

# Rome – Floyd Planning Commission

## Rezoning Application

### STAFF REPORT AND RECOMMENDATION



*Hearing Date* 12/04/2025  
*Case No.:* **Z25-12-05 (City)**  
*Project Address:* 0 Dodd Blvd and 0 Hwy 411  
*Current Zoning:* Multifamily Residential (M-R)  
*Requested Zoning:* Multifamily Residential (M-R) (No Change Requested)  
*Current Use:* Townhomes  
*Proposed Use:* Townhomes  
*Parcel ID:* K15X027, J15W456, J15W455, and K15X021  
*Acreage:* ~33.997

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#### **Summary:**

for the property at 0 Dodd Blvd and 0 Hwy 411, Rome, GA 30161, Floyd County Tax Parcel K15X027, J15W456, J15W455, and K15X021, being zoned Multifamily Residential (M-R), requests to remove previous condition for right entry only off of Dodd Blvd. and allow egress for left hand exit onto Dodd Blvd.

**Project Description:** The property has already been rezoned to M-R which allows for the townhouse development, however, a condition was placed on the approval by the city commission preventing a point of egress along Dodd Blvd. The applicant

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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:** Per Felipe Arévalo, "From an engineering standpoint, providing two egress points has the potential to improve overall traffic circulation within the proposed development, and increase safety. This configuration will also improve access to State Route 411, rather than routing all 219 units through a single unsignalized intersection. No existing traffic operational issues have been identified along Dodd Boulevard, which is classified by GDOT as a major collector, and the roadway appears to provide sufficient pavement width and shoulders to accommodate additional traffic. The proposed access connection to Dodd Boulevard shall be designed in accordance with the requirements of the Manual on Uniform Traffic Control Devices (MUTCD) and AASHTO's "Green Book" to ensure adequate taper lengths, sight distance, pavement markings, and traffic control signage. All designs shall be certified by a professional engineer."

**Housing Impact Statement:** The proposed units have already been considered.

**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".

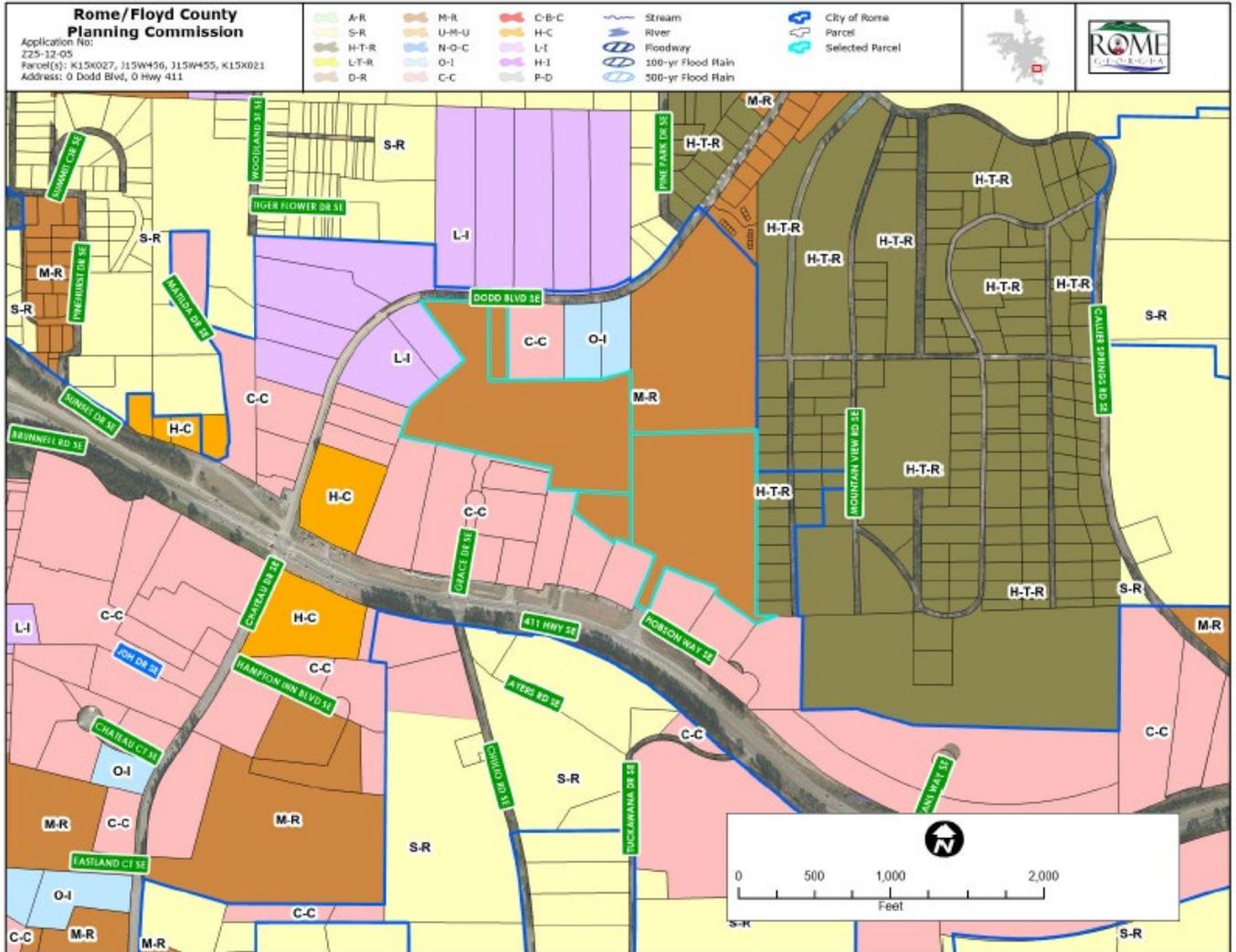
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#### STANDARDS FOR ZONING CHANGES per section 2.2.4a:

1. ***Is the proposed use or development consistent with the stated purpose of the zoning district?*** The proposed development is already allowed in some shape form or fashion under the current zoning. The ULDC typically requires two points of ingress and egress for developments with 200 units or more. The property could be split into two smaller parcels with one fronting on Dodd Blvd and one fronting on Hwy 411 and they each have less than 200 units. Another option would to connect to Grace Drive at the Toyota Dealership, which has access to a red light, those this would require obtaining privately owned property from a neighbor. All of these options are problematic.
2. ***Is the proposed use suitable given the zoning and development of an adjacent and nearby property?*** At the previous public hearing, multiple neighboring property owners on Dodd Blvd expressed concern about possible traffic turning right on Dodd Blvd and using Callier Springs Road, a substandard road with multiple elevation significant gains/losses and multiple sharp curves.
3. ***Will the proposed use not adversely affect the existing use or usability of adjacent or nearby property?*** The proposed use is already allowed.
4. ***Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?*** The proposed use is already allowed.
5. ***Are there substantial reasons why the property cannot or should not be used as currently zoned?*** The property already can be used as zoned in some shape form or fashion.
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?*** The use by itself will not have a burdensome effect on Hwy 411 traffic, however, when combined with multiple large subdivisions also under construction, it inevitably will eventually cause congestion on Hwy 411, which might cause drivers to attempt to use back roads like Callier Springs Road.
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?*** This eastern side of the county is facer the highest amount of development pressure.
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?*** If the goal is increased connectivity and redundancies, which it is, then it would seem prudent to want as many points of ingress/egress as possible. However, that sentiment is more applicable to general areas than individual properties.

#### **RECOMMENDATION:**

Planning staff remain of the opinion that access to Grace Drive would be optimal for this development and the surrounding area given its signalized access to Hwy 411 and the visibility that goes along with it.

Staff recommend approval of at least allowing the left-turn egress and will not oppose the full-access egress to Dodd if the commission chooses to approve.



Case Number: 225-12-05

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

**Property Information**

Property Address: 0 Dodd Blvd

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 #: \_\_\_\_\_ Parcel #: K15X027 Map#: \_\_\_\_\_ Parcel #: J15W455

Map #: \_\_\_\_\_ Parcel #: K15X021 Map #: \_\_\_\_\_ Parcel #: \_\_\_\_\_

Map #: \_\_\_\_\_ Parcel #: J15W456 Map #: \_\_\_\_\_ Parcel #: \_\_\_\_\_

Size of Lot: 33.997 acres

Existing Zoning: MF Proposed Zoning: MF

Existing Land Use: MF Proposed Use of Property: Townhomes

**Services Provided:**

Public Water:  City  County  Not Provided

Public Sewer:  City  County  Not Provided

Purposed for Request: Purpose of the zoning is to remove the condition placed by the commission for a right entry only off Dodd and allow egress of a left hand exit onto Dodd at a minimum for access to light for safety reasons.

