



CARTERSVILLE PLANNING COMMISSION MEETING

Council Chambers, Third Floor of City Hall
Tuesday, June 08, 2021 at 5:30 PM

AGENDA

COMMISSIONERS:

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

CITY CLERK:

Julia Drake

PLANNING DIRECTOR:

Randy Mannino

CITY PLANNER:

David Hardegree

ASSISTANT CITY ATTORNEY:

Keith Lovell

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

- [1.](#) *May 11, 2021 Meeting Minutes*

ANNEXATIONS

- [2.](#) *AZ21-05. 49 Floyd Rd. Applicant: Charlotte Williams*

SPECIAL USE PERMIT

- [3.](#) *SU21-04. 81 Peeples Valley Rd. Suite 101 and 102. Applicant: Seth Arnold*

ZONINGS

- [4.](#) *Z21-02. 1006 and 1008 N. Tennessee St. Applicant: LA MARA II, Inc.*

STAFF OR COMMITTEE COMMENTS

ADJOURNMENT

*** City Council 1st Reading: June 17, 2021 at 7:00 P.M. Council Chambers. 3rd fl City Hall.**

**** City Council 2nd Reading (Final Action): July 1, 2021 at 7:00 P.M. Council Chambers. 3rd fl City Hall.**

The next meeting of the Planning Commission will be July 6, 2021 at 5:30 P.M.

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

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



PLANNING COMMISSION ITEM SUMMARY

MEETING DATE:	June 8, 2021
SUBCATEGORY:	Planning Commission
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	May 11, 2021 Meeting Minutes
DEPARTMENT SUMMARY RECOMMENDATION:	Minutes from the May 11, 2021 Planning Commission Meeting have been uploaded for your review and approval.
LEGAL:	N/A

**MINUTES OF THE
CARTERSVILLE PLANNING COMMISSION**

The Cartersville Planning Commission met in a regularly scheduled meeting on Tuesday, May 1, 2021 at 5:30 p.m. in the City Hall Council Chambers.

Present: Lamar Pinson - Chairman, Greg Culverhouse, Lamar Pendley, Harrison Dean,
Travis Popham, Jeffery Ross and Steven Smith

Absent:

Staff Members: Randy Mannino, Julia Drake, Meredith Ulmer,

1. **Call to Order at 5:30 PM**
2. **Roll Call**
3. **Approval of Minutes from March 9, 2021 Meeting**

Chairman Pinson called for a motion on the April 6, 2021 meeting minutes. Board Member Culverhouse made a motion to approve the minutes as presented. The motion was seconded by Board Member Pendley and carried unanimously. Vote: 6-0

4. **Staff Updates**

- A. **ZMA21-01: Annual Map Amendment**

David Hardegree, Senior Planner, gave an update on ZMA21-01 stating that it was recommended by Planning Commission and was approved by Council at the May 6, 2021 meeting.

5. **New Business**

- A. **AZ21-04: Annexation of 1412 Hwy 411 and 38 Oak Dr.**

Applicant: Highlands Development Associates LLC. Total Acreage: 1.38

Mr. Hardegree gave an overview of the item and stated that the property had been posted and properly advertised. The applicant has requested for this to be annexed into the city as GC: General Commercial. Furthermore, he stated there were no comments or concerns from staff and the applicant was present.

Chairman Pinson opened the public hearing for the zoning portion of the item.

Dale Baumann, 406 Old Mill Rd, representative of Highlands Development Associates, LLC., came forward to speak for the application.

With no one to come forward, the public hearing was closed.

Chairman Pinson opened the public hearing for the annexation portion of the item.

With no one to come forward, the public hearing was closed.

Motion to approve the annexation portion of AZ21-04 was made by Board Member Pendley and seconded by Board Member Culverhouse. Motion carried unanimously. Vote: 6-0

Motion to approve the zoning portion of AZ21-04 was made by Board Member Popham and seconded by Board Member Culverhouse. Motion carried unanimously. Vote: 6-0

Chairman Pinson stated the case would be heard before the Mayor and City Council on Thursday, May 20, 2021 and Thursday, June 3, 2021.

