



CARTERSVILLE PLANNING COMMISSION MEETING

Council Chambers, Third Floor of City Hall
Tuesday, January 10, 2023 at 5:30 PM

AGENDA

COMMISSIONERS:

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

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. October 11, 2022

TEXT AMENDMENT

2. T23-01. City of Cartersville

STAFF OR COMMITTEE COMMENTS

3. Comprehensive Plan. Status of 5-Yr Update

OTHER

*** City Council 1st Reading: January 19th. 7PM. Council Chambers. 3rd fl City Hall.**

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

The next meeting of the Planning Commission will be February 7th. 5:30pm.

ADJOURNMENT

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

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



PLANNING COMMISSION ITEM SUMMARY

MEETING DATE:	January 10, 2023
SUBCATEGORY:	Minutes
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	October 11, 2022
DEPARTMENT SUMMARY RECOMMENDATION:	The minutes from the October 11, 2022 Planning Commission Meeting have been uploaded for your review and approval
LEGAL:	N/A

MINUTES OF THE CARTERSVILLE PLANNING COMMISSION

The Cartersville Planning Commission met in a regularly scheduled meeting on Tuesday, October 11, 2022 at 5:30 p.m. in the City Hall Council Chambers.

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

CALL TO ORDER: 5:30 PM

ROLL CALL

Acting Chairman, Greg Culverhouse, 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 October 20, 2022 and November 3, 2022 Council Meeting.

APPROVAL OF MINUTES

1. September 6, 2022 Meeting Minutes

Acting Chairman Culverhouse called for a motion on the September 6, 2022 meeting minutes. Julia Drake, City Clerk, stated changes were made to the overview for the Tilley Holdings Electronic Billboard Amendment.

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

STAFF UPDATES

David Hardegree, Planning and Development Assistant Director, stated that T22-02: Mt. Zion Mission Baptist Church Sign Amendment, T22-03: Electronic Billboard Amendment, and Z22-03: Carter Grove Blvd., went before City Council on October 6, 2022 and was approved as recommended.

Continuing, Mr. Hardegree stated that Z22-03, the property off of Bates Rd., did not go before City Council on September 15, 2022. The developer had a meeting with the Homeowners Association to clarify the intent of the project as there seemed to be some miscommunication that had been shared. Eventually, this case did go before Council for the first reading and public hearing on October 6, 2022 and several of the HOA members were in favor of the application. It will go before City Council for the second reading and public hearing and ultimately be voted on at the next Council meeting held on October 20, 2022.

2. SU22-03: 315 Industrial Park Rd.

Applicant: Cash Environmental

Mr. Hardegree stated that this case was brought before the Planning Commission at the September 6, 2022 meeting and did not receive a ruling. By ordinance, the Planning Commission is required to cast a vote to either approve, deny, or modify the application.

Furthermore, Ms. Goolsby, not in attendance, had compiled substantial information regarding the Notice of Violations on the applicants other transfer stations in the state. These violations were handed out to the Board Members. The decision before the Planning Commission was to accept the new information and re-open the public hearing, or deny the new information and vote on the application.

Board Member Ross made a motion to deny the new information and to vote on the application. With no second, the motion failed.

Board Member Smith made a motion to allow the new information and re-open the public hearing. Board Member Dent seconded the motion. Motion approved with a vote of 4-1, Board Member Ross in opposition.

The public hearing was opened.

Randy Mannino, Planning and Development Director, stated that the property had been reposted and readvertised.

The Board Members took several moments to review the new information before them before proceeding. (Exhibit A)

Brandon Bowen, 50 S. Public Square, came forward to represent the application and to address some of the Board Members concerns from the September 6, 2022 Planning Commission Meeting. Furthermore, he read a letter from Bartow County (Exhibit B).

Kevin Cash, applicant, 558 Faith St. Marietta, came forward to address the violations and concerns raised by Ms. Goolsby.

Discussion commenced between Board Members and Mr. Cash regarding the violations and the intent of the transfer station being proposed.

Howard Smith, 150 Cherokee Cir., property owner, came forward to present a slide show with proposed buildings and agreeable conditions between himself and the applicant, Mr. Cash. Those agreeable conditions are:

1. No bare permeable ground conditions on the Premises. All grounds on the Premises shall be covered with asphalt, concrete or crusher run base.
2. All buildings shall be 3-sided metal buildings with walls that extend from the ceiling to the floor. Buildings shall have opening facing away from Goolsby property.
3. All buildings must have concrete floors that can easily be drained and cleaned.
4. Wash water shall be collected in detention pond before entering undisturbed area behind facility.

5. All structures will be constructed with an overhead vapor ducting system to spray odor eliminators (ecosorbindustrial.com) that shall spray continuously while the facility is open and operating.
6. 10' undisturbed buffer along East property line with Goolsby.

With no further discussion, the public hearing was closed.

Board Member Dent made a motion to approve the application with the Agreeable Conditions. Board Member Cooley seconded the motion. Motion carried with a vote of 4-1, Board Member Smith opposed.

TEXT AMENDMENT

3. T22-04: West Ave

Applicant: Tillman Family LLLP

Mr. Hardegree stated 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.

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.

The public hearing was opened.

Carl Lutjens, 114 Old Mill Rd., came forward to represent the application and to answer any questions from the Board Members.

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

Board Member Smith made a motion to approve T22-04: West Ave. Board Member Cooley seconded the motion. Motion carried unanimously. Vote: 5-0

SPECIAL USE PERMIT

4. SU22-04: West Ave.

Applicant: Tillman Family LLLP

Mr. Hardegree gave an overview stating that this special use application goes along with the previously approved text amendment (T22-04). Furthermore, he reviewed the department comments.

The public hearing was opened.

Mr. Lutjens returned to the podium to answer any questions that the Board Members may have.

With no questions from the board and no one else to come forward to speak for or against the application, the public hearing was closed.

Board Member Dent made a motion to approve SU22-04. Board Member Smith seconded the motion. Motion carried unanimously. Vote: 5-0

5. Preliminary Plat Review **Applicant: Highlands Park of Georgia, LLC.**

Mr. Hardegree stated that Z22-04 was approved by City Council on October 6, 2022 for a nine-lot subdivision zoned R-20. The preliminary plat is not available for signing, however, approval to sign when preliminary plat is ready is recommended.

Board Member Smith made a motion to approve the Chairman to sign the preliminary plat once completed. Board Member Cooley seconded the motion. Motion carried unanimously. Vote: 5-0.

Board Member Ross made a motion to adjourn.

The meeting adjourned at 7:05 PM.

Date Approved: November 8, 2022

/s/ _____
Lamar Pendley, Chairman



ENVIRONMENTAL PROTECTION DIVISION

Richard E. Dunn, Director

Land Protection Branch
4244 International Parkway
Suite 104
Atlanta, Georgia 30354
404-362-2537

December 21, 2021

CERTIFIED MAIL
7019-2970-0001-2204-7450

John Murchie, Operations Officer
Cash Environmental Resources
2859 Paces Ferry Rd., Suite 1150
Atlanta, Georgia 30339

**SUBJECT: Pickens Co. - K&M Landfill dba Whitestone Valley C&D Landfill
Permit No: 112-008D(C&D)
Notice of Violation – Delinquent Financial Assurance**

Dear Mr. Murchie,

The Georgia Environmental Protection Division (EPD) has not received the annually, updated financial assurance demonstration as required by the Comprehensive Rules and Regulations of the State of Georgia 391-3-4-.13 (Rule) and by reference, 40 CFR 258, Subpart G. Consequently, the subject solid waste handling facility is not in compliance with the aforementioned Rule.

Additionally, EPD is suspending review of the Solid Waste Handling Permit Application (GEOS ID 537459) until the applicant demonstrates that surface and subsurface fires at the facility are extinguished. The demonstration should include site specific information including, but not limited to, observations of flames; smoldering; smoke; and elevated surface or subsurface temperatures. The demonstration shall be provided by, and bear the seal of, a Professional Engineer registered in the state of Georgia and experienced in landfills.

To avoid further enforcement action, please submit an updated financial assurance demonstration on or before February 7, 2021.

Should you have any questions please contact me at (470) 604-9370.

Sincerely,

Serena A. Broska, E.I.T.
Environmental Engineer III
Solid Waste Management Program

Cc: Keith Stevens; William Cook; EPD (via email)
Mick Smith, Mountain District; GA EPD (via email)
Daniel Cheek, P.E.; HHNT, Inc. (via email)

File: 112-008D(C&D), Pickens Co. – K&M Landfill dba Whitestone Valley C&D Landfill (FA), (PERMIT)

S:\Land\DATA\Financial Assurance\Pickens Co\K&M dba Whitestone Valley\FA NOV Pickens Co. K&M Landfill dba Whitestone Valley Landfill 112-008D(C&D) FY2020.docx



Richard E. Dunn, Director

Mountain District Office
16 Center Road
Cartersville, Georgia 30121
770-387-4900

Correspondence:
Post Office Box 3250
Cartersville, Georgia 30120

Josh Bennett
Vice President of Business Operations
Cash Environmental Resources, LLC
2859 Paces Ferry Road Suite 1150
Atlanta, GA 30339

RE: **NOTICE OF VIOLATION**
Dixie Speedway Transfer Station
PBR-028-150TS
Cherokee County

Dear Mr. Bennett:

On May 18, 2022, representatives of the Georgia Department of Natural Resources, Environmental Protection Division (EPD) conducted an inspection at Dixie Speedway Transfer Station (PBR-028-150TS), 150 Dixie Drive, Woodstock, GA 30189 in Cherokee County, GA (Site).

