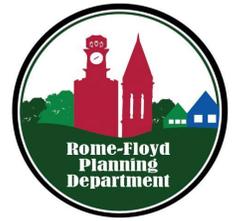


Rome – Floyd Planning Commission

Special Use Permit Application

STAFF REPORT AND RECOMMENDATION



Hearing Date 12/04/2025
Case No.: **SUP25-12-03 (City)**
Project Address: 7 Ross St and 0 Ross St
Parcel ID: J13O119 and J13O121A
Zoning: High Density Traditional Residential (H-T-R)

Summary:

for the property at 7 Ross St and 0 Ross St, Rome, GA 30161, Floyd County Tax Parcels J13O119 and J13O121A, being zoned High Density Traditional Residential (H-T-R), requests a Special Use Permit for a duplex.

Project Description: The applicant is requesting a Special Use Permit to construct a duplex.

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

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

Neighborhood Input: Staff have received no neighborhood input at the time of staff report.

Rome – Floyd Planning Commission

Special Use Permit Application

STAFF REPORT AND RECOMMENDATION



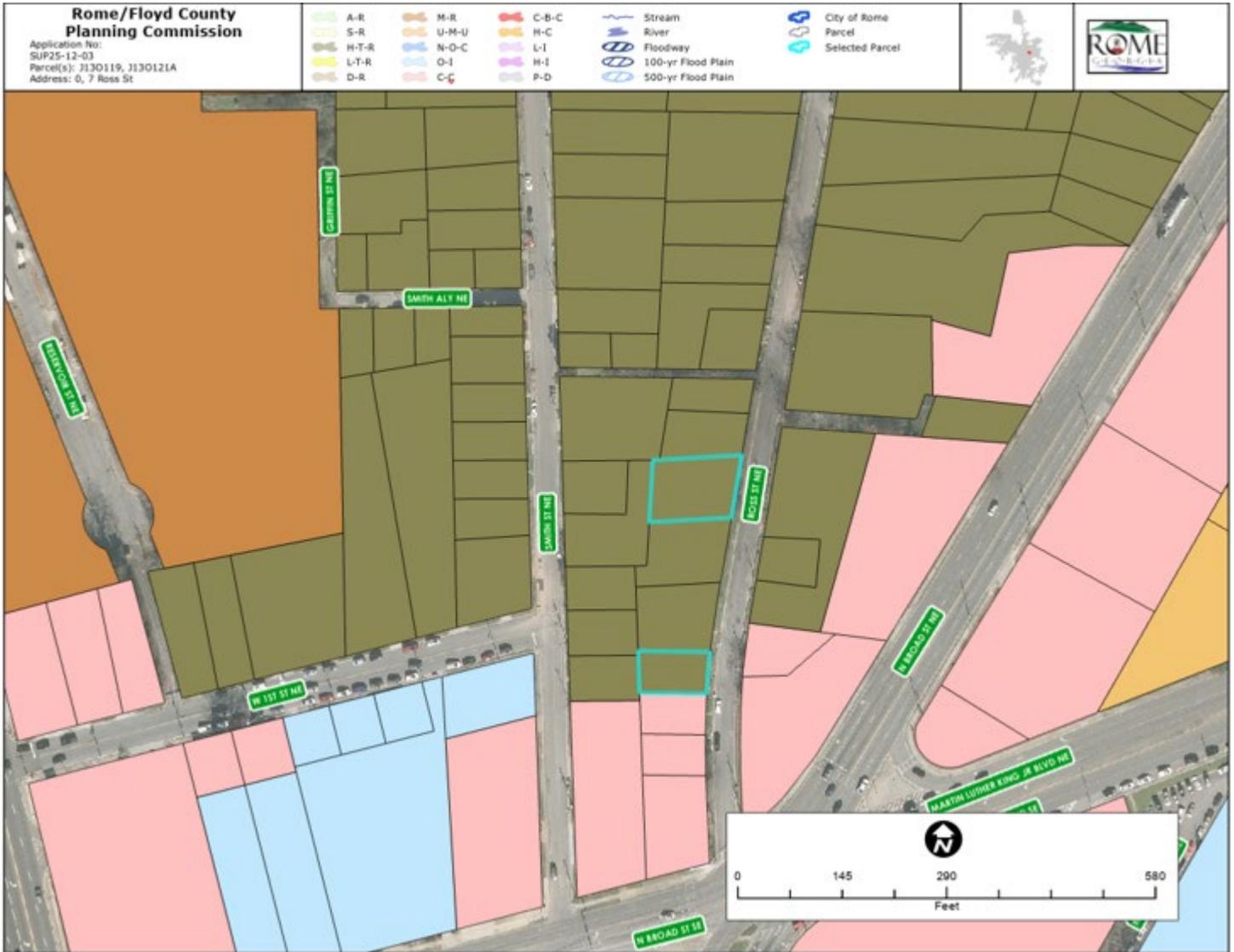
PROJECT ANALYSIS – STAFF REPORT:



Rome – Floyd Planning Commission

Special Use Permit Application

STAFF REPORT AND RECOMMENDATION



Rome – Floyd Planning Commission

Special Use Permit Application

STAFF REPORT AND RECOMMENDATION



STANDARDS per section 2.2.4b:

1. **Is the proposed special use consistent with the stated purpose of the zoning district?** This neighborhood has historically been a mix of housing types, including single-family homes and duplexes. There are multiple duplexes within the immediate vicinity of this parcel. A Special Use Permit was issued in 2023 for 9 & 15 Ross Street via SUP23-07-02, though those have never been constructed and remain vacant parcels.
2. **Is or will the type of street providing access to the use be adequate to serve the proposed special use?** The proposed request will not negatively impact public services as these services are currently available to the properties. Development patterns will be similar to what is already found within the area.
3. **Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?** This portion of Ross Street is a steep hill and these properties sit even higher on a retaining wall. Vehicular ingress/egress from the properties will be challenging but not impossible. The proposed request will not negatively impact public services as these services are currently available to these properties.
4. **Are or will public facilities such as schools, water or sewer facilities, and police or fire protection be adequate to serve the special use?** The public services provided to these properties are currently available to and capable of supporting an additional dwelling unit.
5. **Are or will refuse service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare, or odor?** Not applicable. The use will remain residential, but may require an additional trash can, which should not be an issue.
6. **Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?** Not applicable. The use will remain residential.
7. **Will the height, size or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?** This request in-line with the use and development styles and types found with the area surrounding this parcel.

PLANNING STAFF COMMENTS/RECOMMENDATION:

Planning staff recommend approval as submitted on the following conditions:

1. that at least one of the proposed units within the duplex face the public right-of-way like the site-built homes already located within the neighborhood to maintain cohesiveness.



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

Case Number: SUP25-12-03

Meeting Date: _____

Property Information

Property Address: 7 Ross Street and 0 Ross Street

City: Rome Zip Code: 30161

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 #: 2520/351 Parcel #: J130119 Map#: _____ Parcel #: _____

Map #: 2466/182 Parcel #: J130121A Map #: _____ Parcel #: _____

Map #: _____ Parcel #: _____ Map #: _____ Parcel #: _____

Size of Lot: _____

Existing Zoning: HT-R Proposed Zoning: _____

Existing Land Use: _____ Proposed Use of Property: Two Family Dwelling (Duplex)

Services Provided:

Public Water: City County Not Provided

Public Sewer: City County Not Provided

Purposed for Request: Request to be allowed to build a Two Family Dwelling (Duplex) on the parcel.

Property Owner

Name: NLV INVESTMENTS GA LLC Telephone: _____

Mailing Address: PO Box 681205 Email: _____

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.

Nelson L Vincent

dotloop verified
09/12/25 12:06 PM EDT
HRAS-JYE3-MZFN-ZRGY

Owner Signature

Date

| Applicant / Case Contact | | |
|--|---|--|
| Name: Brian Coil | Affiliation: Buyer | |
| Address: 3010 Honeysuckle Drive | Telephone: 931-374-1515 | |
| City/State/ZIP: Spring Hill, TN 37174 | Email: brian@hopespringsbuilders.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: | Brian Coil | <small>Digitally signed by Brian Coil DN: c=US, e=brian@hopespringsbuilders.com, cn=Brian Coil Date: 2020.09.24 17:57:34-0500</small> | Date: _____ |
| Owner(s) Signature: | <i>Nelson L Vincent</i> | <small>dotloop verified 09/12/25 12:06 PM EDT AXKZ-ZIDC-YWKH-BYCG</small> | 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:

Two Family Dwelling (Duplex)

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. **The adjacent parcels to the north and south, J130120 and J130121, are owned by the applicant and they have received Special Use Permits for duplexes. He intends to build 3 bedrooms per unit duplexes on those parcels and then build 2 bedrooms per unit duplexes on these lots.**

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?

Two households to move onto the property within the first year.

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.