A. SU21-03: Special Use Permit for Automotive Truck Sales/Rental. 780 West Ave.

Applicant: Christopher Barron. Acreage: 1.25

Mr. Hardegree gave an overview of the application and stated the property had be posted and properly advertised and all adjacent property owners had been notified. No comments from staff or the public. In closing, he stated that the applicant is aware of the required buffer between said property and residential lots and understands this buffer is required to be maintained. Applicant was present.

Chairman Pinson opened the public hearing.

Christopher Barron, 718 West Ave., came forward to speak for the application and stated he was aware of buffer requirements and intended to keep it maintained.

Board Member Pendley inquired of the nature of the proposed business clarifying that no automotive repairs would be done at this location to which Mr. Barron responded that all automotive repairs would be done at his other location located on Wansley Dr. commraderie

Keith Lovell, Assistant City Attorney, clarified that if Mr. Barron decided to start automotive repair at 780 West Ave., it would be required for the applicant to apply for rezoning to allow this type of work to commence.

With no one else to come forward, Chairman Pinson closed the public hearing.

A motion was made to approve SU21-03 by Board Member Smith and seconded by Board Member Ross. Motion carried unanimously. Vote: 6-0

6. Staff or Commission Comments:

Chairman Pinson addressed Meredith Ulmer, Assistant City Planner, in regards to the news of her accepting another position with another jurisdiction.

Mrs. Ulmer stated thanked the Planning Commission Board for the opportunity to work with them and that she has enjoyed working with the City of Cartersville for the past 6 years.

Chairman Pinson wished Mrs. Ulmer well in her new endeavors.

8. Adjourn

A motion was made to adjourn the meeting at 5:50 PM by Board Member Culverhouse and seconded by Board Member Pendley. Motion carried unanimously. Vote: 6-0

Date Approved:

/s/ _____
Lamar Pinson, Chairman



PLANNING COMMISSION ITEM SUMMARY

MEETING DATE:	June 8 th , 2021
SUBCATEGORY:	Annexation
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	AZ21-05. 49 Floyd Rd
DEPARTMENT SUMMARY RECOMMENDATION:	Applicant requests annexation and zoning of property located at 49 Floyd Road and contains approx. 0.74 acres. The property is currently zoned A-1 (County Agriculture) and is used for single family residential. The proposed zoning is R-20 (Single Family Residential).
LEGAL:	N/A

ZONING & ANNEXATION SYNOPSIS

Petition Number(s): AZ21-05

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: Charlotte L. Williams
 Representative:
 Location: 49 Floyd Road (0057G-0002-010)
 Total Acreage: 0.741 acres

LAND USE INFORMATION

Current Zoning: County A-1 (Agriculture)
 Proposed Zoning: R-20 (Residential)
 Proposed Use: Single Family Residential

Current Zoning of Adjacent Property:

North: City R20 Residential & County A1 Agriculture
 South: City R20 Residential
 East: City R20 Residential & County A1 Agriculture
 West: City R20 Residential

For All Tracts:

District: 4th Section: 3rd LL(S): 421
 Ward: 5 Council Member: Gary Fox

The Future Development Map designates the subject property as: Suburban Living

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

ANALYSIS

City Departments Reviews

Electric: No comments received. Not in Service Area.

Fibercom: Takes No Exception

Fire: No comments received

Gas: Takes No Exception. Not in Service Area.

Public Works: Public Works takes no exception. We would like to point out that City solid waste service and a stormwater utility fee will be required for this address.

Water and Sewer: This property is in the Bartow County Water Dept. service area. The site is on septic.

Cartersville School District: Takes No Exception

Bartow County: No objections.

Public comments: None received as of 6-1-21

REQUEST SUMMARY:

Applicant requests to annex property located at 49 Floyd Road into the City in order to accompany their adjacent property located to the southwest in the Pine Ridge Drive cul-de-sac, Tax ID C076-0002-009. Both properties, Lots 46 and 47, are part of the Mission Hills subdivision.

R-20 Residential zoning is requested for the parcel. The existing zoning is County A-1 (Agriculture).

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 zoning proposal will permit a use (residential) that is suitable in view of the use and development of adjacent and nearby property.
- B. *Whether the zoning proposal will create an isolated district unrelated to adjacent and nearby districts.*
The proposed application will not create an isolated district.

