



FLOYD COUNTY BOARD OF COMMISSIONERS
August 26, 2025

County Administration Building

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

CAUCUS

Present: Commissioners: Allison Watters, Rhonda Wallace, Mike Burnes, David Thornton, Scotty Hancock; Finance Director Susie Gass, County Clerk Lauren, County Attorney Chris Jackson, John Bailey, Todd Wofford, John Blalock, Mike Bell, Brice Wood, Ron Swinford, Bruce Ivey, Adam Carey, Samantha Bishop, and Ryan Davis.

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

Mr. Wofford went over the Parks and Recreation items on the consent agenda. Mr. Wood reviewed the planning items for second reading. Chair Watters and Ms. Gass continued with the review of the agenda. Mr. Davis went over the Law Enforcement Center agenda item and proposal.

At 5:07 pm Commissioner Burnes made a motion to enter executive session to discuss personnel, seconded by Rhonda Wallace. The motion carried 5-0.

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

I) CALL TO ORDER

Chair Watters called the meeting to order at 6:00 pm.

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

III) APPROVAL OF AGENDA

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

IV) APPROVAL OF MINUTES

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

The minutes were approved by common consent.

V) SPECIAL RECOGNITION

VI) PROCLAMATION

VI.1) Prison Recognition

Commissioner Thornton presented a proclamation to Warden Mike Long and Deputy Warden Frank Cronan. Warden Long thanked the commission.

VII) PUBLIC PARTICIPATION REGARDING MATTERS ON THE AGENDA

VIII) FIRST READING

IX) SECOND READING/PUBLIC HEARING

IX.1) File Z25-06-02, for the property at 3940 Morton Bend Rd. and 0 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.

Mr. Wood presented the item to the Commission. Chair Watters explained the procedure for the public hearing and then opened the public hearing asking if there was anyone to speak in support of the

rezoning.

IN SUPPORT

Brad Doyle, 3940 Morton Bend Rd SW, Rome; "My name is Brad Doyle. I'm president and CEO of.."

Vice Chair Wallace - "Brad, you're going to have to get that microphone and you're going to have to get it right next to your mouth so we can hear you. Sorry."

Brad Doyle - "I'll do my best. Yeah, I can hear better too. That's good. Like I said, my name is Brad Doyle. I'm president and CEO of TSB Loss Control. We are located at 3940 Morton Bend Road and we're requesting that heavy industrial zoning, HI zoning. We were founded in 1971. I'm not sure how much history you all know about the facility, but TSB was founded in 1971, but we built the facility at 3940 Morton Bend in 1993 and we've been training fire brigades.. industrial fire brigades for the most part out of the pulp and paper industry, but we've expanded into many other manufacturing industries across the country and across the world. For 31 years...as a matter of fact, this month 31 years.. 32 years, I'm sorry. We've been operating fully at that facility. It's been family owned, for the most part, that entire time. It's family owned currently. As Brice, I believe Mr. Wood stated that when the ULDC was founded in 2001, we had been operating for approximately eight years and it was overlooked somehow. Now, how that happened, I don't know. That's not really relevant necessarily. We're hoping to bring it into compliance as to the alignment of the actual use. And just a little overview of what we've got down there and how much impact we've had on the county and even the city of Rome. We've got over 37,000 square foot of classrooms and office space and equipment and prop storage at our facility. 260,000 plus square feet of multidimensional live fire, confined space, and hazmat response training fields with the railway and three hazardous material training cars. We've got a tank farm, a high temperature transfer fluid system, conveyor belts, ignitable liquids, pit fires, containment pits. We've got a five and a half story burn building, which includes confined space simulators and live fire scenarios with industrial control systems built throughout for safety and other reasons. A six story rescue tower, which is used for high rise elevator shaft rescues and it houses a paper mill digester INAUDIBLE simulator. We've got an underground tunnel system we use to simulate utility emergencies. We've got water recovery system throughout the entire facility with multiple retention basins careful of containing over 13 million gallons of water for use during our emergency response training and our fire protection training and more hopefully coming in the future depending on the outcome of this request. All of this represents well over \$18 million in investment in the last 31, 32 years and the entire time it's been maintained and managed by the Doyle family either by my father Curtis or myself. Since we began our operations, we've not had any complaints about our facility. We've not had any complaints from neighbors or anyone in town about what we do out there. We tried our best to be a good neighbor. We continue to be a good neighbor. We've

