



**CARTERSVILLE
PLANNING COMMISSION**
Council Chambers, Third Floor of City Hall
Tuesday, August 08, 2023 at 5:30 PM

AGENDA

COMMISSIONERS:

Lamar Pendley – Chairman
Greg Culverhouse
Anissa Cooley
Jeffery Ross
Travis Popham
Steven Smith
Fritz Dent

CITY CLERK:

Julia Drake

PLANNING DIRECTOR:

Randy Mannino

CITY PLANNER:

David Hardegree

ASSISTANT CITY ATTORNEY:

Keith Lovell

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. June 6, 2023

ANNEXATIONS

2. AZ23-02. Allatoona Dam Rd. Applicant: City of Cartersville

STAFF OR COMMITTEE COMMENTS

OTHER

*** City Council 1st Reading: August 17th. 7:00pm. Council Chambers. 3rd fl City Hall.**

**** City Council 2nd Reading (Final Action): September 7th. 7:00pm. Council Chambers. 3rd fl City Hall.**

The next meeting of the Planning Commission will be Tuesday, September 12th. 5:30pm.

ADJOURNMENT

Persons with disabilities needing assistance to participate in any of these proceedings should contact the human resources office, ADA coordinator, 48 hours in advance of the meeting at 770-387-5616.

**P.O Box 1390 – 10 N. Public Square – Cartersville, Georgia 30120
Telephone: 770-387-5616 – Fax 770-386-5841 – www.cityofcartersville.org**



PLANNING COMMISSION ITEM SUMMARY

MEETING DATE:	July 11, 2023
SUBCATEGORY:	Minutes
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	June 6, 2023
DEPARTMENT SUMMARY RECOMMENDATION:	The minutes from the June 6, 2023 Planning Commission Meeting have been uploaded for your review and approval
LEGAL:	N/A

MINUTES OF THE CARTERSVILLE PLANNING COMMISSION

The Cartersville Planning Commission met in a regularly scheduled meeting on Tuesday, June 6th, 2023 at 5:30 p.m. in the City Hall Council Chambers.

Present: Lamar Pendley, Travis Popham, Jeffery Ross, Greg Culverhouse, Steven Smith, Anissa Cooley and Fritz Dent

Absent:

Staff Members: Randy Mannino, Julia Drake, David Hardegree, Zack Arnold

CALL TO ORDER: 5:30 PM

ROLL CALL

Chairman Lamar Pendley stated to the audience that the Planning Commission is a recommending body only and that for all cases heard, recommendations would be forwarded to City Council for consideration. Furthermore, the cases would be heard before Council at the June 15th, 2023, and July 6th, 2023, Council Meeting.

APPROVAL OF MINUTES

1. April 11th, 2023, Meeting Minutes

David Hardegree, Planning and Development Assistant Director, stated there were a few errors in the minutes that Julia Drake, City Clerk, had already corrected. Those errors included Ms. Cooley's name was misspelled, and the address was incorrect on the Special Use Permit item.

Board Member Culverhouse made a motion to approve the minutes. Board Member Dent seconded the motion. Motion carried unanimously. Vote: 6-0.

MAP AMENDMENT

2. ZMA23-01. Zoning Map Amendment. Applicant: City of Cartersville

Mr. Hardegree gave an overview stating this is annual update to the zoning map to include zoning minutes and deannexations/annexations.

Board Member Culverhouse made a motion to approve ZMA 23-01. Board Member Popham seconded the motion. Motion carried unanimously. Vote: 6-0

TEXT AMMENDMENT

3. T23-03 Amendments to the Zoning Ordinance Applicant: City of Cartersville

Mr. Hardegree gave an overview referencing HB1405 changes which included:

- to revise provisions related to judicial review of zoning decisions.

- to revise definitions;
- to provide for requirements for zoning decisions by boards or agencies using delegated powers;
- to provide additional notice and hearing provisions for changes to zoning ordinances that revise single-family residential classifications and definitions so as to authorize multifamily residential property uses;
- to require review procedures for decisions made by boards or agencies using delegated powers;
- to provide for judicial review of zoning decisions; and
- to require certain designations relating to appeals of quasi-judicial decisions.

Multiple revisions to the City's Zoning ordinance are required as demonstrated in the revised sections, attached. Key revisions to the city ordinance include:

- Removing the administrative variance option;
- Defining "Quasi-Judicial" (board or action)
- Increasing the public notification period from 15 days to 30 days for variance hearings;
- Incorporating the ten (10) *Standards for governing the exercise of zoning power* for review of variance and special use permit applications;
- Clarifying public notification process for single family to multi-family zoning decisions; and,
- Updating the judicial appeals process.

Board Member Smith made a motion to approve T23-03. Board Member Popham seconded the motion. Motion carried unanimously. Vote: 6-0

Board Member Ross made a motion to adjourn.

The meeting adjourned at 5:44 PM.

Date Approved: July 11th, 2023

/s/ _____
Lamar Pendley, Chairman



PLANNING COMMISSION ITEM SUMMARY

MEETING DATE:	August 8th, 2023
SUBCATEGORY:	Annexation
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	AZ23-02. Allatoona Dam Rd. Applicant: City of Cartersville
DEPARTMENT SUMMARY RECOMMENDATION:	Applicant requests annexation of multiple city-owned properties in unincorporated Bartow County and the City of Emerson. Proposed zoning is P-I (Public Institutional). These tracts are associated with the City's Water Treatment Plant.
LEGAL:	N/A

ZONING & ANNEXATION SYNOPSIS

Petition Number(s): AZ23-02

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: City of Cartersville

Representative: Keith Lovell, City attorney

Location: Allatoona Dam Rd. east of Hwy 41.

1. Tax Parcel E009-0005-001 in Land Lots 536,537,544 & 545 and containing 11.1+/- acres;
2. Tax Parcel E009-0005-003 in Land Lots 545 & 608 and containing 1.23+/- acres;
3. Tax Parcel 0093-0545-001 in Land Lots 473-75, 534-36, 545-46, 607-08 and containing 137.88+/- acres;
4. Tax Parcel 0093-0545-002 in Land Lots 544-45 & 608 and containing 6.85+/- acres; and
5. Tax Parcel 0093-0608-005 in Land Lots 545 & 608 and containing 1.18+/- acres.

Total Acreage: * 158.24 +/- Acres

* As of 8/1/23, a surveyor was preparing a plat to subdivide a 50ft strip from parcel 0093-0545-001 to connect a (4) parcel unincorporated island to other unincorporated tracts north and west of the Etowah River. The total acreage of the annexation will be reduced by the total area of the 50ft. strip. See concept map provided.

LAND USE INFORMATION

Current Zoning: County M-1 (Mining); County A-1 (Agricultural); City of Emerson, C-2 (Community Retail Commercial)

Proposed Zoning: P-I, Public Institutional

Proposed Use: Municipal Water Treatment Facility

Current Zoning of Adjacent Property:

North: County M-1 (Mining); City of Cartersville R-20 (Residential)

South: City of Emerson, C-2 and L-I (Light Industrial)

East: City of Emerson, R (Residential) and L-I (Light Industrial)
West: County A-1 and M-1; City of Cartersville R-20; City of Emerson C-2.

For All Tracts:

District: 4th **Section:** 3rd **LL(S):** 473-474; 534-537; 544-546; 607-608
Ward: 1 **Council Member:** Kari Hodge

The 2018 Future Development Map designates adjacent properties as: Workplace Center

The 2022 Future Land Use Map designates adjacent or nearby city properties as: Low/ Medium Density Residential and Industrial

ANALYSIS

City Departments Reviews

Electric: No Comments

Fibercom: No Comments

Fire: No Comments

Gas: No Comments

Planning and Development: No Comments

Public Works: No Comments

Water and Sewer: No Comments

Cartersville School District: No comments.

Bartow County: 7/24/23. Need to address unincorporated island with (4) tracts for annexation to be legal.

Public comments: None received as of 8-1-2023.

REQUEST SUMMARY:

The City of Cartersville, Applicant, requests the annexation of five (5) properties totaling approx. *158.24 +/- acres north of the intersection of Allatoona Dam Rd and Joe Frank Harris Pkwy (Hwy 41). The properties designated for annexation are bordered by a mix of zoned properties ranging from residential to commercial to industrial and lying in two different jurisdictions, Unincorporated Bartow County and City of Emerson. The primary use of the properties to be annexed is for the Water Treatment Plant, located at 237 Allatoona Dam Rd, Tax Parcel 0093-0545-002.

P-I, Public Institutional, zoning is requested for the parcels.

The City of Cartersville (Water and Sewer), Cartersville Electric Service, Atlanta Gas Light and Georgia Power are the current utility providers in the area.

STANDARDS FOR EXERCISE OF ZONING POWERS.

- A. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*
The zoning proposal will permit a use (water treatment plant) that is suitable in view of the use and development of adjacent and nearby property.
- B. *Whether the zoning proposal will create an isolated district unrelated to adjacent and nearby districts.*
The proposed application will create an isolated district. This is due to the water source location and the need for the water treatment plant to be located where it is. The use may also be considered an industrial type use which is compatible with surrounding light industrial and commercial uses.
- C. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.*
The proposed zoning should not adversely affect the existing use or usability of adjacent property.
- D. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*
The current use will not change as a result of the annexation. The proposal consolidates the use into one jurisdiction and zoning category.
- E. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.*
The zoning proposal should not result in a use that will have an excessive or burdensome use of streets, transportation facilities, utilities or schools.

- F. *Whether the zoning proposal is in conformity with the adopted local Comprehensive Land Use Plan.*

The proposed P-I zoning does not conform with the two City of Emerson tracts being annexed per the City of Emerson's 2022 Future Land Use Map (FLUM). However, the Commercial and High Density Residential FLUM designations are consistent with the City of Emerson's zoning map. The P-I zoning and the water treatment facility use is compatible with commercial and light industrial uses of adjacent properties remaining in the City of Emerson's jurisdiction.

The proposed zoning of the Bartow County tract does conform to the 2022 FLUM for Bartow County.

The 2022 FLUM for the City of Cartersville does not address the subject tracts.

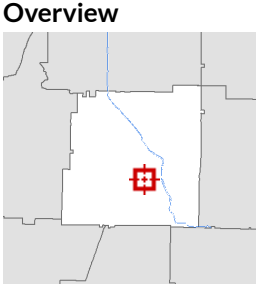
- G. *Whether the zoning proposal will result in a use which will or could adversely affect the environment, including but not limited to drainage, wetlands, groundwater recharge areas, endangered wildlife habitats, soil erosion and sedimentation, floodplain, air quality, and water quality and quantity.*

The zoning proposal should not have an adverse environmental effect.

- H. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*

No additional conditions are known.

RECOMMENDATION: Staff does not oppose the annexation or P-I zoning.



Legend
 □ Parcels
 — Roads

Parcel ID	E009-0005-003	Alternate ID	22816	Owner Address	CITY OF CARTERSVILLE
Sec/Twp/Rng	n/a	Class	Exempt	PO BOX 1390	
Property Address	ALLATOONA DAM RD	Acreage	1.23	CARTERSVILLE, GA 30120	
District	Emerson				
Brief Tax Description	LL 608 LD 4				

