



**FLOYD COUNTY BOARD OF COMMISSIONERS  
May 27, 2025**

**County Administration Building**

Caucus	4:00 pm
Regular Meeting - Suite 206	6:00 pm

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**Caucus - Suite 204  
4:00 pm**

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6:00 pm**

**CAUCUS**

**Present: Vice Chair Rhonda Wallace, Commissioners Mike Burnes, David Thornton, Scotty Hancock, County Manager Jamie McCord, Assistant County Attorney Chris Jackson, Assistant County Clerk John Bailey, Brice Wood, Ron Hunton, Greg Dobbins, Mark Wallace, Tom Ewing, Adam Carey, Darin Hardin, Taylor Forsyth, Frank Beacham, Wendy Lignell, Norma Reboredo, Lisa Gillogly, multiple citizens.**

**Vice Chair Wallace called the Caucus session to order at 4:05 p.m.**

**Mr. Wood presented zoning requests to the commission during caucus. Commissioners discussed the data center project rezoning and heard from developers as well as citizens. Mr. McCord and Vice Chair Wallace continued review of the agenda.**

**At 5:38, Commissioner Hancock made a motion to enter executive session, seconded by Commissioner Thornton. Motion carried 4-0. Commissioners discussed property acquisition, litigation, and personnel. No action was taken. They exited executive session at 5:58.**

**I) CALL TO ORDER**

Vice Chair Wallace called the meeting to order at 6:02 p.m.

**II) INVOCATION AND PLEDGE OF ALLEGIANCE TO FLAG - Commissioner Burnes****III) APPROVAL OF AGENDA**

Scotty Hancock made a motion to approve with the deferral of items #1 and #2 on consent agenda, seconded by Mike Burnes. The motion carried 4-0.

**IV) APPROVAL OF MINUTES**

The commission adopted minutes of Caucus, Executive Session, and Regular meeting for May 13, 2025 by common consent.

**V) SPECIAL RECOGNITION****VI) PROCLAMATION**

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

Commissioner Hancock presented the proclamation to Assistant Public Works Director Ben Brooks and several Public Works employees. Mr. Brooks thanked the commission for the recognition.

**VII) PUBLIC PARTICIPATION REGARDING MATTERS ON THE AGENDA****VIII) FIRST READING****IX) SECOND READING/PUBLIC HEARING**

**Vice Chair Wallace explained the rules of the public hearing. She asked Mr. Wood to present the items from the Planning Commission for second reading.**

IX.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.

Mr. Wood presented the item to the commission. Vice Chair Wallace declared the public hearing open asking if anyone was present to speak in favor of the request.

**IN FAVOR:**

Sunil Vishnubhotla, 2045 Morrison Campground Rd., was called to speak:

The application is for a very small, breakfast breakfast restaurant. If you look at the recommendations, there are a couple of reasons why it seems like the Planning Commission may have rejected the application. Subsequent to the rejection, I have had additional work done and pulled up...so basically the first objection is there is no septic and the land is not suitable for a septic tank. In response to that I have gotten another soil test done toward the west of the property and it has turned out to be conducive to put a septic tank. I have also approached the Health Department and they have recommended that go get an official plan, an engineering plan, from the approved list of engineers by the county. Which I have and they also indicated that septic is feasible. At this point, I'd like to request if it's possible to approve with a contingency, that if for some reason the septic is not approved, that I'll forgo the plan of building anything there. I'd also like to call out that the whole project is a very small endeavor, it's basically a 25-seat breakfast place. It's not a very big project. We're part of the community, we live there it's just me and my wife it's not a corporation or a partnership of any sort. Well that's all.

Vice Chair Wallace asked if anyone was present to speak in opposition. Seeing and hearing none, the public hearing was closed.

Rhonda Wallace made a motion to deny, seconded by Scotty Hancock. The motion carried 4-0.

- IX.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.

Mr. Wood presented the item to the commission. Vice Chair Wallace declared the public hearing open, asking if anyone was present to speak in favor. Seeing and hearing none, she asked if anyone was present to speak in opposition. Seeing and hearing none, the public hearing was closed.

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

- IX.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.

Mr. Wood presented the item to the commission. Vice Chair Wallace declared the public hearing open, asking if anyone was present to speak in favor of the request.

