



CARTERSVILLE PLANNING COMMISSION MEETING

Council Chambers, Third Floor of City Hall
Tuesday, October 11, 2022 at 5:30 PM

AGENDA

COMMISSIONERS:

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

CITY CLERK:

Julia Drake

PLANNING DIRECTOR:

Randy Mannino

CITY PLANNER:

David Hardegree

ASSISTANT CITY ATTORNEY:

Keith Lovell

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

- [1.](#) *September 6, 2021 Meeting Minutes*

STAFF UPDATE ON PREVIOUS CASES

OLD BUSINESS

- [2.](#) *SU22-03. 315 Industrial Park Rd. Applicant: Cash Environmental Resources, LLC.*

TEXT AMENDMENT

- [3.](#) *T22-04. Applicant: Tillman Family LLLP.*

SPECIAL USE PERMIT

- [4.](#) *SU22-04. Applicant: Tillman Family LLLP.*

PRELIMINARY PLAT

- [5.](#) *Preliminary Plat Review. Applicant: Highlands Park of Georgia, LLC.*

STAFF OR COMMITTEE COMMENTS

OTHER

*** City Council 1st Reading: OCTOBER 20TH. 7:00PM. Council Chambers. 3rd fl City Hall.**

**** City Council 2nd Reading (Final Action): NOVEMBER 3RD. 7:00PM. Council Chambers. 3rd fl City Hall.**

The next meeting of the Planning Commission will be November 8th. 7:00pm.

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:	October 11, 2021
SUBCATEGORY:	Planning Commission
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	September 6, 2021 Meeting Minutes
DEPARTMENT SUMMARY RECOMMENDATION:	Minutes from the September 6, 2021 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, September 6, 2022 at 5:30 p.m. in the City Hall Council Chambers.

Present: Lamar Pendley, Jeffery Ross, Greg Culverhouse, Steven Smith, Travis Popham, and Fritz Dent
 Absent: Anissa Cooley*
 Staff Members: Randy Mannino, Julia Drake, David Hardegree, Zack Arnold, and Keith Lovell

CALL TO ORDER: 5:30 PM

ROLL CALL

Chairman Lamar Pendley stated to the audience that the Planning Commission is a recommending body only and that for all cases heard, recommendations would be forwarded to City Council for consideration. Furthermore, the case heard would be heard before Council at the September 15, 2022 and October 6, 2022 Council Meeting.

APPROVAL OF MINUTES

1. August 9, 2022 Meeting Minutes

Chairman Pendley called for a motion on the May 12, 2022 meeting minutes. Board Member Culverhouse stated under 'Zoning' his name was misspelled.

Julia Drake, City Clerk, stated it would be corrected.

Board Member Popham made a motion to approve the minutes. Board Member Dent seconded the motion. Motion carried unanimously. Vote: 5-0.

SPECIAL USE PERMIT

2. SU22-03: 315 Industrial Park Rd.

Applicant: Cash Environmental

David Hardegree, Planning and Development Assistant Director, stated that the property had been properly posted and advertised and gave an overview of the application stating the applicant, Cash Environmental Resources LLC, is requesting a Special Use permit for property identified as 315 Industrial Park Rd (315) in compliance with the zoning requirements for a Waste Transfer Station in the H-I (Heavy Industrial) zoning district. The applicant is proposing a municipal and construction/ demolition waste transfer facility.

In 2019, the applicant in partnership with Regulated Services, LLC, received a special use permit to operate a municipal waste, construction waste and pharmaceutical waste processing and transfer station on the adjacent property at 375 Industrial Park Rd (375). After the permit approval and in consideration of their business needs, the parties agreed that more space should be given to the municipal waste and construction debris operations. The applicant is planning to

relocate the municipal and construction waste operations approved with SU19-07 from the 375 site to the 315 site.

Currently, the site is undeveloped and wooded. There is floodplain present on the southern half of the property and the flood ordinance requirements will have to be met. Per the conceptual site plan, two new structures, 9,600sf. each, are proposed. No encroachment of the floodplain on the southern half of the property is expected. Site development will be addressed during plan review.

GA EPD also has regulatory oversight over this type of operation.

There are no additional Special Use Standards for a Waste Transfer Station beyond the basic standards addressed in the application.

The operation seems appropriate for the H-I zoning district and location.

In addition, Mr. Hardegree stated that he had received one piece of correspondence in opposition from Mrs. Goolsby and would be added to the file. See Exhibit A.

Board Member Cooley joined the meeting at 5:34 PM.

Staff takes no exception.

Chairman Pendley opened the public hearing.

Board Member Popham recused himself from the case.

Brandon Bowen, 15 S. Public Sq., came forward to represent the applicant, provide an overview of the proposed site plan, and answer any questions from the Board Members.

Kevin Cash, 558 Faith St., business owner, came forward to address the issues ongoing in Pickens County.

Board Member Smith expressed concerns with trash coming from other counties to Bartow landfill and allowed Mr. Cash to address. Mr. Cash stated that this proposed facility would be a transfer station only and they would be moving out what comes in within 24 hours.

Discussion commenced among Board Members.

Chairman Pendley asked questions of Mr. Cash regarding hours of operation, amount of trash coming in, traffic flow, security, etc.

Justin Rice, 73 Guyton Industrial Dr., came forward to speak against the application and also stated that records show that on August 26, 2022, Cash Environmental filed for bankruptcy.

Boad Member Smith asked David Archer, City Attorney, who would clean up the mess if this company has filed for bankruptcy to which Mr. Archer stated that the applicant would need to address that question.

Jimmy Crane, 374 Peeples Valley Rd., came forward to speak against the application.

Together, Mr. Bowen and Mr. Cash addressed the bankruptcy filing and stated that it was a Chapter 11 filing and was done to restructure with no losses and would have no impact on the ability to operate the business.

With no one else to come forward to speak for or against the Special Use Permit Application, the public hearing was closed.

Board Member Smith made a motion to table the item in order to receive more information on the violations in Pickens County. With no second, motion fails.

Howard Smith, 150 Cherokee Cir., property owner, came forward to address the neighbors concerns.

With no further motion, the case was closed.

TEXT AMENDMENT

3. T22-02: Mt. Zion Mission Baptist Church Sign Amendment

Mr. Hardegree stated that the property had been properly posted and gave an overview of the request stating Mt. Zion Mission Baptist Church, 167 Jones St., proposes a revision to the Sign Ordinance, *Section 20-25(2)(b), Electronic Freestanding Signs*, to add “Jones St. (within 320ft. of the intersection with Aubrey St.)” as an allowed street for electronic freestanding signs on non-residential use properties. The proposed distance is the approximate distance from Aubrey St. to the southern-most property line. The approx. distance from Aubrey St. to the existing sign is 229ft.

Mt. Zion Mission Baptist Church is proposing this change in order to allow for an updated and more visible sign for their property. The church intends to utilize the existing sign footprint to house the electronic sign. The electronic sign dimensions are proposed at 2ft. x 4ft.

The current sign requirements for a non-residential sign on Jones St. are: a maximum height of 10ft, a maximum total sign area of 32 sq. ft., and a maximum electronic sign area of 50% of the total sign area.

The proposed electronic sign is also required to be at least 100ft. from a residential dwelling. The distance from the existing sign to the closest house on Jones St. is approx. 105 ft.

Chairman Pendley opened the public hearing.

John Lampley, 148 Jones St., and Erin Lazaro, 3175 US 411, White, Ga., came forward to speak for the text amendment and to answer any questions from the Board Members. In addition, Mr. Lampley stated that the sign was only for church use and no advertising would be done.

Chairman Pendley inquired about the brightness of the sign to which Ms. Lazaro stated that the brightness could be adjusted automatically with a sensor as well as manually.

With no one else to come forward to speak for or against the text amendment, the public hearing was closed.

Board Member Culverhouse made a motion to approve T22-03. Board Member Popham seconded the motion. Motion carried unanimously. Vote: 6-0

4. T22-03: Electronic Billboard Amendment

Applicant: Tilley Holdings, LLC

Mr. Hardegree stated that the property had been properly posted and gave an overview of the request stating Tilley Properties, Inc. (Applicant), 917 N. Tennessee St, proposes a revision to the Sign Ordinance, *Section 20-29 (A) Billboards*, to allow billboards on State Route 113 beginning at the centerline of the I-75 Right of Way and continuing west along State Route 113 a distance of 2,700 linear feet.

This text amendment is requested in order to convert an existing billboard on State Route 113/Main Street to a digital billboard. Because the text amendment justification is the conversion of a static billboard to an LED billboard, an additional change to Section 20-29 (B)(2) will also be required to allow LED billboards on the same section of Hwy 113.

The billboard to be converted is located in the G-C (General Commercial) district and in the Main Street Overlay District. Revisions to the Main Street Overlay District are not required.

A MF-14 (Multifamily dwelling district) is approximately 795 ft. from the edge of the 2700ft. delineation. A minimum of 500ft is the required distance from a billboard to a residential zoning district.

The existing billboard also received a variance in 2012 per V12-05, for the following:

1. Reduce setback from 100 ft to 20 ft from E. Main St right-of-way for installation of a billboard (Application based on previous sign ordinance standards effective before May 4, 2012).
2. Increase allowable size of a billboard from 300 sqft to 400 sqft.

Chairman Pendley opened the public hearing.

Bobby Walker, 15 Public Sq., came forward to represent the applicant and to share a photo presentation of the proposed.

Board Member Dent inquired about the brightness of the sign.

Beth Tilley, 49 Cassville Rd., came forward and stated that the brightness could be adjusted both automatically and manually.

With no one else to come forward to speak for or against the text amendment, the public hearing was closed.

Board Member Ross made a motion to approve T22-03. Board Member Dent seconded the motion. Motion carried unanimously. Vote: 5-0-1 with Board Member Culverhouse abstaining from voting.

ZONINGS

5. Z22-03: Carter Grove Blvd.

Applicant: The Wasserman Group, LLC

Chairman Pendley began by stating to everyone that he did not want repeated comments and that each individual who wished to speak regarding Z22-03 would be given five (5) minutes. This limit was provided so that each individual would have an opportunity to speak.

Mr. Hardegree stated that the property had been properly posted and advertised and all adjacent property owners had been notified. Continuing, Mr. Hardegree gave an overview of the case stating the Zoning application by The Wasserman Group was to rezone, 48.124 +/- acres from Carter Grove P-D (Planned Development) to a new P-D (Planned-Development) for the construction of a senior age targeted, rental community. The community will be a condominium. The rezoning removes the Carter Grove P-D zoning conditions and implements zoning conditions specific to the proposed development.

The proposed development would construct (167) duplex and triplex homes with two and three bedroom configurations. Single home units and one (1) bedroom options are proposed due to the topographic challenges of the site, but are not reflected on the concept site plan. An amenities package will be included. No commercial lots or units are proposed.

The residential units are planned to be rental units under the condominium regulations (verbal confirmation only).

All streets will be private.

In 2006, zoning case Z06-07, approved 5-4-06, introduced a mixed-use planned development concept for the site that proposed as many as 220 residential units to include townhomes-over-retail and traditional townhomes. Seven (7) commercial outlots were proposed along the northern and western boundaries. Currently, the location of Outlots 1-3 on the 2006 plan have been encroached upon by the Old Alabama widening project and slope easements for the road project. These outlots are likely no longer developable as well as a portion of the townhomes-over-retail location.

The 2006 zoning conditions required fee simple ownership of the townhome units under the condominium regulations.

The unit density of this proposal is 3.42 un/ ac. The density of the 2006 zoning was 2.8 un/ac (145 units) up to 4.57 un/ac (220 units).

Chairman Pendley opened the public hearing.

Steve Wasserman, 4770 S. Atlanta Rd., came forward to represent the application and to answer any questions from the board.

Several questions were proposed from the board in regards to water run off, traffic problems, etc to which Mr. Wasserman addressed and proceeded to state the Condo Association would be created immediately and would be ran by property owner, not the tenants in the units.

Chairman Pendley inquired about the dynamics of the units to which Mr. Wasserman replied that there would be proposed (140) 2 bedroom/1 story units that would have approximately 1400 square foot and (20) 3 bedroom/1.5 story units that would have approximately 1800 square foot of heated space and all units would have adequate parking available. The propose price point would be \$2,000-\$2,500 monthly rent.

Chris Easterwood, 121 White Spruce Ct., came forward to speak for Z22-03.

Rick Early, 13 Greystone Way, came forward to speak against Z22-03.

Harry Vernon, 17 Greywood Ln., came forward to speak against Z22-03.

David Peyton, 7 Greywood Ln., came forward to speak against Z22-03.

Nicole Breton, 5 Greywood Ln., came forward to speak against Z22-03.

Beverly Peyton, 7 Greywood Ln., came forward to speak against Z22-03.

Mr. Wasserman came forward to address the comments made and stated this would be a gated community with high end condominiums, not apartments.

With no one else to come forward to speak for or against the case, the public hearing was closed.

After the public hearing was closed, another resident wanted to come forward to speak. Chairman Pendley re-opened the pubic hearing.

Edwin Hamilton, 6 Autumn Wood Dr., came forward to speak against Z22-03.

Public hearing was re-closed.

Board Member Smith made a motion to deny Z22-03. Board Member Popham seconded the motion. Vote: 5-1 with Board Member Culverhouse in opposition of the denial.

6. Z22-04: Bates Rd

Applicant: Highlands Park of GA, LLC

Mr. Hardegree stated that the property had been properly posted and advertised and all adjacent property owners had been notified. Continuing, Mr. Hardegree gave an overview of the case stating the applicant is requesting the rezoning of four (4) properties located on Bates Rd near Greenridge Rd from P-D (Carter Grove Planned Development) to R-20 (Single Family Residential) in order to remove the Carter Grove P-D development conditions and insure limited access to Bates Rd. This was a request from the Planning and Development staff in order to subdivide the property for the construction of large estate lots.

The development intent of the zoning application is to subdivide the largest remaining parcel, 33.71 acres, into nine (9) lots. The (9) lots will share one private street connection to Bates Rd

per the “Bartow County letter”. Three tracts of the 50 acre tract were previously subdivided and sold- C120-0001-007(Berry), C120-0001-008(Arveson) and C120-0001-009(Kent)

The (3) remaining lots with P-D zoning will be addressed at a later date.

Access to Bates Rd was approved with conditions by the County Commissioner, Steve Taylor, in 2019 and in conjunction with the 2020 de-annexation of 50+/- acres of the 100 acre Al Meek property (AZ20-02). The driveway cuts specified in the Letter applied to the entire 100ac. tract regardless if any portion of the 100 acres is de-annexed or subdivided. See attached “Bartow County Letter” and AZ20-02 approval letter. The remaining 50 +/- acre tract that was not de-annexed was sold to the applicant for development.

Per the Carter Grove Development Agreement, Bates Rd access from Carter Grove required City and County approval. No access points were ever identified. The rezoning and the Bartow County letter help insure that no access will occur to Carter Grove.

Per the Carter Grove Development Agreement, item 1(c):

- (c) The Developer agrees not to utilize Bates Road as an access point to the Project without prior approval of the City and Bartow County.

The private street serving the proposed nine (9) lot subdivision, the (3) driveways planned for the de-annexed Meek property, and the (3) driveways serving or planned to serve properties C120-0001-007(Berry), C120-0001-008(Arveson) and C120-0001-009(Kent) will exhaust all but one driveway cut allowed per the Bartow County Letter.

Bill Byrnes wuth Byrne Design Group, came forward and stated the minimum lot size would be 3 acres with a price point of \$1 million - \$1.2 million.

Board Member Cooley made a motion to approve Z22-04. Board Member Popham seconded the motion. Motion carried unanimously. Vote: 6-0

Board Member Ross made a motion to adjourn.

The meeting adjourned at 8:03 PM.

Date Approved: October 11, 2022

/s/ _____
Lamar Pendley, Chairman

Julia Drake

From: David Hardegree
Sent: Tuesday, September 6, 2022 2:07 PM
To: Julia Drake
Subject: FW: Opposition to SU22-03 Special Use Permit -

Also for the meeting records tonight

From: b goolsby <brenda_goolsby@hotmail.com>
Sent: Tuesday, September 6, 2022 1:49 PM
To: David Hardegree <dhardegree@cityofcartersville.org>
Cc: gregg goolsby <gregg.goolsby@hotmail.com>
Subject: [EXTERNAL] Re: Opposition to SU22-03 Special Use Permit -

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: brenda_goolsby@hotmail.com

Hi David -

I trust your holiday weekend was enjoyable.