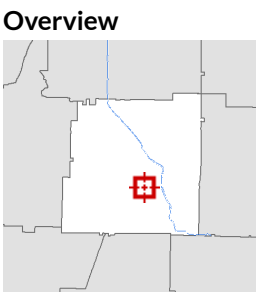
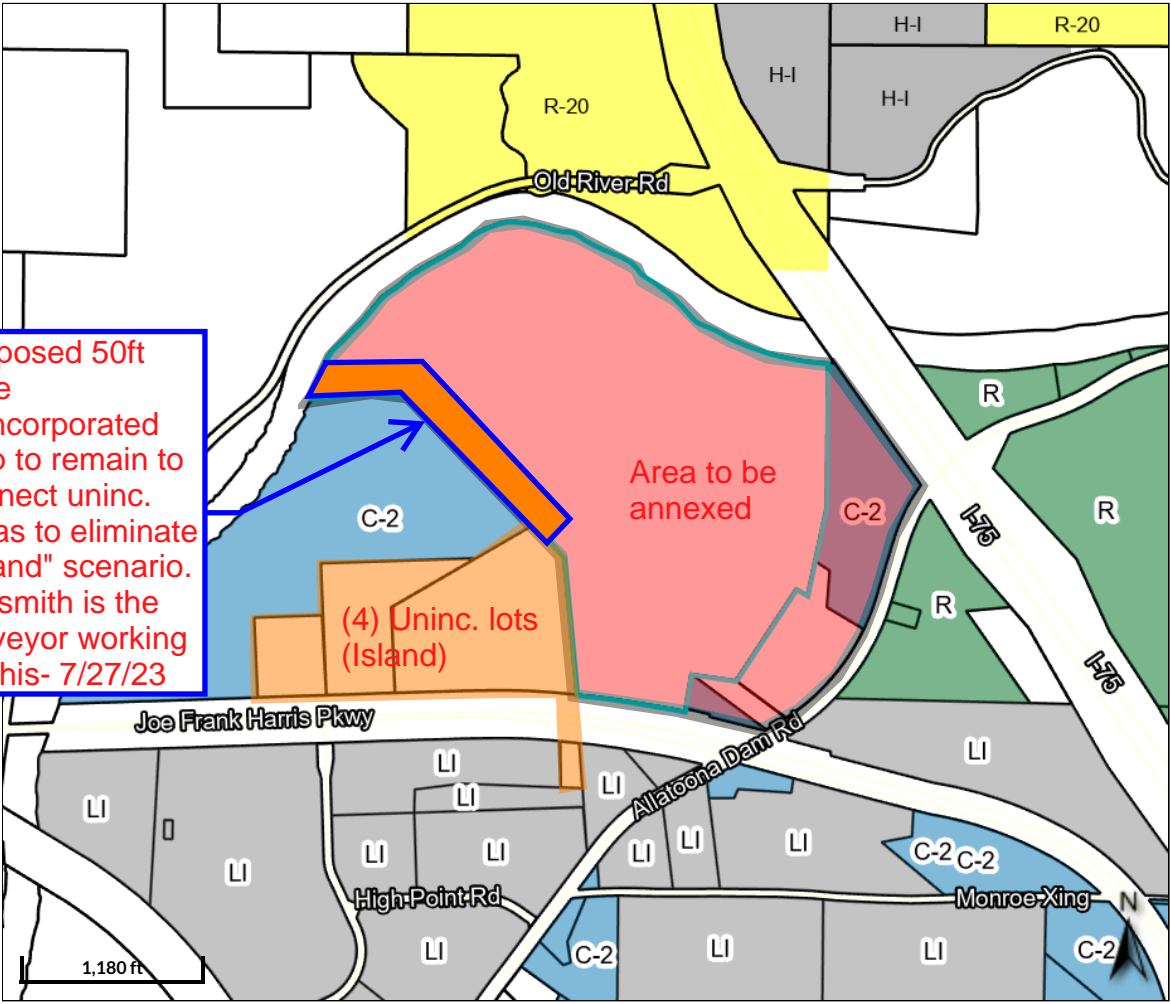
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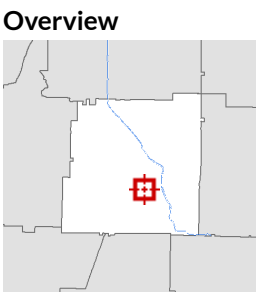
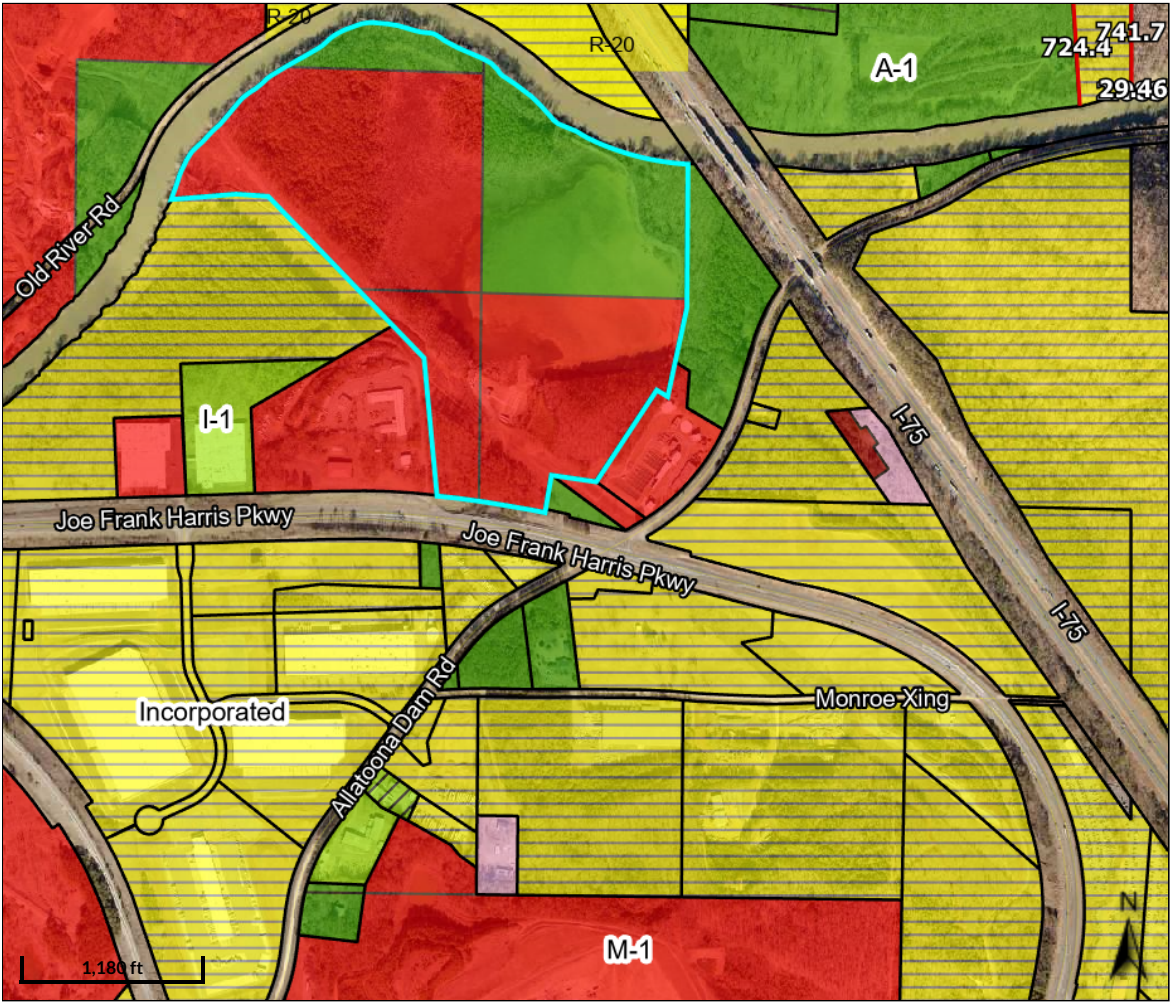
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- TAX PARCEL KEY:**
1. Tax Parcel E009-0005-001 in Land Lots 536,537,544 & 545 and containing 11.1+/- acres;
 2. Tax Parcel E009-0005-003 in Land Lots 545 & 608 and containing 1.23+/- acres;
 3. Tax Parcel 0093-0545-001 in Land Lots 473-75, 534-36, 545-46, 607-08 and containing 137.88+/- acres;
 4. Tax Parcel 0093-0545-002 in Land Lots 544-45 & 608 and containing 6.85+/- acres; and
 5. Tax Parcel 0093-0608-005 in Land Lots 545 & 608 and containing 1.18+/- acres.





- Legend**
- Parcels
 - Roads
- Cartersville Zoning**
- AG
 - DBD
 - G-C
 - G-C*
 - H-I
 - H-I*
 - L-I
 - L-I*
 - M-U
 - M-U*
 - MF-14
 - MF-14*
 - MN
 - O-C
 - O-C*
 - P-D
 - P-D*
 - P-I
 - P-S
 - P-S*
 - R-10
 - R-10*
 - R-15
 - R-15*
 - R-20
 - R-20*
 - R-7
 - R-7*
 - R-D
 - RA-12
 - RA-12*
 - RSL
- Emerson Zoning**
- R - Residential



- Legend**
- Parcels
 - Roads
- Bartow County Zoning**
- A-1
 - A1 (wC)
 - A1CU
 - BPD
 - BPD (wC)
 - C-1
 - C1 (wC)
 - C1CU
 - CN
 - CN (wC)
 - CNCU
 - I-1
 - I-2
 - I1 (wC)
 - I1CU
 - I2 (wC)
 - I2CU
 - Incorporated
 - M-1
 - M1 (wC)
 - M1CU
 - O/I
 - O1 (wC)
 - O1CU
 - PUD
 - PUD (wC)
 - PUDCU
 - R-1
 - R-2
 - R-3
 - R-4
 - R-7
 - R-8
 - R-8 w/c
 - R1 (wC)

-  R1CU
-  R2 (wC)
-  R2CU
-  R3 (wC)
-  R3CU
-  R4 (wC)
-  R4CU
-  R7 (wC)
-  RE-1
-  RE-2
-  RE1 (wC)
-  RE1CU
-  RE2 (wC)
-  RE2CU
-  Unknown
-  Zoning with Conditions

Cartersville Zoning

-  AG
-  DBD
-  G-C
-  G-C*
-  H-I
-  H-I*
-  L-I
-  L-I*
-  M-U
-  M-U*
-  MF-14
-  MF-14*
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-  O-C
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-  R-10
-  R-10*
-  R-15
-  R-15*
-  R-20
-  R-20*
-  R-7
-  R-7*
-  R-D
-  RA-12
-  RA-12*
-  RSL

Parcel ID 0093-0545-001
Sec/Twp/Rng n/a
Property Address 480 JOE FRANK HARRIS PKWY
District Bartow County
Brief Tax Description LD 4

Alternate ID 22802
Class Exempt
Acreage 137.88

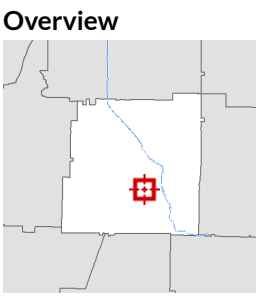
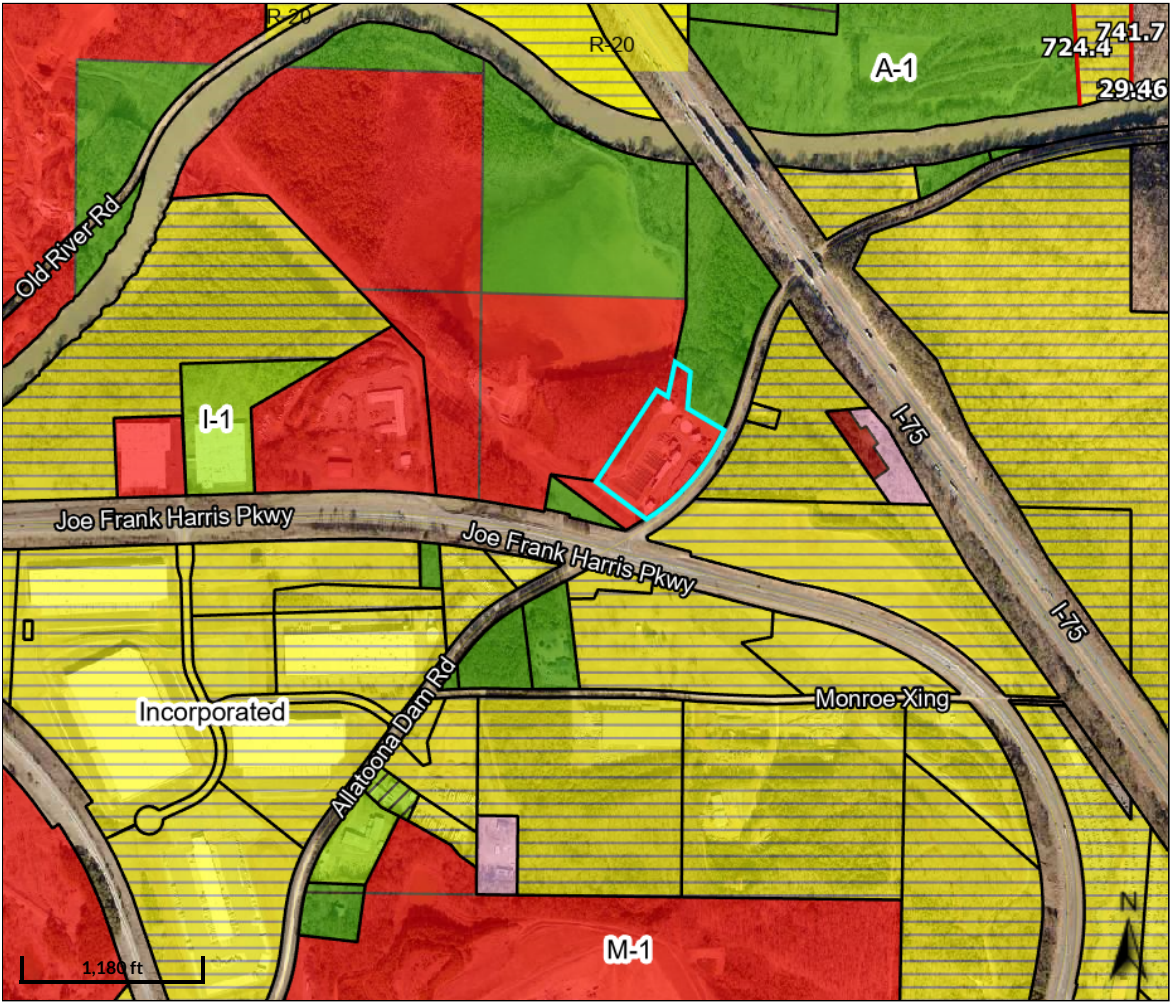
Owner Address CITY OF CARTERSVILLE
P O BOX 1390
CARTERSVILLE, GA 30120

Item 2.

