

SUMMARY  
MEETING REPORT  
ROME-FLOYD COUNTY PLANNING COMMISSION  
April 6, 2017

PRESENT:

Tom Bennett	Ronnie Kilgo
Anthony McClain	Logan Boss
Terry Jones	Rickey Beeman
Frank Brown	

Evie McNiece	Bill Collins
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STAFF:

Gary Burkhalter, Assistant County Manager	David Thompson, Associate Planner
Brittany Griffin, Assistant	Frank Beacham, City Attorney
Patrick Eidson, Assistant City Manager	

PUBLIC:

Bobby Toles	Vivian Toles	Weyman Storey	John W. King	John Garner
Stan Thomas	Kevin Middleton	Lyn Miller	David Kirk	Grant Miller
Rick Miller	Lynn Miller	Cynthia Curlee	Darlene Mull	Stevie Mull
Chuck Hardin	Pat O'Neal	Mary McCorkle	Marcelle Evans	Gene Evans
Judy Vasser	Rocky Calvert	Rachel Thompson		

Diane Wagner, Press

CALL TO ORDER:

Tom Bennett - Chair, called the April 6<sup>th</sup>, 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 March 2017 meeting were approved on a motion by Boss, a second by Brown, and a unanimous vote.

SUBDIVISIONS:

City:

1. None

County:

1. None

## CITY OF ROME REZONINGS & SPECIAL USE PERMITS

1. File #42-2017Z Requests rezoning from C-C Community Commercial to L-I Light Industrial for manufacturing business on the property on Rockmart Highway identified on Floyd County Tax Map J15W as parcels 409A and 410. Rocky Calvert, the owner, and applicant, was present to answer questions. Bobby Toles, the owner of an adjacent property, spoke against the application, citing water and sewage issues, spot zoning, health, and traffic. Weyman Storey, the owner of an adjacent property, and John King also spoke in opposition, stating their concerns with the potential for adverse impacts on nearby residential developments. Rocky Calvert, the applicant, and business owner spoke in favor of the application. Mr. Calvert submitted a product brochure and product sample into the record. Motion to accept by Jones, second by Beeman, and accepted into the record with a unanimous vote. Mr. Calvert stated the material he will produce is nontoxic and stated his business will not be a chemical plant. Mr. Calvert stated that this would be a small business with the product mixed in 300-gallon tanks and would not employ the use of semi-trucks as his materials ship in 5-gallon cans and can be shipped via Fed-Ex or UPS. Mr. Calvert stated that he is looking to improve the area and has currently made many improvements to the façade of the building. Mr. Calvert stated that he owns two (2) acres of property and a home adjacent to 2101 Rockmart Road. The commission questioned Calvert about the property and his intentions. Jones inquired to staff about the past zoning changes and land use. Staff stated in 2007 this property was brought in front of the Planning Commission, but the applicant withdrew the application before it could be presented to the City Commission for a final vote. Brown inquired about previous zoning and property use. Staff commented that the building was used as a meat packing and chicken processing plant before the code was adopted. McClain inquired about the hours of operation and the employee count. Calvert stated that he is looking to hire between 15-50 employees and originally said the hours will be 8-5, then followed up by saying the hours would be 7-4. Kilgo questioned the work environment, work standards, whether or not the applicant has or will need to register with the state, and if the applicant needs to register with the EPA. Mr. Calvert stated that he did not need to register with the EPA as the product is considered nontoxic and the workers will require little personal protective equipment but is currently working with OSHA. Motion to recommend approval by McClain, second by Beeman. Bennett, Kilgo, Jones, McClain, Beeman, Boss, and Brown voted for the motion. 7-0 vote, recommendation to approve.

## FLOYD COUNTY REZONINGS & SPECIAL USE PERMITS

1. File #41-2017SUP Requests Special Use Permit for telecommunication tower on the property on Fosters Bend Road identified on Floyd County Tax Map B13 as parcel 045. (A-R Agricultural Residential). David Kirk, legal representation for Verizon Wireless, was present to answer questions and spoke in favor of the application. The commission questioned the importance of placing another tower on county property as EMS towers had recently been installed countywide. Mr. Kirk stated Verizon would be willing to work with the county to use existing towers if the towers were able to meet the needs of the area and Verizon without interfering with EMS services. The commission and Mr. Kirk agreed to leave the choice up to the county as to whether or not the county towers would be able to be utilized in this case. Motion to approve by Jones, second by Boss. Bennett, Boss, Brown, Jones, Kilgo, McClain, and Beeman voted for the motion. 7-0 vote, recommendation to approve.

