

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)

P – Present A – Absent Z – Zoom	<u>MEMBER</u>	<u>Notes</u>		<u>STAFF</u>
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 – Planning Dept
			P	Meredith Ulmer – Asst City Mgr
			P	Brice Wood – Asst Dir – Planning Dept

Public present: Shirley Roden, Ryan Smith, Randy Davis, Jeff Covington, Mike Payne, Jake Hager, Olivia Morley, Eric Roden (via Zoom)

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 applicants have agreed to provide but need more time. Boss asked for clarification on the run range requests. Assistant Director Wood explained that staff had requested additional information and wanted to give the applicants enough time to gather it. Frank Brown made a motion to approve the amended agenda, which was seconded by McClain. The motion passed by common consent.

FLOYD COUNTY REZONING & SPECIAL USE PERMIT APPLICATIONS:

SUP22-06-01 Special Use Permit request for 0 Chulio Rd, Rome, GA. Floyd County Tax Parcel K15Y150A. Requests a special use permit to operate a tree service on the property. Jeff Covington/Randy Davis.

Assistant Director Wood presented the application and staff recommendation of approval with conditions that use be limited to storage of company and employee vehicles, shall establish and maintain an opaque vegetative buffer along property lines shared with adjacent residentially zoned properties and shall establish and maintain a landscaped frontage on Chulio Road, permitted use shall not include storing or processing of timber, and the operation of chippers, mulchers, saws or any other tree-cutting or processing equipment. Chair Jones opened the public hearing. Jeff Covington was present to speak in favor of the application, talking about his operation, the reason for the log piles, which are waiting to be processed at another location and the mulch piles which he has been giving away to Twickenham residents. Eric Roden spoke in opposition via Zoom, talking about how the property has been operated as a storage facility and a processing center for mulch. Eric also spoke about the impact on his mother (Shirley) who lives behind and immediately adjacent. Eric asked for clarification on staff's recommendation. Assistant Director Wood commented that there is a line in the use chart that allows for ornamental shrub and tree service. Eric also spoke about the traffic conditions along Chulio Road. Shirley Roden also spoke in opposition of the application, expressing frustration about the noise coming from the applicant property. Upon rebuttal, Jeff Covington further explained his operation and asked to submit a letter for review. Logan Boss made a motion to accept the letter into service, which was seconded by Frank Brown and approved by common consent. Chair Jones closed the public hearing and opened the floor for discussion amongst the voting members. McClain questioned staff's opinion about what should be allowed by L-I and what exceeds the zoning. Director Newell and Chief Building Official James Martin explained the difference, with Martin explaining that the storage and mulching is more consistent with a solid waste transfer station. Martin went to explain that staff is seeking guidance on how to interpret what is allowed as part of a tree service. Miller asked a question to the applicant that was inaudible on the recording. Covington explained that he does work for Berry College and several other clients. Miller asked about the use of a chipper. Covington explained that the only time that a chipper would be used on the property would be for land clearing expansion on the property. McClain questioned whether the ULDC has provisions for noise associated with uses. Multiple staff answered no. Lowrey questioned what the applicant is doing that exceeds the tree service designation. McClain explained that tree service properties are predominantly used for storage of vehicles and equipment and that they do make noise early in the morning associated with cranking vehicles and testing equipment before they go out. McClain continued that storage of logs and mulch is more closely associated with an inert landfill. County Attorney Jackson confirmed that McClain's comments are consistent with staff's concerns. Brown questioned the difference between principal and accessory uses. County Attorney Jackson confirmed that the activities associated with a tree service would be considered a principal use. Boss expressed concern about the lack of ability to address the noise complaint. City Attorney Beacham reminded the voting members that they can place restrictions on an approval. Eric Roden asked to be heard and Boss asked him to speak his mind on the subject. Eric confirmed that the chief complaints are noise related, associated with vehicles and equipment. Chair Jones referred to staff's recommended limitation. Assistant Director Wood confirmed that staff's limitations were intended to address the noise complaint issues. Chief Building Official Martin explained that he has visited the site on multiple occasions during business hours and has never seen anyone there. Brown questioned whether this matter could be resolved by simply denying the SUP. Both the city and county attorney confirmed that Brown was correct. Brown made a motion to deny the Special Use Permit request, which was seconded by Anthony McClain. The motion passed 6-2.

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

Z22-06-01 Rezoning request for 3749 Martha Berry Highway, Rome, GA. Floyd County Tax Parcel J11X095 from Community Commercial to Suburban Residential. Armuchee Property Management, LLC. Senior Planner Brittany Griffin presented the application and 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. Frank Brown made a motion to approve, which was seconded by Logan Boss. The motion passed 8-0.

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

CITY OF ROME REZONING & SPECIAL USE PERMIT APPLICATIONS:

A22-06-01 Annexation request for 43 Twickenham Road, Rome, GA. Floyd County Tax Parcel J15Z278A. Requests Annexation into the city limits with no proposed change in use or zoning. Patricia Smith/Patricia & Ryan Smith. 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. Steve Miller made a motion to approve, and it was seconded by Anthony McClain. The motion passed by a vote of 8-0.

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

Z22-06-02 Rezoning request for 0 Rogers Drive, Rome, GA. Floyd County Tax Parcel H12Z609C from Community Commercial to Duplex Residential. Manis Properties Inc/Tom Sipp. Assistant Director Wood presented the application and the staff recommendation of approval with the condition that the parcel is limited to no more than 18 to 25 dwelling units and on the condition that there is no more than one point of ingress and egress on Rogers Drive and on Addington Dr. Tom Sipp 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 floor for discussion amongst the voting members. Miller commented on the frequency of 911 associated with this area and wondered aloud whether it was a good idea to add additional development to similar development that is already causing issues. Ivy Lowery made a motion to approve, which was seconded by Melissa Eldridge. The motion passed 5-3.

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

Z22-06-03 Request rezoning at 708 Lee Avenue, Rome, GA. Floyd County Tax Parcel J14G021 from High Density Traditional Residential to Multi-Family Residential. Howard Alexander. Assistant Director Wood 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. Steve Miller made a motion to approve, which was seconded by Logan Boss. The motion passed 8-0.

	MEMBER		MEMBER		MEMBER
	M - Motion		S – Second		AB – Abstained
	Tom Bennett	Y	Terry Jones	Y	Anthony McClain
S	Logan Boss		Charles Love	M	Steve Miller
Y	Frank Brown	Y	Ivy Lowrey	Y	Leanne Cook
Y	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 **July 7, 2022**, at 2:30 PM, in Sam King Room. Chair Jones adjourned the meeting at 4:10 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>