

**Rome-Floyd Planning Commission MINUTES**

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

**Date:** Thursday, June 2, 2022

**Time:** 2:30 PM



**CALL TO ORDER**

Time convened: 2:30 p.m. by Chair Terry Jordan.

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

<b>P – Present</b> <b>A – Absent</b> <b>Z – Zoom</b>	<b>MEMBER</b>	<b>Notes</b>		<b>STAFF</b>
A	Tom Bennett			Jordan Allen – GIS Technician
P	Logan Boss		P	Frank Beacham/John Hawkins - City Atty
P	Frank Brown		P	Brittany Griffin – HP Senior Planner
P	Melissa Eldridge			Bruce Ivey – Spec. Projects Mgr
P	Terry Jones	Chair	P	Chris Jackson – County Atty
A	Charles Love		P	James Martin – Bldg Official
P	Ivy Lowrey	V. Chair		Larry Maxxey – County Commission
P	Anthony McClain		P	Art Newell – Dir Planning Dept
P	Steve Miller		P	Randy Quick – City Commission
Z	Leanne Cook			Kayla Schaaf – Transp Planning Dept
			P	Meredith Ulmer – Asst City Mgr
			P	Brice Wood – Asst Dir – Planning Dept
				Sammy Rich – City Manager

**Public present:** Shirley Roden, Ryan Smith, Randy Davis, Jeff Covington, Mike Payne, Jake Hager, Olivia Morley

**Welcome and Introduction of Visitors**

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

**Determination of Quorum**

Assistant Director Wood called the roll and determined that a quorum was present.

**Approval of Minutes from May 2022 Meeting**

Miller requested that page two of the minutes be amended to remove his vote given his absence. Staff agreed. McClain made a motion to approve the minutes with Miller’s amendment, which was seconded by Vice Chair Lowrey. The motion passed by unanimous common consent.

**Approval/Modification of the Agenda**

Assistant Director Wood requested multiple amendments to the agenda. Wood requested that application Z22-04-07 be removed as it was an old application that was included by accident. Wood then requested that applications Z22-06-04 and SUP22-06-02 be administratively deferred, explaining that staff requested additional information which the applicant's have agreed to provide but need more time.

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

**A22-05-01** Annexation request for 112 Fieldwood Rd., Rome, GA. Floyd County Tax Parcel K13Y346. Zoned Suburban Residential with no requested change in zoning. Rhonda S. Wallace.

Senior Planner Brittany Griffin presented the application and staff recommendation of approval. Chair Jones opened the public hearing. There was no one present to speak in favor or in opposition to the application. Chair Jones closed the public hearing and opened the floor for discussion amongst the voting members. Charles Love made a motion to approve, which was seconded by Logan Boss. The motion passed 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>
<b>Y</b>	Tom Bennett	<b>Y</b>	Terry Jones	<b>Y</b>	Anthony McClain
<b>S</b>	Logan Boss	<b>M</b>	Charles Love		Steve Miller
<b>Y</b>	Frank Brown		Ivy Lowrey		Leanne Cook
<b>Y</b>	Melissa Eldridge				

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

**SUP22-05-01** Special Use Permit request for 0 Ave A, Rome, GA. Floyd County Tax Parcel J13Y479. Change in use from hotel to apartments in Community Commercial zoning district. Shree Kanthi Corporation/Jimmy Kelly.

Senior Planner Griffin presented the application and the staff recommendation of approval. Chair Jones opened the public hearing. Wayne Robinson was present to speak in favor of the application. There was no one present to speak in opposition to the application. Chair Jones closed the public hearing and opened the floor for discussion amongst the voting members. Boss questioned why the staff presentation did not include the limitation that was included on the staff report. Assistant Director Wood explained that staff has required all previous applicants to meet the density requirement. Boss made a motion to approve without staff's recommended limitations. The motion was seconded by McClain and the motion passed by a voted 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>
<b>Y</b>	Tom Bennett		Terry Jones	<b>Y</b>	Anthony McClain
<b>M</b>	Logan Boss	<b>S</b>	Charles Love	<b>Y</b>	Steve Miller
<b>Y</b>	Frank Brown		Ivy Lowrey		Ghee Wilson
<b>Y</b>	Melissa Eldridge				

**Z22-05-05** Rezoning request for 301 & 303 Redmond Road., Rome, GA. Floyd County Tax Parcel I13W098 and I13W099 from Neighborhood Office Commercial to Duplex Residential., Alexander Glover

