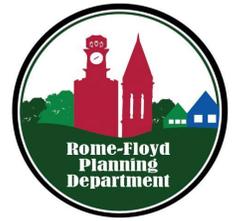


# Rome – Floyd Planning Commission

## Rezoning Application

### STAFF REPORT AND RECOMMENDATION



*Hearing Date* 12/04/2025  
*Case No.:* **Z25-12-08 (City)**  
*Project Address:* 0 Match Point Way  
*Current Zoning:* Community Commercial (C-C)  
*Requested Zoning:* Multifamily Residential (M-R)  
*Current Use:* Vacant  
*Proposed Use:* Multi-family Residential (Apartments/Townhomes)  
*Parcel ID:* J12W001A2  
*Acreage:* ~37.93

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#### **Summary:**

for the property at 0 Match Point Way, Rome, GA 30165, Floyd County Tax Parcel J12W001A2, requests to rezone from Community Commercial (C-C) to Multi-Family Residential (M-R).

**Project Description:** The applicant is asking to rezone the property to allow for construction of apartments and townhomes.

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**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

**Housing Impact Statement:** Based upon the site plan provided, the proposed development would add approximately 300 dwelling units.

**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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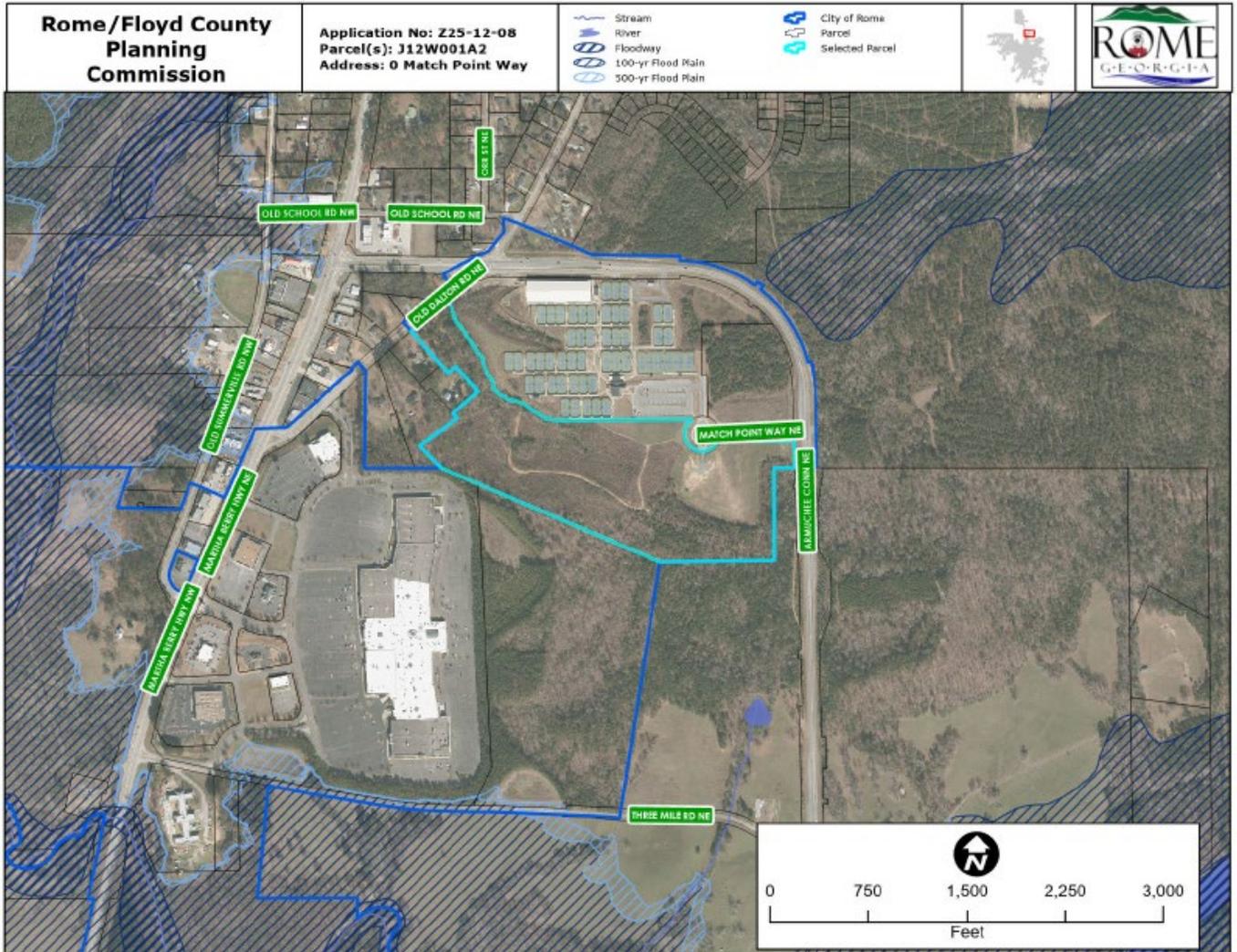
# Rome – Floyd Planning Commission