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- A-1
 - A1 (wC)
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 - R-8
 - R-8 w/c
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Cartersville Zoning

-  AG
-  DBD
-  G-C
-  G-C*
-  H-I
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-  R-20*
-  R-7
-  R-7*
-  R-D
-  RA-12
-  RA-12*
-  RSL

Parcel ID 0093-0545-002
Sec/Twp/Rng n/a
Property Address 237 ALLATOONA DAM RD
District Bartow County
Brief Tax Description SUBSTATION

Alternate ID 22803
Class Exempt
Acreage 6.85

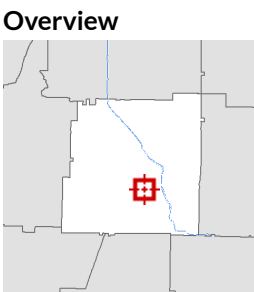
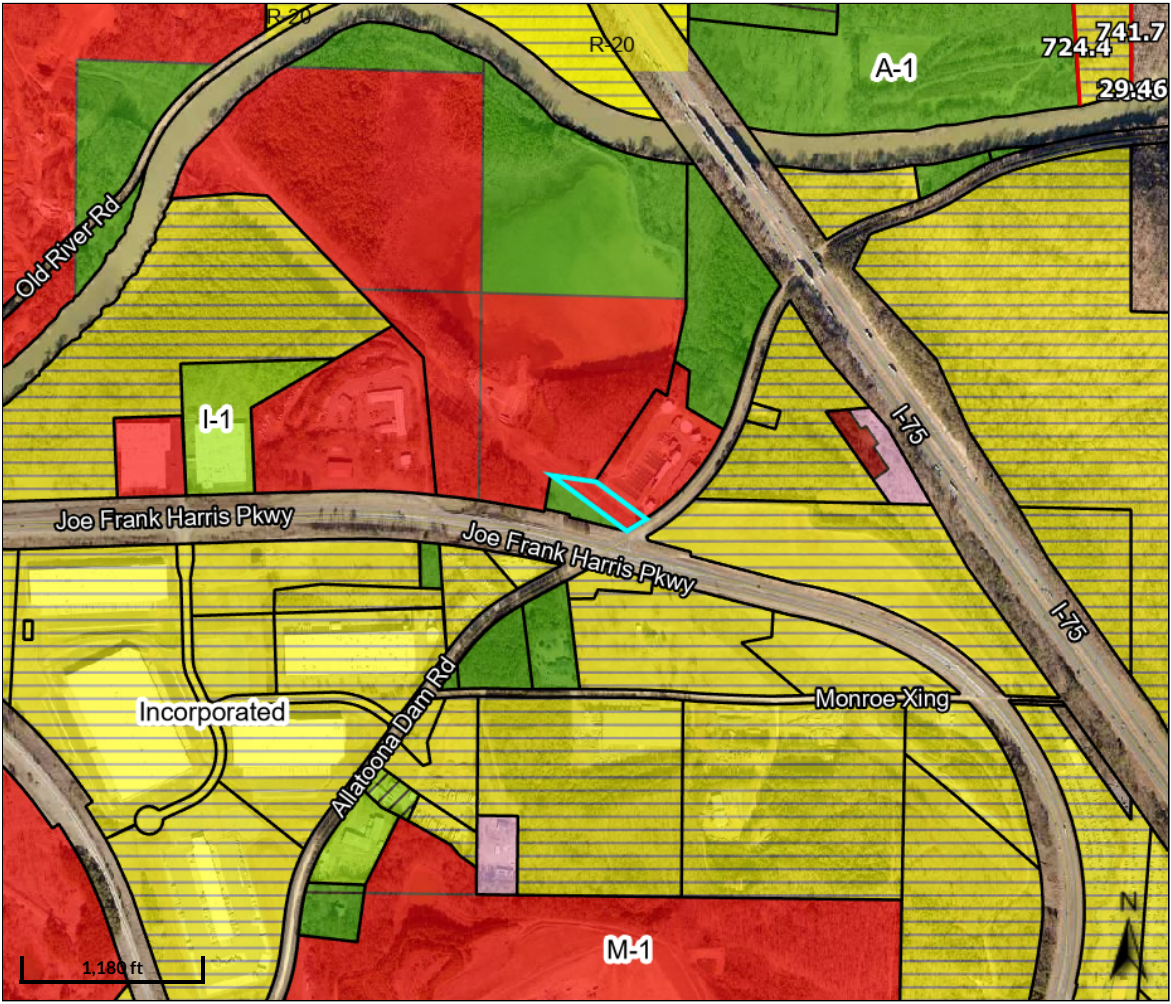
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 - A1 (wC)
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 - R-7
 - R-8
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 - R1 (wC)

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Cartersville Zoning

-  AG
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-  L-I*
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-  O-C
-  O-C*
-  P-D
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-  R-10
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-  R-20
-  R-20*
-  R-7
-  R-7*
-  R-D
-  RA-12
-  RA-12*
-  RSL

Parcel ID 0093-0608-005
Sec/Twp/Rng n/a
Property Address ALLATOONA DAM RD
District Bartow County
Brief Tax Description LL 545/608 LD4

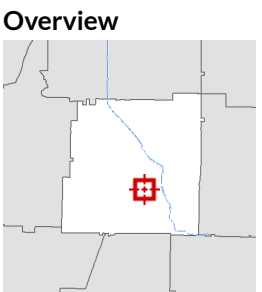
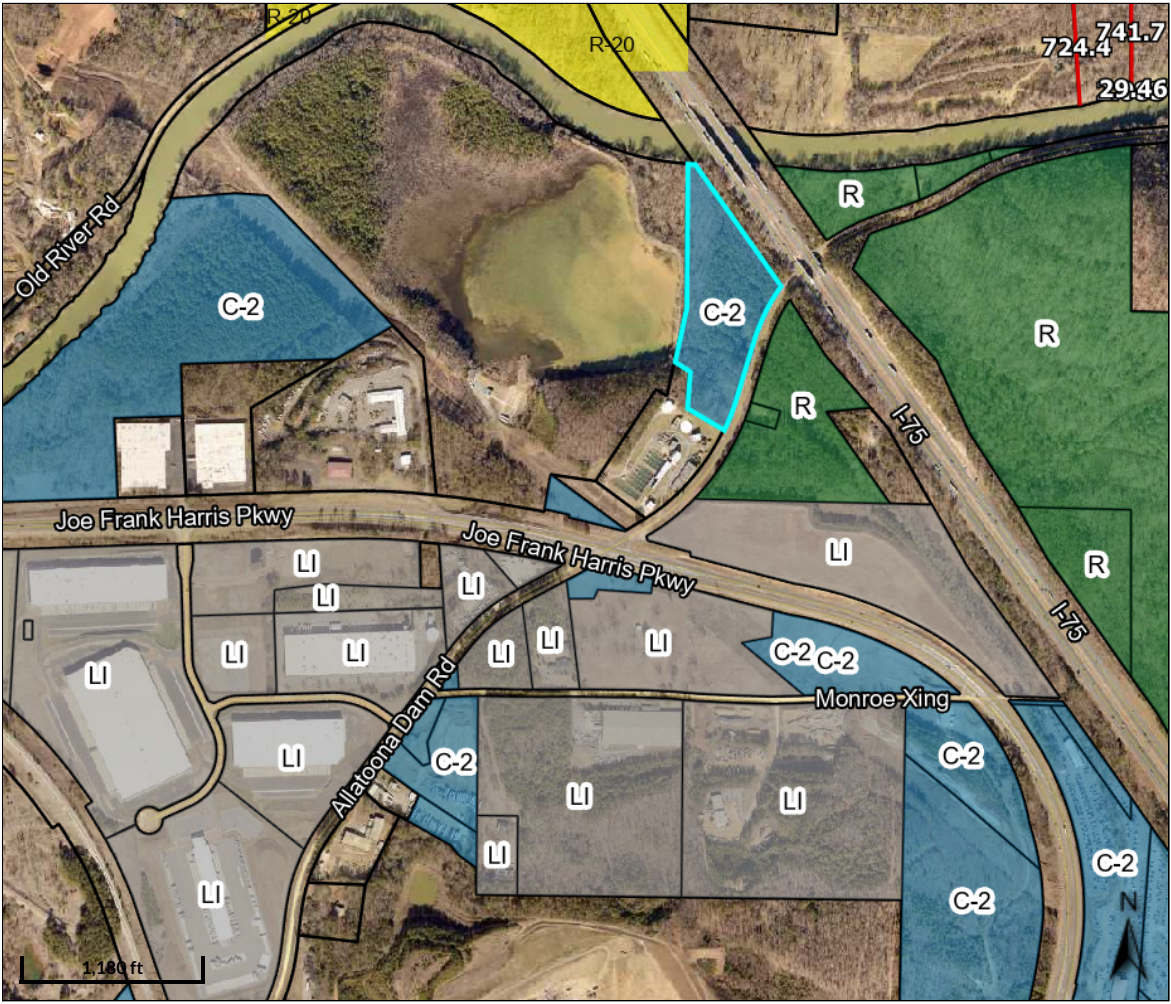
Alternate ID 22819
Class Exempt
Acreage 1.18

Owner Address CITY OF CARTERSVILLE
PO BOX 1390
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 - RA-12
 - RA-12*
 - RSL
- Emerson Zoning**
- R - Residential

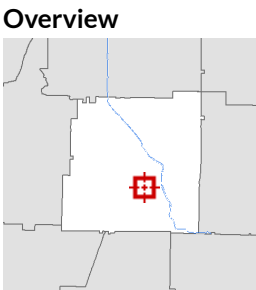
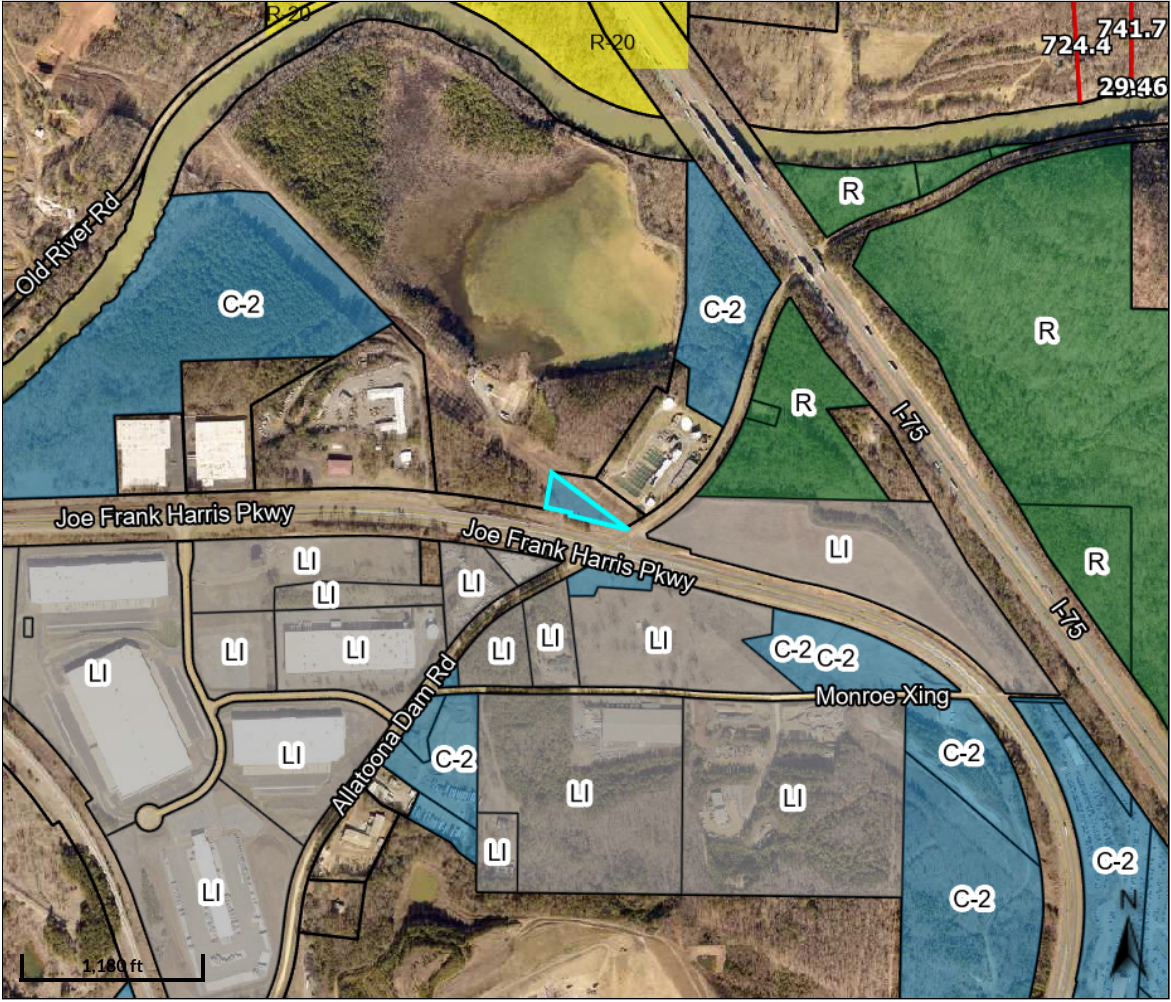
- RC - Residential Conservation
- RM-6 - Multifamily
- RM-12 - Multifamily
- C-1 - Neighborhood Retail Commercial
- C-2 - Community Retail Commercial
- MU - Mixed Use
- MU-2 - Mixed Use - Lakepoint
- LI - Light Industrial
- HI - Heavy Industrial