had some express their support in what we're trying to do and continue to do and I'm hoping that we can have more of them today. We've done several things over the years for the neighbors. Lots of small things to help people out with handicap neighbors or mowing their yards and installing septic systems for neighbors who are in need who are not able to have that done. You know, we've helped out with livestock and other various things throughout the years and we've also been involved in the local community as far as Rome for the entire time we've been here as well. So we've brought in over 100,000 people to be trained at our facility since 1993. That's a pretty large economic impact when it's consistently carried out over those years. Everybody's dining in restaurants, staying in hotels, and shopping at local businesses while they're in town so it's a huge economic impact for Rome and Floyd County and we've also done our part as far as infrastructure. We've brought in high speed fiber internet, which now I guess Comcast and a lot of other companies are starting to tack on what we've brought down to Morton Bend. During Covid, we provided over \$15,000 to feed local school kids. We donated tens of thousands of dollars worth of PPE to local county EMA and provided respiratory protection training to county hospitals to have when they were in a pinch when no one else had the expertise to do it. When a major facility in the county experienced a fire, we provided over a hundred SCBA cylinders to assist the fire department's response. We were called upon because the fire department didn't have the capabilities at the time or the resources to effectively respond to an event of that magnitude. So our support filled a critical void in the county's emergency response capacity at a time when no other local agency could rise to the challenge. We've got the ability to help in many, many ways. We assisted in funding and building the Rome-Floyd County fire department training center in Rome, paid for a large portion of it actually and we've continued to support the fire department as they've improved their training infrastructure, offering guidance and access to examine how we constructed our training props to achieve long term durability and functionality. In terms of access and support, the Rome-Floyd County Fire Department, Polk County Fire Department, Cave Spring and Fulton County have all trained fire fighters at our facility for free. These are not just services, these are commitments to our neighbors and the betterment of our community and now we hope to secure investment funds, which is part of our broader effort to pursue a correction of the error made in 2001 in order to expand our training areas and our facilities. This will bring new jobs, more visitors, greater economic impact, but in order to move forward, we need to give our investors and our lenders the one thing they've been asking for and that's clear and permanent zoning that reflects our actual use. So as part of our development strategy, as I've said numerous times and spoke to several people about, we're preparing to launch additional ventures from our same property. As I said, we have several thousand.. tens of thousands square feet of available space for various different ventures. One is equipment warehousing and rental division, which we are launching because we own millions of dollars worth of specialized equipment that our clients often urgently need access to. By offering this equipment through a structured rental and warehousing operation, we

can provide critical support to our clients while creating a parallel revenue stream which is a prudent business strategy that enhances resilience and long term viability. Loss prevention and research and development facility, which is another thing that's been a long time in the making. It's potentially up to \$100 million in development and correcting the zoning now will finally allow us to implement this critical component of our business strategy. This facility will also bring in several high paying jobs that require advance education, specialized skills, contributing to both workforce development and economic growth in the community. Importantly, our company has always maintained a minimum salary structure that exceeds the average annual salary of Rome and Floyd County by at least 30% further reinforcing our commitment to providing high quality and well compensated jobs. If we're denied the zoning... if we're denied proper zoning, we will not be able to secure the investment required to keep operating and that puts not only our expansion plans at risk, but it puts our entire facility at risk of closure which means Rome and Floyd County could lose an internationally respected training center and a business that has called this community home for over 30 years. It also means that Rome and Floyd County will lose tens of millions of dollars in future economic impact that our company has consistently produced for the community. We're not asking for special treatment. We're asking for fair treatment and for the county to fix the zoning error that has already cost us time and flexibility and opportunity. The burden of the mistake should not fall on us, or our employees, or our contractors or our clients. We're a family business with an international reputation built on an entrepreneurial spirit that's INAUDIBLE our growth for over five decades. We train emergency responders from all over the world and our reach extends far beyond Rome and Floyd County. As a family, we want to thrive and we want the community to thrive with us. We don't want to see the opportunity diminish due to inaction or misplaced caution. We've never caused problems and many in the community have told us they didn't even know we were here. That's a typical statement we always hear, which is also a testament to how well we manage our operation. The time has come to give our business the legal foundation it deserves and I believe we have earned that. So we ask the county commission to approve our rezoning request so that TSB can continue to serve this county and train emergency responders and contribute economically for decades to come. And that's all I got. So I leave plenty of time I believe."

