

Rome-Floyd Planning Commission Agenda

Location: Zoom

Date: April 1, 2021

Time: 2:30PM



CALL TO ORDER

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

Members present: Frank Brown, Charles Love, Anthony McClain, Terry Jones, Ivy Lowery, Ghee Wilson, Tom Bennett

Members absent: Logan Boss, Melissa Eldridge, Steve Miller

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: Iris Kennebrew, Nannette B., Robert Owens, Rev Derrick McDaniel, Rev. H. Bernard Young, Patsy Tumlin, H. Berrien, Bobby Howard, Jimmy Byars, Cheryl Finley, Olivia Morley

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

Approval/Modification of Agenda - Brice Wood advised that the applicant for application Z21-04-03 requested that his application be tabled a few minutes before the meeting started. Charles Love made a motion to approve the modified agenda, which was seconded by Anthony McClain and passed by common consent.

Approval of minutes from February meeting – Frank Brown made a motion to approve the March minutes, which was seconded by Terry Jones and passed by common consent.

City:

A21-04-01 – Requests annexation for the property located at 34 Crosscreek Drive, Rome, GA 30165, zoned Suburban Residential, Floyd County Tax Parcel H12Z037. Applicant/Owner: Gregg Trieschman. Brice Wood presented the application, staff report and staff recommendation of approval. There was

no one present to speak on behalf of the application, or in opposition. Charles Love made a motion to approve, which was seconded by Terry Jones. The motion passed by a vote of 8-0.

Z21-04-02 – Requests rezoning from Multi-Family Residential/Community Commercial to Multi-Family Residential for the property located at 0 Woodrow Wilson Way, Rome, GA 30165, Floyd County Tax Parcel I13W002. The area to be rezoned being located between Woodrow Wilson Way, the North Rome Connector and properties owned by Harbin Clinic and BKD Rome PropCo LLC. Applicant/Owner: Gateway Development Corporation/The Berry Schools. Brice Wood presented the application, staff report and staff recommendation of approval. Troy Woods and Jimmy Byars were present to speak on behalf of the application. There was no one present to speak in opposition. Charles Love made a motion to approve, which was seconded by Terry Jones. The motion passed 8-0.

County:

SUP21-04-01 – Requests a Special Use Permit for a special event venue at 796 Wilkerson Road SW, Rome, GA 30165, Floyd County Tax Parcel H14W041, Applicant/Owner: Doug and Patsy Tumlin. Brice Wood presented the application, staff report and staff recommendation of approval with conditions. Patsy Tumlin was present to speak on behalf of the application. Cheryl Finley was present to speak about her concerns to the application, namely that such an event venue could lead to vandalism of her property. Mary Catherine Chewning, Fire Marshal, spoke about the concerns regarding access and fire prevention. Patsy Tumlin also spoke about the upgrades that need to be made to the property in order to obtain approvals from the necessary departments. Terry Jones questioned the applicant about the distance to the nearest neighbors. Tumlin stated that none of the neighbors could be seen from the venue. Charles Love made a motion to approve with the staff's limitations. Anthony McClain questioned whether the limitations could be enforce. Chris Jackson, County Attorney, explained that he did not see any issues with the limitations. Anthony McClain seconded the motion. Frank Brown questioned whether the limitations would have to be satisfied prior to the FCC vote. Wood explained that the conditions would not have to be met unless approved by the Floyd County Commission. The motion passed 4-2 with Terry Jones and Ghee Wilson voting in opposition.

Z21-04-01 – Requests rezoning from Agricultural Residential to Community Commercial for the properties located at 1201 Hwy 27, Armuchee, GA 30105, Floyd County Tax Parcels I09W028 and I09W029. Applicant/Owner: Hibbymo Properties-Armuchee LLC/L.T. McDonald. Brice Wood presented the application, staff report and staff recommendation of approval. Bobby Howard was present to speak on behalf of the application. There was no one present to speak in opposition. Terry Jones made a motion to approve, which was seconded by Ghee Wilson. The motion passed 8-0.

Brice Wood then gave an update on the status of the previous month's applications. Director Newell also announced the hobby farm ordinance amendment had been voted down by the Floyd County Commission. Director Newell also announced that a consultant had been hired to update the ULDC.

Chair Bennett then made a motion to adjourn the meeting, which was approved by common consent. The meeting adjourned at approximately 3:46 PM.

Staff Reports:

- <https://ga-rome.civicplus.com/DocumentCenter/View/1637/Z21-04-03---Gibbons-Street-City>
- <https://ga-rome.civicplus.com/DocumentCenter/View/1638/A21-04-01---Crosscreek-Dr>
- <https://ga-rome.civicplus.com/DocumentCenter/View/1639/SUP21-04-01---Tumlin-Wedding-Venue-County>
- <https://ga-rome.civicplus.com/DocumentCenter/View/1640/Z21-04-01---Hwy-27-County>
- <https://ga-rome.civicplus.com/DocumentCenter/View/1641/Z21-04-02---Woodrow-Wilson-Way-City>