As follow-up to our conversation late Friday, I was able to speak with Mr. Cash of Cash Environmental Resources and Brandon Bowen earlier today. Based on our conversation, I continue to hold significant concerns on the nature of the proposed land use. It is clear that there will be a negative impact from the operation of the construction and municipal waste transfer station on our property value AND the operation of the 2x long term tenants in our building at 329 Industrial Park.

I appreciate if you would please forward our communication sent on Friday Sept 2nd to the Planning Commission members in advance of tonight's discussion.

I will anticipate hearing from you on Wednesday with a Planning Commission update.

best regards,

Brenda

Brenda Goolsby / brenda_goolsby@hotmail.com / 201.314.8041

From: b goolsby <brenda_goolsby@hotmail.com>
Sent: Friday, September 2, 2022 12:27 PM
To: David Hardegree <dhardegree@cityofcartersville.org>
Cc: gregg goolsby <gregg.goolsby@hotmail.com>
Subject: Opposition to SU22-03 Special Use Permit -

PLEASE DISTRIBUTE THIS COMMUNICATION TO ALL MEMBERS OF THE CITY OF CARTERSVILLE PLANNING COMMISSION AND THE MEMBERS OF THE CITY OF CARTERSVILLE CITY COUNCIL

Hi David

Thank you for taking time to speak with my husband and myself last Wednesday 8/24th. I will begin by sharing that we have serious concerns about the Special Use Permit for a Trash Transfer Station at 315 Industrial Park Road, Tax Parcel No. C061-001-004, in Land Lot 201 of the 5th District, 3rd Section.

As mentioned, we only received the mailed communication on 08/24th for a permit that was submitted in July 2022. The short timeline between receiving the notice and the Planning Commission review of the permit on 09/6th has left us limited time to inform ourselves on the matter. As mentioned, we do not reside in Georgia, and we have met with challenges retaining legal counsel due to the short horizon of the Planning Commission meeting.

For the above reasons, we are requesting the Special Use Permit SU22-03 be shifted to the October 2022 Planning Commission agenda to allow either my husband or me to attend in person. This will also allow sufficient time to secure legal representation and counsel on this important matter.

Our concerns are linked to the impact of a waste transfer station will have on the business operations of our tenants (McNaughton-McKay 17 years of operation in Cartersville, Fun Enterprises 7 years of operation in Carterville). The approval of SU22-03 will have significant impact to the operation of our tenants who run very low impact and highly specialized services. The environmental impact, air quality impact (dust from gravel drive and waste product gas exchange) and the noise of large transfer trucks 14 hours a day will place extreme harm and operational impact to our current tenants. In addition, the negative impact to our investment in this property may also be significantly in terms of appreciation and future marketability.

One final concern relates to the vague description of the intention to shift the Construction Waste transfer from 375 Industrial Park Road to 315 Industrial Park Road. In reality, the intent is to 'expand' the footprint of Cash Environmental into 315 Industrial Park Road, not simply to move to another location. Due to the extent of wetlands as a % of the buildable land would indicate the construction of two 9,500 square foot buildings, plus driveway, would be very close to our property line.

I kindly request that you distribute this communication to all members of the Planning Commission and the Cartersville City Counsel. We invested in the City of Cartersville in good faith, and we feel this Special Use of the adjoining property will indeed have a negative impact on the businesses that operate at 329 Industrial Park Road, Cartersville, GA. I support and understand the interest in expanding the commercial enterprises located in Cartersville, GA, BUT, the growth of one business should not be at the expense of another long-standing business.

Thank you for taking our communication into consideration. I look forward to hearing from you prior to the September 6th Planning Commission meeting.

best regards,
Brenda & Gregg Goolsby (Owners)
Goolsby Industrial Properties, LLC



PLANNING COMMISSION ITEM SUMMARY

MEETING DATE:	October 11th, 2022
SUBCATEGORY:	Special Use Permit
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	SU22-03. 315 Industrial Park Rd. Cash Environmental
DEPARTMENT SUMMARY RECOMMENDATION:	<p>The planning commission failed to make a recommendation for city council on this application at the September 6th meeting. A recommendation is required by ordinance. Planning Commission is to re-review the application and make a recommendation for Councils' consideration.</p> <p>Special Use permit request to allow a Trash Transfer Station at 315 Industrial Park Rd for municipal waste and construction debris. Zoning is Heavy Industrial. Cash Environmental is a spinoff from the company that was approved for a similar special use permit at 375 Industrial Park Rd in 2019, SU19-07.</p>
LEGAL:	N/A

SPECIAL USE APPLICATION SYNOPSIS

Petition Number(s): **SU22-03**

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: **Cash Environmental Resources LLC (Kevin Cash)**

Representative: **Brandon Bowen, Esq.**

Property Owner: **3S Investments, LLC**

Property Location: **315 Industrial Park Rd.**

Access to the Property: **Industrial Park Rd.**

Site Characteristics:

Tract Size: Acres:**5** District: **5th** Section: **3rd** LL(S): **201**

Ward:**6** Council Member: **Taff Wren**

LAND USE INFORMATION

Current Zoning: **H-I (Heavy Industrial)**

Proposed Zoning: **H-I (Heavy Industrial)**

Proposed Use: **Trash Transfer Station**

Current Zoning of Adjacent Property:

North: **H-I (Heavy Industrial)**

South: **County A1 (Agriculture) & County I-2 (Heavy Industrial)**

East: **H-I (Heavy Industrial)**

West: **H-I (Heavy Industrial)**

The Future Development Map designates the subject property as: **Workplace Center.**

The Future Land Use Map designates the subject property as: **Industrial.**

2. City Department Comments:

Electric: Takes no exception

Fibercom: Takes no exception

Fire: Cartersville Fire Department takes no exceptions to the special use request for property located at 315 Industrial Park Rd provided all adopted codes and ordinances of the city of Cartersville are followed.

Gas: Takes no exception

Public Works: Public Works does not oppose the special use permit.

Water and Sewer: Bartow County Water & Sewer service area.

3. Public Comments:

8/24: Brenda Goolsby, owner, 329 Industrial park Rd. General Questions. Application provided. SU19-07 application and supporting documents also provided via email.

4. Special Use Review

The applicant, Cash Environmental Resources LLC, is requesting a Special Use permit for property identified as 315 Industrial Park Rd (315) in compliance with the zoning requirements for a Waste Transfer Station in the H-I (Heavy Industrial) zoning district. The applicant is proposing a municipal and construction/ demolition waste transfer facility.

In 2019, the applicant in partnership with Regulated Services, LLC, received a special use permit to operate a municipal waste, construction waste and pharmaceutical waste processing and transfer station on the adjacent property at 375 Industrial Park Rd (375). After the permit approval and in consideration of their business needs, the parties agreed that more space should be given to the municipal waste and construction debris operations. The applicant is planning to relocate the municipal and construction waste operations approved with SU19-07 from the 375 site to the 315 site.

Currently, the site is undeveloped and wooded. There is floodplain present on the southern half of the property and the flood ordinance requirements will have to be met.

Per the conceptual site plan, two new structures, 9,600sf. each, are proposed. No encroachment of the floodplain on the southern half of the property is expected. Site development will be addressed during plan review.

GA EPD also has regulatory oversight over this type of operation.

There are no additional Special Use Standards for a Waste Transfer Station beyond the basic standards addressed in the application.

The operation seems appropriate for the H-I zoning district and location.

5. Zoning Ordinance Findings

Please review the following findings, as stated in the Zoning Ordinance, which are to be utilized in determining justification for approval or denial of special use request(s).

B) Article XVI. Special Uses

Sec. 16.1. Scope and intent.

- A. This article specifies uses which are not classified as permitted uses as a matter of right in zoning districts, and are therefore only allowed through the approval of a Special use. The standards which apply to each use are enumerated and must be met in order for an application to be granted.
- B. In granting a Special use, conditions may be attached as are deemed necessary in the particular case for the protection or benefit of neighbors in order to assimilate the proposed development or use into the neighborhood with minimal impact.

Sec. 16.2. Application of regulations and approval.

Uses allowable with a Special use and the minimum standards for such uses are listed in section 16.4 of this article.

Uses in the districts enumerated herein may be authorized by Special use only. The regulations contained in this article shall not apply to any permitted use as a matter of right in any zoning district.

Any use which may be authorized by Special use shall be approved by the Mayor and Council in accordance with section 16.1, scope and intent, provided:

- A. The standards for the Special use as specified herein can be met;
- B. Recommendations have been received from the planning and development staff and other appropriate City departments.
- C. A public hearing has been held in relation to the Special use before the Planning Commission in conformance with the advertising standards outlined in article XXIV of this chapter. The Planning Commission shall make recommendations to the Mayor and Council regarding the application for a Special use; and
- D. A public hearing has been held in relation to the Special use before the Mayor and Council in conformance with the advertising standards outlined in article XXIV of this chapter.

Sec. 16.3. Additional restrictions.

- A. In the interest of the public health, safety and welfare, the Mayor and Council may exercise limited discretion in evaluating the site proposed for a use which requires a Special use. In exercising such discretion pertaining to the subject use, the Mayor and Council may consider the following, which shall be stated in writing by the applicant and submitted to the department of planning and development to initiate an application for a Special Use permit:
1. The effect of the proposed activity on traffic flow along adjoining streets;
 2. The availability, number and location of off-street parking;
 3. Protective screening;
 4. Hours and manner of operation of the proposed use;
 5. Outdoor lighting;
 6. Ingress and egress to the property; and
 7. Compatibility with surrounding land use.
- B. Any use which may be authorized by special use shall comply with all other City regulations, zoning district regulations and other regulations contained herein, and conditions of zoning approval if applicable. Whenever a standard contained in this section is in conflict with another provision of this chapter, the more restrictive provision shall prevail.

6. How General Standards Are Met:

Standard #1: The effect of the proposed activity on traffic flow along adjoining streets.

How Standard #1 has / will be met: No negative effect to traffic along Industrial Park Rd. is expected. There will be an increase truck traffic once the facility is operational.

Standard #2: The availability, location, and number of off-street parking.

How Standard #2 has / will be met: Sufficient space exists on site for employee/ client parking.

Standard #3: Protective screening.

How Standard #3 has / will be met: Not required.

Standard #4: Hours and manner of operation:

How Standard #4 has / will be met: The business would operate (2) overlapping shifts, Mon. – Fri., 6am – 8pm.

Standard #5: Outdoor lighting

How Standard #5 has / will be met: No changes to existing conditions required. New lights may be needed for new buildings and will be addressed during plan review.

Standard #6: Ingress and egress to the property.

How Standard #6 has / will be met: Primary access is via Industrial Park Rd.

Standard #7: Compatibility with surrounding land use.

How Standard #7 has / will be met: No negative impact to adjacent properties is expected. Brenda Goolsby, owner, 329 Industrial park Rd. did call the P&D office to request information on the application. The application was provided. Two office/warehouse buildings exist on this property with direct driveway access to Industrial Park Rd.

The properties to the south will be buffered approx. 300ft by the flood plain area.

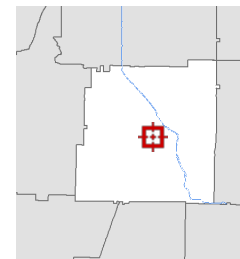
7. Additional standards from Zoning Ordinance section 16.4 for use applied for and how they are met:

N/A

8. Staff Recommendation: Staff does not oppose the application.



Overview



Legend

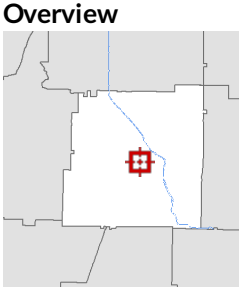
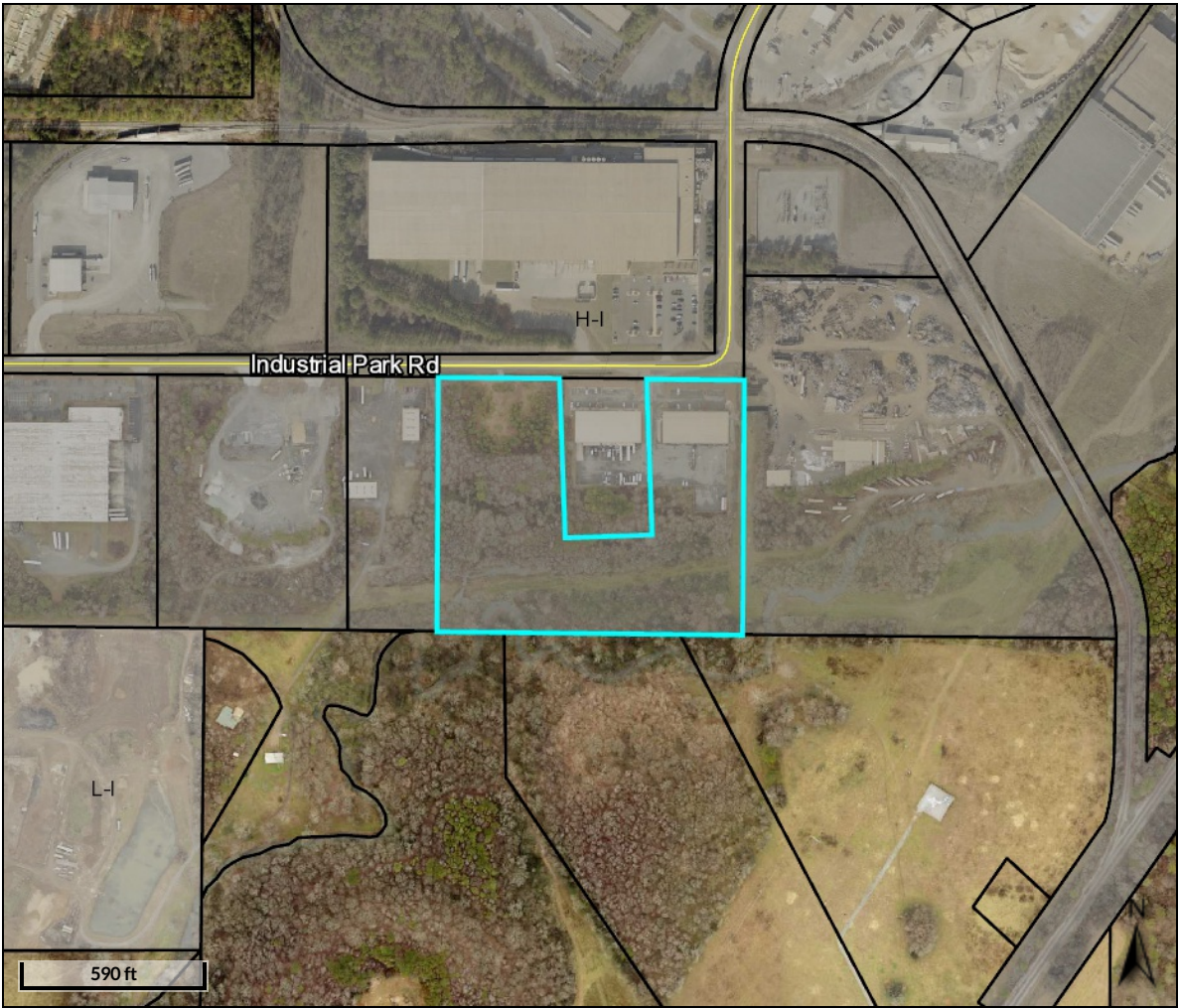
- Parcels
- Roads

Parcel ID	C061-0001-004	Alternate ID	36680	Owner Address	3S INVESTMENTS
Sec/Twp/Rng	n/a	Class	Industrial		PO BOX 4087
Property Address	315 INDUSTRIAL PARK RD	Acreage	14.28		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL 201 D 5				

(Note: Not to be used on legal documents)

Date created: 7/27/2022
 Last Data Uploaded: 7/26/2022 10:21:31 PM

Developed by Schneider
 GEOSPATIAL



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

Parcel ID C061-0001-004
 Sec/Twp/Rng n/a

Alternate ID 36680
 Class Industrial

Owner Address 3S INVESTMENTS
 PO BOX 4087

Property Address 315 INDUSTRIAL PARK RD

Acreage 14.28

CARTERSVILLE, GA 30120

Item 2.

