



# **FLOYD COUNTY BOARD OF COMMISSIONERS**

**August 26, 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**

#### **II. INVOCATION AND PLEDGE OF ALLEGIANCE TO FLAG -- Commissioner Thornton**

#### **III. APPROVAL OF AGENDA**

#### **IV. APPROVAL OF MINUTES**

1. Adopt minutes of 8 a.m. Millage Rate Public Hearing and Caucus, Executive Session and Regular Meeting of August 12, 2025.

#### **V. SPECIAL RECOGNITION**

#### **VI. PROCLAMATION**

1. Prison Recognition

#### **VII. PUBLIC PARTICIPATION REGARDING MATTERS ON THE AGENDA**

#### **VIII. FIRST READING**

#### **IX. SECOND READING/PUBLIC HEARING**

1. File Z25-06-02, for the property at 3940 Morton Bend Rd. and o Morton Bend Rd., Rome, GA 30161, Floyd County Tax Parcels D15033 and D15032B, requests to rezone from Agricultural Residential (A-R) to Heavy Industrial (H-I).  
Staff recommended approval with the following conditions: (1) that the following uses be excluded: junkyards, inert or solid waste landfills, distribution or manufacturing facilities (2) that the 200-foot undisturbed buffer of adjacent residentially zoned properties remain in effect to mitigate adverse effects on adjacent residential properties (3) a 100-foot front setback be implemented which is consistent with the front setback along major roads (4) that dark-sky lighting be incorporated when night-time outdoor training exercises are not being conducted. 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 or reduced brightness type fixtures during times of inactivity (b) maximum foot-candles at the property line shall be 0.5.  
Planning Commission recommended approval with the staff conditions listed above by a vote

of 8-0.

2. File Z25-06-03, for the property at 3940 Morton Bend Rd., Rome, GA 30161, Floyd County Tax Parcel D15032, requests to rezone from Agricultural Residential (A-R) to Heavy Industrial (H-I).

Staff recommended approval with the following conditions: (1) that the following uses be excluded: junkyards, inert or solid waste landfills, distribution or manufacturing facilities (2) that the 200-foot undisturbed buffer of adjacent residentially zoned properties remain in effect to mitigate adverse effects on adjacent residential properties (3) a 100-foot front setback be implemented which is consistent with the front setback along major roads (4) that dark-sky lighting be incorporated when night-time outdoor training exercises are not being conducted. 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 or reduced brightness type fixtures during times of inactivity (b) maximum foot-candles at the property line shall be 0.5.

Planning Commission recommended approval with the staff conditions listed above by a vote of 8-0.

3. File SUP25-08-03, for the property at 1865 Morton Bend Rd., Rome, GA 30161, Floyd County Tax Parcel C15030B2, being zoned Agricultural Residential (A-R), requests a Special Use Permit for a Luxury Glamping and Peaceful Wellness Retreat.

Staff recommended denial. Should the commission choose to approve, staff recommends conditions including: (1) a limit on the number of campsites and/or an increased setback given the commercial nature of the operation (2) limiting the type of camping to prevent it from becoming an RV park, or other form of camping.

Planning Commission recommended denial without prejudice by a vote of 8-0.

4. File SUP25-04-04, for the property at 3360 Huffaker Rd., Rome, GA 30165, Floyd County Tax Parcel E12024A, being zoned Agricultural Residential (A-R), requests a Special Use Permit for a special event venue.

Staff recommended approval on the following conditions: (1) that the events be limited to private events, including but not limited to private, invitation-only events, including weddings, birthdays, engagements, etc. while prohibiting public events concerts, festivals and other public events which require purchasing tickets, paying cover charges, etc. (2) that the principal use of the property be residential and that the venue will be an accessory use, (3) that the applicant maintains a natural buffer with tree canopy to shield surrounding properties, (4) that the SUP will become void if not progress is made upon establishing the proposed use within 365 calendar days after issuance, or if the proposed use ceases to exist for more than 365 calendar days once established.

Planning Commission recommended approval with the staff conditions listed above by a vote of 8-0.

5. File Z25-08-04, for the property at 0 Wayside Rd. (1644 Wayside Rd. as listed on the Parcel Viewer), Rome, GA 30161, Floyd County Tax Parcel L12Z014, requests to rezone from Community Commercial (C-C) to Agricultural Residential (A-R).

