

**SUMMARY  
MEETING REPORT  
ROME-FLOYD COUNTY PLANNING COMMISSION  
December 1, 2016**

**PRESENT:**

Frank Brown  
Charles Jackson  
Bill Temple  
Logan Boss  
Anthony McClain

Tom Bennett  
Rickey Beeman  
Terry Jones  
Ronnie Kilgo

Evie McNiece

Scotty Hancock

**ABSENT:**

Carol Greissinger

**STAFF:**

Sue Hiller, Planning Director  
Frank Beacham, City Attorney

David Thompson, Associate Planner  
Patrick Eidson, Assistant City Manager

**PUBLIC:**

Jeff Thompson Matt Mumber Steve Miller Diane Wagner

**CALL TO ORDER:**

Frank Brown - Chair, called the November 3, 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:**

Agenda was approved by common consent.

**APPROVAL OF MINUTES:**

Jones 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 #112-2016Z** Requests rezoning from H-T-R High Density Traditional Residential to M-R Multi-Family Residential for existing triplex on property on East 15th Street identified on Floyd County Tax Map J14N as parcel 386. Staff showed slides and recommend denial of the application. Bennett asked staff about the area running north and northwest of the subject property (a railroad corridor). Jeff Thompson, applicant and owner, spoke for the request and said he wanted the current use to conform to the zoning. There was discussion between Temple and Mr. Thompson about the surrounding development and the reasons for the request. No one spoke in opposition. There was discussion between commissioners and staff about legal non-conforming uses versus rezoning. **Temple made a motion to recommend approval. Beeman seconded the motion. Bennett, Brown, McClain, Temple, and Beeman voted for the motion. Boss, Jackson, Jones, and Kilgo voted against the motion (5-4).**

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

1. **File #121-2016Z** Requests rezoning from S-R Suburban Residential to A-R Agricultural Residential for agricultural operation – livestock on property on Wax Road identified on Floyd County Tax Map L17 as parcels 051A, 093, 101, 103, 116, 116A, 116B, 116C. Staff showed slides and recommended approval of the application. Steve Miller, applicant, spoke for the request that would accommodate an existing cattle farm. No one spoke in opposition. **Jones made a motion to recommend approval. Boss seconded the motion. Boss, Brown, Beeman, Jackson, Jones, Kilgo, Bennett, Temple, and McClain voted for the motion (9-0).**
2. **File #123-2016Z** Requests rezoning from A-R Agricultural Residential and S-R Suburban Residential to A-R Agricultural Residential for marketing purposes on property off Cave Spring Road identified on Floyd County Tax Map G16 as parcel 082. Bill Temple recused, as he was the applicant. Staff recommended approval of the request. Matt Mumber spoke in favor of the request. Bill Temple, applicant, spoke in favor of the request. No one spoke in opposition. There was discussion concerning the need for consistent zoning for a plat of the property to be recorded. **Boss made a motion to recommend approval. Jackson seconded the motion. Boss, Brown, Beeman, McClain, Jackson, Jones, Kilgo, and Bennett voted for the motion (8-0).**

## **ANNEXATIONS:**

1. None

## **TEXT AMENDMENTS:**

1. Revise or delete Article 3, Article 4, and Article 6 of the ULDC regarding residential cluster development. A public hearing was opened. No one spoke in favor or in opposition. There was discussion concerning the pros and cons of cluster development, and the potential

adverse impacts. Jackson stated that the concept needed to be tried, and the language could be amended if needed. **Jones made a motion to recommend approval of the amendment. Boss seconded the motion. Brown, Boss, Beeman, Temple, McClain, Jackson, Jones, Kilgo, and Bennett vote for the motion (9-0).** *Please see attached.*

2. Revise or delete Article 4, Article 8, and Article 6 of the ULDC regarding Recreational Vehicle Parks. A public hearing was opened. No one spoke in favor or in opposition. There was discussion between commissioners and staff regarding the definition of a recreational vehicle park, appropriate length of stay, roadway materials, and flood hazard. **Jones made a motion to recommend approval of the amendment with revision of Article 4.1.33c (1) and (3), and Article 8. Bennett seconded the motion. Brown, Boss, Beeman, Temple, McClain, Jackson, Jones, Kilgo, and Bennett voted for the motion (9-0).** *Please see attached.*

#### **DEPARTMENTAL UPDATES:**

1. None

#### **OLD BUSINESS:**

1. None

#### **NEW BUSINESS:**

1. Boss brought before the Commission a concern regarding soft mineral extraction. Representatives from the county were not at the meeting to give more details.

#### **ADJOURNMENT:**

There being no further business to bring before this body, the December 1, 2016 meeting of the Planning Commission was adjourned by Frank Brown, Chair, at 3:44 p.m.

