

Rome-Floyd Planning Commission MINUTES

Location: City Hall Sam King Room and Zoom

Date: Thursday, June 1, 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	Frank Brown		P	Brittany Griffin – HP Senior Planner
A	Leanne Cook		A	Bruce Ivey – Spec. Projects Manager
P	Vic Hixon		P	Chris Jackson – County Attorney
P	Anthony McClain	Chair	P	Jalene Franks – Building Official
P	Charles Love	Vice Chair	P	Wright Bagby – County Ex-Officio
A	Ivy Lowrey		P	Randy Quick – City Ex-Officio
Z	Brandie Townsend		P	Meredith Ulmer – Assistant City Manager
P	Heath Rogers		P	Brice Wood – Asst Dir – Planning Dept
P	Jake Hager		A	Michelle Kite – Planning & Zoning Coordinator

Public present: Taylor Ritchie, Wright Bagby, Sherry J Mulinix, Evelyn Mass, Napoleon Askew, Doug Walker, Brian Cates, Jimmy Byars, Jordan Gregory, Bonny L Askew, Adrienne Askew, Heather Seckman, Elerie Daniel, Norma Reboredo

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 May 2023 Meeting

Brown motioned to approve the May 2023 minutes, which Hager seconded. The minutes were approved by common consent.

Approval/Modification of the Agenda

Brown motioned to approve the agenda, which Hager seconded. The motion passed by common consent.

ULDC Amendment and Resolution:

An ordinance to amend the ULDC to incorporate changes to the Zoning Procedures Law under HB 1405.

Brown motioned to approve, which Bennett seconded. The motion passed by a vote of 8-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	M – Motion		S – Second		AB – Abstained
S	Tom Bennett	Y	Vic Hixon	Y	Heath Rogers
M	Frank Brown	Y	Charles Love	Y	Jake Hager
	Leanne Cook		Ivy Lowrey		
Y	Brandie Townsend	Y	Anthony McClain		

CITY OF ROME REZONING & SPECIAL USE PERMIT APPLICATIONS:

Z23-06-02 for the property at 410 E 1st St., Rome, GA 30161, Floyd County Tax Parcel J14C150, requests rezoning from Office Institutional (O-I) to Neighborhood Office Commercial (N-O-C).

Senior Planner Griffin presented the application, staff report, and staff recommendation. Chair McClain opened the public hearing. Brian Cates was present to speak on behalf of the application if there were any questions. 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 the request, which Hager seconded. The motion passed by a vote of 8-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	M – Motion		S – Second		AB – Abstained
Y	Tom Bennett	Y	Vic Hixon	Y	Heath Rogers
Y	Frank Brown	M	Charles Love	S	Jake Hager
	Leanne Cook		Ivy Lowrey		
Y	Brandie Townsend	Y	Anthony McClain		

Z23-06-04 for the property at 0 Ford St., 0 Old Lindale Rd., and 0 Blackwelder Ln., Rome, GA 30165, Floyd County Tax Parcels J15Y013, J15Y006 (portion of parcel) and J15Y011, requests rezoning from Multifamily Residential (M-R) to Heavy Industrial (H-I).

Senior Planner Griffin presented the application, staff report, and staff recommendation. Chair McClain opened the public hearing. Jimmy Byars 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 discussion among members.

Hixon made a motion to approve the request on condition that all parcels are merged with J15Y001. The merger is required to approve this application as some of the requested parcels need to meet the 5 acres required minimum. The combined parcels are roughly 2.05 acres., which Rogers seconded. The motion passed by a vote of 8-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	M – Motion		S – Second		AB – Abstained
Y	Tom Bennett	M	Vic Hixon	S	Heath Rogers
Y	Frank Brown	Y	Charles Love	Y	Jake Hager
	Leanne Cook		Ivy Lowrey		
Y	Brandie Townsend	Y	Anthony McClain		

FLOYD COUNTY REZONING & SPECIAL USE PERMIT APPLICATIONS:

SUP23-06-01 for the property at 601 Morgan Dairy Rd., (605 Morgan Dairy Rd. as listed on the Parcel Viewer), Cave Spring, GA 30124, Floyd County Tax Parcel G18003A, being zoned Agricultural Residential (A-R), requests special use permits for a campsite and farm retreat.

Assistant Director Wood presented the application, staff report, and staff recommendation. Chair McClain opened the public hearing. Andrew Devon was present to speak in favor of the application. Sherry Mullinax was present to speak in opposition in regard to traffic issues coming down the driveway. Napoleon Askew also spoke in opposition, he is in agreeance of the driveway issues, that the road is small and there would be issues for fire truck accessing. Jordan Gregory also spoke about safety and public driving over easement. Michael Farmer also spoke on safety issues and the public using easement.

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

Love made a motion to table the request, which Townsend seconded. The motion to table passed by a vote of 8-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	M – Motion		S – Second		AB – Abstained
Y	Tom Bennett	Y	Vic Hixon	Y	Heath Rogers
Y	Frank Brown	M	Charles Love	Y	Jake Hager
	Leanne Cook		Ivy Lowrey		
S	Brandie Townsend	Y	Anthony McClain		

STAFF REPORT (MAY CASES AND UPDATES):

Assistant Director Wood gave updates on May cases.

ADJOURNMENT:

The next meeting is a scheduled meeting which will be **July 6, 2023**, at 2:30 PM, in Sam King Room. Chair McClain adjourned the meeting at 4:04 pm by common consent.

STAFF REPORTS:

<https://www.rome.ga.us/DocumentCenter/View/2544/Z23-06-02>

<https://www.rome.ga.us/DocumentCenter/View/2545/Z23-06-04>

<https://www.rome.ga.us/DocumentCenter/View/2546/SUP23-06-01>