

**Rome-Floyd Board of Adjustments Minutes**

**Location:** City Hall Sam King Room and Zoom

**Date:** Thursday, June 16, 2022

**Time:** 2:30 PM

**CALL TO ORDER**

Meeting convened: 2:33 p.m. by Vice Chair Clonts

**Determination of Quorum (4 of 7 needed)**

<b>P – Present Z – Zoom</b>	<b>MEMBER</b>	<b>Notes</b>		<b>STAFF</b>
	Cameron Abney	Chair	P	Frank Beacham - City Atty
	Phil Burkhalter		P	Brittany Griffin – HP Planning Dept
P	Will Byington			Bruce Ivey – County Mgr
P	David Clonts	Vice Chair	P	Chris Jackson – County Atty
P	Jarrod Johnson			James Martin – Bldg Official
P	Von Lambert		P	Art Newell – Dir Planning Dept
	Terry Williamson		P	Meredith Ulmer – Asst City Mgr
			P	Brice Wood – Sr Planner – Planning Dept
			-	Kayla Schaaf – Transportation Planner

Public (from sign-in sheet):

Larry Dolan, Alan Reeves, Tom Lindsay, Joyce Mink, Bill Jones, Larry Ashley, Tom Couch, Shelley Womack

**Welcome and Introduction of Visitors**

Vice Chair Clonts welcomed the public to the meeting and requested that all visitors sign in.

**Approval of Minutes from May 2022 Meeting**

Lambert made a motion to approve the May 2022 minutes, which was seconded by Byington.

The motion passed by common consent.

**Approval/Modification of Agenda**

Lambert made a motion to approve the agenda, which was seconded by Byington.

The motion passed by common consent.

**ROME/FLOYD ZONING VARIANCE APPLICATIONS:**

**BOA22-06-01**, for the property at 707 East 2<sup>nd</sup> Avenue, Rome, GA 30161, Floyd County Tax Parcels J14F175 and J14F179, zoned Multi-Family Residential, Applicant/Owner: Richard Breedlove/Bellsouth Telecommunication, LLC, requests variances to reduce the front setback along East 7<sup>th</sup> Street from 20 feet to 15 feet, to reduce the side setbacks for the two sides that intersect East 7<sup>th</sup> Street from 20 feet to 10 feet, to reduce the rear setback for the rear property line that intersects with the railroad from 25 to 10 feet.

Senior Planner Brittany Griffin presented the application, staff report, and staff recommendation of approval as submitted. Vice Chair Clonts opened the public hearing. Hollis Ledbetter was present to speak in favor of the application. There was no one present to speak in opposition to the application. Vice Chair Clonts closed the public hearing and opened the floor for discussion amongst the voting members. Johnson made a motion to approve, which was seconded by Byington. The motion passed 4-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	M - Motion S – Second				AB – Abstained
	Cameron Abney	S	Will Byington	Y	Von Lambert
	Phil Burkhalter	Y	David Clonts		Terry Williamson
		M	Jarrold Johnson		

**BOA22-06-02**, for the property at 519 E 9<sup>th</sup> Street, Rome, GA 30161, Floyd County Tax Parcel J14I167, zoned Suburban Residential, Applicant/Owner: Bill Jones/Bob & Frieda Frazier, requests a variance to reduce the rear setback from 25 feet to seven feet.

Assistant Director Wood presented the application, staff report, and staff recommendation of approval as submitted. Vice Chair Clonts opened the public hearing. Bill Jones was present to speak in favor of the application, along with neighbor Tom Couch who was in favor of the project. There was no one present to speak in opposition. Vice Chair Clonts closed the public hearing and opened the floor for discussion amongst the voting members. Byington made a motion to approve as submitted, which was seconded by Johnson. The motion passed 4-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	M - Motion S – Second				AB – Abstained
	Cameron Abney	M	Will Byington	Y	Von Lambert
	Phil Burkhalter	Y	David Clonts		Terry Williamson
		S	Jarrold Johnson		