**Property Owner**

Name: King Curtis, LLC

Telephone: 770-547-0116

Mailing Address: P.O. Box 989, Adairsville, GA 30103

Email: \_\_\_\_\_@gmail.com

**\*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.

*(Signatures must be original and of current property owner.)*

[Signature] Owner Signature 10/1/25 Date

Applicant / Case Contact		
Name: <u>Darin Aardin</u>	Affiliation: <u>owner</u>	
Address: <u>P.O. Box 989</u>	Telephone: <u>770-547-0116</u>	
City/State/ZIP: <u>Adairsville, GA 30103</u>	Email: <u>[redacted]@gmail.com</u>	
Tracking Information (Staff Only)		
Hearing Date:	Date Received:	Sign Placement:
Legal Ad:	Neighbor Notification:	<b>Fee:</b> Refer to Fee Schedule Form Make all checks payable to <b>CITY of ROME</b>
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.

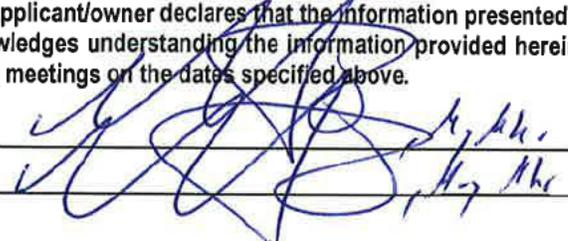
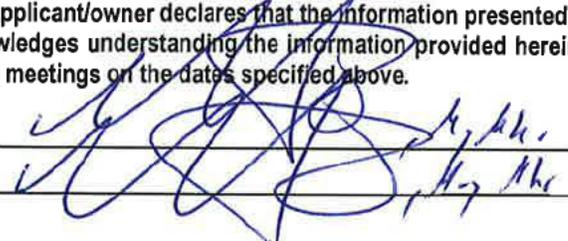
Unless otherwise indicated:

- 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:  Date: 10/1/25  
 Owner(s) Signature:  Date: 10/1/25



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.

complete plans for review. Builder Group has submitted

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

This is a safety issue. The zoning is appropriate.

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:

Townhomes.

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.

Dodd Blvd entrance ingress/egress options provided.

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?

225 Townhomes - 30 First yr

8. Has the applicant conducted any studies in connection with the proposed rezoning?  Yes  No  
If yes, please provide.

complete construction Drawings are under review

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.

**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: \_\_\_\_\_



**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

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: \_\_\_\_\_ Date: 10/1/25

Owner(s): \_\_\_\_\_ Date: 10/1/25



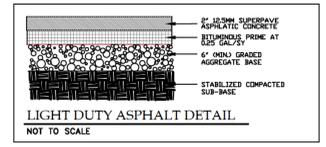
**SPEED LIMIT 35**

**STORM LEGEND**

	GDOT 1011A JUNCTION BOX
	GDOT 1034D CATCH BASIN
	GDOT 1033D CATCH BASIN
	GDOT 1019A GRATE INLET
	PEDESTAL INLET
	GDOT 1120 FLARED END SECTION
	GDOT 1125 HEAD WALL
	GDOT 1122 SAFETY END SECTION



Group  
**BAILEY CIVIL**  
 P.O. Box 4392  
 Cartersville, GA 30120  
 678.925.6003  
 baileycivilgroup.com



THE INSTALLATION OF ALL STOP BARS, STOP SIGNS, AND STREET NAME SIGNS IS THE RESPONSIBILITY OF THE DEVELOPER. STREET SIGNPOSTS SHALL BE SQUARE POSTS AND RECEIVERS IN COMPLIANCE WITH CURRENT GDOT STANDARDS AND SHALL HAVE STREET SIGN TOPPERS".

ALL SIGN POST SHALL COMPLY WITH GDOT STANDARD DETAIL T-3A. SEE SHEET C704.

