

**REGULAR MEETING
FLOYD COUNTY BOARD OF COMMISSIONERS
June 26, 2018 6:00 P.M.**

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

OTHERS

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

CALL TO

ORDER: Chair Wallace called the meeting to order.

INVOCATION: Vice-Chair Hancock led the Invocation.

PLEDGE OF

ALLEGIANCE: Vice-Chair Hancock led the Pledge of Allegiance.

APPROVAL OF AGENDA

Chair Wallace made a MOTION to approve the June 26, 2018 Agenda with the deferment of item number seven under new business. SECOND by Commissioner Maxey. VOTING:

YES

NO

Commissioner Watters

" Maxey

Vice-Chair Hancock

Chair Wallace

Motion Carried

PUBLIC PARTICIPATION:

Dave Hoitt, 241 Omoore Drive, Shannon, Georgia was present to ask about any updates to the Shannon Oaks private roads policy.

County Manager McCord stated they have looked at two (2) models, one being a private road repair model where property owners would pay a certain percentage. Currently where they are at,

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at the request of Vice-Chair Hancock and Commissioner Watters, is that they look at a special tax district which would make it easier to administer. The sticking point is reviewing all the legal options.

Justin Davis, Mauldin & Jenkins, presented the 2017 audit analysis.

Chair Wallace congratulated Ms. Susie Gass, Floyd County Finance Director, and her staff on receiving the Government Finance Officers Association certificate of achievement and excellence in financial reporting.

ADOPTION OF MINUTES

Chair Wallace asked County Attorney Wade Hoyt if the minutes were in order. County Attorney Hoyt stated the minutes have been reviewed and are in order. MOTION made by Commissioner Watters to adopt the minutes of the Caucus, and Regular Meeting, of June 12, 2018. SECOND by Vice-Chair Hancock. VOTING:

YES

NO

Commissioner Watters	
"	Maxey
Vice-Chair	Hancock
Chair	Wallace

Motion Carried

SPECIAL RECOGNITIONS:

1. 30 Years of Service
 - a. Tommy Gentry, Public Works

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SECOND READING

(FIRST READINGS WERE HELD ON JUNE 12, 2018 AT 6PM)

- 1. FILE #SUP 18-05-02, REQUESTING USE PERMIT FOR A WEDDING VENUE AT 248 REYNOLDS BEND ROAD, ROME, GEORGIA; FLOYD COUNTY TAX PARCEL M14324. THE PLANNING STAFF RECOMMENDED DENYING THE REQUEST. THE PLANNING COMMISSION VOTED 3-3, GIVING NO RECOMMENDATION (WILSON, JONES, & MCCLAIN WERE IN OPPOSITION TO THE REQUEST).**

Mr. Artagus Newell, Rome-Floyd Planning Director, stated there were no stipulations in the current Unified Land Development Code for such uses in the county. The property is located in the Agricultural Residential (A-R) district. There are concerns about access to and from the property, being adequately safe for pedestrian safety, traffic flow, and access for emergency vehicles due to width, topography and sight distances of Reynolds Bend Road. There are concerns about refuse service, parking, and loading areas that have a negative effect to adjacent property owners. The staff recommends denial of the application. The Planning Commission had a no recommendation by a tie vote.

Chair Wallace opened the public hearing and reviewed the rules. Those in favor will have ten (10) minutes to speak and those in opposition will have ten (10) minutes to speak. She asked if there was anyone there to speak in favor.

FAVOR: William Reins, 1710 Juliette Lane, Cumming, Georgia.

FAVOR: Lacey Reins, 1710 Juliette Lane, Cumming, Georgia.

FAVOR: Debbie Kines, 40 North Edenfield Ridge Drive, Rome, Georgia, stated the property was built in 1840 and is known as Margaretta Hall. She stated that many Romans, herself, and her son worked on the home for two and a half (2.5) years to restore the home and grounds. She originally purchased the hall with the intention of making it an upscale wedding venue, but due to her failing health and financial difficulties, she put the home on the market. She stated that the Reins have the strength, stamina, and financial resources that she no longer has. She stated the closing was contingent upon the Commission's vote.

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Ms. Reins stated that this was a dream that they have had for many years, when she found the property she fell in love. She stated the location was amazing and where all of her fond childhood memories were.

Mr. Reins (inaudible: microphone issues) stated that Margareta Hall has set empty for a number of years and they were wanting to revitalize the property. Currently they are looking at having upscale elegant weddings, that are small in stature, and much different from what the county has to offer. He stated there are two different entrances to the property to help alleviate traffic. He stated wedding season peaks for seven (7) months out of the year so they were potentially looking at three (3) days of usage per week, with a five (5) month downtime. He added that the venue could potentially bring business to local hotels, restaurants, and an added tax revenue from the property.

Chair Wallace asked if there was anyone else to speak in favor of the request. Seeing none, she asked if there was anyone to speak in opposition of the request.