District Cartersville

Brief Tax Description LL 201 D 5

(Note: Not to be used on legal documents)

Date created: 7/27/2022

Last Data Uploaded: 7/26/2022 10:21:31 PM

Developed by  Schneider
GEOSPATIAL

Application for Special Use
City of Cartersville

Case Number: 5022-03
Date Received: 7/20/22

Public Hearing Dates:

Planning Commission 9/6/22 5:30pm 1st City Council 9/15/22 7:00pm 2nd City Council 10/6/22 7:00pm

Applicant Cash Environmental Resources LLC Office Phone (770) 656-4031
(printed name)

Address 2859 Paces Ferry Rd., Suite 1150 Mobile/ Other Phone _____

City Atlanta State GA Zip 30339 Email kcash@cashenvironmental.com

Brandon Bowen Phone (Rep) (770) 387-1373
 Representative's printed name (if other than applicant) Email (Rep) bbowen@jbwpc.com

[Signature] Representative Signature _____ Applicant Signature

Signed, sealed and delivered in presence of:

Francis Battle Notary Public



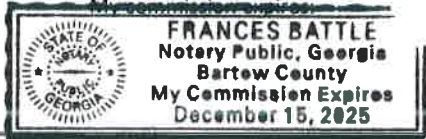
* Titleholder 3S Investments, LLC Phone _____
(titleholder's printed name)

Address 315 Industrial Park Rd. Email _____

Signature [Signature]

Signed, sealed, delivered in presence of:

Francis Battle Notary Public



Present Zoning District H-I

Acreage 14.28 +/- Land Lot(s) 201 District(s) 5 Section(s) 3

Location of Property: 315 Industrial Park Rd.
(street address, nearest intersections, etc.)

Reason for Special Use Request: Transfer Station

(attach additional statement as necessary)

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

**Application for Special Use
City of Cartersville**

Case Number: SU 22-03
Date Received: 7/20/22

2/2
Item 2.

Public Hearing Dates:

Planning Commission _____ 1st City Council _____ 2nd City Council _____
5:30pm 7:00pm 7:00pm

Applicant Cash Environmental Resources LLC Office Phone (770) 656-4031
(printed name)

Address 2859 Paces Ferry Rd., Suite 1150 Mobile/ Other Phone _____

City Atlanta State GA Zip 30339 Email kcash@cashenvironmental.com

Brandon Bowen Phone (Rep) (770) 387-1373
Representative's printed name (if other than applicant) Email (Rep) bbowen@jwpc.com

Representative Signature Applicant Signature

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

Notary Public

* Titleholder 35 Investments Phone _____
(titleholder's printed name)

Address 315 Industrial Park Rd. Email _____

Signature _____

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

Notary Public

Present Zoning District H-I

Acreage 14.28 +/- Land Lot(s) 201 District(s) 5 Section(s) 3

Location of Property: 315 Industrial Park Rd.
(street address, nearest intersections, etc.)

Reason for Special Use Request: Transfer Station

(attach additional statement as necessary)

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

**CAMPAIGN DISCLOSURE REPORT
FOR REZONING ACTIONS**

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

Date of Application: July 21, 2022

Date Two Years Prior to Application: July 21, 2020

Date Five Years Prior to Application: July 21, 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.

 7/15/22

Signature

Date



Print Name

CAMPAIGN DISCLOSURE REPORT
FOR REZONING ACTIONS

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

Date of Application: July 21, 2022


Date Two Years Prior to Application: July 21, 2020

Date Five Years Prior to Application: July 21, 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.

 7/20/22
Signature Date

Brandon L. Bown
Print Name

FRANK E. JENKINS, III
BRANDON L. BOWEN
ROBERT L. WALKER
ERIK J. PIROZZI
ELLIOT T. NOLL
C. KIMBERLY PRINE

15 SOUTH PUBLIC SQUARE
CARTERSVILLE, GEORGIA 30120-3350

TELEPHONE
(770) 387-1373

FACSIMILE
(770) 387-2396

www.jbwpc.com

July 20, 2022

Mr. David Hardegee
City Planner
City of Cartersville

Re: Special Use Permit application for Cash Environmental Resources, LLC

Dear David,

I am writing this letter in support of Cash Environmental Resources' application for a special use permit for a municipal solid waste and construction and demolition debris transfer station. This application is related to application SU19-07, in which the Mayor and Council approved the special use permit for the transfer station and a medical waste facility at 375 Industrial Park Road. Cash Environmental Resources was to operate the transfer station component of that project, while Regulated Services LLC was to operate the medical waste component. This application does not affect the Regulated Services' operation; however, Cash Environmental believes that its transfer station would be better operated on the neighboring property – 315 Industrial Drive. Thus, the purpose of this application is not to create a new transfer station, but rather to allow a previously-approved transfer station to be operated on a different property. I am enclosing both the original site plan that the parties contemplated, and also our current proposed site plan, which shows the transfer station to be located on the 315 Industrial Park Road property if the special use permit is approved. Note that all of this property is in the industrial park and is already zoned H-I, so it is well suited for the operation. I will now address the City's special use permit criteria:

Standard # 1 The Effect of the proposed activity on traffic flow along adjoining streets.

Since this special use permit seeks a relocation of a transfer station that was previously approved for the adjacent site, we do not see that there will be any change in the traffic flow along the adjoining streets. The property fronts on Industrial Park Road, which was designed and built for industrial traffic.

Standard # 2 The availability, number, and location of off-street parking.

A proposed site plan is attached; the property will be designed so that the anticipated industrial traffic parks and can queue on-site.

Standard # 3 Protective screening.

Since this property is located in the Industrial Park, protective screening is not appropriate. Note too that the rear half of the property has a flood plain approximately 300 feet wide and is expected to remain undisturbed.

Standard # 4 Hours and manner of operation.

This facility will be operated with 2 overlapping shifts, between 6:00 am and 8:00 pm, Monday through Friday, just as proposed with the original special use permit which was approved. It is anticipated that garbage trucks and construction vehicles will bring waste to the transfer station, where it will be sorted and loaded upon tractor trailers to take for disposal. Waste will not remain uncovered or be allowed to be stored on site. All operations will be in compliance with applicable EPD regulations.

Standard # 5: Outdoor lighting.

Security lighting for employee safety only and will not exceed any limits of the Industrial Park.

Standard # 6 Ingress and egress to the property.

The property fronts on Industrial Park Road is readily accessible by Highway 411 / 61 to Interstate 75.

Standard # 7 Compatibility with surrounding uses.

This is a use suitable for an industrial area, and it is compliant with the surrounding industrial uses.

If you have any further questions, I will be happy to get them answered for you.

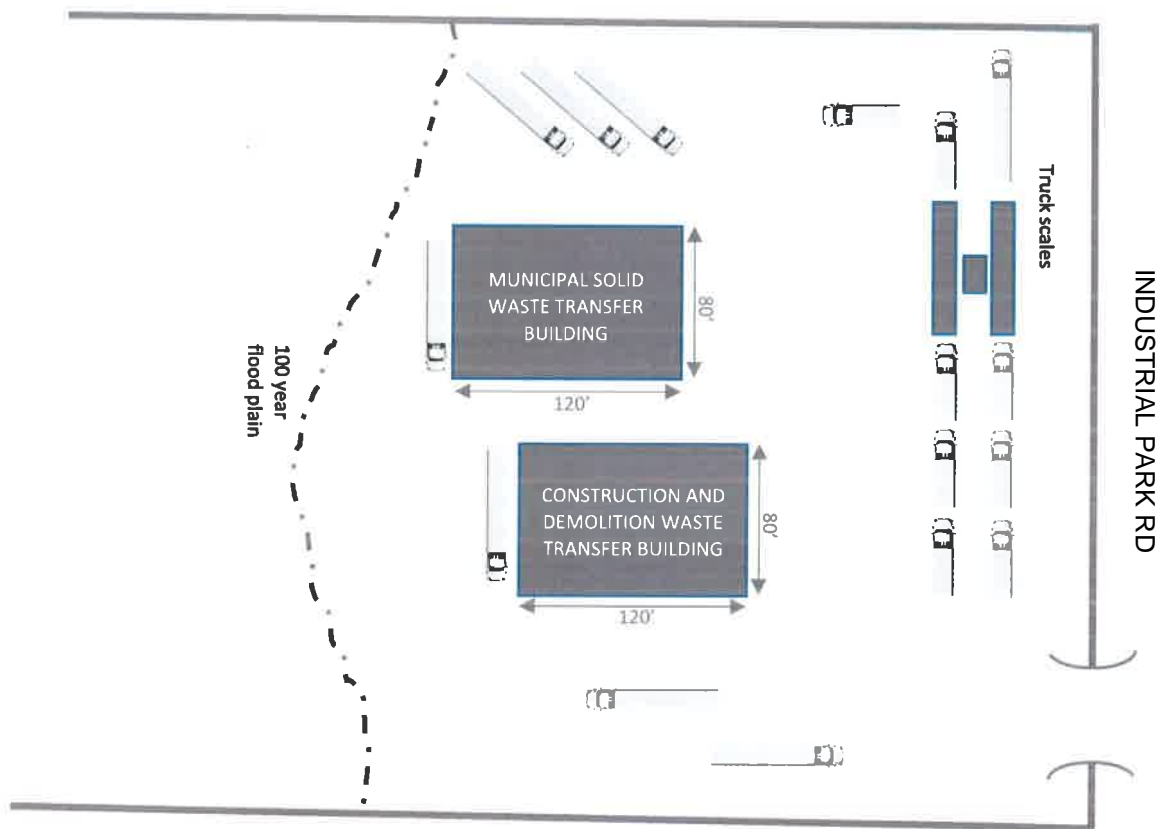
Very truly yours,

JENKINS, BOWEN & WALKER, P.C.



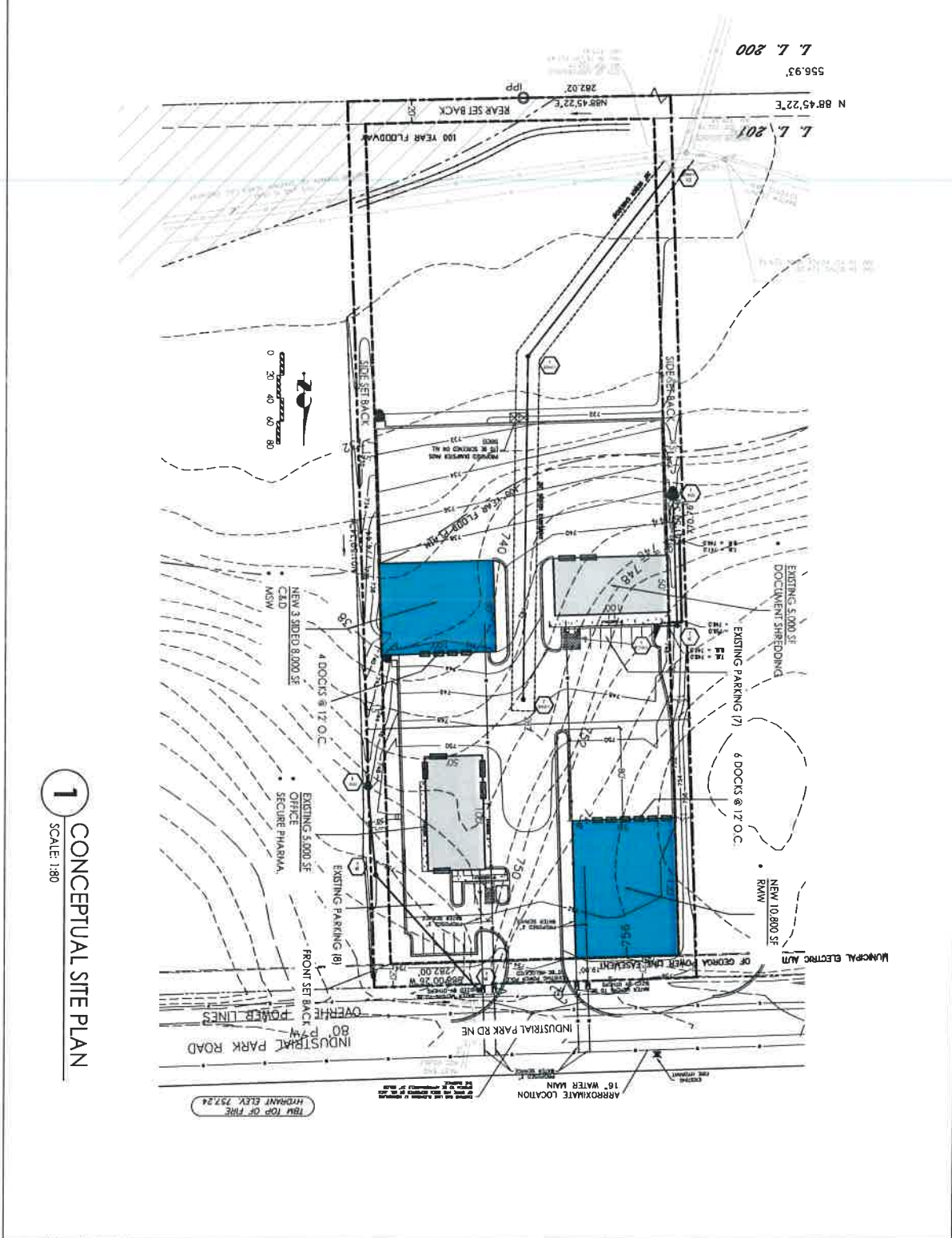
Brandon L. Bowen

Proposed New site plan for Cash Environmental Resources, LLC



Original Regulated Services, LLC site plan

SU19-07. APPROVED 12-5-19



1 CONCEPTUAL SITE PLAN
SCALE: 1/80

DATE: 12/11/19
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NO.: [Number]
SHEET NO.: [Number]
TOTAL SHEETS: [Number]
NOT ISSUED FOR CONSTRUCTION

REGULATED SERVICES, LLC
375 INDUSTRIAL PARK RD NE
CARTERSVILLE, GA 30121

NO.	DATE	DESCRIPTION

PROJECT: REGULATED SERVICES, LLC
SITE: 375 INDUSTRIAL PARK RD NE, CARTERSVILLE, GA 30121
DRAWN: [Name]
DATE: 12/11/19

KAOD

1400 N. BRIDGEMAN BLVD., SUITE 100
CARTERSVILLE, GA 30121
PH: (770) 433-9171
FAX: (770) 433-9170
WWW.KAOD.COM

Exhibit "A"To Limited Warranty DeedLegal Description of the Land

All that certain tract or parcel of land situate, lying and being at Cartersville, County of Bartow, State of Georgia, and being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lots 196 and 201, Fifth District, Third Section, Bartow County, Georgia, being Lots 13, 14 and 15 of Cartersville Industrial Park, and being more particularly described as follows: Begin at an IPF at the intersection of the eastern right-of-way of Peebles Valley Road (80 foot right-of-way) and the southern right-of-way of Industrial Park Road (80 foot right-of-way); thence N 87°48'54" E 990.00 feet to the true point of beginning, said point being the northeast corner of a conveyance dated December 21, 1985, recorded in Volume 500, Page 273, Public Records of Bartow County, Georgia; thence along the southern right-of-way of Industrial Park Road N 88°00'28" E 1,815.44 feet to an IPF; thence S 01°47'42" E 787.03 feet to an IPS on the land lot line dividing Land Lots 200 and 201; thence along the land lot line S 88°45'22" W 1,672.96 feet to an IPF at the land lot corner of Land Lots 196, 197, 200 and 201; thence continuing along land lot line S 88°13'00" W 139.25 feet to an IPF; thence N 02°02'11" W 764.67 feet along the eastern property line of lot 12 to the point of beginning, said property consisting of 32.28 acres; and being a part of the same property conveyed by deed dated May 20, 1971, recorded in Deed Book 193, Page 441, all instruments filed in the Superior Court Clerk's Office, Bartow County, Georgia.