**ENTRANCE SITE PLAN**



**ENTRANCE GRADING PLAN**



**FOR** ROCKLYN HOMES  
 755 OLD PEACH TREE  
 SUWANEE, GA 30024

**PROJECT** THE CENTURION  
 DODD BLVD  
 ROME, GA

**SHEET TITLE**  
 ENTRANCE SITE &  
 GRADING PLAN

**SHEET NUMBER**  
 C202

**PROJECT NUMBER**  
 25146

**DATE**  
 SEPTEMBER 25TH, 2025

**REVISIONS**

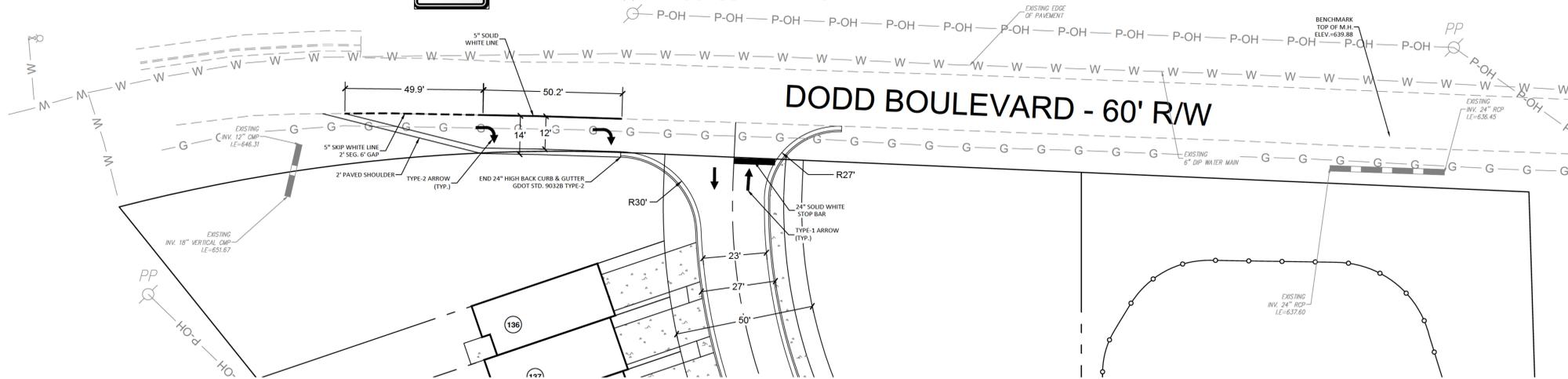

24 HOUR CONTACT  
 SAL NAPPO  
 404-259-5353

**GAS NOTE:**  
 CONTRACTOR TO CONFIRM  
 LOCATION OF EXISTING GAS  
 UTILITY BEFORE CONSTRUCTION



**SPEED  
LIMIT  
35**

**PROPOSED FULL  
ACCESS ENTRANCE**

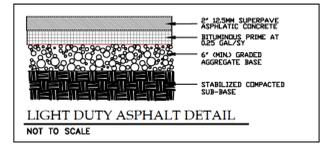


**ENTRANCE SITE PLAN**

SCALE: 1" = 20'  
0 20 40 60 FEET

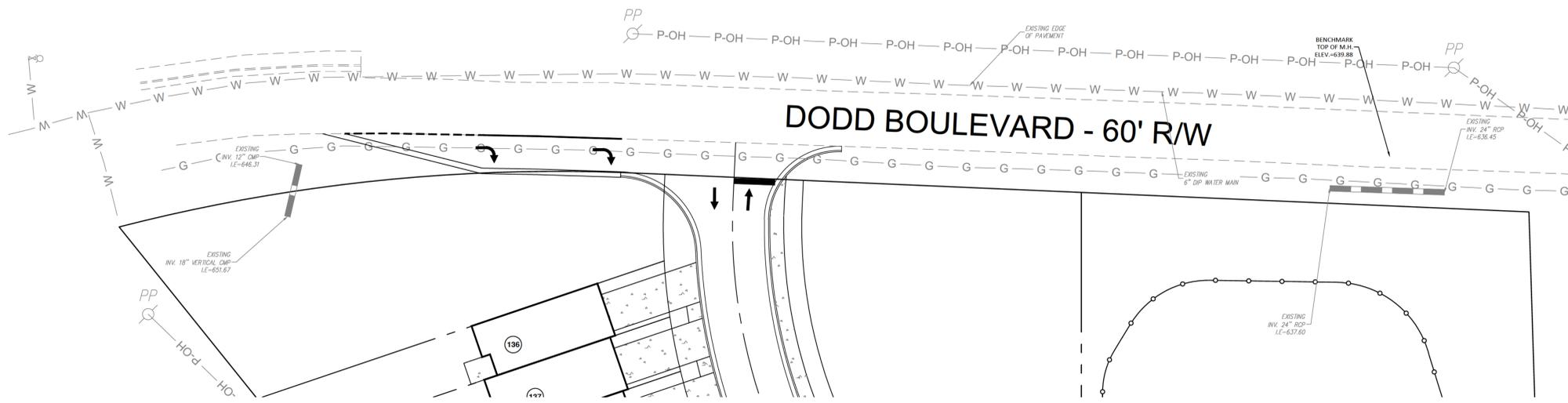
**STORM LEGEND**

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ALL SIGN POST SHALL COMPLY WITH GDOT STANDARD DETAIL T-3A. SEE SHEET C704.