OPPOSE: Theron Reece, 802 Reynolds Bend Road, Rome, Georgia, stated he has lived on Reynold Bend Road for forty (40) years and they were there to ask the Commission to deny the Special Use Permit request. He asked the people that were opposing to stand. He added that they were asking that the Commission follow the Planning staff and Commission's recommendation for denial of the application.

OPPOSE: Angela Brown, 186 Reynolds Bend Road, Rome, Georgia, stated her property is directly next door to the subject property. She stated that they moved to the country for the peace. She pointed out that the area that would host bands was only one-hundred (180) eighty feet from their home. Their main objection is the noise, the size of the property being too small, and the location. She stated the other wedding venues in Floyd County located on Agricultural Residential (A-R) are not situated in residential communities. She stated they submitted the signatures of seventy-two (72) citizens in the Reynolds Bend, Branson Road area that do not want the venue in their neighborhood.

Chair Wallace closed the public hearing.

Chair Wallace called for motion. MOTION made by Vice-Chair Hancock to DENY file #SUP 18-05-02, requesting Special Use Permit for a wedding venue at 248 Reynolds Bend Road, Rome, Georgia; Floyd County Tax Parcel M14324. SECOND by Commissioner Watters. VOTING:

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YES

NO

Commissioner Watters
" Maxey
Vice-Chair Hancock
Chair Wallace

Motion Carried

- 2. FILE#Z18-05-05, REQUESTING REZONING FROM AGRICULTURAL RESIDENTIAL (A-R) TO COMMUNITY COMMERCIAL (C-C) AT 5701 ROCKMART HIGHWAY, SILVER CREEK, GEORGIA; FLOYD COUNTY TAX PARCEL K18168. THE PLANNING STAFF RECOMMENDED DENYING THE REQUEST. THE PLANNING COMMISSION RECOMMENDED APPROVAL ON A 5-1 VOTE (JONES WAS IN OPOSITION TO THE REQUEST).**

Mr. Newell stated the subject property is listed as Suburban Residential (S-R) on the Future Land Use Map and is surrounded by properties zoned Agricultural-Residential (A-R) which primarily contains single-family homes. There is an existing store zoned Community Commercial located adjacent to the subject property, however the store has been in existence for quite some time and most likely predates any zoning. The recommendation from the staff is to deny, the Planning Commission has a recommendation of approval by a vote of five to one (5-1). The plan would be to demolish the existing residential home on the property and place a convenience store.

Chair Wallace opened the public hearing and asked if there was anyone there to speak in favor of the request.

FAVOR: Chris Jackson, Attorney, McRae, Stegall, and Peek, Rome Georgia, stated he was there to represent Mr. Nilesh Patel. He stated that Mr. Patel has operated the Silver Creek Mini-Mart since 1998 but does not own the land that it sits on, he rents it, otherwise they would not be there. He wants to cut the red tape so he would be able to place gas pumps on the property. Mr. Patel's store is a staple in the community since there is not much development out that way, but there is a six (6) mile stretch between stations that have gas. Mr. Patel sees there is a need in his community and he wants to provide that service. They brought forward a petition that has 283 people signatures that support the idea and want a gas station in their community. They are looking at a total of

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three (3) gas pumps and looking at hours of operation between 6:30AM and 10:00PM, no huge lights, just a small community gas station. He stated that in the site plan they took care of all the needed set-backs, buffers, it is Rockmart Highway, he does not think there is going to be a huge increase of traffic just because there are some gas pumps.

Chair Wallace asked if there was anyone to speak in opposition of the request.

OPPOSE: Steve Burkhalter, 5685 Rockmart Road, Silver Creek, Georgia stated his property was located directly to the north of the subject property. He stated the house currently on the property was not inhabitable, there have been tenants living in the home since himself and the wife have lived in their home. He stated the nearest gas station may be a mile away but takes ninety (90) seconds to get to, so he does not agree with the dire need for fuel. He stated that there was already a lot of light and noise coming from the Mini Mart that is one property over from them, it would only get worse if it is right next door to his property. He picks up receipts and used lottery tickets out of his yard constantly and it will only get worse. He added that traffic will pose a safety hazard as well as back up if cars are trying to turn left into the station. He urged the Commission to deny the request.

OPPOSE: Liz Johnson, 141 Craton Road, Silver Creek, Georgia, stated that they went through this process four (4) years ago and she does not see a need for another gas station on Rockmart Highway. She stated that there were three (3) stations in the area less than a four (4) mile radius of each other. She added that she hopes the Commission will vote no.

OPPOSE: Clint Johnson, 141 Craton Road, Silver Creek, Georgia, stated he has lived at his current location for thirty-four (34) years. He stated he has lived off of Rockmart Highway all of his life. He stated the area was too dangerous to have a fuel station. He urged them to vote no.