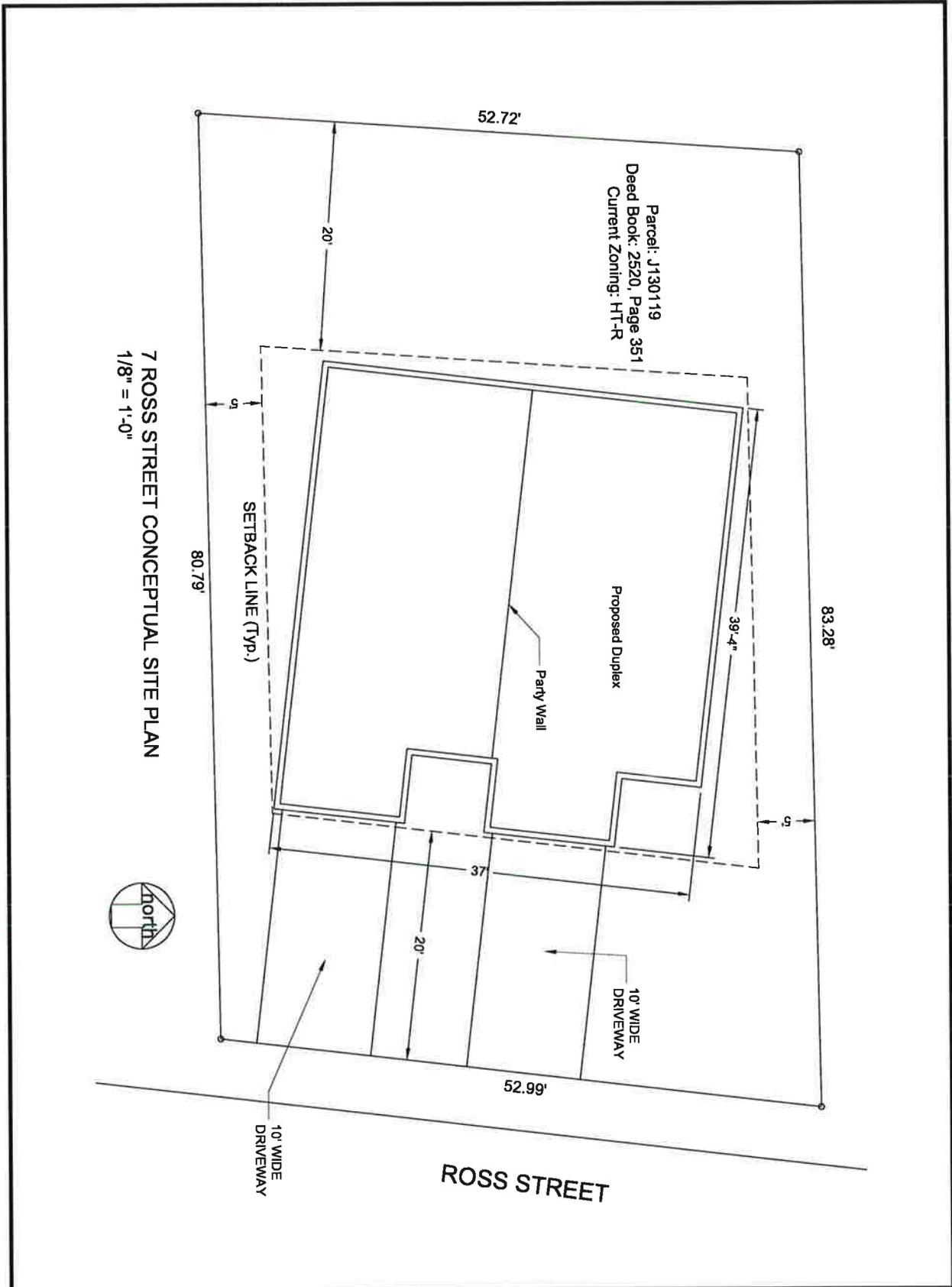
Signature of Applicant/Owner

Applicant: Brian Coil Digitally signed by Brian Coil
DN: cn=Brian Coil, o=Rome-Floyd Planning Department, ou=Rome-Floyd Planning Department, email=brian.coil@romefloydga.gov Date: _____

