CARTERSVILLE
CITY COUNCIL MEETING

Council Chambers, Third Floor of City Hall
Thursday, February 04, 2021 at 7:00 PM

AGENDA

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

CITY MANAGER:
Dan Porta

CITY ATTORNEY:
David Archer

CITY CLERK:
Julia Drake

Work Session - 6:00 PM

Regular Meeting - 7:00 PM

OPENING OF MEETING

Invocation

Pledge of Allegiance

Roll Call

COUNCIL MEETING MINUTES

1. January 21, 2021 Meeting Minutes

APPOINTMENTS

2. Appointment and Swearing in of Assistant Municipal Court Judge

3. Appointment/Reappointment of DDA Board Members

PUBLIC HEARING - 2ND READING OF ZONING/ANNEXATION REQUESTS

4. Z21-01. Rezoning from General Commercial w/ Special Use Permit for apartments (G-C w/SUP) to Multi-family (MF-14) for an apartment community. 25.79 acres located at the SE quadrant of the intersection of Hwy 20 & Hwy 411 (Across from Savoy)

BID AWARD/PURCHASES

5. Sales Tax Recovery Payment

6. Jackson Farm Planned Development Relocation Agreement
   SP-20-002

TABLED ITEMS

7. AZ20-04 175 E. Main St.

8. Z20-03 175 E. Main St.

ADJOURNMENT

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

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

CITY COUNCIL ITEM SUMMARY

MEETING DATE:	January 21, 2021
SUBCATEGORY:	City Council Minutes
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	January 21, 2021
DEPARTMENT SUMMARY RECOMMENDATION:	The minutes from the January 21, 2021 City Council Meeting have been uploaded for your review and approval.
LEGAL:	N/A

City Council Meeting
10 N. Public Square
January 21, 2021
6:00 P.M. – Work Session
7:00 P.M. – Council Meeting

WORK SESSION

Mayor Matthew Santini opened Work Session at 6:02 P.M. Council Members discussed each item from the agenda with corresponding Staff Member.

A motion was made by Council Member Hodge to enter into Closed Session regarding Personnel.

Mayor Santini closed Work Session at 7:02 P.M.

OPENING MEETING

Invocation by Council Member Cooley.

Pledge of Allegiance led by Council Member Roth.

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

Absent: Taff Wren, Council Member Ward Six

REGULAR AGENDA

COUNCIL MEETING MINUTES

1. **January 7, 2021 Meeting Minutes and Amended January 2, 2020/January 16, 2020 City Council Meeting Minutes**

A motion to approve the January 7, 2021, January 2, 2020, and January 16, 2020 Council Meeting Minutes as presented was made by Council Member Fox and seconded by Council Member Hodge. Motion carried unanimously. Vote: 5-0

APPOINTMENTS

2. **Appointment and Swearing in of Municipal Court Judge**

Keith Lovell, Assistant City Attorney explained the annual requirement to swear in the head Municipal Court Judge. Staff recommended keeping longtime Judge Harry White.

A motion was made to appoint and swear in Harry White as Municipal Court Judge by Council Member Hodge and seconded by Council Member Roth. Motion carried unanimously. Vote: 5-0

City Clerk, Julia Drake, swore in Municipal Court Judge, Harry White.

3. Appointment and Swearing in of Assistant Municipal Court Judge

Assistant Municipal Court Judge Samir Patel was unable to attend the January 21, 2021 City Council Meeting and will be rescheduled for a future meeting.

4. Appointment and Swearing in of Assistant Municipal Court Judge

Mr. Lovell explained the annual requirement to swear in the Assistant Municipal Court Judge. Staff recommended keeping longtime Assistant Municipal Court Judge, Jay Choate.

A motion was made to appoint and swear in Jay Choate as Assistant Municipal Court Judge by Council Member Hodge and seconded by Council Member Roth. Motion carried unanimously. Vote: 5-0

City Clerk, Julia Drake, swore in Assistant Municipal Court Judge, Jay Choate.

PUBLIC HEARING – 1ST READING OF ZONING/ANNEXATION REQUESTS

Mayor Matthew Santini recuses himself from the Council Chambers. Mayor Pro-Tem, Calvin Cooley called the next item.

5. Z21-01: Rezoning from General Commercial w/ Special Use Permit for apartments (G-C w/SUP) to Multi-family (MF-14) for an apartment community. 25.79 acres located at the SE quadrant of the intersection of Hwy 20 & Hwy 411 (Across from Savoy)

Randy Mannino, Planning and Development Department Head, stated that the property had been properly posted, advertised, and adjacent property owners had been notified. The overall tract is approximately 36 acres. The entire tract is currently zoned G-C and a Special-Use was approved in October of 2019 to allow for a mixed-use project on approximately 15.56 acres of the subject property (SU19-04). The Special Use allows for apartments above retail and office space in four of the eight proposed buildings. The approval is for 210 apartment units with a breakdown of 154 one-bedroom & 56 two-bedroom. The proposed application will render the previous Special Use approval null and void if approved.

The applicant is requesting the rezoning of 25.79 acres of the 36 acre tract from G-C & *G-C w/SUP to MF-14 for the construction of 240 apartment units housed within 10 residential buildings. The proposal includes studios (24), 1 bedroom (96), 2 bedrooms (96), & 3 bedrooms (24) units.

The project access will be from Hwy 20 across from the Savoy Museum. The majority of the frontage of the tract along Hwy 411 and Hwy 20 will remain G-C (10.117 acres).

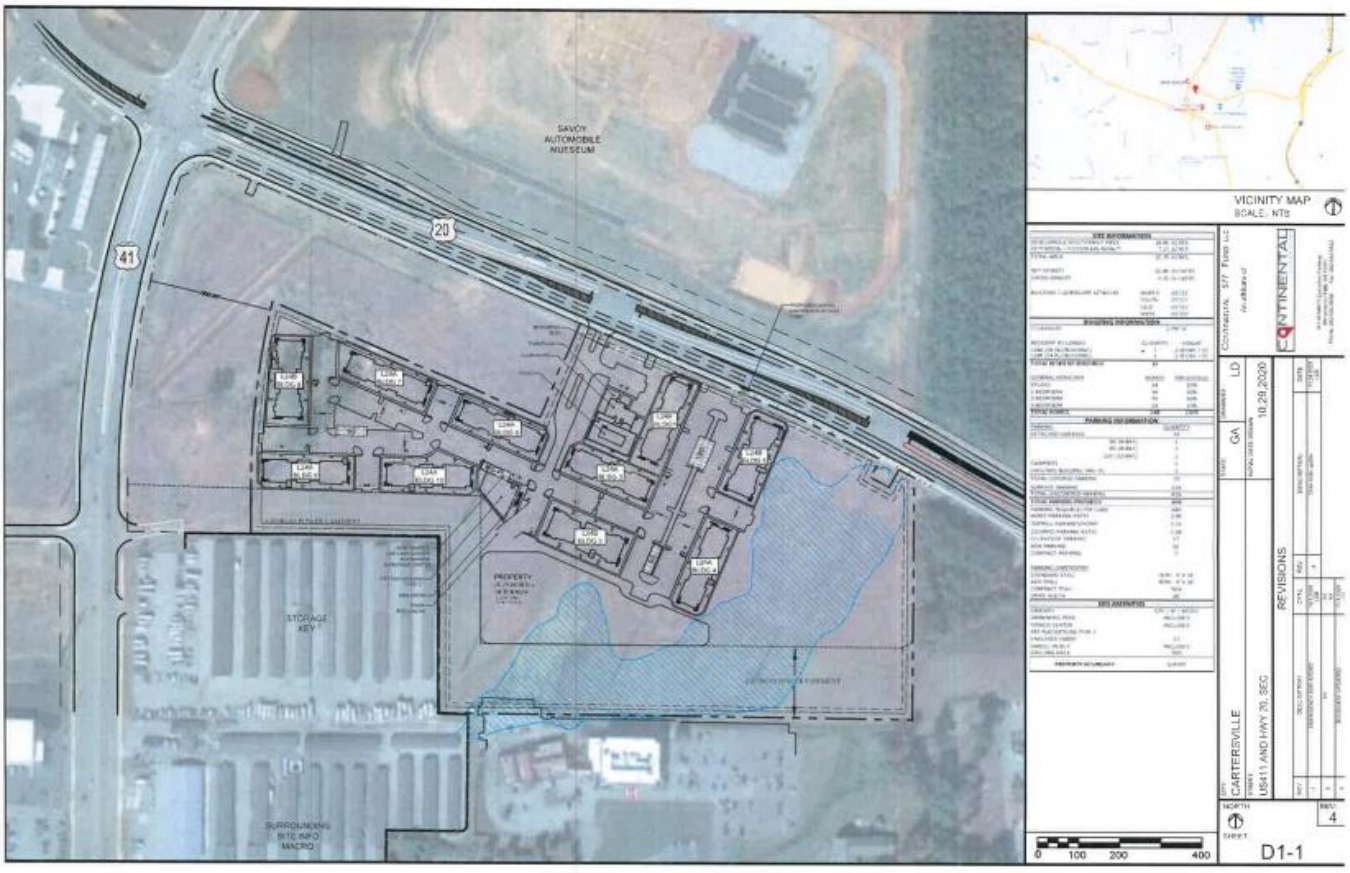
The overall density with 240 units will be 9.3 units per gross acre. With 7.13 acres of floodplain and detention pond, the net density is 12.86 units per acre. For comparison, the Avonlea Apartments at 950 E. Main St. have 228 units on 16.68 acres with a density of 13.7 units per acre. Planning Commission recommends approval.

Public Hearing open.

Edwin Wise, W 134-8675 Executive Pkwy, Wisconsin, came forward to speak for the item.

With no one else to come forward, the Public Hearing was closed.

This is a first reading and no vote is required.



Mayor Santini returned to the Council Chambers.

CONTRACTS/AGREEMENTS

6. GDOT Indemnity Agreement

Dan Porta, City Manager, stated Public Works is moving forward with the stormwater/sidewalk project between Attaway Drive and Plymouth Drive on West Avenue (SR 61). This project will include sidewalk extensions and stormwater improvements on both sides of West Avenue. Public Works will be completing the work with our own forces. In order to work within GDOT right of way, the City of Cartersville will need to sign an indemnification agreement with the Georgia Department of Transportation.

In order to acquire a permit for this project, Public Works recommended approval of the attached indemnification agreement. It is anticipated that less than $50,000 will be used from General Fund.

A motion to approve GDOT Indemnity Agreement was made by Council Member Fox and seconded by Council Member Stepp. Motion carried unanimously. Vote: 5-0

7. Jackson Farm Planned Development Relocation Agreement SP-20-002

Michael Hill, Gas Department Head, stated the existing natural gas facilities along Mission Road conflict with the development of the above-referenced project. Attached is the Relocation Agreement between the City of Cartersville and the Developer. The Developer will reimburse the City all costs associated with the relocation, estimated to total $30,970.36. Staff recommended approval of this agreement.

A motion to approve Jackson Farm Planned Development Relocation Agreement SP-20-002 was made by Council Member Fox and seconded by Council Member Cooley. Motion carried unanimously. Vote: 5-0

A motion was made to add an item to the agenda. Motion was made by Council Member Hodge and seconded by Council Member Stepp. Motion carried unanimously. Vote: 5-0

BID AWARD/PURCHASES

8. Duo MFA Support Renewal

Steven Grier, FiberCom Manager, stated that the FiberCom Department requesting approval to pay ($10,488.00) to CDWG for annual support of our Cisco 2 factor

authentication system. This system is used on all city computers and servers for added login security. This is a budgeted item.

A motion to approve Duo MFA Support Renewal was made by Council Member Stepp and seconded by Council Member Fox. Motion carried unanimously. Vote: 5-0

9. Everbridge Renewal

Annalee Penny, Public Relations & Communications Manager, stated this is the annual renewal quote for Everbridge, our mass notification system is in the amount of $7,524.56. This contract will extend our agreement until January 28, 2022.

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

CHANGE ORDER

10. WPCP Upgrade Change Order #4

Sidney Forsyth, Water Department Assistant Director, stated Construction of the Nutrient Removal Upgrade Project at the Water Pollution Control Plant (WPCP) has been underway for approximately twenty-one (21) months. The project is proceeding well and is approximately 80 percent complete. During the last six (6) months, we have upgraded two existing secondary clarifiers, installed four turbo blowers, placed two refurbished bioreactors in service on new automated control system, completed the refurbishment of three belt filter presses, installed a new return activated sludge pump, began construction of the tertiary filtration system and the replacement of three screw lift pumps.

Previous change orders have resulted in a net reduction in cost of the project by $518,641.22. Change Order No. 4 increases cost by $19,895.02 as outlined in the attached summary. This change order also adds 15 days to the contract performance period due to weather. The bulk of the additional costs for this change order are for replacing old electrical conductors at the primary lift station, and adding additional safety handrails as requested by the City. Additionally, there are significant credits for resident project representative overtime reimbursement and work done by City crews.

The net financial impact of all change orders (including Change Order No. 4) is a reduction of the original contract amount by $498,746.20. If approved, this change order will result in a new contract amount of $37,064,136.44.

Staff recommended this Charge Order for approval. This is a bond funded project. All expenses related to the project will be allocated to account 505.3330.54.1347 – Nutrient Removal Modifications.

A motion to approve WPCP Upgrade Change Order #4 was made by Council Member Fox and seconded by Council Member Roth. Motion carried unanimously. Vote: 5-0.

ADDED ITEM

11. Quit Claim Deed – 197 Etowah Dr.

Mr. Mannino stated the above noted property was purchased as part of the "First Time Homebuyers Program". The applicants have fulfilled their obligation of five year's ownership as set forth in the program. They have requested the Quit Claim Deed release at this time in order to complete a refinance of the property.

This is a standard process, and since the applicant has fulfilled their obligation, staff recommends your approval to authorize said release.

A motion was made to approve the Quit Claim Deed by Council Member Cooley and seconded by council Member Fox. Motion carried unanimously. Vote: 5-0

MONTHLY FINANCIAL STATEMENT

12. November 2020 Financial Report

Tom Rhinehart, Finance Department Head, gave an overview of the November 2020 Financial Report by comparing the numbers to November 2019.

TABLED ITEMS

1. **AZ20-04 175 E. Main Street**
2. **Z20-03 175 E. Main Street**

LAST REMARKS

Mr. Porta gave an update on Water Department Head, Bob Jones, stating Mr. Jones had been hospitalized due to Covid-19. In addition to Covid-19, Mr. Jones also has pneumonia. On January 14, 2021, Mr. Jones was placed on a ventilator in the Critical Care Unit. As of today, Mr. Jones is improving. He still has an infection and hoping with further treatment and antibiotics, Mr. Jones will have a full recovery.

