



CARTERSVILLE PLANNING COMMISSION MEETING

Council Chambers, Third Floor of City Hall
Tuesday, May 10, 2022 at 5:30 PM

AGENDA

COMMISSIONERS:

Lamar Pendley – Chairman
Greg Culverhouse
Harrison Dean
Jeffery Ross
Travis Popham
Steven Smith
Fritz Dent

CITY CLERK:

Julia Drake

PLANNING DIRECTOR:

Randy Mannino

CITY PLANNER:

David Hardegree

ASSISTANT CITY ATTORNEY:

Keith Lovell

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. April 12, 2022

PREVIOUS ZONING CASE UPDATE- ZMA22-01

DE-ANNEXATION

2. AZ22-02. De-annex 3.23 acres. Zoning is R-10 with conditions. Applicant: CAE, LLC

ZONINGS

3. Z22-01. Rezone 103.85 acres from R-20 to RA-12. Applicant: Prime Engineering, Inc.

PRELIMINARY PLAT

4. Preliminary Plat approval for Green Subdivision at Litchfield Dr.

STAFF OR COMMITTEE COMMENTS

OTHER

*** City Council 1st Reading: May 19, 2022 Council Chambers. 3rd fl City Hall.**

**** City Council 2nd Reading (Final Action): June 2, 2022 Council Chambers. 3rd fl City Hall.**

The next meeting of the Planning Commission will be June 7, 2022.

ADJOURNMENT

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

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



PLANNING COMMISSION ITEM SUMMARY

MEETING DATE:	May 11, 2022
SUBCATEGORY:	Minutes
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	April 12, 2022
DEPARTMENT SUMMARY RECOMMENDATION:	The minutes from the April 12, 2022 Planning Commission Meeting have been uploaded for your review and approval
LEGAL:	N/A

MINUTES OF THE CARTERSVILLE PLANNING COMMISSION

The Cartersville Planning Commission met in a regularly scheduled meeting on Tuesday, April 12, 2022 at 5:30 p.m. in the City Hall Council Chambers.

Present: Lamar Pendley, Jeffery Ross, Greg Culverhouse, Steven Smith, Travis Popham
Absent: Harrison Dean, Fritz Dent
Staff Members: Randy Mannino, Julia Drake, David Hardegree

CALL TO ORDER: 5:30 PM

ROLL CALL

Board Member Pendley stated to the audience that the Planning Commission is a recommending body only and that for all cases heard, recommendations would be forwarded to City Council for consideration.

APPROVAL OF MINUTES

1. January 11, 2022 Meeting Minutes

Board Member Pendley called for a motion on the January 11, 2022 meeting minutes.

Board Member Popham made a motion to approve the minutes. Board Member Culverhouse seconded the motion. Motion carried unanimously. Vote: 4-0

ZONINGS

2. ZMA22-02: Annual Zoning Map Amendment

David Hardegree, Planning and Development Assistant Director, stated this was the annual zoning map updates from the past year and gave a brief overview of those changes. Furthermore, he stated if approved by Planning Commission, it would be forwarded to Mayor and City Council.

Public hearing was opened.

Mr. Hardegree addressed minor clarification questions from Board Member Smith and Board Member Popham.

With no other questions and no one from the audience to come forward, the public hearing was closed.

Discussions commenced among the Board Members when another attendee asked to come forward and speak.

Board Member Culverhouse made a motion to approve ZMA22-02. Board Member Ross seconded the motion. Motion carried unanimously. Vote: 4-0

CASE UPDATE

AZ 22-01: Property ID 0072-0345-001

Applicant: Parapet Partners, LLC.

Mr. Hardegree stated in January, Planning Commission did approve the annexation of the 24.7 acres, proposed to be R-7, Single Family Residential and stated that Council also approved the annexation.

SU22-01 464 Bates Rd

Applicant: Robert Berry

Continuing, Mr. Hardegree stated Planning Commission approved the Special Use Permit and stated that Council also approved.

T22-01: Text Amendment to Zoning Ordinance

Applicant: City of Cartersville

In closing, Mr. Hardegree stated that Planning Commission approved the Text Amendment to the Zoning Ordinance promoting residential development in the Downtown Business District, and along with the others, Mayor and Council also approved this amendment.

With no other business to come forward, a motion was made to adjourn the meeting at 5:45 P.M. by Board Member Ross and seconded by Board Member Smith. Motion carried unanimously.
Vote: 4-0

Date Approved: May 10, 2022

/s/ _____
Lamar Pendley, Chairman



PLANNING COMMISSION ITEM SUMMARY

MEETING DATE:	May 10th, 2022
SUBCATEGORY:	De-annexation
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	AZ22-02. De-annex 3.23 acres. Zoning is R-20 with conditions. Applicant: CAE, LLC
DEPARTMENT SUMMARY RECOMMENDATION:	<p>De-annex 3.23 acres from City R-20 to County for the construction of a mixed-housing development in Uninc. Bartow County.</p> <p>If approved Staff has no objection to the de-annexation request. An executed utility easement to accommodate a future natural gas main extension would be preferred prior to city council's decision on the de-annexation.</p>
LEGAL:	N/A

ZONING & DE-ANNEXATION SYNOPSIS

Petition Number(s): AZ22-02

REQUEST SUMMARY:

The applicant is requesting to de-annex property identified as Parcel No. C108-0002-014 containing 3.23 acres into Bartow County to support a mixed-use residential development planned on parcel, 0078-0101-001, and zoned R-3CU (Bartow County).

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Property Address: Hwy 20 @ I75 (C108-0002-014)
Applicant: CAE, LLC.
Representative: Karl Lutjens
Total Acreage: 3.23 acres

LAND USE INFORMATION

Current Zoning: R-10 Single Family Residential (w/ conditions)

Proposed Zoning: NA

Proposed Use: Multi-family development in Uninc. Bartow County

Current Zoning of Adjacent Property:

North: County C-1
South: City R-20
East: City R-10
West: County R-3CU; County M-1

Tract:

District: 4th Section: 3rd
Land Lots: 102
Ward: 1 Council Member: Kari Hodge

The Future Development Plan designates the subject properties as: Suburban Living

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

ANALYSIS

This de-annexation request is to accommodate a residential planned development for the adjacent western property identified as County Parcel No. 0078-0101-001. The concept plan shows a driveway and several residential units on the city tract, C108-0002-014. Both tracts have the same owner, CAE, LLC. Both tracts are undeveloped. The city tract is landlocked.

In 2004, zoning case Z04-14, showed that this city tract was included with the overall Etowah Preserve property. See Hart & Rozier survey dated 2-11-03. The Etowah Preserve Phase 1 Preliminary Plat, approved by the Planning Commission on 2-11-06, shows this city tract had been subdivided from the overall Etowah Preserve property. Because the city tract was included with Etowah Preserve at the time of the 2004 rezoning, all zoning conditions were also applied to the city tract. Only three of the eight conditions affected this tract (C108-0002-014):

5. *No development to occur above the 1100 ft elevation prior to approval and consent of the Water Department of an approved plan to be able to provide service above this elevation.*
6. *A buffer or open space must be provided between the development and both sides of Center Rd, subject to the review and approval of the Planning and Development Department and a 50 ft setback must be provided between the development and the R/W for Interstate 75.*
7. *Developer to provide necessary easements for gas lines on the property.*

The City will urge the County to consider leaving item 7 as a condition of zoning so that a natural gas line can be installed to connect the existing gas main on Center Road to the gas main on Hwy 20. Ideally, a utility easement will be recorded prior to a decision on the de-annexation by city council.

City Departments Reviews

Electric: *Takes No Exception*

Fibercom: *No comments received*

Fire: *No comments received*

Gas: *Requires that a utility easement be recorded to accommodate zoning condition #7 of Z04-14.*

Public Works: *Takes No Exception*

Water and Sewer: *No comments received*

Cartersville School District: *Not applicable.*

Bartow County Administrator: *No comments received as of 5-4-22.*

Public comments: *No comments received as of 5-4-22.*

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 request is not expected to change the proposed residential use of the property.
- B. *Whether the zoning proposal will create an isolated district unrelated to adjacent and nearby districts.*
The proposed application will not create an isolated district.
- C. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.*
The proposed county zoning should not adversely affect the use of adjacent property.
- D. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*
The property has a limited economic use as zoned.
- 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.*
No change in use or burden to the infrastructure is expected. If so, the County or GDOT will address.
- F. *Whether the zoning proposal is in conformity with the adopted local Comprehensive Land Use Plan.*
The de-annexation and county zoning should conform to the 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.
- H. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*
No additional conditions are known.

RECOMMENDATION

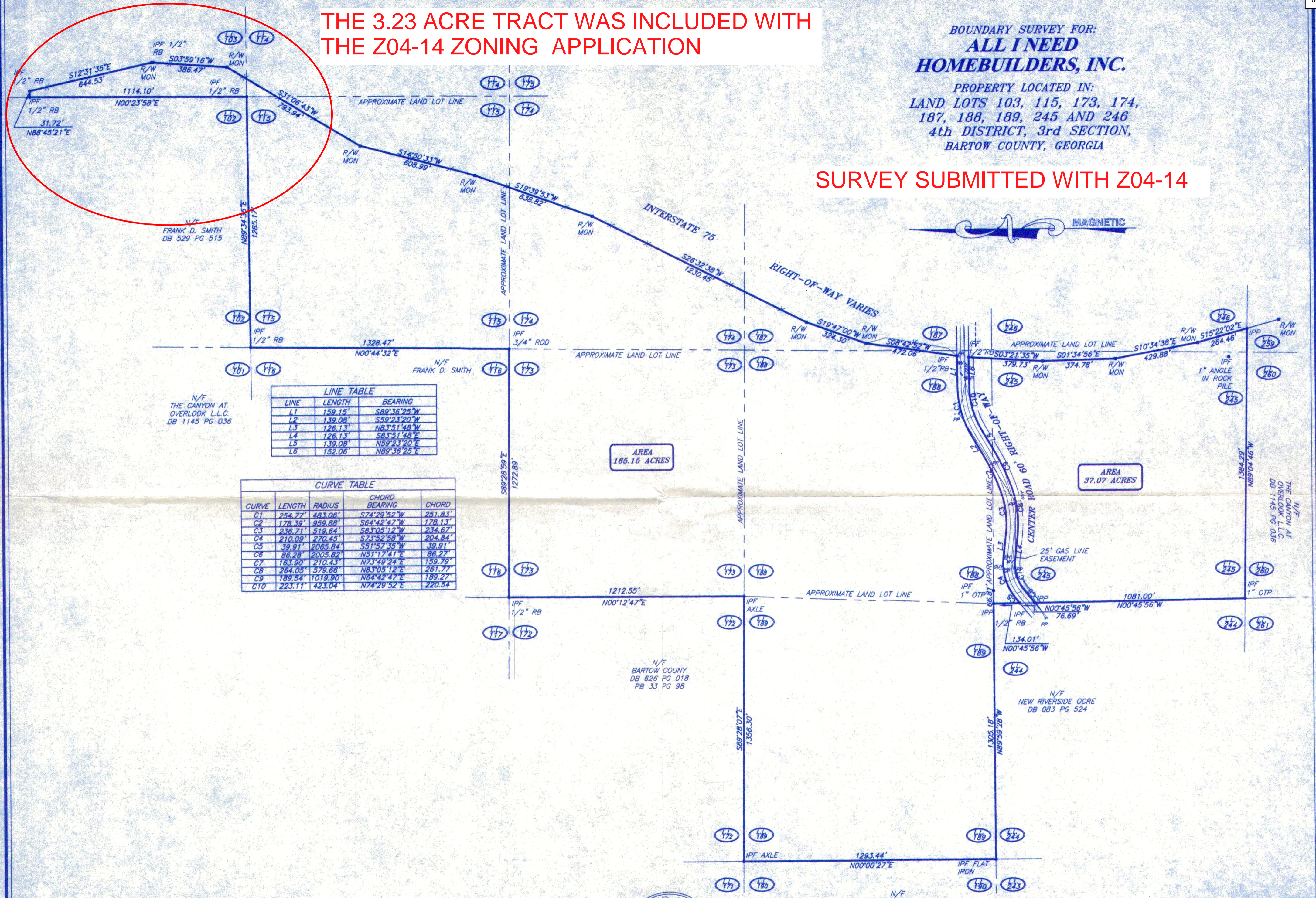
Staff has no objection to the de-annexation request. An executed utility easement to accommodate a future natural gas main extension would be preferred prior to city council's decision on the de-annexation.

THE 3.23 ACRE TRACT WAS INCLUDED WITH THE Z04-14 ZONING APPLICATION

BOUNDARY SURVEY FOR: ALL I NEED HOMEBUILDERS, INC.

PROPERTY LOCATED IN: LAND LOTS 103, 115, 173, 174, 187, 188, 189, 245 AND 246 4th DISTRICT, 3rd SECTION, BARTOW COUNTY, GEORGIA

SURVEY SUBMITTED WITH Z04-14



LINE TABLE

LINE	LENGTH	BEARING
L1	159.15'	S89°36'25"W
L2	139.08'	S59°23'20"W
L3	126.13'	N83°51'48"E
L4	126.13'	S83°51'48"E
L5	139.08'	N59°23'20"E
L6	152.06'	N89°36'25"E

CURVE TABLE

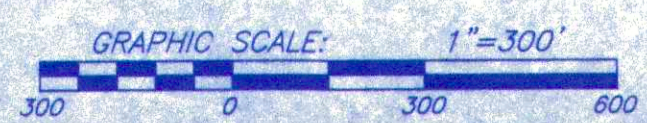
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	254.77'	483.06'	S74°29'52"W	251.83'
C2	178.39'	959.88'	S64°42'47"W	178.13'
C3	236.71'	519.64'	S83°05'12"W	234.67'
C4	210.09'	270.45'	S73°52'58"W	204.84'
C5	39.91'	2065.84'	S51°57'35"W	39.91'
C6	86.28'	2005.82'	N51°17'41"E	86.27'
C7	163.90'	210.43'	N73°49'24"E	159.79'
C8	264.05'	579.66'	N83°05'12"E	261.77'
C9	189.54'	1019.90'	N84°42'47"E	189.27'
C10	223.11'	423.04'	N74°29'52"E	220.54'

AREA 165.15 ACRES

AREA 37.07 ACRES

PREPARED BY: HART & ROZIER LAND SURVEYING, INC.

137 N. ERWIN STREET, SUITE 104 CARTERSVILLE, GA 30120 PHONE: (770) 382-0993 FAX: (770) 382-0993



GENERAL SURVEY NOTES:

PROJECT INFORMATION	FILE: 02-072	DATE: 2/11/03	SCALE: 1"=300'	DRAWN BY:	CHECKED BY:
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 21,007 AND AN ANGULAR ERROR OF 0.1" PER POINT AND WAS ADJUSTED USING THE COMPASS METHOD. ALL ANGLES AND DISTANCES WERE MEASURED USING A SOKKIA SET 500.					
THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN 1 FOOT IN 482,411 FEET.					

LEGEND

- IPF - IRON PIN FOUND (AS NOTED)
- IPP - IRON PIN PLACED (1/2" REBAR)
- RB - REBAR
- OTP - OPEN TOP PIPE
- CTP - CRIMP TOP PIPE
- SFP - STEEL FENCE POST
- CMF - CONCRETE MARKER FOUND
- PP - POWER POLE
- POWER LINE - [Symbol]
- FENCE LINE - [Symbol]

Ordinance
of the
City of Cartersville, Georgia

Ordinance No. 02-05

Petition No. Z04-14

NOW BE IT AND IT IS HEREBY ORDAINED by the Mayor and City Council of the City of Cartersville, Georgia, that all that certain tract of land owned by All I Need Homebuilders, Inc. (Mike Garrett). Property is located on the north and south side of Center Road, adjacent to the west side of I-75. Said property contains 202 acres located in the 4th District, 3rd Section, Land Lots 103, 115, 173-174, 187-189, and 245-246 as shown on the attached plat Exhibit "A". Property is hereby rezoned from R-20 (Residential) to R-10 (Residential) with the following conditions. Zoning will be duly noted on the official zoning map of the City of Cartersville, Georgia.

1. **Maximum of 360 lots total (both sides of Center Rd) provided that no more than 290 lots shall be built below the 1100 feet elevation level.**
2. **Minimum 1,750 square feet of heated floor area per home.**
3. **Development must include swimming pool, tennis court(s), and clubhouse as part of the amenity package.**
4. **Along the entire frontage of Center Road where the proposed development (both sides of road) is adjacent, widen Center Rd out to Minor Collector standards (this includes the donation of required R/W to go from 50 ft to 60 ft or more where necessary for project related improvements). Construct the accel/decal lanes required by the Development Regulations for the proposed development and also add right and left turn storage lanes in the widened portion of Center Rd for access to said development.**
5. **No development to occur above the 1100 ft elevation prior to approval and consent of the Water Department of an approved plan to be able to provide service above this elevation.**
6. **A buffer or open space must be provided between the development and both sides of Center Rd, subject to the review and approval of the Planning and Development Department and a 50 ft setback must be provided between the development and the R/W for Interstate 75.**
- 7. **Developer to provide necessary easements for gas lines on the property.**
8. **A minimum of 40 acres of green space.**

BE IT AND IT IS HEREBY ORDAINED.

First Reading this the 16th day of December 2004.

ADOPTED this the 6th day of January 2005. Second Reading.

/s/ MICHAEL FIELDS

Michael G. Fields

Mayor

ATTEST:

/s/ SANDRA CLINE

Sandra E. Cline

City Clerk

SITE DATA

TOTAL ACREAGE: 161.93 AC.

TOTAL LOTS: 276

LOT DENSITY: 1.70 LOTS/AC.

MINIMUM LOT WIDTH: 60' @ BUILDING LINE

MINIMUM LOT FRONTAGE: 35'

SETBACKS:

FRONT: 10'

REAR: 20'

SIDE: 8'

GREEN SPACE: 65.2 AC. (EXCLUDING RECREATION AREA)

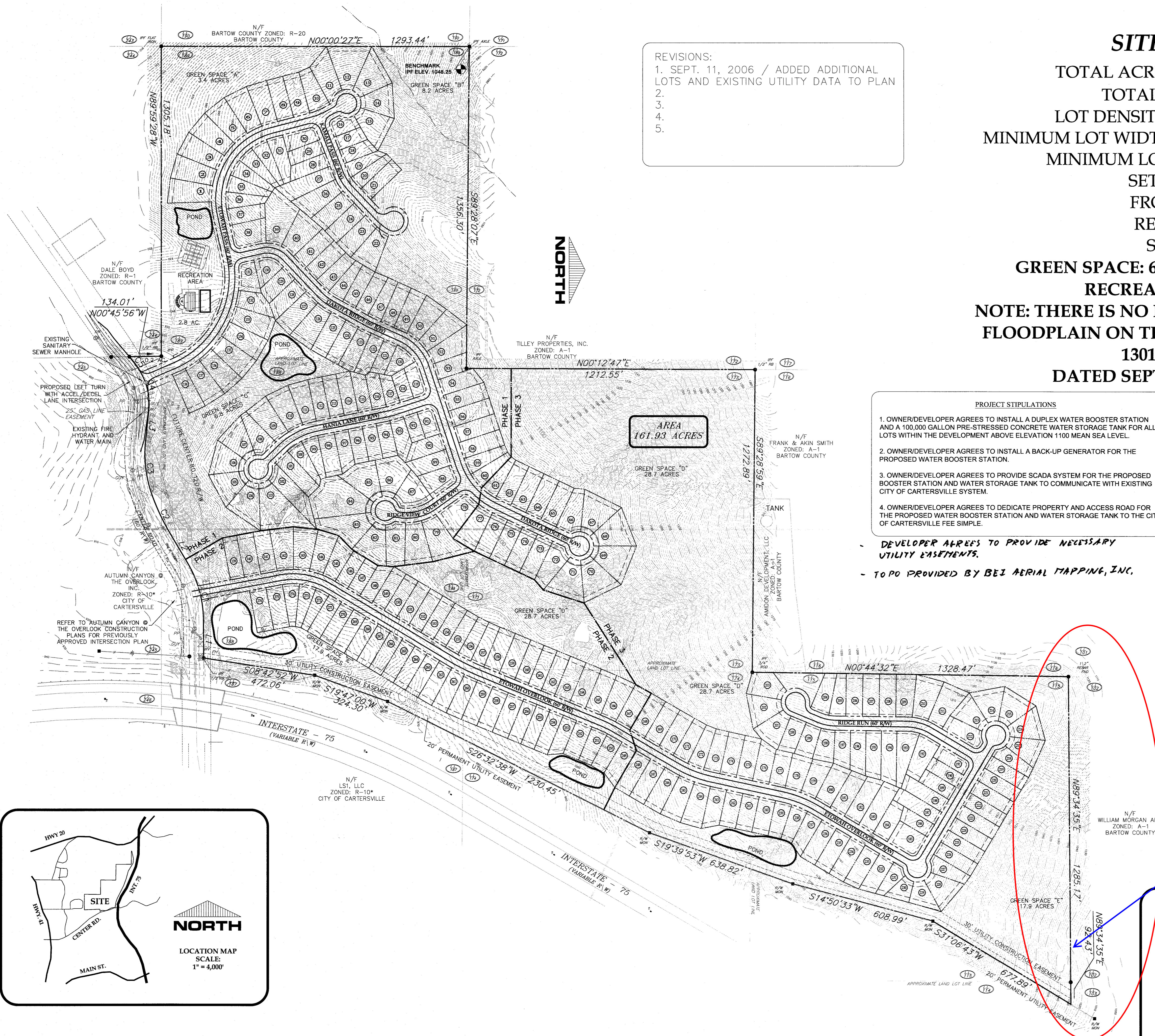
NOTE: THERE IS NO FEDERALLY REGULATED FLOODPLAIN ON THIS SITE PER FEMA MAP

13015C0087 F

DATED SEPTEMBER 29, 1989.

