



FLOYD COUNTY BOARD OF COMMISSIONERS

April 26, 2022

County Administration Building

Caucus — Suite 204	4:00 pm
Regular Meeting — Suite 206	6:00 pm

PRESENT: Commissioners Wright Bagby, Allison Watters, Rhonda Wallace, Larry Maxey, and Scotty Hancock; County Manager Jamie McCord, County Clerk Erin Elrod, County Attorney Virginia Harman; Assistant County Clerk Hollis Barton, County Engineer Jeff Burns, Planning Director Artagus Newell, Assistant Planning Director Brice Wood, Interim Elections Supervisor Pete McDonald

CAUCUS

1. Engineering Speed Table Policy Presentation

Chair Bagby called the Caucus session to order. Mr. Burns presented a presentation on a speed table policy for County roads. Chair Bagby continued with the review of the Agenda. Mr. McCord informed the Commission on the most recent 2017 SPLOST Committee meeting. Vice Chair Watters updated the Commission on the previous night's City Commission meeting.

I. CALL TO ORDER — Chair Bagby called the meeting to order.

II. INVOCATION AND PLEDGE OF ALLEGIANCE TO FLAG — Commissioner Maxey led the Commission on the invocation and the Pledge of Allegiance.

APPROVAL OF THE AGENDA — Commissioner Maxey made a motion to approve the Agenda with the addition of an Executive Session to discuss the acquisition of property and potential litigation. The motion was seconded by Vice Chair Watters. The motion carried 5-0.

III. PUBLIC PARTICIPATION

IV. APPROVAL OF MINUTES — The minutes were approved by common consent.

1. Adopt minutes of Caucus, Regular Meeting, and Executive Session of April 12, 2022 and Special Called Meeting and Executive Session of April 20, 2022.

V. SPECIAL RECOGNITION

VI. PROCLAMATION

1. **National Correctional Officers Week** — Commissioner Hancock presented the Proclamation to Floyd County Prison Warden Michael Long.
2. **National Crime Victims' Rights Week** — Commissioner Wallace presented the Proclamation to District Attorney Leigh Patterson, Victim Witness Director Sandy Kunneman, and the staff from Victim Witness.
3. **National Therapy Animal Day** — Vice Chair Watters presented the Proclamation to representatives from Compassionate Paws.

VII. FIRST READING — Chair Baby read the item on the records for First Reading. **(SECOND READINGS WILL BE HELD MAY 10, 2022 AT 6PM)**

1. Adopt an ordinance to amend article 2-4 striking Sub Section (1) of 2-4-113 in its entirety regarding Off-Premises Licenses.

VIII. SECOND READING/PUBLIC HEARING

Chair Bagby explained the procedure of the public hearing: each person recognized shall come to the podium and state their name and home address. There is no less than ten minutes provided for all speaking in favor, and no less than ten minutes provided by those speaking in opposition.

1. **Adopt an ordinance to amend article 6.3 of the Unified Land Development Code of Rome and Floyd County, Georgia (The "ULDC") for the purpose of allowing approval of final subdivision plats within the City of Rome by the Rome-Floyd Planning Department; to repeal conflicting ordinances; and for other purposes. The planning staff recommended approval. The planning commission voted 7-0 to approve.** — Mr. Wood presented the request to the Commission for approval. Chair Bagby opened the Public Hearing. Seeing no one to speak in favor or opposition, Chair Bagby closed the Public Hearing. Commissioner Maxey made a motion to approve, seconded by Vice Chair Watters. The motion carried 5-0.
2. **File Z22-04-02 requesting rezoning from High Density Traditional Residential (HTR) to Heavy Commercial (HC) for property at 0 Lombardy Way and 0 Milco Place; Floyd County Tax Parcel J15X386 and J15X385. The planning staff recommended approval. The planning commission voted 7-0 to approve.** — Mr. Wood presented the request to the Commission for approval. Chair Bagby opened the Public Hearing.

Speaking in Favor:

Jim Givens, 16 Commerce Court, Rome: "Good evening Commissioners, I am Jim Givens speaking on behalf of Mr. Ashley tonight. If you could go back to the