00177130033



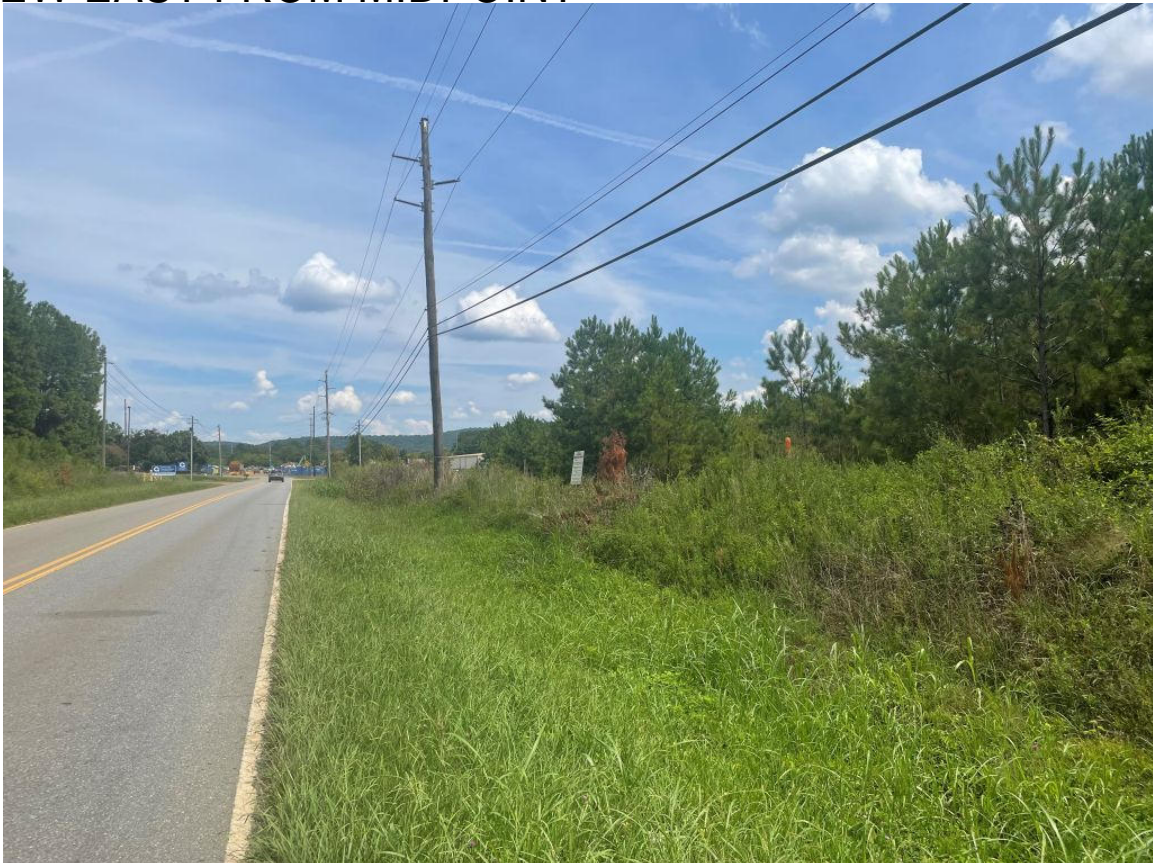
Overview



VIEW WEST FROM MIDPOINT



VIEW EAST FROM MIDPOINT







PLANNING COMMISSION ITEM SUMMARY

MEETING DATE:	October 11, 2022
SUBCATEGORY:	Text Amendment
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	T22-04. Applicant: Tillman Family LLLP.
DEPARTMENT SUMMARY RECOMMENDATION:	<p>Text Amendment to Chapter 26, Zoning, Article IX, Office-Commercial Zoning District, Sec. 9.5.2 (A), Permitted Uses, to allow private parks as an allowed use with a Special Use permit.</p> <p>This amendment is to allow the applicant to construct a private ballfield or ballfields on their property. Special Use permit application SU22-04 is also submitted for consideration.</p>
LEGAL:	N/A

MEMO

To: Planning Commission, Mayor Santini & City Council

From: Randy Mannino and David Hardegree

Date: October 4, 2022

Re: *Text Amendment T22-04. To allow Private Parks as an allowed use with a Special Use permit in the Office-Commercial Zoning District.*

Tillman Family LLLP owns undeveloped property zoned Office-Commercial (O-C) near West Ave. and north of the Ingles grocery store property. The Tillman O-C properties are identified as Tax ID C023-0001-007 and C023-0001-008. Total property area is approximately 34 acres.

The Tillman Family has agreed to allow a practice youth baseball field to be constructed on the property. The field or fields would be a Pay-Per-Use for teams needing practice facilities. Under the current O-C zoning, private parks are not an allowed use. Private parks are an allowed use in the adjacent R-20 (Residential) zoning district.

The applicant has filed for the text amendment to add Private Parks to the list of allowed uses in the O-C zoning district with a Special Use Permit. The Special Use permit application, SU22-04, has been filed and is intended to be considered concurrently with this text amendment.

**Application for Text Amendment(s)
To Zoning Ordinance
City of Cartersville**


Case Number: 722-04 Item 3.
Date Received: 8-18-2022

Public Hearing Dates:

Planning Commission 10-11-2022 5:30pm 1st City Council 10-20-2022 7:00pm 2nd City Council 11-3-2022 7:00pm

APPLICANT INFORMATION

Applicant <u>Tillman Family LLP</u> <small>(printed name)</small>	Office Phone <u>770.475.3006</u>
Address <u>PO Box 1341</u>	Mobile/ Other Phone <u>770.815.8599</u>
City <u>Cartersville</u> State <u>GA</u> Zip <u>30120</u> Email <u>rich@prefsales.com</u>	
<u>Southland Engineering</u> Representative's printed name (if other than applicant)	Phone (Rep) <u>(770) 307-0440</u>
<u>[Signature]</u> Representative Signature	Email (Rep) <u>lsimonson@southlandengineers.com</u>
Signed, sealed and delivered in presence of <u>[Signature]</u> Notary Public	Applicant Signature <u>[Signature]</u> My commission expires: <u>10/11/2025</u>



1. Existing Text to be Amended:

Article IX, Section 9.5.2, Subsection A

Existing Text Reads as Follows: Permitted Uses

2. Proposed Text:

Proposed Text Reads as Follows: Special Use - Parks, Private

(Continue on additional sheets as needed)

3. Reason(s) for the Amendment Request: The permitted uses for
O-C zoning districts do not include private
parks. We are requesting to amend Article IX,
Section 9.5.2, Subsection A to include this use
in order to keep current zoning.

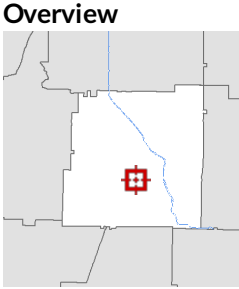
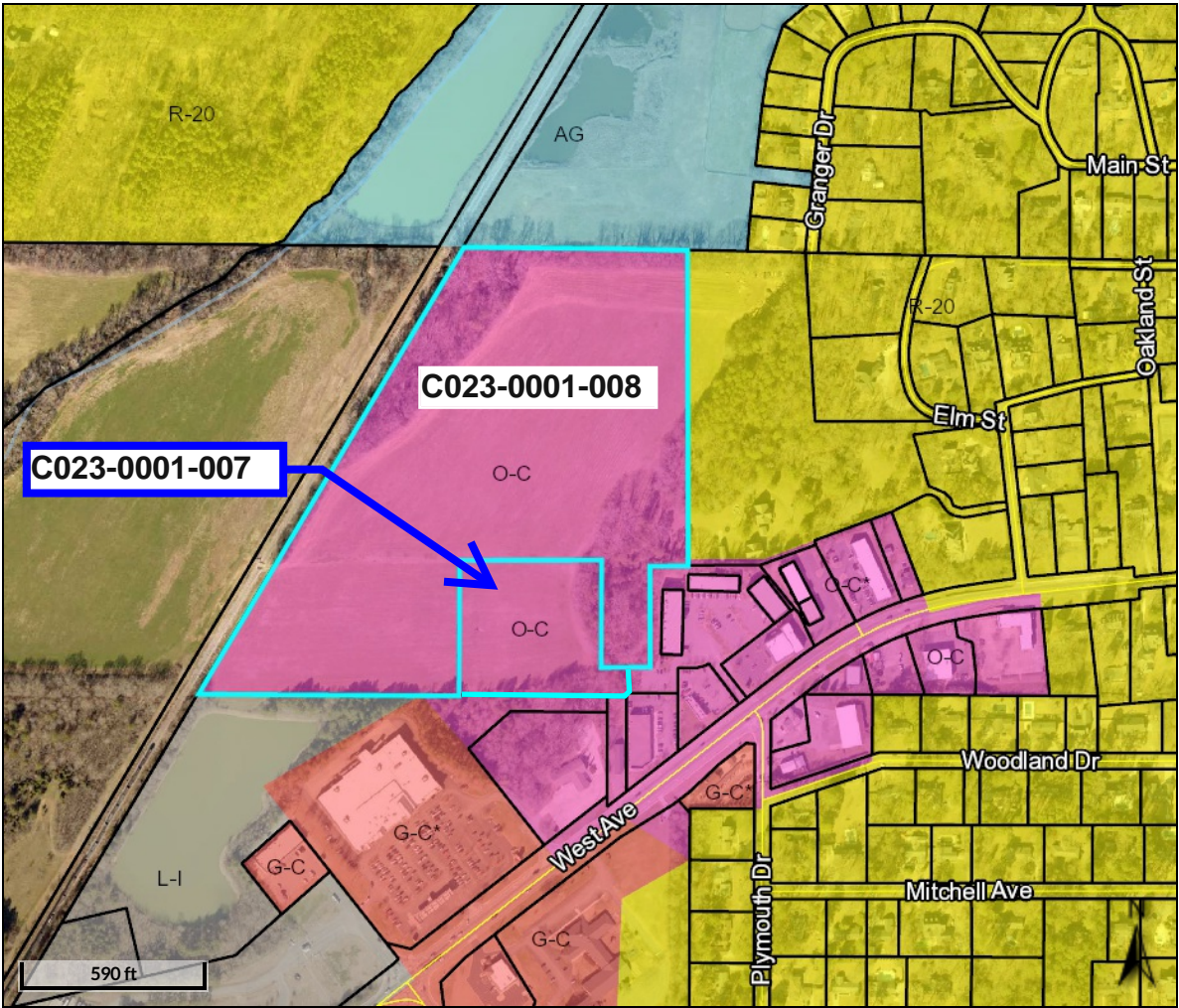
(Continue on additional sheets as needed)

**REQUIREMENTS FOR FILING
AN APPLICATION FOR TEXT AMENDMENT(S)
CITY OF CARTERSVILLE, GA**

Completed applications must be submitted to the City of Cartersville Planning & Development Department, located at 10 N. Public Square, 2nd Floor. Cartersville, GA 30120.

Requirements

- 1. Completed Application:** Include all signatures. Complete items 1, 2 and 3.
- 2. Filing Fee:** A non-refundable filing fee of \$400.00 must accompany the completed application.
- 3. Public Notice Fee (Optional):** The applicant may choose to have city staff prepare and manage the public notification process outlined in **Requirement 4** below. If this option is requested, there is an additional, non-refundable fee of \$30.00 which covers the cost of the newspaper ad.
- 4. Public Notification:** The applicant is responsible for the following **public notification** process unless the applicant has requested that staff manage this process as outlined in **item 4** above:
 - a. Not less than fifteen (15) days and not more than forty-five (45) days prior to the scheduled date of the public hearing being the final action by the City Council and not less than ten (10) days prior to the Planning Commission meeting, a **notice of public hearing** shall be published in the legal notice section of the Daily Tribune newspaper within the City of Cartersville. Such notice shall state the application file number, and shall contain the location of the property, its area, owner, current zoning classification, and the proposed zoning classification. Such notice shall include both the Planning Commission and the City Council meeting dates. (See attached Notice of Public Hearing).



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

Parcel ID	C023-0001-008	Alternate ID	44092	Owner Address	TILLMAN FAMILY LLLP
Sec/Twp/Rng	n/a	Class	Consrv Use		PO BOX 1341
Property Address	WEST AVE	Acreage	29.66		CARTERSVILLE, GA 30120-1341
District	Cartersville				
Brief Tax Description	LL521, 522 D4				

(Note: Not to be used on legal documents)

Date created: 10/5/2022
 Last Data Uploaded: 10/4/2022 10:39:43 PM

Developed by Schneider
 GEOSPATIAL

Sec. 9.5. O-C Office/commercial district.

9.5.1. *O-C district scope and intent.* Regulations in this section are the O-C district regulations. The O-C district is intended to provide land areas for office and community oriented retail and service activities which compliment a transition into more intense activity areas as further described in section 3.1.18 of this chapter.

9.5.2. *Use regulations.* Within the O-C district, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section shall be prohibited.

A. *Permitted uses.* Structures and land may be used for only the following purposes:

- Adolescent treatment facilities.
- Amateur radio transmitter.
- Amenities (as defined by this chapter).
- Amusement, indoor.
- Apartments and condominiums, above, below, or behind commercial and office uses in the same building (SU).*
- Art galleries.
- Assembly halls.
- Automotive and truck sales or rental (properties fronting an arterial or major collector street only) (SU).*
- Automotive specialty shops.
- Barber shops.
- Beauty salons.
- Brewpub.
- Catering, carry-out and delivery.
- Clinics (excludes veterinary clinic).
- Clubs or lodges (noncommercial) (SU).*
- Construction contractors:
 - ▲ General building contractors (provided there is no exterior storage of equipment, materials, and construction vehicles).
 - ▲ Heavy equipment contractors (provided there is no exterior storage of equipment, materials, and construction vehicles).
 - ▲ Special trade contractors; including, but not limited to, construction subcontractors, engineers, architects, and land surveyors (provided there is no exterior storage of equipment, materials, or construction vehicles).
- Colleges and universities.
- Convenience stores.
- Dancing schools.
- Day care facilities.

- Delicatessens.
- Distillery (SU).*
- Financial establishments.
- Funeral homes (crematories may be allowed in conjunction with a funeral home with approval of a special use).*
- Group homes (SU).*
- Gymnasiums/health clubs.
- Halfway houses.
- Homeless shelters (SU).*
- Hospices.
- Hospitals.
- Hotels.
- Institutions of higher learning, business colleges, music conservatories, and similar institutions.
- Laboratories (medical and dental).
- Laundromats.
- Laundry/dry cleaning pick-up stations.
- Libraries.
- Medical offices (excludes veterinary).
- Microbreweries (SU).*
- Museums.
- Nursing home facilities.
- Offices, general.
- Office parks.
- Outdoor golf driving ranges.
- Parking garages.
- Parking lots.
- **Parks, private (SU)***
- Pet grooming.
- Personal care homes (SU).*
- Places of assembly (SU).*
- Plant nurseries.
- Printing establishments.
- Public utility facilities.
- Pubs or taverns.

**Add Private
Parks as
permitted use
with Special
Use Permit**



- Radio and television broadcast stations.
- Radio, television, or other communication towers.
- Religious institutions (SU).*
- Research laboratories.
- Restaurants.
- Retail, general.
- Retail package stores (including liquor and malt beverages and/or wine sales) only in a multi-tenant shopping center development consisting of a minimum of five (5) business suites and additionally, that detached, stand alone, retail package stores shall not be permitted.
- Retirement centers (SU).*
- Reupholstery shop.
- Schools, private (SU).*
- Service stations.
- Stadiums.
- Theaters.
- Wholesale sales office.

* Special use approval required.

- B. *Accessory uses.* Structures and land may be used for uses customarily incidental to any permitted use.

9.5.3. *Development standards.*

- A. *Height regulations.* Buildings shall not exceed a height of forty-five (45) feet or three and one-half (3½) stories, whichever is higher.
- B. *Front yard setback:* Twenty (20) feet.
- C. *Side yard setback:* Ten (10) feet.
- D. *Rear yard setback:* Twenty (20) feet.
- E. *Minimum lot frontage:* One hundred ten (110) feet adjoining a street.
- F. *Minimum lot width at the building line:* One hundred ten (110) feet.
- G. *Minimum heated floor area per dwelling unit.*
- *3-bedroom:* Nine hundred (900) square feet.
 - *2-bedroom:* Seven hundred fifty (750) square feet.
 - *1-bedroom:* Six hundred (600) square feet.
 - *Studio/loft (in existing buildings):* Four hundred fifty (450) square feet.
- H. *Minimum buffer requirements.* In addition to required setbacks, a minimum twenty-foot wide buffer, five (5) feet of which can be within required setback, shall be required along all property lines which abut a residential district or use to provide a visual screen in accordance with section 4.17 of this chapter.
- I. *Accessory structure requirements.* See section 4.9 of this chapter.