**IN FAVOR:**

Manny Singh, 2218 Eastland Ct., was called to speak:

This site, the plan is to build a gas station along with a laundromat with possible (unclear) of some food franchise. The plan, I think, the Planning Commission has already approved the site in the first hearing. And that's what the plan is right now it to get all the permits, maps done and go from there.

Vice Chair Wallace asked if anyone was present to speak in opposition. Seeing and hearing none, the public hearing was closed.

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

Vice Chair Wallace asked for a recommendation to extend the time from 10 minutes before item #4 is presented.

Scotty Hancock made a motion to approve extending the time to 20 minutes due to the number of people who signed up to speak; 20 minutes for those in favor, and 20 minutes for those in opposition, seconded by Mike Burnes. The motion carried 4-0.

IX.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, F13Y065E, 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

Mr. Wood presented the item to the commission. Vice Chair Wallace declared the public hearing open asking if anyone was present to speak in favor.

#### **IN FAVOR:**

Darin Hardin, 230 Old Hwy 41 NW, Adairsville was called to speak. First of all, I'd just like to thank everyone for their time and attention in this matter. Also I think it should be noted there is obviously many here that might be opposed here and we want it noted on the public record that we do not believe they have standing. Did you hear me? I'm sorry I said we believe there are many here who are opposed and we want it on record that they do not have standing. I believe Mr. Jackson understands. Mr. Jackson: As far as legal standing for opposition purposes. Ms. Wallace: Go ahead with your comments. Ms. Wallace responds to a person speaking in the crowd Mr. Hardin continued: So, a data center. Let's explain what a data center is. A data center is simply a large building that holds servers in it. So, many people think, don't really know, they think about the cloud and you talk about things that are on the internet of whatever that you now use on your phones and stuff. A data center is not in the air, it's a building that holds these servers. People use them every day with Ring cameras that host all the videos they look at on their phone. Netflix, DropBox, apps that you use constantly. This facility here on this development will be serviced by water and sewer, not by wells in any way. We have been through a Georgia Power capacity review for the site and there's adequate power for the development. I'm happy to answer any questions you might have

about what a data center is or to explain it better for you. But I'd like to hold our time for others that might want to speak as well.

Taylor Forsyth, 14 Creekside Ln., Adairsville, was called to speak.

Mr. Forsyth: I was here in case his voice went completely out. I will say this we've been working on this project for quite some time. Dr. White is here with us, we've been working with the school system and economic development on this project.

Glen White, Superintendent of Floyd County Schools, was called to speak.

Good evening, and I would like to thank the commission for allowing me to speak this evening. OK guys I'm going to be loud. OK here we go. I am Dr. Glenn White, superintendent with the Floyd County School System. And I started discussions with the Atlas Development Company here a few weeks ago after they had an option on this property right beside Coosa Middle School which belongs to the Floyd County School System. So in my discussions we talked about what a data center was, he gave you that information. Guys, I'm going to be transparent and tell you I really didn't know a lot about a data center. As I started listening to them and considering what they had to say, they offered to take the board and myself to a data center. I said tell me where one is. In this process I made a visit on my own, I wanted to do that independently, went to the data center and I stood as close as I am to that wall to their wall, because they won't let you go in. It's a highly secured area. I stood there for several minutes, I could not hear it. Now I tell you what I did hear, I heard traffic going by, but I never heard any kind of noise coming out of the data center. So, I looked at the landscape, guys it looked nice. Now in my opinion I think they would do a good job in landscaping the area and make it look good. I think they would be good neighbors to the Floyd County School System. So in that discussion, we discussed about all those issues. Now I'm going to be transparent and tell you this. I said this before I'll say it again. If I thought for one second this would endanger the safety of our students my answer would be absolutely not. I have not seen anything that indicates this would threaten the safety to our students. I think it would be an asset to the area. I think they would be good neighbors and everything I've seen so far indicates that. So, that's where I'm coming from as the superintendent of the Floyd County School System. Now as this gentleman said right here, they talked about noise and I went to the Planning Commission, guys I don't know a whole lot about that either but I do know the restrictions they put on that as far as noise and light and I just can't see how that would be disruptive to that community. But that's me coming from our perspective. One other thing I want to mention is the fact that that property right now generates zero tax dollars. Zero. Nothing is being paid on that. And if we make this property sale to this company they will start paying property tax which will help every tax payer in Floyd County. The Floyd County School System has been under pressure about property tax and lowering that. Guys this is a way to do that. So, we have interest from several sides of this. I'm going back to safety and that is number one for me – what is safe for our kids. I have seen nothing that indicates this would put our students in danger in any point in time. Guys I'm sorry I think I was

loud, I don't mean to be offensive to you. If y'all have a question for me I'll be glad to take it if not I'll sit down. Thank you so much.