REVISIONS:

1. SEPT. 11, 2006 / ADDED ADDITIONAL LOTS AND EXISTING UTILITY DATA TO PLAN
- 2.
- 3.
- 4.
- 5.



AREA
161.93 ACRES

- PROJECT STIPULATIONS**
1. OWNER/DEVELOPER AGREES TO INSTALL A DUPLEX WATER BOOSTER STATION AND A 100,000 GALLON PRE-STRESSED CONCRETE WATER STORAGE TANK FOR ALL LOTS WITHIN THE DEVELOPMENT ABOVE ELEVATION 1100 MEAN SEA LEVEL.
 2. OWNER/DEVELOPER AGREES TO INSTALL A BACK-UP GENERATOR FOR THE PROPOSED WATER BOOSTER STATION.
 3. OWNER/DEVELOPER AGREES TO PROVIDE SCADA SYSTEM FOR THE PROPOSED BOOSTER STATION AND WATER STORAGE TANK TO COMMUNICATE WITH EXISTING CITY OF CARTERSVILLE SYSTEM.
 4. OWNER/DEVELOPER AGREES TO DEDICATE PROPERTY AND ACCESS ROAD FOR THE PROPOSED WATER BOOSTER STATION AND WATER STORAGE TANK TO THE CITY OF CARTERSVILLE FEE SIMPLE.

- DEVELOPER AGREES TO PROVIDE NECESSARY UTILITY EASEMENTS.
- TO PO PROVIDED BY BEI AERIAL MAPPING, INC.

Ordinance
of the
City of Cartersville, Georgia

Ordinance No.
Petition No. Z04-14

NOW BE IT AND IT IS HEREBY ORDAINED by the Mayor and City Council of the City of Cartersville, Georgia, all that certain tract of land owned by All I Need Homebuilders, Inc. (Mike Garrett). Property is located on the north and south side of Center Road, adjacent to the west side of I-75. Said property contains 202 acres located in the 4th District, 3rd Section, Land Lots 103, 115, 173, 174, 187, 188, 189, 245 and 246 as shown on the attached plat Exhibit "A". Property is hereby rezoned from R-20 (Residential) to R-10 (Residential) with the following conditions. Zoning will be duly noted on the official zoning map of the City of Cartersville, Georgia.

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5. No development to occur above the 1100 elevation prior to approval and consent of the Water Department of an approved plan to be able to provide service above this elevation.
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7. Development to provide necessary easements for gas line on the property.
8. A minimum of 40 acres of green space.

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ADOPTED this the 16th day of December 2004. First Reading
ADOPTED this the 6th day of January 2004. Second Reading

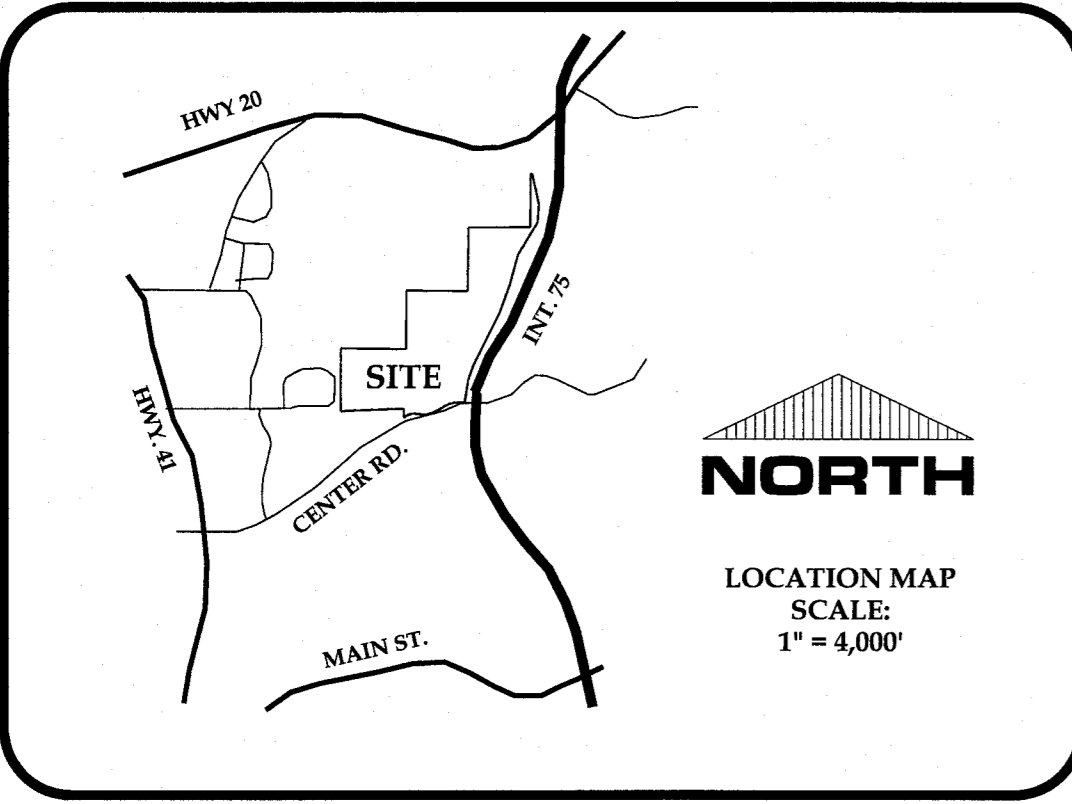
PROPERTY LINE EXTENDED.
C108-0002-014
REMOVED FROM ETOWAH PRESERVE PROPERTY

Preliminary Plat Approval Certificate

All requirements of the City of Cartersville Development Regulations relative to the preparation and submission of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted subject to further provisions of said Regulations. This certificate is effective for 24 months from the date of signing unless a Final Plat is recorded.

Robert Miller
Planning Commission
Chairman

Sept 12, 2006
Date



OWNER/DEVELOPER:
AMIDON DEVELOPMENT, LLC
505 HAMES ROAD
MARIETTA, GA 30060
24 HOUR PHONE: 678-410-0170
CONTACT: FRANK SNAFFORD

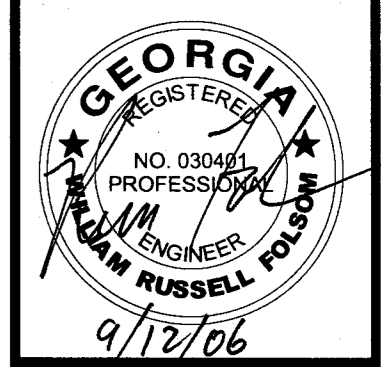
PRELIMINARY PLAT FOR ETOWAH PRESERVE

DISTRICT: 4th SECTION: 3rd
LAND LOTS: 103, 115, 173, 174, 187, 188, 189, 245, 246
BARTOW COUNTY, CITY OF CARTERSVILLE, GEORGIA

OVERALL PLAN

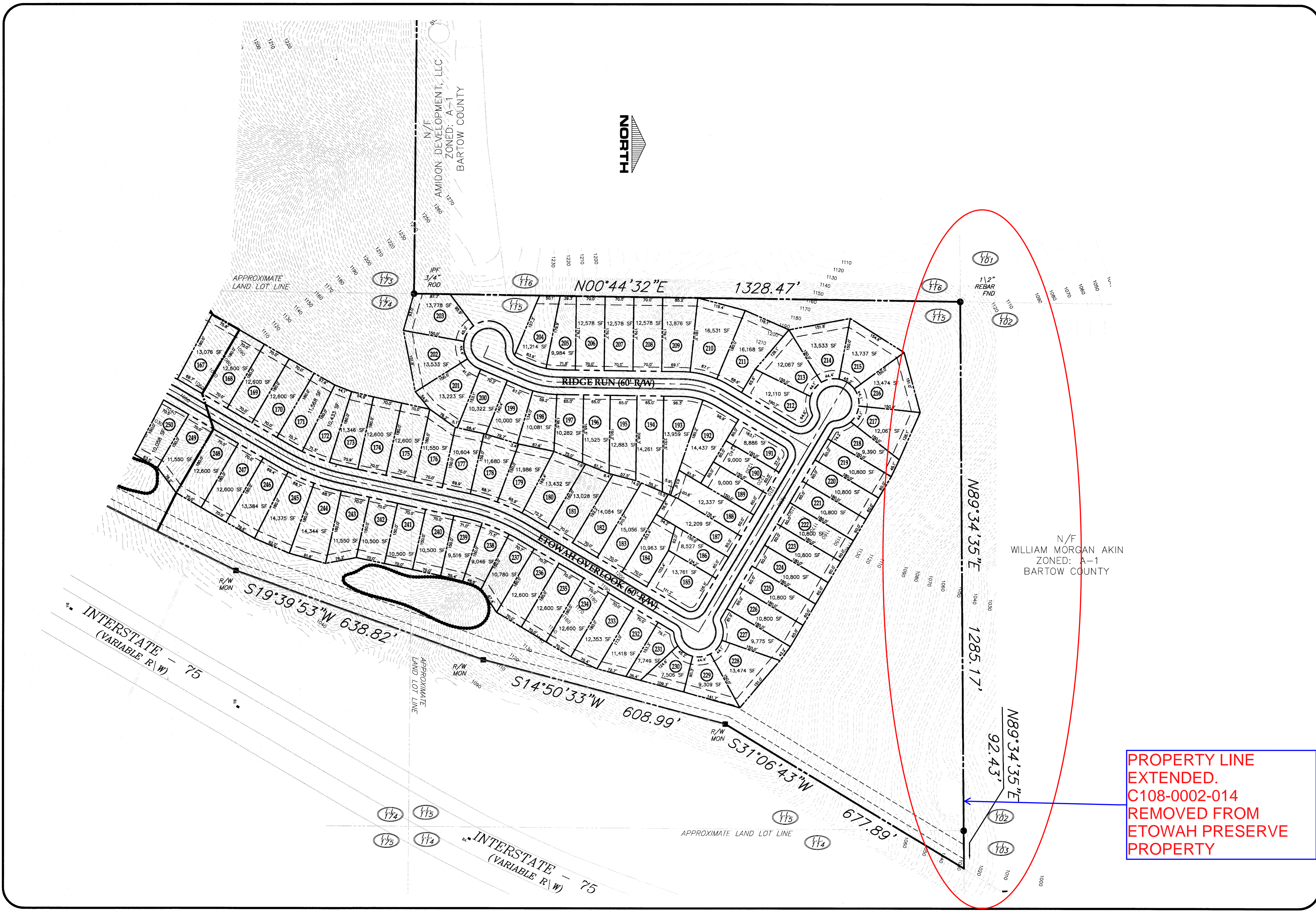
ISSUE DATE	DESCRIPTION
A 8/29/06	PRE-PLAT SUBMITTAL TO CARTERSVILLE
B 9/12/06	PRE-PLAT SUBMITTAL TO CARTERSVILLE

DESIGNED: WRF
DRAWN: WRF
PROJ NO.: 06001



ADVANCED ENGINEERING CONSULTANTS, LLC
3880 PINWOOD COURT
ALPHARETTA, GA 30009
PHONE: 770.881.2300
FAX: 770.881.2482

PP-ALL
1 OF 4



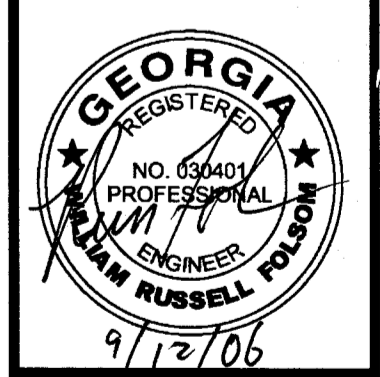
OWNER/DEVELOPER:
 AMIDON DEVELOPMENT, LLC
 505 HAMES ROAD
 MARIETTA, GA 30060
 24 HOUR PHONE: 678-410-0170
 CONTACT: FRANK SWAFFORD

PRELIMINARY PLAT FOR ETOWAH PRESERVE
 DISTRICT: 4th SECTION: 3rd
 LAND LOTS: 103, 115, 173, 174, 187, 188, 189, 245, 246
 BARTOW COUNTY, CITY OF CARTERSVILLE, GEORGIA

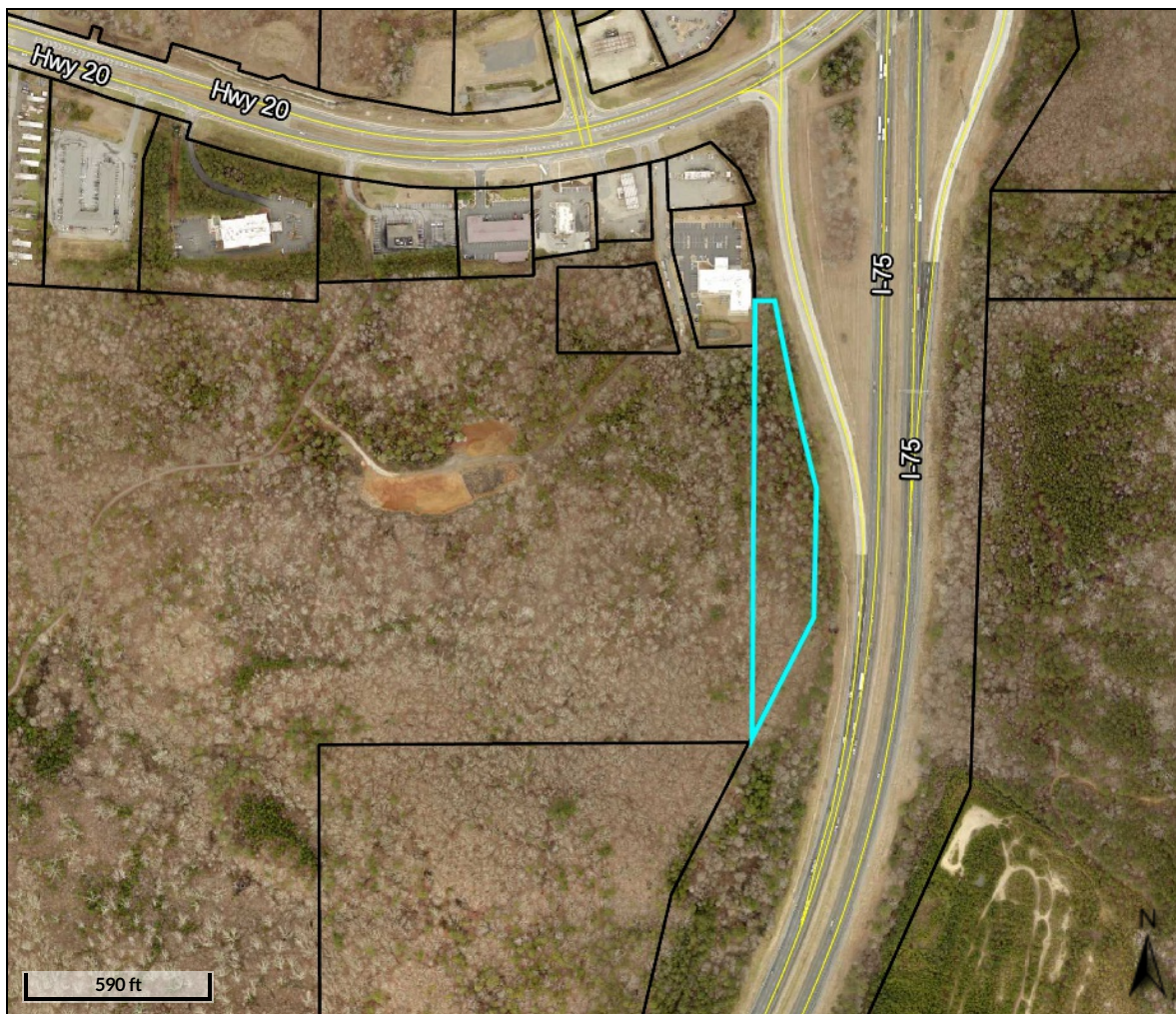
PRELIMINARY PLAT 3 OF 3

ISSUE	DATE	DESCRIPTION
A	8/29/06	PREL. PLAT SUBMITTAL TO CARTERSVILLE
B	9/12/06	PREL. PLAT SUBMITTAL TO CARTERSVILLE

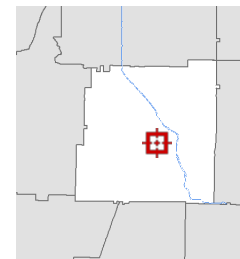
DESIGNED: WRF
 DRAWN: WRF
 PROJ. NO.: 06001



ADVANCED ENGINEERING CONSULTANTS, LLC
 3880 PINWOOD COURT
 PHOENIX, AZ 85018
 FAX: (480) 448-2888



Overview



Legend

- Parcels
- Roads

Parcel ID	C108-0002-014	Alternate ID	40424	Owner Address	CAE LLC
Sec/Twp/Rng	n/a	Class	Residential		PO BOX 1312
Property Address	HWY 20	Acreeage	3.23		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL 102 D 4 3RD SEC. CITY PORTION TRACT 6				
	(Note: Not to be used on legal documents)				

Date created: 4/29/2022
 Last Data Uploaded: 4/29/2022 9:16:13 AM

Developed by Schneider
 GEOSPATIAL

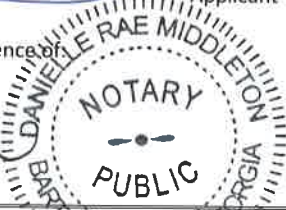
Application for Annexation/ Zoning
City of Cartersville

Case Number: AZ 22-02
Date Received: 4/5/22

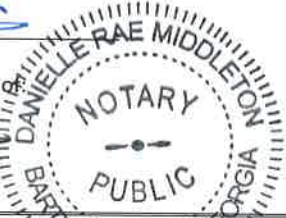
Public Hearing Dates:

Planning Commission 5/10/22 5:30pm 1st City Council 5/19/22 7:00pm 2nd City Council 6/2/22 7:00pm

Applicant CAE, LLC (printed name) Office Phone _____
 Address PO BOX 1312 Mobile/ Other Phone _____
 City CARTERSVILLE State GA Zip 30120 Email tommys@raintree-properties.com
 Representative's printed name (if other than applicant) KARL LUTJENS Phone (Rep) 770.387.0940
 Representative Signature _____ Applicant Signature [Signature] Email (Rep) KARL@SOUTHLENDENGINEERS.COM
 Signed, sealed and delivered in presence of _____ My commission expires: 01-23-2025
 Notary Public [Signature]



* Titleholder CAE, LLC (titleholder's printed name) Phone _____
 Address PO BOX 1312, CARTERSVILLE, GA 30120 Email tommys@raintree-properties.com
 Signature [Signature]
 Signed, sealed, delivered in presence of _____ My commission expires: 01-23-2025
 Notary Public [Signature]