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

- D. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*
The current A-1 zoning has a reasonable economic use as a residential 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.

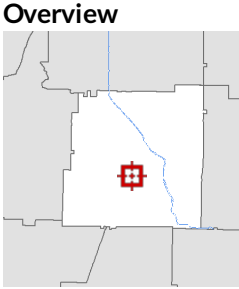
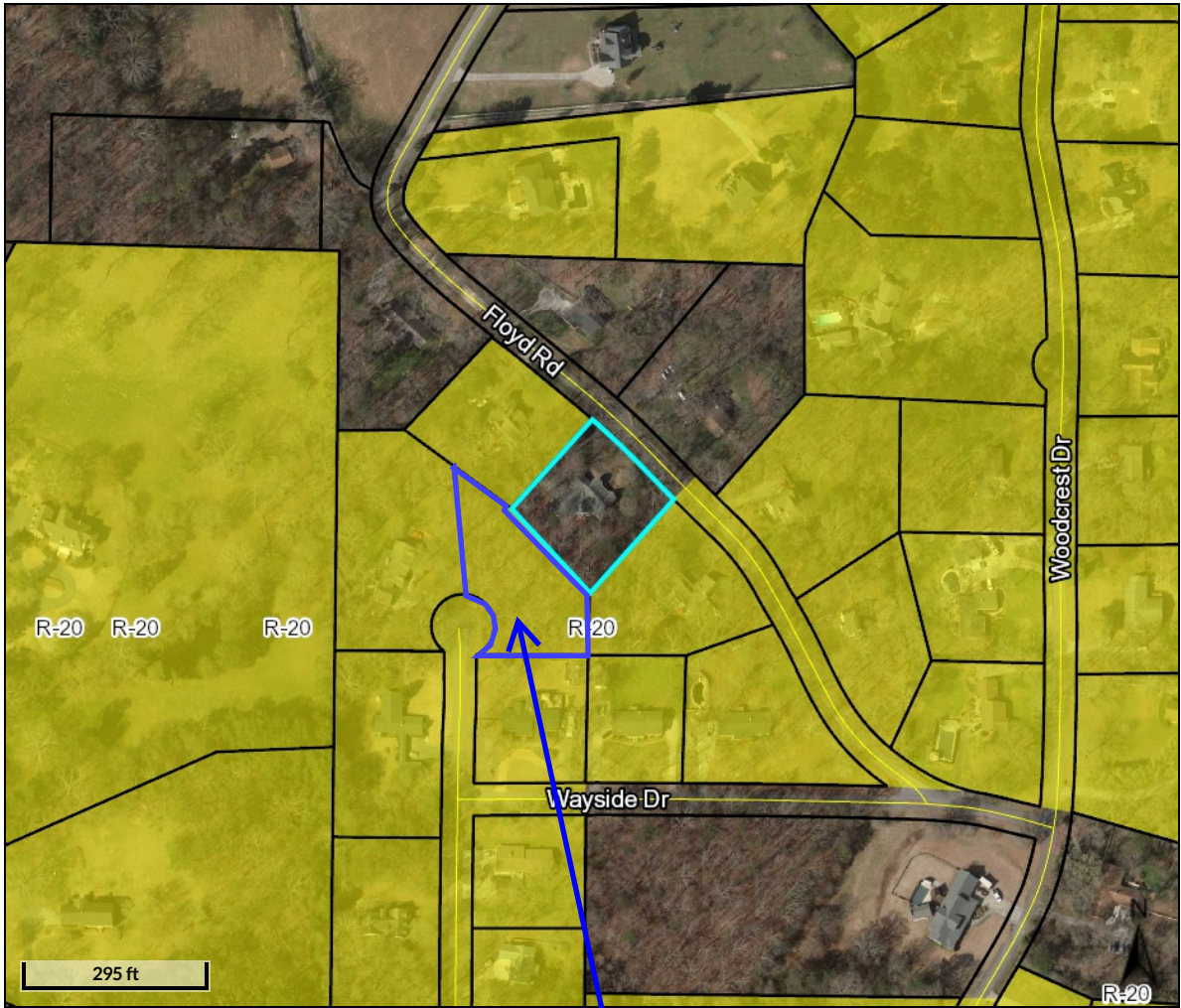
- F. *Whether the zoning proposal is in conformity with the adopted local Comprehensive Land Use Plan.*
The proposed zoning will conform to the city's land use plan for the area.

