

Rome-Floyd Planning Commission MINUTES

Location: City Hall Sam King Room and Zoom

Date: Thursday, January 5, 2023

Time: 2:30 PM



CALL TO ORDER

Time convened: 2:30 p.m. by Chair Anthony McClain.

Determination of Quorum (6 of 10 needed)

P – Present A – Absent Z – Zoom	<u>MEMBER</u>	<u>Notes</u>		<u>STAFF</u>
A	Tom Bennett		P	<u>Frank Beacham</u> /John Hawkins - City Atty
P	Frank Brown		A	Brittany Griffin – HP Senior Planner
P	Leanne Cook		A	Bruce Ivey – Spec. Projects Manager
A	Melissa Eldridge		P	Chris Jackson – County Attorney
P	Vic Hixon		A	James Martin – Chief Building Official
P	Anthony McClain	Chair	A	Larry Maxxey – County Ex-Officio
P	Charles Love	V. Chair	A	Art Newell – Dir Planning Dept
A	Ivy Lowrey		P	Randy Quick – City Ex-Officio
P	Brandie Townsend		P	Meredith Ulmer – Assistant City Manager
			P	Brice Wood – Asst Dir – Planning Dept
			A	Michelle Kite – Planning & Zoning Coordinator
			P	Julie Smith – Transportation Planner

Public present: Rob Hosack, Bonnie Jacobs, Becky Judice, Nancy Ivester, Betty G., Jim Givens, John Pike, Nevin Sims, Benton Sims, Sam Evans, Sherri DeAngelus, Carolyn Tillman, Chuck Hardin, Ann Summersill, Beverly Goolsby, Carol Winkle-Baldwin, Larry Meeks, Barbara Lester, Cristian Lopez, Randy Self, Bobby Howard, Bernie Smith, Walt Busby, Jim Childs, Mitch Williams, Marcia Lane, Danny Wade

Welcome and Introduction of Visitors

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

Determination of Quorum

Assistant Planning Director Brice Wood called the roll and determined that a quorum was present.

Approval of Minutes from December 2022 Meeting

Frank Brown made a motion to approve the December 2022 minutes was seconded by Vic Hixon. The minutes were approved by common consent.

Approval/Modification of the Agenda

Frank Brown made a motion to approve the agenda, which was seconded by Vic Hixon. The motion passed by common consent.

CITY OF ROME REZONING & SPECIAL USE PERMIT APPLICATIONS:

Z23-01-02 for the property at 1148 N. Broad Street, Rome, GA 30161, Floyd County Tax Parcel J130037, requests rezoning from Community Commercial to Urban Mixed Use.

Chair McClain opened the public hearing. Assistant Director Wood presented the application, staff report, and staff recommendation of approval with conditions. Walt Busby was present to speak in favor of the application. City Attorney Frank Beacham asked for a motion to admit the applicant’s site plan into the record. Love made a motion which was seconded by Brown and Cook, simultaneously. The motion passed by common consent. There was no one present to speak in opposition. Wood clarified that the units do face inward but that staff was concerned about units turning their back on Broad Street. Townsend questioned Busby about the design of the elevation that would face Broad Street. Busby stated that the back side facing Broad Street would match the side facing inward, minus the garage. Love questioned whether there would be an impact to traffic on Gibbons Street. Busby responded that traffic would more likely flow to North Broad Street. Brown asked Wood to point out the garages and Wood did. Chair McClain closed the public hearing and opened the floor for discussion amongst the voting members. Busby further described the garages in relation to the rest of the unit. Chair McClain questioned the parking so Wood explained that the garage counts as one space and the driveway will be wide enough for two spaces. Brown questioned the slope mentioned on the rear of the property. Wood pulled up the image and Busby explained the topography of the property. Chair McClain questioned the status of Davis Street, which was recently closed. Wood explained why the street was closed. Love further explained the situation regarding Davis St. This led to a conversation about ingress/egress with Townsend expressing that approval ought to be conditioned upon the use of Davis Street. Multiple members expressed agreement. Beacham discussed the process with which the City could reopen the street. Love made a motion to approve with staff’s conditions, which was seconded by Cook. Townsend suggested adding a condition to reopen Davis St. Beacham helped Townsend word her amendment to the motion. Love agreed to the amendment, along with Cook who had seconded the earlier motion. Chair McClain questioned whether U-M-U was the appropriate zoning stating that the project was not mixed use or urban. McClain requested clarification from staff. Wood explained that the only actual urban mixed-use development in Rome was Ira Levy’s building on Broad Street and Third Avenue. Wood further explained that the project could also happen up M-R, but that it might need variance(s). Beacham instructed members to decide on the application regarding the requested zoning. Townsend requested the definition of Community Commercial. Wood read it from the ULDC. Busby commented that M-R would not work because the setbacks. Chair McClain pondered tabling the request. Hixon questioned whether this would be a rental community. Busby confirmed it would. Multiple members discussed options to address the debate over M-R versus U-M-U and decided to place conditions on the requested U-M-U zoning. Beacham and Jackson provided legal advice regarding conditions. Love agreed to amend his motion to include the approval based on the proposed plan. Love made a motion to approve, which was seconded by Lowrey. The motion passed by a vote of 7-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	M – Motion		S – Second		AB – Abstained
	Tom Bennett	Y	Vic Hixon	Y	Anthony McClain
S	Frank Brown		Terry Jones		
Y	Leanne Cook	M	Charles Love		
Y	Brandie Townsend		Ivy Lowrey		

