

**SUMMARY
MEETING REPORT
ROME-FLOYD COUNTY PLANNING COMMISSION
April 7, 2016**

PRESENT:

Terry Jones	Ronnie Kilgo	Rickey Beeman
Anthony McClain	Carol Greissinger	Logan Boss
Charles Jackson		
Scotty Hancock, ex-officio	Evie McNiece, ex-officio	

ABSENT:

Tom Bennett Frank Brown Bill Temple

STAFF:

Sue Hiller, Planning Director	Bellanira Hilbert, Planning Assistant
Patrick Eidson, Assistant City Manager	Gary Burkhalter, Assistant County Manager
Sammy Rich, City Manager	

PUBLIC:

Nicholas Hann	Nancy Hann	Courtney Hann	Johnny Hann Sr.	Johnny Hann Jr.
Holly Hann	Brenda Hann	Randall D Hann	Ellen Hann	Chris Hann
Marlene Dobson	Sammy Jones	Laura Kernes	Randy McClure	Sheryl Treadaway
Nathan Allen	Mary Poplar	Larry Padgett	Jeffrey DeBoard	Billy Rittenhouse
Todd Kelley	Jarrod Floyd	Blake Sewell	Chris Gresham	Tabitha Gresham
James Jones	Leszek Jeske	Andy Garner	J.W. DeBoard Jr.	Joseph DeBoard
Melany Barrios	Mark Cochran	Neil Sanders	Kenny East	Stephen Buchanan
Frank Peterson	Larry Martin	Phil Wiggins	Josh Coomer	Timothy Connelly
Lee Daniels	Lee Smallwood	Mary Hardin Thornton		

CALL TO ORDER:

Charles Jackson, Vice-Chair, called the April 7, 2016 meeting of the Rome-Floyd County Planning Commission to order at 2:30 PM. It was determined by roll call that a quorum was present.

APPROVAL OF AGENDA:

Jones made a motion to approve the agenda. Boss seconded the motion. Motion carried by unanimous consent.

APPROVAL OF MINUTES:

Boss made a motion to approve the minutes. Beeman seconded the motion. Motion carried by unanimous consent.

SUBDIVISIONS:

City:

1. None

County:

1. None

CITY OF ROME REZONINGS & SPECIAL USE PERMITS

1. **File #41-2016Z Requests rezoning from OI Office Institutional to CC Community Commercial for tattoo parlor on property on East 9th Street at Turner McCall Boulevard identified on Floyd County Tax Map J14J as parcel 088A.** Staff presented maps, photographs, and staff comments; and the recommendation was to deny. Larry Martin, owner, stated that the property fronts on Turner McCall Boulevard where the front property line and the eastern side lot line come to a point. Martin said that there are adjacent properties zoned C-C to the east and north, and there is a funeral home to the south and west of the property. Martin said that there are C-C zoned properties inside the local historic district. Neil Sanders spoke in opposition, stating that the property was once owned by the funeral home and the proposed use is not in keeping with the local historic district and neighborhood. Sanders said that traffic in the neighborhood is already busy with nearby businesses and their employees parking along East 9th Street. Lee Daniels, adjacent property owner, spoke in opposition and said the traffic, already busy due to employees from other businesses parking along the street, would further worsen with the proposed use. Daniels also said that the proposed use is not in keeping with the neighborhood and would negatively impact his customers. Martin responded by showing that the site plan proposes 8 off-street parking spaces and would relieve the need for customers and employees to park along East 9th Street. The 8 off-street parking spaces are more than what two of the property's adjacent C-C zoned properties have, Martin said. Boss made a motion to recommend denial of the request. Beeman seconded the motion. **Boss, Greissinger, Jones, Jackson, Kilgo, Beeman, and McClain voted for the motion. Motion carried 7-0.**
2. **File #42-2016Z Requests rezoning from HTR High Density Traditional Residential to CC Community Commercial for insurance office on property on Cherry Street identified on Floyd County Tax Map I13K as parcel 288.** Staff presented maps, photographs, and staff comments; and the recommendation was to deny the request for CC zoning, but to consider rezoning to NOC. Melanie Barrios, applicant, spoke in favor of the request and said she did not want NOC zoning and she did not want an insurance office; she wanted CC zoning for a beauty shop. She said when the beauty shop had operated illegally there before it was just because they stored their equipment there and people started coming to get their hair done. McClain said it should be approved with conditions limiting use, and that Barrios should not have to suffer. Discussion followed that it would allow commercial use to encroach into a residential area, and where the line would be drawn if other requests came in. Boss made a motion to recommend denial of the request. Greissinger seconded the motion. **Boss, Greissinger, Jones, Jackson, Kilgo, an Beeman, voted for the motion. McClain voted against the motion. Motion carried 6-1.**