**ENTRANCE GRADING PLAN**

SCALE: 1" = 20'  
0 20 40 60 FEET



Group  
**BAILEY CIVIL**  
P.O. Box 4392  
Cartersville, Ga 30120  
678.925.6003  
baileycivilgroup.com

**FOR** ROCKLYN HOMES  
755 OLD PEACH TREE  
SUNAWEE, GA 30024  
**PROJECT** THE CENTURION  
DODD BLVD  
ROME, GA

**SHEET TITLE**  
ENTRANCE SITE &  
GRADING PLAN

**SHEET NUMBER**  
C202

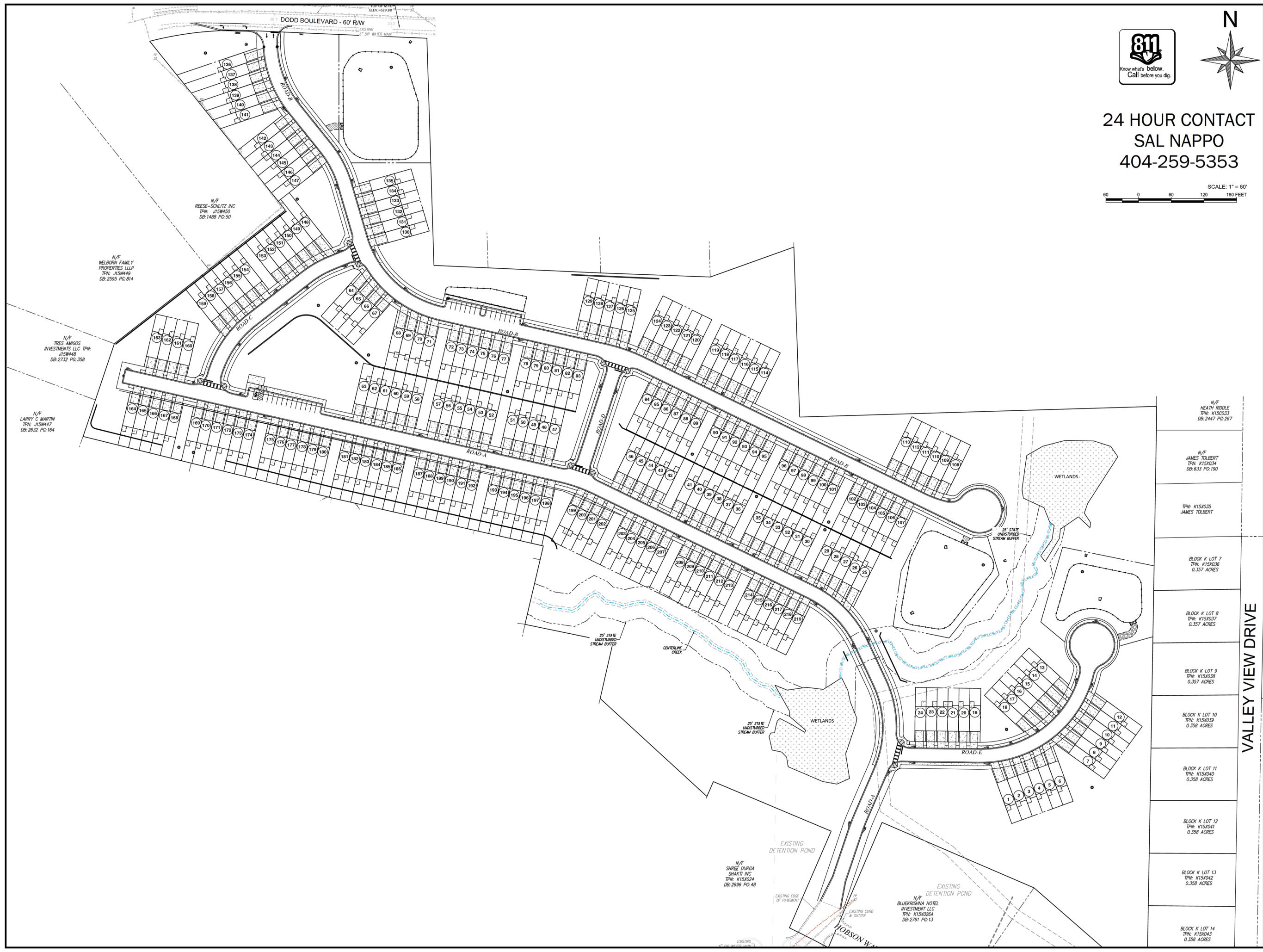
**PROJECT NUMBER**  
25146

**DATE**  
OCTOBER 1ST, 2025

**REVISIONS**


24 HOUR CONTACT  
SAL NAPPO  
404-259-5353

**GAS NOTE:**  
CONTRACTOR TO CONFIRM  
LOCATION OF EXISTING GAS  
UTILITY BEFORE CONSTRUCTION



24 HOUR CONTACT  
 SAL NAPPO  
 404-259-5353



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 Cartersville, Ga 30120  
 P.O. Box 4392  
 678.925.6003  
 baileycivilgroup.com

N/F REESE-SCHLITZ INC  
 TPN: J15W450  
 DB: 1489 PG: 50

N/F MELBORN FAMILY PROPERTIES L.L.P.  
 TPN: J15W449  
 DB: 2595 PG: 814

N/F TRES AMIGOS INVESTMENTS LLC TPN: J15W448  
 DB: 2732 PG: 358

N/F LARRY C MARTIN  
 TPN: J15W447  
 DB: 2632 PG: 164

N/F HEATH RIDGLE TPN: K15X033 DB: 2447 PG: 267
N/F JAMES TOLBERT TPN: K15X034 DB: 633 PG: 190
TPN: K15X035 JAMES TOLBERT
BLOCK K LOT 7 TPN: K15X036 0.357 ACRES
BLOCK K LOT 8 TPN: K15X037 0.357 ACRES
BLOCK K LOT 9 TPN: K15X038 0.357 ACRES
BLOCK K LOT 10 TPN: K15X039 0.358 ACRES
BLOCK K LOT 11 TPN: K15X040 0.358 ACRES
BLOCK K LOT 12 TPN: K15X041 0.358 ACRES
BLOCK K LOT 13 TPN: K15X042 0.358 ACRES
BLOCK K LOT 14 TPN: K15X043 0.358 ACRES

VALLEY VIEW DRIVE

FOR ROCKLYN HOMES  
 755 OLD PEACH TREE  
 SUWANEE, GA 30024

PROJECT THE CENTURION  
 DODD BLVD  
 FROME, GA

SHEET TITLE  
**ADDRESSING**

SHEET NUMBER  
**C203**

PROJECT NUMBER  
**25146**

DATE  
 OCTOBER 1ST, 2025

REVISIONS


N/F SHREE DURGA SHAKTI INC  
 TPN: K15X024  
 DB: 2696 PG: 48

N/F BLUEGRASS HILL HOTEL INVESTMENT LLC  