2. File #43-2017SUP Requests Special Use Permit for farm retreat on the property on Cunningham Road identified on Floyd County Tax Map F16 as parcel 150. (S-R Suburban Residential). Amanda Bohannon, the applicant, was present to answer questions and spoke in favor of the application. Mrs. Bohannon submitted a professional rendering of the land into the record. Motion to accept by Jones, second by McClain, and accepted into the record with a unanimous vote. Stan Thomas, a community member, expressed a few concerns with the commission. Mr. Thomas stated that he was in favor of this development, but was concerned with whether the community was given sufficient notice of the case. Kevin Middleton, a community member, expressed a few concerns with the commission. Mr. Middleton was in support of this development, but was concerned with whether the community was given sufficient notice of the case. Motion to recommend approval by Beeman, second by McClain. Bennett, Kilgo, Jones, McClain, Beeman, Boss, and Brown voted for the motion. 7-0 vote, recommendation to approve.
  
3. File #44-2017Z Requests rezoning from H-T-R High-Density Traditional Residential to M-R Multifamily Residential; with Special Use Permit for residential cluster development on property on Callier Springs Road at Mountain View Road identified on Floyd County Tax Map K15X as parcels 144, 145, 146, 147, 149, 150, 151, 152, 153, and 154. Chuck Hardin spoke on behalf of the applicant and was present to answer questions. Mr. Hardin submitted an updated site plan into the record. Motion to accept by Jones, second by Beeman, and accepted into the record with a unanimous vote. Mr. Hardin stated that they are looking into placing 11 single family homes on these 10 parcels of land with one gated entry located on Callier Springs Rd. Grant Miller, a community member, spoke in opposition to the application. Mr. Miller stated that there is currently a water and sewer issue with heavy rain, and raw sewage runoff is a large problem in this area. Mr. Miller stated that the water lines in the area are the originals and below 2 inches. Rick Miller, a community member, spoke in opposition to the application. Mr. Miller stated that this area is part of the Callier Springs Heights Subdivision and submitted the property restrictions and requirements into the record. Motion to accept by Beeman, second by Jones, accepted into the record with a unanimous vote. Mr. Miller stated that the property restrictions and requirements for the Callier Heights Subdivision stated that every house needs an independent driveway; plans must be submitted to the architectural committee for approval, and the housing size submitted by the applicant is not in line with community requirements. Mr. Miller stated that this area is not set up for cluster housing. Mary McCorkel spoke in opposition of the applicant, over concerns with increased accidents due to increased traffic. Jeremy Wall spoke in opposition to the application, citing increased traffic and sewage problems in the area. Judy Vasser spoke in opposition of the application and expressed concerns over increased noise. Racheal Thompson spoke in opposition of the application and expressed concerns about disturbing wildlife in the area. Cynthia Curlee spoke in opposition to the application. Mr. Harbin rebutted, stating that this area will be safer due to there being only one driveway instead of 10; this will decrease the number of driveways on the road. Mr. Hardin stated that the applicant is looking into the sewage issue and replacing the 2-inch water lines; each home will have a water meter that leads to a master meter. McClain questioned staff as to what will prevent future builders from coming in and building apartment homes if this area is rezoned. Frank Beacham stated that the code would have to be revised with this in mind to prevent future apartments being built in this area. Beeman exited the meeting at 04:30 pm before the motion and vote. Motion to recommend approval by Jones, second by Brown. Jones voted for the motion. Bennett, Brown, Kilgo, McClain, and Boss voted against the motion. 1-5 vote, recommendation to deny.

ANNEXATIONS:

1. None

TEXT AMENDMENTS:

1. None

DEPARTMENTAL UPDATES:

1. None

OLD BUSINESS:

2. None

NEW BUSINESS:

1. None

ADJOURNMENT:

There being no further business to bring before this body, the April 6, 2017, meeting of the Planning Commission was adjourned by Tom Bennett, Chair, at 4:52 p.m.

X

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Tom Bennett  
Chairman