

Rome-Floyd Planning Commission MINUTES

Location: City Hall Commission Chambers

Date: Thursday, January 8th, 2026

Time: 2:30 PM



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

CALL TO ORDER

Time convened: 2:31 p.m. by Chair Cook

Determination of Quorum (6 of 10 needed)

P Present	<u>MEMBER</u> A – Absent	<u>Notes</u>		<u>STAFF</u>
P	Leanne Cook		P	Frank Beacham - City Atty
P	Beth Dunay		P	Brice Wood – Director – Planning Dept.
P	Jake Hager		P	Bruce Ivey – Spec. Projects Manager
P	Ford Knight		P	Chris Jackson – County Attorney
P	Charles Love - Chair		P	Doug Walker – City of Rome
P	Anthony McClain		P	Mike Burnes – County Ex-Officio
P	Randy Quick		A	TBD– City Ex-Officio
A	Heath Rogers		P	Meredith Ulmer – Assistant City Manager
P	Brandie Townsend – Vice Chair	Arrived at 2:43 pm	P	Michelle Kite – Associate Planner
A	Gary Waters		P	Jenni Harper – Planning Technician

Public present:

Terry Hughes, Mike Payne, Chandler Nielsen, Angela Rubino, Charles Nicholson, Erick Nicholson, Glenn Nicholson, Julie Fanjoy Ruth, Jim Givens, Tony Burnes, Vernon Smith, Charles Hardy, Amy Smith, Terry Smith, Paul Cochran, Will Pinson, Austin Ratliff, Joe Gibson, Fisher Law, Vix Hixon, Jill Fisher, David Thornton

Welcome and Introduction of Visitors

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

Determination of Quorum

Staff called roll and determined that a quorum was present.

Approval of Minutes of the December 4th, 2025 Meeting:

Love motioned to approve the minutes, which was seconded by Quick. The minutes were approved by common consent.

Approval/Modification of the Agenda

Staff requested to modify the agenda to remove Z25-11-10: 0 Wayside Rd. since the applicant requested to withdraw the application. The agenda was approved with this modification by common consent.

Nominating a new Chairperson and Vice Chairperson for 2026:

The committee to elect a new Chairperson and Vice Chairperson nominated Charles Love as Chairperson and Brandie Townsend as Vice Chairperson. The nominations were approved and the motion passed, 7-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	M – Motion		S – Second		AB – Abstained
Y	Leanne Cook	Y	Charles Love		Heath Rogers
Y	Beth Dunay	Y	Anthony McClain		Brandie Townsend
Y	Jake Hager	Y	Randy Quick		Gary Waters
Y	Ford Knight				

Readoption of the Unified Land Development Code (ULDC) and corresponding map for 2026:

Cook motioned to approve the Readoption of the ULDC and corresponding map for 2026, which was seconded by McClain. The motion carried to approve, 7-0.

A ULDC ordinance amendment related to Gas Stations and Convenience Stores:

Director Wood presented the ordinance amendment related to gas stations and convenience stores.

Chair Love opened the public hearing.

Angela Rubino was present to speak in favor.

Fisher Law was present to speak in opposition to the ordinance amendment addressing the restrictive nature as it applies to those who have already purchased properties. He presented a handout that included conversations from multiple city/county staff regarding purchases and the moratorium on gas stations and convenience stores. Hager made a motion to accept the document for review, which was seconded by Quick. The items were accepted by common consent.

Chair Love closed the public hearing and invited discussion among the members.

McClain made a motion to approve the ordinance amendment as submitted, which was seconded by Townsend. The motion passed by a vote of 8-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	M – Motion		S – Second		AB – Abstained
Y	Leanne Cook	Y	Charles Love		Heath Rogers
Y	Beth Dunay	Y	Anthony McClain	Y	Brandie Townsend
Y	Jake Hager	Y	Randy Quick		Gary Waters
Y	Ford Knight				

Additional request to modify agenda:

Staff requested that SUP26-01-02: 3770 Kingston Hwy. be moved to the last case so the applicant was able to make it to the meeting.

Hager motioned to approved moving this case to the end of the agenda, which was seconded by Quick and approved by common consent.

