CARTERSVILLE
CITY COUNCIL MEETING

Council Chambers, Third Floor of City Hall
Thursday, November 19, 2020 at 7:00 PM

AGENDA

COUNCILPERSONS:
Matt Santini – Mayor
Calvin Cooley – Mayor Pro Tem
Gary Fox
Kari Hodge
Cary Roth
Jayce Stepp
Taff Wren

CITY MANAGER:
Dan Porta

CITY ATTORNEY:
David Archer

CITY CLERK:
Julia Drake

Work Session - 6:00 PM

Regular Meeting - 7:00 PM

OPENING OF MEETING

Invocation

Pledge of Allegiance

Roll Call

COUNCIL MEETING MINUTES

1. November 5, 2020

SECOND READING OF ORDINANCES

2. Alcohol Ordinance Section 4-7
3. Alcohol Ordinance Section 4-112
4. Alcohol Ordinance Section 4-114
5. Purchase Orders

PUBLIC HEARING - 1ST READING OF ZONING/ANNEXATION REQUESTS

6. Z20-04

FIRST READING OF ORDINANCES

7. Swimming Pool Fence Requirement

RESOLUTIONS

8. Approval of Capital Improvements Element (CIE) and Community Work Program (CWP) Annual Update and Corresponding Transmittal Resolution

CONTRACTS/AGREEMENTS

9. Inter-Participant Transaction Agreement with Calhoun

BID AWARD/PURCHASES

10. WTP – Filter 1-3 & 7 Rehabilitation Project Final Change Order

11. 2021 Bulk Chemical Purchase

FIRST READING OF ORDINANCES

12. FY2020 Budget Ordinance Amendment

MONTHLY FINANCIAL STATEMENT

13. September 2020 Financial Report

TABLED ITEMS

PUBLIC HEARING - 2nd READING OF ZONING/ANNEXATION REQUESTS

14. AZ20-04 175 E. Main St.

15. Z20-03 175 E. Main St.

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

CITY COUNCIL ITEM SUMMARY

MEETING DATE:	November 19, 2020
SUBCATEGORY:	Council Meeting Minutes
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	November 5, 2020
DEPARTMENT SUMMARY RECOMMENDATION:	The minutes from the November 5, 2020 City Council Meeting have been uploaded for your review and approval.
LEGAL:	N/A

City Council Meeting
10 N. Public Square
November 5, 2020
6:00 P.M. – Work Session
7:00 P.M. – Council Meeting

WORK SESSION

Mayor Matthew Santini opened Work Session at 6:00 P.M. Council Members discussed each item from the agenda with corresponding Staff Member.

A motion was made to enter Closed Session regarding Personnel by Council Member Cooley and seconded by Council Member Roth. Vote: 4-0

Mayor Santini closed Work Session at 6:44 P.M.

OPENING MEETING

Invocation by Council Member Cooley.

Pledge of Allegiance led by Council Member Wren.

The City Council met in Regular Session with Matthew Santini, Mayor presiding and the following present: Cary Roth, Council Member Ward Three; Calvin Cooley, Council Member Ward Four; Gary Fox, Council Member Ward Five; Taff Wren, Council Member Ward Six; Dan Porta, City Manager; Julia Drake, City Clerk and Keith Lovell, Assistant City Attorney.

Via Telephone: Kari Hodge, Council Member Ward One

Absent: Jayce Stepp*, Council Member Ward Two (Arrived late – See Minutes)

REGULAR AGENDA

A. COUNCIL MEETING MINUTES

1. October 15, 2020 Meeting Minutes

A motion to approve the October 15, 2020 Meeting Minutes as

presented was made by Council Member Fox and seconded by Council Member Roth. Motion carried unanimously. Vote: 5-0

B. SECOND READING OF ORDINANCES

2. Post Construction Stormwater Management for New Development and Redevelopment

Wade Wilson, City Engineer, stated The Georgia Environmental Protection Division (EPD) requires local jurisdictions with Municipal Separate Storm Sewer System (MS4) permits to adopt ordinances, or update existing ordinances when necessary, for compliance with their MS4 permit, in order to address development and redevelopment, and enforce post-construction controls. Recent updates to the MS4 permit now require the Stormwater management system to be designed to retain the first 1.0 inch of rainfall on the site, to the maximum extent practicable, and has prompted an update to existing ordinances.

This Model Ordinance was drafted for use by local jurisdictions in the Metropolitan North Georgia Water Planning District (District) and was adopted by the District Board on December 4, 2019. The Model Ordinance was developed to match the substance and language of the current MS4 permit and the Georgia Stormwater Management Manual (GSMM).

Jurisdictions within the District also have requirements to adopt ordinances that "provide for effective storm-water management [and]... shall also include minimum design and development standards for local development as it may affect Stormwater runoff quality and Stormwater conveyance" as outlined in the District's enabling legislation. In the District Water Resource Management Plan (Plan), action items are identified for integrated water resource planning and management. These action items are implemented by local jurisdictions, and implementation is periodically audited by the EPD. Within the Plan, the Watershed-1 action item states, "… that each local government shall adopt the Model Ordinance or an equivalent ordinance at least as effective based on the guidance in the latest GSMM and MS4 permit as applicable.

This model ordinance meets the requirements by the EPD and the District. Public Works recommends replacing the previous Post - Construction Stormwater Management for New Development and Redevelopment Ordinance with this edited model ordinance.

A motion to approve the Post Construction Stormwater Management for New Development and Redevelopment was made by Council Member Fox and seconded by Council Member Roth. Motion carried unanimously. Vote: 5-0

Ordinance no. 28-20

Now be it and it is hereby ordained by the Mayor and City Council of the City of Cartersville, that the CITY OF CARTERSVILLE CODE OF ORDINANCES. CHAPTER 7.5 - DEVELOPMENT REGULATIONS. ARTICLE IX. - POST-DEVELOPMENT STORMWATER MANAGEMENT FOR NEW DEVELOPMENT AND REDEVELOPMENT, is hereby deleted in its entirety and replaced as follows:

1.

Article IX. Post-Construction Stormwater Management for New Development and Redevelopment.

Section 7.5 - 221. Purpose and Intent. The purpose of this article is to protect, maintain and enhance the public health, safety, environment and general welfare by establishing minimum requirements and procedures to control the adverse effects of increased post-construction stormwater runoff and nonpoint source pollution associated with new development and redevelopment. Proper management of post- construction stormwater runoff will minimize damage to public and private property and infrastructure, safeguard the public health, safety, environment and general welfare of the public, and protect water and aquatic resources. Additionally, the **City of Cartersville** is required to comply with several State and Federal laws, regulations and permits and the requirements of the Metropolitan North Georgia Water Planning District's regional water plan related to managing the water quantity, velocity, and quality of post- construction stormwater runoff.

Section 7.5-222. Definitions. For this Article, the terms below shall have the following meanings:

"administrator" means the person appointed to administer and implement this Article on Post-Construction Stormwater Management for New Development and Redevelopment in accordance with Section 7.5-224.

"applicant" means a person submitting a land development application for approval.

"BMP" or "best management practice" means both structural devices to store or treat stormwater runoff and non-structural programs or practices which are designed to prevent or reduce the pollution of the waters of the State of Georgia.

"BMP landscaping plan" means a design for vegetation and landscaping that is critical to the performance and function of the BMP including how the BMP will be stabilized and established with vegetation. It shall include a layout of plants and plant names (local and scientific).

"channel" means a natural or artificial watercourse with a definite bed and banks that conveys continuously or periodically flowing water.

"detention" means the temporary storage of stormwater runoff in a stormwater detention facility for the purpose of controlling the peak discharge.

1

"detention facility" means a structure designed for the storage and gradual release of stormwater runoff at controlled rates.

"development" means new development or redevelopment.

"extended detention" means the storage of stormwater runoff for an extended period of time.

"extreme flood protection" means measures taken to prevent adverse impacts from large low-frequency storm events with a return frequency of 100 years or more.

"flooding" means a volume of surface water that exceeds the banks or walls of a BMP, or channel; and overflows onto adjacent lands.

"GSMM" means the latest edition of the Georgia Stormwater Management Manual, Volume 2: Technical Handbook, and its Appendices.

"hotspot" means a land use or activity on a site that has the potential to produce higher than normally found levels of pollutants in stormwater runoff. As defined by the administrator, hotspot land use may include gasoline stations, vehicle service and maintenance areas, industrial facilities (both permitted under the Industrial Stormwater General Permit and others), material storage sites, garbage transfer facilities, and commercial parking lots with high-intensity use.

"impervious surface" means a surface composed of any material that significantly impedes or prevents the natural infiltration of water into the soil.

"Industrial Stormwater General Permit" means the National Pollutant Discharge Elimination System (NPDES) permit issued by Georgia Environmental Protection Division to an industry for stormwater discharges associated with industrial activity. The permit regulates pollutant levels associated with industrial stormwater discharges or specifies on-site pollution control strategies based on Standard Industrial Classification (SIC) Code.

"infiltration" means the process of percolating stormwater runoff into the subsoil.

"inspection and maintenance agreement" means a written agreement providing for the long-term inspection, operation, and maintenance of the stormwater management system and its components on a site.

"land development application" means the application for a land development permit on a form provided by the City of Cartersville along with the supporting documentation required in Section 7.5-230.

"land development permit" means the authorization necessary to begin construction-related, land-disturbing activity

"land disturbing activity" means any activity which may result in soil erosion from water or wind and the movement of sediments into state water or onto lands within the state, including but not limited to clearing, dredging, grading, excavating, and filling of land. Land disturbing

activity does not include agricultural practices as described O.C.G.A. 12-7-17(5) or silvicultural land management activities as described O.C.G.A. 12-7-17(6) within areas zoned for these activities.

"linear transportation projects" means construction projects on traveled ways including but not limited to roads, sidewalks, multi-use paths and trails, and airport runways and taxiways.

"MS4 Permit" means the NPDES permit issued by Georgia Environmental Protection Division for discharges from the City of Cartersville's municipal separate storm sewer system.

"new development" means land disturbing activities, structural development (construction, installation or expansion of a building or other structure), and/or creation of impervious surfaces on a previously undeveloped site.

"nonpoint source pollution" means a form of water pollution that does not originate from a discrete point such as a wastewater treatment facility or industrial discharge, but involves the transport of pollutants such as sediment, fertilizers, pesticides, heavy metals, oil, grease, bacteria, organic materials and other contaminants from land to surface water or groundwater via mechanisms such as precipitation, stormwater runoff, and leaching. Nonpoint source pollution is a by-product of land use practices such as agricultural, silvicultural, mining, construction, subsurface disposal and urban runoff sources.

"overbank flood protection" means measures taken to prevent an increase in the frequency and magnitude of out-of-bank flooding (i.e. flow events that exceed the capacity of the channel and enter the floodplain).

"owner" means the legal or beneficial owner of a site, including but not limited to, a mortgagee or vendee in possession, receiver, executor, trustee, lessee or other person, firm or corporation in control of the site.

"person" means any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, city, county or other political subdivision of the State, any interstate body or any other legal entity.

"post-construction stormwater management" means stormwater best management practices that are used on a permanent basis to control and treat runoff once construction has been completed in accordance with a stormwater management plan.

"post-development" means the conditions anticipated to exist on site immediately after completion of the proposed development.

"practicability policy" means the latest edition of the Metropolitan North Georgia Water Planning District's Policy on Practicability Analysis for Runoff Reduction.

"pre-development" means the conditions that exist on a site immediately before the implementation of the proposed development. Where phased development or plan approval occurs (preliminary grading, roads and utilities, etc.), the existing conditions at the time before the first item being approved or permitted shall establish pre-development conditions.

"pre-development hydrology" means (a) for new development, the runoff curve number determined using natural conditions hydrologic analysis based on the natural, undisturbed condition of the site immediately before implementation of the proposed development; and (b) for redevelopment, the existing conditions hydrograph may take into account the existing development when defining the runoff curve number and calculating existing runoff, unless the existing development causes a negative impact on downstream property.

"previously developed site" means a site that has been altered by paving, construction, and/or land disturbing activity.

"redevelopment" means structural development (construction, installation, or expansion of a building or other structure), creation or addition of impervious surfaces, replacement of impervious surfaces not as part of routine maintenance, and land disturbing activities associated with structural or impervious development on a previously developed site. Redevelopment does not include such activities as exterior remodeling.

"routine maintenance" means activities to keep an impervious surface as near as possible to its constructed condition. This includes ordinary maintenance activities, resurfacing paved areas, and exterior building changes or improvements which do not materially increase or concentrate stormwater runoff, or cause additional nonpoint source pollution.

"runoff" means stormwater runoff.

"site" means an area of land where development is planned, which may include all or portions of one or more parcels of land. For subdivisions and other common plans of development, the site includes all areas of land covered under an applicable land development permit.

"stormwater concept plan" means an initial plan for post-construction stormwater management at the site that provides the groundwork for the stormwater management plan including the natural resources inventory, site layout concept, initial runoff characterization, and first round stormwater management system design.

"stormwater management plan" means a plan for post-construction stormwater management at the site that meets the requirements of Section 7.5-228 and is included as part of the land development application.

"stormwater management standards" means those standards set forth in Section 7.5-227.

"stormwater management system" means the entire set of non-structural site design features and structural BMPs for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater runoff in a manner designed to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and to enhance and promote the public health, safety and general welfare.

"stormwater runoff" means flow on the surface of the ground, resulting from precipitation.

"subdivision" means the division of a tract or parcel of land resulting in one or more new lots or building sites for the purpose, whether immediately or in the future, of sale, other transfer of ownership or land development, and includes divisions of land resulting from or made in connection with the layout or development of a new street or roadway or a change in an existing street or roadway.

Other terms used but not defined in this Article shall be interpreted based on how such terms are defined and used in the GSMM and the City of Cartersville's MS4 permit.

Section 7.5-223. Adoption and Implementation of the GSMM; Conflicts and Inconsistencies.

(a) In implementing this Article, the City of Cartersville shall use and require compliance with all relevant design standards, calculations, formulas, methods, and other guidance from the GSMM as well as all related appendices.

(b) This Article is not intended to modify or repeal any other Article, ordinance, rule, regulation or other provision of law, including but not limited to any applicable stream buffers under state and local laws, and the Georgia Safe Dams Act and Rules for Dam Safety. In the event of any conflict or inconsistency between any provision in the City of Cartersville's MS4 permit and this Article, the provision from the MS4 permit shall control. In the event of any conflict or inconsistency between any provision of this Article and the GSMM, the provision from this Article shall control. In the event of any other conflict or inconsistency between any provision of this Article and any other ordinance, rule, regulation or other provision of law, the provision that is more restrictive or imposes higher protective standards for human health or the environment shall control.

(c) If any provision of this Article is invalidated by a court of competent jurisdiction, such judgment shall not affect or invalidate the remainder of this Article.

Section 7.5-224. Designation of Administrator. The City Engineer is to administer and implement this Article.

Section 7.5-225. Applicability Criteria for Stormwater Management Standards. This Article applies to the following activities:

(a) New development that creates or adds 5,000 square feet or greater of new impervious surface area or that involves land disturbing activity of 1 acre of land or greater;

(b) Redevelopment (excluding routine maintenance and exterior remodeling) that creates, adds, or replaces 5,000 square feet or greater of new impervious surface area or that involves land disturbing activity of 1 acre or more;

(c) New development and redevelopment if

(i) such new development or redevelopment is part of a subdivision or other common plan of development, and

(ii) the sum of all associated impervious surface area or land disturbing activities that are being developed as part of such subdivision or other common plan of development meets or exceeds the threshold in (a) and (b) above;

(d) Any commercial or industrial new development or redevelopment, regardless of size, that is a hotspot land use as defined in this Article; and

(e) Linear transportation projects that exceed the threshold in (a) or (b) above.

Section 7.5-226. Exemptions from Stormwater Management Standards. This Article does not apply to the following activities:

(a) Land disturbing activity conducted by local, state, authority, or federal agencies, solely to respond to an emergency need to protect life, limb, or property or conduct emergency repairs;

(b) Land disturbing activity that consists solely of cutting a trench for utility work and related pavement replacement;

(c) Land disturbing activity conducted by local, state, authority, or federal agencies, whose sole purpose is to implement stormwater management or environmental restoration;

(d) Repairs to any stormwater management system deemed necessary by the administrator;

(e) Agricultural practices as described O.C.G.A. 12-7-17(5) within areas zoned for these activities with the exception of buildings or permanent structures that exceed the threshold in 7.5-225 (a) or (b);

(f) Silvicultural land management activities as described O.C.G.A. 12-7-17(6) within areas zoned for these activities with the exception of buildings or permanent structures that exceed the threshold in 7.5-225 (a) or (b);

(g) Installations or modifications to existing structures solely to implement Americans with Disabilities Act (ADA) requirements, including but not limited to elevator shafts, handicapped access ramps and parking, and enlarged entrances or exits; and

(h) Single-family or duplex residential lots platted prior to the adoption of this ordinance, whether or not they are part of a subdivision or phased development project.

(i) Individual single-family or duplex residential lots that are not part of a subdivision or phased development project;

(j) Additions or modifications to existing single-family or duplex residential structures;

Section 7.5-227. Stormwater Management Standards. Subject to the applicability criteria in Section 7.5-225 and exemptions in Section 7.5-226, the following stormwater management standards apply. Additional details for each standard can be found in the GSMM Section 2.2.2.2:

(a) Design of Stormwater Management System: The design of the stormwater management system shall be in accordance with the applicable sections of the GSMM as directed by the administrator. Any design which proposes a dam shall comply with the Georgia Safe Dams Act and Rules for Dam Safety as applicable.

(b) Natural Resources Inventory: Site reconnaissance and surveying techniques shall be used to complete a thorough assessment of existing natural resources, both terrestrial and aquatic, found on the site. Resources to be identified, mapped, and shown on the Stormwater Management Plan, shall include, at a minimum (as applicable):

(i) Topography (minimum of 2-foot contours) and Steep Slopes (i.e., Areas with Slopes Greater Than 15%),
(ii) Natural Drainage Divides and Patterns,
(iii) Natural Drainage Features (e.g., swales, basins, depressional areas),
(iv) Natural feature protection and conservation areas such as wetlands, lakes, ponds, floodplains, stream buffers, drinking water wellhead protection areas and river corridors,
(v) Predominant soils (including erodible soils and karst areas), and
(vi) Existing predominant vegetation including trees, high quality habitat and other existing vegetation.

(c) Better Site Design Practices for Stormwater Management: Stormwater management plans shall preserve the natural drainage and natural treatment systems and reduce the generation of additional stormwater runoff and pollutants to the maximum extent practicable. Additional details can be found in the GSMM Section 2.3.

(d) Stormwater Runoff Quality/Reduction: Stormwater Runoff Quality/Reduction shall be provided by using the following:

(i) For development with a stormwater management plan submitted before December 6, 2020, the applicant may choose either (A) Runoff Reduction or (B) Water Quality.

(ii) For development with a stormwater management plan submitted on or after December 6, 2020, the applicant shall choose (A) Runoff Reduction and additional water quality shall not be required. To the extent (A) Runoff Reduction has been determined to be infeasible for all or a portion of the site using the Practicability Policy, then (B) Water Quality shall apply for the remaining runoff from a 1.2 inch rainfall event and must be treated to remove at least 80% of the calculated average annual post-development total suspended solids (TSS) load or equivalent as defined in the GSMM.

(A) Runoff Reduction - The stormwater management system shall be designed to retain the first 1.0 inch of rainfall on the site using runoff reduction methods, to the maximum extent practicable.

(B) Water Quality – The stormwater management system shall be designed to remove at least 80% of the calculated average annual post-development total suspended solids (TSS) load or equivalent as defined in the GSMM for runoff from a 1.2-inch rainfall event.

(iii) If a site is determined to be a hotspot as detailed in Section 7.5-225, the City of Cartersville may require the use of specific or additional components for the stormwater management system to address pollutants of concern generated by that site.

(e) Stream Channel Protection: Stream channel protection shall be provided by using all of the following three approaches:

(i) 24-hour extended detention storage of the 1-year, 24-hour return frequency storm event;

(ii) Erosion prevention measures, such as energy dissipation and velocity control; and

(iii) Preservation of any applicable stream buffer.

(f) Overbank Flood Protection: Downstream overbank flood protection shall be provided by controlling the post-development peak discharge rate to the pre-development rate for the 25-year, 24-hour storm event.

(g) Extreme Flood Protection: Extreme flood protection shall be provided by controlling the 100-year, 24-hour storm event such that flooding is not exacerbated.

(h) Downstream Analysis: Due to peak flow timing and runoff volume effects, some structural components of the stormwater management system fail to reduce discharge peaks to pre-development levels downstream from the site. A downstream peak flow analysis shall be provided to the point in the watershed downstream of the site or the stormwater management system where the area of the site comprises 10% of the total drainage area in accordance with Section 3.1.9 of the GSMM. This is to help ensure that there are minimal downstream impacts from development on the site. The downstream analysis may result in the need to resize structural components of the stormwater management system.

(i) Stormwater Management System Inspection and Maintenance: The components of the stormwater management system that will not be dedicated to and accepted by the City of Cartersville, including all drainage facilities, best management practices, credited conservation spaces, and conveyance systems, shall have an inspection and maintenance agreement to ensure that they continue to function as designed. All new development and redevelopment sites are to prepare a comprehensive inspection and maintenance agreement

for the on-site stormwater management system. This plan shall be written in accordance with the requirements in Section 7.5-236.

Section 7.5-228. Pre-Submittal Meeting, Stormwater Concept Plan, and Stormwater Management Plan Requirements.

(a) Before a land development permit application is submitted, an applicant may request a pre-submittal meeting with the City of Cartersville. The pre-submittal meeting should take place based on an early step in the development process such as before site analysis and inventory (GSMM Section 2.4.2.4) or the stormwater concept plan (GSMM Section 2.4.2.5). The purpose of the pre-submittal meeting is to discuss opportunities, constraints, and ideas for the stormwater management system before formal site design engineering. To the extent applicable, local and regional watershed plans, greenspace plans, trails and greenway plans, and other resource protection plans should be consulted in the pre-submittal meeting. Applicants must request a pre-submittal meeting with the City of Cartersville when applying for a Determination of Infeasibility through the Practicability Policy.

(b) The stormwater concept plan shall be prepared using the minimum following steps:

(i) Develop the site layout using better site design techniques, as applicable (GSMM Section 2.3).

(ii) Calculate preliminary estimates of the unified stormwater sizing criteria requirements for stormwater runoff quality/reduction, channel protection, overbank flooding protection and extreme flood protection (GSMM Section 2.2).

(iii) Perform screening and preliminary selection of appropriate best management practices and identification of potential siting locations (GSMM Section 4.1).

(c) The stormwater concept plan shall contain:

(i) Common address and legal description of the site,

(ii) Vicinity map, and

(iii) Existing conditions and proposed site layout mapping and plans (recommended scale of 1" = 50'), which illustrate at a minimum:

(A) Existing and proposed topography (minimum of 2-foot contours),

(B) Perennial and intermittent streams,

(C) Mapping of predominant soils from USDA soil surveys,

(D) Boundaries of existing predominant vegetation and proposed limits of clearing and grading,

(E) Location and boundaries of other natural feature protection and conservation areas such as wetlands, lakes, ponds, floodplains, stream buffers and other setbacks (e.g., drinking water well setbacks, septic setbacks, etc.),

(F) Location of existing and proposed roads, buildings, parking areas and other impervious surfaces,

(G) Existing and proposed utilities (e.g., water, sewer, gas, electric) and easements,

(H) Preliminary estimates of unified stormwater sizing criteria requirements,

(I) Preliminary selection and location, size, and limits of disturbance of proposed BMPs,

(J) Location of existing and proposed conveyance systems such as grass channels, swales, and storm drains,

(K) Flow paths,

(L) Location of the boundaries of the base flood floodplain, future-conditions floodplain, and the floodway (as applicable) and relationship of site to upstream and downstream properties and drainage, and

(M) Preliminary location and dimensions of proposed channel modifications, such as bridge or culvert crossings.

(d) The stormwater management plan shall contain the items listed in this part and be prepared under the direct supervisory control of either a registered Professional Engineer or a registered Landscape Architect licensed in the state of Georgia. Items (iii), (iv), (v), and (vi) shall be sealed and signed by a registered Professional Engineer licensed in the state of Georgia. The overall site plan must be stamped by a design professional licensed in the State of Georgia for such purpose. (GSMM Section 2.4.2.7)

(i) Natural Resources Inventory

(ii) Stormwater Concept Plan

(iii) Existing Conditions Hydrologic Analysis

(iv) Post-Development Hydrologic Analysis

(v) Stormwater Management System

(vi) Downstream Analysis

(vii) Erosion and Sedimentation Control Plan

(viii) BMP Landscaping Plan

(ix) Inspection and Maintenance Agreement

(x) Evidence of Acquisition of Applicable Local and Non-Local Permits

(xi) Determination of Infeasibility (if applicable)

(xii) Performance Bonds

The City of Cartersville may require the developer to post an irrevocable letter of credit, or other means of security acceptable to the city, prior to the issuance of any land disturbance permit for the construction of a development requiring a stormwater management system, or prior to a final plat in certain situations. The amount of the security shall not be less than the total estimated construction cost of the stormwater management system. The bond required in this section shall include provisions relative to forfeiture for failure to complete work specified in the approved stormwater management plan, compliance with all of the provisions of this ordinance, other applicable laws and regulations, and any time limitations.

The bond shall not be fully released without a final inspection of the completed work by the City of Cartersville Public Works Department, submission of "as-built" plans, a signed maintenance agreement, and a certification of completion by a design engineer that the stormwater management system complies with the approved plan and provisions of this ordinance.

(e) For redevelopment and to the extent existing stormwater management structures are being used to meet stormwater management standards the following must also be included in the stormwater management plan for existing stormwater management structures

(i) As-built Drawings

(ii) Hydrology Reports

(iii) Current inspection of existing stormwater management structures with deficiencies noted

(iv) BMP Landscaping Plans

Section 7.5-229. Application Fee. The fee for review of any land development application shall be based on the fee structure established by the City of Cartersville, and payment shall be made before the issuance of any land disturbance permit or building permit for the development.

Section 7.5-230. Application Procedures. Land development applications are handled as part of the process to obtain the land disturbance permit or building permit pursuant to Chapter 6 and/or Chapter 7.5 of the City of Cartersville Code of Ordinance, as applicable. Before any person begins development on a site, the owner of the site shall first obtain approval in accordance with the following procedure:

(a) File a land development application with the City of Cartersville on the City of Cartersville's form of application with the following supporting materials:

(i) the stormwater management plan prepared in accordance with Section 7.5-228(d),

(ii) a certification that the development will be performed in accordance with the stormwater management plan once approved,

(iii) a Runoff Reduction Infeasibility (RRI) Form for Determination of Infeasibility, and

(iv) an acknowledgement that applicant has reviewed the City of Cartersville's form of inspection and maintenance agreement and that applicant agrees to sign and record such inspection and maintenance agreement before the final inspection.

(b) The administrator shall inform the applicant whether the application and supporting materials are approved or disapproved.

(c) If the application or supporting materials are disapproved, the administrator shall notify the applicant of such fact in writing. The applicant may then revise any item not meeting the requirements hereof and resubmit the same for the administrator to again consider and either approve or disapprove.

(d) If the application and supporting materials are approved, the **City of Cartersville** may issue the associated land disturbance permit or building permit, provided all other legal requirements for the issuance of such permits have been met. The stormwater management plan included in such applications becomes the approved stormwater management plan.

Section 7.5-231. Compliance with the Approved Stormwater Management Plan. All development shall be:

(a) consistent with the approved stormwater management plan and all applicable land disturbance and building permits, and

(b) conducted only within the area specified in the approved stormwater management plan.

No changes may be made to an approved stormwater management plan without review and advanced written approval by the administrator.

Section 7.5-232. Inspections to Ensure Plan Compliance During Construction. Periodic inspections of the stormwater management system during construction shall be conducted by the staff of the City of Cartersville or conducted and certified by a professional engineer who has been approved by the City of Cartersville. Inspections shall use the approved stormwater management plan for establishing compliance. All inspections shall be documented with written reports that contain the following information:

(a) The date and location of the inspection;

(b) Whether the stormwater management system is in compliance with the approved stormwater management plan;

(c) Variations from the approved stormwater management plan; and

(d) Any other variations or violations of the conditions of the approved stormwater management plan.

Section 7.5-233. Final Inspection; As-Built Drawings; Delivery of Inspection and Maintenance Agreement. Upon completion of the development, the applicant is responsible for:

(a) Certifying that the stormwater management system is functioning properly and was constructed in conformance with the approved stormwater management plan and associated hydrologic analysis,

(b) Submitting as-built drawings showing the final design specifications for all components of the stormwater management system as certified by a professional engineer,

(c) Certifying that the landscaping is established and installed in conformance with the BMP landscaping plan, and

(d) Delivering to the City of Cartersville a signed inspection and maintenance agreement that has been recorded by the owner in the property record for all parcel(s) that make up the site.

The required certification under part (a) shall include a certification of volume, or other performance test applicable to the type of stormwater management system component, to ensure each component is functioning as designed and built according to the design specifications in the approved stormwater management plan. This certification and the required performance tests shall be performed by a qualified person and submitted to the City of Cartersville with the request for a

final inspection. The City of Cartersville shall perform a final inspection with applicant to confirm applicant has fulfilled these responsibilities.

Section 7.5-234. Violations and Enforcement. Any violation of the approved stormwater management plan during construction, failure to submit as-built drawings, failure to submit a final BMP landscaping plan, or failure of the final inspection shall constitute and be addressed as violations of, or failures to comply with, the underlying land disturbance permit pursuant to Chapter 6 and/or Chapter 7.5 of the City of Cartersville Code of Ordinances, as appropriate. To address a violation of this Article, the City of Cartersville shall have all the powers and remedies that are available to it for other violations of building and land disturbance permits, including without limitation the right to issue notices and orders to ensure compliance, stop work orders, and penalties as set forth in the applicable ordinances for such permits.

(a) Any action or inaction which violates the provisions of this article or the requirements of an approved stormwater management plan or permit may be subject to the enforcement actions outlined in this section. Any such action or inaction which is continuous with respect to time is deemed to be a public nuisance and may be abated by injunctive or other equitable relief. The imposition of any of the penalties described below shall not prevent such equitable relief. The imposition of any of the penalties described below shall not prevent such equitable relief.

(1) *Notice of violation.* If the City of Cartersville determines that an applicant or other responsible person has failed to comply with the terms and conditions of a permit, an approved stormwater management plan or the provisions of this article, it shall issue a written notice of violation to such applicant or other responsible person. Where a person is engaged in activity covered by this article without having first secured a permit therefore, the notice of violation shall be served on the owner or the responsible person in charge of the activity being conducted on the site. The notice of violation shall contain:

a. The name and address of the owner or the applicant or the responsible person;

b. The address or other description of the site upon which the violation is occurring;

c. A statement specifying the nature of the violation;

d. A description of the remedial measures necessary to bring the action or inaction into compliance with the permit, the stormwater management plan or this article and the date for the completion of such remedial action;

e. A statement of the penalty or penalties that may be assessed against the person to whom the notice of violation is directed; and

f. A statement that the determination of violation may be appealed to the City of Cartersville by filing a written notice of appeal within thirty (30) days after the notice of violation (except, that in the event the violation constitutes an immediate danger to public health or public safety, twenty-four (24) hours' notice shall be sufficient).

(2) *Penalties.* In the event the remedial measures described in the notice of violation have not been completed by the date set forth for such completion in the notice of violation, any one (1) or more of the following actions or penalties may be taken or assessed against the person to whom the notice of violation was directed. Before taking any of the following actions or imposing any of the following penalties, the City of Cartersville shall first notify the applicant or other responsible person in writing of its intended action, and

shall provide a reasonable opportunity, of not less than ten (10) days (except, that in the event the violation constitutes an immediate danger to public health or public safety, twenty-four (24) hours' notice shall be sufficient) to cure such violation. In the event the applicant or other responsible person fails to cure such violation after such notice and cure period, the City of Cartersville may take any one (1) or more of the following actions or impose any one (1) or more of the following penalties.

a. *Stop work order.* The City of Cartersville may issue a stop work order which shall be served on the applicant or other responsible person. The stop work order shall remain in effect until the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violation or violations described therein, provided the stop work order may be withdrawn or modified to enable the applicant or other responsible person to take the necessary remedial measures to cure such violation or violations.

b. *Withhold certificate of occupancy.* The City of Cartersville may refuse to issue a certificate of occupancy for the building or other improvements constructed or being constructed on the site until the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein.

c. *Suspension, revocation or modification of permit.* The City of Cartersville may suspend, revoke or modify the permit authorizing the land development project. A suspended, revoked or modified permit may be reinstated after the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein, provided such permit may be reinstated upon such conditions as the City of Cartersville may deem necessary to enable the applicant or other responsible person to take the necessary remedial measures to cure such violations.

d. *Civil penalties.* In the event the applicant or other responsible person fails to take the remedial measures set forth in the notice of violation or otherwise fails to cure the violations described therein within ten (10) days, or such greater period as the City of Cartersville shall deem appropriate (except, that in the event the violation constitutes an immediate danger to public health or public safety, twenty-four (24) hours' notice shall be sufficient) after the City of Cartersville has taken one (1) or more of the actions described above, the City of Cartersville may impose a penalty not to exceed one thousand dollars ($1,000.00) (depending on the severity of the violation) for each day the violation remains un-remedied after receipt of the notice of violation. If said penalty is not paid within the time presented by the city, the city has the right to enforce said claim in a court of competent jurisdiction and/or in the alternative to pursue the criminal penalties detailed in subsection e. below. Additionally, the penalty shall become a special assessment against the property and shall constitute a lien on the property in the amount of the assessment.

e. *Criminal penalties.* For intentional and flagrant violations of this article, the City of Cartersville may issue a citation to the applicant or other responsible person, requiring such person to appear in municipal court to answer charges for such violation. Upon conviction, such person shall be punished by a fine not to exceed one thousand dollars ($1,000.00) or imprisonment for sixty (60) days or both. Each

act of violation and each day upon which any violation shall occur shall constitute a separate offense.

Section 7.5-235. Maintenance by Owner of Stormwater Management Systems Predating Current GSMM. For any stormwater management systems approved and built based on requirements predating the current GSMM and that is not otherwise subject to an inspection and maintenance agreement, such stormwater management systems shall be maintained by the owner so that the stormwater management systems perform as they were originally designed.

Section 7.5-236. Inspection and Maintenance Agreements.

(a) The owner shall execute an inspection and maintenance agreement with the City of Cartersville obligating the owner to inspect, clean, maintain, and repair the stormwater management system; including vegetation in the final BMP landscaping plan. The form of the inspection and maintenance agreement shall be the form provided by the City of Cartersville. After the inspection and maintenance agreement has been signed by the owner and the City of Cartersville, the owner shall promptly record such agreement at the owner's cost in the property record for all parcel(s) that make up the site.

(b) The inspection and maintenance agreement shall identify by name or official title the person(s) serving as the point of contact for carrying out the owner's obligations under the inspection and maintenance agreement. The owner shall update the point of contact from time to time as needed and upon request by the City of Cartersville. Upon any sale or transfer of the site, the new owner shall notify the City of Cartersville in writing within 30 days of the name or official title of new person(s) serving as the point of contact for the new owner. Any failure of an owner to keep the point of contact up to date shall, following 30 days' notice, constitute a failure to maintain the stormwater management system.

(c) The inspection and maintenance agreement shall run with the land and bind all future successors-in-title of the site. If there is a future sale or transfer of only a portion of the site, then:

(i) The parties to such sale or transfer may enter into and record an assignment agreement designating the owner responsible for each portion of the site and associated obligations under the inspection and maintenance agreement. The parties shall record and provide written notice and a copy of such assignment agreement to the City of Cartersville.

(ii) In the absence of a recorded assignment agreement, all owners of the site shall be jointly and severally liable for all obligations under the inspection and maintenance agreement regardless of what portion of the site they own.

Section 7.5-237. Right of Entry for Maintenance Inspections. The terms of the inspection and maintenance agreement shall provide for the City of Cartersville's right of entry for maintenance inspections and other specified purposes. If a site was developed before the requirement to have

an inspection and maintenance agreement or an inspection and maintenance agreement was for any reason not entered into, recorded, or has otherwise been invalidated or deemed insufficient, then the City of Cartersville shall have the right to enter and make inspections pursuant to the City of Cartersville's general provisions for property maintenance inspections pursuant to the International Property Maintenance Code as adopted by the City of Cartersville and referenced in Chapter 6 of the City of Cartersville Code of Ordinances.

Section 7.5-238. Owner's Failure to Maintain the Stormwater Management System. The terms of the inspection and maintenance agreement shall provide for what constitutes a failure to maintain a stormwater management system and the enforcement options available to the City of Cartersville. If a site was developed before the requirement to have an inspection and maintenance agreement or an inspection and maintenance agreement was for any reason not entered into, recorded, or has otherwise been invalidated or deemed insufficient, then:

(a) An owner's failure to maintain the stormwater management system so that it performs as it was originally designed shall constitute and be addressed as a violation of, or failure to comply with, owner's property maintenance obligations pursuant to International Property Maintenance Code as adopted by the City of Cartersville and referenced in Chapter 6 of the City of Cartersville Code of Ordinances; and

(b) To address such a failure to maintain the stormwater management system, the **City of Cartersville** shall have all the powers and remedies that are available to it for other violations of an owner's property maintenance obligations, including without limitation prosecution, penalties, abatement, and emergency measures.

Section 7.5-239. Effective Date. This Ordinance is effective December 6, 2020.

Section 7.5-240. Reserved.

2.

It is the intention of the city council and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Ordinances, City of Cartersville, Georgia, and the sections of this Ordinance may be renumbered and/or alphabetized accordingly to accomplish such intention.

BE IT AND IT IS HEREBY ORDAINED

FIRST READING: October 15, 2020
SECOND READING: November 5, 2020

CITY OF CARTERSVILLE INCORPORATED FEB. 1ST 1850 GEORGIA

MATTHEW J. SANTINI, MAYOR

ATTEST:

JULIA DRAKE, CITY CLERK

C. FIRST READING OF ORDINANCES

3. Alcohol Ordinance Section 4-7

Randy Mannino, Planning and Development Department Head, stated that this is a proposed Ordinance to the Code of Ordinance Section 4-7 regarding Alcoholic Beverage and Gambling. Approved by Alcohol Control Board on October 14, 2020.

This is a first reading and no vote is required.