Senior Planner Griffin presented the application and the staff recommendation of approval with the condition that the units face outward towards Redmond Road and Timothy Avenue. Wayne Robinson was present to speak in favor of the application and reported that he was not opposed to staff's recommendation. There was no one present to speak in opposition. Chair Jones closed the public hearing and opened the flood for discussion amongst the voting members. Frank Brown made a motion to approve, which was seconded by Anthony McClain. The motion passed 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>
<b>Y</b>	Tom Bennett	<b>Y</b>	Terry Jones	<b>S</b>	Anthony McClain

<b>Y</b>	Logan Boss	<b>Y</b>	Charles Love		Steve Miller
<b>M</b>	Frank Brown		Ivy Lowrey		Leanne Cook
<b>Y</b>	Melissa Eldridge				

**Z22-05-04** Request rezoning at 14 & 15 Commerce Court., Rome, GA. Floyd County Tax Parcel J15W250 & J15W-251 from Heavy Commercial to Light Industrial. Larry & Barry Alford.

Senior Planner Griffin presented the application and the staff recommendation of approval. Chair Jones opened the public hearing but there was no one present to speak in favor or opposition to the request. Chair Jones closed the public hearing and opened the floor for discussion amongst the voting members. Logan Boss made a motion to approve, which was seconded by Charles Love. The motion passed 7-0.

	<b>MEMBER</b>		<b>MEMBER</b>		<b>MEMBER</b>
	<b>M - Motion</b>		<b>S – Second</b>		<b>AB – Abstained</b>
<b>Y</b>	Tom Bennett	<b>Y</b>	Terry Jones	<b>S</b>	Anthony McClain
<b>M</b>	Logan Boss	<b>S</b>	Charles Love		Steve Miller
<b>Y</b>	Frank Brown		Ivy Lowrey		Leanne Cook
<b>Y</b>	Melissa Eldridge				

**Z22-05-03** Rezoning from Office Institutional to Suburban Residential at 0 Burnett Circle. Floyd County Tax Parcel (portion thereof, as shown by plat by Kenneth Reynolds) H13J130 Childs & Fountain Investments, LLC Senior Planner Griffin presented the application and staff recommendation of approval. Chair Jones opened the public hearing. Walt Busby was present to speak on behalf of the application. There was no one present to speak in opposition. Chair Jones closed the public hearing and opened the floor for discussion amongst the voting members. McClain made a motion to approve, which was seconded by Boss. The motion passed 7-0.

	<b>MEMBER</b>		<b>MEMBER</b>		<b>MEMBER</b>
	<b>M - Motion</b>		<b>S – Second</b>		<b>AB – Abstained</b>
<b>Y</b>	Tom Bennett	<b>Y</b>	Terry Jones	<b>M</b>	Anthony McClain
<b>S</b>	Logan Boss	<b>Y</b>	Charles Love		Steve Miller
<b>Y</b>	Frank Brown		Ivy Lowrey		Leanne Cook
<b>Y</b>	Melissa Eldridge				

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

**Z22-04-04, SUP22-05-03** For property at 8 Circle Drive, Floyd County Tax Parcel J16Y023, Applicant/Owner: Misty Carroll Requests rezoning from Duplex-Residential (D-R) to Suburban Residential (S-R), as well as an SUP for a manufactured home.

Senior Planner Griffin presented the application and the staff recommendation of approval with the condition that the proposed home obtain any/all variances needed. There was no one present to speak in favor of the application or in opposition. Chair Jones closed the public hearing and opened the floor for discussion amongst the voting members. Boss asked staff for clarification regarding the condition that staff placed on its approval. Senior Planner Griffin explained that the parcel with two frontages and two front setbacks was so narrow that the two front setbacks almost overlapped almost making the parcel undevelopable. Boss made a motion to approve with staff’s condition which was seconded by Bennett. The motion passed 7-0.

	<b>MEMBER</b>		<b>MEMBER</b>		<b>MEMBER</b>
	<b>M - Motion</b>		<b>S – Second</b>		<b>AB – Abstained</b>

<b>S</b>	Tom Bennett	<b>Y</b>	Terry Jones	<b>Y</b>	Anthony McClain
<b>M</b>	Logan Boss	<b>Y</b>	Charles Love		Steve Miller
<b>Y</b>	Frank Brown		Ivy Lowrey		Leanne Cook
<b>Y</b>	Melissa Eldridge				

**SUP22-04-01, Z22-04-03** For property at 125 Davis Road, Floyd County Tax Parcel F18027, F18026 and F18025, Applicant/Owner: Alan Reeves/Big Cedar Festival Groups LLC Requests rezoning from Suburban Residential (S-R) to Agricultural Residential (A-R) and a special use permit for an event venue.