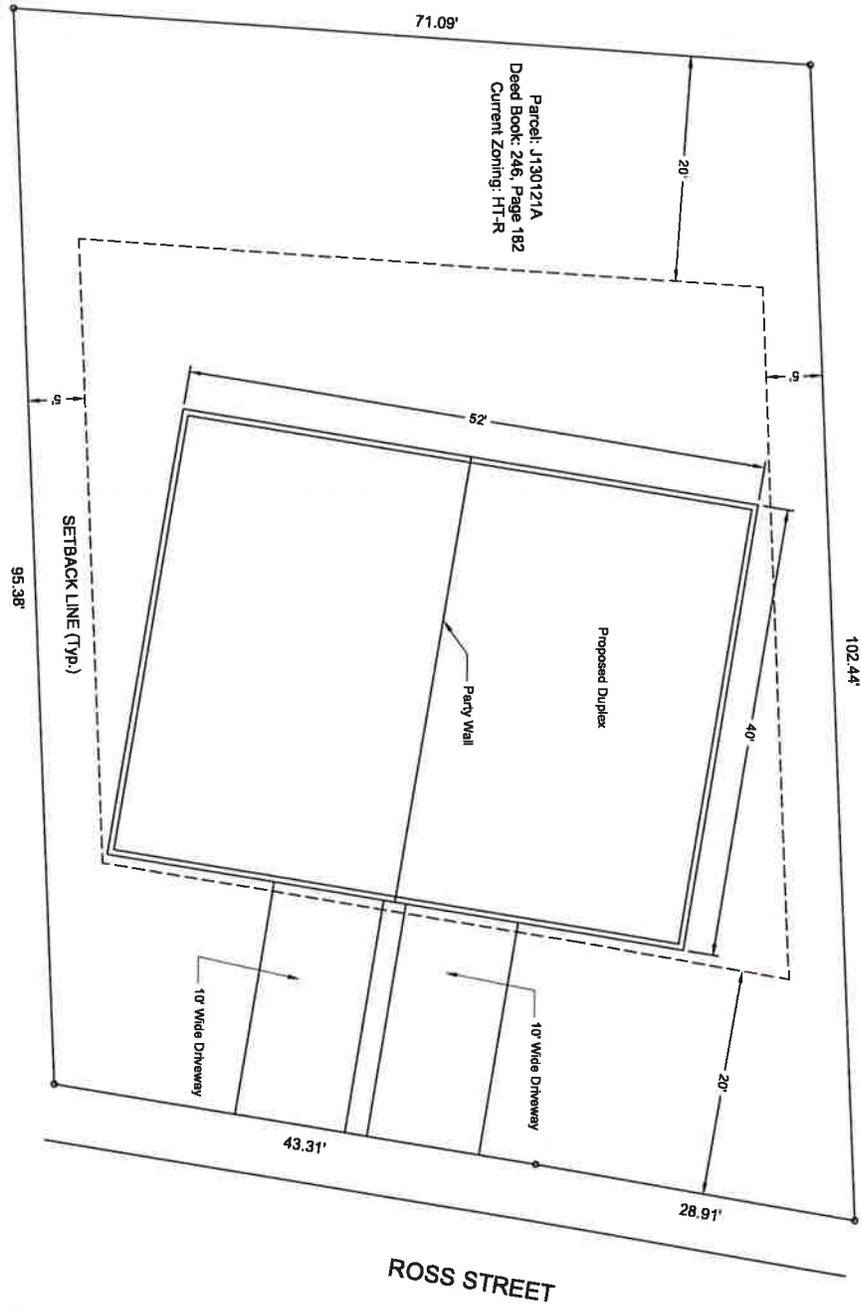
Owner(s): Nelson L Vincent dotloop verified
09/12/25 12:06 PM EDT
LA8N-D585-X8TV-RMVO Date: _____

Application Attachments Checklist

| The following items must be submitted as part of this application: (Submit digital application material on flash drive or via e-mail directly to the staff.) | Quantity | Staff Use | | | | | | | | | | |
|---|---|--|--------------------------|---|--------------------|-------------------|---------------------|--------------------|--|-------------------|--|--|
| <input type="checkbox"/> Application fee. Check or Cash. Make checks payable to the City of Rome. Fee Schedule for Rezoning, Special Use Permits, and Annexations: <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Single Family Residential:</td> <td style="width: 50%;">Non-Residential & 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: | | | | | | | | | | | |
| 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 | | | | | | | | | | | |
| <input type="checkbox"/> Completed applications, fees, and all support materials must be received by the Planning Department by first (1 st) of the month in order to be considered at the following month's Rome – Floyd County Planning Commission meeting. If the 1st 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. <b style="color: red;">TAX ASSESSOR SIGNATURE SHOWING PROPERTY TAX PAID IN FULL REQUIRED FOR SUBMISSION | 1 copy | | | | | | | | | | | |
| <input type="checkbox"/> Scope of Work Description: Describe the specific change(s) being proposed, including all elements or components being added, removed or changed. <b style="color: red;">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. | 1 copy | | | | | | | | | | | |
| <input type="checkbox"/> Drawings: <table style="width: 100%; border: none;"> <tr> <td style="width: 20px;"><input type="checkbox"/></td> <td>A site plan is required for all proposed developments. Site plan must adequately show all existing and proposed buildings, and/or uses.</td> </tr> <tr> <td><input type="checkbox"/></td> <td>The submitted application, supporting information, and plans shall show the following, as appropriate to the zoning or special use requested: <ol style="list-style-type: none"> 1) name and address of the property owner, 2) name, address, and telephone number of the applicant, if different from the owner, 3) date of survey, north point and graphic scale, source of datum, date of plan drawing and revision dates, as appropriate, 4) proposed use of the property, 5) location and size of the property 6) location sketch of the property in relation to the surrounding area with regard to well-known landmarks such as arterial streets or railroads, 7) zoning district classification of the subject property and all adjacent properties, 8) man-made features within and adjacent to the property, 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, 10) a statement as to the source of domestic water supply, 11) a statement as to the provision for sanitary sewage disposal, 12) the approximate location of proposed storm water detention facilities, and 13) such additional information as may be useful to permit understanding of the proposed use and development of the property. </td> </tr> </table> <p style="font-size: small;">For specific requirements for the required sketch plan see section 2.2.2 of the ULDC. <b style="color: red;">NOTE: Staff reserves the right to reject drawing materials lacking sufficient information or details of the proposed scope of work.</p> | <input type="checkbox"/> | A site plan is required for all proposed developments. Site plan must adequately show all existing and proposed buildings, and/or uses. | <input type="checkbox"/> | The submitted application, supporting information, and plans shall show the following, as appropriate to the zoning or special use requested: <ol style="list-style-type: none"> 1) name and address of the property owner, 2) name, address, and telephone number of the applicant, if different from the owner, 3) date of survey, north point and graphic scale, source of datum, date of plan drawing and revision dates, as appropriate, 4) proposed use of the property, 5) location and size of the property 6) location sketch of the property in relation to the surrounding area with regard to well-known landmarks such as arterial streets or railroads, 7) zoning district classification of the subject property and all adjacent properties, 8) man-made features within and adjacent to the property, 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, 10) a statement as to the source of domestic water supply, 11) a statement as to the provision for sanitary sewage disposal, 12) the approximate location of proposed storm water detention facilities, and 13) such additional information as may be useful to permit understanding of the proposed use and development of the property. | 1 copy | | | | | | | |
| <input type="checkbox"/> | A site plan is required for all proposed developments. Site plan must adequately show all existing and proposed buildings, and/or uses. | | | | | | | | | | | |
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| <input type="checkbox"/> Photographs: <table style="width: 100%; border: none;"> <tr> <td style="width: 20px;"><input type="checkbox"/></td> <td>Photographs must be at least 300 dpi and at least 3½ by 5 inches, and formatted with appropriate labels in Word or PDF on Letter size (8.5x11) sheets.</td> </tr> </table> | <input type="checkbox"/> | Photographs must be at least 300 dpi and at least 3½ by 5 inches, and formatted with appropriate labels in Word or PDF on Letter size (8.5x11) sheets. | 1 digital | | | | | | | | | |
| <input type="checkbox"/> | Photographs must be at least 300 dpi and at least 3½ by 5 inches, and formatted with appropriate labels in Word or PDF on Letter size (8.5x11) sheets. | | | | | | | | | | | |
| Previous Application Information: 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. | | | | | | | | | | | | |



