

**Rome-Floyd Planning Commission MINUTES**

**Location:** City Hall Sam King Room and Zoom

**Date:** Thursday, April 6, 2023

**Time:** 2:30 PM



**PLEASE REFER TO THE VIDEO RECORDING FOR FULL DETAIL OF THE MEETING**

**CALL TO ORDER**

Time convened: 2:30 p.m. by Chair McClain.

**Determination of Quorum (6 of 10 needed)**

<b>P – Present A – Absent Z – Zoom</b>	<b><u>MEMBER</u></b>	<b><u>Notes</u></b>		<b><u>STAFF</u></b>
P	Tom Bennett		P	Frank Beacham /John Hawkins - City Atty
P	Frank Brown		P	Brittany Griffin – HP Senior Planner
A	Leanne Cook		P	Bruce Ivey – Spec. Projects Manager
P	Vic Hixon		P	Chris Jackson – County Attorney
P	Anthony McClain	Chair	A	James Martin – Chief Building Official
P	Charles Love	Vice Chair	P	Wright Bagby – County Ex-Officio
A	Ivy Lowrey		A	Art Newell – Dir Planning Dept
P	Brandie Townsend		P	Randy Quick – City Ex-Officio
P	Heath Rogers		P	Meredith Ulmer – Assistant City Manager
A	Jake Hager		P	Brice Wood – Asst Dir – Planning Dept
			A	Michelle Kite – Planning & Zoning Coordinator

**Public present:**

**Welcome and Introduction of Visitors**

Chair McClain welcomed the public to the meeting and requested that all visitors sign in.

**Determination of Quorum**

Senior Planner Griffin called the roll and determined that a quorum was present.

**Approval of Minutes from the March 2023 Meeting**

Brown motioned to approve the March 2023 minutes, which Bennett seconded. The minutes were approved by common consent.

**Approval/Modification of the Agenda**

There was a request to modify the agenda to move Z23-04-04 to the top of the agenda. Bennett motioned to modify/approve the agenda, which Townsend seconded. The motion passed by common consent.

**FLOYD COUNTY REZONING & SPECIAL USE PERMIT APPLICATIONS:**

**Z23-04-05 For the property at 111 Cypress St, 32 Dogwood St, and 0 Cypress St., Rome, GA 30161, Floyd County Tax Parcels J12Z030, J12Z030A and J12Z027, requests rezoning from High Density Traditional Residential (H-T-R) and Office Institutional (O-I) to Multifamily Residential (M-R).**

Assistant Director Wood presented the application, staff report, and staff recommendation of denial. Chair McClain opened the public hearing. Sid Wright, Attorney on behalf of the applicant, spoke to the applications and was in favor of the application. There were no additional people in favor of the application. Multiple individuals were present in opposition, and letters of opposition were submitted. Issues included traffic, concerns over sewer and stormwater, detracting from the neighborhood’s character, and the increase of density. Chair McClain closed the public hearing. The Commission deliberated amongst themselves. For a full replay of the meeting, please view the meeting recording. The commission had concerns regarding the roads, density request, connectivity, and the discrepancy between the site plan and application.

Chair McClain closed the public hearing and opened discussion among members.

Townsend made a motion to deny the request, which Love seconded. The motion passed by a vote of 7-0.

	<b><u>MEMBER</u></b>		<b><u>MEMBER</u></b>		<b><u>MEMBER</u></b>
	<b>M – Motion</b>		<b>S – Second</b>		<b>AB – Abstained</b>
Y	Tom Bennett	Y	Vic Hixon	Y	Heath Rogers
Y	Frank Brown	S	Charles Love		Jake Hager
	Leanne Cook		Ivy Lowrey		
M	Brandie Townsend	Y	Anthony McClain		

**CITY OF ROME REZONING & SPECIAL USE PERMIT APPLICATIONS:**

**Z23-04-01 for the property at 5 W Callahan St. (5 Callahan St on the Parcel Viewer), Rome, GA 30161, Floyd County Tax Parcel J13I294, requests rezoning from High Density Traditional Residential (H-T-R) to Community Commercial (C-C).**

Senior Planner Griffin presented the application, staff report, and staff recommendation for approval. Chair McClain opened the public hearing. Antonio Mejia was present to speak in favor. No one was present to speak in opposition to the application. Chair McClain closed the public hearing and opened discussion among members.

Love made a motion to approve with staff conditions, which Brown seconded. The motion passed by a vote of 7-0.

