

**SUMMARY
MEETING REPORT
ROME-FLOYD COUNTY PLANNING COMMISSION
October 6, 2016**

PRESENT:

Frank Brown	Tom Bennett
Charles Jackson	Rickey Beeman
Carol Greissinger	Anthony McClain
Logan Boss	Bill Temple
Evie McNiece	Scotty Hancock

ABSENT:

Terry Jones, Ronnie Kilgo

STAFF:

Sue Hiller, Planning Director	David Thompson, Associate Planner
Frank Beacham, City Attorney	Gary Burkhalter, Assistant County Manager
Patrick Eidson, Assistant City Manager	

PUBLIC:

Jason Fox Juan Meraz Ms. Meraz

CALL TO ORDER:

Frank Brown - Chair, called the August 4, 2016 meeting of the Rome-Floyd County Planning Commission to order at 2:31 PM. It was determined by roll call that a quorum was present.

APPROVAL OF AGENDA:

Bennett made a motion to approve the minutes. Boss seconded the motion. Motion carried unanimously.

APPROVAL OF MINUTES:

Greissinger made a motion to approve the minutes. Boss seconded the motion. Motion carried unanimously.

SUBDIVISIONS:

City:

1. None

County:

1. None

CITY OF ROME REZONINGS & SPECIAL USE PERMITS

1. **File #103-2016Z** Requests rezoning from CC Community Commercial to NOC Neighborhood Office Commercial for single-family dwelling on property on North Broad Street identified on Floyd County Tax Map J13O as parcel 032. Staff showed slides and recommended approval of the application. Staff submitted a list of improvements that the applicant had already completed at the property. Boss made a motion to accept the list into the record. Motion carried unanimously by voice vote. Bennett asked if single-family residential use is allowed in the current zoning. Staff said no, but it would be allowed under NOC. Bennett asked if the property had been used as an office. Staff said that the property appeared to have been used as a boarding house at one time, but not as an office. Jason Fox, applicant, spoke in favor of the request. Mr. Fox said he recently bought two vacant properties to the south and west of the subject property with the intention of converting them to single-family residential use as well. No one spoke in opposition. **Boss made a motion to recommend approval. McClain seconded the motion. Boss, Brown, Jackson, Greissinger, Temple, Beeman voted for the motion (8-0).**

FLOYD COUNTY REZONINGS & SPECIAL USE PERMITS

1. **File #101-2016Z** Requests rezoning from HI Heavy Industrial to SR Suburban Residential to construct single-family dwelling on property on Alabama Highway identified on Floyd County Tax Map E13Z as parcel 178. Staff showed slides and recommended approval of the application. Juan Meraz, applicant, spoke in favor of the request. Mr. Meraz answered Mr. Bennett's question that he would not seek financial assistance from a bank to build the dwelling. Brown asked if there were environmental implications of SR adjacent HI zoning. Staff said any HI development would have to buffer. No one spoke in opposition. **Bennett made a motion to recommend approval. Boss seconded the motion. McClain, Brown, Jackson, Greissinger, Temple, Beeman voted for the motion (8-0).**
2. **File #102-2016Z** Requests rezoning from SR Suburban Residential to DR Duplex Residential for existing duplexes on property on Bert Road identified on Floyd County Tax Map L12X as parcels 043, 043A, 043B, 043C. Staff showed slides and recommended approval of the application. No one spoke in favor or opposition of the request. **Jackson made a motion to recommend approval. Boss seconded the motion. McClain, Brown, Greissinger, Temple, Beeman, Bennett voted for the motion (8-0).**
3. **File #104-2016SUP** Requests Special Use Permit for farm retreat on property on Minshew Road identified on Floyd County Tax Map L10Z as parcels 011, 012, 014, 015 (S-R Suburban Residential). Staff showed slides and recommended approval of the application. Staff noted that the request is part of the property that was granted a Special Use Permit for a farm retreat in September 2016. No one spoke in favor or opposition of the request. **McClain made a motion to recommend approval. Boss seconded the motion. Bennett, Brown, Greissinger, Temple, Beeman voted for the motion. Jackson abstained (7-0).**

ANNEXATIONS:

1. None

TEXT AMENDMENTS:

1. None

DEPARTMENTAL UPDATES:

1. None

OLD BUSINESS:

1. ULDC revision for Recreational Vehicle Parks, Residential Clusters and Tiny Homes. Staff stated that this would be on the agenda for a public hearing in November, and asked if there were any questions.

NEW BUSINESS:

1. Nominating committee

ADJOURNMENT:

There being no further business to bring before this body, the October 6, 2016 meeting of the Planning Commission was adjourned by Frank Brown, Chair, at 3:07 p.m.

X

Frank Brown
Chairman