

Rome-Floyd Planning Commission Agenda

Location: City Commission Chambers and Zoom

Date: August 5, 2021

Time: 1:00 PM



CALL TO ORDER

Determination of Quorum (6 needed)

P – Present A – Absent Z – Zoom	MEMBER	Notes		STAFF
P	Tom Bennett			Jordan Allen – GIS Planning
P	Logan Boss		P	Frank Beacham/ <u>John Hawkins</u> - County Atty
P	Frank Brown		P	Brittany Griffin – HP Planning Dept
P	Melissa Eldridge		P	Bruce Ivey – County Mgr
A	Terry Jones		P	Chris Jackson – City Atty
P	Charles Love		P	James Martin – Bldg Official
A	Ivey Lowrey		P	Larry Maxxey – County Commission
P	Anthony McClain		P	Art Newell – Dir Planning Dept
P	Steve Miller		A	Randy Quick – City Commission
A	Ghee Wilson		P	Meredith Ulmer – Asst City Mgr
			Z	Kayla Schaaf – Transp Planning
			P	Brice Wood – Sr Planner – Planning Dept
			P	Craig McDaniel – personal interest

Public (from sign-in sheet)

Missy Kendrick, Danny Price, ward Wight, Will Byington, Kay Martynuska, Doug Weston, Sandra Swinford,, John Patel, Joe Hoffman, Terence Lang, James Martin, James Meers, Mark Trammell, Chuck Hardin, Thad Watters, Craig McDaniel, Chad Liddle, Regina Laney, Sid Wright, David Henderson

Welcome and Introduction of Visitors

Chair Bennett welcomed the public to the meeting and requested that all visitors sign in.

Approval/Modification of Agenda

	MEMBER		MEMBER
	MA – Motion Approved S – Second C – Common Consent		
C	Tom Bennett	C	Charles Love
C	Logan Boss	X	Ivey Lowrey
S	Frank Brown	C	Anthony McClain
C	Melissa Eldridge	MA	Steve Miller
X	Terry Jones	X	Ghee Wilson

Approval of Minutes from July Meeting

	MEMBER		MEMBER
	MA – Motion Approved S – Second C – Common Consent		
C	Tom Bennett	C	Charles Love
M	Logan Boss	X	Ivey Lowrey
C	Frank Brown	C	Anthony McClain
C	Melissa Eldridge	S	Steve Miller
X	Terry Jones	X	Ghee Wilson

CITY OF ROME REZONING & SPECIAL USE PERMIT APPLICATIONS:

A21-08-01 – Requests annexation for the property located at 0 High Street, 0 Sunset Drive, 109 Sunset Drive, Rome, GA 30161, Floyd County Tax Parcel J15W060, J15W059, J15W058, J15W054, Zoned Heavy Commercial. Applicant/Owner: Courtesy Ford Lincoln of Rome/Courtesy Properties

Chair Bennett opened the public hearing.
 Senior Planner Wood presented the application to the commission. Wood stated that the request is solely for annexation at this time. The applicant will be applying for rezoning next month.
 Jonathan Hedrick, applicant, present to speak in favor of the application.
 Chair Bennett closed the public hearing and opened it up for commission comments.
 In Favor: Jonathan Headrick
 Motion Carried: 8-0

	MEMBER		MEMBER		MEMBER
	MA - Motion to Approve MD – Motion to Deny		S – Second F – For A - Against		AB – Abstained X - Absent
F	Tom Bennett	F	Terry Jones	F	Anthony McClain
S	Logan Boss	F	Charles Love	MA	Steve Miller
F	Frank Brown	F	Ivey Lowrey	F	Ghee Wilson
F	Melissa Eldridge				

A21-08-02 – Requests annexation for the property located at 125 Harrison Road, Rome, GA 30165, Floyd County Tax Parcel H12Y657, zoned Suburban Residential. Applicant/Owner: Robert Brownlow

Chair Bennett opened the public hearing.
 Senior Planner Wood presented the application to the commission. Wood stated that the request is solely for annexation and there are no plans for rezoning.
 Chair Bennett closed the public hearing and opened it up for commission comments.
 Motion Carried: 8-0

	MEMBER		MEMBER		MEMBER
	MA - Motion to Approve MD – Motion to Deny		S – Second F – For A - Against		AB – Abstained X - Absent
F	Tom Bennett	X	Terry Jones	MA	Anthony McClain
S	Logan Boss	F	Charles Love	F	Steve Miller
F	Frank Brown	F	Ivey Lowrey	X	Ghee Wilson
F	Melissa Eldridge				