Ordinance no. 25-20

Now be it and it is hereby ordained by the Mayor and City Council of the City of Cartersville, that the CITY OF CARTERSVILLE CODE OF ORDINANCES. CHAPTER 4 – ALCOHOLIC BEVERAGES. ARTICLE I. – IN GENERAL. DIVISION 2. – REGULATION OF ESTABLISHMENTS. SECTION 4-7. – GAMBLING. is hereby amended as follows:

1.

Sec. 4-7. - Gambling.

There shall be no gambling as defined by O.C.G.A. tit. 16, Ch. 12, art. 2, in any place of business licensed under this article, or in any room adjoining same, owned, leased, or controlled by a licensee. Any violation of this section shall be cause for suspension or revocation of a license.

(A) The prohibition outlined in this section does not apply to:
(1) The sale of Georgia Lottery tickets by a licensed dealer;
(2) The playing of bona fide coin-operated amusement machines and the concomitant noncash redemption associated with these machines as defined, set forth and permitted in O.C.G.A. §§ 48-17-1(2)(A) and (B) and O.C.G.A., §§ 16-12-35 (a.1)—(i);
(3) Raffle operated in accordance with O.C.G.A. § 16-12-22.1; or
(4) A licensed bingo hall governed by O.C.G.A. §§ 16-12-51—16-12-62 and the applicable regulations relating to same.

(B) In the event that an employee of a licensed establishment, patron of a licensed establishment, and/or the license holder is convicted of gambling as defined by O.C.G.A. § 16-12-2, on the premises of a licensed establishment or in any room adjoining same, owned, leased,, or controlled by a licensee, employee; then said establishment is in violation of the City of Cartersville Alcohol License Ordinance, and their license is subject to suspension and/or revocation as provided for herein, and said suspension or revocation shall follow the license holder and location as provided for herein.

2.

It is the intention of the city council and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Ordinances, City of Cartersville, Georgia, and the sections of this Ordinance may be renumbered and/or alphabetized accordingly to accomplish such intention.

BE IT AND IT IS HEREBY ORDAINED
FIRST READING: November 5, 2020
SECOND READING: November 19, 2020

_____
MATTHEW J. SANTINI, MAYOR

ATTEST: _____
JULIA DRAKE, CITY CLERK

4. Alcohol Ordinance Section 4-112

Mr. Mannino stated this is a proposed Ordinance to the Code of Ordinance Section 4-112 regarding Cameras for malt beverage package outlets. Approved by Alcohol Control Board on October 14, 2020.

This is a first reading. No vote is required

Ordinance no. 26.20

Now be it and it is hereby ordained by the Mayor and City Council of the City of Cartersville, that the CITY OF CARTERSVILLE CODE OF ORDINANCES. CHAPTER 4 – ALCOHOLIC BEVERAGES. ARTICLE II. – LICENSING REQUIREMENTS. DIVISION 4. - PREMISES RESTRICTIONS. SECTION 4-112. – CAMERAS FOR MALT BEVERAGE PACKAGE OUTLET, paragraph (a)(3). is hereby amended by deleting said paragraph in its entirety and replacing it as follows:

1.

Sec. 4-112. - Cameras for malt beverage package outlet.

(a) Each outlet for the retail sale of malt beverages by the package shall install and maintain security cameras in the outlet of a type and number approved by the chief of police.

(3) Such cameras shall be maintained in proper working order at all times and shall be subject to periodic inspection by the chief of police or his designee. If a sale of alcohol to a minor, robbery, misdemeanor, or other felony occurs in such outlet, the film or tape recording such event shall immediately be made available to the chief of police or his designee. All films, tapes or images required by this Code section shall be retained by the outlet, in its original, viewable format, for a period of no less than thirty (30) days after recording.

2.

It is the intention of the city council and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Ordinances, City of Cartersville, Georgia, and the sections of this Ordinance may be renumbered and/or alphabetized accordingly to accomplish such intention.

BE IT AND IT IS HEREBY ORDAINED

FIRST READING: November 5, 2020
SECOND READING: November 19, 2020

_____
MATTHEW J. SANTINI, MAYOR

ATTEST: _____
JULIA DRAKE, CITY CLERK

5. Alcohol Ordinance Section 4-114

Mr. Mannino stated this is a proposed Ordinance to the Code of Ordinance Section 4-114 regarding cameras for on premises consumption. Approved by Alcohol Control Board on October 14, 2020.

This is a first reading. No vote is required.

Ordinance no. 27-20

Now be it and it is hereby ordained by the Mayor and City Council of the City of Cartersville, that the CITY OF CARTERSVILLE CODE OF ORDINANCES. CHAPTER 4 – ALCOHOLIC BEVERAGES. ARTICLE II. – LICENSING REQUIREMENTS. DIVISION 4. - PREMISES RESTRICTIONS. SECTION 4-114- 4-119. – RESERVED. is hereby amended by deleting said section in its entirety and replacing it as follows:

1.

Sec. 4-114. - Cameras for on premises consumption.

(a) Each outlet for the retail sale of on premises for consumption of alcoholic beverages, shall install and maintain security cameras in the outlet of a type and number approved by the chief of police.

(1) Cameras shall be placed as follows:

a. On the premises so as to record activities in the check out or cash register area(s), to include both customer and employee.

b. On the premises so as to record all entrance and exit doors.

(2) All cameras shall be capable of producing a retrievable color image on digital film or tape that can be made a permanent record and enlarged through projection or other means.

(3) Such cameras shall be maintained in proper working order at all times and shall be subject to periodic inspection by the chief of police or his designee. If a sale of alcohol to a minor, robbery, misdemeanor, or other felony occurs in such outlet, the film or tape recording such event shall immediately be made available to the chief of police or his designee. All films, tapes or images required by this Code section shall be retained by the outlet, in its original, viewable format, for a period of no less than thirty (30) days after recording.

(4) All cameras must be in working order and checked by the licensee on a weekly basis. A log of said checks and repairs, if any, are to be kept and provided to the Cartersville Police Department on a quarterly basis. Additionally, said logs may be kept internally by the security camera, and if so, shall be made available for review by the Cartersville Police Department on a quarterly basis.

(b) The effective date for this section shall be January 1, 2021, and as of said date, all newly licensed and existing licensed malt beverage package establishments must be in compliance with said provisions.

2.

Sec. 4-115 – 4-119. Reserved.

3.

It is the intention of the city council and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Ordinances, City of Cartersville, Georgia, and the sections of this Ordinance may be renumbered and/or alphabetized accordingly to accomplish such intention.

BE IT AND IT IS HEREBY ORDAINED

FIRST READING: November 5, 2020
SECOND READING: November 19, 2020

_____
MATTHEW J. SANTINI, MAYOR

ATTEST: _____
JULIA DRAKE, CITY CLERK

6. Purchase Orders

Dan Porta, City Manager, stated the Code of Ordinances, Chapter 2, Article V, Division 2 is being amended by deleting Sec. 2-143, 2-144, and 2-147 and replacing them as stated in the attached ordinance. This will allow department heads to make purchases up to two thousand five hundred dollars ($2,500.00) without receiving a prior purchase order. Purchases between $2,500.00 and seven thousand five hundred dollars ($7,500.00) will require approval of the City Manager while purchases above $7,500.00 will require Council approval.

This is a first reading. No vote is required

Ordinance no. 29-20

Now be it and it is hereby ordained by the Mayor and City Council of the City of Cartersville, that the CITY OF CARTERSVILLE CODE OF ORDINANCES. CHAPTER 2 ADMINISTRATION. ARTICLE V. - FINANCIAL AFFAIRS. DIVISION 2. – PURCHASES. SECTION 2-143. PURCHASE ORDERS REQUIRED, SECTION 2-144. LIMITED PURCHASES WITHOUT PRIOR PURCHASE ORDER, AND SECTION 2-147 COUNCIL APPROVAL AND CITY MANAGER APPROVAL REQUIRED FOR CERTAIN PURCHASING. is hereby amended by deleting said Sections in their entirety and replacing them as follows:

1.

Sec. 2-143. – Purchase orders required.

Purchase orders are not required, except when specifically requested by the Purchasing Agent.

2.

Sec. 2-144. - Limited purchases without prior purchase order.

In order to expedite purchasing, each department head may make purchases of up to two thousand five hundred dollars ($2,500.00) without receiving a prior purchase order; if required.

3.

Sec. 2-147. - Council approval and city manager approval required for certain purchasing.

(a)The purchasing agent shall make no purchases that include any item, the price of which exceeds two thousand five hundred dollars ($2,500.00) but is less than seven thousand five hundred dollars ($7,500.00) without the approval of the city manager, who may prescribe terms under which the purchases may be made.

(b)The purchasing agent shall make no purchase that includes any item the price of which exceeds seven thousand five hundred dollars ($7,500.00) without the approval of the council, which may prescribe the terms under which the purchase may be made, including advertisement for bids.

(c)The purchasing agent shall be authorized to purchase any items which do not exceed two thousand five hundred dollars ($2,500.00) as he is requested to do so on behalf of the city by the department heads and/or the city manager.

2.

It is the intention of the city council and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Ordinances, City of Cartersville,

Georgia, and the sections of this Ordinance may be renumbered and/or alphabetized accordingly to accomplish such intention.

BE IT AND IT IS HEREBY ORDAINED

FIRST READING: November 5, 2020
SECOND READING: November 19, 2020

_____
MATTHEW J. SANTINI, MAYOR

ATTEST: _____
JULIA DRAKE, CITY CLERK

D. CONTRACTS/AGREEMENTS

7. Disc Golf Course

Tom Gilliam, Parks and Recreation Department Head, stated the course located at Deerfield Park is an all wooded course where disc golfers play with some open area under trees and some tight technical shots included. The course will have 20 holes with one additional practice basket. They have volunteers/sponsors/donations for placing the baskets and signage needed. There is a total of 21 baskets needed and each basket requires a $400 donation. There are several additional players wanting to sponsor holes if anyone drops out.

All the tree trimming, trash pickup and piling up of debris, limbs, and trees has been completed. All the baskets and signs, once ordered, should be in place within a month. The City will place the tee pads, which we already have, from the turf pads on hand from baseball and installing the signs. The only regular maintenance by the City will be to mow the grass and empty the trash as normal.

From Sam Barfield with USDGA: "the players of Cartersville want and need an additional course in the area. September 18, 19, 20 I had a tournament that had over 200 different players (with players on a wait-list) from seven different states playing at Etowah. If we had an additional course

here, I could have players rotating courses and would be able to have even more players".

Mr. Gilliam also explained that there is currently a 50' – 60' buffer between the playing area and the residents of Deerfield Subdivision. There will be no encroachment into this buffer. The Parks and Recreation Department would like to ask for approval to place a Disc Golf Course in Deerfield Park for personal use for Residents and Non-Residents without a fee and tournaments supervised by Sam Barfield and the City would receive twenty percent (20%) of the gross registration fees.

A motion to approve Disc Golf Course was made by Council Member Fox and seconded by Council Member Wren. Motion carried unanimously. Vote: 5-0

E. BID AWARD/PURCHASES ORDINANCES

8. GO Bond Park Projects

Mr. Gilliam stated The GO Bond Park Projects for Matthew Hill Park include resurfacing the tennis courts and the outdoor basketball court, replacing the basketball goals and poles, and adding amenities such as picnic tables and benches for the park and tennis courts.

Picnic tables and benches for a linear park at the Pettit Creek Trail on the Mission Road side and benches for the canoe/kayak launch are also included.

This the breakdown of the costs:

1) Matthew Hill Park Improvements	
• Tennis/Basketball Court Resurfacing	$14,400
• Amenities	$10,522
• Outdoor Basketball Goals & Poles	$7,700
• Benches on tennis courts	$2,200
2) Linear park at Pettit Creek Trail	$5,629
3) Canoe/Kayak launch benches	$1,722
TOTAL	$42,173

The tennis/basketball court resurfacing will be completed by Signature Tennis Courts, which completed the Dellinger and Hicks Park courts as well as the outdoor basketball court. The courts will look like the ones we currently have with the royal blue and light green color scheme. All the amenities, basketball goals and poles, picnic tables and benches will be purchased through BSN Sports.

Mayor Santini took a moment to thank Council Member Cooley for bringing awareness of the displeasing state of Matthew Hill Park to the attention of the City. Appreciation was also directed toward the Parks and Recreation Department for their hard work and dedication to clean up the parks located in the City.

Council Member Hodge inquired about the ongoing maintenance plan for Matthew Hill Park to ensure that it does not reach the unsatisfactory condition as before. Mr. Gilliam stated that Matthew Hill Park was originally the responsibility of the Etowah Area Consolidated Housing Authority. Due to the neglect that the park received, Parks and Recreation will take over the maintenance plan with weekly visits, along with all other parks, to ensure a pleasant and clean park to visit.

A motion to approve the GO Bond Park Projects was made by Council Member Cooley and seconded by Council Member Fox. Motion carried unanimously. Vote: 5-0

9. Purchase of a 2021 Dodge Ram 1500 4X4 Truck

Frank McCann, Chief of Police, stated that the City of Cartersville Police Department is requesting approval to purchase a 2021 Dodge Ram 1500 4X4 truck. This vehicle will replace an older vehicle in our fleet (2005 Ford F-150). This vehicle will be paid for using federal asset forfeiture funds.

The police department sent a request for bids (RFB) for a 2021 Dodge Ram 1500 4X4 truck to several local car dealerships, the Georgia Procurement Registry, and placed the RFB on the city's web site. We subsequently received three bids from the dealerships. The following are the bids for the 2021 Dodge Ram 1500 4X4 truck from each dealership that met the specifications:

Robert Loehr Dodge	$33,400.00 per vehicle
Don Jackson Dodge	$36,542.00 per vehicle
Cooper Motor Company	$33,839.00 per vehicle

It was recommended that the low bid Robert Loehr Dodge for the Dodge Ram 1500 4X4 truck. If equipment is needed (Lights, siren, cage, computer, in-car camera, etc.) I am requesting to add $5,000.00 to the bid amount not to exceed $38,400.00. The E-Verify and E-Save documents have been submitted to the police department and are on file.

A motion was made to approve the Purchase of a 2021 Dodge Ram 1500 4X4 Truck by Council Member Wren and was seconded by Council Member Fox. Motion carried unanimously. Vote: 5-0

10. Purchase of a Replacement Patrol Vehicle

Mr. McCann stated that he is requesting approval to purchase a patrol vehicle to replace one that was totaled on September 6, 2020. An officer was responding to a help call at Highway 41 and Church Street and was involved in an accident which resulted in the patrol car being totaled. This will be a replacement vehicle for the 2018 Dodge Charger and will be paid for out of insurance funds and federal asset forfeiture funds.

The police department sent a request for bids (RFB) for a patrol vehicle to several local car dealerships, the Georgia Procurement Registry, and placed the RFB on the city's website. The City of Cartersville Police Department received three bids from the dealerships. The following are the bids for the patrol vehicle from each dealership that met the specifications:

Robert Loehr Dodge	$25,978.00 per vehicle
Don Jackson Dodge	$27,901.00 per vehicle
Ginn Commercial	$27,104.00 per vehicle

Mr. McCann recommends the low bid, Robert Loehr Dodge, for the patrol vehicle. Any equipment needed (Lights, siren, cage, computer, in-car camera, etc.) will be removed from the totaled 2018 Dodge Charger. The P.D. will use previously approved vehicle purchase federal asset forfeiture funds for the striping of vehicle. The E-Verify and E-Save documents have been submitted to the police department and are on file.

A motion was made to approve the Purchase of a Replacement Patrol Vehicle by Council Member Roth and was seconded by Council Member Cooley. Motion carried unanimously. Vote: 5-0

11. Southern Actuary Services Invoice

Tom Rhinehart, Finance Department Head, stated this invoice from Southern Actuary Services is for the annual pension actuarial valuation and individual benefit statements for FY2020 in the amount of $12,500. This is a budgeted item.

A motion was made to approve the Southern Actuary Services Invoice was by Council Member Cooley and was seconded by Council Member Fox. Motion carried unanimously. Vote: 5-0

12. SiteMed Annual Firefighters Physicals

Scott Carter, Fire Department Head, stated that the OSHA 29 CFR 1910 and National Fire Protection Association (NFPA) 1582 require fire fighters cleared on an annual basis. This clearance is both medical and physical. In addition, there is a health and wellness component for firefighters requiring a fitness program within Cartersville Fire. We are seeking your approval to have our annual physicals performed by the Site-Med Corporation. SiteMed has been performing physicals for Cartersville Fire for several years. They are the single source due to the complexity and ability to perform all testing on site at our PSHQ. All suppression personnel will have full medical examinations, vision, hearing, pulmonary function, EKG as well as strength evaluation, flexibility and aerobic capacity. In addition, all of our current hazardous material team members will receive heavy metal profiles and additional tests to meet Haz-Mat requirements. Beyond the physicals, our department receives yearlong consultation service by Dr. Walker and his staff for return to work clearance and rehabilitation assistance for any firefighter injuries we may have during the year. The cost for the annual physical and medical program is $23,975.00. This is the same rate as 2019. Because of the nature of the testing and the potential for addition cardiac screening that may be necessary after the base physical, we are respectfully requesting an amount up to and not to exceed $26,500.00. This is a budget item and this amount is still below our budget.

A motion to approve the SiteMed Annual Firefighters Physicals was made by Council Member Fox and was seconded by Council Member Roth. Motion carried unanimously. Vote: 5-0

13. Excavator Mulching Head

Derek Hampton, Electric Department Head, stated the Electric Department is recommending approval of the purchase of the mulching attachment from Vermeer for $25,490. This is a budgeted expense and includes all hoses and mounting brackets required to use the attachment on all of our excavators.

A motion was made to approve the Excavator Mulching Head by Council Member Roth and was seconded by Council Member Cooley. Motion carried unanimously. Vote: 5-0

14. SEGAS Invoice

Mr. Hampton stated the Electric Department is recommending approval for payment of the SEGAS invoice for $6,840.00. The customer was required to cover the expense of the bore to the building, and they have already reimbursed us for the cost.

A motion was made to approve the SEGAS Invoice by Council Member Roth and was seconded by Council Member Fox. Motion carried unanimously. Vote: 5-0

15. Highland 75 Cable Vault

Mr. Hampton stated that it was recommended for approval for the purchase of the 6’x10’x7’ underground vault from Irby Utilities, built to our specs for $7,732.00. This is a budgeted capital expense.

A motion was made to approve the Highland 75 Cable Vault by Council Member Cooley and was seconded by Council Member Roth. Motion carried unanimously. Vote: 5-0

16. Highland 75 Switching Cubicle

Mr. Hampton stated the Electric Department recommends approval of the purchase of the S&C PMH-10 Switching Cubicle from Gresco for

$21,435.00. This is a sole-sourced item for the type that we have standardized on, and was budgeted in our capital expenses.

A motion was made to approve the Highland 75 Switching Cable by Council Member Roth and was seconded by Council Member Fox. Motion carried unanimously. Vote: 5-0

Council Member Roth took a moment to thank Mr. Hampton and his team for the diligent work that was performed during the storms from Hurricane Zeta. Mr. Hampton explained it was a collective effort from all departments to clean up the debris and restore power to City residents.

Mr. Porta brought it to the Council and publics' attention that while North Georgia suffered from extensive wind damage and power outages from the storm, most citizens of North Georgia were out of power for several days. Within 38 hours of power outage, all City residents' power was restored. Special thanks to all of the departments that had a hand in the clean up and the endless hours spent ensuring that City of Cartersville was a step above the rest.

17. 4" PE Pipe for SR 113/Old Alabama Rd CP-14-002

Michael Dickson, Gas Department Assistant Director, stated that this 4" PE Pipe is for project CP-14-002 for the S.R. 113/Old Alabama Road Relocation from Pumpkinvine Creek to C.R. 699. Consolidated Pipe is our sole source provider for this item. I recommend the approval for this PE Pipe, totaling 13,200 LF at $2.96/LF. The total of this item is $39,072.00. This is a budgeted item.

A motion was made to approve the 4" PE Pipe for stock/Old Alabama Rd CP-14-002 by Council Member Fox and was seconded by Council Member Cooley. Motion carried unanimously. Vote: 5-0

18. 8" Line Stopper Fittings

Mr. Dickson stated that the 8" line stopper fittings are to replenish our stock. Mueller is our sole source provider for these fittings. Each fitting is $4,419.87, totaling $8,839.74. This is a budgeted item.

A motion was made to approve the 8” Line Stopper Fittings by Council Member Fox and was seconded by Council Member Roth. Motion carried unanimously. Vote: 5-0

19. 8 5/8” Coated Steel Line Pipe for SR113/Old Alabama Road CP-14-002

Mr. Dickson stated that the 8 5/8” coated steel line pipe is for project CP-14-002 for the S.R. 113/Old Alabama Road Relocation from Pumpkinvine Creek to C.R. 699. Consolidated Pipe is our sole source provider for this item. I recommend the approval for this PE Pipe, totaling 1,220 LF at $16.15/LF. The total of this item is $19,703.00. This is a budgeted item.

A motion was made to approve the 8 5/8” Coated Steel Line Pipe for SR113/Old Alabama Road CP-14-002 by Council Member Roth and was seconded by Council Member Cooley. Motion carried unanimously. Vote: 5-0

20. WPCP – Secondary #2 Gearbox Rebuild

Bob Jones, Water Department Head, stated at approximately 02:00 A.M. on Friday, October 2, 2020, the Number 2 gearbox in the secondary lift station expired. The gearbox drives the Number 2 screw pump which feeds raw sewage into the wastewater plant. The gearbox was pulled and sent to Motor & Gear Engineering (M&GE) for an expedited rebuild. A quick turnaround was requested due to the scheduled arrival of heavy rain from Hurricane Delta on Friday, October 9, 2020.

M&GE returned the completed box and the pump was returned to operation on Friday, October 9, 2020. The expedited turnaround enabled us to avoid rental of expensive bypass pumps the cost of which would far exceed the overtime charges from M&GE.

The Water Department recommended approval of the M&GE invoice for $16,324.28 and stated that this is a budgeted item and will be paid from account 505.3330.52.2361 – Maintenance to WPCP.

A motion was made to approve the WPCP – Secondary #2 Gearbox Rebuild Invoice by Council Member Fox and was seconded by Council Member Roth. Motion carried unanimously. Vote: 5-0

21. Health and Vision Insurance Renewal

Mr. Porta stated City staff has met with One Digital, our health insurance agent, to review the health insurance proposals for 2021. Currently, city employees are covered through Anthem (BC/BS) Insurance with the option of Point of Service (POS) or a Health Savings Account (HSA) insurance plan. One Digital was able to have Anthem renew these two plans at the same rates we are currently paying.

One Digital has provided a proposal from Anthem for Vision Insurance, which is a voluntary insurance (employee pays 100% of premium) at the same premium cost that is currently provided by Avesis. The Anthem Vision Insurance coverage has better benefits and if the city approves to switch to Anthem Vision coverage, they will provide the health insurance plan with a 1% discount for 2021, which equals approximately $50,000 in savings. Therefore, I recommend approval of the renewal of health insurance coverage with Anthem Insurance and the switch to Anthem Vision Insurance coverage for 2021.

A motion was made to approve the Health and Vision Insurance Renewal by Council Member Fox and was seconded by Council Member Cooley. Motion carried unanimously. Vote: 5-0

22. Life and Disability Insurance Renewal

Mr. Porta stated the city has provided life insurance and short-term and long-term disability insurance coverage through Standard Insurance Company by our agent Jay Milam with Peachtree Planning for several years. Standard's 41-month rate guarantee expires on 12/31/20 and they initially came in with a 30% rate increase. He asked our agent to shop the market and they have provided a life insurance and short-term disability proposal with no rate increase with a two-year rate guarantee. The long-term disability coverage which is voluntary (employee pays 100%) is a 15% decrease under the Equitable Insurance proposal.

Also, he asked One Digital, our health insurance agents, to provide a proposal from Anthem Insurance for life, short-term and long-term disability. Anthem's proposal matched the current expiring rates and they guaranteed the rates for two years. Upon meeting with both agents, I asked if any additional rate discounts can be applied to the city's accounts or

extension of the rate guarantee. Due to an aging workforce, the longer we can lock in the life insurance rates will benefit the city long term. One Digital was able to get Anthem to provide a three-year rate guarantee and in addition, if the city elects to go with Anthem for the life and disability coverages, then the city will receive a one-time 1.5% savings on the health insurance renewal premium. Based on the Anthem three-year rate guarantee, I recommend moving the life, short-term and long-term disability coverage to Anthem Insurance.

A motion was made to approve the Life and Disability Insurance Renewal by Council Member Fox and was seconded by Council Member Roth. Motion carried unanimously. Vote: 5-0

23. Wellness Program 2021

Mr. Porta stated for the past two years, city employees, excluding fire personnel, have been required to have a biometric screening done and one follow up visit with a health coach. This service has been provided by Corporate Health Partners (CHP) and for 2021 they have proposed the cost for this same testing to be $89.00 per employee, plus $2,500 in management fees. For 239 employees this totals $23,771.00 which if approved can be paid from the $50,000 wellness credit given to us by Anthem (BCBS) Insurance.

A motion was made to approve the Wellness Program 2021 by Council Member Roth and was seconded by Council Member Cooley. Motion carried unanimously. Vote: 5-0

24. Fire It Up BBQ Invoice

Mr. Porta stated the city hired Fire It Up BBQ to provide the meals for the employee lunches that were held last week and the invoice totaled $6,204.12. It was recommended to approve this purchase. This is a budgeted expense.

A motion was made to approve the Fire it Up BBQ Invoice by Council Member Roth and was seconded by Council Member Fox. Motion carried unanimously. Vote: 5-0

25. Straight-Line Collision Invoice

Mr. Porta stated that a city vehicle was involved in an accident in August and the other driver was at fault. The vehicle was taken to Straight-Line Collision to be repaired. The repair costs were $9,248.47 and was recommended for approval. We will pay for the repair costs and be reimbursed by the insurance of the driver at fault.

A motion was made to approve the Straight-Line Collision Invoice by Council Member Roth and was seconded by Council Member Fox. Motion carried unanimously. Vote: 5-0

Council Member Stepp joins the meeting at 7:38 P.M.

F. TABLED ITEMS

26. AZ20-04 175 E. Main Street
27. Z20-03 175 E. Main Street

A motion was made to remove AZ20-04 175 E. Main Street and Z20-03 175 E. Main Street from the table for discussion. Motion was made by Council Member Fox and seconded by Council Member Cooley. Motion carried unanimously. Vote: 6-0

Mr. Porta stated that the applicant, Robert Ledbetter, Ledbetter Properties, chose not to withdraw his application, but would rather extend the application to the December 17, 2020 City Council Meeting. This extension would allow additional time in hopes that all parties can meet before then and come to an agreement on the amendment to the TAD.

A motion was made to table AZ20-04 175 E. Main Street and Z20-03 175 E. Main Street until the December 17, 2020 City Council meeting. The motion was made by Board Member Fox and seconded by Board Member Roth. Motion carried unanimously. Vote: 6-0

G. DISCUSSION

28. Downtown Entertainment District

Mayor Matthew Santini stated that this discussion is to allow Council Members to express opinions and suggestions and citizens to express their opinions regarding a Downtown Entertainment District. Mr. Santini further explained that the discussion would initially begin with the Council Members and will follow up with comments from the public. Each citizen was given 3 minutes to express their concern and/or opinions on the matter.

Council Member Cooley starts off the discussion stating that he would like to see a plan put in place to address additional trash and debris left behind and also recommended decreasing the drink size from 16 ounces to possibly 8 ounces. Mr. Cooley inquired about the penalties for violators. One of his concerns was the lack of well lighted areas and a Code of Moral Conduct needs to be established.

Council Member Roth expressed his opinion regarding the vitality of the downtown area. The City's vitality is thriving without the need for open container. He believes that an ordinance to allow open container should not be the drawing point for our city. He asked, "How does alcohol/open container add to the appeal of our city?"

Mayor Santini expressed that his role is not to advocate either way. He wants all voices heard. He asked, "What is the benefit? What are we trying to accomplish here?" Furthermore, Mr. Santini stated that he had spoken with several of the downtown business owners to get their opinions on the possibility of a Downtown Entertainment District. Some business owners stated that they were in favor of the concept, as it would allow them the possibility of outdoor dining, ultimately giving restaurants a larger capacity. Other business owners stated they would consider extending their business hours as they felt the Downtown Entertainment District would generate more foot traffic in the area resulting in more business. In closing, Mayor Santini stated that he reached out to City of Acworth and City of Kennesaw, who currently have similar open container policies, and was informed that there have not been any increased crime or police activity. However, trash and debris were problematic.

Council Member Stepp reminded the Council and the public that the Downtown Entertainment District did not come from the Council Members but instead, was presented by the downtown business owners in 2018, before Covid-19.

Mayor Santini opens the floor for public comments.

Grady Clark, 232 Nelson Street, came forward to speak against the Downtown Entertainment District.

Wesley Morris, 131 Etowah Drive, came forward to speak against the Downtown Entertainment District.

Chuck Smith, 216 McCaskey Creek, came forward to speak against the Downtown Entertainment District.

Beth May, 224 Walker Hill Circle, came forward to speak against the Downtown Entertainment District.

Mike Abernathy, 10 Hardin Bridge Road, came forward to speak against the Downtown Entertainment District.

David Franklin, 2031 Hwy 113, came forward to speak against the Downtown Entertainment District.

Allan Sanders, 41 Whistlestop Drive, came forward to speak in favor of the Downtown Entertainment District.

Ronald May, 224 Walker Hill Circle, came forward to speak against the Downtown Entertainment District.

James Black, 11 Gordon Road, came forward to speak against the Downtown Entertainment District.

Bobby Lawrence, 53 Stonewall Street, came forward to speak against the Downtown Entertainment District.

Barbara Hoffman, 43 Miltons Walk, came forward to speak against the Downtown Entertainment District.

Lillie Read, Downtown Development Authority Director, came forward to share statistics from a social media platform and explained that of forty eight (48) comments regarding the proposed Downtown Entertainment District, only two of which were negative feedback. The remaining were positive.

With no one else to come forward, Mayor Santini closes the public comment portion of the discussion and turns the discussion back over to the Council Members.

Council Member Roth stated that he does not feel this is something that need to progress and that this is not the direction we want our city to move towards. In 2018, when the proposal of a Downtown Entertainment District was initially brought before the Council, it was not passed then and should not be moved forward now. Furthermore, he stated that the character of our downtown should not rely on open container.

Council Member Fox proposed the drafting of an ordinance to reflect the suggestions given to allow Council to view and modify as deemed necessary. Council Member Wren, Council Member Cooley, Council Member Hodge, and Council Member Stepp agreed on the proposal. Council Member Roth opposed the proposal of an ordinance.

Mayor Santini stated that since the majority of Council Members would like to see an ordinance proposal, he will gather all of the suggestions and parameters shared during the two discussion sessions and will forward to the City Attorney so that an ordinance can be drafted for the Council Members for review.

A motion to adjourn the meeting was made by Council Member Wren and needing no second. Motion carried unanimously. Vote: 6-0

Meeting Adjourned

/s/ _____
Matthew J. Santini
Mayor

ATTEST:
/s/ _____
Julia Drake
City Clerk

CITY COUNCIL ITEM SUMMARY

MEETING DATE:	November 19, 2020
SUBCATEGORY:	First Reading of Ordinances
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	Alcohol Ordinance Section 4-7
DEPARTMENT SUMMARY RECOMMENDATION:	Proposed Ordinance to the Code of Ordinance Section 4-7 regarding Alcoholic Beverage and Gambling. Approved by ACB 10/14/2020.
LEGAL:	N/A

Ordinance no._____

Now be it and it is hereby ordained by the Mayor and City Council of the City of Cartersville, that the CITY OF CARTERSVILLE CODE OF ORDINANCES. CHAPTER 4 – ALCOHOLIC BEVERAGES. ARTICLE I. – IN GENERAL. DIVISION 2. – REGULATION OF ESTABLISHMENTS. SECTION 4-7. – GAMBLING. is hereby amended as follows:

1.

Sec. 4-7. - Gambling.

There shall be no gambling as defined by O.C.G.A. tit. 16, ch. 12, art. 2, in any place of business licensed under this article, or in any room adjoining same, owned, leased, or controlled by a licensee. Any violation of this section shall be cause for suspension or revocation of a license.

(A) The prohibition outlined in this section does not apply to:
(1) The sale of Georgia Lottery tickets by a licensed dealer;
(2) The playing of bona fide coin-operated amusement machines and the concomitant noncash redemption associated with these machines as defined, set forth and permitted in O.C.G.A. §§ 48-17-1(2)(A) and (B) and O.C.G.A., §§ 16-12-35 (a.1)—(i);
(3) Raffle operated in accordance with O.C.G.A. § 16-12-22.1; or
(4) A licensed bingo hall governed by O.C.G.A. §§ 16-12-51—16-12-62 and the applicable regulations relating to same.

(B) In the event that an employee of a licensed establishment, patron of a licensed establishment, and/or the license holder is convicted of gambling as defined by O.C.G.A. § 16-12-2, on the premises of a licensed establishment or in any room adjoining same, owned, leased,, or controlled by a licensee, employee; then said establishment is in violation of the City of Cartersville Alcohol License Ordinance, and their license is subject to suspension and/or revocation as provided for herein, and said suspension or revocation shall follow the license holder and location as provided for herein.

2.

It is the intention of the city council and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Ordinances, City of Cartersville, Georgia, and the sections of this Ordinance may be renumbered and/or alphabetized accordingly to accomplish such intention.

BE IT AND IT IS HEREBY ORDAINED
FIRST READING: _____

SECOND READING: _____

_____
MATTHEW J. SANTINI, MAYOR

ATTEST: _____
JULIA DRAKE, CITY CLERK

CITY COUNCIL ITEM SUMMARY

MEETING DATE:	November 19, 2020
SUBCATEGORY:	First Reading of Ordinances
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	Alcohol Ordinance Section 4-112
DEPARTMENT SUMMARY RECOMMENDATION:	Proposed Ordinance to the Code of Ordinance Section 4-112 regarding Cameras for malt beverage package outlets. Approved by ACB 10/14/2020.
LEGAL:	N/A

Ordinance no._____

Now be it and it is hereby ordained by the Mayor and City Council of the City of Cartersville, that the CITY OF CARTERSVILLE CODE OF ORDINANCES. CHAPTER 4 – ALCOHOLIC BEVERAGES. ARTICLE II. – LICENSING REQUIREMENTS. DIVISION 4. - PREMISES RESTRICTIONS. SECTION 4-112. – CAMERAS FOR MALT BEVERAGE PACKAGE OUTLET, paragraph (a)(3). is hereby amended by deleting said paragraph in its entirety and replacing it as follows:

1.

Sec. 4-112. - Cameras for malt beverage package outlet.

(a) Each outlet for the retail sale of malt beverages by the package shall install and maintain security cameras in the outlet of a type and number approved by the chief of police.

(3) Such cameras shall be maintained in proper working order at all times and shall be subject to periodic inspection by the chief of police or his designee. If a sale of alcohol to a minor, robbery, misdemeanor, or other felony occurs in such outlet, the film or tape recording such event shall immediately be made available to the chief of police or his designee. All films, tapes or images required by this Code section shall be retained by the outlet, in its original, viewable format, for a period of no less than thirty (30) days after recording.

2.

It is the intention of the city council and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Ordinances, City of Cartersville, Georgia, and the sections of this Ordinance may be renumbered and/or alphabetized accordingly to accomplish such intention.

BE IT AND IT IS HEREBY ORDAINED

FIRST READING: _____
SECOND READING: _____

_____
MATTHEW J. SANTINI, MAYOR

ATTEST: _____
JULIA DRAKE, CITY CLERK

CITY COUNCIL ITEM SUMMARY

MEETING DATE:	November 19, 2020
SUBCATEGORY:	First Reading of Ordinances
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	Alcohol Ordinance Section 4-114
DEPARTMENT SUMMARY RECOMMENDATION:	Proposed Ordinance to the Code of Ordinance Section 4-114 regarding cameras for on premises consumption. Approved by ACB 10/14/2020.
LEGAL:	N/A

Ordinance no._____

Now be it and it is hereby ordained by the Mayor and City Council of the City of Cartersville, that the CITY OF CARTERSVILLE CODE OF ORDINANCES. CHAPTER 4 – ALCOHOLIC BEVERAGES. ARTICLE II. – LICENSING REQUIREMENTS. DIVISION 4. - PREMISES RESTRICTIONS. SECTION 4-114- 4-119. – RESERVED. is hereby amended by deleting said section in its entirety and replacing it as follows:

1.

Sec. 4-114. - Cameras for on premises consumption.

(a) Each outlet for the retail sale of on premises for consumption of alcoholic beverages, shall install and maintain security cameras in the outlet of a type and number approved by the chief of police.

(1) Cameras shall be placed as follows:

a. On the premises so as to record activities in the check out or cash register area(s), to include both customer and employee.

b. On the premises so as to record all entrance and exit doors.

(2) All cameras shall be capable of producing a retrievable color image on digital film or tape that can be made a permanent record and enlarged through projection or other means.

(3) Such cameras shall be maintained in proper working order at all times and shall be subject to periodic inspection by the chief of police or his designee. If a sale of alcohol to a minor, robbery, misdemeanor, or other felony occurs in such outlet, the film or tape recording such event shall immediately be made available to the chief of police or his designee. All films, tapes or images required by this Code section shall be retained by the outlet, in its original, viewable format, for a period of no less than thirty (30) days after recording.

(4) All cameras must be in working order and checked by the licensee on a weekly basis. A log of said checks and repairs, if any, are to be kept and provided to the Cartersville Police Department on a quarterly basis. Additionally, said logs may be kept internally by the security camera, and if so, shall be made available for review by the Cartersville Police Department on a quarterly basis.

(b) The effective date for this section shall be January 1, 2021, and as of said date, all newly licensed and existing licensed malt beverage package establishments must be in compliance with said provisions.

2.

Sec. 4-115 – 4-119. Reserved.

3.

It is the intention of the city council and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Ordinances, City of Cartersville, Georgia, and the sections of this Ordinance may be renumbered and/or alphabetized accordingly to accomplish such intention.