## Rezoning Application

STAFF REPORT AND RECOMMENDATION



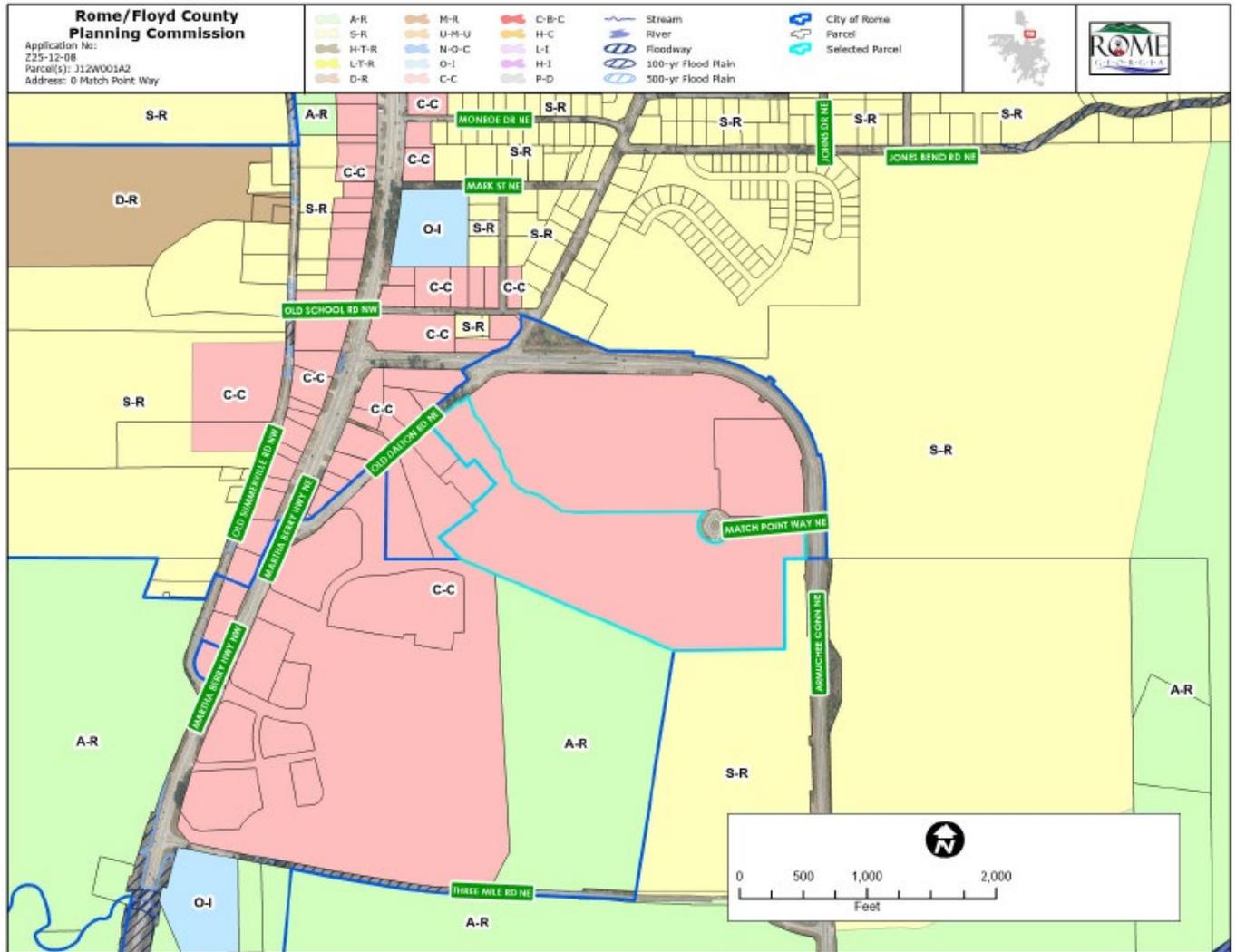
### PROJECT ANALYSIS – STAFF REPORT:



# Rome – Floyd Planning Commission

## Rezoning Application

### STAFF REPORT AND RECOMMENDATION



# Rome – Floyd Planning Commission

## Rezoning Application

### STAFF REPORT AND RECOMMENDATION



#### 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?*** Apartments and/or townhouses are allowed by right within the M-R zoning district.
2. ***Is the proposed use suitable given the zoning and development of an adjacent and nearby property?***  
Many areas tend to be more successful with a healthy mix uses that can have a symbiotic relationship with each other. For instance, the tennis center may attract more users and the mall may attract more shoppers or food court patrons, but only if the uses are connected and accessible. Unfortunately, the proposed connection to the mall property is located right at the former Sears loading dock and the side parking lot is now becoming a fenced-in outdoor display area for Rural King, not the most welcoming environment.

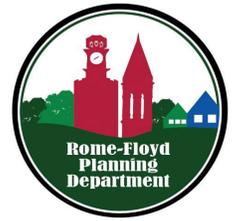
The tennis center has always wanted to recruit more healthy dining options to the immediate area for athletes and spectators, something other than greasy fast food. Participants currently drive into town during breaks in play. Walkable access to Chick Fila at the mall would be step in the right direction. Staff had hoped for this area to evolve into more of a community than a series of developments, however this is problematic unless all property owners are on board.

3. ***Will the proposed use not adversely affect the existing use or usability of adjacent or nearby property?***  
The ag center has expressed concerns regarding the safety and well-being of livestock that will be temporarily house for various events in relation to people or pets from the proposed apartment complex. Article 6.16 of the ULDC requires a buffer when M-R zoning is adjacent to single-family residential zoning. That buffer must be equal to the width of the required setback. The proposed development sits higher in elevation than the ag center property so any multistory buildings will seem higher than normal.
4. ***Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?*** The proposed use goes against the future land use map but is consistent with multiple comments within the comprehensive plan about infill housing on existing infrastructure and creating more mixed-use communities. The comprehensive plan also recognized the importance of adding more housing in proximity to the ECO Greenway Trail Network. This proposed development is approximately one mile from the Mount Berry Trail along the Armuchee Connector, which includes a wide paved shoulder behind the rumble strip, which is frequently used as a bike lane.
5. ***Are there substantial reasons why the property cannot or should not be used as currently zoned?*** It could be used as commercial space, though this area has seen minimal commercial growth in the past few decades, with the exception of the new hotel at the tennis center, which was a TAD project and the announcement of Rural King.
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?*** Armuchee Connector was constructed with the intent that it be able to relieve pressure from Hwy 27 (Martha Berry Hwy). It can support the additional vehicular traffic. The proposed development would likely be better if it could use the existing access off the Armuchee Connector as a separate entrance, though it is on an adjacent property that is currently in a conservation easement.