REBUTTAL: Chris Jackson asked for the people in support to stand. He understands the Craton Road residents concern if they were trying to put in access to Craton Road, but there will be no access and there will be a buffer zone at that point. Again, if they could just put pumps at the current location they would not be there. He thanked the Commission

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FAVOR: J.W. DeBoard, 5664 Rockmart Road, Silver Creek, Georgia, stated he was for gas because they had gas at that convenience store before and it was very convenient. As for safety there is a fire plug right across from the store and the Wax Road fire station.

Chair Wallace asked if there was anyone else there to speak in favor, seeing none she closed the public hearing and asked if there was any discussion.

Vice-Chair Hancock asked about the access and if it would require a DOT driveway permit.

County Manager McCord stated if they accessed off State Route 101 under the existing residential driveway, yes, it would be a change in use and would require District 6 approval.

Chair Wallace asked even if they (the Commission) approved, they would still have to receive GDOT approval.

County Manager McCord stated that was correct.

Chair Wallace asked if they denied the request, they could get approved for the commercial driveway and bring it back.

County Manager McCord stated that was correct.

Vice-Chair Hancock commented that he lived on the road for many years and the road is probably the most dangerous in Floyd County.

Chair Wallace called for motion. Commissioner Maxey made a MOTION to deny file #Z18-05-05, requesting rezoning from Agricultural Residential (A-R) to Community Commercial (C-C) at 5701 Rockmart Highway, Silver Creek, Georgia; Floyd County Tax Parcel K18168. SECOND by Commissioner Watters. VOTING:

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YES

NO

Commissioner Watters
" Maxey
Vice-Chair Hancock
Chair Wallace

Motion Carried

3. FILE #Z18-06-01, REQUESTING REZONING FROM LIGHT INDUSTRIAL (L-I) TO SUBURBAN RESIDENTIAL (S-R) AT 2524 CALLIER SPRINGS ROAD, ROME, GEORGIA; FLOYD COUNTY TAX PARCEL J14P080. THE PLANNING STAFF RECOMMENDED APPROVING THE REQUEST. THE PLANNING COMMISSION VOTED UNANIMOUSLY TO APPROVE.

Mr. Newell stated the property has one existing home on the property, there is no plan to use the property for any industrial use. Surrounding properties zoning includes: Light Industrial (L-I), Office and Institutional (O-I), Suburban Residential (S-R), and Multifamily Residential (M-R). The proposed use is for a single-family home to be maintained, the lot is less than one (1) acre in size and along a narrow and winding road that is not best suited for industrial use.

Chair Wallace opened the public hearing, she asked if there was anyone there to speak in favor of the request.

FAVOR: Steve Miller, 2 Gregory Drive, Rome, Georgia, stated he was there on behalf of his client Ms. Bethany Daniel. Ms. Daniel bought the property eight to ten (8-10) years ago for a personal residence. Ms. Daniels had a job transfer that took her out of town so she has converted the property to a rental property. She would like to sell the property, there is a buyer interested, but the buyer cannot get a loan on the property with the zoning as Light Industrial (L-I).

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

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Chair Wallace called for motion. Commissioner Watters made a MOTION to approve file #Z18-06-01 requesting rezoning from Light Industrial (L-I) to Suburban Residential (S-R) at 2524 Callier Springs Road, Rome, Georgia; Floyd County Tax Parcel J14P080. SECOND by vice-Chair Hancock. VOTING:

YES

NO

Commissioner	Watters
"	Maxey
Vice-Chair	Hancock
Chair	Wallace

Motion Carried

- 4. FILE #Z18-06-02, REQUESTING REZONING FROM AGRICULTURAL RESIDENTIAL (A-R) TO HEAVY INDUSTRIAL (H-I) AT 5757 ALABAMA HIGHWAY, ROME, GEORGIA; FLOYD COUNTY TAX PARCEL D13017. THE PLANNING STAFF RECOMMENDED APPROVING THE REQUEST. THE PLANNING COMMISSION VOTED UNANIMOUSLY TO APPROVE WITH A CONDITION OF A NOISE BUFFER BEING IN PLACE.**

Mr. Newell stated the property directly behind the subject property is Plant Hammond, there is Agricultural Residential (A-R) across the street as well as Community Commercial (C-C). The adjacent properties are also zoned as Heavy Industrial (H-I) and are being used as residences. He added that there was also Office and Institutional (O-I) in the immediate area.

Chair Wallace opened the public hearing, she asked if there was anyone there to speak in favor of the request.

FAVOR: Ed Hines, (no audio), stated Valley Wood runs a wood yard at this location and has run the yard for approximately eighteen (18) years. Valley Wood wants to move their pole mill to this property, it would result in an investment in Floyd County of \$650,000.00 and eleven (11) full time jobs. (audio fades out)

Chair Wallace asked if there was anyone else to speak in favor of the request, seeing none, she asked if there was anyone there to speak in opposition.

