

Rome-Floyd Planning Commission Agenda

Location: City Hall Sam King Room and Zoom

Date: Thursday, September 2, 2021

Time: 2:30 PM



CALL TO ORDER

Determination of Quorum (6 needed)

P – Present A – Absent Z – Zoom	MEMBER		STAFF
A	Logan Boss	Z	Frank Beacham/ <u>John Hawkins</u> - City Atty
P	Frank Brown	P	Brittany Griffin – HP Planning Dept
A	Melissa Eldridge	A	Bruce Ivey – Spec. Projects Mgr
P	Terry Jones – Vice Chair	P	Chris Jackson – County Atty
A	Charles Love		James Martin – Bldg Official
A	Ivey Lowrey		Larry Maxxey – County Commission
P	Anthony McClain	P	Art Newell – Dir Planning Dept
P	Steve Miller	P	Randy Quick – City Commission
P	Ghee Wilson	P	Meredith Ulmer – Asst City Mgr
P	Tom Bennett - Chair	A	Kayla Schaaf – Planning Dept
		P	Brice Wood – Planning Dept
		P	Doug Walker – City Mgrs’ office
		P	Reneé Nolan – Planning Dept

Public (from sign-in sheet):

Pat O’Neal, Bill Mullens, Janet Langston, Wayne Binkley, Cathy Mabry, Stan Froslan, Brian Spears, Olivia Morley

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

Approval of Minutes from August Meeting

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

Reverse attorneys mixed reference

CITY OF ROME REZONING & SPECIAL USE PERMIT APPLICATIONS:

Z21-08-03 – Requests rezoning from Suburban Residential to Heavy Commercial for the property located at 109 Sunset Drive, Rome, GA 30161, Floyd County Tax Parcel J15W060. Applicant/Owner: Courtesy Properties, LLC.

Chair Bennett opened the public hearing.

Director Art Newell presented the facts and the application to the commission and the public.

Staff Recommendation: Approval

In Favor: Pat O’Neal – owner wants to expand; admitted buffer requirement

Against: 0

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

Steve Miller asked about the required buffer. Brice Wood explained that the ULDC would require a buffer equal to the width of the required setback.

Motion Carried/Denied: Carried 6-0

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

Z21-08-04 – Requests rezoning from Suburban Residential to Community Commercial for the property located at 0 Sunset Drive, Rome, GA 30161, Floyd County Tax Parcel J15W054. Applicant/Owner: Courtesy Properties, LLC.

Chair Bennett opened the public hearing.

Director Art Newell presented the facts and the application to the commission and the public.

Staff Recommendation: Approval

In Favor: Pat O’Neal: owner wants to build oil change facility; needs rezone, buffers will be done.

In Opposition: no one

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

Terry Jones asked about the required buffer. Brice Wood explained the required buffer and that it cannot be developed as a driveway either.

Steve Miller asked if the property can be accessed off Sunset Drive. Pat O’Neal explained that it could be would have to be brought up to code.

Motion Carried/Denied: Carried 6-0

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

FLOYD COUNTY REZONING & SPECIAL USE PERMIT APPLICATIONS

SUP21-09-01 – Requests a Special Use Permit duplex for the property located at 2409 Maple Road, Rome, GA 30161, Floyd County Tax Parcel J15X431, zoned High Density Traditional Residential. Applicant/Owner: Brian Spears/Maple Street Holdings, LLC.

Chair Bennett opened the public hearing and read details.

Director Art Newell presented the facts and the application to the commission and the public.

Staff Recommendation: Approval

In Favor: Brian Spears – reiterated facts; needs total rehab to 1 bedroom/1 bath x 2.

In Opposition: no one

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

Ghee Wilson asked if the other dwellings are still being used as duplexes? Spears confirmed that he owns them and that they are. Steve Miller asked if Spears had any plans to expand the existing structure. Spears confirmed that the footprint will remain the same.

Motion: Motion to approve 6-0

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

SUP21-09-02 – Requests a Special Use Permit for a manufactured home for the property located 21 Green Street, Rome, GA 30161, Floyd County Tax Parcel J13W004, zoned Suburban Residential. Applicant/Owner: Jason Langston for a /Janet Langston.

Chair Bennett opened the public hearing.

Director Art Newell presented the facts and the application to the commission and the public.