| | | | |
|----------------|-----|--------------|----------------------|
| HSB | | Project Name | 7 ROSS STREET |
| | | Drawing Name | CONCEPTUAL SITE PLAN |
| Drafter's Name | BDC | Date: | 09/25/25 |
| Approved By | - | Scale: | 1/8" = 1'-0" |
| | | Revision # | - |
| | | File Name | - |



0 ROSS STREET CONCEPTUAL SITE PLAN
3/32" = 1'-0"

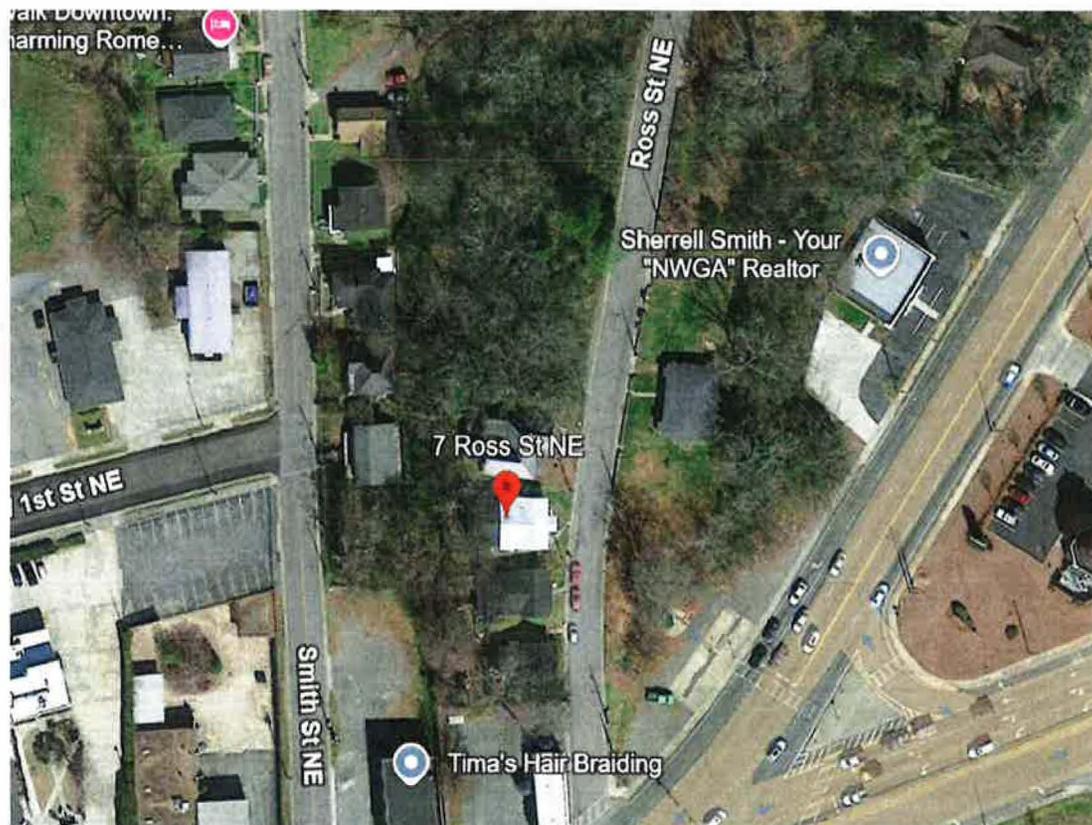


| | | | | | |
|----------------|-----|--------------|---------------|----------------------|---|
| <h1>HSB</h1> | | Project Name | | 0 ROSS STREET | |
| | | Drawing Name | | CONCEPTUAL SITE PLAN | |
| Drafter's Name | BDC | Date: | 09/25/25 | Revision # | - |
| Approved By | - | Scale: | 3/32" = 1'-0" | File Name | - |

