

**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)**

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

**Public present: Olivia Morley, James Douglas, Jason Free, Chuck Hardin, Martha Benton, Bobby Ferguson**

**Welcome and Introduction of Visitors**

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

**Approval/Modification of Agenda**

Staff requested that the agenda be modified to remove applications Z22-03-04, and Z22-03-05. Miller made a motion to approve, which was seconded by Boss. The motion passed by unanimous common consent.

**Approval of Minutes from February 2022 meeting**

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

**ULDC Text Amendment**

To allow for an administrative variance to allow for a variance to reduce the distance requirement between billboards. Assistant Director Wood presented the request and the staff recommendation of denial. Vice Chair Lowrey opened a public hearing. James Douglas was present to speak on behalf of the application stating that his companies’ goal is to be able to offer more affordable advertising to small businesses through their digital billboards. There was no one present to speak in opposition. Vice Chair Lowrey closed the public hearing and opened the floor for questions and/or comments from the commission members.

Miller made a motion to deny, which was seconded by Brown. The motion passed by a vote of 5-1, with Eldridge abstaining.

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

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

**SUP22-03-03**

For property at **202 E. 4<sup>th</sup> Ave**, Floyd County Tax Parcel J14C200, Applicant/owner Bella Vista of Rome LLC/Jason Free requests a special use permit for a multi-family residential building on a property zoned Low Density Traditional Residential.

Assistant Director Wood presented the application and the staff recommendation of approval. Vice Chair Lowrey opened the public hearing. Jason Free was present to speak on behalf of the application stating that he has renovated the building and plans to turn the former apartments in condos for sale. There was no one present to speak in opposition. Vice Chair Lowrey closed the public hearing and opened the floor for questions and/or comments from the commission members.

Miller questioned whether the building had been brought up to code. Free explained how much work and money went into bringing the building up to code.

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

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	M - Motion		S – Second		AB – Abstained
<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	<b>Y</b>	Ivy Lowrey		Ghee Wilson
<b>Y</b>	Melissa Eldridge				

**Z22-03-~~06~~ 07 (Ad shows “06”)**

For property at **44 Carter Ave**, Floyd County Tax Parcel I13Z199A, Applicant/owner Mathis & Mathis Holding Co LLC/Mike Mathis & Southern Engineering & Surveying Inc. requests rezoning from Community-Commercial to Multi-Family Residential.

Assistant Director Wood presented the application and the staff recommendation of approval. Vice Chair Lowrey opened the public hearing. Chuck Hardin was present to speak on behalf of the application. There was no one present to speak in opposition. Vice Chair Lowrey closed the public hearing and opened the floor for questions and/or comments from the commission members.

Miller questioned which street the proposed develop would front on. Hardin confirmed that the development would be accessible from North 2<sup>nd</sup> Avenue and from the existing drive aisle that services Dos Bros and True Value. Love questioned whether the proposed units would be rentals or owner occupied. Hardin stated that the units would be rentals.

Miller 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	Y	Charles Love	M	Steve Miller
S	Frank Brown	Y	Ivy Lowrey		Ghee Wilson
Y	Melissa Eldridge				

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

**Z22-03-02**

For property at **0 Alabama Highway**, Floyd County Tax Parcels F13Y148, F13Y149, F13Y150, Applicant/owner Martha Benton requests rezoning from Suburban-Residential to Community-Commercial.

Assistant Director Wood presented the application and the staff recommendation of approval. Vice Chair Lowrey opened the public hearing. Martha Benton Was present to speak on behalf of the application. There was no one present to speak in opposition. Vice Chair Lowrey closed the public hearing and opened the floor for questions and/or comments from the commission members.

Miller questioned whether the business would remain open. Benton confirmed that she is retiring and had sold the business to a new owner. Multiple comments were made by the various members about the delicious food served at the business and how it was the only great place to eat in Coosa.

Love 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	Y	Anthony McClain
Y	Logan Boss	M	Charles Love	Y	Steve Miller
Y	Frank Brown	Y	Ivy Lowrey		Ghee Wilson
Y	Melissa Eldridge				

**Z22-03-06**

For property at **45 Battle Farm Road**, the property split from Floyd County Tax Parcel J10Y110 as shown on the plat, Applicant/owner Bobby Ferguson requests rezoning from Suburban-Residential to Agricultural-Residential.

Assistant Director Wood presented the application and the staff recommendation of approval with conditions (see the staff report). Vice Chair Lowrey opened the public hearing. Bobby Ferguson was present to speak on behalf of the application. There was no one present to speak in opposition. Vice Chair Lowrey closed the public hearing and opened the floor for questions and/or comments from the commission members.

Boss questioned staff about whether the conditions would stay with the land even if the ownership changes. Asst. Director Wood confirmed that they do apply regardless of the owner. Miller asked for clarification on the conditions. Vice Chair Lowrey asked about the proposed quantity of livestock. Ferguson explained that it would be a few cows, chickens, goats and horses.

Miller 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	Y	Anthony McClain
S	Logan Boss	Y	Charles Love	M	Steve Miller
Y	Frank Brown	Y	Ivy Lowrey		Ghee Wilson
Y	Melissa Eldridge				

**Z22-03-01**

For property at **66 Old School Road NE**, Floyd County Tax Parcel(s) J12X048, Applicant/owner Federico Coralle requests rezoning from to Community-Commercial to Suburban-Residential.

Assistant Director Wood presented the application and the staff recommendation of approval. Vice Chair Lowrey opened the public hearing. There was no one present to speak in favor or opposition. Vice Chair Lowrey closed the public hearing and opened the floor for questions and/or comments from the commission members.

Miller 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
<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	<b>M</b>	Steve Miller
<b>Y</b>	Frank Brown	<b>Y</b>	Ivy Lowrey		Ghee Wilson
<b>Y</b>	Melissa Eldridge				

**STAFF REPORTS & UPDATES:**

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

**ADJOURNMENT:**

The next meeting is a scheduled meeting which will be **April 7, 2022**, at 2:30 PM, in Sam King Room. Vice Chair Lowrey adjourned the meeting at 3:32 p.m.

**Staff Reports:**

- City
  - [https://ga-rome.civicplus.com/DocumentCenter/View/1870/SUP22-03-03\\_202E4thAve](https://ga-rome.civicplus.com/DocumentCenter/View/1870/SUP22-03-03_202E4thAve)
  - [https://ga-rome.civicplus.com/DocumentCenter/View/1876/Z22-03-07\\_report](https://ga-rome.civicplus.com/DocumentCenter/View/1876/Z22-03-07_report)
  -
- County
  - [https://ga-rome.civicplus.com/DocumentCenter/View/1872/Z22-03-02\\_Alabama-Hwy](https://ga-rome.civicplus.com/DocumentCenter/View/1872/Z22-03-02_Alabama-Hwy)
  - [https://ga-rome.civicplus.com/DocumentCenter/View/1875/Z22-03-06\\_BattleFarm](https://ga-rome.civicplus.com/DocumentCenter/View/1875/Z22-03-06_BattleFarm)
  - [https://ga-rome.civicplus.com/DocumentCenter/View/1871/Z22-03-01\\_66-Old-School](https://ga-rome.civicplus.com/DocumentCenter/View/1871/Z22-03-01_66-Old-School)