

Rome-Floyd Board of Adjustments Minutes

Location: City Hall Commission Chambers

Date: Thursday, February 19th, 2026

Time: 2:30 PM

PLEASE REFER TO THE VIDEO RECORDING FOR FULL DETAIL OF THE MEETING

CALL TO ORDER

Meeting convened: 2:30 pm led by Vice Chair Brown.

Determination of Quorum (4 of 7 needed)

P – Present A- Absent	<u>MEMBER</u>	<u>NOTES</u>		<u>STAFF</u>
P	Frank Brown	Vice-Chair	P	Frank Beacham - City Attorney
P	Jonathan Harris		P	Kelsey Allred – County Attorney
P	Wendy Lignell		P	Doug Walker – Public Information Officer
A	Meredith Norris		P	Meredith Ulmer – Assistant City Manager
P	Angie O’Neal		P	James Martin – Building Official
P	Andrew Saville	Chair	P	Brice Wood- Planning Director
P	David Williams		P	Samantha Bishop- Senior Planner
			P	Jenni Harper – Planning Technician

Public (from sign-in sheet):

Abby White, Ben Nellenback, Jon Willerson, Bill Jones, Carter Reid, Mark Cochran, Josue Escobar

Welcome and Introduction of Visitors

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

Approval of Minutes from the January 2026 Meeting

Williams motioned to approve the minutes from the January meeting and Lignell seconded the motion.

The motion passed by common consent.

Approval/Modification of Agenda

Senior Planner Bishop presented additional build plans submitted by Mark Cochran to the committee. Williams made a motion to accept and approve the agenda with the additional building plans, which was seconded by O’Neal.

The amended agenda was approved by common consent.

ROME/FLOYD ZONING VARIANCE APPLICATIONS:

BOA26-02-01, for the property at 501 East 3rd Street, Rome, GA 30161, Floyd County Tax Parcel J14C184, being zoned Light Density Traditional Residential (L-T-R), requests to reduce the northern side setback from 5’ to 1’ and reduce the eastern side setback from 5’ to 3’.

Senior Planner Bishop presented the application, staff report, and staff recommendation.

Vice Chair Brown opened the public hearing.

Mark Cochran, architect for the project, was present to speak in favor of the application and to answer any questions. He explained the setback reduction will be consistent with the surrounding properties’ setbacks.

No one was present to speak in opposition.

Vice Chair Brown closed the public hearing and opened discussion among the members.

Harris motioned to approve as submitted, which Williams seconded. The motion passed, 5-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	M - Motion Second	S –			AB – Abstained
Y	Frank Brown		Meredith Norris	S	David Williams
M	Jonathan Harris	Y	Angie O’Neal		
Y	Wendy Lignell		Andrew Saville		

BOA26-02-02, for the property at 1401 Kingston Rd NE (1401 Kingston Hwy. as listed on the Parcel Viewer), Rome, GA 30161, Floyd County Tax Parcel K13Z549, being zoned Community Commercial (C-C), requests to reduce the front signage setback requirement from 20’ to 6’.

Senior Planner Bishop presented the application, staff report, and staff recommendation.

Vice Chair Brown opened the public hearing.

Jon Willerson was present to speak in favor of the application and to answer any questions.

No one was present to speak in opposition.

Vice Chair Brown closed the public hearing and opened discussion among the members.

Lignell motioned to approve the request on the condition that the variance is limited to this project only, which Harris seconded. The motion passed, 5-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	M - Motion S – Second				AB – Abstained
Y	Frank Brown		Meredith Norris	Y	David Williams
S	Jonathan Harris	Y	Angie O’Neal		
M	Wendy Lignell		Andrew Saville		

BOA26-02-03, for the property at 202 Waddell St, 0 Nelm St., 0 Stonewall St., and 203 Stonewall St., Rome, GA 30161, Floyd County Tax Parcels J13P032, J13P031, J13P030, K13Y553, and K13Y552, being zoned High Density Traditional Residential (H-T-R), requests to reduce the front setback requirement of parcels J13P032, J13P031, and J13P030 from 20’ to 10’, reduce the southern and eastern front setback requirement of parcel K13Y553 from 20’ to 10’, reduce the side setback and buffer requirement of parcels J13P032, J13P031, and J13P030 from 20’ to 15’, and reduce the front setback requirement of parcel K13Y552 from 20’ to 10’.

Senior Planner Bishop presented the application, staff report, and staff recommendation.

Vice Chair Brown opened the public hearing.

Bill Jones, architect for the project, was present to speak in favor of the application and to answer any questions.

Josue Escobar, an adjoining property owner, was present with concerns about the request, asking if this request would affect his property and if there would be a buffer between his property and the side property line of parcel K13Y552 of this request.

Bill Jones clarified that the setback reduction along the side property line of K13Y552, that abuts Mr. Escobar’s property, is not part of the variance request.

Vice Chair Brown closed the public hearing and opened discussion among the members.

Lignell motioned to table the request, which Harris seconded. The motion passed, 5-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	M - Motion S – Second				AB – Abstained
Y	Frank Brown		Meredith Norris	Y	David Williams
S	Jonathan Harris	Y	Angie O’Neal		
M	Wendy Lignell		Andrew Saville		

NEW BUSINESS:

ADJOURNMENT:

Vice Chair Brown asked for a motion to adjourn the meeting. Lignell made a motion to adjourn, which was seconded by Williams. The meeting was adjourned at 2:55 pm by common consent.

STAFF REPORTS:

<https://www.romea.us/DocumentCenter/View/4379/BOA26-02-03> Waddell-City Redacted

<https://www.romea.us/DocumentCenter/View/4378/BOA26-02-02> Kingston-Rd-County Redacted

<https://www.romea.us/DocumentCenter/View/4377/BOA26-02-01> East-3rd-St-City Redacted