

**SUMMARY  
MEETING REPORT  
ROME-FLOYD COUNTY PLANNING COMMISSION  
May 1, 2008**

**PRESENT:**

Jarrell Cagle  
Charles Jackson  
Ronnie Kilgo  
Shirley Denmon  
Graham Dixon  
Bill Irmischer  
Von Lambert  
Rhonda Wallace  
Chad Whitefield, ex-officio-late  
Duane Reid, ex-officio

**ABSENT:**

Nathan Roberts  
John Maddox

**STAFF:**

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

**PUBLIC:**

**CALL TO ORDER:**

Mr. Graham Dixon, Chair, called the May 1, 2008 meeting of the Rome-Floyd County Planning Commission to order at 2:35 PM.

**REVISION AND APPROVAL OF AGENDA**

None.

**APPROVAL OF MINUTES:**

Mr. Irmischer made a motion to approve the minutes from the April 3, 2008. 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.

## SUBDIVISIONS:

1. William Allen Mathis Subdivision, final plat, 19.972 acres, 6 tracts; William Allen Mathis, developer. All lots served by Floyd County water and private septic systems. The plat is complete with no revisions required. Matt Denton, County Engineer, recommended approval of the final plat with no conditions. **Mr. Cagle made a motion to approve the request. Mr. Irmischer seconded the motion. Motion carried by common consent of members present.**

## CITY OF ROME REZONINGS & SPECIAL USE PERMITS

1. FILE #34-2008SUP, Request a Special Use Permit to construct duplex dwelling in H-TR High Density Traditional Residential Zoning District on property located at 1706 Nelms Street Road; Zoning Map # K13Y – Parcels 554, 555. Planning staff presented slides and discussed the surrounding land use. NOTE: The Planning Commission on March 6 voted to recommend approval of the SUP for parcel K13Y 555 only. As that parcel is approximately 82.5' x 56' (less than 5000 square feet) it would be difficult to place a duplex on it without the granting of significant variances. Although the March 6 minutes indicate that the existing structure on the corner lot 9K13Y 555) would be torn down, the applicant's representative at the City Commission meeting of 7 April indicated that the structure would be left in place. For those reasons, the request was sent back to the Planning Commission for clarification and for a site plan indicating that the project is feasible, given the size of the lot. Although the applicant's representative was at the City Commission meeting, and planning staff has since tried unsuccessfully to reach the applicant by phone, no additional information has been submitted. No one spoke for or against the request. **Mr. Irmischer made a motion to recommend denial. Mr. Jackson seconded the motion. Mr. Kilgo asked if the motion should be made "without prejudice" in case the applicant wanted to come back. Mr. Irmischer and Mr. Jackson agreed to the amendment. Mr. Cagle, Ms. Denmon, Mr. Dixon, Mr. Irmischer, Mr. Kilgo, Mr. Lambert, and Ms. Wallace voted to recommend denial without prejudice. Motion carried 8-0.**
2. FILE #45-2008Z, Request rezoning from C-C Community Commercial to PD Planned Development for construction of retail commercial development on property located on Highway 411 East. Zoning Map K15X - Parcel 026. **Withdrawn**
3. FILE #46-2008Z, Request rezoning from C-C Community Commercial to PD Planned Development for construction of retail commercial development on property located on Highway 411 East. Zoning Map K15X - Parcels 272, 273. **Withdrawn**
4. FILE #47-2008Z, Request rezoning from C-C Community Commercial to PD Planned Development for construction of retail commercial development on property located on Highway 411 East. Zoning Map K15X – Parcels 266, 267, 268, 269, 270, 271. **Withdrawn**
5. FILE #48-2008Z, Request rezoning from H-TR High Density Traditional Residential to PD Planned Development for construction of retail commercial development on property located on Mountain View Road. Zoning Map K15X – Parcel 273. **Withdrawn**
6. FILE #49-2008Z, Request rezoning from C-C Community Commercial to PD Planned Development for construction of retail commercial development on property located on Highway 411 East. Zoning Map K15X – Parcel 276. **Withdrawn**
7. FILE #410-2008Z, Request rezoning from H-TR High Density Traditional Residential to PD Planned Development for construction of retail commercial development on property located on West View Avenue. Zoning Map K15X – Parcel 274. **Withdrawn**
8. FILE #52-2008Z, Request rezoning from L-TR Low Density Traditional Residential to C-C Community Commercial for marketing of property located at 33 Watson Street. Zoning Map H13I - Parcel 009. Planning