While conducting the inspection, EPD documented violations of the Georgia Comprehensive Solid Waste Management Act of 1990 (Solid Waste Act) and Georgia Rules for Solid Waste Management (Solid Waste Rules).

Rule 391-3-4-.06. Permit by Rule for Collection, Transportation, Processing, and Disposal states:

(1) Permit-by-Rule. Notwithstanding any other provision of these Rules, collection operations, transfer station operations, inert waste landfill operations, waste processing and thermal treatment operations, wastewater treatment and pretreatment plant sludge disposal operations, and yard trimmings waste landfill operations shall be deemed to have a solid waste handling permit if the conditions in paragraph (2) are met and the conditions in paragraph (3), for that particular category of operation are met.

(2) Notification. Within 30 days of commencing solid waste handling activities which are covered under a permit-by-Rule, notification must be made to the Director of such activity. Notification shall be made on such forms as are provided by the Director. Persons failing to notify the Director of such activities shall be deemed to be operating without a permit.

(3) Categories of Operations:

(b) Transfer Station operations:

1. Solid Waste shall be confined to the interior of transfer station buildings, and not allowed to scatter to the outside. Waste shall not be allowed to accumulate, and floors shall be kept clean and well drained.

The following violations of the Solid Waste Act and Rules are specifically described but not limited to:

- Failure to confine solid waste to the interior of transfer station buildings.
- Failure to have a floor for interior of transfer station in order to ensure that facility is clean and well drained.

In light of the above continued infractions, EPD has determined that the transfer station is operating out of compliance with Permit-By-Rule regulations, and is operating, in effect, as an unpermitted landfill. EPD is now documenting violations of the Georgia Rules for Solid Waste Management (Rules), specifically described as the open dumping of C&D waste on the property. The acceptance of prohibited waste is a violation of the following rule sections:

Section 391-3-4-.04(4-c) of the Georgia Rules for Solid Waste Management Act states: "No solid waste may be disposed of by any person in an open dump, nor may the person cause, suffer, allow, or permit open dumping on his property."

Code Section 12-8-30.7, of the Act, makes it unlawful for any person to engage in solid waste handling except in such a manner as to conform and comply with all applicable rules, regulations, and orders established under the provisions of the Act.

You are now required to perform the following actions within the listed time frames in order to maintain Permit coverage:

1. Upon receipt of this letter, you must clean all waste that has accumulated outside of the interior of the transfer station.
2. Within ninety (90) days of the receipt of this letter, you shall bring the Site into full permit by rule compliance by constructing a concrete floor for the station interior and for the truck pickup drive behind the station, along with suitable draining design, to ensure that waste does not drain into the soil at the facility.

We look forward to your cooperation to resolve this matter. Please contact Mr. Jason Rogers at (678) 767-9441 to discuss any questions that you may have.

Sincerely,

Kevin Dallmier
Program Manager
Mountain District Office

Cc: EPD Solid Waste Unit

Complaint Inspection #100052

Inspection Date: May 18, 2022

Type of Inspection: Solid Waste – Complaint Inspection
 Inspector Names: Jason Rogers
 Facility Name: Dixie Speedway Transfer Station (PBR-028-150TS)
 Location (Adjacent): 150 Dixie Drive, Woodstock, Georgia 30189 (Cherokee County)
 Facility Contact: Josh Bennett, Vice President of Business Operations, Cash Environmental Resources, LLC, 2859 Paces Ferry Road Suite 1150, Atlanta, GA 30339
 Contact Phone No.: 706-851-6046 Email: jrbennett@cashenvironmental.com

 <p>May 18, 2022 +34.091447, -84.558872 ±5.00m Cherokee County</p>	 <p>May 18, 2022 +34.091296, -84.559529 ±30.00m Cherokee County</p>
<p>Photo Number: 1 of 4 Date: 5/18/2022 Time: 9:00 AM Weather: sunny Location: Dixie Speedway Transfer Station County: Cherokee Photographer: Jason Rogers Observations: Transfer station operating without confining waste to interior. Station has no floor, only soil beneath the roof.</p>	<p>Photo Number: 2 of 4 Date: 5/18/2022 Time: 9:00 AM Weather: sunny Location: Dixie Speedway Transfer Station County: Cherokee Photographer: Jason Rogers Observations: Transfer station operating without confining waste to interior. Station has no floor, only soil beneath the roof.</p>
 <p>May 18, 2022 +34.091831, -84.559206 ±5.00m Cherokee County</p>	 <p>May 18, 2022 +34.091529, -84.559510 ±5.00m Cherokee County</p>
<p>Photo Number: 3 of 4 Date: 5/18/2022 Time: 9:00 AM Weather: sunny Location: Dixie Speedway Transfer Station County: Cherokee Photographer: Jason Rogers Observations: Waste spilling out the back barrier behind transfer station. Only soil ground for truck pickup driveway</p>	<p>Photo Number: 4 of 4 Date: 5/18/2022 Time: 9:00 AM Weather: sunny Location: Dixie Speedway Transfer Station County: Cherokee Photographer: Jason Rogers Observations: Waste spilling out the back barrier behind transfer station. Only soil ground for truck pickup driveway</p>



Richard E. Dunn, Director

Mountain District Office
16 Center Road
Cartersville, Georgia 30121
770-387-4900

Correspondence:
Post Office Box 3250
Cartersville, Georgia 30120

Josh Bennett
Vice President of Business Operations
Cash Environmental Resources, LLC
2859 Paces Ferry Road Suite 1150
Atlanta, GA 30339

RE: NOTICE OF VIOLATION
Regional Energy C&D Waste Transfer Station
Union County

Dear Mr. Bennett:

On February 22, 2022, a representative of the Georgia Department of Natural Resources, Environmental Protection Division (EPD) conducted an inspection at Regional Energy C&D Waste Transfer Station, 220 Standard Dr, Blairsville, GA 30512, in Union County, GA (Site). The Site was formerly permitted by Permit-By-Rule #144-08TS (Transfer Station), but EPD has not received an updated PBR notification for the current ownership.

While conducting the inspection, EPD documented violations of the Georgia Comprehensive Solid Waste Management Act of 1990 (Solid Waste Act) and Georgia Rules for Solid Waste Management (Solid Waste Rules).

Rule 391-3-4-.06. Permit by Rule for Collection, Transportation, Processing, and Disposal states:

(1) Permit-by-Rule. Notwithstanding any other provision of these Rules, collection operations, transfer station operations, inert waste landfill operations, waste processing and thermal treatment operations, wastewater treatment and pretreatment plant sludge disposal operations, and yard trimmings waste landfill operations shall be deemed to have a solid waste handling permit if the conditions in paragraph (2) are met and the conditions in paragraph (3), for that particular category of operation are met.

(2) Notification. Within 30 days of commencing solid waste handling activities which are covered under a permit-by-Rule, notification must be made to the Director of such activity. Notification shall be made on such forms as are provided by the Director. Persons failing to notify the Director of such activities shall be deemed to be operating without a permit.

(3) Categories of Operations:

(b) Transfer Station operations:

1. Solid Waste shall be confined to the interior of transfer station buildings, and not allowed to scatter to the outside. Waste shall not be allowed to accumulate, and floors shall be kept clean and well drained.

The following violations of the Solid Waste Act and Rules are specifically described but not limited to:

- Failure to submit an updated PBR notification to EPD Land Protection.
- Failure to confine solid waste to the interior of transfer station buildings.

In light of the above continued infractions, EPD has determined that the transfer station is operating out of compliance with Permit-By-Rule regulations, and is operating, in effect, as an unpermitted landfill. EPD is now documenting violations of the Georgia Rules for Solid Waste Management (Rules), specifically described as the open dumping of C&D waste on the property. The acceptance of prohibited waste is a violation of the following rule sections:

Section 391-3-4-.04(4-c) of the Georgia Rules for Solid Waste Management Act states: "No solid waste may be disposed of by any person in an open dump, nor may the person cause, suffer, allow, or permit open dumping on his property."

Code Section 12-8-30.7, of the Act, makes it unlawful for any person to engage in solid waste handling except in such a manner as to conform and comply with all applicable rules, regulations, and orders established under the provisions of the Act.

You are now required to perform the following actions within the listed time frames:

1. Upon receipt of this letter, you must contact the EPD Solid Waste Management Program–Solid Waste Permitting Unit at 470-251-2515 to obtain coverage under PBR Rules.
2. Within sixty (60) days of the receipt of this letter, you shall bring the Site into full permit by rule compliance by constructing a roofed enclosure to ensure that solid waste is confined to the interior of transfer station buildings, and not allowed to scatter to the outside.

We look forward to your cooperation to resolve this matter. Please contact Mr. Jason Rogers at (678) 767-9441 to discuss any questions that you may have.

