



**FLOYD COUNTY BOARD OF COMMISSIONERS
March 25, 2025**

County Administration Building

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

CAUCUS

Present: Commissioners: Allison Watters, Rhonda Wallace, and Mike Burnes; County Manager Jamie McCord, County Clerk Lauren Chumbler, County Attorney Chris Jackson, Erin Elrod, John Bailey, Adam Carey, Ron Swinford, Bruce Ivey, Brice Wood, Ronnie Kilgo, Kathy Ray Kilgo, Mark Wallace, Chip Hood, David Thornton, Mike Bell, Ryan Davis

NOT PRESENT: Commissioner Scotty Hancock

Chair Watters called the caucus session to order at 4:06 pm. Chair Watters and Mr. McCord began review of the agenda.

Mr. Wood presented the three items from Planning Commission.

Mr. Jackson gave an update on the new joint development authority.

Mr. McCord and Chair Watters continued review of the agenda. Mr. McCord and Ms. Elrod then presented information from the Parks & Rec master plan. Mr. McCord went over project updates.

At 5:33 pm, Commissioner Wallace made a motion to enter executive session to discuss litigation and personnel, seconded by Commissioner Burnes. The motion carried 3-0.

I) CALL TO ORDER

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

II) INVOCATION AND PLEDGE OF ALLEGIANCE TO FLAG -- Commissioner Burnes

III) APPROVAL OF AGENDA

Rhonda Wallace made a motion to approve, seconded by Mike Burnes. The motion carried 3-0.

IV) APPROVAL OF MINUTES

IV.1) Adopt minutes of Caucus, Executive Session, and Regular Meeting of March 11, 2025.

The minutes were approved by common consent.

V) SPECIAL RECOGNITION**VI) PROCLAMATION****VII) PUBLIC PARTICIPATION REGARDING MATTERS ON THE AGENDA -- None****VIII) FIRST READING**

VIII.1) Adopt an ordinance to amend Section 2-17 of the Floyd County Ordinances titled "Traffic".

Mr. McCord presented the item to the Commission for first reading.

IX) SECOND READING/PUBLIC HEARING

IX.1) File SUP25-03-03, for the property at 32 Brownlow Dr. (0 3rd St. as listed on the Parcel Viewer), Rome, GA 30165, Floyd County Tax Parcels E13Z022 and E13Z023, being zoned Suburban Residential (S-R), requests a Special Use Permit for a Union Hall. Staff recommended denial without prejudice so the applicant has time to gather the following information for review and can bring this back to the commission once ready: (1) Official site plan including driveway location, ingress/egress, parking, location of building to meet setback requirements (2) Landscaping plan If the commission decides to approve, staff suggests the following condition: (1) That the SUP will become void if no 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 voted to deny without prejudice by a vote of 8-0.

Chair Watters explained the rules of the public hearings.

Mr. Wood presented the item to the Commission.

Chair Watters declared the public hearing open. Seeing no one to speak in favor or in opposition, Chair Watters closed the public hearing.

Rhonda Wallace made a motion to deny without prejudice, seconded by Mike Burnes. The motion carried 3-0.

- IX.2) File SUP25-03-04, for the property at 871 Reeceburg Rd. (o Donahoo Rd. as listed on the Parcel Viewer), Silver Creek, GA 30173, Floyd County Tax Parcel J17Y010, being zoned Agricultural Residential (A-R), requests a Special Use Permit for an Event Venue. Staff recommended denial. Planning Commission voted to approve on the condition that the SUP will become void if no 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 and that the Special Use Permit will be for the following events: farm tours, fishing events, birthday parties, weddings and family reunions by a vote of 8-0.

Mr. Wood presented the item to the Commission.

Chair Watters declared the public hearing open asking if there was anyone to speak in favor.