Chair Watters - "You ran that right at ten minutes so that was good."

Chair Watters asked if there was anyone to speak in opposition of the rezoning request and reminded them it was ten minutes total for those to speak in opposition.

IN OPPOSITION

Michael Farmer, 3984 Morton Bend Road SW, Rome; "My name is Michael Farmer. My address is 3984. I live the property that is horseshoe around.. right in front of the property we're talking about

rezoning. I spoke at the last one. I think, you know, looking at the records of how many votes from the board members who were with voting towards this INAUDIBLE I think we've got to take a couple of things into consideration. One, I would like to see that we add a data center... or that we can't put a data center in those stipulations for that property. I honestly feel that at this point it's already made it to the point of passing. I think all are in favor.. from the board members. There were some comments made about adding some other stipulations when I first come in the room. So I'm going to say the things that really affect me as a property owner and concerns I mean I don't think there was a mistake made in 2001. I think he... the property's been in operation for over thirty something years. It's changed hands four times. In those four times of being changed, no one until now has asked for rezoning. I understand the reasoning behind his rezoning, and I don't believe in trying to step in front of blocking someone from doing what they need to do with their property, but you don't buy residential property around a farm community to put an industrial company into it. You buy an industrial park to do that. So with that being said I think I'll pass it over to the next person that wants to speak. Thank you."

Tracy England, 2666 Morton Bend Road SW, Rome; "My name is Tracy England. I live on Morton Bend. I've always lived on Morton Bend. My grandmother, my grandparents. My great grandparents were all farmers there. The whole community is nothing but a rural community. When we had our zoning meeting, one of the questions that Mr. Love asked was where were we thirty years ago? Thirty years ago this didn't come in front of anybody because we would have been there. Thirty years ago we were not worried about this. He's been a really good neighbor. Can't say he hasn't. This whole company.. they've made sure that they're respectful, neighborly, but our fear is what's going to happen if it does become heavy industrial. We've got to think about the future. What's going to come down the road. We don't know. He really doesn't know. Are they going to keep the land? Are they going to sell the land? What's going to come in its place? He's mentioned a data center. He can't say that's not going to be somebody that buys that up and turn it into a data center. Floyd County right now is nothing but gas stations and data centers are coming in and that's something that we need to consider. As far as our little community, we want to keep it agricultural. That's why we're there. That's why we've always lived there. We're a tight knit community. We're all good neighbors. We all help one another out when there is a need. If he needed help, we would definitely be there for him. It's what we do. So all we're asking of you is think of if this was in your backyard. Would you want it to be heavy industrial? Cause I can guarantee you wouldn't. I also want to sit there and think why was this already put on a website for \$40,000 an acre on the Floyd County authority page. Why is it there right now and we haven't even voted on it yet. So it makes me wonder. Only thing I can ask you to do is do what's right. In your hearts you do. You know what it is and as a community we can only ask don't let this become heavy industrial. Thank you."

Chair Watters - "Is there anyone else here who would like to speak in

opposition of this zoning request?"

Seeing no one else to speak, Chair Watters closed the public hearing.

Commissioner Hancock responded to comments regarding the property being listed on the development authority website.

IX.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.

Mr. Wood presented the item to the commission. Chair Watters opened the public hearing asking if there was anyone to speak in favor of the request.

IN FAVOR

Brad Doyle; "No, I just.. to address. It hasn't changed hands four times. I guess you could technically say it's changed hands twice. It was built by my father, sold to FM Global and then purchased back. So, I mean, it hasn't changed hands really at all because we've been managing it and operating it ever since it's inception so. Other than that I don't really want to repeat or beat a dead horse so that's all I have to say."

Sammy Bartley, 8 Tahlequah St NE, Rome; "My name is Sammy Bartley. I live at 8 Tahlequah Street. They own the property. The county I think should show great respect for giving people the privilege of doing what they want to with their property. Certainly everyone needs to be considerate of their neighbors. But this whole problem it appears to me was created when it was incorrectly zoned when the ULDC was adapted. So I think approving this rezoning now would just be correcting a mistake that the zoning board made when they established the ULDC. Thank you."