**BOA22-06-03**, for the property at 63, 77, and 95 Milco Street, Rome, GA 30161, Floyd County Tax Parcels J15W227, J15W228, and J15W387, zoned Heavy Commercial, Applicant/Owner: Bill Jones/Larry Ashley, requests variances to reduce the front setback on Milco Street from 30 feet to 20 feet, reduce the front setback along Hwy 27 from 40 feet to 20 feet, reduce the side setbacks from 20 feet to 15 feet, to remove the buffer requirement

Assistant Director Wood presented the application, staff report, and staff recommendation of approval with staff conditions (see the staff report). Vice Chair Clonts opened the public hearing. Bill Jones was present to speak on behalf of the application. There was no one present to speak in opposition. Vice Chair Clonts closed the public hearing and opened the floor for discussion amongst the voting members. The staff recommends the Milco street frontage reduction from 30' to 20' on the condition that the landscape strip requirement is maintained at 20' as these parcels sit directly across from a historic platted subdivision. The front setback reduction to 20' can be used towards the landscape buffer development. Staff recommends denial of the request to eliminate the landscape strip on the 3 proposed parcels. Byington made a motion to approve with staff conditions which was seconded by Lambert. The motion passed 4-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	M - Motion S – Second				AB – Abstained
	Cameron Abney	M	Will Byington	S	Von Lambert
	Phil Burkhalter	Y	David Clonts		Terry Williamson
		Y	Jarrold Johnson		

**BOA22-06-04**, for the property at 232 Glen Milner Blvd, Rome, GA 30161, Floyd County Tax Parcel J14F091, zoned Community Commercial, Applicant/Owner: Bill Jones/Lou Dempsey, requests variances to reduce the front setback from 20 feet to 13 feet and the rear setback from 30 feet to 5 feet.

Senior Planner Brittany Griffin presented the application, staff report, and staff recommendation of approval as submitted. Vice Chair Clonts opened the public hearing. Bill Jones was present to speak on behalf of the application. There was no one present to speak in opposition. Vice Chair Clonts closed the public hearing and opened the floor for discussion amongst the voting members. Lambert made a motion to approve, which was seconded by Clonts. The motion passed 4-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	<b>M</b> - Motion <b>S</b> – Second				<b>AB</b> – Abstained
	Cameron Abney	<b>Y</b>	Will Byington	<b>M</b>	Von Lambert
	Phil Burkhalter	<b>S</b>	David Clonts		Terry Williamson
		<b>Y</b>	Jarrold Johnson		

**NEW BUSINESS:**

Consider Amending September Meeting Date from September 15<sup>th</sup> to September 8<sup>th</sup>.  
Johnson made a motion to approve the date change which was seconded by Vice Chair Clonts.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	<b>M</b> - Motion <b>S</b> – Second				<b>AB</b> – Abstained
	Cameron Abney	<b>Y</b>	Will Byington	<b>Y</b>	Von Lambert
	Phil Burkhalter	<b>S</b>	David Clonts		Terry Williamson
		<b>M</b>	Jarrold Johnson		

**ADJOURNMENT:**

Lambert made a motion to adjourn meeting at 3:07 pm which was seconded by Vice Chair Clonts. The motion passed by common consent.

Staff Reports:

- [https://ga-rome.civicplus.com/DocumentCenter/View/2054/BOA22-06-01\\_report](https://ga-rome.civicplus.com/DocumentCenter/View/2054/BOA22-06-01_report)
- [https://ga-rome.civicplus.com/DocumentCenter/View/2055/BOA22-06-02\\_report](https://ga-rome.civicplus.com/DocumentCenter/View/2055/BOA22-06-02_report)
- [https://ga-rome.civicplus.com/DocumentCenter/View/2056/BOA22-06-03\\_report](https://ga-rome.civicplus.com/DocumentCenter/View/2056/BOA22-06-03_report)
- [https://ga-rome.civicplus.com/DocumentCenter/View/2056/BOA22-06-03\\_report](https://ga-rome.civicplus.com/DocumentCenter/View/2056/BOA22-06-03_report)
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