A21-08-03 – Requests annexation for the property located at 510 Burnett Ferry Road, Rome, GA 30165, Floyd County Tax Parcel H13Y555, zoned Suburban Residential. Applicant/Owner:

Merroll Smith/Merroll & Faye Smith
 Chair Bennett opened the public hearing.
 Senior Planner Wood presented the application to the commission. Wood stated that the request is solely for annexation and there is no proposed change in use of zoning.
 Chair Bennett closed the public hearing and opened it up for commission comments.
 Motion Carried: 8-0

	MEMBER		MEMBER		MEMBER
	MA - Motion to Approve MD – Motion to Deny		S – Second F – For A - Against		AB – Abstained X - Absent
F	Tom Bennett	X	Terry Jones	F	Anthony McClain
S	Logan Boss	MA	Charles Love	F	Steve Miller
F	Frank Brown	F	Ivey Lowrey	X	Ghee Wilson
F	Melissa Eldridge				

SUP21-08-02 – Requests a Special Use Permit for a helipad for the property located at 304 Turner McCall Blvd, Rome, GA 30161, Floyd County Tax Parcel J13Y219, zoned Office

Institutional. Applicant/Owner: Will Byington/Hospital Authority of Floyd County
 Chair Bennett opened the public hearing.
 Senior Planner Wood presented the application to the commission.

Will Byington, agent on behalf of owner, present to speak in favor of the application.

No opposition.

Chair Bennett closed the public hearing and opened it up for commission comments.

Motion Carried: 8-0

	MEMBER		MEMBER		MEMBER
	MA - Motion to Approve MD – Motion to Deny		S – Second F – For A - Against		AB – Abstained X - Absent
F	Tom Bennett	X	Terry Jones	F	Anthony McClain
S	Logan Boss	MA	Charles Love	F	Steve Miller
F	Frank Brown	F	Ivey Lowrey	X	Ghee Wilson
F	Melissa Eldridge				

SUP21-01-02 – Requests a Special Use Permit for multi-family residential for the property located at 21 Chateau Drive, Rome, GA 30161, zoned Community Commercial, Floyd County Tax Parcel J15W470. Applicant/Owner: John Patel

Chair Bennett opened the public hearing.

Senior Planner Wood presented the application to the commission.

Joe Woffman, agent on behalf of the applicant, spoke in favor of the application. Woffman stated that they have enough room to accommodate parking.

John Patel, applicant, and owner was present to speak in favor of the application. Patel stated that this is a reuse and renovation project which will involve the changing of hotel suites into micro apartments.

Chair Bennett closed the public hearing and opened it up for commission comments.

Motion to approve with staff recommendation and conditions.

In favor: Joe Hoffman Atty, John Patel

*Motion Carried: 8-0 *Approval with conditions

	MEMBER		MEMBER		MEMBER
	MA - Motion to Approve MD – Motion to Deny		S – Second F – For A - Against		AB – Abstained X - Absent
F	Tom Bennett	X	Terry Jones	F	Anthony McClain
MA	Logan Boss	S	Charles Love	F	Steve Miller
F	Frank Brown	F	Ivey Lowrey	X	Ghee Wilson
F	Melissa Eldridge				

Z21-07-05 – Requests rezoning from Community Commercial to Multi-Family Residential for the properties located at 0 Dodd Blvd and 0 Hwy 411, Rome, GA 30161, Floyd County Tax Parcels J15W456, J15W455, K15X027 and K15X021. Applicant/Owner: Jim Chapman

Communities/FNC Bank

Chair Bennett opened the public hearing.

Senior Planner Wood presented the application to the commission.

Terrence Long, on behalf of the applicant, spoke in favor of the application.

Chair Bennett closed the public hearing and opened it up for commission comments.

Steve Miller questioned the “age targeted” term used in the application.

For: Terrence Long

Motion Carried: 8-0

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	MA - Motion to Approve MD – Motion to Deny		S – Second F – For A - Against		AB – Abstained X - Absent
F	Tom Bennett	X	Terry Jones	S	Anthony McClain
F	Logan Boss	MA	Charles Love	F	Steve Miller
F	Frank Brown	F	Ivey Lowrey	X	Ghee Wilson
F	Melissa Eldridge				

FLOYD COUNTY REZONING & SPECIAL USE PERMIT APPLICATIONS

Z21-07-06 – Requests rezoning from Agricultural Residential to Heavy Industrial for the property located at 0 Huffaker Road, Rome, GA 30165, Floyd County Tax Parcel F12040. Applicant/Owner: Jeff Grant.