7 Ross Street and 0 Ross Street Aerials



2025



2017

7 Ross Street Photos - Parcel J130119



2025



Google Earth 2024

0 Ross Street - Parcel J130121A



2025



Google Earth 2024



① 7 ROSS STREET DUPLEX CONCEPT

| |
|--|
| |
| |

-

7 ROSS STREET

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

CONCEPTUAL RENDERING

| | | |
|----------------|---------|-------------|
| Project number | - | G100 |
| Date | 9/25/25 | |
| Drawn by | BDC | |
| Checked by | - | |
| Scale | | |

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

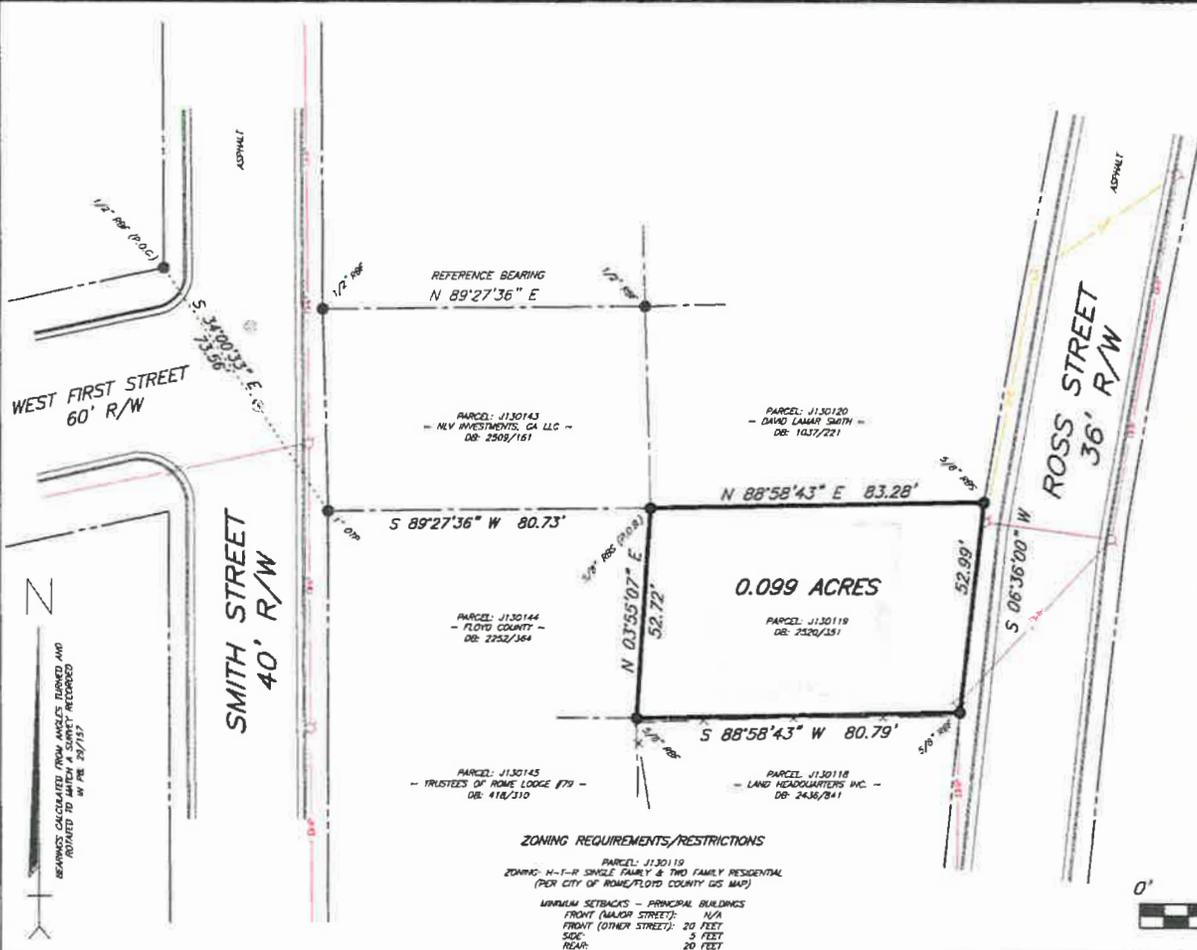
NOTES

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR ENCUMBRANCES OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, CONVEYOR TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ALL DEED BOOK REFERENCES SHOWN HEREIN ARE RECORDED IN THE LOCAL CLERK OF SUPERIOR COUNTY'S OFFICE.
- SUBJECT AND ADJACENT PROPERTY OWNERS' DEED REFERENCES WERE PROVIDED BY LOCAL TAX RECORDS AND GIS MAPS AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- RIGHTS OF WAY BASED UPON APPARENT WIDTHS AND EXISTING CENTERLINE. NO DEEDS FOR ROW FOUND UNLESS NOTED.
- STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREIN.
- LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
- THE CERTIFICATION, AS SHOWN HEREIN, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OF GUARANTEE.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 13-6-57 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- THIS PROPERTY MAY CONTAIN WETLANDS. THIS PLAT MAKES NO CERTIFICATION CONCERNING THE EXISTENCE OR NON-EXISTENCE OF WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.