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OPPOSE: Sid Wright, Attorney, Smith and Wright, Rome, Georgia, stated he was there to represent Ms. Jean McDonald. Ms. Donald lives at 22 Hammond Drive, which is at the corner of Alabama Highway and Hammond Drive, her property backs up and shares a boundary line with the proposed mill is going to be. The noise is the main concern and will impact her property values negatively. He stated his client is requesting that the Commission deny the request. If the Commission grants the request, they are asking that there be additional conditions to what Mr. Newell indicated. They are asking a minimum space distance of the chipper, and the saw mill operation from the boundary line. They would also like some type of permanent buffer, like a fence and some fast growing trees that will give a bigger buffer and help reduce the sound. Also, hours of operation be considered to take place in daylight hours.

Chair Wallace asked if there was anyone else to speak in opposition of the request, she stated that Mr. Hines had several minutes left if he wanted a rebuttal.

REBUTTAL: Mr. Ed Hines stated that the operation would only take place during daylight hours for safety reasons.

Chair Wallace asked Mr. Hines about the amount of feet from the mill to the residence, she believed he had said 700 feet but just wanted to confirm.

Mr. Hines stated yes, it was the best place on the property to place the facility.

Chair Wallace closed the public hearing and asked if there was any discussion.

Chair Wallace called for motion. Vice-Chair Hancock made a MOTION to approve file Z18-06-01, requesting rezoning from Agricultural Residential (A-R) to Heavy Industrial (H-I) at 5757 Alabama Highway, Rome, Georgia; Floyd Tax Parcel D13017, with the buffer condition as stated by the planning staff, and being placed 700 feet from the location to the residence. SECOND by Commissioner Maxey. VOTING:

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YES

NO

Commissioner Watters
" Maxey
Vice-Chair Hancock
Chair Wallace

Motion Carried

- 5. FILE #SUP18-06-03, REQUESTING A SPECIAL USE PERMIT FOR A MANUFACTIRS HOME AT 2 HOLLAND DRIVE, ROME, GEORGIA; FLOYD COUNTY TAX PARCEL H14X385. THE PLANNING COMMISSION RECOMMENDED APPROVING THE REQUEST. THE PLANNING COMMISSION VOTED UNANIMOUSLY TO APPROVE.**

Mr. Newell stated the property previously had a home that burned and the manufactured home would be a replacement. He stated that there were other manufactured homes in the immediate area as well as single-family ranch style homes. This new home would cause the remaining burned debris to be cleaned up and eliminate a potential code enforcement. The reason why the application is before them is because the properties on Holland Drive are part of a named subdivision and a manufactured home requires a Special Use Permit.

Chair Wallace opened the public hearing and asked if there was anyone there to speak in favor of the request.

FAVOR: Rodney Towe, 2 Holland Drive, Rome, Georgia, stated he purchased the house about eight (8) years ago, he has lived on Burnett Ferry Road for about thirty (30) years. He states that he would just like to get a house and get back home.

Chair Wallace asked if there was anyone else to speak in favor of the request, seeing none, she asked if there was anyone there to speak in opposition of the request.

OPPOSE: Mickey Tuck, 1319 Bethel Church Road, Rome Georgia, stated that he owns the property at 3 Holland Drive that belongs to his mother in law across the street. Currently she is in assisted living care and one of her daughters resides there now, the house that was there before was a permanent residence. Eventually they are going to have to sell the home and with presumable trailer that would be put there will bring down the

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value of her home. On behalf of his mother-in-law he is asking that the Commission deny the request.

Chair Wallace asked if there was anyone else there to speak in opposition of the request, seeing none, she closed the public hearing, and asked if there was any discussion.

Chair Wallace made a MOTION to approve file #SUP18-06-03, requesting a special use permit for a manufactured home at 2 Holland Drive, Rome, Georgia; Floyd County Tax Parcel H14X385.

Chair Wallace called for an additional motion. MOTION made by Commissioner Maxey to deny file #SUP18-06-03, requesting a special use permit for a manufactured home at 2 Holland Drive, Rome, Georgia; Floyd County Tax Parcel H14X385. SECOND by Vice-Chair Hancock. VOTING:

YES

NO

Commissioner	Watters
"	Maxey
Vice-Chair	Hancock
Chair	Wallace

Motion Carried

- 6. FILE #SUP18-06-04, REQUESTING A SPECIAL USE PERMIT FOR STORAGE UNITS AT 3142 MAPLE ROAD, LINDALE, GEORGIA; FLOYD COUNTY TAX PARCEL J16X283. THE PLANNING STAFF RECOMMENDED APPROVING THE REQUEST. THE PLANNING COMMISSION VOTED UNANIMOUSLY TO APPROVE.**

Mr. Newell stated the request would add mini storage units in the parking lot in the Piggly Wiggly shopping center in Lindale. The property is zoned Community Commercial (C-C) and is listed as commercial on the Future Land Use Map. Careful consideration should be made to aim lights away from residential areas as well as a fence. If possible, motion sensor lighting should be used so lights are not continually burning.

