

Rome-Floyd Planning Commission MINUTES
Location: City Hall Sam King Room and Zoom
Date: Thursday, **March 3, 2022**
Time: 2:30 PM



CALL TO ORDER

Time convened: 2:30 p.m. by Vice Chair Ivy Lowrey

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			Jordan Allen – GIS Technician
P	Logan Boss		P	John Hawkins - City Atty
P	Frank Brown		P	Brittany Griffin – HP Senior Planner
P	Melissa Eldridge		P	Bruce Ivey – Spec. Projects Mgr
P	Terry Jones	Chair	A	Chris Jackson – County Atty
A	Charles Love		A	James Martin – Bldg Official
P	Ivy Lowrey	V. Chair	P	Larry Maxxey – County Commission
P	Anthony McClain		P	Art Newell – Dir Planning Dept
A	Steve Miller		P	Randy Quick – City Commission
A	Ghee Wilson		P	Kayla Schaaf – Transp Planning Dept
			P	Meredith Ulmer – Asst City Mgr
			A	Brice Wood – Asst Dir – Planning Dept
			A	Sammy Rich – City Manager
			P	Bojo – County Commission

Public present: Norman White, Alan Reeves, Fred Dent, Neal Header, Lisa Frank, Walt Buzby, Darryl Edwards, Maggie Joy, Jimmy Byars, Charles Meeks, Ed Kolodges, West Evans, G Hayes, Charles Lukin, Missy Kendrick

Welcome and Introduction of Visitors

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

Approval/Modification of Agenda

Staff requested to postpone Z22-04-07 and SUP22-04-01 to next meeting. Bennett made a motion to approve, which was seconded by Brown. The motion passed by unanimous common consent.

Approval of Minutes from February 2022 meeting

Boos made a motion to approve, which was seconded by Brown. The motion was passed by unanimous common consent.

ULDC Text Amendment

To amend the ULDC to remove the requirement that the Rome/Floyd Planning Commission approve any/all final subdivision plats.

Lowery made a motion to deny, which was seconded by Bennett. 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	Y	Terry Jones	Y	Anthony McClain
Y	Logan Boss		Charles Love		Steve Miller
Y	Frank Brown	M	Ivy Lowrey		Ghee Wilson
Y	Melissa Eldridge				

SUBDIVISION REQUESTS:

SUB22-04-02 – Requests to subdivide Westbury, Phase 3, located in land lot 123, 4th district, 4th section, Floyd County, City of Rome, 30165

Keith Adams spoke in favor. No one spoke in opposition.

Bennett made a motion to approve, which was seconded by Boss. The motion passed 7-0.

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

SUB22-04-03 – Requests to subdivide Crestwood, Phase 2, being in land lots 168 and 193 of the 23rd District and 3rd Section of Floyd County, and in the First Ward of the City of Rome, Georgia

Walt Busby spoke in favor. No one spoke in opposition.

Boss made a motion to approve, which was seconded by McClain. The motion passed 7-0.

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

CITY OF ROME REZONING & SPECIAL USE PERMIT APPLICATIONS:

A22-04-01

For property at 75 Huffaker Road, Rome GA,
Floyd County Tax Parcel H13X180,

Applicant/Owner: BK IV Enterprise/Sydney Kinne IV

Requests Annexation as shown on the provided survey with no change in zoning.

No one spoke in favor. No one spoke in opposition.

Boss made a motion to approve as submitted, which was seconded by Brown. The motion passed 7-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	M - Motion		S – Second		AB – Abstained
Y	Tom Bennett	Y	Terry Jones	Y	Anthony McClain
M	Logan Boss		Charles Love		Steve Miller

S	Frank Brown	Y	Ivy Lowrey		Ghee Wilson
Y	Melissa Eldridge				

Z22-01-01

For property at Highway 411 at East Rome Bypass
 Floyd County Tax Parcel(s) K15W002, K15W004, K15X259, K15X262, K15X264, K15X266, K14Z001
 Applicant/Owner: Fall Leaf Residential LLC & Rome Land Company Inc.
 Requests rezoning from Suburban Residential (S-R) & Community Commercial (C-C) to Multi-Family Residential (M-R)

Norman White spoke in favor. Jimmy Byars spoke in favor. Missy Kendrick spoke in favor. No one spoke in opposition.

McClain made a motion to approve with staff recommendations, which was seconded by Boss. The motion passed 7-0.

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

Z22-03-05

For property at 0 Dodd Blvd,
 The portions of Floyd County Tax Parcels K15X027, K15X021, J15W456, J15W455, as shown on the site plan,
 Applicant/owner First National Community Bank/Randall Shields

Project developer spoke in favor. No one spoke in opposition.

McClain made a motion to approve, which was seconded by Boss. The motion passed 7-0.

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

Z22-04-01

For property at 0 Division Street,
 Floyd County Tax Parcel I13Z031,
 Applicant/Owner: Mark Brewster/Fairbanks Company
 Requests rezoning from Heavy Industrial (H-I) to Light Industrial (L-I) for the portion of the property shown on the provided plat.

Mark Brewster spoke in favor. No one spoke in opposition.

Lowrey made a motion to approve, which was seconded by Brown. The motion passed 7-0.

