

**SUMMARY
MEETING REPORT
ROME-FLOYD COUNTY PLANNING COMMISSION
March 2, 2017**

PRESENT:

Tom Bennett	Ronnie Kilgo
Charles Jackson	Anthony McClain
Terry Jones	Rickey Beeman
Carol Greissinger	Bill Temple
Frank Brown	Logan Boss
Evie McNiece	Larry Maxey

STAFF:

Gary Burkhalter, Assistant County Manager
Brittany Griffin, Assistant
Patrick Eidson, Assistant City Manager

Sue Hiller, Planning Director
Frank Beacham, City Attorney

PUBLIC:

Steve Graves Sam Evans
Marvin Cabrera Robert Noble
David Crowder, Press

Joyce Holland
Walt Busby
Diane Wagner, Press

Jerry Holland

Cindy Proctor

CALL TO ORDER:

Tom Bennett - Chair, called the March 2nd, 2017 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:

The agenda was approved by common consent.

APPROVAL OF MINUTES:

The minutes of the February 2017 meeting were approved on a motion by Jones, a second by Boss, and a unanimous vote.

SUBDIVISIONS:

City:

1. None

County:

1. None

CITY OF ROME REZONINGS & SPECIAL USE PERMITS

1. **File #23-2017Z** Requests rezoning from O-I Office Institutional to S-R Suburban Residential; with Special Use Permit for solar farm on property on Cave Spring Road identified on Floyd County Tax Map J15X as parcel 002 (part) and J14M as parcel 017. **WITHDRAWN**
2. **File #31-2017Z** Requests rezoning from C-C Community Commercial to H-T-R High Density Traditional Residential for existing single-family dwellings on property on Harvey Street identified on Floyd County Tax Map J13O as parcels 303 and 304; with Special Use Permit for accessory apartment on property on Harvey Street identified on Floyd County Tax Map J13O as parcel 303. Staff recommended approval. Marvin Cabrera, owner and applicant was present to answer questions. No one spoke in opposition. **Motion to recommend approval by Jones, second by Boss, Bennett, Kilgo, Jackson, Jones, McClain, Greissinger, Beeman, Boss, Brown, and Temple voted for the motion. 10-0 vote, recommendation to approve.**
3. **File #33-2017Z** Requests rezoning from N-O-C Neighborhood Office Commercial to S-R Suburban Residential for single-family dwellings on property on Holmes Drive identified on Floyd County Tax Map J14G as parcel 110 (part). Staff recommended approval. Walt Busby, on behalf of the developer, spoke in favor. No one spoke in opposition. **Motion to recommend approval by Kilgo, second by Jackson, Bennett, Kilgo, Jackson, Jones, McClain, Greissinger, Beeman, Boss, Brown, and Temple voted for the motion. 10-0 vote in favor of the motion.**
4. **File #34-2017Z** Requests rezoning from N-O-C Neighborhood Office Commercial to S-R Suburban Residential for single-family dwellings on property on Holmes Drive identified on Floyd County Tax Map J14G as parcel 110 (part). Staff recommended approval. Walt Busby, on behalf of the developer, spoke in favor. No one spoke in opposition. **Motion to recommend approval by Jackson, second by Brown, Bennett, Kilgo, Jackson, Jones, McClain, Greissinger, Beeman, Boss, Brown, and Temple voted for the motion. 10-0 vote, recommendation to approve.**
5. **File #36-2017Z** Requests rezoning from L-I Light Industrial to C-C Community Commercial to construct retail business on property on King Street identified on Floyd County Tax Map J14O as parcel 254 (part). Staff recommended approval. Robert Noble, on behalf of the applicant, spoke in favor. No one spoke in opposition. **Motion to recommend approval by Kilgo, second by McClain, Bennett, Kilgo, Jackson, Jones, McClain, Greissinger, Beeman, Boss, Brown, and Temple voted for the motion. 10-0 vote for the motion.**
6. **File #37-2017Z** Requests rezoning from O-I Office Institutional to C-C Community Commercial for existing auto sales lot on property on Turner McCall Boulevard identified on Floyd County Tax Map J13Y as parcel 133 (part) and southeast half of abandoned Avenue B minus sidewalk. Staff recommended approval. Steve Graves, on behalf of the church, spoke in favor of the request. No one spoke in opposition. **Motion to recommend approval by Jones, second by Kilgo, Bennett, Kilgo, Jackson, Jones, McClain, Greissinger, Beeman, Boss, Brown, and Temple voted for the motion. 10-0 vote, recommendation to approve.**
7. **File #38-2017Z** Requests rezoning from C-C Community Commercial to O-I Office Institutional for existing church on property on Turner McCall Boulevard identified on Floyd County Tax Map J13Y as parcel 134 (part) and northeast half of abandoned alley. Staff recommended approval. Steve Graves, on behalf of the church, spoke in favor. No one spoke in opposition. **Motion to recommend**

approval by Brown, second by Jones. Bennett, Kilgo, Jackson, Jones, McClain, Greissinger, Beeman, Boss, Brown, and Temple voted for the motion. 10-0 vote, recommendation to approve.

