

Rome – Floyd Planning Commission

Special Use Permit Application

STAFF REPORT AND RECOMMENDATION



Hearing Date 12/04/2025
Case No.: **SUP25-12-06 (City)**
Project Address: 1501 Gordon Avenue
Parcel ID: J13P016
Zoning: High Density Traditional Residential (H-T-R)

Summary:

for the property at 1501 Gordon Avenue (1501 Gordon Street as listed on the Parcel Viewer), Rome, GA 30161, Floyd County Tax Parcel J13P016, being zoned High Density Traditional Residential (H-T-R), requests a Special Use Permit for a duplex.

Project Description: The applicant is requesting a Special Use Permit to construct a duplex.

Environmental Review: No comment

Is the parcel in the FIRM (2010) floodplain?	No
Is public water available?	Yes
Is public sewer available?	Yes

Fire Marshal Review: No comment

Building Official Review: No comment

Engineering Review: No comment

Historic Review: Is this parcel located in a Locally Designated Historic District? No

Neighborhood Input: Staff have received no neighborhood input at the time of staff report.

Rome – Floyd Planning Commission

Special Use Permit Application

STAFF REPORT AND RECOMMENDATION



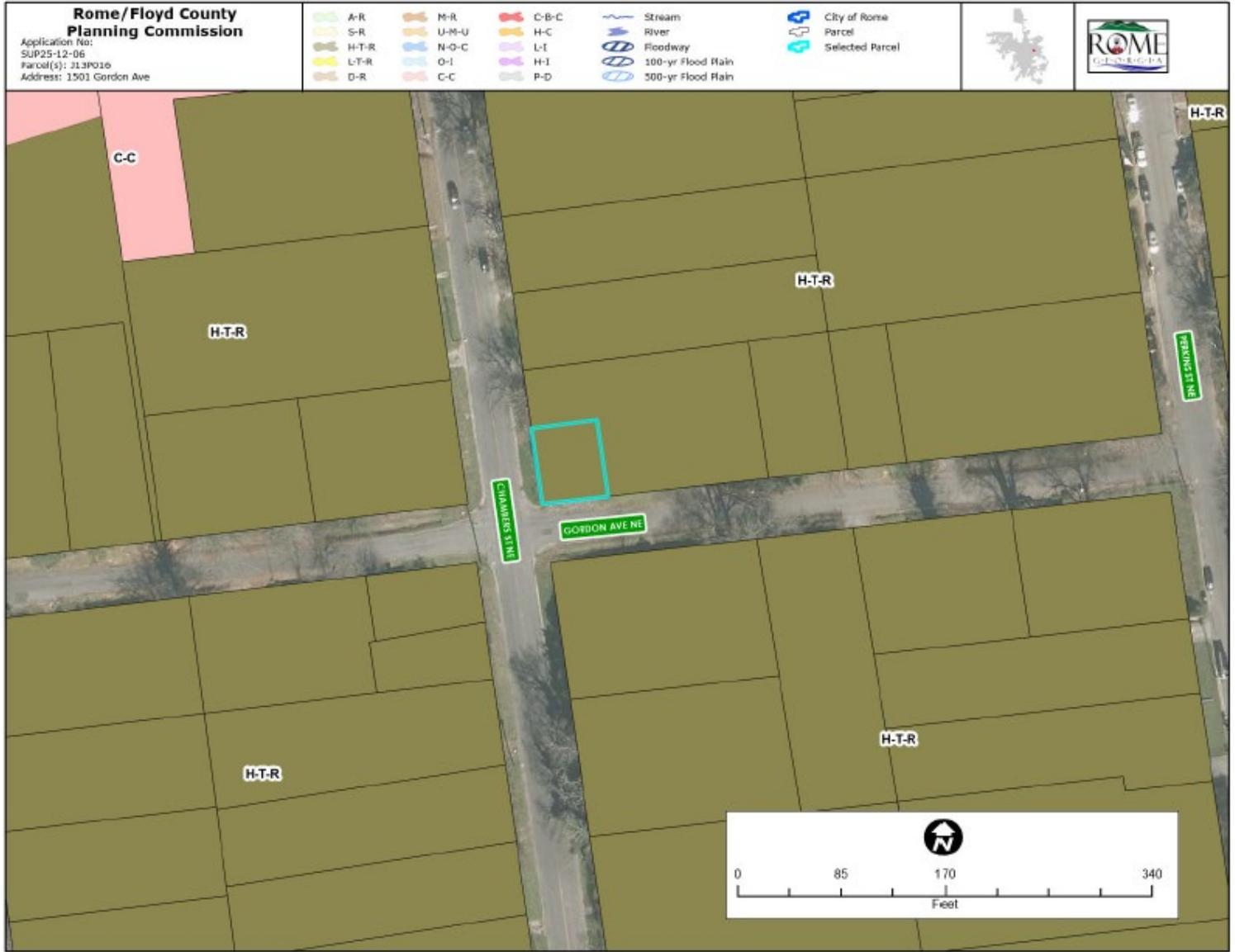
PROJECT ANALYSIS – STAFF REPORT:



Rome – Floyd Planning Commission

Special Use Permit Application

STAFF REPORT AND RECOMMENDATION



Rome – Floyd Planning Commission

Special Use Permit Application

STAFF REPORT AND RECOMMENDATION



STANDARDS per section 2.2.4b:

1. **Is the proposed special use consistent with the stated purpose of the zoning district?** Yes, it is fairly common to have a mix of housing types in older neighborhoods such as single-family homes, duplexes, and small apartment buildings. This neighborhood has historically small lots as many of the homes in this neighborhood were constructed prior to a time when many residents would have owned cars. However, this parcel is roughly half the size of those parcels and most of those parcels are only developed as a single-family home. The request is to construct a duplex on this parcel, which also happens to be a corner lot.
2. **Is or will the type of street providing access to the use be adequate to serve the proposed special use?** The proposed request will not negatively impact public services as these services are currently available to these properties. However, given the size of the parcel and its location at an intersection, it will require one or more driveways to serve the two units almost immediately adjacent to an existing intersection.
3. **Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?** The size of the parcel and its location at an intersection will require one or more driveways to serve the two units almost immediately adjacent to an existing intersection. The proposed construction will also require multiple setbacks variances in order to be feasible.
4. **Are or will public facilities such as schools, water or sewer facilities, and police or fire protection be adequate to serve the special use?** The proposed request will not negatively impact public services as these services are currently available to these properties.
5. **Are or will refuse service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare, or odor?** The ULDC currently requires two off-street parking spaces per unit, or four spaces on this site. This will be very challenging on an exceptionally small parcel.
6. **Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?** Not applicable. The use will remain residential.
7. **Will the height, size or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?** This request is in-line with the use and development styles and types found with the area adjacent to this parcel. The size of this particular lot is of concern in constructing a duplex, meaning it will likely have to be a two or possibly three story building.

PLANNING STAFF COMMENTS/RECOMMENDATION:

Planning staff recommends denial without prejudice. Although the request itself is appropriate for the area, the size of the lot considering smaller than most, making it problematic to construct a duplex. One or more variances would be necessary. No plans have been provided showing that this is feasible.



Rome-Floyd Planning Department
 Planning Commission
 Application for ZONING Map Amendment or SPECIAL USE
 706.236.5025

Case Number: SUP25-12-06

Meeting Date: _____

Property Information

Property Address: 1501 Gordon Ave

City: Rome Zip Code: 30161

REQUESTED ACTION: Zoning Map Amendment Special Use Permit

Is this application in response to a code violation? YES NO

Parcel Identification Number (PIN) or Tax Map Number:

Map #: _____ Parcel #: J13 p016 Map #: _____ Parcel #: _____

Map #: _____ Parcel #: _____ Map #: _____ Parcel #: _____
 Map #: _____ Parcel #: _____ Map #: _____ Parcel #: _____