Parcel ID	E009-0005-001	Alternate ID	39099	Owner Address	CITY OF CARTERSVILLE
Sec/Twp/Rng	n/a	Class	Exempt		P O BOX 1390
Property Address	ALLATOONA DAM RD	Acreage	11.1		CARTERSVILLE, GA 30120
District	Emerson				
Brief Tax Description	LL 532-544 D 4				

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 - L-I
 - L-I*
 - M-U
 - M-U*
 - MF-14
 - MF-14*
 - MN
 - O-C
 - O-C*
 - P-D
 - P-D*
 - P-I
 - P-S
 - P-S*
 - R-10
 - R-10*
 - R-15
 - R-15*
 - R-20
 - R-20*
 - R-7
 - R-7*
 - R-D
 - RA-12
 - RA-12*
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- R - Residential

- RC - Residential Conservation
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Parcel ID	E009-0005-003	Alternate ID	22816	Owner Address	CITY OF CARTERSVILLE
Sec/Twp/Rng	n/a	Class	Exempt		PO BOX 1390
Property Address	ALLATOONA DAM RD	Acreage	1.23		CARTERSVILLE, GA 30120
District	Emerson				
Brief Tax Description	LL 608 LD 4				

(Note: Not to be used on legal documents)

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Application for Annexation/ Zoning
City of Cartersville

Case Number: AZ23-02
Date Received: 6/15/23

Public Hearing Dates:

Planning Commission 8/8/23 5:30pm 1st City Council 8/17 7:00pm 2nd City Council 9/7 7:00pm

Applicant CITY OF CARTERSVILLE Office Phone 770-387-5616
(printed name)
 Address PO BOX 1390 Mobile/ Other Phone _____
 City CARTERSVILLE State GA Zip 30120 Email dporta@cityofcartersville.org
 E. Keith Lovell, Assistant City Attorney
 Phone (Rep) 770-386-1116
 Representative's printed name (if other than applicant) Email (Rep) keithlovel11@gmail.com
 Representative Signature [Signature] Applicant Signature [Signature]
 Signed, sealed and delivered in presence of: My commission expires: _____
 Notary Public [Signature] 

* Titleholder CITY OF CARTERSVILLE Phone 770-387-5616
(titleholder's printed name)
 Address PO BOX 1390, CARTERSVILLE GA 30120 Email dporta@cityofcartersville.org
 Signature [Signature] My commission expires: _____
 Signed, sealed, delivered in presence of: _____
 Notary Public [Signature] 

Present Zoning District A-1 Requested Zoning P-1
 Acreage 137.88 Land Lot(s) 473-75, 534-36, 545-46, 607-08 District(s) 4th Section(s) 3rd
 Location of Property: 480 JOE FRANK HARRIS PARKWAY Parcel ID No. 0093-0545-001
(street address, nearest intersections, etc.)
 Reason for Rezoning Request: This City property is currently in the County and the City desires that property it owns be in the City of Cartersville so that its facilities are built to the City's specifications and in order to provide emergency services to said property.
(attach additional statement as necessary)

*** Attach additional notarized signatures as needed on separate application pages.**

Zoning Analysis for Annexation/ Zoning

Specifics of Proposed Use

Case Number: AZ 23-02

Tax Map Parcel(s) # <u>0093-0545-001</u>	Voting Ward(s) <u>1</u>
Current Land Use <u>governmental</u>	Current Zoning <u>A-1</u>
Proposed Land Use <u>governmental</u>	Proposed Zoning <u>P-I</u>
Number of Dwelling Units <u>0</u>	Number of Occupants <u>0</u>
Owner Occupied? Yes _____ No <u>X</u>	
Number of School-aged Children <u>0</u>	Grade Level(s) of School-aged Children _____
School(s) to be attended: _____	
<u>Current Utility Service Providers (Check Service provider or list if Other)</u>	
Water: <u>X</u> City _____ County _____ Well/ Other _____	
Sewer: _____ City _____ County _____ <u>X</u> Septic/ Other _____	
Natural Gas: _____ City _____ <u>X</u> Other (List) <u>ATLANTA GAS LIGHT</u>	
Electricity: _____ City _____ <u>X</u> GA Power _____ Greystone _____	
_____ Other (List) _____	

CAMPAIGN DISCLOSURE REPORT
FOR ZONING ACTIONS

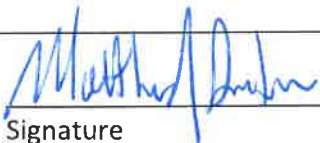
Pursuant to O.C.G.A. 36-67A-3 any and all applicants to a rezoning action must make the following disclosures:

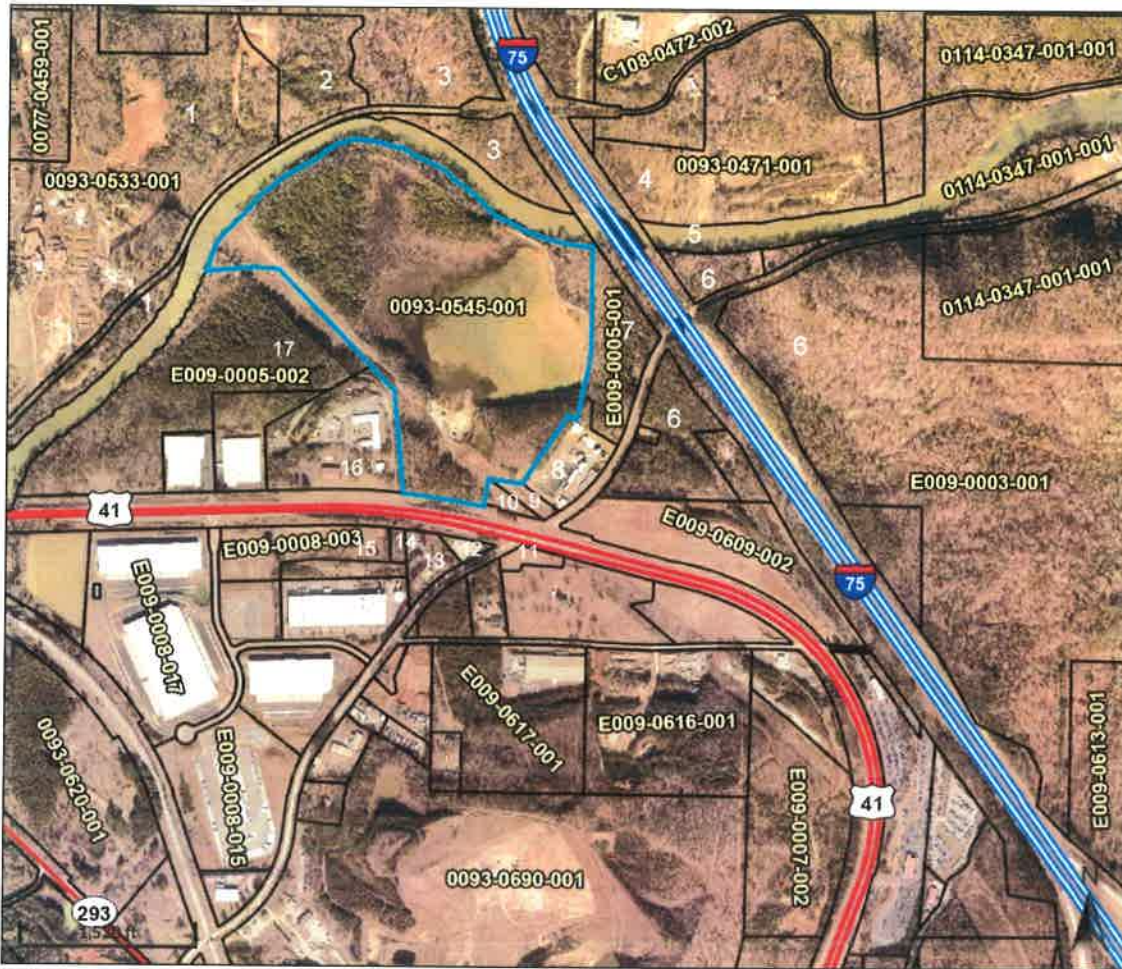
Date of Application: June 20, 2023
Date Two Years Prior to Application: June 20, 2021
Date Five Years Prior to Application: June 20, 2018

1. Has the applicant within the five (5) years preceding the filing of the rezoning action made campaign contributions aggregating \$250.00 or more to any of the following:

	YES	NO
Mayor: Matt Santini	_____	x _____
Council Member:		
Ward 1- Kari Hodge	_____	x _____
Ward 2- Jayce Stepp	_____	x _____
Ward 3- Cary Roth	_____	x _____
Ward 4- Calvin Cooley	_____	x _____
Ward 5- Gary Fox	_____	x _____
Ward 6- Taff Wren	_____	x _____
Planning Commission		
Lamar Pendley, Chair	_____	x _____
Anissa Cooley	_____	x _____
Fritz Dent	_____	x _____
Greg Culverhouse	_____	x _____
Jeffery Ross	_____	x _____
Stephen Smith	_____	x _____
Travis Popham	_____	x _____

2. If the answer to any of the above is Yes, please indicate below to whom, the dollar amount, date, and description of each campaign contribution, during the past five (5) years.

 6/19/2023
Signature Date
MATTHEW J. SANTINI
Print Name



Overview



Legend

- Parcels
- Roads

Parcel ID	0093-0545-001	Alternate ID	22802	Owner Address	CITY OF CARTERSVILLE
Sec/Twp/Rng	n/a	Class	Exempt		P O BOX 1390
Property Address	480 JOE FRANK HARRIS PKWY	Acreeage	137.88		CARTERSVILLE, GA 30120
District	Bartow County				
Brief Tax Description	LD 4				

(Note: Not to be used on legal documents)

Date created: 6/16/2023
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- | | |
|---|--|
| <ul style="list-style-type: none"> 1) NEW RIVERSIDE OCHRE 2) CHEMICAL PRODUCTS 3) NEW RIVERSIDE OCHRE 4) DAVID & CAROL FRANZ, PAUL FRANZ 5) US ARMY CORPS OF ENGINEERS 6) EMERSON TRACT LLC 7) CITY OF CARTERSVILLE 8) CITY OF CARTERSVILLE 9) CITY OF CARTERSVILLE 10) CITY OF CARTERSVILLE 11) GOVERNOR'S CROSSING 12) TAMN PROPERTIES 13) ALLATOONA DAM LTD | <ul style="list-style-type: none"> 14) DOEHLER NORTH AMERICA 15) DOEHLER NORTH AMERICA 16) STATE HWY DEPARTMENT OG GA 17) METRO RV EMERSON |
|---|--|

Application for Annexation/ Zoning
City of Cartersville

Case Number: AZ23-02
Date Received: 6-15-23

Public Hearing Dates:

Planning Commission 8/8/23 5:30pm 1st City Council 8/17 7:00pm 2nd City Council 9/7 7:00pm

Applicant CITY OF CARTERSVILLE Office Phone 770-387-5616
 (printed name)
 Address PO BOX 1390 Mobile/ Other Phone _____
 City CARTERSVILLE State GA Zip 30120 Email dporta@cityofcartersville.org
 E. Keith Lovell, Assistant City Attorney
 Representative's printed name (if other than applicant) Phone (Rep) 770-386-1116
 Email (Rep) keithlovell11@gmail.com
 Representative Signature _____ Applicant Signature _____
 Signed, sealed and delivered in presence of: My commission expires: _____
 Notary Public _____



* Titleholder CITY OF CARTERSVILLE Phone 770-387-5616
 (titleholder's printed name)
 Address PO BOX 1390, CARTERSVILLE GA 30120 Email dporta@cityofcartersville.org
 Signature _____
 Signed, sealed, delivered in presence of: My commission expires: _____
 Notary Public _____



Present Zoning District A-1 Requested Zoning P-1
 Acreage 6.85 Land Lot(s) 544, 545 & 608 District(s) 4th Section(s) 3rd
 Location of Property: 237 ALLATOONA DAM RD Parcel ID No. 0093-0545-002
 (street address, nearest intersections, etc.)
 Reason for Rezoning Request: This City property is currently in the County and the City desires that property it owns be in the City of Cartersville so that its facilities are built to the City's specifications and in order to provide emergency services to said property.
 (attach additional statement as necessary)

* Attach additional notarized signatures as needed on separate application pages.