A motion to adjourn the meeting was made by Council Member Cooley and needing no second. Motion carried unanimously. Vote: 5-0

Meeting Adjourned

/s/ _____
Matthew J. Santini
Mayor

ATTEST:
/s/ _____
Julia Drake
City Clerk

CITY COUNCIL ITEM SUMMARY

MEETING DATE:	February 4, 2021
SUBCATEGORY:	Appointments
DEPARTMENT NAME:	Administration
AGENDA ITEM TITLE:	Appointment and Swearing in of Assistant Municipal Court Judge
DEPARTMENT SUMMARY RECOMMENDATION:	This is the annual reappointment of Assistant Municipal Court Judge Samir Patel, as required according to statute per Keith Lovell.
LEGAL:	Reviewed by Archer & Lovell

CITY COUNCIL ITEM SUMMARY

MEETING DATE:	February 04, 2021
SUBCATEGORY:	Appointments
DEPARTMENT NAME:	Downtown Development Authority
AGENDA ITEM TITLE:	Appointment/Reappointment of DDA Board Members
DEPARTMENT SUMMARY RECOMMENDATION:	Pam Wilson's term on the DDA Board will expire 02-18-21. Staff recommends Mollie Cole for appointment to the DDA board and her term will end 2-18-2025. If reappointed, Dan Kramer will continue serving and his term will end 2-18-2025.
LEGAL:	N/A

Cartersville
Downtown Development Authority

DDA Board Member Application

1. Name: Mollie Cole

2. Address: 5450 GA-20

Cartersville, GA 30121

3. Phone: (Day) _____ (Evening) _____ (Cell) 470-642-1743

4. Email: msmith@cartersvillebartowcvb.org

5. Resident of: (Cartersville) Yes (Bartow County) _____ (Other)

6. Duration of residency: 5 years

7. Are you the owner or representative of a licensed downtown business? No

8. Name of business:

9. Address of business:

10. How long has the business been licensed?

11. Where are you currently employed? Cartersville-Bartow Convention and Visitors Bureau

12. What is your current position? Marketing Director

13. How long have you been with this company? 3 years

Either in the space below, or on an attachment, please list any special skills or experience that you feel would strengthen the Downtown Development Authority. (*Professional experience, previous board experience, volunteerism, personality characteristics, et cetera may all be considered.)*

Former events coordinator for City of Adairsville and director of Adairsville DDA.

Marketing Director for Cartersville-Bartow Convention and Visitors Bureau.

Secretary for Northwest Georgia Travel Association. Member of Bartow Hospitality Association.

Extensive experience in real estate and retail development.

Worked with DDA on strategic planning in 2020 and as a member of Team Bartow since 2018.

CITY COUNCIL ITEM SUMMARY

MEETING DATE:	February 4, 2021
SUBCATEGORY:	Public Hearing – 2nd Reading of Zoning/Annexation Requests
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	Z21-01. Rezoning from General Commercial w/ Special Use Permit for apartments (G-C w/SUP) to Multi-family (MF-14) for an apartment community. 25.79 acres located at the SE quadrant of the intersection of Hwy 20 & Hwy 411 (Across from Savoy)
DEPARTMENT SUMMARY RECOMMENDATION:	The overall tract is approximately 36 acres. The entire tract is currently zoned G-C and a Special-Use was approved in October of 2019 to allow for a mixed-use project on approximately 15.56 acres of the subject property (SU19-04). The Special Use allows for apartments above retail and office space in four of the eight proposed buildings. The approval is for 210 apartment units with a breakdown of 154 one-bedroom & 56 two-bedroom. The proposed application will render the previous Special Use approval null and void if approved. The applicant is requesting the rezoning of 25.79 acres of the 36 acre tract from G-C & *G-C w/SUP to MF-14 for the construction of 240 apartment units housed within 10 residential buildings. The proposal includes studios (24), 1 bedroom (96), 2 bedrooms (96), & 3 bedrooms (24) units. The project access will be from Hwy 20 across from the Savoy Museum. The majority of the frontage of the tract along Hwy 411 and Hwy 20 will remain G-C (10.117 acres). The overall density with 240 units will be 9.3 units per gross acre. With 7.13 acres of floodplain and detention pond, the net density is 12.86 units per acre. For comparison, the Avonlea Apartments at 950 E. Main St. have 228 units on 16.68 acres with a density of 13.7 units per acre. Planning Commission recommends approval.
LEGAL:	Legal ads have been run, signs posted, and adjacent property owners have been notified.

ZONING SYNOPSIS

Petition Number(s): **Z21-01**

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: **Continental 571 Fund LLC**

Representative: **Gwen Wheeler, Development Director**

Property Owner: **Highlands Investment**

Property Location: **Southeast corner of Hwy 20 & Hwy 411 (C101-0001-001)**

Access to the Property: **Hwy 20**

Site Characteristics:

Tract Size: Acres: **25.79** District: **4th** Section: **3rd** LL(S): **50 &51**

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

LAND USE INFORMATION

Current Zoning: **G-C (General Commercial) w/ SUP for multi-family**
Proposed Zoning: **MF-14 (Multi-Family Residential)**
Proposed Use: **Multi-Family Residential/Apartments**

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

The Future Development Plan designates the subject property as: **Highlands**

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

ZONING ANALYSIS

Site History:

The overall tract is approximately 36 acres. The entire tract is currently zoned G-C and a Special-Use was approved in October of 2019 to allow for a mixed-use project on approximately 15.56 acres of the subject property (SU19-04). The Special Use allows for apartments above retail and office space in four of the eight proposed buildings. The approval is for 210 apartment units with a breakdown of 154 one-bedroom & 56 two-bedroom. The proposed application will render the previous Special Use approval null and void if approved.

Project Summary:

The applicant is requesting the rezoning of 25.79 acres of the 36 acre tract from G-C & *G-C w/SUP to MF-14 for the construction of 240 apartment units housed within 10 residential buildings. The proposal includes studios (24), 1 bedroom (96), 2 bedrooms (96), & 3 bedrooms (24) units.

The project access will be from Hwy 20 across from the Savoy Museum. The majority of the frontage of the tract along Hwy 411 and Hwy 20 will remain G-C (10.117 acres).

The overall density with 240 units will be 9.3 units per gross acre. With 7.13 acres of floodplain and detention pond, the net density is 12.86 units per acre. For comparison, the Avonlea Apartments at 950 E. Main St. have 228 units on 16.68 acres with a density of 13.7 units per acre.

The Future Development Map identifies the Character Area as "Highlands".

The Future Land Use Map identifies the proposed site as "Commercial". The proposed site has been expected to develop with a multi-family (apartment) component as seen by the October 2019 SUP approval. "Commercial Mixed-Use" may be a better category for the area.

City Department Comments

Electric: Takes no exception.

Fibercom: Takes No Exception

Fire: Z20-01- Cartersville Fire Department takes no exceptions to the rezoning request provided all adopted codes, ordinances, and development regulations are able to be met, including a minimum water demand of 1250 gpm @ 20 psi for 20 minutes.(These comments came from SU19-04)

Gas: Takes No Exception

Public Works: Does not oppose requested zoning.

Water and Sewer: The Cartersville Water Department "Takes No Exception" to the requested rezoning, but per the attached comments, the Owner/Developer is responsible for development of a water and sewer layout in compliance with Cartersville Development Regulations. (These comments came from SU19-04)

Cartersville School District:
At time of this writing (1/12/2021), the superintendent has not provided written response to the request.

Public Comments:
None received as of 1/5/2021.

STANDARDS FOR EXERCISE OF ZONING POWERS.

1. *The existing land uses and zoning of nearby property.*
   Property to the north is zoned G-C and is currently being developed as the Savoy Auto Museum. The property on the west side of 411 is G-C and has a new Speedway convenience store. To the south is zoned G-C with a mini-warehouse facility and County C-1 with medical offices. To the east is Bartow County Emergency services and some Board of Regents property.

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

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

4. *Whether the subject property has a reasonable economic use as currently zoned.*
   The property has a reasonable economic use as currently zoned. General Commercial is a highly desirable commercial category.

5. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*
   The zoning proposal would permit a use that is suitable in view of the use of the adjacent commercial use properties.

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

7. *Whether the zoning proposal is in conformity with the current future development plan and community agenda of the comprehensive land use plan as currently adopted or amended in the future.*
The zoning proposal does not seem conform to the Future Land Use Map if considering apartments to be a housing development. If apartments are viewed as a business that leases tenant space, then the commercial designation may be appropriate. A more appropriate land use map category may be "Commercial- Mixed Use" which is designated further west. Commercial-Mixed Use allows for a variety of housing choices mixed with commercial uses.

8. *Whether the zoning proposal will result in a use which will or could adversely affect the environment, including but not limited to drainage, wetlands, groundwater recharge areas, endangered wildlife habitats, soil erosion and sedimentation, floodplain, air quality, and water quality and quantity.*
Development resulting from an approved zoning proposal would be required to meet all local, state, and federal environmental and development regulations.

9. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.*
The proposed use should not burden existing streets, transportation facilities or, utilities. The portion of roadway (Hwy 20) that the site will be accessed from has recently been improved to a multi-lane median controlled facility, and the proposed driveway is to be located at an existing median cut. The Cartersville School System has expressed their opinion on apartments in previous cases, but no comments have been received at this time.

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

STAFF RECOMMENDATION:

The applicant has also submitted an amenity package including club house and pool, and stated they are fine with including those additions as conditions of zoning. Staff has no objections to the request.

PLANNING COMMISSION RECOMMENDATION:

APPROVAL

Application for Rezoning

City of Cartersville

Case Number: EZ1-01

Date Received: 11/25/2020

Public Hearing Dates:

Planning Commission 1/12/21 5:30pm **1st City Council** 1/21/21 7:00pm **2nd City Council** 2/4/21 7:00pm

Applicant Continental 571 Fund LLC (printed name)

Office Phone 262-502-5500

Address W134 N8675 Executive Parkway

Mobile/ Other Phone

City Menomonee Falls State WI Zip 53051 Email

Gwyn Wheeler, Development Director

Representative's printed name (if other than applicant)

Continental 571 Fund LLC by: Continental Properties Company Inc, its manager

Phone (Rep) 262-532-9352

Email (Rep) gwheeler@cproperties.com

Gwyn Wheeler Development Director

Representative Signature

Applicant Signature

Signed, sealed and delivered in presence of:

E. A. Rivers

Notary Public

My commission expires: 7/14/23

Signed in Waukesha County, WI

ERIN A. RIVERS NOTARY PUBLIC STATE OF WISCONSIN

Barry Henderson for:

* Titleholder Highlands Investment Associates, LLC (titleholder's printed name)

Phone 7707157037

Address 4 Howard Heights Cartersville, GA

Email bhendersoncompanies@gmail.com

Signature Barry Henderson

Signed, sealed, delivered in presence of:

Meredith Ulmer

Notary Public

My commission expires: 7/24/24

Meredith Ulmer NOTARY PUBLIC Bartow County

Present Zoning District GC

Requested Zoning MF-14

Acreage 25.79 Land Lot(s) 50 & 51 District(s) 4th Section(s) 3rd

Location of Property: Near South East Corner of Hwy 411 and Hwy 20

(street address, nearest intersections, etc.)

Reason for Rezoning Request: Proposed 240 unit multifamily community - see enclosures

(attach additional statement as necessary)

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

Application for Rezoning

City of Cartersville

Case Number: _____

Date Received: _____

Public Hearing Dates:

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

Applicant Continental 571 Fund LLC (printed name) Office Phone 262-502-5500

Address W134 N8675 Executive Parkway Mobile/ Other Phone _____

City Menomonee Falls State WI Zip 53051 Email _____

Gwyn Wheeler Phone (Rep) 262-532-9352

Representative's printed name (if other than applicant)

Email (Rep) gwheeler@cproperties.com

_____ _____

Representative Signature Applicant Signature

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

_____

Notary Public

Barry Henderson for:

* Titleholder Highlands Investment Partners, LLC Phone 7707157037

(titleholder's printed name)

Address 4 Howard Heights Cartersville, GA Email bhendersoncompanies@gmail.com

Signature Barry Henderson

Signed, sealed, delivered in presence of: My commission expires: 11/24/24

Meredith Ulmer

Notary Public

NOTARY PUBLIC Meredith Ulmer Bartow County

Present Zoning District GC Requested Zoning MF-14

Acreage _____ Land Lot(s) _____ District(s) _____ Section(s) _____

Location of Property: Near South East Corner of Hwy 411 and Hwy 20

(street address, nearest intersections, etc.)

Reason for Rezoning Request: Proposed 240 unit multifamily community - see enclosures

(attach additional statement as necessary)

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

CAMPAIGN DISCLOSURE REPORT FOR REZONING ACTIONS

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

Date of Application: 11/23/2020

Date Two Years Prior to Application: 11/23/2018

Date Five Years Prior to Application: 11/23/2015

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

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

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

Continental 571 Fund LLC by: Continental Properties Company Inc, its manager

Gwyn Wheeler 11/23/2020

Signature Date

Gwyn Wheeler, Development Director

Print Name

CONTINENTAL PROPERTIES

W134 N8675 Executive Parkway • Menomonee Falls, WI 53051-3310 • Telephone: 262.502.5500 • Facsimile: 262.502.5522

EXISTING CONDITIONS

The subject site under consideration for rezoning and development is located at the intersection of US 411 and Highway 20. The site is currently an empty field and is zoned General Commercial (G-C).

PROJECT PROPOSAL

Continental communities are generally located within vibrant growing municipalities across the nation, with convenient access to employment and near to prime shopping, dining, and entertainment venues. Cartersville, GA offers the conveniences and civic amenities that attract certain demographic segments who prefer to rent rather than own their homes including both young professionals and active adults 55 and up. Nationally, trends continue to show that of new households created 59 percent are rental households (National Multi-Housing Council, 2015).

The proposed Authentix Cartersville community is located along Highway 20 on a parcel that sits near the intersection of US 411 and Highway 20 as shown on the enclosed site plan. Continental 571 Fund LLC ("Continental") proposes an *attainable*, market-rate apartment community on 25.79 acres of the site in Cartersville, GA.

Continental proposes 240 apartment homes within 10 residential buildings throughout the site. The Authentix Cartersville community will feature two building variations, that offer a townhouse-style building design two stories in height with private, ground-level entrances to each unit on the first floor, and shared entries to the second-floor apartment homes. All residential buildings would contain a mix of studio, 1-bedroom, 2-bedroom, and 3-bedroom units. The community will also feature a clubhouse that will serve as the onsite leasing office for the award-winning Continental property management. Residents will have 24-hour access to the clubhouse as it will serve as a workout center that also features a pool.

The entire 35.90-acre parcel is currently zoned General Commercial (G-C), which is intended for commercial and industrial uses. The Authentix Cartersville proposal will require the subject site to be divided into two parcels. One will remain General Commercial (10.117 ac), the other is requested to be rezoned to the City's MF-14 Multifamily Dwelling District equating to 25.79 acres. The planned density of the Authentix Cartersville proposal is 13.29 homes per acre

Density Calculation:
240 units/(25.79 acres of developable land - 7.13 acres of floodplain & detention pond) =
13.29 du/acre

CONTINENTAL PROPERTIES

W134 N8675 Executive Parkway • Menomonee Falls, WI 53051-3310 • Telephone: 262.502.5500 • Facsimile: 262.502.5522

UNIT TYPE	NUMBER OF UNITS
STUDIO	24
1-BEDROOM	96
2-BEDROOM	96
3-BEDROOM	24

UNIT TYPE	UNIT SIZE
STUDIO	544-622 SF
1-BEDROOM	650-712 SF
2-BEDROOM	923-1,040 SF
3-BEDROOM	1,277-1,348 SF

UTILITY CONFIRMATION

Please see the attached letter from Daniel Manny at the Bartow County Water Department, confirming Water and Sewer availability at the subject site.

DEVELOPMENT STANDARDS FOR ZONING DISTRICT

Continental 571 Fund LLC's proposal to rezone the site located at US 411 and Highway 20 to MF-14 will meet the Development Standards for the proposed zoning district (MF-14).

ACCESS REQUIREMENTS

The Authentix Cartersville proposal will meet the access requirements of the City's development regulations in addition to the Georgia DOT requirements.