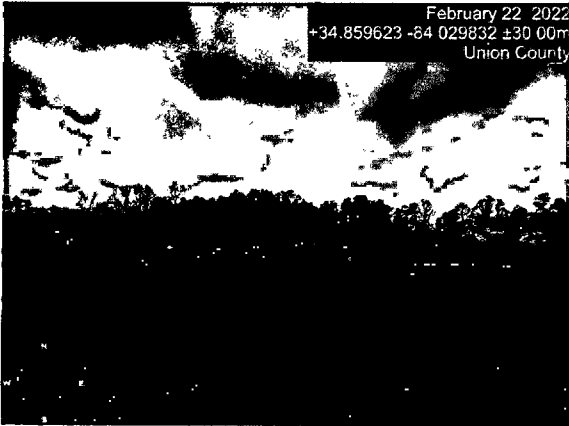
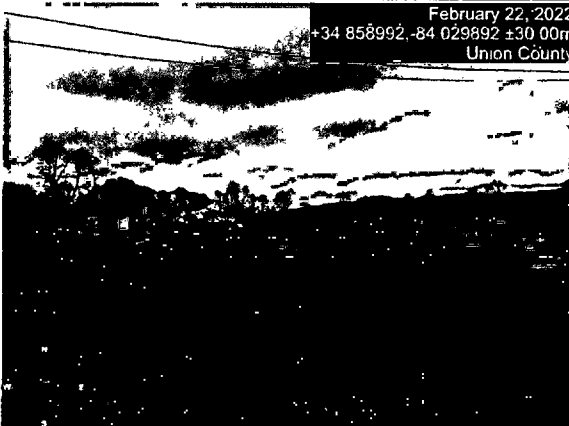

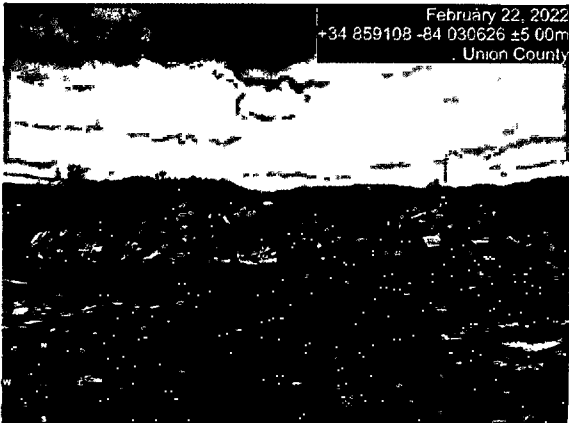
Sincerely,

Kevin Dallmier
Program Manager
Mountain District Office

Cc: EPD Solid Waste Unit

Inspection Date: February22, 2022

Type of Inspection: Solid Waste – Complaint Inspection
 Inspector Names: Jason Rogers
 Facility Name: Regional Energy C&D Waste Transfer Station
 Location (Adjacent): 220 Standard Dr, Blairsville, GA 30512(Union County)
 Facility Contact: Josh Bennett, Vice President of Business Operations, Cash Environmental Resources, LLC, 2859 Paces Ferry Road Suite 1150, Atlanta, GA 30339
 Contact Phone No.: 706-851-6046 Email:jbennett@cashenvironmental.com

	
<p>Photo Number: 1 of 4 Date:2/22/2022Time:10:00 AMWeather:overcast Location:Regional Energy C&D Waste Transfer Station County:UnionPhotographer:Jason Rogers Observations:Transfer station operating without a roofed enclosure</p>	<p>Photo Number:2 of 4 Date:2/22/2022Time:10:00 AMWeather:overcast Location:Regional Energy C&D Waste Transfer Station County:Union Photographer:Jason Rogers Observations:Transfer station operating without a roofed enclosure</p>
	
<p>Photo Number:3 of 4 Date:2/22/2022Time:10:00 AMWeather:overcast Location:Regional Energy C&D Waste Transfer Station County:Union Photographer:Jason Rogers Observations:Transfer station operating without a roofed enclosure</p>	<p>Photo Number:4 of 4 Date:2/22/2022Time:10:00 AMWeather:overcast Location:Regional Energy C&D Waste Transfer Station County:Union Photographer:Jason Rogers Observations:Transfer station operating without a roofed enclosure</p>



Richard E. Dunn, Director

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Correspondence:
Post Office Box 3250
Cartersville, Georgia 30120

Josh Bennett
Vice President of Business Operations
Cash Environmental Resources, LLC
2859 Paces Ferry Road Suite 1150
Atlanta, GA 30339

RE: NOTICE OF VIOLATION
Sugar Creek C&D Transfer Station
Fannin County

Dear Mr. Bennett:

On February 22, 2022, a representative of the Georgia Department of Natural Resources, Environmental Protection Division (EPD) conducted an inspection at Sugar Creek C&D Transfer Station, 79 Jeffs Way, Blue Ridge, GA 30513, in Fannin County, GA (Site). The Site was formerly permitted by Permit-By-Rule #055-14TS (Transfer Station), but EPD has not received an updated PBR notification for the current ownership.

While conducting the inspection, EPD documented violations of the Georgia Comprehensive Solid Waste Management Act of 1990 (Solid Waste Act) and Georgia Rules for Solid Waste Management (Solid Waste Rules).

Rule 391-3-4-.06. Permit by Rule for Collection, Transportation, Processing, and Disposal states:

(1) Permit-by-Rule. Notwithstanding any other provision of these Rules, collection operations, transfer station operations, inert waste landfill operations, waste processing and thermal treatment operations, wastewater treatment and pretreatment plant sludge disposal operations, and yard trimmings waste landfill operations shall be deemed to have a solid waste handling permit if the conditions in paragraph (2) are met and the conditions in paragraph (3), for that particular category of operation are met.

(2) Notification. Within 30 days of commencing solid waste handling activities which are covered under a permit-by-Rule, notification must be made to the Director of such activity. Notification shall be made on such forms as are provided by the Director. Persons failing to notify the Director of such activities shall be deemed to be operating without a permit.

(3) Categories of Operations:

(b) Transfer Station operations:

1. Solid Waste shall be confined to the interior of transfer station buildings, and not allowed to scatter to the outside. Waste shall not be allowed to accumulate, and floors shall be kept clean and well drained.

5. Any contaminated runoff from washwater shall be discharged to a wastewater treatment system and, before final release, shall be treated in a manner approved by the Division.

The following violations of the Solid Waste Act and Rules are specifically described but not limited to:

- Failure to submit an updated PBR notification to EPD Land Protection.
- Failure to partition municipal (MSW) from C&D waste in interior of transfer station.
- Failure to manage wastewater and wash water from MSW waste in interior of transfer station.

In light of the above continued infractions, EPD has determined that the transfer station is operating out of compliance with Permit-By-Rule regulations, and is operating, in effect, as an unpermitted landfill. EPD is now documenting violations of the Georgia Rules for Solid Waste Management (Rules), specifically described as the open dumping of C&D waste on the property. The acceptance of prohibited waste is a violation of the following rule sections:

Section 391-3-4-.04(4-c) of the Georgia Rules for Solid Waste Management Act states: "No solid waste may be disposed of by any person in an open dump, nor may the person cause, suffer, allow, or permit open dumping on his property."

Code Section 12-8-30.7, of the Act, makes it unlawful for any person to engage in solid waste handling except in such a manner as to conform and comply with all applicable rules, regulations, and orders established under the provisions of the Act.

You are now required to perform the following actions within the listed time frames:

1. Upon receipt of this letter, you must contact the EPD Solid Waste Management Program–Solid Waste Permitting Unit at 470-251-2515 to obtain coverage under PBR Rules.
- Within sixty (60) days of the receipt of this letter, you shall bring the Site into full permit by rule compliance by constructing a barrier to ensure that municipal solid waste (MSW) is partitioned from C&D waste in interior of transfer station in order to prevent comingling of MSW and C&D waste, and by submitting proof of proper handling of wastewater and wash water from MSW waste in interior of transfer station. A possible alternative is to cease accepting any MSW waste at this transfer station location.

We look forward to your cooperation to resolve this matter. Please contact Mr. Jason Rogers at (678) 767-9441 to discuss any questions that you may have.

Sincerely,

Kevin Dallmier
Program Manager
Mountain District Office

Cc: EPD Solid Waste Unit

Inspection Date: February22, 2022

Type of Inspection: Solid Waste – Complaint Inspection
 Inspector Names: Jason Rogers
 Facility Name: Sugar Creek C&D Transfer Station
 Location (Adjacent): 79 Jeffs Way, Blue Ridge, GA 30513(Fannin County)
 Facility Contact: Josh Bennett, Vice President of Business Operations, Cash Environmental Resources, LLC, 2859 Paces Ferry Road Suite 1150, Atlanta, GA 30339
 Contact Phone No.: 706-851-6046 Email:jbennett@cashenvironmental.com

 <p>February 22, 2022 +34.896417,-84.352090 ±5.00m Fannin County</p>	 <p>February 22, 2022 +34.896188,-84.352170 ±5.00m Fannin County</p>
<p>Photo Number: 1 of 4 Date:2/22/2022Time:11:00 AMWeather:overcast Location:Sugar Creek C&D Transfer Station County:FanninPhotographer:Jason Rogers Observations:Front view of transfer station</p>	<p>Photo Number:2 of 4 Date:2/22/2022Time:11:00 AMWeather:overcast Location:Sugar Creek C&D Transfer Station County:Fannin Photographer:Jason Rogers Observations:Front view of transfer station, showing no partitioning between municipal waste (left side) and C&D waste (right side)</p>
 <p>February 22, 2022 +34.896033,-84.352486 ±30.00m Fannin County</p>	 <p>February 22, 2022 +34.896134,-84.352398 ±10.00m Fannin County</p>
<p>Photo Number:3 of 4 Date:2/22/2022Time:11:00 AMWeather:overcast Location:Sugar Creek C&D Transfer Station County:Fannin Photographer:Jason Rogers Observations:No partitioning between municipal waste (left side) and C&D waste (right side)</p>	<p>Photo Number:4 of 4 Date:2/22/2022Time:11:00 AMWeather:overcast Location:Sugar Creek C&D Transfer Station County:Fannin Photographer:Jason Rogers Observations:C&D waste on right side with no partitioning from municipal waste to the left</p>

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.