Senior Planner Griffin presented the application and staff recommendation of approval for the rezoning and approval with the condition that any/all variances be obtained for the SUP. Chair Jones opened the public hearing. Alan Reeves was present to speak on behalf of the application, stating that this had been an event venue for 40 years and wanted to be able to host more than two events per year, which are currently a motorcycle rally which funds the Cave Spring DDA and a mushroom festival. There was no one present to speak in opposition. Chair Jones closed the public hearing and opened the floor for discussion amongst the voting members. McClain questioned the variances need. Director Newell and Senior Planner Griffin discussed the list of limitations from the ULDC as found in Article 4.1.16. These are the items that Reeves will need a variance from. Griffin explained that Reeves cannot get variances for the amplified loudspeaker requirement, the 14-day limit, the 11:00 limitation for events. Brown questioned the parking situation. Senior Planner Griffin explained that parking occurs along the fence and tree lines. Love made a motion to approve the rezoning, which was seconded by Boss. The motion passed 7-0.

	<b>MEMBER</b>		<b>MEMBER</b>		<b>MEMBER</b>
	<b>M - Motion</b>		<b>S – Second</b>		<b>AB – Abstained</b>
<b>Y</b>	Tom Bennett	<b>Y</b>	Terry Jones	<b>Y</b>	Anthony McClain
<b>S</b>	Logan Boss	<b>M</b>	Charles Love		Steve Miller
<b>Y</b>	Frank Brown		Ivy Lowrey		Leanne Cook
<b>Y</b>	Melissa Eldridge				

McClain questioned staff’s comment about an existing residence near the property. Reeves explained the location of the nearest residence as being a manufactured home, near the intersection of Davis Road and Cave Spring Road. Love made a motion to approve, which was seconded by Boss. Brown wanted to confirm that the planning commission could not rule on the request for the ability to have overnight events. Staff confirmed that the planning commission could not restrict. Ex-Officio Maxkey questioned how traffic would be addressed. Reeves stated the size of the property is self-limiting in terms of the size of the events. Love commented that this use existed prior to the ULDC. The motion passed 7-0.

	<b>MEMBER</b>		<b>MEMBER</b>		<b>MEMBER</b>
	<b>M - Motion</b>		<b>S – Second</b>		<b>AB – Abstained</b>
<b>Y</b>	Tom Bennett	<b>Y</b>	Terry Jones	<b>Y</b>	Anthony McClain
<b>S</b>	Logan Boss	<b>M</b>	Charles Love		Steve Miller
<b>Y</b>	Frank Brown		Ivy Lowrey		Leanne Cook
<b>Y</b>	Melissa Eldridge				

Director Newell asked that the commission make a motion to remove application Z22-04-07. Brown made a motion, which was seconded by McClain and passed by common consent.

**Z22-05-01** Rezoning request from Heavy Industrial to Light Industrial at O Calhoun Hwy/W. Hermitage Rd. Floyd County Tax Parcel L11Z003 W. Frank Barron/Hermitage Partners LLC

Senior Planner Griffin presented the application and the staff recommendation of approval. Chair Jones opened the public hearing. Darren Hardin was present to speak on behalf of the application. Lucy Burnes was present to speak in opposition stating that she would like to protect the character of the historic farm and would like to see an increased setback or buffer. Chair Jones closed the public hearing and opened the floor for discussion amongst the voting members.

	<b>MEMBER</b>		<b>MEMBER</b>		<b>MEMBER</b>
	<b>M - Motion</b>		<b>S – Second</b>		<b>AB – Abstained</b>
<b>Y</b>	Tom Bennett	<b>Y</b>	Terry Jones	<b>Y</b>	Anthony McClain
<b>S</b>	Logan Boss	<b>M</b>	Charles Love		Steve Miller
<b>Y</b>	Frank Brown		Ivy Lowrey		Leanne Cook
<b>Y</b>	Melissa Eldridge				

**Z22-05-02** Rezoning request from Community Commercial to Suburban Residential at 23 Melody Lane NW. Floyd County Tax Parcel H13X207 Southern Willow Properties, LLC/Trent McMurtrey

Senior Planner Griffin presented the application and staff recommendation of approval. Chair Jones opened the public hearing. There was no one present to speak in favor or opposition to the request. Chair Jones closed the public hearing and opened the floor for discussion amongst the voting members. McClain made a motion to approve, which was seconded by Boss. The motion passed 7-0.