Z23-01-03 for the property at 2781, and 0 N. Broad Street, Rome, GA 30161, Floyd County Tax Parcels K13X066A, K12Y028, requests rezoning from High Density Traditional Residential to Multifamily Residential.

Chair McClain opened the public hearing. Assistant Director Wood presented the application, staff report, and staff recommendation of denial, with conditions to be placed if the application is approved. Walt Busby was present to speak in favor of the application. Sam Evans was the first to speak in opposition, expressing that they

neighbor's greater concern has been the road leading to the property. Marsha Lane also spoke and questioned whether it would be a gated community. Bonnie Jacobs, Randy Self, and Carol Winkle Baldwin also spoke in opposition, commenting on traffic, road design, property values, and quality of life. Busby offered a rebuttal, commenting that the property would be gated and offered multiple concessions, including increased setbacks/buffer. Chair McClain closed the public hearing and opened the floor for discussion amongst the voting members. Love spoke in favor of the application, promoting growth in North Rome. Brown made note of staff's comment that no effort was made to develop with the neighborhood in mind and reminded the members that they previously turned down the Gibbons Street request for the same reason. Chair McClain wanted staff to update the new members about the status of the road. Wood explained that right-of-way will need to be acquired and that money has been allocated but that staff is unsure of the timeframe for the project. Assistant City Manager Ulmer confirmed that funds have been allocated. Chair McClain pondered the possibility of placing a condition that the road be completed first. Beacham advised against placing a condition that effects another city department. Hixson asked about the school's ability to absorb additional kids. Busby answered that the schools are ready, per Dr. Holland. Townsend commented that new development needs to happen in a thoughtful way, commenting that this doesn't feel woven into the existing neighborhood. Townsend made a motion to deny which was seconded by Brown. Upon further discussion, the multiple members agreed to make it a motion without prejudice. The amended motion passed by a vote of 5-1, with Love being the dissenting vote.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	M – Motion		S – Second		AB – Abstained
	Tom Bennett	Y	Vic Hixon	Y	Anthony McClain
S	Frank Brown		Terry Jones		
Y	Leanne Cook	N	Charles Love		
M	Brandie Townsend	Y	Ivy Lowrey		

Z23-01-05 for the property at 303 E. 1st Ave, Rome, GA 30161, Floyd County Tax Parcel J14E003, requests rezoning from Community Commercial to Urban Mixed Use.

Chair McClain opened the public hearing. Assistant Director Wood presented the application, staff report, and staff recommendation of approval. No one made any comments in support of the application. No one was present to speak in opposition. Chair McClain closed the public hearing and opened the floor for discussion amongst the voting members. Townsend had a question about the conversion from office space to residential. Cook agreed with the question. Wood explained that more detailed plans would be necessary to obtain any/all building permits. A man in the crowd named Christian Lopez identified that he was part of the project and explained that they were already in contact with the Fire Marshal's Office. Brown made a motion to approve the request, which was seconded by Townsend. The motion passed by a vote of 6-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	M – Motion		S – Second		AB – Abstained
	Tom Bennett	Y	Vic Hixon	Y	Anthony McClain
M	Frank Brown		Terry Jones		
Y	Leanne Cook	Y	Charles Love		
S	Brandie Townsend		Ivy Lowrey		

SUP23-01-01 for the property at 117 E. Main St., Rome, GA 30161, Floyd County Tax Parcel J14L167, requests a special use permit to construct a duplex.

Chair McClain opened the public hearing. Assistant Director Wood presented the application, staff report, and staff recommendation of approval with a condition that at least one of the proposed units fronts on Jarvis Street. Danny Wade spoke in favor of the application. There was no one present to speak in opposition. Chair McClain closed the public hearing and opened the floor for discussion amongst the voting members. Multiple members asked Wood to explain the condition placed on the approval. Wood explained that the overall development pattern of the area was for residential buildings to face the road that services them, and that staff wanted to

protect that character. Love made a motion to approve with staff's condition, which was seconded by Cook. The motion passed by a vote of 6-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	M – Motion		S – Second		AB – Abstained
	Tom Bennett	Y	Vic Hixon	Y	Anthony McClain
M	Frank Brown		Terry Jones		
S	Leanne Cook	M	Charles Love		
Y	Brandie Townsend		Ivy Lowrey		

SUP23-01-02 for the property at 115 E. Main St., Rome, GA 30161, Floyd County Tax Parcel J14L166, requests a special use permit to construct a duplex.