Board 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 Peebles 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 Amendment¹ 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

Zack Arnold

From: David Hardegree
Sent: Tuesday, October 11, 2022 10:30 AM
To: Zack Arnold
Subject: FW: Opposition to SU22-03 Application by Goolsby Industrial Properties, LLC
Attachments: FA NOV Pickens Co. K&M Landfill dba Whitestone Valley Landfill 112-008D(C&D) FY2020 (2).pdf; NOV_Dixie Speedway Transfer Station_Cherokee + Photos_pdf.pdf; NOV_Regional Energy C&D Waste Transfer Station_Union + Photos_pdf.pdf; NOV_Sugar Creek C&D Transfer Station_Fannin + photos.pdf; 09.06.2022 PC Minutes.docx.pdf

Print the email below and all attachments for PC

From: b goolsby <brenda_goolsby@hotmail.com>
Sent: Thursday, September 22, 2022 12:07 PM
To: Matt Santini <msantini@cartersvillega.gov>; Kari Hodge <khodge@cartersvillega.gov>; Jayce Stepp - Forward <jstepp203@gmail.com>; Cary Roth <croth@cartersvillega.gov>; cco4702115@aol.com; Gary Fox <gfox@cartersvillega.gov>; Taff Wren - Forward <twcitycouncil@gmail.com>
Cc: gregg goolsby <gregg.goolsby@hotmail.com>; b goolsby <brenda_goolsby@hotmail.com>; David Hardegree <dhardegree@cityofcartersville.org>
Subject: [EXTERNAL] Opposition to SU22-03 Application by Goolsby Industrial Properties, LLC

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

Thank you in advance for reviewing the full communication

Dear Mayor Santini and City of Cartersville City Council Members,

For context, we are property owners of 329 Industrial Park Road, Cartersville, GA having purchased the property in May 2021. When considering our investment, we factored in the progressive planning and development presently underway in Cartersville. We evaluated the current zoning of our property and the property immediately surrounding our location. We presently have two long term tenants in our commercial warehouse who have established their base of business in Cartersville for 15+ years. Additionally, we are looking to invest further in the area, as one of our tenants needs more space, and we would like to find an additional warehouse space to purchase to lease back to them.

We are drafting this communication in response to SU22-03 application for 315 Industrial Park Road submitted by Cash Environmental Resources, LLC. SU22-03 was reviewed by the City of Cartersville Planning Commission on the September 06, 2022 agenda. A copy of the 09/6th City of Cartersville Planning

Commission meeting minutes are attached for your reference. We were notified in writing approximately Item 1. days in advance of the 9/6th community forum. Due to the short notice and personal conflicts, we were unable to attend in person the 09/06th Planning Commission meeting. The City of Cartersville Planning Commission will be reviewing SU22-03 again on the October 11th agenda, which at this time is not open for public comments.

We have expressed our serious concerns about the SU22-03 application in writing to the City of Cartersville Planning Commission. While landfills are essential and must exist somewhere, we feel the specific application by Cash Environmental Resources, LLC for the specific Cartersville location should be denied for the following reasons:

1. Cash Environmental Resources, LLC track record of non-compliance at Georgia operated facilities

The transport and management of waste is a dirty business, which is why partnering with a reputable operator in good standing and with good business practices is critical. Cash Environmental Resources, LLC operates Three transfer stations and a full-scale waste landfill in Georgia. They have a consistent track record of non-compliance to state Environmental Protection Division and country guidelines and laws. Outlined below are the non-compliance notices that have been drafted in 2022 by the Georgia Environmental Protection Division for the Cash Environmental Resources, LLC operated waste facilities. This is not a case of one bad apple, but rather a systematic practice of sloppy operations across all four sites operated in Georgia.

We requested all public records for the past 3- months from the Georgia Department of Environmental Protection Division. We received a tremendous number of documents from the Solid Waste Management program division. There is a clear historical practice of facility non-compliance and financial delinquency at all four waste management facilities operated in Georgia. The most recent 2022 non-compliant infractions are noted below and the official EPD non-compliance documents also attached to this email communication. I urge you to review the actual non-compliance violations and associated photo documentation provided by the Georgia Department of EPD. A photo is worth a thousand words in this example, and I encourage you to imagine this type of operation within your jurisdiction.

1. Whitestone Valley C&D Landfill – Pickens County
 - a. Notice of Non-compliance for Delinquent Financial Assurance dated 12/21/2021
 - b. Pickens County Commissions closed the landfill in January 2022 due to an out-of-control fire at the landfill due to non-compliance in facility management. <https://pickensprogress.com/strong-county-response-to-landfill-right-on-target/>
 - c. This closure raised alarm bells in the Georgia State Assembly, local officials and Georgia EPD.
2. Sugar Creek C&D Transfer Station – Fannin County
 - a. Notice of non-compliance and violation of Rule 391-3-4-06 dated February 22, 2022.
 - b. The EPD determined that Cash Environmental Resources, LLC was operating an unpermitted landfill.
3. Regional Energy C&D Waste Transfer Station - Union County
 - a. Notice of non-compliance and violation of Rule 391-3-4-06 dated February 22, 2022.
4. Dixie Speedway Transfer Station – Cherokee County
 - a. Notice of non-compliance for violations of solid waste rules, Rule 391-3-4-06 regarding the Transportation, Processing and Disposal Sites dated May 18, 2022.

The other concern and relevant information regarding Cash Environmental Resources, LLC is their filing for **financial bankruptcy on August 28, 2022**. It is quite concerning that the infractions and potential mitigation of issues in the future will be severely impacted by the financial solvency of this organization.

One final point to clarify, Cash Environmental Resources, LLC received **approval in 2019 for SU19-07 permit in 2019 for these exact services and have not engaged their Cartersville operation as of September 2022 based on poor site planning and execution (in their own words)**. I suggest the Planning Commission reconsider and rescind permit SU19-07.

2. **Health and Wellness of Cartersville citizens and business resulting for air, land and water hazards**

Waste transfer stations can be sources of air pollution and other threats to public health as well as noise, odors, vermin, and excessive truck traffic on local roads. Transfer stations emit dangerous fumes from the combustion of the wide range of materials managed through a Construction and Municipal waste transfer station. Of highest concern are carbon monoxide, hydrogen sulphide, volatile chemicals, dioxins, furans, lead and asbestos. These chemicals are released into the air and create a toxic cocktail of particulates that can lead to catastrophic health impacts.

NOTE: There is no way to control toxic materials such as lead and asbestos from construction demolition projects from co-mingling in a transfer station. I was informed by Mr. Cash, President of Cash Environmental Resources, LLC, that the air quality is not monitored at Cash Environmental Services Waste Transfer Sites, nor at Waste Landfill sites. Past violations for this company show that they were not providing a covering for the waste, which obviously subjects it to rain, and runoff into the watershed. Question? Where does the toxic air chemicals and dust particles go, and how are they measured? What are the potential negative health impacts to our community?

The primary health and wellness concern with solid waste transfer facilities is typically related to water runoff mingling with waste material. I was informed by Mr. Cash personally that the 'dust' is managed through a continual spraying of water on the gravel drive, and water is used to clean the storage receptacles used to capture the waste contents. We can reasonably assume that water is also used to clean the truck beds of the waste trucks. The resulting liquid (leachate) is not captured or contained in this setting. It is important to note, the 14 acres parcel identified in the SU22-03 application contains a large section of wetlands on the rear portion of the parcel. The contamination of these wetlands will certainly result in unexpected negative consequences, impacting the wetlands that border on our property and the property of surrounding owners with toxic wastewater bleeding from the transfer site. Of course, any storm-water runoff will also drain the materials on the surface into the wetlands area. The unmanaged water flow creates a high potential for toxic waste capture and build up, impacting the neighboring properties, both commercial and residential.

NOTE: I was informed by Mr. Cash, President of Cash Environmental Resources, LLC, that the water used in transfer stations is not captured, and the water truck is operating continuously to reduce dust. Question? Where does all that wastewater filled with chemicals and debris go? What are the potential negative health impacts to our community?

3. **The final point of consideration is the negative impact that approval of SU22-03 will have on our property value and the negative impact on the business operations of our long-term tenants.**

Given the proposed transfer station location based on the land contours and rear wetlands, the transfer station will be positioned very close to our shared property line. The negative impact to property values bordering a waste management facility is well documented as large-scale industry surveys. The documented impact to neighboring properties with 1500 feet is a reduction between 6%-10%. Our property was purchased in 2021 for \$1,400,000 plus \$100k in capital improvements. You get a sense of the top-line negative financial impact we will be facing. In addition, we have two long term lease tenants, and one business is a distributor of sophisticated electrical components (McNaughton & McKay) for over 15-years in Cartersville. Dust and air particulates will certainly negatively impact their business operations, and we could potentially be facing an early lease termination by our current tenants. We abide by all City and County laws, ordinances, and property tax payments – in other words, we comply with the laws and play by the rules. It is concerning to think that our business standing in Cartersville is considered 'less important' to protect versus a new enterprise with a marginal operations track record and history of non-compliance to local, state, and federal guidelines and policies. We hope that our business interest and investment, both present and future, will be weighed properly against an operator that may not play by the rules, negatively impact the surrounding properties, water and air quality.

NOTE: While our primary residence is in Washington, our roots are from Cobb County and our family presently resides in Cherokee, Paulding and Cobb Counties. We own residential property in Cobb and commercial property in Bartow County. In short, we are not absentee or non-attentive owners, and invested in Bartow County because of the impressive recent growth in Cartersville, GA. Question? How will we seek restitution for the potential negative fiscal impact to our business operations? Also, how will this impact the business operations of our 2x long term tenants of the City of Cartersville?

