

**Rome-Floyd Planning Commission Minutes DRAFT**

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

**Date:** Thursday, January 6, 2022

**Time:** 2:30 PM



**CALL TO ORDER**

Time convened: 2:30pm by Jones

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

<b>P – Present A – Absent Z – Zoom</b>	<b>MEMBER</b>	<b>Notes</b>		<b>STAFF</b>
P	Logan Boss		Z	<b>Frank Beacham/John Hawkins</b> - City Atty
P	Frank Brown		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	Ivey 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
	Ghee Wilson		P	Meredith Ulmer – Asst City Mgr
			P	Kayla Schaaf – Transp Planning Dept
P	Tom Bennett 2:43pm		P	Brice Wood – Asst Dir – Planning Dept
			P	Doug Walker- Chief Info Officer

**Public (from sign-in sheet):**

Casey Krapfl, Josh Mandell, Monty & Diane Slaughter, Janice Hopkins, Bruce Ivey, Jimmy Byars, James Douglas, Samuel Douglas, Noree Hale, Duke Hale, Patricia Eastin, Robert Wear, Tressa Baggett, Lynn Clowers, Joe Holmes, Hollis Ledbetter, Mandy Knaak, Chris Goodwin, Jay Zandman; David Buckel, Kathy, Otis Raybon, whiney Ducaine, Troy Woodis, Craig Meeks

**Welcome and Introduction of Visitors**

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

**Approval of Agenda**

Love made a motion to approve which was seconded by Brown  
The motion passed by common consent.

**Approval of Minutes from December 2021 meeting**

Miller made a motion to approve the amended agenda, which was seconded by Boss.  
The motion passed by common consent.

**City of Rome and Floyd County Readoption of the Unified Land Development Code for calendar year 2022.**

Chair Jones opened the public hearing.

Quick adoption with no discussion.

Chair Jones closed the public hearing and opened it up for Commission comments.

Motion Carried/Denied: Carried

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	M - Motion S - Second		F - For A - Against		AB - Abstained
<b>A</b>	Logan Boss	<b>A</b>	Terry Jones	-	Anthony McClain
<b>A</b>	Frank Brown	<b>A</b>	Charles Love	<b>M</b>	Steve Miller
<b>A</b>	Melissa Eldridge	<b>S</b>	Ivey Lowrey	-	Ghee Wilson
				<b>A</b>	Tom Bennett

**ULDC Text Amendments**

- To allow for an administrative variance to reduce the road frontage requirement and the side setbacks.

Chair Jones opened the public hearing.

Brice Wood presented the proposed Amendments to the Commission and the public.

Staff Recommendation: Approval with numerous conditions. See Staff notes.

Wood explained original Omnibus Bill, which did not include road frontage

In Favor:

None present

Against:

Tressa Baggett – S-R should be more specific. Property in Rome Proper & downtown is different than property in the City fringe.

Whitney Ducaine – Staff recommendation resolves her concerns

Chair Jones closed the public hearing and opened it up for Commission comments.

Miller – Concern with Administrative Approval Lot width admin approval? This is too broad. 4 people, not 2 people for approval.

Newell, Lowrey, Brown – It is actually four (4) people; Fire Marshall, Building Official, City Engineer, & Planning Director

Lowrey – Any idea about new code?

Boss – Why are we doing this right now?

Wood – Because we have been asked to do this.

Griffin – We as Staff cannot answer this.

Love – Same question. Will this allow for infill development in inner city?

Boss – When is new code coming?

Staff – Middle Summer

Motion Carried/Denied: Motion to approve with Staff recommendations; no recommendation 4-4; frontage & sides

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

**ULDC Text Amendments**

- To allow for townhouses and duplexes along major roads, with restrictions.

Chair Jones opened the public hearing.

Brice Wood presented the proposed Amendments to the Commission and the public.

Staff Recommendation: Approval with shared ingress & egress

In Favor:

None

Against:

Lamar Renfro = Issue with kids & main roads; place ingress & egress on to the same street.

Chair Jones closed the public hearing and opened it up for Commission comments.

