



FLOYD COUNTY BOARD OF COMMISSIONERS
September 23, 2025

County Administration Building

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

CAUCUS

Present: Commissioners: Allison Watters, Rhonda Wallace, Mike Burnes, and Scotty Hancock; County Manager Jamie McCord, County Clerk Lauren Chumbler, County Attorney Chris Jackson, Greg Dobbins, Susie Gass, Allen Pledger, Ron Swinford, Mike Long, Mike Bell, Adam Carey, Darryl Bowie, Ryan Davis, Ron Hunton, John Blalock, John Bailey, and Erin Elrod.

Not present: Commissioner David Thornton

Chair Watters called the caucus session to order at 4:02 pm.

Mr. Wood went over the planning items for second reading.

Mr. McCord and Chair Watters began review of the agenda. Mr. Jackson asked for consent item #4 be approved pending final legal review. Chair Watters gave an update on the water council meeting. Mr. McCord went over project updates.

At 5:16 pm, Commissioner Wallace made a motion to enter executive session to discuss litigation and property. Mike Burnes seconded the motion. The motion carried 4-0.

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

I) CALL TO ORDER

Chair Watters called the meeting to order at 6:01 pm.

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

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

IV) APPROVAL OF MINUTES

IV.1) Adopt minutes of Caucus, Executive Session and Regular Meeting of September 9, 2025.

The minutes were approved by common consent.

V) SPECIAL RECOGNITION**VI) PROCLAMATION****VII) PUBLIC PARTICIPATION REGARDING MATTERS ON THE
AGENDA****VIII) FIRST READING****IX) SECOND READING/PUBLIC HEARING**

IX.1) File Z25-09-02, for the property at 4558 Martha Berry Hwy. (o Martha Berry Hwy. as listed on the Parcel Viewer), Rome, GA 30165, Floyd County Tax Parcel J10Y032, requests to rezone from Suburban Residential (S-R) to Community Commercial (C-C). Staff recommended denial. Should the Commission choose to approve, then staff recommends requiring Dark Sky compatible lighting to protect the two adjacent residential properties from light pollution. Planning Commission recommended denial without prejudice by a vote of 9-0.

Mr. Wood presented the item. Chair Watters explained the rules of the public hearing. Mr. Wood read a letter on behalf of the applicant Willie Shaw as he was unable to attend.

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

Rhonda Wallace made a motion to deny without prejudice, seconded by Scotty Hancock. The motion carried 4-0.

IX.2) File Z25-09-03, for the property at o Moran Lake Rd. (785 Moran Lake Rd. as listed on the Parcel Viewer), Rome, GA 30161, Floyd County Tax Parcel L13X088, requests to rezone from Suburban Residential (S-R) to Agricultural Residential (A-R). Staff recommended approval. Planning Commission recommended approval by a vote of 9-0.

Mr. Wood presented the item. Chair Watters opened the public hearing asking 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. Seeing no one to speak, Chair Watters closed the public hearing.

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

- IX.3) File Z25-09-04, for the property at 0 Burlington Rd., Rome, GA 30161, Floyd County Tax Parcels M11X064 and M11X065, requests to rezone from Suburban Residential (S-R) to Light Industrial (L-I). Staff recommended denial. If the commission decides to approve, staff recommends approval on the following conditions: (1) that the property remains vacant to all commercial/industrial uses until brought up to code, (2) that a professionally produced redevelopment plan be submitted within 90 calendar days after approval of the rezoning or code enforcement actions will resume, (3) that there be no exterior storage of goods, products, or equipment, excluding the parking of delivery vehicles, (4) that the applicant maintains the existing mature trees along Burlington Road, (5) 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. Planning Commission recommended approval with staff conditions (listed above) for parcel M11X064 and recommended denial of the request for parcel M11X065 by a vote of 9-0.

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

In Favor

Tony Roland: "My name is Tony Roland, I represent South & Winters Properties. I'm here to speak for the request, but I would like to offer a different scenario as far as the conditions. This property is about 32,000 square feet of buildings. So, what we would like to do is do it in phases. Like building one, permit, bring to code and then put it into use while securing the other buildings to keep the homeless people and vermin out of those. I think that's more appropriate. I don't think we can do permitting for 32,000, three separate buildings at one time. Also, one other thing on item three that says there would be no exterior storage of goods or products.

Vice Chair Wallace: "I'm sorry could you speak into that microphone? I'm sorry I'm having a hard time understanding."

Mr. Roland: "Yes ma'am, I'm sorry."

Chair Watters: "It's OK."

Mr. Roland: "It says no storage of goods or products, we're fine with that. But 32,000 square foot of buildings requires a lot of building materials and we would like an exemption for that. So, we would like to do it in stages. Building one up to code, secure the other buildings. Building two up to code. Maintaining building three secured and finally building three. But also have the leeway to store building materials on the property. That's all I have to say."