X

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Frank Brown  
Chairman

# CLUSTER OR COTTAGE HOME DEVELOPMENT

## ARTICLE 3

### 3.2.1. PURPOSE OF ZONING DISTRICTS

#### Existing:

a. M-R Multi-Family-Residential

- a. The M-R Multifamily Residential District is established to provide a location for attached units with densities of 10-14 units per acre. Multifamily development includes duplexes, triplexes, apartments of 4 units or more, town-homes, condominiums, and manufactured home parks. The M-R district is designed for areas served by publicly provided sanitary sewer.
- b. The M-R District is intended to accommodate higher density attached residential development that blends easily with nearby single-family units. M-R District developments such as duplexes, triplexes, town homes, and low density apartment complexes are considered appropriate in proximity to the S-R and T-R residential districts, if effectively sited, landscaped, buffered, and adequate provisions for access and open space are made.
- c. A wide range of multifamily densities and dwelling types may also be appropriate in large-scale mixed use developments or as a residential re-use option in obsolete commercial centers.
- d. Manufactured home parks are allowed as a M-R District use with restrictions, but are not considered appropriate options in proximity to a single-family subdivision development or as re-use options for commercial properties.

#### Proposed (to be added):

- e. A residential cluster option is allowed as a use allowed by Special Use Permit with restrictions in the M-R District, but must meet all development standards and criteria for a multi-family residential development.

### 3.4 LIST OF PERMITTED USES

Proposed (to be added):

List of Permitted Principal and Accessory Uses  
Table 3-1. Residential and Agricultural Districts

| PRINCIPAL USES                  | A-R | S-R | HT-R | LT-R | D-R | M-R | See also | Parking<br>-<br>See under<br>6.86. |
|---------------------------------|-----|-----|------|------|-----|-----|----------|------------------------------------|
| <b>Residential</b>              |     |     |      |      |     |     |          | a                                  |
| Residential Cluster Development |     |     |      |      |     | O   | 4.1.32   | a                                  |

### 3.5. LOT SIZE, DENSITY AND SETBACKS

#### 3.5.1. MINIMUM LOT SIZE

Proposed (to be added):

Table 3-3  
**Minimum Lot Size**

| Zoning District | Use or Density (sq. ft. per unit unless otherwise noted) | Minimum Lot Size (square feet) | Minimum Lot Width Major Sts. (feet) | Minimum Lot Width Other Sts. (feet) |
|-----------------|--|--------------------------------|-------------------------------------|-------------------------------------|
| M-R             | Residential Cluster – 10 units/acre                      | 1 acre<br>(43560 sq. ft.)      | N/A**                               | 100/80                              |

#### 3.5.2 MINIMUM PRINCIPAL BUILDING SETBACKS

Proposed (to be added):

Table 3-4  
**Minimum Setback - Principal Buildings**

| Zoning District     | Front         |                   |      |      |
|---------------------|---------------|-------------------|------|------|
|                     | Major Street* | All Other Streets | Side | Rear |
| M-R                 |               |                   |      |      |
| Residential Cluster | N/A**         | 25                | 15   | 25   |

## ARTICLE 4

### Proposed (to be added):

#### 4.1.32 RESIDENTIAL CLUSTER OPTION

##### a. Purpose And Intent

It is the purpose of these regulations to allow development of clustered dwelling units as a means to increase the stock of affordable housing. It is intended to permit multiple single-family dwelling units on lots of 1-2 acres in size where services and utilities exist to accommodate higher densities.

##### b. General Standards

- 1) Clustered developments shall include attached and detached single-family dwelling units on a single lot. Dwelling units shall be site-built or modular homes that meet state and/or local standards and codes.
- 2) Attached and detached dwelling units shall be set back no less than ten (10) feet from each other, measured from their nearest edge.
- 3) Required parking spaces shall be located within 50' of the front door of each dwelling unit, shall be in clusters of six or less, and shall be accessible from a public street or road or a driveway that meets the standards listed in Section 6.10.

##### c. Variances and Special Exceptions

Notwithstanding the provisions of Article 2.11, variances, special exceptions, or appeals from any of the requirements, standards, and conditions of this article must be approved by the Planning Commission.

## ARTICLE 6

### 6.8.6 OFF-STREET PARKING REQUIREMENTS BY USE

#### Existing:

- a. Residential uses:
  - (2) Multi-family dwellings (townhouses and garden apartments): Two (2) spaces for each dwelling.

#### Proposed:

- a. Residential uses:
  - (2) Multi-family dwellings (dwelling unit types allowed in the M-R and C-C zoning districts): Two (2) spaces for each dwelling unit.