Chair Bennett opened the public hearing.

Senior Planner Wood presented the application to the commission.

Ward White, on behalf of the applicant, spoke in favor of the application.
 Missy Kendrick, on behalf of the Rome-Floyd Development Authority, spoke in favor of the application.
 Chair Bennett closed the public hearing and opened it up for commission comments.
 Kay Martynuska adjacent neighbor, spoke in opposition of application.
 Danny Price, on behalf of Berry College, had a question regarding if mining was on the property and how the regrading was handled.
 White was permitted rebuttal.
 Chair Bennett closed the public hearing and opened it up for commission comments.
 Logan Boss stated that he believed that an industrial park at this location is not the best use for the surrounding neighborhood and may have ecological impacts.
 McClain question the current ROW with on Huffaker.
 Bennett discussed ROW acquisition and expansion that was discussed by the county years ago.
 For: Ward White, Missy Kendrick
 Against: Kaye M, Danny Price, Boss Bennett
 Motion Carried: 8-0

	MEMBER		MEMBER		MEMBER
	MA - Motion to Approve MD – Motion to Deny		S – Second F – For A - Against		AB – Abstained X - Absent
F	Tom Bennett	X	Terry Jones	F	Anthony McClain
F	Logan Boss	S	Charles Love	MA	Steve Miller
F	Frank Brown	F	Ivey Lowrey	X	Ghee Wilson
F	Melissa Eldridge				

Z21-08-08 – Requests rezoning from Heavy Industrial to Suburban Residential for the property located at 0 Huffaker Road, Rome, GA 30165, Floyd County Tax Parcels G12Y015, G12Y045. Applicant/Owner: Jeff Grant
 Chair Bennett opened the public hearing.
 Senior Planner Wood presented the application to the commission.
 Ward White, applicant, and owner was present to speak in favor of the application.
 Sandra Swinford , adjacent property owner, spoke in opposition of the application. Sandra Swinford spoke about the tree removal. She is now experiencing flooding as well as 4 other properties. Sandra Swinford stated that she is concerned about the types of houses that will be developed and the size of the lots. Sandra Swinford is concerned with property devaluation.
 David Henderson, adjacent property owner, is concerned regarding the flooding issue and inquired as to how it will be addressed.
 Ward White had time for rebuttal. White stated that the parcel will have a healthy buffer between existing home and new homes to be developed.
 Bennett closed the public hearing and opened it up for commission comments.
 For: Ward, White
 Against: Sandra Swinford, David Henderson
 Motion Carried: 8-0

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	MA - Motion to Approve MD – Motion to Deny		S – Second F – For A - Against		AB – Abstained X - Absent
F	Tom Bennett	X	Terry Jones	F	Anthony McClain
MA	Logan Boss	S	Charles Love	F	Steve Miller
F	Frank Brown	F	Ivey Lowrey	X	Ghee Wilson
F	Melissa Eldridge				

SUP21-08-01 – Requests a special use permit for miniature warehouses for the property located at 2535 Shorter Avenue, Rome, GA 30165, Floyd County Tax Parcels H13X374, H13X371, H13X373. Applicant/Owner: Doug Weston III/Gary Smith Sandra Saniford, David Henderson
 Chair Bennett opened the public hearing.
 Senior Planner Wood presented the application to the commission.
 Doug Weston, owner, present to speak in favor of the application.
 No opposition.
 Chair Bennett closed the public hearing and opened it up for commission comments.
 Motion Carried: 7-0

	MEMBER		MEMBER		MEMBER

	MA - Motion to Approve MD – Motion to Deny		S – Second F – For A - Against		AB – Abstained X - Absent
F	Tom Bennett	X	Terry Jones	F	Anthony McClain
F	Logan Boss	AB	Charles Love	MA	Steve Miller
F	Frank Brown	S	Ivey Lowrey	X	Ghee Wilson
F	Melissa Eldridge				

Z21-08-05 – Requests rezoning from Suburban Residential to Heavy Industrial for the property located at 0 Elliot Drive, Rome, GA 30165, Floyd County Tax Parcel G12Z001. Applicant/Owner: Daniel Price/Berry College, Inc.

Chair Bennett opened the public hearing.

Senior Planner Wood presented the application to the commission.

