

Rome-Floyd Planning Commission MINUTES

Location: City Hall Sam King Room and Zoom

Date: Thursday, September 1, 2022

Time: 2:30 PM



CALL TO ORDER

Time convened: 2:33 p.m. by Chair Terry Jones.

Determination of Quorum (6 of 10 needed)

P – Present A – Absent Z – Zoom	MEMBER	Notes		STAFF
A	Tom Bennett		A	Jordan Allen – GIS Technician
P	Frank Brown		P	Jacob Harper/John Hawkins - City Atty
A	Leanne Cook		P	Brittany Griffin – HP Senior Planner
P	Melissa Eldridge		A	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
P	Anthony McClain		P	Art Newell – Dir Planning Dept
P	Steve Miller		P	Randy Quick – City Commission
			A	Kayla Schaaf – Planning Dept
			P	Meredith Ulmer – Asst City Mgr
			A	Brice Wood – Asst Dir – Planning Dept
			P	Michelle Kite – Planning Assistant

Public present: Matt Harper, Rich Molnar, Gerald Richerson, Elizabeth Meur, Robert Cogger, Joe McDade, Judy McDade, Michelle Macauley, Brian Martin, Julie Chance, Pam Ferguson, Glenn Ferguson, Walt Bruby, Janna Aph, Kathy Stanley, Andy Owens, Rich Hollis, Ruth Ference, Danny Price, Wade Hoyt, Brenda Hoyt, Jacob Harper, Jill Maslanka, Bill Jones, Patricia Cox, Kenneth Cox, Sammy Rich (via Zoom), Anthony Sisler (via Zoom), Elizabeth Ryan (via Zoom), Sheryl Edwards (via Zoom), Mary Grace (via Zoom), David Spearman (via Zoom)

Welcome and Introduction of Visitors

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

Determination of Quorum

Planning Assistant Michelle Kite called the roll and determined that a quorum was present.

Approval of Minutes from August 2022 Meeting

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

Approval/Modification of the Agenda

Director Art Newell requested to remove SUP22-09-01 from the agenda as the applicant had withdrawn the application. McClain made a motion to approve the agenda with modification to remove SUP22-09-01, which was seconded by Brown. The motion passed by common consent.

FLOYD COUNTY REZONING & SPECIAL USE PERMIT APPLICATIONS:

Z22-09-02 For the property at 4462 Calhoun Hwy., Rome, GA 30161, Floyd County Tax Parcel M11X117, requests rezoning from Community Commercial to Suburban Residential.

Chair Jones opened the public hearing. HP Senior Planner Brittany Griffin presented the application, staff report, and staff recommendation of approval. Anthony Sisler was present via Zoom in favor 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. Love made a motion to approve, which was seconded by McClain. The motion passed by a vote of 6-0.

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

Z22-09-03 for the property at 3008 Alabama Hwy, Rome, GA 30165, Floyd County Tax Parcel G13W299, requests rezoning from Community Commercial to Agricultural Residential.

Chair Jones opened the public hearing. HP Senior Planner Brittany Griffin presented the application, staff report, and staff recommendation of approval. Sheryl Edwards was present via Zoom in favor 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. Brown 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>
	M - Motion		S – Second		AB – Abstained
	Tom Bennett	Y	Terry Jones	Y	Anthony McClain
	Leanne Cook	S	Charles Love	Y	Steve Miller
M	Frank Brown		Ivy Lowrey		
Y	Melissa Eldridge				

SUP22-09-02 for the property at 2277 Martha Berry Hwy (0 Berryhill Rd on the parcel viewer), Floyd County Tax Parcel H11003, requests a Special Use Permit for a residential development for the developmentally disabled. The property being zoned Agricultural Residential.

Chair Jones opened the public hearing. HP Senior Planner Brittany Griffin presented the application, staff report, and staff recommendation of approval. Dan Price 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. Brown made a motion to approve, which was seconded by Miller. The motion passed by a vote of 6-0.