- 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.*
No additional conditions are known.

RECOMMENDATION: Staff recommends approval.

PLANNING COMMISSION RECOMMENDATION:



- 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*

Brief Tax Description L 46 MISSION HILLS LL421 D4
 (Note: Not to be used on legal documents)

Date created: 5/17/2021
 Last Data Uploaded: 5/14/2021 10:12:28 PM

Developed by  Schneider GEOSPATIAL

Property also owned by the Applicant. Parcel # C076-0002-009

Parcel ID 0057G-0002-010
Sec/Twp/Rng n/a
Property Address 49 FLOYD RD
District Bartow County

Alternate ID 11499
Class Residential
Acreeage 0.79

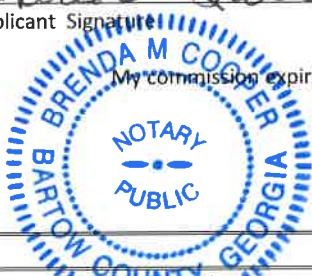
Owner Address WILLIAMS CHARLOTTE ELIZABETH
 49 FLOYD RD SW
 CARTERSVILLE, GA 30120

Application for Annexation/ Zoning
City of Cartersville

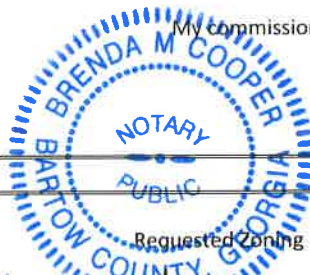
Case Number: AZ21-05
Date Received: 4-14-2021

Public Hearing Dates: 6/8/21 1st City Council 6/17/21 2nd City Council 7/1/21
Planning Commission 5:30pm 1st City Council 7:00pm 2nd City Council 7:00pm

Applicant Charlotte L. Williams Office Phone NA
(printed name)
 Address 49 Floyd Rd SW Mobile/ Other Phone 770-606-7160
 City Cartersville State Ga Zip 30120 Email cherokee180flying@gmail.com
 Representative's printed name (if other than applicant) _____
 Phone (Rep) _____
 Email (Rep) _____
 Representative Signature _____
 Applicant Signature Charlotte L. Williams
 Signed, sealed and delivered in presence of: _____
 My commission expires: 3/27/2024
Brenda M Cooper
 Notary Public



* Titleholder Charlotte L. Williams Phone 770-606-7160
(titleholder's printed name)
 Address 49 Floyd Rd SW Clville Email cherokee180flying@gmail.com
 Signature Charlotte L. Williams
 Signed, sealed, delivered in presence of: _____
 My commission expires: 3/27/2021
Brenda M Cooper
 Notary Public



Present Zoning District A-1 Requested Zoning annexation-R-20
 Acreage .741 Land Lot(s) ~~416~~ 421 District(s) 4th Section(s) 3-d 00579-0002-00
 Location of Property: 49 Floyd Rd SW Cartersville, Ga 30120
(street address, nearest intersections, etc.) Lot 46 Mission Hills
 Reason for Rezoning Request: annexation to city

(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) #	00571 0002010	Voting Ward(s)	5
Current Land Use	single family	Current Zoning	A-1
Proposed Land Use	single family	Proposed Zoning	R-20
Number of Dwelling Units	1	Number of Occupants	2
Owner Occupied?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Number of School-aged Children	0	Grade Level(s) of School-aged Children	0
School(s) to be attended: _____			
Current Utility Service Providers (Check Service provider or list if Other)			
Water:	_____ City <input checked="" type="checkbox"/> _____ County	_____ Well/ Other	
Sewer:	_____ City _____ County	<input checked="" type="checkbox"/> Septic/ Other	
Natural Gas:	_____ City _____ Other (List)	NA	
Electricity:	_____ City <input checked="" type="checkbox"/> 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: 4/14/2021

Date Two Years Prior to Application: 4/14/2019

Date Five Years Prior to Application: 4/14/2016

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.