BE IT AND IT IS HEREBY ORDAINED

FIRST READING: _____
SECOND READING: _____

_____
MATTHEW J. SANTINI, MAYOR

ATTEST: _____
JULIA DRAKE, CITY CLERK

CITY COUNCIL ITEM SUMMARY

MEETING DATE:	November 19, 2020
SUBCATEGORY:	First Reading of Ordinances
DEPARTMENT NAME:	Administration
AGENDA ITEM TITLE:	Purchase Orders
DEPARTMENT SUMMARY RECOMMENDATION:	The Code of Ordinances, Chapter 2, Article V, Division 2 is being amended by deleting Sec. 2-143, 2-144, and 2-147 and replacing them as stated in the attached ordinance. This will allow department heads to make purchases up to two thousand five hundred dollars ($2,500.00) without receiving a prior purchase order. Purchases between $2,500.00 and seven thousand five hundred dollars ($7,500.00) will require approval of the City Manager while purchases above $7,500.00 will require Council approval.
LEGAL:	Approval by Assistant City Attorney, Keith Lovell

Ordinance no._____

Now be it and it is hereby ordained by the Mayor and City Council of the City of Cartersville, that the CITY OF CARTERSVILLE CODE OF ORDINANCES. CHAPTER 2 ADMINISTRATION. ARTICLE V. - FINANCIAL AFFAIRS. DIVISION 2. – PURCHASES. SECTION 2-143. PURCHASE ORDERS REQUIRED, SECTION 2-144. LIMITED PURCHASES WITHOUT PRIOR PURCHASE ORDER, AND SECTION 2-147 COUNCIL APPROVAL AND CITY MANAGER APPROVAL REQUIRED FOR CERTAIN PURCHASING. is hereby amended by deleting said Sections in their entirety and replacing them as follows:

1.

Sec. 2-143. – Purchase orders required.

Purchase orders are not required, except when specifically requested by the Purchasing Agent.

2.

Sec. 2-144. - Limited purchases without prior purchase order.

In order to expedite purchasing, each department head may make purchases of up to two thousand five hundred dollars ($2,500.00) without receiving a prior purchase order; if required.

3.

Sec. 2-147. - Council approval and city manager approval required for certain purchasing.

(a)The purchasing agent shall make no purchases that include any item, the price of which exceeds two thousand five hundred dollars ($2,500.00) but is less than seven thousand five hundred dollars ($7,500.00) without the approval of the city manager, who may prescribe terms under which the purchases may be made.

(b)The purchasing agent shall make no purchase that includes any item the price of which exceeds seven thousand five hundred dollars ($7,500.00) without the approval of the council, which may prescribe the terms under which the purchase may be made, including advertisement for bids.

(c)The purchasing agent shall be authorized to purchase any items which do not exceed two thousand five hundred dollars ($2,500.00) as he is requested to do so on behalf of the city by the department heads and/or the city manager.

2.

It is the intention of the city council and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Ordinances, City of Cartersville,

Georgia, and the sections of this Ordinance may be renumbered and/or alphabetized accordingly to accomplish such intention.

BE IT AND IT IS HEREBY ORDAINED

FIRST READING: _____
SECOND READING: _____

_____
MATTHEW J. SANTINI, MAYOR

ATTEST: _____
JULIA DRAKE, CITY CLERK

CITY COUNCIL ITEM SUMMARY

MEETING DATE:	November 19, 2020
SUBCATEGORY:	Public Hearing – 1st Reading of Zoning/Annexation Requests
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	Z20-04
DEPARTMENT SUMMARY RECOMMENDATION:	The applicant requests the rezoning of a portion of property identified as Tax Parcel ID C108-0002-003 located between Center Road and SR 113 and adjacent to I75. Total property is approx. 339.23 acres of which 50 acres along the southern property line is identified for rezoning. The development tract is proposed to be rezoned from R-20 (Single Family Residential) and O-C (Office Commercial) to MF-14 (Multi-family Residential) and O-C. Planning Commission recommends approval 11/10/2020.
LEGAL:	N/A

Date: 10/26/2020

ZONING SYNOPSIS

Petition Number(s): **Z20-04**

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: **Robert Jordan**

Representative: **Same**

Property Owner: **Robert Jordan Properties, LLC**

Property Location: **North of 26 Overlook Pkwy (C108-0002-003)**

Access to the Property: **Overlook Pkwy**

Site Characteristics:

Tract Size: Acres: **50.00** District**: 4th** Section: **3rd** LL(S): **257,258,319,320**

Ward: **1** Council Member**: Kari Hodge**

LAND USE INFORMATION

Current Zoning: **O-C (Office Commercial) & R-20 (Single Family Residential)**
Proposed Zoning: **MF-14 (Multi-Family Residential) and O-C**
Proposed Use: **Multi-Family Residential**

Current Zoning of Adjacent Property:
North: **R-20**
South: **MF-14**
East: **R-20**
West: **MN (Mining)**

The Future Development Plan designates the subject property as: **Main Street**

The Future Land Use Map designates the subject property as: **Low and Medium Density Residential**

ZONING ANALYSIS

Site History:
1999-2000 water, sewer force main and natural gas lines from E. Main Street to Center Road were installed. A utility easement was provided.

No known zoning cases. Site is undeveloped.

Project Summary:

The applicant requests the rezoning of a 50 acre tract from O-C and R-20 to O-C and MF-14 for the construction of 336 apartment units housed within (6) buildings- an average of 56 units per building. An amenities area with a clubhouse is also planned. The proposed tract is part of a 339 acre lot.

The project site is located north of the Canyons at Overlook East apartment development at Overlook Pkwy, and directly east of I-75. All utilities are in place along Overlook Pkwy. As of this zoning analysis, Overlook Pkwy, is still an access and utility easement. It has not been dedicated as public ROW.

The proposal includes only one and two bedroom units with an approximate equal split of units: (168) 1-bedroom units and (168) 2-bedroom units. This arrangement is preferred by the school district and is ideal for working professionals who commute and desire quick access to I-75 and the shopping and dining options along the E. Main St. corridor to downtown.

The MF-14 designation allows for 14 units per gross acre. At 336 units, the density for the 50-acre tract would be 6.7 units/ per gross acre. For comparison, the Avonlea Apartments at 950 E. Main St. have 228 units on 16.68 acres. The density is 13.7 un/ acre. The Canyons at Overlook East (Z20-01, approved 7-2-2020) has 210 units on 27 acres for a density of 7.6 un/ac.

The Future Development Map identifies the area as Main Street Overlay which supports the design objectives of the Main Street Overlay District. Development strategies are not addressed, but defer to the elements of the Main Street Overlay District and the underlying zoning standards.

The Future Land Use Map (FLUM) identifies the proposed site as Low and Medium Residential. The FLUM identifies the west side of I-75 as Commercial- Mixed Use which includes residential components. The area immediately adjacent to and south of this site is identified as Commercial.

The proposed project site and larger tract have been expected to develop with construction of Overlook Parkway to Center Road. The Overlook East apartment developer is not expected to extend Overlook Parkway to the north. It will be the responsibility of the applicant to extend Overlook Parkway to the proposed site.

Passive recreation exists at the Pine Mountain trail head with connections to the Army Corp of Engineers' park areas near the Lake Allatoona dam.

City Department Comments

Electric: Takes No Exception.

Fibercom: Takes No Exception

Fire: Takes no exceptions to the rezoning request provided all adopted codes, ordinances, and development regulations are met.

Gas: The Gas System takes no exception to the attached application as shown in the attachment as long as the applicant is aware that a utility easement exists on this property and the Gas System owns and operates an existing 6" HP steel natural gas main within this easement and the ground cover within this easement shall not be diminished or significantly added to nor shall access to this easement be hindered in any way.

Public Works: Public Works has no issues regarding the zoning. However, as discussed with David, public access to the site will need to be worked out. This will be an item that we will address during plan review.

Water and Sewer: See attached comments.

Cartersville School District:
In regard to this project, my (Dr. Feuerbach, Superintendent) comments mirror what I have shared with the last few projects.

- *How does this project align with the other projects that have been previously approved?*
- *Are we setting ourselves up for steady growth or are we setting up for rapid growth where we don't know the unintended consequences or possible constraints on our services?*
- *We are working on addressing the capacity issues at our schools but COVID-19 has definitely put a a delay in some of our future plans.*

Public Comments:
10/8: AJ Patel. Email supporting project, attached.

STANDARDS FOR EXERCISE OF ZONING POWERS.

1. *The existing land uses and zoning of nearby property.*
   Property to the north and east will remain undeveloped and zoned R-20 (Single Family residential). Property to the south was recently zoned to MF-14. Zoning to the west, across I-75, is Mining with an undeveloped land use.

2. *The suitability of the subject property for the zoned purposes.*
   The property may be suitable for the zoned purposes.

3. *The relative gain to the public, as compared to the hardship imposed upon the individual property owner.*
   The proposed development would introduce a housing product that seems to be in demand.

4. *Whether the subject property has a reasonable economic use as currently zoned.*
   The property has a reasonable economic use as currently zoned.

5. *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 would permit a use that is suitable in view of the use of the adjacent residentially zoned and mining use properties.

6. *Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.*
   The zoning proposal should not have an adverse effect on adjacent property owners or property use.

7. *Whether the zoning proposal is in conformity with the current future development plan and community agenda of the comprehensive land use plan as currently adopted or amended in the future.*
   The zoning proposal may conform to the Future Land Use Map if the proposed apartment density is considered to be medium density residential. The future development plan shows the area as Main Street referring to the Main Street Overlay District which accommodates commercial and mixed-use land uses.

8. *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.*
   Development resulting from an approved zoning proposal would be required to meet all local, state, and federal environmental regulations.

9. *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 proposed use should not burden existing streets, transportation facilities, utilities or schools. Water service is not available above the 1050 ft. elevation.

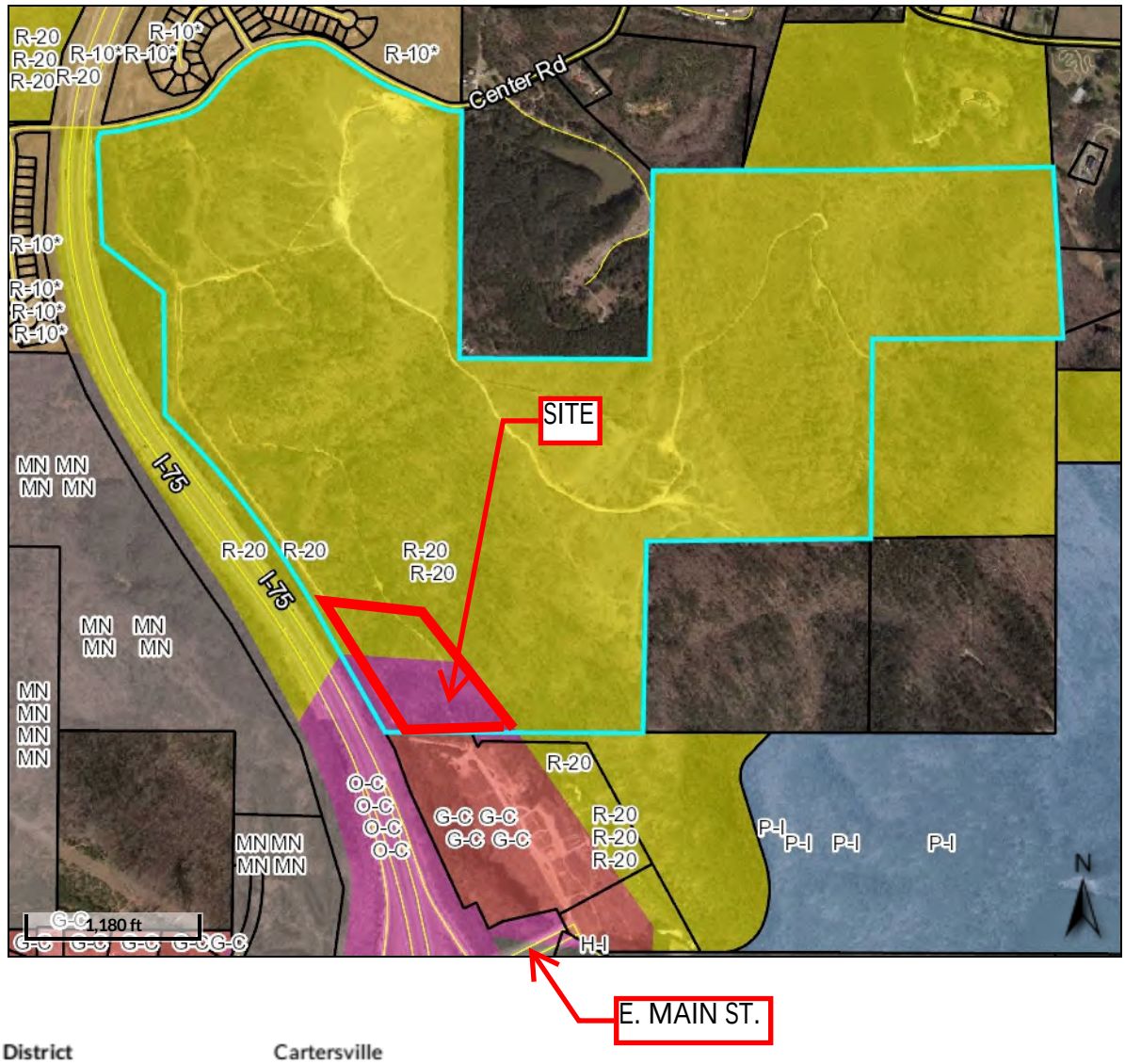
10. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal*.
There are no known conditions.

STAFF RECOMMENDATION:

Staff takes no exception to the rezoning.

PLANNING COMMISSION RECOMMENDATION:

qPublic.net™ Bartow County, GA

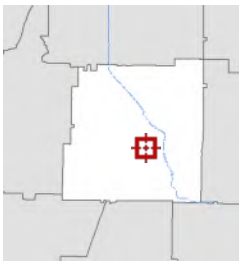


District Cartersville
Brief Tax Description LL 247 DIST 4
(Note: Not to be used on legal documents)

Date created: 10/27/2020
Last Data Uploaded: 10/26/2020 9:44:22 PM

Developed by Schneider GEOSPATIAL

Overview



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*

Parcel ID	C108-0002-003	**Alternate ID**	38134	**Owner Address**	CHARLES BARTENFELD PROP LLC ROBERT JORDAN PROP LLC & ETAL 4200 NORTHSIDE PKWY BLDG 3 ATLANTA, GA 30327
Sec/Twp/Rng	n/a	**Class**	Agricultural		
Property Address	CENTER RD	**Acreage**	339.23		

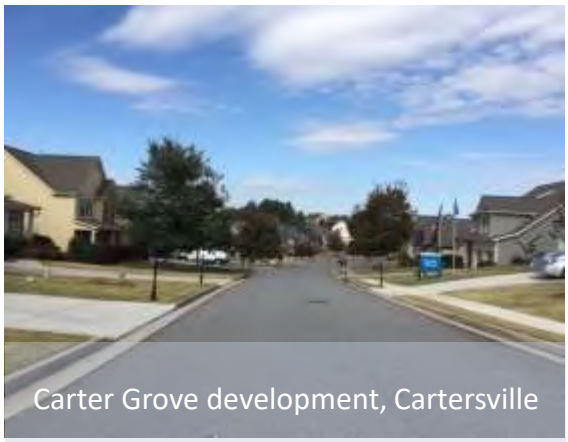
Future Land Use Category: Low and Medium Density Residential

Found In: Cartersville

This land use is the predominant land use in Cartersville and is found moving out from the downtown, commercial, and high density housing core of the city. It can include larger lot single family residential, single family residential, and low- density multifamily residential. These uses are typical larger lot single family or multifamily (duplexes, triplexes, and quadplexes) residential uses. Housing types are conventional, industrialized, or manufactured, and can be on septic systems or sewer. Residential can also include parks and playgrounds, group homes, in-home nursery, and conditional uses are telecommunication, gated communities, and places of worship. Carter Grove, a planned unit development south of the Etowah River, is an example of this land use as are older established in-town neighborhoods.

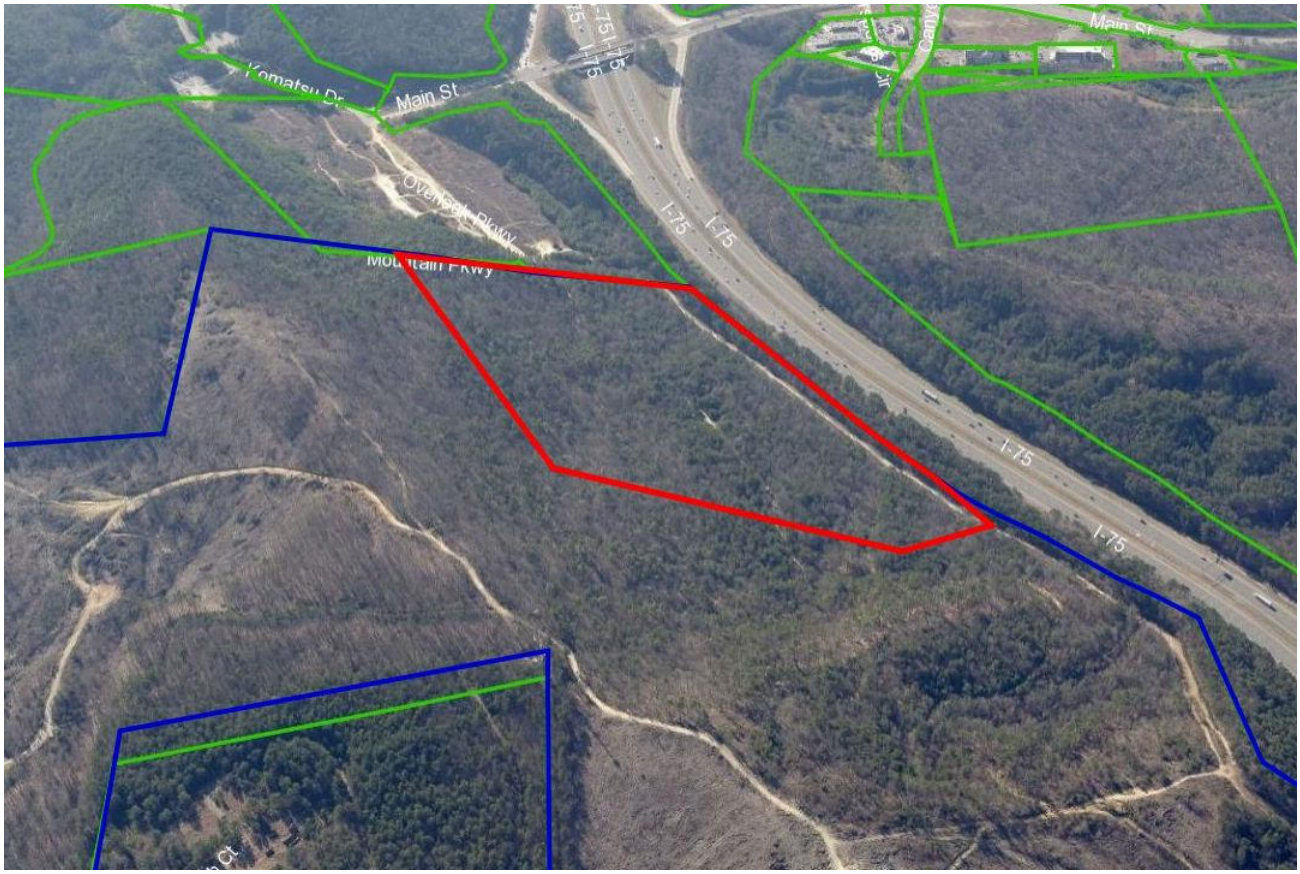
Roselawn Cottage, W. Cherokee Ave.

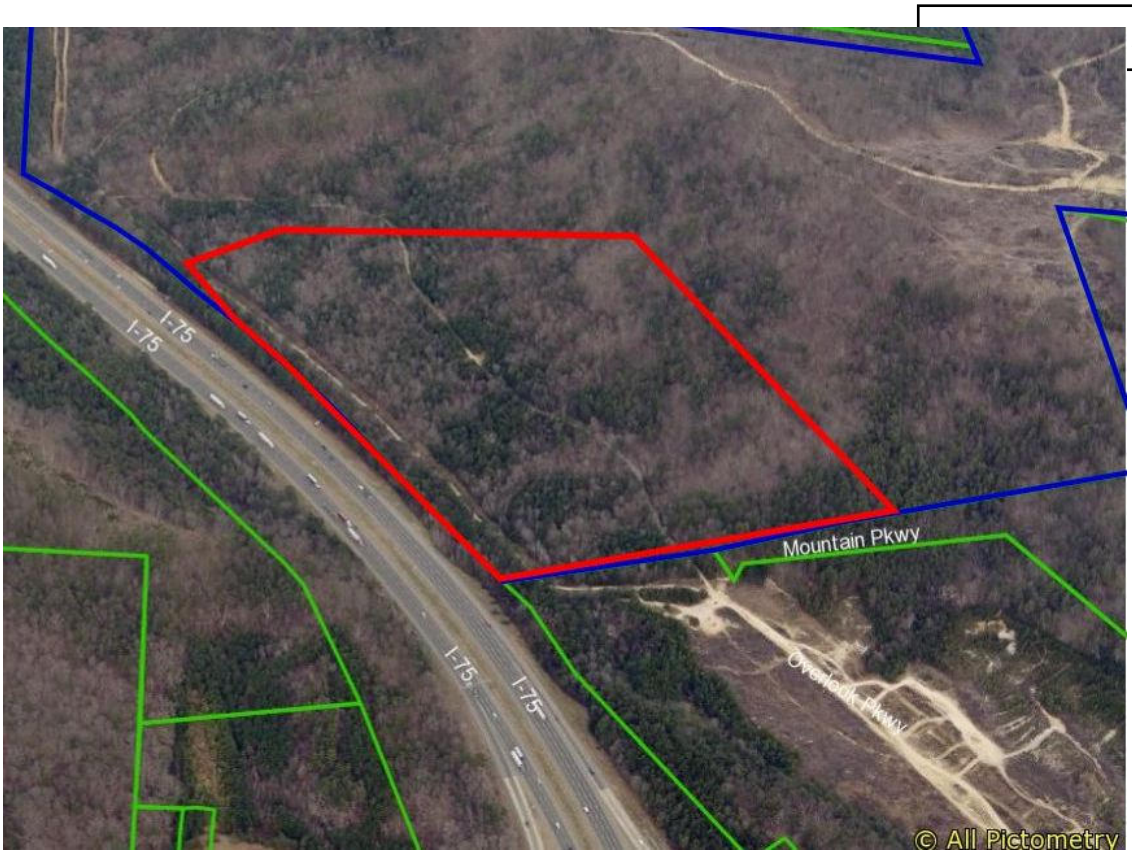
Multifamily, S. Erwin Street



Carter Grove development, Cartersville

Mountain Pkwy
Main St
I-75
I-75
I-75
I-75
© All Pictometry


Komatsu Dr
Main St
Overlook Pkwy
Mountain Pkwy
I-75
I-75
I-75
I-75


I-75
I-75
I-75
I-75
Mountain Pkwy
Overlook Pkwy
© All Pictometry

Application for Rezoning

City of Cartersville

Case Number: Z20-04

Date Received: 9/25/2020

Public Hearing Dates:

Planning Commission 11/10/2020 5:30pm | 1st City Council 11/19/20 7:00pm | 2nd City Council 12/3/20 7:00pm

Applicant Rob Jordan (printed name) Office Phone (4) 441-1618

Address 4200 Northside Pkwy. Bldg 3 Ste 4 Mobile/ Other Phone (4) 441-1618

City Atlanta State GA Zip 30327 Email rjordan@rjordancompany.com

Rob Jordan Representative's printed name (if other than applicant) Phone (Rep) (4) 441-1618

Mobile (Rep) rjordan@rjordancompany.com

Representative Signature Applicant Signature

Signed, sealed and delivered in presence of: My commission expires:

Notary Public

ANN GORDON MY COMMISSION EXPIRES NOTARY PUBLIC AUGUST 30, 2022 FAYETTE COUNTY, GEORGIA

* Titleholder Robert Jordan Properties LLC Phone (4) 441-1618
(titleholder's printed name)

Address 4200 Northside Pkwy. Bldg 3-4 Email rjordan@rjordancompany.com

Signature

Signed, sealed, delivered in presence of: My commission expires:

Notary Public

ANN GORDON MY COMMISSION EXPIRES NOTARY PUBLIC AUGUST 30, 2022 FAYETTE COUNTY, GEORGIA

Present Zoning District O-C / R-20 Requested Zoning MF-14

Acreage 50.0 Land Lot(s) 257, 258, 39, 320 District(s) 4th Section(s) 3rd

Location of Property: Center Rd. / SR 113 & I-75
(street address, nearest intersections, etc.)

Reason for Rezoning Request: To allow for construction of multi family housing in accordance with highest and best use of the property.
(attach additional statement as necessary)

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

Application for Rezoning

City of Cartersville

Case Number: Z20-04

Date Received: 9/25/20

Public Hearing Dates:

Planning Commission 11/10/20 5:30pm | 1st City Council 11/19/20 7:00pm | 2nd City Council 12/3/20 7:00pm

Applicant Rob Jordan (printed name) Office Phone (4) 441-1618

Address 4200 Northside Pkwy. Bldg 3 Ste A Mobile/ Other Phone (4) 441-1618

City Atlanta State GA Zip 30327 Email rjordan@rjordancompany.com

Representative's printed name (if other than applicant) Rob Jordan Phone (Rep) (4) 441-1618

Email (Rep) rjordan@rjordancompany.com

Representative Signature

Applicant Signature

Signed, sealed and delivered in presence of:

Notary Public

My commission expires:

GEORGIA FAYETTE COUNTY NOTARY PUBLIC AUGUST 30, 2022 MY COMMISSION EXPIRES ANN GORDON

* Titleholder G. Ogden Persons II Estate (titleholder's printed name) Phone 478-737-2989

Address 4922 Brittany Dr Macon GA 31210 Email ogden@personsbanking.com

Signature

Signed, sealed, delivered in presence of:

Notary Public

My commission expires:

JENNIFER DEATON
Notary Public
STATE OF GEORGIA
My Commission Expires 8/21/2022

Present Zoning District O-C/R-20 Requested Zoning MF-14

Acreage 50.0 Land Lot(s) 257, 258, 39, 320 District(s) 4th Section(s) 3rd

Location of Property: Center Rd. / SR 113 & I-75 (street address, nearest intersections, etc.)

Reason for Rezoning Request: To allow for construction of multi family housing in accordance with highest and best use of the property. (attach additional statement as necessary)

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

Meeting: November 19, 2020 Item 6.

Application for Rezoning

City of Cartersville

Case Number: Z20-04

Date Received: 9/25/20

Public Hearing Dates:

Planning Commission 11/10/20 5:30pm **1st City Council** 11/19/20 7:00pm **2nd City Council** 12/3/20 7:00pm

Applicant Rob Jordan (printed name) Office Phone (4) 441-1618

Address 1200 Northside Pkwy Bldg 3 Ste 4 Mobile/ Other Phone (4) 441-1618

City Atlanta State GA Zip 30327 Email rjordan@rjordancompany.com

Rob Jordan Representative's printed name (if other than applicant) Phone (Rep) (4) 441-1618

Email (Rep) rjordan@rjordancompany.com

Representative Signature Applicant Signature

Signed, sealed and delivered in presence of: My commission expires

Ann Jordan Notary Public

GEORGIA FAYETTE COUNTY ANN GORDON NOTARY PUBLIC AUGUST 30, 2022 MY COMMISSION EXPIRES

* Titleholder 3 Knoxes, LLC (titleholder's printed name) John O Knox, Manager Phone (4) 869-6277

Address same as above for Jordan Email jknox@tdcrgroup.com

Signature

Signed, sealed, delivered in presence of: My commission expires

Notary Public

KIMBERLEY ANITA MAULDIN Notary Public State of Georgia Gwinnett County My Comm. Expires Sep. 5, 2023

Present Zoning District O-C / R-20 Requested Zoning MF-14

Acreage 50.0 Land Lot(s) 257, 258, 319, 320 District(s) 4th Section(s) 3rd

Location of Property: Center Rd. / SR 113 & I-75 (street address, nearest intersections, etc.)

Reason for Rezoning Request: To allow for construction of multi family housing in accordance with highest and best use of the property. (attach additional statement as necessary)

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

Application for Rezoning

City of Cartersville

Case Number: Z20-04
Date Received: 9/25/20

Public Hearing Dates:

Planning Commission 11/10/20 **5:30pm** **1st City Council** 11/19/20 **7:00pm** **2nd City Council** 12/3/20 **7:00pm**

Applicant Rob Jordan (printed name) Office Phone (4) 441-1618
Address 4200 Northside Pkwy. Bldg 3 Ste A Mobile/ Other Phone (4) 441-1618
City Atlanta State GA Zip 30327 Email rjordan@rjordancompany.com
Rob Jordan Phone (Rep) (4) 441-1618
Representative's printed name (if other than applicant) Email (Rep) rjordan@rjordancompany.com

Representative Signature Applicant Signature

Signed, sealed and delivered in presence of: My commission expires:

Ann Gordon
Notary Public

ANN GORDON NOTARY PUBLIC FAYETTE COUNTY GEORGIA MY COMMISSION EXPIRES AUGUST 30, 2022

* Titleholder Charles Bartenfeld Properties LLC Phone 404-316-4625
(titleholder's printed name)
Address 3719 Narmore Dr Atlanta GA 30314 Email dunpatillo@cooke-co.com
Signature

Signed, sealed, delivered in presence of: My commission expires:

Maria A. Arnold
Notary Public

STATE OF GEORGIA NOTARY PUBLIC
MARIA A. ARNOLD
Notary Public, Georgia
Cobb County
My Commission Expires
October 22, 2023

Present Zoning District O-C / R-20 Requested Zoning MF-14
Acreage 50.0 Land Lot(s) 257, 258, 319, 320 District(s) 4th Section(s) 3rd
Location of Property: — Center Rd. / SR 113 + I-75
(street address, nearest intersections, etc.)
Reason for Rezoning Request: To allow for construction of multi family housing in accordance with highest and best use of the property.
(attach additional statement as necessary)

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

Application for Rezoning

City of Cartersville

Case Number: Z20-04

Date Received: 9/25/20

Public Hearing Dates:

Planning Commission 11/10/20 5:30pm | 1st City Council 11/19/20 7:00pm | 2nd City Council 12/13/20 7:00pm

Applicant: Rob Jordan (printed name) Office Phone (4) 441-1618

Address 1200 Northside Pkwy Bldg 3 Ste 9 Mobile/ Other Phone (4) 441-1618

City Atlanta State GA Zip 30327 Email rjordan@rjordancompany.com

Rob Jordan Phone (Rep) (4) 441-1618

Representative's printed name (if other than applicant) Email (Rep) rjordan@rjordancompany.com

Representative Signature Applicant Signature

Signed, sealed and delivered in presence of: My commission expires:

Notary Public

ANN GORDON NOTARY PUBLIC FAYETTE COUNTY GEORGIA MY COMMISSION EXPIRES AUGUST 30, 2022

* Titleholder McCamy Trusts (titleholder's printed name) Phone 404-262-7210

Address 3076 Maple Drive Atlanta GA 30305 Email bmccamy@bellsouth.net

Signature

Signed, sealed, delivered in presence of: My commission expires:

Carol D. Solomon 3/13/21

Notary Public

Present Zoning District O-C / R-20 Requested Zoning MF-14

Acreage 50.0 Land Lot(s) 257, 258, 30, 366 District(s) 4th Section(s) 3rd

Location of Property — Center Rd. / SR 113 + I-75 (street address, nearest intersections, etc.)

Reason for Rezoning Request: To allow for construction of multi family housing in accordance with highest and best use of the property. (attach additional statement as necessary)

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

CAMPAIGN DISCLOSURE REPORT
FOR REZONING 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: 9/25/20

Date Two Years Prior to Application: 9/25/18

Date Five Years Prior to Application: 9/25/15

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		
Greg Culverhouse		X
Harrison Dean		X
Lamar Pendley		X
Lamar Pinson		X
Travis Popham		X
Jeffery Ross		X
Stephen Smith		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 9-25-20 Date

Robert Toulan
Print Name

K:\Planning General Info\City Forms_apps_mailing labels\Forms and Applications\Annexation Rezoning Special Use Variance apps\Rezoning application_updated 12-6-19.doc

Written Description:

All that tract or parcel of land lying and being in Land Lots 257, 258, 319, and 320 of the 4th District, 3rd Section, City of Cartersville, Bartow County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at a 1/2" rebar found (in rock pile) at the southeast corner of Land Lot 319, said corner being common to Land Lots 319, 320, 329, and 330, said point being the **TRUE POINT OF BEGINNING.**

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;
thence along the common line of Land Lots 319 and 330 N89°25'16"W for a distance of 332.20 feet to a 1/2" rebar found at the easterly right of way of Interstate Highway 75 (variable right of way); thence leaving said Land Lot Line and along said easterly right of way the following courses and distances: N22°34'10"W for a distance of 2.03 feet to a right of way monument found; N28°08'43"W for a distance of 548.00 feet to a right of way monument found; N32°21'02"W for a distance of 776.71 feet to a right of way monument found; N36°14'08"W for a distance of 523.73 feet to a point; thence leaving said right of way N53°45'52"E for a distance of 320.34 feet to a point; thence S80°11'08"E for a distance of 1157.39 feet to a point; thence S28°59'09"E for a distance of 1802.20 feet to a point at the common line of Land Lots 320 and 329; thence along said Land Lot Line N88°57'34"W for a distance of 955.68 feet to a 1/2" rebar found (in rock pile), said point being the **TRUE POINT OF BEGINNING.**

Said tract or parcel of land contains 50.000 acres.

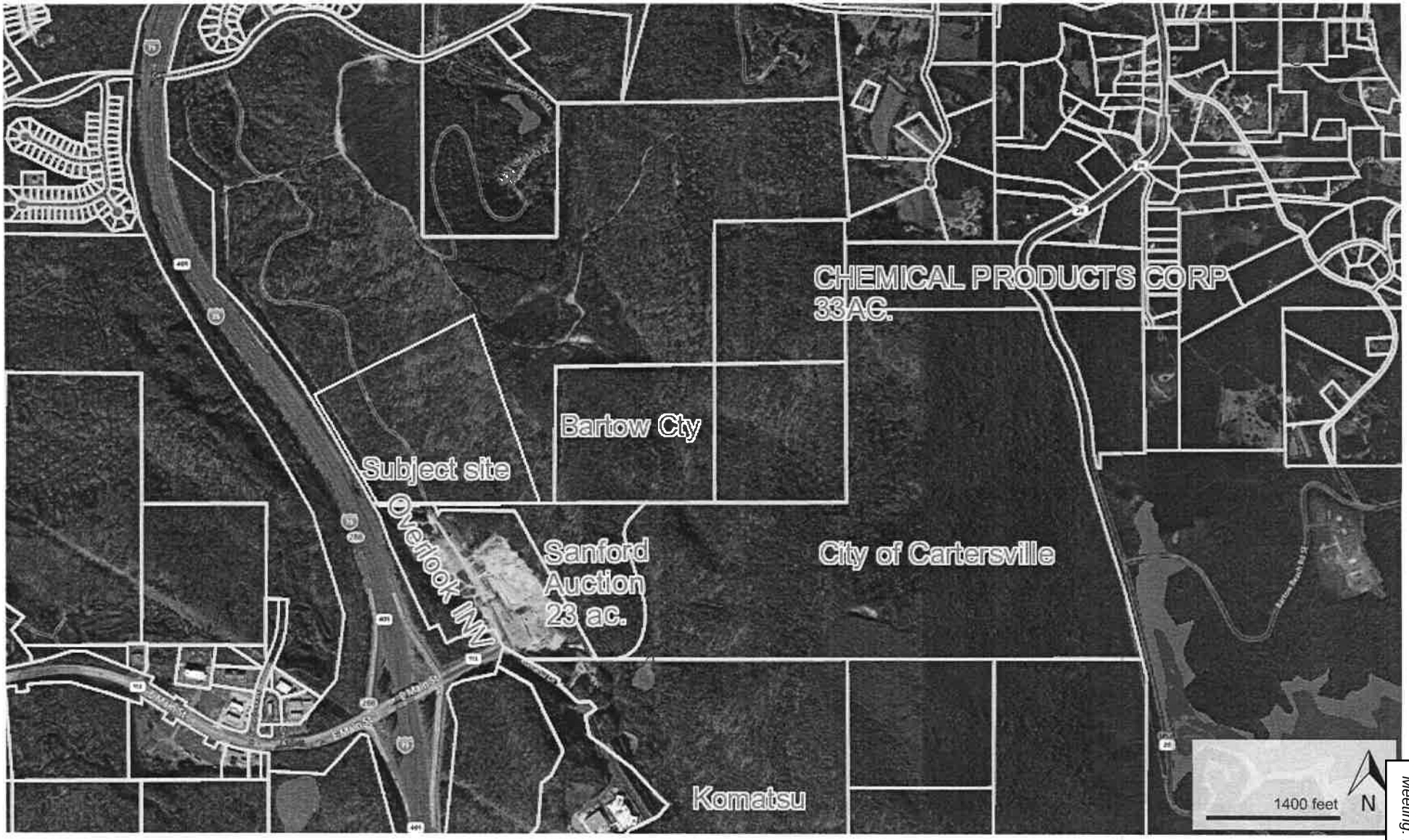
LIST OF ADJACENT PROPERTY OWNERS
(Not required if City mails public notices)

The following are all of the individuals, firms, or corporations owning property on the sides, rear, and in front of (across street from) the property sought to be rezoned:

	NAME	ADDRESS
1.	Overlook Investment Group LLC	216 Overlook Pkwy.
2.	Sheea Lynn Sanford	855 Hwy 293 S.
3.	Cartersville Hotel Group LLC	200 Northpoint Pkwy Acworth GA 30102
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		

Attach additional names if necessary.

(Indicate property owned by the above persons on plat accompanying this application.)



Colliers INTERNATIONAL

© 2012-2017 Digital Map Products. All rights reserved.