 TPN: K15X026A  
 DB: 2781 PG: 13

JOHNSON WAY

This rezoning is to remove the condition placed by the commissioners for a right in only access from Dodd Blvd to allow, at a minimum, a left out from the development to allow access to the red light at Dodd and a secondary egress point for emergency purposes.

## Linda Kite

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**From:** Brice Wood  
**Sent:** Monday, October 20, 2025 1:41 PM  
**To:** Linda Kite  
**Subject:** FW: Dodd Blvd options for the removal of the condition--Centurion plans  
**Attachments:** Right In Left Out Only Entrance.pdf; Right In Only Entrance.pdf; Full Access Entrance.pdf; Email from Fire Marshal on recommendation.pdf

These go with the rezoning application where they want the condition regarding ingress/egress removed.

Brice Wood  
Rome/Floyd County Planning Department

**From:** Darin Hardin <darin300@gmail.com>  
**Sent:** Friday, October 10, 2025 9:14 AM  
**To:** Brice Wood <BWood@romea.us>  
**Subject:** Dodd Blvd options for the removal of the condition--Centurion plans

This email is originating from an outside source. Please exercise caution when clicking links and opening attachments, especially from unknown senders.

Brice,

Hey man, I hope everything is well with you.

I dropped off the application with these drawings I'm attaching below but wanted to send to you so you can blow it up to see the details better. The right in only access was from the condition put on the zoning from the commissioners.

Also, I'm attaching an email from the fire marshal (Chief Mary Catherine Chewing) where she recommends the FULL access option because of evacuation reasons.

I will be sending these options to Mr. Carroll and asking for his recommendation as well.

I'll forward once I receive a response.

Thank you sir.

