

REGULAR MEETING
FLOYD COUNTY BOARD OF COMMISSIONERS
January 22, 2019 6:00 P.M.

PRESENT: Commissioners Scotty Hancock, Wright Bagby, Rhonda Wallace
Allison Watters, Larry Maxey

OTHERS

PRESENT: County Manager Jamie McCord, Assistant County Manager Gary
Burkhalter, County Clerk Erin Elrod, County Attorney Wade Hoyt III

CALL TO

ORDER: Chair Hancock called the meeting to order.

INVOCATION: Commissioner Watters led the Invocation.

PLEDGE OF

ALLEGIANCE: Commissioner Watters led the Pledge of Allegiance.

APPROVAL OF AGENDA

4/5 VOTE

Chair Hancock called for a motion. MOTION made by Vice-Chair Hancock to add item 15 to the consent agenda regarding a temporary beer and wine license to La Scala for a special event at the airport. SECOND by Commissioner Wallace. VOTING:

	YES	NO
Commissioner Wallace		
" Watters		
" Maxey		
Vice-Chair Bagby		
Chair Hancock		

Motion Carried

Chair Hancock called for motion to approve the January 22, 2019 Agenda with the addition of item fifteen (15) on the Consent Agenda. Commissioner Maxey made a MOTION to approve. SECOND by Commissioner Watters. VOTING:

	YES	NO
Commissioner Wallace		
" Watters		

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" Maxey
Vice-Chair Bagby
Chair Hancock

Motion Carried

PUBLIC PARTICIPATION

ADOPTION OF MINUTES

Chair Hancock asked County Attorney Wade Hoyt if the minutes were in order. Mr. Hoyt stated the minutes have been reviewed and are in order. MOTION made by Vice-Chair Bagby to adopt the minutes of the Caucus and Regular Meeting of January 08, 2019 SECOND by Commissioner Watters. VOTING:

	YES	NO
Commissioner Wallace		
" Watters		
" Maxey		
Vice-Chair Bagby		
Chair Hancock		

Motion Carried

**SECOND READING
(FIRST READING HELD ON JANUARY 08, 2019)**

Chair Hancock explained the procedure of the public hearing: each person recognized shall come to the podium and state his or her name and home address. There is no less than ten minutes provided for all speaking in favor, and no less than 10 minutes should be provided by those speaking in opposition.

- 1. RE-ADOPTION OF THE 2019 ULDC AND ZONING MAP FOR FLOYD COUNTY. THIS COMES WITH A RECOMMENDATION TO APPROVE BY THE PLANNING STAFF AND THE PLANNING COMMISSION.**

Mr. Artagus Newell, Rome-Floyd Planning Department Director, stated this was the annual re-adoption of the Unified Land Development Code. It was presented to the Planning Commission a few weeks ago, this is also the re-adoption of the zoning maps for the rezoning and annexations that occurred in 2018. The Rome City Commission would be

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reviewing this next week at their meeting. He asked that the Commission consider approving the re-adoption.

Chair Hancock declared the public hearing open, he asked if there was anyone there to speak in favor or opposition, hearing none and seeing none he closed the public hearing, and asked if there was any discussion.

Chair Hancock called for motion. MOTION made by Vice-Chair Bagby to approve the re-adoption of the 2019 ULDC and zoning map for Floyd County. SECOND by Commissioner Wallace. VOTING:

	YES	NO
Commissioner Wallace		
" Watters		
" Maxey		
Vice-Chair Bagby		
Chair Hancock		

Motion Carried

- 2. FILE #Z18-10-001, REQUESTING A REZONING FROM SUBURBAN RESIDENTIAL (S-R) TO DUPLEX RESIDENTIAL (D-R) AT 161 WADE STREET AND 0 WADE STREET, ROME, GEORGIA; FLOYD COUNTY TAX PARCELS K13X377 AND K13X356. THIS COMES WITH A RECOMMENDATION TO DENY BY THE PLANNING STAFF AND THE PLANNING COMMISSION (7-0).**

Mr. Newell stated part of Wade Road is located in the City of Rome and the other in unincorporated Floyd County. This request came to the Planning Commission in October of 2018 and was tabled at that time for further consideration. The request was amended to request a rezoning to Duplex Residential (D-R) from the original zoning request of Multi-Family Residential (M-R). Additionally, the request is for fewer residential units. The adjacent properties are Single-Family Residential and the uses of duplexes would be inconsistent with the existing development and there are no changing conditions to support this use. The Floyd County Public Works Director also had a concern about the county portion of the road has only sixteen (16) feet of asphalt and some sharp curves which can increase the traffic hazards by increasing the population. He stated that the request had a recommendation of denial from the staff and Joint Planning Commission.

Chair Hancock opened the public hearing and asked if there was anyone to speak in favor or opposition.