Charlotte L. Williams 4/14/2021

Signature Date

Charlotte L. Williams

Print Name

BARTOW COUNTY BOARD OF ASSESSORS
 135 W CHEROKEE AVE
 # 126
 CARTERSVILLE GA 30120-3182

PT-306 (revised Jan 2019)

Item 2.

8254-RNA 5/12/20 K

Official Tax Matter - 2020 Tax Year

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

Annual Assessment Notice Date: 5/15/2020

Last date to file a written appeal: 6/29/2020

***** This is not a tax bill - Do not send payment *****

County property records are available online at: bartowga.org

*****AUTO**5-DIGIT 30120

8794159 8254-RNA 17405 1 1 1



WILLIAMS JERRY L &
 CHARLOTTE ELIZABETH
 49 FLOYD RD SW
 CARTERSVILLE GA 30120-7436



The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <https://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

A

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 135 West Cherokee Ave. Suite 126 - Cartersville, GA 30120 and which may be contacted by telephone at: (770) 387-5090. Your staff contacts are Jarrod Roberts, Monique Autry, Carolyn Dew, David Chatman, Judy Brinkley, John Harris and Steven Farmer.

Additional information on the appeal process may be obtained at <https://dor.georgia.gov/property-tax-real-and-personal-property>

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
37169	C076-0002-009	0.82	01		NO-S0
Property Description		LT 47 MISSION HILLS S/D LL421 D4			
Property Address		0 PINE RIDGE DR			
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B	100% Appraised Value	0	75,000	75,000	0
	40% Assessed Value	0	30,000	30,000	0

REASONS FOR ASSESSMENT NOTICE

C2 -Annual Notice: No change in return/previous value

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

C

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable Value	Millage	Estimated Tax
COUNTY	0	0	30,000	0.010300	309.00
CARTERSVILLE	0	0	30,000	0.003259	97.77
PARK & REC	0	0	30,000	0.000861	25.83
C'VILLE SCHOOL	0	0	30,000	0.014576	437.28

Total Estimated Tax

869.88

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.

Date

Georgia Registered Land Surveyor (Seal)

ZONING ADMINISTRATOR:

1. Case Number: A24-05

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? Yes. 2-23-89 plat. OBTAINED AT property closing on soon after.

4-14-21
Date

Dail Hafner
Zoning Administrator

SURVEYED FOR

JERRY L. WILLIAMS & CHARLOTTE ELIZABETH WILLIAMS

0.741 ACRE IN LOT 46, MISSION HILLS, PART
2, IN LAND LOT 421, 4TH. DISTRICT, 3RD.
SECTION, BARTOW COUNTY, GEORGIA.
DATE 2-23-89 SCALE 1"=50'
KNIGHT & KNIGHT LAND SURVEYORS.

LL 372

LL 421

FIELD DATA:
CLOSURE: 1 IN 27,600
EQUIPMENT: TOPCON GTS-3
ANGULAR ERROR 06" PER ANGLE POINT
BEARINGS ARE MAG. CAL. FROM ANGLES
TURNED.

ADJUSTED, USING THE COMPASS RULE
PLAT CLOSURE, 1 IN 100,000.

