

Rome-Floyd Planning Commission MINUTES

Location: City Hall Sam King Room and Zoom

Date: Thursday, August 4, 2022

Time: 2:30 PM



CALL TO ORDER

Time convened: 2:31 p.m. by Chair Terry Jones.

Determination of Quorum (6 of 10 needed)

P – Present A – Absent Z – Zoom	MEMBER	Notes		STAFF
A	Tom Bennett		A	Jordan Allen – GIS Technician
P	Frank Brown		P	Frank Beacham/John Hawkins - City Atty
P	Leanne Cook	Arrived late at 2:35 pm	P	Brittany Griffin – HP Senior Planner
P	Melissa Eldridge		P	Bruce Ivey – Spec. Projects Mgr
P	Terry Jones	Chair	P	Chris Jackson – County Atty
P	Charles Love		A	James Martin – Bldg Official
P	Ivy Lowrey	V. Chair	P	Larry Maxxey – County Commission
A	Anthony McClain		P	Art Newell – Dir Planning Dept
P	Steve Miller		P	Randy Quick – City Commission
			A	Kayla Schaaf – Planning Dept
			P	Meredith Ulmer – Asst City Mgr
			P	Brice Wood – Asst Dir – Planning Dept Entered meeting at 3:20 pm
			P	Michelle Kite – Planning Assistant

Public present: Joe Hoffman (via Zoom), Ryan Griffin (via Zoom), Shadia Iliopouloss (via Zoom), Alan Reeves, Johnie Evans, Nathan Smith, Melani Clements, Doug Walker, Valerie Dalla

Welcome and Introduction of Visitors

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

Determination of Quorum

Planning Assistant Michelle Kite called the roll and determined that a quorum was present.

Approval of Minutes from July 2022 Meeting

Brown made a motion to approve the minutes, which was seconded by Miller. The motion passed by common consent.

Approval/Modification of the Agenda

Director Art Newell requested to remove Z22-08-03 and Z22-08-04 from the agenda as the applicant had withdrawn the application. Miller made a motion to approve the agenda with modification to remove Z22-08-03 and Z22-08-04, which was seconded by Brown. The motion passed by common consent.

FLOYD COUNTY REZONING & SPECIAL USE PERMIT APPLICATIONS:

Z22-08-02 For the property at 5110 Calhoun Hwy., Rome, GA 30161, Floyd County Tax Parcel M10Z118, requests rezoning from Suburban Residential to Light Industrial.

Chair Jones opened the public hearing. HP Senior Planner Brittany Griffin presented the application, staff report, and staff recommendation of denial. There was no one to speak in favor of the application. Johnie Evans was present to speak in opposition. Chair Jones closed the public hearing and opened the floor for discussion amongst the voting members. Miller asked for clarification as the request was broad, there was no further details in regards to the exact request of the applicant. Brown made a motion to deny, which was seconded by Miller. The motion passed by a vote of 7-0.

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

SUP22-08-03 For the property at 125 Davis Road, Cave Spring, GA 30124, Floyd County Tax Parcels F18027, F18026, and F18025, the applicant requests a special use permit to operate a facility for general outdoor entertainment/events of community interest, to include overnight events. The property being zoned Suburban Residential/Agricultural Residential.

Chair Jones opened the public hearing. HP Senior Planner Brittany Griffin presented the application, staff report, and staff recommendation of approval with the following conditions: no more than 3 events per year, no longer than 3 consecutive days (2 nights) and require a 50 ft buffer between events and the property line, all event parking to be on-site, and all event plans submitted a month prior to the event to all necessary offices (Fire, Police, Public Health, Planning Department, and others as necessary). The applicant will have to meet the General requirements found in 4.1.16.A (county). The property owner, Alan Reeves, spoke in favor. 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. Brown made a motion to approve with staff conditions, which was seconded by Love. The motion passed by a vote of 7-0.

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

CITY OF ROME REZONING & SPECIAL USE PERMIT APPLICATIONS:

Z22-08-05 For the property at 23 Chateau Dr., Rome, GA 30161, Floyd County Tax Parcels J15W469B and portions of parcels J15W470, J15W472, and J15W471 as shown on the provided plat, requests rezoning from Community Commercial (C-C) to Mutli-Family Residential.

Chair Jones opened the public hearing. HP Senior Planner Brittany Griffin presented the application, staff report and staff recommendation of approval as submitted. Joe Hoffman and Ryan Griffin spoke in favor via Zoom. 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 on the condition that tracts 1,3,6 & 7 are combined and that tract 2 shall not be rezoned and will remain C-C, which was seconded by Brown. The motion passed by a vote of 7-0.

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

SUP22-08-01 For the property at 333 Branham Ave., Rome, GA 30161, Floyd County Tax Parcels I14W491 and I14W433, requests a special use permit to use the property as a house of worship. The property being zoned High Density Traditional Residential.

Chair Jones opened the public hearing. HP Senior Planner Brittany Griffin presented the application, staff report, and staff recommendation of approval. Shadia Iliopoulou spoke in favor via Zoom. There was no one present to speak in opposition. HP Senior Planner Brittany Griffin noted that a variance would be needed for parking if approved. Chair Jones closed the public hearing and opened the floor for discussion amongst the voting members. Miller made a motion to approve with the condition that they acquire a variance for parking, which was seconded by Brown. The motion passed by a vote of 7-0.

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

Z22-08-01 For the property at 11 W. Forest St, Rome, GA 30161, Floyd County Tax Parcel J14E231, requests to rezone from Community Commercial to High Density Traditional Residential.

Chair Jones opened the public hearing. HP Senior Planner Brittany Griffin presented the application, staff report, and staff recommendation of approval. Nathan Smith was present to speak in favor. There was no one present to speak in opposition. Chair Jones closed the public hearing. Love made a motion to approve as submitted, which was seconded by Lowrey. The motion passed by a vote of 7-0.

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

SUP22-08-02 For the property at 1200 Dean Ave., Rome, GA 30161, Floyd County Tax Parcels J14J343 and J14J344, requests a special use permit to operate an indoor gun range. The property being zoned Community Commercial.

Chair Jones opened the public hearing. HP Senior Planner Brittany Griffin presented the application, staff report, and staff recommendation of approval on condition that they meet the building code, fire code and are able to obtain any/all licensing. Melani Clements was present to speak on behalf of the application and the use of baffles to keep noise down. 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. Lowrey made a motion to approve on condition that they meet the building code, fire code and are able to obtain any/all licensing., which was seconded by Love. The motion passed by a vote of 7-0.

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

STAFF REPORTS & UPDATES:

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

ADJOURNMENT:

The next meeting is a scheduled meeting which will be **September 1, 2022**, at 2:30 PM, in Sam King Room. Chair Jones adjourned the meeting at 3:58 p.m.

Staff Reports:

- <https://ga-rome.civicplus.com/DocumentCenter/View/1768/Z21-11-02-County>
- <https://ga-rome.civicplus.com/DocumentCenter/View/1769/Z22-01-03-City>
- <https://ga-rome.civicplus.com/DocumentCenter/View/1770/Z22-01-04-County>
- <https://ga-rome.civicplus.com/DocumentCenter/View/1771/Z22-01-05-County>
- <https://ga-rome.civicplus.com/DocumentCenter/View/1772/Z22-01-06-City>
- <https://ga-rome.civicplus.com/DocumentCenter/View/1773/Z22-01-07-County>