Staff Recommendation: Denial

In Favor: Janet Langston, Effie Mabry

Janet Langston spoke in favor, claiming to have cleaned up a majority of the property; gotten rid of the squatters. Langston went on to describe the home as a 2021 model, \$84,000 in price. She went on to explain that there is another manufactured home on the adjacent parcel. She described the property as her old home place and wants to move home. Mabry explained that Langston own 15 acres and has for 35 years. Mabry explained that Janet is a widow and that her property is separate from the mill village, expressing that Janet ought to be able to do what she wants with her property.

In Opposition: Stan and Sandy Froslan

Stan Froslan explained that there is a shed right behind his house being lived in by squatters who are noisy at all hours of the day and night and have trashed the property as seen in the photos. Froslan went on to explain that he had to put up fence. Froslan also explained that the shed is being used as mechanical repair shop. Sandy Froslan described the trash and illegal activities. She explained that she is not opposed to house being built but opposed manufactured home.

Upon rebuttal, Langston explained that the van was removed and that they are still cleaning and approximately 90% done

Attorney stopped Stan Froslan from interrupting

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

Terry Jones asked about the illegal activities.

Froslan described the illegal repair shop/shade-tree mechanic; domestic disturbances, Langston’s daughter and husband living in shed. Langston spontaneously denied the comment.

Ghee Wilson asked to clarify if it is part of Celanese community. Langston confirmed that the property is.

Anthony McClain asked where Langston is living now and who owns that property. Mabry confirmed that Langston is living in her house.

Brice Wood confirmed that the only way to access the property is to go through Celanese.

Motion Carried/Denied: Motion to DENY carried 6-0

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

Z21-09-01 – Requests rezoning from Community Commercial to Agricultural Residential for the property located at 75 Imogene Drive, Lindale, GA 30147, Floyd County Tax Parcel H19113. Applicant/Owner: Shirley Shaw.

Chair Bennett opened the public hearing.

Director Art Newell presented the facts and the application to the commission and the public.

Staff Recommendation: Approval.

In Favor: no one

Brice Wood explained that the applicant express concern to come to the meeting due to health concerns

In Opposition: no one

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

Motion Carried/Denied: Motion to approve carried 6-0

	MEMBER		MEMBER		MEMBER
	MA - Motion to Approve		S – Second		AB – Abstained

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

Z21-09-03 – Requests rezoning from Community Commercial to Agricultural Residential for the property located at 84 Imogene Drive, Lindale, GA 30147, Floyd County Tax Parcel H19114. Applicant/Owner: Kristie Shaw.

Chair Bennett opened the public hearing.

Director Art Newell presented the facts and the application to the commission and the public.

Staff Recommendation: Approval

In Favor: no one

In opposition: no one

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

Motion Carried/Denied: Motion to approve carried 6-0

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

Z21-09-04 – Requests rezoning from Community Commercial to Suburban Residential for the property located at 1790 Huffaker Road, Rome, GA 30165, Floyd County Tax Parcel F12010. Applicant/Owner: Jim Harrington/Brian Bishop Land & Limb LLC.

Chair Bennett opened the public hearing.

Director Art Newell presented the facts and the application to the commission and the public.

Staff Recommendation: Approval

In Favor: no one

In Opposition: no one

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

Motion Carried/Denied: Motion to approve carried 6-0

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

Z21-09-05 – Request rezoning from Light Industrial to Agricultural Residential for the property located at 0 Turkey Mountain Road, Rome, GA 30161, Floyd County Tax Parcel M10W047. Applicant/Owner: William Mullen.

Chair Bennett opened the public hearing.

Director Art Newell presented the facts and the application to the commission and the public.

Staff Recommendation: Approval

In Favor: William Mullen explained that the building will be used for the storage of farm equipment and the rest of the property will remain as is.

In Opposition: no one

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

Steve Miller asked about the purpose for the rezoning. Mullen explained that L-I would require that the building meet commercial zoning requirements.

Motion Carried/Denied: Motion to approve carried 6-0

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

STAFF REPORTS & UPDATES:

Director Newell reported the disposition of the August applications.

Director Newell provided an update on how Plan-A-Palooza went – Good public participation; consultant got good information

Director Newell announced that October’s Planning Commission meeting is be rescheduled to **TUESDAY, Oct. 5, 2021, 2:30pm.** – Due to conflict with other meetings.

ADJOURNMENT:

The next meeting is a called meeting which will be **TUESDAY, October 5, 2021, at 2:30 PM,** in the Sam King Room.

Adjourned: 3:28pm.

Staff Reports:

- <https://ga-rome.civicplus.com/DocumentCenter/View/1692/County-Staff-Reports>
- <https://ga-rome.civicplus.com/DocumentCenter/View/1693/City-Staff-Reports>
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