# Rome – Floyd Planning Commission

## Rezoning Application

### STAFF REPORT AND RECOMMENDATION



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?** Yes, staff has been exploring opportunities to allow housing where it has previously been outright banned. For decades, our corridors have exclusively allowed for commercial only, which has resulted in an excessive amount of commercial development, much of which experiences low vacancy and frequent turnover of commercial tenants.
  
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 on the following conditions:

1. That the mature vegetation along the southern property lines adjacent to the A-R and S-R zoned properties (J12X019C and J12Z002) be preserved and maintained and that any additional vegetation may be added as necessary to meet the 100% visual opacity requirement.
2. That the proposed development adhere to the required side and rear setback and buffer requirements for multifamily developments within the M-R District, as required by Articles 3.5.2 (Setbacks) and 6.16 (Buffers) of the ULDC.
3. That the buffer between the proposed development and the agricultural center and the conservation easement include an “L-shaped” agricultural fence.



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

Case Number: 225-12-08

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

**Property Information**

Property Address: 0 MATCH POINT WAY

City: ROME

Zip Code: 31065

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 #: J12W Parcel #: 001A2 Map #: \_\_\_\_\_ Parcel #: \_\_\_\_\_

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

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

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

Existing Zoning: C-C Proposed Zoning: M-R

Existing Land Use: VACANT Proposed Use of Property: MULTI-FAMILY RESIDENTIAL

**Services Provided:**

Public Water:  City  County  Not Provided

Public Sewer:  City  County  Not Provided

Purposed for Request: For a proposed multi-family residential development consisting of both apartments and townhomes.

**Property Owner**

Name: THE BERRY SCHOOLS Telephone: (706) 368-5644

Mailing Address: P.O. BOX 129, MT. BERRY Email: dprice@berry.edu

**\*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] GENERAL COUNSEL 10/8/25  
 Owner Signature BERRY COLLEGE, INC Date

Applicant / Case Contact		
Name: Rob Stiegele		Affiliation: Developer
Address: 265 S. Federal Highway, St 329		Telephone: 954-931-4771
City/State/ZIP: Deerfield Beach, FL 33441-4161		Email: rstiegele@tdondevelopment.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: Robert Stiegele Date: 10/8/25  
 Owner(s) Signature: [Signature] Date: 10/8/25  
 GENERAL COUNSEL, BERRY COLLEGE, INC.



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.  Yes  No

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

Residential development is not allowed in C-C zoning.

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:

one single family home currently exist on the property.

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:

The development will consist of a mix of townhomes and apartments with a maximum overall density of 14 units per acre.

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. A maximum density of 531 units would yield approximately 1,500 new 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.