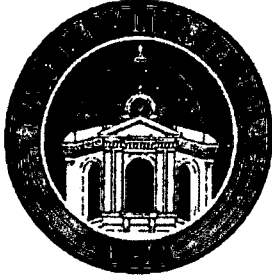
We support and understand the interest in expanding the commercial enterprises located in **Cartersville, GA, BUT, the growth of one business should not be at the expense of another long-standing business.** We have presented a compelling argument in opposition to SU22-03 application. We are hopeful that you agree with our position and take the appropriate steps to halt approval of this special use permit. Thank you for taking our position into consideration. If you look carefully at the numerous violations for which they were cited, their bankruptcy protection, and their tendency to target smaller towns with their non-compliant operations and then move on to another location once opposition heats up should really make the decision clear...**not to approve this permit.**

We welcome your comments and feedback to this communication either in written reply or via conference call.

Sincerely,

**Gregg & Brenda Goolsby / Co-owners
Goolsby Industrial Properties, LLC**

Brenda Goolsby / brenda_goolsby@hotmail.com / 201.314.8041



BARTOW COUNTY
Solid Waste

Steve Taylor, Sole Commissioner
Rip Conner, P.G., Director

October 10, 2022

Mr. David Hardegree
City Planner
City of Cartersville

Re: Cash Environmental Resources special use permit application

Dear Mr. Hardegree,

I am writing you in my capacity as the Director, Solid Waste for Bartow County, Georgia. Part of my duties include the management of the Bartow County landfill. I understand that concern has been raised in regard to the capacity of the County landfill, particular in regards to the impact that the Cash Environmental Resources transfer station may have on it. The County landfill has adequate and permitted capacity for decades into the future. If anything, the proposed transfer station will lead to more waste going to C&D and MSW landfills outside of the County, thus extending the life and capacity of the County's landfill.

Respectfully,

Rip Conner, P.G
Director, Solid Waste

Phone (678) 721-1550 • Fax (770) 606-2382 • TTD (770) 387-5034
40 Allatoona Dam Road • Cartersville, GA 30120
connerr@bartowcountyga.gov
www.bartowga.org



PLANNING COMMISSION ITEM SUMMARY

MEETING DATE:	January 10, 2023
SUBCATEGORY:	Text Amendment
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	T23-01. City of Cartersville
DEPARTMENT SUMMARY RECOMMENDATION:	Text Amendment to Chapter 26, Zoning, Article XIV, Business Park Overlay District, to increase the height of allowed buildings from 50ft to 75ft. and to correct a conflict in the language for required parking lot landscape islands.
LEGAL:	N/A

MEMO

To: Planning Commission, Mayor Santini & City Council

From: Randy Mannino and David Hardegree

Date: Dec. 12, 2022

Re: *Text Amendment T23-01. Update to Chapter 26, Zoning, Article XIV, Business Park Overlay District.*

Cartersville- Bartow County Economic Development Department has requested that *Chapter 26, Zoning, Article XIV, Business Park Overlay District.* ordinance be revised to increase the height of the primary structures for allowed uses from 50ft. to 75ft. Bartow County did this in 2021 for their jurisdiction in the Industrial Park. This revision will provide consistency between City and County ordinances.

Also, this amendment will eliminate a conflict regarding landscape islands in parking lots. One section of Sec. 14.7 states one island is required per (12) parking spaces. Another section states one island is required per (15) parking spaces. The amendment will eliminate the one island per (15) parking spaces requirement. This will make the overlay district regulations consistent with the City's landscape ordinance.

The current ordinance and proposed ordinance amendment are attached.

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

Case Number: T23-01

Item 2.

Date Received: 11-15-22

Public Hearing Dates:

Planning Commission 1-10-23 **1st City Council** 1-19-23 **2nd City Council** 2-2-23
5:30pm 7:00pm 7:00pm

APPLICANT INFORMATION

Applicant <u>City of Cartersville Planning & Dev. Dept.</u> (printed name)	Office Phone <u>770-387-5600</u>
Address <u>10 N. Public Sq</u>	Mobile/ Other Phone _____
City _____ State _____ Zip _____	Email _____
<u>David Hardegree</u> Representative's printed name (if other than applicant)	Phone (Rep) _____
_____	Email (Rep) _____
Representative Signature _____	Applicant Signature _____
Signed, sealed and delivered in presence of: _____	My commission expires: _____
Notary Public	

1. Existing Text to be Amended: Chapter 26, Zoning

Article XIV, Section 14-3 & 14-7, Subsection _____

Existing Text Reads as Follows: 1. Maximum building height is currently 50ft.

2. Conflict in parking lot landscape island requirements. Shown as 1 island every 12 spaces and 15 spaces.

2. Proposed Text:

Proposed Text Reads as Follows: 1. Increase allowable building height from 50ft. to 75ft.

2. Correct discrepancy for landscape island requirements. Corrective Action: Delete reference to 1 island per 15 spaces.

See attached documentation.

(Continue on additional sheets as needed)

3. Reason(s) for the Amendment Request: _____

1. To provide greater flexibility for building design that incorporates towers, cranes, lifts, large equipment, etc. and to align the City ordinance with County ordinance for building height in the same industrial park.

2. Correct conflict for landscape island requirements.

(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).

Ordinance no. _____

Now be it and it is hereby ordained by the Mayor and City Council of the City of Cartersville, that the CITY OF CARTERSVILLE CODE OF ORDINANCES CHAPTER 26 – ZONING. ARTICLE XIV. – BUSINESS PARK OVERLAY DISTRICT. SEC. 14-3. – GENERAL AREA, HEIGHT AND SETBACK REGULATIONS. The provision regarding “Maximum building height” is hereby deleted in its entirety and replaced as follows:

1.

Sec. 14-3. General area, height and setback regulations.

Maximum building height (see below): 75 feet

2.

All other existing provisions of Sec. 14-3 not changed herein, shall remain as is.

3.

It is the intention of the city council and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Ordinances, City of Cartersville, Georgia, and the sections of this ordinance may be renumbered to accomplish such intention and any ordinance or part thereof not amended shall remain in effect and be unchanged.

BE IT AND IT IS HEREBY ORDAINED.

FIRST READING: _____

SECOND READING: _____

MATTHEW J. SANTINI, MAYOR

ATTEST: _____
JULIA DRAKE, CITY CLERK

Ordinance no. _____

Now be it and it is hereby ordained by the Mayor and City Council of the City of Cartersville, that the CITY OF CARTERSVILLE CODE OF ORDINANCES CHAPTER 26 – ZONING. ARTICLE XIV. – BUSINESS PARK OVERLAY DISTRICT. SEC. 14-7. – LANDSCAPING REQUIREMENTS. SECTION B. *Parking lot interior island design* is hereby deleted in its entirety and replaced as follows:

1.

Sec. 14-7. Landscaping requirements.

B. *Parking lot interior island design.* One (1) tree required per island having no branches maintained below five (5) feet in height for visibility. The remainder of the island shall be adequately landscaped with shrubs and ground cover with a height of no more than three (3) feet at maturity. Islands may contain no curbs, elevated curbs or depressed curbs.

2.

All other existing provisions of Sec. 14-7 not changed herein, shall remain as is.

3.

It is the intention of the city council and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Ordinances, City of Cartersville, Georgia, and the sections of this ordinance may be renumbered to accomplish such intention and any ordinance or part thereof not amended shall remain in effect and be unchanged.

BE IT AND IT IS HEREBY ORDAINED.

FIRST READING: _____
SECOND READING: _____

MATTHEW J. SANTINI, MAYOR

ATTEST: _____
JULIA DRAKE, CITY CLERK

ARTICLE XIV. BUSINESS PARK OVERLAY DISTRICT

Sec. 14.1. Purpose.

The purpose of the Business Park Overlay District is to provide uniform regulations for a joint City of Cartersville-Bartow County industrial/business park, a portion of which is located in each jurisdiction. To provide consistency for property owners and future uses, and to benefit the public health, safety and welfare, the city and county have adopted identical regulations as follows. The Business Park Overlay District, where applied via amendment to the official zoning maps of the participating government, shall control over inconsistent regulations contained in other ordinances and the Code of Ordinances of each jurisdiction, whether or not the provisions herein are stronger or weaker restrictions.

Sec. 14.2. Boundary map.

The boundaries of the portion of the business park located within the city limits of Cartersville are shown in the boundary map included as Exhibit "B" in Article XXV, which is hereby incorporated into and made part of this article by reference.

Sec. 14.3. General area, height and setback regulations.

Minimum lot size: One (1) acre.


Maximum lot coverage (impervious surface limitation): Seventy-five (75) percent.

Required lot width at street right of way (internal street): Forty (40) feet (twenty-five (25) feet in cul-de-sac).

Front setback: Forty (40) feet.

Side setback: Fifteen (15) feet.

Rear setback: Twenty (20) feet.

 *Maximum building height (see below):* Fifty (50) feet.

Buffers (see below): Fifty (50) feet except as noted.

- A. The zoning administrator may grant an administrative variance of up to twenty (20) percent to any of the general area, height and setback regulations listed above. Additionally, he or she may grant an administrative variance on the undisturbed buffer requirements, if the proposed landscaping and screening in the buffer enhances the screening of the adjacent property.
- B. Building height. With the approval of the zoning administrator, maximum height may be increased by variance. Building height limitations shall not apply to accessory structures such as water towers, conveyer belts, smokestacks and other incidental and uninhabited parts of industrial uses.