Vice Chair Wallace asked if anyone was present to speak in opposition.

### **OPPOSITION:**

Wendy Lignell, 21 Trimble, was called to speak:

Ms. Lignell stated she has reference materials to provide to the commission. Commissioner Hancock made a motion to accept the reference materials into the minutes, seconded by Commissioner Burnes. Motion passed by common consent.

I did not sign the list. I had just planned on speaking in opposition. We have some hand outs if I can have permission to hand them out to you. Mr. Jackson discussed the rules and procedures regarding presenting items to the commission or signs in the commission meeting. Commissioner Hancock made a motion to accept the items and Commissioner Burnes made a motion to accept it. The motion was approved through common consent. Ms. Lignell began speaking: I also have a visual aid I was told I could use. Could I have someone hold it while I speak. This is a zoning map of Floyd County and in the dark purple it shows what is already zoned heavy industrial. (inaudible). The dark purple are the areas already zoned heavy industrial. So you can see they're here, up here. Already here so pretty much surrounding downtown which is here. Commissioners thank you for the opportunity to speak. My name is Wendy Lignell and I am here to urge you to carefully consider all of the available information before you vote for the proposed rezoning for the Coosa data center. This is not just a matter of whether we want a data center in Floyd County. This is about whether we are prepared and fully informed before making a decision that will shape our community, our environment, and our resources for decades to come. First let's talk about county preparedness. This commission is being asked to approve rezoning from residential to heavy industrial. You are being asked to do this without all of the critical information you may need. Engineering plans have not been submitted or completed. There are no environmental impact studies and no concrete plans for managing water runoff from construction. Especially problematic since this site already consists of wetlands from floodplains. Right now we do not fully understand the impact this will make on our land, water or our neighborhood. Second the location itself is unsuitable. The property sits next to residential areas, two schools and equine sanctuary. It is wetland and part flood plain and home to local wildlife. Disrupting this ecosystem means not just risking floods and pollution but also pushing wildlife out of their habitats and possibly into neighborhood and school grounds. This site is only a couple of miles from another data center that has already been approved. Why are we crowding these massive industrial sites close to homes, schools and animal habitats when other areas that are already zoned heavy industrial are already for sale in Floyd County. If these areas are already available for sale need something like fiber optics to make them usable heavy industrial. Third, our county simply does not have the resources to support this project. The Floyd County Water Department produces approximately 15.6 million gallons per day. One data center, and this is per the planning

department and our research, requires 5 million gallons daily and almost one third of our supply. Two centers would push us beyond our limits and who would pay for that. Maybe tax payers? Yes only one of these data centers will generate tax revenue. There is no clear plan for wastewater and solid waste disposal. County planning said solid waste will be approximately 150 tons per year, per site. So that's 150 tons of solid waste times two. Plant Hammond is already looking for places to relocate their waste, so where will we put 300 tons of solid waste? When it comes to power the situation is just as uncertain. Georgia Power has only given verbal assurance only that they can provide enough electricity for two data centers. There is no feasibility study or documentation, they have put nothing in writing. We do not even know the total megawatt demand what happens if the power grid cannot handle this. We will be faced with business and house blackouts. Fourth, the rezoning contradicts the county's own planning vision and I printed this out on my own. I got online, and it's approximately 250 pages that was approved just about two years ago and I believe you guys recently augmented this a little bit. But specifically starting at page 150 and moving forward by about 10 pages there is a map about what the comprehensive plan is supposed to be. This contradicts that. Instead we should be permitting smart growth, not rezoning for heavy industrial in the middle of residential areas. There are multiple heavy industrial sites for sale already some with existing infrastructure. Why not direct their development there. Again why are we risking our neighborhoods, our schools and possibly our community health. If you go against what has already been determined and presented as a comprehensive development plan for Floyd County what will the repercussions be? Fifth, the environmental and health impacts are unacceptable. Data centers are noisy. I know we've been presented here with some different facts than what our research has show us but in one of the papers I gave you, it's a research document from MIT, that discusses the noise pollution that data centers emit into the environment. We're talking about 2.3 million square feet of servers, HVAC and generators running 24-7 which creates chronic low frequency noise it is more than just annoying, it is a documented health hazard linked to hearing damage, stress and heart issues. Yet there are no noise mitigation plans imposed, we're being told there will be no noise. So we understand the decibel limit acceptable to this new data center is 65 decibels per day and 50 at night. However, you will see from one of the health reports I gave you that even anything over 50 is considered damaging to our health. Water is another concern. Data centers rely intensively on water for a cooling system There are no engineering plans for managing runoff water runoff for the construction into the wetland area. Increased flooding and pollution are real risks. There are no plans to source, treat or dispose of millions of gallons of water. Why does the development impact study number 448 filled out by county planning say that 5 millions of gallons of water will be used a day. We've been told otherwise. That's contradictory again. Six. The process has lacked transparency and public engagement. No environmental studies have been made available to the public. No engineering plans for water, waste or noise. No feasibility study from Georgia Power. Key questions are still unanswered as we