FLOYD COUNTY REZONINGS & SPECIAL USE PERMITS

1. **File #32-2017Z** Requests rezoning from S-R Suburban Residential to A-R Agricultural Residential; with Special Use Permit for keeping hogs on property on Alabama Highway identified on Floyd County Tax Map E13Z as parcel 176. McClain recused. Staff recommended denying the request. Jerry Holland, the owner of the property, spoke in favor. Mr. Holland provided a letter from a veterinary and a letter from his neighbors supporting keeping the animals on the property (NOTE: only the veterinarian letter was handed over). **Temple moved to accept the letters into records, second by Beeman, accepted with a unanimous vote.** Mr. Holland stated the tractor tailor, wood piles, and the camper was no longer present in the yard as both were removed to make room for the animals. Mr. Holland stated that the veterinary has classified the pigs as domesticated animals. Joyce Holland, wife of the owner of the property, spoke in favor. Mrs. Holland stated she wished to install an outdoor shed for the animals with an area to accommodate them in the summer. There is currently a 6 foot chain-link fence surrounding the property. The committee questioned if there have ever been any complaints regarding the livestock on the property. Hiller stated that the livestock was discovered during an electrical permit inspection. The committee questioned how large the lot was. Hiller stated the lot was 0.72 acres. The committee question if there were any guidelines for A-R zoning that required a certain amount of acreage. Hiller stated that in the county minimum lot sizes do not apply, but setbacks do apply. Hiller stated A-R zoning is the only zoning district that does not require a special use permit for livestock; the hogs are the only animals that require a special use permit. **Motion to approve by Temple, second by Beeman. Temple, Beeman voted for the motion. Bennett, Boss, Brown, Greissinger, Jackson, Jones, Kilgo voted against the motion. McClain abstained. 2-7 vote recommendation to deny**

8. **File #35-2017Z** Requests rezoning from H-T-R High Density Traditional Residential to O-I Office Institutional for use by existing church on property on Ash Street identified on Floyd County Tax Map J13W as parcels 716 and 717. Staff recommended approval. No one spoke in opposition. **Motion to recommend approval by Jackson, second by Jones. Bennett, Kilgo, Jackson, Jones, McClain, Greissinger, Beeman, Boss, Brown, and Temple voted for the motion. 10-0 vote, recommendation to approve.**

ANNEXATIONS:

1. None

TEXT AMENDMENTS:

1. Revise or Delete the ULDC regarding communication towers in the public right-of-way. **WITHDRAWN.**

2. Revise or Delete Article 4 of the ULDC regarding fences and free-standing walls. **Motion to recommend approval by Jones, second by Boss. Bennett, Kilgo, Jackson, Jones, McClain, Greissinger, Beeman, Boss, Brown, and Temple voted for the motion. 10-0 vote, recommendation to approve.**

DEPARTMENTAL UPDATES:

1. None

OLD BUSINESS:

2. None

NEW BUSINESS:

1. None

ADJOURNMENT:

There being no further business to bring before this body, the March 2, 2017 meeting of the Planning Commission was adjourned by Tom Bennett, Chair, at 3:40 p.m.

X

Tom Bennett
Chairman

DKA

Revise or Delete Article 4 of the ULDC regarding fences and free-standing walls.

4.2.1 FENCES AND FREE-STANDING WALLS

EXISTING

a. District Use, Materials and Height Limitations

(1) Agricultural-Residential, Office, Commercial, Multifamily, and Industrial Districts

- (a) No fence or free-standing wall may exceed 8 feet in height, unless approved by the Planning Commission to adequately shield objectionable materials or activities.
- (b) Fences or free-standing walls occupying the front yard may not exceed 3 feet in height unless constructed parallel to the building, with the exception of agricultural and heavy industrial uses.
- (c) Security wire may only be used in heavy commercial and industrial districts. However, barbed wire fences are permitted on properties where an agricultural activity is the principal use.

(2) In the Single-Family Residential zoning districts, the following shall apply:

- (a) A fence or free-standing wall in any yard adjacent to a street may not exceed 40 inches in height.
- (b) A fence or free-standing wall in any side or rear yard may not exceed 6 feet in height.

PROPOSED

a. District Use, Materials and Height Limitations

(1) Agricultural-Residential, Office, Commercial, Multifamily, and Industrial Districts

- (a) No fence or free-standing wall may exceed 8 feet in height, unless approved by the Planning Commission to adequately shield objectionable materials or activities.
- (b) Fences or free-standing walls occupying the front yard may not exceed **4 feet** in height unless constructed parallel to the building, with the exception of

agricultural and heavy industrial uses. Any fence or free-standing wall occupying the front yard must be designed and located to ensure that it does not create a hazard for vehicles or pedestrians.

- (c) Security wire may only be used in heavy commercial and industrial districts. However, barbed wire fences are permitted on properties where an agricultural activity is the principal use.

(2) In the Single-Family Residential zoning districts, the following shall apply:

- (a) A fence or free-standing wall in any yard adjacent to a street may not exceed 4 feet in height. Any fence or free-standing wall occupying the front yard must be designed and located to ensure that it does not create a hazard for vehicles or pedestrians.
- (b) A fence or free-standing wall in any side or rear yard may not exceed 6 feet in height.

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