Chair McClain opened the public hearing. Assistant Director Wood presented the application, staff report and staff recommendation of approval on the condition that at least one of the proposed units on the parcels front on that properties' public frontage. Danny Wade was present to speak on behalf of the applications. There was no one present to speak in opposition. Chair McClain closed the public hearing and opened the floor for discussion amongst the voting members. There was more discussion amongst the members about the condition placed on staff's approval. Brown made a motion to approve with staff's condition, which was seconded by Townsend. The motion passed by a vote of 5-1.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	M – Motion		S – Second		AB – Abstained
	Tom Bennett	Y	Vic Hixon	Y	Anthony McClain
S	Frank Brown		Terry Jones		
Y	Leanne Cook	N	Charles Love		
M	Brandie Townsend		Ivy Lowrey		

FLOYD COUNTY REZONING & SPECIAL USE PERMIT APPLICATIONS:

Z22-11-02 For the property at 0 Eden Valley Rd., Rome, GA 30161, Floyd County Tax Parcel I16W014A, requests rezoning from Suburban Residential to High Density Traditional Residential.

Chair McClain opened the public hearing. Assistant Director Wood presented the application, staff report, and staff recommendation of approval as submitted. Rob Hosack was present to speak on behalf of the application. There was no one present to speak in opposition. Chair McClain closed the public hearing and opened the floor for discussion amongst the voting members. Brown questioned whether the proposed units would be out of the floodplain shown on the map in the staff report. Wood confirmed that the footprint of the homes was beyond the floodplain but that the back yards are at least partially with the floodplain. Townsend questioned whether a development of that density should include sidewalks. Ex-Officio Maxxey reminded her that it isn't required by the code in the county. Townsend made a motion to approve as submitted, which was seconded by Hixson. The motion passed 6-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	M – Motion		S – Second		AB – Abstained
	Tom Bennett	S	Vic Hixon	Y	Anthony McClain
Y	Frank Brown		Terry Jones		
Y	Leanne Cook	Y	Charles Love		
M	Brandie Townsend		Ivy Lowrey		

Z23-01-07 For the portion of the property shown on the provide plat at 0 Foster’s Mill Road, Rome, GA 30161, Floyd County Tax Parcel E17034, requests rezoning from Agricultural Residential to Community Commercial.

Chair McClain opened the public hearing. Assistant Director Wood presented the application, staff report, and staff recommendation of approval. Bobby Howard was present to speak on behalf of the application. There was no one present to speak in opposition. Chair McClain closed the public hearing and opened the floor for discussion amongst the voting members. Members of the commission sought clarification regarding the transfer of property. Howard explained that they were providing more creek frontage which is also floodplain to the neighbor and that they would be receiving more land with frontage on Black’s Bluff Road. Townsend also asked about the design of the building and the amount of pervious paving, to which Howard further explained. Townsend commented that she wants the soil to absorb as much stormwater as possible. Charles Love made a motion to approve, which was seconded by Hixson. The motion passed 6-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	M – Motion		S – Second		AB – Abstained
	Tom Bennett	S	Vic Hixon	Y	Anthony McClain
Y	Frank Brown		Terry Jones		
Y	Leanne Cook	M	Charles Love		
Y	Brandie Townsend		Ivy Lowrey		

SUP23-01-03 for the property at 6770 Cave Spring Rd, Cave Spring, GA 30124, Floyd County Tax Parcels F18062A, F18062, and F18061, requests a special use permit for additional recreational vehicle spots and paintball facilities.

Chair McClain opened the public hearing. Assistant Director Wood presented the application, staff report, and staff recommendation of approval with a condition that the necessary safety netting be installed. The additional recreational vehicle campsites will require multiple permits/approvals and inspections which must first be obtained. John Pike was present to speak on behalf of the application. There was no one present to speak in opposition. Chair McClain closed the public hearing and opened the floor for discussion amongst the voting members. Townsend questioned how many additional R.V. campsite would be created. Pike stated that the number spots would be dependent upon the engineering, particularly associated with a new commercial septic tank. Love made a motion to approve which was seconded by Brown. The motion passed 6-0.

ADJOURNMENT:

The next meeting is a scheduled meeting which will be **March 2, 2023**, at 2:30 PM, in Sam King Room. Love made a motion to adjourn the meeting which was seconded by Townsend and approved by common consent.

Chair McClain adjourned the meeting at approximately 4:45 p.m.