GENERAL NOTES

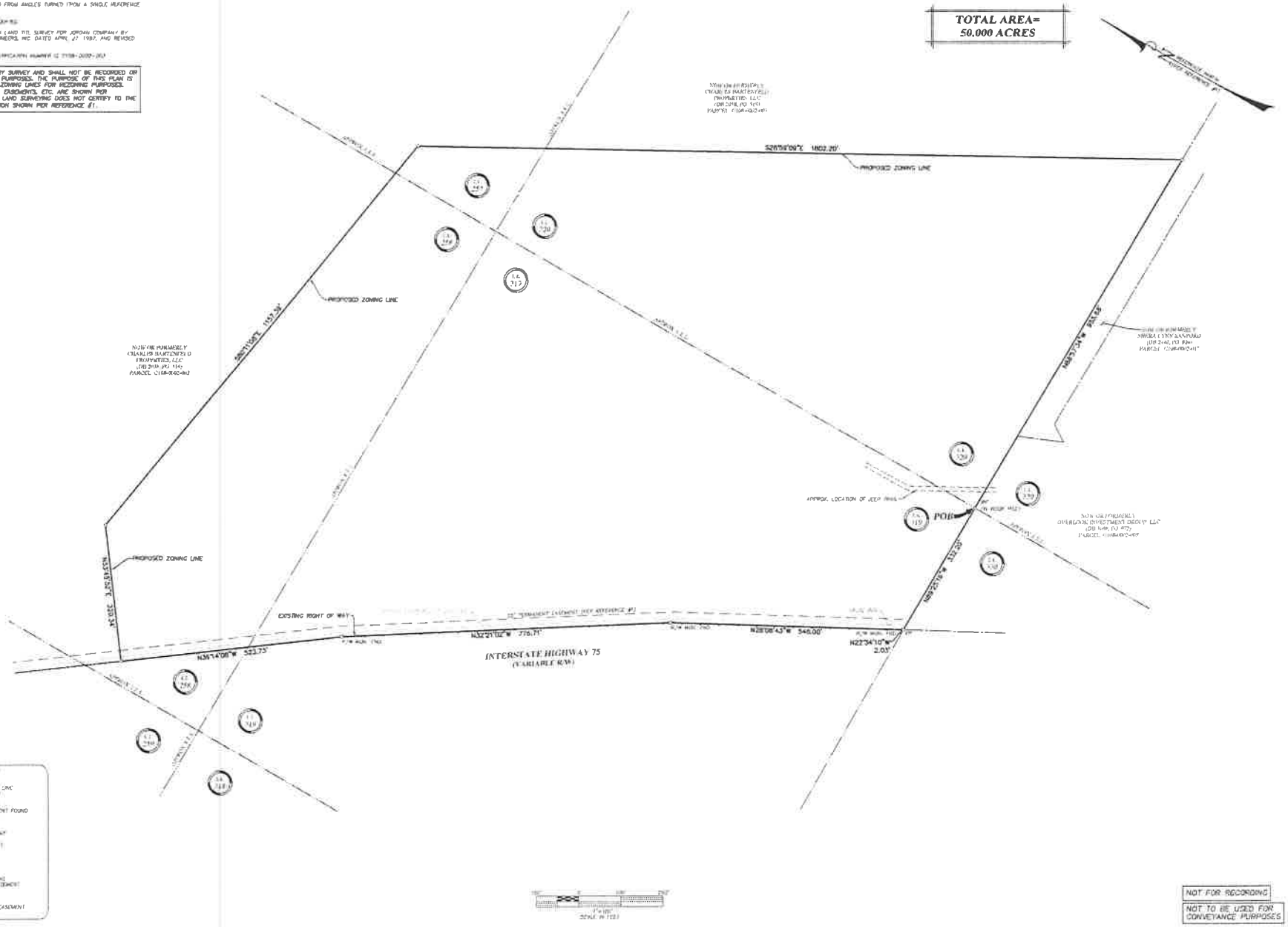
BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE REFERENCE BASELINE.

ALL MATTERS OF TITLE EXCEPTED.

REFERENCE #1: ALTA/ACSM LAND TITLE SURVEY FOR JORDAN COMPANY BY WATTS AND BROWNING ENGINEERS, INC. DATED APRIL 27, 1987, AND REVISED JUNE 16, 2020.

THE CURRENT PARCEL IDENTIFICATION NUMBER IS C108-0002-001

THIS IS NOT A BOUNDARY SURVEY AND SHALL NOT BE RECORDED OR USED FOR CONVEYANCE PURPOSES. THE PURPOSE OF THIS PLAN IS TO REFLECT PROPOSED ZONING LINES FOR REZONING PURPOSES. BOUNDARY INFORMATION, EASEMENTS, ETC. ARE SHOWN PER REFERENCE #1. GUNNIN LAND SURVEYING DOES NOT CERTIFY TO THE ACCURACY OF INFORMATION SHOWN PER REFERENCE #1.



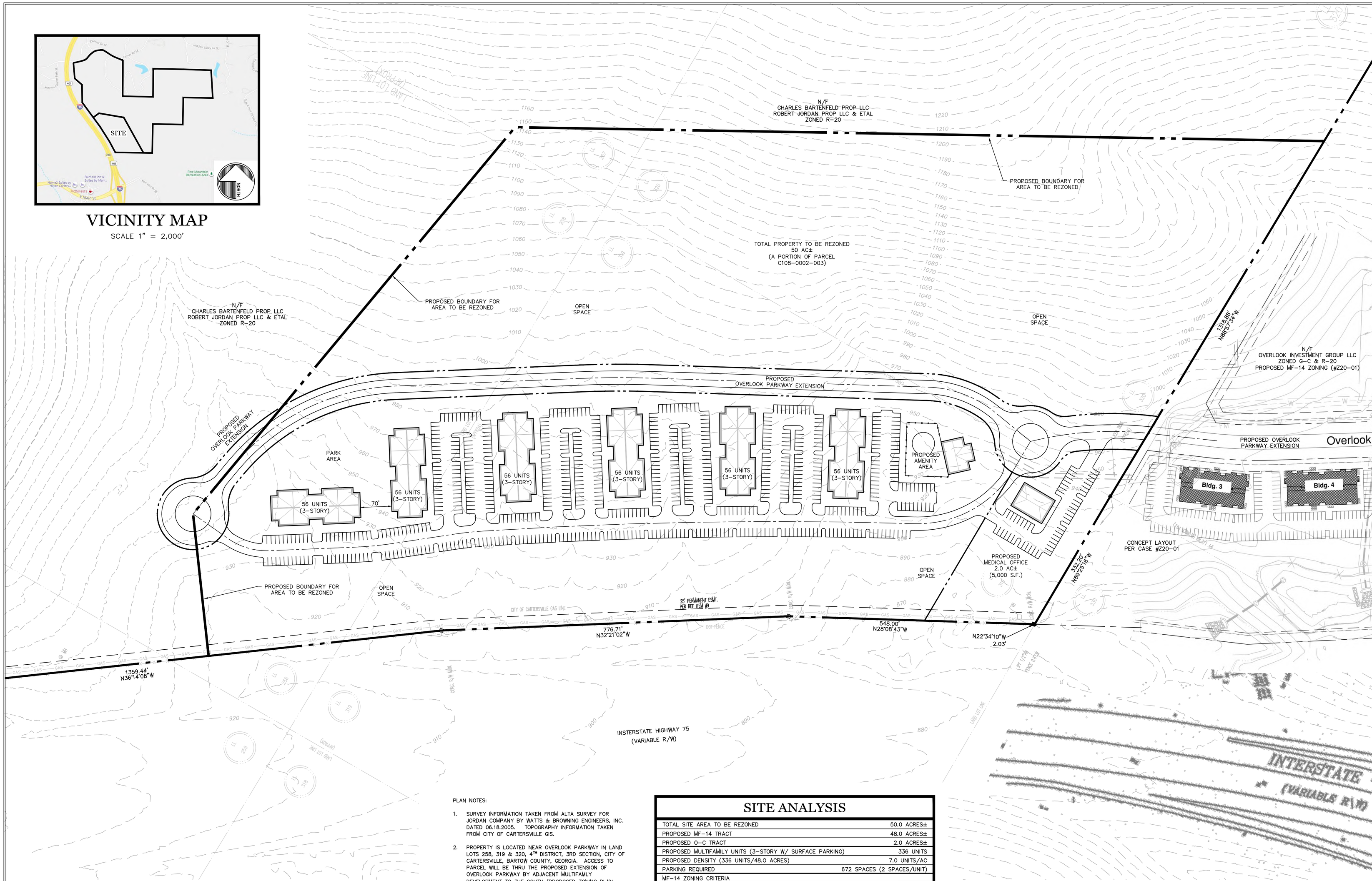
ZONING PLAT FOR
THE JORDAN COMPANY
LOCATED IN LAND LOTS 257, 258, 319, AND 320
4th DISTRICT, 3rd SECTION
CITY OF CARTERSVILLE
BARTOW COUNTY, GEORGIA
SEPTEMBER 14, 2020

GUNNIN LAND SURVEYING

Meeting: November 19, 2020 Item 6.

VICINITY MAP

SCALE 1" = 2,000'



PLAN NOTES:

1. SURVEY INFORMATION TAKEN FROM ALTA SURVEY FOR JORDAN COMPANY BY WATTS & BROWNING ENGINEERS, INC. DATED 06.18.2005. TOPOGRAPHY INFORMATION TAKEN FROM CITY OF CARTERSVILLE GIS.
2. PROPERTY IS LOCATED NEAR OVERLOOK PARKWAY IN LAND LOTS 258, 319 & 320, 4TH DISTRICT, 3RD SECTION, CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA. ACCESS TO PARCEL WILL BE THRU THE PROPOSED EXTENSION OF OVERLOOK PARKWAY BY ADJACENT MULTIFAMLY DEVELOPMENT TO THE SOUTH (PROPOSED ZONING PLAN OVERLAY SHOWN).
3. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER FIRM PANEL 13015C0267H EFFECTIVE DATE 10.05.2018.
4. EXISTING ZONING: O-C & R-20
   PROPOSED ZONING: MF-14 & O-C
5. AREA TO BE REZONED IS A PORTION OF THE OVERALL PARCEL C108-0002-003 (339.23 AC±).
6. WATER & SEWER SERVICE TO BE PROVIDED BY CITY OF CARTERSVILLE WATER DEPARTMENT.

SITE ANALYSIS

TOTAL SITE AREA TO BE REZONED		50.0 ACRES±
PROPOSED MF-14 TRACT		48.0 ACRES±
PROPOSED O-C TRACT		2.0 ACRES±
PROPOSED MULTIFAMILY UNITS (3-STORY W/ SURFACE PARKING)		336 UNITS
PROPOSED DENSITY (336 UNITS/48.0 ACRES)		7.0 UNITS/AC
PARKING REQUIRED		672 SPACES (2 SPACES/UNIT)
MF-14 ZONING CRITERIA		
MAXIMUM DENSITY		14.0 UNITS/AC
MIN. LOT WIDTH		100 FEET
MIN. LOT FRONTAGE		100 FEET
MIN. DWELLING UNIT SIZE	3-BEDROOM UNIT	900 S.F.
	2-BEDROOM UNIT	750 S.F.
	1-BEDROOM UNIT	600 S.F.
MIN. BUILDING SEPARATION	FRONT TO FRONT	50 FEET
	FRONT OR REAR TO SIDE	50 FEET
	SIDE TO SIDE	20 FEET
MIN. OPEN SPACE		20%
MAX. BUILDING HEIGHT		45 FEET (3-1/2 STORY)
PROPOSED SETBACKS	FRONT	10 FEET
	SIDE	10 FEET
	REAR	25 FEET

0 50' 100' 200' 400'

SCALE: 1"=100'

CP&E

CHRISTOPHER PLANNING & ENGINEERING

GEORGIA REGISTERED No. 028669 PROFESSIONAL ENGINEER TALIS J. CHRISTOPHER

8/18/2020

GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 02.17.2021)

12460 CRABAPPLE ROAD, SUITE 202-612
ALPHARETTA, GA 3004
PHONE 770.331.7303

THESE PLANS ARE THE PROPERTY OF CHRISTOPHER PLANNING & ENGINEERING (CP&E). THESE DOCUMENTS MAY NOT BE COPIED, REPRODUCED, USED OR IMPLEMENTED IN ANY WAY, IN PART OR IN WHOLE, WITHOUT THE WRITTEN CONSENT OF CP&E. ALL COMMON LAW RIGHTS OF COPYRIGHT ARE HEREBY SPECIFICALLY RESERVED.

ZONING PLANS

FOR:

OVERLOOK PARKWAY TRACT

LAND LOTS 258, 319 & 320
4TH DISTRICT, 3RD SECTOIN
CITY OF CARTERSVILLE
BARTOW COUNTY, GEORGIA

PIN: C108-0002-003

FOR:

THE JORDAN COMPANY

4200 NORTHSIDE PARKWAY
BUILDING 3, SUITE A
ATLANTA, GEORGIA 30327
PHONE 404.237.2900

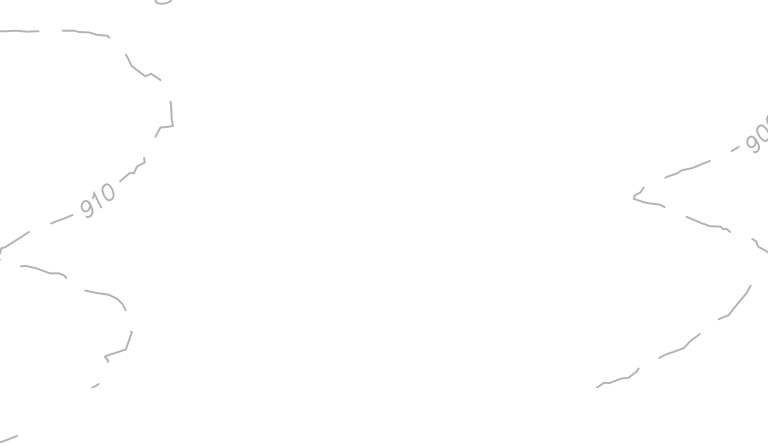
REVISIONS

DATE:
AUGUST 18, 2020

CP&E DRAWING NO:
2020123z1.dwg

ZONING
SITE PLAN

SHEET NO. Z.1



PLAN NOTES:

1. SURVEY INFORMATION TAKEN FROM ALTA SURVE
JORDAN COMPANY BY WATTS & BROWNING ENGI
DATED 06.18.2005. TOPOGRAPHY INFORMATION
FROM CITY OF CARTERSVILLE GIS.

2. PROPERTY IS LOCATED NEAR OVERLOOK PARKWA
LOTS 258, 319 & 320, 4TH DISTRICT, 3RD SECTI
CARTERSVILLE, BARTOW COUNTY, GEORGIA. ACC
PARCEL WILL BE THRU THE PROPOSED EXTENSIO
OVERLOOK PARKWAY BY ADJACENT MULTIFAMLY
DEVELOPMENT TO THE SOUTH (PROPOSED ZONIN
OVERLAY SHOWN).

3. THIS PROPERTY IS NOT LOCATED IN A FLOOD HA
PER FIRM PANEL 13015C0267H EFFECTIVE DATE

4. EXISTING ZONING: O-C & R-20
PROPOSED ZONING: MF-14 & O-C

5. AREA TO BE REZONED IS A PORTION OF THE OV
PARCEL C108-0002-003 (339.23 AC±).

6. WATER & SEWER SERVICE TO BE PROVIDED BY
CARTERSVILLE WATER DEPARTMENT.

David Hardegree

From: Robert Jordan <rjordan@rjordancompany.com>
Sent: Monday, November 2, 2020 11:03 AM
To: David Hardegree
Subject: [External]Z20-04

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION : This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi David – I hope all is well.

As discussed, I've attached some renderings of what our community would generally look and feel like. You will notice some nice features on the color site plan including:

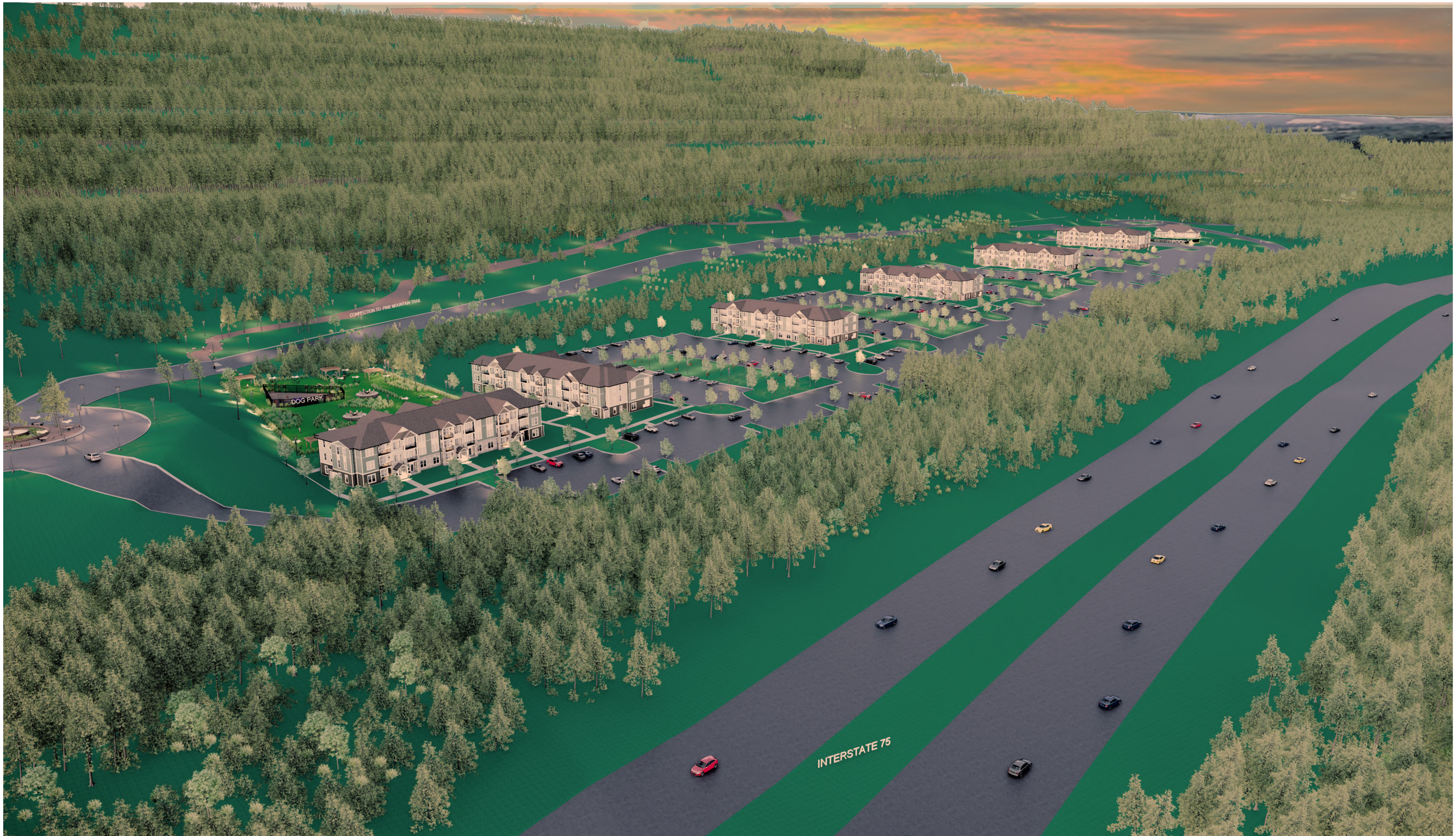
1) Expansive greenspace (50%+) - and these would all be 1 & 2BR Units. No 3's
2) Full clubhouse/pool amenity package in the front (South entrance) as well as a very large park on the northern side with fire pit, dog park, gazebo/meeting areas – things that young professionals like to have
3) Pocket parks throughout the plan between buildings
4) Connectivity/trail from our park through our property all the way to the southern property line so that it could hopefully connect to the Pine Mountain Trail system. I've spoken with the True Hotel developers and they like this idea as well.

I'm using Adobe Acrobat.
You can view "JORDAN - APARTMENT RENDERING 1.pdf" at:
https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:d0cb14a4-85c8-456b-b90b-78f762f592ed

I'm using Adobe Acrobat.
You can view "CARTERSVILLE color rendering.pdf" at:
https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:23eeedc3-efc2-46d7-bdc2-3c9caa2ae9d8

Best,

Rob Jordan
404-441-1618



ROB JORDAN

CARTERSVILLE MULTI-FAMILY DEVELOPMENT

JOB NUMBER: 2K36103 **DATE:** 10/13/2020 **BY:** HH

DRAWING: AERIAL RENDERING

PHILLIPS
ARCHITECTURE ▪ CONSULTANTS
5901 PEACHTREE DUNWOODY RD ▪ SUITE A450 ▪ ATLANTA, GA 30328 ▪ 770.394.1616

THE JORDAN COMPANY

JOB NUMBER: 2K36101 | **DATE:** 2020.07.07 | **BY:** DH / WB

DRAWING: ENTRY RENDERING

PHILLIPS
ARCHITECTURE • CONSULTANTS
5901 PEACHTREE DUNWOODY RD • SUITE A450 • ATLANTA, GA 30328 • 770.394.1616

CITY OF CARTERSVILLE
ZONING NOTICE
CASE NO. Z20-04
APPLICATION HAS BEEN MADE FOR
REZONING OF THIS PROPERTY
FROM R-20/O-C TO MF14/O-C
PLANNING COMMISSION MEETING
AT 5:30 P.M. ON 11-10-20
CITY COUNCIL FIRST READING
AT 7:00 P.M. ON 11-19-20
CITY COUNCIL SECOND READING
AT 9:00 AM ON 12-3-20
HEARINGS TO BE HELD AT CITY HALL
10 NORTH PUBLIC SQUARE.
FOR ADDITIONAL INFORMATION
CONTACT PLANNING AND DEVELOPMENT
DEPT. AT 770-387-5600

9/14/2020 **Apartment Complex Information** **City of Cartersville**

OTC		Apartment Complex	Address	Parcel Number	Zone	Yr Built	Description	# of Studio	# of Lofts	# of 1 BR	# of 2 BR	# of 3 BR	# of 4 BR	# of 5 BR	Total Units	Contact
No		139 Cassville Rd	139 Cassville RD	C013-0002-001	MU	1990	apartments	0	0	0	13	0	0	0	13	letter sent, 9/22/2020
Yes		Alexandria Landing Luxury	370 Old Mill Rd	C022-0001-001	MF 14	1999	apartments	0	0	16	32	28	0	0	76	called 9/21/2020
Yes		Amberwood	1116 N Tenn St	C032-0006-001	MF 14	1985	apartments	0	0	104	9	2	2	0	117	emailed 9/21/2020, letter sent 9/22/2020, letter sent 10/9/20
Yes		Avonlea	950 E Main St	C007-0002-001	MF 14	2001	apartments	0	0	90	102	36	0	0	228	called 9/21/2020, sent letter, emailed 9/22/2020
No		Brettney	124 N Erwin St	C002-0024-005	MU	1975	apartments	0	0	0	13	0	0	0	13	no contact info listed, sent letter
No		Cartersville Gardens	378 Old Mill Rd	C022-0001-002	MF 14	1979	apartments	0	0	59	24	12	5	0	100	770-382-2588, sent letter 9/21/20, letter sent 10/9/20
No		Cascade	1406 Joe Frank Harris Pkwy	C088-0001-004	OC	1969	apartments	0	0	4	4	0	0	0	8	470-702-6326, sent letter 9/21/20, letter sent 10/9/2020
No		Chimney Ln	100 Chimney Ln	C037-0002-011	MF 14	1989	apartments	0	0	0	30	0	0	0	30	called 9/21/2020
Yes		Club Court	72 Massell Dr	C082-0001-002	MF 14	1986	apartments	0	0	70	35	3	0	0	108	called 9/21/2020
No		Collins Pointe	18 Roving Rd	C095-0005-001	MF 14	1987	apartments	0	0	0	66	0	0	0	66	called 9/21/2020
No		Dylan Square/ Bloom	130 N Erwin St	C002-0025-001	MU	1962	apartments	4	0	12	12	4	0	0	32	no contact info listed, letter sent, called Stronekey 9/24/2020
No		Erwin Chase	575 S Erwin St	C019-0006-003	MF 14	1998	apartments	0	0	28	30	0	0	0	58	770-382-2994, letter sent 9/21/2020 - doesn't have the info
NA		Etowah Housing Authority	296 E Felton Rd	C094-0001-010	MF 14	2004	apartments	0	0	10	6	0	0	0	16	emailed Angela Cooley 9/21/2020
NA		Etowah Housing Authority	100 Fairview Cr	C009-0005-097	MU/GC	1970	apartments	0	0	6	20	14	4	4	48	emailed Angela Cooley 9/21/2020
Yes		Etowah Village	366 Old Mill Rd	C022-0001-003	MF 14	1996	apartments	0	0	0	24	72	0	0	96	770-383-1922 - left vm 9/21/2020, sent letter
Yes		Hannah	390 Old Mill Rd	C022-0001-004	MF 14	2000	apartments	0	0	0	44	12	0	0	56	770-334-2580 - left vm 9/21/2020, sent letter
Yes		Havenwood	300 E Felton Rd	C094-0001-005	MF 14	2019	apartments	0	0	14	24	12	0	0	50	770-386-0515 - left vm 9/21/2020, sent letter
No		Heritage Park	127 N Erwin St	C002-0026-007	MU	1973	apartments	0	0	0	15	0	0	0	15	770-336-7685 - vm full, sent letter
No		Hillendale (Senior Living)	150 Old Mill RD	C122-0001-141	MF 14	2003-04	senior quads	0	0	0	140	0	0	0	140	sent letter
No		Ivy Mill	51 Ridge Row Dr	C017-0007-008	MU	1997	apartments	0	0	10	18	0	0	0	28	855-543-8039 - left vm, sent letter
Yes		Magnolia Garden	134 Leake St	C002-0001-009	MF 14	1963	apartments	0	20	32	0	0	0	0	52	called 9/21/2020
No		Morgan Sq Luxury	290 E Felton Rd	C094-0001-008	MF 14	2001	apartments	0	0	0	52	0	0	0	52	called 9/21/2020
No		North Erwin Township	222 N Erwin St	C003-0007-001	MU	2000	apartments	0	0	0	10	0	0	0	10	844-328-4908, sent letter 9/21/20, letter sent 10/9/20
No		Oakdale	412 Cassville Rd	C027-0001-024	R 10	1972	apartments	0	0	0	16	0	0	0	16	no contact info listed, letter sent
No		Oaks	110 Johnson St	C004-0016-016	RD	1973	apartments	0	0	0	16	0	0	0	16	no contact info listed, letter sent, goes straight to vm. Left multiple vm's.
Yes		Parkway North/ Grassdale Suites	1400 Joe Frank Harris Pkwy	C088-0001-003	GC	1981/19	apartments	128	0	0	0	0	0	0	128	called 9/21/2020
No		The Gazebos	21 Redcomb Dr	C011-0002-001	MF 14	2000	apartments	0	0	0	20	0	0	0	20	no contact info listed, letter sent 9/21/2020
Yes		The Glen	200 Governors Ct	C081-0001-004	MF 14	1996/20	apartments	0	0	80	148	24	0	0	252	called 9/21/2020, letter sent
No		Windwood	112 N Erwin St	C002-0024-003	MU	1963	apartments	14	0	10	6				30	no contact info, letter sent 9/21/2020
	In progress	Z20-04 - Rob Jordan Project														

Apartment Complex	Address	Parcel Number	Zone	Yr Built	Description	Studio	Lofts	1 BR	2 BR	3 BR	4 BR	5 BR	Total Units	Notes
139 Cassville Rd	139 Cassville RD	C013-0002-001	MU	1990	apartments	0	0	0	13	0	0	0	13	
Alexandria Landing Luxury	370 Old Mill Rd	C022-0001-001	MF	1999	apartments	0	0	16	32	28	0	0	76	
Amberwood	1116 N Tenn St	C032-0006-001	MF	1985	apartments	0	0	104	9	2	2	0	117	
Avonlea	950 E Main St	C007-0002-001	MF	2001	apartments	0	0	90	102	36	0	0	228	
Brettney	124 N Erwin St	C002-0024-005	MU	1975	apartments	0	0	0	13	0	0	0	13	
Cartersville Gardens	378 Old Mill Rd	C022-0001-002	MF	1979	apartments	0	0	59	24	12	5	0	100	
Cascade	1406 Joe Frank Harris Pkwy	C088-0001-004	OC	1969	apartments	0	0	4	4	0	0	0	8	
Chimney Ln	100 Chimney Ln	C037-0002-011	MF	1989	apartments	0	0	0	30	0	0	0	30	
Club Court	72 Massell Dr	C082-0001-002	MF	1986	apartments	0	0	70	35	3	0	0	108	
Collins Pointe	18 Roving Rd	C095-0005-001	MF	1987	apartments	0	0	0	66	0	0	0	66	
Dylan Square/ Bloom	130 N Erwin St	C002-0025-001	MU	1962	apartments	4	0	12	12	4	0	0	32	
Erwin Chase	575 S Erwin St	C019-0006-003	MF	1998	apartments	0	0	28	30	0	0	0	58	
Etowah Housing Authority	296 E Felton Rd	C094-0001-010	MF 14	2004	apartments	0	0	10	6	0	0	0	16	Etowah Housing Authority
Etowah Housing Authority	100 Fairview Cr	C009-0005-097	MU/ GC	1970	apartments	0	0	6	20	14	4	4	48	Etowah Housing Authority
Etowah Village	366 Old Mill Rd	C022-0001-003	MF 14	1996	apartments	0	0	0	24	72	0	0	96	
Hannah	390 Old Mill Rd	C022-0001-004	MF 14	2000	apartments	0	0	0	44	12	0	0	56	
Havenwood	300 E Felton Rd	C094-0001-005	MF 14	2019	apartments	0	0	14	24	12	0	0	50	
Heritage Park	127 N Erwin St	C002-0026-007	MU	1973	apartments	0	0	0	15	0	0	0	15	
Ivy Mill	51 Ridge Row Dr	C017-0007-008	MU	1997	apartments	0	0	10	18	0	0	0	28	
Magnolia Garden	134 Leake St	C002-0001-009	MF 14	1963	apartments	0	20	32	0	0	0	0	52	
Morgan Sq Luxury	290 E Felton Rd	C094-0001-008	MF 14	2001	apartments	0	0	0	52	0	0	0	52	
North Erwin Township	222 N Erwin St	C003-0007-001	MU	2000	apartments	0	0	0	10	0	0	0	10	
Oakdale	*412 Cassville Rd*	*C027-0001-024*	*R 10*	*1972*	*apartments*	*0*	*0*	*0*	*16*	*0*	*0*	*0*	*16*	*No contact made. Assuming 2 bedroom units.*
Oaks	110 Johnson St	C004-0016-016	RD	1973	apartments	0	0	8	8	0	0	0	16	
Parkway North/ Grassdale Suites	1400 Joe Frank Harris Pkwy	C088-0001-003	GC	1981/1988	apartments	128	0	0	0	0	0	0	128	
The Gazebos	21 Redcomb Dr	C011-0002-001	MF 14	2000	apartments	0	0	0	20	0	0	0	20	
The Glen	200 Governors Ct	C081-0001-004	MF 14	1996/2019	apartments	0	0	80	148	24	0	0	252	
Windwood	112 N Erwin St	C002-0024-003	MU	1963	apartments	14	0	10	6	0	0	0	30	
TOTALS				**1986.6**		**146**	**20**	**553**	**781**	**219**	**11**	**4**	**1734**	

Senior Living

Hillendale (Senior Living)	150 Old Mill RD	C122-0001-141	MF 14	2003-04	senior quads	0	0	0	140	0	0	0	140	

In progress	Z20-04 - Rob Jordan Project

Existing Multi-family Developments

Apartment Complex	Address	Parcel Number	Zoning	Yr Built	Description	Bedroom Units: Studio	Lofts	1 BR	2 BR	3 BR	4 BR	5 BR	Total Units	Notes
Alexandria Landing Luxury	370 Old Mill Rd	C022-0001-001	MF 14	1999	apartments	0	0	16	32	28	0	0	76	
Amberwood	1116 N Tenn St	C032-0006-001	MF 14	1985	apartments	0	0	104	9	2	2	0	117	
Avonlea	950 E Main St	C007-0002-001	MF 14	2001	apartments	0	0	90	102	36	0	0	228	
Brettney	124 N Erwin St	C002-0024-005	MU	1975	apartments	0	0	0	13	0	0	0	13	
Cartersville Gardens	378 Old Mill Rd	C022-0001-002	MF 14	1979	apartments	0	0	59	24	12	5	0	100	
Cascade	1406 Joe Frank Harris Pkwy	C088-0001-004	OC	1969	apartments	0	0	4	4	0	0	0	8	
Chimney Ln	100 Chimney Ln	C037-0002-011	MF 14	1989	apartments	0	0	0	30	0	0	0	30	
Club Court	72 Massell Dr	C082-0001-002	MF 14	1986	apartments	0	0	70	35	3	0	0	108	
Collins Pointe	18 Roving Rd	C095-0005-001	MF 14	1987	apartments	0	0	0	66	0	0	0	66	
Dylan Square/ Bloom	130 N Erwin St	C002-0025-001	MU	1962	apartments	4	0	12	12	4	0	0	32	
Erwin Chase	575 S Erwin St	C019-0006-003	MF 14	1998	apartments	0	0	28	30	0	0	0	58	
Etowah Area Housing Authority	296 E Felton Rd	C094-0001-010	MF 14	2004	apartments	0	0	10	6	0	0	0	16	
Etowah Area Housing Authority	100 Fairview Cr	C009-0005-097	MU/GC	1970	apartments	0	0	6	20	14	4	4	48	
Etowah Village	366 Old Mill Rd	C022-0001-003	MF 14	1996	apartments	0	0	0	24	72	0	0	96	
Hannah	390 Old Mill Rd	C022-0001-004	MF 14	2000	apartments	0	0	0	44	12	0	0	56	
Havenwood	300 E Felton Rd	C094-0001-005	MF 14	2019	apartments	0	0	14	24	12	0	0	50	
Heritage Park	127 N Erwin St	C002-0026-007	MU	1973	apartments	0	0	0	15	0	0	0	15	
Ivy Mill	51 Ridge Row Dr	C017-0007-008	MU	1997	apartments	0	0	10	18	0	0	0	28	
Magnolia Garden	134 Leake St	C002-0001-009	MF 14	1963	apartments	0	20	32	0	0	0	0	52	
Morgan Sq Luxury	290 E Felton Rd	C094-0001-008	MF 14	2001	apartments	0	0	0	52	0	0	0	52	
North Erwin Township	222 N Erwin St	C003-0007-001	MU	2000	apartments	0	0	0	10	0	0	0	10	
Oakdale	*412 Cassville Rd*	*C027-0001-024*	*R 10*	*1972*	*apartments*	*0*	*0*	*0*	*16*	*0*	*0*	*0*	*16*	*No contact made. Assuming 2 bedroom units.*
Oaks	110 Johnson St	C004-0016-016	RD	1973	apartments	0	0	8	8	0	0	0	16	
Oakwood Apartments	139 Cassville RD	C013-0002-001	MU	1990	apartments	0	0	0	13	0	0	0	13	
Parkway North/ Grassdale Suites	1400 Joe Frank Harris Pkwy	C088-0001-003	GC	1981/ 1988	apartments	128	0	0	0	0	0	0	128	
The Gazebos	21 Redcomb Dr	C011-0002-001	MF 14	2000	apartments	0	0	0	20	0	0	0	20	
The Glen	200 Governors Ct	C081-0001-004	MF 14	1996/ 2019	apartments	0	0	80	148	24	0	0	252	
Windwood	112 N Erwin St	C002-0024-003	MU	1963	apartments	14	0	10	6	0	0	0	30	
					UNIT TOTALS	**146**	**20**	**553**	**781**	**219**	**11**	**4**	**1734**	
		Avg Year Built		**1987**										

*** This list does not include all apartment developments associated with the Etowah Area Housing Authority. The Housing Authority data will be added on a future update.**

Senior Living

Hillendale (Senior Living)	150 Old Mill RD	C122-0001-141	MF 14	2003-04	Quadplexes/ Condominiums	0	0	0	140	0	0	0	140	

Proposed Multi-Family Developments

Name	Address/ Parcel No.	Total Approved or Proposed Units	Bedroom Units				Project status
			Loft	1 BR	2 BR	3 BR	
Overlook at E. Main St	26 Overlook Pkwy/ C108-0002-008	210		107	103		Zoning Approved 7/2/2020. Site plan submittal pending.
E. Main St Apartments @New Kroger	175 E. Main St/ C007-0001-015	200	20	68	76	36	Rezoning in process, Z20-03;AZ20-04
Continental Properties- Authentix	C101-0001-001 (SE Corner of Hwy 411 @ Hwy 20)	240	24	96	96	24	Rezoning Required. Application pending.
Robert Jordan Properties, LLC	C108-0002-003	336		168	168		Zoning Pending, Z20-04
Totals		**986**	**44**	**439**	**443**	**60**	

Multi-Family Residential(MF)

	Total Approved or Proposed Units	Bedroom Units						Notes
		Studio/ Loft	1 BR	2 BR	3 BR	4 BR	5 BR	
Existing Apartment Units	1734	166	553	781	219	11	4	
Proposed Apartment Units	986	44	332	340	60	---	---	Zoning approved or pending. No site plans submitted.
Totals	**2720**	210	885	1121	279	11	4	

Single Family Residential (SF)

SF Housing Units Remaining to be Built. - (Approved developments)	1795							
SF Developments- Proposed	0							
Totals	**1795**							

Single Family Residential Developments

Name	Location	Total Approved Platted Lots (Common Amenity + Private)	Total Approved Lots for Residential Construction (Private)	Total CO's Issued to Date	Active Building Permits	Remaining Lots Available for Building Permits	Status
Autumn Canyon Subdivision	Center Rd	82	79	79	0	**0**	Complete
Carter Grove Plantation (Phase 1) TOTAL	Carter Grove Blvd	/	428	178	12	**238**	---
Section A		/	66	34	0	32	Active
Section B		/	29	16	2	11	Active
Section C		/	27	14	0	13	Active
Section D		/	46	7	2	37	Active
Section E		/	76	41	3	32	Active
Section F		/	19	0	0	19	Not Started
Section G		/	12	0	0	12	Not Started
Section H		/	54	2	4	48	Active
Section I		/	21	10	0	11	Active
Section J		/	78	54	1	23	Active
Cook Street Commons	Cook St.	7	7	6	0	**1**	Inactive/ Complete
Estates at Ponders Mountain TOTAL	Center Rd	315	325	76	0	**242**	---
Phase 1		/	84	83	0	1	Complete
Phase 2		/	241	0	0	241	Inactive/ Pending site plan submittal
Everton Estates (form.Etowah Preserve)(Condominium Townhomes)	Center Rd	1	182	0	0	**182**	Zoning Approved. Site Plans Approved
Felton Walk (Condominium Townhomes)	1136 N. Tennessee St	35	34	0	0	**37**	Site Plans Approved
Grove Park Subdivision	Douthit Ferry Rd @ Pine Grove Rd.	103	103	103	0	**0**	Complete
Hillshire Park Subdivision	Old Mill Rd.	13	12	10	1	**1**	Inactive/ Complete
Jackson Farm	496 Mission Rd	197	191	0	0	**191**	Site Plans Approved. Under Construction
Johnson Cove	Johnson St.	11	11	11	0	**0**	Complete
Lenox Park Townhomes	Lenox Park Ave.	64	61	58	0	**3**	Active
Mission Estates Subdivision (Final Phase)	Mission Rd.	80	80	62	3	**15**	Active
Parkside at Carter Grove	Belmont Dr./C107-0001-042	331	330	0	0	**330**	Zoning Approved. Prelim. Plat under review. Site plan submittal pending
Reserve at Pettit Creek Subdivision	Mission Rd.	199	164	164	0	**0**	Complete
River Shoals Subdivision	Old Alabama Rd.	70	66	50	5	**11**	Active
The Waterford	Glen Cove Rd.	443	440	421	2	**17**	Active
Victoria Village	Old Mill Rd.	96	96	46	10	**40**	Active
Wingfoot Park Subdivision TOTAL	*Sugar Valley Rd*	262	272	257	5	**10**	---
Phase 1		199	99	99	0	0	Complete
Phase 2A		(include w/ 199)	27	27	0	0	Complete
Phase 2B		(include w/ 199)	72	57	5	10	Active
Phase 3		63	62	62	0	0	Complete
Phase 4		(include w/ 199)	12	12	0	0	Complete
Total SF residential (new construction)			**3744**	**1883**	**62**	**1795**	

** All Active Projects to be field verified for completed houses before 11/30/2020.*

*** This not a complete tally of all subdivisions or individual lots in the City Limits. It includes subdivisions approved since the mid-2000s.*

Inactive Projects

Avonlea Apartments (Phase 2)	Tax Parcel: C007-0001-007; C007-0002-002 to -004 (E. Main St.)	350
Opal Street & Pearl Street	C009-0002-011;C009-0002-016	122
Savoy- Main St Mixed Use Development	Tax Parcel: C101-0001-001 (SE corner, Hwy 411 @ Hwy 20)	208
N Tennessee St. Apartments (Senior Living)	640 N. Tennessee St./ C010-0008-008	70
Totals		**750**

* The

---	---	---	---	Inactive. Zoning Approved 3-1-18
---	---	---	---	Inactive
---	---	---	---	Inactive. Special Use Permit approved 10/3/19. Likely to be replaced by Continental Properties-Authentix.
---	---	---	---	Inactive. Zoning Approved 5-18-17

CITY COUNCIL ITEM SUMMARY

MEETING DATE:	November 19, 2020
SUBCATEGORY:	Ordinance
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	Swimming Pool Fence Requirement
DEPARTMENT SUMMARY RECOMMENDATION:	The proposed amendment would require pool owners with a lockable cover to also install a fence around the pool area. In the 2018 or prior edition of the International Swimming Pool and Spa Code, the requirement for fencing is waived if the pool has a lockable safety cover. As you may recall, staff brought this to your attention back in July when we sought a resolution to authorize the submittal of the proposed change to the DCA for review and comment. DCA has reviewed, and in a lengthy reply, has no comment. Staff recommends that Council approve this ordinance amendment.
LEGAL:	N/A

RESOLUTION NO: 11-20

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF CARTERSVILLE, IN THE STATE OF GEORGIA, AUTHORIZING THE SENDING OF THE ATTACHED ORDINANCE TO THE DEPARTMENT OF COMMUNITY AFFAIRS FOR REVIEW AND COMMENTS

WHEREAS, the City of Cartersville, through the Planning and Development Director and Building Official, are requesting changes to the requirements of the 2018 Edition of the International Swimming Pool and Spa Code, through the adoption of an Ordinance, a copy of which is attached hereto as Exhibit A;" and

WHEREAS, the Ordinance attached hereto as Exhibit "A" is required to be sent to the Department of Community Affairs for review and comment, before the Mayor and Council can consider said Ordinance making changes to the requirements of the 2018 Edition of the International Swimming Pool and Spa Code.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CARTERSVILLE, IN THE STATE OF GEORGIA, AS FOLLOWS:

that the Ordinance attached hereto as Exhibit "A" be forwarded to the Department of Community Affairs as required for their review and comment.

