



FLOYD COUNTY BOARD OF COMMISSIONERS
May 13, 2025

County Administration Building

Caucus - Suite 204	3:30 pm
Regular Meeting - Suite 206	6:00 pm

Caucus - Suite 204

4:00 pm

Regular Meeting - Suite 206

6:00 pm

CAUCUS

Present: Chair Allison Watters, Vice Chair Rhonda Wallace; Commissioners Mike Burnes, David Thornton, and Scotty Hancock; County Manager Jamie McCord, Assistant County Clerk John Bailey, County Attorneys Virginia Harman and Chris Jackson; Susie Gass, Amanda Tierce, Bruce Ivey, Mark Wallace, Greg Dobbins, Mike Bell, Ron Hunton, Brice Wood, Suzanne Roberts, Ira Levy, Elaine Abercrombie, Ron Swinford, Shonna Bailey, Adam Carey.

Chair Watters called the Caucus session to order at 4:03 p.m.

Parking discussion regarding 4th Avenue and 6th Avenue Parking Decks Mr. McCord and Chair Watters continued review of the agenda. I. II. III. IV. V. CALL TO ORDER Chair Watters asked Mr. McCord to give an overview of the parking committee and an explanation for proposed parking deck rates. Mr. McCord included Ms. Roberts, Mr. Levy and Ms. Abercrombie in the conversation. Chair Watters called for a meeting with downtown merchants and the city to discuss how the county should move forward.

Mr. McCord and Chair Watters continued review of the agenda.

At 5:46 p.m. Commissioner Wallace made a motion to enter executive session, seconded by Commissioner Hancock. Motion carried 5-0. Commissioners discussed property acquisition, litigation, and personnel. They exited executive session at 6:00 p.m.

I) CALL TO ORDER

Chair Watters called the meeting to order.

II) INVOCATION AND PLEDGE OF ALLEGIANCE TO FLAG - Vice Chair Wallace

III) APPROVAL OF AGENDA

Rhonda Wallace made a motion to approve with deferral of item 1 on consent agenda., seconded by Scotty Hancock. The motion carried 4-0.

IV) APPROVAL OF MINUTES

The commission adopted minutes of Caucus, Executive Session and Regular meeting for April 22, 2025 by common consent.

V) SPECIAL RECOGNITION

VI) PROCLAMATION

VI.1) Recognize Law Enforcement Memorial Week May 11 ?
17, 2025

Commissioner Thornton presented the proclamation to Chief Mark Wallace of the Floyd County Police, Warden Mike Long of the Floyd County Prison, and Chief Deputy Bob Couey of the Floyd County Sheriff's office. They each thanked the commissioners for the recognition.

VI.2) Recognize National Salvation Army Week May 12 -18,
2025

Commissioner Hancock presented the proclamation to representatives from the Salvation Army. They thanked the commissioners for the recognition.

**VII) PUBLIC PARTICIPATION REGARDING MATTERS ON
THE AGENDA**

VIII) FIRST READING

Chair Watters asked Mr. Wood to present the items for first reading, stating that a second public hearing will be held at the next meeting on Tuesday, May 27. Mr. Wood presented all planning items to the commission.

VIII.1) ZSUP25-02-04, for the property at 2045 Morrison Campground Rd., (1997 Morrison Campground Rd. as listed on the Parcel Viewer), Rome, GA 30161, Floyd County Tax Parcel M14036A, requests to rezone from Suburban Residential (S-R) to Neighborhood Office Commercial (N-O-C) and requests a Special Use Permit for a Restaurant, Customer Service (not fast food). Staff and recommended denial. Planning Commission recommended denial by a vote of 7-0.