Present Zoning District R-10 Requested Zoning N/A C108-0002-014
 Acreage 3.23 Land Lot(s) 202 District(s) 4th Section(s) 3rd
 Location of Property: HWY 20
 (street address, nearest intersections, etc.)
 Reason for Rezoning Request: De-annexation to combine with parcel already located in the county.
 (attach additional statement as necessary)

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

Zoning Analysis for Annexation/ Zoning

Specifics of Proposed Use

Case Number: AZ 22-02

Tax Map Parcel(s) # C108-0002-014 Voting Ward(s) 1 (Hodge)

Current Land Use Suburban Living Current Zoning R-10

Proposed Land Use N/A Proposed Zoning N/A

Number of Dwelling Units N/A Number of Occupants _____

Owner Occupied? Yes _____ No _____

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

School(s) to be attended: _____

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

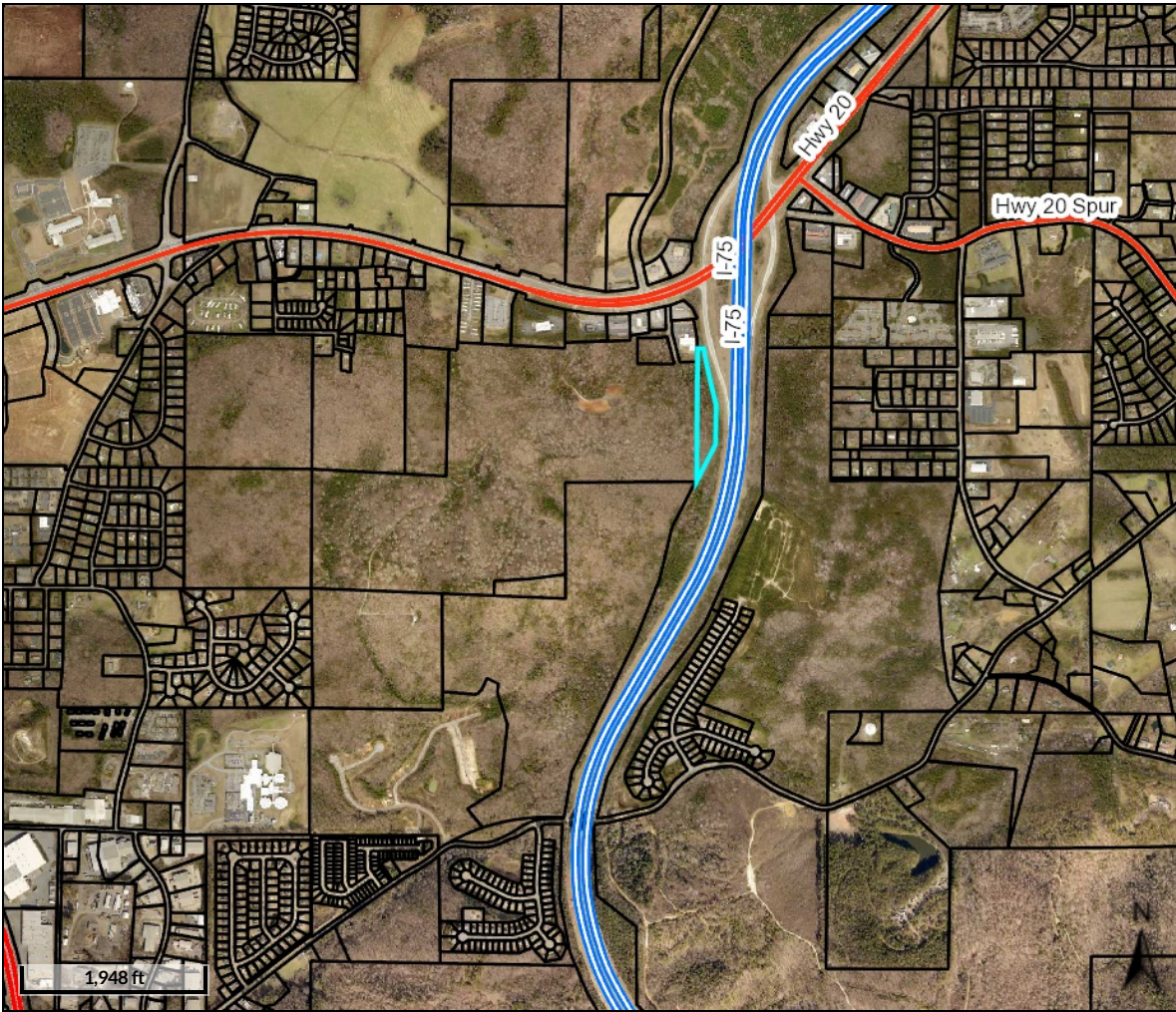
Water: _____ City County _____ Well/ Other _____

Sewer: _____ City County _____ Septic/ Other _____

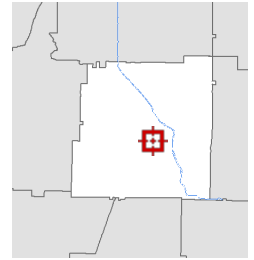
Natural Gas: _____ City _____ Other (List) _____

Electricity: _____ City _____ GA Power _____ Greystone _____

_____ Other (List) _____



Overview



Legend

-  Parcels
-  Roads

Parcel ID	C108-0002-014	Alternate ID	40424	Owner Address	CAE LLC
Sec/Twp/Rng	n/a	Class	Residential		PO BOX 1312
Property Address	HWY 20	Acreeage	3.23		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL 102 D 4 3RD SEC. CITY PORTION TRACT 6				
	<i>(Note: Not to be used on legal documents)</i>				

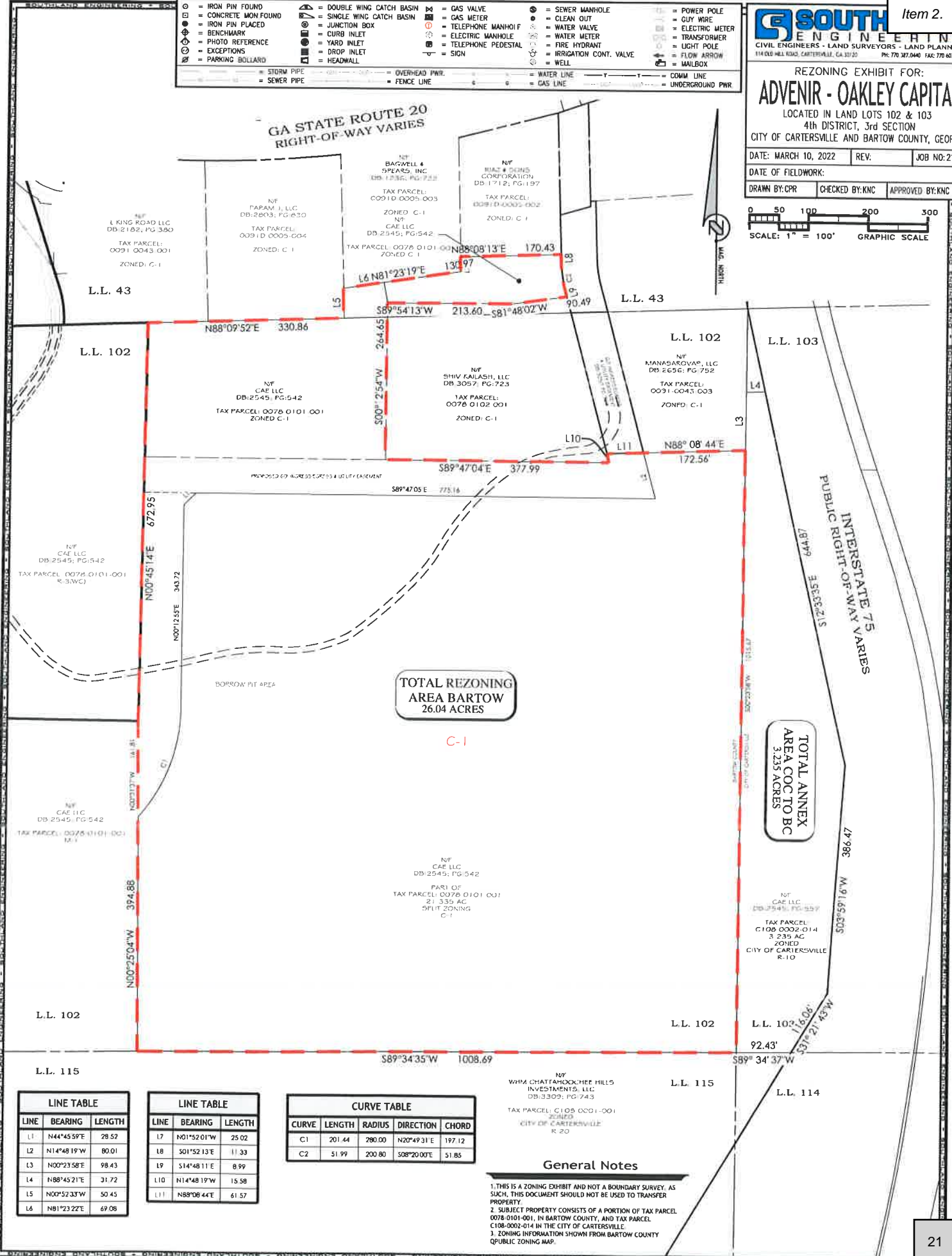
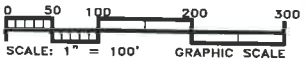
Date created: 4/4/2022
 Last Data Uploaded: 4/1/2022 9:48:27 PM

Developed by  Schneider
 GEOSPATIAL

REZONING EXHIBIT FOR:
ADVENIR - OAKLEY CAPITAL
 LOCATED IN LAND LOTS 102 & 103
 4th DISTRICT, 3rd SECTION
 CITY OF CARTERSVILLE AND BARTOW COUNTY, GEORGIA

DATE: MARCH 10, 2022 REV: JOB NO: 21182
 DATE OF FIELDWORK:
 DRAWN BY: CPR CHECKED BY: KNC APPROVED BY: KNC

○ = IRON PIN FOUND	⊠ = DOUBLE WING CATCH BASIN	⊠ = GAS VALVE	⊠ = SEWER MANHOLE	⊠ = POWER POLE
⊠ = CONCRETE MON FOUND	⊠ = SINGLE WING CATCH BASIN	⊠ = GAS METER	⊠ = CLEAN OUT	⊠ = GUY WIRE
⊠ = IRON PIN PLACED	⊠ = JUNCTION BOX	⊠ = TELEPHONE MANHOLE	⊠ = WATER VALVE	⊠ = ELECTRIC METER
⊠ = BENCHMARK	⊠ = CURB INLET	⊠ = ELECTRIC MANHOLE	⊠ = WATER METER	⊠ = TRANSFORMER
⊠ = PHOTO REFERENCE	⊠ = YARD INLET	⊠ = TELEPHONE PEDESTAL	⊠ = FIRE HYDRANT	⊠ = LIGHT POLE
⊠ = EXCEPTIONS	⊠ = DROP INLET	⊠ = SIGN	⊠ = IRRIGATION CONT. VALVE	⊠ = FLOW ARROW
⊠ = PARKING BOLLARD	⊠ = HEADWALL		⊠ = WELL	⊠ = MAILBOX
— = STORM PIPE	— = OVERHEAD PWR.	— = WATER LINE	— = COMM LINE	
— = SEWER PIPE	— = FENCE LINE	— = GAS LINE	— = UNDERGROUND PWR	



TOTAL REZONING AREA BARTOW
 26.04 ACRES

C-1

TOTAL ANNEX AREA COC TO BC
 3.235 ACRES

LINE	BEARING	LENGTH
L1	N44°45'59"E	28.52
L2	N14°48'19"W	80.01
L3	N00°23'58"E	98.43
L4	N88°45'21"E	31.72
L5	N00°52'33"W	50.45
L6	N81°23'22"E	69.08

LINE	BEARING	LENGTH
L7	N01°52'01"W	25.02
L8	S01°52'13"E	11.33
L9	S14°48'11"E	8.99
L10	N14°48'19"W	15.58
L11	N88°08'44"E	61.57

CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	201.44	280.00	N20°49'31"E	197.12
C2	51.99	200.80	S08°20'00"E	51.85

General Notes

- THIS IS A ZONING EXHIBIT AND NOT A BOUNDARY SURVEY. AS SUCH, THIS DOCUMENT SHOULD NOT BE USED TO TRANSFER PROPERTY.
- SUBJECT PROPERTY CONSISTS OF A PORTION OF TAX PARCEL 0078-0101-001, IN BARTOW COUNTY, AND TAX PARCEL C108-0002-014 IN THE CITY OF CARTERSVILLE.
- ZONING INFORMATION SHOWN FROM BARTOW COUNTY QPLC ZONING MAP.

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.

04-04-2022
Date


 Georgia Registered Land Surveyor



ZONING ADMINISTRATOR:

- 1. Case Number: A722-02
- 2. Yes No N/A

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?
4/4/22
Date


 Zoning Administrator

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:

	<u>NAME</u>	<u>ADDRESS</u>
1.	MANASAROVAR, LLC.	35 Hobson Way, Rome, GA 30161
2.	WMM Chattahoochee Hills Investments, LLC.	800 Capps Ferry, Douglasville, GA
3.	HYBRASS Properties, LLC.	988 East Freeway Drive Ste A, Conley, GA 30135
4.		30094
5.		
6.		
7.		
8.		
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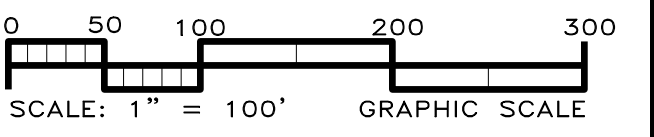
Attach additional names if necessary.

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

REZONING EXHIBIT FOR:
CAE LLC
 LOCATED IN LAND LOTS 102 & 103
 4th DISTRICT, 3rd SECTION
 CITY OF CARTERSVILLE AND BARTOW COUNTY, GEORGIA

DATE: MARCH 10, 2022 REV: JOB NO: 21182

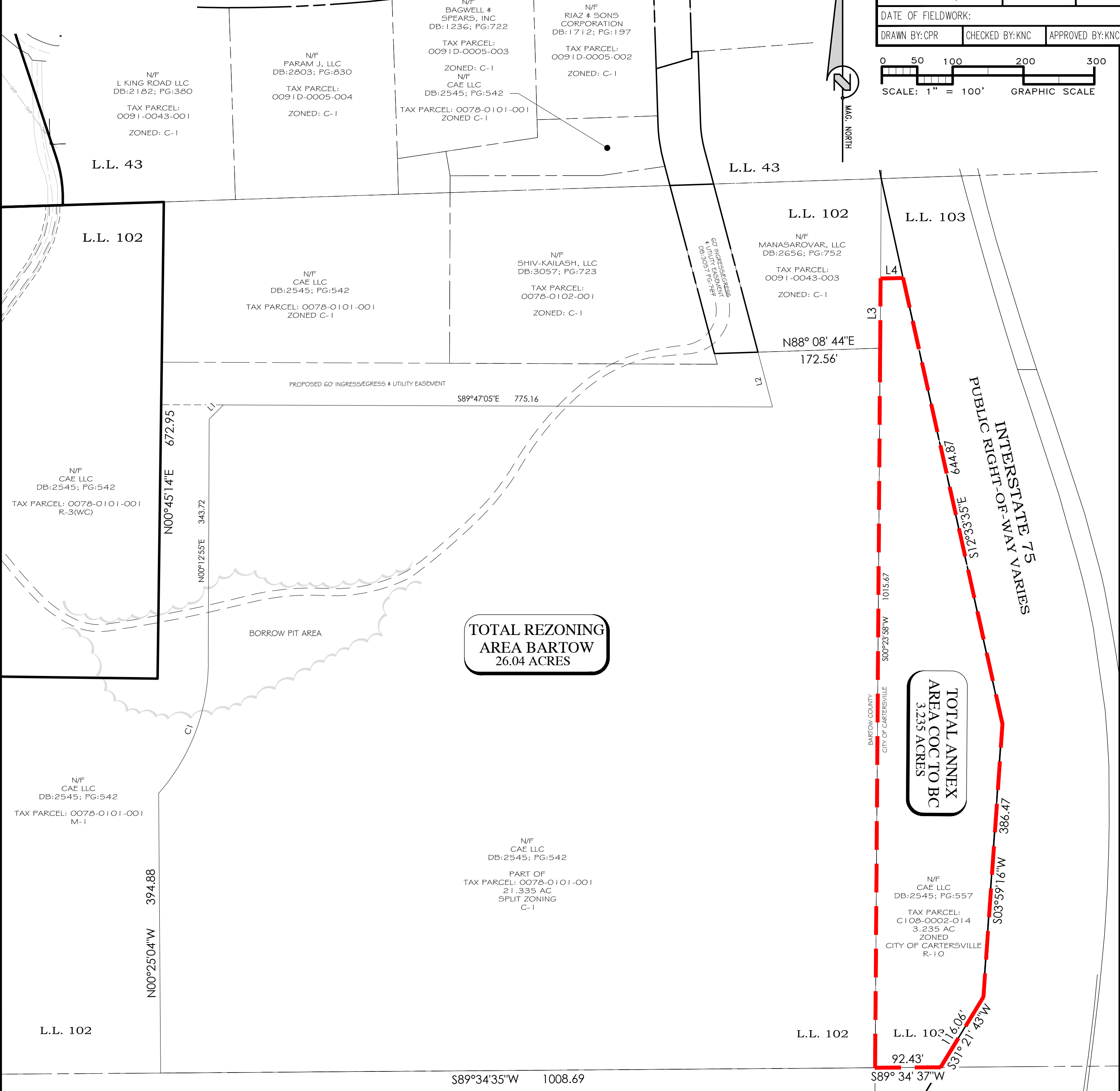
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— SS — SS — = STORM PIPE	— OHP — OHP — = OVERHEAD PWR.	— W — W — = WATER LINE	— T — T — = COMM. LINE
— SS — SS — = SEWER PIPE	— X — X — X — = FENCE LINE	— G — G — = GAS LINE	— UGP — UGP — = UNDERGROUND PWR.

