

# Rome – Floyd Planning Commission

## Rezoning Application

### STAFF REPORT AND RECOMMENDATION



*Hearing Date* 12/04/2025  
*Case No.:* **Z25-12-02 (City)**  
*Project Address:* 159 Addington Dr.  
*Current Zoning:* Light Industrial (L-I)  
*Requested Zoning:* Suburban Residential (S-R)  
*Current Use:* Undeveloped  
*Proposed Use:* Residential Homes  
*Parcel ID:* H12Z597  
*Acreage:* ~0.85

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#### **Summary:**

for the property at 159 Addington Drive, Rome, GA 30165, Floyd County Tax Parcel H12Z597, requests to rezone from Light Industrial (L-I) to Suburban Residential (S-R).

**Project Description:** The applicant would like to rezone the parcel, so they are able to construct residential homes.

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**Environmental Review:** Per Shane Hendrix, "Regarding Z25-12-02, for the property at 159 Addington Drive, Rome, GA 30165 – Although the application states this property has city sewer access, I would have the applicant actually contact the Rome Sewer Dept to confirm this. We have had multiple people come to our office after purchasing properties on this road that were originally thought to be on sewer... however, it was later determined not to be accessible for most of the road. Then, due to small lots and poor soils...septic permitting is not an option either. This has left people unable to move forward with building a house or developing the properties." Applicant Trent Wade advised that he had spoken with Bryan Middleton and all is good for sewer there.

**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

**Housing Impact Statement:** This will result in a net gain of an undetermined number of housing units upon completion of construction.