BARTOW COUNTY
Water Department

Steve Taylor, Sole Commissioner
Lamont Kiser, PE, Director

November 9, 2020

Gwyn Wheeler
Continental Properties Company, Inc.
W134 N8675 Executive Parkway
Menomonee Falls, WI 53051-3310

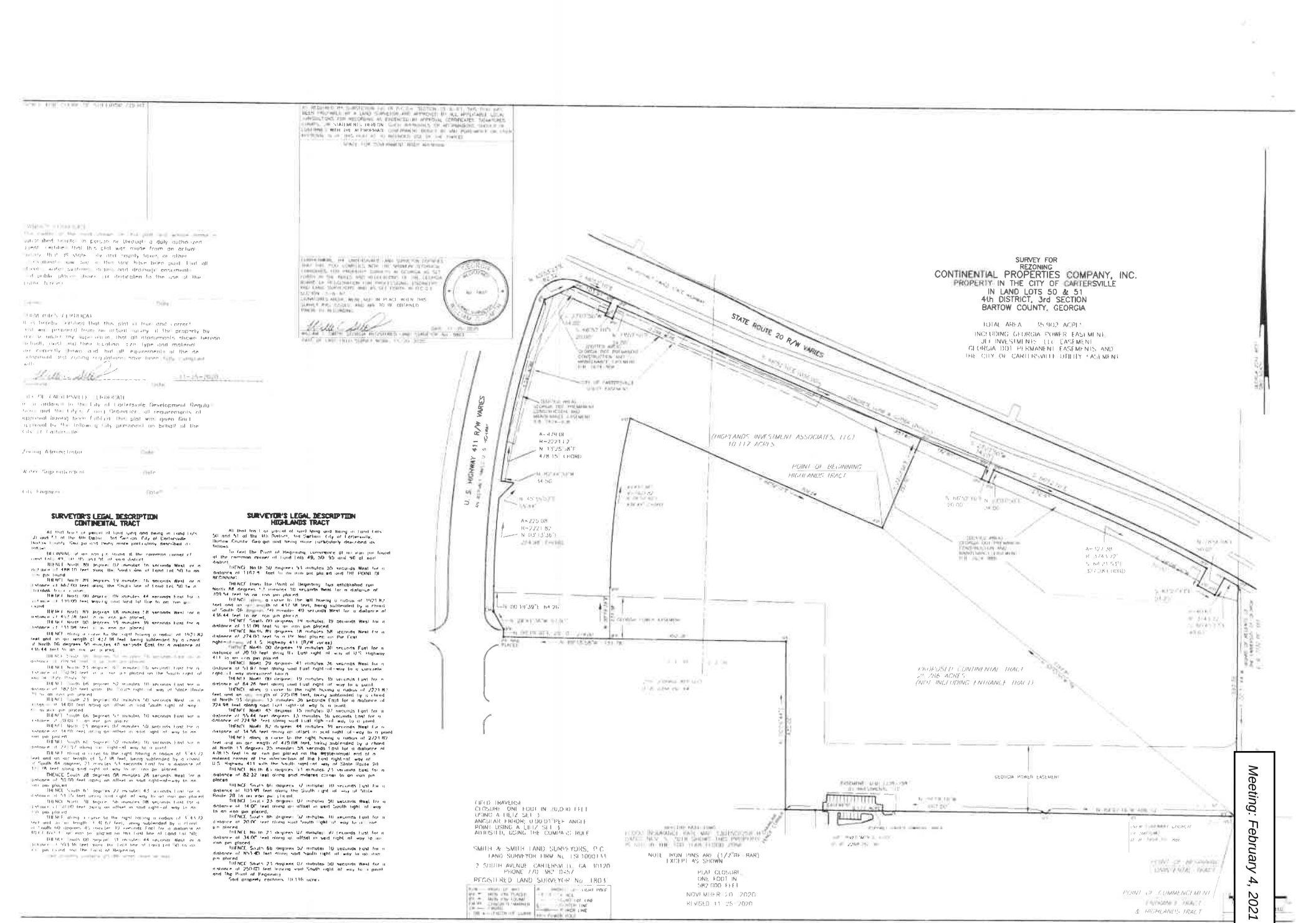
RE: Water & Sewer Service Availability Statement
Highway 411 & Highway 20 Intersection - Parcel # C101-0001-001

Ms. Wheeler:

This letter confirms to the interested person(s) that a 12-inch water line along Hwy 411 is available from the Bartow County Water Department for the above referenced parcel. A 10-inch gravity sanitary sewer line along the rights-of-way of Highway 411 & Highway 20 is available by Bartow County Water Department at this location. Adequacy of capacity must be confirmed and approved based upon submission of development drawings along with anticipated design usage and flows from the developer and allocation of capacity is valid for a term no greater than 180 days from the above indicated date of this service availability statement and is renewable provided said project is moving forward and renewal request is submitted in writing prior to expiration. This request must also include the status of the project and expected construction schedule of the required infrastructure. If you have any additional questions, please feel free to contact the Bartow County Water Department.

Sincerely,

Daniel B. Manny, P.E.
Assistant Director
Bartow County Water Dept.


SURVEY FOR
REZONING
CONTINENTIAL PROPERTIES COMPANY, INC.
PROPERTY IN THE CITY OF CARTERSVILLE
IN LAND LOTS 50 & 51
4th DISTRICT, 3rd SECTION
BARTOW COUNTY, GEORGIA
TOTAL AREA 95.902 ACRES
INCLUDING GEORGIA POWER EASEMENT,
JLF INVESTMENTS, LLC EASEMENT,
GEORGIA DOT PERMANENT EASEMENTS, AND
THE CITY OF CARTERSVILLE UTILITY EASEMENT
STATE ROUTE 20 R/W VARIES
U.S. HIGHWAY 411 R/W VARIES
(HIGHLANDS INVESTMENT ASSOCIATES, LLC)
10.112 ACRES
POINT OF BEGINNING
HIGHLANDS TRACT
PROPOSED CONTINENTIAL TRACT
77.786 ACRES
(NOT INCLUDING ENTRANCE TRACT)
GEORGIA POWER EASEMENT
POINT OF BEGINNING
CONTINENTIAL TRACT
POINT OF COMMENCEMENT
ENTRANCE TRACT
& HIGHLANDS TRACT
SURVEYOR'S LEGAL DESCRIPTION
CONTINENTIAL TRACT
SURVEYOR'S LEGAL DESCRIPTION
HIGHLANDS TRACT
FIELD TRAVERSE
CLOSURE: ONE FOOT IN 20,000 FEET
USING A TRIMBLE SET 5
ANGULAR ERROR: 0.00 DEG PER ANGLE
POINT USING A TRIMBLE SET 5
ADJUSTED, USING THE COMPASS RULE
SMITH & SMITH LAND SURVEYORS, P.C.
LAND SURVEYOR FIRM No. LSF000133
2 SOUTH AVENUE, CARTERSVILLE, GA 30120
PHONE 770-382-0257
REGISTERED LAND SURVEYOR No. 1803
NOTE: IRON PINS ARE (1/2"Ø REBAR)
EXCEPT AS SHOWN
PLAT CLOSURE
ONE FOOT IN
582,000 FEET
NOVEMBER 20, 2020
REVISED 11-25-2020

VICINITY MAP
SCALE: NTS

SITE INFORMATION

DEVELOPABLE MULTIFAMILY AREA	18.96 ACRES
DETENTION + FLOODPLAIN IMPACT	7.33 ACRES
TOTAL AREA	26.29 ACRES
NET DENSITY	12.66 DU/ACRE
GROSS DENSITY	9.13 DU/ACRE
BUILDING / LANDSCAPE SETBACK	NORTH 33'/15'
	SOUTH 25'/15'
	EAST 25'/15'
	WEST 25'/15'

BUILDING INFORMATION

CLUBHOUSE		2,795 SF
RESIDENT BUILDINGS	QUANTITY	HEIGHT
L24A (24 DU/BUILDING)	8	2-STORY / 31'
L24B (24 DU/BUILDING)	5	2-STORY / 31'
TOTAL RESIDENT BUILDINGS	13	

GENERAL HOME MIX	HOMES	PERCENTAGE
STUDIO	24	10%
1-BEDROOM	94	40%
2-BEDROOM	94	40%
3-BEDROOM	24	10%
TOTAL HOMES	236	100%

PARKING INFORMATION

	QUANTITY
PARKING	
DETACHED GARAGES	58
1BC (9-BAY)	1
2BC (9-BAY)	1
2PS (12-BAY)	1
CARPORTS	0
GROUNDS BUILDING (MAINT.)	1
TOTAL COVERED PARKING	69
SURFACE PARKING	339
TOTAL UNCOVERED PARKING	339
TOTAL PARKING PROVIDED	408
PARKING REQUIRED PER CODE	480
HOME PARKING RATIO	2.00
OVERALL GARAGE/SURFACE	0.24
COVERED PARKING RATIO	0.29
CLUBHOUSE PARKING	17
ADA PARKING	10
COMPACT PARKING	0

PARKING DIMENSIONS

STANDARD STALL	18.5' - 9' X 18'
ADA STALL	18.5' - 9' X 18'
COMPACT STALL	N/A
DRIVE WIDTH	24'

SITE AMENITIES

AMENITY	CLUBHOUSE / MODEL
SWIMMING POOL	INCLUDED
FITNESS CENTER	INCLUDED
PET PLAYGROUND TYPE I	1
FENCED YARDS	53
PARCEL PICKUP	INCLUDED
GROUNDS AREA	TBD
PROPERTY BOUNDARY	SURVEY

0 100 200 400

CONTINENTAL 577 FUND LLC
An affiliate of
CONTINENTAL

DRAWN BY: LD
STATE: GA
INITIAL DATE DRAWN: 10.29.2020

CITY: CARTERSVILLE
STREET: US411 AND HWY 20, SEC

REVISIONS

DESCRIPTION	REV.	DATE
Client Initial Updates	1	11.24.2020 LDB
EBR REVISED	2	12.15.2020 LDB
BOUNDARY UPDATED	3	1.13.2020

NORTH
SHEET: D1

Meeting: February 4, 2021 Item4.

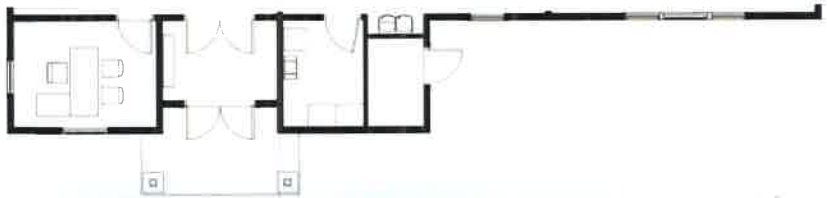
SPRINGS AT CARTERSVILLE

CARTERSVILLE,GA

CONTINENTAL PROPERTIES

Meeting: February 4, 2021 Item4.

Front Elevation



Rear Elevation

CLUBHOUSE

YOU ARE HERE

CONTINENTAL PROPERTIES

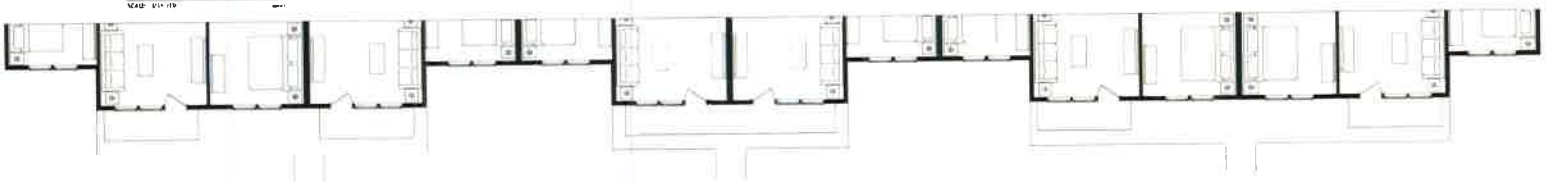
Meeting: February 4, 2021 Item4.

Left Elevation

Right Elevation

Front Elevation

Rear Elevation



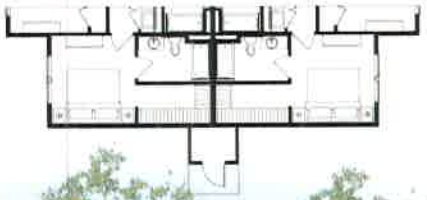
L24 A
Scheme A

YOU ARE HERE

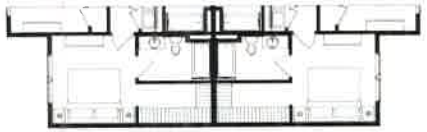
CONTINENTAL PROPERTIES

Meeting: February 4, 2021 Item4.

Left Elevation



Right Elevation



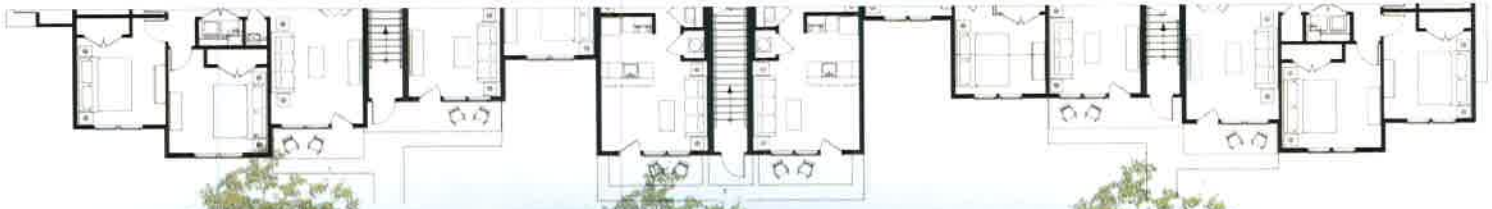
L24 A
Scheme A

YOU ARE HERE

CONTINENTAL PROPERTIES

Meeting: February 4, 2021 Item4.

Front Elevation



Rear Elevation

L24 B
Scheme B

CONTINENTAL PROPERTIES

YOU ARE HERE

Meeting: February 4, 2021 Item4.

Left Elevation

Right Elevation

L24 B
Scheme B

YOU ARE HERE

CONTINENTAL PROPERTIES

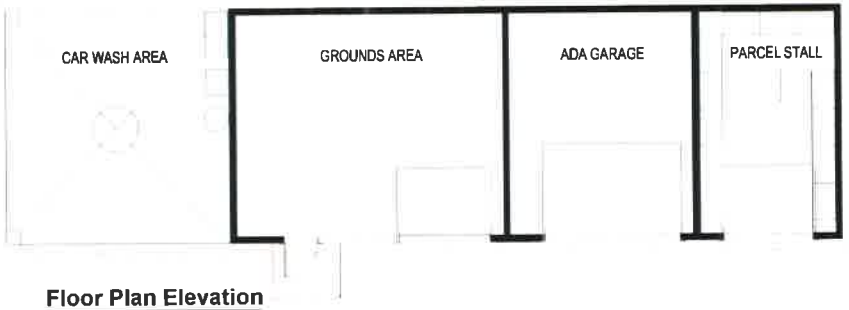
Meeting: February 4, 2021 Item4.

Front Elevation

Left Elevation

Right Elevation

Rear Elevation



Floor Plan Elevation

MAINTENANCE BUILDING

YOU ARE HERE

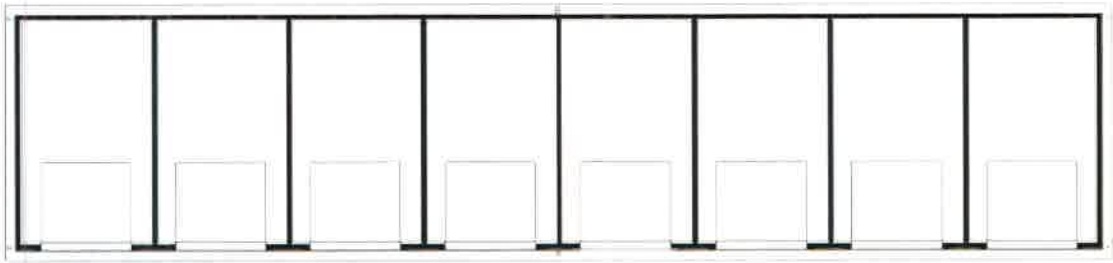
CONTINENTAL PROPERTIES

Meeting: February 4, 2021 Item4.

