

Rome-Floyd Planning Commission MINUTES

Location: City Hall Sam King Room and Zoom

Date: Thursday, September 7, 2023

Time: 2:30 PM



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

CALL TO ORDER

Time convened: 2:30 p.m. by Chair McClain.

Determination of Quorum (6 of 10 needed)

| P – Present A – Absent Z – Zoom | <u>MEMBER</u> | <u>Notes</u> | | <u>STAFF</u> |
|--|----------------------|---------------------|---|---|
| P | Tom Bennett | | P | Frank Beacham /John Hawkins - City Atty |
| P | Leanne Cook | Arrived at 2:35 pm | P | Brice Wood – Director – Planning Dept |
| P | Beth Dunay | | A | Bruce Ivey – Spec. Projects Manager |
| A | Jake Hager | | P | Chris Jackson – County Attorney |
| P | Vic Hixon | | A | James Martin – Building Official |
| P | Ford Knight | | P | Wright Bagby – County Ex-Officio |
| P | Charles Love | Vice Chair | P | Jim Bojo – City Ex-Officio |
| P | Heath Rogers | | P | Meredith Ulmer – Assistant City Manager |
| P | Brandie Townsend | | P | Michelle Kite – Planning Technician |
| P | Anthony McClain | Chair | P | Julie Harris – Associate Planner |

Public present:

Laura Weber, Aniceto Ambrocio, Laura Pitts, Raj Patel, Romit Patel, Bob Babcock, Brent Harris, Brian Gillis, Jerry Lee Hill Jr, Sachin Patel

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 August 2023 Meeting

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

Approval/Modification of the Agenda

Love motioned to approve the Agenda, which Rogers seconded. The motion passed by common consent.

FLOYD COUNTY REZONING & SPECIAL USE PERMIT APPLICATIONS:

Z23-09-04 for the property at 2611 Shorter Ave. (2611 Alabama Hwy., as listed on the Parcel Viewer), Rome, GA 30165, Floyd County Tax Parcel G13W586, requests rezoning from Community Commercial (C-C) and Suburban Residential (S-R) to Heavy Commercial (H-C).

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

Laura Weber, Brent Harris and Brian Gillis spoke in favor of the application and were available to answer questions.

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

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

Love made a motion to approve as submitted, which was seconded by Bennett. The motion passed by a vote of 8-1.

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

Z23-09-05 for the property at 4062 New Calhoun Hwy. NE (4062 Calhoun Hwy. as listed on the Parcel Viewer), Rome, GA 30161, Floyd County Tax Parcel L12X009, requests rezoning from Heavy Industrial (H-I) to Agricultural Residential (A-R).

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

Jerry Hill was present to speak in favor of the application. No one was present to oppose the application.

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

Rogers made a motion to approve, which was seconded by Love. The motion passed by a vote of 9-0.

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

Z23-09-06 for the property at 0 Alabama Hwy., Rome, GA 30165, Floyd County Tax Parcel F13Y249, requests rezoning from Suburban Residential (S-R) to Community Commercial (C-C).

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

Kyle Sharpe was present via Zoom to speak on behalf of the application and to answer any questions. 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 on condition that Coin Operated Amusement Machines (COAM) are not allowed due to the proximity to the school, which was seconded by Knight. The motion passed by a vote of 9-0.

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

Z23-09-08 for the property at 0 Calhoun Hwy., 1813 Calhoun Hwy., 1797 Calhoun Hwy., and 0 Calhoun Rd., Rome, GA 30161, Floyd County Tax Parcels K13W035A, K13W035, K13W036 and K13W037, 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.

Karen Jordan was present to speak on behalf of the application. The parcels are zoned commercial, and the owners are unable to refinance or sell the homes because of the incorrect zoning. No one was present to speak in opposition.

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

Townsend made a motion to approve, which was seconded by Love. The motion passed by a vote of 9-0.

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

CITY OF ROME REZONING & SPECIAL USE PERMIT APPLICATIONS:

Z23-09-01 for the property at 1145 N. Broad St., Rome, GA 30161, Floyd County Tax Parcel J13O277, requests rezoning from Community Commercial (C-C) to Neighborhood Office Commercial (N-O-C).

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

Aniceto Ambrocio was present to speak on behalf of the application. There was no one present to speak in opposition.

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

Love made a motion to approve the request, which was seconded by Rogers. The motion passed by a vote of 9-0.

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

Z23-09-03 for the property at 1314 E 2nd Ave., Rome, GA 30161, Floyd County Tax Parcel J14O164, requests rezoning from Community Commercial (C-C) to High Density Traditional Residential (H-T-R).

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

Christie Burke was present to speak in favor of the application and answer any questions. No one was present to speak in opposition.

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

Hixon made a motion to approve, which was seconded by Townsend. The motion passed by a vote of 9-0.

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

Z23-09-07 for the property at 840 Turner McCall Blvd. and 715 W 2nd St., Rome, GA 30161, Floyd County Tax Parcels J13Y070 and J13Y068, requests rezoning from Community Commercial (C-C) to Urban Mixed Use (U-M-U).

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

Raj Patel and Lisa Smith were present to speak in favor of the application and answer any questions. No one was present to speak in opposition.

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

Rogers made a motion to approve, which was seconded by Knight. The motion passed by a vote of 9-0.

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

STAFF REPORT (AUGUST CASES AND UPDATES):

Director Wood gave updates on August cases.

ADJOURNMENT:

The next meeting is a scheduled meeting which will be **October 5, 2023**, at 2:30 PM, in Sam King Room. Love made a motion to adjourn the meeting. Chair McClain adjourned the meeting at 3:39 pm by common consent.

STAFF REPORTS:

<https://www.romea.us/DocumentCenter/View/2661/Z23-09-04---Shorter-Ave-County>

<https://www.romea.us/DocumentCenter/View/2662/Z23-09-05---New-Calhoun-Hwy-County>

<https://www.romea.us/DocumentCenter/View/2663/Z23-09-06---Alabama-Hwy-County>

<https://www.romea.us/DocumentCenter/View/2664/Z23-09-08---Calhoun-Hwy-County>

<https://www.romea.us/DocumentCenter/View/2665/Z23-09-01---North-Broad-Street>

<https://www.romea.us/DocumentCenter/View/2666/Z23-09-03---E-2nd-Ave>

<https://www.romea.us/DocumentCenter/View/2667/Z23-09-07---Turner-McCall-Blvd>