discovered in the caucus just before the meeting in here. Who will pay for infrastructure upgrades? What is the total power demand? How much water will actually be used? How will it be sourced and disposed of? The community has been given little information or the opportunity to meaningfully take part in something that is so important to this community. Even the financial benefits are murky. We're told the county will see \$50 million in tax revenue. That is not certain, it is a projection. And according to city planning, Floyd County may not see full tax benefits until 2032. Only one of the centers is even slated to generate tax revenue. So why should tax payers shoulder the cost and the risk to our citizens for a project with such uncertain rewards. Commissioners I know you take your responsibilities very seriously. I know you care about this community, its health and its welfare. You are asked to approve zoning changes with no engineering plans, no environmental studies, no written guarantees on power or water with no clear benefit to the citizens of Floyd County. The families here and the community deserve more assurance. The risk to our neighborhoods, our schools, our water our power and our quality of life is simply too great. We urge you please do not rush into this decision. We are asking that the studies be done, the plans submitted. Thoughtful consideration and due diligence be given because more is at stake than just revenue for the county. We urge you please help up to provide a peaceful, healthy and vibrant community because it is what our children, the future of this county, deserve. A community free of more excessive toxins and pollutants is what our community wants. At this time we're asking you to vote no on the rezoning. I was asked to submit verbally a quote from the Coosa River Basin Initiative, the CRBI, and I'll read that right now. CRBI has growing concerns over how the county intends to meet the enormous water demand for this facility which is currently projected to demand one third of Floyd County's entire daily capacity. Enormous power and water consumption with low job creation comes with a future opportunity cost and can limit development options in our future.

Adam Milam, 617 N. Avery Rd., was called to speak:

Commissioner Hancock made a motion to accept Mr. Milam's record into the minutes, seconded by Commissioner Burnes. Motion passed by common consent.

I'm an engineer. I want to sincerely thank all of you, specifically Commissioners Thornton, Burnes, Wallace and Mr. Hancock, excuse me. Thank you for your public service and thank you for giving us the opportunity to speak. I also want to thank Brice Wood for helping with zoning and planning. I live on North Avery. I'm about 1,500 feet from one of the planned data centers. I love calling Floyd County my home. I'm very happy here. Like many of my neighbors I support the economic growth, I want to see more good paying jobs, I want to see better roads and a stronger tax base. I want you to succeed. But the way the data center project is being advanced, especially the rezoning from a residential to heavy industrial. It's just too rushed. It's just too extreme and it sets a precedent that should give all of us some pause. We're talking about putting millions of square feet of 24-7 heavy infrastructure that's going to be generators, substations, cooling towers that's right behind a school zone. Right behind residential homes and a horse