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

CITY OF ROME REZONING & SPECIAL USE PERMIT APPLICATIONS:

A22-09-01 for the property at 6 Rooney Rd, Rome, GA 30165, Floyd County Tax Parcel H13J257, being zoned Suburban Residential. There is no proposed change in use or zoning.

Chair Jones opened the public hearing. HP Senior Planner Brittany Griffin presented the application, staff report and staff recommendation of approval as submitted. No one was present to speak in favor 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 made a motion to approve, which was seconded by Love. The motion passed by a vote of 6-0.

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

Z22-08-03 For the property at 0 Martha Berry Hwy., Rome, GA 30165, Floyd County Tax Parcel J11X134, requests rezoning from Suburban Residential to Multi-family Residential for the portion of the property shown on the site plan. Z22-08-04 For the property at 0 Martha Berry Hwy., Rome, GA 30165, Floyd County Tax Parcel J11X134, requests rezoning from Suburban Residential to Community Commercial for the portion of the property shown the site plan.

Chair Jones opened the public hearing. Director Artagus Newell presented the application, staff report, and staff recommendation of approval with conditions (see staff report). Michelle MaCauley and Dan Price spoke in favor of the project. Andy Owens, Brian Martin and Wade Hoyt spoke in opposition of the project citing issues with landscape buffers, water pressure and traffic. Chair Jones closed the public hearing and opened the floor for discussion amongst the voting members. Miller made a motion to deny, which was seconded by Eldridge. The motion to deny passed by a vote of 4-2.

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

Z22-09-01 for the property at 0 Martin Luther King Jr Blvd, 0 Gibbons St, 17 Gibbons St, 19 Gibbons St, 0 Gibbons St, Floyd County Tax Parcels J130059, J130060, J130061, J130062, J130063, requests rezoning from Community Commercial and High Density Traditional Residential to Urban Mixed Use.

Chair Jones opened the public hearing. Director Artagus Newell presented the application, staff report, and staff recommendation of approval. Patrick Cash and Bill Jones were present to speak in favor. There was no one present to speak in opposition. Chair Jones closed the public hearing. Brown made a motion to approve on the condition that parking meets the UMU standards, which was seconded by Love. The motion passed by a vote of 5-1.

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

Z22-09-04 for the property at 232 South Broad Street, Floyd County Tax Parcel J14E275, requests rezoning from Office Institutional to Neighborhood Office Commercial.

Chair Jones opened the public hearing. HP Senior Planner Brittany Griffin presented the application, staff report, and staff recommendation of approval. Beth Ryan was present via Zoom to speak in favor 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. 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>
	M - Motion		S – Second		AB – Abstained
	Tom Bennett	Y	Terry Jones	y	Anthony McClain
	Leanne Cook	M	Charles Love	Y	Steve Miller
S	Frank Brown		Ivy Lowrey		
Y	Melissa Eldridge				

STAFF REPORTS & UPDATES:

Updates on the disposition of the August applications will be provided at the October meeting.

ADJOURNMENT:

The next meeting is a scheduled meeting which will be **October 6, 2022**, at 2:30 PM, in Sam King Room. Chair Jones adjourned the meeting at 4:08 p.m.

Staff Reports:

- <https://ga-rome.civicplus.com/DocumentCenter/View/2227/A22-09-01>
- <https://ga-rome.civicplus.com/DocumentCenter/View/2229/SUP22-09-02>
- https://ga-rome.civicplus.com/DocumentCenter/View/2230/Z22-08-03_and_04
- <https://ga-rome.civicplus.com/DocumentCenter/View/2231/Z22-09-01>
- <https://ga-rome.civicplus.com/DocumentCenter/View/2232/Z22-09-02-Calhoun-Hwy-County>
- <https://ga-rome.civicplus.com/DocumentCenter/View/2233/Z22-09-03-Alabama-Hwy-County>
- <https://ga-rome.civicplus.com/DocumentCenter/View/2234/Z22-09-04>