Zoning Analysis for Annexation/ Zoning

Specifics of Proposed Use

Case Number: AE 23-02

Tax Map Parcel(s) #	<u>0093-0545-002</u>	Voting Ward(s)	<u>1</u>
Current Land Use	<u>governmental</u>	Current Zoning	<u>A-1</u>
Proposed Land Use	<u>governmental</u>	Proposed Zoning	<u>P-I</u>
Number of Dwelling Units	<u>0</u>	Number of Occupants	<u>0</u>
Owner Occupied? Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Number of School-aged Children	<u>0</u>	Grade Level(s) of School-aged Children	<u></u>
School(s) to be attended: <u></u>			
Current Utility Service Providers (Check Service provider or list if Other)			
Water:	<input checked="" type="checkbox"/> City	<input type="checkbox"/> County	<input type="checkbox"/> Well/ Other
Sewer:	<input checked="" type="checkbox"/> City	<input type="checkbox"/> County	<input type="checkbox"/> Septic/ Other
Natural Gas:	<input type="checkbox"/> City	<input checked="" type="checkbox"/> Other (List)	<u>ATLANTA GAS LIGHT</u>
Electricity:	<input checked="" type="checkbox"/> City	<input type="checkbox"/> GA Power	<input type="checkbox"/> Greystone
		<input type="checkbox"/> Other (List)	<u></u>

CAMPAIGN DISCLOSURE REPORT
FOR ZONING ACTIONS


Pursuant to O.C.G.A. 36-67A-3 any and all applicants to a rezoning action must make the following disclosures:

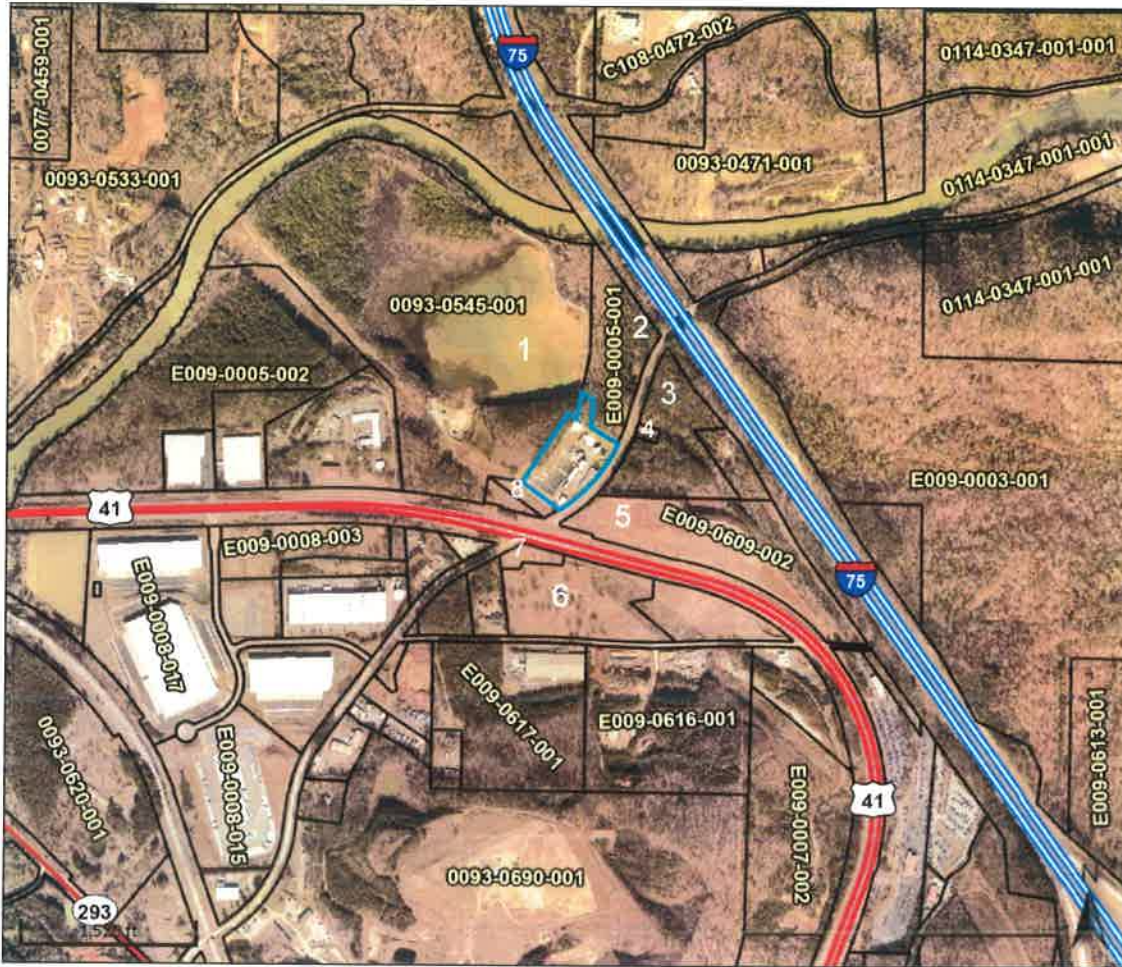
Date of Application: June 20, 2023
Date Two Years Prior to Application: June 20, 2021
Date Five Years Prior to Application: June 20, 2018

1. Has the applicant within the five (5) years preceding the filing of the rezoning action made campaign contributions aggregating \$250.00 or more to any of the following:

	YES	NO
Mayor: Matt Santini	_____	x _____
Council Member:		
Ward 1- Kari Hodge	_____	x _____
Ward 2- Jayce Stepp	_____	x _____
Ward 3- Cary Roth	_____	x _____
Ward 4- Calvin Cooley	_____	x _____
Ward 5- Gary Fox	_____	x _____
Ward 6- Taff Wren	_____	x _____
Planning Commission		
Lamar Pendley, Chair	_____	x _____
Anissa Cooley	_____	x _____
Fritz Dent	_____	x _____
Greg Culverhouse	_____	x _____
Jeffery Ross	_____	x _____
Stephen Smith	_____	x _____
Travis Popham	_____	x _____

2. If the answer to any of the above is **Yes**, please indicate below to whom, the dollar amount, date, and description of each campaign contribution, during the past five (5) years.

 6/19/2023
Signature Date
MATTHEW J. SANTINI
Print Name



Overview



Legend

- Parcels
- Roads

Parcel ID	0093-0545-002	Alternate ID	22803	Owner Address	CITY OF CARTERSVILLE
Sec/Twp/Rng	n/a	Class	Exempt		P O BOX 1390
Property Address	237 ALLATOONA DAM RD	Acres	6.85		CARTERSVILLE, GA 30120
District	Bartow County				
Brief Tax Description	SUBSTATION				

(Note: Not to be used on legal documents)

Date created: 6/16/2023
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- 1) CITY OF CARTERSVILLE
- 2) CITY OF CARTERSVILLE
- 3) EMERSON TRACT LLC
- 4) CITY OF EMERSON
- 5) CH DOF I-LO I ATLANTA EMERSON
- 6) DFPI3 GA 4 JFH PKWY
- 7) GOVERNOR'S CROSSING
- 8) CITY OF CARTERSVILLE

Application for Annexation/ Zoning
City of Cartersville

Case Number: AZ23-02
Date Received: 6/15/23

Public Hearing Dates:

Planning Commission 8/8/23 5:30pm 1st City Council 8/17 7:00pm 2nd City Council 9/7 7:00pm

Applicant CITY OF CARTERSVILLE Office Phone 770-387-5616
(printed name)
 Address PO BOX 1390 Mobile/ Other Phone _____
 City CARTERSVILLE State GA Zip 30120 Email dporta@cityofcartersville.org
 E. Keith Lovell, Assistant City Attorney
 Representative's printed name (if other than applicant) Phone (Rep) 770-386-1116
 Email (Rep) keithlovell11@gmail.com
 Representative Signature _____ Applicant Signature _____
 Signed, sealed and delivered in presence of: _____ My commission expires: _____
 Notary Public _____



* Titleholder CITY OF CARTERSVILLE Phone 770-387-5616
(titleholder's printed name)
 Address PO BOX 1390, CARTERSVILLE GA 30120 Email dporta@cityofcartersville.org
 Signature _____
 Signed, sealed, delivered in presence of: _____ My commission expires: _____
 Notary Public _____



Present Zoning District A-1 Requested Zoning P-I
 Acreage 1.18 Land Lot(s) 545 & 608 District(s) 4th Section(s) 3rd
 Location of Property: ALLATOONA DAM RD Parcel ID No. 0093-0608-005
(street address, nearest intersections, etc.)
 Reason for Rezoning Request: This City property is currently in the County and the City desires that property it owns be in the City of Cartersville so that its facilities are built to the City's specifications and in order to provide emergency services to said property.
(attach additional statement as necessary)

*** Attach additional notarized signatures as needed on separate application pages.**

Zoning Analysis for Annexation/ Zoning

Specifics of Proposed Use

Case Number: AZ 23 02

Tax Map Parcel(s) #	<u>0093-0608-005</u>	Voting Ward(s)	<u>1</u>
Current Land Use	<u>governmental</u>	Current Zoning	<u>A-1</u>
Proposed Land Use	<u>governmental</u>	Proposed Zoning	<u>P-1</u>
Number of Dwelling Units	<u>0</u>	Number of Occupants	<u>0</u>
Owner Occupied?	Yes _____ No <u>X</u>		
Number of School-aged Children	<u>0</u>	Grade Level(s) of School-aged Children	_____
School(s) to be attended: _____			
Current Utility Service Providers (Check Service provider or list if Other)			
Water:	<u>X</u> City _____ County _____	_____ Well/ Other	
Sewer:	<u>X</u> City _____ County _____	_____ Septic/ Other	
Natural Gas:	_____ City _____	<u>X</u> Other (List)	<u>ATLANTA GAS LIGHT</u>
Electricity:	_____ City _____	<u>X</u> GA Power _____	_____ Greystone
		_____ Other (List)	_____

CAMPAIGN DISCLOSURE REPORT
FOR ZONING ACTIONS

Pursuant to O.C.G.A. 36-67A-3 any and all applicants to a rezoning action must make the following disclosures:

Date of Application: June 20, 2023
Date Two Years Prior to Application: June 20, 2021
Date Five Years Prior to Application: June 20, 2018

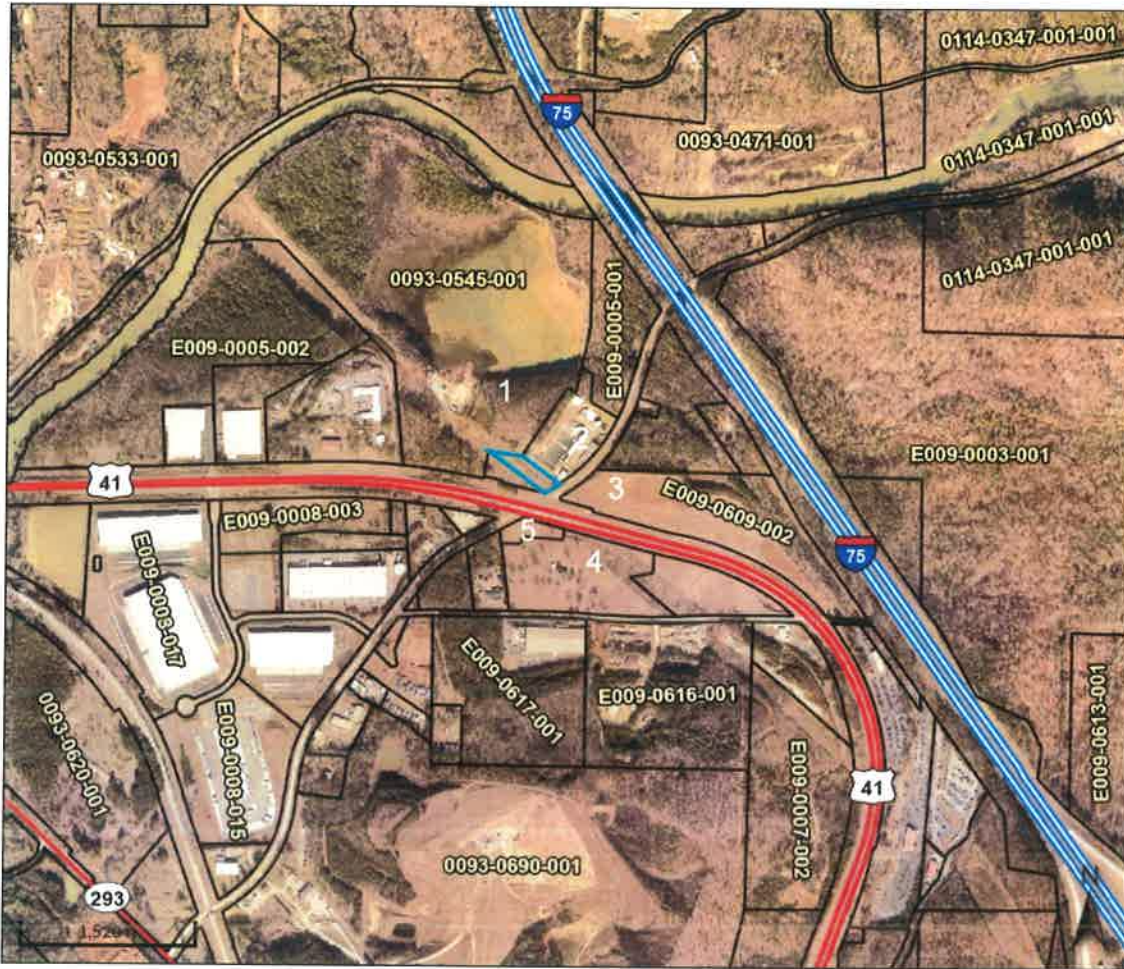
1. Has the applicant within the five (5) years preceding the filing of the rezoning action made campaign contributions aggregating \$250.00 or more to any of the following:

	YES	NO
Mayor: Matt Santini	_____	x _____
Council Member:		
Ward 1- Kari Hodge	_____	x _____
Ward 2- Jayce Stepp	_____	x _____
Ward 3- Cary Roth	_____	x _____
Ward 4- Calvin Cooley	_____	x _____
Ward 5- Gary Fox	_____	x _____
Ward 6- Taff Wren	_____	x _____
Planning Commission		
Lamar Pendley, Chair	_____	x _____
Anissa Cooley	_____	x _____
Fritz Dent	_____	x _____
Greg Culverhouse	_____	x _____
Jeffery Ross	_____	x _____
Stephen Smith	_____	x _____
Travis Popham	_____	x _____

2. If the answer to any of the above is **Yes**, please indicate below to whom, the dollar amount, date, and description of each campaign contribution, during the past five (5) years.


 Signature 6/19/2023
 Date
 MATTHEW J. SANTINI

 Print Name



Legend
 □ Parcels
 Roads

Parcel ID	0093-0608-005	Alternate ID	22819	Owner Address	CITY OF CARTERSVILLE
Sec/Twp/Rng	n/a	Class	Exempt		PO BOX 1390
Property Address	ALLATOONA DAM RD	Acreeage	1.18		CARTERSVILLE, GA 30120
District	Bartow County				
Brief Tax Description	LL 545/608 LD4				

(Note: Not to be used on legal documents)

Date created: 6/16/2023
 Last Data Uploaded: 6/15/2023 8:58:56 PM

Developed by Schneider GEOSPATIAL.

- 1) CITY OF CARTERSVILLE
- 2) CITY OF CARTERSVILLE
- 3) CH DOF I-LO I ATLANTA EMERSON
- 4) DFPI3 GA 4 JFH PKWY
- 5) GOVERNOR'S CROSSING

Application for Annexation/ Zoning
City of Cartersville

Case Number: AZ23-02
Date Received: 6-15-23

Public Hearing Dates:

Planning Commission 8/8/23 5:30pm 1st City Council 8/17 7:00pm 2nd City Council 9/7 7:00pm

Applicant CITY OF CARTERSVILLE Office Phone 770-387-5616
 (printed name)
 Address PO BOX 1390 Mobile/ Other Phone _____
 City CARTERSVILLE State GA Zip 30120 Email dporta@cityofcartersville.org
 E. Keith Lovell, Assistant City Attorney
 Representative's printed name (if other than applicant) Phone (Rep) 770-386-1116
 Email (Rep) keithlovell11@gmail.com
 Representative Signature _____ Applicant Signature _____
 Signed, sealed and delivered in presence of: _____ My commission expires: _____
 Notary Public [Signature]



* Titleholder CITY OF CARTERSVILLE Phone 770-387-5616
 (titleholder's printed name)
 Address PO BOX 1390, CARTERSVILLE GA 30120 Email dporta@cityofcartersville.org
 Signature _____
 Signed, sealed, delivered in presence of: _____ My commission expires: _____
 Notary Public [Signature]



Present Zoning District A-1 Requested Zoning P-1
 Acreage 11.1 Land Lot(s) 536, 537, 544 & 545 District(s) 4th Section(s) 3rd
 Location of Property: ALLATOONA DAM RD Parcel ID No. E009-0005-001
 (street address, nearest intersections, etc.)
 Reason for Rezoning Request: This City property is currently in the County and the City desires that property it owns be in the City of Cartersville so that its facilities are built to the City's specifications and in order to provide emergency services to said property.
 (attach additional statement as necessary)

*** Attach additional notarized signatures as needed on separate application pages.**

Zoning Analysis for Annexation/ Zoning

Specifics of Proposed Use

Case Number: AZ23-02

Tax Map Parcel(s) # E009-0005-001 Voting Ward(s) 1

Current Land Use governmental Current Zoning A-1

Proposed Land Use governmental Proposed Zoning P-1

Number of Dwelling Units 0 Number of Occupants 0

Owner Occupied? Yes _____ No X

Number of School-aged Children 0 Grade Level(s) of School-aged Children _____

School(s) to be attended: _____

Current Utility Service Providers (Check Service provider or list if Other)

Water: X City _____ County _____ Well/ Other _____

Sewer: X City _____ County _____ Septic/ Other _____

Natural Gas: _____ City X Other (List) ATLANTA GAS LIGHT

Electricity: _____ City X GA Power _____ Greystone _____

Other (List) _____

CAMPAIGN DISCLOSURE REPORT
FOR ZONING ACTIONS

Pursuant to O.C.G.A. 36-67A-3 any and all applicants to a rezoning action must make the following disclosures:

Date of Application: June 20, 2023

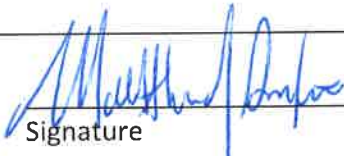
Date Two Years Prior to Application: June 20, 2021

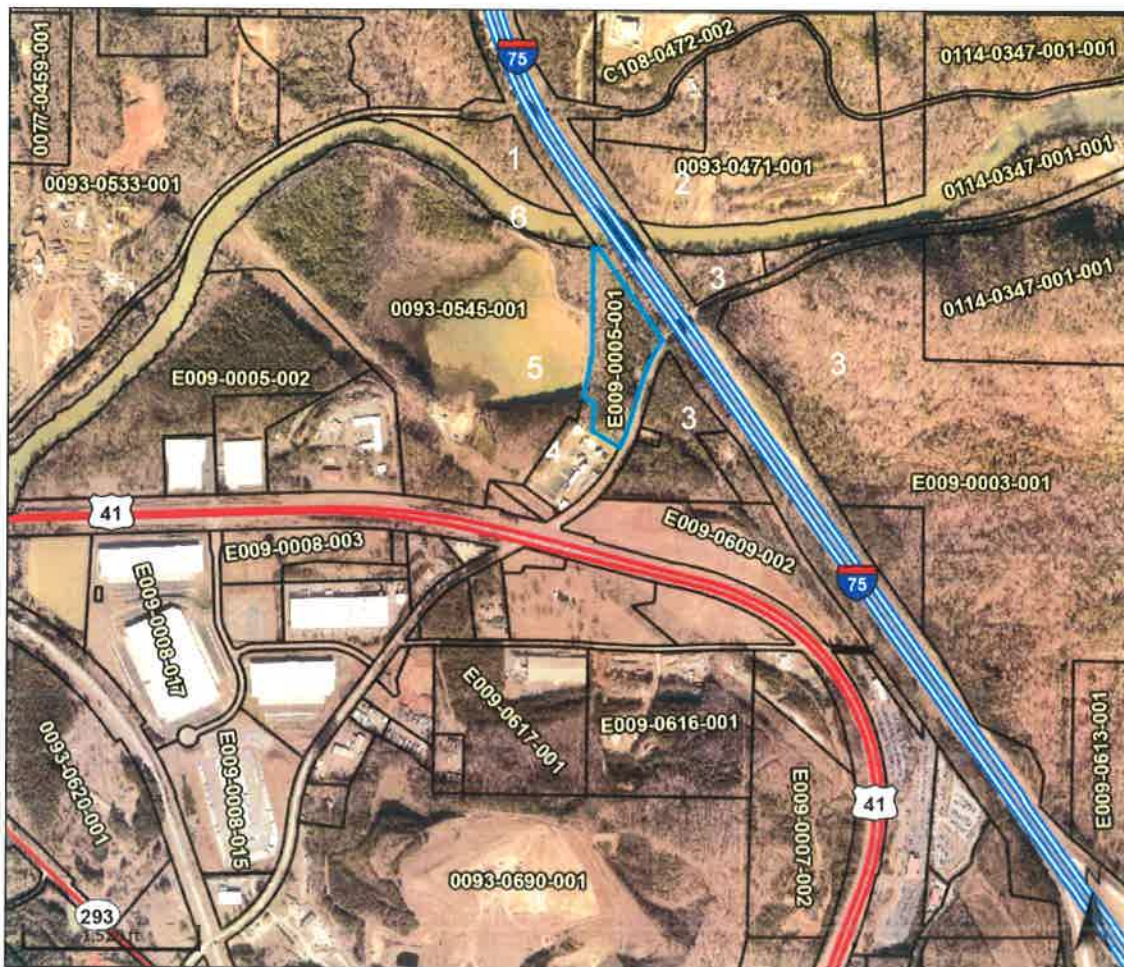
Date Five Years Prior to Application: June 20, 2018

1. Has the applicant within the five (5) years preceding the filing of the rezoning action made campaign contributions aggregating \$250.00 or more to any of the following:

	YES	NO
Mayor: Matt Santini	_____	x _____
Council Member:		
Ward 1- Kari Hodge	_____	x _____
Ward 2- Jayce Stepp	_____	x _____
Ward 3- Cary Roth	_____	x _____
Ward 4- Calvin Cooley	_____	x _____
Ward 5- Gary Fox	_____	x _____
Ward 6- Taff Wren	_____	x _____
Planning Commission		
Lamar Pendley, Chair	_____	x _____
Anissa Cooley	_____	x _____
Fritz Dent	_____	x _____
Greg Culverhouse	_____	x _____
Jeffery Ross	_____	x _____
Stephen Smith	_____	x _____
Travis Popham	_____	x _____

2. If the answer to any of the above is **Yes**, please indicate below to whom, the dollar amount, date, and description of each campaign contribution, during the past five (5) years.


6/19/2023
 Signature Date
MATTHEW J. SANTINI
 Print Name



Legend
 □ Parcels
 — Roads

Parcel ID	E009-0005-001	Alternate ID	39099	Owner Address	CITY OF CARTERSVILLE
Sec/Twp/Rng	n/a	Class	Exempt		P O BOX 1390
Property Address	ALLATOONA DAM RD	Acreage	11.1		CARTERSVILLE, GA 30120
District	Emerson				
Brief Tax Description	LL 532-544 D 4				

(Note: Not to be used on legal documents)

Date created: 6/16/2023
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- 1) NEW RIVERSIDE OCHRE CO
- 2) DAVID & CAROL FRANZ, PAUL FRANZ
- 3) EMERSON TRACT LLC
- 4) CITY OF CARTERSVILLE
- 5) CITY OF CARTERSVILLE
- 6) US ARMY CORPS OF ENGINEERS

Application for Annexation/ Zoning
City of Cartersville

Case Number: A223-02
Date Received: 6/15/23

Public Hearing Dates:

Planning Commission 8/8/23 5:30pm 1st City Council 8/17/23 7:00pm 2nd City Council 9/7/23 7:00pm

Applicant CITY OF CARTERSVILLE Office Phone 770-387-5616
 (printed name)
 Address PO BOX 1390 Mobile/ Other Phone _____
 City CARTERSVILLE State GA Zip 30120 Email dporta@cityofcartersville.org
 E. Keith Lovell, Assistant City Attorney Phone (Rep) 770-386-1116
 Representative's printed name (if other than applicant) Email (Rep) keithlovell11@gmail.com
 Representative Signature _____ Applicant Signature _____
 Signed, sealed and delivered in presence of: _____ My commission expires: _____
 Notary Public _____



* Titleholder CITY OF CARTERSVILLE Phone 770-387-5616
 (titleholder's printed name)
 Address PO BOX 1390, CARTERSVILLE GA 30120 Email dporta@cityofcartersville.org
 Signature _____
 Signed, sealed, delivered in presence of: _____ My commission expires: _____
 Notary Public _____



Present Zoning District A-1 Requested Zoning P-I
 Acreage 1.23 Land Lot(s) 545 & 608 District(s) 4th Section(s) 3rd
 Location of Property: ALLATOONA DAM RD Parcel ID No. E009-0005-003
 (street address, nearest intersections, etc.)
 Reason for Rezoning Request: This City property is currently in the County and the City desires that property it owns be in the City of Cartersville so that its facilities are built to the City's specifications and in order to provide emergency services to said property.
 (attach additional statement as necessary)

* Attach additional notarized signatures as needed on separate application pages.