-
- J. *[Metal panel exterior.]* 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 O-C district with the exception that such materials may be used if finished with a product consisting of brick, stone, or hard-coat stucco.
- K. *[Air conditioning units and HVAC systems.]* Air conditioning units and HVAC systems shall be thoroughly screened from view from the public right-of-way and from adjacent properties by using walls, fencing, roof elements, or landscaping on multifamily and nonresidential properties.
- L. *[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.
- M. *[Front building facade.]* The front building facade of all principal buildings shall be oriented toward street fronts or adjacent arterial street fronts.

9.5.4. *Other regulations.* The headings below contain additional, but not necessarily all, provisions applicable to the O-C district.

- City of Cartersville Landscaping Ordinance.
- City of Cartersville Sign Ordinance.

(Ord. No. 01-13, § 10, 1-3-13; Ord. No. 02-18, § 4, 1-18-18; Ord. No. 34A-18, § 4, 12-6-18)

6.1.1. *R-20 district scope and intent.* Regulations set forth in this section are the R-20 district regulations. The R-20 district encompasses lands devoted to low density residential areas and closely related uses as further described in section 3.1.2 of this chapter.

6.1.2. *Use regulations.* Within the R-20 district, land and structures shall be used in accordance with standards herein. Any use not specifically designated as permitted shall be prohibited.

A. *Permitted uses.* Structures and land may be used for only the following purposes:

- Accessory buildings or uses.
- Accessory apartments (SU).*
- Amateur radio transmitter.
- Amenities (as defined by this chapter).
- Bed and breakfast inn (SU).*
- Clubs or lodges (noncommercial) (SU).*
- College and universities.
- Day care facilities (SU).*
- Family day care.
- Golf courses.
- Group homes (SU).*
- Guest house.
- Home occupations.
- Parks, private.
- Personal care homes (SU).*
- Places of assembly (SU).*
- Public utility facilities.
- Religious institutions (SU).*
- Schools, private (SU).*
- Single-family detached dwellings.

* Special use approval required.

6.1.3. *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.

B. *Front yard setback:* Twenty (20) feet.

Permitted in adjacent R-20 zoning district

- C. *Side yard setback*: Ten (10) feet.
- D. *Rear yard setback*: Twenty (20) feet.
- E. *Minimum lot area*: Twenty thousand (20,000) square feet.
- F. *Minimum lot width at the building line on noncul-de-sac lots*: One hundred (100) feet.
- G. *Minimum lot frontage*: Thirty-five (35) feet adjoining a street.
- H. *Minimum heated floor area*: One thousand three hundred (1,300) square feet.
- I. *Metal building exterior finish materials*. 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 R-20 district.
- J. *Accessory use, building, and structure requirements*. [See [section 4.9](#) of this chapter.]
- K. *Optional density bonus*. Proposed developments may contain lots with minimum areas of seventeen thousand (17,000) square feet if one (1) of the following items is met:
1. Submittal of an affidavit certifying that all units will meet certification standards of the EarthCraft House certification program or will be LEED certified homes.
 2. Submittal of an affidavit certifying that all units will be clad with exterior finishes of brick, stone, or hard-coat stucco on sixty-seven (67) percent or more of wall surfaces and one hundred (100) percent architectural roofing shingles.
 3. A donation of land to the City of Cartersville for one (1) of the following: community greenway facility including surface trails if directly accessible from the development, or a neighborhood park with public access. In either case, the minimum total area to be donated shall be ten (10) percent of the total acreage of the property. All legally necessary documents, including, but not limited to, a property deed to convey land to the City of Cartersville, shall be completed at time of approval of any final plats.
- [L. *Reserved*.]
- M. *Guest house*. In addition to standards required in this chapter, the following standards shall be met for a guest house:
1. No more than one (1) guest house structure per lot.
 2. A minimum lot size of fifteen thousand (15,000) square feet shall be required.
 3. A guest house shall be occupied by relatives, employees that work on the property, or guests only.
 4. Heated floor area shall not exceed fifty (50) percent of the heated floor area of the principal building.
 5. A guest house structure shall comply with the principal setbacks of the district.
 6. A guest house shall not be allowed in the front yard.

7. A guest house shall not exceed the height of the principal building on the lot.

Item 3.

8. Requires owner-occupancy of the principal building on the lot.

6.1.4. *Other regulations.* The headings below contains additional, but not necessarily all, provisions applicable to uses allowed in the R-20 district.

- City of Cartersville Landscaping Ordinance.
- City of Cartersville Sign Ordinance.



PLANNING COMMISSION ITEM SUMMARY

MEETING DATE:	October 11, 2022
SUBCATEGORY:	Special Use Permit
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	SU22-04. Applicant: Tillman Family LLLP.
DEPARTMENT SUMMARY RECOMMENDATION:	<p>Special Use permit to allow a Private Park to be developed on (2) Tillman Family properties identified as Tax ID C023-0001-007 and C023-0001-008. Total property area is approximately 34 acres.</p> <p>The private park will be for the development of a youth baseball practice field or fields on a Pay-Per-Use model for teams needing practice facilities. Under the current O-C zoning, private parks are not an allowed use. Private parks are an allowed use in the adjacent R-20 (Residential) zoning district.</p> <p>Text amendment, T22-04, is the amendment to add private parks to the O-C zoning district permitted uses.</p>
LEGAL:	N/A

SPECIAL USE APPLICATION SYNOPSIS

Petition Number(s): **SU22-04**

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: **Tillman Family, LLLP**

Representative: **Lauren Knoll, Southland Engineering.**

Property Owner: **Tillman Family, LLLP**

Property Location: **Tax ID C023-0001-007 & C023-0001-008**

Access to the Property: **From West Ave via an access easement on the Ingles grocery store property.**

Site Characteristics:

Tract Size: **34 +/- ac.** District: **4th** Section: **3rd** LL(S): **522 & 559**

Ward:**5** Council Member: **Gary Fox**

LAND USE INFORMATION

Current Zoning: **O-C (Office-Commercial)**

Proposed Zoning: **No change**

Proposed Use: **Private park (pay-per-use baseball field or fields)**

Current Zoning of Adjacent Property:

North: **AG (Agriculture) and County A-1 (Agriculture)**

South: **O-C, G-C (General Commercial) and L-I (Light Industrial)**

East: **O-C & R-20 (Residential)**

West: **County A-1**

The Future Development Map designates the subject property as: **Highway Commercial and Community Village Center.**

The Future Land Use Map designates the subject property as: **Commercial and Community Parks/ Recreation/ Conservation.**

2. City Department Comments:

Electric: Takes no exception

Fibercom: Has no comment

Fire: No comments received.

Gas: The Gas System takes no exception to the following text amendment case T22-04. The Gas System, furthermore, takes no exception to the request for the Tillman Ballfield as attached provided the improvements do not conflict with the existing natural gas facilities.

Public Works: Public Works has no objection.

Water and Sewer: No objection. Service not impacted.

3. Public Comments:

No comments as of 10-5-22.

4. Special Use Review

Tillman Family LLLP owns undeveloped property zoned Office-Commercial (O-C) near West Ave. and north of the Ingles grocery store property. The Tillman properties are identified as Tax ID C023-0001-007 and C023-0001-008. Total property area is approximately 34 acres.

The Tillman Family has agreed to allow a practice youth baseball field to be constructed on the property. The field or fields would be a Pay-Per-Use for teams needing practice facilities. Under the current O-C zoning, private parks are not an allowed use. Private parks are an allowed use in the adjacent R-20 (Residential) zoning district.

Currently, one field is proposed. If the pay-per-use model is successful, additional ballfields or multi-purpose fields could be added in the future.

A conservation easement exists on each of the identified properties. If the SUP is approved, the conservation easement will have to be dissolved, and back taxes, penalties, and/or interest will have to be paid to the County by the applicant.

The applicant has filed for the text amendment, T22-04, to add Private Parks to the list of allowed uses in the O-C zoning district with a Special Use Permit. The text amendment is intended to be considered concurrently with this special use permit.

No additional special use requirements for private parks are suggested at this time. If the text amendment and special use permit are approved, the applicant and their design consultant are responsible for getting approved site plans before ball field construction begins. Site plans have been

submitted for review, but are on hold pending approval of the text amendment and special use permit.

5. Zoning Ordinance Findings

Please review the following findings, as stated in the Zoning Ordinance, which are to be utilized in determining justification for approval or denial of special use request(s).

B) Article XVI. Special Uses

Sec. 16.1. Scope and intent.

- A. This article specifies uses which are not classified as permitted uses as a matter of right in zoning districts, and are therefore only allowed through the approval of a Special use. The standards which apply to each use are enumerated and must be met in order for an application to be granted.
- B. In granting a Special use, conditions may be attached as are deemed necessary in the particular case for the protection or benefit of neighbors in order to assimilate the proposed development or use into the neighborhood with minimal impact.

Sec. 16.2. Application of regulations and approval.

Uses allowable with a Special use and the minimum standards for such uses are listed in section 16.4 of this article.

Uses in the districts enumerated herein may be authorized by Special use only. The regulations contained in this article shall not apply to any permitted use as a matter of right in any zoning district.

Any use which may be authorized by Special use shall be approved by the Mayor and Council in accordance with section 16.1, scope and intent, provided:

- A. The standards for the Special use as specified herein can be met;
- B. Recommendations have been received from the planning and development staff and other appropriate City departments.
- C. A public hearing has been held in relation to the Special use before the Planning Commission in conformance with the advertising standards outlined in article XXIV of this chapter. The Planning Commission shall make recommendations to the Mayor and Council regarding the application for a Special use; and
- D. A public hearing has been held in relation to the Special use before the Mayor and Council in conformance with the advertising standards outlined in article XXIV of this chapter.

Sec. 16.3. Additional restrictions.

- A. In the interest of the public health, safety and welfare, the Mayor and Council may exercise limited discretion in evaluating the site proposed for a use which requires a Special use. In exercising such discretion pertaining to the subject use, the Mayor and Council may consider the following, which shall be stated in writing by the applicant and submitted to the department of planning and development to initiate an application for a Special Use permit:
1. The effect of the proposed activity on traffic flow along adjoining streets;
 2. The availability, number and location of off-street parking;
 3. Protective screening;
 4. Hours and manner of operation of the proposed use;
 5. Outdoor lighting;
 6. Ingress and egress to the property; and
 7. Compatibility with surrounding land use.
- B. Any use which may be authorized by special use shall comply with all other City regulations, zoning district regulations and other regulations contained herein, and conditions of zoning approval if applicable. Whenever a standard contained in this section is in conflict with another provision of this chapter, the more restrictive provision shall prevail.

6. How General Standards Are Met:

Standard #1: The effect of the proposed activity on traffic flow along adjoining streets.

How Standard #1 has / will be met: No negative effect to traffic along West Avenue is anticipated. There may be short periods of increased traffic through the Ingles property to access the ballfield.

Standard #2: The availability, location, and number of off-street parking.

How Standard #2 has / will be met: Parking will be added on private property for the ballfield.

Standard #3: Protective screening.

How Standard #3 has / will be met: Buffer required along the R-20 zoning district which is, currently, property belonging to the applicant.

Standard #4: Hours and manner of operation:

How Standard #4 has / will be met: Information not provided by applicant, but likely limited to after-school hours, school breaks, holidays and weekends.

Standard #5: Outdoor lighting

How Standard #5 has / will be met: Information not provided by applicant, but no lights are currently planned per the submitted site plans.

Standard #6: Ingress and egress to the property.

How Standard #6 has / will be met: Access easement provided through Ingles grocery store property.

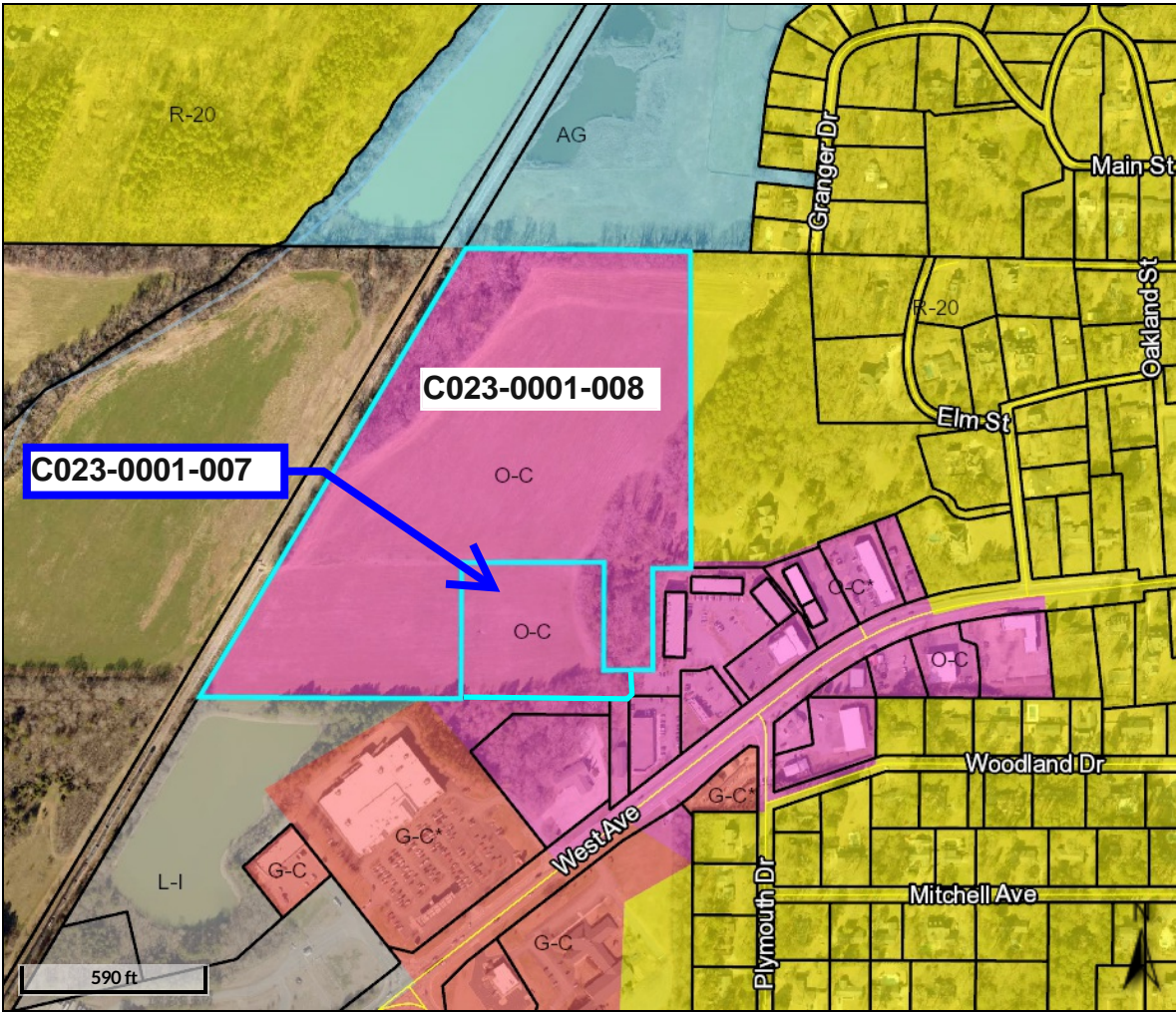
Standard #7: Compatibility with surrounding land use.

How Standard #7 has / will be met: No compatibility conflicts have been identified except where the O-C zoned parcels abut R-20 zoned parcels.