Danny Price, applicant on behalf of owner, was present to speak in favor of the application.

No opposition.

Chair Bennett closed the public hearing and opened it up for commission comments.

For: Danny Price, Missy Kendrick

Motion Carried: 8-0

	MEMBER		MEMBER		MEMBER
	MA - Motion to Approve MD – Motion to Deny		S – Second F – For A - Against		AB – Abstained X - Absent
F	Tom Bennett	X	Terry Jones	S	Anthony McClain
MA	Logan Boss	AB	Charles Love	MA	Steve Miller
F	Frank Brown	S	Ivey Lowrey	X	Ghee Wilson
F	Melissa Eldridge				

Z21-08-12 – Requests rezoning from Suburban Residential to Multi-Family Residential for the property located at 126 McHenry Drive, Rome, GA 30161, Floyd County Tax Parcel I15W210. Applicant/Owner: Miltson, Inc *Sid Wright Atty
Sid Wright on behalf of Miltson, Inc requested to withdrawal the application for refile at a later date.

***APPLICATION WITHDRAWN** by Sid Wright Atty

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	MA - Motion to Approve MD – Motion to Deny		S – Second F – For A - Against		AB – Abstained X - Absent
	Tom Bennett		Terry Jones		Anthony McClain
	Logan Boss		Charles Love		Steve Miller
	Frank Brown		Ivey Lowrey		Ghee Wilson
	Melissa Eldridge				

Z21-08-01 – Requests rezoning from Agricultural Residential to Heavy Industrial for the property located 0 Calhoun Hwy, Rome, GA 30161, Floyd County Tax Parcel M11X012. Applicant/Owner: Tom Watters/Watters Investment LP

In Favor: Thad Watters, Missy Kendrick

Chair Bennett opened the public hearing.

Senior Planner Wood presented the application to the commission.

Tom Watters, owner, was present to speak in favor of the application.

Chair Bennett closed the public hearing and opened it up for commission comments.

Opposed: Regina Laney, Chad Little, James Williams

MOTION CARRIED: 7-0

	MEMBER		MEMBER		MEMBER
	MA - Motion to Approve MD – Motion to Deny		S – Second F – For A - Against		AB – Abstained X - Absent
AB	Tom Bennett	X	Terry Jones	F	Anthony McClain
F	Logan Boss	S	Charles Love	MA	Steve Miller
MA	Frank Brown	F	Ivey Lowrey	X	Ghee Wilson
F	Melissa Eldridge				

Z21-08-06 – Requests rezoning from Community Commercial to Agricultural Residential for the property located at 386 Miller Mountain Road, Lindale, GA 30147, Floyd County Tax Parcel H19115. Applicant/Owner: Walter & Angela Ramirez-Cruz

Chair Bennett opened the public hearing.

Senior Planner Wood presented the application to the commission.

No one was present to speak to the application.

No opposition.

Chair Bennett closed the public hearing and opened it up for commission comments.

MOTION CARRIED: 8-0

	MEMBER		MEMBER		MEMBER
	MA - Motion to Approve MD – Motion to Deny		S – Second F – For A - Against		AB – Abstained X - Absent
F	Tom Bennett	X	Terry Jones	F	Anthony McClain
F	Logan Boss	F	Charles Love	F	Steve Miller
MA	Frank Brown	F	Ivey Lowrey	X	Ghee Wilson
F	Melissa Eldridge				

Z21-08-09 – Requests rezoning from Heavy Industrial to Suburban Residential for the property located at 338 Shannon Road, Rome, GA 30161, Floyd County Tax Parcel L11W114. Applicant/Owner: Tommie Lee & Barbara Canada

Chair Bennett opened the public hearing for all 3 zoning requests.

Senior Planner Wood presented the applications to the commission.

No one present to speak.

No opposition.

Chair Bennett closed the public hearing and opened it up for commission comments.

MOTION CARRIED: 8-0

	MEMBER		MEMBER		MEMBER
	MA - Motion to Approve MD – Motion to Deny		S – Second F – For A - Against		AB – Abstained X - Absent
F	Tom Bennett	X	Terry Jones	S	Anthony McClain
F	Logan Boss	MA	Charles Love	F	Steve Miller
F	Frank Brown	F	Ivey Lowrey	X	Ghee Wilson
F	Melissa Eldridge				

Z21-08-10 – Requests rezoning from Heavy Industrial to Suburban Residential for the property located at 347 Shannon Road, Rome, GA 30161, Floyd County Tax Parcel L11W115. Applicant/Owner: Tommie Lee Canada

Chair Bennett opened the public hearing for all 3 zoning requests.