Zoning Analysis for Annexation/ Zoning

Specifics of Proposed Use
Case Number: AZ 23002

Tax Map Parcel(s) # E009-0005-003 Voting Ward(s) _____

Current Land Use governmental Current Zoning A-1

Proposed Land Use governmental Proposed Zoning P-1

Number of Dwelling Units 0 Number of Occupants 0

Owner Occupied? Yes _____ No X

Number of School-aged Children 0 Grade Level(s) of School-aged Children _____

School(s) to be attended: _____

Current Utility Service Providers (Check Service provider or list if Other)

Water: X City _____ County _____ Well/ Other _____

Sewer: X City _____ County _____ Septic/ Other _____

Natural Gas: _____ City X Other (List) ATLANTA GAS LIGHT

Electricity: _____ City X GA Power _____ Greystone _____

Other (List) _____

**CAMPAIGN DISCLOSURE REPORT
FOR ZONING ACTIONS**

Pursuant to O.C.G.A. 36-67A-3 any and all applicants to a rezoning action must make the following disclosures:

Date of Application: June 20, 2023

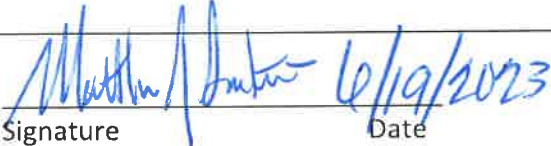
Date Two Years Prior to Application: June 20, 2021

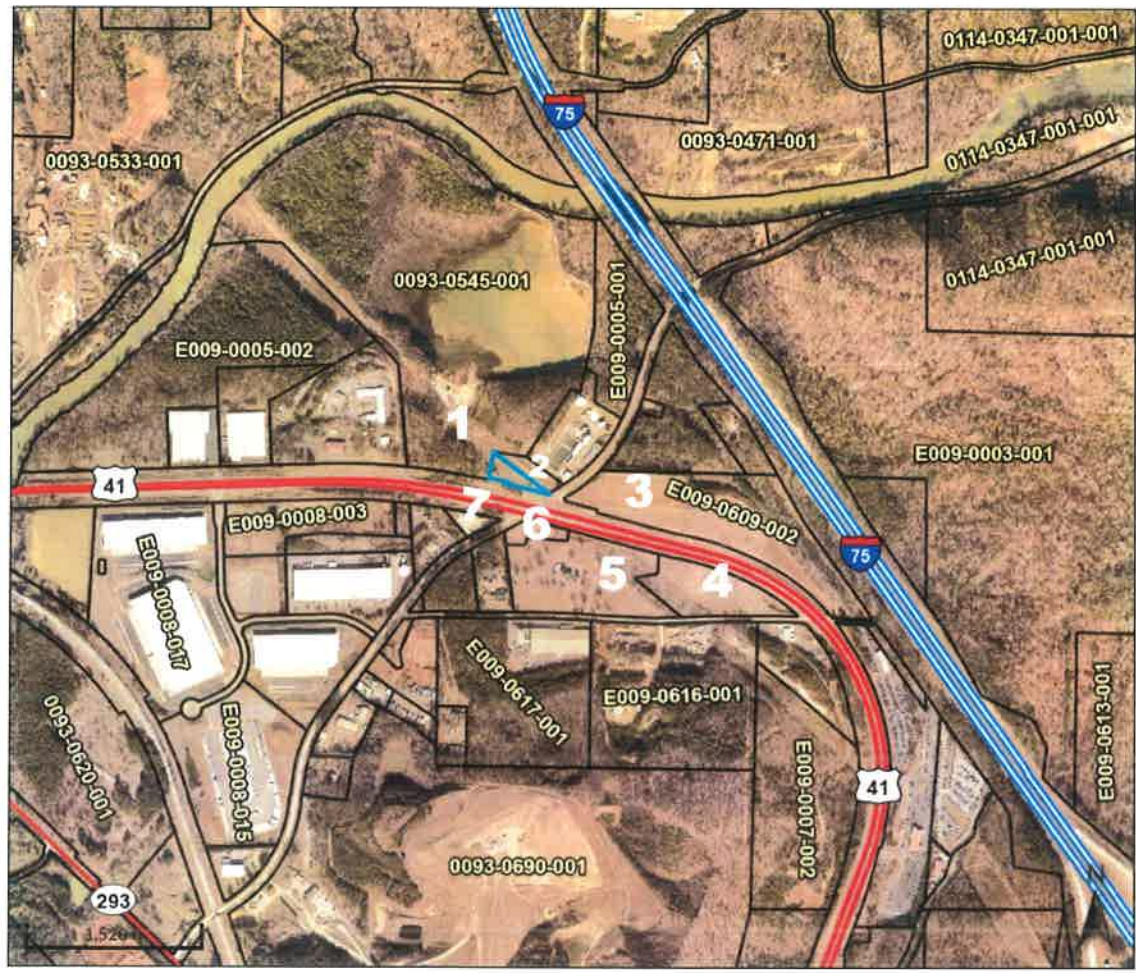
Date Five Years Prior to Application: June 20, 2018

1. Has the applicant within the five (5) years preceding the filing of the rezoning action made campaign contributions aggregating \$250.00 or more to any of the following:

	YES	NO
Mayor: Matt Santini	_____	x _____
Council Member:		
Ward 1- Kari Hodge	_____	x _____
Ward 2- Jayce Stepp	_____	x _____
Ward 3- Cary Roth	_____	x _____
Ward 4- Calvin Cooley	_____	x _____
Ward 5- Gary Fox	_____	x _____
Ward 6- Taff Wren	_____	x _____
Planning Commission		
Lamar Pendley, Chair	_____	x _____
Anissa Cooley	_____	x _____
Fritz Dent	_____	x _____
Greg Culverhouse	_____	x _____
Jeffery Ross	_____	x _____
Stephen Smith	_____	x _____
Travis Popham	_____	x _____

2. If the answer to any of the above is Yes, please indicate below to whom, the dollar amount, date, and description of each campaign contribution, during the past five (5) years.


 Signature _____ Date 6/19/2023
 MATTHEW J. SANTINI
 Print Name _____



Overview

Legend

- Parcels
- Roads

Parcel ID	E009-0005-003	Alternate ID	22816	Owner Address	CITY OF CARTERSVILLE
Sec/Twp/Rng	n/a	Class	Exempt		PO BOX 1390
Property Address	ALLATOONA DAM RD	Acreage	1.23		CARTERSVILLE, GA 30120
District	Emerson				
Brief Tax Description	LL 608 LD 4				

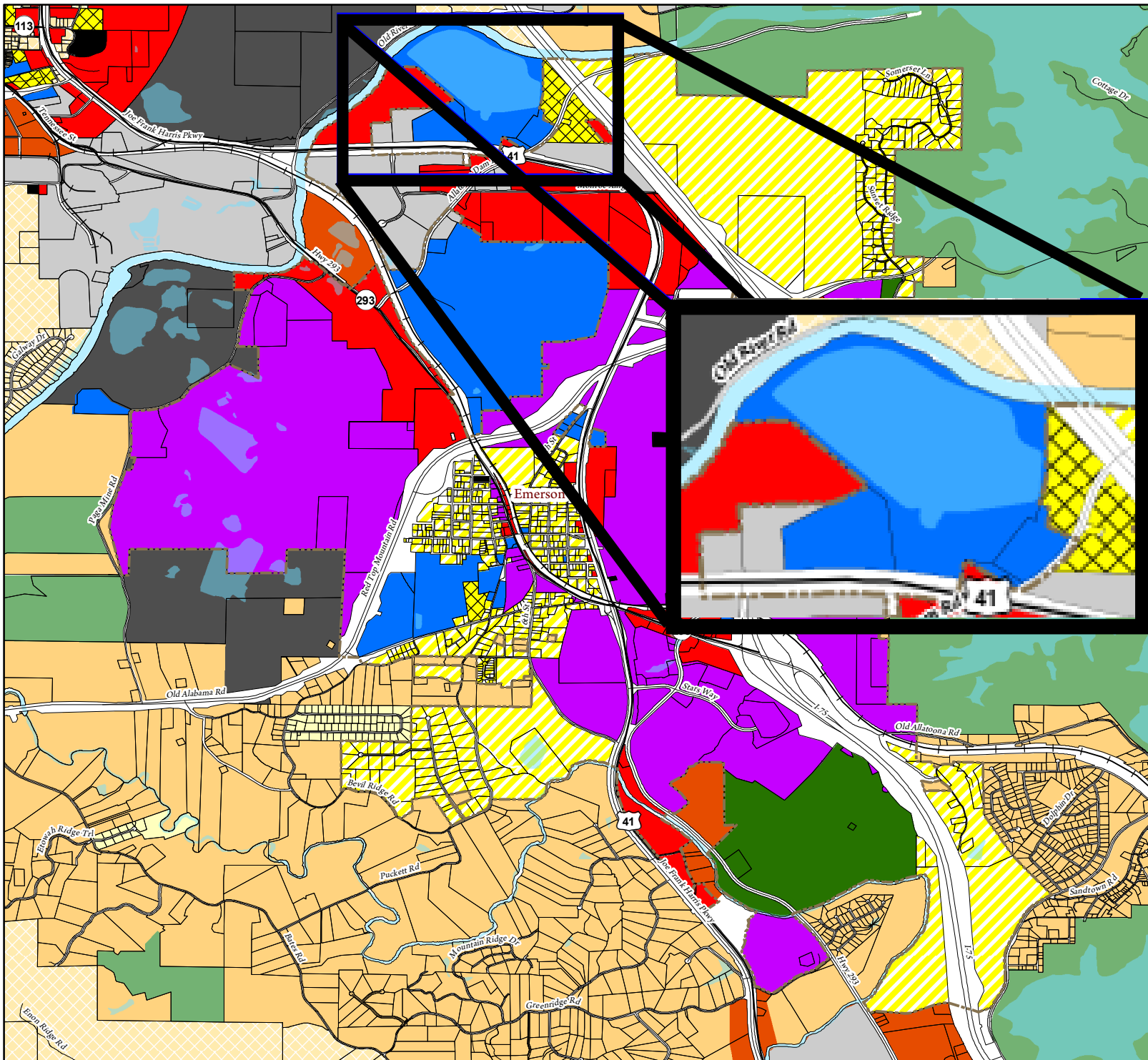
(Note: Not to be used on legal documents)

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 GEOSPATIAL

- 1) CITY OF CARTERSVILLE
- 2) CITY OF CARTERSVILLE
- 3) CH DOF I-LO I ATLANTA EMERSON
- 4) DFPI3 GA 4 JFH PKWY
- 5) GOVERNOR'S CROSSING
- 6) DPIF3 GA4 JFH PKWY
- 7) TAMN PROPERTIES

Future Land Use Map Emerson, GA

Item 2.