BE IT AND IT IS HEREBY RESOLVED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CARTERSVILLE, this 2 day of July, 2020.

ATTEST:

/s/ Samantha Fincher
~~Meredith Ulmer, City Clerk~~ Samantha Fincher, Deputy City Clerk
City of Cartersville, Georgia

/s/
Matthew J. Santini, Mayor
City of Cartersville, Georgia

CITY OF CARTERSVILLE CORPORATE SEAL 1850 GEORGIA INCORPORATED

Brian Kemp
Governor

Georgia® Department of Community Affairs

Christopher Nunn
Commissioner

October 8, 2020

Randy Mannino
Director, Planning & Development
City of Cartersville

Dear Mr. Mannino,

This letter acknowledges receipt of City of Doraville's letters dated September 4, 4040 with proposed local amendments to the Georgia State Minimum Standard Codes, particularly the International Swimming Pool and Spa Code, 2018 Edition. You have requested the Department of Community Affairs (DCA) review the proposed amendment(s) and comment in accordance with the Official Code of Georgia Annotated (O.C.G.A.), Title 8, Chapter 2, Article 1, and Part 2.

The Uniform Codes Act, O.C.G.A. § 8-2-25 (c) (1), requires such amendment(s) to be not less stringent than the State Minimum Standard Codes for Construction and they be based on local climatic, geologic, topographic or public safety factors. The Act also requires the local government to demonstrate a local need by submitting in writing the legislative findings of the governing body and such other documentation it deems necessary/helpful in justifying the proposed amendment(s).

Legislative findings should take the form of analysis or special studies, conducted by the local government, which would support the need for a particular local code amendment. If such detailed material is not available, documentation of legislative findings must, at a minimum, consist of a resolution adopted by the governing authority which indicates: (a) the governing authority has reviewed the proposed local code amendment(s) being submitted to the Department; (b) the governing authority has found each of the proposed amendment(s) to be not less stringent than the State Minimum Standard Codes; (c) the reason(s) the local government feels each amendment is needed and which of the aforementioned localized factors (i.e., climate, geology, topography or public safety) is causing the need for the local amendment; and (d) the local government is requesting the Department to review the proposed local amendment(s) in accordance with the Act.

Accordingly, the Department may respond to your proposed amendment(s) in one of three ways: 1) the Department recommends adoption of the amendment; 2) the Department does not recommend adoption of the amendment; or 3) the Department has no comment. Whenever the Department has made no comment, there was either no evidence of legislative findings and/or other supporting documentation justifying the requirement provided for the Department to make a decision regarding the amendment or the requirement was an administrative procedure or the requirement was not code related.

City of Cartersville
Page 2
October 8, 2020

Therefore, we have reviewed your amendment(s) and we offer the following recommendations and comments for consideration by your local governing body.

1) Section 305.1 General; International Swimming Pool and Spa Code
   Regarding deletion and substitution of paragraph, the Department has no comment.

Per O.C.G.A. 8-2-25 (c) (4), Georgia law requires no local amendment to the State Minimum Standard Codes shall become effective until the local governing body has caused a copy of the adopted amendment to be filed with this Department. Accordingly, we request you submit a copy of your final adopting ordinance for our records.

If you have questions regarding this matter, please contact me at (404) 679-3118 or by email at ted.miltiades@dca.ga.gov.

Ted Miltiades

Sincerely,
Ted Miltiades, Director
Office of Construction Codes

Ordinance no._____

WHEREAS, in the 2018 Edition of the International Swimming Pool and Spa Code, the requirement for fencing is waived, if they have a lockable safety cover; and

WHEREAS, the Planning and Development Director and Building Official of the City of Cartersville request that the Mayor and City Council modify the requirement of the 2018 Edition of the International Swimming Pool and Spa Code, to require fencing due to the fact that individuals may not always close the pool covers when they are not present, and the fact that swimming pools are an attraction nuisance to children, which unfortunately, if not supervised, can lead to drowning; and

WHEREAS, it is requested that this Ordinance be sent to the Department of Community Affairs for their review, prior to the consideration of the Mayor and City Council; and

WHEREAS, this Ordinance was sent to the Department of Community Affairs on the 4th day of September 2020, and comments were received back on the 8th day of October, 2020, and the Department of Community Affairs had no comment to the adoption thereof.

Now be it and it is hereby ORDAINED by the Mayor and City Council of the City of Cartersville, that the CITY OF CARTERSVILLE CODE OF ORDINANCES. CHAPTER 6. Buildings and Building Regulations. Article VIII. Swimming Pools. Section 6-161. Adopted, and Section 6-162. Same-Insertions, deletions and changes is hereby amended by deleting said Section 6-161 and Section 6-162 in its entirety and replacing it with the following:

1.

Sec. 6-161. - Standard Swimming Pool Code—Adopted.

The International Swimming Pool and Spa Code 2018 Edition, to adopt and enforce the latest edition, as adopted and amended by the Georgia Department of Community Affairs.

Sec. 6-162. - Same—Insertions, deletions and changes.

(a) In the International Swimming Pool and Spa Code, 2018 Edition, the words "building department" shall mean the planning and development department.

(b) That SECTION 305. BARRIER REQUIREMENTS. Section 305.1 of the International Swimming Pool and Spa Code, 2018 Edition is hereby amended by deleting the exception for swimming pools, the amended Section 305.1 shall be as follows:

305.1 General. The provisions of this section shall apply to the design of barriers for restricting entry into areas having pools and spas. Where spas or hot tubs are equipped with a lockable safety cover complying with ASTM F1346, the areas where those spas or hot tubs are located shall not be required to comply with Sections 305.2 through 305.7.

2.

It is the intention of the city council and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Ordinances, City of Cartersville, Georgia, and the sections of this ordinance may be renumbered to accomplish such intention.

BE IT AND IT IS HEREBY ORDAINED

FIRST READING: _____
SECOND READING: _____

_____
MATTHEW J. SANTINI, MAYOR

ATTEST: _____
JULIA DRAKE, CITY CLERK

CITY COUNCIL ITEM SUMMARY

MEETING DATE:	November 19, 2020
SUBCATEGORY:	Public Hearing & Resolution
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	Approval of Capital Improvements Element (CIE) and Community Work Program (CWP) Annual Update and Corresponding Transmittal Resolution
DEPARTMENT SUMMARY RECOMMENDATION:	As you are aware, Cartersville adopted Impact Fees in the last quarter of 2006. Said fees became effective starting in January of 2007. In accordance with the Development Impact Fee Regulations as outlined by the State, we are required to file an annual update to the Capital Improvements Element (CIE) of the Comprehensive Plan and Community Work Program (CWP). The update gives the impact fee receipts and expenditures (none) for fiscal year 2020 (July 1, 2019 through June 30, 2020), as well as updates the CWP. We are required to hold a public hearing regarding the update and forward it with a transmittal resolution to the Northwest Georgia Regional Commission (RC) and the Department of Community Affairs (DCA). After review from the RC and DCA, the document then needs to be adopted by the Council, and a copy sent to the RC (just like the Comp Plan process). At this time, the document is in “Draft” form and the final version will be distributed for review and comment prior to adoption.
LEGAL:	N/A

Resolution No. _____

TRANSMITTAL RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF CARTERSVILLE, GEORGIA.

Capital Improvements Element and Community Work Program

WHEREAS, The City of Cartersville adopted a Capital Improvements Element as an amendment to the *Cartersville Comprehensive Plan*; and

WHEREAS, The City of Cartersville has prepared an Annual Update to the adopted Capital Improvements Element; and

WHEREAS, the Capital Improvements Element Annual Update was prepared in accordance with the "Development Impact Fee Compliance Requirements" and the "Minimum Planning Standards and Procedures for Local Comprehensive Planning" adopted by the Board of Community Affairs pursuant to the Georgia Planning Act of 1989, and a duly advertised Public Hearing was held on November 19, 2020, at 7:00 P.M. in the City Council meeting room at Cartersville City Hall;

BE IT THEREFORE RESOLVED, that the City Council of the City of Cartersville does hereby submit the draft Capital Improvements Element Annual Update to the Northwest Georgia Regional Commission for Regional and State review, as per the requirements of the Development Impact Fee Compliance Requirements.

ADOPTED this the 19th day of November 2020.

_____

Matthew J. Santini
Mayor, City of Cartersville, Georgia

ATTEST:

_____

Julia Drake
City Clerk

DRAFT
Capital Improvements Element
2020 Annual Update:

Financial Report &
Community Work Program

City of Cartersville, GA
AS ADOPTED 00/00/2021

This Capital Improvements Element Annual Update has been prepared based on the rules and regulations pertaining to impact fees in Georgia, as specified by the Development Impact Fee Act (DIFA) and the Department of Community Affairs (DCA) documents Development Impact Fee Compliance Requirements and Standards and Procedures for Local Comprehensive Planning. These three documents dictate the essential elements of an Annual Update, specifically the inclusion of a financial report and a schedule of improvements.

According to the Compliance Requirements, the Annual Update:

> "must include: 1) the Annual Report on impact fees required under O.C.G.A. 36-71-8; and 2) a new fifth year schedule of improvements, and any changes to or revisions of previously listed CIE projects, including alterations in project costs, proposed changes in funding sources, construction schedules, or project scope." (Chapter 110-12-2-.03(2)(c))

This Annual Update itself is based on the Cartersville Capital Improvements Element, as adopted by the City in October, 2006.

Financial Report

The Financial Report included in this document is based on the requirements of DIFA, specifically:

> "As part of its annual audit process, a municipality or county shall prepare an annual report describing the amount of any development impact fees collected, encumbered, and used during the preceding year by category of public facility and service area." (O.C.G.A. 36-71-8(d)(1))

The City's fiscal year runs from July 1 to June 30.

Schedule of Improvements

In addition to the financial report, the City has prepared a five-year schedule of improvements—a short term work program (STWP)—as specified in the Compliance Requirements (Chapter 110-12-2-.03(2)(c)), which states that local governments that have a CIE must "update their entire Short Term Work Programs annually.")[1]

According to DCA's requirements,[2] the STWP must include:

- A brief description of the activity;
- Timeframe for undertaking the activity;
- Responsible party for implementing the activity;
- Estimated cost (if any) of implementing the activity; and,
- Funding source(s), if applicable.

All of this information appears in the Short Term Work Program portion of this document, beginning on page 7.

[1] Note that the Compliance Requirements specify that the short term work program is to meet the requirements of Chapter 110-12-1-.04(7)(a), which is a reference to the STWP requirements in a previous version of the Standards and Procedures for Local Comprehensive Planning. The correct current description of a STWP is found at Chapter 110-12-1-.05(2)(c)(i).

[2] Chapter 110-12-1-.05(2)(c)(i).

IMPACT FEES FINANCIAL REPORT – CITY OF CARTERSVILLE, GA
Fiscal Year 2020

Cartersville, GA	Annual Impact Fee Financial Report - Fiscal Year 2020

Public Facility	Libraries	Fire Protection	Police	Parks & Recreation	Roads	Admin-istration	CIE Prep (recoupment)	TOTAL
Impact Fee Fund Balance June 30, 2019	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Impact Fees Collected (July 1, 2019 through June 30, 2020)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal: Fee Accounts	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	$0.00
Interest Income July 1, 2019 through June 30, 2020	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
(Impact Fee Refunds)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
(Expenditures)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Impact Fee Fund Balance June 30, 2020	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Impact Fees Encumbered	$0.00	$0.00	$0.00	$0.00	$0.00			$0.00

2020-2024 Community WORK PROGRAM
CITY OF CARTERSVILLE, GA

Project Description	2021	2022	2023	2024	2025	Estimated Cost	Anticipated Funding Source(s)	Responsible Party or Parties
Economic Development								
Continue to participate in the BCJDA and BC2JDA, equally with the County, and implement applicable components of the Economic Development Strategy, including: 1. Retain / Expand Existing Industries & Attract New Ones 2. Improve Tax Digest per FTE 3. Develop Industrial Property 4. Implement the Comprehensive Financing & Administrative Plan 5. Support Workforce & Community Development	X	X	X	X	X	n/a	General Fund	Bartow-Cartersville Joint Development Authority (BCJDA), Bartow-Cartersville Second Joint Development Authority (BC2JDA) City Council, Commissioner,
Support collaboration among secondary and post-secondary education partners with each other and with employers, in regard to specialized job training programs and venues.	X	X	X	X	X	n/a	General Fund	BCJDA, Chamber

Project Description	2021	2022	2023	2024	2025	Estimated Cost	Anticipated Funding Source(s)	Responsible Party or Parties
Continue to work with the Downtown Development Authority in the redevelopment of properties and attraction of businesses in the downtown. Retail recruitment through Cartersville Electric contracted recruitment services	X	X	X	X	X	n/a	DDA Budget, General Fund	Downtown Development Authority, City Council, Cartersville Electric, BCJDA
Market downtown as a destination specialty shops, restaurants and museums to draw people downtown	X	X	X	X	X	variable	DDA Budget, General Fund	Downtown Development Authority, City Council, Cartersville Bartow CVB

Natural and Historic Resources

Update Historic Preservation Design Standards	X					$6,000	General Fund	City Council, Planning
Update Historic Resource Survey	X	X				TBD	General Fund, Grant	City Council, Planning
Continue to monitor the status of inventoried historic structures and properties located outside of the protected historic districts	X	X	X	X	X	n/a	General Fund	City Council, Planning,
Continue to support the restoration of original historic facades and buildings. Review and consider all available funding resources for historic preservation.	X	X	X	X	X	n/a	Grants, Private development	City Council, Planning

Community Facilities

Project Description	2021	2022	2023	2024	2025	Estimated Cost	Anticipated Funding Source(s)	Responsible Party or Parties
Develop a 5-Year Capital Improvements Plan, which includes a schedule and budget for new facilities, maintenance and operation expenses, and a replacement plan for aging infrastructure within the City, based on adopted population and employment forecasts, and Levels of Service	X	X	X	X	X	n/a	General Fund	City Council
Automated Airport Weather System		X	X			$220,000	Federal & State Grants	CMO

Public Works

Develop a long-range comprehensive transportation plan	X	X				Per MPO allotment	MPO	MPO Policy and Technical committees
City-wide road projects - milling and resurfacing	X	X	X	X	X	$76000 match for LMIG	SPLOST	Public Works
Douthit Ferry Rd. improvements – road widening from SR 61/113 to Old Alabama Rd. (4 lane with median)(Right-of-way acquisition and utility relocation)			X			$11,300,000	2020 SPLOST	Public Works
Equipment replacement	X	X	X	X	X	Variable	General Fund	Public Works

Stormwater Division

Project Description	2021	2022	2023	2024	2025	Estimated Cost	Anticipated Funding Source(s)	Responsible Party or Parties
MS4 Compliance	X	X	X	X	X	$50,000/yr	General Fund, Stormwater Revenue	Stormwater Division
Railroad Ditch Improvements	X	X	X	X	X	$100,000	General Fund, Stormwater Revenue	Stormwater Division
Terrell Heights Drainage	X					$150,000	Stormwater Revenue	Stormwater Division
Erwin-Leake Street Detention/Flood control		X	X			$250,000	Stormwater Revenue	Stormwater Division
Downtown Flood Study				X		$50,000	Stormwater Revenue	Stormwater Division

Fire Department

Analyze current services and locational aspects of police, fire, libraries and medical services to determine appropriate densities in appropriate locations.	X	X	X	X	X	n/a	General Fund	City Council, Fire and Police Departments
Replace Tower Truck		X				$1,250,000	2020 SPLOST	Fire Department

Police Department

Project Description	2021	2022	2023	2024	2025	Estimated Cost	Anticipated Funding Source(s)	Responsible Party or Parties
Relocation of firing range/training center to City's Wade Rd property				X		$2,500,000	SPLOST	Police Department
Replace police patrol units – on going	X	X	X	X	X	$280,000/yr	Federal asset forfeiture funds	Police Department
Continue Crime Mapping-on going relative to the potential new RMS system	X	X	X	X	X	$29,000/yr	General Fund	Police Department
Replace ALL Protective vests - ongoing	X	X	X	X		$10,000/yr	General Fund	Police Department

Library

Collection Materials	X	X	X	X	X	$552,438	General Fund	Library

Parks & Recreation

Purchase/Develop Northside park land & development			X	X	X	$2,825,000	2020-SPLOST	Parks and Recreation
Master Plan for Sam Smith Park			X			$400,000	General Fund	Parks and Recreation
Goodyear Clubhouse Renovation	X	X				$300,000	General Fund	Parks and Recreation
Restrooms/Pavilion @ Pine Mt. Recreation Area – West Trailhead		X				$150,000	General Fund/Grant	Parks and Recreation

Project Description	2021	2022	2023	2024	2025	Estimated Cost	Anticipated Funding Source(s)	Responsible Party or Parties
Restroom/Pavilion @ Leake Mounds Trailhead			X			$150,000	General Fund/Grant	Parks and Recreation
Dellinger Park Trail Renovation	X					$100,000	Park Bond	Parks and Recreation
Dellinger Park Perimeter Fence Replacement				X	X	$100,000	General Fund	Parks and Recreation
New Parks Maintenance Building	X					$350,000	General Fund/Park Bond	Parks and Recreation
Implement the Parks and Recreation Master Plan	X	X	X	X	X	n/a (implementation is cumulative from stated projects in STWP list)	General Fund, GDOT Grant, Park Bond	Parks and Recreation
Cartersville Sports Complex Field Lighting (f#3 & F#4)		X				$250,000	Park Bond	Parks and Recreation
Pickleball Courts			X			$100,000	Park Bond	Parks and Recreation

School System

Develop a school expansion plan based on adopted forecasts of population which coordinates new facilities and residential permits.	X					n/a	School Board	Cartersville School System
Continue to monitor need for construction funds for a new primary school to support the Carter Grove development.	X	X	X	X	X	n/a	School Board	Cartersville School System

Project Description	2021	2022	2023	2024	2025	Estimated Cost	Anticipated Funding Source(s)	Responsible Party or Parties
Electrical Utilities								
Require a utility capacity analysis if a proposed development will severely impact adjacent or system-wide capacity	X	X	X	X	X	n/a	General Fund	City Council, Developer (applicant)
Area Lighting upgrades to LED	X	X	X	X	X	$75,000/YR	Electric Revenue	Electric Utility
Vehicle Replacement	X	X	X	X	X	$1,074,00	Electric Revenue	Electric Utility
Beauflor Phase 2		X				$300,000	Electric Revenue	Electric Utility
Main St. Marketplace Distribution – Final Phase		X				$72,000	Electric Revenue	Electric Utility
New Highland 75 Customer		X				$80,000	Electric Revenue	Electric Utility
Electric System Study		X				$120,000	Electric Revenue	Electric Utility

Project Description	2021	2022	2023	2024	2025	Estimated Cost	Anticipated Funding Source(s)	Responsible Party or Parties
Advanced Metering Infrastructure (AMI)	X	X	X	X	X	$1.5M	Electric Revenue & Reserves	Electric Utility
Traffic Signal Refurbishments	X	X	X			$90,000	Electric Revenue	Electric Utility
Underground Cable Relocation – Cass White RD			X			$20,000	Electric Revenue	Electric Utility
Various reconductoring projects to upgrade older lines to current standards	X	X	X	X	X	$15,000/YR	Electric Revenue	Electric Utility
Main St/Center Rd. tie-line		X	X			$235,000	Electric Revenue	Electric Utility
Tie line from substation #4 to Substation #12		X				$85,000	Electric Revenue	Electric Utility
Tie line from Substation #5 to Substation #1	X					$7,000	Electric Revenue	Electric Utility
Highland 75 – Feed from new Substation into Highland 75 for dual feed	X	X				$90,000/YR	Electric Revenue	Electric Utility
HPS to LED street lighting conversion	X	X	X	X	X	$60,000/YR	Electric Revenue	Electric Utility

Gas Utilities

Project Description	2021	2022	2023	2024	2025	Estimated Cost	Anticipated Funding Source(s)	Responsible Party or Parties
Cassville-White Road Widening: I-75 to Old Grassdale Road (Bartow County) - 4" HP steel relocation	X	X				$100,000	Gas Revenue	Gas System
Williams (Transco) Delivery Point: Metering & odorizing station (delivery point) in South Bartow	X					$3,500,000	Gas Revenue	Gas System
Williams (Transco) Main Extension: 12" HP steel extension	X					$3,500,000	Gas Revenue	Gas System
S.R. 113/Old Alabama Rd Relocation-Pumpkinvine Creek to C.R. 699: 2", 4" & 8" relocation	X	X				$435,000	Gas Revenue	Gas System
Toyo Tire North America/Zion Road Development Area: Great Valley Parkway to Pettit Creek - 8" HP steel extension	X	X	X	X	X	$500,000	JDA Funds	Gas System
Rowland Springs Road P.E. Extension - 6" P.E. extension, Dean Road to McCaskey Creek Road	X					$35,000	Gas Revenue	Gas System
Highland 75 – 6" HP steel extensions (internal)	X	X	X	X	X	$575,000	JDA Funds	Gas System
Gilreath Road/Peeples Valley Road 6" HP Loop	X	X				$75,000	Gas Revenue	Gas System
CS/1054/Douthit Ferry Rd from Old Alabama Rd to CS SR61/SR113 CSSTP-0007-00(494)		X	X			$350,000	Gas Revenue	Gas System
GDOT Road Relocations	X					$125,000	Gas Revenue	Gas System
District Regulating Station Renewals	X	X	X	X	X	$125,000	Gas Revenue	Gas System

Project Description	2021	2022	2023	2024	2025	Estimated Cost	Anticipated Funding Source(s)	Responsible Party or Parties

Water & Sewer Department

Replace Kohl's High Pressure Pump Station			X			$2,500,000	Water & Sewer Revenue, Debt	Water & Sewer Department
12" Water Main – Jones Mill to Pine Vista (1.5 miles)				X		$2,250,000	Water & Sewer Revenue, Debt	Water & Sewer Department
Replace Water Main in Crestwood S/D				X		$1,800,000	Water & Sewer Revenue, Debt	Water & Sewer Department
Replace Water Main in Jordan Pines			X			$600,000	Water & Sewer Revenue, Debt	Water & Sewer Department
Downtown Water Main Replacement – Phase 2			X			$1,500,000	Water & Sewer Revenue, Debt	Water & Sewer Department
Continue loop of City with 36" line from Old Mill to Mission Rd.				X		$4,000,000	Water & Sewer Revenue, Debt	Water & Sewer Department
Water line – 10" replacement on Cherokee from Erwin Street to Cassville Road (~2,000 ft)			X			$850,000	Water & Sewer Revenue, Debt	Water & Sewer Department
Fire Hydrant Replacement Program	X	X	X	X	X	$20,00/YR	Water & Sewer Revenue, Debt	Water & Sewer Department

Project Description	2021	2022	2023	2024	2025	Estimated Cost	Anticipated Funding Source(s)	Responsible Party or Parties
AMI Metering System	X					$5,300,000	Water & Sewer Revenue, Debt	Water & Sewer Department
Replace asbestos cement main from Zena Dr to County Meter Pit (~2,000 feet – 12")			X			$500,000	Water & Sewer Revenue, Debt	Water & Sewer Department
Nutrient removal upgrade at waste water treatment plant	X	X				$33,000,000	Water & Sewer Revenue, Debt	Water & Sewer Department
Rehabilitate Filters 1 – 3 & 7 at WTP	X					$2,000,000	Water & Sewer Revenue, Debt	Water & Sewer Department
Sewer Inflow & Infiltration Elimination Program	X	X	X	X	X	$60,000/YR	Water & Sewer Revenue, Debt	Council, Water & Sewer Department
Mission Rd Sewer Replacement – Phase 3	X					$1,500.000	Water & Sewer Revenue, Debt	Council, Water & Sewer Department

Housing

Analyze multi-family housing	X					$6,000	General Fund	Planning
Pursue opportunities with the Etowah Area Consolidated Housing Authority as a partner in the creation of affordable housing	X	X	X	X	X	n/a	Housing Authority Budget	Housing Authority
Pursue opportunities for partnerships with non-profit agencies in the creation of affordable housing opportunities	X	X	X	X	X	n/a	General Fund	City Council

Project Description	2021	2022	2023	2024	2025	Estimated Cost	Anticipated Funding Source(s)	Responsible Party or Parties
Increase code enforcement within targeted neighborhoods of the City	X	X	X	X	X	n/a	General Fund	Planning
Address crime concerns in selected neighborhoods – on going	X	X	X	X	X	variable	General Fund	Police Dept
Continue to implement the mechanisms in place to foster the development of alternative forms of housing, such as mixed-use zoning, overlay districts, supplemented by the Character Area objectives and design guidelines	X	X	X	X	X	n/a	General Fund	City Council, Planning

Land Use

Update land use and zoning maps	X	X	X	X	X	$3,000/year	General Fund	Planning, GIS
Follow up on Hotel/motel code enforcement compliance	X					n/a	General Fund	Planning
Investigate opportunities to increase housing in the downtown area (ongoing)	X					n/a	General Fund	City Council,,Planning
Identify strategies and recommended improvements as outlined in the adopted 2010 Urban Redevelopment Plan for North Towne,North west Industrial and South Industrial areas	X	X				n/a	General Fund	City Council, Planning
Refine, and create an Overlay District for the Tennessee Street Corridor		X	X			$11,000	General Fund	City Council, Planning

Project Description	2021	2022	2023	2024	2025	Estimated Cost	Anticipated Funding Source(s)	Responsible Party or Parties
Develop a public art program, and identify streetscape, lighting and associated elements design opportunities throughout the City, for civic facilities, public spaces and into roadway design.	X					variable	Grants, General Fund	DDA, City Council,
Continue “Quiet Zone” efforts.	X	X	X	X	X	$2,500,000	2020 SPLOST	Engineering, DDA, Council

CITY COUNCIL ITEM SUMMARY

MEETING DATE:	November 19, 2020
SUBCATEGORY:	Contracts/Agreements
DEPARTMENT NAME:	Electric
AGENDA ITEM TITLE:	Inter-Participant Transaction Agreement with Calhoun
DEPARTMENT SUMMARY RECOMMENDATION:	The Electric Department is requesting authorization for the Mayor to sign an Inter-Participant Transaction with the City of Calhoun. It is a requirement that all electric utility entities in the state maintain a 15% reserve capacity level. With MEAG's latest information, we are 473kW shy of maintaining our 15% reserves. To correct this deficiency, MEAG has coordinated a purchase from the City of Calhoun to make up the difference which would cost $6/kW or $2,838.00. The purchase would be broken down into (12) monthly payments and included on our monthly bill from MEAG. In order to maintain the 15% reserve level required, we recommend approving the one-time transaction of $6/kW, or $2,838.00, to the City of Calhoun. This is not a budgeted item, but it will be paid from revenues.
LEGAL:	Reviewed and approved by Keith Lovell

October 26, 2020

City of Calhoun, Georgia
Attn: The Honorable James Palmer, Mayor
700 West Line Street
Calhoun, GA 30701

City of Cartersville, Georgia
Attn: The Honorable Matt Santini, Mayor
320 South Erwin Street
Cartersville, Georgia 30120

Re: MEAG Power Sale of Excess Reserve Capacity to the City of Cartersville on Behalf of the City of Calhoun

Dear Mayor Palmer and Mayor Santini:

This Letter Agreement sets forth the agreement between the Municipal Electric Authority of Georgia ("MEAG Power"), City of Calhoun, Georgia ("Calhoun"), and the City of Cartersville, Georgia ("Cartersville") for MEAG Power's sale on behalf of Calhoun of certain excess reserve capacity to Cartersville pursuant to Section 312 of the Power Sales Contract between MEAG Power and Calhoun. MEAG Power is willing to facilitate and execute this transaction pursuant to Section 312, subject to this Letter Agreement.

The capitalized words or terms that are used in this Letter Agreement, but are not defined herein, shall have the same meanings as assigned to them in the Power Sales Contract.

In consideration of the mutual agreements set forth herein, the sufficiency and adequacy of which are acknowledged by MEAG Power, Calhoun and Cartersville, it is understood and agreed that:

(1) Sale of Excess Reserve Capacity by MEAG Power on Behalf of Calhoun.

(a) Pursuant to Section 312 of the Power Sales Contract between MEAG Power and Calhoun, Calhoun has declared capacity in the amount of 473 kW, as measured at B1, of the total kW of its Project One Entitlement Share (the "Sales Amount") to be excess to its needs. Calhoun has requested MEAG Power to sell, and MEAG Power shall, in accordance with this Letter Agreement, sell this capacity, but no energy associated therewith, to Cartersville.

(b) This Sale Amount shall not reduce Calhoun's cost obligations under the Power Sales Contract and Calhoun shall remain liable to MEAG Power for its entire Entitlement Share. All payments received by MEAG Power from Cartersville for the Sale Amount pursuant to this Letter Agreement shall be credited to Calhoun's obligation to MEAG Power to pay for its Entitlement Share.

Municipal Electric Authority of Georgia
1470 Riveredge Parkway NW
Atlanta, Georgia 30328-4640

1-800-333-MEAG 770-563-0300

(2) Purchase of Excess Reserve Capacity by Cartersville. Cartersville agrees to purchase the Sale Amount for a price of $6.00 per kW-year (the "Contract Price"). MEAG Power shall bill Cartersville for such amount and Cartersville shall pay all amounts due in the same manner as other payments under the Power Sales Contract between MEAG Power and Cartersville.

(3) Costs. Calhoun shall be obligated for all costs incurred by MEAG Power as a direct result of the transaction identified in this Letter Agreement. MEAG Power agrees to provide sufficient documentation to Calhoun to enable it to verify any such costs.

(4) Indemnification. Calhoun hereby indemnifies and holds MEAG Power and the remaining MEAG Power Participants harmless from and against any and all losses, costs, liabilities, damages, expenses (including without limitation attorneys' fees and expenses) of any kind and incurred or suffered by MEAG Power or its Participants as a result of, or in connection with, Calhoun's sale of excess reserve capacity pursuant to this Letter Agreement.

(5) Term. The initial term of the sale of Calhoun's excess reserve capacity to Cartersville pursuant to this Letter Agreement shall begin at 0000 hours on January 1, 2021 and end at 2400 hours on December 31, 2021. Other than as to the sales transaction, all other provisions of the agreement shall remain in effect until all other obligations under this Letter Agreement are satisfied, including, but not limited to, Calhoun's obligation to indemnify MEAG Power and the Participants. All times referenced herein are Central Prevailing Time.

(6) Termination and Unwind. If MEAG Power changes its policy concerning the computation of necessary reserve capacity from a “budgeted coincident peaks” standard to an “actual peaks” standard and such policy change goes into effect during the Term of this Letter Agreement, Calhoun and Cartersville shall be returned to their respective positions as if this Letter Agreement had not been entered into (e.g., Cartersville shall receive a credit for amounts it paid pursuant to this Letter Agreement and Calhoun shall be billed for all such amounts). Subsequently, this Letter Agreement shall terminate, except that Sections (3) and (4) shall remain effective.

If you are in agreement with the foregoing and after this Letter Agreement has been duly authorized by the respective governing bodies of Calhoun and Cartersville, please execute this Letter Agreement in the space provided below.

MUNICIPAL ELECTRIC AUTHORITY OF GEORGIA

ATTEST:

By:

_____

James E. Fuller
President and Chief Executive Officer

_____

[SIGNATURES CONTINUED ON NEXT PAGE]

Municipal Electric Authority of Georgia
1470 Riveredge Parkway NW
Atlanta, Georgia 30328-4640

1-800-333-MEAG 770-563-0300

Agreed to and accepted, this ____ day of _____, _____.
Month Year

CITY OF CALHOUN

By:_____

ATTEST:

_____
City Clerk

[SEAL]

Agreed to and accepted, this ____ day of _____, _____.
Month Year

CITY OF CARTERSVILLE

By:_____

ATTEST:

_____
City Clerk

[SEAL]

Municipal Electric Authority of Georgia
1470 Riveredge Parkway NW
Atlanta, Georgia 30328-4640

1-800-333-MEAG 770-563-0300

IPT with the City of Calhoun

The Electric Department is requesting authorization for the Mayor to sign an Inter-Participant Transaction with the City of Calhoun. It is a requirement that all electric utility entities in the state maintain a 15% reserve capacity level. With MEAG's latest information, we are 473kW shy of maintaining our 15% reserves.

To correct this deficiency, MEAG has coordinated a purchase from the City of Calhoun to make up the difference which would cost $6/kW or $2,838.00. Keith has reviewed the documents. The purchase would be broken down into (12) monthly payments and included on our monthly bill from MEAG.

[CITY ATTORNEY FOR THE CITY OF _____]

Addressee

RE: Opinion Re: Enforceability of Inter-Participant Transaction

Dear _____

The purpose of this letter is to provide my legal opinion concerning the execution and enforceability of that certain Inter-Participant Transaction entered into by the Cities of _____ and MEAG Power dated ("IPT"). I have conducted a thorough review of applicable law, including statutory and constitutional law of Georgia, the Charter of the City of _____, and all applicable ordinances and resolutions of the City of _____. I am also knowledgeable concerning the procedure utilized by the City of _____ in reviewing and approving the IPT.

For the benefit of and reliance of each of the parties to the IPT, I hereby opine as follows:

(1) That the process utilized by the governing body of the City of ____ in approving the IPT complied in full with each of the requirements set forth in the City's Charter, ordinances and resolutions; and,

(2) The signatory of the IPT on behalf of the City of _____ is fully authorized by applicable law to execute the IPT on behalf of the City of _____ and that the City of _____ upon execution will be fully bound by the terms of the IPT; and,

(3) Upon execution, the IPT will be a fully enforceable document legally binding the City of _____ to the terms thereof.

I understand fully that the parties to the IPT are relying upon this opinion in moving forward with this transaction.

Very truly yours,

CITY COUNCIL ITEM SUMMARY

MEETING DATE:	November 19, 2020
SUBCATEGORY:	Bid Award/Purchases
DEPARTMENT NAME:	Water Department
AGENDA ITEM TITLE:	WTP – Filter 1-3 & 7 Rehabilitation Project Final Change Order
DEPARTMENT SUMMARY RECOMMENDATION:	City Council approved the Filter 1-3 & 7 Rehabilitation Project on December 6, 2018 for $928,000. Because the project came in significantly under budget, the contract was amended on March 6, 2020 to include the replacement of four (4) leaking filter valves and installation of a mezzanine that would allow safer access to filter valves and controls. The change added $250,363 to the original approved amount bringing the total contract to $ 1,178,363. The filter rehabilitation work is now complete. The project was completed for $1,151,899 which is $26,464 less than the contract amount. I recommend approval of this final change order to reduce the contract amount to $1,151,899 and close this portion of the project. The 2018 Revenue Bond provided funding for this project.
LEGAL:	N/A

CONTRACT MODIFICATION

Owner: CITY OF CATERSVILLE, GEORGIA

Contractor: HEAVY CONSTRUCTORS, INC.

