

**Rome-Floyd Planning Commission MINUTES**

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

**Date:** Thursday, August 3, 2023

**Time:** 2:30 PM



**PLEASE REFER TO THE VIDEO RECORDING FOR FULL DETAIL OF THE MEETING**

**CALL TO ORDER**

Time convened: 2:35 p.m. by Chair McClain.

**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		P	Frank Beacham /John Hawkins - City Atty
A	Leanne Cook		P	Brice Wood – Director – Planning Dept
P	Beth Dunay		P	Bruce Ivey – Spec. Projects Manager
A	Jake Hager		P	Chris Jackson – County Attorney
A	Vic Hixon		A	James Martin – Building Official
P	Ford Knight		P	Wright Bagby – County Ex-Officio
P	Charles Love	Vice Chair	P	Randy Quick – City Ex-Officio
P	Heath Rogers		P	Meredith Ulmer – Assistant City Manager
P	Brandie Townsend		P	Michelle Kite – Planning & Zoning Coordinator
P	Anthony McClain	Chair		

**Public present:**

Keith Beauchamp, June Aycock, Jim Harrington, Jason Loner, Alex Liddle, Raul Gonzalez, Chuck Evans, Theresa Dulay, Gail Madden, Cindy Latimer, Jose M. Rodriguez, Pat O’ Neal, Larry Maxey

**Welcome and Introduction of Visitors**

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

**Determination of Quorum**

Staff called the roll and determined that a quorum was present.

**Approval of Minutes from the July 2023 Meeting**

Rogers motioned to approve the July 2023 minutes, which Love seconded. The minutes were approved by common consent.

**Approval/Modification of the Agenda**

Staff requested to modify the agenda to remove Z23-08-03 from the agenda as the applicant has withdrawn their request. Townsend motioned to approve the agenda with modification to remove Z23-08-03 from agenda, which Rogers seconded. The motion passed by common consent.

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

**SUP23-08-04 for the property at 510 Harper Ave., Rome, GA 30161, Floyd County Tax Parcel J14E153, being zoned High Density Traditional Residential (H-T-R) requests a special use permit for duplexes.**

Director Wood presented the application, staff report, and staff recommendation. Chair McClain opened the public hearing.

No one was present to speak in favor of the application. No one was present to speak in opposition.

Chair McClain closed the public hearing and opened discussion among members.

Love made a motion to approve as submitted, which Bennett seconded. The motion passed by a vote of 7-0.

	<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>
S	Tom Bennett		Vic Hixon	Y	Heath Rogers
	Leanne Cook	Y	Ford Knight	Y	Brandie Townsend
Y	Beth Dunay	M	Charles Love		
	Jake Hager	Y	Anthony McClain		

**A23-08-05 for the property at 126 McHenry Dr., Rome, GA 30161, Floyd County Tax Parcel I15W210, requests annexation with no change in use or zoning, current zoning being Suburban Residential (S-R).**

Director Wood presented the application, staff report, and staff recommendation. Chair McClain opened the public hearing.

Jay Zandman was present via Zoom to speak in favor of the application. He would like to annex into the city for garbage service. No one was present to speak in opposition.

Chair McClain closed the public hearing and opened discussion among members.

Townsend made a motion to approve as submitted which was seconded by Rogers. The motion passed by a vote of 7-0.

	<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>
Y	Tom Bennett		Vic Hixon	S	Heath Rogers
	Leanne Cook	Y	Ford Knight	M	Brandie Townsend
Y	Beth Dunay	Y	Charles Love		
	Jake Hager	Y	Anthony McClain		

**223-08-06 for the property at 0 Technology Pkwy., Rome, GA 30161, Floyd County Tax Parcel H12W018, requests rezoning from Community Commercial (C-C) to Light Industrial (L-I).**

Director Wood presented the application, staff report, and staff recommendation. Chair McClain opened the public hearing.

Larry Maxey was present to speak in favor of the application. The property has been on the market for 25 years and no one has purchased it. The applicant provided a revised site plan that was a conceptual idea for the property. No one was present to speak in opposition.

Chair McClain closed the public hearing and opened the discussion among members.

Love made a motion to approve as presented based on the site plan submitted and to keep the 30' buffer with the natural vegetation to remain as is, which was seconded by Bennett. The motion passed by a vote of 7-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	<b>M – Motion</b>		<b>S – Second</b>		<b>AB – Abstained</b>
S	Tom Bennett		Vic Hixon	Y	Heath Rogers
	Leanne Cook	Y	Ford Knight	Y	Brandie Townsend
Y	Beth Dunay	M	Charles Love		
	Jake Hager	Y	Anthony McClain		

**Z23-08-09 for the property at 406 W 5th Ave., and 416 W 5th Ave., Rome, GA 30161, Floyd County Tax Parcels J13Y131 and J13Y132, requests rezoning from Office Institutional (O-I) to Urban Mixed Use (U-M-U).**

Director Wood presented the application, staff report, and staff recommendation. Chair McClain opened the public hearing.