sanctuary. It's not a light industrial warehouse. This is a permanent transformation of community landscape. And even though we're told the project is under control and that there will be sound dampening and there's water plans and there's downward lighting. We're being asked to take all this just based on faith. There's no independent impact study that's been presented to the public. And once this is approved, we don't get to do a redo. So tonight I'm not asking you just to vote no. I'm asking you to press pause on this. Before rezoning this land, require a full environmental impact assessment conducted by a neutral third party. Commission an EMF and health impact study. Especially given the proximity of the children and vulnerable residents. Release a detailed noise and generator emissions models and not just promises. Most importantly, respect the residential nature of this land and the people who have lived here long before any deal was struck for a data center. This is not about stopping growth, it's about ensuring the growth is ethical and transparent and safe. Let me leave you with a familiar image from scripture of the Good Shepherd. When a sheep strayed away and was endangered. The shepherd didn't say, ah that's just one. He went, he protected that one he got that one, he took care of it. And that's what wise leadership looks like. It's not about appeasing the majority or ticking a check box. It's about guarding the vulnerable even if they have a smaller voice. So, please pray that you be a good shepherd tonight and that the leadership of Floyd County is about not doing what's right, not about doing what's rushed. And one last thing while I have a second, Dr. White said that if he had any reason to believe that it would be dangerous for kids that he would reconsider things. I have two reports right here talking about the effects of electromagnetic radiation on kids and that it increases the chance of leukemia by 70% for kids that are within 200 feet, 200 meters excuse me, within 600 it increases by 23%. That scares me for the kids. I'm happy to give this to you and present it for your records.

Mitchell Johnson, 12 Georgia Blvd., Cartersville, was called to speak:

I'm speaking on behalf of, among other things, the Libertarian Party of Bartow and Floyd Counties. I just want to briefly talk about what the data is and one of the reasons why so many of these data centers, these ridiculously large data gigantic data centers are having to be built in this area and all over the country and all over the world. What this data is is private information about the citizens. Private information that no one except the individual has the right to collect and obtain and store. This is information that comes from all the Flock cameras and the license plate readers and all these facial recognition cameras that are on these poles all over town and the smart water meters and electrical meters and gas meters, that if you don't have them you will. And these are all being collected stored and analyzed and they're being warehoused up in the digital ID like the Georgia Driver's License which is the real ID. No one but the individual has the right to any of this stuff. My dream is to see Floyd County be a bastion of freedom, but we're going to have to reverse this move which is toward the tyrannical technocracy of a real globalist state. Thank you. Sylvia Burton, 247 Boulder Rd., was called to speak:

I would really like to restrict our comments to people who do live in Floyd County. Vice Chair Wallace requested that Ms. Burton signed the

public participation form before speaking. Ms. Burton signed the form and then asked that another gentleman who lived in Floyd County be allowed to speak.

Alan Brinson, 202 Country Rd., was called to speak:

I'm going to be brief because we've eaten into our time unnecessarily here. I have the misfortune of sharing 800' of property line with one of these parcels of land. One of the things we've talked about in our meeting is the water supply. There is a lady in this room, a couple in this room, who live in Rice Springs. If you don't know where that is, it's across from the new Tractor Supply. I'm talking fast because I want to save some of our time. They are now experiencing water shortages, very noticeable water shortages right there right off the Alabama Highway. If you've lived here long enough, I've been here nearly 70 years. We have experienced burning bans, we have experienced water restrictions – we can't water our lawns – so if that's already a problem and we go to use several million gallons of water in addition to that I'm worried about that. I have a well. There are a lot of people out here in these rural areas that have a well. I'm concerned about the water table, where is this waste going to go. There are so many things. The power. I'm not convinced that's going to be a problem, I mean met. Those needs being met. If you've lived in the West Rome area you've seen hundreds of dump trucks going up and down the road. They're hauling sediment from the Plant Hammond location to Georgia Power because they're worried about the (unclear) getting into the Coosa River. So that's already a concern, I'm worried about the waste this data center is going to produce, the water, and it's been my prayer and I pray that you would do the right thing here. Vote as if this was going in your back yard, your front yard, your parent's back yard, your children's back yard. This is a... I don't want to be here, I'd rather be in a row boat sitting in my back yard right now. But I'm here... I don't like public speaking I'm here because my quality of life, our quality of life is being threatened. Please, please I pray that you'll do the right thing. Thank you.

Pip Clark, 555 N. Avery Rd., was called to speak:

I just have two comments or questions about the taxes going down because of the big tax influx of from this data center. It's been my experience the only reason that property taxes go down because our property values go down. Is there any kind of study in Cartersville or Lithia Springs where these data centers have gone in about the impact of the property values of the surrounding community. And second is there a disaster recovery plan if we have tornadoes or some kind of natural disaster and we lost power and water for one day, two days/one week, two weeks who gets restored first? I'm sure Google would have a huge influence to get their power and water turned on first before the residents.