## RECREATIONAL VEHICLE PARK OR CAMPGROUND

### 3.4 LIST OF PERMITTED USES

Table 3-1. Residential and Agricultural Districts and Table 3-2 Non-Residential Districts

#### Existing:

| PRINCIPAL USES |                                       | A-R | S-R | HT-R | LT-R | D-R | M-R | See Also | Parking<br>-<br>See under<br>6.86. |
|----------------|---------------------------------------|-----|-----|------|------|-----|-----|----------|------------------------------------|
|                | Retail Services                       |     |     |      |      |     |     |          |                                    |
|                | Recreational Vehicle Park or Campsite | ○   | ○   |      |      |     | ●   |          |                                    |

|      | PRINCIPLE USES                        | N-O-C1 | O-I | C-C | UMU | C-B-C | H-C | L-I | H-I | See Also |
|------|---------------------------------------|--------|-----|-----|-----|-------|-----|-----|-----|----------|
| 7033 | Recreational Vehicle Park or Campsite |        |     | ○   |     |       | ○   |     |     |          |

#### Proposed:

| PRINCIPLE USES |   | A-R | S-R | HT-R | LT-R | D-R | M-R | See Also | Parking<br>-<br>See under<br>6.86. |
|----------------|---|-----|-----|------|------|-----|-----|----------|------------------------------------|
|                | Retail Services                         |     |     |      |      |     |     |          |                                    |
|                | Recreational Vehicle Park or Campground | ○   | ○   |      |      |     | ○   | 4.1.33   |                                    |

|      | PRINCIPLE USES                          | N-O-C2 | O-I | C-C | UMU | C-B-C | H-C | L-I | H-I | See Also |
|------|---|--------|-----|-----|-----|-------|-----|-----|-----|----------|
| 7033 | Recreational Vehicle Park or Campground |        |     | ○   |     |       | ○   |     |     | 4.1.33   |

## ARTICLE 4

### Proposed (to be added):

#### 4.1.33 RECREATIONAL VEHICLE PARK OR CAMPGROUNDS

The following standards shall apply to all recreational vehicle parks and campgrounds:

1 See Article 3-Section 3.8, regarding Neighborhood Office Commercial development standards.

2 See Article 3-Section 3.8, regarding Neighborhood Office Commercial development standards.

a. Zoning Requirements

Recreational vehicle parks and campgrounds are permitted within the A-R Agricultural Residential, S-R Suburban Residential, M-R Multifamily Residential, C-C Community Commercial and H-C Heavy Commercial Districts with a Special Use Permit.

b. Customary Accessory Uses

Customary accessory uses for recreational vehicle parks and campgrounds may include:

- (1) Office and dwelling for park manager or night watchperson
- (2) Community sanitary facilities
- (3) Community laundry facilities
- (4) Recreational areas
- (5) Small scale (3,000 square feet or less) commercial uses supplying essential goods and services for the exclusive use of park patrons

c. General Standards

- (1) All proposed and required water sources and sanitary facilities serving recreational vehicle parks and campgrounds shall conform to the requirements of the Georgia Department of Public Health "Rules and Regulations, Tourist Accommodation, Chapter 511-6-2" as appropriate and shall follow all applicable state and/or local guidelines and standards.
- (2) Conventional, industrialized and manufactured houses are prohibited on all recreational vehicle parks and campsites.
- (3) Camping shall be restricted to no more than 60 days in a calendar year.
- (4) With the exception of driveways, parking areas, and campsites all grounds shall be maintained with grass, trees and/or shrubs to enhance the appearance of the park and to prevent soil erosion or the creation of dust during dry weather. A landscaped buffer shall be required along a side or rear lot line that abuts 1- or 2-family residential zoning districts. Buffer design standards and requirements shall meet the requirements of Article 6, Section 6.16 of this Code.
- (5) Parks designed to accommodate 15 or more campsites shall provide one or more outdoor recreation areas.
- (6) All interior roadways are to be surfaced with a material such as asphalt, chert, gravel, etc., to a width of 12 feet for one-way streets or to a width of 18 feet for two-way streets and maintained by the recreational vehicle park owner.

d. Recreational Vehicle and Campground Standards

- (1) Each campsite within the park shall have lot lines that are clearly delineated and shall have a minimum area of not less than 1,500 square feet.
- (2) The facility shall be designed to accommodate 20 feet, edge-to-edge, of separation between campsites and shall be located no less than 30 feet from any exterior property line.
- (3) Each campsite with individual parking shall contain at least one reinforced surface parking space incorporated into the site itself and shall be level from side to side with sufficient crown to provide adequate drainage.
- (4) Each campsite shall have access to a minimum of one electrical outlet, and one water tap.

## **ARTICLE 6**

### **6.8.6 OFF-STREET PARKING REQUIREMENTS BY USE**

#### **Proposed (to be added):**

c. Retail services and sales uses:

- (21) Recreational Vehicle Park and Campground: One and one-half (1.5) spaces per campsite

## **ARTICLE 8 DEFINITIONS**

#### **Proposed (to be added):**

Recreational vehicle parks or campgrounds: A commercial operation designed for temporary lodging where members of the travelling public possessing recreational vehicles or tents may rent a campsite by the night or week; and where the intent is not to establish permanent residence.