Amelia Fair, 670 Dekalb Ave, Atlanta; "Hi, I didn't plan to speak

tonight so bear with me. My name's Amelia Fair. I'm here on behalf of the Land and Liberty Coalition, my address I actually live in Atlanta, it is 670 DeKalb Avenue, Atlanta, Georgia. We are a non-profit organization that advocates for property rights, economic development and national security. The reason I chose to speak tonight is the you know comment of data centers and that and that such was mentioned. I grew up the ru... I might live in Atlanta now but I grew up in the rural community and I understand the importance of keeping your sense of place, however it is not neighbors responsibilities or really the neighbors place to tell somebody what they can and can't do with their land. So with that, you know, in especially with um there's no guarantee. So it's not right to make decisions based off of what could happen. That's why the board is here to make those decisions on any zoning, um, things that may come in the future. But what I've heard tonight these people have been good stewards of the community, they've provided a lot for the community, um, I just want the, you know, just remembering who we are as a country really, the property rights aspect. We can't we can't you know there has to be a limit on what we tell people what they can and can't do on their land and we have to limit the power of the government to make those decisions for property owners as well."

Seeing no one else to speak in favor, Chair Watters asked if there was anyone to speak in opposition.

IN OPPOSITION

Michael Farmer, 3984 Morton Bend Road SW, Rome; "Just to speak on the information that I gave previously on the changing hands four times that actually come from Mr. Doyle himself on a phone call prior to all this rezoning so if that was misleading I'm sorry for throwing that out there. But outside of that the only other thing I could throw in there is there is always stipulations probably on your deeds of your property that says what you can and can't do with certain properties out there when you buy them. Outside of that I know I was in a public hearing where Floyd County said there were 14,000 residents behind what they wanted to be this year and if we keep voting for residential property to be changed you're going to be less than that. And I'm going to end on that. Thank you."

Tracy England, 2666 Morton Bend Road SW, Rome; "To the comment that was made about the zoning error that was made: we've had 30 years to come forward. If that was an error why didn't we come forward before now. And as far as it doesn't affect the community around us that's the biggest issue that we have. Because this is going to affect us and we live there. This is our home and our community and we need to consider that when it comes to this decision. Because this (will have) a big impact there. We live there we pay our taxes there we raise our families there so that's something that we really need to consider."

Michael Farmer; "The other thing that I wanted to put out there is that in the meeting there was questions asked about keeping Mr. Doyle from running this facility. I don't think any of the neighbors have that

intent. They've been running 30 something years, I think, from the information that's been passed off from him. The board members even said, you know, what would happen if this didn't come through for them, would that stop them from running? And they made it clear that it would not, it will not shut the company down. He could still be able to run certain things. I think the county has done their part giving special permits for them to make upgrades in the past and doing things they needed to do for it to be stated that it was a mistake on the rezoning. It was not a mistake that is residential property where its at, where it's located at, so if anything they reap benefit off of tax cuts at this point which would help the company, not hurt the company financially. I do understand that he is looking for investors to come in and step in and help some of the financial costing of the property to be run as a business but there again we don't buy residential property to turn it into commercial property or industrial, heavy industrial. That being said I think we really have got to think about this. I don't think any of you on that board would want heavy industrial right up behind your property. Most people buy property to pass that on to their kids right? Especially when you step out there to buy farmland. Mine is farmland and that's what I'm intending to use it for and I'm intending on passing that down to my kids which I would say Mr. Doyle is probably considered passing his on to his kids as well. Doing that, we prep and plan our lives. We don't go in and spend a bunch of money to buy a small farm or a large farm intending on leaving or selling that property. There's financial burdens that come to us. Who is to say that you know I don't get cancer tomorrow and I've got to sell my property. What does that do financially to my property and affect me when I go to sell my property. Is anybody going to pay what I paid for that property or anywhere near it when this happens? It's going to affect everybody around Mr. Doyle's property. We don't think about that. We should. I ask you board members to think about that too. I know we prayed right before we went into this meeting and I think everybody in the room is spiritual people you know we prayed about this me and my family and we're hoping that we at least get some of the things we need to happen there as well. I hate to think I would have to sell my property and move somewhere where they don't do this when my intentions were to pass this off to my two beautiful daughters. I've got one who's about to graduate from college, she's about to start her family. I've got one that's still in high school in Floyd County. We struggle in Floyd County with residents, our schools are struggling, so make those decisions properly. That's all I ask, thank you."