IN FAVOR

Ronnie Kilgo, 101 Primrose Road, Rome; "Good afternoon, I'm Ronnie Kilgo. I own the property on Reeceburg Road. The Planning Director makes me sound like a real bad person. Like I'm trying to sneak something in on Floyd County. It's simply not true. As Paul Harmon used to say 'now for the rest of the story'. I own 400 acres out on Reeceburg Road. I run over 50 head of cattle. On the cows, we roll over 200 rolls of hay. I have a trout farm out there. We raise 25,000 pound of rainbow trout every year and market them. I built this shed. It started out as a pole barn and as you all know, things change in life. Plans change. The purpose of a building can change. This building was not built like he said it was. My son stored a, along with tractors and equipment, stored his fifth wheel camper in this building for two years. I.. two years ago we started adding onto it and working. I spent over \$2,060.00 in building permits with Rome and Floyd County when I added onto this pole barn. I decided.. we started having family get together and family events. He talks about we opened it up, you know, as an event venue. That's simply not true. It wasn't open as an event venue. It was open for my and my wife and my family's enjoyment. Just like you invite people into your home. You might have a wedding in your home. He's got a picture of us having a wedding out there. It was 15 people. It was a registered nurse. My wife's a registered nurse. She works with her every day at the Rome Orthopedic Center and her... she came out there with her parents and got married. I let her get married on the property. It's not open. There's not a sign up on the road saying 'venue', you know, come one come all venue. It's private property. It's my private property. I pay taxes on it. I've been in touch with the.. I put in an application for a special use permit. He sat on it for nearly 30 days. I didn't hear a peep out of him. He called me the day before evening 4:30 after all the offices was closed and told me that he was going to recommend denial. That I was operating a venue and everything that he

just told you basically and it's been that way ever since. He did the same thing before the planning commission. You know, he's recommending denial, but the planning commission voted unanimously to support it. I've got reports. I've been working with the fire marshal's office getting permitted. The fire marshal was out there this morning. This very morning. I've got the first report. They was out there on 3/25. If you'd like a copy. I have a copy of it. They was out there the first time on March the 7th and the fire marshal gave me a list of things I needed to do. We've.. I've did everything but one on that list. They come back this morning and then their report that he completed today, he states that I've completed everything. I'm waiting on hardware. I had to reverse the doors on it, on the building to open outward and put up exit signs, lighted exit signs. I done everything that they wanted me to do. I hired Higgins and Burns. Jeff Burns, he's an engineer that used to work for Floyd County. Him and Mr. Burns went into business together and I got a signed contract by him. \$7,900.00 to do a site survey. They was out today doing that site survey and just as soon as I get my hands on it I'll submit it to Floyd County. I'm not trying to do what he would have you think I have done. It's hard to make a money decision and the banks, they won't loan you money on something like this if the zoning's not right and you know, I'm taking a risk. I've spent \$25,000 trying to do and get permits and everything without any help from them or him and you know I'm still at the mercy of getting the SUP before I can operate it and the bank wouldn't loan you money to do that unless you had the zoning right. I would ask you to vote and grant me an SUP on my property I've done and I will do or complete everything that Floyd County wants me to do, but it's hard when you've got an official, you know, battling every move you make. Most all my friends and family is at a Pepperell baseball game this afternoon. So if there's anyone else that wants to speak in favor or whatever time I've got remaining. Thank you."

Eric Tant, 5242 Rockmart Road, Silver Creek; "My name's Eric Tant. I'm the owner of John Henry's Grill. I live on 5242 Rockmart Road, Silver Creek, Georgia. I think I might have been the one that clouded the water up with promoting the venue as an operational venue. We do have future plans of using the venue for weddings and events and special things, but it takes about a year to really build up any business. If we started planning today, it's going to take us six months to a year to really start bringing in business. That's the way my industry works. Most people getting married today, planned their wedding a year ago. So, you know, I attend the wedding venue expo with Holly over at Seasons and I invited them to share the booth with me. We knew it was coming up next year. So that was my fault. I do apologize if I did that. I didn't mean to do anything. I have used the venue personally because it's a beautiful place, but it's not operational as a venue as of right now. So I do apologize if I caused any bad guidance there. I do apologize for that. I do support this project. Kilgos are a great family. They're great people. I know he's working very hard to get.. if there was any mistakes, to get everything up to par and it's a beautiful venue like I said I've got.. I'm very fortunate to where I get to most venues, a venue every weekend. This is right there on top with, you know, some of the best ones here in

Floyd County. I think it's going to represent our community well. I think it's going to represent what we do well here in Rome and in Floyd County. Like I said, they're putting their heart and soul into it and you know, like I said, I'm not saying anything negative or positive about anyone else's venue, but from what I can see, that's going to function really well as a safe place, a beautiful place, and a wonderful place for people to create INAUDIBLE. I'm just glad to be a part of it. I'm sorry if I did cloud the water up. That was on me. Once again, I'm a little progressive. I like to sell my business. If you're hungry, come to John Henry's as well. Thank yall."