	<b>MEMBER</b>		<b>MEMBER</b>		<b>MEMBER</b>
	<b>M - Motion</b>		<b>S – Second</b>		<b>AB – Abstained</b>
<b>Y</b>	Tom Bennett	<b>Y</b>	Terry Jones	<b>M</b>	Anthony McClain
<b>S</b>	Logan Boss	<b>M</b>	Charles Love		Steve Miller
<b>Y</b>	Frank Brown		Ivy Lowrey		Leanne Cook
<b>Y</b>	Melissa Eldridge				

**SUP22-05-02** Special Use Permit request for 3142 Maple Road, S.E., Rome, GA. Floyd County Tax Parcel J16X283. To allow for the development of miniature warehouses. RBG Rentals,LLC/John Husser

Senior Planner Griffin presented the application and Assistant Director Wood explained the staff recommendation of approval with multiple conditions. Chair Jones opened the public hearing. Randy Gentry was present to speak on behalf of the application, explaining his plans and acknowledging that he was okay with staff’s conditions. There was no one present to speak in opposition. Chair Jones closed the public hearing and opened the floor for discussion amongst the voting members. Love made a motion to approve with staff’s conditions, which was seconded by Brown. The motion passed 7-0.

	<b>MEMBER</b>		<b>MEMBER</b>		<b>MEMBER</b>
	<b>M - Motion</b>		<b>S – Second</b>		<b>AB – Abstained</b>
<b>Y</b>	Tom Bennett	<b>Y</b>	Terry Jones	<b>Y</b>	Anthony McClain
<b>S</b>	Logan Boss	<b>M</b>	Charles Love		Steve Miller
<b>Y</b>	Frank Brown		Ivy Lowrey		Leanne Cook
<b>Y</b>	Melissa Eldridge				

**Z22-05-06** Rezoning from Community Commercial to Suburban Residential for 1806 C Pleasant Valley Road, Silver Creek, GA 30173. Floyd County Tax Parcel L17140. Larry Lemming

Senior Planner Griffin presented the application and the staff recommendation of approval. Chair Jones opened the public hearing. Larry Lemming was present to speak on behalf of the application. There was no one present to speak in opposition. Chair Jones closed the public hearing and opened for the floor for discussion amongst the voting members. Brown made a motion to approve, which was seconded by Boss. The motion passed 7-0.

	<b>MEMBER</b>		<b>MEMBER</b>		<b>MEMBER</b>
	<b>M</b> - Motion		<b>S</b> – Second		<b>AB</b> – Abstained
<b>Y</b>	Tom Bennett	<b>Y</b>	Terry Jones	<b>Y</b>	Anthony McClain
<b>S</b>	Logan Boss	<b>Y</b>	Charles Love		Steve Miller
<b>M</b>	Frank Brown		Ivy Lowrey		Leanne Cook
<b>Y</b>	Melissa Eldridge				

**STAFF REPORTS & UPDATES:**

Director Newell gave updates on the disposition of the previous month’s applications.

**ADJOURNMENT:**

The next meeting is a scheduled meeting which will be **June 2, 2022**, at 2:30 PM, in Sam King Room. Chair Jones adjourned the meeting at 3:32 p.m.

Staff Reports:

- <https://ga-rome.civicplus.com/DocumentCenter/View/1993/A22-06-01-City>
- <https://ga-rome.civicplus.com/DocumentCenter/View/1994/SUP22-06-01---Chulio-County>
- <https://ga-rome.civicplus.com/DocumentCenter/View/1995/SUP22-06-02---Huffaker-Rd-County>
- <https://ga-rome.civicplus.com/DocumentCenter/View/1996/Z22-06-01---MBH-County>
- <https://ga-rome.civicplus.com/DocumentCenter/View/1997/Z22-06-02---Rogers-City>
- <https://ga-rome.civicplus.com/DocumentCenter/View/1998/Z22-06-03---Lee-Ave-City>
- <https://ga-rome.civicplus.com/DocumentCenter/View/1999/Z22-06-04---Huffaker-Rd-County>
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