

**Rome-Floyd Board of Adjustments Minutes**

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

**Date:** Thursday, **February 17, 2022**

**Time:** 2:30 PM

**CALL TO ORDER**

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

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

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

Public (from sign-in sheet):

Tom Hackett, Bonny Askew, Elene Daniel, Evelyn moss, Howard Toole, Napoleon Askew, walt Busby, Collin Bennett, Tim Childs, David wright, Billy Floyd, Paul Ineski.

**Welcome and Introduction of Visitors**

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

**Approval/Modification of Agenda**

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

**Approval of Minutes from January 2022 Meeting**

Johnson made a motion to approve the January 2022 minutes, which was seconded by Burkhalter.  
The motion passed by common consent.

**ROME/FLOYD ZONING VARIANCE APPLICATIONS:**

**BOA22-02-01,**

For property at **12 Shadowood Drive SE**, Rome, GA 30161, Floyd County Tax Parcel K14X102, zoned Suburban-Residential, Applicant/Owner: Tom Hackett requests variance(s) to reduce the front setback from 25 feet to 0 feet.

Chair Williamson opened the public hearing.

Kayla Schaff presented the facts and the application to the commission and the public.

Staff Recommendation: APPROVE w/CONDITIONS

In Favor:

Applicant/owner Hackett – Add garage that will have one corner imposing on setback.

Against:

Wright – Neighbor - Needed clarification, “never mind”

Chair Williamson closed the public hearing and opened it up for Commission comments.

Abney – Show us on the picture

Hackett was asked to clarify again: Add onto garage & turn same as front of house, so driveway extends in front of house.

Lambert – Your lot isn’t a square; it’s a slice of pie shape.

Williamson – Are you okay with what Staff approved?

Beacham – The most the setback is being reduced in any one place is seven (7) feet.

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

Motion to **APPROVE** as Staff recommends **CARRIED 6-0**

**BOA22-02-02,**

**For the property at 601 Morgan Dairy Rd SW, Cave Spring, GA 30124, Floyd County Tax Parcels G18003 and G18002A, zoned Agricultural Residential, Applicant/Owner: Alan Hall requests variance(s) to reduce the road frontage to zero feet and reduce the rear setback for the northwestern parcel line from 25 to 12 feet as shown on the provided plat.**

Chair Abney opened the public hearing.

Kayla Schaff presented the facts and the application to the Commission and the public.

Staff Recommendation: APPROVE APPROVE w/CONDITIONS DENY OTHER

**WHERE ARE THE Staff recommendation statements in these documents?**

In Favor:

Billy Floyd (surveyor) – Settlement road is not a recognized private rod. All home off this road have 0 road frontage from Morgan Dairy. We are taking three (3) parcels & making two (2) in division of marital assets. Rear setback variance for existing storage container to not hold up process.

Paul Ineski – neighbor G18014 (Huntsville, AL) – I don’t understand the point of road frontage.

Floyd – Answered Ineski question of variance request

Against: None

Chair Abney closed the public hearing and opened it up for Commission comments.

Newell – Explained purpose of sixty (60) feet road frontage, parcels grandfathered in without road frontage. Now needed to merge parcels.

Ineski – How long has sixty (60) feet been in place?

Newell – Summer 2001

Beacham – This was the way it was before code was adopted. Now that a change must be made, it must go through this Board.

Clonts – This does not give way to create development, like subdivision. That is not what this step implies. More work & approvals would have to be done.

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

Motion to **APPROVE** as submitted **CARRIED** 6-0

**BOA22-02-03,**

For the property at **0 Simpson Road**, Rome, GA 30161, Floyd County Tax Parcel J12W002, zoned Agricultural Residential, Applicant/Owner: Howard Toole/Rome Radio Partners LLC, requests variance(s) to reduce the road frontage to zero feet for the proposed parcel.

Chair Abney opened the public hearing.

Kayla Schaff presented the facts and the application to the commission and the public.

Staff Recommendation: APPROVE APPROVE w/CONDITIONS DENY OTHER

In Favor:

Howard Toole/Rome Radio Partners (RRP) applicant – Submitted additional information packet. Site here since 1947. No change in development. RRP leased property since 1947, & now can buy, but no road frontage.

Motion to **ACCEPT** adding additional information packet **CARRIED** 6-0

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

Billy Floyd (Surveyor) – Berry owns the land all around. Towers have wires 170 feet radial all around property. Property is only for the radio towers.

Against: None

Chair Abney closed the public hearing and opened it up for Commission comments.

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

Motion to **APPROVE** as submitted **CARRIED** 6-0

**BOA22-02-04,**

For the properties at **0 Kayla Drive & 0 Eagle Drive**, Rome, GA 30165, Floyd County Tax Parcels F13Y064B1 F13Y064B F13Y064B2 F13Y064B3 F13Y064B5 F13Y065 F13Y065A F13Y065B F13Y065C F13Y065D F13Y065E F13Y065F F13Y065G F13Y065H F13Y065I F13Y065K F13Y065L, zoned Suburban-Residential, Applicant/Owner: K.C. Homes, Inc. requests variances(s) to reduce the front setbacks from 25 feet to 15 feet & rear setbacks from 25 feet to 15 feet.

Chair Abney opened the public hearing.

Kayla Schaff presented the facts and the application to the Commission and the public.

Staff Recommendation: APPROVE APPROVE w/CONDITIONS DENY OTHER

In Favor:

Walt Busby/KC Homes – Subdivision began in 2006. That was aborted. After clearing lots, parcels have big drop off in rear.

Busby submitted additional documents.

**WHEN WAS THIS SUBMITTED? AT THIS TIME HERE OR AT THE END?**

Motion to **ACCEPT** additional documents **CARRIED** 6-0

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

Against:

Neighbor called about side setback concern, not front of back ????.

Staff explained.

Neighbor was [then] fine.

Chair Abney closed the public hearing and opened it up for commission comments.

Clonts – Asked question about home pricing. Are the proposed homes similar square feet to the ones already there?

Busby - Yes

Clonts – Pricing?

Busby – Under \$200,000.

Abney – Asked question

Busby – Only ninety (90) feet from curb to hill

Clonts – Question about corner lot.

Busby – Submitted record

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

Motion to **APPROVE** as submitted **CARRIED** 6-0

**STAFF REPORTS & UPDATES:**

Newell updated ULDC status, comments submitted; map next

**ADJOURNMENT:**

The next meeting is Thursday, **March 17, 2022**, in the Sam King Room.

Time adjourned: 3:32 p.m. by Williamson, seconded by Burkhalter. Motion passed by common consent.

Staff Reports:

- <https://ga-rome.civicplus.com/DocumentCenter/View/1804/BOA22-02-01>
- <https://ga-rome.civicplus.com/DocumentCenter/View/1805/BOA22-02-02>
- <https://ga-rome.civicplus.com/DocumentCenter/View/1806/BOA22-02-03>
- <https://ga-rome.civicplus.com/DocumentCenter/View/1807/BOA22-02-04>