Chandler Nielsen, 2699 Morton Bend Road SW, Rome; "Hi there. My name's Chandler Nielsen. I live at 2699 Morton Bend Road. I want to piggyback on what my neighbor said. There is no issue. You know, somebody is a property owner they can do what they want with their property. That is your right as a property owner. However, when this is trying to be heavy industrial and you've got a whole community of agricultural residential we've got to step back and listen to the community at some point. I urge you to make the right decision to listen to the civilians. I urge you to listen, you know, to our feedback because we live there, you do not. You don't have to deal with the consequences,

you don't have to deal with the consequences of this kind of rezoning could make. And like I said he has the right to do what he wants to do with his property, however it's ran just fine for 30 years. Just fine with no issues. Maybe like we said a special use permit, however I urge you to really consider this because I do not support this rezoning. Thank you."

Seeing no one else to speak in opposition or rebuttal, Chair Watters closed the public hearing.

Commissioner Hancock asked Mr. Wood to clarify why the parcels were zoned AR originally.

County Attorney Chris Jackson clarified that the Doyles began using the property for the purpose of fire training prior to 2001, when Floyd County adopted the ULDC.

Chair Watters asked Mr. Wood to explain what could go on HI property that was not addressed in the stipulations. Mr. Wood went over the potential uses such as storage units, solar farms, lumber yards, etc.

Vice Chair Wallace asked if one vote could count for both items. Mr. Jackson stated one vote could cover both items.

Rhonda Wallace made a motion to approve planning items #1 and #2 with all stipulations recommended from planning staff and planning commission, seconded by Scotty Hancock. The motion carried 3-0, with Commissioners Burnes and Thornton abstaining.

- IX.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.

Mr. Wood presented the request to the commission. Chair Watters asked if there was anyone to speak in favor. Seeing no one to speak in favor, Chair Watters asked if there was anyone to speak in opposition.

IN OPPOSITION

Paul Cochran, 1825 Morton Bend Road SW, Rome; "My name's Paul Cochran. My wife and I live at 1825 Morton Bend. We moved out here about a year and a couple of months ago from Gwinnett County. We moved out here for the quietness. For the peace, the quiet, no traffic. Our road for Morton Bend, I don't know if any of y'all have been down there, it is not fit for the amount of traffic this thing wants to have.

We feel that's going to affect our wildlife that we have coming around. It's just peace and quiet and that's the way we like it. We just feel the ten cabins that this guy is planning on putting up there, that's ten added cars on our road that the road can't support and there's also the staff members that's added cars on that road. Just the noise, the pollution, the added trash that's going to be there we really just don't want it. We moved out here to be in the quietness and that's what we like and that's about it."

Chandler Nielson; "I stand before you out of a deep concern for the character, sustainability and future of our community. Our small agricultural residential area is more than just a place on the map, it's a way of life. We are farmers, families and neighbors who cherish peace, self-sufficiency and the natural rhythm of rural living. That way of life is at risk if we move forward with plans to build a commercial wellness spa in the heart of our community. Let me be clear, this proposal is not just about a spa, it's about introducing commercial development into a place that has remained purposely residential and agricultural. It threatens to erode the quiet, close-knit nature of our community with such a development comes increased traffic, noise, strain on local infrastructure and the gradual commercialization of our home. Not just this but let's evaluate the potential rise of our property taxes. Our taxes have already increased multiple times throughout the past few years. This added facility could do even more damage to our hard-working families. Consider the water usage alone, wellness spas require enormous amounts of water for pools, treatment, landscaping and laundry. That's water we rely on for our crops, our livestock and daily life. How will our already limited water resources support this? And beyond the practical concerns we must also acknowledge a legal one: there is a covenant on this land that restricts commercial development. That covenant was put in place for a reason, to preserve the residential and agricultural character of the area and to protect it from exactly this kind of encroachment. Ignoring that covenant not only violates its intent but it sets a dangerous precedent for disregarding the agreements that have long safeguarded our community's identity. And then there's the matter of precedent, once we open the door to this kind of commercial project others will follow. We've seen it happen elsewhere: first a spa, next a café, then shops and hotels and a slow transformation into something completely different from what we intended when we chose to live here. Let us not lose sight of why we chose this community: for its simplicity, its agriculture roots and its tranquility. A wellness spa may sound appealing on paper but in practice it would change the very nature of who we are and what we stand for. I urge you to vote against this proposal and let us to protect our land, our values and our future. Thank you."