Change Order No. 2-FINAL Date: October 26, 2020

Project: Cartersville WTP Filters Rehab (1 2 3 & 7)

W&S Project No.: 027-16-120 Owners Project No.: 505.3310.54.1317

Description of Changes:
1. To adjust the contract to conform to the final adjusted quantities

Reason for Change:
1. To close the project out

	Total Contract Cost	
Original Contract Amount	$	928,000.00
Change Order # 1, Total net Add	$	250,363.00
Final Quantity Summary, Total net Deduct	$	(26,464.00)
Revised Final Contract Amount	**$**	**1,151,899.00**

This Change is Acceptable To: HEAVY CONSTRUCTORS, INC., Contractor

Signed: _____ Title V.P. Date: 10/30/20

Approval of Change Requested By: CITY OF CARTERSVILLE, GEORGIA, Owner

Signed: _____ Title _____ Date: _____

Recommended By: WIEDEMAN AND SINGLETON, INC., Engineer

Signed: _____ Digitally signed by Ahmed An-Naim Date: 2020.10.30 11:56:10-04'00' Title _____ Date: _____

CORRESPONDENCE RELATED TO CHANGE ORDER NO. 2-FINAL

EXHIBIT 1

FINAL QUANTITY SUMMARY

Project Name: Cartersville WTP Filters Rehab (1 2 3 & 7) W&S Project Number: 027-16-120

Contractor: Heavy Constructors, Inc. Owner's Contract No. : 505-3310-54-1317

Project Final Close-out Change Order For Period 2/4/2019 THROUGH 10/12/2020 (End)

SECTION I - Construction of Rehabilitation of Filters 1, 2, 3 and 7

CONTRACT LINE ITEMS		CONTRACT AMOUNTS BY LINE ITEM				COMPLETED		AMOUNT
ITEM NUMBER	DESCRIPTION OF ITEM	QUANTITY	UNIT	COST PER UNIT	TOTAL ITEM COST	QUANTITY	TOTAL COST	OVER/UNDER
1	Construction of Rehabilitation of Filters 1, 2, 3 and 7	1.00	LS	$ 565,500.00	$ 565,500.00	1.00	$ 565,500.00	$ -
	Section I Total				**$ 565,500.00**		**$ 565,500.00**	$ -

SECTION II - Major Equipment

CONTRACT LINE ITEMS		CONTRACT AMOUNTS BY LINE ITEM				COMPLETED		AMOUNT
ITEM NUMBER	DESCRIPTION OF ITEM	QUANTITY	UNIT	COST PER UNIT	TOTAL ITEM COST	QUANTITY	TOTAL COST	OVER/UNDER
1	Filter Underdrain and Media	1.00	LS	$ 180,000.00	$ 180,000.00	1.00	$ 179,581.00	$ (419.00)
	Section II Total				**$ 180,000.00**		**$ 179,581.00**	$ (419.00)

SECTION III - Repair Materials and Coatings

CONTRACT LINE ITEMS		CONTRACT AMOUNTS BY LINE ITEM				COMPLETED		AMOUNT
ITEM NUMBER	DESCRIPTION OF ITEM	QUANTITY	UNIT	COST PER UNIT	TOTAL ITEM COST	QUANTITY	TOTAL COST	OVER/UNDER
1	Mobilize material, equipment, and man power	4	EA	$ 450.00	$ 1,800.00	4	$ 1,800.00	$ -
2	Wall Repairs up to 3/8" thick/deep in Filters 1, 2, 3 & 7	5000	SF	$ 21.00	$ 105,000.00	3446	$ 72,366.00	$ (32,634.00)
3	Wall repairs more than 3/8" thick/deep	100	SF	$ 32.00	$ 3,200.00	570	$ 18,240.00	$ 15,040.00
4	Repair Cracks	40	LF	$ 180.00	$ 7,200.00	43	$ 7,740.00	$ 540.00
5	Repair Leaks Around Wall Pipe Penetrations	20	LF	$ 300.00	$ 6,000.00	5	$ 1,500.00	$ (4,500.00)
	Section III Total				**$ 123,200.00**		**$ 101,646.00**	$ (21,554.00)

SECTION IV - Extra Work, if Ordered by Engineer

CONTRACT LINE ITEMS		CONTRACT AMOUNTS BY LINE ITEM				COMPLETED		AMOUNT
ITEM NUMBER	DESCRIPTION OF ITEM	QUANTITY	UNIT	COST PER UNIT	TOTAL ITEM COST	QUANTITY	TOTAL COST	OVER/UNDER
1	Concrete Work - Class A	5.00	CY	$ 200.00	$ 1,000.00	0.00	$ -	$ (1,000.00)
2	Concrete Work - Reinforcing Steel	1.00	TON	$ 1,500.00	$ 1,500.00	0.00	$ -	$ (1,500.00)
3	Concrete Work - Contact Forms	50.00	SF	$ 10.00	$ 500.00	0.00	$ -	$ (500.00)
4	Concrete Work - General Excavation	10.00	CY	$ 40.00	$ 400.00	0.00	$ -	$ (400.00)
5	Stainless Steel Pipe and Fittings	500.00	LBS	$ 9.00	$ 4,500.00	0.00	$ -	$ (4,500.00)
6	Crushed Stone Stabilization	10.00	TON	$ 50.00	$ 500.00	0.00	$ -	$ (500.00)
7	Remove and Replace Plant Mix Paving	100.00	SF	$ 9.00	$ 900.00	0.00	$ -	$ (900.00)
	Section IV Total				**$ 9,300.00**		**$ -**	$ (9,300.00)

EXHIBIT 1

FINAL QUANTITY SUMMARY

Project Name: Cartersville WTP Filters Rehab (1 2 3 & 7) W&S Project Number: 027-16-120

Contractor: Heavy Constructors, Inc. Owner's Contract No. : 505-3310-54-1317

Project Final Close-out Change Order For Period 2/4/2019 THROUGH 10/12/2020 (End)

SECTION V - Cash Allowances

CONTRACT LINE ITEMS		CONTRACT AMOUNTS BY LINE ITEM				COMPLETED		AMOUNT
ITEM NUMBER	DESCRIPTION OF ITEM	QUANTITY	UNIT	COST PER UNIT	TOTAL ITEM COST	QUANTITY	TOTAL COST	OVER/UNDER
1	Contingency	1.00	LS	$ 50,000.00	$ 50,000.00	1.00	$ 54,809.00	$ 4,809.00
	Section V Total				**$ 50,000.00**		**$ 54,809.00**	$ 4,809.00
	Section I-V Subtotal				**$ 928,000.00**		**$ 901,536.00**	$ (26,464.00)

SECTION VI - APPROVED CHANGED ORDERS

CONTRACT LINE ITEMS		CONTRACT AMOUNTS BY LINE ITEM				COMPLETED		AMOUNT
COR NUMBER	DESCRIPTION OF ITEM	QUANTITY	UNIT	COST PER UNIT	TOTAL ITEM COST	QUANTITY	TOTAL COST	OVER/UNDER
1	Replace 4 leaking valves in pipe gallery and to furnish and install perminate mezzanine access platforms.	1	LS	$ 250,363.00	$ 250,363.00	1.00	$ 250,363.00	$ -
	Section IX Total				**$ 250,363.00**		**$ 250,363.00**	$ -
	Sections I-IX Grand Total				**$ 1,178,363.00**		**$ 1,151,899.00**	**$ (26,464.00)**

CITY COUNCIL ITEM SUMMARY

MEETING DATE:	November 19, 2020
SUBCATEGORY:	Bid Award/Purchases
DEPARTMENT NAME:	Water Department
AGENDA ITEM TITLE:	2021 Bulk Chemical Purchase
DEPARTMENT SUMMARY RECOMMENDATION:	The following chemicals are purchased for the water treatment plant and wastewater treatment plant on a weekly, bi-weekly, monthly, semi-annual, or annual basis. Often orders in excess of $5,000.00 are required. Fixed prices have been requested from each vendor for a period ending October 31, 2021. This will eliminate the need for multiple recurring agenda items throughout the year, and will expedite our ability to order chemicals on an as needed basis. • Brenntag – Sodium Hypochlorite • Cedar Chem – Polymer • Southern Ionics – Sodium Bisulfite • C&S Chemical – Aluminum Sulfate • American Development Corporation (ADC) – Ortho-poly Phosphate • Polytec, Inc. – Calcium Hydroxide (Lime Slurry) • Brenntag – Sodium Silicofluoride • Amerochem – Activated Carbon Slurry • Brenntag – Chlorine Gas • Univar – Hydrofluorosilicic Acid • Hill Mfg. – Lift Station Degreaser • JAT Energy – Diesel Fuel • Gilreath Oil – Diesel Fuel • Owenby Enterprises – Diesel Fuel Below is a list of unit pricing from each vendor. If it is necessary to rebid or if a less expensive alternative is found, the updated vendor/pricing information will be presented for Council approval. • Sodium hypochlorite $0.7930/gal • Polymer $2.62/lb • Sodium Bisulfite $1.36/gal • Aluminum Sulfate $0.1295/dry lb • Ortho-Poly Phosphate $1.62/lb • Lime Slurry $0.048/lb

	• Sodium Fluorosilicate $1.03/lb • Activated Carbon Slurry $4.61/gal • Chlorine gas $0.345/lb • Hydrofluosilicic Acid $2.03/gal • Lift Station Degreaser $24.00/gal • Diesel Fuel Market Price/gal These purchases are budgeted for the water treatment and wastewater treatment plants.
LEGAL:	N/A

Drinking Water Treatment Chemicals

Chemical	Vendor	Meets Specification	Bid Price	Pricing Unit	Successful Bidder
Aluminum Sulfate Solution	C&S Chemical	Yes	$0.1295	Dry lb.	Yes
	Southern Ionics	Yes	$0.1625	Dry lb.	
	Affinity Chemical	Yes	$0.1750	Dry lb.	
	Univar	Yes	$0.1590	Dry lb.	
	Chemtrade	Yes	$0.1675	Dry lb.	
Lime Slurry	Polytech	Yes	$0.0480	Liquid lb	Yes
	Burnett Lime	Yes	$0.0590	Liquid lb	
Chlorine	Brenntag	Yes	$0.3450	Liquid lb	Yes
Hydrofluorosilicic Acid	Pennco	Yes	$2.3400	Gallon	
	Brenntag	Yes	$2.1200	Gallon	
	Univar	Yes	$2.0300	Gallon	Yes
Sodium Silicofluoride	Brenntag	Yes	$1.0300	Dry lb.	Yes
Corrosion Inhibitor	ADC	Yes	$1.6200	Dry lb.	Yes
Carbon Slurry	Amerochem	Yes	$4.6100	Gallon	Yes

Water Pollution Control Plant Chemicals

Chemical	Vendor	Meets Specification	Bid Price	Pricing Unit	Successful Bidder
Sodium Hypochlorite	Brenntag	Yes	$0.7930	Gallon	Yes
	Univar	Yes	$0.8650	Gallon	
	DPC Enterprises	Yes	$0.8469	Gallon	
Sodium Bisulfite	PVS Chemical	Yes	$1.4000	Gallon	
	Southern Ionics	Yes	$1.3600	Gallon	Yes
Polymer	Cedarchem	Yes	$2.6200	Dry lb.	Yes
Lift Station Degreaser	Hill Mfg.	Yes	$24.0000	Gallon	Yes
Aluminum Sulfate Solution	C&S Chemical	Yes	$0.1295	Dry lb.	Yes
	Southern Ionics	Yes	$0.1625	Dry lb.	
	Affinity Chemical	Yes	$0.1750	Dry lb.	
	Univar	Yes	$0.1590	Dry lb.	
	Chemtrade	Yes	$0.1675	Dry lb.	

2020-2021 Water Dept. Annual Chemical Purchase Order Approval

The following chemicals are purchased for the water treatment plant and wastewater treatment plant on a weekly, bi-weekly, monthly, semi-annual, or annual basis. Often orders in excess of $5,000.00 are required. Fixed prices have been requested from each vendor for a period ending October 31, 2021. This will eliminate the need for multiple recurring agenda items throughout the year, and will expedite our ability to order chemicals on an as needed basis.

- Brenntag – Sodium Hypochlorite
- Cedar Chem – Polymer
- Southern Ionics – Sodium Bisulfite
- C&S Chemical – Aluminum Sulfate
- American Development Corporation (ADC) – Ortho-poly Phosphate
- Polytec, Inc. – Calcium Hydroxide (Lime Slurry)
- Brenntag – Sodium Silicofluoride
- Amerochem – Activated Carbon Slurry
- Brenntag – Chlorine Gas
- Univar – Hydrofluorosilicic Acid
- Hill Mfg. – Lift Station Degreaser
- JAT Energy – Diesel Fuel
- Gilreath Oil – Diesel Fuel
- Owenby Enterprises – Diesel Fuel

Below is a list of unit pricing from each vendor. If it is necessary to rebid or if a less expensive alternative is found, the updated vendor/pricing information will be brought forward for Council approval.

• Sodium hypochlorite	$0.7930/gal
• Polymer	$2.62/lb
• Sodium Bisulfite	$1.36/gal
• Aluminum Sulfate	$0.1295/dry lb
• Ortho-Poly Phosphate	$1.62/lb
• Lime Slurry	$0.048/lb
• Sodium Fluorosilicate	$1.03/lb
• Activated Carbon Slurry	$4.61/gal
• Chlorine gas	$0.345/lb
• Hydrofluosilicic Acid	$2.03/gal
• Lift Station Degreaser	$24.00/gal
• Diesel Fuel	Mkt.Price/gal

CITY COUNCIL ITEM SUMMARY

MEETING DATE:	November 19, 2020
SUBCATEGORY:	First Reading of Ordinance
DEPARTMENT NAME:	Finance
AGENDA ITEM TITLE:	FY2020 Budget Ordinance Amendment
DEPARTMENT SUMMARY RECOMMENDATION:	After Completion of the Fiscal Year 2019-20 close, the General Fund, Special Revenue funds, and the SPLOST Fund's budgets need to be amended. The process of amending these budgets is done annually before the year-end close and will bring the city General Fund, Special Revenue Funds, and SPLOST Funds into compliance with Generally Accepted Accounting Principles (GAAP) standards. These adjustments reflect the necessary changes needed to bring the budgets back into balance where the revenues equal expenses and mirror the actual year-to-date revenues and expenses in each of the funds. I recommend your approval of the attached ordinance amendment.
LEGAL:	None

Ordinance

of the

City of Cartersville, Georgia

Ordinance No._____

NOW BE IT HEREBY ORDAINED by the Mayor and City Council that pursuant to the City of Cartersville Charter; the City of Cartersville Fiscal Year 2019 – 2020 budget.

2019 - 2020 Budget Summary

General Fund	Revenues	Expenditures
Revenues	$28,624,105	
Expenditures:		
Legislative		$ 2,353,515
Administration		$ 1,218,550
Finance Dept.		$ 1,381,910
Customer Service Dept.		$ 768,390
Police		$ 5,838,710
Fire		$ 8,125,690
Municipal Court		$ 321,105
Public Works		$ 3,036,120
Recreation		$ 4,203,850
Planning & Development		$ 1,137,550
Downtown Development Authority		$ 238,715
Special Revenue Funds		
GO Park Bonds Series 2014	$ 966,000	$ 966,000
SPLOST – 2003	$ 94,710	$ 94,710
SPLOST – 2014	$ 3,498,510	$ 3,498,510
SPLOST - 2020	$ 1,215,075	$ 1,215,075
DEA	$ 401,730	$ 401,730
State Forfeiture	$ 20,915	$ 20,915
Hotel/Motel Tax	$ 763,380	$ 763,380
Motor Vehicle Rental Tax	$ 77,740	$ 77,740
Grant Funds	$ 4,873,480	$ 4,873,480
Business Improve Dist Tax	$ 37,335	$ 37,335
Development Fees	$ 25,235	$ 25,235
Tax Allocation District	$ 321,600	$ 321,600
Cartersville Building Authority	$ 1,594,640	$ 1,594,640
Supplemental Dis Recovery Grnt	$ 52,345	$ 52,345

Enterprise Funds		
Fiber Optics	**$ 2,218,200**	**$ 2,218,200**
Electric	**$47,128,390**	**$47,128,390**
Gas	**$28,847,030**	**$28,847,030**
Solid Waste	**$ 2,978,000**	**$ 2,978,000**
Stormwater	**$ 1,528,800**	**$ 1,528,800**
Water & Sewer	**$45,330,345**	**$16,142,550**
Water Pollution Control Plant		**$23,497,130**
Water Treatment Plant		**$ 5,690,665**
Internal Service Fund		
Garage	**$ 1,511,065**	**$ 1,511,065**

BE IT AND IT IS HEREBY ORDAINED.

ADOPTED, this ___ day of November 2020. First Reading.
ADOPTED this ___ day of December 2020. Second Reading.

/s/_____
Matthew J. Santini
Mayor

ATTEST:

/s/_____
Meredith Ulmer
City Clerk

CITY COUNCIL ITEM SUMMARY

MEETING DATE:	November 19, 2020
SUBCATEGORY:	Monthly Financial Report
DEPARTMENT NAME:	Finance
AGENDA ITEM TITLE:	September 2020 Financial Report
DEPARTMENT SUMMARY RECOMMENDATION:	Attached are the financial reports for September 2020.
LEGAL:	None

MONTHLY SUMMARY
As of September 30, 2020

	FY 2019-20 MONTH OF September-19	FY 2020-21 MONTH OF September-20	FY 2019-20 Year to Date September-19	FY 2020-21 Year to Date September-20	100.00% OF BUDGET (Year to Date)
GENERAL FUND *excluding SPLOST, DDA & School System Property Tax Revenue & Expenditures*					
REVENUE	$1,517,311	$2,551,435	$6,585,913	$5,752,617	21.86%
EXPENDITURE	$2,303,460	$1,747,273	$6,839,001	$6,456,025	24.54%
Gen. Fund Net Profit (Loss)	**($786,149)**	**$804,162**	**($253,088)**	**($703,408)**	
WATER & SEWER					
REVENUE	$2,112,358	$2,127,925	$6,350,635	$6,168,791	14.86%
EXPENDITURE	$2,794,666	$2,410,604	$5,958,239	$6,348,403	15.30%
Wtr. & Swr. Fund Net Profit (Loss)	**($682,308)**	**($282,679)**	**$392,396**	**($179,612)**	
As of September 30, 2020, a total of $2,880,750 in capital expenses were funded with Series 2018 Water and Sewer Bond proceeds					
GAS					
REVENUE	$1,472,161	$1,256,338	$4,282,029	$3,599,332	13.78%
EXPENDITURES	$1,575,051	$1,315,173	$4,623,788	$3,928,177	15.04%
Gas Fund Net Profit (Loss)	**($102,890)**	**($58,835)**	**($341,759)**	**($328,845)**	
ELECTRIC					
REVENUE	$4,830,920	$4,628,898	$14,061,880	$13,857,906	28.43%
EXPENDITURES	$4,217,357	$3,991,493	$12,211,205	$12,059,301	24.74%
Electric Fund Net Profit (Loss)	**$613,563**	**$637,405**	**$1,850,675**	**$1,798,605**	
STORMWATER					
REVENUE	$202,137	$127,716	$460,833	$383,895	24.07%
EXPENDITURE	$128,684	$106,355	$341,789	$357,758	22.43%
Stormwater Fund Net Profit (Loss)	**$73,453**	**$21,361**	**$119,044**	**$26,137**	
SOLID WASTE					
REVENUE	$273,676	$238,936	$740,899	$717,821	22.69%
EXPENDITURE	$453,240	$203,080	$847,388	$608,122	19.22%
Solid Waste Fund Net Profit (Loss)	**($179,564)**	**$35,856**	**($106,489)**	**$109,699**	
FIBER OPTICS					
REVENUE	$189,550	$200,724	$562,458	$598,042	25.43%
EXPENDITURE	$172,091	$122,811	$402,459	$333,742	14.19%
Fiber Fund Net Profit (Loss)	**$17,459**	**$77,913**	**$159,999**	**$264,300**	

	Description	9/30/2020	FY 2021 Budget	% of Monthly Totals to Budget
General Fund	**Total Revenues**	**$5,752,618**	**$26,310,555**	**21.86%**
	GO Bond Proceeds from School	$0	$0	#DIV/0!
	Property Taxes-City Portion Only	$184,110	$4,112,040	4.48%
	Local Option Sales Tax (LOST)	$1,069,140	$3,720,000	28.74%
	Other Taxes	$1,407,623	$8,479,415	16.60%
	Building Permit & Inspection Fees	$76,024	$350,000	21.72%
	Fines and Forfeitures	$44,459	$300,000	14.82%
	Indirect Federal Govt Grant Rev (CAF	$1,139,086	$0	#DIV/0!
	Operating Transfers In-City Utilities	$853,361	$3,559,675	23.97%
	Other Revenues	$978,815	$5,254,980	18.63%
	Use of Reserves	$0	$534,445	0.00%
	Total Expenditures	**$6,456,025**	**$26,310,555**	**24.54%**
	Personnel Expenses	$5,009,439	$18,363,075	27.28%
	Operating Expenses	$1,332,661	$7,317,780	18.21%
	Capital Expenses	$0	$174,000	0.00%
	GO Bond Proceeds from School		$0	#DIV/0!
	Debt Pymt - JDA/CBA		$0	#DIV/0!
	Library Appropriations	$113,925	$455,700	25.00%
Water & Sewer Fund	**Total Revenues**	**$6,168,790**	**$41,505,895**	**14.86%**
	Water Sales	$3,737,261	$11,325,000	33.00%
	Sewer Sales	$2,128,914	$6,470,165	32.90%
	Bond Proceeds		$0	#DIV/0!
	Use of Reserves		$22,525,000	0.00%
	Prior Year Capacity Fees		$550,000	0.00%
	Other Revenues	$302,615	$635,730	47.60%
	Total Expenditures	**$6,348,403**	**$41,505,895**	**15.30%**
	Personnel Expenses	$1,046,784	$4,107,855	25.48%
	Operating Expenses	$691,948	$4,964,740	13.94%
	Capital Expenses	$159,224	$4,120,000	3.86%
	Capital Expenses (Bond Funds)	$2,880,750	$22,525,000	12.79%
	Transfer To General Fund	$548,486	$2,170,705	25.27%
	Debt Payments	$1,021,211	$3,617,595	28.23%
Gas Fund	**Total Revenues**	**$3,599,332**	**$26,114,640**	**13.78%**
	Gas Sales	$3,046,583	$23,959,715	12.72%
	Gas Commodity Charge	$363,507	$1,481,255	24.54%
	Bond Proceeds	$0	$0	#DIV/0!
	Proceeds from Capital Leases	$0	$0	#DIV/0!
	Other Revenues	$189,242	$612,260	30.91%
	Use of Reserves	$0	$61,410	0.00%
	Use of Borrowed Funds	$0	$0	#DIV/0!
	Total Expenses	**$3,928,177**	**$26,114,640**	**15.04%**
	Personnel Expenses	$597,538	$2,426,775	24.62%
	Operating Expenses	$232,728	$1,797,440	12.95%
	Purchase of Natural Gas	$2,161,074	$16,076,325	13.44%
	Transfer to General Fund	$802,026	$3,208,105	25.00%
	Debt Service	$0	$775,765	0.00%
	Capital Expenses	$134,811	$1,830,230	7.37%

	Description	9/30/2020	FY 2021 Budget	% of Monthly Totals to Budget
Electric Fund	**Total Revenues**	**$13,857,906**	**$48,746,650**	**28.43%**
	Electric Sales	$13,520,434	$47,222,600	28.63%
	Other Revenues	$337,472	$1,524,050	22.14%
	Total Expenses	**$12,059,301**	**$48,746,650**	**24.74%**
	Personnel Expenses	$716,242	$2,525,705	28.36%
	Operating Expenses	$263,928	$1,623,775	16.25%
	Purchase of Electrcity	$10,239,714	$40,367,945	25.37%
	Capital Expenses	$139,298	$1,428,750	9.75%
	Transfer to General Fund	$700,119	$2,800,475	25.00%
Stormwater Fund	**Total Revenues**	**$383,895**	**$1,595,000**	**24.07%**
	Stormwater Revenues	$380,246	$1,514,000	25.12%
	Mitigation Grant Revenue	$0	$0	#DIV/0!
	Other Revenues	$3,649	$81,000	4.50%
	Proceeds from Capital Leases	$0	$0	#DIV/0!
	Use of Reserves	$0	$0	#DIV/0!
	Stormwater Improvement Funds	$0	$0	#DIV/0!
	Total Expenses	**$357,758**	**$1,595,000**	**22.43%**
	Personnel Expenses	$220,256	$767,100	28.71%
	Operating Expenses	$134,496	$652,245	20.62%
	Capital Expenses	$3,006	$175,655	1.71%
Solid Waste Fund	**Total Revenues**	**$717,820**	**$3,163,700**	**22.69%**
	Refuse Collections Revenues	$703,873	$2,833,200	24.84%
	Other Revenues	$13,947	$50,500	27.62%
	Proceeds From Capital Leases	$0	$280,000	0.00%
	Total Expenses	**$608,122**	**$3,163,700**	**19.22%**
	Personnel Expenses	$347,706	$1,322,515	26.29%
	Operating Expenses	$260,416	$1,561,185	16.68%
	Capital Expenses	$0	$280,000	0.00%
Fiber Optics Fund	**Total Revenues**	**$598,041**	**$2,352,000**	**25.43%**
	Fiber Optics Revenues	$554,848	$2,152,800	25.77%
	GIS Revenues	$28,075	$113,200	24.80%
	Proceeds from Capital Leases	$0	$0	#DIV/0!
	Other Revenues	$15,118	$86,000	17.58%
	Total Expenses	**$333,742**	**$2,352,000**	**14.19%**
	Personnel Expenses	$189,544	$737,550	25.70%
	Operating Expenses	$94,759	$829,730	11.42%
	MEAG Telecom Statewide Pymt	$0	$0	0.00%
	Debt Payment	$2,043	$15,370	0.00%
	Capital Expenses	$11,288	$624,920	1.81%
	ransfers to General Fund	$36,108	$144,430	25.00%

Cash Position

	6/30/20	7/31/20	8/31/20	9/30/20	10/31/20	11/30/20	12/31/20
Total Unrestricted Cash Balance	$53,624,417.25	$48,916,507.41	$48,878,872.47	$50,072,976.06			
Total Restricted Cash Balance	$165,806,299.30	$168,774,052.32	$170,785,489.30	$170,601,061.72			

Cash Position	1/31/21	2/28/21	3/31/21	4/30/21	5/31/21	6/30/21
Total Unrestricted Cash Balance						
Total Restricted Cash Balance						

Highlights for the Month of September 2020:
Unrestricted cash increased due to increases in the General, Gas, Insurance , Garage, Stormwater, Electric, Solid Waste, and Fiber Funds. The increase was offset slightly by an decreases in the Grant, Water, and Insurance Funds.

Restricted cash decreased due to decreases in the Pension Fund. The decrease was offset by increases in the Hotel-Motel, Motor Vehicel Tax, SPLOST 2020, and Debt Service Funds.

CITY COUNCIL ITEM SUMMARY

MEETING DATE:	November 5, 2020
SUBCATEGORY:	TABLED
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	AZ20-04 175 E. Main St.
DEPARTMENT SUMMARY RECOMMENDATION:	The annexation/ zoning request is to annex 1.944 acres of PIN 0077-0459-001 located south of 135-175 Main Street Market Place to relocate and expand the detention pond for the proposed multi-family residential project identified in zoning application Z20-03. The annexed tract would be combined with an existing tract containing a detention pond for the Kroger development. The applicant requests MF-14 zoning. Planning Commission recommends approval, 4-1.
LEGAL:	N/A

ZONING & ANNEXATION SUMMARY

Petition Number(s): AZ20-04

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: **Cherokee Main Street III, LLC**
Representative: **Robert Ledbetter, Jr**

Location: **Adjacent to 175 Main St. Market Place (PIN 0077-0459-001)**

Total Acreage: **Approx. 1.95 acres**

LAND USE INFORMATION

Current Zoning: County M-1 (Mining)

Proposed Zoning: MF-14 (Multi-Family Residential)

Proposed Use: Retention pond for multi-family development

Current Zoning of Adjacent Property:

North: City MN (Mining)
South: County M-1 (Mining)
East: County M-1 (Mining)
West: City MN (Mining)

For All Tracts:

District: 4th **Section**: 3rd **LL(S)**: 405,406
Ward: 1 **Council Member:** Kari Hodge

The Future Development Plan designates the subject property as: Main Street Overlay District

The Future Land Use Map designates adjacent or nearby city properties as: Mixed-Use Commercial

ANALYSIS

City Departments Reviews

Electric: Takes no exception

Fibercom: Takes no exception

Fire: Takes no exception

Gas: Takes no exception

Public Works: No comments received

Water and Sewer: No comments received

Cartersville School District: No comments received. Comments were received for Z20-03.

Public Comments: None as of 8-5-2020

Bartow County Comments: None as of 8-5-2020

REQUEST SUMMARY:
The annexation and zoning request is to annex 1.944 acres of PIN 0077-0459-001 located south of 125(Kroger) and 135-175 Main Street Market Place (undev). The proposed tract is adjacent to PIN C007-0001-018 that contains a detention pond for the Kroger development. The applicant wishes to annex the 1.944 acres into the city in order to relocate and expand the detention pond for the proposed multi-family residential project identified in zoning application Z20-03. Plan attached.

The MF-14 zoning request aligns with the zoning request of Z20-03.

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 MF-14 zoning proposal will be an appropriate zoning category if the multi-family project rezoning proposal is approved (Z20-03). Adjacent properties, including the existing detention pond property, are zoned as Mining.

B. *Whether the zoning proposal will create an isolated district unrelated to adjacent and nearby districts.*
The proposed application will create an isolated residential district. However, an additional MF-14 residential zoning district is located to the north of E. Main Street, Avonlea Apartment Homes.

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 of adjacent property.

D. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*
As currently zoned for mining (County M-1), the property may have a reasonable economic use.

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. This property would be used for stormwater detention.

F. *Whether the zoning proposal is in conformity with the adopted local Comprehensive Land Use Plan.*
The annexation and zoning would conform to the city's land use plan for the area.

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 compared to the existing land use.

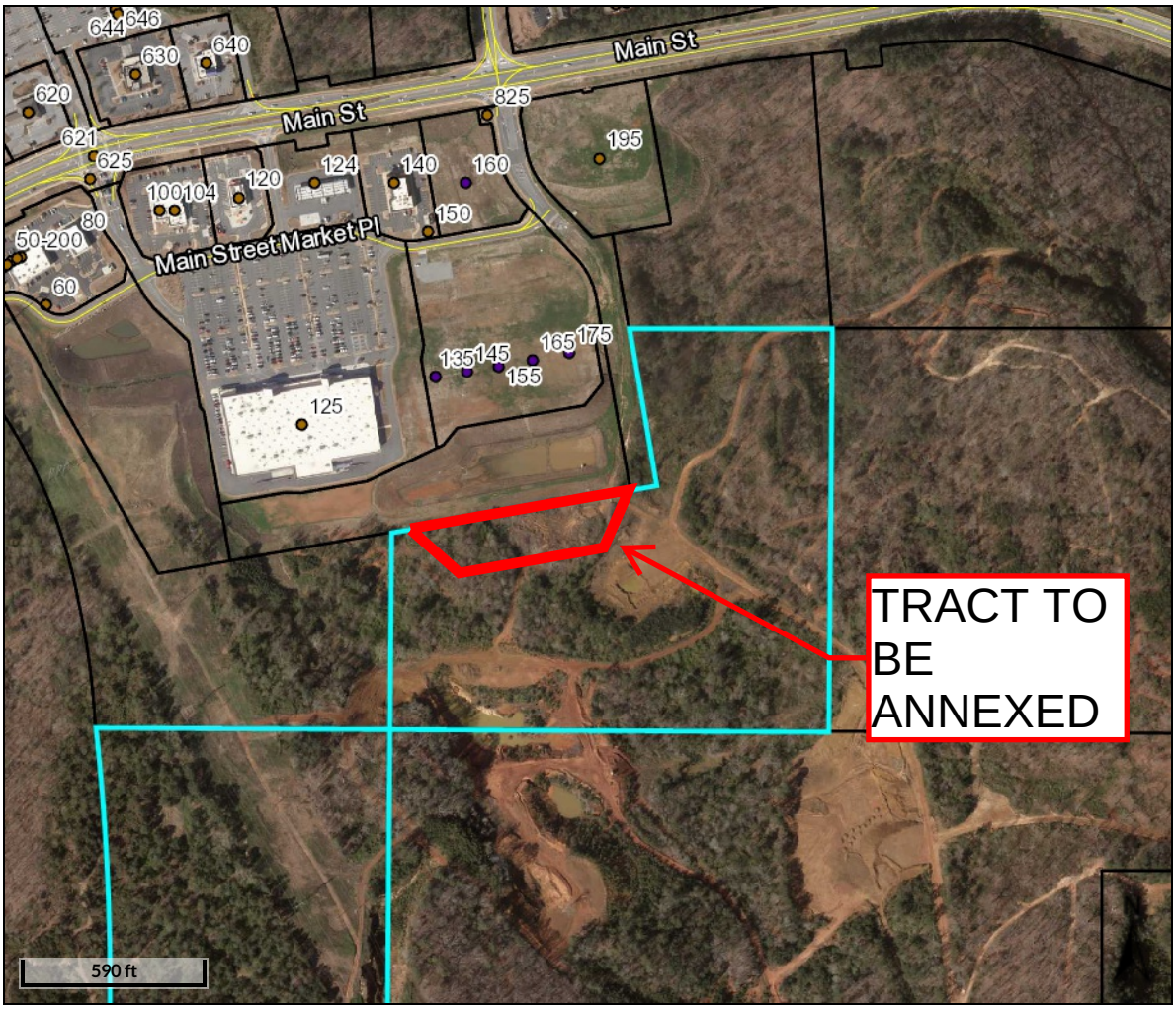
H. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
This annexation case is associated to zoning case, Z20-03.