### **REBUTTAL:**

Mr. Hardin and Mr. Forsyth were called to speak:

I'll do my best to go in some fashion of order to answer the questions I heard presented. One was talking about why industrial land currently zoned is not necessarily proper use for this development right. Data centers are highly...they need great infrastructure for power and that

really dictates in this area has the infrastructure needed for a data center to be built. It's not just an industrial park area that you have down off 411 because there's no power available for that area. Also, when water and sewer is needed there needs to be some current infrastructure in place to be adequate for those. Second, I heard a mention of fully engineered plans. Fully engineered plans will be presented by both the state and local authorities for those. They will deal with both utility usage and all stormwater and those type of um areas that we deal in for the development. Number three, sorry reading my list, we are working with both the city of Rome and Floyd County with all the water and sewer needs for the site. And I can assure you based on my talks with them both the county and city would never do anything that is not in the best interest of both the county and City of Rome. I wanted to note that currently there is no noise ordinance for Floyd County at this time. We, in fact, are agreeable 100% with not only the noise ordinance with the dark sky lighting and everything we're in agreeance with all the staff recommended and approved conditions they have placed.

Commissioner Wallace reminded Mr. Hardin that one of the questions brought up was the environmental studies as well as hearing loss. Mr. Hardin said the environmental studies are part of your fully developed plans and they have to be submitted to, again, state and local authorities to be approved.

Commissioner Wallace stated that even though Mr. Hardin wishes to move forward with this project if the environmental study was not sufficient, he would not be able to move forward with the project. Mr. Hardin said we have to have environmental, state and local approval for these.

Commissioner Wallace noted one of the other problems was blackouts and asked how the generators would work at the data center. Mr. Hardin said this data center will be off of what is called transmission lines, which are not the same as what serves us. What we are served by, as homeowners, is called distribution lines. We will be off the transmission lines. These sites are not, the generators on site are for back up use only. They will be fired 15 minutes per month to make sure they're active and ready for use for if something ever happens to the transmission power supply. They are not used for generation unless there is a transmission outage, period.

Commissioner Wallace said the next question she heard was solid waste. Mr. Taylor said that when they recycle servers. What that number is talking about, other than your just daily trash needs from individuals, is the solid waste numbers come from the server changeover. Those servers will not go to your landfill, they will be recycled. When they ask for that on the DRI, we have to include that number because it is coming out the building but it will not go to the landfill, it will go to be recycled. Commissioner Wallace asked if the plant needs for upgrades, does the community pay for the upgrades. Mr. Hardin said there will be a development agreement between us and the city or the county regarding any infrastructure upgrades.

Commissioner Wallace asked about the Coosa River Basin Initiative quote read by Ms. Lignell. Mr. Forsyth said that as far as the cost and all of those things with the water and sewer we will work with the city and

county on those to know about the availability and throughout the whole process. As far as the cost goes we'll do that development agreement. We do not expect the Floyd County taxpayers foot that bill for any upgrades. We fully anticipate on taking care of those upgrade costs that we may need for the project. That goes for Georgia Power as well. Any upgrades needed from Georgia Power, they require us to pay for those upgrades so that will not go to other Georgia Power customers.

Commissioner Wallace asked Mr. Forsyth about wells and the affect on well water. Mr. Forsyth said that on two ends some folks worry about whether or not we're going to have our own wells which we will not have our own wells and will not bring the water table down to cause any issues with that. Second, we will not discharge anything into the ground from that site. Everything that's discharged will go into sewer and will be monitored by Floyd County, or the city of Rome and Floyd County, and there won't be anything harmful. So we don't anticipate having any impact on wells. I also note on some of the other questions about water runoff, like Darin talked about, we have to be approved through the state and EPD all those things will be done. Also I believe that is part of the process with the DRI and RCS has already taken note of the wetlands, has noted that we are already aware of the wetlands on the property and they say it will make no impact to the area. Commissioner Hancock asked Mr. Forsyth to explain how the water is used to cool the facility. Mr. Forsyth said the water is reused anywhere from three to seven times that was brought to the facility. And recycled over and over and what is sent back is what we would consider hardened water and the other part of that is we're in discussion to actually be able to use what we call gray water from the sewer treatment facility which is water typically set to discharge, not being used for anything, we'll be able to do that which will both have a good affect for the city and county which will make their sewer system even more effective. Commissioner Wallace asked if they can address the question regarding property taxes with this property going back on the tax rolls: Mr. Forsyth said as far as the property taxes go we hear a few different things. I think probably what Mr. White was alluding to, Dr. White sorry, was the fact that the tax revenue coming to the county this project won't put more students in buildings like residential does or more students into the schools and continue to put a burden onto the schools. It's purely going to bring the tax dollars. So certainly not something we can control but something the school board and board of commissioners can do is control how much they charge the other residents' taxes as time goes on and that tax dollar comes in. Commissioner Wallace noted there are five minutes left for those in favor. With none requesting to speak, she closed the public participation portion of the meeting.