- C. Buffers. A fifty-foot buffer shall apply adjacent to all land uses, except that no buffers shall be required from industrial to industrial. Further, there shall be a two hundred-foot buffer required where shown on the overlay district map adjacent to existing residential uses as of the date of adoption of the overlay district. When any of the existing residential uses are rezoned to a nonresidential zoning classification, the buffer adjacent to that property shall be reduced to fifty (50) feet, unless it is a similar zoning classification, in which case the buffer requirement shall not apply. Buffers shall be undisturbed, except that, if the buffer is adjacent to a residential use, and is insufficiently dense to be opaque to vision year-round, the zoning administrator may require that the buffer shall be planted with sufficient vegetation so that it is opaque year-round, to a depth of at least twenty-five (25) feet. Buffers may be used for perpendicular crossing by access roads and utilities, but not for lateral roads or parking. Buffers may be used for detention ponds, provided that vegetative screening remains or is planted between the pond and the property line. The zoning administrator shall approve buffer plans and plantings.
- D. Setbacks shall be measured from the property or lot line. As setback exceptions, the following may intrude into the setback zone: unsupported roof overhangs, steps, walkways and access roads, landscaping and irrigation systems, planters, architectural fences and walls not exceeding forty-two (42) inches, and underground utilities and sewers.

Sec. 14.4. Permitted uses.

The following uses are permitted in the Business Park Overlay District. Any use not specifically listed is prohibited, except as permitted by section 14.5.

- Business offices.
- Call center.
- Data center.
- Distribution facilities.
- Education and training facilities.
- Light industrial uses which may include manufacturing, fabricating, procession or assembling of product and equipment which are housed within a building.
- Manufactured or portable building manufacturers.
- Manufacturing, except explosives or fireworks.
- Outdoor storage (as an accessory use).
- Public utility facilities.
- Radio, TV and other communication towers.
- Research and development facilities.
- Research laboratories and biomedical laboratories.
- Retail or services uses.
- Telecommunication structures.

- Warehousing.
- Wholesale trade and distribution.

Sec. 14.5. Conditional industrial uses.

Any industrial use not listed above, and otherwise permitted either as a permitted or conditional use in the Bartow County General Industrial District or the Bartow County Heavy Industrial District (for Bartow County's portion of the district) or permitted either as a permitted or conditional use in the City of Cartersville H-I district at Chapter 26, section 10.2.2.A.2. of the City of Cartersville Zoning Ordinance (for Cartersville's portion of the district), may be permitted in the respective jurisdiction, upon grant of a conditional use permit. The applicant shall submit an application for a conditional use subject to the standards, regulations and criteria contained in the applicable underlying zoning ordinance and the application shall proceed as a conditional use permit pursuant to the applicable underlying zoning ordinance. The local government considering the permit application shall be empowered to impose conditions on the approval to ameliorate any negative impacts of the proposed use, including restrictions on noise, vibration, light or glare, hours of operation, additional buffering and any other appropriate condition.

Sec. 14.6. Prohibited uses.

Notwithstanding the foregoing, any uses listed herein shall be prohibited and may not be approved for the district, even as a conditional use.

- Airports and landing fields;
- Coal burning facilities;
- Paper and pulp manufacturers;
- Explosives, including fire works manufacture or storage in bulk quantities;
- Garbage, offal, dead animal reduction or dumping;
- Mining and related activity;
- Quarrying and related activity;
- Stock yards, commercial;
- Conversion of energy by nuclear fusion or fission;
- Blasting.

Sec. 14.7. Landscaping requirements.

All developments shall comply with the following minimum landscape requirements:

Border landscaping—Building: Five (5) feet wide (none between building and truck courts).

Border landscaping—Vehicular use area: Five (5) feet wide.

Trees along vehicular use area: One (1) per seventy-five (75) feet.

Border landscaping—Road ROW: One (1) per thirty (30) feet, ten (10) feet wide.

Parking lot landscaping islands: One hundred sixty (160) square feet, required at end of each row; i.e., three hundred twenty (320) square feet for double row.

Parking lot landscaping—Trees: One (1) tree per island.

→ *Parking lot landscaping—Spaces:* One (1) island per twelve (12) spaces.

New plant materials—Trees: Eight (8) feet in height at planting, fifteen (15) feet at maturity.

A. *Parking lot terminal island design.* Each single and double row of parking spaces shall be terminated by landscaped islands, no less than nine (9) feet in width and no less than fifteen (15) feet in length and shall include at least one (1) tree having no branches maintained below five (5) feet in height for visibility. The remainder of the island shall be adequately landscaped with shrubs and ground cover with a height of no more than three (3) feet at maturity. Islands may contain no curbs, elevated curbs or depressed curbs.

→ **DELETE UNDERLINED SENTENCE** B. *Parking lot interior island design.* A minimum of one (1) interior island shall be provided for every fifteen (15) parking spaces or fraction thereof. One (1) tree required per island having no branches maintained below five (5) feet in height for visibility. The remainder of the island shall be adequately landscaped with shrubs and ground cover with a height of no more than three (3) feet at maturity. Islands may contain no curbs, elevated curbs or depressed curbs.

C. *New plant materials.*

1. *Trees.* A tree shall attain an average crown spread over fifteen (15) feet at maturity. Trees having an average crown spread of less than fifteen (15) feet may be substituted by grouping the same so as to create the equivalent of a fifteen-foot crown spread. All trees shall be of a species which can be maintained with a minimum of five (5) feet of trunk height. New trees shall have a minimum of two and one-half (2.5) inches diameter at breast height (DBH) measured four and one-half (4.5) feet above ground and shall be a minimum of eight (8) feet in overall height immediately after planting.
2. *Shrubs.* Shrubs shall be a minimum of one (1) foot in height when measured at the time of planting.

Sec. 14.8. Street design standards.

Streets in this overlay district shall be paved to minimum twenty-eight-foot width, with a section of eight-inch GAB, three-inch binder and one and one-half-inch surface course.

Sec. 14.9. Reserved.

Editor's note(s)—Section 14.9, formerly entitled "Signs", was deleted by Ord. No. 01-13, § 15, adopted Jan. 3, 2013.



PLANNING COMMISSION ITEM SUMMARY

MEETING DATE:	January 10, 2023
SUBCATEGORY:	Staff Update
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	Comprehensive Plan. Status of 5-Yr Update
DEPARTMENT SUMMARY RECOMMENDATION:	Northwest Georgia Regional Commission has been tasked with preparing the 5 year update to the County and its' cities Comprehensive Plan. This is a minor update to the Plan. The final draft of the Capital Improvements Element is included for review. City Council is expected to approve the CIE on Jan. 19 th . The CIE is updated and reviewed annually.
LEGAL:	N/A

DRAFT
Capital Improvements Element
2022 Annual Update:

Financial Report &
Community Work Program

City of Cartersville, GA
AS ADOPTED 01/19 /2023

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

According to the Compliance Requirements, the Annual Update:

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

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

October, 2006 last modified January 2022.

Financial Report

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

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

The required financial information for each public facility category appears in the main financial table (page 3); service area designations appear in the project tables that follow (pages 4 through 6).

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

Schedule of Improvements

In addition to the financial report, the City has prepared a five-year schedule of improvements—a

community work program (CWP)—as specified in the Compliance Requirements (Chapter 110-12-2-.03(2)(c)), which states that local governments that have a CIE must “update their entire Community Work Programs annually.”¹

According to DCA’s requirements,² the CWP must include:

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

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

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

² Chapter 110-12-1-.05(2)(c)(i).

**IMPACT FEES FINANCIAL REPORT – CITY OF CARTERSVILLE, GA
Fiscal Year 2022**

Cartersville, GA		Annual Impact Fee Financial Report - Fiscal Year 2022						
Public Facility	Libraries	Fire Protection	Police	Parks & Recreation	Roads	Admin-istration	CIE Prep (recoupment)	TOTAL
Impact Fee Fund Balance June 30, 2022	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Impact Fees Collected (July 1, 2021 through June 30, 2022)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal: Fee Accounts	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Interest Income July 1, 2021 through June 30, 2022	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
(Impact Fee Refunds)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
(Expenditures)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Impact Fee Fund Balance June 30, 2022	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Impact Fees Encumbered	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00

SCHEDULE OF IMPROVEMENTS

**The City of Cartersville amended its “Impact Fee” fee schedule to a maximum \$0.00 for all categories (units of measurement and land-use category) on September 3, 2009. All funds to that point have been properly reported in accordance with Impact Fee Financial Reporting Guidelines as can be viewed in the 2009 and 2010 financial reports. If/when a new fee schedule is established, project costs and schedule of improvements will be re-evaluated*