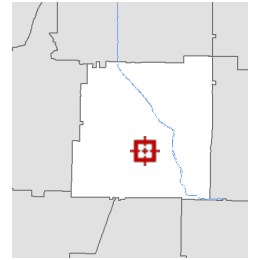
7. Additional standards from Zoning Ordinance section 16.4 for use applied for and how they are met:

N/A

8. Staff Recommendation: Staff does not oppose the application.



Overview



Legend

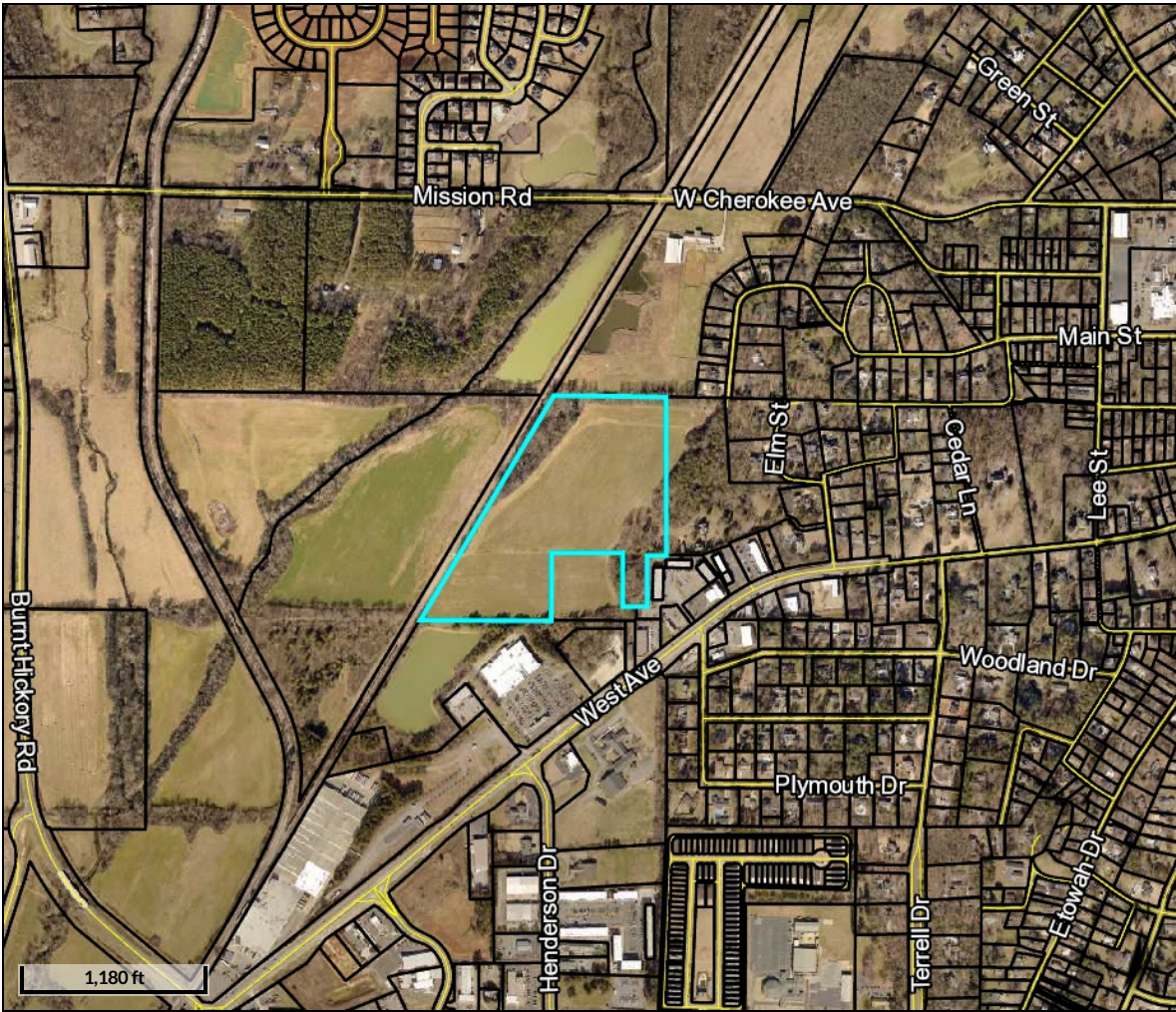
- Parcels
- Roads
- Cartersville Zoning**
- AG
- DBD
- G-C
- G-C*
- H-I
- H-I*
- L-I
- L-I*
- M-U
- M-U*
- MF-14
- MF-14*
- MN
- O-C
- O-C*
- P-D
- P-D*
- P-I
- P-S
- P-S*
- R-10
- R-10*
- R-15
- R-15*
- R-20
- R-20*
- R-7
- R-7*
- R-D
- RA-12
- RA-12*
- RSL

Parcel ID	C023-0001-008	Alternate ID	44092	Owner Address	TILLMAN FAMILY LLLP
Sec/Twp/Rng	n/a	Class	Consrv Use		PO BOX 1341
Property Address	WEST AVE	Acreage	29.66		CARTERSVILLE, GA 30120-1341
District	Cartersville				
Brief Tax Description	LL521, 522 D4				

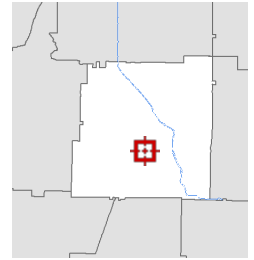
(Note: Not to be used on legal documents)

Date created: 10/5/2022
 Last Data Uploaded: 10/4/2022 10:39:43 PM

Developed by Schneider
 GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Parcel ID	C023-0001-008	Alternate ID	44092	Owner Address	TILLMAN FAMILY LLLP
Sec/Twp/Rng	n/a	Class	Consv Use		PO BOX 1341
Property Address	WEST AVE	Acreage	29.66		CARTERSVILLE, GA 30120-1341
District	Cartersville				
Brief Tax Description	LL521, 522 D4				

(Note: Not to be used on legal documents)

Date created: 9/21/2022
 Last Data Uploaded: 9/20/2022 10:57:45 PM

Developed by Schneider
 GEOSPATIAL


Application for Special Use
City of Cartersville

Case Number: 5022-04
Date Received: 8-31-2022

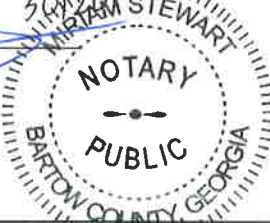
Public Hearing Dates:

Planning Commission 10-11-2022 5:30pm 1st City Council 10-20-2022 7:00pm 2nd City Council 11-3-2022 7:00pm

Applicant Tillman Family LLLP Office Phone 770-475-3006
(printed name)
 Address P.O. Box 1341 Mobile/ Other Phone 770-815-8599
 City Cartersville State GA Zip 30120 Email rich@prefsales.com
 Representative's printed name (if other than applicant) Lauren Noll Phone (Rep) 770-387-0440
 Email (Rep) simonson@southlandengineers.com
 Representative's Signature [Signature] Applicant Signature [Signature]
 Signed, sealed and delivered in presence of: [Signature] My commission expires: 10/11/2025
 Notary Public [Signature]



* Titleholder Tillman Family LLLP Phone 770-475-3006
(titleholder's printed name)
 Address P.O. Box 1341 Cartersville Email rich@prefsales.com
 Signature [Signature]
 Signed, sealed, delivered in presence of: [Signature] My commission expires: 10/11/2025
 Notary Public [Signature]



Present Zoning District O-C
 Acreage 45.387 Land Lot(s) 522 & 559 District(s) 4th Section(s) 3rd
 Location of Property: West Avenue
(street address, nearest intersections, etc.)
 Reason for Special Use Request: To allow private parks under the current zoning district
(attach additional statement as necessary)

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

CAMPAIGN DISCLOSURE REPORT
FOR REZONING ACTIONS

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

Date of Application: _____

Date Two Years Prior to Application: _____

Date Five Years Prior to Application: _____

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

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

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


8-29-2022

Signature
Date



Print Name

SPECIAL USE JUSTIFICATION

The Mayor and City Council, upon review, may authorize a Special Use which is not classified as a permitted use by right in a zoning district.

Zoning Ordinance section 16.3.A

In the interest of the public health, safety and welfare, the Mayor and Council may exercise limited discretion in evaluating the site which requires a Special use. In exercising such discretion pertaining to the subject use, the Mayor and Council may consider the following, which shall be stated in writing by the applicant and submitted to the department of planning and development to initiate an application for a Special use:

1. *The effect of the proposed activity on traffic flow along adjoining streets;*
2. *The availability, number and location of off-street parking;*
3. *Protective screening;*
4. *Hours and manner of operation of the proposed use;*
5. *Outdoor lighting;*
6. *Ingress and egress to the property; and*
7. *Compatibility with surrounding land use.*

Zoning Ordinance section 16.4 states standards for specific uses – if the use you are applying for has additional standards, these must also be addressed below.

Use applied for:

Standard #1: The effect of the proposed activity on traffic flow along adjoining streets.

How Standard #1 has / will be met:

Standard #2: The availability, number, and location of off-street parking.

How Standard #2 has / will be met:

Standard #3: Protective screening.

How Standard #3 has / will be met:

Standard #4: Hours and manner of operation of the proposed use.

How Standard #4 has / will be met:

Standard #5: Outdoor lighting.

How Standard #5 has / will be met:

Standard #6: Ingress and egress to the property.

How Standard #6 has / will be met:

Standard #7: Compatibility with surrounding land use.

How Standard #7 has / will be met:

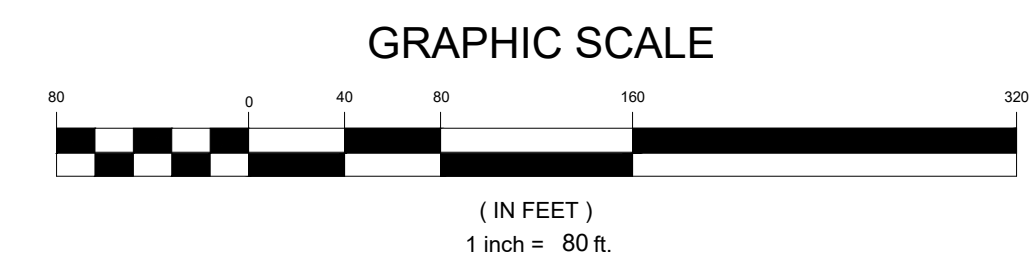
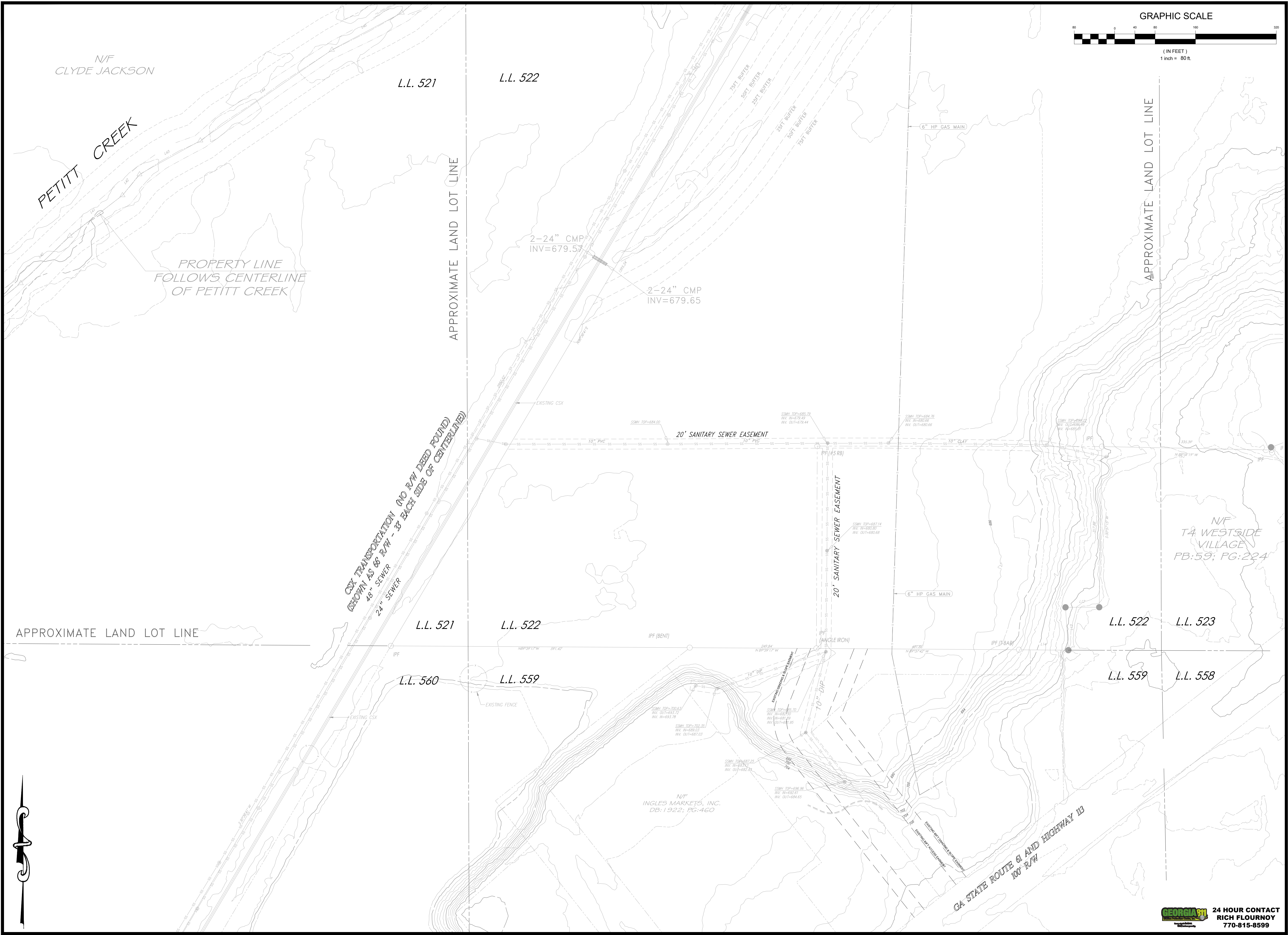
Additional standards from Zoning Ordinance section 16.4 for use applied for and how they are met:

Signed,

Applicant or Representative

Date

G:\22000\22003 - RICH FLOURNOY - TILLMAN BALLFIELD\CIVIL\DESIGN\22003_DESIGN_6.dwg 7/12/2022 8:58 AM

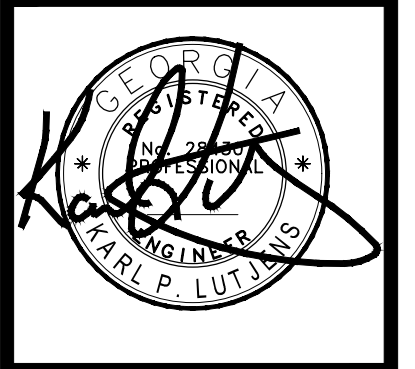


PROJECT NO. 22003
DATE: 7/12/22

REVISIONS:	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

SOUTHLAND ENGINEERING
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
114 OLD MILL ROAD., CARTERSVILLE, GA 30120 PH: 770.387.0440 FAX: 770.607.5151