Commissioner Hancock then spoke to those in attendance to clarify a few of the comments stating that no tax incentives were given to the project presented. He also stated that the Microsoft data center pays 100% school tax from the beginning and said he would have been opposed to any incentives given to the Microsoft projects. He also spoke with the water director regarding water usage and said that the reason data projects are looking to come to Floyd County is because we have abundant water resources. He also stated that the commission isn't

going to allow multiple data center projects and clarified that this project will be built in phases. If the project has the potential to stress water resources, he said they will not be allowed to move forward. He also asked that people reach out to him if they have a question. Commissioner Thornton asked that Mr. Hardin return to the podium and address the natural buffer and to describe the perimeter of the building. Mr. Hardin returned to the podium: First of all, data centers want to not be seen and to not be heard. What I mentioned to you guys inside of the conference was that I believe that there should be a 100 foot undisturbed buffer around the entire property, except for road access obviously. That really makes it so this property stays natural. By undisturbed that means that we don't touch those trees and we don't grade that ground in any way. Commissioners Thornton and Wallace thanked Mr. Hardin.

Commissioner Hancock stated he wanted to clarify some things and address some of the online comments. Commissioner Thornton asked for the tree line buffer to be addressed around the exterior. Mr. Hardin was called to speak.

Rhonda Wallace made a motion to approve with staff conditions, and additional conditions:

1. The property must have no less than 100' of undisturbed vegetative buffer to all adjacent properties.
2. There shall be no variance granted to reduce the 200' buffer on the southern property line bordering parcel F13W169, seconded by Mike Burnes. The motion carried 4-0.

## **X) PUBLIC HEARING**

## **XI) RESOLUTIONS**

- XI.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.

Mr. McCord presented the resolution to the commission.

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

- XI.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).

Mr. McCord presented the item to the commission.

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

## **XII) CHAIRMAN'S REPORT**

## **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, July 24, 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, July 16, 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, June 17, 12:00 PM, 2025

j. Floyd County Library Board

Next Meeting, Thursday, August 21, 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**

XVI.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. **DEFERRED**

XVI.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. **DEFERRED**

XVI.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.

XVI.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.

XVI.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.

XVI.6) Consider request from the Tax Commissioner to purge submitted bills from the Tax Commissioner's Roll in the amount of \$34.00.

XVI.7) Consider request from the Tax Commissioner to purge submitted bills from the Tax Commissioner's Roll in the amount of \$7.00.



XVI.8) Consider request from Parks and Recreation to renew the annual sponsorship/partnership contract with Rome Orthopedic Center for 2025.

XVI.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.

Scotty Hancock made a motion to approve with the deferral of items #1 and #2., seconded by David Thornton. The motion carried 4-0.

## **XVII) OLD BUSINESS**

## **XVIII) NEW BUSINESS**

XVIII.1) Consider request from Purchasing to approve purchase of school safety equipment from Strohmman 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.

Mr. McCord presented the item to the commission.

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

XVIII.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.

Mr. McCord presented the item to the commission.

Mike Burnes made a motion to approve subject to final legal review, seconded by David Thornton. The motion carried 4-0.

XVIII.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.

Mr. McCord presented the item to the commission.

David Thornton made a motion to approve, seconded by Scotty Hancock. The motion carried 4-0.

XVIII.4) Consider request from Purchasing to approve additional funds for the purchase of a Kubota SVL97-2HF 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.

Mr. McCord presented the item to the commission.

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

XVIII.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.

Mr. McCord presented the item to the commission.

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

XVIII.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.

Mr. McCord presented the item to the commission.

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

XVIII.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.

Mr. McCord presented the item to the commission.

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

XVIII.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.

Mr. McCord presented the item to the commission.

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

**XIX) OTHER BUSINESS**

Vice Chair Wallace stated the commission entered into executive session to discuss legal, property acquisition and personnel. No action was taken.