Darin Hardin  
770-547-0116

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**From:** Mary Catherine Chewning <[MChewning@romeomega.us](mailto:MChewning@romeomega.us)>

**Sent:** Thursday, October 2, 2025 10:19 AM

**To:** James Clemons <[james@baileycivilgroup.com](mailto:james@baileycivilgroup.com)>

**Cc:** Matt Bailey <[matt@baileycivilgroup.com](mailto:matt@baileycivilgroup.com)>

**Subject:** Re: The Centurion - Plan Review 1

Good Morning,

Yes, per our conversation, it is being proposed that for the Centurion subdivision, there will only be one egress out. I am recommending two full entry/exit points for ingress and egress. The reason for this is very simple. Evacuation. With over 200 dwelling units being proposed, if an evacuation were to be needed, there is potential for delay in getting civilians out of the subdivision due to the "bottleneck" effect of hundreds of people trying to exit via one point of egress. Due to the fact, that the emergency situation could happen at any location within the subdivision, it is highly probable that the egress out of the subdivision could get obstructed both due to the fire/emergency or vehicle accidents during an evacuation and panicked people. Weather, for example, could also affect ingress and egress. If both entry points are blocked, emergency services would be able to utilize the exits to gain access to the subdivision.

I appreciate your attention to this matter and consideration for the need to have two full access roads into this proposed subdivision.

Chief Mary Catherine Chewning

Fire Marshal

Rome-Floyd County Fire Department

706-591-0025



GMT-0

1 AM

2 AM

3 AM

4 AM

5 AM

6 AM

7 AM

8 AM

9 AM

10 AM

11 AM

12 PM























# OFFICIAL TAX RECEIPT

## FLOYD COUNTY TAX COMMISSIONER

**Kevin Payne**

#4 GOVT PLAZA Floyd County Historic Court Hous

Rome GA 30161

Phone 7062915148

### OWNER

KING CURTIS LLC

PO BOX 989

ADAIRSVILLE. GA 30103

PAID DATE			11/8/2024
RECEIPT PRINTED			10/1/2025 10:32:24 AM
CASH AMOUNT	CHECK AMOUNT	CHARGE AMOUNT	CHECK NUMBER(s) CHARGE APPROVAL CODE
\$0.00	\$845.27	\$0.00	219
REFUND AMOUNT			\$0.00
OVERPAY AMOUNT			\$0.00
CHANGE AMOUNT			\$0.00
REGISTER			21
CASHIER			
TOTAL PAID			\$845.27

Balance(s) as of 10/1/2025

Tax Year- Bill Number FMV Property ID	Property Description Property Address District Serial Number Decal Number	Due Date Original Due	Interest Penalty Other Fees	Previous Paid Amount	Current Amount Due	Amount Paid	Tax Bill New Balance
2024-24821 FMV: 59670.00 K15X 021	LL327 23/3 TR 3 PB 39-202 HWY 411 DISTRICT: 001 SERIAL NUMBER: DECAL NUMBER: 0	11/15/2024 \$845.27	\$0.00 \$0.00 \$0.00	\$0.00	\$845.27	\$845.27	\$0.00
Paid By: KING CURTIS LLC MP				Overpayment Amount: 0.00			
Check Number: 219							

Balance as of 11/08/2024

Transaction(s): 4986 - 4986	Total(s):	\$845.27	\$0.00	\$0.00	\$845.27	\$845.27	\$0.00
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# OFFICIAL TAX RECEIPT

## FLOYD COUNTY TAX COMMISSIONER

**Kevin Payne**

#4 GOVT PLAZA Floyd County Historic Court Hous

Rome GA 30161

Phone 7062915148

### OWNER

KING CURTIS LLC

PO BOX 989

ADAIRSVILLE, GA 30103

<b>PAID DATE</b>			11/8/2024
<b>RECEIPT PRINTED</b>			10/1/2025 10:33:01 AM
<b>CASH AMOUNT</b>	<b>CHECK AMOUNT</b>	<b>CHARGE AMOUNT</b>	<b>CHECK NUMBER(s) CHARGE APPROVAL CODE</b>
\$0.00	\$530.37	\$0.00	219
<b>REFUND AMOUNT</b>			\$0.00
<b>OVERPAY AMOUNT</b>			\$0.00
<b>CHANGE AMOUNT</b>			\$0.00
<b>REGISTER</b>			21
<b>CASHIER</b>			
<b>TOTAL PAID</b>			\$530.37