N/A

**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:

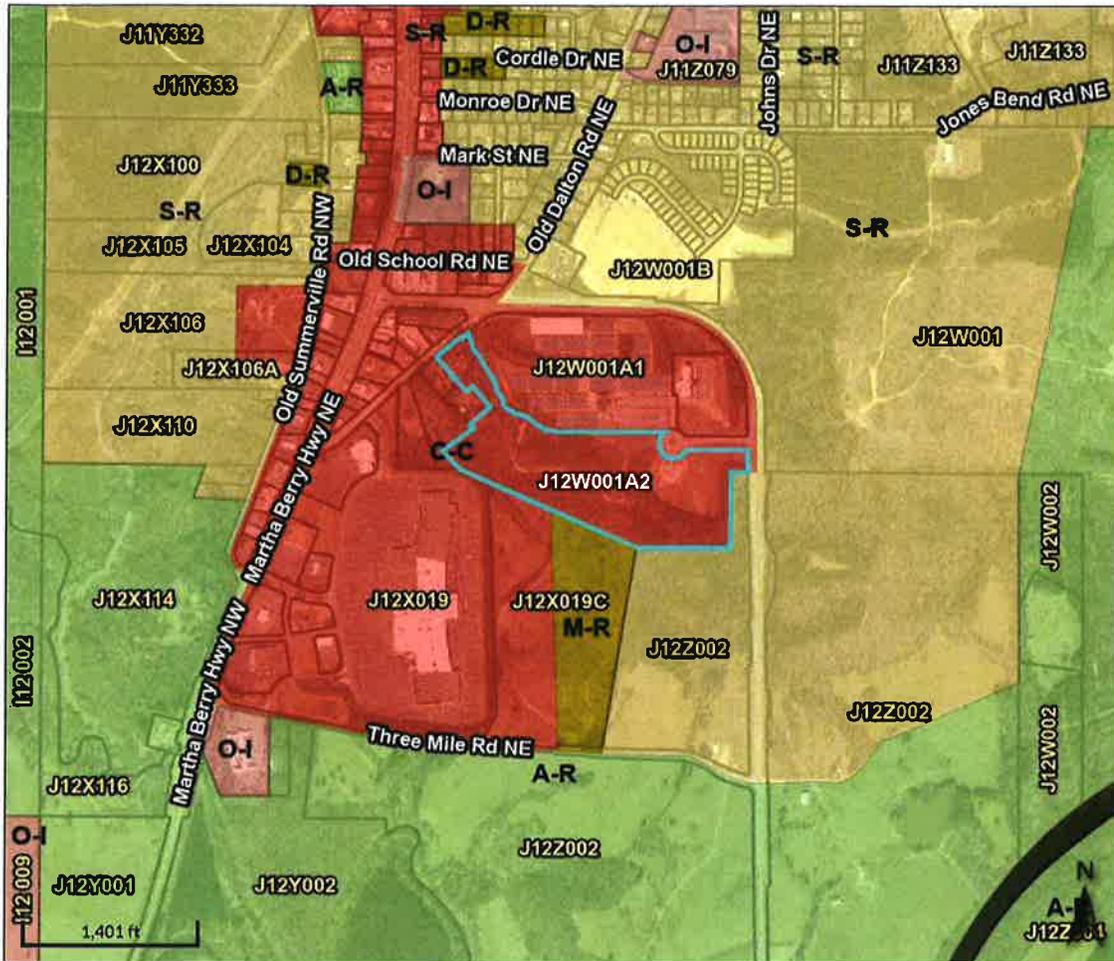
- A) The name(s) of the local government official(s) to whom a cash contribution or gift was made;
- B) The dollar amount(s) and date(s) of each campaign contribution made by the applicant or property owner to each local government official during the two years immediately preceding the filing of the 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: Robert Stiegels Date: 10/8/25

Owner(s): [Signature] GENERAL COUNSEL Date: 10/8/25  
BERRY COLLEGE, INC.





Overview



Legend

- Parcels
- Zoning**
- A-R Agricultural Residential
- S-R Suburban Residential
- H-T-R High Density Traditional Residential
- L-T-R Low Density Traditional Residential
- D-R Duplex Residential
- M-R Multifamily Residential
- Urban Mixed Use
- N-O-C Neighborhood Office Commercial
- O-I Office Institutional
- C-C Community Commercial
- C-B-C Central Business Commercial
- H-C General Heavy Commercial
- L-I Light Industrial
- H-I Heavy Industrial
- P-D Planned Development
- Roads**

Parcel ID J12W001A2  
 Class Code Agricultural  
 Taxing District City  
 Acres 37.93

Owner BERRY SCHOOLS THE  
 P O BOX 129  
 MOUNT BERRY, GA 30149  
 Physical Address MATCH POINT WAY NE  
 Assessed Value Value \$165944

Last 2 Sales  

Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)



**CONCEPTUAL SITE PLAN KEY:**

- 1 MAIN ARENA & ENTRY
- 2 LIVESTOCK BARNS
- 3 WASH RACKS
- 4 140' x 220' PRACTICE ARENA
- 5 180' x 300' PRACTICE ARENA
- 6 EQUIPMENT STORAGE & MAINTENANCE
- 7 BATH HOUSE
- 8 DUMP STATION
- 9 CAMPER & TRAILER PARKING
- 10 MAIN PARKING
- 11 MAIN ENTRANCE
- 12 DETENTION POND



**ARCHITECTURAL SITE PLAN**

SCALE  
0 30' 60' 120' 180' 1"=60'





