FLOYD COUNTY REZONING & SPECIAL USE PERMIT APPLICATIONS:

SUP25-10-04, for the property at 870 Woods Road and 0 Woods Road, Rome, GA 30165, Floyd County Tax Parcels G12Y016A and G12Y016, requests a Special Use Permit for an Industrial/Recycling Center, including concrete/asphalt recycling, tandem/rolloff hauling, grading, crusher/screening services.

Director Wood presented the application, staff report, and staff recommendation.

Chair Love opened the public hearing.

Robert Watson was present to speak in favor of the application and answer questions.

No one was present to speak in opposition of the application.

Chair Love closed the public hearing and invited discussion among members.

Knight motioned to approve on the following conditions: (1) that approval applies to this project only and does not allow for further expansion of uses or services and will not be expanded in term of acreage, (2) that the SUP will become void if the proposed use ceases to exist for more than 365 calendar days once established, and (3) that the used must maintain a 100-foot setback and undisturbed buffer from the adjacent residentially zoned properties, which was seconded by Townsend.

The motion passed, 7-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	M – Motion		S – Second		AB – Abstained
	Leanne Cook	Y	Charles Love		Heath Rogers
Y	Beth Dunay	Y	Anthony McClain	S	Brandie Townsend
Y	Jake Hager	Y	Randy Quick		Gary Waters
M	Ford Knight				

SUP26-01-01, for the property at 0 Morton Bend Rd. (6948 Morton Bend Road as listed on the Parcel Viewer), Rome, GA 30165, Floyd County Tax Parcel C15028, being zoned Agricultural Residential (A-R), requests a Special Use Permit for an outdoor gun range.

Director Wood presented the application, staff report, and staff recommendation.

Chair Love opened the public hearing.

Edgar Mills was present to speak in favor of the application. He provided details on the project and hours of operation (10:00 am – 7:00 pm). He discussed safety, noise, traffic and wildlife impact and was available to answer any additional questions.

Joe Gibson, Paul Cochran, Chandler Nielsen and Amy Smith were present to speak in opposition of the application. Concerns mentioned involved proximity of guns being fired around people and animals, safety concerns, impact on wildlife, traffic, noise pollution, and quality of life for nearby residents.

Chair Love closed the public hearing and invited discussion among members.

Cook motioned to deny the request, which was seconded by Hager.

The motion passed, 7-1.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	M – Motion		S – Second		AB – Abstained
M	Leanne Cook	Y	Charles Love		Heath Rogers
Y	Beth Dunay	N	Anthony McClain	Y	Brandie Townsend
S	Jake Hager	Y	Randy Quick		Gary Waters
Y	Ford Knight				

Z26-01-03, for the property at 0 Rockmart Road (0 Rockmart Highway as listed on the Parcel Viewer), Silver Creek, GA 30173, Floyd County Tax Parcel K17030, requests to rezone from Suburban Residential (S-R) to Community Commercial (C-C).

Director Wood presented the application, staff report, and staff recommendation.

Chair Love opened the public hearing.

Jim Givens was present to speak in favor of the application and answer questions. He noted that Dollar General was interested in the location but there were no plans for a gas station/convenience store or COAMs at this location.

Charles Hardy was present to speak in opposition of the application voicing concerns about traffic and the narrow roads in this area.

Jim Givens responded to these concerns and stated that Dollar General would improve the road, if needed.

Chair Love closed the public hearing and invited discussion among members.

Townsend motioned to deny, which was seconded by Cook. The motion failed by a vote of 3-5. Since the motion to deny failed, it will be forwarded to the Floyd County Commission as a recommendation of approval.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	M – Motion		S – Second		AB – Abstained
S	Leanne Cook	N	Charles Love		Heath Rogers
Y	Beth Dunay	N	Anthony McClain	M	Brandie Townsend
N	Jake Hager	N	Randy Quick		Gary Waters
N	Ford Knight				

Z26-01-04, for the property at 4334 Martha Berry Highway, Rome, GA 30165, Floyd County Tax Parcel J10Y074, requests to rezone from Suburban Residential (S-R) to Community Commercial (C-C) as shown on the provided site plan.

Director Wood presented the application, staff report, and staff recommendation.