Size of Lot: _____

Existing Zoning: HTR Proposed Zoning: _____

Existing Land Use: Vacant Proposed Use of Property: Duplex

Services Provided:

Public Water: City County Not Provided

Public Sewer: City County Not Provided

Purposed for Request: This corner lot would make an excellent duplex lot and make it financially viable to get it cleaned up

Property Owner

Name: S&O Co LLC HomeBrr Telephone: 706-388-8167

Mailing Address: 11 Kocum Rd Rome GA 30161 Email: [redacted]@kw.com

A pre-submittal meeting with Planning staff is REQUIRED prior to submitting an Application.

The undersign authorizes the Planning Commission, City of Rome, and Floyd County to take such action as requested in this application. In consideration for the Planning Commission' review of this application for a proposed variance to zoning ordinance for the specified property, the applicant agrees to hereby indemnify and hold harmless the City, County, and Planning Commission' and their agents and employees from and against any and all claims, damages, and/or liability arising from or related to this application or any issuance of a permit hereunder. By signing this application, the owner hereby grants authorization to the Commission members, and its professional staff to enter the property in question for inspection purposes. I also understand that all the required information must be supplied for this application to be considered complete and valid.

[Signature] (Signatures must be original and of current property owner.)
 Owner Signature 10/2/25
 Date

Applicant / Case Contact

Name: Thomas Orr	Affiliation: owner
Address: 11 Krown Rd	Telephone: 706 3888167
City/State/ZIP: Rome GA 30161	Email: [redacted]@krown.com

Tracking Information (Staff Only)

Hearing Date:	Date Received:	Sign Placement:
Legal Ad:	Neighbor Notification:	Fee: Refer to Fee Schedule Form Make all checks payable to CITY OF ROME
Property Tax Certification:		Date:

Application for Zoning Map Amendment or Special Use Permit

PROPERTY TAX CERTIFICATION - REQUIRED

All Floyd County and City of Rome Rezoning and SUP cases require that taxes are current for the parcel or parcels being considered for zoning consideration.

Tax Commissioner or Appointee Signature: _____

APPEARANCE / REPRESENTATION AT COMMISSION MEETINGS IS REQUIRED

To process the application for Special Use Permits, Annexations, or Rezoning, Owner, Applicant, or a Representative thereof **MUST** be present to personally request said Special Use Permit, Annexation, or Rezoning before **BOTH** the Planning Commission **AND** (based on the location of the property) the Rome City Commission **OR** the Floyd County Commission.

Failure to personally appear before either required Commission may result in denial of request, or an extended waiting period before the next available meeting.

Unless otherwise indicated:

- Planning Commission Meetings are held 2:30pm in the Sam King Room in the City Auditorium at 601 Broad Street.
- City Commission meetings are held 6:30pm in the City Commission Chambers located on the top floor of the City Auditorium at 601 Broad Street.
- Floyd County Commission meetings are held 6:00pm in the County Commission Chambers located on the top floor of the Floyd Administrative building at 12 E. 4th Ave.

A Rezoning Pending Action sign stake shall be placed on the subject property until the Variance is either approved or denied. It is the sole responsibility of the owner/applicant to maintain its placement until after the scheduled County or City Commission meetings. Owner/applicant shall notify the Planning Department immediately if the sign is removed, defaced, incorrect etc. A staff member of the Planning Department shall place the sign within five business days after the filing deadline.

Due to the possibility that a meeting may be postponed for various reasons, please call 706.236.5025 the day before any Planning, City, or County meeting to confirm its status.

By signing below, the applicant/owner declares that the information presented herein is true & correct. The signer also acknowledges understanding the information provided herein & agrees to be present or have a representative at **BOTH** meetings on the dates specified above.