staff presented slides and discussed the surrounding land use. The subject property is developed with a single-family dwelling. The adjacent properties to the south are developed with single-family dwellings, but zoned CC – they are under the same ownership as the subject property. To the north is a railroad corridor, and then a light industrial use. To the east and west is commercial zoning, although residential uses are mixed with commercial uses. Watson Street is classified as a local street. FIRM (2000) maps indicate that the property is not within a floodplain and there are no mapped wetlands. The request to rezone is for marketing purposes, so no site plan was submitted and there is little information available to evaluate for potential impacts on surrounding property. However, there is no residentially zoned property in the area to be impacted by development of the property. The 2008 Future Land Use Map indicates commercial use for the property. Because it is between the Shorter Avenue corridor and the railroad, and because it is surrounded by commercial and industrial uses, residential use may no longer be the most appropriate use for the property. The property is located within the Urban Character Area, where services and utilities are available. Mr. Lambert and Mr. Dixon both had a conflict of interest and recused themselves. Mr. Cagle chaired the meeting. Dale McKinney spoke on behalf of Rick Adams, who was not present. Mr. McKinney agreed with the staff comments. No one spoke in opposition. **Mr. Kilgo made a motion to recommend approval of the request. Ms. Denmon seconded the motion. Mr. Cagle, Ms. Denmon, Mr. Irmscher, Mr. Jackson, Mr. Kilgo, and Ms. Wallace voted to recommend approval of the request. Motion carried 6-0.**

## **FLOYD COUNTY REZONINGS & SPECIAL USE PERMITS**

1. FILE #51-2008Z, Request rezoning from A-R Agriculture Residential to C-C Community Commercial with Special Use Permit to construct mini warehouses on property located on Kingston Highway at Branson Road. Zoning Map M14 - Parcel 292. Planning staff presented slides and discussed the surrounding land use. The subject property is an undeveloped 6 acre tract. Although there are trees on it, it likely has been used for agriculture in the past. Properties to the north, south, and east are zoned SR and AR and the predominant use is rural residential and agricultural to the west is a tract zoned LI and used for warehouse and distribution. This property was rezoned from SR to LI in 2004 to accommodate an existing building and use. To the west further along the highway is a commercial node, and to the east there is scattered commercial. One lot to the west was speculatively rezoned from SR to CC in 2004 and remains undeveloped. The property is located in the Rural Commercial Corridor Character Area, characterized by nodal development interspersed with stretches of rural use and natural areas. Water service is available, sewer is not. Kingston Highway is classified as a collector, and Branson Road is classified as a local street. FIRM (2000) maps indicate that the property is not within a floodplain. There is a mapped wetland on the western third of the property. Self-storage units are generally low intensity uses, however, neighbors often cite security, after business hours activity, and general appearance as concerns. The site plan submitted indicates that buildings would be placed directly on the side and rear property lines, although the ULDC requires 20' of setback on sides and 30' on the rear. The plan shows a future building where the wetland currently exists. The plan does not show landscaping, buffers, stormwater structures, parking, or driveway details. The access point is shown on Kingston Highway. The 2008 Future Land Use Map indicates Suburban Residential use for the property. Because of the lack of detail and conformance with the required standards shown on the site plan submitted; the encroachment of commercial use into a rural area, less than a mile from an existing commercial node; the presence of a wetland on the property; and the lack of Comprehensive Plan support for the project, staff recommended denial. However, if the choice of the commission is to approve, the following conditions should be met: 1. Development shall not encroach on the stream and wetland on the east side of the property; 2. Setbacks, landscaping, and buffers shall be provided to the full extent required by the ULDC; 3. All lighting on the property shall be downward directed and shall not spill over onto adjacent property. Scott Henderson, GJS Properties, LLC, spoke on his own behalf. Mr. Henderson told the commission that he had no intentions of building near the pond or the creek. Mr. Henderson also told the commission that the present owner would not sell him (Mr. Henderson) only part of the property without the wetlands. Mr. Henderson said that he would have security cameras and fencing on the property. No one spoke in opposition. **Mr. Irmscher made a motion to recommend approval of the request with the conditions that: 1. Development shall not encroach on the stream and wetland on the east side of the property; 2. Setbacks, landscaping, and buffers shall be provided to the full extent required by the ULDC; 3. All lighting on the property shall be downward directed and shall not spill over onto adjacent property. Mr. Kilgo seconded the motion. Mr. Dixon, Mr. Irmscher, Mr. Jackson, Mr. Kilgo, Mr.**

