

**Rome-Floyd Planning Commission MINUTES**

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

**Date:** Thursday, July 7, 2022

**Time:** 2:30 PM



**CALL TO ORDER**

Time convened: 2:30 p.m. by Chair Terry 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>
A	Tom Bennett			Jordan Allen – GIS Technician
P	Logan Boss		P	Frank Beacham/John Hawkins - City Atty
P	Frank Brown		Z	Brittany Griffin – HP Senior Planner
A	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
A	Ivy Lowrey	V. Chair	P	Larry Maxxey – County Commission
A	Anthony McClain		P	Art Newell – Dir Planning Dept
P	Steve Miller		A	Randy Quick – City Commission
P	Leanne Cook		P	Kayla Schaaf – Planning Dept
			A	Meredith Ulmer – Asst City Mgr
			P	Brice Wood – Asst Dir – Planning Dept

**Public present:** Joe Hoffman (via Zoom), Ryan Griffin (via Zoom, Olivia Morley (via Zoom), Mike Davis, Sam Evans, Jaime Castro, Bill Mullen, Bob Babcock, Mitch Williams, Agnes Williams, Marcia Lane, Nancy F., Betsy S., Carol Winkle, Colin Bennett, Craig Gaskins, Sharon Scoggins, Walt Busby, Jim Childs, Chuck Hardin, Tom Sipp

**Welcome and Introduction of Visitors**

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

**Determination of Quorum**

Assistant Director Wood called the roll and determined that a quorum was present.

**Approval of Minutes from May 2022 Meeting**

Miller requested that a spelling error be corrected. Boss made a motion to approve the minutes with Miller’s amendment, which was seconded by Vice Chair Love. The motion passed by unanimous common consent.

**Approval/Modification of the Agenda**

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

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

**SUP22-07-01 For the property at 3424 Maple Rd., Lindale, GA 30147, Floyd County Tax Parcel J16X352 requests a special use permit to operate a custom service restaurant. Current zoning Neighborhood Office Commercial (N-O-C)**

Chair Jones opened the public hearing. Assistant Director Wood presented the application, staff report, and staff recommendation of approval. Mike Davis was present to speak on behalf of the application. 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. Miller asked if the parcels were being merged to accommodate parking. Wood explained that the ULDC does not require it. Cook asked if the committee is allowed to put limitations on their motions. County attorney, Jackson answered and explained yes, the committee can out limitations on their motions.

Love made a motion to approve the Special Use Permit request, which was seconded by Boss. The motion passed by a vote of 6-0.

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

**Z22-07-02 For the property at 3686 Turkey Mtn. Rd., Rome, GA 30161, Floyd County Tax Parcel M10W047, requests to rezone from Agricultural Residential (A-R) to Light Industrial (L-I) for the portion of the property shown on the provided plat.**

Chair Jones opened the public hearing. Assistant Director Wood presented the application, staff report, and staff recommendation of approval the condition that a development plan be approved, per the Chief Building Official. The property owner, Bill Mullen, 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. Miller made a motion to approve with staff conditions, which was seconded by Boss. The motion passed by a vote of 6-0.

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

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

**Z22-07-01 For the property at 28 Lyons Dr., Rome, GA 30165, Floyd County Tax Parcel H13X255, requests to rezone from Suburban Residential (S-R) to Duplex Residential (D-R).**

Chair Jones opened the public hearing. Assistant Director Wood presented the application, staff report and staff recommendation of approval. The owner, Jamie Castro, and his realtor, Tom Sipp, spoke in favor and acknowledged the staff's recommendation. 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, which was seconded by Boss. The motion passed by a vote of 6-0.

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

**Z22-07-03 For the property at 1352 Redmond Cir., Rome, GA 30165, Floyd County Tax Parcel I12036A (portion to be subdivided from existing parcel per provided plat) Requests to rezone from Office Institutional (O-I) to Community Commercial (C-C)**

Chair Jones opened the public hearing. Assistant Director Wood presented the application, staff report, and staff recommendation of approval. Chuck Hardin spoke in favor. He explained the parcel will be developed to attract a retail center. 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. Miller made a motion to approve, which was seconded by Brown. The motion passed by a vote of 6-0.