3. **File #44-2016SUP Requests Special Use Permit for solar farm on property on Cave Spring Street identified on Floyd County Tax Map J14M as parcel 017 (SR Suburban Residential).** Staff presented maps, photographs, and staff comments; and the recommendation was to approve the request. Steve Shirello of Inman Solar presented. Boss asked if Darlington School supported the request. Jackson asked what the lifetime of the installation would be, and Shirello said 25 years minimum. Kilgo mentioned the flood hazard area, and Shirello said the panels would be on pilings above the flood elevation. Kilgo made a motion to recommend approval. Beeman seconded the motion. **Boss, Greissinger, Jones, Jackson, Kilgo, Beeman, and McClain voted for the motion. Motion carried 7-0.**
4. **File #47-2016Z Requests rezoning from CC Community Commercial to HTR High Density Traditional Residential for single-family dwelling on property on Maple Street at East 14th Street SW identified on Floyd County Tax Map J14N as parcel 299.** Staff stated that the comments would apply to File # 47-2016Z and File #48-2016Z. Staff presented maps, photographs, and staff comments; and the recommendation was to approve both requests. McClain said he had some concern about houses on Maple because people speed. Boss made a motion to recommend approval. Beeman seconded the motion. **Boss, Greissinger, Jones, Jackson, Kilgo, Beeman, and McClain voted for the motion. Motion carried 7-0.**
5. **File #48-2016Z Requests rezoning from OI Office Institutional to HTR High Density Traditional Residential for single-family dwelling on property on Maple Street at East 12th Street SW identified on Floyd County Tax Map J14K as parcel 269.** Mark Cochran appeared for the applicant, the Housing Authority. Jones made a motion to recommend approval. Boss seconded. **Boss, Greissinger, Jones, Jackson, Kilgo, Beeman, and McClain voted for the motion. Motion carried 7-0.**

FLOYD COUNTY REZONINGS & SPECIAL USE PERMITS

6. **File #43-2016Z Requests rezoning from AR Agricultural Residential to LI Light Industrial for trucking company on property on Booze Mountain Road and Southeast Rome Bypass (not open) identified on Floyd County Tax Map I17X as parcels 045 and 046.** Staff presented maps and photographs. Andy Garner, the applicant's attorney, said his applicant requires the proposed use in order to keep his trucking operation moving forward, that the Rome Bypass was built to encourage development along this corridor, and that the proximity of the proposed use fits with that intent. Garner said that the proposed use will not be close to existing residential homes, and that trucks from adjacent college north of the property already use Booze Mountain Road. Nick Hann, applicant, presented maps and photographs of the proposed use. Barry Jones of The Trail Subdivision said he was not in opposition, but that the dip and turns of Booze Mountain Road make it dangerous for heavy trucks to use and there are already speeders on the road. Barry Jones recommended that conditions be attached to the approval of the application: a four-way stop to be placed at the intersection of Marion Dairy Road, Booze Mountain Road and Superior Drive, retain the mature vegetation at the subject property, and bar the storage of junk or inoperable vehicles

at the subject property. Lee Smallwood of The Trail Subdivision expressed concern over speeders on Booze Mountain Road and asked that trucks entering Booze Mountain Road make left turns toward US 27. He asked if the property would be used by logging trucks and Hann said no. Leszek Jeske of The Trail Subdivision spoke in opposition. Mr. Jeske said that the proposed use would be noisy similar to that of the industrial park, and that the Rome Bypass is meant to be used for all people, not just for trucking. Jason Free who owns property across the Bypass right-of-way to the south, spoke in opposition. Free said that Booze Mountain Road is not safe for trucks, and trucks and school buses frequently drift over the centerline to the opposite lane. Marlene Dobson of The Trail Subdivision spoke in opposition, recounting an incident in which she was forced to drive her car onto the side of the road on Booze Mountain Road because of an oncoming truck in the opposite lane. Nick Hann submitted a petition for his application with 424 signatures, and a safety and accident report. Jones asked Hann how much traffic would be generated from the proposed use. Hann estimated that there would be six to eight trucks per day entering and exiting the subject property. Some trucks, two to three, will travel per day, while other trucks, two at a time, will travel for a week. Barry Jones asked about what direction the trucks would go to the industrial park, and whether they would travel through residential areas. Hann answered he currently has no business with the industrial park, and, in the event he does, his trucks would turn into the industrial park. Hann said his trucks would not travel through residential areas along Booze Mountain Road. Boss asked Barry Jones if his opposition to the application was shared with other people in attendance or the local neighborhood. Barry Jones answered yes, and neighbors he spoke to shared safety concerns regarding trucks along Booze Mountain Road. Commissioner Hancock said he would do what he could to address speeders on Booze Mountain Road. Boss asked how this differed from other cases where business uses encroach into residential areas. Hiller pointed out that the property is separated by distance from The Trails Subdivision, and by the Bypass right-of-way from other agricultural and residential uses. Terry Jones made a motion to recommend approval of the request. Kilgo seconded, and asked to add the condition that all trucks exiting the property must turn left. Jones agreed with the condition. Boss, Greissinger, Jones, Jackson, Kilgo, Beeman, and McClain voted for the motion. Motion carried 7-0.

ANNEXATIONS:

1. None

TEXT AMENDMENTS:

1. **Revise or delete 2.2.3 Process for Public Hearing.** Hiller explained that the revision would remove the requirement for the Planning Commission to hold a public hearing within 30 days; and would remove the potential for additional motions if a motion to deny or a motion to approve fails. Boss made a motion to recommend approval of the text amendment. Beeman seconded the motion. Boss, Greissinger, Jones, Jackson, Kilgo, Beeman, and McClain voted for the motion. Motion carried 7-0.

DEPARTMENTAL UPDATES:

1. None

OLD BUSINESS:

1. None

NEW BUSINESS:

1. Adopt amendments to the Planning Commission Bylaws. Jones made a motion to approve amendment, Boss seconded, and the vote was unanimous.

ADJOURNMENT:

There being no further business to bring before this body, the April 7, 2016 meeting of the Planning Commission was adjourned by Charles Jackson, Vice-Chair, at 4:47 p.m.

X

Frank Brown
Chairman