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Chair Wallace opened the public hearing and asked if there was anyone to speak in favor of the request.

FAVOR: Randy Gentry, 1065 Five Points Road, Waco, Georgia, stated he owns the property and also operates the Piggly Wiggly and The Health and Fitness in the shopping center. He plans on putting an eight (8) foot chain link fence all around the property with a gate coming in from the shopping center's parking lot. They also propose to put the green vertical strips in it so it would be like a privacy fence going around it. They would be closing it before dark every night and open it after daylight, so there is no reason for lights.

Chair Wallace asked if there was anyone else there to speak in favor of the request, seeing none, she asked if there was anyone there to speak in opposition.

OPPOSE: Kenny Patty, 198 Sunset Drive, Lindale, Georgia, stated that he lives right behind the subject property. Basically by the plans he has seen, photographs, and what he has found online, the units will be roughly seventy-five (75) feet off of his back door, no buffer. He stated he has a privacy fence, but even with that he will still be able to see the units and the entire parking lot of Piggly Wiggly. He added that noise already comes through, with no buffer it would be pretty loud. He does not think that storage units are something that belongs in a neighborhood because of crime.

OPPOSE: Ken Pence, 203 Sunset Drive, Lindale, Georgia, stated he lives right across the street from Mr. Patty. They moved to Sunset Drive because there is only one way in and one way out, there is no secret about the crime in Lindale and he feels like if these storage units placed it will give criminals the opportunity to go around the fence and put them in their back yard. While there are need for storage units in Floyd County, but he is not sure this is the proper place.

Chair Wallace asked if there was anyone else to speak in opposition.

OPPOSE: Scott Cospers, 101 Sunset Drive, Lindale, Georgia, stated he thinks that what Mr. Gentry is wanting to do will make them a lot more visible for crime.

OPPOSE: Lori Cospers, 101 Sunset Drive, Lindale, Georgia, stated that she was a retired real estate appraiser, from an appraiser's standpoint they do not need any more commercial properties to decrease the values of the properties in the area.

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REBUTTAL: Mr. Gentry, stated that the plan they are seeing is just something they drew up for the Planning Commission, they could remove some of the units and leave the trees. He thinks this will help the property and would be happy to work with the residents anyway they can so it works out for both parties.

(inaudible speaker)

Mr. Gentry stated that the lot use to be clear but now has trees and growth. There are people loitering on the lot based on trash he has found. He believes this will eliminate that problem. He is more than happy to leave some of the wooded area as a buffer and remove some of the units.

Chair Wallace closed the public hearing and asked if there was any discussion.

Chair Wallace called for motion. MOTION made by Vice-Chair Hancock to deny file #SUP18-06-04, requesting a special use permit for storage units at 3142 Maple Road, Lindale, Georgia; Floyd County Tax Parcel J16X283 based on the revitalization efforts in the Lindale community. SECOND by Commissioner Maxey. VOTING:

YES

NO

Commissioner	Watters
"	Maxey
Vice-Chair	Hancock
Chair	Wallace

Motion Carried

- 7. FILE #SUP18-06-05, REQUESTING SPECIAL USE PERMIT FOR RECREATIONAL VEHICLE PARK AT 6948 CAVE SPRING ROAD, CAVE SPRING, GEORGIA; FLOYD COUNTY TAX PARCELS E18020 AND E18021. THE PLANNING STAFF RECOMMENDED APPROVING THE REQUEST. THE PLANNING COMMISSION VOTED UNANIMOUSLY TO APPROVE.**

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Mr. Newell stated the subject property runs alongside Cedar Creek, and is in close proximity to the existing Cedar Creek RV park. Careful considerations should be given to environmental approvals for septic and other waste or disposal. Further review and approval is required by environmental compliance, building inspection, and environmental health as warranted.

Chair Wallace opened the public hearing and asked if there was anyone there to speak in favor of the request.

FAVOR: Jim Givens, 16 Commerce Court, Rome, Georgia, stated he was there on behalf of Jerry Looney who is president. Mr. Looney has gone through a great expense and a lot of planning has gone into this within the last two (2) years. He has had a flood map amendment approved by FEMA, he also had a property survey done, in addition to that he has obtained approval and a letter from the Floyd County Health Department saying the plan will accept 72 units on the septic system.

Chair Wallace asked if there was anyone else to speak in favor of the request, seeing none, she asked if there was anyone there to speak in opposition, seeing none she closed the public hearing and asked if there was any discussion.

Chair Wallace commented that this was another instance they were worried about GDOT having to approve the driveway. She asked Mr. Givens if he had researched it.

Mr. Givens replied, they have.