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

**Z22-07-04 For the properties at 2524, 2781, and 0 N. Broad St, Rome, GA 30161, Floyd County Tax Parcels K13X066, K13X066A, and K12Y028, requests rezoning from Suburban Residential (S-R) to High Density Traditional Residential (HT-R).**

Chair Jones opened the public hearing. Assistant Director Wood presented the application, staff report, and staff recommendation of approval. Walt Busby spoke in favor. Carol Winkle, Sharon Scoggins, and Sam Evans spoke in opposition. Those in opposition expressed concerned about the current road infrastructure and how the conditions would be exacerbated by the proposed development. Upon rebuttal, Busby acknowledged the oppositions' concerns about the roads and explained that the density for his proposed development would actually be less than Northpoint's. Chair Jones closed the public hearing. Boss made a motion to approve, which was seconded by Love. The motion passed by a vote of 6-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	<b>M</b> - Motion		<b>S</b> – Second		<b>AB</b> – Abstained
	Tom Bennett	<b>Y</b>	Terry Jones		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	<b>Y</b>	Leanne Cook
	Melissa Eldridge				

**SUP22-07-02 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 a special use permit to convert the existing hotel into multi-family dwelling units, current zoning Community Commercial (C-C)**

Chair Jones opened the public hearing. Assistant Director Wood presented the application, staff report, and explained that staff chose to not issue a recommendation. Applicant Ryan Griffin was present via Zoom to speak on behalf of the application, explaining that this development would be similar to the Skytop loft apartments. 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. The committee discussed staff’s concerns and possible limitation that might address those concerns. Some of the ideas included potentially putting a minimum length on leases for future residences. The property developer agreed to a 12-month minimum lease requirement. Staff requested that the proposed development would also be forced to meet the same density and parking requirements as required by Multi-Family Residential Zoning. Cook made a motion to table which did not receive a second. Boss made a motion to approve, which was seconded by Miller. The motion tied 3-3. No recommendation.

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

**Z22-07-05 For the property at 107 W. 8<sup>th</sup> Ave., Rome, GA 30161, Floyd County Tax Parcel J13Y052 requests rezoning from Office Institutional (O-I) to Neighborhood Office Commercial (N-O-C)**

Chair Jones opened the public hearing. Assistant Director Wood presented the application, staff report, and staff recommendation of approval. Bob Babcock, owner, was present to speak in favor. There was no one present to speak in opposition. Love made a motion to approve, which was seconded by Brown. The motion passed by a vote of 6-0.

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

**STAFF REPORTS & UPDATES:**

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

**ADJOURNMENT:**

The next meeting is a scheduled meeting which will be **August 4, 2022**, at 2:30 PM, in Sam King Room. Chair Jones adjourned the meeting at 4:10 p.m.

**Staff Reports:**

- <https://ga-rome.civicplus.com/DocumentCenter/View/2088/SUP22-07-01---Maple-Road-County>
- <https://ga-rome.civicplus.com/DocumentCenter/View/2089/SUP22-07-02---Chateau-Dr-City>
- <https://ga-rome.civicplus.com/DocumentCenter/View/2090/Z22-07-01---Lyons-Drive-City>
- <https://ga-rome.civicplus.com/DocumentCenter/View/2091/Z22-07-02---Turkey-Mtn-Road-County>

- <https://ga-rome.civicplus.com/DocumentCenter/View/2092/Z22-07-03---Redmond-Cir-City>
- <https://ga-rome.civicplus.com/DocumentCenter/View/2093/Z22-07-04---N-Broad-City>
- <https://ga-rome.civicplus.com/DocumentCenter/View/2094/Z22-07-05---W-8th-Ave-City>
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