GA STATE ROUTE 20
 RIGHT-OF-WAY VARIES



**TOTAL REZONING
 AREA BARTOW
 26.04 ACRES**

**TOTAL ANNEX
 AREA COC TO BC
 3.235 ACRES**

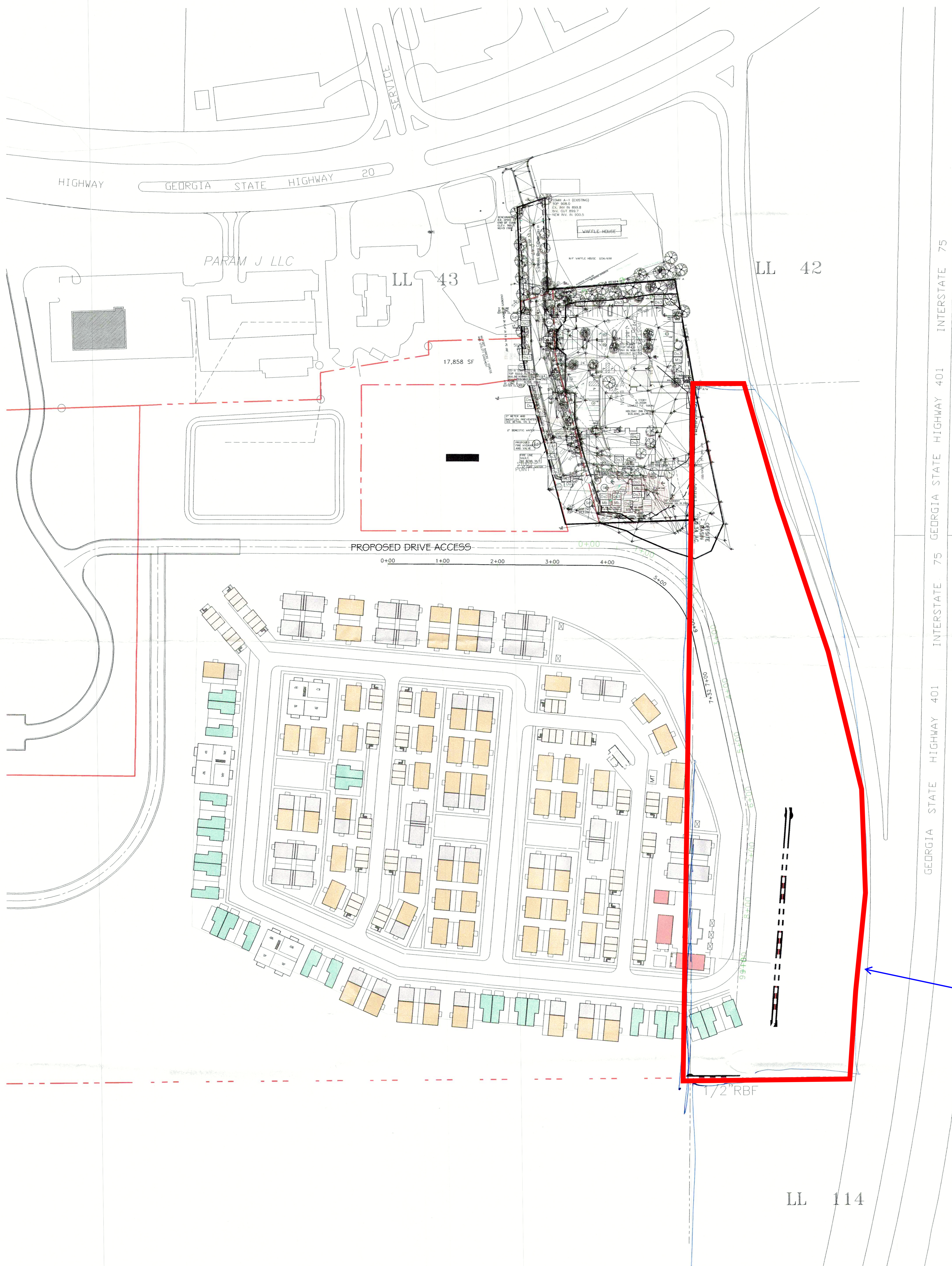
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- ZONING INFORMATION SHOWN FROM BARTOW COUNTY QPUBLIC ZONING MAP.



APPROXIMATE
BOUNDARY.
C108-0002-014

IMAGE TAKEN 4-20-22





PLANNING COMMISSION ITEM SUMMARY

MEETING DATE:	May 10th, 2022
SUBCATEGORY:	Re-zoning
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	Z22-01. Rezone 103.85 acres from R-20 to RA-12. Applicant: Prime Engineering, Inc.
DEPARTMENT SUMMARY RECOMMENDATION:	<p>Rezone from R-20 to RA-12 for the construction of 199 townhome units. If rezoning is approved, then the following conditions are proposed:</p> <ol style="list-style-type: none"> 1. No more than 199 lots/units shall be built in Etowah Preserve Phase 2 as presented in this application and on the concept plan. 2. No development or Finished Floor Elevation (FFE) is to occur above the 1100 ft elevation without the review and approval of the Water Department. 3. A 50ft. buffer must be provided between the development and the Proposed Center Road Re-alignment. 4. A 50ft. buffer must be provided between the development and the Right-of-Way for Interstate 75. 5. Developer to provide necessary easements for a natural gas line extension on the property. 6. As referenced in the letter from Commissioner Steve Taylor, the owner/developer is required to leave in place the unnamed county service road on property identified as Tax Parcel C108-0001-001 and access to Center Road from adjoining properties, identified as Tax Parcel ID Nos. 0078-0172-001 and 0078-0101-001, or to provide an alternative solution for access to Center Road for said adjoining properties.
LEGAL:	N/A

ZONING SYNOPSIS
Petition Number(s): Z22-01

REQUEST SUMMARY:

The applicant is requesting the rezoning of Parcel No. C108-0001-001 containing 103.85 acres from R-20 (Single Family Residential) to RA-12 (Single Family Residential, Attached) for development of 199 townhomes.

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: **Prime Engineering**
Representative: **Justin Purucker**
Property Owner: **WHM Chattahoochee Hills Investments LLC (Harrison Merrill, Jr.)**
Property Location: **Center Rd & I75 (C108-0001-001)**
Access to the Property: **Center Rd**

Site Characteristics:

Tract Size: Acres: **103.85** District: **4th** Section: **3rd** LL(S): **245**
Ward: **1** Council Member: **Kari Hodge**

LAND USE INFORMATION

Current Zoning: **R-20 Single-Family Residential**
Proposed Zoning: **RA-12 Single-Family Residential**
Proposed Use: **Town Home Development**

Current Zoning of Adjacent Property:
North: **County R-3CU (Multi-Family Conditional Use); County M-1 (Mining)**
South: **R-10 (Single Family Residential)**
East: **R-10 (Single Family Residential)**
West: **RA-12 (Single family Residential); County M-1 (Mining)**

The Future Development Plan designates the subject property as: **Suburban Living**

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

ZONING ANALYSIS

Site History:

2004: Z04-14. Approximately 202 acres were rezoned from R-20 to R-10 with conditions for two tracts of land north and south of Center Road west of and adjacent to I-75. Tract 1 was north of Center Road and named the Etowah Preserve subdivision. Tract 2 was south of Center Road and encompassed what is now the Autumn Canyon subdivision. 360 lots were approved with this zoning application.

2018: Z18-03. Zoning proposal to develop Etowah Preserve in 2 phases. Phase 1, now known as Everton Estates, would improve all existing infrastructure components and construct 182 townhome units and one amenity lot on the 50 +/- acres. Phase 1 requested rezoning from R-10 with conditions to RA-12. Phase 2 development on the remaining 111 +/- acres would occur at a future date and requested rezoning from R-10 with conditions to R-20 with conditions.

The Z18-03 rezoning request for Phases 1 and 2 was approved with conditions by City Council on April 19, 2018. The conditions are:

1. Maximum of 281 lots/units provided. No more than 199 lots/units shall be built in Phase 1 and 82 lots/units in Phase 2. ((360) lots approved Z04-14 – (79) lots Autumn Canyon = 281).
2. No development or Finished Floor Elevation (FFE) is to occur above the 1100 ft elevation without the review and approval of the Water Department.
3. Widen Center Rd out to Minor Collector standards (this includes the donation of required R/W to go from 50 ft to 60 ft or more where necessary for project related improvements)
4. A 50ft. buffer must be provided between the development and the Proposed Center Road Re-alignment.
5. A 50ft. buffer must be provided between the development and the Right-of-Way for Interstate 75.
6. Provide/maintain a minimum of 36 acres of green space.
7. Owner/developer is required to re-plat the property prior to development.
8. As referenced in the letter from Commissioner Steve Taylor, the owner/developer is required to leave in place the unnamed county service road on property identified as Tax Parcel C108-0001-001 and access to Center Road from adjoining properties, identified as Tax Parcel ID Nos. 0078-0172-001 and 0078-0101-001, or to provide an alternative solution for access to Center Road for said adjoining properties.

2019: Z19-02. Zoning proposal for 111 +/- acres currently zoned R-20 with conditions be rezoned to MF-14 for the construction of 300 apartment units. Application withdrawn.

Zoning Summary:

Zoning application, Z22-01, requests that 103.85 +/- acres, currently zoned R-20 with conditions, be rezoned to RA-12 for the construction of 199 townhome units with an amenity area. The site is located directly west and adjacent to I-75 on the north side of Center Road.

In 2004, the original zoning case, Z04-14, approved a maximum of 360 lots for both sides of Center Rd. Currently, Autumn Canyon contains 79 lots/units and Everton Estates will have 183 units- a total of 262 leaving (98) lots/units available for development. Etowah Preserve Phase 2 is proposing (199) lots/units for a total of 461 lots/units. This exceeds the 2004 zoning plans by 101 lots or units.

The 2004 zoning condition #7 for the “developer to provide necessary easements for gas lines on the property” was accidentally omitted from the zoning condition on case no. Z18-03. It should be carried forward as a condition under this zoning application so that the natural gas mains on Center Road and S.R. 20 can be connected at some point in the future.

Due to water service restrictions above the 1100 ft. elevation, development is limited to the southern half of the property. Upper elevations are intended to remain as green space due to this constraint.

A comparison of the proposed project to the townhome requirements in Chapter 26 of the Zoning ordinance, Section 6.7, RA-12 Single Family Dwelling District, is provided. Several items have been identified as requiring a variance in order to construct the project. These items are highlighted. Variances would be addressed during the plan development phase.

In 2021, Everton Estates and Tilley Properties, Inc. executed and recorded an access agreement that would provide access from Tilley property, Tax ID. 0078-0172-001, east and south on the Everton Estates property and terminating at the property line of Etowah Preserve Phase 2. This easement is per the Z18-03 zoning condition No. 8, but was done without knowledge of future development that would occur on Etowah Phase 2. The easement access point is in conflict with the proposed amenity area at the southern end of Road B. This conflict will have to be resolved to implement the zoning condition. Continued access across the Phase 2 property to Center Road is required.

The Future Development Map identifies the area as Suburban Living which promotes single family detached homes as the primary land use; however, language in the description for Suburban Living encourages housing choices and internal connectivity to recreation and green space which this proposed development would provide.

The Future Land Use Map identifies this area as Low & Medium Density Residential. The proposed development achieves this metric. Refer to the table below for a comparison of development densities for past and current proposals and nearby developments.

Density Comparison

Zoning Case/ Name of Development	Lots or Units (P=Proposed, C=Constructed)	Acreage (+/-)	Density (Lots or Units/ Acre)	Allowed Density by Zoning Cat. (Units or Lots/Acre)
Z22-01, Etowah Preserve Phase 2, RA-12 (Townhomes), Proposed	199 (P)	*103.85	1.9	12
Z18-03, Etowah Preserve Phase 1. Everton Estates. RA-12 (Townhomes)	183 (P)- Under Construction	58	3.3	12
Z04-14 (Etowah Preserve Original Plan, All Phases)	281	162	1.7	---
Autumn Canyon Subd. (Z04-14)	79 (C)	37	2.1	4.3
Hamilton Township Subd.	87 (C)	38	2.3	4.3
Ponders Mountain Subd. Phase 1	74 (C)	29	2.6	4.3
Ponders Mountain Subd.- All Phases	Max. allowed = 315 (241 remaining)	187	1.7 (based on 315 lots)	---

* Approximately (7) seven acres were removed from the Phase 2 tract and added to the Everton Estates tract thereby reducing the original 111 acres to the 103.85 acres.

City Department Comments

Electric: Takes no exception.

Fibercom: No Comment provided

Fire: CFD takes no exceptions to the rezoning request for Etowah Phase 2 rezoning from R-20 to R-12 provided all city adopted codes and ordinances are followed.

Gas: Takes No Exception

Public Works: [W. Wilson] We do not support front loading townhomes and would not support this being a public drive if the townhomes are loaded from the front.

[T. Sanders] Just to put some official numbers to supplement our conversation, per GDOT Center Road near the location of the proposed development has 3,530 vehicles per day. The Highway Capacity Manual shows a typical two lane rural road can handle 2650 vehicles per hour. The Trip Gen rate for this type of development is 7.32 trips per unit which comes out to 1456 trips per day, this means about 750 in and 750 out. Therefore, there should be plenty of remaining capacity for Center Road to handle this development and others in the future.

Water and Sewer: See attached.

Cartersville School District: Comments pending bedroom counts.

Public Comments:

4/21: Sherri Rys, resident, Autumn Canyon Subdiv. General Inquiry.

5/2: Robert Walker, attorney, for Tilley Properties, Inc. Meeting to discuss access to Center Rd.

5/5: See email from Sherri Rys, Autumn Canyon resident

STANDARDS FOR EXERCISE OF ZONING POWERS.

1. *The existing land uses and zoning of nearby property.*
Adjacent properties are zoned for residential (R-10 & RA-12), mining (M-1), and multi-family residential (R3CU).
2. *The suitability of the subject property for the zoned purposes.*
The topography, soils and water pressure issues will challenge any proposed development. The site is suitable for development below the 1100ft. contour elevation.
3. *The relative gain to the public, as compared to the hardship imposed upon the individual property owner.*
The proposed development would provide a housing product that, currently, seems to be in demand. Attached housing units may be the better option for development given the topography and surrounding land uses. There is limited hardship to the property owner as the topographic and water delivery challenges existed prior to purchase of the property.
4. *Whether the subject property has a reasonable economic use as currently zoned.*
The property has a reasonable economic use as currently zoned; however, any development will be challenging.

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 may permit a use that is suitable in view of the use of the adjacent residential properties. The proposed density is compatible with adjacent developments.
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. Concerns regarding traffic increases will likely be raised. The Public Works director stated in his comments that Center Road can accommodate significant traffic count increases. The zoning condition that provides access from the Tilley Properties, Inc. property to Center Road remains in effect. A modification to the 2021 recorded easement may be required.
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 generally conforms with the Future Development Plan and Comprehensive Land Use Plan for Suburban Living and Low to Medium density requirements. At 12 units per acre, mathematically, 1246 units could be constructed which would be a high density development for the City; however, the proposed 199 units would comply with the low-medium density requirement.
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 could be burdensome on the school district if there is a high number of 3 bedroom units. Center Road would experience an increase in traffic, but not a burdensome increase. No burden is expected on city utilities. Water service is not available above the 1100 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:

If approved, the following zoning conditions should be adopted:

1. No more than 199 lots/units shall be built in Etowah Preserve Phase 2 as presented in this application and on the concept plan.
2. No development or Finished Floor Elevation (FFE) is to occur above the 1100 ft elevation without the review and approval of the Water Department.
3. A 50ft. buffer must be provided between the development and the Proposed Center Road Re-alignment.
4. A 50ft. buffer must be provided between the development and the Right-of-Way for Interstate 75.
5. Developer to provide necessary easements for a natural gas line extension on the property.
6. As referenced in the letter from Commissioner Steve Taylor, the owner/developer is required to leave in place the unnamed county service road on property identified as Tax Parcel C108-0001-001 and access to Center Road from adjoining properties, identified as Tax Parcel ID Nos. 0078-0172-001 and 0078-0101-001, or to provide an alternative solution for access to Center Road for said adjoining properties.

David Hardegree

From: Sherri Rys <sherrirys999@gmail.com>
Sent: Thursday, May 5, 2022 1:21 PM
To: David Hardegree
Subject: [EXTERNAL] Zoning Meeting May 10
Attachments: Zoning Ordinance.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

Sender: sherrirys999@gmail.com

Hello David,

I was wondering if you could make my questions part of the public record for the rezoning case and provide copies to each of the board members at the next public hearing? I believe you did this last time for me in regards to Etowah Preserve Phase 1 and the traffic accident report I provided for Center Road.

This is in regards to Phase 2 across from Autumn Canyon subdivision. I will be at the meeting May 10 and wasn't sure if I could get up and address these questions, or not?

My questions are:

According to the City of Cartersville Zoning Ordinance (I have a copy dated June 17, 2020) Chapter 26, Article 1, Sec. 1.4: (attached and highlighted)

The City of Cartersville Zoning Ordinance is designed to implement the provisions of the Comprehensive Plan for the development and use of the land. The purpose of these regulations shall be to:

6. Lessen congestion on streets (Center Road is already busy, especially getting out on JFH/41, and dangerous, according to the accident report I compiled for the Zoning Meeting for Phase 1. Adding 200 units is adding another 200-400 cars. This doesn't even take into consideration the 300 Bartow County townhomes going on Center Road and Smiley Ingram or the 200 Phase 1 townhomes that are being built right now) That means a total of 700-1400 more cars traveling on Center Road when all are complete)

9. Avoid undue concentration of population (adding 200 units in addition to what the county (100 units) and city (200 units) are adding on Center Road is putting a large population in one area)

10. Facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements (are there going to be more schools, parks, recreation areas added to accommodate the additional population?)

12. Discourage urban sprawl (spreading development over a beautiful, green, mountainous area close to the city rather than preserving it)

I do not see how the above regulations are being honored with all the high density housing that is going up on a road that is very dangerous. I would like the board to address this, please.

Thanks, David.

Sherri Rys
22 Canyon Trail SE
Cartersville, GA

CITY OF CARTERSVILLE

ZONING ORDINANCE

ADOPTED NOVEMBER 7, 1996

ALL REVISIONS AS OF June 17, 2020

FOR MOST CURRENT VERSION, GO TO

[HTTPS://LIBRARY.MUNICODE.COM/GA/CARTERSVILLE/CODES/CODE OF ORDINANCES](https://library.municode.com/ga/cartersville/codes/code_of_ordinances)



CITY OF CARTERSVILLE
PLANNING & DEVELOPMENT DEPARTMENT

P.O. BOX 1390 * 10 NORTH PUBLIC SQUARE * CARTERSVILLE, GEORGIA 30120 * TELEPHONE: 770-387-5600 *
dhardegree@cityofcartersville.org * www.cityofcartersville.org

City of Cartersville, GA

Chapter 26 - ZONING⁽¹⁾

ZONING ORDINANCE OF THE
CITY OF CARTERSVILLE, GEORGIA
ORDINANCE NO. 27-10

PREAMBLE

AN ORDINANCE REGULATING WITHIN THE CITY OF CARTERSVILLE THE LOCATION, HEIGHT, BULK, NUMBER OF STORIES AND SIZE OF BUILDINGS AND OTHER STRUCTURES; THE SIZES OF YARDS, COURTS, AND OTHER OPEN SPACES; THE DENSITY AND DISTRIBUTION OF POPULATION; THE USE OF BUILDINGS, STRUCTURES, AND LAND FOR TRADE, INDUSTRY, RESIDENCE, RECREATION, AGRICULTURE, FORESTRY, CONSERVATION, SANITATION, PROTECTION AGAINST FLOODS, PUBLIC ACTIVITIES, AND OTHER PURPOSES; CREATING DISTRICTS FOR SAID PURPOSES AND ESTABLISHING THE BOUNDARIES THEREOF; DEFINING CERTAIN TERMS USED HEREIN; PROVIDING FOR THE METHOD OF ADMINISTRATION AND AMENDMENT; DEFINING THE POWERS AND DUTIES OF THE PLANNING COMMISSION AND BOARD OF APPEALS; PROVIDING PENALTIES FOR VIOLATIONS; REPEALING CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

Footnotes:

--- (1) ---

Editor's note— Ord. No. 2710, adopted Sept. 17, 2010, deleted and replaced ch. 26, Zoning, in its entirety to read as herein set out. Former ch. 26 derived from Ord. No. 50-96, adopted Nov. 7, 1996, the amendatory history for which can be found in the Code Comparative Table at the back of this volume.

ARTICLE 1. - ENACTMENT, SHORT TITLE, JURISDICTION, PURPOSE

Sec. 1.1. - Enactment clause.

The Mayor and Council of the City of Cartersville, under the authority of the General Planning and Zoning Enabling Act Article IX, Section 2, paragraph 4 of the 1983 Constitution of the State of Georgia and amendments thereto, hereby ordains and enacts into law the following articles and sections:

Sec. 1.2. - Short title.

These regulations shall be known and may be cited as "The Zoning Ordinance for the City of Cartersville."

Sec. 1.3. - Jurisdiction.

These regulations shall govern the use of all land and the developments thereof within the corporate limits of the City of Cartersville.

Sec. 1.4. - Purpose and relationship to the Comprehensive Plan.

The City of Cartersville Zoning Ordinance is designed to implement the provisions of the Comprehensive Plan for the development and use of land. The purpose of these regulations shall be to:

1. Promote the health, safety, morals, order, prosperity, and general welfare of the City;
2. Promote desirable living conditions and the sustained stability of neighborhoods;
3. Promote the proper location, height, bulk, number of stories, and size of buildings and other structures;
4. Promote the proper sizes of yards, courts, and other open spaces;

City of Cartersville, GA

5. Protect property against blight and depreciation;
6. Lessen congestion on streets;
7. Secure safety from fire, panic, and other dangers;
8. Provide adequate light and air and preventing the overcrowding of land;
9. Avoid undue concentration of population;
10. Facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements;
11. Promote a balance of residential, commercial, and industrial uses throughout the community;
12. Discourage urban sprawl;
13. Encourage the use of ecodevelopment, green building, sustainable development, and LEED (Leadership in Energy and Environmental Design) practices, as defined herein; and
14. Promote the most appropriate use of land, buildings, and structures throughout the city in accordance with the Comprehensive Plan.