Chair Wallace called for motion. Vice-Chair Hancock made a MOTION to approve file #SUP18-06-05, requesting a special use permit for a recreational vehicle park at 6948 Cave Spring Road, Cave Spring, Georgia; Floyd County Tax Parcels, E18020 and E18021 based on approval of the driveway by GDOT. SECOND by Commissioner Watters. VOTING:

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YES

NO

Commissioner Watters
" Maxey
Vice-Chair Hancock
Chair Wallace

Motion Carried

- 8. FILE#SUP 18-06-06, REQUESTING SPECIAL USE PERMIT FOR AN EVENT VENUE, FARMERS MARKET, CRAFT FAIR, BREWERY, RESTAURANTS/SHOPS/ RETAIL AT 6 PARK AVENUE, LINDALE, GEORGIA; FLOYD COUNTY TAX PARCEL J16Y413. THE PLANNING STAFF RECOMMENDED APPROVING THE REQUEST, THE PLANNING COMMISSION VOTED UNANIMOUSLY TO APPROVE.**

Mr. Newell stated this was for the Lindale Mill property, the property is currently zoned Heavy Industrial (H-I) the zoning would remain the same. The special use permit is requested for a merit of uses for the property. The property has been used for various TV and movie shoots over the past few years. The continued use of the property will keep the historic mill a focal point in Lindale. It is suggested that any concert or any other use with bands, DJs, and other projecting music is directed towards Park Avenue, and that a vegetated buffer is installed to help mitigate any sound nuisance along the walls.

Chair Wallace opened the public hearing and asked if there was anyone there to speak in favor of the request.

FAVOR: Joe Sylva, 6 Park Avenue, Lindale, Georgia.

FAVOR: Dani Sylva, 6 Park Avenue, Lindale, Georgia, stated they purchased the mill eight (8) years ago. As they grew to establish relationships in the community, they learned the importance of the mill and the history behind it. They are hoping to bring restoration back to the mill.

Mr. Sylva stated they loved the community and the people. They are hoping they get the thumbs up, it is a long list of things they want to do but they are willing to stick around

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and take it one step at a time.

Chair Wallace asked if there is anyone else to speak in favor, seeing none, she asked if anyone was there to speak in opposition, seeing none, she closed the public hearing and asked if there was any discussion.

Chair Wallace called for motion. Commissioner Maxey made a MOTION to approve file #SUP 18-06-06, requesting a special use permit for an event venue, farmer's market, craft fair, brewery, restaurants/shops/retail at 6 Park Avenue, Lindale, Georgia; Floyd County Tax Parcel J16Y413 with the required buffer. SECOND by Vice-Chair Hancock. VOTING:

YES

NO

Commissioner	Watters
"	Maxey
Vice-Chair	Hancock
Chair	Wallace

Motion Carried

9. **FILE #Z18-06-04 REQUESTING REZONING FROM SUBURBAN RESIDENTAIL (S-R) TO HEAVY INDUSTRIAL (H-I) AT 113 OLD SHANNON ROAD, ROME, GEORGIA; FLOYD COUNTY TAX PARCELS L11W107 AND L11W108. THE PLANNING STAFF RECOMMENDED APPROVING THE REQUEST. THE PLANNING COMMISSION VOTED UNANIMOUSLY TO APPROVE.**

Mr. Newell stated the adjacent properties use to house two (2) homes. The property connects to Highway 53 via Old Shannon Road.

Chair Wallace opened the public hearing and asked if there was anyone there to speak in favor of the request.

FAVOR: Bruce Ivey, Floyd County Special Projects Manager, stated the purpose of the rezoning is to combine and zone the properties as industrial to increase the marketability.

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Chair Wallace asked if there is anyone else to speak in favor, seeing none, she asked if anyone was there to speak in opposition, seeing none, she closed the public hearing and asked if there was any discussion.

Chair Wallace called for motion. Commissioner Watters mad a MOTION to approve file #Z18-06-04, requesting rezoning from Suburban Residential (S-R) to Heavy Industrial (H-I) at 113 Old Shannon Road, Rome, Georgia; Floyd County Tax Parcels L11W107 and L11W108. SECOND by Vice-Chair Hancock VOTING:

YES NO

Commissioner Watters	
" Maxey	
Vice-Chair Hancock	
Chair Wallace	

Motion Carried

- 10. FILE#Z18-06-05 REQUESTNG REZONING FROM SUBURBAN RESIDENTIAL (S-R) TO HEAVY INDUSTRIAL (H-I) AT 23 AND 55 PLAINVILLE ROAD, ROME, GEORGIA; FLOYD COUNTY TAX PARCELS N09098 AND N09100. THE PLANNING STAFF RECOMMENDED APPROVING THE REQUEST. THE PLANNING COMMISSION VOTED UNANIMOUSLY TO APPROVE.**

Mr. Newell stated the subject property has direct access to Highway 53 and connects to the existing 110 industrial site and would be joined to that property.