TILLMAN FIELD
PRACTICE BALLFIELD
LOCATED IN LAND LOTS 522 & 559
4TH DISTRICT, 3RD SECTION
CITY OF CARTERSVILLE, GEORGIA

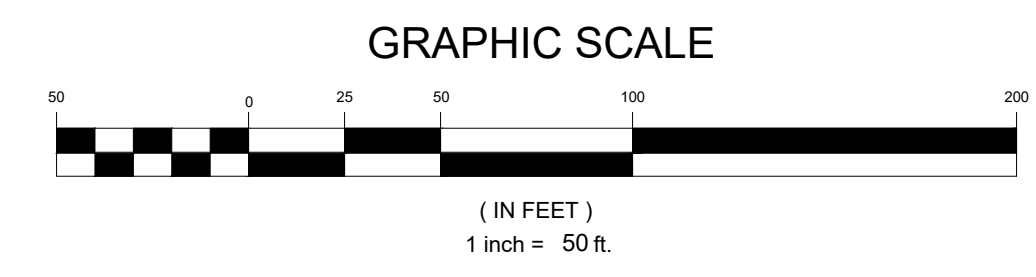
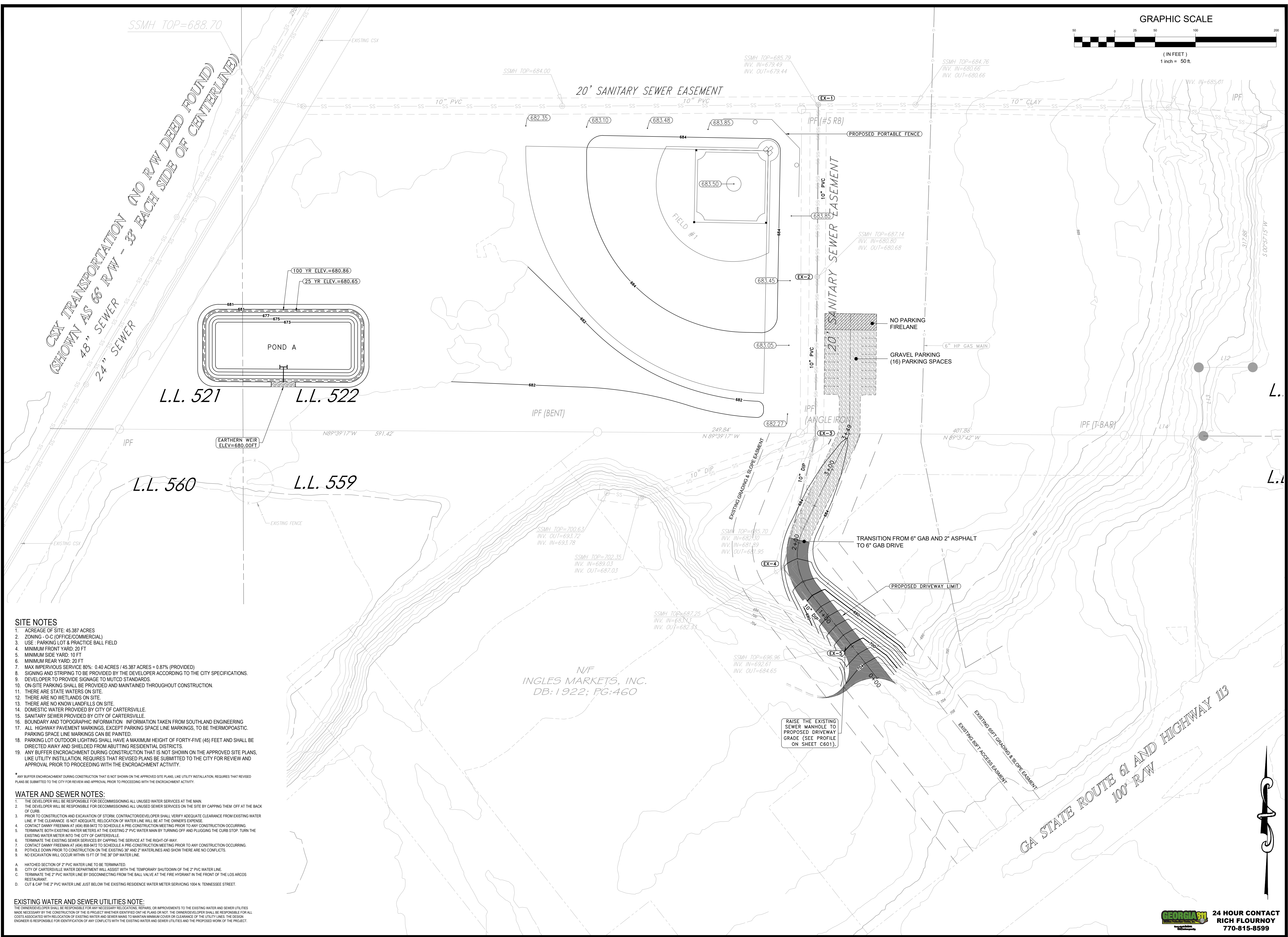


SHEET TITLE:
EXISTING CONDITIONS PLAN

SHEET NO.:
C101

GEORGIA 24 HOUR CONTACT
RICH FLOURNOY
770-815-8599

G:\22003\22003 - RICH FLOURNOY - TILLMAN BALLFIELD\CIVIL\DESIGN\22003_DESIGN_6.dwg 7/12/2022 8:58 AM



PROJECT NO. 22003

DATE: 7/12/22

REVISIONS:	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

SOUTHLAND ENGINEERING
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
 114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770.387.0440 FAX: 770.607.5151

TILLMAN FIELD PRACTICE BALLFIELD
 LOCATED IN LAND LOTS 522 & 559
 4TH DISTRICT, 3RD SECTION
 CITY OF CARTERSVILLE, GEORGIA



SHEET TITLE:
 SITE, UTILITIES, GRADING & EROSION PLAN
 SHEET NO.:
 C201

- SITE NOTES**
1. ACREAGE OF SITE: 45.387 ACRES
 2. ZONING - O-C (OFFICE/COMMERCIAL)
 3. USE - PARKING LOT & PRACTICE BALL FIELD
 4. MINIMUM FRONT YARD: 20 FT
 5. MINIMUM SIDE YARD: 10 FT
 6. MINIMUM REAR YARD: 20 FT
 7. MAX IMPERVIOUS SERVICE 80%: 0.40 ACRES / 45.387 ACRES = 0.87% (PROVIDED)
 8. SIGNING AND STRIPING TO BE PROVIDED BY THE DEVELOPER ACCORDING TO THE CITY SPECIFICATIONS.
 9. DEVELOPER TO PROVIDE SIGNAGE TO MUTCD STANDARDS.
 10. ON-SITE PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
 11. THERE ARE STATE WATERS ON SITE.
 12. THERE ARE NO WETLANDS ON SITE.
 13. THERE ARE NO KNOW LANDFILLS ON SITE.
 14. DOMESTIC WATER PROVIDED BY CITY OF CARTERSVILLE.
 15. SANITARY SEWER PROVIDED BY CITY OF CARTERSVILLE.
 16. BOUNDARY AND TOPOGRAPHIC INFORMATION: INFORMATION TAKEN FROM SOUTHLAND ENGINEERING
 17. ALL HIGHWAY PAVEMENT MARKINGS, EXCEPT PARKING SPACE LINE MARKINGS, TO BE THERMOPLASTIC. PARKING SPACE LINE MARKINGS CAN BE PAINTED.
 18. PARKING LOT OUTDOOR LIGHTING SHALL HAVE A MAXIMUM HEIGHT OF FORTY-FIVE (45) FEET AND SHALL BE DIRECTED AWAY AND SHIELDED FROM ABUTTING RESIDENTIAL DISTRICTS.
 19. ANY BUFFER ENCROACHMENT DURING CONSTRUCTION THAT IS NOT SHOWN ON THE APPROVED SITE PLANS, LIKE UTILITY INSTALLATION, REQUIRES THAT REVISED PLANS BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH THE ENCROACHMENT ACTIVITY.
- * ANY BUFFER ENCROACHMENT DURING CONSTRUCTION THAT IS NOT SHOWN ON THE APPROVED SITE PLANS, LIKE UTILITY INSTALLATION, REQUIRES THAT REVISED PLANS BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH THE ENCROACHMENT ACTIVITY.

- WATER AND SEWER NOTES:**
1. THE DEVELOPER WILL BE RESPONSIBLE FOR DECOMMISSIONING ALL UNUSED WATER SERVICES AT THE MAIN.
 2. THE DEVELOPER WILL BE RESPONSIBLE FOR DECOMMISSIONING ALL UNUSED SEWER SERVICES ON THE SITE BY CAPPING THEM OFF AT THE BACK OF CURB.
 3. PRIOR TO CONSTRUCTION AND EXCAVATION OF STORM, CONTRACTOR/DEVELOPER SHALL VERIFY ADEQUATE CLEARANCE FROM EXISTING WATER LINE. IF THE CLEARANCE IS NOT ADEQUATE, RELOCATION OF WATER LINE WILL BE AT THE OWNER'S EXPENSE.
 4. CONTACT DANNY FREEMAN AT (404) 868-9472 TO SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO ANY CONSTRUCTION OCCURRING.
 5. TERMINATE BOTH EXISTING WATER METERS AT THE EXISTING 2" PVC WATER MAIN BY TURNING OFF AND PLUGGING THE CURB STOP. TURN THE EXISTING WATER METER INTO THE CITY OF CARTERSVILLE.
 6. TERMINATE THE EXISTING SEWER SERVICES BY CAPPING THE SERVICE AT THE RIGHT-OF-WAY.
 7. CONTACT DANNY FREEMAN AT (404) 868-9472 TO SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO ANY CONSTRUCTION OCCURRING.
 8. POT HOLE DOWN PRIOR TO CONSTRUCTION ON THE EXISTING 36" AND 2" WATER LINES AND SHOW THERE ARE NO CONFLICTS.
 9. NO EXCAVATION WILL OCCUR WITHIN 15 FT OF THE 36" DIP WATER LINE.
- A. HATCHED SECTION OF 2" PVC WATER LINE TO BE TERMINATED.
 B. CITY OF CARTERSVILLE WATER DEPARTMENT WILL ASSIST WITH THE TEMPORARY SHUTDOWN OF THE 2" PVC WATER LINE.
 C. TERMINATE THE 2" PVC WATER LINE BY DISCONNECTING FROM THE BALL VALVE AT THE FIRE HYDRANT IN THE FRONT OF THE LOS ARCOS RESTAURANT.
 D. OUT & CAP THE 2" PVC WATER LINE JUST BELOW THE EXISTING RESIDENCE WATER METER SERVICING 1004 N. TENNESSEE STREET.

EXISTING WATER AND SEWER UTILITIES NOTE:
 THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ANY NECESSARY RELOCATIONS, REPAIRS, OR IMPROVEMENTS TO THE EXISTING WATER AND SEWER UTILITIES. IF NECESSARY, THE CONSTRUCTION OF THE PROJECT IDENTIFIED ON THE PLANS OR NOT. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH RELOCATION OF EXISTING WATER AND SEWER LINES TO MAINTAIN MINIMUM COVER CLEARANCE OF THE UTILITY LINES. THE DESIGN ENGINEER IS RESPONSIBLE FOR IDENTIFICATION OF ANY CONFLICTS WITH THE EXISTING WATER AND SEWER UTILITIES AND THE PROPOSED WORK OF THE PROJECT.

GEORGIA 24 HOUR CONTACT RICH FLOURNOY 770-815-8599

REVISIONS:	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

SOUTHLAND ENGINEERING
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
 114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770.387.0440 FAX: 770.607.5151

TILLMAN FIELD PRACTICE BALLFIELD
 LOCATED IN LAND LOTS 522 & 559
 4TH DISTRICT, 3RD SECTION
 CITY OF CARTERSVILLE, GEORGIA

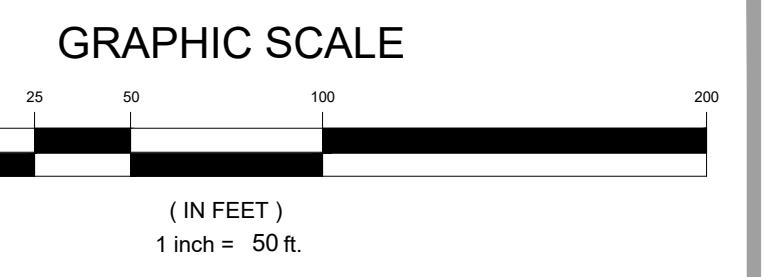


SHEET TITLE:

SITE PLAN

SHEET NO.:

CZ-1



SSMH TOP=688.70

CSX TRANSPORTATION (NO R/W DEED FOUND)
 SHOWN AS 66' R/W - 33' EACH SIDE OF CENTERLINE
 48" SEWER
 24" SEWER

TOTAL
 29.66 ACRES
 N/F
 TILLMAN FAMILY LLLP
 DB:3008; PG:394
 TAX PARCEL:CO23-0001-008

TOTAL
 4.37 ACRES
 N/F
 TILLMAN FAMILY LLLP
 DB:3008; PG:428
 TAX PARCEL:CO23-0001-007

20' SANITARY SEWER EASEMENT

20' SANITARY SEWER EASEMENT

L.L. 521

L.L. 522

L.L. 560

L.L. 559

N/F
 INGLES MARKETS, INC.
 DB:1922; PG:460

GA STATE ROUTE 61 AND HIGHWAY 113
 100' R/W

GEORGIA 24 HOUR CONTACT
RICH FLOURNOY
 770-815-8599

Images taken 9-27-22



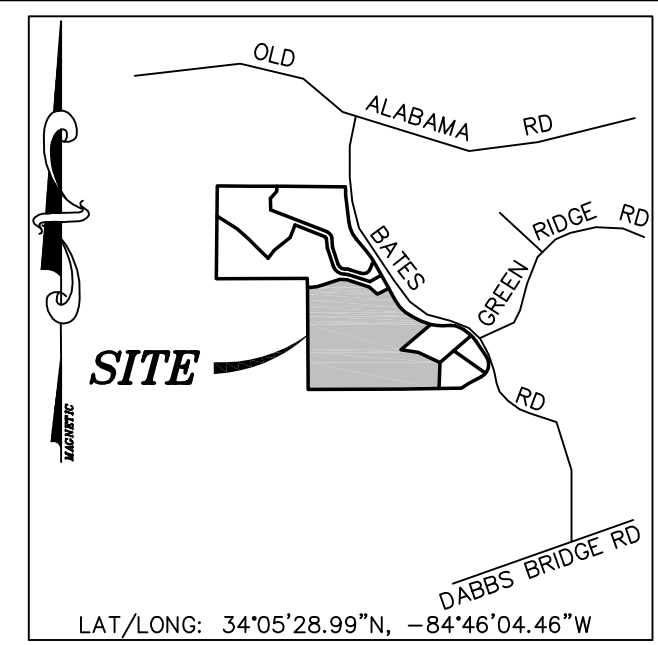


PLANNING COMMISSION ITEM SUMMARY

MEETING DATE:	October 11, 2022
SUBCATEGORY:	Preliminary Plat
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	Preliminary Plat Review. Applicant: Highlands Park of Georgia, LLC.
DEPARTMENT SUMMARY RECOMMENDATION:	Review of Preliminary Plat for (12) twelve lot subdivision on Bates Rd.
LEGAL:	N/A

THE PURPOSE OF THIS PLAN IS FOR REZONING FROM SITE PLAN SPECIFIC, CARTER GROVE PUD TO R-20.

RE-ZONING PLAT: HIGHLANDS PARK OF GA, LLC



ZONING NOTES:

- 1) PROPERTY CONSISTING OF 33+ ACRES DIVIDED INTO 8 TRACTS WITH A PRIVATE COMMON DRIVEWAY FROM BATES ROAD TO THE BACKSIDE OF THE CREEK AS SHOWN ON THE STREAM-SIDE SETBACK.
2) THE TRACTS WILL HAVE COMMON LANDSCAPING FROM BATES ROAD TO THE BACKSIDE OF THE CREEK AS SHOWN ON THE STREAM-SIDE SETBACK.