Chair Love opened the public hearing.

Will Pinson and Austin Ratliff were present to speak in favor of the application and answer questions.

Mike Payne was present to speak in opposition of the application voicing concerns such as runoff, property values and property taxes.

Chair Love closed the public hearing and invited discussion among members.

Hager motioned to approve as submitted in accordance with the site plan provided, which was seconded by Knight.

The motion passed, 8-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	M – Motion		S – Second		AB – Abstained
Y	Leanne Cook	Y	Charles Love		Heath Rogers
Y	Beth Dunay	Y	Anthony McClain	Y	Brandie Townsend
M	Jake Hager	Y	Randy Quick		Gary Waters
S	Ford Knight				

CITY OF ROME REZONING & SPECIAL USE PERMIT APPLICATIONS:

Z26-01-05, for the property at 225 Huffaker Road, Rome, GA 30165, Floyd County Tax Parcel H13X127, requests to rezone from Suburban Residential (S-R) to Multi-family Residential (M-R).

Director Wood presented the application, staff report, and staff recommendation.

Chair Love opened the public hearing.

No one was present to speak in favor of the application.

No one was present to speak in opposition of the application.

Chair Love closed the public hearing and invited discussion among members.

Townsend motioned to approve on the condition that the units either front on Huffaker Road or are perpendicular to Huffaker Road, thus never allowing their backside to face Huffaker Road, which was seconded by Hager.

The motion passed, 8-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	M – Motion		S – Second		AB – Abstained
Y	Leanne Cook	Y	Charles Love		Heath Rogers
Y	Beth Dunay	Y	Anthony McClain	M	Brandie Townsend
S	Jake Hager	Y	Randy Quick		Gary Waters
Y	Ford Knight				

FLOYD COUNTY REZONING & SPECIAL USE PERMIT APPLICATION:

SUP26-01-02, for the property 3770 Kingston Hwy., Rome, GA 30161, Floyd County Tax Parcel M14331A, being zoned Agricultural Residential (A-R), requests a Special Use Permit for a Day Care/Group Home.

Director Wood presented the application, staff report, and staff recommendation noting that this would allow up to 15 people in the residence.

Chair Love opened the public hearing.

Tamika Fitzgibbons was present to speak in favor of the application and answer questions.

Terry Hughes was present to speak in opposition of the application and voiced concerns of high occupancy and noise complaints.

Chair Love closed the public hearing and invited discussion among members.

McClain motioned to approve on the following conditions: (1) that the SUP will become void if no progress is made upon establishing the proposed use within 365 calendar days after issuance, or if the proposed use ceases to exist for more than 365 calendar days one established, (2) that any/all local, state, federal license be maintained, which was seconded by Townsend.

The motion passed, 7-0.

	<u>MEMBER</u>		<u>MEMBER</u>		<u>MEMBER</u>
	M – Motion		S – Second		AB – Abstained
Y	Leanne Cook	Y	Charles Love		Heath Rogers
Y	Beth Dunay	M	Anthony McClain	S	Brandie Townsend
	Jake Hager	Y	Randy Quick		Gary Waters
Y	Ford Knight				

NEW BUSINESS:

2025 Recap/Trends and case results from December 2025 were provided by staff.

ADJOURNMENT:

Chair Love adjourned the meeting at 4:43 pm with common consent. The next meeting is a scheduled meeting which will be **February 5th, 2026**, at 2:30 PM, in the Commission Chambers of City Hall.

STAFF REPORTS:

<https://www.romea.us/DocumentCenter/View/4264/Z26-01-05---Huffaker-Rd-City>

<https://www.romea.us/DocumentCenter/View/4263/Z26-01-04---Martha-Berry-Hwy-County>

<https://www.romea.us/DocumentCenter/View/4262/Z26-01-03---Rockmart-Rd-County>

<https://www.romea.us/DocumentCenter/View/4261/SUP26-01-02---Kingston-Hwy-County>

<https://www.romea.us/DocumentCenter/View/4260/SUP26-01-01---Morton-Bend-Rd-County>

<https://www.romea.us/DocumentCenter/View/4259/SUP25-10-04---Woods-RdCounty>