



FLOYD COUNTY BOARD OF COMMISSIONERS

August 12, 2025

Floyd County Administration Building

Caucus - Suite 204

4:00 pm

Regular Meeting - Suite 206

6:00 pm

CAUCUS

ULDC Update

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

I. CALL TO ORDER

II. PUBLIC HEARING

1. FY25 Millage Rate for County M&O.

III. INVOCATION AND PLEDGE OF ALLEGIANCE TO FLAG -- Chair Watters

IV. APPROVAL OF AGENDA

V. APPROVAL OF MINUTES

1. Adopt Minutes of Caucus, Executive Session and Regular Meeting of July 22, 2025 and Joint Commission Meeting of August 5, 2025 and Special Called Meeting of August 5, 2025.

VI. SPECIAL RECOGNITION

VII. PROCLAMATION

VIII. PUBLIC PARTICIPATION REGARDING MATTERS ON THE AGENDA

IX. FIRST READING

1. File Z25-06-02, for the property at 3940 Morton Bend Rd. and o Morton Bend Rd., Rome, GA 30161, Floyd County Tax Parcels D15033 and D15032B, requests to rezone from Agricultural Residential (A-R) to Heavy Industrial (H-I).
 - Staff recommended approval with the following conditions: (1) that the following uses be excluded: junkyards, inert or solid waste landfills, distribution or manufacturing facilities (2) that the 200-foot undisturbed buffer of adjacent residentially zoned properties remain in effect to mitigate adverse effects on adjacent residential properties (3) a 100-foot front setback be implemented which is consistent with the front setback along major roads (4) that dark-sky lighting be incorporated when night-time outdoor training exercises are not being conducted. Exterior illumination shall be shielded, downcast and of a luminosity designed to maintain the existing night sky darkness and to prevent light trespass onto adjacent properties. In order to obtain this objective, the following criteria shall be met (a) all fixtures shall be full cut-off or reduced brightness type fixtures during times of inactivity (b) maximum foot-candles at the property line

- shall be 0.5.
 - Planning Commission recommended approval with the staff conditions listed above by a vote of 8-0.
- 2. File Z25-06-03, for the property at 3940 Morton Bend Rd., Rome, GA 30161, Floyd County Tax Parcel D15032, requests to rezone from Agricultural Residential (A-R) to Heavy Industrial (H-I).
 - Staff recommended approval with the following conditions: (1) that the following uses be excluded: junkyards, inert or solid waste landfills, distribution or manufacturing facilities (2) that the 200-foot undisturbed buffer of adjacent residentially zoned properties remain in effect to mitigate adverse effects on adjacent residential properties (3) a 100-foot front setback be implemented which is consistent with the front setback along major roads (4) that dark-sky lighting be incorporated when night-time outdoor training exercises are not being conducted. Exterior illumination shall be shielded, downcast and of a luminosity designed to maintain the existing night sky darkness and to prevent light trespass onto adjacent properties. In order to obtain this objective, the following criteria shall be met (a) all fixtures shall be full cut-off or reduced brightness type fixtures during times of inactivity (b) maximum foot-candles at the property line shall be 0.5.
 - Planning Commission recommended approval with the staff conditions listed above by a vote of 8-0.
- 3. File SUP25-08-03, for the property at 1865 Morton Bend Rd., Rome, GA 30161, Floyd County Tax Parcel C15030B2, being zoned Agricultural Residential (A-R), requests a Special Use Permit for a Luxury Glamping and Peaceful Wellness Retreat.
 - Staff recommended denial. Should the commission choose to approve, staff recommends conditions including: (1) a limit on the number of campsites and/or an increased setback given the commercial nature of the operation (2) limiting the type of camping to prevent it from becoming an RV park, or other form of camping.
 - Planning Commission recommended denial without prejudice by a vote of 8-0.
- 4. File SUP25-04-04, for the property at 3360 Huffaker Rd., Rome, GA 30165, Floyd County Tax Parcel E12024A, being zoned Agricultural Residential (A-R), requests a Special Use Permit for a special event venue.
 - Staff recommended approval on the following conditions: (1) that the events be limited to private events, including but not limited to private, invitation-only events, including weddings, birthdays, engagements, etc. while prohibiting public events concerts, festivals and other public events which require purchasing tickets, paying cover charges, etc. (2) that the principal use of the property be residential and that the venue will be an accessory use, (3) that the applicant maintains a natural buffer with tree canopy to shield surrounding properties, (4) that the SUP will become void if not progress is made upon establishing the proposed use within 365 calendar days after issuance, or if the proposed use ceases to exist for more than 365 calendar days once established.
 - Planning Commission recommended approval with the staff conditions listed above by a vote of 8-0.
- 5. File Z25-08-04, for the property at 0 Wayside Rd. (1644 Wayside Rd. as listed on the Parcel Viewer), Rome, GA 30161, Floyd County Tax Parcel L12Z014, requests to rezone from Community Commercial (C-C) to Agricultural Residential (A-R).
 - Staff recommended approval.
 - Planning Commission recommended approval by a vote of 7-0. Love had left the room and was not present for the vote, his vote was marked as abstained.
- 6. Z/SUP25-08-01, for the property at 39 Lindsey Rd. (3625 Martha Berry Hwy. and 3669 Martha Berry Hwy. as listed on the Parcel Viewer), Rome, GA 30165, Floyd County Tax Parcels

J11Y259 and J11Y260, requests to rezone from Duplex Residential (D-R) to Suburban Residential (S-R) and requests a Special Use Permit for a manufactured home.