SURVEY DATA
 FIELD CLOSURE: 1/48.551
 ANGULAR ERROR: 2" PER ANGLE POINT
 COMPASS RULE
 EQUIPMENT USED: DIGITAL THEODOLITE & DISTANCE METER
 FIELD WORK COMPLETED: OCTOBER 09, 2017
 PLAT CLOSURE: 1/114.456
 TOTAL AREA: 0.099 ACRES
 SURVEY AUTHORIZED BY: NELSON VINCENT
 CURRENT OWNERS: NLV INVESTMENTS GA, LLC

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO THE EXISTING RECORDS. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREIN. REPRODUCTION OF THIS PLAT DOES NOT IMPLY ASSURANCE OR ANY LOCAL JURISDICTION AVAILABILITY OF PROMPT COMPLIANCE WITH LOCAL REGULATIONS OR ORDINANCES, OR LIABILITY FOR NOT USE OR ABUSE OF THE LAND. FURTHERMORE, THE PROFESSIONAL LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 13-6-61.



LEGEND

| | |
|--|--------------------------|
| | IRON PIN |
| | CONCRETE MARKER |
| | CALCULATED POINT |
| | RIGHT OF WAY |
| | LAND LOT LINE |
| | LOT LINE |
| | ORIGINAL LOT LINE |
| | FENCE |
| | EASEMENT |
| | BUILDING SETBACK |
| | CREEK OR DITCH |
| | GAS LINE |
| | OVERHEAD CABLE |
| | OVERHEAD POWER LINES |
| | POWER POLE |
| | LIGHT POLE |
| | SANITARY SEWER |
| | SANITARY SEWER MANHOLE |
| | STORM DRAIN |
| | STORM DRAIN STRUCTURES |
| | CORRUGATED METAL PIPE |
| | REINFORCED CONCRETE PIPE |
| | WATER LINE |
| | WATER METER |
| | FIRE HYDRANT |
| | REBAR SET WITH CAP |
| | REBAR FOUND |
| | CHIMNEY TOP PIPE |
| | OPEN TOP PIPE |
| | POINT OF BEGINNING |
| | POINT OF COMMENCEMENT |
| | DEED BOOK |
| | PLAT BOOK |
| | CONCRETE POLE |
| | MANHOLE |
| | TREE |

ZONING REQUIREMENTS/RESTRICTIONS
 PARCEL: J130119
 ZONING: R-1 SINGLE FAMILY & TWO FAMILY RESIDENTIAL (PER CITY OF ROME/FLOYD COUNTY GIS MAP)
 MINIMUM SETBACKS - PRINCIPAL BUILDINGS
 FRONT (MAJOR STREET): N/A
 FRONT (OTHER STREET): 20 FEET
 SIDE: 5 FEET
 REAR: 20 FEET



BOUNDARY RETRACEMENT SURVEY FOR:

NELSON VINCENT

BEING PART OF LOT 12 OF THE COTHMAN & CHISOLM ADDITION TO THE CITY OF ROME
 LOCATED IN LAND LOT 246 - 23RD DISTRICT - 3RD SECTION OF FLOYD COUNTY - 1ST WARD
 CITY OF ROME, GEORGIA

PLAT DATE: OCTOBER 09, 2017

NOTICE

THIS PLAT OF SURVEY IS MADE FOR THE SOLE USE AND BENEFIT OF THE PERSONS OR ENTITIES NAMED HEREIN. THE SURVEYOR ASSUMES NO LIABILITY TO PERSONS OR ENTITIES NOT NAMED HEREIN, AND ANY USE OF THIS PLAT BY UNNAMED PARTIES IS DONE AT THEIR OWN RISK. THE SURVEYOR MAKES NO CLAIM AS TO THE ACCURACY OF THE INFORMATION SHOWN HEREIN BEYOND THE LAST FIELD WORK DATE SHOWN. COPIES OF THIS PLAT WITHOUT AN ORIGINAL SIGNATURE SIGNED IN RED INK ACROSS THE SEAL ARE NOT VALID.