SURVEY REFERENCES:

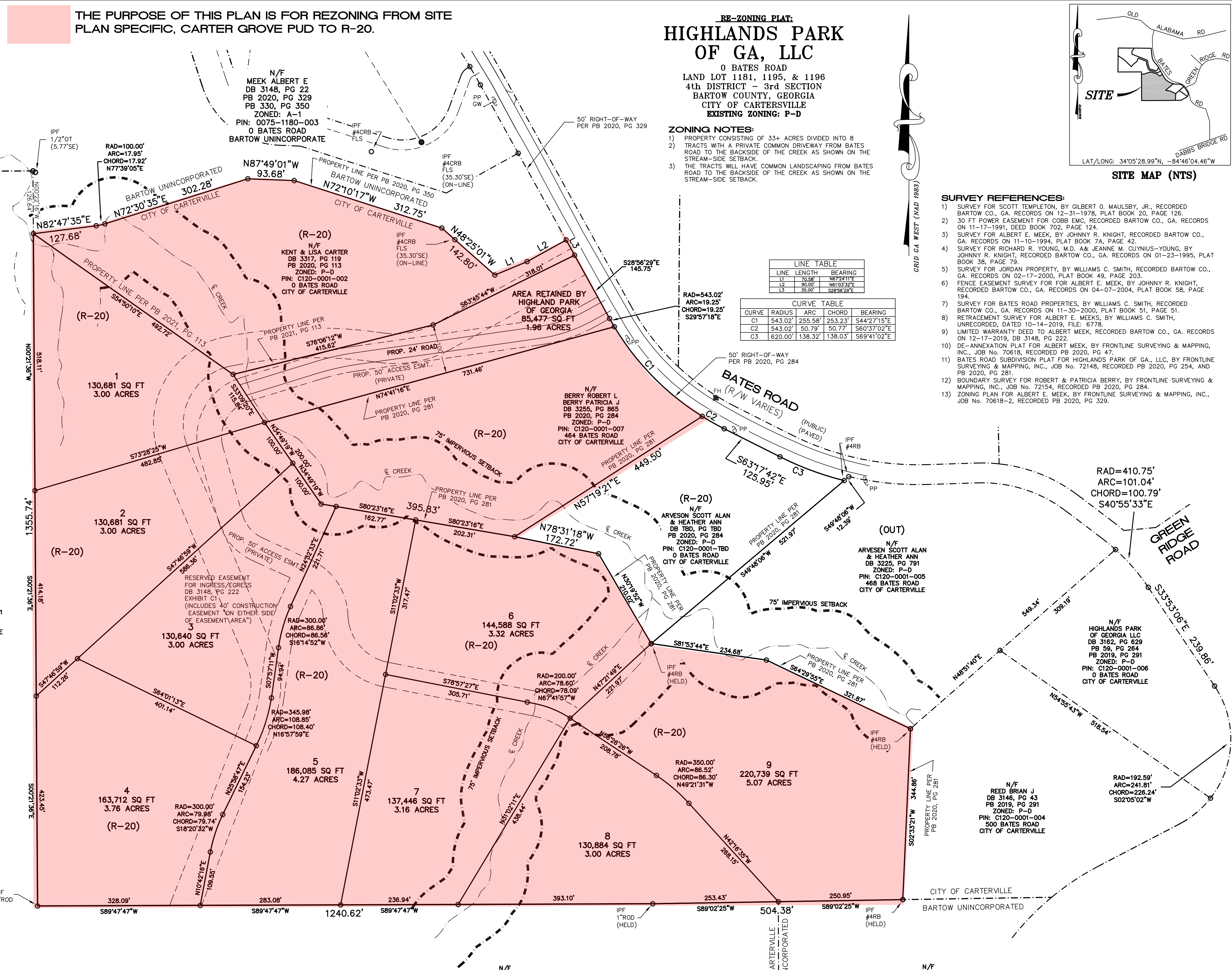
- 1) SURVEY FOR SCOTT TEMPLETON, BY GILBERT O. MAULSBY, JR., RECORDED BARTOW CO., GA. RECORDS ON 12-31-1978, PLAT BOOK 20, PAGE 126.
2) 30 FT POWER EASEMENT FOR COBB EMC, RECORDED BARTOW CO., GA. RECORDS ON 11-17-1991, DEED BOOK 702, PAGE 124.
3) SURVEY FOR ALBERT E. MEEK, BY JOHNNY R. KNIGHT, RECORDED BARTOW CO., GA. RECORDS ON 11-10-1994, PLAT BOOK 7A, PAGE 42.
4) SURVEY FOR RICHARD R. YOUNG, M.D. & JEANNE M. CUYNUS-YOUNG, BY JOHNNY R. KNIGHT, RECORDED BARTOW CO., GA. RECORDS ON 01-23-1995, PLAT BOOK 36, PAGE 79.
5) SURVEY FOR JORDAN PROPERTY, BY WILLIAMS C. SMITH, RECORDED BARTOW CO., GA. RECORDS ON 02-17-2000, PLAT BOOK 49, PAGE 203.
6) FENCE EASEMENT SURVEY FOR ALBERT E. MEEK, BY JOHNNY R. KNIGHT, RECORDED BARTOW CO., GA. RECORDS ON 04-07-2004, PLAT BOOK 58, PAGE 194.
7) SURVEY FOR BATES ROAD PROPERTIES, BY WILLIAMS C. SMITH, RECORDED BARTOW CO., GA. RECORDS ON 11-30-2000, PLAT BOOK 51, PAGE 51.
8) RETRACEMENT SURVEY FOR ALBERT E. MEEKS, BY WILLIAMS C. SMITH, UNRECORDED, DATED 10-14-2019, FILE: 6778.
9) LIMITED WARRANTY DEED TO ALBERT MEEK, RECORDED BARTOW CO., GA. RECORDS ON 12-17-2019, DEED BOOK 3148, PG. 222.
10) DE-ANNEXATION PLAT FOR ALBERT MEEK, BY FRONTLINE SURVEYING & MAPPING, INC., JOB NO. 70618, RECORDED PB 2020, PG. 47.
11) BATES ROAD SUBDIVISION PLAT FOR HIGHLANDS PARK OF GA, LLC, BY FRONTLINE SURVEYING & MAPPING, INC., JOB NO. 72154, RECORDED PB 2020, PG. 254, AND PB 2020, PG. 281.
12) BOUNDARY SURVEY FOR ROBERT & PATRICIA BERRY, BY FRONTLINE SURVEYING & MAPPING, INC., JOB NO. 72154, RECORDED PB 2020, PG. 284.
13) ZONING PLAN FOR ALBERT E. MEEK, BY FRONTLINE SURVEYING & MAPPING, INC., JOB NO. 70618-2, RECORDED PB 2020, PG. 329.

LINE TABLE and CURVE TABLE with columns for LINE LENGTH, BEARING, CURVE, RADIUS, ARC, CHORD, and BEARING.

LEGEND: Symbols for various features like IRON PIN SET, OPEN TOP PIN, CRIMP TOP PIN, REINFORCING BAR, etc.

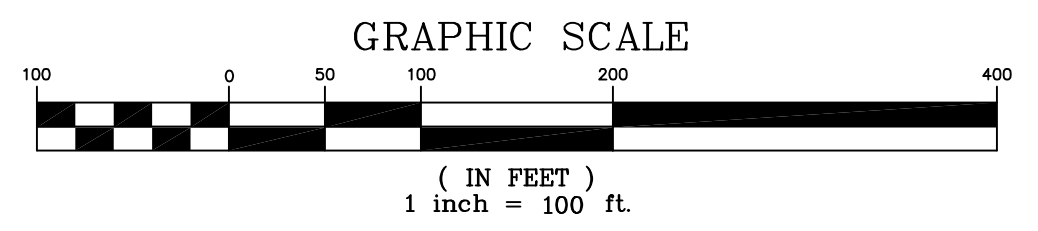
SURVEY NOTES:

- 1) HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)
2) VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
3) ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF BARTOW COUNTY, GEORGIA...



OWNER'S CERTIFICATE: THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY...

SURVEYOR'S CERTIFICATION: AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS...

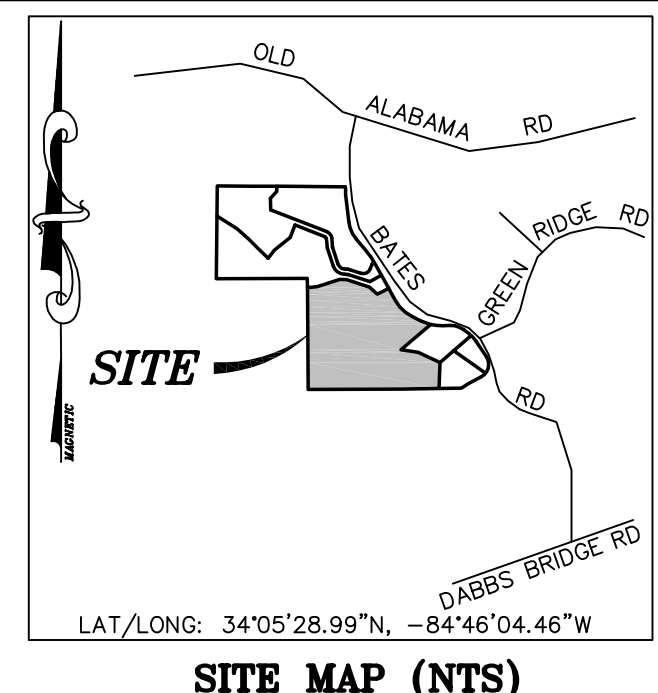


PRELIMINARY PLAT APPROVAL CERTIFICATE: ALL REQUIREMENTS OF THE CITY OF CARTERSVILLE DEVELOPMENT REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A PRELIMINARY PLAT HAVING BEEN FULFILLED...

Vertical information strip on the right side containing: 3595 Canton Road, Suite 116, PMB 2772, Marietta, GA 30066; Frontline Surveying & Mapping, Inc. logo; Date 07/15/22; Scale 1" = 100'; and various registration and identification numbers.

THE PURPOSE OF THIS PLAN IS FOR REZONING FROM SITE PLAN SPECIFIC, CARTER GROVE PUD TO R-20.

RE-ZONING PLAT: HIGHLANDS PARK OF GA, LLC



ZONING NOTES:

- 1) PROPERTY CONSISTING OF 33+ ACRES DIVIDED INTO 8 TRACTS WITH A PRIVATE COMMON DRIVEWAY FROM BATES ROAD TO THE BACKSIDE OF THE CREEK AS SHOWN ON THE STREAM-SIDE SETBACK.
2) THE TRACTS WILL HAVE COMMON LANDSCAPING FROM BATES ROAD TO THE BACKSIDE OF THE CREEK AS SHOWN ON THE STREAM-SIDE SETBACK.

SURVEY REFERENCES:

- 1) SURVEY FOR SCOTT TEMPLETON, BY GILBERT O. MAULSBY, JR., RECORDED BARTOW CO., GA. RECORDS ON 12-31-1978, PLAT BOOK 20, PAGE 126.
2) 30 FT POWER EASEMENT FOR COBB EMC, RECORDED BARTOW CO., GA. RECORDS ON 11-17-1991, DEED BOOK 702, PAGE 124.
3) SURVEY FOR ALBERT E. MEEK, BY JOHNNY R. KNIGHT, RECORDED BARTOW CO., GA. RECORDS ON 11-10-1994, PLAT BOOK 7A, PAGE 42.
4) SURVEY FOR RICHARD R. YOUNG, M.D. & JEANNE M. CUYNUS-YOUNG, BY JOHNNY R. KNIGHT, RECORDED BARTOW CO., GA. RECORDS ON 01-23-1995, PLAT BOOK 36, PAGE 79.
5) SURVEY FOR JORDAN PROPERTY, BY WILLIAMS C. SMITH, RECORDED BARTOW CO., GA. RECORDS ON 02-17-2000, PLAT BOOK 49, PAGE 203.
6) FENCE EASEMENT SURVEY FOR ALBERT E. MEEK, BY JOHNNY R. KNIGHT, RECORDED BARTOW CO., GA. RECORDS ON 04-07-2004, PLAT BOOK 58, PAGE 194.
7) SURVEY FOR BATES ROAD PROPERTIES, BY WILLIAMS C. SMITH, RECORDED BARTOW CO., GA. RECORDS ON 11-30-2000, PLAT BOOK 51, PAGE 51.
8) RETRACEMENT SURVEY FOR ALBERT E. MEEKS, BY WILLIAMS C. SMITH, UNRECORDED, DATED 10-14-2019, FILE: 6778.
9) LIMITED WARRANTY DEED TO ALBERT MEEK, RECORDED BARTOW CO., GA. RECORDS ON 12-17-2019, DEED BOOK 3148, PG. 222.
10) DE-ANNEXATION PLAT FOR ALBERT MEEK, BY FRONTLINE SURVEYING & MAPPING, INC., JOB NO. 70618, RECORDED PB 2020, PG. 47.
11) BATES ROAD SUBDIVISION PLAT FOR HIGHLANDS PARK OF GA, LLC, BY FRONTLINE SURVEYING & MAPPING, INC., JOB NO. 72154, RECORDED PB 2020, PG. 254, AND PB 2020, PG. 281.
12) BOUNDARY SURVEY FOR ROBERT & PATRICIA BERRY, BY FRONTLINE SURVEYING & MAPPING, INC., JOB NO. 72154, RECORDED PB 2020, PG. 284.
13) ZONING PLAN FOR ALBERT E. MEEK, BY FRONTLINE SURVEYING & MAPPING, INC., JOB NO. 70618-2, RECORDED PB 2020, PG. 329.

LINE TABLE with columns for LINE LENGTH, BEARING, CURVE RADIUS, ARC CHORD, and BEARING.

CURVE TABLE with columns for CURVE RADIUS, ARC CHORD, BEARING, and BEARING.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LEGEND: BSL BUILDING SETBACK LINE, H.C. HANDI-CAP, I.P.S. IRON PIN SET, O.T. OPEN TOP PIN, C.T. CRIMP TOP PIN, R.B. RE-BAR, R.F.W. RIGHT-OF-WAY, L.L.L. LAND LOT LINE, L. LINE, C. CONC. CONCRETE, C. CURVE, P.P. POWER POLE, G.V. GAS VALVE, G.M. GAS METER, L.P. LAMP POLE, S.S. SANITARY SEWER, F.C. FENCE CORNER, A.E. ACCESS EASEMENT, P.P. PROPOSED, A.C. AIR-CONDITIONER, P.B. POWER BOX, C.A.T.V. CABLE TELEVISION JUNCTION BOX, T.B. TELEPHONE JUNCTION BOX, A.P.P. ABANDONED POWER POLE.

SURVEY NOTES:

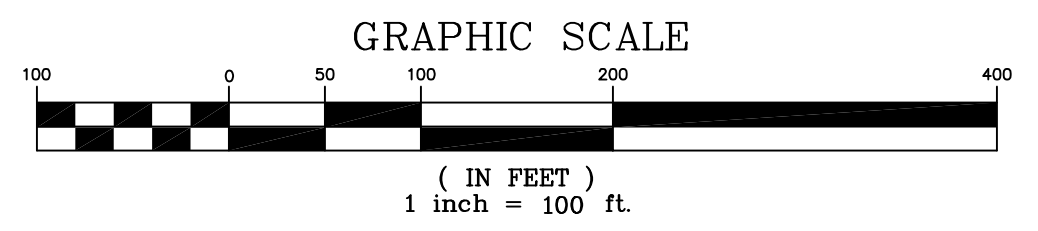
- 1) HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83).
2) VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3) ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF BARTOW COUNTY, GEORGIA. SUBJECT AND ADJACENT PROPERTY OWNERS' DEED REFERENCES ACCESSED VIA SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPALITY GIS REFERENCES AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
5) STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON.
6) LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
7) DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES.
8) THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
9) THIS PROPERTY IS/IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP No. 1301500360H; EFFECTIVE DATE: 10-05-2018.
10) THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
11) DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
12) INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
13) RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
14) ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED "FLS CORNER LSF 631" UNLESS OTHERWISE STATED.
15) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS AMENDED BY HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
16) BOUNDARY FIELD WORK PERFORMED 07-23-2020 BY FRONTLINE SURVEYING & MAPPING, INC.
17) EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION & TRIMBLE S800 GPS RECEIVER UTILIZING CHAMPION GPS/gOPUS NETWORK.
18) ANGULAR ERROR: 4 SECONDS PER ANGLE.
19) RAW FIELD PRECISION: 1:32,673.
20) ADJUSTED BY LEAST SQUARES.
21) PLAT CLOSURE: 1:382,981.

N/F CARTER GROVE (ATLANTA) ASL V DB 2452, PG 867 ZONED: P-D PIN: C120-0001-001 0 OLD GOODE MOUNTAIN RD. CITY OF CARTERSVILLE

N/F TUNLIN J E DB 2612, PG 789 ZONED: P-D PIN: 0095-1254-001 196 LEAS MOUNTAIN RD. BARTOW UNINCORPORATED

SURVEYOR'S CERTIFICATION: AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

OWNER'S CERTIFICATE: THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HEREIN, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, THAT ALL STREETS, WATER SYSTEMS DRAINS AND DRAINAGE EASEMENTS, AND PUBLIC PLACES ARE DEDICATED TO THE USE OF THE PUBLIC FOREVER.



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 TWENTY-FOUR (24) MONTHS FROM THE DATE OF SIGNING UNLESS A FINAL PLAT IS RECORDED.

3595 Canton Road Suite 116, PMB 2772 Marietta, GA 30066 Ph. (678) 355-9805 Fax (678) 355-9805 FRONTLINE SURVEYING & MAPPING, INC. www.frontlinesurveying.com

HIGHLANDS PARK OF GA, LLC 0 BATES ROAD DATE 07/15/22 SCALE 1" = 100' 3rd SECTION BARTOW COUNTY, GEORGIA 4th DISTRICT & 1196 1181, 1195, & 1196

PROFESSIONAL LAND SURVEYOR No. 2402 Thomas Edward Peay, Jr. FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSF#000631 JOB # 76233