**Lambert, and Ms. Wallace voted to recommend approval of the request with the conditions. Mr. Cagle and Ms. Denmon voted against the motion. Motion carried 6-2.**

**ANNEXATIONS:**

1. FILE # 03-2008A, Request annexation of property located at West View Avenue into the City of Rome, Georgia, with change in zoning to PD Planned Development Zoning. Zoning Map # K15X – Parcel 274.
2. FILE # 04-2008A, Request annexation of property located at Highway 411 East into the City of Rome, Georgia, with change in zoning to PD Planned Development Zoning. Zoning Map # K15X – Parcel 273.
3. FILE # 05-2008A, Request annexation of property located at Highway 411 East into the City of Rome, Georgia, with change in zoning to PD Planned Development Zoning. Zoning Map # K15X – Parcel 276.
4. FILE # 06-2008A, Request annexation of property located at Mountain View Road into the City of Rome, Georgia, with change in zoning to PD Planned Development Zoning. Zoning Map # K15X – Parcel 275

**TEXT REVISIONS:**

1. Revise or delete Article 6.6.1 b. 2 concerning dedication of additional ROW along existing streets. **Mr. Lambert made a motion to place the revision on the agenda for the June meeting. Mr. Jackson seconded the motion. Motion carried 8-0.**
2. Revise or Delete Article 6.9.3 regarding inter-parcel access easements. This revision was initiated in April. Mr. Kilgo asked who proposed all the revisions. Ms. Hiller said either staff or the public. Mr. Kilgo said that there were too many regulations now and that the ULDC would be too thick to carry around. He said recent revisions to the sign rules had led to increased enforcement against businesses. He said soon Christmas decorations would be illegal. Mr. Cagle asked who initiated this revision. Ms. Hiller said that the Planning Department staff had initiated the revision. Mr. Kilgo said that it appears to the public that the Planning Commission initiates all the revisions and he is upset because he is getting phone calls. David Smith, City Attorney, said that he had a few changes to the revision that he had not shared with staff. **Mr. Cagle made a motion to postpone for additional information. Mr. Lambert seconded the motion. Motion carried 8-0.**

**DEPARTMENTAL UPDATES:**

1. Staff updated the Commissioners on the status of the sign ordinance revisions. The sign portion of the ULDC has not been amended since its adoption in 2001.

**OLD BUSINESS:**

1. Staff handed out the completed Comprehensive Plan to the commission.

**NEW BUSINESS:**

1. Staff handed out a letter from Spencer Brewster regarding the sign ordinance. Mr. Reid asked that the enforcement of the sign ordinance be suspended until the ordinance was revised. Mr. Whitefield said that the County Commission had suspended the fines but not the citations.
2. Mr. Dixon asked how many members would be present for the June 5<sup>th</sup> meeting. Mr. Dixon, Mr. Imscher, Ms. Wallace, and Mr. Whitefield all said they would not be able to attend the meeting. Mr. Dixon asked for a motion to change the meeting to June 12, 2008. **Ms. Wallace made a motion to change the June meeting date to the 12<sup>th</sup>. Mr. Lambert seconded the motion. Motion carried 8-0.**

**ADJOURNMENT:**

There being no further business to bring before this body, the May 1, 2008, meeting of the Planning Commission was adjourned by Graham Dixon, Chair at 3:42 p.m.

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