Chair Watters asked if there was anyone else to speak in support. 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.

Attorney Jackson asked Mr. Wood and Mr. Kilgo if they would like their documents added into the packet. Mr. Wood and Mr. Kilgo each had documents they would like added into the packet.

Rhonda Wallace made a motion to approve including documents from Brice Wood and Ronnie Kilgo into the record, seconded by Mike Burnes. The motion carried 3-0.

Rhonda Wallace made a motion to approve conditioned upon all recommendations of Planning Commission, and the additional condition that applicant must obtain approval from all required permitting agencies required for this development, to include, but not be limited to the fire marshal, building inspector, health department and engineering, before the special use permit may be issued and utilized., seconded by Mike Burnes. The motion carried 3-0.

- IX.3) File Z25-03-06, for the property at 1429 Bells Ferry Rd. and o Bells Ferry Rd., Rome, GA 30161, Floyd County Tax Parcels L09056, L10X002, and L10X012, requests to rezone from Suburban Residential (S-R) to Agricultural Residential (A-R). Staff recommended approval. Planning Commission voted to approve by a vote of 8-0.

Mr. Wood presented the item to the Commission.

Chair Watters declared the public hearing open, asking if anyone was present to speak in favor of the request.

IN FAVOR

David Meeler, 1429 Bells Ferry Road NE, Rome; "Good evening, my name is David Meeler. 1429 Bells Ferry Road NE, Rome, Georgia, 30161. The whole thing here seeking change from SR to Agricultural Residential because I went to get a permit. I retired just a few months ago. Lived here for ten years. Worked down in Kennesaw, driving back and forth. Finally retired. Bought myself a little camper and getting ready to go see the United States and I need some place out of the sun to

store it. So I came down to get a building permit so I could put up a small carport if you will, which I did back in 2019. That's the one that you see there in the picture. It's much larger, but it is made at considerable additional expense to look exactly like the house. Same roof. Same color. Same everything. So this particular carport that I'm talking about would look exactly like that. So it would all match and would sit.. put right next to it. But with the way the house is angled, it sits slightly in front of the house. It's off to the side slightly in front of. So the suggestion by Mr. Wood was go for AR so that's the whole purpose of what we're trying to do here. It is a fiberglass camper, which is coated gel coat, which the worst enemy of gel coat is sunshine. So that's really all I'm trying to do is just protect an investment that I have. I have checked with all the neighbors. I'm friendly with them and received no opposition and in fact, quite a bit of support for it. Any questions, anything I can answer? Thank you."

Chair Watters asked if there was anyone else to speak in support. 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 Mike Burnes. The motion carried 3-0.

X) PUBLIC HEARING

XI) RESOLUTIONS

XII) CHAIRMAN'S REPORT

XII.1) Consider appointing Wright Bagby to the Rome-Floyd Land Bank Authority. This will be his first term and will expire on December 31, 2028.

Mike Burnes made a motion to approve, seconded by Rhonda Wallace. The motion carried 3-0.

XIII) COMMISSIONER'S REPORT

XIII.1) Administrative Services Committee
a. Next Meeting, March 27, 10:00 AM, 2025

XIII.2) Elected Officials Committee
a. Next Meeting, TBD, 2025

XIII.3) Public Utilities & Transportation Committee
b. Regular Meeting, April 16, 8:00 AM, 2025

XIII.4) Public Safety Committee
DDS Building update
a. Next Meeting, Thursday, April 17, 10:00 AM, 2025

XIII.5) Special Committee Reports**a. Fire Overview Committee**

Next Meeting, Tuesday, June 10, 10:30 AM, 2025

b. Joint Services Committee

Next Meeting, Tuesday, April 1, 9:00 AM, 2025

c. Rome-Floyd Planning Commission

Next Meeting, Thursday, April 3, 2:30 PM, 2025

d. Joint Development Oversight Committee

Next Meeting, Tuesday, May 6, 10:00 AM, 2025

e. Joint Solid Waste Commission

Next Meeting, Tuesday, April 22, 8:30 AM, 2025

f. Transportation Policy Committee

Next Meeting, Wednesday, May 21, 10:00 AM, 2025

g. Airport Commission

Next Meeting, Wednesday, March 26, 4:00 PM, 2025

h. SPLOST Project Overview Committee

Next Meeting, TBD, 2025

i. RFPR Advisory Committee

Next Meeting, Tuesday, April 15, 12:00 PM, 2025

j. Floyd County Library Board

Next Meeting, Thursday, May 15, 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.