Jim Harrington was present to speak in favor of the application. They would like to rezone to Urban Mixed Use (U-M-U) so they have more options for future use. No one was present to speak in opposition.

Chair McClain closed the public hearing and opened the discussion among members.

Love made a motion to approve as submitted, which was seconded by Townsend. The motion passed by a vote of 7-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	<b>M – Motion</b>		<b>S – Second</b>		<b>AB – Abstained</b>
Y	Tom Bennett		Vic Hixon	Y	Heath Rogers
	Leanne Cook	Y	Ford Knight	S	Brandie Townsend
Y	Beth Dunay	M	Charles Love		
	Jake Hager	Y	Anthony McClain		

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

**Z23-08-01 for the property at 195 Old Calhoun Hwy., Rome, GA 30161, Floyd County Tax Parcels M11X118, requests rezoning from Community Commercial (C-C) to Suburban Residential (S-R).**

Director Wood presented the application, staff report, and staff recommendation. Chair McClain opened the public hearing.

No one was present to speak in favor or in opposition of the request.

Chair McClain closed the public hearing and opened the discussion among members.

Rogers made a motion to approve as submitted, which was seconded by both Knight and Love. The motion passed by a vote of 7-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	<b>M – Motion</b>		<b>S – Second</b>		<b>AB – Abstained</b>
Y	Tom Bennett		Vic Hixon	M	Heath Rogers
	Leanne Cook	S	Ford Knight	Y	Brandie Townsend
Y	Beth Dunay	S	Charles Love		
	Jake Hager	Y	Anthony McClain		

**Z23-08-07 for the property at 0 Alabama Hwy., Rome, GA 30165, Floyd County Tax Parcel E13Y057, requests rezoning from Agricultural Residential (A-R) to Community Commercial (C-C).**

Director Wood presented the application, staff report, and staff recommendation. Chair McClain opened the public hearing.

Zack Stegall spoke via Zoom in favor of the application. He would like to place something on the property for passive income for his parents. No one was present to speak in opposition.

Chair McClain closed the public hearing and opened the discussion among members.

Love made a motion to approve as submitted, which was seconded by Rogers. The motion passed by a vote of 7-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	<b>M – Motion</b>		<b>S – Second</b>		<b>AB – Abstained</b>
Y	Tom Bennett		Vic Hixon	S	Heath Rogers
	Leanne Cook	Y	Ford Knight	Y	Brandie Townsend
Y	Beth Dunay	M	Charles Love		
	Jake Hager	Y	Anthony McClain		

**Z23-08-08 for the property at 100 McHenry Dr. (0 McHenry Dr., as listed on the Parcel Viewer), Rome, GA 30161, Floyd County Tax Parcel I15W209, requests rezoning from Office Institutional (O-I) to General Heavy Commercial (H-C).**

Director Wood presented the application, staff report, and staff recommendation. Chair McClain opened the public hearing.

Jay Barksdale spoke via Zoom in favor of the application. Alex Liddle also spoke in favor of the application in reference to using this location for storage units. No one spoke in opposition.

Chair McClain closed the public hearing and opened the discussion among members.

Love made a motion to deny without prejudice, which was seconded by Rogers.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	<b>M – Motion</b>		<b>S – Second</b>		<b>AB – Abstained</b>
Y	Tom Bennett		Vic Hixon	S	Heath Rogers
	Leanne Cook	Y	Ford Knight	Y	Brandie Townsend
Y	Beth Dunay	M	Charles Love		
	Jake Hager	Y	Anthony McClain		

**STAFF REPORT (JULY CASES AND UPDATES):**

Director Wood gave updates on July cases.

**ADJOURNMENT:**

The next meeting is a scheduled meeting which will be **September 7, 2023**, at 2:30 PM, in Sam King Room. Love made a motion to adjourn the meeting, which was seconded by Rogers. Chair McClain adjourned the meeting at 3:41 pm by common consent.

**STAFF REPORTS:**

<https://www.romea.us/DocumentCenter/View/2632/SUP23-08-04---Harper-Ave-City>

<https://www.romea.us/DocumentCenter/View/2633/A23-08-05---McHenry-Dr-City>

<https://www.romea.us/DocumentCenter/View/2635/Z23-08-06---Technology-Parkway-City>

<https://www.romea.us/DocumentCenter/View/2638/Z23-08-09---5th-Ave-City>

<https://www.romea.us/DocumentCenter/View/2634/Z23-08-01---Old-Calhoun-Hwy-County>

<https://www.romea.us/DocumentCenter/View/2636/Z23-08-07-Alabama-Hwy-County>

<https://www.romea.us/DocumentCenter/View/2637/Z23-08-08---McHenry-Dr-County>