Front Elevation

Left Elevation

Right Elevation



Floor Plan Elevation

Rear Elevation

8G GARAGE

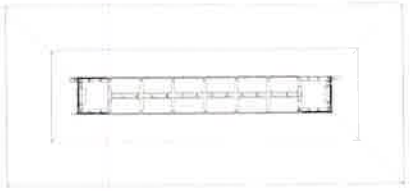
YOU ARE HERE

CONTINENTAL PROPERTIES

Meeting: February 4, 2021 Item4.

Front Elevation

Side Elevation



Floor Plan

MAIL KIOSK

YOU ARE HERE

CONTINENTAL PROPERTIES

Meeting: February 4, 2021 Item4.

CITY COUNCIL ITEM SUMMARY

MEETING DATE:	February 4, 2021
SUBCATEGORY:	Bid Award/Purchases
DEPARTMENT NAME:	Water Department
AGENDA ITEM TITLE:	Sales Tax Recovery Payment
DEPARTMENT SUMMARY RECOMMENDATION:	In February 2020 the City entered into an agreement with Tax Specialists of Georgia Southeast, LLC (TSG) to recover sales and use tax paid by the City on various water and wastewater projects. TSG has submitted cost information and a sales tax refund application for three (3) WTP construction projects, completed between January 2017 and April 2020 with costs totaling $3,996,071.43, on behalf of the City. The City has received a refund check from the GA Department of Revenue in the amount of $77,745.31. The agreement with TSG is to pay 25% commission to TSG within 10 days of receipt of any sales tax refunds. For this refund, the amount due is $19,436.33. Your approval is recommended to pay this commission to TSG. This is a budgeted item and will be paid from account # 505-3310-52-1600.
LEGAL:	N/A

Tax Specialists of Georgia-Southeast, LLC

INVOICE

180 Zellwood Drive
Brunswick, Ga. 31523
Phone (912) 267-7914 Fax (912) 267-7914

INVOICE #GS-72
DATE: JANUARY 29, 2021

TO:
Mr. Bob Jones
City Of Cartersville
10 North Public Square
Cartersville, Ga. 30120

FOR:

Sales Tax Refund Review

DESCRIPTION	AMOUNT
25% Due for Sales Tax Refund Received in amount of: $77,745.31	$19,436.33
As agreed upon in contract.	
Please pay within 10 days after you receive your refund, if possible.	
Please make payable to: Tax Specialists of Georgia-Southeast, LLC 180 Zellwood Dr. Brunswick, Ga. 31523	
We sincerely thank you for allowing us the opportunity to be of service.	
FEI # 45-4480063	
TOTAL	$19,436.33

Georgia Department of Revenue
TAXPAYER SERVICES DIVISION
P.O. BOX 105499
ATLANTA, GA 30348-5499
Telephone: (877) 423-6711

Meeting: February 4, 2021 Item5.

cL088

Darcy Pyle, Director, Taxpayer Services Division

David M. Curry, State Revenue Commissioner

555

CITY OF CARTERSVILLE
PO BOX 1390
CARTERSVILLE GA 30120-1390

Letter ID: L1245536240
Issued Date: 20-Jan-2021
STN: 008-004528

RE: Refund Claim
Tax Type - Sales & Use
Tax Period(s) - 31-May-2019
Refund Amount - $77,745.31

Why you are getting this letter:
The Georgia Department of Revenue has approved your refund claim for $77,745.31. This amount may be different than what you originally requested and is subject to future audit verification under applicable laws and regulations.

If you disagree with the approved refund amount, you may:
- File a protest with the Department within 30 days from the Issued Date of this letter; or
- File a Georgia Tax Tribunal or superior court appeal of any refund claim denial within two years from the Issued Date of this letter.

You may file a protest in one of the following ways:
- Logging into your Georgia Tax Center (GTC) account at https://gtc.dor.ga.gov; or
- Clicking 'Protest a Proposed Assessment' on the GTC home page; or
- Completing and mailing a "Protest of Proposed Assessment or Refund Denial Form" available at https://dor.georgia.gov/.

You may file an appeal:
- By going to the Georgia Tax Tribunal website (https://gataxtribunal.ga.gov) and downloading the petition form and following the instructions, or by filing in the appropriate superior court.

Taxpayer Bill of Rights:
For more information on your rights as a taxpayer, please refer to the Taxpayer Bill of Rights at https://dor.georgia.gov/.

To submit documentation electronically, go to https://gtc.dor.ga.gov and use L1245536240 as your document submission key.

Georgia Department of Revenue
PO Box 740389
Atlanta GA 30374-0389

RETURN SERVICE REQUESTED

Meeting: February 4, 2021 Item5.

Page 1 of 1	
Date:	01/19/2021
Check#:	2120305715
Payment Amount:	$ 77,745.31
STI/SSN#:	1826443300

2767805.20210107382O1.00490

490

CITY OF CARTERSVILLE
PO BOX 1390
CARTERSVILLE GA 30120-1390

IMPORTANT NOTICE - CAREFULLY REMOVE THIS STUB AT PERFORATION

SHADED AREA MUST GRADUALLY CHANGE FROM BLUE AT TOP TO GREEN AT BOTTOM

2767805.20210107382O1.00490

Georgia Department of Revenue
PO Box 740389
Atlanta GA 30374-0389

64-975/612

Date: 01/19/2021
Check#: 2120305715
STI/SSN#: 1826443300

Amount
$*** 77,745.31**

Security Details on Back

Pay Exactly ** Seventy-Seven Thousand Seven Hundred Forty-Five and 31/100 -US Dollars **

VOID AFTER 180 DAYS

TO THE ORDER OF **CITY OF CARTERSVILLE**

Authorized Signer

WELLS FARGO BANK, N.A.

Memo: Sales & Use Tax Refund Covering Period(s) 05/01/2019 to 05/31/2019

⑈2120305715⑈ ⑆121000248⑆ 4125609206⑈

CITY COUNCIL ITEM SUMMARY

MEETING DATE:	February 4, 2021
SUBCATEGORY:	Bid Award/Purchases
DEPARTMENT NAME:	Gas System
AGENDA ITEM TITLE:	Jackson Farm Planned Development Relocation Agreement SP-20-002
DEPARTMENT SUMMARY RECOMMENDATION:	We received bids for the pipe to complete the Jackson Farm Relocation Agreement. We need a total of 950LF of steel line pipe. Consolidated Pipe & Supply sent in the lowest bid at $9.75/LF totaling $9,262.50. I recommend council approval of this item. This is a budgeted item with a special code of 54-1519 for costs prior to reimbursement.
LEGAL:	N/A

City of Cartersville
GAS SYSTEM
P.O. Box 1390 • 4 Cook Street • Cartersville, Georgia 30120
Telephone: 770-387-5642 • Fax: 770-387-5938 • www.cityofcartersville.org

TABULATION OF BIDS

CARTERSVILLE PROJECT NO.: SP-20-002
BID DATE: 1/12/2021

				1		2		3			
				Consolidated Pipe		**American Piping**		**McJunken (MRC)**		**Edgen Murray**	
				BASE BID:	**$9,262.50**	BASE BID:	**$12,730.00**	BASE BID:	**$0.00**	Base Bid	**$0.00**
ITEM NO.	DESCRIPTION	EST. QTY.	UNIT	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1.	**4-1/2" OD .188 WT FBE Coated ERWx52**	**950**	**LF**	**$9.75**	$9,262.50	**$13.40**	$12,730.00	**No Bid**	$0.00	**No Bid**	$0.00
	Steel Line Pipe						$0.00		$0.00		$0.00
							$0.00		$0.00		$0.00
					$0.00		$0.00		$0.00		$0.00
					$0.00		$0.00		$0.00		$0.00
					$0.00		$0.00		$0.00		$0.00
					$0.00		$0.00		$0.00		$0.00
					$0.00		$0.00		$0.00		$0.00
					$0.00		$0.00		$0.00		$0.00
					$0.00		$0.00		$0.00		$0.00
					$0.00		$0.00		$0.00		$0.00
					$0.00		$0.00		$0.00		$0.00
					$0.00		$0.00		$0.00		$0.00
					$0.00		$0.00		$0.00		$0.00
					$0.00		$0.00		$0.00		$0.00
					$0.00		$0.00		$0.00		$0.00
					$0.00		$0.00		$0.00		$0.00
					$0.00		$0.00		$0.00		$0.00
					$0.00		$0.00		$0.00		$0.00
					$0.00		$0.00		$0.00		$0.00
					$0.00		$0.00		$0.00		$0.00
					$0.00		$0.00		$0.00		$0.00
					$0.00		$0.00		$0.00		$0.00
					$0.00		$0.00		$0.00		$0.00
					$0.00		$0.00		$0.00		$0.00
	BID PROPOSAL			**Total:**	**$9,262.50**	**Total:**	**$12,730.00**	**Total:**	**$0.00**	**Total:**	**$0.00**

SP-20-012

~~Stock~~

MATERIAL BID PROPOSAL

All materials to be considered by this proposal shall be new, unused and manufactured in the United States unless otherwise specified and shall meet the applicable requirements of the Pipeline Safety Regulations, Code of Federal Regulations, Title 49, Latest Edition and any other applicable requirements and specifications listed in this proposal.

Each bid proposal must be submitted on this form. All blank spaces for bid prices must be filled in, by hand or typewritten, in both words and numerals for unit prices and numerals only for total amounts. In case of discrepancies, words will take precedence over numerals and unit prices will take precedence over totals.

Item Specification:

SEE ATTCHED SHEET

ITEM NO.	SIZE	ITEM DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL AMOUNT	EXPECTED DELIVERY DATE (from time of order)
1.	4 1/2"	O.D. .188 W.T. F.B.E. COATED ERW X52, Steel Line Pipe Cartersville # 315009	950	LF.	$ 9.75 (Numerals)	$ 9262.50 (Numerals)	2-3 weeks (Calendar Days)

Nine Dollars & Seventy Five Cents
Words *(Unit Price Only)*

TOTAL BID $ 9262.50
Numerals

BID PROPOSAL SUBMITTED BY:

CPS	Paul Root	1-12-21 9/23/2020
Name of Supplier	Name of Preparer	Date

All price quotes received by the City shall be for the item as called for in the specification for the item above. Any deviation in material, style, model, options, manufacturer, size, etc. of the item must have prior written approval of the City for the bid proposal to be considered. A request for such an approval request must be by submitting any and all applicable specifications of the item to be considered by mail, facsimile or email attachment to the City. All submittals shall include the manufacturer's specifications and clear indication of the item to be quoted. If the specification above does not state "or equal", a quote for only the item in the specification will be accepted. Any and all items delivered in response to this proposal that do not meet the specification as called for or was not approved as an "equal" will be returned to the Supplier at their expense.

All price quotes shall include any and all costs associated with providing the material to the City of Cartersville's storage facilities including but not limited to procurement, delivery, shipping and invoicing.

The Supplier agrees that this bid proposal may not be withdrawn for a period of 30 calendar days after the scheduled closing time for receiving bid proposals.

Deska Brown

From: Torrey Lombardo <tlombardo@amerpipe.com>
Sent: Monday, January 18, 2021 4:15 PM
To: Deska Brown
Subject: [External]RE: Steel Pipe Bid
Attachments: LBF-WIL-Line Pipe-FBE-SLDL-2018 Rev. 04 07.02.2018.pdf

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

Hello Deska,

I can offer the following, material is quoted per API 5L and the attached coating specification, any additional requirements not included within those will need to be specified and subject to review.

Pricing includes delivery to Cartersville, GA
Stock – subject to prior sale
Please allow 1 week ARO for coating (subject to coating facility schedule at time of order)
Domestic Only

$13.40/ft
950' 4.500" x .188" API 5L X52 ERW DRL
Fusion Bond Epoxy Coating Services Per LBF-WIL-Line Pipe-FBE-SLDL-2018 Rev. 4, To 14 Mil Minimum FBE (see attached spec)

Thank You,

Torrey Lombardo
AMERICAN PIPING PRODUCTS
Leadership in Piping
Toll free: 800.316.5737
Direct: 636.730.3018
Mobile: 314.517.5518
www.amerpipe.com

ISO 9001:2015 Certified

Follow this weblink, General Terms and Conditions to download and review the General Terms and Conditions of American Piping Products, Inc. that are incorporated by reference and will become a part of any agreement we may reach.

From: Deska Brown <dbrown@cityofcartersville.org>
Sent: Thursday, January 14, 2021 7:38 AM
To: 'alan@generalutility.org' <alan@generalutility.org>; 'Chuck Autrey' <chuck.autrey@edgenmurray.com>; 'Industrial Pipe ('zvenable@industrialpipega.com')' <zvenable@industrialpipega.com>; Kevin Kendrick (kevin.kendrick@mrcglobal.com) <kevin.kendrick@mrcglobal.com>; Torrey Lombardo <tlombardo@amerpipe.com>
Subject: Steel Pipe Bid

All:

Deska Brown

From: Kendrick, Kevin <kevin.kendrick@mrcglobal.com>
Sent: Friday, January 15, 2021 10:38 AM
To: Deska Brown
Subject: RE: MRC reply ; 4" Steel Pipe Bid

Deska, at this time MRC Global will 'no bid' this item. We do not have inventory availability and would not be competitive.

Thank you for considering us, I apologize if any inconvenience in our no bid.
Thanks
Kevin

Kevin Kendrick
Inside Sales Representative

MRC Global

T +1-770-493-1754 | **F +1-855-293-4151**
4411 Bibb Blvd. | Tucker | GA | 30084 | United States
kevin.kendrick@mrcglobal.com

From: Deska Brown <dbrown@cityofcartersville.org>
Sent: Thursday, January 14, 2021 8:38 AM
To: 'alan@generalutility.org' <alan@generalutility.org>; 'Chuck Autrey' <chuck.autrey@edgenmurray.com>; 'Industrial Pipe ('zvenable@industrialpipega.com')' <zvenable@industrialpipega.com>; Kendrick, Kevin <kevin.kendrick@mrcglobal.com>; Torrey Lombardo <tlombardo@amerpipe.com>
Subject: External Email: Steel Pipe Bid

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

All:

We are in need of steel pipe, according to the spec attached. If you won't be able to bid this item, can you please send a no bid?

Thank you!
Deska Brown
Administrative Assistant
City of Cartersville Gas System
PH: 770.387.5642
Fax: 770.387.5638
Email: dbrown@cityofcartersville.org

Deska Brown

From: Victoria Hutson <victoria.hutson@edgenmurray.com>
Sent: Thursday, January 14, 2021 11:06 AM
To: Deska Brown
Subject: [External]RE: Steel Pipe Bid

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

Debra,
Thanks so much for the inquiry. Unfortunately we won't be able to offer on this one.

Thanks!

Thanks,

Victoria Hutson
Sales
Edgen Murray Corporation
18444 Highland Road, Baton Rouge, LA 70817
Direct 225.756.7214| Fax:225.756.8995
www.edgenmurray.com

We welcome your feedback on how we are doing. We appreciate you taking a few moments using the link below to provide us with your comments and suggestions. Thank you.
Customer Satisfaction Survey.