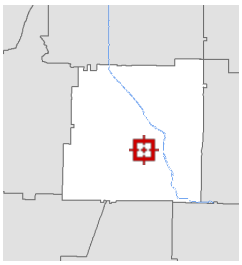
STAFF RECOMMENDATION: *Staff recommends approval pending approval of Z20-03*

PLANNING COMMISSION RECOMMENDATION:

Recommends approval, 4-1.

qPublic.net™ Bartow County, GA





Overview

Legend

- Parcels
- Structural Numbers
  - <all other values>
  - Abandoned or Inactive
  - Active
  - Proposed
- Roads

Parcel ID	0077-0459-001	**Alternate ID**	19414	**Owner Address**	FORTY ONE CONNECTOR LTD
Sec/Twp/Rng	n/a	**Class**	Industrial		PO BOX 1708
Property Address	OLD RIVER RD	**Acreage**	128.66		CARTERSVILLE GA 30120
	Bartow County				

District Bartow County

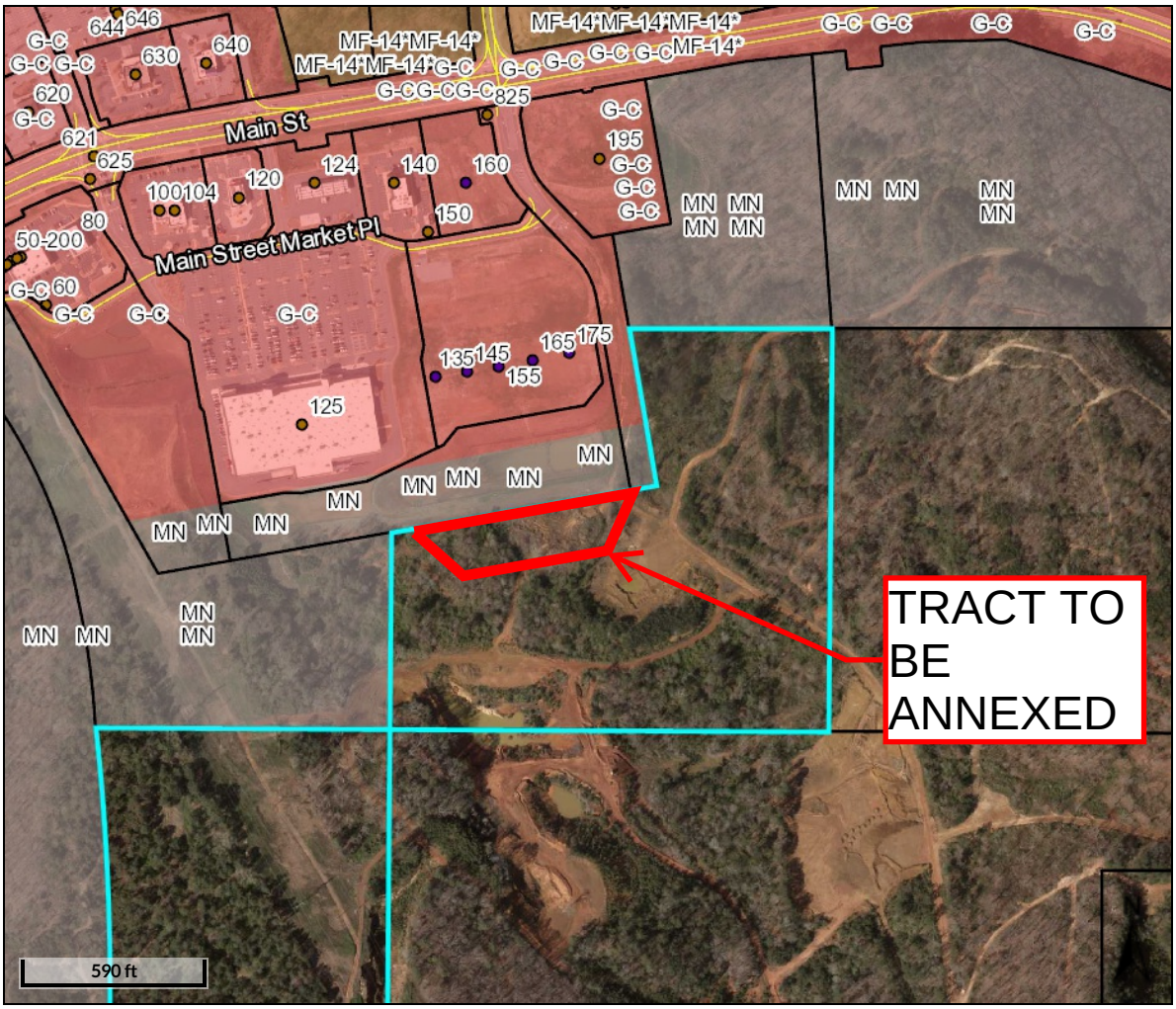
Brief Tax Description LAND LOTS 405,459,476-478 7.338AC TO C107-000

(Note: Not to be used on legal documents)

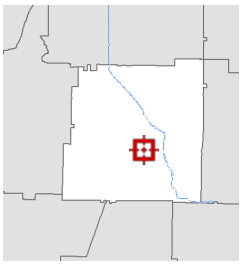
Date created: 7/2/2020
Last Data Uploaded: 7/1/2020 11:21:21 PM

Developed by Schneider GEOSPATIAL

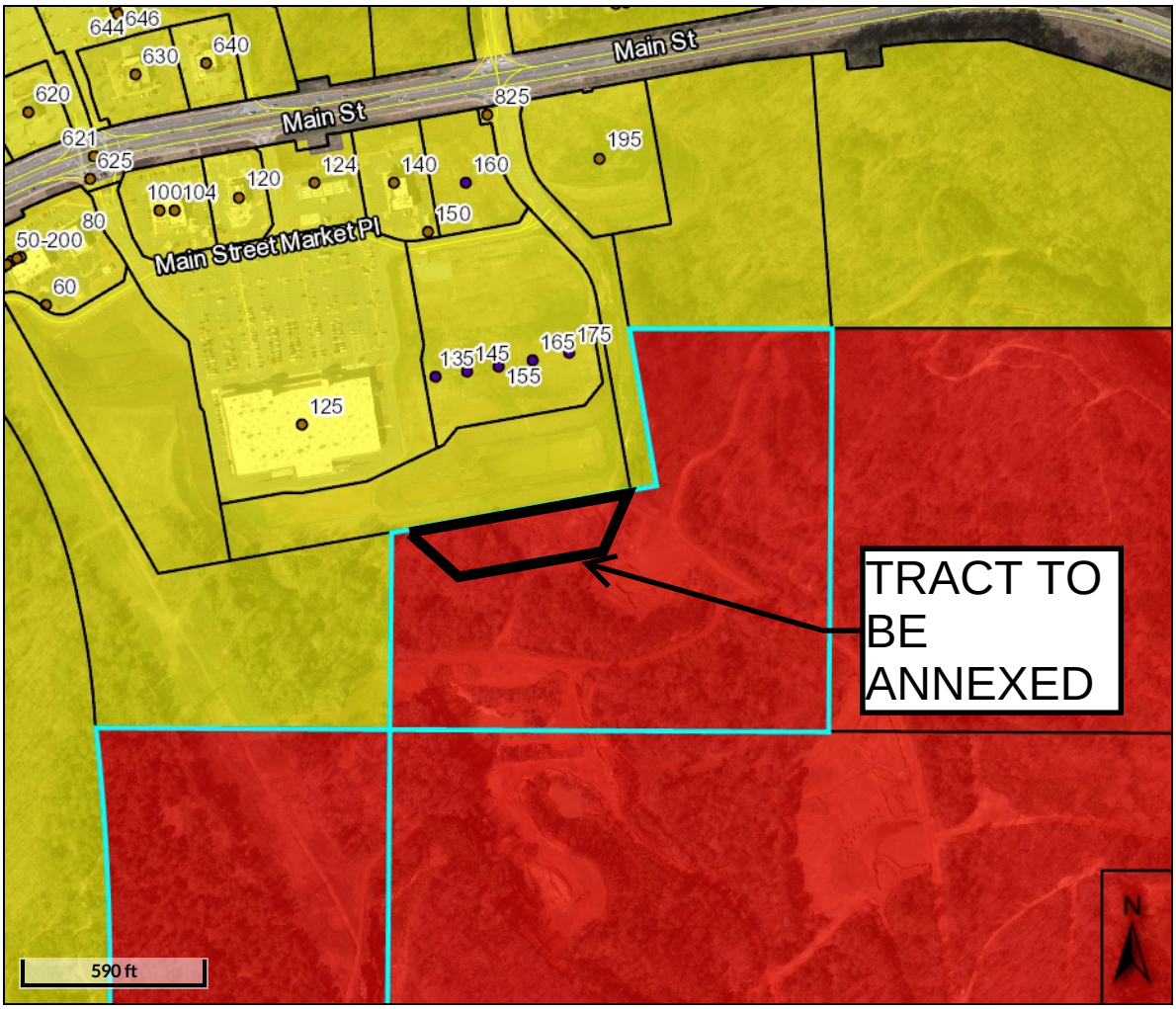
qPublic.net™ Bartow County, GA



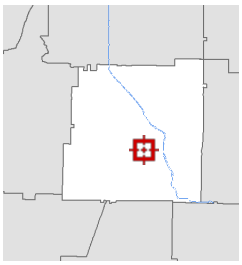
Overview



qPublic.net™ Bartow County, GA



Overview



Legend

- Parcels
- Structural Numbers
  - <all other values>
  - Abandoned or Inactive
  - Active
  - Proposed
- Roads
- Bartow County Zoning
  - <all other values>
  - BPD (wC)
  - Unknown
  - R7 (wC)
  - R-7
  - A-1
  - A1CU
  - A1 (wC)
  - BPD
  - C-1
  - C1CU
  - C1 (wC)
  - CN
  - CNCU
  - CN (wC)
  - Conditional Use
  - I-1
  - I-2
  - I1CU
  - I1 (wC)
  - I2CU
  - I2 (wC)
  - Incorporated
  - M-1
  - M1CU
  - M1 (wC)
  - O/I
  - OICU
  - OI (wC)

Future Land Use Category: Mixed Use Commercial

Found in: Bartow County, Adairsville, Cartersville, Emerson

This includes Zoning Districts predominantly General Commercial, Neighborhood Commercial, or Office/ Institutional, while allowing for a range of residential densities. All residential districts are allowed, from single-family conventional, manufactured and industrialized housing, townhomes, multi-family housing ranging from duplexes to apartment buildings, and manufactured home parks (minimum size of 10 acres and only in specific districts as well as all permitted commercial and office uses. The Commercial/Mixed Use area is used to delineate areas where commercial and residential uses occur side by side. The use allows residential character to remain. However, this is primarily a commercial oriented land use, with overall 60% of the developments being of a commercial or office nature and 40% being residential in nature. Development or redevelopment should be consistent in the overall 60% commercial/ 40% residential balance of uses, even if one development or parcel is predominantly commercial or residential. This is a car-oriented land use category; efforts should be undertaken using Complete Streets policies to increase safe pedestrian access from the home to the store, office, or school. Land use within the Lake Allatoona-Glade Road Urban Redevelopment Area includes mixed use commercial areas encouraging balanced growth.

Highway 41 commercial and residential areas, Adairsville

Tennessee St. Mixed Use Corridor, Cartersville

Meeting: November 19, 2020 Item 14.

Application for Annexation/ Zoning
City of Cartersville

Case Number: AZ 20-04
Date Received: 6-30-2020
See ALSO Z 20-03

Public Hearing Dates:

Planning Commission Aug 11th 5:30pm | 1st City Council Aug 20th 7:00pm | 2nd City Council Sept 3rd 7:00pm

Applicant Cherokee Main Street III, LLC By: Etowah Investors, LLC, its Managing Member Robert H. Ledbetter, Jr., its Manager (printed name) Office Phone 706-290-1358

Address 106 East 8th Avenue Mobile/ Other Phone

City Rome State GA Zip 30161 Email rledbetterjr@ledbetterproperties.com

Representative's printed name (if other than applicant) Phone (Rep)

Email (Rep)

Representative Signature Applicant Signature

Signed, sealed and delivered in presence of:

Notary Public

STATE OF GEORGIA

My commission expires:
Angela Whiteaker Dunagan
NOTARY PUBLIC
Floyd County, Georgia
My Commission Expires
April 9, 2023

* Titleholder South of Main, LLC By: Dellinger Management Company, Inc., its Manager Kena R. Butler, its President (titleholder's printed name) Phone 770-386-3954

Address PO Box 1434 Cartersville, GA 30120 Email kenarbutler@gmail.com

Signature Kena R. Butler

Signed, sealed, delivered in presence of:

Mary E. Keith
Notary Public

MARY E KEITH
MY COMMISSION EXPIRES
NOTARY PUBLIC
APRIL 27, 2021
BARTOW COUNTY, GEORGIA

My commission expires:

Present Zoning District Mining (County) Requested Zoning MF-14 0077-0459-001

Acreage 1.945 Land Lot(s) 405 District(s) 4 Section(s) 3

Location of Property: behind (south of) 175 Main Street Market Place
(street address, nearest intersections, etc.)

Reason for Rezoning Request:
proposed annexation and rezoning to MF-14 to allow apartment development
(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: _____

Tax Map Parcel(s) # 0077-0459-001 Voting Ward(s) 1

Current Land Use Undeveloped Current Zoning Mining (County)

Proposed Land Use Apartments Proposed Zoning MF-14

Number of Dwelling Units 200 Number of Occupants 315*

Owner Occupied? Yes_____ No X

Number of School-aged Children 20* Grade Level(s) of School-aged Children K-8*

School(s) to be attended: Cartersville Elementary, Middle, and High School

* numbers of residents and school-aged children is a projected number based on similar apartment development

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: X City _____ Other (List) _____

Electricity: X City _____ GA Power _____ Greystone

_____ Other (List) _____

CAMPAIGN DISCLOSURE REPORT FOR REZONING 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: 07/02/20

Date Two Years Prior to Application: 07/02/18

Date Five Years Prior to Application: 07/02/15

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		✓
Council Member:		
Ward 1- Kari Hodge		✓
Ward 2- Jayce Stepp		✓
Ward 3- Cary Roth		✓
Ward 4- Calvin Cooley		✓
Ward 5- Gary Fox		✓
Ward 6- Taff Wren		✓
Planning Commission		
Greg Culverhouse		✓
Harrison Dean		✓
Lamar Pendley		✓
Lamar Pinson		✓
Travis Popham		✓
Jeffery Ross		✓
Stephen Smith		✓

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.

6/22/20

Signature Date

Robert A. Ledbetter, Jr.

Print Name

SURVEYOR'S CERTIFICATE

That the undersigned, a Georgia Registered Land Surveyor, on behalf of the above Annexation/ zoning applicant do certify the following:

1) That the attached survey contains no fewer than four surveyed map regulation points and recorded with the Georgia Coordinate System of 1985.

2) That the attached survey shows the boundaries of the area being annexed and the existing boundaries of the area being annexed and the existing boundaries of the annexing municipality between the points at which these boundaries close, if applicable.

3) That the attached survey meets the requirements of O.C.G.A. 15-6-67 and Section 180-7-01 Technical Standards for Property Survey, Rules and Regulations of the State of Georgia.

4) That the map demarcation of the map registration points are well distributed along, within, or near the boundary of the annexed area.

5) That at least one-eighth of the aggregate external boundary or fifty (50) feet of the area to be annexed, whichever is less, either abuts directly on the municipal boundary or would directly abut on the municipal boundary if it were not otherwise separated from the municipal boundary by other lands owned by the municipal corporation, by lands owned by this State, or by the definite width of any street or street right of way; any creek or river; any right of way of a railroad or other public service corporation, which divides the municipal boundary from any area proposed to be annexed.

07/15/2020
Date

GEORGIA REGISTERED No. 3100 REGISTERED LAND SURVEYOR MITCHELL LOWERY

Georgia Registered Land Surveyor

ZONING ADMINISTRATOR:

1. Case Number: AZ20-04

2. Yes ✓ No ____

The above property complies with the City of Cartersville minimum size requirements to construct a building or structure occupiable by persons or property under the policies, ordinance, or regulations of the City of Cartersville.

3. Survey attached? ✓

7-17-2020
Date

Zoning Administrator

SURVEY REFERENCES

1) EASEMENT DRAWINGS, MAIN STREET MARKETPLACE, PREPARED BY SOUTHLAND ENGINEERING, DATED AUGUST 1, 2016, AND RECORDED IN PLAT BOOK 78, PAGE 37, BARTOW COUNTY RECORDS.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOTS 405 AND 406 OF THE 4TH DISTRICT, 3RD SECTION, BARTOW COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1-INCH OPEN TOP PIPE FOUND AT THE CORNER COMMON TO LAND LOTS 386, 387, 406, AND 407, THENCE LEAVING SAID CORNER AND CONTINUING IN AN EASTERLY DIRECTION ALONG THE LINE COMMON TO LAND LOTS 387 AND 406 SOUTH 88 DEGREES 40 MINUTES 36 SECONDS EAST A DISTANCE OF 245.72 FEET TO A POINT; THENCE LEAVING SAID LAND LOT LINE SOUTH 29 DEGREES 30 MINUTES 48 SECONDS EAST A DISTANCE OF 847.71 FEET TO A 1/2-INCH REBAR FOUND; THENCE NORTH 79 DEGREES 54 MINUTES 52 SECONDS EAST A DISTANCE OF 700.89 FEET TO A 5/8-INCH CAPPED REBAR SET, SAID REBAR BEING THE TRUE POINT OF BEGINNING.

THENCE NORTH 79 DEGREES 55 MINUTES 38 SECONDS EAST A DISTANCE OF 796.61 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE SOUTH 25 DEGREES 45 MINUTES 35 SECONDS WEST A DISTANCE OF 146.82 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE SOUTH 80 DEGREES 09 MINUTES 58 SECONDS WEST A DISTANCE OF 642.60 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE NORTH 40 DEGREES 23 MINUTES 54 SECONDS WEST A DISTANCE OF 134.79 FEET TO A 5/8-INCH CAPPED REBAR SET, SAID REBAR BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1.944 ACRES (84,701 SQUARE FEET).

SURVEY NOTES

1) PROPERTY SHOWN HEREON WAS SURVEYED JULY 10, 2020.

2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1' IN 54,834' WITH AN ANGULAR ERROR OF 3.2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

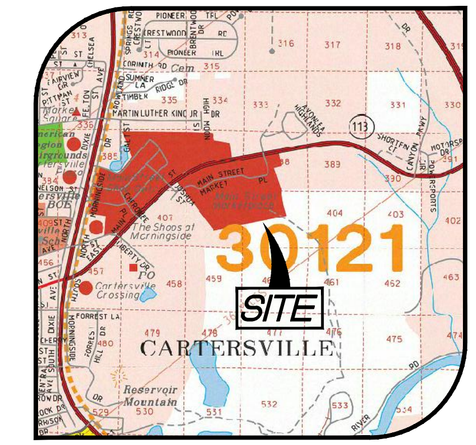
3) A SOKKIA IX TOTAL STATION, TOPCON HIPER SR GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.

4) THIS PLAT HAS A MAP CLOSURE OF 1' IN 184,833'.

5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 'X' ON FLOOD INSURANCE RATE MAP NO. 13015C0267H, WITH A DATE OF IDENTIFICATION OF OCTOBER 5, 2018, FOR COMMUNITY NUMBER 130209, IN THE CITY OF CARTERSVILLE, IN BARTOW COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

6) BEARING BASIS (NAD83, GA WEST) FOR THIS SURVEY WAS ESTABLISHED USING A TOPCON HIPER SR GPS RECEIVER UTILIZING OPUS-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS 0.3 FEET HORIZONTAL AND .07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.

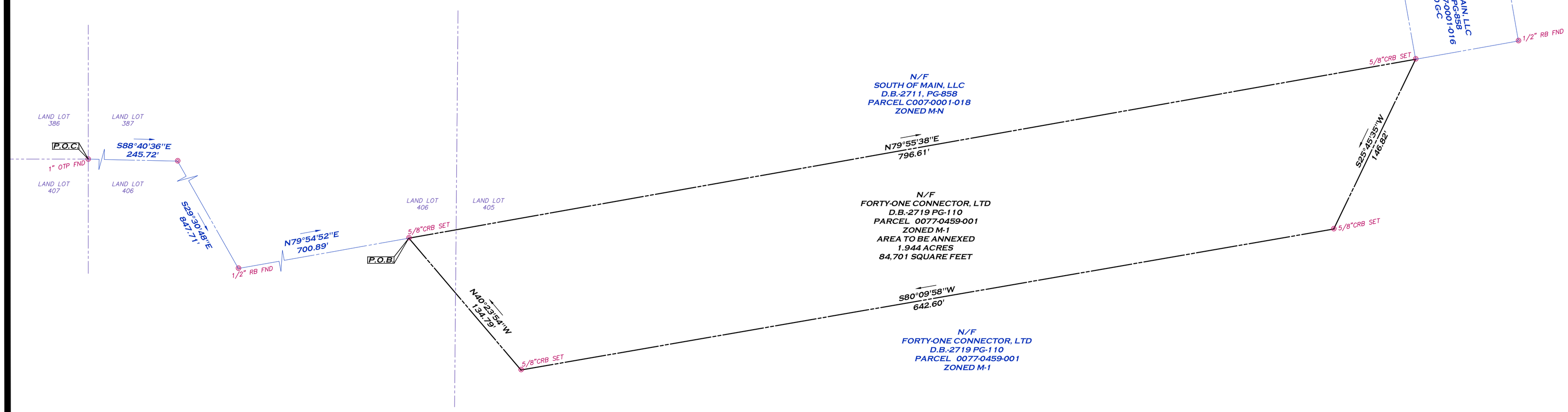
7) NO EFFORT TO OBTAIN THE LOCATION OF UNDERGROUND UTILITIES WAS MADE DURING THE COURSE OF THIS SURVEY. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.



VICINITY MAP

GRID NORTH
GA WEST
(SURVEY NOTE 6)

GRAPHIC SCALE
40' 0 40' 80'
1 Inch = 40 Feet



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 ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS 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. SECTION 15-6-67.

MITCHELL LOWERY GEORGIA RLS# 3109

GEORGIA REGISTERED No. 3109 REGISTERED LAND SURVEYOR MITCHELL LOWERY

LEGEND

	PROPERTY LINE
	LAND LOT LINE
RB	REBAR
CRB	CAPPED REBAR
MAG	MAG NAIL
FND	FOUND
OTP	OPEN TOP PIPE

LOWERY & ASSOCIATES
LAND SURVEYING, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30121
770-334-8186
WWW.LOWERYLANDSURVEYS.COM
INFO@LOWERYLANDSURVEYS.COM
GEORGIA C.O.A.: LSF-001102

PREPARED FOR:
R.H. LEDBETTER PROPERTIES, LLC.

BOUNDARY SURVEY OF:
A PORTION OF BARTOW COUNTY
PARCEL 0077-0459-001

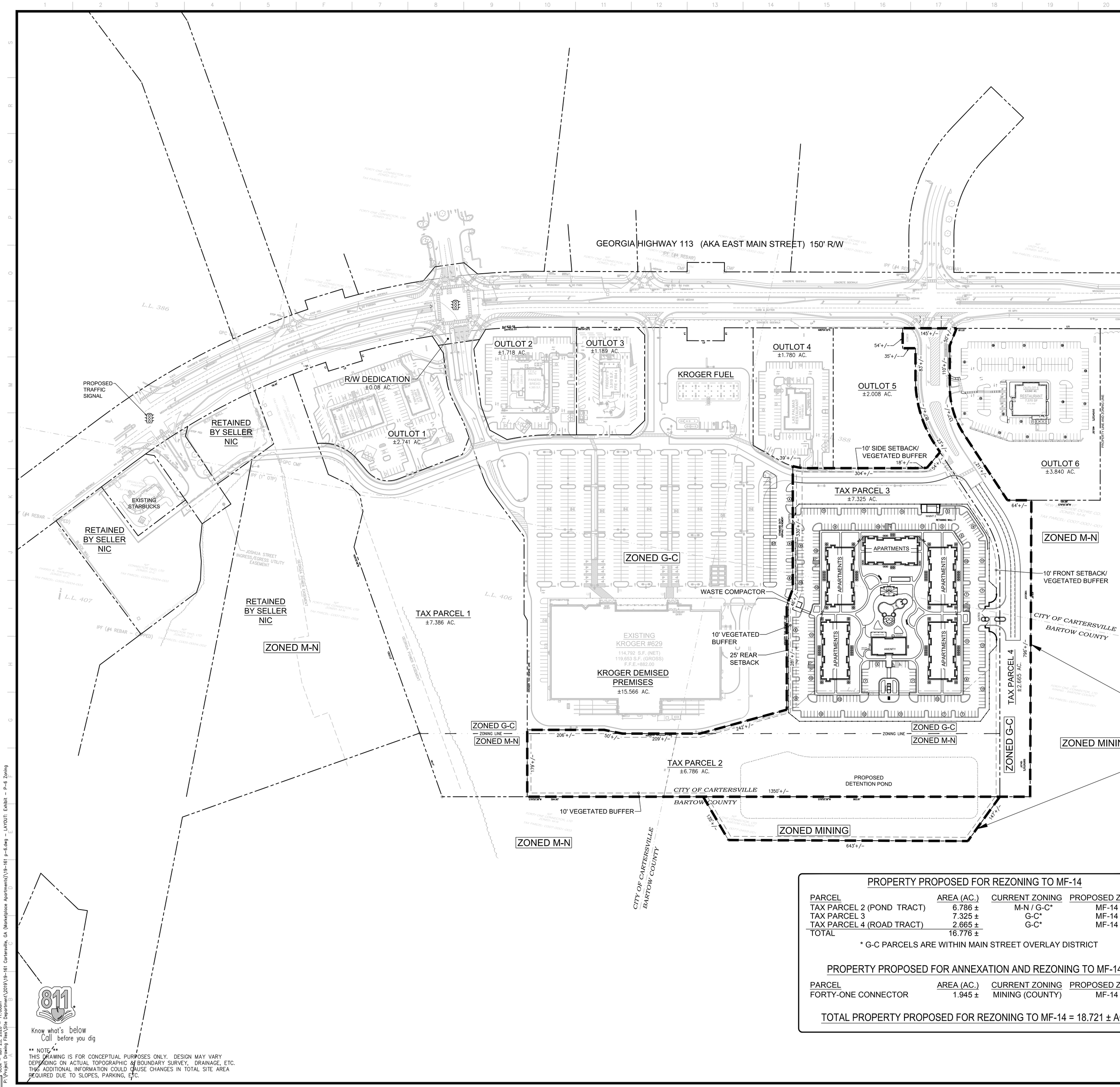
STATE: GEORGIA | COUNTY: BARTOW
LAND LOTS: 405 & 406 | DISTRICT: 4TH | SECTION: 3RD

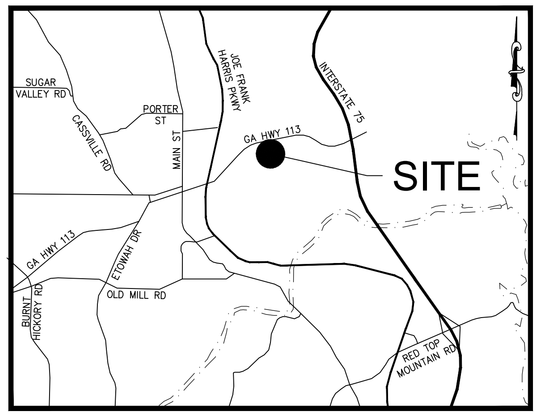
REVISIONS

DATE:	DESCRIPTION

Lowery & Associates LAND SURVEYING, LLC

DATE: JULY 14, 2020
JOB #: 202969
SCALE: 1"=40'
SHEET 1 OF 1





LOCATION MAP

NOT TO SCALE

PROPOSED APARTEMENT USES

NO. OF UNITS	% OF UNITS	UNIT TYPE	UNIT S.F.	TOTAL S.F.
20	10.00%	S1-STUDIO	707	14,410
48	24.00%	A1-1 BR	756	36,288
20	10.00%	A2-1 BR	816	16,320
32	16.00%	B1-2 BR	1,164	37,248
44	22.00%	B1c-2 BR	1,176	51,744
36	18.00%	C1-3 BR	1,248	44,928
200	100.00%			200,668

PARKING ANALYSIS

PARKING REQUIRED = 2 SPACES / DWELLING UNIT = 400 SPACES
PARKING PROVIDED = 424 SPACES
PARKING REQUIRED = 2 SPACES / DWELLING UNIT = 400 SPACES
ADA PARKING PROVIDED = 10 SPACES

MF-14 DEVELOPMENT STANDARDS

	REQUIRED	PROVIDED
MAX. BUILDING HEIGHT=	45' OR 3.5 STORIES	59'/4 STORIES
DENSITY=	14 UNITS/ACRE	10.7 UNITS/ACRE
MIN. HEATED FLOOR AREA		
3 BR UNIT	900 S.F.	1,248 S.F.
2 BR UNIT	750 S.F.	1,164 S.F. (MIN)
1 BR UNIT	600 S.F.	756 S.F. (MIN)
STUDIO UNIT	450 S.F.	707 S.F.
FRONT YARD SETBACK	10'	AS SHOWN
SIDE YARD SETBACK	10'	AS SHOWN
REAR YARD SETBACK	25'	AS SHOWN
LOT WIDTH AND FRONTAGE	100'	145'
VEGETATED BUFFERS	10'	AS SHOWN
BUILDING SEPARATION		
FRONT TO FRONT	50'	AS SHOWN
FRONT TO REAR OR SIDE	50'	AS SHOWN
SIDE TO SIDE	20'	AS SHOWN
OPEN SPACE	20%	39%**

** SEE "OPEN SPACE EXHIBIT" FOR OPEN SPACE DETERMINATION

PROPERTY PROPOSED FOR REZONING TO MF-14
16.776 ± AC.

PROPERTY PROPOSED FOR ANNEXATION AND REZONING TO MF-14
1.945 ± AC.

PROPERTY PROPOSED FOR REZONING TO MF-14

PARCEL	AREA (AC.)	CURRENT ZONING	PROPOSED ZONING
TAX PARCEL 2 (POND TRACT)	6.786 ±	M-N / G-C*	MF-14
TAX PARCEL 3	7.325 ±	G-C*	MF-14
TAX PARCEL 4 (ROAD TRACT)	2.665 ±	G-C*	MF-14
TOTAL	16.776 ±		

* G-C PARCELS ARE WITHIN MAIN STREET OVERLAY DISTRICT

PROPERTY PROPOSED FOR ANNEXATION AND REZONING TO MF-14

PARCEL	AREA (AC.)	CURRENT ZONING	PROPOSED ZONING
FORTY-ONE CONNECTOR	1.945 ±	MINING (COUNTY)	MF-14

TOTAL PROPERTY PROPOSED FOR REZONING TO MF-14 = 18.721 ± AC.

Know what's below
Call before you dig

** NOTE **
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DESIGN MAY VARY DEPENDING ON ACTUAL TOPOGRAPHIC & BOUNDARY SURVEY, DRAINAGE, ETC. THIS ADDITIONAL INFORMATION COULD CAUSE CHANGES IN TOTAL SITE AREA REQUIRED DUE TO SLOPES, PARKING, ETC.

REZONING PLAN

SCALE IN FEET
100' 50' 0 100' 200' 300'

BDG
3471 DONAVILLE ST
DULUTH, GA 30096
PHONE: 404-567-5701
FAX: 404-567-5703
WWW.BDGSE.COM
Buckel Design Group, LLC.

STAMP

APARTMENTS AT 175 MAIN STREET MARKET PLACE
CARTERSVILLE, BARTOW CO., GA 30121

FOR: CHEROKEE MAIN STREET III, LLC
ROME, GEORGIA

REVISION	BY

DRAWN SC
CHECKED ADB
ISSUED DATE 6/19/2020
ISSUED FOR REZONING APPLICATION
PROJECT NO. 19-161
FILE

SHEET
P-6

Meeting: November 19, 2020 Item 14.

JCox – Jun 25, 2020 – 11:08am
P:\Project Drawing Files\Site Department\2019\19-161 Cartersville, GA (Marketplace Apartments)\19-161 P-6.dwg – LAYOUT: Exhibit – P-6 Zoning

Pictures Taken 7-24-2020

CITY OF CARTERSVILLE
ANNEXATION/
ZONING NOTICE
CASE NO. AZ 20-04
APPLICATION HAS BEEN MADE FOR
ANNEXATION AND ZONING OF THIS
PROPERTY AS. MF-14
PLANNING COMMISSION MEETING
AT 5:30 P.M. ON 8-11-20
CITY COUNCIL FIRST READING
AT 7:00 P.M. ON 8-20-20
CITY COUNCIL SECOND READING
AT 7:00 PM ON 9-3-20
HEARINGS TO BE HELD AT CITY HALL
10 NORTH PUBLIC SQUARE.
FOR ADDITIONAL INFORMATION
CONTACT THE DEPARTMENT OF
DEVELOPMENT AT 387-5600

CITY COUNCIL ITEM SUMMARY

MEETING DATE:	November 5, 2020
SUBCATEGORY:	Tabled
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	Z20-03 175 E. Main St.
DEPARTMENT SUMMARY RECOMMENDATION:	Applicant requests rezoning of 16.77 +/- acres from G-C (General Commercial) to MF-14 (Multi-Family Residential) for the purposes of constructing a 200-unit apartment complex. The site is located in the Main Street Overlay District and will be required to comply with the Districts' standards. Planning Commission recommends approval, 4-1.
LEGAL:	N/A

ZONING SUMMARY

Petition Number(s): **Z20-03**

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: **Cherokee Main Street III, LLC**

Representative: **Robert Ledbetter, Jr.**

Property Owner: **South of Main, LLC**

Property Location: **135-175 Main Street Market Place & Parcel C007-0001-018**

Access to the Property: **Main Street Market Place (from E. Main Street)**

Site Characteristics:

Tract Size: Acres: **16.776** District: **4th** Section: **3rd** LL(S): **405**

Ward: **2** Council Member: **Cary Roth**

LAND USE INFORMATION

Current Zoning: **G-C (General Commercial)**
Proposed Zoning: **MF-14 (Multi-Family Residential)**
Proposed Use: **Apartment development**

Current Zoning of Adjacent Property:
North: **G-C (General Commercial)**
South: **County M-1 (Mining)**
East: **G-C and County M-1**
West: **G-C and MN (Mining)**

The Future Development Plan designates the subject property as: **Main Street Overlay District**

The Future Land Use Map designates the subject property as: **Mixed-Use Commercial**

ZONING ANALYSIS

Site History:

Generally, site of Kroger and several restaurant/ retail out parcels.

Previous zoning cases:

AZ07-04 Annexation of 7.54ac, County M-1 to G-C. Approved 10-4-07.
Z07-14 Rezoning of 37.79ac MN to G-C. Approved 10-4-07.
AZ14-03 Annexation of 3.68ac, County M-1 to G-C. Approved 8-7-14.
Z14-03 Rezoning of 7.33ac MN to G-C. Approved 8-7-14.

Project Summary:

The applicant requests the rezoning of 16.77 +/- acres from G-C (General Commercial) to MF-14 (Multi-Family Residential) for the purposes of constructing a 200 unit apartment complex. The site is located in the Main Street Overlay District and will be required to comply with the Districts' standards

Five (5) buildings are proposed to house the 200 units. They will be arranged to create an enclosed space for amenities. Parking will be located around the perimeter of the property. Direct access to the apartment development will be via Main Street Market Place and an un-named private street. Both streets provide access to E. Main Street at (4) different intersections.

The proposed apartment site was previously planned as a commercial retail site. The owner wishes to introduce a residential product to the overall development thereby creating a version of a planned -development. The City ordinance for a Planned Development requires a mix of housing products in conjunction with commercial retail uses. Only one housing product is currently being considered.

The only residential use in the immediate area is Avonlea apartments on the north side of E. Main St. and in sight of this proposed development. On July 2nd, City Council approved the rezoning for 210 apartment units, 1 and 2 bedroom only, on Overlook Pkwy east of the I-75/ E. Main Street interchange.

The current statistics of the proposed development are as follows.

	UNITS	**Proposed Min. (sf)**	**Required min.(sf)**	**Required Parking (2sp/per un)**	**Parking Spaces Provided**
Studio	20	707	450	40	---
1 BR	68	756	600	136	---
2 BR	76	1164	750	152	---
3 BR	36	1248	900	72	---
Total	**200**	**---**	**---**	**400**	**424**

Total Acreage: 18.72 (16.77ac in city. 1.95ac. to be annexed, AZ20-04).

Total Density: Proposed- 10.68 un/ac (with annexed tract). Max. allowed 14 un/ac.

Total Min. Greenspace Required: Required 20% of Total Acreage or 3.74ac.

Total Greenspace Provided: 39% of Total Acreage or 7.3ac.

This rezoning application should be considered in conjunction with Annexation application AZ20-04 that seeks to add 1.95 acres to this property for expansion of the stormwater retention system.

City Department Comments

Electric: Takes No Exception

Fibercom: Takes No Exception

Fire: Takes No Exception

Gas: Takes No Exception

Public Works: No comments received.

Water and Sewer: No comments received.

Cartersville School District: ...It appears they do not project many school-aged children living here. My comments for this project are similar to the previous multi-family unit project from a few weeks ago. How does this project align with the other projects that have been previously approved. Is someone watching the overall numbers of units being approved to make sure we have not set ourselves up for rapid growth that could put unintended consequences or possible [constraints] on our services in a short amount of time? I don't need an answer to those questions per se, but share them to make sure they are on the forefront of everyone's mind regardless of the project(s) being presented. We are working on addressing the capacity issues at our schools but it will take time to accomplish our goals. Thanks again for your help and support. I hope you have a good day.

Public Comments:
None received as of 8-5-2020

STANDARDS FOR EXERCISE OF ZONING POWERS.

1. *The existing land uses and zoning of nearby property.*
   Adjacent property that is zoned G-C contains commercial retail uses complimentary to the requested rezoning. Adjacent property that is zoned for mining, either MN or M-1, may be compatible with the requested zoning and land use if the current level of mining activity or other activity, like stormwater detention, remains at or below current activity levels.

2. *The suitability of the subject property for the zoned purposes.*
   The property is suitable for the zoned purposes.

3. *The relative gain to the public, as compared to the hardship imposed upon the individual property owner.*
   The proposed development would introduce a residential housing product that may currently be in demand.

4. *Whether the subject property has a reasonable economic use as currently zoned.*
   The property has a reasonable economic use as currently zoned.

5. *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 would generally permit a use that is suitable in view of the use of the adjacent properties, particularly the G-C zoned properties.

6. *Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.*
   The zoning proposal should not have an adverse effect on adjacent or nearby property use or usability.

7. *Whether the zoning proposal is in conformity with the current future development plan and community agenda of the comprehensive land use plan as currently adopted or amended in the future.*
   The zoning proposal will conform to the Future Land Use Map and Future Development Plan.

8. *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.*
   No adverse impact is expected. Site and building renovation resulting from an approved zoning proposal would be required to meet all local, state, and federal environmental regulations.

9. *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 proposed use should not burden existing streets, transportation facilities or utilities. The Cartersville School District recognizes this rezoning may have a low degree of impact directly on the school system, but requests that all involved in the review be aware of that the collective result of the recent zoning approvals for multi-family projects may add additional strain to school resources. The school district is working on solutions to the capacity issues.

10. *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*.
There are no known conditions.

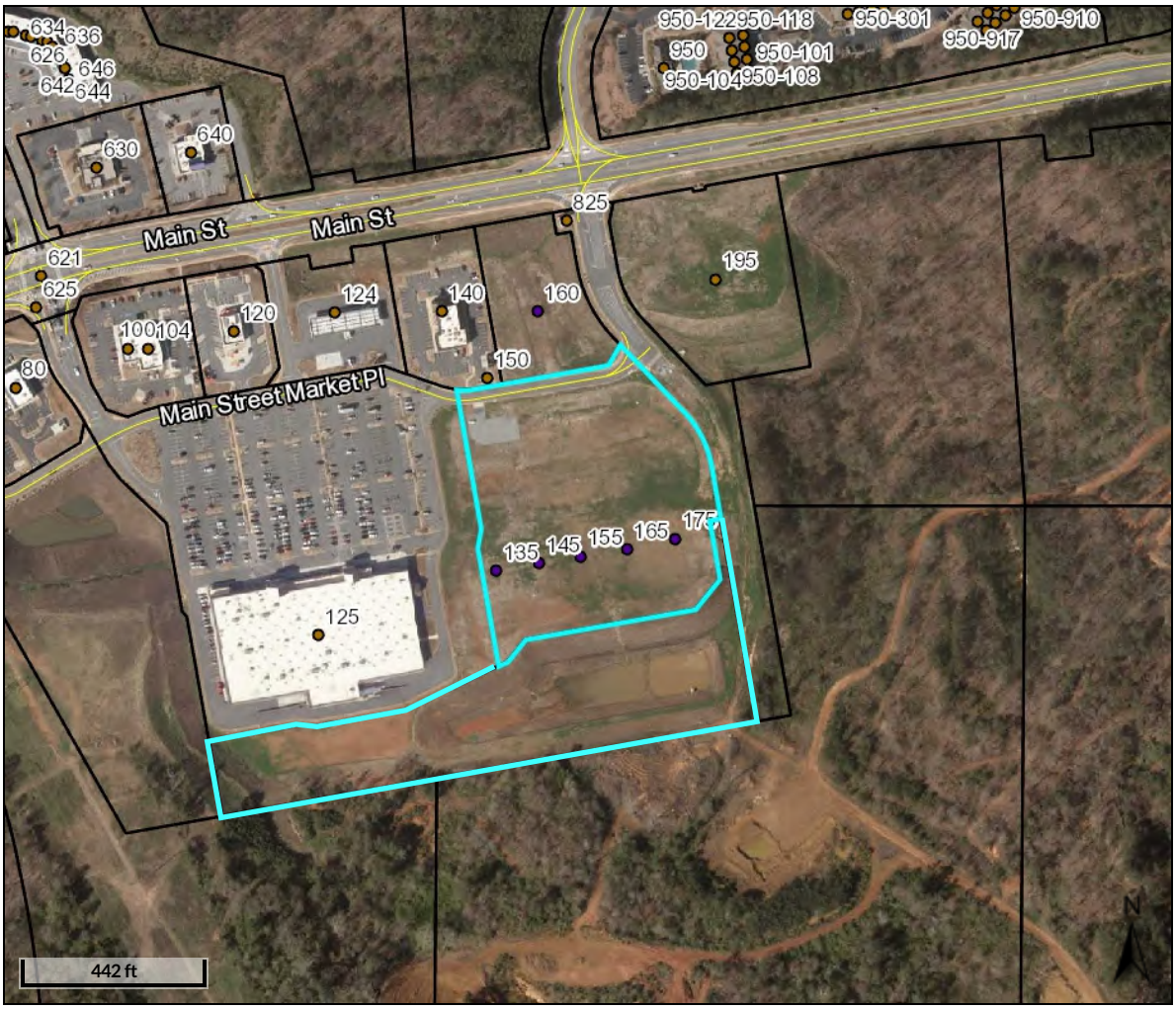
STAFF RECOMMENDATION:

Staff does not oppose the rezoning.