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

Z22-04-06

For property at 145 John Davenport Drive,
Floyd County Tax Parcel I13Z094A, I13Z094, I13Z093
Applicant/Owner: Charles Hardin/Crew Investments, Inc.
Requests rezoning from Community Commercial (CC) to Light Industrial (LI).

SES representative spoke in favor. Bagby spoke in favor. No one spoke in opposition.

Lowery made a motion to approve with conditions, which was seconded by Boss. The motion passed 6-1.

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

Z22-04-08

For property at 0 Division Street and 100 Marble Way
Floyd County Tax Parcels I13X016, I13X015 and I13X017, as shown on the provided plat
Applicant/Owner: Rome Floyd County Development Authority
Requests rezoning from Office Institutional (O-I) to Heavy Industrial (H-I).

Missy Kendrick spoke in favor. She explained the site is intended to be a class A industrial area. No one spoke in opposition.

Boss had a concern the rezoning was the not the most appropriate use of the space. Kendrick explained the intent is to keep some of the existing buildings on the property.

Brown made a motion to approve with conditions, which was seconded by Boss. The motion passed 7-0.

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

FLOYD COUNTY REZONING & SPECIAL USE PERMIT APPLICATIONS

Z22-04-02

For property at 0 Lombardy Way and 0 Milco Place,
Floyd County Tax Parcel J15X386 and J15X385,
Applicant/Owner: Larry Ashley
Requests rezoning from High Density Traditional Residential (HTR) to Heavy Commercial (H-C).

Jim Gibbons spoke in favor and requested no landscape buffer as staff recommended. No one spoke in opposition.

Jones spoke about a concern of a sound barrier on the property.

Lowery made a motion to approve *without* the staff’s recommendation, which was seconded by Boss. The motion passed 6-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	M - Motion		S – Second		AB – Abstained
AB	Tom Bennett	Y	Terry Jones	Y	Anthony McClain
S	Logan Boss		Charles Love		Steve Miller
Y	Frank Brown	M	Ivy Lowrey		Ghee Wilson
Y	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.

Alan Reeves spoke in favor. No one spoke in opposition.

Lowery had concerns about the space becoming a more active event venue. Are there facilities on the property to accommodate multiple large events?

Boss made a motion to postpone, which was seconded by McClain. The motion passed 7-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	M - Motion		S – Second		AB – Abstained
Y	Tom Bennett	Y	Terry Jones	S	Anthony McClain
M	Logan Boss		Charles Love		Steve Miller
Y	Frank Brown	Y	Ivy Lowrey		Ghee Wilson
Y	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.

Alan Reeves spoke in favor. No one spoke in opposition.

Lowery had concerns about the space becoming a more active event venue. Are there facilities on the property to accommodate multiple large events?

Boss made a motion to postpone, which was seconded by McClain. The motion passed 7-0.

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

Z22-04-09

For the property at 1 Goodman Road
Floyd County Tax Parcel K13Z075, K13Z061, K13Z060, K13Z059, K13Z076
Applicant/Owner: Caleb-Ratliff/Chris Hayes
Requests rezoning from Suburban Residential (S-R) to Office Institutional (O-I)

West Evans spoke in favor. Ratliff spoke in favor. Charles Meeks spoke in opposition. Meeks was concerned with noise and sound pollution should the church decide to expand.

McClain made a motion to approve, which was seconded by Bennett. The motion passed 7-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	M - Motion		S – Second		AB – Abstained
S	Tom Bennett	Y	Terry Jones	M	Anthony McClain
Y	Logan Boss		Charles Love		Steve Miller
Y	Frank Brown	Y	Ivy Lowrey		Ghee Wilson

Y	Melissa Eldridge				
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SUP22-04-10

For the property at 0 Bidly Road
 Floyd County Tax Parcel N15008
 Applicant/Owner: Stenanista, LLC/ Stan Bouckaert
 Requests Special Use Permit for Recreational Camp/Farm Retreat.

Stan Bouckaert spoke in favor. No one spoke in opposition.

Bennett made a motion to approve as submitted, which was seconded by Boss. The motion passed 7-0.

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

STAFF REPORTS & UPDATES:

N/A

ADJOURNMENT:

The next meeting is a scheduled meeting which will be **May 5, 2022**, at 2:30 PM, in Sam King Room.
 Chair Jones adjourned the meeting at 4:21 p.m.

Staff Reports:

- <https://ga-rome.civicplus.com/DocumentCenter/View/1887/A22-04-01>
- https://ga-rome.civicplus.com/DocumentCenter/View/1888/Z22-01-01_report
- https://ga-rome.civicplus.com/DocumentCenter/View/1889/Z22-03-05_Dodd
- https://ga-rome.civicplus.com/DocumentCenter/View/1890/Z22-04-01_report
- https://ga-rome.civicplus.com/DocumentCenter/View/1891/Z22-04-02_report
- https://ga-rome.civicplus.com/DocumentCenter/View/1892/Z22-04-05_report
- https://ga-rome.civicplus.com/DocumentCenter/View/1893/Z22-04-06_report
- https://ga-rome.civicplus.com/DocumentCenter/View/1894/Z22-04-08_NWGCampus
- https://ga-rome.civicplus.com/DocumentCenter/View/1895/Z22-04-09_report
- https://ga-rome.civicplus.com/DocumentCenter/View/1896/Z22-04-10_report
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