From: Chuck Autrey <chuck.autrey@edgenmurray.com>
Sent: Thursday, January 14, 2021 10:02 AM
To: Victoria Hutson <victoria.hutson@edgenmurray.com>
Subject: FW: Steel Pipe Bid

Chuck Autrey
Branch Manager

Edgen Murray
An Edgen Group Company
Direct 225.751.6131| Fax:225.756.8995
www.edgenmurray.com

From: Deska Brown <dbrown@cityofcartersville.org>
Sent: Thursday, January 14, 2021 7:38 AM
To: 'alan@generalutility.org' <alan@generalutility.org>; Chuck Autrey <chuck.autrey@edgenmurray.com>; 'Industrial Pipe ('zvenable@industrialpipega.com')' <zvenable@industrialpipega.com>; Kevin Kendrick (kevin.kendrick@mrcglobal.com) <kevin.kendrick@mrcglobal.com>; Torrey Lombardo <tlombardo@amerpipe.com>
Subject: Steel Pipe Bid

All:

CITY COUNCIL ITEM SUMMARY

MEETING DATE:	February 4, 2021
SUBCATEGORY:	TABLED
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	AZ20-04 175 E. Main St.
DEPARTMENT SUMMARY RECOMMENDATION:	The annexation/ zoning request is to annex 1.944 acres of PIN 0077-0459-001 located south of 135-175 Main Street Market Place to relocate and expand the detention pond for the proposed multi-family residential project identified in zoning application Z20-03. The annexed tract would be combined with an existing tract containing a detention pond for the Kroger development. The applicant requests MF-14 zoning. Planning Commission recommends approval, 4-1.
LEGAL:	N/A

ZONING & ANNEXATION SUMMARY

Petition Number(s): AZ20-04

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

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

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

Total Acreage: **Approx. 1.95 acres**

LAND USE INFORMATION

Current Zoning: County M-1 (Mining)

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

Proposed Use: Retention pond for multi-family development

Current Zoning of Adjacent Property:

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

For All Tracts:

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

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

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

ANALYSIS

City Departments Reviews

Electric: Takes no exception

Fibercom: Takes no exception

Fire: Takes no exception

Gas: Takes no exception

Public Works: No comments received

Water and Sewer: No comments received

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

Public Comments: None as of 8-5-2020

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

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

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

STANDARDS FOR EXERCISE OF ZONING POWERS.

A. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*
The MF-14 zoning proposal will be an appropriate zoning category if the multi-family project rezoning proposal is approved (Z20-03). Adjacent properties, including the existing detention pond property, are zoned as Mining.

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

C. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.*
The proposed zoning should not adversely affect the existing use of adjacent property.

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

E. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.*
The zoning proposal should not result in a use that will have an excessive or burdensome use of streets, transportation facilities, utilities or schools. This property would be used for stormwater detention.

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

G. Whether the zoning proposal will result in a use which will or could adversely affect the environment, including but not limited to drainage, wetlands, groundwater recharge areas, endangered wildlife habitats, soil erosion and sedimentation, floodplain, air quality, and water quality and quantity.
The zoning proposal should not have an adverse environmental effect compared to the existing land use.

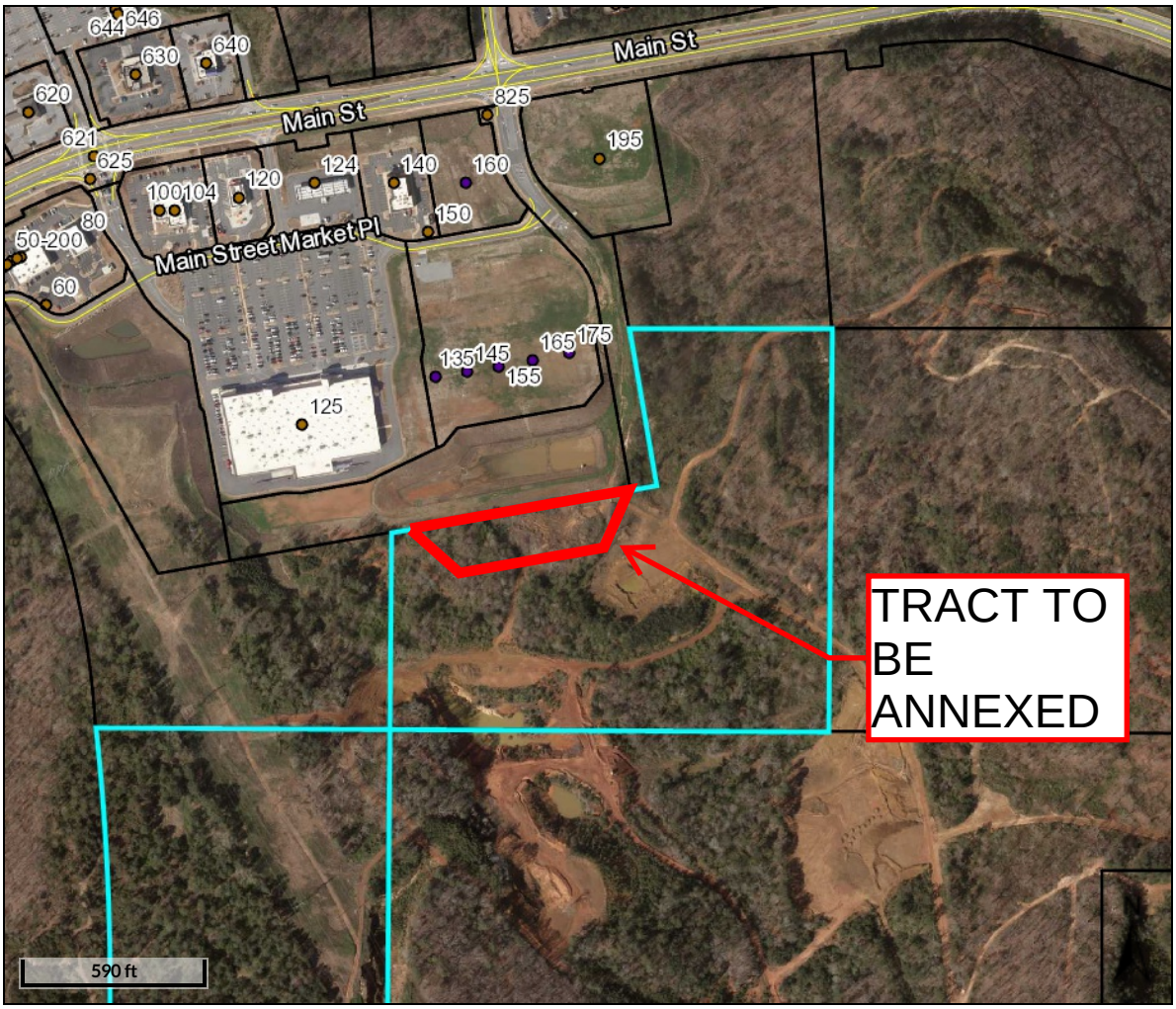
H. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
This annexation case is associated to zoning case, Z20-03.

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

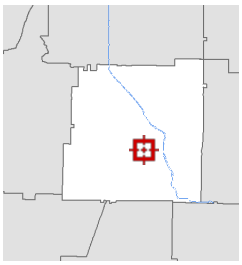
PLANNING COMMISSION RECOMMENDATION:

Recommends approval, 4-1.

qPublic.net™ Bartow County, GA



Overview



Legend

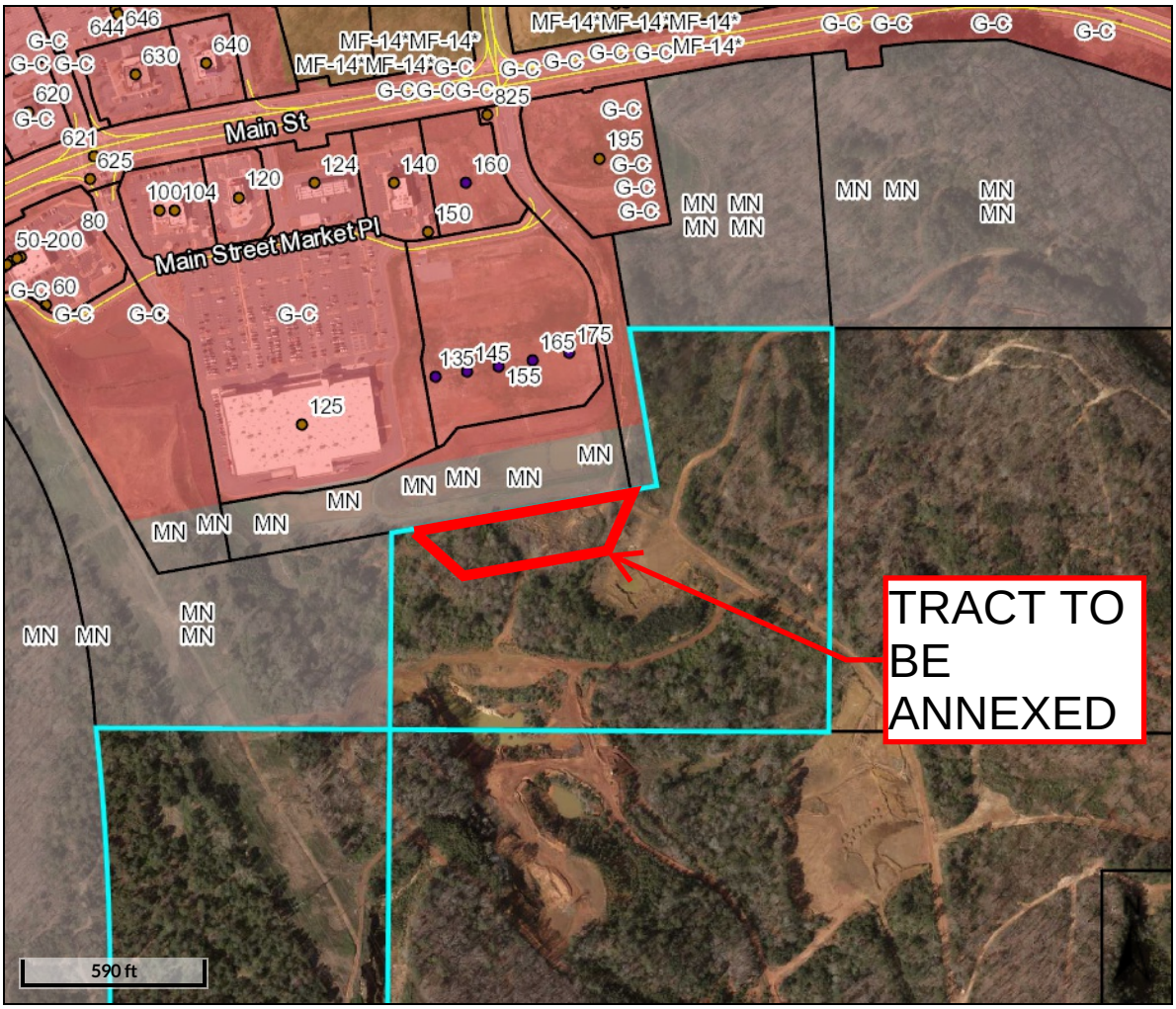
- Parcels
- Structural Numbers
  - <all other values>
  - Abandoned or Inactive
  - Active
  - Proposed
- Roads

Parcel ID	0077-0459-001	**Alternate ID**	19414	**Owner Address**	FORTY ONE CONNECTOR LTD
Sec/Twp/Rng	n/a	**Class**	Industrial		PO BOX 1708
Property Address	OLD RIVER RD Bartow County	**Acreage**	128.66		CARTERSVILLE GA 30120
District	Bartow County				
Brief Tax Description	LAND LOTS 405,459,476-478 7.338AC TO C107-000 (Note: Not to be used on legal documents)				

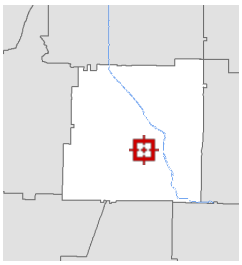
Date created: 7/2/2020
Last Data Uploaded: 7/1/2020 11:21:21 PM

Developed by Schneider GEOSPATIAL

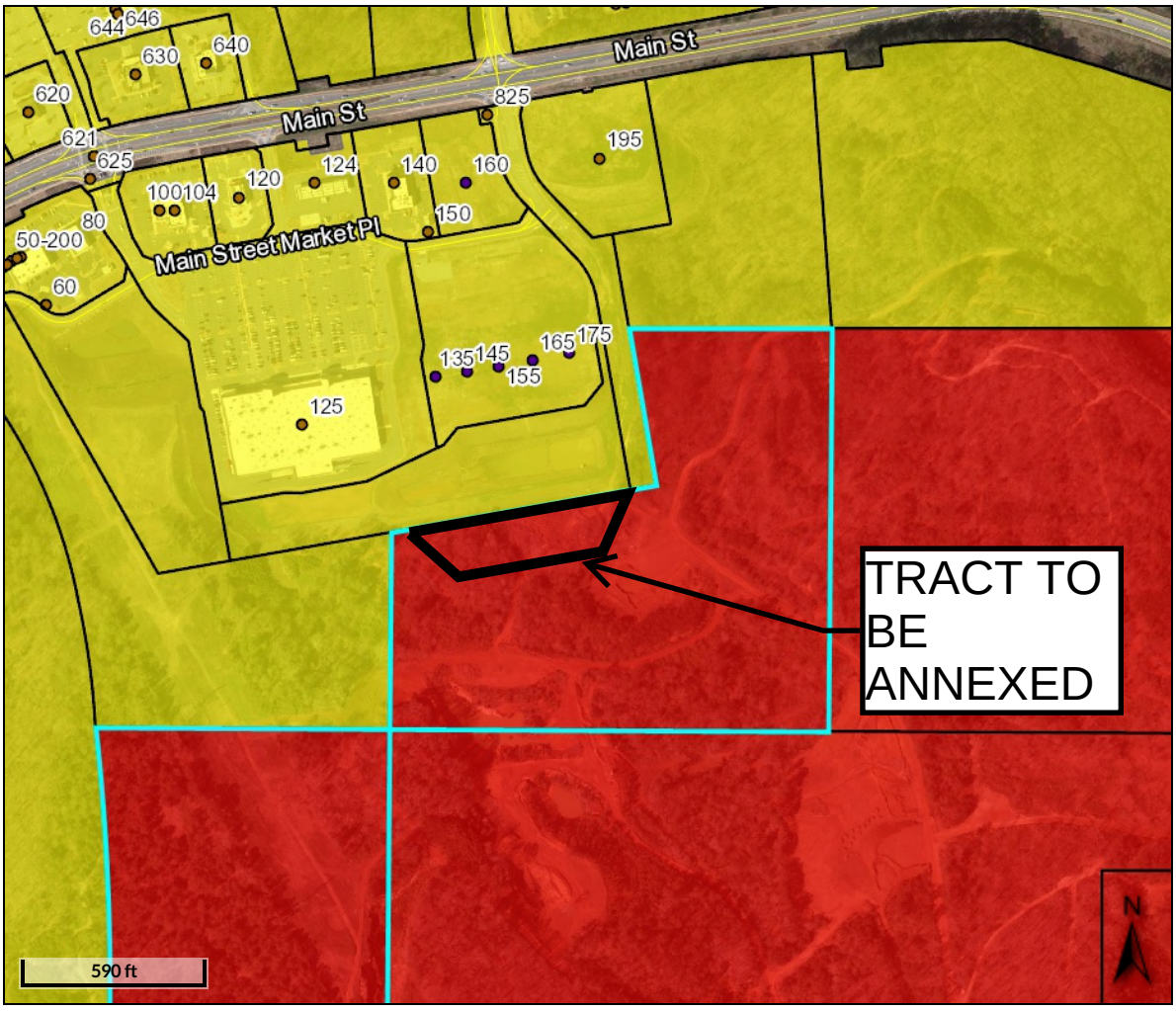
qPublic.net™ Bartow County, GA



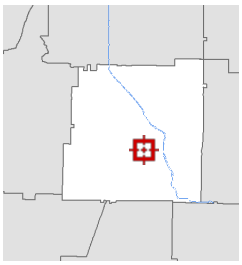
Overview



qPublic.net™ Bartow County, GA



Overview



Legend

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

Future Land Use Category: Mixed Use Commercial

Found in: Bartow County, Adairsville, Cartersville, Emerson

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

Highway 41 commercial and residential areas, Adairsville

Tennessee St. Mixed Use Corridor, Cartersville

Application for Annexation/ Zoning

City of Cartersville

Case Number: AZ 20-04

Date Received: 6-30-2020

See ALSO Z 20-03

Public Hearing Dates:

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

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

Address 106 East 8th Avenue Mobile/ Other Phone

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

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

Email (Rep)

Representative Signature Applicant Signature

Signed, sealed and delivered in presence of:

Notary Public

STATE OF GEORGIA

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

My commission expires:

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

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

Signature Kena R. Butler

Signed, sealed, delivered in presence of:

Mary E. Keith

Notary Public

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

My commission expires:

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

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

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

Reason for Rezoning Request: proposed annexation and rezoning to MF-14 to allow apartment development (attach additional statement as necessary)

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

Zoning Analysis for Annexation/ Zoning

Specifics of Proposed Use

Case Number: _____

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

Current Land Use Undeveloped Current Zoning Mining (County)

Proposed Land Use Apartments Proposed Zoning MF-14

Number of Dwelling Units 200 Number of Occupants 315*

Owner Occupied? Yes_____ No X

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

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

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

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

Water: X City _____ County _____ Well/ Other

Sewer: X City _____ County _____ Septic/ Other

Natural Gas: X City _____ Other (List) _____

Electricity: X City _____ GA Power _____ Greystone

_____ Other (List)_____

CAMPAIGN DISCLOSURE REPORT FOR REZONING ACTIONS

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

Date of Application: 07/02/20

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

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

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

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

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

Signature 6/22/20 Date

Robert A. Ledbetter, Jr.
Print Name

SURVEYOR'S CERTIFICATE

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

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

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

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

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

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

07/15/2020
Date

GEORGIA REGISTERED No. 3100 LAND SURVEYOR MITCHELL LOWERY

Georgia Registered Land Surveyor

ZONING ADMINISTRATOR:

1. Case Number: AZ20-04

2. Yes ✓ No ____

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

3. Survey attached? Y

7-17-2020
Date

Zoning Administrator

SURVEY REFERENCES

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

LEGAL DESCRIPTION

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

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

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

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

SURVEY NOTES

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

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

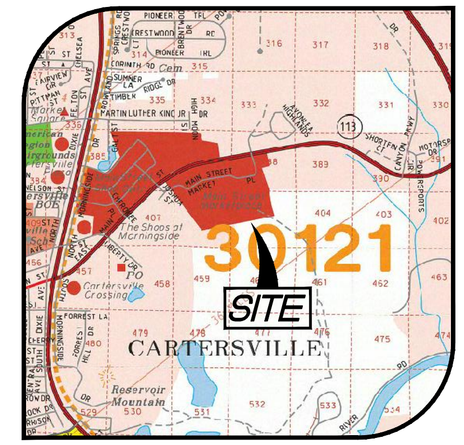
3) A SOKKIA IX TOTAL STATION, TOPCON HIPER SR GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.

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

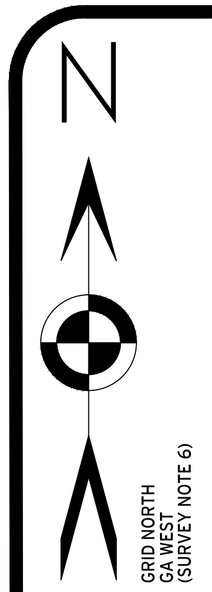
5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 'X' ON FLOOD INSURANCE RATE MAP NO. 13015C0267H, WITH A DATE OF IDENTIFICATION OF OCTOBER 5, 2018, FOR COMMUNITY NUMBER 130209, IN THE CITY OF CARTERSVILLE, IN BARTOW COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE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

6) BEARING BASIS (NAD83, GA WEST) FOR THIS SURVEY WAS ESTABLISHED USING A TOPCON HIPER SR GPS RECEIVER UTILIZING OPUS-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS 0.03 FEET HORIZONTAL AND .07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.

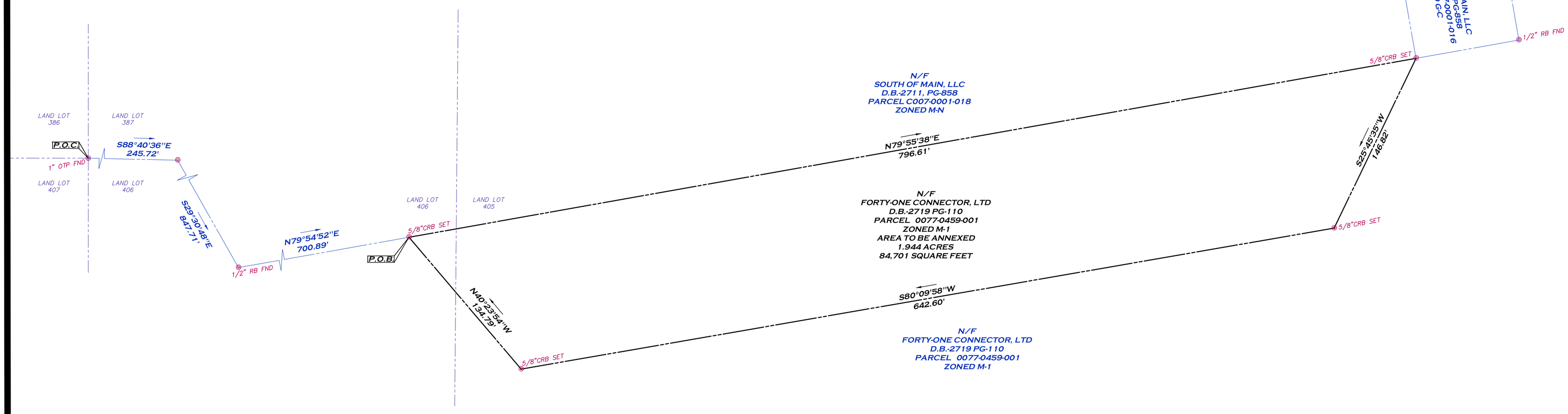
7) NO EFFORT TO OBTAIN THE LOCATION OF UNDERGROUND UTILITIES WAS MADE DURING THE COURSE OF THIS SURVEY. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.



VICINITY MAP



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



SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

MITCHELL LOWERY GEORGIA R.L.S.# 3109

GEORGIA REGISTERED No. 3109 REGISTERED LAND SURVEYOR MITCHELL LOWERY

LEGEND

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

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

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

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

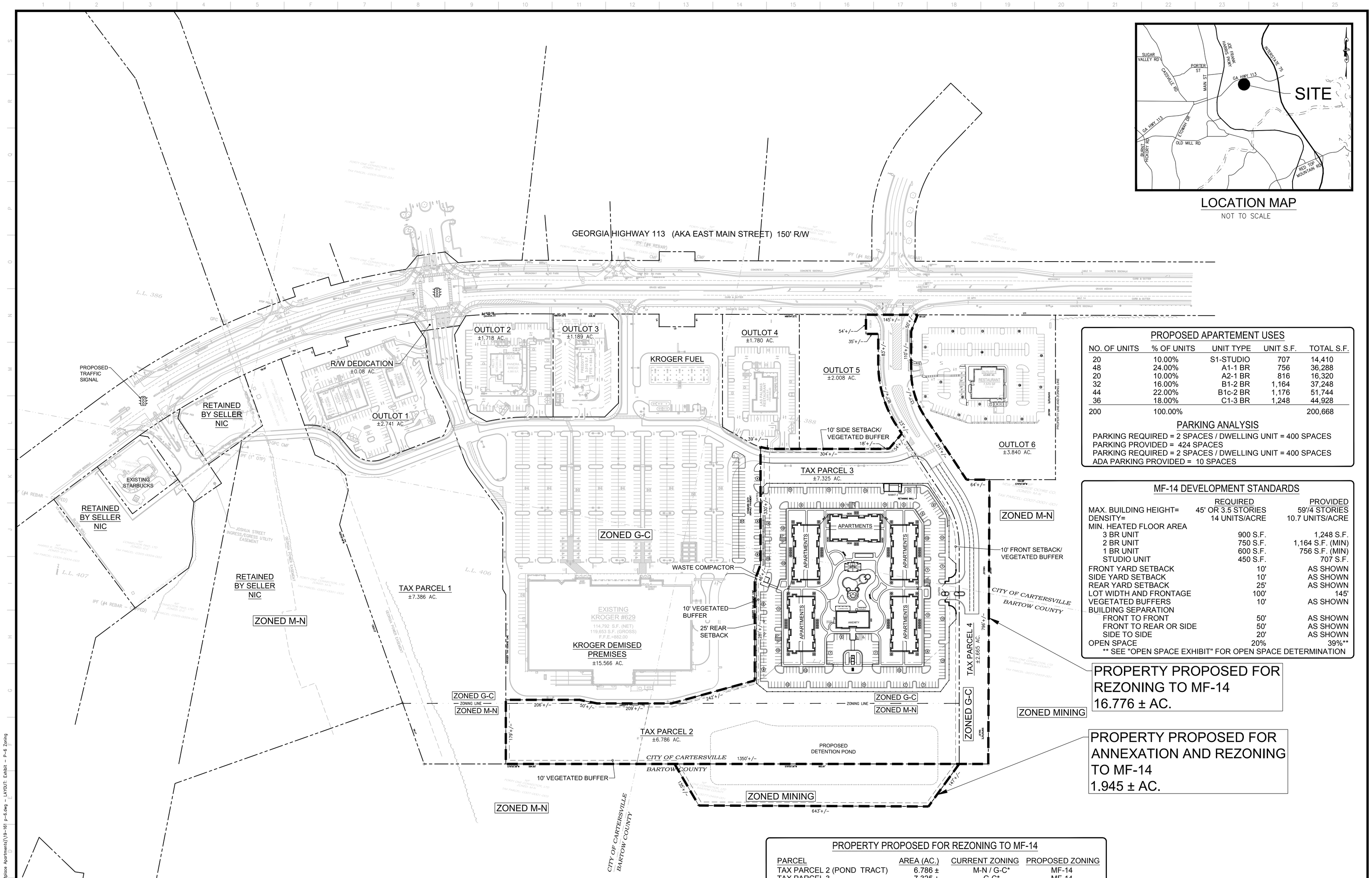
STATE: GEORGIA
COUNTY: BARTOW
LAND LOTS: 405 & 406
DISTRICT: 4TH
SECTION: 3RD

REVISIONS

DATE:	DESCRIPTION

Lowery & Associates LAND SURVEYING, LLC

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



LOCATION MAP

NOT TO SCALE

PROPOSED APARTEMENT USES

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

PARKING ANALYSIS

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

MF-14 DEVELOPMENT STANDARDS

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

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

PROPERTY PROPOSED FOR REZONING TO MF-14

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

* G-C PARCELS ARE WITHIN MAIN STREET OVERLAY DISTRICT

PROPERTY PROPOSED FOR ANNEXATION AND REZONING TO MF-14

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

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

Know what's below Call before you dig

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

REZONING PLAN

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

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

STAMP

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

FOR: CHEROKEE MAIN STREET III, LLC
ROME, GEORGIA

REVISION	BY

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

Meeting: February 2, 2021 item#7

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

Pictures Taken 7-24-2020

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

CITY COUNCIL ITEM SUMMARY

MEETING DATE:	February 4, 2021
SUBCATEGORY:	Tabled
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	Z20-03 175 E. Main St.
DEPARTMENT SUMMARY RECOMMENDATION:	Applicant requests rezoning of 16.77 +/- acres from G-C (General Commercial) to MF-14 (Multi-Family Residential) for the purposes of constructing a 200-unit apartment complex. The site is located in the Main Street Overlay District and will be required to comply with the Districts' standards. Planning Commission recommends approval, 4-1.
LEGAL:	N/A

ZONING SUMMARY

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

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

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

Representative: **Robert Ledbetter, Jr.**

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

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

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

Site Characteristics:

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

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

LAND USE INFORMATION

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

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

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

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

ZONING ANALYSIS

Site History:

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

Previous zoning cases:

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

Project Summary:

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

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

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

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

The current statistics of the proposed development are as follows.

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

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

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

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

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

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

City Department Comments

Electric: Takes No Exception

Fibercom: Takes No Exception

Fire: Takes No Exception

Gas: Takes No Exception

Public Works: No comments received.

Water and Sewer: No comments received.

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

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

STANDARDS FOR EXERCISE OF ZONING POWERS.

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

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

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

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

5. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*
   The zoning proposal would generally permit a use that is suitable in view of the use of the adjacent properties, particularly the G-C zoned properties.

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

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

8. *Whether the zoning proposal will result in a use which will or could adversely affect the environment, including but not limited to drainage, wetlands, groundwater recharge areas, endangered wildlife habitats, soil erosion and sedimentation, floodplain, air quality, and water quality and quantity.*
   No adverse impact is expected. Site and building renovation resulting from an approved zoning proposal would be required to meet all local, state, and federal environmental regulations.

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

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

STAFF RECOMMENDATION:

Staff does not oppose the rezoning.

PLANNING COMMISSION RECOMMENDATION:

Recommends approval, 4-1.

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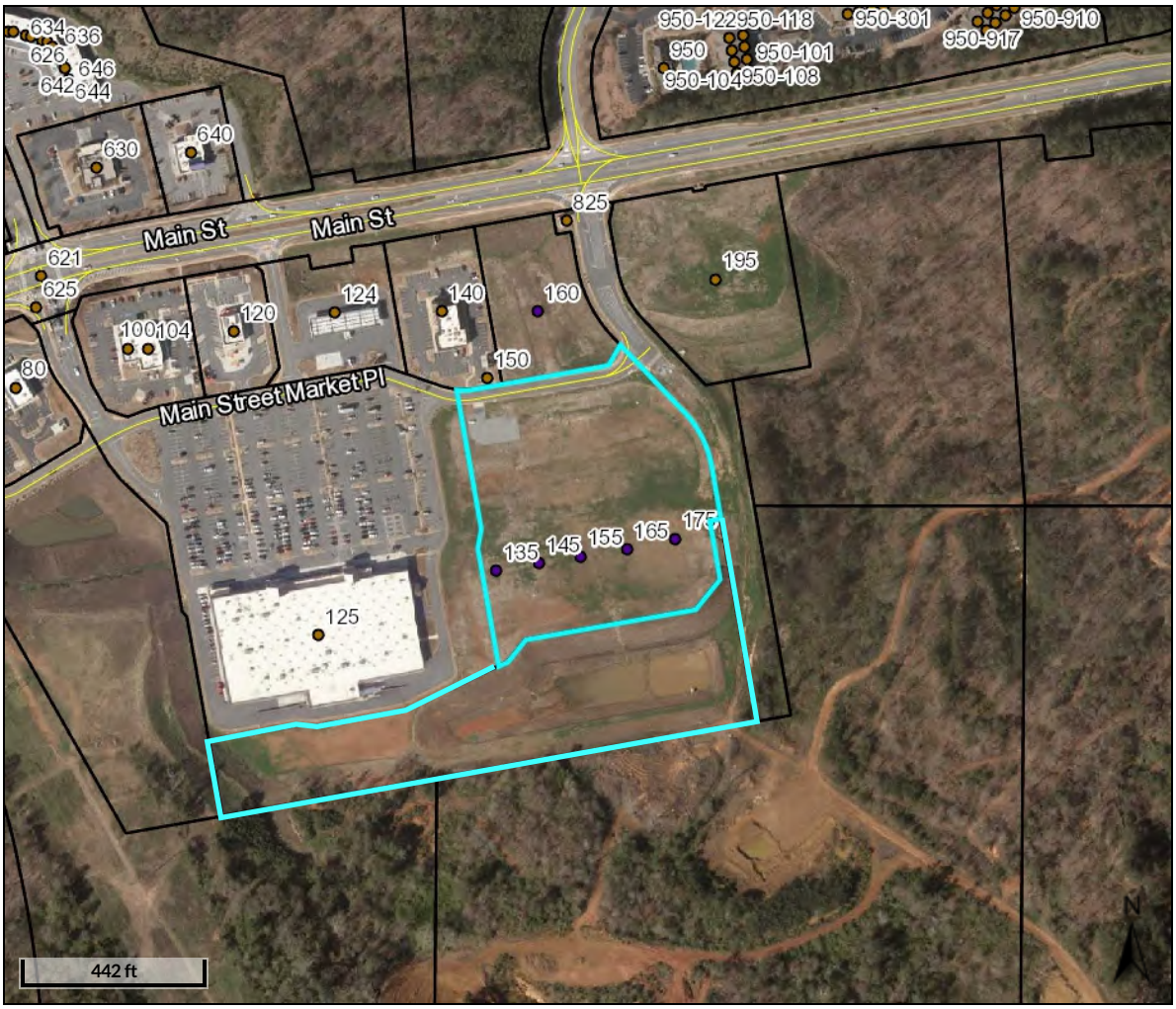
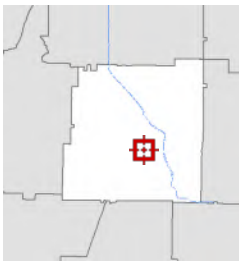


