

**Rome-Floyd Board of Adjustments Minutes**

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

**Date:** Thursday, May 18, 2023

**Time:** 2:30 PM

**PLEASE REFER TO THE VIDEO RECORDING FOR FULL DETAIL OF THE MEETING**

**CALL TO ORDER**

Meeting convened: 2:30 p.m. led by Chair Abney.

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

| <b>P – Present<br/>Z – Zoom</b> | <b>MEMBER</b>    | <b>Notes</b> |   | <b>STAFF</b>                                  |
|---------------------------------|------------------|--------------|---|---|
| P                               | Cameron Abney    | Chair        | P | Frank Beacham - City Atty                     |
| P                               | Phil Burkhalter  |              | P | Andrew Garner – County Atty                   |
| A                               | Will Byington    |              | A | Bruce Ivey – County Mgr.                      |
| P                               | David Clonts     | Vice Chair   | A | Meredith Ulmer – Asst City Mgr.               |
| P                               | Jarrold Johnson  |              | P | Jalene Franks – Bldg. Official                |
| P                               | Von Lambert      |              | P | Brice Wood – Asst Director - Planning Dept    |
| P                               | Terry Williamson |              | A | Michelle Kite – Planning & Zoning Coordinator |
|                                 |                  |              | P | Brittany Griffin – Senior Planner             |
|                                 |                  |              |   |   |

**Public (from sign-in sheet):**

Michele Hester (via Zoom), Duncan Blankenship, Michael Miller, Bobby Padgett, Mark Brown, D. Hamilton, Daniel Hester, Ron Roach, Agustin Medina, Luis Conneio

**Welcome and Introduction of Visitors**

Abney welcomed the public to the meeting and requested that all visitors sign in.

**Approval of Minutes from April 2023 Meeting**

Clonts made a motion to approve the April 2023 minutes, which was seconded by Johnson. The motion passed by common consent.

**Approval/Modification of Agenda**

Johnson made a motion to approve the agenda, which was seconded by Clonts. The motion passed by common consent.

**ROME/FLOYD ZONING VARIANCE APPLICATIONS:**

**BOA23-04-03**, for the property at 414 Kasonawich Rd, Rome, GA 30161, Floyd County Tax Parcel L13X130, being zoned Agricultural Residential, requests to reduce road frontage to 0.’

Assistant Director Wood presented the application, staff report, and staff recommendation. Chair Abney opened the public hearing. Michael Miller and Ron Roach were present to speak in favor of the application. Daniel and Michele Hester were present to speak in opposition.

Chair Abney closed the public hearing and opened the floor for discussion amongst the voting members. Burkhalter made a motion to deny, which was seconded by Johnson. The motion passed 6-0.

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

**BOA23-04-01**, for the property at 2021 Maple Rd., 2021 Maple Ave., and 2025 Maple Ave., Rome, GA 30161, Floyd County Tax Parcels J15X310, J15X335 and J15X337, being zoned Community Commercial, requests to reduce the lot width from 300' to 66.24', 93.60' and 140.17' per plat division proposal.

Senior Planner Griffin presented the application, staff report, and staff recommendation. Chair Abney opened the public hearing. Agustin Medina was present to speak in favor of the application. No one was present to speak in opposition.

Chair Abney closed the public hearing and opened the floor for discussion amongst the voting members. Burkhalter made a motion to approve, which was seconded by Johnson. The motion passed 6-0.

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

**BOA23-05-02**, for the property at 39 Juniper Dr., Rome, GA 30161, Floyd County Tax Parcel K13W078, being zoned Suburban Residential, requests to reduce the front setback from 25' to 22' and to place a secondary structure closer to the public right-of-way than the principal structure.

Senior Planner Griffin presented the application, staff report, and staff recommendation. Chair Abney opened the public hearing. Duncan Blankenship was present to speak in favor of the application. No one was present to speak in opposition.

Chair Abney closed the public hearing and opened the floor for discussion amongst the voting members. Johnson made a motion to approve, which was seconded by Clonts. The motion passed 6-0.

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

**BOA23-05-03**, for the property at 459 Fred Kelly Rd., Rome, GA 30161, Floyd County Tax Parcel M13262, being zoned Suburban Residential, requests to reduce road frontage to 0'.

Assistant Director Wood presented the application, staff report, and staff recommendation. Chair Abney opened the public hearing. Mark Brown was present to speak in favor of the application. No one was present to speak in opposition.

Chair Abney closed the public hearing and opened the floor for discussion amongst the voting members. Clonts made a motion to approve with the condition that the applicant provide a Grant of Easement in Chain of Title, which was seconded by Johnson. The motion passed 6-0.

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

**ADJOURNMENT:**

Meeting was adjourned at 3:28 pm by common consent.

**STAFF REPORTS:**

<https://www.romea.us/DocumentCenter/View/2458/BOA23-04-01---Maple-Road>

<https://www.romea.us/DocumentCenter/View/2459/BOA23-04-03---Kasonawich-Rd>

<https://www.romea.us/DocumentCenter/View/2460/BOA23-05-02---Juniper-Drive>

<https://www.romea.us/DocumentCenter/View/2461/BOA23-05-03---Fred-Kelly-Road>