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

**Comprehensive Plan Analysis:** The Comprehensive Plan has this parcel labeled as "commercial".

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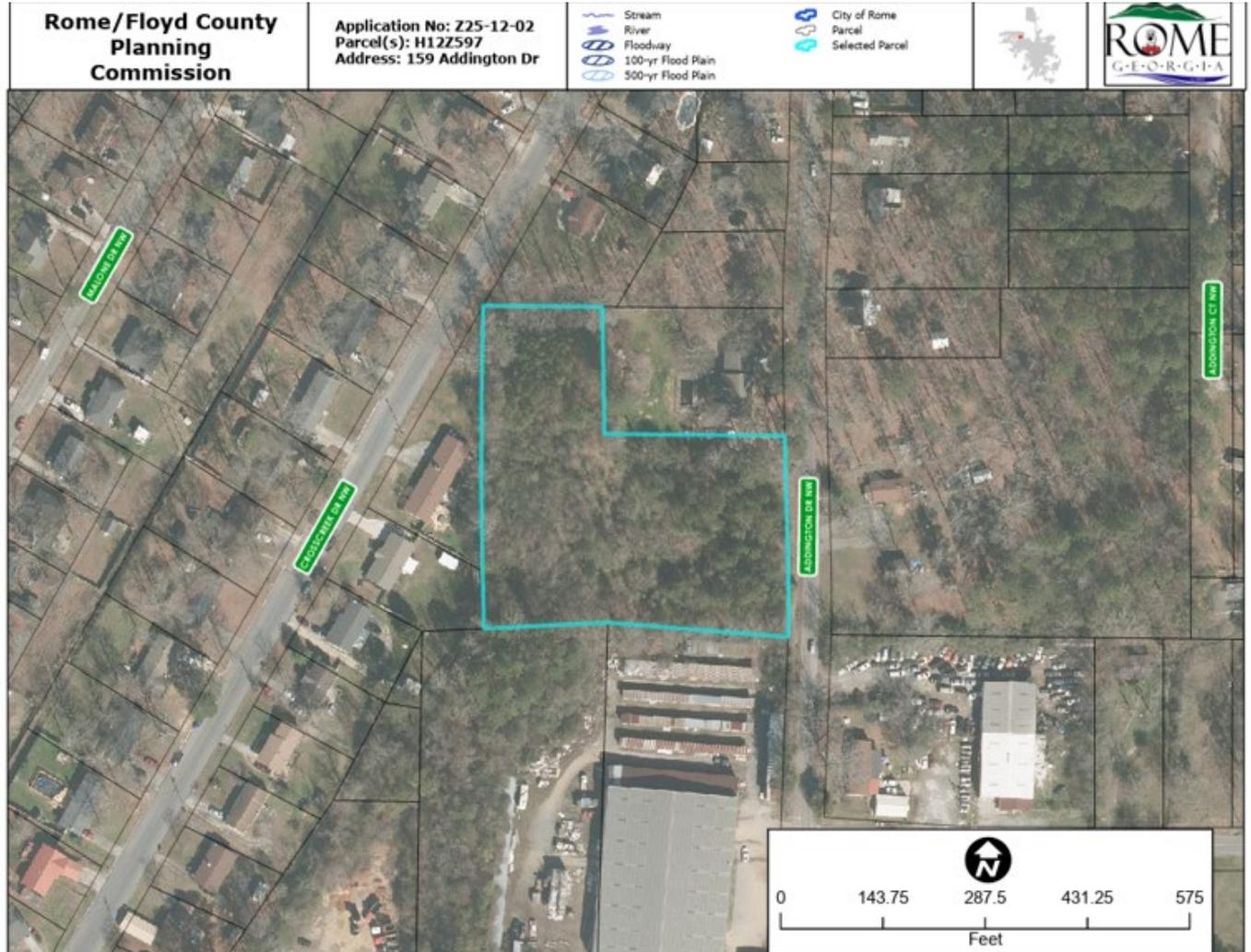
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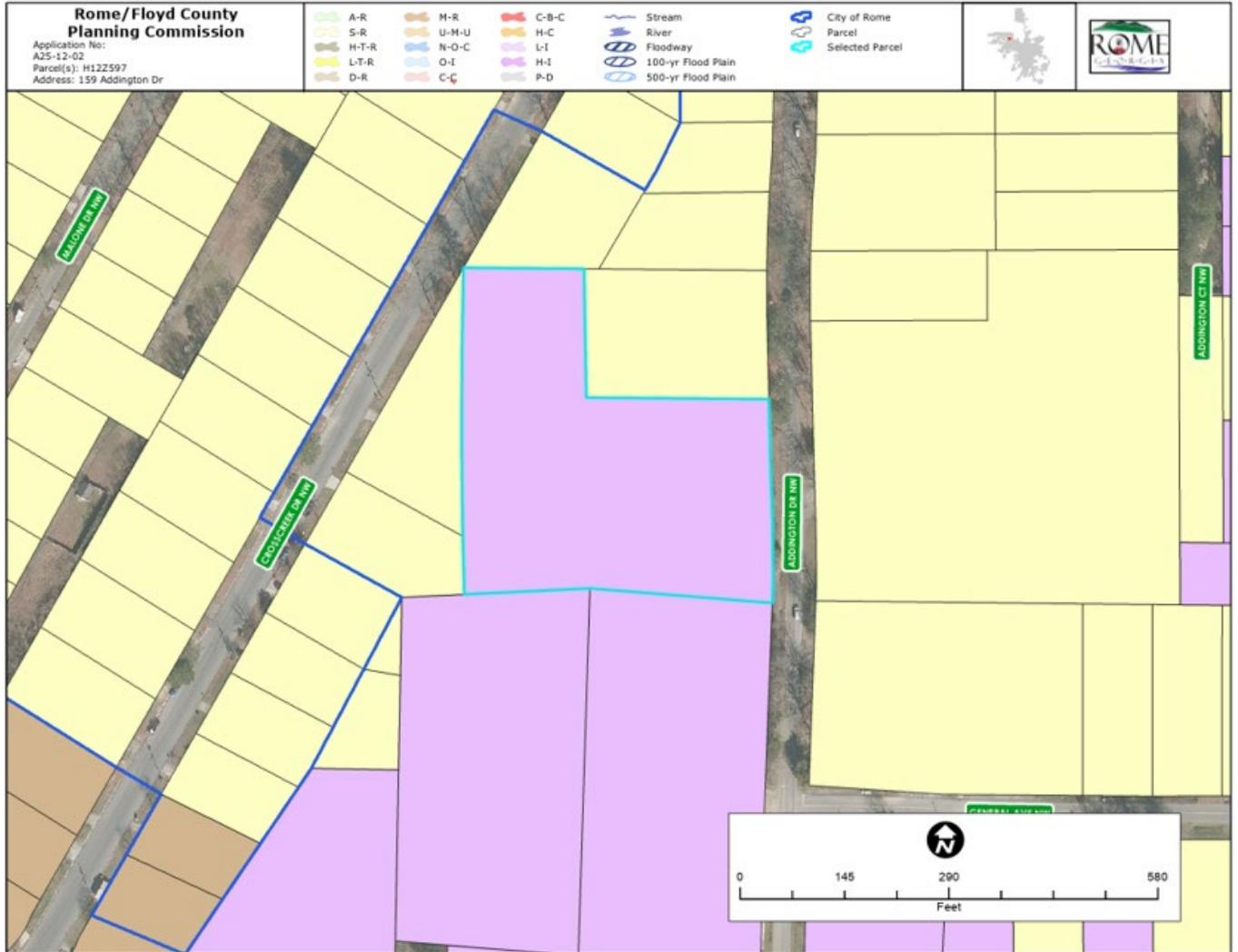
### PROJECT ANALYSIS – STAFF REPORT:



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## Rezoning Application

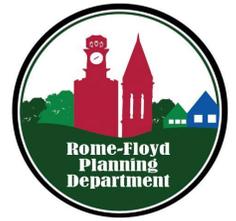
### STAFF REPORT AND RECOMMENDATION



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#### **STANDARDS FOR ZONING CHANGES per section 2.2.4a:**

1. **Is the proposed use or development consistent with the stated purpose of the zoning district?** The request to rezone to Suburban Residential (S-R) is consistent with existing residential uses on three sides. Staff is unaware of the proposed development but the property is big enough that it could be subdivided multiple times.
2. **Is the proposed use suitable given the zoning and development of an adjacent and nearby property?** Yes, much of the surrounding area is made up of Suburban Residential (S-R). This would essentially achieve more appropriate zoning and prevent further industrial/commercial development within an area that becomes increasingly residential along the Addington Drive.
3. **Will the proposed use not adversely affect the existing use or usability of adjacent or nearby property?** No, this will not adversely affect the existing use or usability of adjacent or nearby properties.
4. **Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?** The Future Land Use Map/Comprehensive Plan has this parcel labeled as “commercial.” However, Addington Drive lacks the visibility and accompanying traffic count necessary to support most commercial uses.
5. **Are there substantial reasons why the property cannot or should not be used as currently zoned?** It is currently zoned as Light Industrial (L-I). Rezoning this parcel to Suburban Residential (S-R) would be more appropriate for the area given the adjacent uses.
6. **Will the proposed use not cause excessive or burdensome use of public sites or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?** No, this will not cause excessive or burdensome use of public sites or services. The water and sewer department expressed no concerns.
7. **Is the proposed use supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties?** No.
8. **Does the proposed use reflect a reasonable balance between promoting public health, safety, morality, or general welfare and the right to unrestricted use of the property?** Yes.

#### **RECOMMENDATION:**

Staff recommends approval.

app deadline - Oct 10

Planning comm - 12-4

Rome-Floyd Planning Department

Planning Commission @ 7:30

Application for ZONING Map Amendment or SPECIAL USE

706.236.5025

Case Number: 225-12-02

Meeting Date: \_\_\_\_\_



**Property Information**

Property Address: 159 Addington Pr

City: Rome Zip Code: 30165

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: H122597

Map #: \_\_\_\_\_ Parcel #: \_\_\_\_\_ Map #: \_\_\_\_\_ Parcel #: \_\_\_\_\_

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Size of Lot: \_\_\_\_\_

Existing Zoning: Light Industrial Proposed Zoning: Suburban Residential

Existing Land Use: NONE Proposed Use of Property: homes

**Services Provided:**

Public Water:  City  County  Not Provided

Public Sewer:  City  County  Not Provided

Purposed for Request: Build homes / sell

**Property Owner**

Name: Felicia Marie Lovelass Telephone: 706-346-3166

Mailing Address: 3005 Maple Rd Email: \_\_\_\_\_@comcast.net

\*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.