	<b><u>MEMBER</u></b>		<b><u>MEMBER</u></b>		<b><u>MEMBER</u></b>
	<b>M – Motion</b>		<b>S – Second</b>		<b>AB – Abstained</b>
Y	Tom Bennett	Y	Vic Hixon	Y	Heath Rogers
S	Frank Brown	M	Charles Love		Jake Hager
	Leanne Cook		Ivy Lowrey		
Y	Brandie Townsend	Y	Anthony McClain		

**Z/SUP23-04-03 for the property at 118 Holder St, Rome, GA 30161, Floyd County Tax Parcel J14N331, requests rezoning from Community Commercial (C-C) to High Density Traditional Residential (H-T-R) with a special use permit for a duplex.**

Senior Planner Griffin presented the application, staff report, and staff recommendation of approval. Chair McClain opened the public hearing. Omar Avendano, the owner, was present to speak in favor of the application. No one was present to speak in opposition of the application. Chair McClain closed the public hearing and opened discussion among members.

Bennett made a motion to approve with Staff Conditions, which Hixon seconded. The motion passed by a vote of 7-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	<b>M – Motion</b>		<b>S – Second</b>		<b>AB – Abstained</b>
M	Tom Bennett	S	Vic Hixon	Y	Heath Rogers
Y	Frank Brown	Y	Charles Love		Jake Hager
	Leanne Cook		Ivy Lowrey		
Y	Brandie Townsend	Y	Anthony McClain		

**Z23-04-04 for the property at 101 Rogers Dr NW and 0 Rogers Dr NW, Rome, GA 30165, Floyd County Tax Parcels H12Z653 and H12Z653B, requests rezoning from Light Industrial (L-I) to Suburban Residential (S-R).**

Senior Planner Griffin presented the application, staff report, and staff recommendation of approval. Chair McClain opened the public hearing. No one was present to speak in favor or opposition to the application. Chair McClain closed the public hearing and opened discussion among members.

Love made a motion to approve with Staff Conditions, which Hixon seconded. The motion passed by a vote of 7-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	<b>M – Motion</b>		<b>S – Second</b>		<b>AB – Abstained</b>
Y	Tom Bennett	S	Vic Hixon	Y	Heath Rogers
Y	Frank Brown	M	Charles Love		Jake Hager
	Leanne Cook		Ivy Lowrey		
Y	Brandie Townsend	Y	Anthony McClain		

**Z23-04-06 for the property at 2021 Maple Rd and 2021 Maple Ave (as listed on Parcel Viewer), Rome, GA 30161, Floyd County Tax Parcels J15X310 and J15X335 (portion per plat), requests rezoning from Community Commercial (C-C) to High Density Traditional Residential (H-T-R).**

Senior Planner Griffin presented the application, staff report, and staff recommendation of approval. Chair McClain opened the public hearing. An agent on behalf of the owner was present to speak in favor of the application. No one was present to speak in opposition to the application. Chair McClain closed the public hearing and opened discussion among members.

Hixon made a motion to approve with Staff Conditions, which Rogers seconded. The motion passed by a vote of 7-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	<b>M – Motion</b>		<b>S – Second</b>		<b>AB – Abstained</b>
Y	Tom Bennett	M	Vic Hixon	S	Heath Rogers
Y	Frank Brown	Y	Charles Love		Jake Hager
	Leanne Cook		Ivy Lowrey		
Y	Brandie Townsend	Y	Anthony McClain		

**FLOYD COUNTY REZONING & SPECIAL USE PERMIT APPLICATIONS:**

**SUP23-01-03 for the property at 6770 and 0 Cave Spring Rd, Cave Spring, GA 30124, Floyd County Tax Parcels F18062A, F18062, and F18061, requests a special use permit for additional recreational vehicle spots**

Senior Planner Griffin presented the application, staff report, and staff recommendation of approval. Chair McClain opened the public hearing. John Pike, the owner, was present to speak in favor of the application. No one was present to speak in opposition of the application. Chair McClain closed the public hearing and opened discussion among members.

Townsend motioned to approve as submitted on the site plan limiting to 10-12 spaces and with a full environmental review, second by Love. The motion passed by a vote of 7-0.

<b>C</b>	<b><u>MEMBER</u></b>		<b><u>MEMBER</u></b>		<b><u>MEMBER</u></b>
	<b>M – Motion</b>		<b>S – Second</b>		<b>AB – Abstained</b>
Y	Tom Bennett	Y	Vic Hixon	Y	Heath Rogers
Y	Frank Brown	S	Charles Love		Jake Hager
	Leanne Cook		Ivy Lowrey		
M	Brandie Townsend	Y	Anthony McClain		

**Z23-04-02 For the property at 326 Old Freeman Ferry Rd SE and 30 Old Freeman Ferry Rd SE, Rome, GA 30161, Floyd County Tax Parcels K14W007 and K14W008, requests rezoning from Office Institutional (O-I) to Heavy Commercial (H-C).**

Assistant Director Wood presented the application, staff report, and staff recommendation of denial. Chair McClain opened the public hearing. John Cowan, Owner, was present to speak in favor of the application. Multiple neighbors spoke in opposition of the application with concerns regarding future use and degradation of the area if storage units were installed.