video or the parcel where it shows the yellow area to the right of the property that might enlighten us a great deal. Mr. Ashley has owned the property for several years. These two small lots down at Maple Street, somehow, I think it was an oversight in the original zoning, because he has heavy commercial right past those lots, but these lots that join both Lombardy Way, Maple Street, and Ledbetter Interchange for some reason were zoned Suburban Residential. There's only .36 acres, 230 feet of road frontage on Lombardy Way. Right behind these is Ledbetter Interchange. DOT records indicate that is a trafficked area of 23,000 cars a day. Who would want to build a house on a tract like that? Mr. Ashley does already own the other properties in the yellow, heavy commercial and he intends to construct at least three metal buildings there that will be used. The tenants will be HVAC, plumbing companies, and small service providers. It is really close to downtown Rome. Lombardy Way effectively, when the Ledbetter Interchange was put into place, it became a service road for Ledbetter Interchange. He's just asking for these two lots be rezoned to heavy commercial so that he can continue his development. He's already gotten approval from Planning as far as the City people about the sewer. He's got a plan in place already done by Chuck Harden of Southern Engineering and he just wants these two small parcels to be rezoned so his zoning will be continuous along Lombardy Way. I did note the Planning Commission did not recommend a buffer in this tract given the fact that it's so small and we just don't think a buffer is necessary. I'll be glad to answer any question."

Seeing no one further to speak in favor, and no one to speak in opposition, Chair Bagby closed the Public Hearing. Commissioner Maxey made a motion to approve, seconded by Commissioner Wallace. The motion carried 5-0.

3. **File Z22-04-09 requesting rezoning from Suburban Residential (SR) to Office Institutional (OI) for property at 1 Goodman Road; Floyd County Tax Parcel K13Z075, K13Z061, K13Z060, K13Z059, and K13Z076. The planning staff recommended approval. The planning commission voted 7-0 to approve.** — Mr. Wood presented the request to the Commission for approval. Chair Bagby opened the Public Hearing.

Speaking in Opposition:

Charles Meeks Jr, 1505 Kingston Highway, Rome: "I'm here to represent my father Charles Meeks, Sr and myself. We both reside at 1505 Kingston Highway NE. Our property is located directly adjacent to Sherwood Forest Baptist Church property. My family has lived on this property since the early 80's. Our property and the church property is separated by a fence strip of wooded area. As the trees within the buffer are already sparse in some areas, we strongly request an additional line of evergreen trees, such a Leland Cypress or Magnolia trees be planted along the buffer to help mitigate the lights emitting from the possible expansion of the church and the existing floodlights from the parking lots. When the church last expanded their parking lot they created a high unsupported dirt bank just feet away from our property line. It took years for the foliage to

naturally occur. We would like to avoid a similar situation in the future. We also are concerned about the occasional outdoor events and music concerts held on the church grounds, which can be quite loud. We sincerely thank the Commission for their time and consideration. Thank you.”

Seeing no one to speak in favor, or anyone further to speak in opposition, Chair Bagby closed the Public Hearing. Commissioner Maxey made a motion to approve the request with a special stipulation concerning egress and digress on Kings Court for the church. The motion was seconded by Commissioner Hancock. Vice Chair Watters requested an added stipulation for additional evergreen vegetation buffer being added to the approval. Commissioner Maxey accepted the amendment to his motion. The motion carried 5-0.

4. **File SUP22-04-10 requesting a Special Use Permit for a Recreational Camp/Farm Retreat on a property zoned Agricultural Residential for property at 0 Biddy Road; Floyd County Tax Parcel N15008. The planning staff recommended approval. The planning commission voted 7-0 to approve.** — Mr. Wood presented the request to the Commission for approval. Chair Bagby opened the Public Hearing.

Speaking in Favor:

Stan Bouckaert, 502 Bass Ferry Road, Rome: “Good evening, I’m the owner of the Kingston Downs property, just one small correction, the bathhouse has actually not been built yet; the Special Use Permit is so we can hopefully get the building permit to build the bath house and it would have six (6) glamping tents around it. For those of you who aren’t maybe familiar with glamping it stands for ‘glamour camping’ so these are high-end luxury tents that are double walled climate controlled and very nice on the inside, they have power and the only thing they don’t have is plumbing so that is why we would build the common bathhouse in the center. I did map that out earlier today for Mr. McCord and it came out to about 0.8 acres in total the entire area, and it’s nestled in the woods, no one would ever really know it was there unless they were trying to get there. Thank you.”

Chair Bagby closed the Public Hearing. Commissioner Maxey made a motion to approve, seconded by Vice Chair Watters. The motion carried 5-0.

IX. PUBLIC HEARING

X. RESOLUTIONS

1. **Adopt a resolution declaring certain property of the county unserviceable and authorizing the transfer of said property to Rome-Floyd County Land Bank Authority.** — Chair Bagby presented the request to the Commission. Vice Chair Watters made a motion to approve, seconded by Commissioner Wallace. The motion carried 5-0.
 - a. Tract I (Tax Map J14M – 041) being known as 300 Cave Spring Street.

XI. CHAIRMAN'S REPORT

- 1. Consider an appointment or reappointment to the Citizens Advisory Committee. The term will expire December 31, 2022.**
- 2. Consider an appointment to the Alcohol Control Commission. This term will expire August 31, 2024.**
- 3. Consider appointing LaDonna Collins to the Rome-Floyd Land Bank Authority.** — Chair Bagby presented the recommendation to the Commission. Commissioner Wallace made a motion to appoint LaDonna Collins, seconded by Vice Chair Watters. The motion carried 5-0.

