

**SUMMARY
MEETING REPORT
ROME-FLOYD COUNTY PLANNING COMMISSION
February 14, 2008**

PRESENT:

Jarrell Cagle
Charles Jackson
Ronnie Kilgo
Von Lambert
Nathan Roberts
Graham Dixon
John Maddox
Bill Irmscher-late
Chad Whitefield, ex-officio-late
Bill Fricks, ex-officio for Duane Reid

ABSENT:

Duane Reid, ex-officio
Shirley Denmon
Paul Ferguson

STAFF:

Sue Hiller, Planning Director
Phil Helton, Zoning Administrator
Jalene Franks, Planning Assistant
Sammy Rich, Asst. City Manager
Blaine Williams, Asst. County Manager
David Smith, City Attorney
Matt Denton, County Engineer

PUBLIC:

Maggie Foy	Myrna Martin	Don Wilbanks	Jennifer Wilbanks	Norma Braden
Vann Angel	Lisa Ayer	John Ayer	Karin Byar	Max Johnson
Pam McAbee	Brian Dulaney	Melinda Dake	Allen Mull	Thad Watters
Wesley Turner	Ed Watters			

CALL TO ORDER:

Mr. Graham Dixon, Chair, called the February 14, 2008 meeting of the Rome-Floyd County Planning Commission to order at 2:30 PM.

REVISION AND APPROVAL OF AGENDA

No changes.

APPROVAL OF MINUTES:

Mr. Cagle made a motion to postpone the vote for the minutes for the regular meeting on January 10, 2008 until March because the minutes were not in the packet. Mr. Jackson seconded the motion. Motion carried by common consent of members present.

RECOGNITION OF VISITORS:

Chair Dixon welcomed and recognized all visitors, and asked everyone to sign the sign-in sheet. He further asked anyone who wished to speak on a matter before the Commission to please state their name and address before doing so.

ANNEXATIONS:

1. FILE # 02-2008A, Request annexation of property located at 2501 Callier Springs Road into the City of Rome, Georgia, with N-O-C Neighborhood Office Commercial Zoning. Zoning Map # J140 – Parcel 194. The subject property is developed with a residential structure and was zoned NOC in October 2006 at the request of the owner, who wanted to use it as an office. To the north are properties zoned CC, and to the south are properties zoned SR. The Planning Commission and the Floyd County Board of Commissioners determined that NOC zoning was appropriate because it would allow either office or residential use with development standards appropriate for the transitional location. Characteristics of the property, and the neighborhood have not changed significantly, and the NOC zoning continues to be appropriate and compatible. According to the City of Rome Engineering Department, the property meets the contiguity test in that 1/8 or 50' of the property perimeter are adjacent existing city limits. Annexation of the property would not create an island. Staff recommends that annexation, if approved, be with no change in zoning. **Mr. Lambert made a motion to recommend that approval of the annexation be with no change in zoning. Mr. Maddox seconded the motion. Mr. Cagle, Mr. Dixon, Mr. Kilgo, Mr. Lambert Mr. Maddox, Mr. Roberts, and Mr. Jackson voted to approve the motion. Motion carried 7-0. Mr. Irmscher did not vote.**

SUBDIVISIONS:

1. Kingswood Subdivision Final Plat, 30 lots, 18.76 acres. New roads: Gowen Drive. Philip Burkhalter, developer. All lots are served by City of Rome water and sewer. The plat is complete with no revisions required. Matt Denton, County Engineer, recommended approval of the final plat with the following conditions: 1. a maintenance bond in the amount of \$27,227.00 shall be provided for a one-year maintenance period; 2. additional shoulder and detention pond grading is required; 3. the developer shall coordinate with the Floyd County Public Works department for installation of street signs. **Mr. Kilgo made a motion to approve the request with the conditions. Mr. Jackson seconded the motion. Mr. Cagle, Mr. Dixon, Mr. Irmscher, Mr. Kilgo, Mr. Lambert Mr. Maddox, Mr. Roberts, and Mr. Jackson voted to approve the motion. Motion carried 8-0.**
2. Brannon & Haywood Subdivision Final Plat, 7 tracts, 61.86 acres; existing roads: Booger Hollow Road and Lewis Road. Larry Brannon and Robert Haywood, developers. All lots are served by private water and septic systems. The plat is complete with no conditions. Matt Denton, County Engineer, recommended approval of the final plat. **Mr. Kilgo made a motion to approve the request. Mr. Roberts seconded the motion. Mr. Cagle, Mr. Dixon, Mr. Irmscher, Mr. Kilgo, Mr. Lambert Mr. Maddox, Mr. Roberts, and Mr. Jackson voted to approve the motion. Motion carried 8-0.**

CITY OF ROME REZONINGS & SPECIAL USE PERMITS

None.

FLOYD COUNTY REZONINGS & SPECIAL USE PERMITS

None.

TEXT REVISIONS (text attached):

1. Revise or delete Article 7.4.1 concerning election of Board of Adjustments Chairperson. Staff told the commission that Article 7.4.2 had not been advertised and asked that the vote be postponed until next month so that both articles could be advertised and voted on at the same time. **Mr. Roberts made a motion to postpone the revision. Maddox seconded the motion. Mr. Cagle, Mr. Dixon, Mr. Irmscher, Mr. Kilgo, Mr. Lambert, Mr. Maddox, Mr. Roberts, and Mr. Jackson voted to postpone the request. Motion carried 8-0.**

DEPARTMENTAL UPDATES:

1. Update on proposed overlay districts (no public hearing). Ms. Hiller told the commission that the City and County wanted more time and input from the public before voting on the overlays. Mr. Hiller told the commission that there would likely be one more public work shop. Mr. Cagle said the overlays were not online. Mr. Dixon asked about the timeline. Ms. Hiller said at this time there was not a timeline, but the City and County were discussing the issue. Ms. Hiller said that it could be April or May before the overlays came to the commission for a vote. Mr. Cagle asked if the contract had been finished. Ms. Hiller said no; that only about two-thirds of the money had been used. Mr. Roberts asked how much progress had been made. Mr. Roberts also asked about the overlay for Summerville Park. Ms. Hiller said that she had not heard from anyone as of yet. Mr. Cagle asked if the property owners would be contacted before the public hearing. Ms. Hiller said that they would, as per the ULDC. Mr. Kilgo asked if there could be a public hearing since so many people had showed up for the meeting. David Smith, attorney, said that there could not be a hearing because it was not advertised. It was decided that the public could speak after the meeting was adjourned.

OLD BUSINESS:

1. Ms. Hiller told the commission that the personal care home revision would be coming back to the commission.
2. Ms. Hiller reminded everyone of the commissioner training that will be held on April 15.
3. Mr. Cagle said that the dates on the website have been wrong for the past two months.
4. Mr. Cagle asked about additional pages in the Comprehensive Plan. Ms. Hiller explained that the extra pages were added to address DCA's request for additional description of the character areas. No additional goals, objectives or policies were added. Ms. Hiller said DCA had not provided approval of the document yet.

NEW BUSINESS:

None.

ADJOURNMENT:

There being no further business to bring before this body, the February 14, 2008, meeting of the Planning Commission was adjourned by Graham Dixon, Chair at 2:55 p.m.