Nathan Self: "Hello, I'm Nathan Self. I'm here as brother crews for the master masons.. the... I come to you as a master mason for the Shannon Lodge, Number 100 FAM of Shannon, Rome, Georgia. The reason we're here and we're for it is because I don't know if you have a picture of the plat. Okay. We're right in that block that they're trying to redevelop. We're three sided into that on Todd Road. Our building is basically surrounded by this property which is, that little white, that highlighted building there. So it's all the way around us. Our concerns are what is going on. We've spoke to these folks and we're not against them. We've been there for, gosh, since the turn of the century. And as we all know, if you grew up in Rome, I'm surprised there's not more Model people here. We're not against at all anyone that wants to clean it up. Rats hasn't been a problem, but uh apparently coyotes. We meet at night twice a week. We do charitable events there, we do have a kitchen. We do dinners and things for the community. But as far as uh we were a little concerned about our parking lot but I believe we worked that out. But like I say, we looked at it today, we looked at it a few weeks ago and cleared out some of the vegetation around it so we could actually see the structure a little better. All those structures are brick. I'm a little partial to red brick. But uh those are old red brick that we don't see, I'm not an engineer, we don't see a lot of problem with it if they wanted to bring it back to life. Now the roof it may need some work all the buildings. But uh it's better than sitting there as long as they have been vacant, growing up. We try to maintain our little section, but if somebody wants to come in they don't seem like it's going to be a problem with us. We're there twice a week, twice a month and sometimes more with special events that we do. But uh we just wanted to let y'all know that since we are next door and have been looking at this for years and years now in the condition that it is. If somebody has (unclear) wanting to make some attempt to clean it up we're not against that at all. Thank you."

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

Vice Chair Wallace asked Mr. Wood about the special conditions in the recommendation as well as other special conditions potentially available for the project. Vice Chair Wallace and Commissioner Hancock also sought clarification for the budgeting of the project and what the property could be used for under the requested zoning. Chair Watters asked if the property is being sold. Mr. Roland stated the property is

currently under contract. Mr. Jackson clarified that the staging concerns are more of a building inspection and code enforcement issue.

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

X) PUBLIC HEARING

XI) RESOLUTIONS

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, December 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, October 2, 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, November 19, 10:00 AM, 2025

g. Airport Commission

Next Meeting, Wednesday, November 19, 4:00 PM, 2025

h. SPLOST Project Overview Committee

Next Meeting, Tuesday, October 21, 5:30 PM, 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 with item #4 pending final legal review.

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

XVI.1) Consider request from Finance to approve a pension budget revision for 2025 pension payment. Total budget revision is \$233,645 affecting multiple accounts per the attached document.

XVI.2) Consider request from Police Department to purchase nineteen (19) bullet resistant vests from Hard Time Products in the amount of \$20,505 using funds from the Traffic Fines Expense account. This will require a budget increase of \$20,505 to Traffic Fines Expense account number 100454-58808. 50% of this will be reimbursed through the Dept. of Justice Bulletproof Vest Partnership program.

XVI.3) Consider request from Adult Drug Court to apply for the FY26 Enhancement and Innovation Grant through CJCC for \$3,580. If awarded this grant will require a 15% match to be paid with DATE and/or Participant Fee funds. The performance period of this grant will be 1/1/26-6/30/26. This will require no change to the budget at this time. Once it is awarded it will be brought back to the Board for acceptance and changes to the budget.

XVI.4) Consider request from Purchasing to approve an agreement with Five Star Breaktime Solutions Market & Vending Agreement for Floyd County Police. There is no cost to the county.

XVI.5) Consider request from I.T. to approve Equipment Schedule No. L10270 with Ontario Investments.

XVI.6) Consider request from Public Works to submit application to the EPD to use funds from the Solid Waste Trust Fund (SWTF) for another grant for paving with Rubber Modified Asphalt. There is no change to the budget required at this time as this is requesting to apply for the grant.

XVI.7) Consider request from Human Resources to approve the adoption of the 2025 Comprehensive Classification and Compensation Survey. This was approved by the Merit Board.

XVII) OLD BUSINESS**XVIII) NEW BUSINESS**

XVIII.1) Consider request from Purchasing to approve replacing HVAC units at the Floyd County Jail from North Georgia Equipment in the amount of \$89,000.00 using funds from GL Account # 330441 - 67040.

Mr. McCord presented the request to the commission.

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

XVIII.2) Consider request in the amount of \$63,000 for renovations to Floyd County Police Department new location at the former Glenwood School using funds from GL Account # 319639 - 66123 - 60016.

Mr. McCord presented the request to the commission.

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

XVIII.3) Consider request from Airport to approve Amendment No. 1 to CMT Task Order No. 14 Change Order No. 2. This will require a budget increase to the 2017 SPLOST infrastructure account in the amount of \$86,905.

Mr. McCord presented the request to the commission.

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

XVIII.4) Consider request from Airport to approve Amendment No. 2 to CMT Task Order No. 14 Change Order No. 3. There is no budget change required at this time.

Mr. McCord presented the request 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 approve the purchase and installation of an intercom system upgrade for the Prison from American Detention Services in the amount of \$71,950 using 2017 SPLOST funds from GL Account # 319639 - 66122 - 60008. This vendor supplied a responsive and responsible bid with the lowest pricing and is a savings of \$153,050.

Mr. McCord presented the request to the commission.

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

XIX) OTHER BUSINESS

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

XX) PUBLIC COMMENT ON NON-AGENDA ITEMS

XXI) ADJOURN

Seeing no other business to discuss, the meeting was adjourned by common consent at 6:34 pm.