Applicant Signature: [Signature] Date: 10/2/25
 Owner(s) Signature: [Signature] Date: 10/2/25



Case Number: _____

City County

Please answer the following questions as completely and accurately as possible. This zoning application will be submitted for review to various departments; therefore, any incomplete answers may delay the review process. Attach additional sheets as necessary.

1. Has the landowner or any person undertaken or initiated any efforts to develop the property in its existing zoning classification? Please provide a complete statement of the efforts for such development.

2. Is development under the present zoning classification infeasible? Yes No
If yes, please provide a complete statement describing why development is infeasible.

It would be hard to build a small single family home here and sell it but a duplex would provide affordable housing and be financially viable

3. Is the subject property a portion of a larger tract? Yes No
If yes, please describe the original tract size, and what portion you are requesting to rezone.

4. Are there any houses, barns, mobile homes, commercial buildings, or structures presently located on the subject property? If so, please identify the number of structures and their type:

5. List the type of structures you propose to construct if the subject property is re-zoned. If proposing the development of a subdivision, please describe the style, minimum square footage, proposed number of homes, number of phases, and price range of the homes:

6. Please state any pertinent facts, circumstances, events, and or documents that should be considered to support a decision to rezone the property to the proposed zoning classification and use.

7. Will your proposed use add additional residents to the property? If so, how many new residents do you anticipate will eventually move onto the property? How many households during the first year?

yes it would be a duplex so 2 units roughly 4 residents

8. Has the applicant conducted any studies in connection with the proposed rezoning? Yes No
If yes, please provide.

9. Please identify any public utility (including water, sewer, gas, electricity, and other public utilities) which would be required for the proposed development of the property and are not available at the time of this application.

Disclosure Requirements per O.C.G.A. Section 36-67A

Has the owner and/or the applicant (or any person or attorney representing such in the re-zoning process) made campaign contributions totaling more than \$250 to any local government official who will consider this application? Yes No

If yes, please state the name of the official(s) and the position held by each official, and the dollar amount and description of each campaign contribution made to each official within two years preceding the filing of this application.



Case Number: _____

City County

EASEMENT INFORMATION - Please answer the following questions as completely and accurately as possible. This zoning application will be submitted for review to various departments; therefore, any incomplete answers may delay the review process. Attach additional sheets as necessary.

1. Do you have documented access to an easement that you are not owner of? Yes No N/A
2. Please provide a complete statement explaining your answer above. If you are an easement owner or this question does not apply to you, please mark N/A
3. If you are not the owner of the easement and are expanding the use, conformity, or non-conformity, do you have written permission from the easement owner showing that they are in agreement with this request?
4. Please provide a copy of all documents or permissions relating to the easement.

CAMPAIGN CONTRIBUTIONS DISCLOSURE REPORT

The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

Within the past two years, have you made either campaign contributions totaling \$250 or more and/or given gifts having a value of \$250 or more to a local government official, which will be responsible for making a decision on this application? Yes No. If yes, then on a separate page, please furnish the following information:

- A) The name(s) of the local government official(s) to whom a cash contribution or gift was made;
- B) The dollar amount(s) and date(s) of each campaign contribution made by the applicant or property owner to each local government official during the two years immediately preceding the filing of the application; and
- C) An enumeration and description of each gift having a value of \$250 or more made by the applicant to each local government official within the past two years.