Chair McClain closed the public hearing and opened discussion among members.

Brown made a motion accept Mr. Cowans request to withdraw the application, which was seconded by Townsend. The motion passed by a vote of 7-0.

<b>C</b>	<b><u>MEMBER</u></b>		<b><u>MEMBER</u></b>		<b><u>MEMBER</u></b>
	<b>M – Motion</b>		<b>S – Second</b>		<b>AB – Abstained</b>
Y	Tom Bennett	Y	Vic Hixon	Y	Heath Rogers
M	Frank Brown	Y	Charles Love		Jake Hager
	Leanne Cook		Ivy Lowrey		
S	Brandie Townsend	Y	Anthony McClain		

**SUP23-04-01 for the property at 1076 Turner Chapel Road, Rome, GA 30165, Floyd County Tax Parcel L14Y018, being zoned Suburban Residential, requests a special use permit for a community recreation facility.**

Senior Planner Griffin presented the application, staff report, and staff recommendation of approval. Chair McClain opened the public hearing. DeWayne Alford was present to speak in favor of the application. No one was present to speak in opposition to the application. Chair McClain closed the public hearing and opened discussion among members.

Brown motioned to approve as submitted, second by Bennett. The motion passed by a vote of 7-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	<b>M – Motion</b>		<b>S – Second</b>		<b>AB – Abstained</b>
S	Tom Bennett	Y	Vic Hixon	Y	Heath Rogers
M	Frank Brown	Y	Charles Love		Jake Hager
	Leanne Cook		Ivy Lowrey		
Y	Brandie Townsend	Y	Anthony McClain		

**SUP23-03-02 for the property at 150 Burton Rd, Rome, GA 30161, Floyd County Tax Parcels K13W100 and K13W101, requests a special use permit to operate a recreational vehicle park, property being zoned Community Commercial (C-C).**

Assistant Director Wood presented the application, staff report, and staff recommendation of denial. Chair McClain opened the public hearing. Jim Givens was present to speak in favor of the application. Multiple neighbors and community members spoke in opposition to the application and submitted letters in opposition. These comments included issues with traffic and line of sight, buffer, density, and issues with sewer not being extended. There were concerns about how this would impact the surrounding community and adjacent neighbors.

Chair McClain closed the public hearing and opened discussion among members.

Love made a motion to approve, which was seconded by Hixon. The motion passed by a vote of 5-2

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	<b>M – Motion</b>		<b>S – Second</b>		<b>AB – Abstained</b>
Y	Tom Bennett	S	Vic Hixon	Y	Heath Rogers
N	Frank Brown	M	Charles Love		Jake Hager
	Leanne Cook		Ivy Lowrey		
N	Brandie Townsend	Y	Anthony McClain		

**STAFF REPORT (JANUARY CASES AND UPDATES):**

Assistant Director Wood gave updates on January cases.

**ADJOURNMENT:**

The next meeting is a scheduled meeting which will be **May 4, 2023**, at 2:30 PM, in Sam King Room. Chair McClain adjourned the meeting at 3:44 p.m.

**STAFF REPORTS:**

- <https://www.rome.ga.us/DocumentCenter/View/2489/Z23-04-05---Cypress-St>
- <https://www.rome.ga.us/DocumentCenter/View/2490/Z23-04-01---W-Callahan-St>
- <https://www.rome.ga.us/DocumentCenter/View/2491/ZSUP23-04-03---Holder-St>
- <https://www.rome.ga.us/DocumentCenter/View/2492/Z23-04-04---101-Rogers-Dr>
- <https://www.rome.ga.us/DocumentCenter/View/2493/Z23-04-06---Maple-Road-and-Maple-Ave>
- <https://www.rome.ga.us/DocumentCenter/View/2494/SUP23-01-03---Cave-Spring-Rd>
- <https://www.rome.ga.us/DocumentCenter/View/2495/Z23-04-02---Freeman-Ferry-Rd>
- <https://www.rome.ga.us/DocumentCenter/View/2496/SUP23-04-01---Turner-Chapel-Road>
- <https://www.rome.ga.us/DocumentCenter/View/2497/SUP23-03-02---Burton-Road>