FLOYD-HORNE
LAND SURVEYORS

2510 SHORTER AVENUE
 ROME, GEORGIA
 (706) 234-5852



BILLY L. FLOYD, GEORGIA REGISTERED LAND SURVEYOR 3078



















Official Tax Receipt
Floyd County, GA
4 Government Plaza, Ste 109
Rome, 30161
--Online Receipt--

Phone: 706-291-5148

| Trans No | Map Code | Property ID & District Description | Original Due | Interest & Penalty | Amount Due | Amount Paid | Transaction Balance |
|----------------|----------|------------------------------------|----------------|---------------------------|---------------|----------------|---------------------|
| 2024-32546 | J13O 119 | PT12 COTHRAN & CHISOLM PB ZZ-413 | \$88.99 | \$0.00 Fees: \$0.00 | \$0.00 | \$88.99 | \$0.00 |
| Totals: | | | \$88.99 | \$0.00 | \$0.00 | \$88.99 | \$0.00 |

Paid Date: 09/30/2024

Charge Amount: \$88.99

NLV INVESTMENTS GA LLC
C/O NELSON VINCENT PO BOX 681205
36068



Scan this code with your mobile phone to view this bill

2024 Property Tax Statement

Floyd County Tax Office
P.O. Box 26
Rome, GA 30162

MORGAN THOMAS & MATTHEW MCDONALD
3307 LOCKWOOD DR
CHATTANOOGA, TN 37415

| Bill No. | Due Date | Current Due | Prior Payment | Back Taxes | *Total Due* |
|----------|----------|-------------|---------------|------------|-------------|
|----------|----------|-------------|---------------|------------|-------------|

| | | | | | |
|------------|------------|--------|---------|--------|--------------------|
| 2024-31119 | 11/15/2024 | \$0.00 | \$79.98 | \$0.00 | Paid 12/24/2024 |
|------------|------------|--------|---------|--------|--------------------|

Map: J130 121
Location: 15 ROSS ST

Printed: 09/26/2025

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

If not paid by the printed date, please call 706-291-5146 for the payoff amount.

GA Law requires all bills be sent to the January 1st owner. If sold, forward bill to the new owner. interest rate 0.6250% per month the day after the due date.

If paying after the due date contact for the amount due.

*5% penalty will apply after 120 days and then another 5% after 240 days, another 5% after 360 days and another 5% after 480 days.

*If paid by a mortgage company forward the top portion to them. Credit/debit accepted both online and in the office.

View and pay your bill at www.floydcountytax.com

Floyd County Tax Office
P.O. Box 26
Rome, GA 30162



Tax Payer: MORGAN THOMAS & MATTHEW MCDONALD

Map Code: J130 121 Real

Description:

Location: 15 ROSS ST

Bill No: 2024-31119

District: 001

| Building Value | Land Value | Acres | Fair Market Value | Due Date | Billing Date | Exemptions |
|----------------|------------|--------|-------------------|------------|--------------|------------|
| 0.00 | 5,541.00 | 0.3300 | \$5,541.00 | 11/15/2024 | | |

| Entity | Adjusted FMV | Net Assessment | Exemptions | Taxable Value | Millage Rate | Gross Tax | Credit | Net Tax |
|--------------------|--------------|----------------|------------|---------------|------------------|----------------|-----------------|----------------|
| STATE TAX | \$5,541 | \$2,216 | \$0 | \$2,216 | 0.000000 | \$0.00 | \$0.00 | \$0.00 |
| COUNTY M&O | \$5,541 | \$2,216 | \$0 | \$2,216 | 11.709000 | \$25.95 | \$0.00 | \$25.95 |
| ROME CITY SCHOO | \$5,541 | \$2,216 | \$0 | \$2,216 | 16.750000 | \$37.12 | \$0.00 | \$37.12 |
| ROME CITY CAPIT | \$5,541 | \$2,216 | \$0 | \$2,216 | 1.750000 | \$3.88 | \$0.00 | \$3.88 |
| ROME | \$5,541 | \$2,216 | \$0 | \$2,216 | 13.110000 | \$29.05 | \$0.00 | \$29.05 |
| FLOYD SALES TAX RB | \$5,541 | \$2,216 | \$0 | \$2,216 | -2.545000 | \$0.00 | -\$5.64 | -\$5.64 |
| ROME -RB | \$5,541 | \$2,216 | \$0 | \$2,216 | -5.360000 | \$0.00 | -\$11.88 | -\$11.88 |
| TOTALS | | | | | 35.414000 | \$96.00 | -\$17.52 | \$78.48 |

Each resident of Floyd County is eligible for a homestead exemption on the property he owns and occupies as his permanent residence as of January 1st of the taxable year. There are additional exemptions for those homeowners over age 62 and over age 65. The application date for homestead through April 1st. For further information regarding your assessment, please call 706-291-5143. For further information regarding your tax bill, please call 706-291-5146.

Address changes needs to be done in person at the Tax Assessor's office or over the phone at 706-291-5143.

| | |
|--------------------------|---------|
| Current Due | \$78.48 |
| Penalty | \$0.00 |
| Interest | \$1.50 |
| Other Fees | \$0.00 |
| Previous Payments | \$79.98 |
| Back Taxes | \$0.00 |

Total Due **\$0.00**

Paid Date 12/24/2024