ARTICLE II. - INTERPRETATIONS AND DEFINITIONS

Sec. 2.1. - Interpretation of certain terms and words.

Words used in the present tense include the future tense. Words used in the singular include the plural, and words used in the plural include the singular.

The word "person" includes a firm, co-partnership, company, corporation, or association.

The word "lot" includes the word "plot" or "parcel."

The word "building" includes the word "structure."

The word "shall" is always mandatory, and not merely directory.

The word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended, arranged, or designed to be used or occupied."

The word "district" shall mean "zoning district" for the purposes of this chapter.

The word "map" or "zoning map" shall mean "Official Zoning Map of the City of Cartersville" for the purposes of this chapter.

Sec. 2.2. - Definitions.

For the purposes of this chapter, certain terms or words used herein shall be defined as follows:

2.2.1. A

Accessory structure. A structure on the same lot with, and of a size and nature customarily incidental and subordinate to, the principal structure. Examples of accessory structures include, but are not limited to, the following: detached garages and/or carports; storage structures and/or barns; freestanding greenhouses; aboveground swimming pools and pool houses; tennis courts; freestanding workshops; freestanding decks and gazebos; and freestanding ATM bank machines.

Accessory use. A use on the same lot with, and of a nature customarily incidental and subordinate to, the principal use.

Acre. For the purpose of this chapter, a measure of land consisting of 43,560 square feet.

Acresage. Acres collectively in a tract of land.

Date: April 22, 2022

WATER DEPARTMENT ANNEXATION/ZONING REVIEW COMMENTS

Zoning Petition Number: Z22-01 Applicant: Prime Engineering

Location: Center Rd. & I-75

Acreage: 103.85

WATER SERVICE COMMENTS:

This property is located in the City of Cartersville Water Department's water service area. Water service to this property is limited to the portions of the site with finished floor elevations below 1050 feet MSL. The Owner/Developer is advised to proceed as soon as possible with development of site plans and water demand calculations to determine if the existing water system is capable of meeting water demands for the increased development density. The Owner/Developer will be responsible for all costs associated with hydraulic studies for determining water service availability. The Owner/Developer will be responsible for all costs for water system improvements and water line extensions necessary to serve the proposed development.

SEWER SERVICE COMMENTS:

This property is located in the City of Cartersville Water Department's sewer service area. Sewer service is available from an existing 18-inch diameter sanitary sewer paralleling the south side of Center Road.

6.7 RA-12 Single-family dwelling district.

Z22-01 P&D Analysis. Etowah Preserve Phase 2
Center Rd @I-75

Code Section	Description and/ or Requirements	Required	Proposed	Notes
6.7.1	RA-12 district scope and intent. Regulations set forth in this section are the RA-12 district regulations. The RA-12 district is intended to provide land areas devoted to high density uses consisting of single-family dwellings as further described in section 3.1.8 of this chapter. Land areas zoned RA-12 are also intended to provide a transition between medium density single-family residential areas and higher density multifamily residential areas or between medium density residential areas and nonresidential areas. The RA-12 district is intended to encourage home ownership.	---	Fee Simple Implied	Fee Simple or Rental?
6.7.2	Use Regulation	---	---	---
6.7.3	Development Standards	---	---	---
A.	Height regulations. Buildings shall not exceed a height of thirty-five (35) feet or two and one-half (2½) stories, whichever is higher.	Y	No data provided	
B.	Minimum lot area per dwelling unit: Two thousand (2,000) square feet.	Y	1875sf (25x75)	Can lot dimensions be adjusted to achieve 2,000sf min. area? Potential Variance item.
C.	Maximum density: Twelve (12) units per gross acre.	Y	1.92 un/ac	
D.	Minimum lot width: Twenty (20) feet.	Y	25ft.	Shown as note on concept plan
E.	Minimum lot frontage:	---	---	---
1	Single-family detached units: Thirty-five (35) feet.	---	NA	---
2	All other uses: Twenty (20) feet.	Y	OK	Shown as note on concept plan
F.	Minimum lot depth: One hundred (100) feet.	Y	75ft	Can lot dimensions be adjusted to achieve 100ft depth? Potential Variance item. Proposed dim. 25x75
G.	Minimum development area: One-half (0.5) acres.	Y	103.85	
H.	Minimum heated floor area: One thousand (1,000) square feet.	Y	No data provided	Addressed during site plan review.

Code Section	Description and/ or Requirements	Required	Proposed	Notes
I.	Setbacks:	---	---	---
1	Front yard: Ten (10) feet.	Y	No data provided	Addressed during site plan review.
2	Side yard: Ten (10) feet (each end of row).	Y	No data provided	Addressed during site plan review.
3	Rear yard: Twenty (20) feet.	Y	No data provided	Addressed during site plan review.
J.	[Gable or hip roofs.] Gable or hip roofs shall have a minimum roof pitch of 6/12. Both gable and hip roofs shall provide overhanging eaves on all sides that extend a minimum of one (1) foot beyond the building wall.	Y	No data provided	Addressed during building plan review.
K.	Accessory use, building and structure requirements. See section 4.9 of this chapter.	---	---	---
L.	Minimum buffer requirements. In addition to required setbacks, a fifteen-foot wide buffer is required along all property lines which abut a single-family district or use to provide a visual screen in accordance with section 4.17 of this chapter.	Y	---	Buffer required along Everton Estates development. Potential natural buffer. Addressed during site plan review.
M.	Other required standards.	---	---	---
1	No fewer than three (3) dwelling units in a row shall be allowed.	Y	4 to 8 units/ block	
2	Alley or private drive access required.	Y	None shown	Potential Variance item.
3	Required parking shall be allowed in the rear yard only.	Y	None shown	Potential Variance item.
4	Principal buildings shall front a private drive or public right-of-way.	Y		Public Works will require private streets if front parking and access is desired.
5	Principal structures on lots within the RA-12 district shall have a minimum of fifty (50) percent finish product on the exterior walls of the buildings consisting of brick, stone, hard-coat stucco, or fiber cement siding.	Y	No data provided	Addressed during building plan review.

Code	Description and/ or Requirements	Required	Proposed	Notes
Section 6	A metal panel exterior finish product shall not be allowed on metal buildings exceeding one hundred fifty (150) square feet in gross floor area constructed or placed on lots within the RA-12 district.	---	NA	---

Ordinance Source:

https://library.municode.com/ga/cartersville/codes/code_of_ordinances?nodeId=COOR_CH26ZO_ARTVISIMIDWDIRE_S6.7RASIMIDWDI

8572387763
7067927936
PARTICIPANT ID

BK:3368 PG:734-743

D2021016029

AFTER RECORDING, RETURN TO:

Jenkins, Bowen & Walker, P.C.
15 South Public Square
Cartersville, Georgia 30120
Attn: Robert L. Walker, Esq.

FILED IN OFFICE
CLERK OF COURT
08/26/2021 12:08 PM
MELBA SCOGGINS, CLERK
SUPERIOR COURT
BARTOW COUNTY, GA



STATE OF GEORGIA
COUNTY OF BARTOW

EASEMENT AND RIGHT OF WAY AGREEMENT

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, **Etowah Venture Partners I LLC**, a Georgia limited liability company (“Grantor”, whether one or more), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Tilley Properties, Inc.**, a Georgia corporation, whose address is 917 N. Tennessee Street, Cartersville, Georgia 30120, and its successors-in-title (“Grantee”) for the benefit of that certain real property owned by the Grantee described as Bartow County Tax Parcel ID No. 0078-0172-001 (the “Grantee Property”) the non-exclusive easements described in this Agreement (collectively, the “Easements”) through and across the portions of the Grantor Property identified in this Agreement, which entire Grantor Property is described in “**Exhibit B**” attached hereto and made a part hereof, subject to the terms of this Agreement.

Grantor grants to Grantee for the benefit of the Grantee Property a perpetual, non-exclusive easement for vehicular ingress and egress through and across the portion of the Grantor Property being a strip of land identified as “Permanent Right of Way and Easement”, as shown on the drawing marked “**Exhibit A**” attached hereto and made a part hereof (hereinafter “Permanent Right of Way and Easement”).

During the course of construction of any roadway or improvements authorized herein, Grantee shall have the right to enter upon, clear off, and use an additional strip (or strips) of land contiguous to the Permanent Right of Way and Easement (as defined above), such strip (or strips) of land being generally identified on the attached "Exhibit A" as an "Area of Temporary Work Space" (hereinafter "Temporary Work Space"). Grantee agrees that it will restore or repair any property of the Grantor within the Temporary Work Space which is impacted or damaged by any work performed by the Grantee, or on behalf of the Grantee, during the course of construction of any roadway or improvements authorized herein. Grantee's right and easement to use the Temporary Work Space as provided above shall expire upon the earlier of: (i) the completion of construction of the road within the Permanent Right of Way and Easement; (ii) One Hundred Eighty (180) days after Grantee commences construction of such road, unless such construction is delayed by weather, act of God, or non-financial circumstances beyond Grantee's control, in which events such period shall be extended on a day-for-day basis for each day of delay; or (iii) the twenty fifth (25th) annual anniversary of the date of this Agreement. Additionally, after the completion of the initial construction of any roadway within the Permanent Right of Way and Easement, should Grantee thereafter decide to improve said roadway by paving or putting down any other surfacing, or re-pave or otherwise maintain the roadway within the Permanent Right of Way and Easement, the Grantor will provide a temporary construction easement to permit Grantee to complete such additional work or maintenance that shall expire upon the earlier of: (i) the completion of the upgrades to the road within the Permanent Right of Way Easement; or (ii) One Hundred Twenty (120) days after the Grantee commences such additional construction of such road, unless such construction is delayed by weather, act of God, or non-financial circumstances beyond Grantee's control, in which events such period shall be extended on a day-for-day basis for each day of the delay. Moreover, Grantor hereby grants to Grantee a slope or grade easement on the property immediately adjacent to the Permanent Right of Way and Easement, that has been approved by Grantor, which approval shall not be unreasonably withheld, conditioned, or delayed and for such reasonable periods of time as necessary for Grantee to maintain the elevation and slope of the Permanent Right of Way and Easement (the "Slope Easement").

The Grantee shall have the right, from time to time as it may find convenient, to cut or remove all trees, undergrowth and other obstructions from the Permanent Right of Way and Easement and to install and maintain utilities, or to grant easements to the appropriate utility providers to install and maintain utilities, under the Permanent Right of Way and Easement (the "Ancillary Easement"). The Grantee shall also have the rights and benefits necessary to maintain the Easements, at its sole expense.

Grantor shall have the right to enter and use the land within the Permanent Right of Way and Easement if and to the extent such entry and use does not interfere with and is not inconsistent with Grantee's rights herein, and except that the Grantor will not build any permanent structures on the Permanent Right of Way and Easement or any part thereof, will not change the grade of the Permanent Right of Way and Easement, or any part thereof without the express written permission of the Grantee, which permission shall not be unreasonably withheld, conditioned, or delayed, will not plant trees on the Permanent Right of Way and Easement, or any part thereof, will not change

or alter any slopes or other supporting facilities, including but not limited to stormwater detention areas, or use the Permanent Right of Way and Easement or any part thereof in such a way as to interfere with Grantee's immediate and unimpeded access to the Permanent Right of Way and Easement, or otherwise interfere with Grantee's lawful exercise of any of the rights herein granted without first having obtained Grantee's approval in writing, which approval shall not be unreasonably withheld, conditioned, or delayed; and Grantor will not authorize others to do any of said acts without first having obtained Grantee's approval in writing, which approval shall not be unreasonably withheld, conditioned, or delayed. Grantor's right to enter and use the land within the Permanent Right of Way and Easement is limited to entering and using only that part of the Permanent Right of Way and Easement contained on the Grantor Property. No forbearance by Grantee to cut and remove any trees, undergrowth or other obstructions from the Permanent Right of Way and Easement or to exercise any other right provided by Grantee hereunder for any period of time shall constitute a waiver of such right or limit Grantee's ability to exercise such right as it may find convenient. Notwithstanding the foregoing, Grantee may construct paved or unpaved roadways within the Permanent Right of Way and Easement. Should Grantee elect to construct any paved or unpaved roadways within the Permanent Right of Way and Easement, any and all technical specifications of the roadway, including but not limited to width, type of surfacing or paving, or similar specifications, shall be determined by the Grantee, without further approval from the Grantor. Prior to constructing any road within the Permanent Right of Way and Easement, Grantee shall provide thirty (30) days written notice thereof to Grantor of the location and dimensions of such road within the Permanent Right of Way and Easement at the following address: c/o Atlantic Realty Partners, Inc., 3500 Lenox Road, Suite 1250, Atlanta, Georgia 30326, and notwithstanding the terms of the immediately preceding sentence, such specifications shall be subject to Grantor's approval, which approval shall not be unreasonably withheld, conditioned, or delayed. Grantor agrees that nothing contained in this Agreement shall require Grantee to pave any roadway constructed by Grantee within the Permanent Right of Way and Easement unless Grantee decides that such paving is necessary for its use and enjoyment of the same, or unless required by applicable governmental laws or regulations in effect from time to time.

This Easement and Right of Way Agreement and any and all rights of Grantee hereunder shall run with the land that is the Grantor Parcel and the Grantee Parcel (collectively, the "Property"), and shall create equitable servitudes in favor of the Property, and shall bind every person having any fee, leasehold or other interest in the Property, and shall inure to the benefit of the respective parties and their successors-in-title. Upon the conveyance of any portion of the Property, the owner and transferor of such portion of the Property at the time of the transfer shall be relieved of all obligations arising hereunder after the time of such conveyance, and such transferee is deemed to have assumed all such obligations during the time that such assignee owns such portion of the Property.

Nothing herein, nor in the use of the Easements made under this Easement and Right of Way Agreement shall constitute a dedication by Grantor of the Permanent Right of Way and Easement as a public right of way, and the rights and Easements herein created shall not be for the benefit of the general public, whether as a third party beneficiary or otherwise.

TO HAVE AND TO HOLD said right of way and Easements unto said Grantee, and its successors-in-title, immediately upon the execution of this Agreement and so long thereafter until the Grantee releases or otherwise relinquishes said right of way and Easements in writing; and the undersigned hereby bind themselves, their heirs, executors and administrators (and successors and assigns) to warrant and forever defend all and singular said premises unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor.

Grantee and Grantor, by the acceptance hereof, further covenant and agree:

- (a) Grantee will reimburse the Grantor for any physical damages which Grantor, on any of the Grantor Property outside of the Permanent Right of Way and Easement, may suffer as a consequence of the laying, constructing, altering, repairing, removing, changing the size of, or replacing any roadway or improvements, in the exercise of its rights granted.
- (b) Grantor shall reimburse Grantee for any and all repair and replacement costs to any utility lines, pavements, or other improvements on the Permanent Right of Way and Easement resulting from any damage caused by any person acting on behalf or with Grantor's permission using the easement rights granted to Grantee hereunder.
- (c) Grantor shall have the right, at its choosing to connect to any portion of the Permanent Right of Way and Easement that is located on the Grantor Property. Notwithstanding the foregoing, Grantor shall provide thirty (30) days written notice thereof to Grantee of its plans to connect to the Permanent Right of Way and Easement at the following address: Tilley Properties, Inc., 917 N. Tennessee Street, Cartersville, Georgia 30120. Moreover, Grantor's rights to connect, enter and use the land within the Permanent Right of Way and Easement is limited to connecting, entering and using only that part of the Permanent Right of Way and Easement contained on the Grantor Property and shall not extend to any adjacent property owned by the Grantee. Notwithstanding the foregoing or any other provision of this Agreement to the contrary: (i) in the event that Grantee or an affiliate of Grantee ever acquires fee simple title to all or a portion of Lot 3 ("Lot 3") identified in the attached "**Exhibit A**" (which acquired land is hereinafter referred to as the "Future Property"), Grantee for itself and on behalf of its affiliate, as applicable, does hereby grant, bargain, sell and convey, and shall be deemed contemporaneously with the acquisition of the Future Property to have granted, bargained, sold and conveyed, unto Grantor and its successors-in-title for the benefit of the Grantor Property a perpetual, non-exclusive easement for vehicular ingress and egress through and across all driveways and roadways, that are now or hereafter located upon the Future Property that connects the Permanent Right of Way and Easement to Center Road "(the "Future Property Easement"). Although the Future Property

Easement is self-executing, upon the request of Grantor following such acquisition of the Future Property, Grantee or its affiliate, as applicable, shall execute and deliver to Grantor for recordation in the Bartow County real estate records a Future Property Easement in form and substance that is reasonably acceptable to such parties; or (ii) in the event that an access easement is ever granted over all or a portion of Lot 3 for the benefit of all or a portion of the Grantee Property that connects the Permanent Right of Way and Easement to Center Road (the "Future Access Easement"), Grantee covenants and agrees for the benefit of Grantor and the Grantor Property that such Future Access Easement will also benefit the Grantor Property and the Adjacent Land (as said term is hereinafter defined), to the extent agreed upon by the grantor of the Future Access Easement. Grantee covenants and agrees to make a commercially reasonable effort to obtain such agreement from such grantor of the Future Access Easement. Grantor may authorize any affiliate of Grantor that acquires fee simple title to any land that is adjacent to the Grantor Property (the "Adjacent Land") to use on a non-exclusive basis the rights and easements granted to Grantor in this Section (c) for the benefit of such Adjacent Land, and in the event that Grantor provides such authorization, such affiliate and its successors-in-title to such Adjacent Land shall become a third party beneficiary of such rights and easements for the benefit of such Adjacent Land, and such rights and easements shall run with the title to such Adjacent Land in perpetuity. For purposes hereof, an affiliate of Grantor is deemed to be an entity directly or indirectly owned in whole or in part by Grantor or by a principal of Grantor, and an affiliate of Grantee is deemed to be an entity directly or indirectly owned in whole or in part by Grantee or by a principal of Grantee.

- (d) In the event that any paved or unpaved roadway is constructed by the Grantee within the Permanent Right of Way and Easement area, Grantee agrees that it shall be responsible for any stormwater management that may be required by any state or local government regulations existing at the time of said improvements.
- (e) At its sole cost and expense, Grantee shall maintain and repair for its intended purpose each of the improvements made by or on behalf of Grantee pursuant to the terms of this Agreement, including the road within the Permanent Right of Way and Easement (collectively, the "Improvements"). All such Improvements and all modifications, alterations, and enhancements of such Improvements shall be constructed at Grantee's expense in accordance with applicable governmental laws and regulations, and subject to plans and specifications that have been approved by Grantor, which approval shall not be unreasonably withheld, conditioned, or delayed, and if after an Improvement has been constructed it must be modified or changed to comply with governmental laws or regulations then in effect, Grantee shall promptly take the required action at its expense. Notwithstanding the terms of the immediately preceding sentence, Grantor

agrees that nothing contained in this Agreement shall require Grantee to pave any roadway constructed by Grantee within the Permanent Right of Way and Easement unless Grantee decides that such paving is necessary for its use and enjoyment of the same, or unless required by applicable governmental laws or regulations in effect from time to time. In its use of the Easements, Grantee shall make a commercially reasonable effort to minimize interference with the use and occupancy of the Grantor Property, and shall promptly restore and repair any damage that it causes to the Grantor Property. Grantee shall indemnify and save Grantor harmless from and against all claims, demands, actions, causes of action, losses, costs and expenses or injury to or death of persons and/or for loss of or damage to property, including attorneys' fees and costs, arising out of or relating to the use or exercise of any of the rights or Easements herein granted to Grantee or its agents, employees, tenants, invitees, licensees, contractors, or subcontractors. The Grantor agrees that the Grantee shall not have any obligation to indemnify or hold harmless the Grantor from any claims, demands, actions, causes of action, losses, costs and expenses or injury to or death of persons and/or for loss of or damage to property, including attorneys' fees and costs, arising out of injuries to any trespasser on the Grantor Property or Grantee Property, nor arising out of injuries to any person using the Grantor Property or Grantee Property without the express permission of the Grantee. Similarly, Grantor shall indemnify and save Grantee harmless from an against all claims, demands, actions, causes of action, losses, costs and expenses or injury to or death of persons and/or for loss of or damage to property, including attorneys' fees and costs, arising out of or relating to the use or exercise of any of the rights or Easements herein granted to Grantor or its agents, employees, tenants, invitees, licensees, contractors or subcontractors. The Grantee agrees that that Grantor shall not have any obligation to indemnify or hold harmless the Grantee from any claims, demands, actions, causes of action, losses, costs and expenses or injury to or death of persons and/or for loss of or damage to property, including attorneys' fees and costs, arising out of injuries to any trespasser on the Grantor Property or Grantee Property, nor arising out of injuries to any person using the Grantor Property or Grantee Property without the express permission of the Grantor.