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

X. SECOND READING/PUBLIC HEARING

XI. RESOLUTIONS

1. Adopt a resolution setting the 2025 Millage Rate for Floyd County Government M&O, Fire Protection, and Solid Waste.
2. Adopt a resolution providing for the 2025 Street Light Assessment
3. Consider resolution to adopt Intergovernmental Agreement for the imposition of the Floating Homestead Local Option Sales Tax (FLOST) with the City of Rome.

XII. CHAIRMAN'S REPORT

1. Appoint a Commissioner to serve as the Floyd County Commission voting delegate to the ACCG 2025 Legislative Leadership Conference.
2. Consider appointing Caroline Aultman to the Northwest Georgia Regional Commission. This will be her first term and will expire on September 8, 2026.
3. Consider appointing Ciara McKnight to the DFCS Board. This will be her first term and will expire on June 30, 2030.
4. Consider appointing Luke Martin to the Alcohol Control Commission. This will be his first term and will expire on August 31, 2029.
5. Consider appointing Keara Leonard to the Rome-Floyd Parks and Recreation Authority to fill an unexpired term. This term will expire on June 30, 2028.

XIII. COMMISSIONER'S REPORT

1. **Public Safety Committee**
 - a. Next Meeting, Thursday, August 21, 10:00 AM, 2025
2. **Administrative Services Committee**
 - a. Next Meeting, Thursday, September 25, 10:00 AM, 2025
3. **Elected Officials Committee**
 - a. Next Meeting, TBD
4. **Public Utilities & Transportation Committee**
 - a. Regular Meeting, Wednesday, August 20, 8:00 AM, 2025
5. **Special Committee Reports**
 - a. **Fire Overview Committee**

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

b. Joint Services Committee

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

c. Rome-Floyd Planning Commission

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

d. Joint Development Oversight Committee

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

e. Joint Solid Waste Commission

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

f. Transportation Policy Committee

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

g. Airport Commission

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

h. SPLOST Project Overview Committee

i. Next Meeting, TBD, 2025

i. RFPR Advisory Committee

i. Next Meeting, Tuesday, August 19, 12:00 PM, 2025

j. Floyd County Library Board

i. Next Meeting, Thursday, August 21, 4:00 PM, 2025

XIV. MANAGER'S REPORT

XV. ATTORNEY'S REPORT

XVI. CONSENT AGENDA

1. Consider request from Sheriff's Office to upgrade current Eagle Live Scan setups to replace current ones at the Floyd County Jail using ICS technology funds. This will require an increase to the equipment budget for the Sheriff's Office for \$5,355.
2. Consider request from Airport to secure a location for a corporate hangar for the headquarters of Painted Skies Aviation, a company for flight instruction.
3. Consider request from Purchasing to approve a contract between Thomas Reuters and the Magistrate Court for (1) West Proflex, (3) CoCounsel V2 900 Enterprise access Government and (3) Westlaw Multi-State Analytical Enterprise access for Government Software Licenses access. This will replace Lexis Nexis and will be charged to Law Library, account number 210615-51200. This will require a budget increase for this account in the amount of \$1,275.
4. 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.

XVII. OLD BUSINESS

XVIII. NEW BUSINESS

- 1.** Consider request from County Clerk's Office to approve change of ownership for beer and wine - consumption off premises and self - service fuel licenses to Ashwin Patel for Divyanshi, LLC dba Express Mart located at 3129 Maple Road. All fees and signatures have been obtained.
- 2.** Consider request from County Clerk's Office to approve change of ownership for beer and wine - consumption off premises and self - service fuel licenses to Sagar Roy for Rockmart Green Inc dba Rockmart Quick Stop 4970 Rockmart Road. All fees and signatures have been obtained.
- 3.** Consider request to approve a contract with Ahlberg Engineering for providing soil borings and analysis for Ag Center project in the amount of \$15,770 using funds from GL Account 319639-66120-60000. No adjustment to the budget is needed.
- 4.** Consider request from Airport to approve Runway 1/19 Extension Project Change Order #2. This Change Order includes a decrease in the contract in the amount of \$1,097,730.85.
- 5.** Consider request from Airport to approve Runway 1/19 Extension Project Change Order #3 to pave Jones Mill Road. This will be charged to account number 330457-51121 and was included in the 2025 original budget, so no budget change is needed.
- 6.** Consider request from Public Works to add survey and civil design work to the existing architecture contract with Alan Bell for the Public Works Operation and Maintenance Building in the amount of \$34,300.00 using funds from GL Account 319639-66128-60026. There is no change to the budget needed at this time.
- 7.** Consider request from Facilities to approve Law Enforcement Center service proposals from Sizemore Group in the amount of \$462,600 using funds from GL account number 319639 - 66123 - 60016. There is no change to the budget needed at this time.

XIX. OTHER BUSINESS

XX. PUBLIC COMMENT ON NON-AGENDA ITEMS

XXI. ADJOURN