

Rome-Floyd Planning Commission MINUTES

Location: City Hall Sam King Room and Zoom

Date: Thursday, May 4, 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)

P – Present A – Absent Z – Zoom	<u>MEMBER</u>	<u>Notes</u>		<u>STAFF</u>
P	Tom Bennett		P	Frank Beacham /John Hawkins - City Atty
P	Frank Brown		P	Brittany Griffin – HP Senior Planner
Z	Leanne Cook – joined Zoom at 2:36 pm		P	Bruce Ivey – Spec. Projects Manager
P	Vic Hixon		P	Chris Jackson – County Attorney
P	Anthony McClain	Chair	A	James Martin – Chief Building Official
A	Charles Love	Vice Chair	P	Wright Bagby – County Ex-Officio
A	Ivy Lowrey		P	Art Newell – Dir Planning Dept
P	Brandie Townsend		P	Randy Quick – City Ex-Officio
A	Heath Rogers		P	Meredith Ulmer – Assistant City Manager
P	Jake Hager		P	Brice Wood – Asst Dir – Planning Dept
			P	Michelle Kite – Planning & Zoning Coordinator

Public present: Jim & Lisa Garrett, Wanda Huitt, Debra McDaniel, Rocky Calvert, Breanna Ashworth, Nasir Bhamani, Kelly Tambo, Alex Singleton, Thomas Rollins, Chuck Hardin, Steve Rood

Welcome and Introduction of Visitors

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

Determination of Quorum

Planning & Zoning Coordinator Kite called the roll and determined that a quorum was present.

Approval of Minutes from the April 2023 Meeting

Brown motioned to approve the April 2023 minutes with a correction to note a vote of yes by Heath Rogers on SUP23-03-02, which Hixon seconded. The minutes were approved by common consent.

Approval/Modification of the Agenda

There was a request to modify the agenda to remove Z23-05-04 per applicant request. Bennett motioned to modify/approve the agenda, which Hager seconded. The motion passed by common consent.

CITY OF ROME REZONING & SPECIAL USE PERMIT APPLICATIONS:

A23-05-01 for the property at 7 Billy Pyle Rd., Rome, GA 30165, Floyd County Tax Parcel H13O182, requests annexation with no change in use or zoning, current zoning being Suburban Residential (S-R).

Senior Planner Griffin presented the application, staff report, and staff recommendation of approval. Chair McClain opened the public hearing. There was no one to speak in favor of or in opposition of the application.

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

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

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

Z23-01-04 for the property at 0 Technology Pkwy NW, Rome, GA 30165, Floyd County Tax Parcels H12W016F and H12Z006A, requests rezoning from Light Industrial to Heavy Industrial.

Senior Planner Griffin presented the application, staff report, and staff recommendation. Chair McClain opened the public hearing. There was no one to speak in favor of the application. No one was present to oppose the application.

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

Townsend made a motion to deny the request, which Hager seconded. The motion to deny failed 5-2 and will go to the Rome City Commission with a recommendation of approval.

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

Z23-05-05 for the property at 1219 east 2nd Ave. SE, Rome, GA 30161, Floyd County Tax Parcel J14J328, request rezoning from Community Commercial (C-C) to Light Industrial (L-I).

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

Bennett made a motion to approve the request, which Hager seconded. The motion passed by a vote of 7-0.

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

FLOYD COUNTY REZONING & SPECIAL USE PERMIT APPLICATIONS:

Z23-05-01 for the property at 990 Fosters Mill Rd., Rome, GA 30161, Floyd County Tax Parcel D14027, requests rezoning from Heavy Industrial (H-I) to Agricultural Residential (A-R).

Senior Planner Griffin presented the application, staff report, and staff recommendation. Chair McClain opened the public hearing. Thomas Rollins 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.

Hixon made a motion to approve, which Hager seconded. The motion passed by a vote of 7-0.

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

Z23-05-02 for the property at 1791 Wax Rd. SE (0 Wax Rd. as listed on the Parcel Viewer), Silver Creek, GA 30173, Floyd County Tax Parcel L18052, requests rezoning from Office Institutional (O-I) to Suburban Residential (S-R).

Senior Planner Griffin presented the application, staff report, and staff recommendation. Chair McClain opened the public hearing. James Garrett 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.

Hixon made a motion to approve as submitted with surveyor plat, which Brown seconded. The motion passed by a vote of 7-0.

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

SUP23-05-01 for the property at 493 Jones Bend Rd. NE (0 Jones Bend Rd. as listed on the Parcel Viewer), Rome, GA 30165, Floyd County Tax Parcel J11Z137, being zoned Suburban Residential (S-R), requests a special use permit for a Civic Clubs, Veterans or other Social Organizations – American Legion Post 5.

Senior Planner Griffin presented the application, staff report, and staff recommendation of approval with conditions. Chair McClain opened the public hearing. Steve Rood was present to speak in favor of the application. No one spoke in opposition to the application.