VIII.2) Z25-05-02, for the property at 68 Pierce Hill Rd., Rome, GA 30161, Floyd County Tax Parcel M10Y032, requests

to rezone from Light Industrial (L-I) to Suburban Residential (S-R). Staff recommended approval. Planning Commission recommended approval by a vote of 7-0

VIII.3) Z25-05-03, for the property at 4729 Alabama Hwy. (o Alabama Hwy. as listed on the Parcel Viewer), Rome, GA 30165, Floyd County Tax Parcel F13Y198, requests to rezone from Heavy Industrial (H-I) to Community Commercial (C-C). Staff recommended approval. Planning Commission recommended approval by a vote of 7-0

VIII.4) Z25-05-07, for the property at 156 Vann Drive, o Vann Drive, o Kayla Drive, and o Lavender Road, Rome, GA 30165, Floyd County Tax Parcels F13Z193, F13Z193D, F13Y065F, and F13X017, requests to rezone from Suburban Residential (S-R) to Heavy Industrial (H-I). Staff recommended approval on the following conditions:

1. That the use is limited to a data center and/or uses that directly support a data center, located within one or more buildings.

2. That exterior lighting be limited to dark sky lighting. Exterior illumination shall be shielded, downcast and of a luminosity designed to maintain the existing night sky darkness and to prevent light trespass onto adjacent properties. In order to obtain this objective, the following criteria shall be met:

a. All fixtures shall be full cut-off type fixtures

b. Light poles shall be no taller than 25-feet in height

c. All light poles must be setback a minimum of 10-feet from any exterior property line

d. Maximum foot-candles at the property line shall be 0.5. The planning director may require a photometric lighting plan which shows conformity with these requirements as part of any building permit application.

3. That the proposed data center development shall not produce continuous sound that exceeds an average of 65 decibels over any 30-minute period from 8 AM to 6 PM, measured at any adjacent property boundary between

the data center and a residential property. Nor shall the proposed data center development produce continuous sound that exceed an average of 55 decibels over any thirty minute period from 6 PM to 8 AM, measured at any adjacent boundary between the site and residential property. Violations of these sound levels may be prosecuted in the same manner as other zoning ordinance violations.

a. After issuance of the Certificate of Occupancy for each data center building, Floyd County may obtain sound studies or require the data center operator to provide a sound study to verify that the operation is in compliance with the conditions listed above. If a data center is found to be in violation of the requirements above, Floyd County may direct that the data center take appropriate steps to operate within the requirements of condition (3) above. The planning director may require the data center operator to propose a solution, and a time period for implementation. If the planning director approves such a solution, and the data center fails to successfully implement that solution within the time approved, the violator shall be subject to a fine up to one thousand dollars (\$1,000) for each day that the violation exists until full compliance is obtained.

b. The data center operator shall continue to bear the costs of any sound test or study required to monitor violations of condition (3).

Planning Commission recommended approval with staff conditions (see all staff conditions noted above) by a vote of 5-2

IX) SECOND READING/PUBLIC HEARING

X) PUBLIC HEARING

XI) RESOLUTIONS

- XI.1) Adopt a resolution declaring certain property unserviceable and authorizing the transfer of said property to the Rome-Floyd County Land Bank Authority, Parcel J15X-175_(2001 Hull Avenue).

Mr. McCord presented the resolution to the commission.

Rhonda Wallace made a motion to approve, seconded by Mike Burnes. The motion carried 5-0.

XII) CHAIRMAN'S REPORT

XII.1) Consider appointments to Development Authority of Floyd County.

Rhonda Wallace made a motion to approve the appointment of Brent Bell to the Development Authority of Floyd County to fill the term set to expire June 30, 2026. She stated he would then be eligible to be reappointed to a full four year term expiring June 30, 2030., seconded by Scotty Hancock. The motion carried 5-0.

Mike Burnes made a motion to approve the appointment of Sundai Stevenson to the Development Authority of Floyd County to fill the term set to expire June 30, 2026. She stated he would then be eligible to be reappointed to a full four-year term expiring June 30, 2030., seconded by Scotty Hancock. The motion carried 5-0.

Scotty Hancock made a motion to approve the appointment of Nat Massey to the Development Authority of Floyd County to fill the term expiring June 30, 2028. She stated he would then be eligible to be reappointed to a full four-year term expiring June 30, 2032., seconded by David Thornton. The motion carried 5-0.

Rhonda Wallace made a motion to approve the appointment of Jeff Brooks to the Development Authority of Floyd County to fill the term expiring June 30, 2028. She stated he would then be eligible to be reappointed to a full four-year term expiring June 30,

2032., seconded by Mike Burnes. The motion carried 5-0.