Overview



Legend

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

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

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

Developed by Schneider GEOSPATIAL

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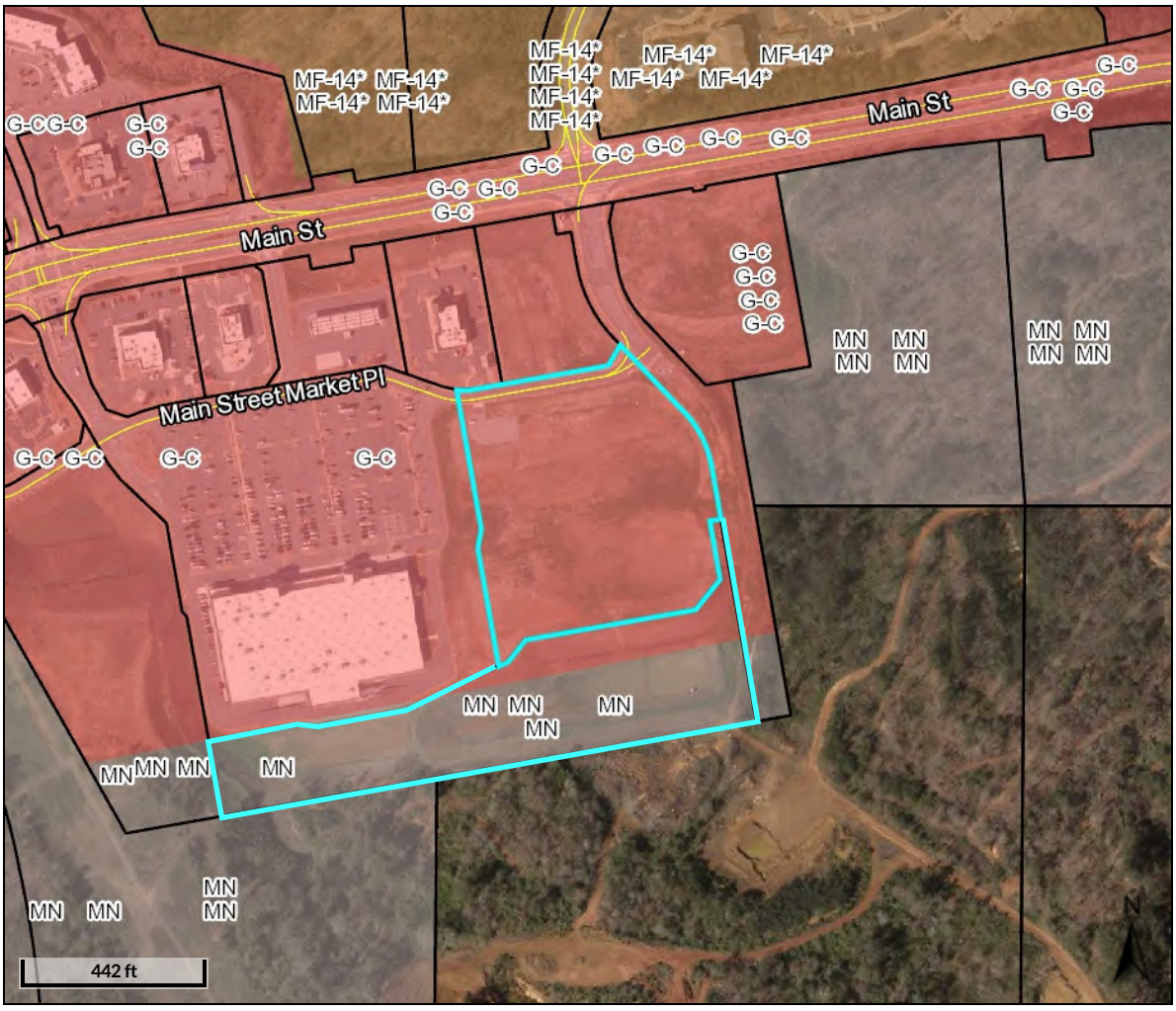
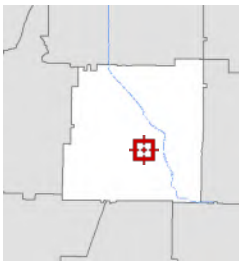


Overview



Legend

- Parcels
- Roads

Cartersville Zoning

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

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

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

Developed by Schneider GEOSPATIAL

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

Future Land Use Category: Mixed Use Commercial

Found in: Bartow County, Adairsville, Cartersville, Emerson

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

Highway 41 commercial and residential areas, Adairsville

Tennessee St. Mixed Use Corridor, Cartersville

Application for Rezoning

City of Cartersville

Case Number: Z20-03

Date Received: 6-30-2020

Public Hearing Dates:

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

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

Address 106 East 8th Avenue Mobile/ Other Phone

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

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

Email (Rep)

Representative Signature Applicant Signature

Signed, sealed and delivered in presence of:

Notary Public My commission expires:

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

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

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

Signature Kena R. Butler

Signed, sealed, delivered in presence of:

Mary E. Keith
Notary Public

My commission expires:

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

Present Zoning District G-C and M-N Requested Zoning MF-14

Acreage 16.776 Land Lot(s) 405 District(s) 4 Section(s) 3

Location of Property: 175 Main Street Market Place (street address, nearest intersections, etc.) C007-0001-015 C007-0001-018

Reason for Rezoning Request: Proposed rezoning to MF-14 to allow for 200 unit apartment development (attach additional statement as necessary)

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

CAMPAIGN DISCLOSURE REPORT
FOR REZONING ACTIONS

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

Date of Application: 07/02/20

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

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

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

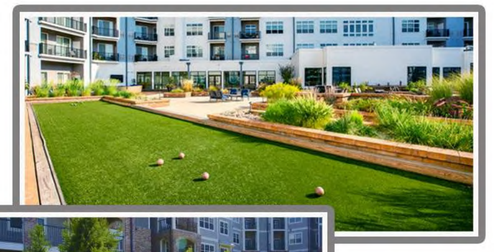
	YES	NO
Mayor: Matt Santini		✓
Council Member:		
Ward 1- Kari Hodge		✓
Ward 2- Jayce Stepp		✓
Ward 3- Cary Roth		✓
Ward 4- Calvin Cooley		✓
Ward 5- Gary Fox		✓
Ward 6- Taff Wren		✓
Planning Commission		
Greg Culverhouse		✓
Harrison Dean		✓
Lamar Pendley		✓
Lamar Pinson		✓
Travis Popham		✓
Jeffery Ross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

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

Signature 6/22/20 Date

Robert H. Ledbetter, Jr.
Print Name

Building - Character
(Multiple color schemes available)



Amenity - Character
(possible Pool & Features etc.)

Utility - Character
(Mail Kiosk & Waste Enclosure)

SITE DATA:
Main Apartment Tract = +/-8.546 acres
Southern land tract (combined detention) = +/-1.65 acres

(5) Apartment Buildings with Motor Court
(200) Units
(346) Parking Spaces (within gates)

Proposed Amenities:
Main Pool area with Clubhouse
Common Green with Bocce and Grills

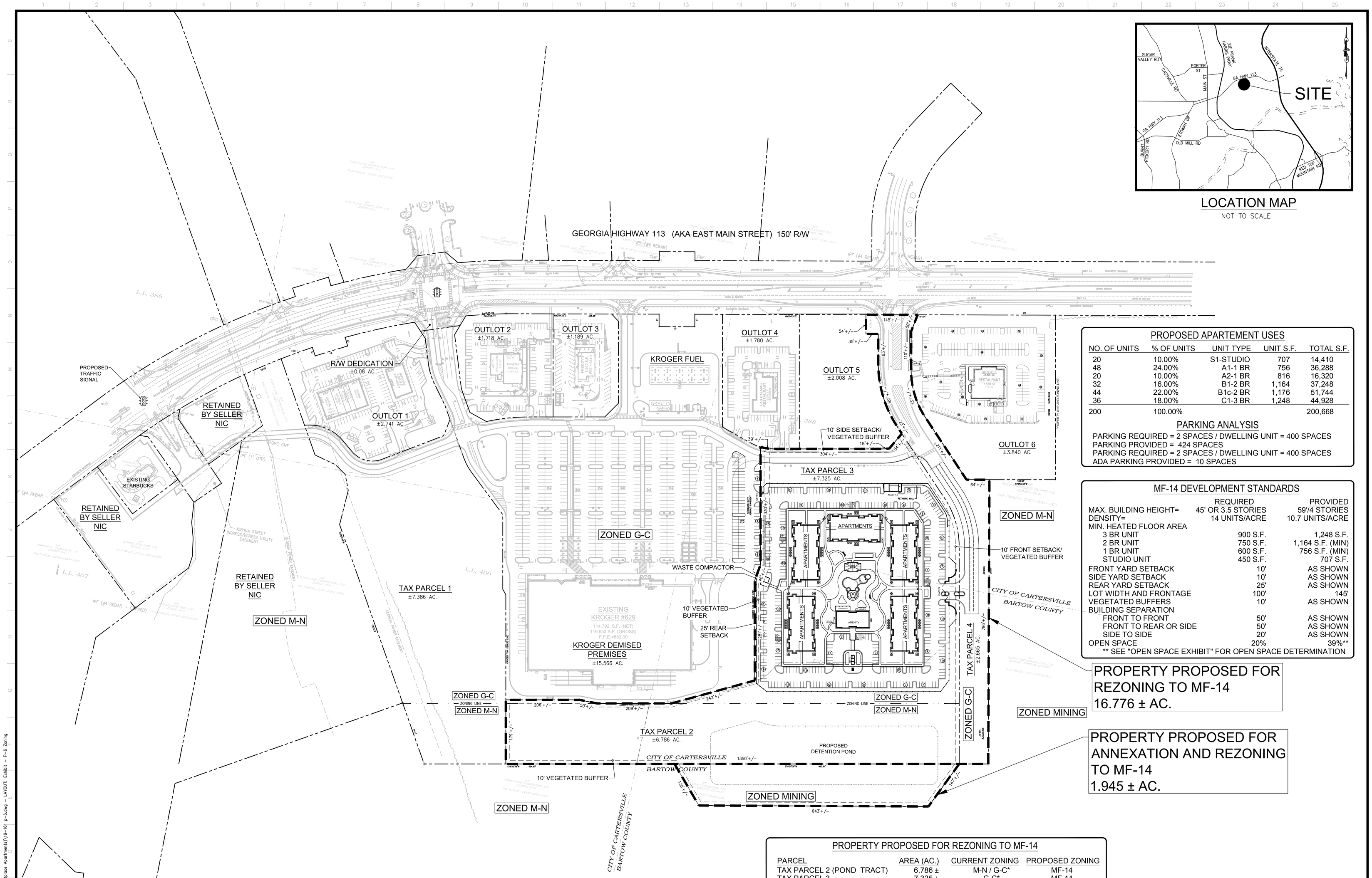
ADG
AHRENS DESIGN GROUP
Landscape Architecture | Site Planning
Urban Design | Development Consulting

Disclaimer: Illustration represents intent of development, home plans and layout may change without notice. For final layout review, refer to civil engineering set once submitted.

175 Main

Site Plan Concept
April 2020

© Group 4 Design, Inc.



LOCATION MAP

NOT TO SCALE

PROPOSED APARTEMENT USES

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

PARKING ANALYSIS

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

MF-14 DEVELOPMENT STANDARDS

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

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

PROPERTY PROPOSED FOR REZONING TO MF-14

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

* G-C PARCELS ARE WITHIN MAIN STREET OVERLAY DISTRICT

PROPERTY PROPOSED FOR ANNEXATION AND REZONING TO MF-14

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

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

Know what's below Call before you dig

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

REZONING PLAN

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

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

STAMP

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

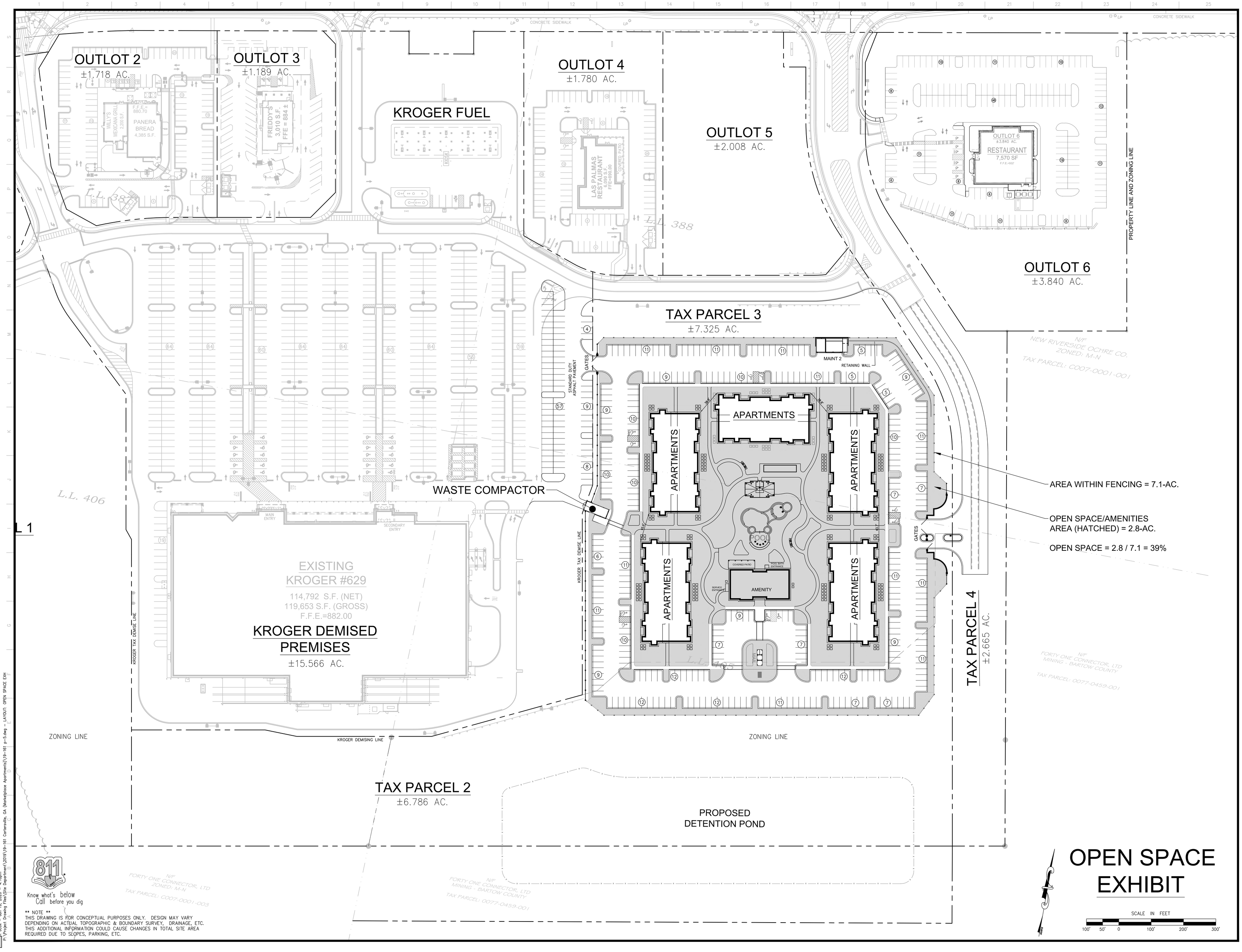
FOR: CHEROKEE MAIN STREET III, LLC
ROME, GEORGIA