XII. COMMISSIONER'S REPORT

- 1. Administrative Services Committee – Commissioners Watters & Bagby**
 - a. Next Meeting, Thursday, May 26, 2022, 9:00am
- 2. Public Safety Committee – Commissioners Hancock & Wallace**
 - a. Next Meeting, Thursday, May 19, 2022, 9:00am
- 3. Public Utilities & Transportation Committee – Commissioner Maxey & Hancock**
 - a. Next Meeting, Wednesday, June 15, 2022, 9:00am
- 4. Elected Officials Committee – Commissioner Wallace & Maxey**
 - a. Next Meeting, Friday, May 6, 2022, 2:30pm
- 5. Special Committee Reports**
 - a. Fire Overview Committee — Commissioners Bagby & Hancock**
 - i. Next Meeting, Tuesday, May 10, 2022, 10:30am
 - b. Joint Services Committee — Commissioners Watters & Maxey**
 - i. Next Meeting, Tuesday, May 3, 2022, 8:30am
 - c. Rome-Floyd Planning Commission — Commissioners Maxey & Watters**
 - i. Next Meeting, Thursday, May 5, 2022, 2:30pm

- d. Joint Development Oversight Committee — Commissioners Bagby & Watters**
 - i. Next Meeting, Tuesday, May 3, 2022, 10:00am
- e. Joint Solid Waste Commission — Commissioner Watters & Maxey**
 - i. Next Meeting, Tuesday, May 24, 2022, 8:30am
- f. Transportation Policy Committee — Commissioner Maxey**
 - i. Next Meeting, Wednesday, May 10, 2022, 10:00am
- g. Airport Commission — Commissioners Hancock & Wallace**
 - i. Next meeting, Tuesday, May 17, 2022, 4:00pm
- h. SPLOST Project Overview Committee — Commissioners Wallace & Hancock**
 - i. Next meeting, TBD
- i. RFPR Advisory Committee — Commissioner Wallace**
 - i. Next Meeting, Tuesday, May 17, 2022, 12:00pm
- j. Floyd County Library Board — Commissioner Watters**
 - i. Next Meeting, Thursday, May 19, 2022, 4:00pm

XIII. MANAGER’S REPORT — No report.

XIV. ATTORNEY’S REPORT — No report.

XV. CONSENT AGENDA — Ms. Elrod reported the Consent Agenda was in order. Commissioner Maxey made a motion to approve, seconded by Commissioner Wallace. The motion carried 5-0.

- 1.** Consider request from Purchasing to approve of the purchase of two (2) new 2021 Ford F-150 Standard Cab Pickups in the amount of \$52,860.00 (\$26,430.00 each) from Beck Ford Lincoln for the Parks and Recreation Department. These vehicles were budgeted at \$25,000.00 each. The additional \$2,860.00 will be paid from another line item of the same GL Account that will not be purchased.
- 2.** Consider request from Parks and Recreation to increase the monthly tuition for the competitive gymnastics team members. This has been unanimously approved by the Rome-Floyd Parks and Recreation Authority.

3. Consider request from Engineering to authorize contract year three of three (3 of 3) with Fox Environmental for stormwater management technical support in the amount of \$9,500.00.

XVI. OLD BUSINESS

XVII. NEW BUSINESS

1. **Consider request from Purchasing to approve of the purchase of one (1) Dodge Charger sedan in the amount of \$32,935.00 from Landers McLarty CDJR for the Floyd County District Attorney's Office. \$25,000.00 was budgeted in the 2017 SPLOST and the remaining \$7,935.00 will be paid from the District Attorney's Forfeiture Account # 525645 – 52001.** — Mr. McCord presented the request to the Commission for approval. Commissioner Wallace made a motion to approve, seconded by Vice Chair Watters. The motion carried 5-0.
2. **Consider recommendation from the Board of Elections and Registration to approve an initial contract with Pete McDonald as Elections Supervisor for a period not to exceed twelve (12) months.** — Mr. McCord presented the recommendation from the Board of Election and Registration for approval. Commissioner Wallace made a motion to approve, seconded by Commissioner Hancock. The motion carried 5-0.

XVIII. OTHER BUSINESS

Commissioner Maxey made a motion to enter into Executive Session to discuss a matter of litigation and the acquisition of property. It was seconded by Vice Chair Watters. The motion carried by common consent.

Upon adjourning from Executive Session, the Commission reentered the chambers. Chair Bagby reported that no action was taken.

XIX. ADJOURN — The meeting was adjourned by common consent.