Chair Wallace opened the public hearing and asked if there was anyone there to speak in favor of the request.

FAVOR: Bruce Ivey, Floyd County Special Projects Manager, stated they needed to rezone so they could combine all the lots together to improve the value of the commercial property.

Chair Wallace asked if there is anyone else to speak in favor, seeing none, she asked if anyone was there to speak in opposition, seeing none, she closed the public hearing and asked if there was any discussion.

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Chair Wallace called for motion. Commissioner Maxey made a MOTION to approve File #Z18-06-05, requesting rezoning from Suburban Residential (S-R) to Heavy Industrial (H-I) at 23 and 55 Plainville Road, Rome, Georgia; Floyd County Tax Parcels N09098 and N09100. SECOND by Commissioner Watters. VOTING:

YES

NO

Commissioner Watters
" Maxey
Vice-Chair Hancock
Chair Wallace

Motion Carried

CHAIR'S REPORT:

1. Alcohol Control Commission

Chair Wallace made a MOTION to reappoint Spencer Brewer and Lynnwood Belvin to a second term on the Alcohol Control Commission, both terms will expire on August 31, 2021. SECOND by Allison Watters. VOTING:

YES

NO

Commissioner Watters
" Maxey
Vice-Chair Hancock
Chair Wallace

Motion Carried

MANAGER'S REPORT:

No Report

(06/26/18 - Regular Meeting)

ATTORNEY'S REPORT:

No Report

CONSENT AGENDA:

Chair Wallace asked County Clerk Elrod if the Consent Agenda is in order.

County Clerk Elrod stated yes, it was.

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

SECOND by Commissioner Watters. VOTING:

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

Motion Carried

- 1. Approve a temporary permit application for beer and wine at 284 Kraftsman Road for an event July 6, 2018- July 7, 2018 for David Rickman, subject to the approval of the planning staff.**
- 2. Approve a new beer license for MJ's Grill located at 7080 New Calhoun Highway, Rome, Georgia. The application is paid in full and has been approved by the Floyd County Health Department, Police Department, Tax Commissioner, Fire Marshall, and Building Inspector.**
- 3. Approve Right-of-Way maintenance agreement between the Georgia Department of Transportation and Floyd County.**
- 4. Approve request for renewal of property and liability insurance with ACCG.**

(06/26/18 - Regular Meeting)

NEW BUSINESS:

- 1. APPROVE REQUEST FOR APPROVAL OF PURCHASE AND INSTALLATION OF WOOD POLES FROM ACTION SPORTS NETTING FOR THE GOLF DRIVING RANGE NETTING AT ETOWAH PARK IN THE AMOUNT OF \$22,360.00.**

County Manager McCord stated this was a recommended to approve.

Chair Wallace called for a Motion. MOTION made by Vice-Chair Hancock to approve the request of purchase and installation of wood poles from Action Sports for the driving range at Etowah Park in the amount of \$22,360.00. SECOND by Commissioner Maxey VOTING:

YES

NO

Commissioner Watters	
"	Maxey
Vice-Chair	Hancock
Chair	Wallace

Motion Carried

- 2. APPROVE THE REQUEST OF ONE (1) FORD F-250 CHASSIS WITH AN ANIMAL TRANSPORT BOX FOR PUBLIC ANIMAL WELFARE SERVICES IN THE AMOUNT OF \$40,650.00 FROM WADE FORD.**

County Manager McCord stated this was \$150.00 over the allotted budget, but they did have access funds to cover it and they would bring it back as a budget revision mid-year. He recommended approval.

Chair Wallace called for a Motion. MOTION made by Commissioner Watters to approve the request for one (1) Ford F-250 Chassis with and Animal Transport Box for Public Animal Welfare Services in the amount of \$40,650.00 from Wade Ford. SECOND by Commissioner Maxey. VOTING:

(06/26/18 - Regular Meeting)

YES

NO

Commissioner Watters
" Maxey
Vice-Chair Hancock
Chair Wallace

Motion Carried

3. APPROVE APPLICATION FOR LMIG FROM GEORGIA DEPARTMENT OF TRANSPORTATION FOR FY 2019 IN THE AMOUNT OF \$1,172,596.67.

County Manager McCord stated this was \$80,533.00 than 2018, he recommended approval.

Chair Wallace called for a Motion. MOTION made by Commissioner Maxey to approve the application for LMIG from Georgia Department of Transportation for FY 2019 in the amount of \$1,172,596.67. SECOND by Commissioner Watters VOTING:

YES

NO

Commissioner Watters
" Maxey
Vice-Chair Hancock
Chair Wallace

Motion Carried

4. ACCEPT RECOMMENDATION FROM THE FLOYD COUNTY AIRPORT COMMISSION TO APPROVE WORK AUTHORIZATION #44 FROM MICHAEL BAKER INTERNATIONAL FOR RUNWAY 1/19 OVERLAY IN THE AMOUNT OF \$67,048.00

County Manager McCord stated this was a recommendation from the Airport Commission and was in the form of a ninety percent (90%) federal, five percent (5%) state, and five percent (5%) local split.