REVISION	BY

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

Meeting: February 2, 2021 (email)

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



OPEN SPACE EXHIBIT

811 Know what's below Call before you dig

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FOR: CHEROKEE MAIN STREET III, LLC
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PROJECT NO. 19-161
FILE
SHEET EX

Meeting: February 4, 2021 Item8

LINE TABLE		
LINE	BEARING	LENGTH
L1	S28°05'54"E	25.00
L2	N62°54'06"E	94.75
L3	N25°53'24"W	25.00
L4	S62°54'06"W	91.13
L5	S43°22'10"E	24.00
L6	S12°11'56"E	51.05
L7	S56°16'31"E	98.92
L8	S11°13'30"W	18.51
L9	N45°58'30"W	36.55
L10	S76°14'34"W	3.72
L11	S59°55'55"E	27.82
L12	S59°55'36"W	54.48
L13	N71°11'17"W	50.87
L14	N29°51'06"W	50.25
L15	N83°54'56"E	99.46
L16	N29°54'56"E	31.75
L17	S09°55'29"E	35.00
L18	N80°04'32"E	100.00
L19	N09°55'29"W	35.00
L20	S10°04'27"E	35.69
L21	S10°06'16"E	82.90
L22	S27°27'18"W	54.34
L23	N79°42'28"W	67.85
L24	INTENTIONALLY OMITTED	
L25	INTENTIONALLY OMITTED	
L26	INTENTIONALLY OMITTED	
L27	N10°06'16"W	109.69
L28	N11°56'27"E	48.50
L29	S79°56'08"W	26.53
L30	S38°52'40"W	91.22
L31	S56°53'58"W	37.39
L32	N10°13'30"E	46.32
L33	N89°20'09"W	50.00
L34	N89°19'36"W	17.08
L35	N71°53'31"E	131.77
L36	INTENTIONALLY OMITTED	
L37	N79°56'38"E	34.51
L38	S76°38'14"E	65.13
L39	S09°16'16"E	36.81
L40	S20°55'31"E	45.40
L41	S09°55'29"W	95.82

CURVE TABLE				
CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	93.23	1814.91	S38°59'15"W	93.21
C2	198.86	1835.09	N67°32'55"W	198.77
C3	144.68	1835.09	S72°56'43"W	144.64
C4	112.63	1836.09	S70°55'44"W	112.61
C5	137.15	835.00	S06°47'41"E	136.99
C6	182.36	391.16	S26°47'41"E	180.74
C7	153.77	265.00	N09°23'17"W	151.66
C8	39.21	140.21	N69°06'15"E	39.09
C9	52.55	140.00	S77°22'06"E	52.26
C10	117.78	346.00	S12°39'27"W	117.23
C11	46.51	160.00	S58°10'45"E	46.35
C12	62.50	187.00	S26°41'13"E	62.21
C13	186.51	240.00	N63°03'58"W	181.82
C14	93.06	75.00	S89°01'00"E	87.20
C15	114.09	192.50	N74°51'55"W	110.99
C16	76.45	1834.91	S57°16'25"W	76.45
C17	18.93	140.00	N78°11'49"E	18.92
C18	58.94	115.00	N65°27'26"W	58.30

CITY OF CARTERSVILLE CERT.

IN ACCORDANCE TO THE CITY OF CARTERSVILLE DEVELOPMENT REGULATIONS AND THE CITY'S ZONING ORDINANCE, ALL REQUIREMENTS OF APPROVAL HAVE BEEN FULFILLED, THIS PLAT WAS GIVEN FINAL APPROVAL BY THE FOLLOWING CITY PERSONNEL ON BEHALF OF THE CITY OF CARTERSVILLE:

ZONING ADMINISTRATOR — 9/20/16 DATE

WATER SUPERINTENDENT — 9/20/16 DATE

GAS SUPERINTENDENT — 09.20.2016 DATE

ELECTRIC SUPERINTENDENT — 9.20.2016 DATE

FIBER SUPERINTENDENT — 9/20/16 DATE

CITY ENGINEER — 9/20/16 DATE

SURVEYOR'S CERTIFICATE

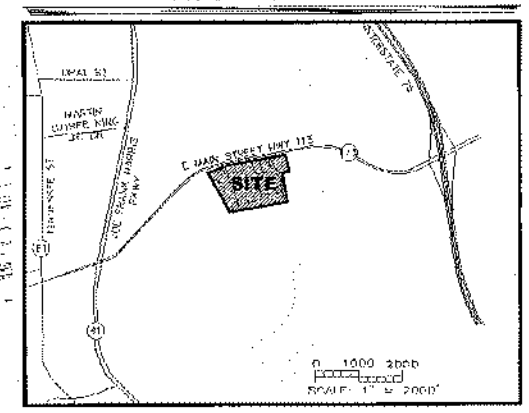
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED "FUTURE" AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL REQUIREMENTS OF THE DEVELOPMENT AND ZONING REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

SURVEYOR — 9/16/16 DATE

(A) ALL SIDEWALKS TO BE DYED TO MATCH EXISTING SIDEWALKS WITHIN EAST MAIN STREET RIGHT-OF-WAY

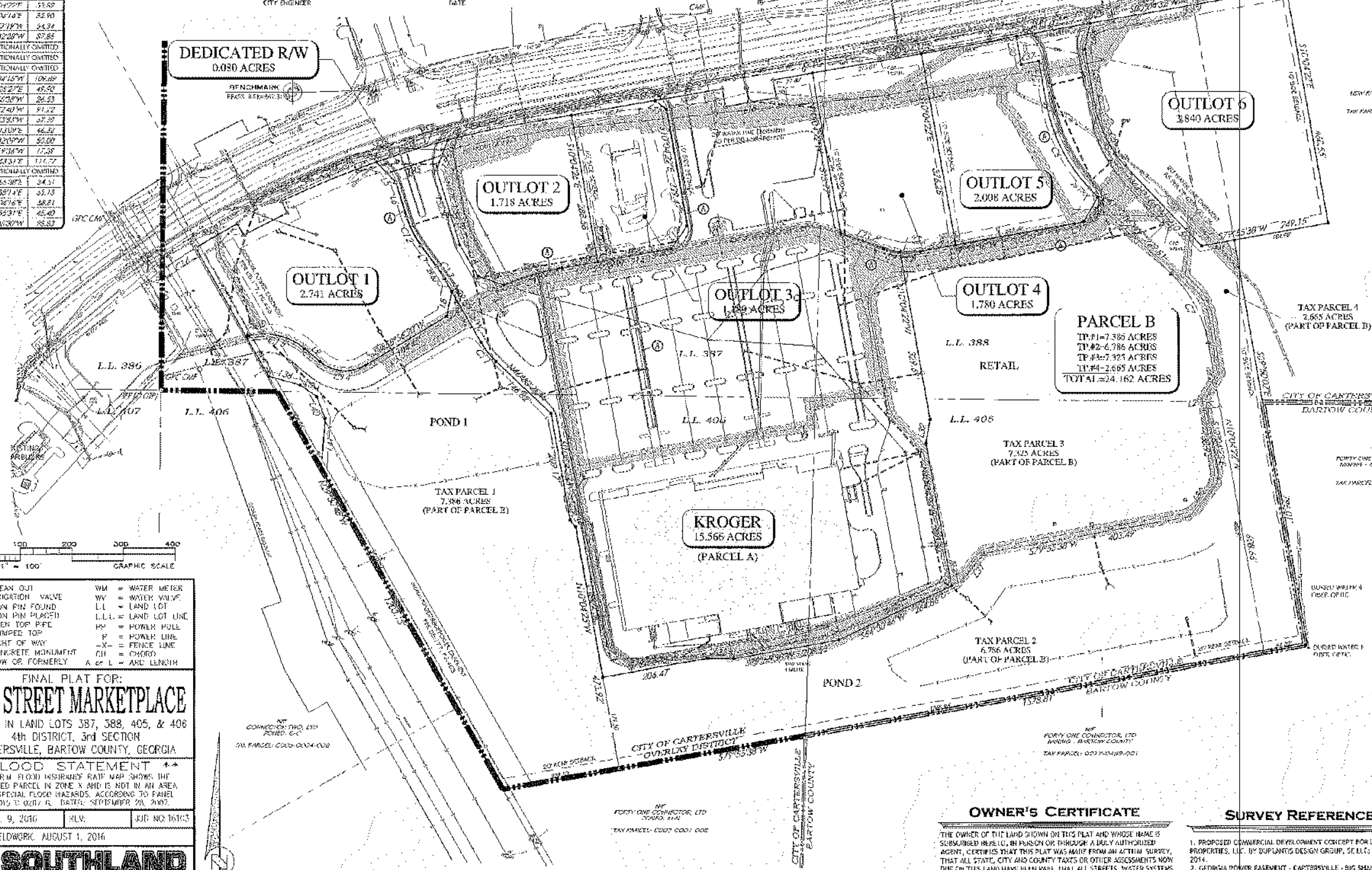
NEW RIVERSIDE OXFORD #345 OXFORD PIGMENT AT 10% ADDITION RATE (50 LBS/C.Y. OF CONCRETE). CONTACT: BRAD HUGHES - (770) 383-4568, EXT. 113

LOCATION SKETCH



BK 78 PG 37

FILED
12:50 PM
9/20/2016
BARTOW COUNTY SUPERIOR COURT
Melba Scoggins
CLERK



CO	= CLEAN OUT	WM	= WATER METER
IRV	= IRRIGATION VALVE	WV	= WATER VALVE
IPF	= IRON PIN FOUND	LL	= LAND LOT
IPP	= IRON PIN PLACED	LLL	= LAND LOT LINE
OTP	= OPEN TOP PIPE	PP	= POWER POLE
CTP	= CRIMPED TOP	P	= POWER LINE
R/W	= RIGHT OF WAY	-X-	= FENCE LINE
CM	= CONCRETE MONUMENT	CH	= CHORD
N/F	= NOW OR FORMERLY	A or L	= ARC LENGTH

FINAL PLAT FOR:

MAIN STREET MARKETPLACE

LOCATED IN LAND LOTS 387, 388, 405, & 406
4th DISTRICT, 3rd SECTION
CARTERSVILLE, BARTOW COUNTY, GEORGIA

** FLOOD STATEMENT **

THE F.I.R.M. FLOOD INSURANCE RATE MAP SHOWS THE REFERENCED PARCEL IN ZONE X AND IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, ACCORDING TO PANEL NO. 13015 C 0210 G, DATED: SEPTEMBER 29, 2007.

DATE: SEPT. 9, 2016 | REV: | JOB NO: 16163

DATE OF FIELDWORK: AUGUST 1, 2016

SOUTHLAND ENGINEERING
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770.387.0446 FAX: 770.607.5151

SHEET: 1 of 3

OWNER'S CERTIFICATE

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

OWNER — 9/20/16 DATE

SURVEY REFERENCES

1. PROPOSED COMMERCIAL DEVELOPMENT CONCEPT FOR LEDBETTER PROPERTIES, LLC. BY DUPLANTIS DESIGN GROUP, PC LLC; DATED MAY 13, 2014.
2. GEORGIA POWER EASEMENT - CARTERSVILLE - BIG SHANTY 230KV TRANSMISSION LINE (CARTERSVILLE - SOUTH ACWORTH SECTION). DRAWING No. 14-488; DATED FEBRUARY 26, 2003.
3. GEORGIA HIGHWAY 113 (A.K.A. EAST MAIN STREET) - RIGHT-OF-WAY MAP FOR THE GEORGIA DEPARTMENT OF TRANSPORTATION - PROJECT: FF-518-1(13)3 BARTOW, DATED DECEMBER 7, 1977.
4. MAIN STREET GATEWAY - MAINLINE ROADWAY PLAN FOR THE CITY OF CARTERSVILLE BY PHARR ENGINEERING - PROJECT: STMPD-0008(002)PI.

OWNER/DEVELOPER

CHEROKEE MAIN STREET III, LLC
105 EAST 8th AVENUE, ROME, GA
24 HOUR CONTACT: MR. DEVON MOORES
PHONE: (770) 967-0141

ZONING NOTES

ACREAGE OF SITE - 53.230 ACRES
ZONED: C-C (GENERAL COMMERCIAL)
(ALL LOTS LOCATED IN MAIN STREET OVERLAY DISTRICT)

TOTAL NUMBER OF LOTS = 10
TOTAL NUMBER OF BUILDABLE LOTS = 8
MINIMUM FRONT YARD SETBACK = 20'
MINIMUM SIDE YARD SETBACK = 10'
MINIMUM REAR YARD SETBACK = 20'
MINIMUM LOT AREA = NONE
MAXIMUM BUILDING HEIGHT = SIXTY (60) FEET OR 4 STORIES, WHICHEVER IS HIGHER.
MAXIMUM LOT COVERAGE = 80%
MINIMUM BUFFER REQUIREMENTS = A MINIMUM FIFTEEN (15) FOOT WIDE BUFFER ALONG RESIDENTIAL DISTRICT
MINIMUM LOT FRONTAGE = 150 FT.
MINIMUM LOT WIDTH @ BUILDING LINE = 100 FT.

GENERAL NOTES

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1' IN 20,000 FEET, AND AN ANGULAR ERROR OF 7" PER ANGLE POINT, AND WAS NOT ADJUSTED.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1' IN 736,694 FEET.
3. EQUIPMENT USED: TOPCON 203, TOTAL STATION, WITH DATA COLLECTOR.
4. RIGHTS-OF-WAY ARE BASED UPON PINS FOUND AND/OR CENTERLINES OF PATHS OF TRAVEL.
5. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS.
6. DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES.
7. ALL PROPERTY CORNERS ARE HALF INCH REBAR UNLESS OTHERWISE NOTED.
8. DRAINAGE EASEMENTS OFF RIGHT-OF-WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER.

Pictures Taken 7-24-2020

CITY OF CARTERSVILLE
ZONING NOTICE
CASE NO. Z-20-03
APPLICATION HAS BEEN MADE FOR REZONING OF THIS PROPERTY FROM G-C TO MF-14
PLANNING COMMISSION MEETING AT 5:30 P.M. ON 8-11-20
CITY COUNCIL FIRST READING AT 7:00 P.M. ON 8-20-20
CITY COUNCIL SECOND READING AT 7:00 P.M. ON 9-3-20
HEARINGS TO BE HELD AT CITY HALL 10 NORTH PUBLIC SQUARE.
FOR ADDITIONAL INFORMATION CONTACT PLANNING AND DEVELOPMENT DEPT. AT 770-3 7-5600