- Roads
 - Highways
 - Railroads
 - - - City Limits
- Future Land Use
- █ Commercial
 - █ Conservation
 - █ High Density Residential
 - █ Industrial
 - █ Low Density Residential
 - █ Low/Medium Density Residential
 - █ Mining
 - █ Mixed Use
 - █ Mixed Use Commercial
 - █ Parks/Conservation
 - █ Public/Institutional
 - █ Residential
 - █ Rural Estate
 - █ Transportation/Communication/Utilities



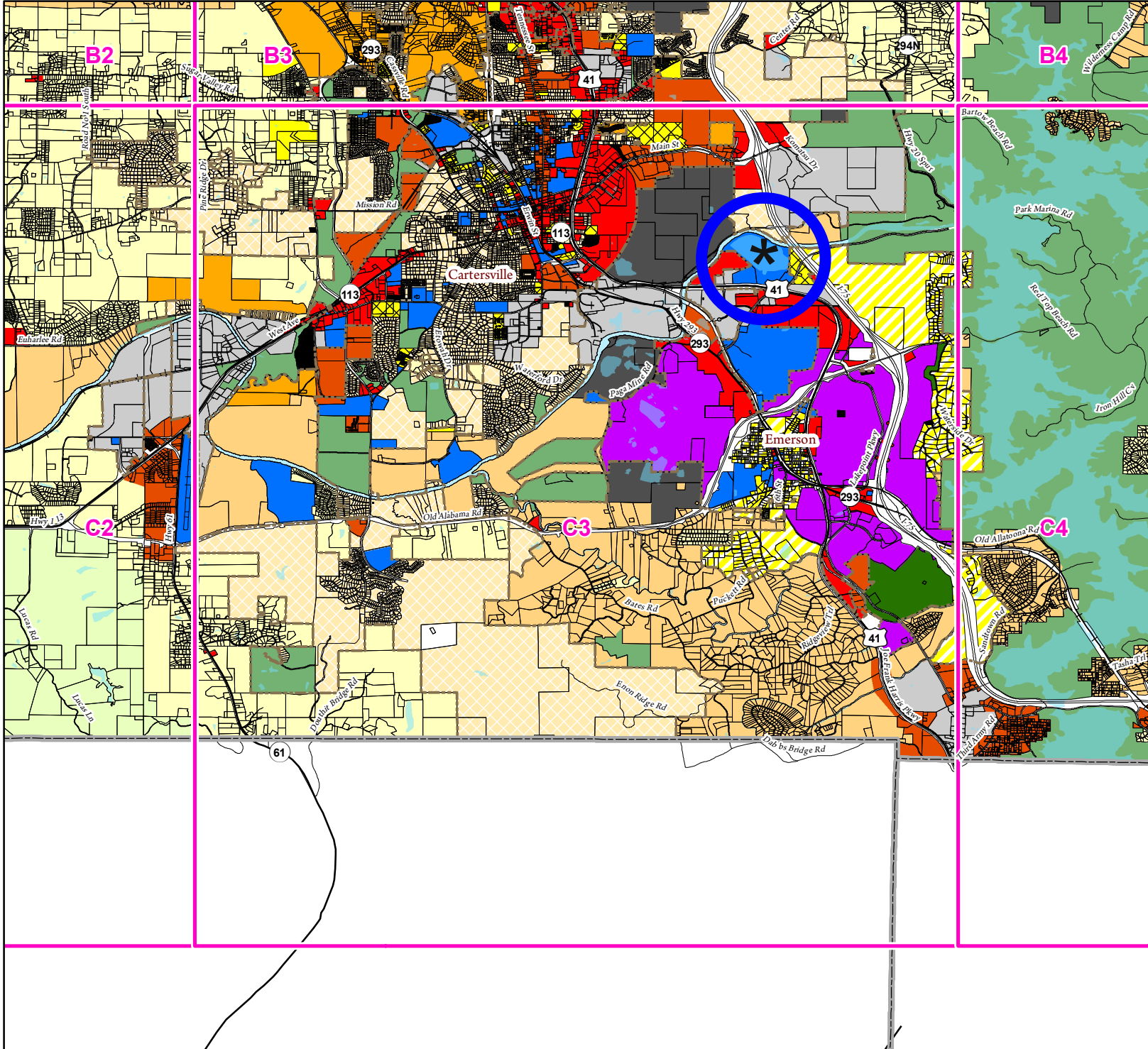
1 in = 3,432 feet



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Future Land Use Map Bartow County, GA

Item 2.



- Roads
- Highways
- Railroads
- - - City Limits
- Future Land Use
- Agriculture/Forestry
- Commercial
- Conservation
- High Density Residential
- Industrial
- Low Density Residential
- Low/Medium Density Residential
- Medium/High Density Residential
- Mining
- Mixed Use
- Mixed Use Commercial
- Mixed Use Residential
- Parks/Conservation
- Public/Institutional ←
- Residential
- Rural Estate
- Transportation/
- Communication/Utilities

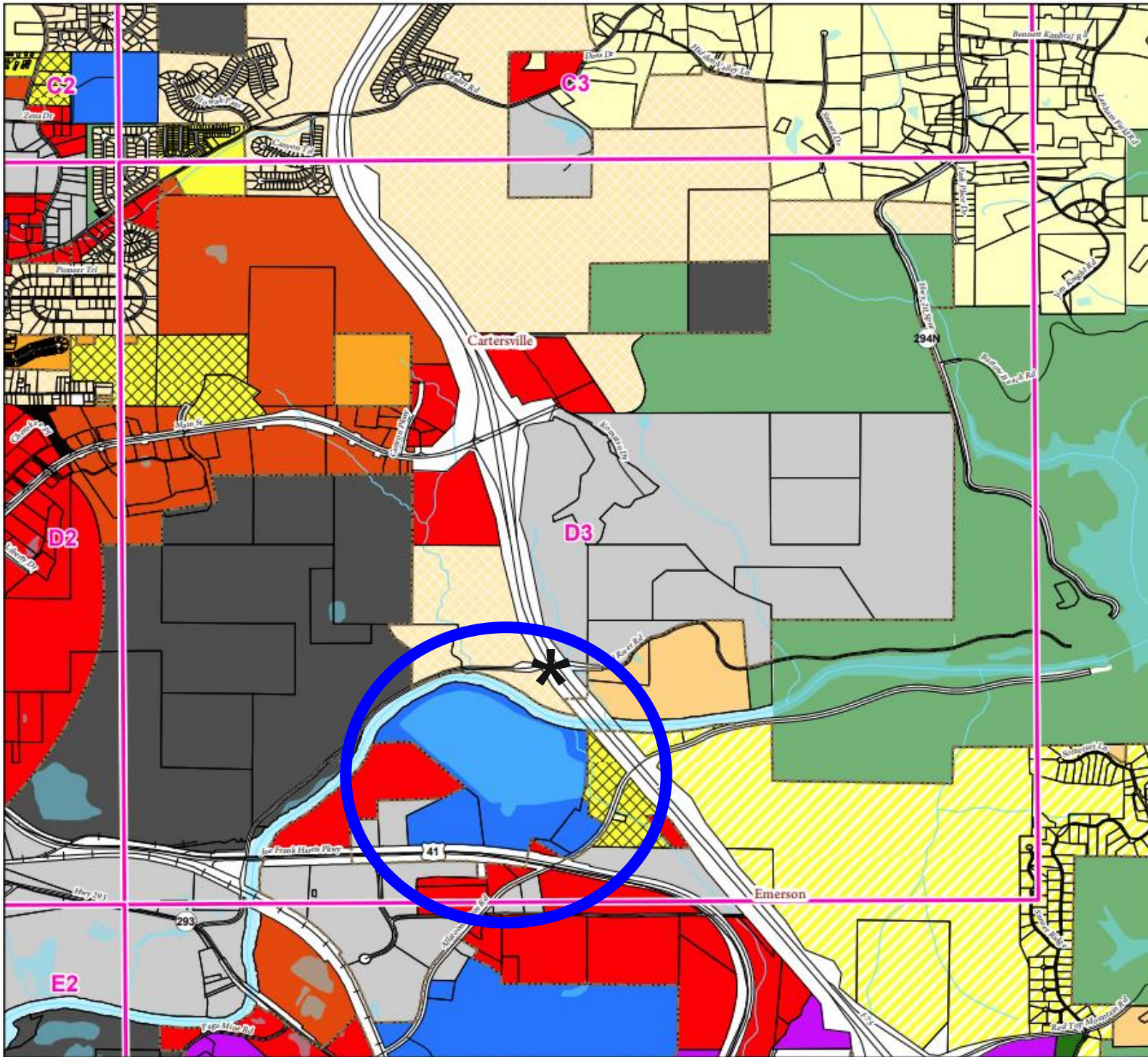


1 in = 1 miles



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Future Land Use Map Cartersville, Georgia



- Roads
- Highways
- Railroads
- - - City Limits
- Future Land Uses**
- Commercial
- Conservation
- High Density Residential
- Industrial ←
- Low/Medium Density Residential ←
- Medium/High Density Residential
- Mining
- Mixed Use
- Mixed Use Commercial
- Mixed Use Residential
- Parks/Conservation
- Public/Institutional
- Residential
- Rural Estate
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1 in = 0 miles



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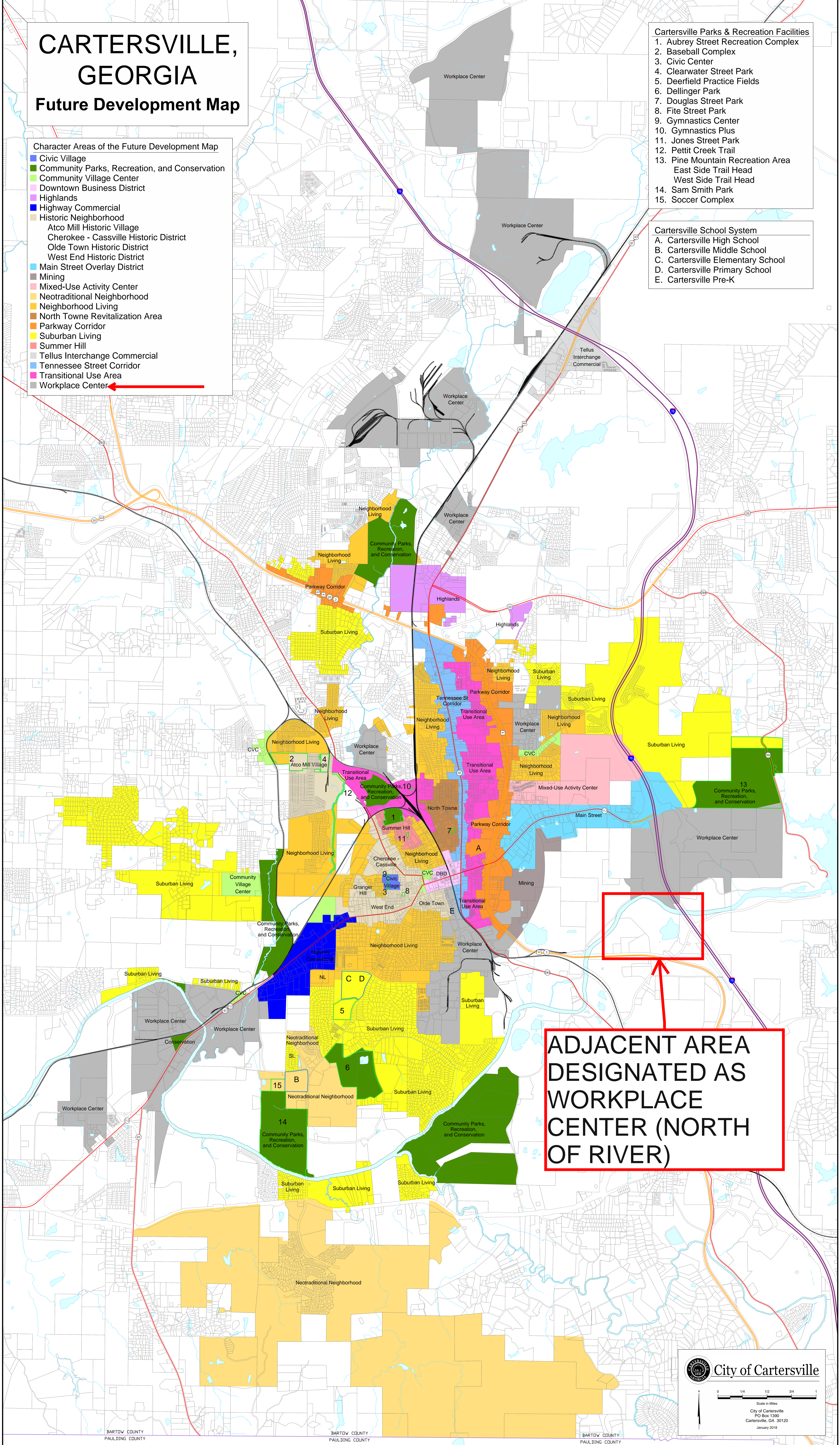
CARTERSVILLE, GEORGIA

Future Development Map

- Character Areas of the Future Development Map**
- Civic Village
 - Community Parks, Recreation, and Conservation
 - Community Village Center
 - Downtown Business District
 - Highlands
 - Highway Commercial
 - Historic Neighborhood
 - Atco Mill Historic Village
 - Cherokee - Cassville Historic District
 - Olde Town Historic District
 - West End Historic District
 - Main Street Overlay District
 - Mining
 - Mixed-Use Activity Center
 - Neotraditional Neighborhood
 - Neighborhood Living
 - North Towne Revitalization Area
 - Parkway Corridor
 - Suburban Living
 - Summer Hill
 - Tellus Interchange Commercial
 - Tennessee Street Corridor
 - Transitional Use Area
 - Workplace Center

- Cartersville Parks & Recreation Facilities**
1. Aubrey Street Recreation Complex
 2. Baseball Complex
 3. Civic Center
 4. Clearwater Street Park
 5. Deerfield Practice Fields
 6. Dellinger Park
 7. Douglas Street Park
 8. Fite Street Park
 9. Gymnastics Center
 10. Gymnastics Plus
 11. Jones Street Park
 12. Pettit Creek Trail
 13. Pine Mountain Recreation Area
 - East Side Trail Head
 - West Side Trail Head
 14. Sam Smith Park
 15. Soccer Complex

- Cartersville School System**
- A. Cartersville High School
 - B. Cartersville Middle School
 - C. Cartersville Elementary School
 - D. Cartersville Primary School
 - E. Cartersville Pre-K



**ADJACENT AREA
DESIGNATED AS
WORKPLACE
CENTER (NORTH
OF RIVER)**

Tax Parcel E009-0005-001.



Tax Parcel 0093-0545-002 (Water Treatment Facility)