- (f) Grantor agrees to cooperate with Grantee by providing any information or documentation necessary for Grantee to obtain suitable title insurance, at the Grantee's sole expense, insuring that the Grantor has the legal authority to provide and convey the rights given in this Easement and Right of Way Agreement.

This Agreement may not be modified or amended, except in writing, signed by all parties hereto. This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia. This Agreement shall be binding upon the heirs, executors, administrators, and successors-in-title of the parties hereto. In the event of the breach of any party's obligations under this Agreement, the breaching party shall be liable for all costs and expenses occasioned by such breach, including but not limited to court costs and attorneys' fees.

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IN TESTIMONY AND WITNESS WHEREOF, Grantor and Grantee have hereunto set their hands and seals this 25 day of August 2021.

GRANTOR:

ETOWAH VENTURE PARTNERS I LLC, A Georgia limited liability company

By: [Signature]

Name: Richard D. Aaronson
Title: Manager

Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature]
Notary Public

[NOTARIAL SEAL]

Z Maddox
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires 04/08/2025

GRANTEE:

TILLEY PROPERTIES, INC., a Georgia corporation

By: [Signature]
Name: Beth Tilley
Title: CEO, Tilley Properties, Inc.

Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature]
Notary Public

[NOTARIAL SEAL]

4825-8172-51681
Aaronson/Cartersville/Tilley Easement Agreement/access easement agreement 08_30_21

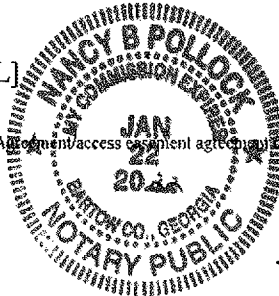


EXHIBIT "A"

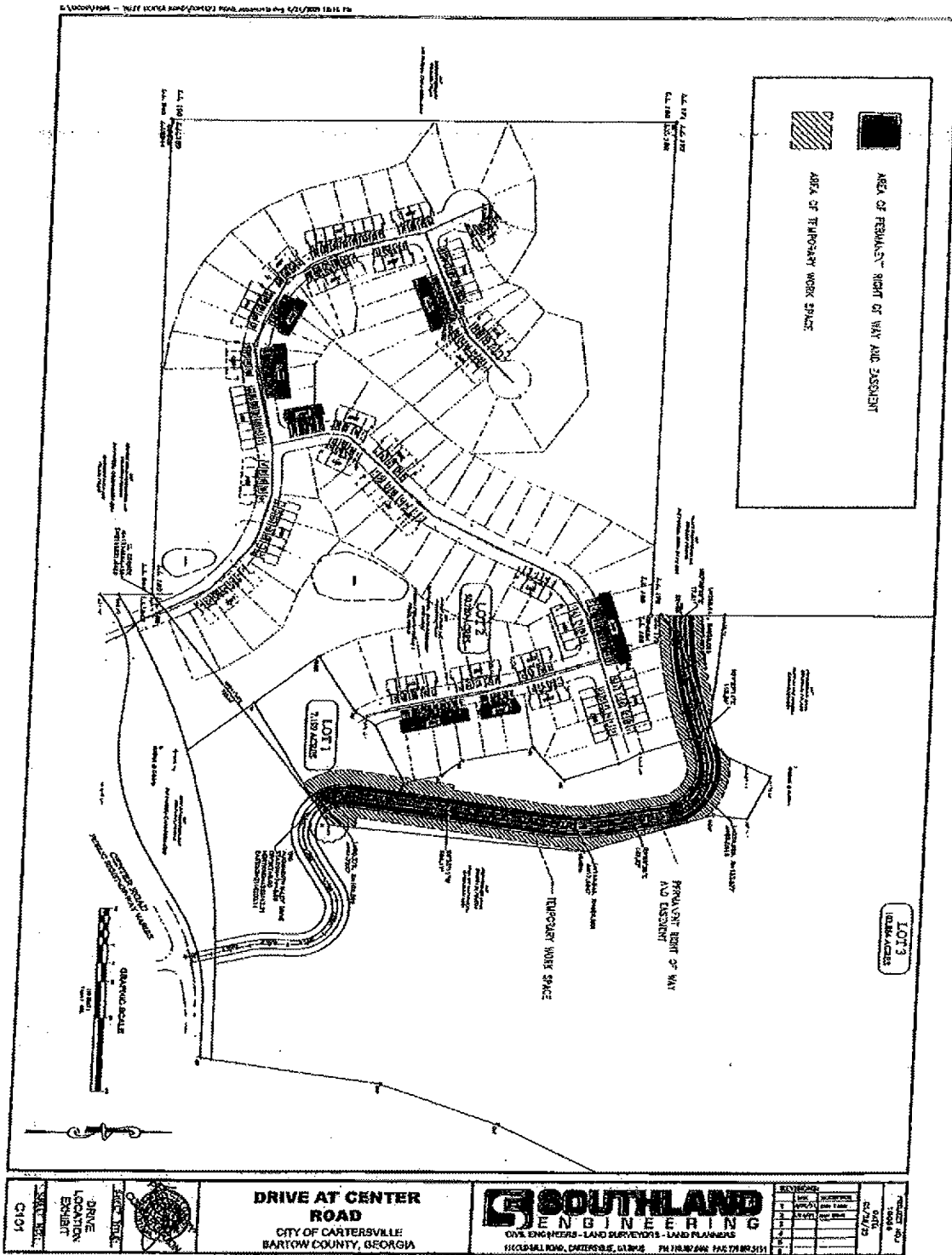
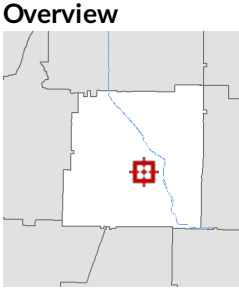
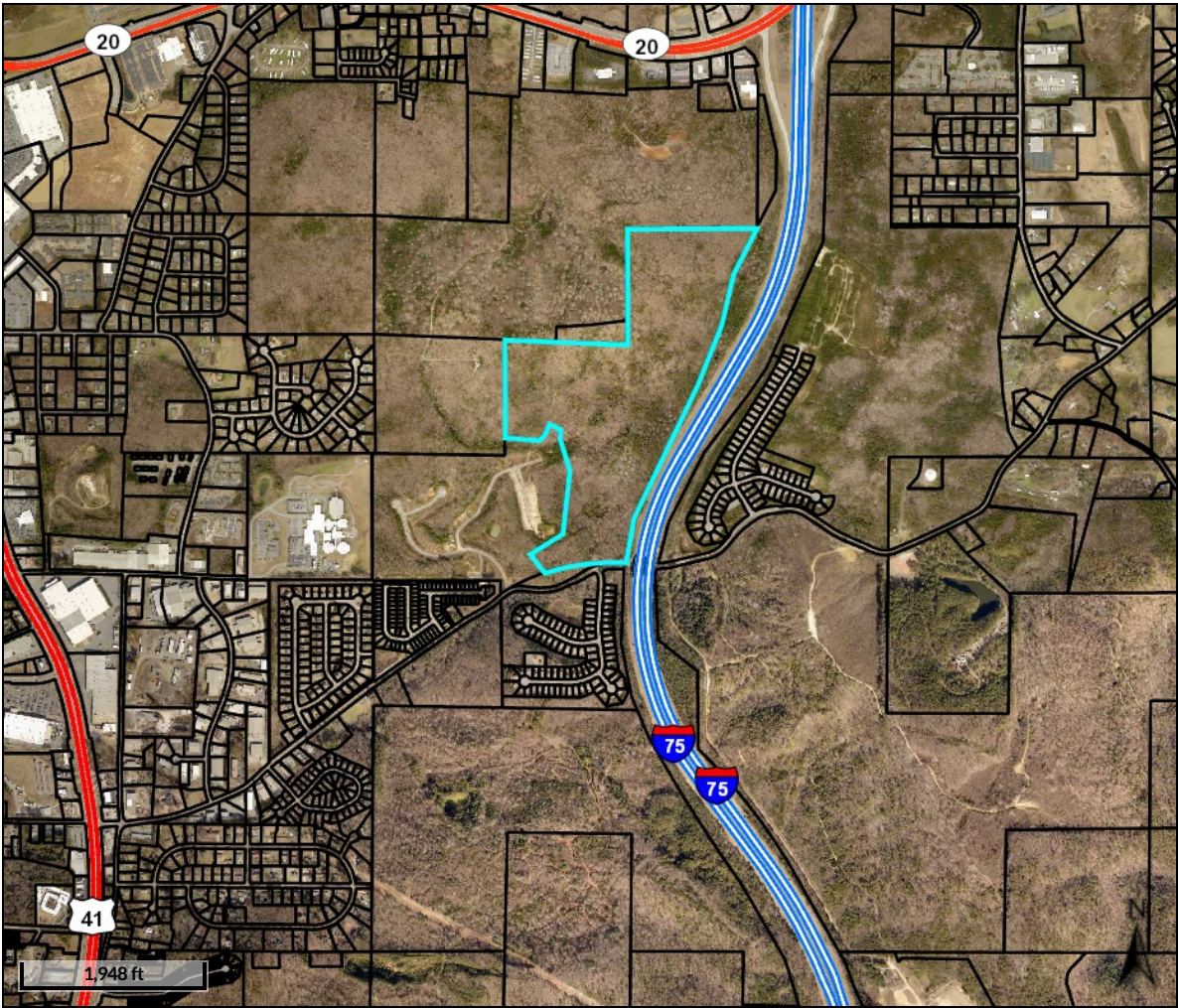


EXHIBIT "B"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LAND LOTS 173, 188, 189, AND 245, OF THE 4TH DISTRICT, 3RD SECTION IN THE CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND (CAR AXLE) AT THE COMMON LAND LOT CORNER OF LAND LOTS 172, 173, 188, AND 189; THENCE ALONG THE WESTERN LAND LOT LINE OF LAND LOT 173 WITH A BEARING OF N 00°12'47" E A DISTANCE OF 27.09 FEET TO AN IRON PIN FOUND (#4 REBAR); THENCE CONTINUING ALONG SAID LAND LOT LINE WITH A BEARING OF N 00°12'47" E A DISTANCE OF 160.81 FEET TO A POINT; THENCE LEAVING SAID LAND LOT LINE WITH A BEARING OF S 85°11'54" E A DISTANCE OF 325.04 FEET TO AN IRON PIN FOUND (#4 REBAR); THENCE WITH A BEARING OF N 67°53'47" E A DISTANCE OF 32.28 FEET TO AN IRON PIN PLACED (#4 REBAR); THENCE WITH A BEARING OF N 35°59'04" E A DISTANCE OF 24.16 FEET TO AN IRON PIN PLACED (#4 REBAR); THENCE WITH A BEARING OF N 51°24'37" E A DISTANCE OF 24.16 FEET TO AN IRON PIN PLACED (#4 REBAR); THENCE WITH A BEARING OF N 25°33'04" E A DISTANCE OF 61.63 FEET TO AN IRON PIN PLACED (#4 REBAR); THENCE WITH A BEARING OF N 25°26'59" E A DISTANCE OF 70.00 FEET TO AN IRON PIN PLACED (#4 REBAR); THENCE WITH A BEARING OF S 64°33'01" E A DISTANCE OF 128.50 FEET TO AN IRON PIN PLACED (#4 REBAR); THENCE WITH A BEARING OF S 06°07'07" W A DISTANCE OF 89.34 FEET TO AN IRON PIN FOUND (#4 REBAR – CAPPED); THENCE WITH A BEARING OF S 17°01'05" E A DISTANCE OF 343.18 FEET TO AN IRON PIN FOUND (#4 REBAR – CAPPED #796); THENCE WITH A BEARING OF S 06°08'33" W A DISTANCE OF 656.50 FEET TO A TREE LOCATED 18.5 FEET NORTHEAST OF AN IRON PIN FOUND (#4 REBAR); THENCE WITH A BEARING OF S 57°56'20" W A DISTANCE OF 394.22 FEET TO AN IRON PIN FOUND (#4 REBAR); THENCE WITH A BEARING OF S 38°18'37" E A DISTANCE OF 211.47 FEET TO AN IRON PIN FOUND (#4 REBAR) ALONG THE NORTHERN RIGHT OF WAY (R/W) OF CENTER ROAD (VARIABLE PUBLIC R/W); THENCE ALONG SAID R/W IN A SOUTHWESTERLY DIRECTION WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 2060.11 FEET, HAVING A CHORD BEARING OF S 65°43'28" W, A CHORD DISTANCE OF 469.55 FEET AND AN ARC LENGTH OF 470.58 FEET TO AN IRON PIN PLACED (#4 REBAR) AT THE INTERSECTION OF SAID R/W AND THE WESTERN LAND LOT LINE OF LAND LOT 245; THENCE ALONG SAID LOT LINE WITH A BEARING OF N 00°45'50" W A DISTANCE OF 85.85 FEET TO AN IRON PIN PLACED (#4 REBAR) AT THE COMMON LAND LOT CORNER OF LAND LOTS 188, 189, 244, AND 245; THENCE ALONG THE SOUTHERN LAND LOT LINE OF LAND LOT 189 WITH A BEARING OF N 89°59'28" W A DISTANCE OF 1305.18 FEET TO AN IRON PIN FOUND (#4 REBAR – FLAT IRON) AT THE COMMON LAND LOT CORNER OF LAND LOTS 189, 190, 243, AND 244; THENCE ALONG THE WESTERN LAND LOT LINE OF LAND LOT 189 WITH A BEARING OF N 00°00'27" E A DISTANCE OF 1293.44 FEET TO AN IRON PIN FOUND (#4 REBAR) AT THE COMMON LAND LOT CORNER OF LAND LOTS 171, 172, 189, AND 190; THENCE ALONG THE NORTHERN LAND LOT LINE OF LAND LOT 189 WITH A BEARING OF S 89°28'07" E A DISTANCE OF 1356.30 FEET TO AN IRON PIN FOUND (CAR AXLE) AT THE COMMON LAND LOT CORNER OF LAND LOTS 172, 173, 188, AND 189 AND THE POINT OF BEGINNING.



Legend
 □ Parcels
 — Roads

Parcel ID	C108-0001-001	Alternate ID	38131	Owner Address	WHM CHATTAHOOCHEE HILLS INVESTMENTS LLC
Sec/Twp/Rng	n/a	Class	Agricultural		8000 CAPP'S FERRY
Property Address	CENTER RD	Acreage	103.85		DOUGLASVILLE, GA 30135
District	Cartersville				
Brief Tax Description	LL245 D4 Etowah preserve Ph 2				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 5/2/2022
 Last Data Uploaded: 4/29/2022 9:58:24 PM

Developed by 

Application for Rezoning

City of Cartersville

Case Number: E 22-01 Item 3.

Date Received: 3-25-22

Public Hearing Dates:

Planning Commission May 10th **1st City Council** May 19th **2nd City Council** June 2nd
5:30pm 7:00pm 7:00pm

Applicant Prime Engineering Office Phone 404-425-7100
(printed name)

Address 3715 Northside Pkwy Mobile/ Other Phone _____

City Atlanta State GA Zip 30327 Email _____

Justin Purucker Phone (Rep) 404-425-7118
Representative's printed name (if other than applicant)

_____ Email (Rep) jpurucker@prime-eng.com

same as applicant _____
Representative Signature Applicant Signature

Signed, sealed and delivered in presence of:

Judith G Wilgus My commission expires: _____
Notary Public 

* Titleholder Harrison Merrill Jr Phone 404-467-6921
(titleholder's printed name)

Address 8000 Capps ferry rd,
Douglasville, GA 30135 Email HMerrilljr@foxbhallresort.com

Signature _____

Signed, sealed, delivered in presence of:

Judith G Wilgus My commission expires: _____
Notary Public 

Present Zoning District R20 Requested Zoning RA-12

Acreage 103.85 Land Lot(s) 245 District(s) 04 Section(s) _____

Location of Property: Center Rd & I-75, Cartersville, Bartow, GA
(street address, nearest intersections, etc.)

Reason for Rezoning Request: Residential town home neighborhood development

(attach additional statement as necessary)

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

following disclosures:

Date of Application: March 24th 2022

Date Two Years Prior to Application: March 24th 2020

Date Five Years Prior to Application: March 24th 2017

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:

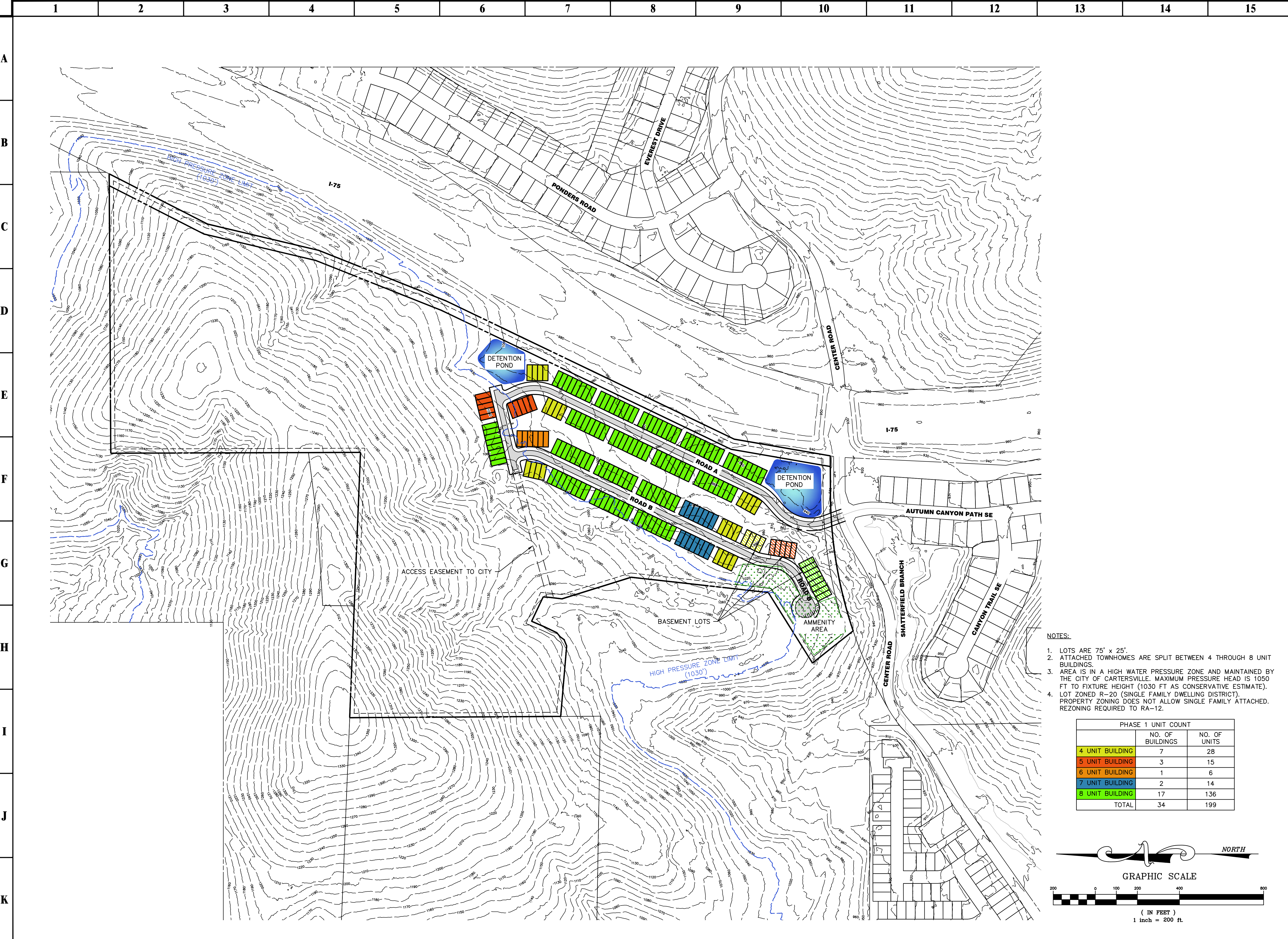
	YES	NO
Mayor: Matt Santini	_____	____X_____
Council Member:		
Ward 1- Kari Hodge	_____	____X_____
Ward 2- Jayce Stepp	_____	____X_____
Ward 3- Cary Roth	_____	____X_____
Ward 4- Calvin Cooley	_____	____X_____
Ward 5- Gary Fox	_____	____X_____
Ward 6- Taff Wren	_____	____X_____
 Planning Commission		
Greg Culverhouse	_____	____X_____
Harrison Dean	_____	____X_____
Lamar Pendley	_____	____X_____
Open		
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 Date