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OPPOSE: Brandy Alexander, 225 Wade Street, Rome, Georgia, stated she is the property next door. Their first concern is safety, due to the narrow roads, limited sight, lack of sidewalks, when the ditches flood school children have to walk to the end of the street on the road, there are two (2) 90 degree turns and a small rise that make it hard to see if another car is coming. Another concern is property values and infrastructure. Quality of life may decrease due to increased traffic, possible crime, and the peaceful neighborhood. For the community to thrive is it best to remain a suburban residential. She mentioned that they had a signed petition that they sent in.

OPPOSE: Cindy Helie, 39 Berkshire Drive, Rome, Georgia, stated her back yard was on Wade Street directly across from the proposed site. She stated the main reason she bought her house twenty (20) years ago was for the peace and quiet in the backyard. Her concern is added traffic, and loose animals.

OPPOSE: Maggie Crowe, 41 Berkshire Drive, Rome, Georgia, stated that Wade Road is so narrow as previously pointed out that her husband and boat has trouble getting into their backyard. Concerning the infrastructure, she is not sure whether there are sewer lines running through the proposed property but, whenever a flood happens or the sewer line backs up, it runs in the street in front of their house.

OPPOSE: David Holland, 33 Berkshire Drive, Rome, Georgia, stated his property is immediately across Wade Street from the east side of the property in question. He presented the Commission with a handout explaining how some of the concerns could be fixed. He stated that if nothing happens on Wade Street the problems with the road needs to be corrected. The curves are very dangerous, and it is very narrow. There is an opportunity right now to correct the problems on Wade Street prior to development of the property in question.

Chair Hancock asked if there was anyone else there to speak in opposition, hearing and seeing none he closed the public hearing and asked if there was any discussion.

Chair Hancock called for motion. MOTION made by Vice- Chair Bagby to deny the request of file #Z18-10-001, requesting a rezoning from Suburban Residential (S-R) to Duplex Residential (D-R) at 161 Wade Street and 0 Wade Street, Rome, Georgia; Floyd County Tax Parcels K13X377 and K13X356. SECOND by Commissioner Wallace. VOTING:

	YES	NO
Commissioner Wallace		
" Watters		
" Maxey		
Vice-Chair Bagby		
Chair Hancock		

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Motion to Deny Carried

- 3. FILE #ZSUP19-01-01, REQUESTING A SPECIAL USE PERMIT FOR A MANUFACTURED HOME AT 93 HATFIELD ROAD, ROME, GEORGIA; FLOYD COUNTY TAX PARCEL J10X031. THIS COMES WITH A RECOMMENDATION TO APPROVE BY THE PLANNING STAFF AND THE PLANNING COMMISSION (6-1).**

Mr. Newell stated this was a request to add a second manufactured home to a lot zoned as Suburban- Residential (S-R) the lot currently has one double-wide manufactured home on the property which has been on the lot since 1996. The properties surrounding the subject property is a mix of zoning. The proposed home would be placed on the back of the property. He stated the staff recommendation was approval due to the home fitting the surrounding areas. The Planning Commission have a recommendation of approval by a vote of 6:1.

Chair Hancock declared the public hearing open, he asked if there was anyone there to speak in favor of the request

FAVOR: Susan Grogan, 107 Baby Doe Drive, Rome, Georgia, stated at the previous Planning Commission meeting her daughter-in-law did the speaking but was there to speak on behalf of her due to illness. They were asking permission to move the second home on the lot so that they (herself and her husband) could move on the lot. The home that they are speaking about is a single-wide mobile home with vinyl siding, it has shingles on a gabled roof, so it is a brand new nice home. There were comments that it could be potentially turned into a rental but that was not their intentions. It was also commented that it may drop property values, but a good bit of other homes on the road are not classy. She thanked the commission for their time.

Chair Hancock asked if there was anyone else to speak in favor or opposition.

OPPOSE: Edwin Dunagan, 85 Hatfield Drive, Rome, Georgia, stated he lived next door to the subject property. Going down Hatfield Drive there are about five (5) new constructed homes, the mobile home next to him was grandfathered in the deeded subdivision so that is how it is there. He stated he bought the house with intentions of someday reselling. He stated his property values went up \$40,000.00 more than when he bought it in 2016. He stated that he did not want to look out in his backyard and see another trailer or for it to bring down his property values.

Chair Hancock asked if there was anyone else to speak in opposition, seeing none he closed the public hearing and asked if there was any discussion.

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Vice-Chair Bagby stated that he had only been on the Commission for two years and he did not believe any previous Commissions have approved a manufactured home in a platted subdivision.

Commissioner Wallace stated that was the research that they found.

County Manager McCord added for the last five (5) or six (6) years that has been correct.