Public Facility:		Library						
Service Area:		City-wide						
Project Description	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Collection Materials	2007	2007	\$117,492.02	97.4%	\$114,429.35	\$0.00	\$0.00	Delayed from 2007
Collection Materials	2008	2008	\$69,321.54	97.4%	\$67,516.99	\$0.00	\$0.00	
Collection Materials	2009	2009	\$71,527.08	97.4%	\$69,664.32	\$0.00	\$0.00	
Collection Materials	2010	2010	\$73,485.48	97.4%	\$71,564.73	\$24,640.16	\$0.00	
Collection Materials	2011	2011	\$76,177.57	97.4%	\$74,198.35	\$0.00	\$0.00	
Collection Materials	2012	2012	\$78,377.17	97.4%	\$76,339.89	\$29,393.45		
Collection Materials	2013	2013	\$80,819.77	97.4%	\$78,724.32	\$0.00		
Collection Materials	2014	2014	\$83,780.63	97.4%	\$81,597.59	\$0.00		
Collection Materials	2015	2015	\$85,728.23	97.4%	\$83,487.48	\$0.00		
Collection Materials	2016	2016	\$89,175.01	97.4%	\$86,846.43	\$0.00		
Collection Materials	2017	2017	\$91,608.34	97.4%	\$89,221.83	\$0.00		
Collection Materials	2018	2018	\$94,529.75	97.4%	\$92,085.01	\$0.00		
Collection Materials	2019	2019	\$97,723.71	97.4%	\$95,191.53	\$0.00		
Collection Materials	2020	2020	\$100,669.73	97.4%	\$98,050.34	\$0.00		
Collection Materials	2021	2021	\$104,103.45	97.4%	\$101,396.58	\$0.00		
Collection Materials	2022	2022	\$106,768.72	97.4%	\$104,004.08	\$0.00		
			\$1,421,288.21		\$1,384,318.81	\$54,033.61	\$0.00	

Public Facility:		Fire Protection						
Service Area:		City-wide						
Project Description	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
New Station 4 (7,000 sf)	2007	2008	\$1,120,000.00	97.3%	\$1,089,585.42	\$0.00	n/a	To be paid by Carter Grove through agreement
Station 1 Relocation (15,000 sf)	2010	2011	\$2,625,000.00	3.3%	\$87,500.00	\$117,475.74	\$0.00	
Station 3 Relocation (7,000 sf)	2015	2016	\$1,225,000.00	14.3%	\$175,000.00	\$0.00		
New Station 5 (7,000 sf)	2021	2022	\$1,365,000.00	100.0%	\$1,365,000.00	\$0.00		
Heavy Vehicle	2007	2007	\$275,000.00	100.0%	\$275,000.00	\$0.00		Delayed from 2007
Heavy Vehicle	2007	2007	\$750,000.00	100.0%	\$750,000.00	\$0.00		Delayed from 2007
Heavy Vehicle	2021	2021	\$275,000.00	100.0%	\$275,000.00	\$0.00		
			\$7,635,000.00		\$4,017,085.42	\$117,475.74	\$0.00	

Public Facility:		Police Department						
Service Area:		City-wide						
Project Description	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Facility Space (8,400 sf)	2018	2019	\$1,470,000.00	99.4%	\$1,460,950.20	\$85,694.34	\$0.00	
			\$1,470,000.00		\$1,460,950.20	\$85,694.34	\$0.00	

Public Facility: Parks & Recreation								
Service Area: City-wide								
Project Description	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Future Park A (50 acres)	2012	2012	\$1,500,000.00	100.0%	\$1,500,000.00	\$0.00		
Future Park B (50 acres)	2018	2018	\$1,500,000.00	100.0%	\$1,500,000.00	\$0.00		
3 Track/Trails	see	remarks	\$690,000.00	96.7%	\$667,000.00	\$49,433.59	\$0.00	start date tba
2 Tennis Courts	see	remarks	\$100,460.06	100.0%	\$100,460.06	\$0.00		start date tba
2 Playgrounds	see	remarks	\$320,000.00	100.0%	\$320,000.00	\$0.00		start date tba
			\$4,110,460.06		\$4,087,460.06	\$49,433.59	\$0.00	

Public Facility: Road Improvements								
Service Area: City-wide								
Project Description	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Douthit Ferry (widening)	tba	tba	\$750,000.00	100.0%	\$750,000.00	\$31,039.18	n/a	To be paid by Carter Grove through agreement
Terrell Drive (turn lane)	tba	tba	\$166,600.00	50.0%	\$83,300.00	\$0.00	\$0.00	
Center Road (widening)	tba	tba	\$498,225.00	100.0%	\$498,225.00	\$0.00		
			\$1,414,825.00		\$1,331,525.00	\$31,039.18	\$0.00	

**2023-2027 COMMUNITY WORK PROGRAM
CITY OF CARTERSVILLE, GA**

Project Description	2023	2024	2025	2026	2027	Estimated Cost	Anticipated Funding Source(s)	Responsible Party or Parties
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Economic Development

<p>Continue to participate in the BCJDA and BC2JDA, equally with the County, and implement applicable components of the Economic Development Strategy, including:</p> <ol style="list-style-type: none"> 1. Retain / Expand Existing Industries & Attract New Ones 2. Improve Tax Digest per FTE 3. Develop Industrial Property 4. Implement the Comprehensive Financing & Administrative Plan 5. Support Workforce & Community Development 	X	X	X	X	X	n/a	General Fund	Bartow-Cartersville Joint Development Authority (BCJDA), Bartow-Cartersville Second Joint Development Authority (BC2JDA) City Council, Commissioner,
<p>Support collaboration among secondary and post-secondary education partners with each other and with employers, in regard to specialized job training programs and venues.</p>	X	X	X	X	X	n/a	General Fund	BCJDA, Chamber

Project Description	2023	2024	2025	2026	2027	Estimated Cost	Anticipated Funding Source(s)	Responsible Party or Parties
Continue to work with the Downtown Development Authority in the redevelopment of properties and attraction of businesses in the downtown. Retail recruitment through Cartersville Electric contracted recruitment services	X	X	X	X	X	n/a	DDA Budget, General Fund	Downtown Development Authority, City Council, Cartersville Electric/Electric Cities of GA, BCJDA
Market downtown as a destination specialty shops, restaurants and museums to draw people downtown	X	X	X	X	X	variable	DDA Budget, General Fund	Downtown Development Authority, City Council, Cartersville Bartow CVB

Natural and Historic Resources

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

Community Facilities

Project Description	2023	2024	2025	2026	2027	Estimated Cost	Anticipated Funding Source(s)	Responsible Party or Parties
Develop a 5-Year Capital Improvements Plan, which includes a schedule and budget for new facilities, maintenance and operation expenses, and a replacement plan for aging infrastructure within the City, based on adopted population and employment forecasts, and Levels of Service	X	X	X	X	X	n/a	General Fund	City Council
Automated Airport Weather System		X				\$220,000	Federal & State Grants	CMO

Public Works

Develop a long-range comprehensive transportation plan		X	X			Per MPO allotment	MPO	MPO Policy and Technical committees
City-wide road projects - milling and resurfacing	X	X	X	X	X	\$76000 match for LMIG	SPLOST	Public Works
Douthit Ferry Rd. improvements – road widening from SR 61/113 to Old Alabama Rd. (4 lane with median)(Right-of-way acquisition and utility relocation)			X			\$11,350,000	2020 SPLOST	Public Works
Equipment replacement	X	X	X	X	X	Variable	General Fund	Public Works

Project Description	2023	2024	2025	2026	2027	Estimated Cost	Anticipated Funding Source(s)	Responsible Party or Parties
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Stormwater Division

MS4 Compliance	X	X	X	X	X	\$50,000/yr	General Fund, Stormwater Revenue	Stormwater Division
Railroad Ditch Improvements	X	X	X	X	X	\$100,000	General Fund, Stormwater Revenue	Stormwater Division
Terrell Heights Drainage	X					\$1,800,000	ARPA	Stormwater Division
Erwin-Leake Street Pipe Upgrade	X	X				\$600,000	ARPA	Stormwater Division
Pipe Liner Project	X	X				\$350,000	ARPA	Stormwater Division
Erwin Street Ditch Stabilization		X				\$1,200,000	ARPA	Stormwater Division
West Ave Culvert Removal			X			\$600,000	ARPA	Stormwater Division
Downtown Flood Study		X				\$50,000	Stormwater Revenue	Stormwater Division

Fire Department

Project Description	2023	2024	2025	2026	2027	Estimated Cost	Anticipated Funding Source(s)	Responsible Party or Parties
Analyze current services and locational aspects of police, fire, libraries and medical services to determine appropriate densities in appropriate locations.	X	X	X	X	X	n/a	General Fund	City Council, Fire and Police Departments
Construct and place into operation Station #5/Cartergrove			X			\$4,500,000	Undetermined	City Council, Fire Department

Police Department

Demo existing building at firing range and build new training building	X	X				\$1,000,000	SPLOST	Police Department
Replace police patrol units – on going	X	X	X	X	X	\$320,000/yr	Federal asset forfeiture funds	Police Department
Purchase a Bearcat Armored Vehicle	X					\$320,000/yr	SPLOST	Police Department
Replace ALL Protective vests - ongoing	X	X	X	X	X	\$10,000/yr	General Fund	Police Department

Library

Collection Materials	X	X	X	X	X	\$552,438	General Fund	Library
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Parks & Recreation

Purchase/Develop Northside park land & development		X	X	X		\$2,825,000	2020-SPLOST	Parks and Recreation
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Project Description	2023	2024	2025	2026	2027	Estimated Cost	Anticipated Funding Source(s)	Responsible Party or Parties
Replacement of Pool Pak & Boiler at Senior Aquatic Center						COMPLETED FY21	General Fund	Parks and Recreation
Goodyear Clubhouse Renovation						COMPLETED FY21	General Fund	Parks and Recreation
Restrooms/Pavilion @ Pine Mt. Recreation Area – West Trailhead		X				\$150,000	General Fund/Grant	Parks and Recreation
Restroom/Pavilion @ Leake Mounds Trailhead		X				\$150,000	General Fund/Grant	Parks and Recreation
Dellinger Park Trail Renovation	X					\$100,000	Park Bond	Parks and Recreation
Dellinger Park Perimeter Fence Replacement				X	X	\$100,000	General Fund	Parks and Recreation
Dellinger Park Tennis Courts renovation/resurfacing	X					\$350,000	General Fund/Park Bond	Parks and Recreation
Implement the Parks and Recreation Master Plan	X	X	X	X	X	n/a (implementation is cumulative from stated projects in STWP list)	General Fund, GDOT Grant, Park Bond	Parks and Recreation
Cartersville Sports Complex Field Lighting (F#3 & F#4)		X				\$250,000	Park Bond	Parks and Recreation
Dellinger Park Tennis Lighting (Ct.6-7, 13-14) & Basketball Ct Lighting		X				\$100,000	Park Bond	Parks and Recreation

