

**Rome-Floyd Planning Commission Minutes (Draft)**

**Location:** Sam King Room and Zoom

**Date:** June 3, 2021

**Time:** 2:30PM



**CALL TO ORDER**

**Determination of Quorum** - Senior Planner Wood called roll and determined that quorum was present.

**Members Present:** Tom Bennett, Steve Miller, Ivy Lowery, Logan Boss, Terry Jones, Anthony McClain, Charles Love

**Members Absent:** Melissa Eldridge, Ghee Wilson, Frank Brown

**Staff Present:** Artagus Newell, Brice Wood, Brittany Griffin, James Martin, Frank Beacham, Chris Jackson,

**Ex- Officios:** Randy Quick, Larry Maxxey

**Public Present:** Mark Cochran, Wendy Davis, Olivia Morley

**Welcome and Introduction of Visitors** - Chairman Bennet welcomed all visitors and requested that all visitors sign in.

**Approval/Modification of Agenda** - Agenda was approved by common consent.

**Approval of minutes from May meeting** - Minutes were approved by common consent. There was no discussion.

**ULDC Text Amendments:**

ULDC Omnibus Amendment to Eliminate Red Tape – Chairman Bennett opened the public hearing. Senior Planner Wood introduced the proposed amendment and explained the background. Wood stated that staff had worked together to come up with a list of red tape issues within the ULDC that could be quickly and easily remedied to aid housing development between now and the time in which the new ULDC will be adopted. Steve Miller questioned staff and asked when the completed ULDC will be finished? Director Newell stated 14 to 18

months. Steve Miller questioned the removing of the lot size minimum and septic tanks. Wood stated that the septic tank placement will decide the minimum lot size. Miller stated that he wondered if removing a minimum lot size will cause issue with septic tank placement. James Martin said that a septic tank permit must be pulled. Wendy Davis stated that county does not have a minimum lot size. Larry Maxxey stated questioned setbacks. Wood stated that staff is not looking to change setback requirements. Steve Miller questioned the road frontage requirement and minimum lot width requirement. Miller stated concern with firetruck access. Maxey questioned setbacks from road. Wood restated that setback will not be changed. Logan Boss stated that he was in favor of the proposal and believes it will produce smaller, more affordable homes and assist with urban sprawl. Ivy Lowery questioned building setback on major arterial roads. Lowery stated 150 feet was required. Newell confirmed that she was correct. Lowery questioned the setback on minor streets also. Newell stated that staff was not looking at changing that information. Lowery stated that if minimum lot size was reduced but all these requirements were in place then there are still multiple requirements. Newell stated that all staff is looking at is removing minimum lot size, development will still have to meet all other requirements. Lowery stated that it was still difficult to build with road frontage requirements on major arterial. James Martin stated that this issue could be handled by variances. Boss stated that the changes proposed are more for infill development within the city. Terry Jones asked Newell if the 150 feet reduction could go to the ULDC committee for review. Newell stated that those changes need to come from engineering and will need the city and county engineer approval before that is presented to the committee or commission. Wood and Martin pointed out the available lots in South Rome that are already preexisting and could be built upon. Chairman Bennett asked if anyone was present to speak in favor. Mark Cochran spoke in favor. City Attorney Frank Beacham clarified that Cochran was speaking as a private citizen not as an elected official. Cochran stated that that as a citizen he believed that fixing the housing crisis was a big issue. Cochran stated that he believed that the ULDC was a hot mess. Cochran stated that he believed they should eliminate minimum lot width, minimum lot depth, and reduce setbacks. There was no one in opposition. Chairman Bennett closed the public hearing. Motion to approved as submitted by staff by Terry Jones. Second by Lowery. Logan Boss asked if Cochran's suggestions could be included in the motion. James Martin stated that there would be issues with driveways and engineering needed to weigh in before we moved forward with these added suggestions. Jones confirmed that his motion was as submitted and did not include Cochran's suggestion. Motion carried with a 7-0 vote.

ULDC Craft or Micro Distillery, Brewery or Winery. Chairman Bennett opened the public hearing. Senior Planner Brice Wood introduced the amendment and explained why this was brought before the commission. Ivy Lowery questioned the UC zoning district as it was not included on the amendment. Newell and Wood stated that the amendment should include HC – it's omission was a staff error. Frank Beacham state that we will add a dot to the HC column.

Motion to approved with the amended HC addition by Terry Jones. Second by Boss. Motion carried with a 7-0 vote.

### **STAFF REPORTS & UPDATES:**

Brice Wood gave an update on the disposition of the previous month's applications.

MLK/Gibbons Street rezoning – Motion to approve failed.

Turner Bend Road rezoning – Approved.

Sagewood Drive backyard chicken SUP – Denied.

Old Summerville Rd residential cluster SUP – Approved w/ conditions.

Lee Avenue rezoning – Approved.

Solar farm SUP – Denied. – Terry Jones asked for future guidance regarding solar farms from Commissioner Maxxey. Maxxey stated that this particular application was inconsistent with the future land use map. Chris Jackson expanded upon the difference between solar farms and solar arrays.

Lavender Drive rezoning - Approved.

### **ADJOURNMENT**

The next meeting is a called meeting which will be June 14, 2021, at 2:30 PM, in the Sam King Room. Chair Bennett made a motion to adjourn, which was seconded by Terry Jones and passed by common consent.

Staff Reports:

- <https://ga-rome.civicplus.com/DocumentCenter/View/1663/SUP21-06-02>
- <https://ga-rome.civicplus.com/DocumentCenter/View/1664/Z21-06-02>
- <https://ga-rome.civicplus.com/DocumentCenter/View/1665/A21-06-01>
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