Chair Hancock called for motion. Commissioner Maxey made a MOTION to deny with prejudice file #ZSUP19-01-01, requesting a special use permit for a manufactured home at 93 Hatfield Road, Rome, Georgia; Floyd County Tax Parcel J10X031. SECOND by Commissioner Watters VOTING:

YES NO

Commissioner Wallace
" Watters
" Maxey
Vice-Chair Bagby
Chair Hancock

Motion to Deny with Prejudice Carried

CHAIR'S REPORT

1. SPLOST Overview Committee

Chair Hancock made a motion to appoint himself and Commissioner Wallace to the SPLOST Overview Committee. MOTION made by Vice-Chair Bagby SECOND by Commissioner Maxey. VOTING:

YES NO

Commissioner Wallace
" Maxey
Vice-Chair Bagby
Chair Hancock

Motion Carried

COMMISSIONER'S REPORT

Chair Hancock stated they had some brief discussions about public works issues. He asked County Manager McCord to elaborate.

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County Manager McCord stated they met with six (6) representatives at the Mountain Lane area about their issue with a private road. He stated they went through with them the process that they are looking forward to. They have a draft ordinance ready and some further discussions with the County Attorney on how they can lead forward with it. He stated the only activity with Hall Road was internal discussion with staff and where the next step will be setting up a meeting with the railroad. The County Attorney is also doing some title information and title search on some properties there. He stated that they would be following up within the next couple of weeks with more information.

MANAGER’S REPORT

No Report

ATTORNEY’S REPORT

No Report

CONSENT AGENDA

Chair Hancock asked County Clerk Elrod if the Consent Agenda is in order. Mrs. Elrod stated yes, the Consent Agenda has been reviewed with the addition to item 15 that was approved with the 4/5 Vote.

Chair Hancock called for a Motion. MOTION made by Commissioner Wallace to approve and authorize execution of items submitted under the Consent Agenda as presented. SECOND by Commissioner Watters. VOTING:

	YES	NO
Commissioner Wallace		
" Watters		
" Maxey		
Vice-Chair Bagby		
Chair Hancock		

Motion Carried

*Chair Hancock abstained from voting on item number seven due to his employment with Redmond Regional Medical Center.

1. Approve an application for a beer, wine, & self-service fuel license as well as a manager change for Circle K Stores, Inc., dba Circle K #2723537 at 4350 Martha

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Berry Highway, Rome, Georgia. The application is paid in full and has been approved by Floyd County Health Department, Chief of Police, Tax Commissioner, Fire Marshall, and Building Inspector.

2. Approve an application for a beer, wine, & self-service fuel license as well as an ownership change for Maher 2014, Inc. located at 3200 New Rosedale Rd. The application is paid in full and has been approved by Floyd County Health Department, Chief of Police, Tax Commissioner, Fire Marshall, and Building Inspector.
3. Approve an application for a beer, wine, & self-service fuel license as well as an ownership change for H Gill Corporation dba Berrie Mart located at 3510 Martha Berry Highway, Rome, Georgia. The application is paid in full and has been approved by Floyd County Health Department, Chief of Police, Tax Commissioner, Fire Marshall, and Building Inspector.
4. Approve the surplus and transfer of a Quit-Claim Deed for property located on Pleasant Valley Road; Tax Parcel J16W-138, lying and being in Land Lot 112 of the 22nd District and 3rd Section of Floyd County, Georgia, being a portion of the property shown in Plat Book 4, Page 44, the description contained therein being incorporated herein by this reference, described in Deed Book 1269, Page 488 to the Rome-Floyd Land Bank Authority.
5. Approve the surplus and transfer of a Quit-Claim Deed for property located at 167 Pleasant Valley Road to the Rome-Floyd Land Bank Authority.
6. Approve transfer of FY2015 federal non-primary entitlement funds in the amount of \$140,619.00 for Richard B. Russell-J.H. Towers Field to Harris County Airport project.
7. Approve tenth amendment to building lease agreement between Floyd County and Redmond Park Hospital dba Redmond Regional Medical Center for property at 301 Russell Field Road, Rome, Georgia.
8. Approve list of employees exempt from the Floyd County Merit System.
9. Approve the purchase of one (1) John Deere 1200 A Bunker and Field Rake in the amount of \$12,973.00 from Greenville Turf and Tractor. This will be used to maintain baseball fields for Rome-Floyd Parks & Recreation and will replace a 2005 model. This was budgeted at \$14,000.00.