School System

Project Description	2023	2024	2025	2026	2027	Estimated Cost	Anticipated Funding Source(s)	Responsible Party or Parties
Develop a school expansion plan based on adopted forecasts of population which coordinates new facilities and residential permits.	X	X	X	X	X	n/a	School Board	Cartersville School System
Construction for a new primary school to support the Carter Grove development/city.	X					n/a	School Board	Cartersville School System

Electrical Utilities

Require a utility capacity analysis if a proposed development will severely impact adjacent or system-wide capacity	X	X	X	X	X	n/a	n/a	Electric Utility/MEAG
Area Lighting upgrades to LED	X	X	X	X	X	\$90,000/YR,avg	Electric Revenue	Electric Utility
Vehicle Replacement	X	X	X	X	X	\$1,000,000	Electric Revenue	Electric Utility
Beauflor Expansion	X					\$100,000	Electric Revenue	Electric Utility
New Highland 75 Customer		X	X			\$300,000	Electric Revenue	Electric Utility
Electric System Study	X	X	X	X	X	\$60,000	Electric Revenue	Electric Utility
Advanced Metering Infrastructure (AMI)	X	X				\$1.7M	Electric Revenue & Reserves	Electric Utility

Project Description	2023	2024	2025	2026	2027	Estimated Cost	Anticipated Funding Source(s)	Responsible Party or Parties
Underground Cable Relocation – Cass White RD			X			\$20,000	Electric Revenue	Electric Utility
Various reconductoring projects to upgrade older lines and poles to current standards	X	X	X	X	X	\$15,000/YR	Electric Revenue	Electric Utility
Main St/Center Rd. tie-line	X	X	X			\$235,000	Electric Revenue	Electric Utility
Tie line from substation #4 to Substation #12			X			\$105,000	Electric Revenue	Electric Utility
HPS to LED street lighting conversion	X	X	X	X	X	\$145,000/YR	Electric Revenue	Electric Utility

Gas Utilities

Cassville-White Road Widening: I-75 to Old Grassdale Road (Bartow County) - 4" HP steel relocation	X	X				\$100,000	Gas Revenue	Gas System
S.R. 113/Old Alabama Rd Relocation-Pumpkinvine Creek to C.R. 699: 2", 4" & 8" relocation	X	X				\$435,000	Gas Revenue	Gas System
Toyo Tire North America/Zion Road Development Area: Great Valley Parkway to Pettit Creek - 8" HP steel extension	X	X	X	X	X	\$500,000	JDA Funds	Gas System
Rowland Springs Road P.E. Extension - 6" P.E. extension, Dean Road to McCaskey Creek Road			X			\$35,000	Gas Revenue	Gas System

Project Description	2023	2024	2025	2026	2027	Estimated Cost	Anticipated Funding Source(s)	Responsible Party or Parties
Highland 75 – 6" HP steel extensions (internal)	X	X	X	X	X	\$575,000	JDA Funds	Gas System
Gilreath Road/Peeples Valley Road 6" HP Loop			X			\$75,000	Gas Revenue	Gas System
CS/1054/Douthit Ferry Rd from Old Alabama Rd to CS SR61/SR113 CSSTP-0007-00(494)		X	X			\$350,000	Gas Revenue	Gas System
S.R. 293/Kingston Hwy at Dykes Creek 0015544	X					\$250,000	Gas Revenue	Gas System
Bridge replacement of CS 963/Sugar Valley Rd at Nancy Creek 0016596	X					\$150,000	Gas Revenue	Gas System
Grassdale Rd from SR3/SR 20 0016628	X					\$75,000	Gas Revenue	Gas System
Rome-Cartersville Development Corridor 0013238		X				\$640,000	Gas Revenue	Gas System
GDOT Road Relocations	X					\$125,000	Gas Revenue	Gas System
District Regulating Station Renewals	X	X	X	X	X	\$125,000	Gas Revenue	Gas System

Water & Sewer Department

Replace Kohl's High Pressure Pump Station	X					\$2,800,000	Water & Sewer Revenue, Debt	Water & Sewer Department
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Project Description	2023	2024	2025	2026	2027	Estimated Cost	Anticipated Funding Source(s)	Responsible Party or Parties
12" Water Main – Jones Mill to Pine Vista (1.5 miles)					X	\$3,000,000	Water & Sewer Revenue, Debt	Water & Sewer Department
Replace Water Main in Crestwood S/D				X		\$2,000,000	Water & Sewer Revenue, Debt	Water & Sewer Department
Replace Water Main in Jordan Pines					X	\$1,000,000	Water & Sewer Revenue, Debt	Water & Sewer Department
High Pressure System Loop Completion		X				\$1,700,000	Water & Sewer Revenue, Debt	Water & Sewer Department
West Avenue Water Main Replacement			X			\$3,000,000	Water & Sewer Revenue, Debt	Water & Sewer Department
Downtown Water Main Replacement – Phase 2			X			\$2,500,000	Water & Sewer Revenue, Debt	Water & Sewer Department
Continue loop of City with 36" line from Old Mill to Mission Rd.			X			\$12,000,000	Water & Sewer Revenue, Debt	Water & Sewer Department
Water line – Replace old 10" on Cherokee from Erwin Street to Cassville Road (~2,000 ft) with 12"				X		\$850,000	Water & Sewer Revenue, Debt	Water & Sewer Department
Fire Hydrant Replacement Program	X	X	X	X	X	\$20,00/YR	Water & Sewer Revenue, Debt	Water & Sewer Department
Water meter change out (AMI)	X	X				\$4,500,000	Water & Sewer Revenue, Debt	Water & Sewer Department

Project Description	2023	2024	2025	2026	2027	Estimated Cost	Anticipated Funding Source(s)	Responsible Party or Parties
Replace asbestos cement main from Zena Dr to County Meter Pit (~2,000 feet – 12")			X			\$750,000	Water & Sewer Revenue, Debt	Water & Sewer Department
New Water Dept. Office/Lab Complex	X	X				\$12,000,000	Water & Sewer Revenue, Debt	Water & Sewer Department
Water/Sewer Rate Study	X	X				\$100,000	Water & Sewer Revenue, Debt	Water & Sewer Department
WTP Lagoon Dredge	X					\$3,000,000	Water & Sewer Revenue, Debt	Water & Sewer Department
Sewer Inflow & Infiltration Elimination Program	X	X	X	X	X	\$60,000/YR	Water & Sewer Revenue, Debt	Council, Water & Sewer Department
Mission Rd Sewer Replacement – Phase 3	X					\$2,500,000	Water & Sewer Revenue, Debt	Council, Water & Sewer Department

Housing

Pursue opportunities with the Etowah Area Consolidated Housing Authority as a partner in the creation of affordable housing	X	X	X	X	X	n/a	Housing Authority Budget	Housing Authority
Pursue opportunities for partnerships with non-profit agencies in the creation of affordable housing opportunities	X	X	X	X	X	n/a	General Fund	City Council
Increase code enforcement within targeted neighborhoods of the City	X	X	X	X	X	n/a	General Fund	Planning

Project Description	2023	2024	2025	2026	2027	Estimated Cost	Anticipated Funding Source(s)	Responsible Party or Parties
Address crime concerns in selected neighborhoods – on going	X	X	X	X	X	variable	General Fund	Police Dept
Continue to implement the mechanisms in place to foster the development of alternative forms of housing, such as mixed-use zoning, overlay districts, supplemented by the Character Area objectives and design guidelines	X	X	X	X	X	n/a	General Fund	City Council, Planning
Support the initiatives, projects and activities developed through the Georgia Initiative for Community Housing committee.	X	X	X	X	X	n/a	General Fund	City Council

Land Use

Update land use and zoning maps	X	X	X	X	X	\$3,000/year	General Fund	Planning, GIS
Follow up on Hotel/motel code enforcement compliance	X	X	X	X	X	n/a	General Fund	Planning
Investigate opportunities to increase housing in the downtown area	X	X				n/a	General Fund	City Council, Planning
Identify strategies and recommended improvements as outlined in the adopted 2010 Urban Redevelopment Plan for North Towne, North west Industrial and South Industrial areas	X					n/a	General Fund	City Council, Planning
Refine, and create an Overlay District for the Tennessee Street Corridor	X					\$200,000	General Fund and/or Transp.grant	City Council, Cartersville Bartow MPO

Project Description	2023	2024	2025	2026	2027	Estimated Cost	Anticipated Funding Source(s)	Responsible Party or Parties
Develop a public art program, and identify streetscape, lighting and associated elements design opportunities throughout the City, for civic facilities, public spaces and into roadway design.	X					variable	Grants, General Fund	DDA, City Council,
Create gateway features to highlight the entrances to special places and a strong identity program for unique historical resources, street signs with neighborhood names, and destination signs pointing to and from points of interest	X	X	X	X	X	variable	General Fund	City Council, DDA
Continue "Quiet Zone" efforts.	X	X	X	X		\$2,500,000	2020 SPLOST	Engineering, DDA, Council