Staff recommended approval.

Planning Commission recommended approval by a vote of 7-0. Love had left the room and was not present for the vote, his vote was marked as abstained.

6. Z/SUP25-08-01, for the property at 39 Lindsey Rd. (3625 Martha Berry Hwy. and 3669 Martha Berry Hwy. as listed on the Parcel Viewer), Rome, GA 30165, Floyd County Tax Parcels J11Y259 and J11Y260, requests to rezone from Duplex Residential (D-R) to Suburban Residential (S-R) and requests a Special Use Permit for a manufactured home.

Staff recommended approval of the rezoning and approval on the Special Use Permit for the

manufactured home on the condition that the proposed home faces the public right-of-way like the site-built homes already located within the neighborhood to maintain cohesiveness. Planning Commission recommended approval with the staff conditions listed above by a vote of 8-0.

**X. PUBLIC HEARING**

**XI. RESOLUTIONS**

1. Adopt a resolution declaring property unserviceable and authorizing the transfer of said property to the Rome-Floyd County Land Bank Authority.

- Hardy Avenue (I14Z-040)

**XII. CHAIRMAN'S REPORT**

**XIII. COMMISSIONER'S REPORT**

1. **Public Safety Committee**

- a. Next Meeting, Thursday, October 16, 10:00 AM, 2025

2. **Administrative Services Committee**

- a. Next Meeting, Thursday, September 25, 10:00 AM, 2025

3. **Elected Officials Committee**

- a. Next Meeting, TBD

4. **Public Utilities & Transportation Committee**

- a. Regular Meeting, Wednesday, October 15, 8:00 AM, 2025

5. **Special Committee Reports**

- a. **Fire Overview Committee**

- i. Next Meeting, Tuesday, September 9, 10:30 AM, 2025

- b. **Joint Services Committee**

- i. Next Meeting, Tuesday, October 7, 9:00 AM, 2025

- c. **Rome-Floyd Planning Commission**

- i. Next Meeting, Thursday, September 4, 2:30 PM, 2025

- d. **Joint Development Oversight Committee**

- i. Next Meeting, Tuesday, November 4, 10:00 AM, 2025

- e. **Joint Solid Waste Commission**

- i. Next Meeting, Tuesday, October 28, 8:30 AM, 2025

- f. **Transportation Policy Committee**

- i. Next Meeting, Wednesday, September 17, 10:00 AM, 2025

- g. **Airport Commission**

- i. Next Meeting, Wednesday, September 17, 4:00 PM, 2025

**h. SPLOST Project Overview Committee**

- i. Next Meeting, TBD, 2025

**i. RFPR Advisory Committee**

- i. Next Meeting, Tuesday, October 21, 12:00 PM, 2025

**j. Floyd County Library Board**

- i. Next Meeting, Thursday, November 20, 4:00 PM, 2025

**XIV. MANAGER'S REPORT**

**XV. ATTORNEY'S REPORT**

**XVI. CONSENT AGENDA**

1. Consider a request from Parks and Recreation to approve a contract with Atlanta's Event Specialists for an ice-skating rink. This was included in the 2025 budget so no change to the budget is needed at this time.
2. Consider a request from Parks and Recreation for a contract with Shorter University for field house rentals at the lower Alto Softball Complex.

**XVII. OLD BUSINESS**

**XVIII. NEW BUSINESS**

1. Consider request from Clerk's office to approve a custom design web services sales agreement with Revize in the amount of \$38,735. This five-year agreement will be paid from the County Manager's Data Processing account, 100521-53700. FY 2025 cost is \$7,750. This will require a budget increase of \$7,750 for 2025.
2. Consider request from Airport to approve a custom micro-site design sales agreement with Revize in the amount of \$5,750. This five-year agreement will be paid from the Airport Data Processing account. This will require a budget increase of \$2,150 for the 2025 budget.
3. Consider request from Facilities to approve Law Enforcement Center service proposals from Sizemore Group in the amount of \$462,600 using funds from GL account number 319639 - 66123 - 60016. There is no change to the budget needed at this time.

**XIX. OTHER BUSINESS**

**XX. PUBLIC COMMENT ON NON-AGENDA ITEMS**

**XXI. ADJOURN**