Gina Cochran, 1825 Morton Bend Road SW, Rome; I'm Gina Cochran, my husband Paul just told you we live at 1825 Morton Bend Road. I did not want to speak so I'm only speaking because Paul forgot to say what I think is the most important part. So I'm nervous. Um, because I don't want them to hear my voice and I don't want to look at

yall either so.."

Chair Watters - "You're okay."

Gina Cochran - "Paul forgot to say that on that picture of the land, you know it kind of looks like an L but we literally are that easement road. That's my driveway. And Paul moved us here against my will. He moved us here from Gwinnett County and I raised my girls there in a house. We've been married 35 years, and we lived in the same house for 23 of those years and he told me we were going to buy this land, and we would move here when we retired. And yet he still makes me work, we're not retired. And I live out on that land and I'm like oh, but we lived in Buford or Sugar Hill and that's right by the Mall of Georgia. And y'all don't know what it's like to have the Mall of Georgia because out here we don't have a mall, we don't have a Macy's. And what makes me happy living out there is that I have deer, and I have bunnies and every morning...and I've never done such. I live across the road from hundreds of cows. And the first morning that I got up and had my coffee I was like oh my Lord what is that? Paul was like, that's a donkey. And I was like WHAT? Why on earth have you moved me by donkeys and cows and how am I going to do it? And then when I sat in my glass doors out back, it is so beautiful. All those deer they're not going to come there if I have those pods or you know I don't want that in my back yard. I don't want it. I don't want some RVs and I don't know why there's pictures of pods because...and I don't want to talk ugly of that man but he's not here so I'm going to. But you know he told me it was going to be RVs out there. He came to my house and had a conversation with me so I don't want those RVs in my backyard. I don't want my deer to go away because I've exchanged the Macy's for the deer. That easement road is my driveway and I don't want RVs coming down and big trucks and things like that. Paul just forgot to say that I'm on that easement road and I feel that's so important."

Chair Watters: "Paul you're taking her to dinner tonight, I see that."

Ms. Cochran: "I just. I want y'all, please say no because I don't want that. Thank you."

Commissioner Hancock asked those in attendance whether or not there is a spring fed pond on the property. Mr. Cochran said there is one but not on the property at 1865 Morton Bend Rd.

Seeing no one else to speak in opposition, Chair Watters closed the public hearing.

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

- IX.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.

Mr. Wood presented the request to the Commission. Chair Watters opened the public hearing asking if there was anyone to speak in favor. Seeing none, Chair Watters asked if there was anyone to speak in opposition of the request.

IN OPPOSITION

Sharon Poe, 3417 Huffaker Road, Rome; "My name's Sharon Poe. I live at 3417 I'm here to oppose the venue that's intended to hold up to 150 guests at 3360 Huffaker Road. This will cause, well I express my strong opposition to this proposal. Introducing a commercial venue into a quiet oriented neighborhood raises several serious concerns. Increased traffic during an event will undoubtedly create unsafe conditions on an already narrow and winding road adversely affecting children, pedestrians, cyclists and daily commuters. Additionally this venue impact on the property values and overall quality of life for long-term residents is a significant concern. Events held into the evening are likely to cause noise disturbance, noise pollution from events featuring live music, amplified sounds and large crowds can disrupt the peace and quiet of the current residents. Additionally, INAUDIBLE amplified sounds which could negatively impact the well-being of family, shift workers, elderly residents and surrounding areas. Large gatherings often generate trash and litter which may not be properly maintained attracting pests and the quality of cleanliness to the area. Additionally having the proposed venue nearby reduces the sense of safety and privacy neighbors and I cherish. Many people chose this neighborhood for its peaceful family-oriented environment and allowing this type of development would undermine those values. I respectfully request that you reconsider the proposal and instead preserve the integrity and tranquility of the neighborhood. My neighbors and I believe this is not the best interest of the residents. As a deputy of the Floyd County

Sheriff's Office, I firsthand know how these gatherings can become loud and boisterous. The increased number of people in our neighborhood may raise the possibility of criminal activity which is nonexistent. This in turn can lead to fights and multiple arrests. I have worked these venues, parties 100 percent of the time there is a lot, a lot of alcohol and there are fights, they are boisterous, and they are loud. Thank you."