XIII) COMMISSIONER'S REPORT

XIII.1) Elected Officials Committee

a. Next Meeting, Friday, Aug. 1, 2:00 PM, 2025

XIII.2) Administrative Services Committee

a. Next Meeting, Thursday, May 22, 10:00 AM, 2025

XIII.3) Public Utilities & Transportation Committee

a. Regular Meeting, Wednesday, June 18, 8:00 AM, 2025

XIII.4) Special Committee Reports

a. Fire Overview Committee

Next Meeting, Tuesday, June 10, 10:30 AM, 2025

b. Joint Services Committee

Next Meeting, Tuesday, June 3, 9:00 AM, 2025

c. Rome-Floyd Planning Commission

Next Meeting, Thursday, June 5 2:30 PM, 2025

d. Joint Development Oversight Committee

Next Meeting, Tuesday, Aug. 5, 10:00 AM, 2025

e. Joint Solid Waste Commission

Next Meeting, Tuesday, July 22, 8:30 AM, 2025

f. Transportation Policy Committee

Next Meeting, Wednesday, May 21, 10:00 AM, 2025

g. Airport Commission

Next Meeting, Wednesday, May 28, 4:00 PM, 2025

h. SPLOST Project Overview Committee

Next Meeting, TBD, 2025

i. RFPR Advisory Committee

Next Meeting, Wednesday, May 20, 12:00 PM, 2025

j. Floyd County Library Board

Next Meeting, Thursday, May 15, 4:00 PM, 2025

XIII.5) Public Safety Committee

a. Next Meeting, Thursday, June 19, 10:00 AM, 2025

XIV) MANAGER'S REPORT - No report.

XV) ATTORNEY'S REPORT - No report.

XVI) CONSENT AGENDA

Chair Watters asked Mr. Bailey if the consent agenda was in order with the deferral of Item #1 to a future meeting. Mr. Bailey stated the consent agenda was in order. Chair Watters asked for a motion to approve the consent agenda.

XVI.1) Consider a request from Clerk's Office to approve new beer and wine consumption off premise license to Bilal Malik for Malik Vape Shop 4 Inc located at 3793 Martha Berry Highway. All fees and signatures have been obtained by the application. **DEFERRED**

XVI.2) Consider a request from Finance to approve an increase to the Sheriff's Office Repairs and Maintenance budget for half of the FY 2024 Chattooga County boarding inmate revenue, GL Account # 100441-52200, \$265,975.00.

XVI.3) Consider a request from Police Department to approve the purchase of 14 Glock Model 45, 9mm Pistols with Aimpoint COA Red Dot Sights for \$10,248.00 from GL Account # 100454-52000.

XVI.4) Consider a request from Finance to approve the reduction of the 2023 HIDTA grant from \$150,000 to \$128,766.91. The performance period on this grant

expired with funds remaining. De-obligation of these funds is a requirement of the grant closeout process.

XVI.5) Consider a request from Purchasing to reinstate a 2012 Dodge Charger to be transferred to the Tax Appraiser for county use.

Rhonda Wallace made a motion to approve, seconded by Scotty Hancock. The motion carried 5-0.

XVII) OLD BUSINESS

XVIII) NEW BUSINESS

XVIII.1) Consider request from Purchasing to approve a Radio System Repairs and Maintenance Agreement with Williams Communications, Inc. to be paid from GL Account # 206611-52200.

Mr. McCord presented the item to the commission.

Mike Burnes made a motion to approve, seconded by Rhonda Wallace. The motion carried 5-0.

XVIII.2) Consider request from Purchasing to accept a quote from Williams Communications Inc. for the MPLS Network Replacement. The MPLS Network is budgeted in 2017 SPLOST in the amount of \$96,150 and in Capital Projects in the amount of \$96,155. This project totals to \$236,220. We request permission to use the 2017 SPLOST funds allocated for the Master 3 Repeater, in the amount of \$46,990 to cover the remaining amount of this project.

Mr. McCord presented the item to the commission.

Scotty Hancock made a motion to approve, seconded by Rhonda Wallace. The motion carried 5-0.

