

Rome-Floyd Board of Adjustments Minutes

Location: City Hall Sam King Room and Zoom

Date: Thursday, July 21, 2022

Time: 2:30 PM

CALL TO ORDER

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

Determination of Quorum (4 of 7 needed)

P – Present Z – Zoom	MEMBER	Notes		STAFF
P	Cameron Abney	Chair	P	Frank Beacham - City Atty
P	Phil Burkhalter		P	Brittany Griffin – HP Planning Dept
P	Will Byington		P	Bruce Ivey – County Mgr
P	David Clonts	Vice Chair	P	Chris Jackson – County Atty
P	Jarrod Johnson		P	Mike Hebert – Assistant 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
			P	Michelle Kite – Planning Assistant

Public (from sign-in sheet):

Beth Dunay, Natalie Dunay, Kay Whatley, Seaborn Whatley, Pat O’Neal, Scott Morris, Missy Kendrick, Ivan Sarria, Randy Rose, Rob Ramsey, Spence Ramsey, Mirim Morris, Seaborn Whatley III, Laura Elliott, Charlie Elliott, Ingrid Dowdy, Rufus Dowdy, Nathan English, Mike Davis

Welcome and Introduction of Visitors

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

Approval of Minutes from June 2022 Meeting

Clonts made a motion to approve the June 2022 minutes, which was seconded by Burkhalter. 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:

BOA22-07-04, for the property at 3424 Maple Road, Lindale, GA 30147, Floyd County Tax Parcel J16X352, zoned Neighborhood Office Commercial, requests to reduce the parking requirement to zero spaces.

Assistant Director Wood presented the application, staff report, and staff recommendation of approval as submitted. Chair Abney opened the public hearing. Mike Davis was present to speak in favor of the application. There was no one present to speak in opposition to the application. Chair Abney closed the public hearing and opened the floor for discussion amongst the voting members. Vice Chair Clonts recused himself from vote. Byington made a motion to approve, which was seconded by Johnson. The motion passed 5-0.

	MEMBER		MEMBER		MEMBER
	M - Motion S – Second				AB – Abstained
Y	Cameron Abney	M	Will Byington	Y	Von Lambert
Y	Phil Burkhalter	AB	David Clonts		Terry Williamson
		S	Jarrod Johnson		

BOA22-07-05, for the property at 606 and 608 Hardy Ave., Rome, GA 30161, Floyd County Tax Parcels I14Z036 and I14Z037, zoned Duplex Residential, requests variances to reduce the front setback from 20 feet to 16 feet.

Assistant Director Wood presented the application, staff report, and staff recommendation of approval as submitted. Chair Abney opened the public hearing. Nathan English was present to speak in favor of the application, along with current owner Kenyon Smith who was in favor of the project. There was no one present to speak in opposition. Neighbor Rufus Dowdy was present and asked for clarification on the request and how it affected the neighboring property lines. Clarification was given that it would not impact his property lines. Chair Abney closed the public hearing and opened the floor for discussion amongst the voting members. Burkhalter made a motion to approve as submitted, 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	Y	Will Byington	Y	Von Lambert
M	Phil Burkhalter	S	David Clonts		Terry Williamson
		Y	Jarrold Johnson		

BOA22-07-06, for the property at 708 Lee Ave., Rome, GA 30161, Floyd County Tax Parcels J14G021, zoned Multi-Family Residential, requests variances to reduce the side and rear setbacks from 30 feet to 5 feet.

Assistant Director Wood presented the application, staff report, and staff recommendation of approval as submitted. Chair Abney opened the public hearing. Pat O'Neal was present to speak on behalf of the application. There was no one 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 Byington. The motion passed 6-0.

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

BOA22-07-07, for the property at 0 Pinson Road (LL 258 24/3 TR1&2 PB30-36 PB37-59), Floyd County Tax Parcel M09026, zoned Heavy Industrial, requests variances to reduce the northern side setback and buffer from 200 feet to 50 feet, to reduce the parking requirement from 391 parking space to 73 parking spaces for the proposed building, to increase the height maximum allowance to 60 feet.

Assistant Director Wood presented the application, staff report, and staff recommendation of approval with staff conditions (see staff report). Chair Abney opened the public hearing. Brian Bordenave, Missy Kendrick and Cara Martin were present to speak on behalf of the application. Rob Ramsey, Seaborn Whatley and Seaborn Whatley III were present to speak in opposition. Chair Abney closed the public hearing and opened the floor for discussion amongst the voting members. Byington made a motion to approve with the following conditions: Staff recommends approval of the parking reduction variance, staff recommends approval of the northern side setback and buffer reduction from 200 to 100 feet on the following conditions that: downward facing lighting shall be used, all lighting and lighting spill shall point down and away from the property lines to prevent light disturbance and pollution on the neighboring residential properties, the remaining 100' of the reduce buffer shall consist of dense evergreens at least 6' in height at the time of planting, the trailer parking bay will be moved to the west side and berm be included as represented on plans provided at meeting. Staff recommends denial of the requested increase of the maximum height to 60 feet as it is not necessary, which were seconded by Burkhalter. The motion passed 6-0.

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

NEW BUSINESS: None

ADJOURNMENT:

Meeting was adjourned at 3:44 pm by Chair Abney.

Staff Reports:

- https://ga-rome.civicplus.com/DocumentCenter/View/2098/BOA22-07-02_report
- <https://ga-rome.civicplus.com/DocumentCenter/View/2099/BOA22-07-04-report>
- https://ga-rome.civicplus.com/DocumentCenter/View/2100/BOA22-07-05_report
- https://ga-rome.civicplus.com/DocumentCenter/View/2101/BOA22-07-06_report
- https://ga-rome.civicplus.com/DocumentCenter/View/2102/BOA22-07-07_report