(Signatures must be original and of current property owner.)

Felicia Marie Lovelass  
Owner Signature

9-18-25  
Date

Applicant / Case Contact		
Name: Trent Wade	Affiliation: Partner	
Address: 209 Pleasant Hope Rd SE	Telephone:	
City/State/ZIP: Silver Creek GA 30173	Email: [redacted]@yahoo.com	
Tracking Information (Staff Only)		
Hearing Date:	Date Received:	Sign Placement:
Legal Ad:	Neighbor Notification:	<b>Fee:</b> Refer to Fee Schedule Form Make all checks payable to <b>CITY of ROME</b>
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: Julicia Mannhardt Date: 9-19-25  
 Owner(s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_



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. *NO*

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

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: *NO*

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:

*Single Family home*

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. *revised survey*

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? *1*

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

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. *Water, power, sewer*

**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.

## Application Attachments Checklist

	Quantity	Staff Use										
<p><b>The following items must be submitted as part of this application:</b> (Submit digital application material on flash drive or via e-mail directly to the staff.)</p>												
<p><input checked="" type="checkbox"/> Application fee. Check or Cash. Make checks payable to the City of Rome.</p> <p><b>Fee Schedule for Rezoning, Special Use Permits, and Annexations:</b></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Single Family Residential:</td> <td style="width: 50%;">Non-Residential &amp; 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:											
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	10+ Acres - \$550											
<p><input checked="" type="checkbox"/> Completed applications, fees, and all support materials must be received by the Planning Department by first (1<sup>st</sup>) of the month in order to be considered at the following month's Rome – Floyd County Planning Commission meeting. If the 1<sup>st</sup> 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.</p> <p style="color: red;"><b>TAX ASSESSOR SIGNATURE SHOWING PROPERTY TAX PAID IN FULL REQUIRED FOR SUBMISSION</b></p>	1 copy											
<p><input type="checkbox"/> <b>Scope of Work Description:</b> Describe the specific change(s) being proposed, including all elements or components being added, removed or changed.</p> <p style="color: red;"><b>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.</b></p>	1 copy											
<p><input type="checkbox"/> <b>Drawings:</b></p> <p><input checked="" type="checkbox"/> A site plan is required for all proposed developments. Site plan must adequately show all existing and proposed buildings, and/or uses.</p> <p><input type="checkbox"/> The submitted application, supporting information, and plans shall show the following, as appropriate to the zoning or special use requested:</p> <ol style="list-style-type: none"> <li>1) name and address of the property owner,</li> <li>2) name, address, and telephone number of the applicant, if different from the owner,</li> <li>3) date of survey, north point and graphic scale, source of datum, date of plan drawing, and revision dates, as appropriate,</li> <li>4) proposed use of the property,</li> <li>5) location and size of the property</li> <li>6) location sketch of the property in relation to the surrounding area with regard to well-known landmarks such as arterial streets or railroads,</li> <li>7) zoning district classification of the subject property and all adjacent properties,</li> <li>8) man-made features within and adjacent to the property,</li> <li>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,</li> <li>10) a statement as to the source of domestic water supply,</li> <li>11) a statement as to the provision for sanitary sewage disposal,</li> <li>12) the approximate location of proposed storm water detention facilities, and</li> <li>13) such additional information as may be useful to permit understanding of the proposed use and development of the property.</li> </ol> <p>For specific requirements for the required sketch plan see section 2.2.2 of the ULDC.  <span style="color: red;"><b>NOTE: Staff reserves the right to reject drawing materials lacking sufficient information or details of the proposed scope of work.</b></span></p>	1 copy											
<p><input type="checkbox"/> <b>Photographs:</b></p> <p><input type="checkbox"/> Photographs must be at least 300 dpi and at least 3¼ by 5 inches, and formatted with appropriate labels in Word or PDF on Letter size (8.5x11) sheets.</p>	1 digital											
<p><b>Previous Application Information:</b> 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.</p>												