Maxey – What about acceleration & deceleration lane?

Wood – this is on a state route, GDOT will handle that.

Motion Carried/Denied: Approved with conditions, 7-0

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

**ULDC Text Amendments**

- To allow for an administrative variance to reduce the distance requirement between billboards.

Chair Jones opened the public hearing.

Brice Wood presented the proposed Amendments to the Commission and the public.

Love left the room

Chair Jones closed the public hearing and opened it up for Commission comments.

Motion Carried/Denied: Motion to not hear it; 7 + 1 abstain

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

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

**Z22-01-03**

**For property at 410-414 E. 1<sup>st</sup> Ave., Floyd County Tax Parcel(s) J14F062, J14F063, J14F064, J14F065, J14F066, J14F067, J14F068, J14F071, Applicant/Owner Echota Realty Company, Inc. & Buckel Design Group, LLC request(s) rezoning from Community-Commercial & Light-Industrial to Multifamily-Residential.**

Chair Jones opened the public hearing.

Brice Wood presented the facts and the application to the Commission and the public.

Staff Recommendation: Approval as recommended

In Favor:

Buckel – Design Group engineer on behalf of Ledbetter applicants. 24 front-loaded & additional 13 rear loaded; site density meets requirements. Trail access & sidewalks. Multiple letters & email in support.

Against:

None

Chair Jones closed the public hearing and opened it up for Commission comments.

Letters of support in PowerPoint

Motion Carried/Denied: APPROVED 8-0 UNANIMOUS

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	<b>M</b> - Motion <b>S</b> – Second		<b>F</b> – For <b>A</b> - Against		<b>AB</b> – Abstained
<b>S</b>	Logan Boss	<b>F</b>	Terry Jones	-	Anthony McClain
<b>F</b>	Frank Brown	<b>F</b>	Charles Love	<b>M</b>	Steve Miller
<b>f</b>	Melissa Eldridge	<b>f</b>	Ivey Lowrey	-	Ghee Wilson
				<b>F</b>	Bennett

**Z22-01-06**

**For property at 0 Woodrow Wilson Way, Floyd County Tax Parcel I13W002, Applicant/Owner The Berry Schools & Gateway Development Corporation requests rezoning from Multifamily-Residential & Community-Commercial to all being Multifamily-Residential.**

Chair Jones opened the public hearing.

Brice Wood presented the facts and the application to the Commission and the public.

Staff Recommendation: Approval as submitted

In Favor:

Jimmy Byars Realtor for Berry College  
Josh Mandell  
Josh Mando Gateway Development

Against:

Kathy Smith – Not an appropriate location for this development; Also sent an email. Against this because this is an area created for elderly living & the medical community. 210 units could have a lot of occupants. This is not an appropriate location for this type of development. This is a 55+ area, not an active lifestyle area.

Josh M -rebuttal – average 2-bedroom apartments; Highland Estates is also our property that Kathy currently lives in. Gateway will do the same as we did with Highlands ??? bringing down the area

Chair Jones closed the public hearing and opened it up for commission comments.

Lowrey – Access point? Lowrey – Access from Redmond & Woodrow Wilson?

Motion Carried/Denied: APPROVED 8-0

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

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

**SUP22-01-08**

**For property at 135 Wax Road, Floyd County Tax Parcel K17010, currently zoned Suburban Residential, Applicant/Owner Chris Goodwin requests Special Use Permit to use existing new structure for personal storage & to store lawn service equipment.**

Chair Jones opened the public hearing.

Brice Wood presented the facts and the application to the commission and the public.

Staff Recommendation: Approval with numerous conditions. See Staff notes.

In Favor:

Chris Goodwin – Looking to do a nice-looking barn. Pole barn where equipment is currently stored. Currently adjacent to a pasture

Against:

None

Chair Jones closed the public hearing and opened it up for commission comments.

Wood – In 2004, Planning Commission & Floyd County Commission approved for H&H Lawn Care on Old Calhoun.

Lowrey – Is an office going in?

Goodwin – Yes.

Miller – Does SUP follow property if sold?

Wood – Yes.