Print Name

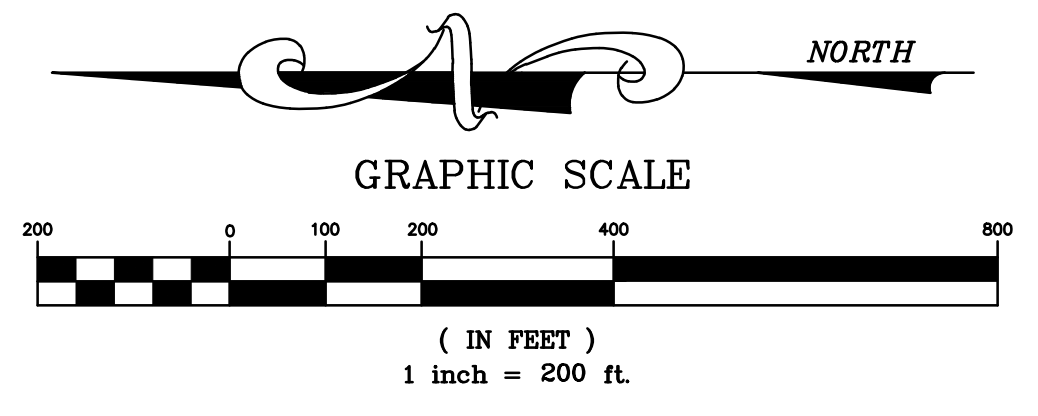
R:\1477-0003 - Merrill-Center Rd Townhomes Concept Plan\3 ENGINEERING Drawings\VR-C-SITE - Phase 1.dwg Wed, 03/16/22 9:35 AM



NOTES:

1. LOTS ARE 75' x 25'.
2. ATTACHED TOWNHOMES ARE SPLIT BETWEEN 4 THROUGH 8 UNIT BUILDINGS.
3. AREA IS IN A HIGH WATER PRESSURE ZONE AND MAINTAINED BY THE CITY OF CARTERSVILLE. MAXIMUM PRESSURE HEAD IS 1050 FT TO FIXTURE HEIGHT (1030 FT AS CONSERVATIVE ESTIMATE).
4. LOT ZONED R-20 (SINGLE FAMILY DWELLING DISTRICT). PROPERTY ZONING DOES NOT ALLOW SINGLE FAMILY ATTACHED. REZONING REQUIRED TO RA-12.

PHASE 1 UNIT COUNT		
	NO. OF BUILDINGS	NO. OF UNITS
4 UNIT BUILDING	7	28
5 UNIT BUILDING	3	15
6 UNIT BUILDING	1	6
7 UNIT BUILDING	2	14
8 UNIT BUILDING	17	136
TOTAL	34	199



PRIME ENGINEERING INCORPORATED
 3715 NORTHSIDE PARKWAY NW
 BUILDING 300, SUITE 200
 ATLANTA, GEORGIA 30327
 404-425-7100

PROJECT: **PID C108-0001-001**
CENTER RD & I-75
CARTERSVILLE,
BARTOW, GA

PREPARED FOR: **MERRILL TRUST**

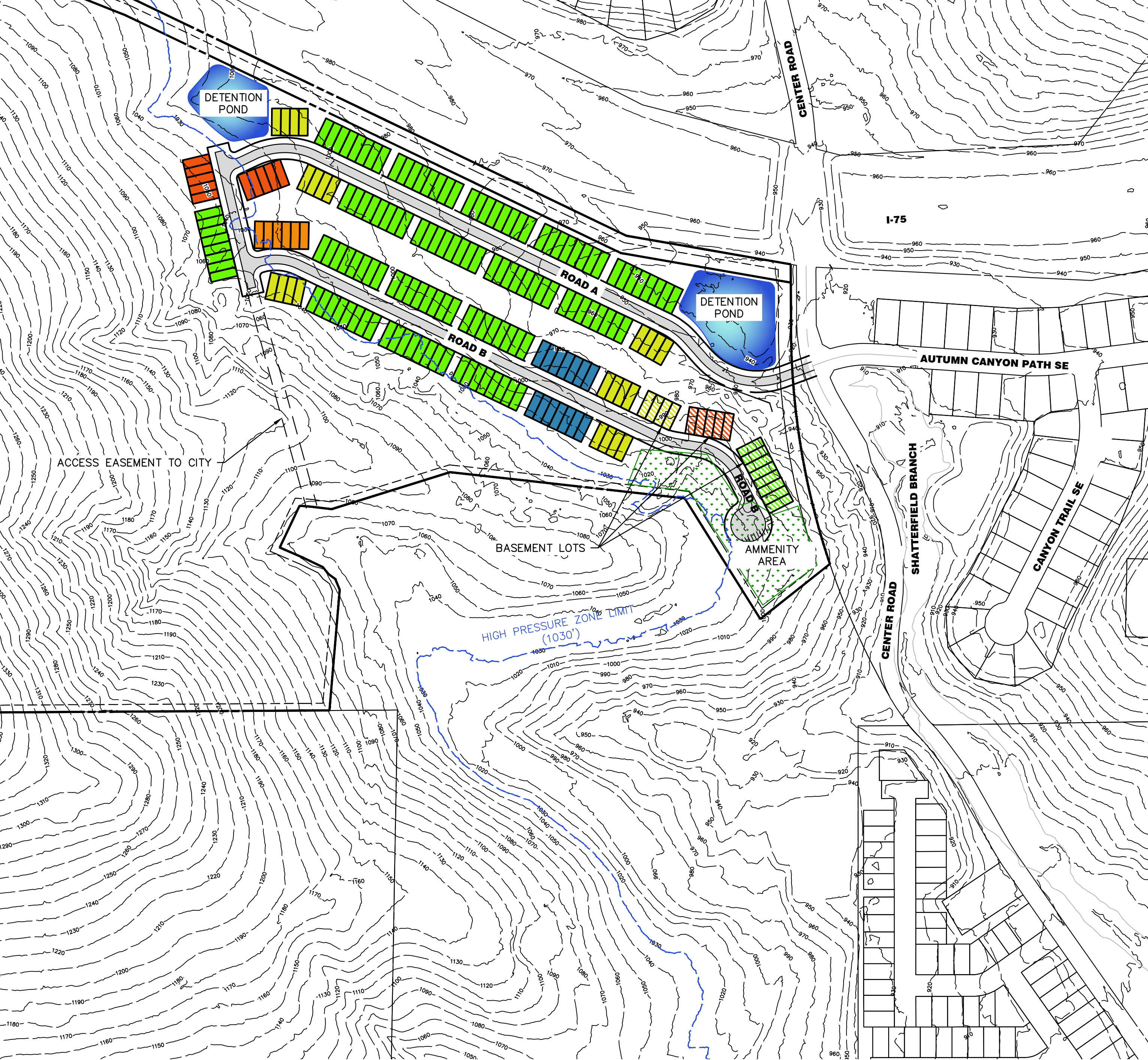
SEAL: _____ DATE: _____

© 2021 PRIME ENGINEERING, INC. Scales, as stated herein, are valid on the original drawing; the dimensions of which are 24 by 36 inches. These scales, noted herein, are hereby changed by the ratio of the overall sheet dimensions of the print to corresponding dimensions of the property of PRIME ENGINEERING, INCORPORATED and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request.

DRAWING TITLE
TOWNHOME CONCEPT #1

DRAWN BY: **ABL**
 DESIGNED BY: **JDP**
 CHECKED BY: **RRM**
 DRAWING NUMBER: **C-100**

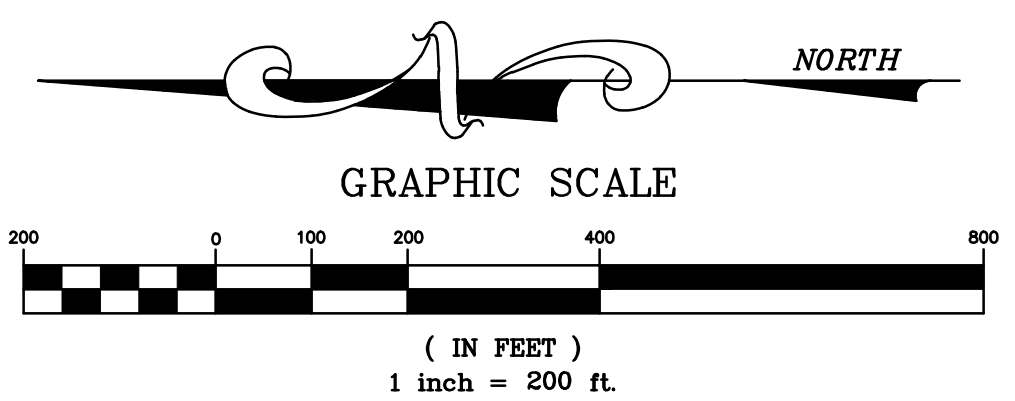
NOT ISSUED FOR CONSTRUCTION



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7 UNIT BUILDING	2	14
8 UNIT BUILDING	17	136
TOTAL	34	199







PLANNING COMMISSION ITEM SUMMARY

MEETING DATE:	May 10th, 2022
SUBCATEGORY:	(Tentative) Preliminary Plat approval
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	Preliminary Plat approval for Green Subdivision at Litchfield Dr.
DEPARTMENT SUMMARY RECOMMENDATION:	Final draft of preliminary plat not available at time of publication. Most current draft included for review. The final draft will show the actual location of the Hammond family cemetery in the greenspace area.
LEGAL:	N/A

24 Hr Emergency Contact:

MICHAEL HOWREN
770-382-8585

***** ELEVATION NOTE *****

TOPOGRAPHIC INFORMATION IS PROVIDED BY BARTOW COUNTY GIS. IT IS CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL EXISTING AND PROPOSED ELEVATIONS AND GRADES ON STREET, STORM DRAINS, AND UTILITIES PRIOR TO CONSTRUCTION. IF AN DISCREPANCY IS FOUND THEN IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER.

***** CAUTION *****

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***** CARTERSVILLE GAS NOTE *****

THERE ARE NO NATURAL GAS SERVICES PROPOSED FOR THIS SITE.

City of Cartersville
P.O. Box 100 - 10 North Public Square - Cartersville, Georgia 30130
Telephone: (770) 382-8585 • Fax: (770) 382-8585 • www.cityofcartersville.org

February 15th, 2022

Parapart Partners, LLC
Attn: Mike Howren
1310 Highway 411 NE
Cartersville, GA 30121

RE: Results Letter for AZ22-01. Annexation of property located along Litchford Dr.

Mr. Howren:

This letter serves as verification of the outcome of your annexation and zoning application to the City of Cartersville for a portion of the property identified as tax parcel 0072-0345-001, lying between Litchford Drive and the US 90.

The annexation of this property was approved by City Council on February 3, 2022 per Ordinance 03-22.

The zoning from Bartow County A-1(Agriculture) to City R-7 (Single Family Residential) was also approved by City Council per Ordinance 04-22.

No further action is required regarding the annexation and zoning application. Continued due diligence is needed to prove or disprove allegations that the named family currently exists on this property. Also, please include page 1 of this approval letter on the cover sheet of the site plan submitted for review.

Please contact me with any questions.

Sincerely,
David Huestegge, AICP
City Planner
O: 770-382-8514
dhuestegge@cityofcartersville.org

CC: BartowCo, Citydepts

SITE DATA:

OWNER/DEVELOPER: MICHAEL & MIKE HOWREN
1310 HIGHWAY 411, N.E.
CARTERSVILLE, GA. 30120
24HR CONTACT: MICHAEL HOWREN
PHONE: (770) 382-8585
EMAIL: MHOWREN@STORAGEKEY.COM

ENGINEER: STEPHENSON ENGINEERING, INC.
P.O. BOX 201888
CARTERSVILLE, GEORGIA 30120
PHONE: (770) 382-7877
FAX: (770) 382-3742

BOUNDARY SURVEYOR: SOUTHLAND ENGINEERING INC.
114 OLD MILL ROAD
CARTERSVILLE, GEORGIA 30120
PHONE: (770) 387-0440

TOPOGRAPHIC INFORMATION: BARTOW COUNTY GIS
112 WEST CHEROKEE AVE, SUITE 300
CARTERSVILLE, GA. 30120
PHONE: (770) 607-6184
FAX: (770) 387-5027

SITE AREA: +/- 24.67 ACRES

PARCEL ID: 0072-0345-001

ZONING: R-7

TOTAL LOTS: 80 RESIDENTIAL LOTS, 1 POND LOT

FLOOD NOTE: A PORTION OF THIS TRACT OF LAND DOES NOT LIE WITHIN THE 100 YEAR FLOOD INTERMEDIATE FLOOD ZONE AS PER FEMA COMMUNITY PANEL #13015C0262H, LAST REVISED OCTOBER 5, 2018.

DEVELOPMENT STANDARDS:

MINIMUM LOT SIZE: 5000 SQUARE FEET
(MINIMUM LOT SIZE FOR DONATION OF GREEN SPACE AREA)

MINIMUM FRONT YARD: 20 FEET

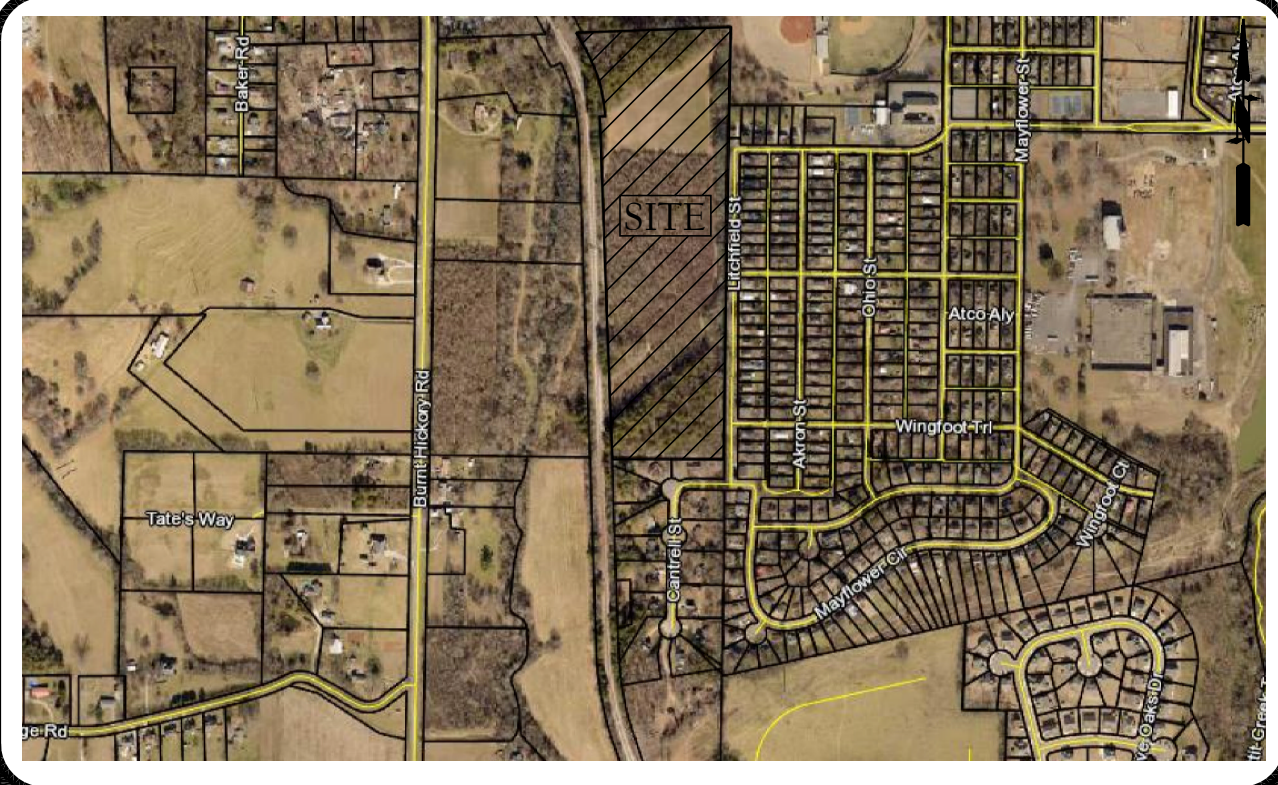
MINIMUM SIDE YARD: 8 FEET

MINIMUM REAR YARD: 20 FEET

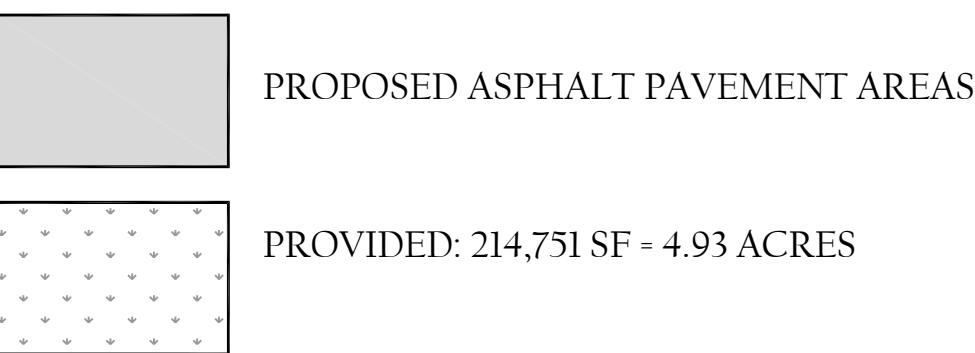
MINIMUM LOT WIDTH: 60 FEET (NON CUL-DE-SAC LOTS)

MAXIMUM HEIGHT: BUILDINGS SHALL BE NO HIGHER THAN 15 FEET OR 24 STORIES, WHICHEVER IS HIGHER.