Balance(s) as of 10/1/2025

Tax Year- Bill Number FMV Property ID	Property Description Property Address District Serial Number Decal Number	Due Date  Original Due	Interest Penalty  Other Fees	Previous Paid Amount	Current Amount Due	Amount Paid	Tax Bill New Balance
2024-24819 FMV: 37440.00 J15W 455	LL327 23/3 PT TR 1 PB 39-202 DODD BLVD DISTRICT: 001 SERIAL NUMBER: DECAL NUMBER: 0	11/15/2024  \$530.37	\$0.00 \$0.00 \$0.00	\$0.00	\$530.37	\$530.37	\$0.00
Paid By: KING CURTIS LLC MP				Overpayment Amount: 0.00			
Check Number: 219							

Balance as of 11/08/2024

<b>Transaction(s): 4984 - 4984</b>	<b>Total(s):</b>	<b>\$530.37</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$530.37</b>	<b>\$530.37</b>	<b>\$0.00</b>
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# OFFICIAL TAX RECEIPT

## FLOYD COUNTY TAX COMMISSIONER

**Kevin Payne**

#4 GOVT PLAZA Floyd County Historic Court Hous

Rome GA 30161

Phone 7062915148

### OWNER

KING CURTIS LLC

PO BOX 989

ADAIRSVILLE, GA 30103

PAID DATE			11/8/2024
RECEIPT PRINTED			10/1/2025 10:32:42 AM
CASH AMOUNT	CHECK AMOUNT	CHARGE AMOUNT	CHECK NUMBER(s) CHARGE APPROVAL CODE
\$0.00	\$4,947.26	\$0.00	219
REFUND AMOUNT			\$0.00
OVERPAY AMOUNT			\$0.00
CHANGE AMOUNT			\$0.00
REGISTER			21
CASHIER			
TOTAL PAID			\$4,947.26

Balance(s) as of 10/1/2025

Tax Year- Bill Number FMV Property ID	Property Description Property Address District Serial Number Decal Number	Due Date Original Due	Interest Penalty Other Fees	Previous Paid Amount	Current Amount Due	Amount Paid	Tax Bill New Balance
2024-24820 FMV: 349245.00 J15W 456	LL327 23/3 TR 2 & PT TR 1 PB 39-202 DODD BLVD DISTRICT: 001 SERIAL NUMBER: DECAL NUMBER: 0	11/15/2024 \$4,947.26	\$0.00 \$0.00 \$0.00	\$0.00	\$4,947.26	\$4,947.26	\$0.00
Paid By: KING CURTIS LLC MP				Overpayment Amount: 0.00			
Check Number: 219							

Balance as of 11/08/2024

Transaction(s): 4985 - 4985	Total(s):	\$4,947.26	\$0.00	\$0.00	\$4,947.26	\$4,947.26	\$0.00
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# OFFICIAL TAX RECEIPT

## FLOYD COUNTY TAX COMMISSIONER

**Kevin Payne**

#4 GOVT PLAZA Floyd County Historic Court Hous

Rome GA 30161

Phone 7062915148

### OWNER

KING CURTIS LLC

PO BOX 989

ADAIRSVILLE, GA 30103

PAID DATE			11/8/2024
RECEIPT PRINTED			10/1/2025 10:32:00 AM
CASH AMOUNT	CHECK AMOUNT	CHARGE AMOUNT	CHECK NUMBER(s) CHARGE APPROVAL CODE
\$0.00	\$7,513.43	\$0.00	219
REFUND AMOUNT			\$0.00
OVERPAY AMOUNT			\$0.00
CHANGE AMOUNT			\$0.00
REGISTER			21
CASHIER			
TOTAL PAID			\$7,513.43

Balance(s) as of 10/1/2025

Tax Year- Bill Number FMV Property ID	Property Description Property Address District Serial Number Decal Number	Due Date Original Due	Interest Penalty Other Fees	Previous Paid Amount	Current Amount Due	Amount Paid	Tax Bill New Balance
2024-24822 FMV: 530400.00 K15X 027	LL 328 23/3 TR4 PB 39-202 DODD BLVD DISTRICT: 001 SERIAL NUMBER: DECAL NUMBER: 0	11/15/2024 \$7,513.43	\$0.00 \$0.00 \$0.00	\$0.00	\$7,513.43	\$7,513.43	\$0.00
Paid By: KING CURTIS LLC MP				Overpayment Amount: 0.00			
Check Number: 219							

Balance as of 11/08/2024

Transaction(s): 4987 - 4987	Total(s):	\$7,513.43	\$0.00	\$0.00	\$7,513.43	\$7,513.43	\$0.00
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