Motion Carried/Denied: APPROVED WITH CONDITIONS as Staff recommended 8-0

	<b>MEMBER</b>		<b>MEMBER</b>		<b>MEMBER</b>
	<b>M</b> - Motion <b>S</b> – Second		<b>F</b> – For <b>A</b> - Against		<b>AB</b> – Abstained
<b>S</b>	Logan Boss	<b>F</b>	Terry Jones	-	Anthony McClain
<b>F</b>	Frank Brown	<b>F</b>	Charles Love	<b>F</b>	Steve Miller
<b>F</b>	Melissa Eldridge	<b>M</b>	Ivey Lowrey	-	Ghee Wilson
				<b>F</b>	Tom Bennett

**Z21-11-01**

**For property at 1879 Pleasant Valley Rd. & 1934 Pleasant Valley Rd., Silver Creek, GA 30173, Floyd County Tax Parcel L17138 & L16240, Applicant/Owner Janice Hopkins/Estate of James Gribble requests rezoning from Suburban-Residential to Agricultural-Residential.**

Chair Jones opened the public hearing.

Brice Wood presented the facts and the application to the commission and the public.

Staff Recommendation: Approval as submitted.

In Favor:

Janice Hopkins – Applicant & owner. Originally used as agricultural. There used to be a farmhouse, but it burned down. Want to build a pole barn / cabin style structure for family gatherings.

Against:

None

Chair Jones closed the public hearing and opened it up for commission comments.

Motion Carried/Denied: APPROVED 8-0

	<b>MEMBER</b>		<b>MEMBER</b>		<b>MEMBER</b>
	<b>M</b> - Motion <b>S</b> – Second		<b>F</b> – For <b>A</b> - Against		<b>AB</b> – Abstained
<b>F</b>	Logan Boss	<b>F</b>	Terry Jones	-	Anthony McClain
<b>S</b>	Frank Brown	<b>F</b>	Charles Love	<b>M</b>	Steve Miller
<b>F</b>	Melissa Eldridge	<b>F</b>	Ivey Lowrey	-	Ghee Wilson
				<b>F</b>	Tom Bennett

**Z22-01-04**

**For property at 87 Shannon Road, Floyd County Tax Parcel L11W106, Applicant/Owner Floyd County/Bruce Ivey requests rezoning from Suburban-Residential to Heavy-Industrial.**

Chair Jones opened the public hearing.

Brice Wood presented the facts and the application to the commission and the public.

Staff Recommendation: Approval

In Favor:  
 Bruce Ivey – Floyd County  
 Missy Kendrick - RF RDA

Against:  
 None

Chair Jones closed the public hearing and opened it up for commission comments.

Motion Carried/Denied: APPROVED 8-0

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

**Z22-01-05**

**For property at 32 Pierce Hill Road, Floyd County Tax Parcel M10Y035, Applicant/Owner(s) Monty & Diane Slaughter requests rezoning from Light-Industrial to Suburban-Residential.**

Chair Jones opened the public hearing.  
 Brice Wood presented the facts and the application to the commission and the public.

Staff Recommendation: Approval

In Favor:  
 Monty Slaughter (owner)

Against:  
 None

Chair Jones closed the public hearing and opened it up for commission comments.

Motion Carried/Denied: APPROVED 8-0

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

**Z22-01-07**

**For property at 100 McHenry Drive, Floyd County Tax Parcel I15W209, Applicant/Owner McHenry Ventures LLC requests rezoning from Office-Institutional to General-Heavy-Commercial.**

Chair Jones opened the public hearing.  
 Brice Wood presented the facts and the application to the commission and the public.

Staff Recommendation: Denial due to spot zoning

In Favor:  
None

Against:  
None

Chair Jones closed the public hearing and opened it up for commission comments.

Motion Carried/Denied: DENIED 6-2

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

**STAFF REPORTS & UPDATES:**

**December 2021** Application Results. Newell updated commission.

**ADJOURNMENT:**

The next meeting is a scheduled meeting which will be **February 3, 2022**, at 2:30 PM, in Sam King Room.

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>