Signature of Applicant/Owner

Applicant: _____ Date: _____

Owner(s): _____ Date: _____

Application Attachments Checklist

The following items must be submitted as part of this application: (Submit digital application material on flash drive or via e-mail directly to the staff.)	Quantity	Staff Use										
<input type="checkbox"/> Application fee. Check or Cash. Make checks payable to the City of Rome. Fee Schedule for Rezoning, Special Use Permits, and Annexations: <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Single Family Residential:</td> <td style="width: 50%;">Non-Residential & Multi-Family:</td> </tr> <tr> <td>0-5 Acres - \$150</td> <td>0-1 Acres - \$250</td> </tr> <tr> <td>5-10 Acres - \$250</td> <td>1-5 Acres - \$350</td> </tr> <tr> <td>10-20 Acres - \$350</td> <td>5-10 Acres - \$450</td> </tr> <tr> <td></td> <td>10+ Acres - \$550</td> </tr> </table>	Single Family Residential:	Non-Residential & Multi-Family:	0-5 Acres - \$150	0-1 Acres - \$250	5-10 Acres - \$250	1-5 Acres - \$350	10-20 Acres - \$350	5-10 Acres - \$450		10+ Acres - \$550		
Single Family Residential:	Non-Residential & Multi-Family:											
0-5 Acres - \$150	0-1 Acres - \$250											
5-10 Acres - \$250	1-5 Acres - \$350											
10-20 Acres - \$350	5-10 Acres - \$450											
	10+ Acres - \$550											
<input type="checkbox"/> Completed applications, fees, and all support materials must be received by the Planning Department by first (1 st) of the month in order to be considered at the following month's Rome – Floyd County Planning Commission meeting. If the 1st falls on a weekend or holiday, applications are due the next business day. Please fill out form as completely as possible. Incomplete applications will not be forwarded to the Planning Commission for review. Attach additional sheets as needed. TAX ASSESSOR SIGNATURE SHOWING PROPERTY TAX PAID IN FULL REQUIRED FOR SUBMISSION	1 copy											
<input type="checkbox"/> Scope of Work Description: Describe the specific change(s) being proposed, including all elements or components being added, removed or changed. NOTE: Items and parcels which are not listed on this application will not be able to be Approved and may require a separate application and fee.	1 copy											
<input type="checkbox"/> Drawings: <input type="checkbox"/> A site plan is required for all proposed developments. Site plan must adequately show all existing and proposed buildings, and/or uses. <input type="checkbox"/> The submitted application, supporting information, and plans shall show the following, as appropriate to the zoning or special use requested: <ol style="list-style-type: none"> 1) name and address of the property owner, 2) name, address, and telephone number of the applicant, if different from the owner, 3) date of survey, north point and graphic scale, source of datum, date of plan drawing and revision dates, as appropriate, 4) proposed use of the property, 5) location and size of the property 6) location sketch of the property in relation to the surrounding area with regard to well-known landmarks such as arterial streets or railroads, 7) zoning district classification of the subject property and all adjacent properties, 8) man-made features within and adjacent to the property, 9) the proposed project layout including the approximate outline and location of all buildings, and the location of all minimum building setback lines, outdoor storage areas, buffers, parking areas and driveways, 10) a statement as to the source of domestic water supply, 11) a statement as to the provision for sanitary sewage disposal, 12) the approximate location of proposed storm water detention facilities, and 13) such additional information as may be useful to permit understanding of the proposed use and development of the property. <p style="margin-top: 10px;">For specific requirements for the required sketch plan see section 2.2.2 of the ULDC. NOTE: Staff reserves the right to reject drawing materials lacking sufficient information or details of the proposed scope of work.</p>	1 copy											
<input type="checkbox"/> Photographs: <input type="checkbox"/> Photographs must be at least 300 dpi and at least 3½ by 5 inches, and formatted with appropriate labels in Word or PDF on Letter size (8.5x11) sheets.	1 digital											
Previous Application Information: Attach a description of the changes in the plans for this application or of substantial changes in the conditions of the property since the initial application. Include the previous case number in the Property Information section on the reverse.												

1501 Gordon Ave Proposal

I'm asking for a variance Special Use Permit be granted to allow a small duplex to be built on this lot to allow the lot to be financially viable for development and to improve the neighborhood but helping remove the current old concrete foundation that sits on the lot currently.

Duplexes aren't out of character here, there are several right at the beginning of Chambers Street so this would fit right in with the mix of housing that's already part of the neighborhood. The goal isn't to build something oversized or out of line, but just to make good use of the lot in a way that matches what's already around!

Thank you!!