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

Norma Reboredo, Rome, was called to speak.

What has happened today is the perfect example of the snake in the home. This whole estimate of cost and...I'm all for a healthy development in this community. I'm not...this technology. We all know what happened in Detroit, correct? What happened in Detroit? What happened in Detroit? Detroit happened in Detroit because of the car industry way back. What happened to the car industry? Left to China. What is the difference between all this technology invading in Georgia? What's the difference? One employed thousands and thousands the other one doesn't employ. And it's literally a parasite, I call it a parasite. Why put these machines inside a residential, if you have so much zoning outside of a non-residential. There is people here who have been living in that same area for 30 years and more and family. That for me is not healthy growth. You know what's not healthy growth seeing the numbers of the estimated expenses: public safety 39,368,830. Just alone that public safety, now you have the judicial cost. Juvenile Court you have 1,329,890. We're dealing with an ill community here in Rome. This is a drug situation and a breakdown of family. What creates stress. Economics to the family. And children do have an impact in that stress environment. We have to look at that perspective in a community to grow healthy for all of us. From young to elders. Not one group. Not the state of Atla..or, you know, the capitol. Because this is an international company.

Cyndy Douan, Dykes Creek Community, was called to speak.

Dear community I'm grateful that our neighbors unified to share one voice and support each other this evening. If you have a mind to begin observing and the motivation to search for answers I applaud you. When your selected leaders make decisions for you or when they say they do not have authorization to make a decision and refuse to do so, do you ever wonder where the hand that guides them originates. If you think it originates with you, or your neighbors as Floyd County residents, constituents, citizens you may be comprehending an incorrect assumption. Community there is a plan or plans for you and for this county. It was not discussed with you. No one consulted with you and it was not presented so that you could agree to its adoption. What little local news you may get will not inform you on this issue. Our culture fosters a short memory of news headlines anyway. People forget and they move on. Those who excel at pattern recognition, especially patterns over time, can see clearly. Go home and find someone who is good at internet searching, they can find for you

documentation of whole abandoned towns, abandoned subdivisions, abandoned neighborhoods, abandoned commercial buildings, whole communities like ghost towns, all across America. Don't believe me – go look. How many more meetings like this will we endure before it becomes obvious. How long before your own home, your own business or your own properties are directly impacted. For me personally, eminent domain has crushed my business model. Yes, America is changing. It is up to each of us to ensure the change is beneficial to all people, to preserve all of our rights. Please stand up with your neighbors please. A day will come when you will beg your neighbors to stand up for you. Mark 5:36 amen. Thank you everybody.

Lisa Gillogly, Kingston, was called to speak.

Not really talking about the data centers per se and I want to thank you because you did listen to me and you considered the things and you spent time and I appreciate that. And I appreciate you responding to my email. I am a teacher, retired, but I also do tutoring. My concerns are as we continue to open up more and more data centers, I see the impact with the kids that are spending unlimited screen time. And so although it's related, it's not really related. I see kids that lack focus. They are displaying, and this is also researched based, it's directly correlated with symptoms of ADD and ADHD. And because I'm going back, I have a master's in special education and my undergraduate is secondary science, so I've taught environmental science, I understand some of the things they were talking about. But one of the things in the American College of Pediatricians a journal article published in May of 2020 basically talked about the amount of screen time that our kids are being involved with is excessive exposure or developmentally inappropriate use carries grave health risks. Low academic performance, sleep disturbances, obesity, attention deficit, increased aggression, low self esteem, increased rates of high risk behaviors. As a teacher I see this on the other end of the spectrum. The more that I see a child that's engaged in a large amount of screen time and I know this isn't just what we're talking about with the data centers but I'm thinking the more that we fill the void, or the more space we make the more the void gets filled. Just thinking in large about our communities and the amount of data usage. And I know that progressive technology is not something you can stop because of everything that's involved. And I do know that it comes down to parenting as to how long a child stays on a device. But I have seen definite regression from kids who go home and, instead of going outside, they're gaming or they're on their device. I know it's only a small part of it but I did want to say I think we need to consider that the more data centers we create, the more we have this problem. And I'm just thinking maybe we should take a look at that. Are we really in need of all this that we're grabbing onto. And yes, I have a cellphone and I use it. But somebody commented to me about...thank you.

## **XXI) ADJOURN**

**There being no other business to come before the board, the meeting was adjourned by common consent at 7:46 p.m.**