(06/26/18 - Regular Meeting)

Chair Wallace asked to clarify that the five percent (5%) of the \$67,048.00 was to be paid by the county.

County Manager McCord stated she was correct.

Chair Wallace called for a motion. MOTION made by Commissioner Watters to accept recommendation from the Floyd County Airport Commission to approve Work Authorization #44 from Michael Baker International for Runway 1/19 Overlay in the amount of \$67,048.00. SECOND by Vice Chair Hancock. VOTING:

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

Motion Carried

5. ACCEPT RECOMMENDATION FROM THE FLOYD COUNTY AIRPORT COMMISSION TO APPROVE WORK AUTHORIZATION #43 FROM MICHAEL BAKER INTERNATIONAL FOR RUNWAY 7/25 OVERLAY IN THE AMOUNT OF \$14,386.00.

County Manager McCord stated this was also a recommendation from the Airport Commission and was a seventy-five (75%) state, and twenty-five (25%) local max split.

Chair Wallace called for a motion. MOTION made by Commissioner Maxey to accept recommendation from the Floyd County Airport Commission to approve Work Authorization #43 from Michael Baker International for Runway 7/25 Overlay in the amount of \$14,386.00. SECOND by Vice-Chair Hancock. VOTING:

(06/26/18 - Regular Meeting)

YES

NO

Commissioner Watters
" Maxey
Vice-Chair Hancock
Chair Wallace

Motion Carried

6. APPROVE GRANT APPLICATION TO PETS SAFE FOR \$25,000.00 IN FUNDS TO BUILD A DOG PARK AT RIDGE FERRY PARK.

County Manager McCord stated this was a recommendation to approve and go with the existing \$25,000.00 that was allocated in the 2013 SPLOST.

Chair Wallace called for a motion. MOTION made by Commissioner Watters to approve grant application to PetSafe for \$25,000.00 in funds to build a dog park at Ridge Ferry Park. SECOND by Vice-Chair Hancock. VOTING:

YES

NO

Commissioner Watters
" Maxey
Vice-Chair Hancock
Chair Wallace

Motion Carried

7. APPROVE REALLOCATION, NOT TO EXCEED \$15,000.00. OF SCHOLARSHIP FUND FOR ROME-FLOYD PARKS & RECREATION TO COMMUNITY WIDE EVENTS SUCH AS FIREWORKS, TRUCK OR TREAT, AND MOVIES IN THE PARK.

DEFERRED

(06/26/18 - Regular Meeting)

8. **ACCEPT THE RECOMMENDATION FROM THE AIRPORT COMMISSION TO APPROVE THE 7/25 OVERLAY PROJECT FOR PATCHING AND REPAIR OF THE RUNWAY SURFACE AT THE INSTALLATION OF ASPHALT OVERLAY IN THE AMOUNT OF \$1,446,902.38 FROM C.W. MATTHEWS CONTRACTING CO., INC. THIS PROJECT WITH BE SPLIT 75/25 WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION. FLOYD COUNTY WILL BE RESPONSIBLE FOR \$361,725.60**

County Manager McCord stated this was a project that would be a split of twenty-five percent (25%) from Georgia Department of Transportation, and twenty-five (25%) from local government, with the funds coming from the 2013 SPLOST.

Chair Wallace called for a motion. MOTION made by Commissioner Maxey to accept the recommendation from the Airport Commission to approve the 7/25 Overlay Project for patching and repair of the runway surface and the installation of as asphalt overlay in the amount of \$1,446,902.38 from C.W. Matthews Contracting Co., Inc. This project will be split 75/25 with the Georgia Department of Transportation. Floyd County will be responsible for \$361,725.60. SECOND by Commissioner Watters VOTING:

YES

NO

Commissioner Watters	
"	Maxey
Vice-Chair	Hancock
Chair	Wallace

Motion Carried

OTHER BUSINESS:

Chair Wallace stated that they went into Executive Session to discuss potential litigation.

(06/26/18 - Regular Meeting)

ADJOURNMENT:

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

VOTING:

YES

NO

Commissioner Watters

" Maxey

Vice-Chair Hancock

Chair Wallace

Motion Carried

ATTEST:

ERIN ELROD, FLOYD COUNTY CLERK

(06/26/18 - Regular Meeting)

**FLOYD COUNTY BOARD OF COMMISSIONERS
CAUCUS
June 26, 2018 4:00 PM**

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

Others Present: Justin Davis

Mr. Justin Davis from Mauldin & Jenkins presented the 2017 audit to the Commission and staff.

Commission and staff reviewed and discussed items on the agenda for the meeting of June 26, 2018.

ATTEST:

ERIN ELROD, FLOYD COUNTY CLERK