (Office Institutional): A motion was made by Commissioner Smith, seconded by Commissioner Williams, and was passed unanimously to approve the second reading and to adopt this ordinance as presented.

2025-178: 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 – Second Reading - #O-2025-11: After a brief discussion by Director LaShawn Gardiner, a motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve the second reading and to adopt this ordinance as presented.

2025-179: Terraces of Fieldstone Bond Issuance Update – John Nix, Development Authority Legal Counsel - Explanation of the Request for the Adoption of a Resolution Approving the Issuance of Certain Tax-Exempt Revenue Bonds for the Benefit of AHPC Terraces at Fieldstone LLC to the Extend Required by Section 147(f) of the Internal Revenue Code: Attorney John Nix presented an explanation to the Board regarding a resolution that will be placed on the April 22, 2025 Board of Commissioners agenda for a vote referencing the tax-exempt revenue bonds for the Terraces at Fieldstone, LLC.

2025-180: Volunteer Appointments – Planning Commission: A motion was made by Commissioner Williams, seconded by Commissioner Smith, and was passed unanimously to approve these appointments as presented.

- a. Ernestine Stovall-Goolsby – Term: 4/8/2025 – 7/1/2028
- b. Angelique McClendon – Term: 4/8/2025 – 7/1/2028
- c. Danny Forrester – Term: 4/8/2025 – 7/1/2028
- d. John Lee Peterson, Jr. – Term: 4/8/2025 – 7/1/2029
- e. Marlessia Yancey – Term: 4/8/2025 – 7/1/2029

9. Board Comment: Commissioner Williams discussed the Board of Commissioners Retreat that was held on 4/4/25. She said it was carried out well and appreciated the discussions they had. Commissioner Smith discussed the Water Tower Competition that RWR put on. She congratulated the teams from Conyers Middle School, who came in 1st, 2nd and 3rd place, as well as congratulating the essay winners, who came from General Ray Davis and Conyers Middle School. She told everyone to enjoy their Spring Break this week. She also discussed April being Autism Awareness Month and asked Interim Director Tahira Wilson, Parks and Recreation, to come up and discuss events Parks and Recreation will be hosting for adults and children with special needs. She also mentioned the Chamber hosting a Business Expo last week. She discussed the BOC Retreat and said it was well put-together, and thanked the citizens for coming out. Chair Van Ness commended Jessica Pollett, Planning and Development, and other staff members for hosting the “Love Where You Live” event. This was focusing on beautifying the community. She finished by inviting everyone out to the State of the County on 4/23/25 at 9:00 a.m. at the Auditorium.

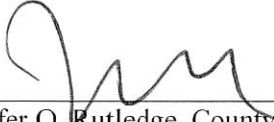
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10. Executive Session: A motion was made by Chair Van Ness, seconded by Commissioner Williams, and was passed unanimously to move into Executive Session for the purpose of discussing pending and threatened litigation and personnel.

11. Adjournment: There being no further business, Chair Van Ness adjourned this meeting at 11:15 a.m.

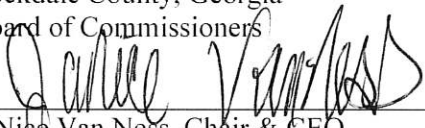
Approved this 22nd Day of April 2025.

ATTEST:

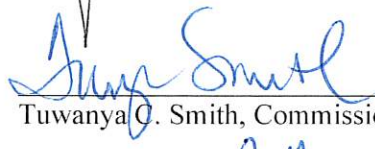


Jennifer O. Rutledge, County Clerk/
Director of Government Affairs

Rockdale County, Georgia
Board of Commissioners



JaNice Van Ness, Chair & CEO



Tuwanya C. Smith, Commissioner Post I



Dr. Doreen Williams, Commissioner Post II

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C. National County Government Month Proclamation

D. Special Recognition - 10U Youth Basketball Team – Finishing 1st Place in the GRPA District 6 Class A Basketball Championships

E. Budget Presentation – CFO Michelle Irizarry, Finance Department

4. Public Comment

5. Approval of the Agenda

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7. Unfinished Business:

8. New Business:

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9. Board Comment

10. Executive Session

11. Adjournment