Mike Burnes made a motion to approve, seconded by Rhonda Wallace. The motion carried 3-0.

XVI.1) Consider request from Parks and Recreation to impose a park caretakers' agreement for Lock and Dam.

XVI.2) Consider request from Public Works to approve an increase to the training budget to cover a Commercial Drivers License Class for seven people in the amount of \$24,000.00 to GL Account # 100456 - 51900. This will include 5 employees testing to upgrade from a C to an A and 2 employees testing to upgrade from a B to a A (half price).

XVI.3) Consider request from Clerk's Office to approve a beer and wine - consumption on premises license to Shawn Michael Lawrence for Aramark Educational Services LLC dba Aramark Educational Services at Berry College. All fees and approvals have been obtained by the applicant.

XVI.4) Consider request to approve revised inmate work detail agreements with the Library and Polk County.

The revised Library agreement reduces the hours from a 40-hour week to a 32-hour week. This will require a change to the original budget in GL Account # 100369 - 43579. The original budget was \$78,250 and will need to be decreased by \$15,650 to the new contract amount of \$62,600.

Polk County agreement revision addressed liability issues with the vehicles carrying inmates. When this new agreement was signed by Polk County the terms of the new agreement were from March 2025 to December 2025. This will require a change to the original budget in GL Account # 100369 - 43584. The original budget was \$111,000 (12 months at \$9,250). This will need to be lowered by \$1,220.00 to account for January and February being charged out at the 2024 rate of \$8,641.67. The new contract amount will be \$92,500 with the new budget amount \$109,780.

XVI.5) Consider request from Purchasing to approve additional funding for upfitting to an approved vehicle for Water Department in the amount of \$1,810.00 using funds from GL Account # 500646 - 67040. No change to the budget is required since the total pricing stays below the budgeted amount of \$52,000.00.

XVI.6) Consider request to approve termination of Parking Deck Agreements with the City of Rome pending final legal review.

XVI.7) Consider request from Police Department to approve funding to renew Cellebrite Technology Service for the Criminal Investigations Division in the amount of \$10,185.00 using funds from the Police Department Data Processing account, GL Account # 100454 - 53700. This will require an increase to the budget for \$8,185.00 to cover the expense. The Police Department will transfer money to the General Fund from the FCPD Forfeiture Account (UCB #8692) in the amount of \$8,185.00. The remaining \$2,000 will be paid using their FY2025 U.S. Secret Service JOPS Funding.

XVI.8) Consider request from Prison to approve a vehicle swap between the City of Rome and the County.

XVI.9) Consider request from Airport to approve a hangar lease mutual option approval with Museum of Flight, Hixson.

XVI.10) Consider request to approve settlement agreement for property damage with USAA.

XVII) OLD BUSINESS

XVIII) NEW BUSINESS

XVIII.1) Consider request to approve a 15% water rate increase.

Mr. McCord presented the request to the Commission.

Mike Burnes made a motion to approve, seconded by Rhonda Wallace. The motion carried 3-0.

XVIII.2) Consider request to approve Task Order No. 2024-01 with Atlantic Coast Consulting, Inc for Berry Hill and Walker Mountain Landfills Environmental Services. There is no money involved with this, as this is paid for by the Solid Waste Commission so there is no change to the budget needed.

Mr. McCord presented the request to the commission.

Rhonda Wallace made a motion to approve, seconded by Mike Burnes. The motion carried 3-0.

XIX) OTHER BUSINESS

Chair Watters recognized the Leadership Rome participants in the audience and asked them to introduce themselves.

Chair Watters stated the Commission entered into executive session to discuss litigation and personnel. No action was taken.

XX) PUBLIC COMMENT ON NON-AGENDA ITEMS

Lynda Phelps, 17 Kris Drive NE, Rome; Addressed the Commission regarding proposed plaques to display in government buildings.

Stephen Byers, 215 Grove Avenue, Lindale; Addressed the Commission regarding the lack of storm sirens in Lindale, the railroad tracks in Lindale, and the audio issues in Community Room.

XXI) ADJOURN

Seeing no other business to come before the board, the meeting was adjourned by common consent.