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

Hager made a motion to approve with staff conditions: (1) that any/all buildings, structures, parking, and outdoor activities meet the setbacks required under S-R zoning and (2) that any amplified sound or music be limited to within an occupied building, which Hixon seconded. The motion passed by a vote of 7-0.

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

SUP23-05-02 for the property at 777 Youngs Mill Rd. (0 Youngs Mill Rd. as listed on the Parcel Viewer), Kingston, GA 30145, Floyd County Tax Parcels N13109 and N13108, being zoned Suburban Residential (S-R), requests a special use permit for an event/wedding venue.

Senior Planner Griffin presented the application, staff report, and staff recommendation to table until further information obtained regarding traffic/line of sight for road. Chair McClain opened the public hearing. Breanna Ashworth 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 table, which Hixon seconded. The motion passed by a vote of 7-0.

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

Z23-05-03 for the property at 5134 Cedartown Hwy S (5134 S Hwy 27 as listed on the Parcel Viewer) and 5134A Cedartown Hwy S (0 S Hwy 27 as listed on the Parcel Viewer), Lindale, GA 30147, Floyd County Tax Parcels H18062 and H18062A, requests rezoning from Community Commercial (C-C) to Agricultural Residential (A-R).

Senior Planner Griffin presented the application, staff report, and staff recommendation. Chair McClain opened the public hearing. Wanda Huitt 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.

Hager motioned to approve, which was simultaneously seconded by Bennett and Hixon. The motion passed by a vote of 7-0.

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

Z23-05-06 for the property at 96 Huffaker Rd. NW (0 Huffaker Rd as listed on the Parcel Viewer), Rome, GA 30165, Floyd County Tax Parcel H13X204, requests rezoning from Community Commercial (C-C) to Light Industrial (L-I).

Assistant Director Wood presented the application, staff report, and staff recommendation of approval. Chair McClain opened the public hearing. Annette Baker was present to speak in favor of the application. Debra McDaniel was present to speak in opposition. Letter of opposition was received right before meeting and Townsend motioned for letter to be allowed into review which was seconded by Bennett.

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

Hixon made a motion to approve, which was seconded by Brown. The motion passed by a vote of 6-1.

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

SUP23-05-03 for the property at 0 Burlington Rd. (0 Calhoun Hwy. as listed on the Parcel Viewer), Rome, GA 30161, Floyd County Tax Parcel M10Y066, being zoned Community Commercial (C-C0, requests a special use permit for a Mini Warehouse/Storage Units.

Senior Planner Griffin/ Assistant Director Wood presented the application, staff report, and staff recommendation. Chair McClain opened the public hearing. Chuck Hardin and Nasir Bhamani were 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.

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

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

SUP23-05-04 for the property at 7 Nanellen Rd. (9 Nanellen Rd. as listed on the Parcel Viewer), Rome, GA 30165, Floyd County Tax Parcel H13P260, being zoned Suburban Residential (S-R), requests a special use permit for a manufactured home.

Senior Planner Griffin presented the application, staff report, and staff recommendation. Chair McClain opened the public hearing. No one was present to speak in favor of the application. There was no one present to speak in opposition.

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

Brown made a motion to deny the request, which Townsend seconded. The motion to deny failed 5-2 and will go to the Floyd County Commission with a recommendation of approval.

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

STAFF REPORT (APRIL CASES AND UPDATES):

Director Newell gave updates on April cases.

ADJOURNMENT:

The next meeting is a scheduled meeting which will be **June 1, 2023**, at 2:30 PM, in Sam King Room.

Hager made a motion to adjourn meeting, which was seconded by Hixon and approved by common consent. Chair McClain adjourned the meeting at 4:59 p.m.

STAFF REPORTS:

<https://www.rome.ga.us/DocumentCenter/View/2498/A23-05-01-Billy-Pilly>

<https://www.rome.ga.us/DocumentCenter/View/2499/Z23-01-04-Technology>

<https://www.rome.ga.us/DocumentCenter/View/2500/Z23-05-05-E-2nd>

<https://www.rome.ga.us/DocumentCenter/View/2508/Z23-05-01-Fosters-Mill-Road>

<https://www.rome.ga.us/DocumentCenter/View/2501/Z23-05-02-Wax-Road>

<https://www.rome.ga.us/DocumentCenter/View/2502/SUP23-05-01-Jones-Bend-Road>

<https://www.rome.ga.us/DocumentCenter/View/2503/SUP23-05-02-Youngs-Mill-Road>

<https://www.rome.ga.us/DocumentCenter/View/2504/Z23-05-03-Cedartown-Hwy>

<https://www.rome.ga.us/DocumentCenter/View/2505/Z23-05-06-Huffaker-Road>

<https://www.rome.ga.us/DocumentCenter/View/2506/SUP23-05-03-Burlington-Road>

<https://www.rome.ga.us/DocumentCenter/View/2507/SUP23-05-04-Nanellen-Road>