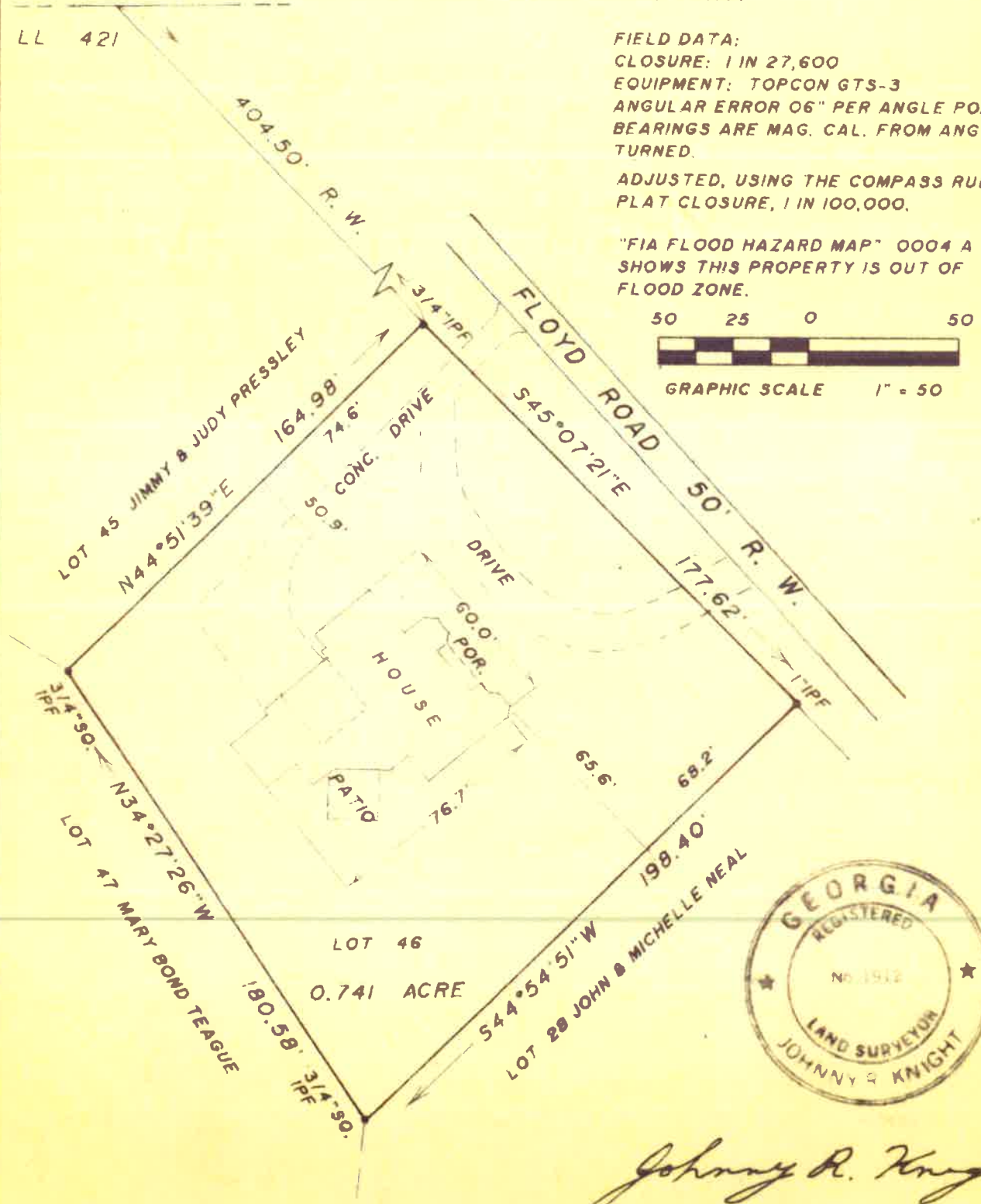
"FIA FLOOD HAZARD MAP" 0004 A
SHOWS THIS PROPERTY IS OUT OF
FLOOD ZONE.