Senior Planner Wood presented the applications to the commission.

No one present to speak.

No opposition.

Chair Bennett closed the public hearing and opened it up for commission comments.

MOTION CARRIED: 8-0

	MEMBER		MEMBER		MEMBER
	MA - Motion to Approve MD – Motion to Deny		S – Second F – For A - Against		AB – Abstained X - Absent
F	Tom Bennett	X	Terry Jones	F	Anthony McClain
S	Logan Boss	F	Charles Love	MA	Steve Miller
F	Frank Brown	F	Ivey Lowrey	X	Ghee Wilson
F	Melissa Eldridge				

Z21-08-11 – Requests rezoning from Heavy Industrial to Suburban Residential for the property located at 356 Shannon Road, Rome, GA 30161, Floyd County Tax Parcel L11W115A. Applicant/Owner: Leanne Canada

Chair Bennett opened the public hearing for all 3 zoning requests.

Senior Planner Wood presented the applications to the commission.

No one present to speak.

No opposition.

Chair Bennett closed the public hearing and opened it up for commission comments.

MOTION CARRIED: 8-0

	MEMBER		MEMBER		MEMBER
	MA - Motion to Approve MD – Motion to Deny		S – Second F – For A - Against		AB – Abstained X - Absent

F	Tom Bennett	X	Terry Jones	F	Anthony McClain
MA	Logan Boss	F	Charles Love	S	Steve Miller
F	Frank Brown	F	Ivey Lowrey	X	Ghee Wilson
F	Melissa Eldridge				

STAFF REPORTS & UPDATES:

1. July Application Results
2. Living Proof SUP DENIED
3. Pearson-Chateau Dr. APPROVED
4. Eden Valley Rd DENIED
5. Richard Riggs MBH C-C to S-R APPROVED
6. Billy Pyle Rd S-R to A-R APPROVED
7. Burnett Ferry Rd S-R to A-R APPROVED w/CONDITIONS
8. MBH Mixed Use SUP WITHDRAWN/DENIED
9. June St. S-R to L-I APPROVED

Plan-A-Palooza

ADJOURNMENT

The next meeting is September 2, 2021, at 2:30 PM, in the Sam King Room.

Staff Reports:

1. <https://ga-rome.civicplus.com/DocumentCenter/View/1691/Z21-07-06---Huffaker-Road-County>
2. <https://ga-rome.civicplus.com/DocumentCenter/View/1690/Z21-07-05---Dodd-Blvd-City>
3. <https://ga-rome.civicplus.com/DocumentCenter/View/1689/SUP21-08-02---FMC>
4. <https://ga-rome.civicplus.com/DocumentCenter/View/1688/SUP21-08-01---UHaul>
5. <https://ga-rome.civicplus.com/DocumentCenter/View/1687/SUP21-01-02---Chateau-Dr>
6. <https://ga-rome.civicplus.com/DocumentCenter/View/1686/A28-08-01---Courtesy-Ford>
7. <https://ga-rome.civicplus.com/DocumentCenter/View/1685/A21-08-03---Burnett-Ferry-Rd>
8. <https://ga-rome.civicplus.com/DocumentCenter/View/1684/A21-08-02---Harrison-Rd>
9. <https://ga-rome.civicplus.com/DocumentCenter/View/1683/Z21-08-12---McHenry-Dr-County>
10. <https://ga-rome.civicplus.com/DocumentCenter/View/1682/Z21-08-11---356-Shannon-Rd-County>
11. <https://ga-rome.civicplus.com/DocumentCenter/View/1681/Z21-08-10---347-Shannon-Rd-County>
12. <https://ga-rome.civicplus.com/DocumentCenter/View/1679/Z21-08-08---Huffaker-County>
13. <https://ga-rome.civicplus.com/DocumentCenter/View/1678/Z21-08-06---Miller-Mtn-Rd-County>
14. <https://ga-rome.civicplus.com/DocumentCenter/View/1677/Z21-08-05---Elliott-Drive-County>
15. <https://ga-rome.civicplus.com/DocumentCenter/View/1676/Z21-08-01---Calhoun-Hwy-County>
16. <https://ga-rome.civicplus.com/DocumentCenter/View/1675/Z21-07-05---Dodd-Blvd-City>
- 17.