

**Rome-Floyd Planning Commission MINUTES**

**Location:** City Hall Sam King Room and Zoom

**Date:** Thursday, July 6, 2023

**Time:** 2:30 PM



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

**CALL TO ORDER**

Time convened: 2:34 p.m. by Chair McClain.

**Determination of Quorum (6 of 10 needed)**

<b>P – Present A – Absent Z – Zoom</b>	<b><u>MEMBER</u></b>	<b><u>Notes</u></b>		<b><u>STAFF</u></b>
P	Tom Bennett		P	Frank Beacham /John Hawkins - City Atty
P	Frank Brown		P	Brittany Griffin – HP Senior Planner
P	Leanne Cook		P	Bruce Ivey – Spec. Projects Manager
P	Vic Hixon		P	Chris Jackson – County Attorney
P	Anthony McClain	Chair	A	James Martin – Building Official
P	Charles Love	Vice Chair	P	Wright Bagby – County Ex-Officio
P	Beth Dunay		P	Randy Quick – City Ex-Officio
Z	Brandie Townsend		P	Meredith Ulmer – Assistant City Manager
P	Heath Rogers		P	Brice Wood – Director – Planning Dept
P	Jake Hager		P	Michelle Kite – Planning & Zoning Coordinator

**Public present:**

Marcia Lane, Scott Preston, Barry & Wes Henderson, Carolyn Tillman, Billy Fricks, David Beard, James & Emily Colston, Chris Goodwin, Mike Brownlow, James Davenport, Bryce Wood, Sam Evans, Lynn Terrell, James Terrell, Debbi West, Sherri Hooper, Lydell & Barbara Whittle, David Mullinax, Grant Lewis, Tommy Townsel, Rus Dyer, James W. Howell, Jr., Bryan Shealy, Lori Davidson, Allen Godfrey, Adam Colston, Crystal Colston, Todd Cochran, T Willis, Jonathan Baggett, Gary L. Jeschke, Mary Jo Jeschke, Shawn Wilbanks, Brad Burgess

**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 June 2023 Meeting**

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

**Approval/Modification of the Agenda**

Staff requested to reverse the order of applications to be presented. Love motioned to approve the agenda with modification to order of applications presented, which Rogers seconded. The motion passed by common consent.

**FLOYD COUNTY REZONING & SPECIAL USE PERMIT APPLICATIONS:**

**SUP23-07-04 for the property at 725 Bailey Rd. and 0 Old Taylorsville Rd., Rome, GA 30161, Floyd County Tax Parcels M17052 and M17037, being zoned Agricultural Residential (A-R), requests a special use permit for a recreational/commercial sporting clays facility.**

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

James Colston was present to speak in favor of the application and answer any questions. Mike Brownlow, Barry Henderson, Chris Goodwin, and Scott Preston were present to give support in favor of the application.

Gary and Mary Jo Jeschke were present to speak in opposition of the request. They voiced concern over noise and how this will affect the domestic and wild animals in the area, as well as what this will look like future state. Alan Godfrey also spoke in opposition to the request in concerns to the future growth of the business.

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

Love made a motion to approve with staff conditions, which Brown seconded. The motion passed by a vote of 8-1. Staff marked Townsend as Abstained on this vote due to audio issues with Zoom. Staff conditions as follows: (1) that any/all shooting and fields of fire maintain a setback of 200 feet from any/all property lines; (2) that the proposed development adhere to any/all EPA/EPD requirements for shooting sports; (3) that the proposed use be limited to sporting clays and other shotgun-only activities.

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

**CITY OF ROME REZONING & SPECIAL USE PERMIT APPLICATIONS:**

**Z23-07-05 for the property at 2524 N Broad St. and 0 N Broad St., Rome, GA 30161, Floyd County Tax Parcels K13X066 and K13X065, requests rezoning from High Density Traditional Residential (H-T-R) and Suburban Residential (S-R) to Multifamily Residential (M-R).**

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

Mark Stovall was present to speak in favor of the application and answer any questions.

Marcia Lane spoke in opposition to express concern regarding road and traffic issues and safety for school buses. Debbie West also spoke in opposition to the request in reference to safety concerns and the need to widen the road. Sam Evans also spoke in opposition with concern for the road.

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

Love made a motion to deny the request without prejudice, which Hager seconded. The motion resulted in a tie vote of 5-5. No recommendation will be forwarded.

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

**Z23-07-03 for the property at 1120 E. 2<sup>nd</sup> Ave., Rome, GA 30161, Floyd County Tax Parcel J14J346, requests rezoning from Community Commercial (C-C) to High Density Traditional Residential (H-T-R).**

Senior Planner Griffin presented the application, staff report, and staff recommendation. Chair McClain opened the public hearing. Lori Davidson was present to speak on behalf of the application. They need to rezone so they can list the property and so a potential buyer will be able to get a loan to purchase. 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, which Rogers seconded. Staff marked Townsend as Abstained on this vote due to audio issues with Zoom. The motion passed by a vote of 8-0.

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

**Z23-07-02 for the property at 9 Ross St. and 15 Ross St., Rome, GA 30161, Floyd County Tax Parcels J13O120 and J13O121, being zoned High Density Traditional Residential (H-T-R), requests a special use permit for duplexes.**

Senior Planner Griffin presented the application, staff report, and staff recommendation. Chair McClain opened the public hearing. No one 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 as submitted, which Rogers seconded. The motion passed by a vote of 9-0.

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

**Z/SUP23-07-01 for the property at 0 Addington Ct. and 1 B Addington Ct., Rome, GA 30165, Floyd County Tax Parcels H12Z668 and H12Z667, requests rezoning from Light Industrial (L-I) to Suburban Residential (S-R) and requests a special use permit for a manufactured home.**

Senior Planner Griffin presented the application, staff report, and staff recommendation. Chair McClain opened the public hearing. No one was present to speak in favor of the application. No one was present in opposition.

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

Hager made a motion to approve the request to rezone, which Brown seconded. Staff marked Townsend as Abstained on this vote due to audio issues with Zoom. The motion passed by a vote of 8-0.

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

Brown made a motion to deny the SUP request, which Hixon seconded. Staff marked Townsend as Abstained on this vote due to audio issues with Zoom. The motion resulted in a tie vote of 4-4. No recommendation will be forwarded for the SUP request.

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

**STAFF REPORT (JUNE CASES AND UPDATES):**

Senior Planner Griffin gave updates on June cases.

**ADJOURNMENT:**

The next meeting is a scheduled meeting which will be **August 3, 2023**, at 2:30 PM, in Sam King Room.

Chair McClain adjourned the meeting at 4:16 pm by common consent.

**STAFF REPORTS:**

<https://www.romea.us/DocumentCenter/View/2559/ZSUP23-07-01---Addington---City>

<https://www.romea.us/DocumentCenter/View/2555/SUP23-07-02---Ross-Street---City>

<https://www.romea.us/DocumentCenter/View/2557/Z23-07-03---2nd-Ave---City>

<https://www.romea.us/DocumentCenter/View/2556/SUP23-07-04---Bailey-Rd---County>

<https://www.romea.us/DocumentCenter/View/2558/Z23-07-05---N-Broad-Ext>