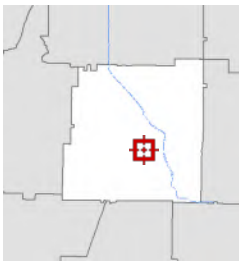
PLANNING COMMISSION RECOMMENDATION:

Recommends approval, 4-1.

qPublic.net™ Bartow County, GA



Overview



Legend

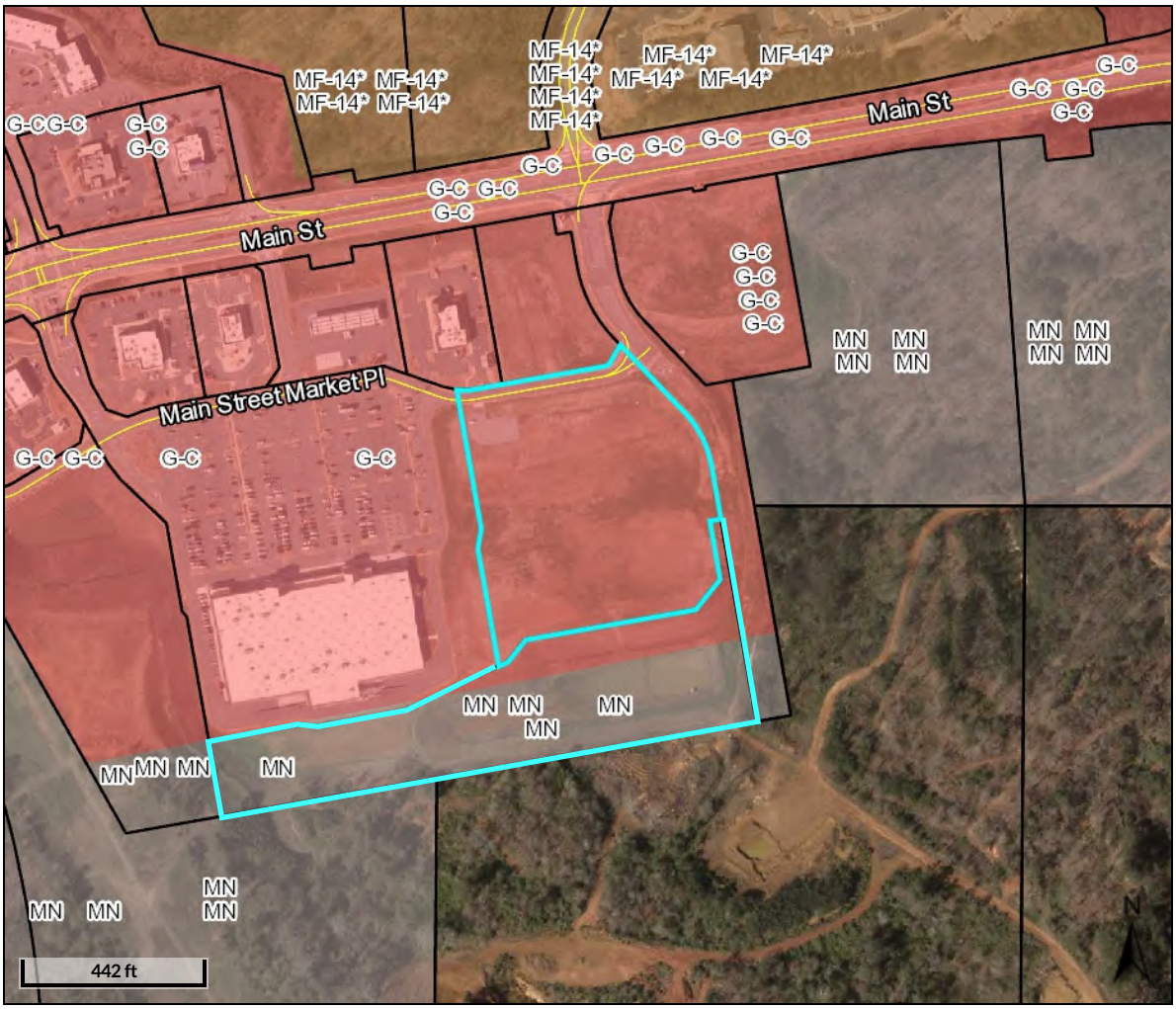
- Parcels
- Structural Numbers
  - <all other values>
  - Abandoned or Inactive
  - Active
  - Proposed
- Roads

Parcel ID	C007-0001-015	**Alternate ID**	46572	**Owner Address**	SOUTH OF MAIN LLC
Sec/Twp/Rng	n/a	**Class**	Commercial		P O BOX 1434
Property Address	135 175 MAIN STREET MARKET PLACE	**Acreage**	7.33		CARTERSVILLE GA 30120
	E Main Street TAD #1				
District	E Main Street TAD #1				
Brief Tax Description	LL 388, 405 D4				
	(Note: Not to be used on legal documents)				

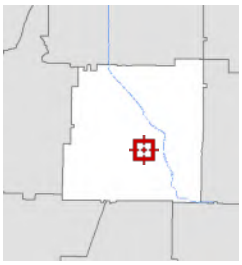
Date created: 6/1/2020
Last Data Uploaded: 5/29/2020 11:38:44 PM

Developed by Schneider GEOSPATIAL

qPublic.net™ Bartow County, GA



Overview



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*

District	E Main Street TAD #1
Brief Tax Description	LL 388, 405 D4
	(Note: Not to be used on legal documents)

Date created: 6/3/2020
Last Data Uploaded: 6/2/2020 11:11:13 PM

Developed by Schneider GEOSPATIAL

Parcel ID	C007-0001-015	**Alternate ID**	46572	**Owner Address**	SOUTH OF MAIN LLC
Sec/Twp/Rng	n/a	**Class**	Commercial		P O BOX 1434
Property Address	135 175 MAIN STREET MARKET PLACE	**Acreage**	7.33		CARTERSVILLE GA 30120
	E Main Street TAD #1				

Future Land Use Category: Mixed Use Commercial

Found in: Bartow County, Adairsville, Cartersville, Emerson

This includes Zoning Districts predominantly General Commercial, Neighborhood Commercial, or Office/ Institutional, while allowing for a range of residential densities. All residential districts are allowed, from single-family conventional, manufactured and industrialized housing, townhomes, multi-family housing ranging from duplexes to apartment buildings, and manufactured home parks (minimum size of 10 acres and only in specific districts as well as all permitted commercial and office uses. The Commercial/Mixed Use area is used to delineate areas where commercial and residential uses occur side by side. The use allows residential character to remain. However, this is primarily a commercial oriented land use, with overall 60% of the developments being of a commercial or office nature and 40% being residential in nature. Development or redevelopment should be consistent in the overall 60% commercial/ 40% residential balance of uses, even if one development or parcel is predominantly commercial or residential. This is a car-oriented land use category; efforts should be undertaken using Complete Streets policies to increase safe pedestrian access from the home to the store, office, or school. Land use within the Lake Allatoona-Glade Road Urban Redevelopment Area includes mixed use commercial areas encouraging balanced growth.

Highway 41 commercial and residential areas, Adairsville

Tennessee St. Mixed Use Corridor, Cartersville

Meeting: November 19, 2020 Item 15.

Application for Rezoning

City of Cartersville

Case Number: Z20-03

Date Received: 6-30-2020

Public Hearing Dates:

Planning Commission Aug. 11 5:30pm | 1st City Council Aug 20th 7:00pm | 2nd City Council Sept 3rd 7:00pm

Applicant Cherokee Main Street III, LLC By: Etowah Investors, LLC, its Managing Member Robert H. Ledbetter, Jr., its Manager (printed name)

Office Phone 706-290-1358

Address 106 East 8th Avenue

Mobile/ Other Phone

City Rome State GA Zip 30161 Email rledbetterjr@ledbetterproperties.com

Representative's printed name (If other than applicant)

Phone (Rep)

Email (Rep)

Representative Signature

Applicant Signature

Signed, sealed and delivered in presence of:

Notary Public

My commission expires:

Angela Whiteaker Dunagan
NOTARY PUBLIC
Floyd County, Georgia
My Commission Expires
April 9, 2023

* Titleholder South of Main, LLC By: Dellinger Management Company, Inc., its Manager Kena R. Butler, Its President (titleholder's printed name)

Phone 770-386-3954

Address PO Box 1434 Cartersville, GA 30120

Email kenarbutler@gmail.com

Signature Kena R. Butler

Signed, sealed, delivered in presence of:

Notary Public

My commission expires:

MARY E KEITH
MY COMMISSION EXPIRES
NOTARY PUBLIC
APRIL 27, 2021
BARTOW COUNTY, GEORGIA

Present Zoning District G-C and M-N

Requested Zoning MF-14

Acreage 16.776 Land Lot(s) 405 District(s) 4 Section(s) 3

Location of Property: 175 Main Street Market Place C007-0001-015 C007-0001-018
(street address, nearest intersections, etc.)

Reason for Rezoning Request:
Proposed rezoning to MF-14 to allow for 200 unit apartment development
(attach additional statement as necessary)

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

CAMPAIGN DISCLOSURE REPORT
FOR REZONING 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: 07/02/20

Date Two Years Prior to Application: 07/02/18

Date Five Years Prior to Application: 07/02/15

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		✓
Council Member:		
Ward 1- Kari Hodge		✓
Ward 2- Jayce Stepp		✓
Ward 3- Cary Roth		✓
Ward 4- Calvin Cooley		✓
Ward 5- Gary Fox		✓
Ward 6- Taff Wren		✓
Planning Commission		
Greg Culverhouse		✓
Harrison Dean		✓
Lamar Pendley		✓
Lamar Pinson		✓
Travis Popham		✓
Jeffery Ross		✓
Stephen Smith		✓

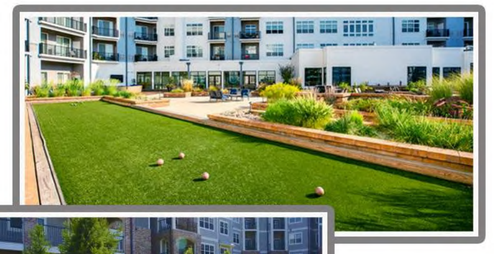
2. If the answer to any of the above is **Yes**, please indicate below to whom, the dollar amount, date, and description of each campaign contribution, during the past five (5) years.

Signature 6/22/20 Date

Robert H. Ledbetter, Jr.
Print Name

K:\Planning General Info\City Forms_apps_mailing labels\Forms and Applications\Annexation Rezoning Special Use Variance apps\Rezoning application_updated 12-6-19.doc

Building - Character
(Multiple color schemes available)



Amenity - Character
(possible Pool & Features etc.)

Utility - Character
(Mail Kiosk & Waste Enclosure)

SITE DATA:
Main Apartment Tract = +/-8.546 acres
Southern land tract (combined detention) = +/-1.65 acres

(5) Apartment Buildings with Motor Court
(200) Units
(346) Parking Spaces (within gates)

Proposed Amenities:
Main Pool area with Clubhouse
Common Green with Bocce and Grills

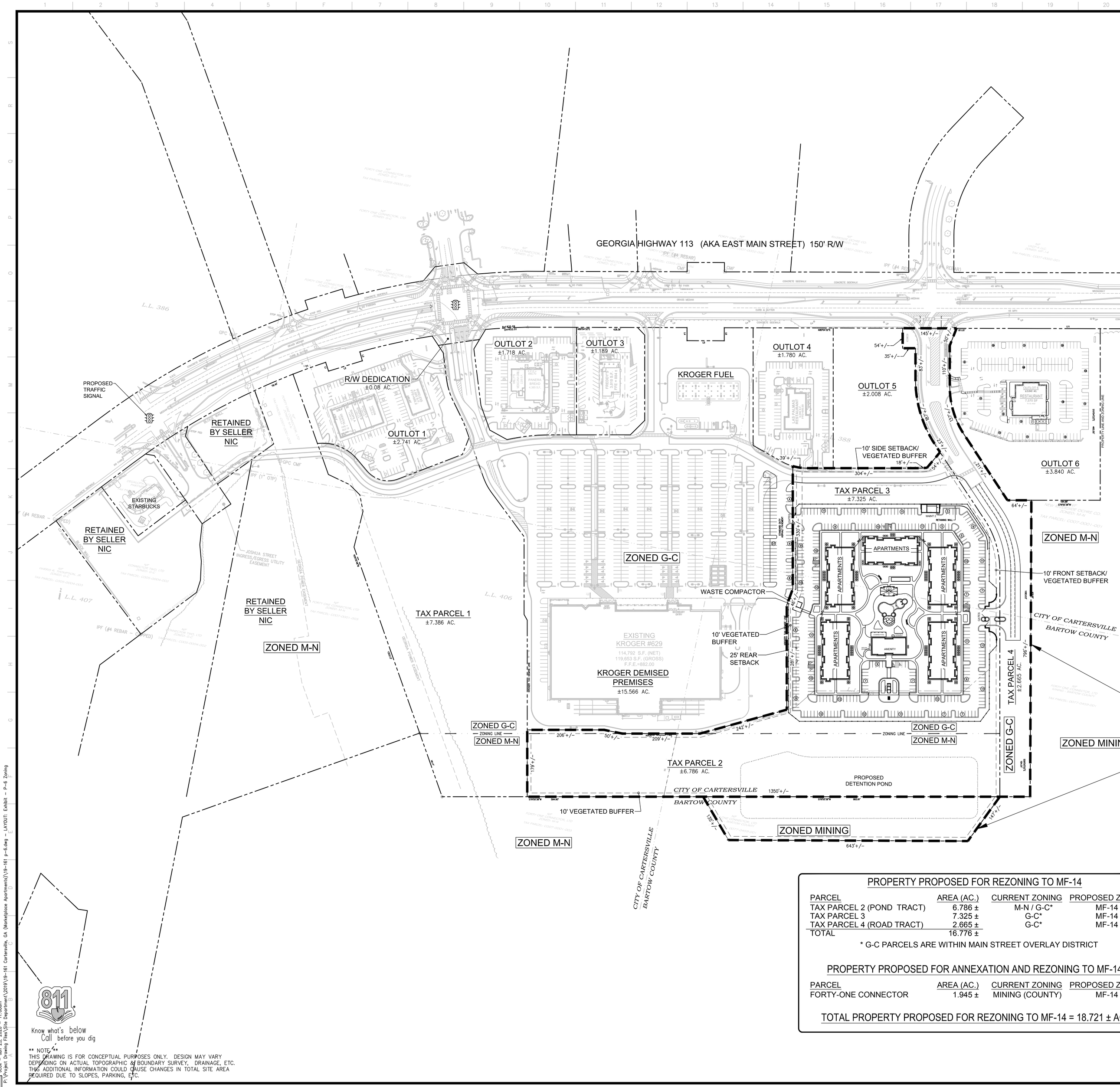
175 Main

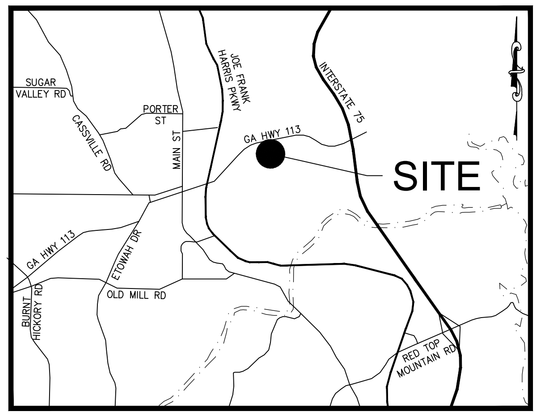
Site Plan Concept
April 2020

ADG
AHRENS DESIGN GROUP
Landscape Architecture | Site Planning
Urban Design | Development Consulting

Disclaimer: Illustration represents intent of development, home plans and layout may change without notice. For final layout review, refer to civil engineering set once submitted.

© Group 4 Design, Inc.





LOCATION MAP

NOT TO SCALE

PROPOSED APARTEMENT USES

NO. OF UNITS	% OF UNITS	UNIT TYPE	UNIT S.F.	TOTAL S.F.
20	10.00%	S1-STUDIO	707	14,410
48	24.00%	A1-1 BR	756	36,288
20	10.00%	A2-1 BR	816	16,320
32	16.00%	B1-2 BR	1,164	37,248
44	22.00%	B1c-2 BR	1,176	51,744
36	18.00%	C1-3 BR	1,248	44,928
200	100.00%			200,668

PARKING ANALYSIS

PARKING REQUIRED = 2 SPACES / DWELLING UNIT = 400 SPACES
PARKING PROVIDED = 424 SPACES
PARKING REQUIRED = 2 SPACES / DWELLING UNIT = 400 SPACES
ADA PARKING PROVIDED = 10 SPACES

MF-14 DEVELOPMENT STANDARDS

	REQUIRED	PROVIDED
MAX. BUILDING HEIGHT=	45' OR 3.5 STORIES	59'/4 STORIES
DENSITY=	14 UNITS/ACRE	10.7 UNITS/ACRE
MIN. HEATED FLOOR AREA		
3 BR UNIT	900 S.F.	1,248 S.F.
2 BR UNIT	750 S.F.	1,164 S.F. (MIN)
1 BR UNIT	600 S.F.	756 S.F. (MIN)
STUDIO UNIT	450 S.F.	707 S.F.
FRONT YARD SETBACK	10'	AS SHOWN
SIDE YARD SETBACK	10'	AS SHOWN
REAR YARD SETBACK	25'	AS SHOWN
LOT WIDTH AND FRONTAGE	100'	145'
VEGETATED BUFFERS	10'	AS SHOWN
BUILDING SEPARATION		
FRONT TO FRONT	50'	AS SHOWN
FRONT TO REAR OR SIDE	50'	AS SHOWN
SIDE TO SIDE	20'	AS SHOWN
OPEN SPACE	20%	39%**

** SEE "OPEN SPACE EXHIBIT" FOR OPEN SPACE DETERMINATION

PROPERTY PROPOSED FOR REZONING TO MF-14
16.776 ± AC.

PROPERTY PROPOSED FOR ANNEXATION AND REZONING TO MF-14
1.945 ± AC.

PROPERTY PROPOSED FOR REZONING TO MF-14

PARCEL	AREA (AC.)	CURRENT ZONING	PROPOSED ZONING
TAX PARCEL 2 (POND TRACT)	6.786 ±	M-N / G-C*	MF-14
TAX PARCEL 3	7.325 ±	G-C*	MF-14
TAX PARCEL 4 (ROAD TRACT)	2.665 ±	G-C*	MF-14
TOTAL	16.776 ±		

* G-C PARCELS ARE WITHIN MAIN STREET OVERLAY DISTRICT

PROPERTY PROPOSED FOR ANNEXATION AND REZONING TO MF-14

PARCEL	AREA (AC.)	CURRENT ZONING	PROPOSED ZONING
FORTY-ONE CONNECTOR	1.945 ±	MINING (COUNTY)	MF-14

TOTAL PROPERTY PROPOSED FOR REZONING TO MF-14 = 18.721 ± AC.

Know what's below. Call before you dig.

** NOTE **
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DESIGN MAY VARY DEPENDING ON ACTUAL TOPOGRAPHIC & BOUNDARY SURVEY, DRAINAGE, ETC. THIS ADDITIONAL INFORMATION COULD CAUSE CHANGES IN TOTAL SITE AREA REQUIRED DUE TO SLOPES, PARKING, ETC.

REZONING PLAN

SCALE IN FEET
100' 50' 0 100' 200' 300'

BDG
Buckel Design Group, LLC.
3471 DONAVILLE ST
DULUTH, GA 30096
PHONE: 404-567-5701
FAX: 404-567-5703
WWW.BDGSE.COM

STAMP

APARTMENTS AT 175 MAIN STREET MARKET PLACE
CARTERSVILLE, BARTOW CO., GA 30121

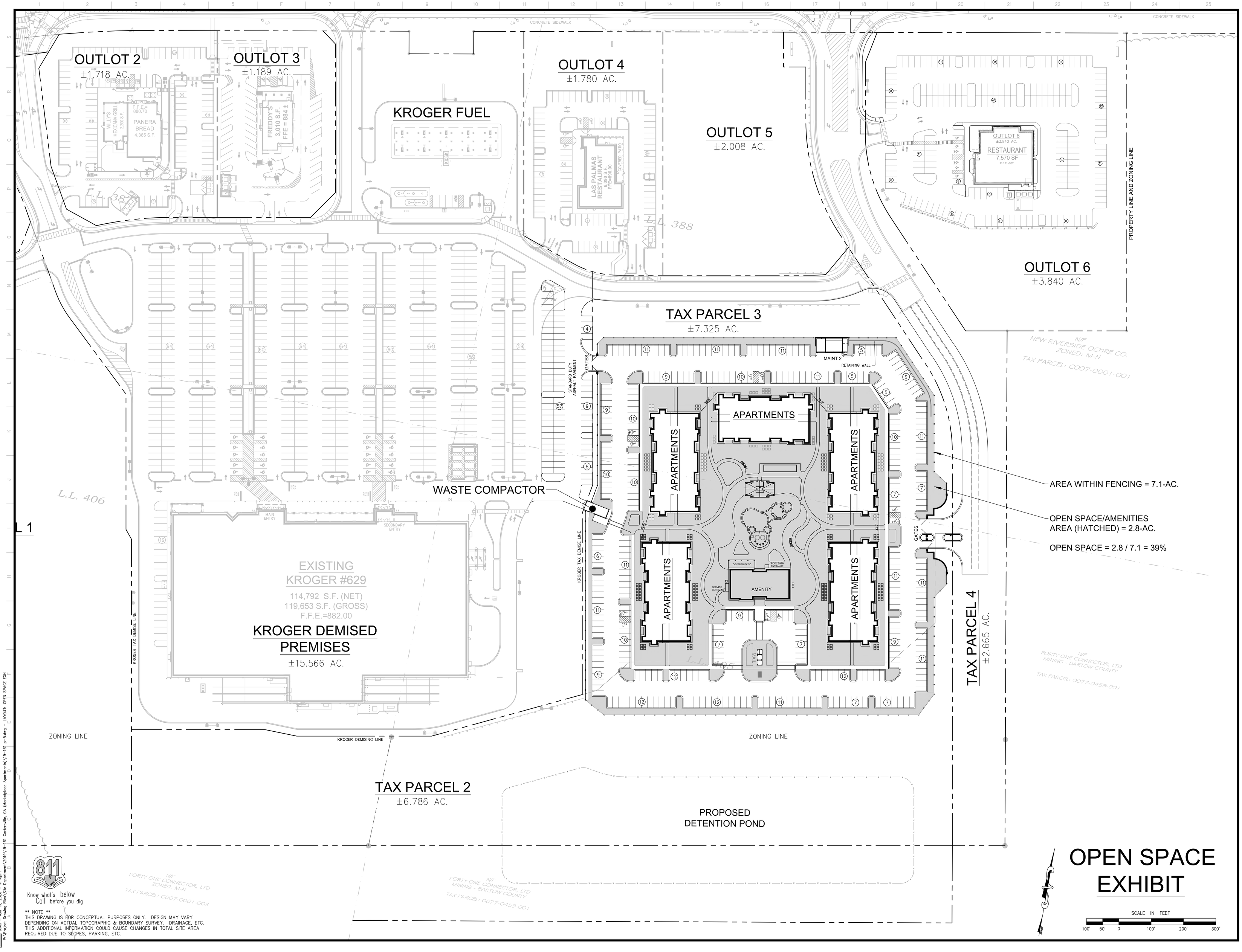
FOR: CHEROKEE MAIN STREET III, LLC
ROME, GEORGIA

REVISION	BY

DRAWN SC
CHECKED ADB
ISSUED DATE 6/19/2020
ISSUED FOR REZONING APPLICATION
PROJECT NO. 19-161
FILE
SHEET P-6

Meeting: November 19, 2020 Item 15.

JCox – Jun 25, 2020 – 11:08am
P:\Project Drawing Files\Site Department\2019\19-161 Cartersville, GA (Marketplace Apartments)\19-161 P-6.dwg – LAYOUT: Exhibit – P-6 Zoning



** NOTE **
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DESIGN MAY VARY DEPENDING ON ACTUAL TOPOGRAPHIC & BOUNDARY SURVEY, DRAINAGE, ETC. THIS ADDITIONAL INFORMATION COULD CAUSE CHANGES IN TOTAL SITE AREA REQUIRED DUE TO SLOPES, PARKING, ETC.

OPEN SPACE EXHIBIT

SCALE IN FEET
100' 50' 0 100' 200' 300'

BDG
Buckel Design Group, LLC.
3471 DONAVILLE ST
DULUTH, GA 30096
PHONE: 404-567-5701
FAX: 404-567-5703
WWW.BDGSE.COM

STAMP

APARTMENTS AT 175 MAIN STREET MARKET PLACE
CARTERSVILLE, BARTOW CO., GA 30121

FOR: CHEROKEE MAIN STREET III, LLC
ROME, GEORGIA

REVISION	BY

DRAWN
SC

CHECKED
ADB

ISSUED DATE
6/19/2020

ISSUED FOR
REZONING APPLICATION

PROJECT NO.
19-161

FILE

SHEET
EX

Meeting: November 19, 2020 item 15.

JCox – Jun 19, 2020 – 4:10pm
P:\Project Drawing Files\Site Department\2019\19-161 Cartersville, GA (Marketplace Apartments)\19-161 p-5.dwg – LAYOUT: OPEN SPACE EXH

LINE TABLE

LINE	BEARING	LENGTH
L1	S28°03'24"E	25.00
L2	N62°56'36"E	94.75
L3	N65°53'24"W	25.00
L4	S49°22'00"E	91.13
L5	S43°22'00"E	24.00
L6	S12°11'54"E	93.05
L7	S56°16'31"E	50.92
L8	S11°31'30"W	18.67
L9	N49°58'30"W	36.55
L10	S74°14'34"W	3.72
L11	S59°55'55"E	27.82
L12	S34°55'36"W	54.48
L13	N71°11'17"W	50.07
L14	N29°51'05"W	50.25
L15	N20°14'24"E	29.46
L16	N20°54'24"E	31.75
L17	S09°55'29"E	35.00
L18	N80°04'32"E	100.00
L19	N09°55'28"W	35.00
L20	S10°14'27"E	35.82
L21	S10°06'16"E	52.90
L22	S27°27'18"W	54.34
L23	N09°42'28"W	57.85
L24	INTENTIONALLY OMITTED	
L25	INTENTIONALLY OMITTED	
L26	INTENTIONALLY OMITTED	
L27	N10°04'15"W	109.69
L28	N11°25'27"E	49.50
L29	S78°56'08"W	26.53
L30	S38°52'40"W	91.22
L31	S36°23'55"W	37.39
L32	N10°13'30"E	46.32
L33	N89°20'09"W	50.00
L34	N89°19'36"W	17.58
L35	N71°53'31"E	131.57
L36	INTENTIONALLY OMITTED	
L37	N79°55'38"E	34.51
L38	S26°38'14"E	55.13
L39	S09°04'16"E	38.81
L40	S20°55'31"E	45.40
L41	S04°06'30"W	95.83

CURVE TABLE

CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	93.23	1814.91	S39°59'15"W	93.22
C2	198.86	1835.09	S47°32'55"W	198.77
C3	144.68	1835.09	S52°54'33"W	144.64
C4	112.63	1835.09	S57°55'44"W	112.61
C5	137.15	835.00	S56°47'41"E	137.03
C6	182.36	371.16	S55°47'41"E	180.54
C7	153.77	245.00	N38°57'17"W	151.26
C8	38.21	140.00	N49°06'35"E	38.09
C9	57.55	140.00	S77°22'06"E	57.16
C10	117.78	346.00	S72°39'27"W	117.23
C11	46.51	160.00	S58°10'45"E	46.35
C12	62.50	187.00	S56°44'13"E	62.01
C13	26.54	240.00	N63°03'59"W	26.52
C14	93.06	75.00	S69°01'00"E	87.20
C15	114.99	122.50	N74°51'55"W	110.99
C16	78.45	1834.91	S57°16'25"W	78.45
C17	18.23	140.00	N18°11'49"E	18.22
C18	58.94	115.00	N45°27'26"W	58.33

CITY OF CARTERSVILLE CERT.

IN ACCORDANCE TO THE CITY OF CARTERSVILLE DEVELOPMENT REGULATIONS AND THE CITY'S ZONING ORDINANCE, ALL REQUIREMENTS OF APPROVAL HAVE BEEN FULFILLED. THIS PLAT WAS GIVEN FINAL APPROVAL BY THE FOLLOWING CITY PERSONNEL ON BEHALF OF THE CITY OF CARTERSVILLE:

9/20/16
ZONING ADMINISTRATOR — DATE

9/20/16
WATER SUPERINTENDENT — DATE

09.20.2016
GAS SUPERINTENDENT — DATE

9.20.2016
ELECTRIC SUPERINTENDENT — DATE

9/20/16
FIBER SUPERINTENDENT — DATE

9/20/16
CITY ENGINEER — DATE

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED "FUTURE" AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL REQUIREMENTS OF THE DEVELOPMENT AND ZONING REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

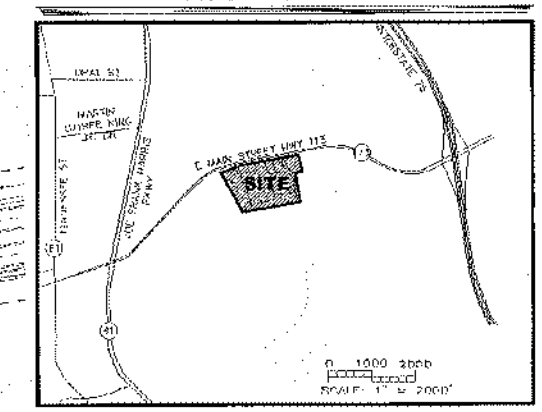
9/20/16
SURVEYOR — DATE

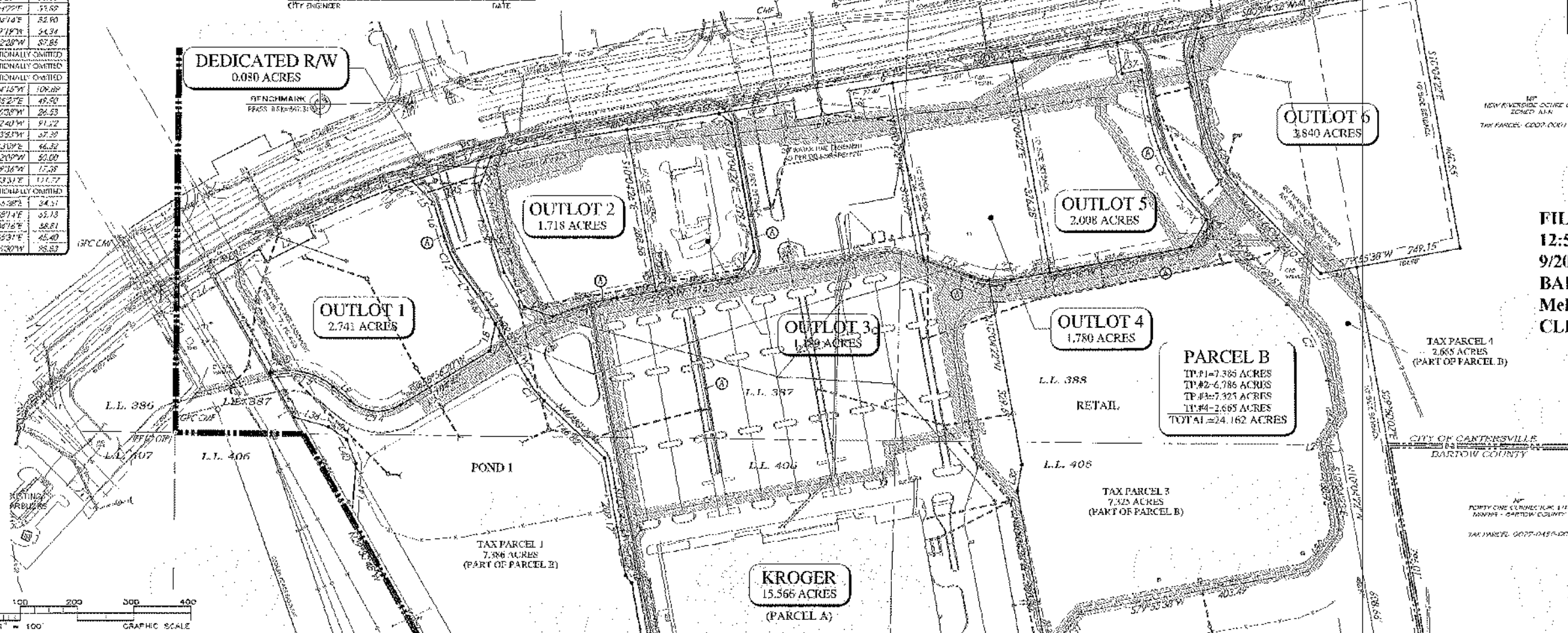
GEORGIA REGISTERED PROFESSIONAL ENGINEER

(A) ALL SIDEWALKS TO BE DYED TO MATCH EXISTING SIDEWALKS WITHIN EAST MAIN STREET RIGHT-OF-WAY

NEW RIVERSIDE OFFICE #545 OFFICE PAVEMENT AT 10% ADDITION RATE (30 LBS/C.Y. OF CONCRETE).
CONTACT: BRAD HUGHES - (770) 382-4568, EXT. 112

LOCATION SKETCH





BK 78 PG 37

FILED
12:50 PM
9/20/2016
BARTOW COUNTY SUPERIOR COURT
Melba Scoggins
CLERK

CO = CLEAN OUT	WM = WATER METER
IRV = IRRIGATION VALVE	WV = WATER VALVE
IPF = IRON PIN FOUND	LL = LAND LOT
IPP = IRON PIN PLACED	L.L.L. = LAND LOT LINE
OTP = OPEN TOP PIPE	PP = POWER POLE
CTP = CRIMPED TOP	P = POWER LINE
R/W = RIGHT OF WAY	-X- = FENCE LINE
CM = CONCRETE MONUMENT	CH = CHORD
N/F = NOW OR FORMERLY	A OR L = ARC LENGTH

FINAL PLAT FOR:

MAIN STREET MARKETPLACE

LOCATED IN LAND LOTS 387, 388, 405, & 406
4th DISTRICT, 3rd SECTION
CARTERSVILLE, BARTOW COUNTY, GEORGIA

** FLOOD STATEMENT **
THE F.E.M.A. FLOOD INSURANCE RATE MAP SHOWS THE REFERENCED PARCEL IN ZONE X AND IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, ACCORDING TO PANEL NO. 13015 C 0207 G, DATED: SEPTEMBER 29, 2007.

DATE: SEPT. 9, 2016	REV:	JOB NO: 16163
DATE OF FIELDWORK: AUGUST 1, 2016		

SOUTHLAND ENGINEERING
CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNERS
114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770.387.0445 FAX: 770.607.5151

SHEET: 1 of 3

OWNER'S CERTIFICATE

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, THAT ALL STREETS, WATER SYSTEMS DRAINS AND DRAINAGE EASEMENTS, AND PUBLIC PLACES ARE DEDICATED TO THE USE OF THE PUBLIC FOREVER.

OWNER — 9/20/16 DATE

SURVEY REFERENCES

1. PROPOSED COMMERCIAL DEVELOPMENT CONCEPT FOR LEDBETTER PROPERTIES, LLC. BY DUPLANTIS DESIGN GROUP, PC LLC; DATED MAY 13, 2014.
2. GEORGIA POWER EASEMENT - CARTERSVILLE - BIG SHANTY 230KV TRANSMISSION LINE (CARTERSVILLE - SOUTH ACWORTH SECTION), DRAWING No. H-488; DATED FEBRUARY 26, 2003.
3. GEORGIA HIGHWAY 113 (A.K.A. EAST MAIN STREET) - RIGHT-OF-WAY MAP FOR THE GEORGIA DEPARTMENT OF TRANSPORTATION - PROJECT: EF-518-1(13) BARTOW, DATED DECEMBER 7, 1977.
4. MAIN STREET GATEWAY - MAINLINE ROADWAY PLAN FOR THE CITY OF CARTERSVILLE BY PHARR ENGINEERING - PROJECT: STMPD-0008(002)741.

OWNER/DEVELOPER

CHEROKEE MAIN STREET III, LLC
105 EAST 8TH AVENUE, ROME, GA
24 HOUR CONTACT: MR. DEVON MICKELS
PHONE: (770-967-0347)

ZONING NOTES

ACREAGE OF SITE - 53.230 ACRES
ZONED: G-C (GENERAL COMMERCIAL)
(ALL LOTS LOCATED IN MAIN STREET OVERLAY DISTRICT)

TOTAL NUMBER OF LOTS = 10
TOTAL NUMBER OF BUILDABLE LOTS = 8
MINIMUM FRONT YARD SETBACK = 20'
MINIMUM SIDE YARD SETBACK = 10'
MINIMUM REAR YARD SETBACK = 20'
MINIMUM LOT AREA - NONE
MAXIMUM BUILDING HEIGHT = SIXTY (60) FEET OR 4 STORIES, WHICHEVER IS HIGHER.
MAXIMUM LOT COVERAGE - 50%
MINIMUM BUFFER REQUIREMENTS = A MINIMUM FIFTEEN (15) FOOT WIDE BUFFER ALONG RESIDENTIAL DISTRICT
MINIMUM LOT FRONTAGE - 150 FT.
MINIMUM LOT WIDTH @ BUILDING LINE = 100 FT.

GENERAL NOTES

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1' IN 26,006 FEET, AND AN ANGULAR ERROR OF 7" PER ANGLE POINT, AND WAS NOT ADJUSTED.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1' IN 236,494 FEET.
3. EQUIPMENT USED: TOPCON 203, TOTAL STATION, WITH DATA COLLECTOR.
4. RIGHTS-OF-WAY ARE BASED UPON PINS FOUND AND/OR CENTERLINES OF PATHS OF TRAVEL.
5. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS.
6. DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES.
7. ALL PROPERTY CORNERS ARE HALF INCH REBAR UNLESS OTHERWISE NOTED.
8. DRAINAGE EASEMENTS OFF RIGHT-OF-WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER.

Pictures Taken 7-24-2020

CITY OF CARTERSVILLE
ZONING NOTICE
CASE NO. Z20-03
APPLICATION HAS BEEN MADE FOR REZONING OF THIS PROPERTY FROM G-C TO MF-14
PLANNING COMMISSION MEETING AT 5:30 P.M. ON 8-11-20
CITY COUNCIL FIRST READING AT 7:00 P.M. ON 8-20-20
CITY COUNCIL SECOND READING AT 7:00 P.M. ON 9-3-20
HEARINGS TO BE HELD AT CITY HALL 10 NORTH PUBLIC SQUARE.
FOR ADDITIONAL INFORMATION CONTACT PLANNING AND DEVELOPMENT DEPT. AT 770-3 7-5600