GREENSPACE: PROVIDED: 214,751 SF - 4.93 ACRES



LOCATION MAP



LINE TABLE

LINE	LENGTH	BEARING
L1	442.43	N89°22'18"W
L2	671.87	S00°13'50"W
L3	1252.11	S00°13'50"W
L4	371.00	N89°23'08"W
L5	30.00	N00°34'52"E



TOTAL LOTS
80 RESIDENTIAL LOTS
1 POND LOT

**** LENGTH OF STREET PAVEMENT & R.O.W ****

ROAD NAME	PAVEMENT LENGTH	R.O.W LENGTH
ROAD 1	1,147	1,166
ROAD 2	1,128	1,190
ROAD 3	434	432

FIRE HYDRANT FLOW TEST

Requested By: _____
Company Name: _____
Address: _____
City of Cartersville

PH: _____
FAK: _____

Date: _____
Location: _____

Equipment Used: _____
Hydrant Size: _____
Number of Kays Flowed: _____

Flow Test Hydrant No. _____
Static Pressure: _____
Flow Pressure: _____
Flow: _____

Res. Pressure Check Hyd. No. _____
Static Pressure: _____
Residual Pressure: _____

Location Stamp: _____

The Formula for Calculating Rated Capacity at 20 psi

Use the following formula to compute the Rated Capacity at 20 psi. Solve the equation for "Q_r".

$$Q_r = Q_t \times (H_r / H_t)^{1.85}$$

Where:

- Q_r = Rated Capacity at 20 psi (in GPM)
- Q_t = Total test flow
- H_r = Static Pressure minus 20 psi
- H_t = Static Pressure minus Residual Pressure

Also Note:

- Q_r = 750 gpm
- Static Pressure = 102 psi
- Residual Pressure = 95 psi

$$Q_r = 750 \text{ gpm} \times ((102 - 20) / (102 - 95))^{1.85}$$

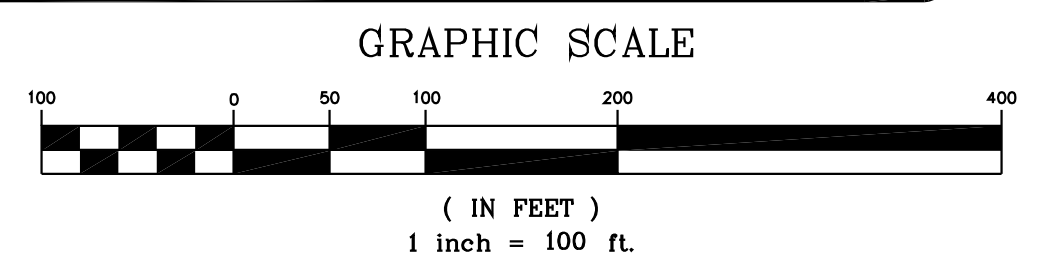
$$Q_r = 2,832 \text{ gpm @ 20 psi}$$

**** PROPOSED FIRE HYDRANT SPACING ****

FIRE HYDRANT	ROAD STATION	DISTANCE FROM HYDRANT
#1	4+07.12 ROAD 3	462.53 FROM EXISTING FH
#2	9+60.80 ROAD 3	488.72 FROM EXISTING FH
#3	4+87.77 ROAD 3	154.30 FROM FH#2
#4	0+26.47 ROAD 2	454.30 FROM FH#3
#5	6+84.97 ROAD 1	469.48 FROM FH#4
#6	11+69.32 ROAD 1	484.35 FROM FH#5

***** FIRE HYDRANT SPACING *****

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY, PRIOR TO INSTALLATION OF FIRE HYDRANTS, THAT ALL FIRE HYDRANTS ARE PLACED NO MORE THAN 500 FEET APART. THIS DISTANCE MUST BE MEASURED ALONG THE ROADWAY PAVEMENT.



***** RDP LOTS *****

LOTS REQUIRE A RDP PREPARED BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. AN AS-BUILT RDP CERTIFICATION SHALL BE SUBMITTED AS SOON AS PRACTICAL BUT PRIOR TO POWER BEING TURNED ON. REQUEST FOR FINAL INSPECTION AND/OR CERTIFICATE OF OCCUPANCY FROM THE BUILDING INSPECTIONS DEPARTMENT.

PRELIMINARY PLAT APPROVAL CERTIFICATE

All requirements of the City of Cartersville Development Regulations relative to the preparation and submission of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted subject to further provisions of said Regulations. This certificate is effective for 24 months from the date of signing unless a Final Plat is recorded.

Planning Commission Chairman _____ Date _____

STEPHENSON ENGINEERING, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT CONSULTING

100 RIVER STREET
100 N. TENNESSEE ST., SUITE D
CARTERSVILLE, GEORGIA 30120
EMAIL: STEPHENSONENGIN@YAHOO.COM
PHONE: (770) 382-7967
FAX: (770) 382-3742

REVISION

NO.	DATE	DESCRIPTION

GEORGIA REGISTERED PROFESSIONAL ENGINEER
KEYVIN T. STEPHENSON

ENGINEER GSWCC# 0000020715

THE HOLDER OF THIS DOCUMENT WAIVES ALL CLAIMS AGAINST STEPHENSON ENGINEERING, INC. OR ANY OF ITS EMPLOYEES FOR ANY UNAUTHORIZED CHANGES OR REUSE OF THIS DOCUMENT. THE DOCUMENTER AND INSTRUMENT OF SERVICE OF STEPHENSON ENGINEERING, INC. OR EITHER OF THEM, RETAINS ALL RIGHTS OF COMMON LAW, STATUTE AND COPYRIGHT THEREIN.

OWNER/DEVELOPER:
Michael & Mike Howren
1310 Highway 411, N.E.
Cartersville, GA. 30120
24hr Contact: Michael Howren
Phone: (770) 382-8585
email: mhowren@storagekey.com

Greene Property
Located in Land Lots 304 & 345
4th District, 3rd Section
Bartow County, Georgia

PROJECT# 21-050
DATE 1-18-22

SHEET TITLE Preliminary Plat
SHEET NO. 1 of 3

Utilities Protection Center, Inc.



**IF YOU DIG GEORGIA
CALL US FIRST!
1-800-282-7411
It's The Law!**

***** CAUTION *****

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24 Hr Emergency Contact:

**MICHAEL HOWREN
770-382-8585**

***** MAINTENANCE STATEMENT *****

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED ACCORDING TO THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.

**** COMPACTION NOTE ****

98% STANDARD PROCTOR COMPACTION IS REQUIRED ON STORM STRUCTURES PLACED COMPLETELY IN FILL AND ABOVE STORM SEWER AND SANITARY SEWER LINES IN THE ROADWAY.

LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED CONTOUR
- SIDEWALK
- DITCHLINE
- CENTERLINE
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- SANITARY SEWER
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER LINE
- WATER METER
- FIRE HYDRANT
- BENCHMARK

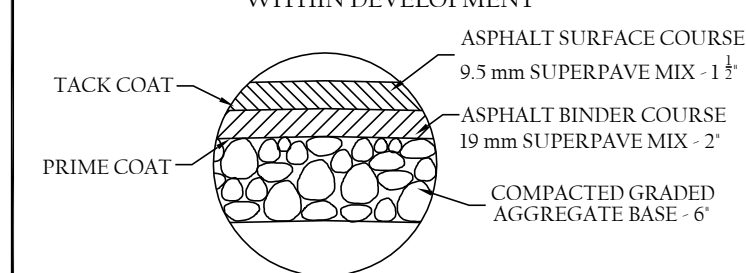
*****INSTALLATION OF INFRASTRUCTURE*****

THE OWNER/DEVELOPER AND CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THE INSTALLATION OF ANY AND ALL INFRASTRUCTURE SHALL COMPLY TO ALL BARTOW COUNTY AND ANY APPLICABLE UTILITY COMPANY, RULES, REGULATIONS AND SPECIFICATIONS.

THIS REQUIREMENT APPLIES TO ALL MATERIALS, INSPECTIONS, AND INSTALLATION PROCEDURES, REQUIRED FOR THIS PROJECT, BY ANY DEPARTMENT OF BARTOW COUNTY. THIS MAY INCLUDE REQUIREMENTS THAT ARE NOT SHOWN IN SPECIFIC DETAIL ON THIS PLAN, BUT ARE STILL REQUIRED BY BARTOW COUNTY. IF THERE IS ANY QUESTION PERTAINING TO THIS REQUIREMENT, THE OWNER/DEVELOPER AND CONTRACTOR MUST CONTACT THE APPROPRIATE DEPARTMENT TO ENSURE ALL WORK IS DONE IN ACCORDANCE WITH ALL SPECIFICATIONS.

PROPOSED ASPHALT PAVEMENT AREAS
WITHIN DEVELOPMENT

PAVEMENT DETAIL FOR AREAS
WITHIN DEVELOPMENT



PROVIDED: 214,751 SF = 4.93 ACRES

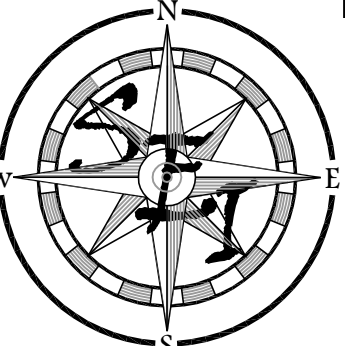
**LOTS REQUIRING
RESIDENTIAL
DRAINAGE PLAN**

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STEPHENSON
ENGINEERING, INC.

CIVIL ENGINEERING,
LAND PLANNING &
DEVELOPMENT CONSULTING

180 N. TENNESSEE ST., SUITE D
CARTERSVILLE, GEORGIA 30020
EMAIL: STEPHENSONENR@YAHOO.COM
PHONE: (770) 882-2967
FAX: (770) 882-1742

REVISION	DATE



ENGINEER GSWCC# 0000020715
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1310 Highway 411, N.E.
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24hr Contact: Michael Howren
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email: mhowren@stgrangekey.com

Greene Property
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4th District, 3rd Section
Bartow County, Georgia

PROJECT# 21-050
DATE 4-19-22

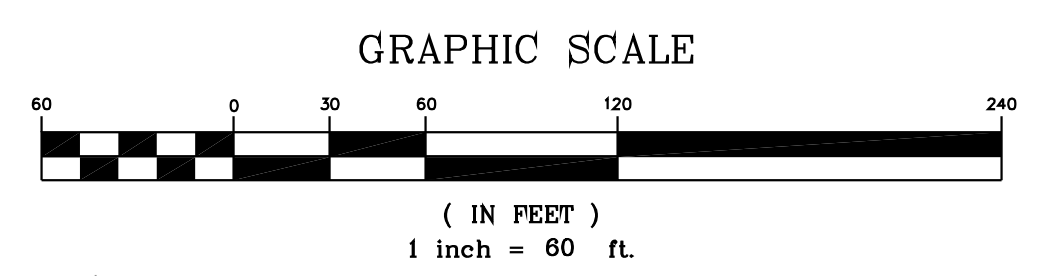
SHEET TITLE
Preliminary
Plan

SHEET NO.
2 of 3

**** PROPOSED FIRE HYDRANT SPACING ****

FIRE HYDRANT	ROAD STATION	INSTANCE FROM HYDRANT
#1	4+07.12 ROAD 3	462.53 FROM EXISTING FH
#2	9+60.80 ROAD 2	488.72 FROM EXISTING FH
#3	4+80.77 ROAD 3	454.30 FROM FH#2
#4	0+26.47 ROAD 2	454.30 FROM FH#3
#5	6+84.57 ROAD 1	469.48 FROM FH#4
#6	11+69.32 ROAD 1	484.33 FROM FH#5

*****FIRE HYDRANT SPACING*****
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY, PRIOR TO INSTALLATION OF FIRE HYDRANTS, THAT ALL FIRE HYDRANTS ARE PLACED NO MORE THAN 500 FEET APART. THIS DISTANCE MUST BE MEASURED ALONG THE ROADWAY PAVEMENT.



Utilities Protection Center, Inc.



**IF YOU DIG GEORGIA
CALL US FIRST!
1-800-282-7411
It's The Law!**

***** CAUTION *****

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. IF THERE ARE ANY DISCREPANCIES THE ENGINEER MUST BE NOTIFIED. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

***** ELEVATION NOTE *****

TOPOGRAPHIC INFORMATION IS FROM BARTOW COUNTY GIS. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL EXISTING AND PROPOSED ELEVATIONS AND GRAPES ON STREET, STORM DRAINS, AND UTILITIES PRIOR TO CONSTRUCTION. IF A DISCREPANCY IS FOUND THEN IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER.

24 Hr Emergency Contact:

**MICHAEL HOWREN
770-382-8585**

***** MAINTENANCE STATEMENT *****

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED ACCORDING TO THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA".

**** COMPACTION NOTE ****

98% STANDARD PROCTOR COMPACTION IS REQUIRED ON STORM STRUCTURES PLACED COMPLETELY IN FILL AND ABOVE STORM SEWER AND SANITARY SEWER LINES IN THE ROADWAY.

LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED CONTOUR
- SIDEWALK
- DITCHLINE
- CENTERLINE
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- SANITARY SEWER
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER LINE
- WATER METER
- FIRE HYDRANT
- BENCHMARK

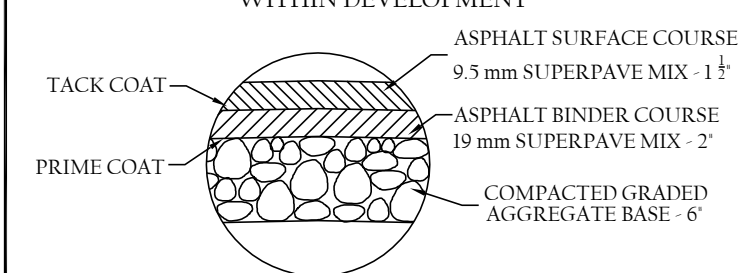
*****INSTALLATION OF INFRASTRUCTURE*****

THE OWNER/DEVELOPER AND CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THE INSTALLATION OF ANY AND ALL INFRASTRUCTURE SHALL COMPLY TO ALL BARTOW COUNTY AND ANY APPLICABLE UTILITY COMPANY, RULES, REGULATIONS AND SPECIFICATIONS.

THIS REQUIREMENT APPLIES TO ALL MATERIALS, INSPECTIONS, AND INSTALLATION PROCEDURES, REQUIRED FOR THIS PROJECT, BY ANY DEPARTMENT OF BARTOW COUNTY. THIS MAY INCLUDE REQUIREMENTS THAT ARE NOT SHOWN IN SPECIFIC DETAIL ON THIS PLAN, BUT ARE STILL REQUIRED BY BARTOW COUNTY. IF THERE IS ANY QUESTION PERTAINING TO THIS REQUIREMENT, THE OWNER/DEVELOPER AND CONTRACTOR MUST CONTACT THE APPROPRIATE DEPARTMENT TO ENSURE ALL WORK IS DONE IN ACCORDANCE WITH ALL SPECIFICATIONS.

PROPOSED ASPHALT PAVEMENT AREAS
WITHIN DEVELOPMENT

PAVEMENT DETAIL FOR AREAS
WITHIN DEVELOPMENT

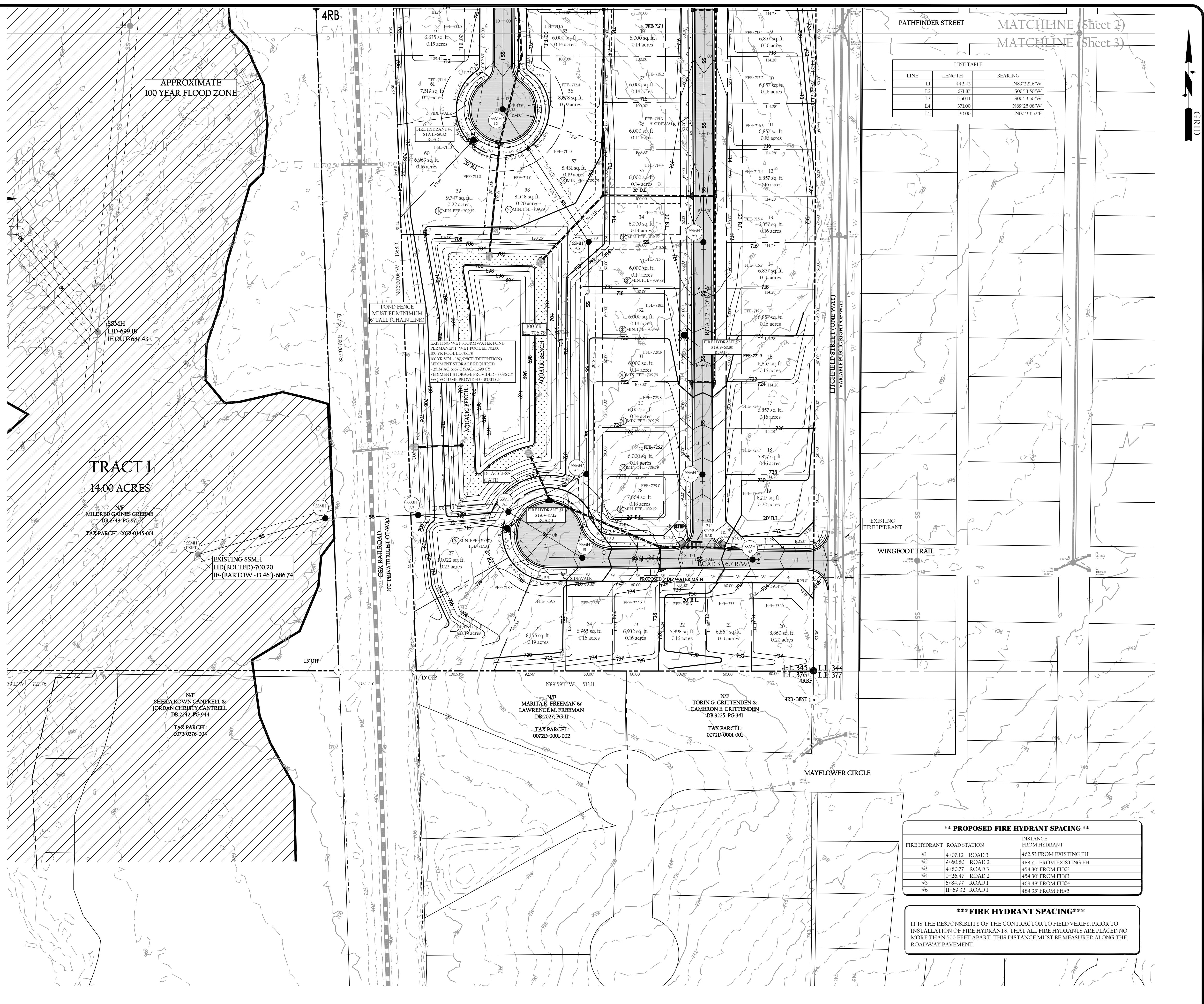


PROVIDED: 214,751 SF = 4.93 ACRES

**LOTS REQUIRING
RESIDENTIAL
DRAINAGE PLAN**

***** RDP LOTS *****

LOTS REQUIRE A RDP PREPARED BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. AN AS-BUILT RDP CERTIFICATION SHALL BE SUBMITTED AS SOON AS PRACTICAL BUT PRIOR TO POWER BEING TURNED ON, REQUEST FOR FINAL INSPECTION AND/OR CERTIFICATE OF OCCUPANCY FROM THE BUILDING INSPECTIONS DEPARTMENT.



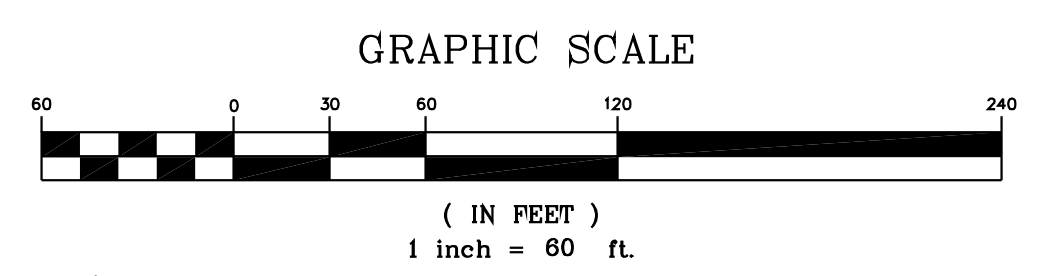
LINE TABLE

LINE	LENGTH	BEARING
L1	442.45	N89°22'16"W
L2	671.87	S00°13'50"W
L3	1250.11	S00°13'50"W
L4	371.00	N89°23'08"W
L5	300.00	S00°34'32"E

**** PROPOSED FIRE HYDRANT SPACING ****

FIRE HYDRANT	ROAD STATION	DISTANCE FROM HYDRANT
#1	4+07.12 ROAD 3	462.53 FROM EXISTING FH
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#4	0+26.47 ROAD 2	454.30 FROM FH#3
#5	6+84.37 ROAD 1	469.48 FROM FH#4
#6	11+69.32 ROAD 1	484.33 FROM FH#5

*****FIRE HYDRANT SPACING*****
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Item 4

STEPHENSON ENGINEERING, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT CONSULTING
100 ROY WOODS
1100 N. TENNESSEE ST., SUITE D
CARTERSVILLE, GEORGIA 30130
EMAIL: STEPHENSONENGG@YAHOO.COM
PHONE: (770) 882-2967
FAX: (770) 882-1742

REVISION	DATE

ENGINEER GSWCC# 0000020715

OWNER/DEVELOPER:
Michael & Mike Howren
1310 Highway 411, NE
Cartersville, GA 30120
24hr Contact: Michael Howren
Phone: (770) 382-8585
email: mhower@stgrangekey.com

Greene Property
Located in Land Lots 346, 347 & 374
4th District, 3rd Section
Bartow County, Georgia

PROJECT# 21-050	DATE 4-19-22
SHEET TITLE Preliminary Plan	
SHEET NO. 3 of 3	