

Rome-Floyd Planning Commission MINUTES

Location: City Hall Commission Chambers

Date: Thursday, February 5th, 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 Love

Determination of Quorum (6 of 10 needed)

P Present	<u>MEMBER</u> A – Absent	<u>Notes</u>		<u>STAFF</u>
P	Leanne Cook		P	Lee Carter - City Atty
P	Beth Dunay		P	Brice Wood – Director – Planning Dept.
A	Jake Hager		A	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		P	Vic Hixon – City Ex-Officio
P	Heath Rogers		P	Meredith Ulmer – Assistant City Manager
P	Brandie Townsend	Vice Chair	P	Michelle Kite – Associate Planner
P	Gary Waters		P	Jenni Harper – Planning Technician

Public present:

Bill Jones, John Hiram, Jill Fisher

Welcome and Introduction of Visitors

Chair Love 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 January 8th, 2026 Meeting:

The minutes were approved by common consent.

Approval/Modification of the Agenda

The agenda was approved by common consent.

CITY OF ROME REZONING & SPECIAL USE PERMIT APPLICATIONS:

Z26-02-03, 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, requests to rezone from High Density Traditional Residential (H-T-R) to Multi-family Residential (M-R).

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

Chair Love opened the public hearing.

Bill Jones 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.

Rogers motioned to approve on the condition that the approval be limited to 10 units per acre, which was seconded by Knight.

The motion passed, 9-0.

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

FLOYD COUNTY REZONING & SPECIAL USE PERMIT APPLICATIONS:

Z26-02-01, for the property at 4620 Alabama Hwy., Rome, GA 30165, Floyd County Tax Parcel F13Y151, 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.

Tiffany Howerton was present to speak in favor of the application and to answer any questions.

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

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

Rogers motioned to approve, which was seconded by Knight and Quick.

The motion passed, 9-0.

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

Z26-02-02, for the property at 21 Old Billy Pyle Rd., Rome, GA 30161, Floyd County Tax Parcel H14X404, requests to rezone from Community Commercial (C-C) to Suburban Residential (S-R).

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

Chair Love opened the public hearing.

Caleb Ratliff was present to speak in favor of the application and to answer any questions.

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

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

Quick motioned to approve, which was seconded by Rogers.

The motion passed, 9-0.

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

NEW BUSINESS:

ADJOURNMENT:

Chair Love adjourned the meeting at 2:54 pm by common consent. The next meeting is a scheduled meeting which will be **March 5th, 2026**, at 2:30 PM, in the Commission Chambers of City Hall.

STAFF REPORTS:

<https://www.romea.us/DocumentCenter/View/4327/Z26-02-03---Waddell-St Nelm-St Stonewall-St-City->

<https://www.romea.us/DocumentCenter/View/4326/Z26-02-02---Old-Billy-Pyle-Rd-County->

<https://www.romea.us/DocumentCenter/View/4325/Z26-02-01---Alabama-Hwy-County->