XVIII.3) Consider request from Purchasing to accept a quote from Williams Communications Inc. for the Phase 2

Microwave Network replacement for the Floyd County Radio Towers. In the 2025 budget, \$275,000 was approved for this project. The total amount of this project is \$322,695. We are requesting to use funds in the 2025 budget that were allocated for the radio data network to cover the remainder. All funds would come from account number 319639-66127-60025 and are all already included in the approved budget.

Mr. McCord presented the item to the commission.

David Thornton made a motion to approve, seconded by Mike Burnes. The motion carried 5-0.

XVIII.4)Consider request from Purchasing to approve the purchase of Shat-R-Shield lights and junction boxes from Hard Time Products for the Jail in the amount of \$157,495. This amount will be split between two accounts: \$57,990 will be charged to the Jail's Equipment, GL Account # 100441-52000 and \$99,505 will be charged to the Jail's Repairs & Maintenance, GL Account # 100441-52200.

Mr. McCord presented the item to the commission.

Rhonda Wallace made a motion to approve, seconded by Mike Burnes. The motion carried 4-0.

XVIII.5)Consider request from Police Department to purchase 200 Taser cartridges using \$8,920 from Traffic Fines Expense account GL Account #100454-58808. This will require an increase to the Traffic Fines expense, GL Account # 100454-58808, for \$8,920.

Mr. McCord presented the item to the commission.

Scotty Hancock made a motion to approve, seconded by Rhonda Wallace. The motion carried 5-0.

XVIII.6)Consider request from Finance for adoption of the final 2024 budget.

Mr. McCord presented the item to the commission stating it was discussed in Caucus. Chair Watters asked Mr. McCord to give an overview of what was discussed in caucus. Mr. McCord updated those in attendance.

Rhonda Wallace made a motion to approve, seconded by Scotty Hancock. The motion carried 5-0.

XVIII.7)Consider request from the Airport for Corporate Hangar Project (Construction) Task Order #19 for Professional Services with CMT this will require \$110,130 from 2017 SPLOST GL Account # 319639-66129-60033. There is no change to the budget needed for this, it was included in the original 2025 budget.

Mr. McCord presented the item to the commission.

Mike Burnes made a motion to approve, seconded by Scotty Hancock. The motion carried 5-0.

XVIII.8)Consider a request from Purchasing to purchase (1) Freightliner Chassis or Equal w/Flatbed & Trailer for Floyd County Public Works Department from Peach State Truck Center LLC for \$147,015.00 from the 2023 SPLOST Account #320648-66144.

Mr. McCord presented the item to the commission.

David Thornton made a motion to approve, seconded by Scotty Hancock. The motion carried 5-0.

XVIII.9)Consider a request from Purchasing to award Rush Chapel Road NE Paving Project to Northwest Georgia Paving, Inc. pending contract approval for the amount of \$398,160 from GL Account # 320648-66147.

Mr. McCord presented the item to the commission.

Rhonda Wallace made a motion to approve, seconded by Mike Burnes. The motion carried 5-0.

X 10.) Consider a request to transfer the tract of land in Land Lot 858 of the 3rd District and 4th Section of Floyd County from City of Cave Spring to Floyd County pending approval from the Cave Spring City Council. The property is located adjacent to the E.S. Brown Park at 38 Mill Street.

Mr. McCord presented the item to the commission.

David Thornton made a motion to approve, seconded by Scotty Hancock. The motion carried 5-0.

XIX) OTHER BUSINESS

Chair Watters stated the commission went into executive session to discuss property acquisition, litigation, and personnel. No action was taken.

Chair Watters welcomed Leadership Rome participants to the podium to introduce themselves.

XX) PUBLIC COMMENT ON NON-AGENDA ITEMS

Paul Wiggins was called to speak:

Mr. Wiggins said: The reason I'm up here is I was trying to see about getting some power to the property out there. The guy, he's the one that helped me out, I'll say that to start off with. But the other guy said if they're going to put a camper up there they'll pull the meter out. Which I know you aren't going to put a camper (inaudible) and I just wanted to do it when I brought it from the lake. I've got some pictures up here to show you where they're all over Floyd County like that. It's not something that I'm trying to break the law or do what, you know. But I will say this gentleman here, he knows about it. He helped me out on it but still, they won't let me do it. They said, I just can't do it I don't know. Told me I can build a building or something, put a building up there. But it's had a mobile home on it since '96 and I got sick and made them move it because they tore it all to

pieces. I don't know what else to say, but I don't know where I can get some help or whatever.

