

Rome-Floyd Planning Commission Agenda

Location: Zoom

Date: March 4, 2021

Time: 2:30PM



CALL TO ORDER

Determination of Quorum - Senior Planner Wood read the roll. A quorum was present.

Members present: Logan Boss, Frank Brown, Melissa Eldridge, Charles Love, Terry Jones, Ivy Lowery, Steve Miller and Tom Bennett

Members absent: Anthony McClain and Ghee Wilson

Ex-Officios present: Larry Maxxey, Randy Quick

Staff present: Artagus Newell, Brice Wood, Brittany Griffin, Sammy Rich, Gary Burkhalter, Bruce Ivey, Frank Beacham, Chris Jackson

Public present: Nita Brahmbhatt, Kissan Brahmbhatt, Colin Dunn, Missy Kendrick, Tim Lesko, Anthony Carroway, Olivia Morley

Welcome and Introduction of Visitors – Chairman Bennett welcomed the visitors and asked all guest to sign in.

Approval/Modification of Agenda - Steve Miller stated that the date of the next meeting was wrong on the agenda. Chairman Bennett stated that staff had noted the change. Agenda passed by common consent.

Approval of minutes from February meeting – The minutes were approved by common consent with no changes.

City:

A21-03-01 – Requests annexation for the property located at 160 Malone Drive, Rome, GA 30165, zoned Suburban Residential, Floyd County Tax Parcel H12Z085. Applicant/Owner: Michael Fox – Brice Wood stated that the applicant had a scheduling conflict arise. Staff would present on behalf of the applicant. Wood stated that the house was eligible for annexation. Wood presented the staff packet and application to the commission for review. Steve Miller made a motion to approve, which was seconded by Logan Boss. The motion passed by a vote of 8-0.

A21-03-02 – Requests annexation for the properties located at 3932 Martha Berry Hwy and 13 Violet Street, Rome, GA 30165, zoned Community Commercial, Floyd County Tax Parcels J11X012 and J11X013. Applicant/Owner: Nita Brahmbhatt. -- Chairman Bennett opened the public hearing and read the case file. Wood presented the staff report and application. Wood stated that the parcels were adjacent to city parcels. The property is serviced by city water, but there is no sewer on the property. Staff stated that because one parcel is less than 30,000 sq. feet the two parcels will need to be merged. The applicant has agreed to merge the parcels. Kissan Brahmbhatt, the applicant's son, stated that they want to annex into the city and build a strip mall on this location. There were no additional individuals in favor or in opposition to the application. Terry Jones wanted to question the City attorney regarding why the planning commission was reviewing annexation cases. City Attorney Frank Beacham stated that the city commission was the final body who decided the outcome of cases. The planning commission is solely a recommendary body who speaks on behalf of the public. Charles Love made a motion to approve, which was seconded by Logan Boss. The motion passed 7-1 with Ivy Lowery being the sole dissenting vote.

Z21-03-01 – Requests rezoning from Heavy Industrial/Light Industrial to Heavy Industrial for the property located at 0 Westside Industrial Blvd, Rome, GA 30165, Floyd County Tax Parcels H13X026. Applicant/Owner: Keith Bonnell/NCB Realty, LLC – Chairman Bennett opened the public hearing. Brice Wood presented the application and staff report to the commission. Wood stated that the properties were to be merged into one large property. The parcel has already been approved for the merge – it is not reflective on the map yet. Colin Dunn, on behalf of the applicant, was present to speak to the application. They are looking to expand the property and business. Missy Kendrick, with the Rome Floyd Development Authority, also spoke in favor of the application, stating that this is an existing industry and the Rome Floyd Development Authority supports this application. There were no additional people present to speak in favor or opposition. Logan Boss made a motion to approve, which was seconded by Charles Love. The motion passed 8-0.

County:

Z21-03-03 – Requests rezoning from Light Industrial/Heavy Industrial to Heavy Industrial for the property located at 0 Pinson Road, Rome, GA 30161, Floyd County Tax Parcel M10W039. Applicant/Owner: Old Castle Lawn & Garden/HK Shannon LLC – Chairman Bennett opened the public hearing. Brice Wood presented the application and staff report. Wood stated that this is a property expansion of a previously approved application. Tim Lesko spoke in favor of the application. The property addition will allow for ingress and egress onto Hwy 53 – removing ingress and egress from Calhoun Road. The applicant is waiting on the final survey in order to merge the property. Missy Kendrick, Rome Floyd County Development Authority, expressed their support for the application, stating that this is a new industry to Rome and Floyd County. There were no additional people present to speak in favor or opposition. Steve Miller stated that he likes this plan better than the previous plan. Steve Miller made a motion to approve, which was seconded by Logan Boss. The motion passed 8-0.

Z21-03-02 – Requests rezoning from Agricultural Residential to Heavy Commercial for the portion of the property shown on the plat for the property located at 9435 Alabama Highway, Rome, GA 30165, Floyd

County Tax Parcel A14003. Applicant/Owner: Darren Nicholson – Chairman Bennett opened the public hearing. Brice Wood introduced the application and presented the staff report to the commission. Wood stated that the property owner is looking to resolve an issue that is from before the adoption of the ULDC. This is an estate property that will be divided amongst two family members. The zoning is needed for the property to be divided. Anthony Carroway, attorney, spoke on behalf of the application, stating that the applicants are looking to resolve a persisting zoning issue and that a surveyor has been hired to redraw the parcel lines. There were no additional people present to speak in favor or opposition. Chairman Bennett questioned the existing zoning. Steve Miller questioned staff regarding the application and the conformity of the application. Staff stated that, regardless of conformity, the planning commission comes before the Board of Adjustment, which has always been the department's accepted process. Frank Brown made a motion to approve. Brown amended his motion to include staff comments and conditions – that the parcels must be merged. The motion was seconded by Ivy Lowery. The motion passed 8-0.

ULDC TEXT AMENDMENT:

To create a set of minimum standards for hobby farms in the Suburban Residential zoning category within the unincorporated county.

Director Newell presented the latest text amendment to the ULDC Hobby Farm update. Chairman Bennett asked for comment from the commission and public. No one spoke in favor of the text amendment. Jackie and Dan Townsend spoke against the application. Mr. Townsend spoke on behalf of the Battle Farm Subdivision, stating that chickens should not be allowed in subdivisions and that he believed the numbers on the chart should be changed. Frank Brown questioned the 1-acre minimum. County Attorney, Chris Jackson, stated that the Planning Commission has the power to recommend changes to the County Commission.

Steve Miller made a motion to approve on the condition that the chart be amended to show

No chickens will be permitted in 0-0.99 acres

1-1.4999 acres you can have 10 chickens

1.5 to 1.999 acres you can have 20 chickens

2 acres to 4.999 you can have 30 chickens

5 to 10 acres you can have 50.

Logan Boss seconded the motion. The motion passed 7-1, with Ivy Lowery being the sole dissenting vote.

Brice Wood then gave an update on the status of the previous month's applications.

Chair Bennett then made a motion to adjourn the meeting, which was approved by common consent.

Staff Report:

https://ga-rome.civicplus.com/DocumentCenter/View/1636/A210302_staff-reports

