

## **Rome-Floyd Planning Commission Minutes**

**Location:** Sam King Room and Zoom

**Date:** June 14, 2021 **Time:** 2:30PM



**CALL TO ORDER** - Chairman Bennett called the meeting to order at 2:30 pm.

**Determination of Quorum** – Senior Planner Brice Wood called roll. A quorum was met.

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

**Members Absent:** Melissa Eldridge, Ghee Wilson, Anthony McClain

**Staff Present:** Artagus Newell, Brice Wood, Brittany Griffin, Meredith Ulmer, Frank Beacham, Chris Jackson, Bruce Ivey

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

Public Present: Doug Walker, Charlie Ables, Frank Davis

**Welcome and Introduction of Visitors** - Chairman Bennett welcomed all visitors and requested that all visitors sign in. Chairman Bennett introduced new Assistant City Manager Meredith Ulmer to the commission.

**Approval/Modification of Agenda** - The agenda was approved by commission consent.

### **CITY OF ROME APPLICATIONS:**

**A21-06-01** – Requests to annex the property located at 419 Hwy 411, Rome, GA 30161, Floyd County Tax Parcel K15X273, being zoned Community Commercial. Applicant/Owner: Donald Evans

Chairman Bennett introduced the case. Senior Planner Brice Wood presented the case and the facts to the Planning Commission. Wood stated that the parcel is zoned community commercial and there is no proposed change in zoning. The request comes with a recommendation of approval from Planning Staff. No one was present to speak in favor of the application. An adjacent property owner showed up in response to the proposed zoning change. He was neither in favor nor against the application. Motion to approve by Steve Miller. Second by Terry Jones. The motion carried with a 7-0 vote.

**Z21-06-02** – Requests to rezone from Community Commercial to Low Density Traditional Residential for the property located at 521 South Broad Street, Rome, GA 30161, Floyd County Tax Parcel J14E127. Applicant/Owner: Chris Forino. Chairman Bennett introduced the case. Senior Planner Brice Wood presented the case and facts to the Planning Commission. The applicant, Chris Forino, was not present to speak towards the application. There was no opposition to the application. Motion to approve by Charles Love. Second by Ivy Lowery. The motion carried with a 7-0 vote.

**SUP21-06-02** – Requests a special use permit for a duplex for the property located at 226 Grady Avenue, Rome, GA 30161, currently zoned High Density Traditional Residential, Floyd County Tax Parcel J13P197. Applicant/Owner: Tiffany Scott. Chairman Bennett introduced the case. Senior Planner Brice Wood presented the case and facts to the Planning Commission. The application is for the installation of a one (1) structure duplex with two (2) units to be installed on a vacant parcel. The structure on the parcel has been demolished. The applicant, Tiffany Scott, was present to speak to the application. Ms. Scott stated that she is looking to develop the home with the visual of a single-family home. This structure and lot will be for sale. Ms. Scott stated that she is looking to sell this development and is looking to develop the lot for a homeowner to be able to rent out the additional unit. At a later point in time, Ms. Scott stated that she would like to look into an ADU/ARU for the rear of the parcel. Commissioner Charles Love stated he liked the visual of the structure. Love stated that he believed this is a good example for density within the North Rome area. Love stated that he believed this development is perfect for the area. Ms. Scott stated that she will be looking into doing future development s such as this within the area – this is what her architecture background and thesis was in – Ms. Scott is looking into introducing additional affordable housing within the area. Commissioner Terry Jones agreed with Commissioner Love. Commissioner Terry Jones moved to approve. Second by Commissioner Brown. There was discussion by Commissioner Steve Miller regarding lot. Associate Planner Brittany Griffin stated that the parcel is grandfathered in and eligible for development. Legal non-conforming is removed from a parcel when the parcel lines are changes, not when the zoning is changed.

The Rome City Commission will conduct a Public Hearing on Monday, June 28, 2021, at 6:30 PM in the Commission Chambers, top Floor, Rome City Hall, 601 Broad St., Rome, GA 30161, or as otherwise directed by the Rome City Commission, pursuant to any applicable law or order by state, federal, or local authorities, to act on the recommendations made by the Planning Commission. The meetings are open to the public. All documents are available for public review.

**STAFF REPORTS & UPDATES:**

UDC Kick-off Meeting scheduled for July 15<sup>th</sup>, 6:00 – 8:30 PM, Rome Civic Center. Anthony McClain reappointed by Floyd County.

**ADJOURNMENT**

Chair Bennett adjourned the meeting after a motion from Logan Boss, a second from Terry Jones and approval by common consent. The next meeting will be July 1, 2021, at 2:30 PM, in the Sam King Room.