Commissioner Hancock and Chair Watters stated that Mr. Wood would let the commissioners know about the situation and will give Mr. Wiggins some assistance. Chair Watters said that Mr. Wiggins could meet with Commissioner Hancock after the meeting to let him know the situation.

Sammy Bartley was called to speak:

My name is Sammy Bartley, I live at 8 Talequah Street NE. Um, Commissioner Thornton congratulations on winning your election, we're glad to have you on the board. I bet I'm not the first one to tell you that you have some big shoes to fill. Larry was a good man. We miss him greatly. It is commendable that all of you take time and personal attention to try to help managing the county, thank you. I wanted to stop by and ask you and beg you and plead with you to please do something about our arrogant, obnoxious, hateful, mean, disgusting, despicable, excessively regulating, counter-productive ULDC. Other than that I kind of like it.

Vice Chair Wallace said she thinks he hit all the points and Chair Watters asked Mr. Wood to give Mr. Bartley his card.

Mr. Bartley continued, saying it's not Brice Wood's fault. We have a ULDC that has, that is extremely over-restrictive. Every time I've run into a problem with it, it has been things in it that didn't even make good sense. I beg you, please address the issue and find a solution for it. I think you've put some effort into it in the past and haven't succeeded in completing it. So we all agree that we're dealing with a code that needs help. But then the zoning department, no one has the authority to make a common-sense exception to it. And I'm not blaming them it's not their fault. They're doing their job. But I beg of you please address the issue and find a solution. I could probably work with Mr. Wood and we could take the existing one and go through and black out (inaudible) and get that done right quick. Please, thank you.

Chair Watters said the commission wholeheartedly agrees and Mr. Wood is working diligently on updating the ULDC to be more reflective of what would be best for our community. She also thanked Mr. Bartley for his comments.

Ron Swinford was called to speak:

Hi folks, my name is Ron Swinford. I live at 11 Poplar Street, Rome Georgia and people keep asking me why do you keep coming to these meetings and talking. Two weeks ago, Thursday night, is the reason. That big storm did a big number on Celanese. We know there are two houses that are gone and probably, there's probably going to be one more. And two years ago I had one of mine. But what you didn't get to see is what happened after. I went and walked through that neighborhood. According to my phone, I walked six and a half miles that night and I wasn't the only one. We had people out checking on neighbors. We had people looking out for each other. We had two guys driving through on Chatillon Road stop, get out and go help pull people out of houses. That's what this neighborhood is about, that's why I keep coming. But, because of that we still have stormwater issues that we had when I was this big, in the exact same places. You know the places. You've seen them a million times. We need to finally actually try to fix some of that because having water up to my knees in some places probably isn't a good idea. The other thing is we need to look at something that has just come up in the neighborhood. We have some houses that are being marketed at Air BnBs It may be time for the county to put a business license on these things so that we can somewhat control them. The other thing is, and I hate to say this because I don't want to be the person that's going after these folks I think they do a great job, but we have a, several, Highland Rivers transitional houses in the neighborhood. That's great. We need them, I'm not saying we don't, but we also need a way to find their owners, but if they're hiding behind 14 different LLCs that's a problem. Maybe a un, maybe a no cost business license for those so that we can get in touch with them. Because sometimes the problem is "hey y'all just need to get the grass cut" or we're having a problem. We don't need law enforcement involved in that. But if that's the only people we have to choose, that's who you have to choose. Help us keep it the way it is.

Something you need to be aware of: according to my count, 14 houses got hit by trees a couple of them devastating hits. Do you know how many people got hurt? Two. A sprained ankle getting out of a house and a small child that scraped his arm on something. Tell me brick houses aren't worth it. Thank you.

Chair Watters thanked Mr. Swinford and Vice Chair Wallace said she'd gotten several calls that night and EMS was there, the Sheriff's Office was there as well as the Fire Department.

XXI) ADJOURN

With no further business to come before the Board, the meeting was adjourned by common consent at 6:42 p.m.