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10. Approve the purchase of one (1) John Deere 310SL Backhoe/Loader in the amount of \$97,900.00 from Flint Equipment Inc. for the Floyd County Water Department. This was budgeted at \$106,000.00.
11. Approve the renewal of a maintenance agreement in the amount of \$57,675.78 with Zuercher Technologies for annual maintenance of 911 CAD and RMS for Floyd County Police and Sheriff's Office.
12. Approve a contract with West Safety Service as the sole source provider of maintenance, repair, and on-site response to 911 for service of the 911 phone systems at the Primary and Backup Centers in the amount of \$48,450.00 and for Text-to-911 services in the amount of \$5,700.00. The total contract price is in the amount of \$54,150.00.
13. Approve Quit Claim Deed for the closed right of way of Lindsay Street.
14. Approve renewal of detail contracts with the following agencies: Bartow County, Sara Hightower Regional Library, Dalton Whitfield Solid Waste (fulltime contract), Dalton Whitfield Solid Waste Contract (part-time contract), and Polk County.
15. Approve temporary beer and wine license for Anthony Barba of La Scala Mediterranean Bistro for an event being held at 127 Capitoline Drive, Rome, Georgia.

NEW BUSINESS

1. APPROVE ACCEPTANCE OF ROAD AND DETENTION PONDS WITHIN THE COVEY RISE AT RED HILL SUBDIVISION ONTO COUNTY MAINTENANCE.

County Manager McCord stated this was off of Turner Chapel Road in the northern part of the unincorporated Floyd County. The contractors and owners have gone through the renovation punch list items and have done all the work, it has exceeded the one (1) year period for acceptance and approval. He recommended approval.

Chair Hancock called for a Motion. MOTION made by Commissioner Maxey to approve acceptance of road and detention ponds within the Covey Rise at Red Hill Subdivision onto County Maintenance. SECOND by Commissioner Wallace. VOTING:

YES

NO

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Commissioner Wallace
" Watters
" Maxey
Vice-Chair Bagby
Chair Hancock

Motion Carried

2. APPROVE ADDENDUM TO THE ACCG-GSIWCF INTRASTATE AGREEMENT FOR RUN-OFF CLAIMS SERVICE.

County Manager McCord stated this was to allow additional run off claims from the previous Workers' Compensation provider. The contract has been reviewed by the County Attorney and is in order. He recommended approval

Chair Hancock called for a Motion. MOTION made by Commissioner Watters approve addendum to the ACCG-GSIWCF Intrastate Agreement for run-off claims service. SECOND by Commissioner Wallace. VOTING:

YES NO

Commissioner Wallace
" Watters
" Maxey
Vice-Chair Bagby
Chair Hancock

Motion Carried

3. APPROVE AGREEMENT BETWEEN FLOYD COUNTY AND THE NORTHWEST GEORGIA HOUSING AUTHORITY FOR ONE DETAIL CREW.

County manager McCord stated they have eliminated one detail crew agreement with the City of Rome. This contract would just go back in the slot so it would not be new revenue but a replacement from the city crew. This is for up to eight (8) inmates, the agency would be providing the vehicle, and they will be doing four (4) days per week at ten (10) hours per day. The amount of the annual contract \$64,179.00. He recommended approval with an effective date February 01, 2019.

Chair Hancock called for a Motion. MOTION made by Commissioner Watters to approve agreement between Floyd County and the Northwest Georgia Housing Authority for one detail crew with an annual contract amount of \$64,179.00 and an effective date of February 01, 2019. SECOND by Vice-Chair Bagby VOTING:

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YES

NO

Commissioner Wallace
" Watters
" Maxey
Vice-Chair Bagby
Chair Hancock

Motion Carried

OTHER BUSINESS

Chair Hancock stated they entered into Executive Session to discuss personnel issues and matters, no further action was taken at this time.

ADJOURNMENT

There being no further business to come before the Board, a MOTION was made by Commissioner Wallace. SECOND by Commissioner Maxey that the meeting be adjourned.

VOTING:

YES

NO

Commissioner Wallace
" Watters
" Maxey
Vice-Chair Bagby
Chair Hancock

Motion Carried

ATTEST:

ERIN ELROD, FLOYD COUNTY CLERK

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**FLOYD COUNTY BOARD OF COMMISSIONERS
CAUCUS**

January 22, 2019 4:00PM

Present: Commissioners Wright Bagby, Larry Maxey, Rhonda Wallace, Scotty Hancock and Allison Watters; Assistant County Manager Gary Burkhalter, County Clerk Erin Elrod, and County Attorney Wade Hoyt III.

Others Present: Charles Love; Artagus Newell, Rome-Floyd Planning and Zoning Department; Brice Wood, Rome-Floyd Planning and Zoning Department; Jerome Poole, Floyd County Police Department; Chris Fincher, Floyd County Police Department; Corey Townsend; Anthony Barba, La Scala Mediterranean Bistro.

Mr. Love thanked the Commission for relocating the recycling center and asked for assistance in promoting north Rome. Mr. Barba asked if the Commission would consider adding a temporary alcohol permit to the Agenda for an event at the Airport.

Commission and staff reviewed and discussed items on the agenda for the meeting of January 22, 2019.

ATTEST:

ERIN ELROD, FLOYD COUNTY CLERK