50 25 0 50



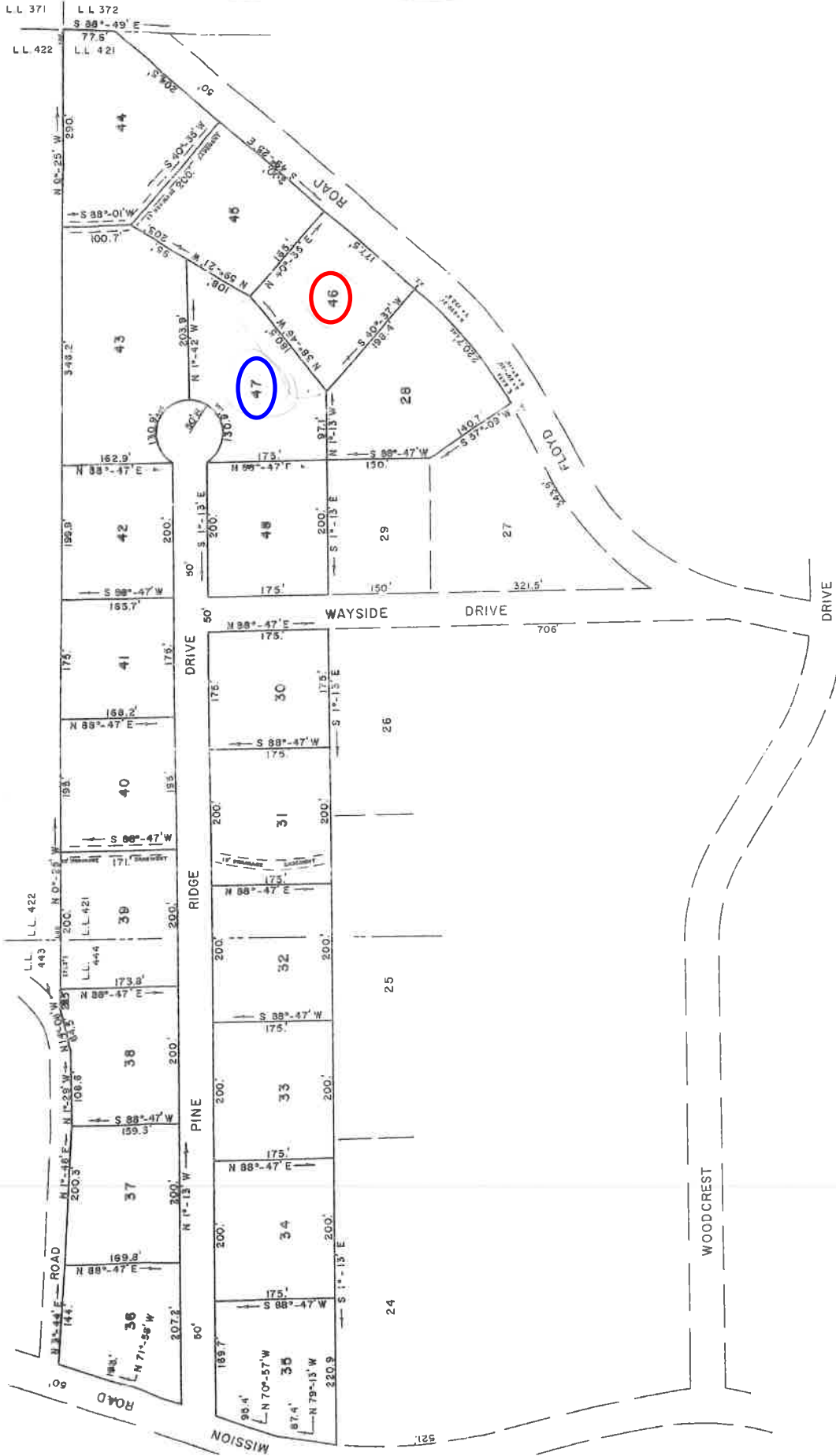
GRAPHIC SCALE 1" = 50'

N



Johnny R. Knight

PART TWO
MISSION HILLS
IN LAND LOTS 421 & 444
4TH DISTRICT, 3RD SECTION
BARTOW COUNTY, GEORGIA



SCALE 1" = 100'
APRIL 6, 1971

NOTES: ALL CORNERS, P.T., P.C. & BENES ARE
MARKED WITH IRON PINS.
LOTS 20 & 30 ARE HEREWITH REVISED



THE STATE OF GEORGIA
SAYERS' BOARD
A. Lee Smith
REGISTERED LAND SURVEYOR No. 1309
BARTOW COUNTY SURVEYOR,
CARTERSVILLE, GA.

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

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

	<u>NAME</u>	<u>ADDRESS</u>
1.	John + Michelle Neal	35 Floyd Rd SW Chille
2.	Charlotte H. + Jerry Williams	Pine Ridge Dr., ^{map code} 0760002009
3.	Adam + Elisa Smalley	48 Floyd Rd SW Cartersville
4.	Lauren N. Johnson	161 Floyd Rd. SW Cartersville
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		

Attach additional names if necessary.