Seeing no one else to speak in opposition, Chair Watters closed the public hearing.

Rhonda Wallace made a motion to approve with all conditions added by the planning commission, seconded by Mike Burnes. The motion carried 5-0.

- IX.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.

Mr. Wood presented the request to the commission. Chair Watters opened the public hearing asking if there was anyone to speak in favor of the request.

IN FAVOR

Russell Rogers, 128 Williamson Street, Rome; "My name's Russell Rogers. I live at 128 Williamson Street. I'm here representing Robert L. Moss, who is the owner of this property. I have it for sale. Everything Brice just said, I concur. That's all."

Seeing no one else to speak in support, Chair Watters asked if there was anyone to speak in opposition of the rezoning request. Seeing no one to speak in opposition, Chair Watters closed the public hearing.

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

- IX.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.

Mr. Wood presented the rezoning request to the commission. Chair Watters opened the public hearing asking if there was anyone to speak in support of the SUP and rezoning.

IN FAVOR

Sammy Bartley, 8 Tahlequah St NE, Rome; "I request that you approve this rezoning. I think it's a logical thing to do. The surrounding parcels are zoned S-R. The surrounding neighbors consist primarily of small homes and a manufactured home or two. This...the only reason that it is even necessary for me to come and request this rezoning is because of a meticulous little detail in our ULDC that doesn't even make sense. Which is the reason why I came before you some time ago and asked you to please do something about our ULDC and make it more reasonable to work with. Make it simpler, make it more useful and make it make common sense. I ask that you approve this rezoning. Thank you."

Seeing no one else to speak in support, Chair Watters asked if there was anyone to speak in opposition. Seeing no one to speak in opposition, Chair Watters closed the public hearing.

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

X) PUBLIC HEARING

XI) RESOLUTIONS

- XI.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)

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

XII) CHAIRMAN'S REPORT

XIII) COMMISSIONER'S REPORT

- XIII.1) Public Safety Committee

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

- XIII.2) Administrative Services Committee

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

XIII.3) Elected Officials Committee

- a. Next Meeting, TBD

XIII.4) Public Utilities & Transportation Committee

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

XIII.5) Special Committee Reports

- a. Fire Overview Committee

Next Meeting, Tuesday, September 9, 10:30 AM, 2025

- b. Joint Services Committee

Next Meeting, Tuesday, October 7, 9:00 AM, 2025

- c. Rome-Floyd Planning Commission

Next Meeting, Thursday, September 4, 2:30 PM, 2025

- d. Joint Development Oversight Committee

Next Meeting, Tuesday, November 4, 10:00 AM, 2025

- e. Joint Solid Waste Commission

Next Meeting, Tuesday, October 28, 8:30 AM, 2025

- f. Transportation Policy Committee

Next Meeting, Wednesday, September 17, 10:00 AM, 2025

- g. Airport Commission

Next Meeting, Wednesday, September 17, 4:00 PM, 2025

- h. SPLOST Project Overview Committee

Next Meeting, TBD, 2025

- i. RFPR Advisory Committee

Next Meeting, Tuesday, October 21, 12:00 PM, 2025

- j. Floyd County Library Board

Next Meeting, Thursday, November 20, 4:00 PM, 2025

XIV) MANAGER'S REPORT**XV) ATTORNEY'S REPORT****XVI) CONSENT AGENDA**

Ms. Chumbler reported that the consent agenda was in order.

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

XVI.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.

XVI.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**

XVIII.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.

Ms. Gass presented the request to the commission.

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

XVIII.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.

Ms. Gass presented the request to the commission.

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

XVIII.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.

Ms. Gass presented the request to the commission.

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

XIX) OTHER BUSINESS

Chair Watters stated the commission entered into executive session to discuss personnel and litigation. No action was taken. The commission recognized two JSL members in the audience.

XX) PUBLIC COMMENT ON NON-AGENDA ITEMS

XXI) ADJOURN

With no further business to come before the board, the meeting was adjourned at 7:26 pm.