



FLOYD COUNTY BOARD OF COMMISSIONERS

May 27, 2025

Floyd County Administration Building

Caucus - Suite 204

4:00 pm

Regular Meeting - Suite 206

6:00 pm

CAUCUS

Executive session to discuss property acquisition, litigation, and personnel.

I. CALL TO ORDER - Vice Chair Wallace

II. INVOCATION AND PLEDGE OF ALLEGIANCE TO FLAG - Commissioner Burnes

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES

V. SPECIAL RECOGNITION

VI. PROCLAMATION

1. National Public Works Week May 18-24, 2025.

VII. PUBLIC PARTICIPATION REGARDING MATTERS ON THE AGENDA

VIII. FIRST READING

IX. SECOND READING/PUBLIC HEARING

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.
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
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
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

X. PUBLIC HEARING

XI. RESOLUTIONS

1. Consider request from Human Resources to approve amended Rules and Regulations. This has been approved by the Floyd County Merit Board and Administrative Services Committee.
2. Adopt a resolution declaring five properties unserviceable and authorizing the transfer of said properties to the Rome-Floyd County Land Bank Authority, 123 Smith Street (J13O-210); 1501 Gordon Street (J13P-016); 8 South Blanche Street (J14L-145); 29 South Blanche Street (J14L-138); and 219 Smith Street (J13O-199).

XII. CHAIRMAN'S REPORT

XIII. COMMISSIONER'S REPORT

1. **Elected Officials Committee**
 - a. Next Meeting, Friday, Aug. 1, 2:00 PM, 2025

- 2. Administrative Services Committee**
 - a. Next Meeting, Thursday, July 24, 10:00 AM, 2025
- 3. Public Utilities & Transportation Committee**
 - a. Regular Meeting, Wednesday, June 18, 8:00 AM, 2025
- 4. Special Committee Reports**
 - a. Fire Overview Committee**
 - i. Next Meeting, Tuesday, June 10, 10:30 AM, 2025
 - b. Joint Services Committee**
 - i. Next Meeting, Tuesday, June 3, 9:00 AM, 2025
 - c. Rome-Floyd Planning Commission**
 - i. Next Meeting, Thursday, June 5 2:30 PM, 2025
 - d. Joint Development Oversight Committee**
 - i. Next Meeting, Tuesday, Aug. 5, 10:00 AM, 2025
 - e. Joint Solid Waste Commission**
 - i. Next Meeting, Tuesday, July 22, 8:30 AM, 2025
 - f. Transportation Policy Committee**
 - i. Next Meeting, Wednesday, July 16, 10:00 AM, 2025
 - g. Airport Commission**
 - i. Next Meeting, Wednesday, May 28, 4:00 PM, 2025
 - h. SPLOST Project Overview Committee**
 - i. Next Meeting, TBD, 2025
 - i. RFPR Advisory Committee**
 - i. Next Meeting, Wednesday, June 17, 12:00 PM, 2025
 - j. Floyd County Library Board**
 - i. Next Meeting, Thursday, August 21, 4:00 PM, 2025
- 5. Public Safety Committee**
 - a. Next Meeting, Thursday, June 19, 10:00 AM, 2025

XIV. MANAGER'S REPORT

XV. ATTORNEY'S REPORT

XVI. CONSENT AGENDA

- 1.** Consider request from the Clerk's Office to approve a change of ownership for beer and wine consumption off premises and self-service fuel licenses to Parvez Kadiwala for 3007 Rockmart, Inc. dba Marathon located at 3007 Rockmart Highway. All fees and approvals have been obtained by the applicant.
- 2.** Consider request from the Clerk's Office to approve a change of ownership for beer -

consumption off premises and self-service fuel licenses to Zainab Waseem for Jheel, LLC dba Berrie Mart located at 3510 Martha Berry Highway. All fees and requirements have been met by the applicant.

3. Consider request from the Clerk's office to approve a change of ownership for beer and wine consumption off-premises and self-service fuel licenses to Bhavikaben Joshi for Aryan 5 Inc. dba Kingston Hwy Quick Mart located at 1994 Kingston Hwy SE, Rome. All fees and approvals have been obtained by the applicant.
4. Consider request from the Clerk's office to approve a change of ownership for beer and wine consumption off-premises and self-service fuel licenses to Ashishpal Singh Chhabra for Walker Mountain 2342 LLC dba Walker Mountain Store located at 2342 Cedartown Hwy, Rome. All fees and approvals have been obtained by the applicant.
5. Consider request from Prison to approve an agreement with the Georgia Department of Corrections to renew the annual capacity agreement to continue to house inmates.
6. Consider request from the Tax Commissioner to purge submitted bills from the Tax Commissioner's Roll in the amount of \$34.00.
7. Consider request from the Tax Commissioner to purge submitted bills from the Tax Commissioner's Roll in the amount of \$7.00.
8. Consider request from Parks and Recreation to renew the annual sponsorship/partnership contract with Rome Orthopedic Center for 2025.
9. Consider request from Engineering to approve Fox Environmental Task order #8 for Impaired Waters Monitoring and Improvement Plan stream monitoring, targeted watershed assessments, and the Impaired Waters Monitoring and Improvement Plan Annual Report.

XVII. OLD BUSINESS

XVIII. NEW BUSINESS

1. Consider request from Purchasing to approve purchase of school safety equipment from Strohman Enterprise, Inc. Request approval of a budget increase in the amount of \$12,030 to Traffic Fines GL Account #100454-58808. This is the company that submitted the second highest bid after the lowest bidder was unable to fulfill the complete order approved by this commission in 2024.
2. Consider request from the Airport to approve contract for Trinity Electric, LLC, of Baxley, for runway lighting and signage improvements at the Richard B. Russell Regional Airport. This contract was included in the 2025 budget so no budget change is needed at this time.
3. Consider request from Finance to increase the 2023 SPLOST budget by \$42,150 to GL Account # 320648-66139 to account for the remaining amount left over in 2024 to complete the purchase and upfitting of four police vehicles.
4. Consider request from Purchasing to approve additional funds for the purchase of a Kubota SVI.97-2HF from Nelson Tractor Company. There will need to be an increase of \$6,260 to GL Account #320648-66144 in the 2023 SPLOST budget. The purchase was approved in the April 22, 2025 Board of Commissioners meeting. However, when the item was delivered it was the open cab version of the compact tractor. This increase is to purchase the closed cab version of the model

5. Consider request from Purchasing to award a Service Agreement for Pest Control Services to Cook's Pest Control, Inc. This vendor supplied a responsive and responsible bid with the lowest pricing submitted. This service was included in the 2025 budget, so no change is needed to the budget.
6. Consider request from Purchasing to approve primary contract for the Emergency Debris Removal and Disposal Services with TFR Enterprises, Inc. and secondary contract for the Emergency Debris Removal and Disposal Services with Ceres Environmental Services, Inc. Both vendors were able to supply a responsive and responsible bid for the services as per Floyd County Specifications.
7. Consider request from the Airport to approve Brooks Building Group, Inc. Airport Corporate Hangar Project Construction Contract. This was included in the 2025 budget so no change to the budget needed at this time.
8. Consider request from the Airport to approve a Georgia Department of Transportation Contract for State Only Portion of Taxiway Bravo (West) Project at the Richard B Russell Regional Airport. There will be no change to the budget for 2025 at this time.

XIX. OTHER BUSINESS

XX. PUBLIC COMMENT ON NON-AGENDA ITEMS

XXI. ADJOURN