

**Rome-Floyd Board of Adjustments Minutes**

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

**Date:** Thursday, April 21, 2022

**Time:** 2:30 PM

**CALL TO ORDER**

Meeting convened: 2:30 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
P	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	Jarrold Johnson		-	James Martin – Bldg Official
P	Von Lambert		-	Art Newell – Dir Planning Dept
P	Terry Williamson		P	Meredith Ulmer – Asst City Mgr
			P	Brice Wood – Sr Planner – Planning Dept
			-	Kayla Schaaf – Transportation Planner

Public (from sign-in sheet):

Keith Adams, David Jones, William P., Justin Owens

**Welcome and Introduction of Visitors**

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

**Approval/Modification of Agenda**

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

**Approval of Minutes from March 2022 Meeting**

Johnson made a motion to approve the March 2022 minutes, which was seconded by Lambert.  
The motion passed by common consent. Williamson abstained from the vote.

**ROME/FLOYD ZONING VARIANCE APPLICATIONS:**

**BOA22-04-03**, For property at **0 Jones Mill Rd\***, **0 Turkey Mountain Rd**, Rome, GA 30161, Floyd County Tax Parcels K08020 and K08018, zoned Agricultural-Residential, Applicant/Owner Justin Owens/The Shire Land Company LLC, requests variance(s) to create two parcels with zero road frontage. The official tax records show parcel K08020 as having a Jones Mill Road address, despite being at the end of Herring Rd.

Vice Chair Clonts opened the public hearing. Senior Planner Brittany Griffin presented the application and staff recommendation of approval. Justin Owens was present to speak in support of the application, explaining that he and his father-in-law plan to split the two parcels into four parcels and sell the two closest to Herring Road. Owens went on to explain that he and his father-in-law each plan to build a house on the remaining two parcels. There was no one else present to speak in favor. Neighbor, David Jones, spoke to ask questions about the possibility of a subdivision being built and wanting to make sure that some wetlands on the property would not be disturbed, causing flooding on his property. There was no one else present to speak in opposition. Vice Chair Clonts closed the public hearing and opened the floor for discussion amongst the voting members. Assistant Director Brice Wood explained that creating a large subdivision would be impossible given the lack of public water and sewer for the parcels. Senior Planner Griffin showed the room the GIS app for the applicants parcels which showed that there are no protected wetlands on the map.

Johnson made a motion to approve, which was seconded by Burkhalter. The motion passed 6-0.

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

**BOA22-04-06**, For the property at **146 Lyons Dr**, Rome, GA 30165, Floyd County Tax Parcel H13X266, zoned Duplex Residential, Applicant/Owner Scott Williams/SDH Atlanta LLC, requests variance(s) to reduce the front setback from twenty (20) feet to eighteen (18) feet for lots 36B and 36A

Vice Chair Clonts opened the public hearing. Assistant Director Wood presented the application and the staff recommendation of approval for lot 36A, but denial for lot 36B, explaining that the proposed structure on 36B was shown to already be located outside of the required 20-foot front setback. Keith Adams was present to speak on behalf of the application, stating that the proposed structure is a duplex that cannot be wrapped around a cul-de-sac so a portion of the building on lot 36B encroaches on the front setback by two feet. There was no one else present to speak in support or opposition. Vice Chair Clonts closed the public hearing and opened the floor for discussion amongst the voting members. The board wanted to verify that Adams had no objection to staff’s recommendation of denial for lot 36B. Adams stated that it was fine as long as it wouldn’t interfere with his ability to pull permits.

Byington made a motion to approve the two-foot front setback reduction for lot 36A but deny the request for lot 36B. The motion was seconded by Johnson. The motion passed 6-0.

Burkhalter made a motion to deny, which was seconded by Johnson. The motion passed 5-0.

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

**ADJOURNMENT:**

Time adjourned: 2:55 PM. upon a motion from Byington, seconded by Johnson. The motion passed by common consent.