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



Image taken 5-20-21



PLANNING COMMISSION ITEM SUMMARY

MEETING DATE:	June 8th, 2021
SUBCATEGORY:	Special Use Permit
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	SU21-04. 81 Peeples Valley Rd. Suite 101 and 102
DEPARTMENT SUMMARY RECOMMENDATION:	Applicant requests a Special Use permit to allow a religious institution. The property is zoned G-C (General Commercial).
LEGAL:	N/A

SPECIAL USE APPLICATION SYNOPSIS

Petition Number(s): **SU21-04**

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: **Seth Arnold**

Representative: **Seth Arnold**

Property Owner: **Trisha Murphy**

Property Location: **81 Peeples Valley Rd. Suites 101 and 102. C101-0002-005**

Access to the Property: **Peeples Valley Rd.**

Site Characteristics:

Tract Size: Acres: **0.95** District: **4th** Section: **3rd** LL: **22**

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

1. LAND USE INFORMATION

Current Zoning: **GC (General Commercial)**

Proposed Zoning: **GC (General Commercial)**

Proposed Use: **Religious Institution**

Current Zoning of Adjacent Property:

North: **GC General Commercial**

South: **GC General Commercial**

East: **GC General Commercial**

West: **GC General Commercial**

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

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

2. City Department Comments:

Electric: No comments received.

Fibercom: Takes No Exception

Fire: Takes no exceptions to the special use request provided that all adopted federal, state, and local codes and ordinances are met.

Gas: Takes No Exception

Public Works: No comments received.

Water and Sewer: Takes No Exception

3. Public Comments:

No public comments received by Planning and Development as of June 1, 2021.

4. Special Use Review

Applicant wishes to have a church (Religious Institution) at this location in suites 101 and 102. A special use permit is required by ordinance for Religious Institutions in the General Commercial zoning district. This use may be compatible with other commercial uses along Peoples Valley Road.

The site of this building was developed in two phases c. 2006-07. The 81 building was constructed in Phase 1 and the 83 building to the west was constructed in Phase 2. The buildings were developed as office-commercial spaces and an appropriate number of parking spaces were allocated to each: (34) spaces to the 81 building and (67) to the 83 building. Since development, the phases have been subdivided into their own lots with separate ownership.

Parking may or may not become an issue as the church membership increases. The application states current membership is just (7) families. Parking is likely sufficient even if the membership doubles.

5. Zoning Ordinance Findings

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

A. Article XVI. Special Uses

Sec. 16.1. Scope and intent.

- A. This article specifies uses which are not classified as permitted uses as a matter of right in zoning districts, and are therefore only allowed through the approval of a Special use. The

standards which apply to each use are enumerated and must be met in order for an application to be granted.

- B. In granting a Special use, conditions may be attached as are deemed necessary in the particular case for the protection or benefit of neighbors in order to assimilate the proposed development or use into the neighborhood with minimal impact.

Sec. 16.2. Application of regulations and approval.

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

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

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

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

Sec. 16.3. Additional restrictions.

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

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

- B. Any use which may be authorized by special use shall comply with all other City regulations, zoning district regulations and other regulations contained herein, and conditions of zoning approval if applicable. Whenever a standard contained in this section is in conflict with another provision of this chapter, the more restrictive provision shall prevail.

B. Section 17.6 Number of parking spaces.

17.6.2 Auditorium, stadium, assembly hall, gymnasium, theater, community recreation center, religious institution. One (1) space per four (4) fixed seats in largest assembly room or area, or one (1) space for each fifty (50) square feet of floor area available for the accommodation of movable seats in the largest assembly room.

C. How General Standards Are Met (Staff analysis)

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

How Standard #1 has / will be met: No impact.

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

How Standard #2 has / will be met: No impact. Parking is existing with a parking lot of approximately 40 spaces.

Standard #3: Protective screening.

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

Standard #4: Hours and manner of operation:

How Standard #4 has / will be met: Sunday morning service at 10am with special events occasionally occurring on the weekends.

Standard #5: Outdoor lighting

How Standard #5 has / will be met: Existing lighting in parking lot.

Standard #6: Ingress and egress to the property.

How Standard #6 has / will be met: Existing entrance connected to Peoples Valley Rd.

Standard #7: Compatibility with surrounding land use.

How Standard #7 has / will be met: The surrounding land uses are commercial and zoned GC.

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

16.4.12: *Religious institution.*

A. Allowable districts: AG, R-20, R-15, R-10, R-7, R-D, RA-12, P-S, M-U, N-C, DBD, O-C, G-C, L-I.

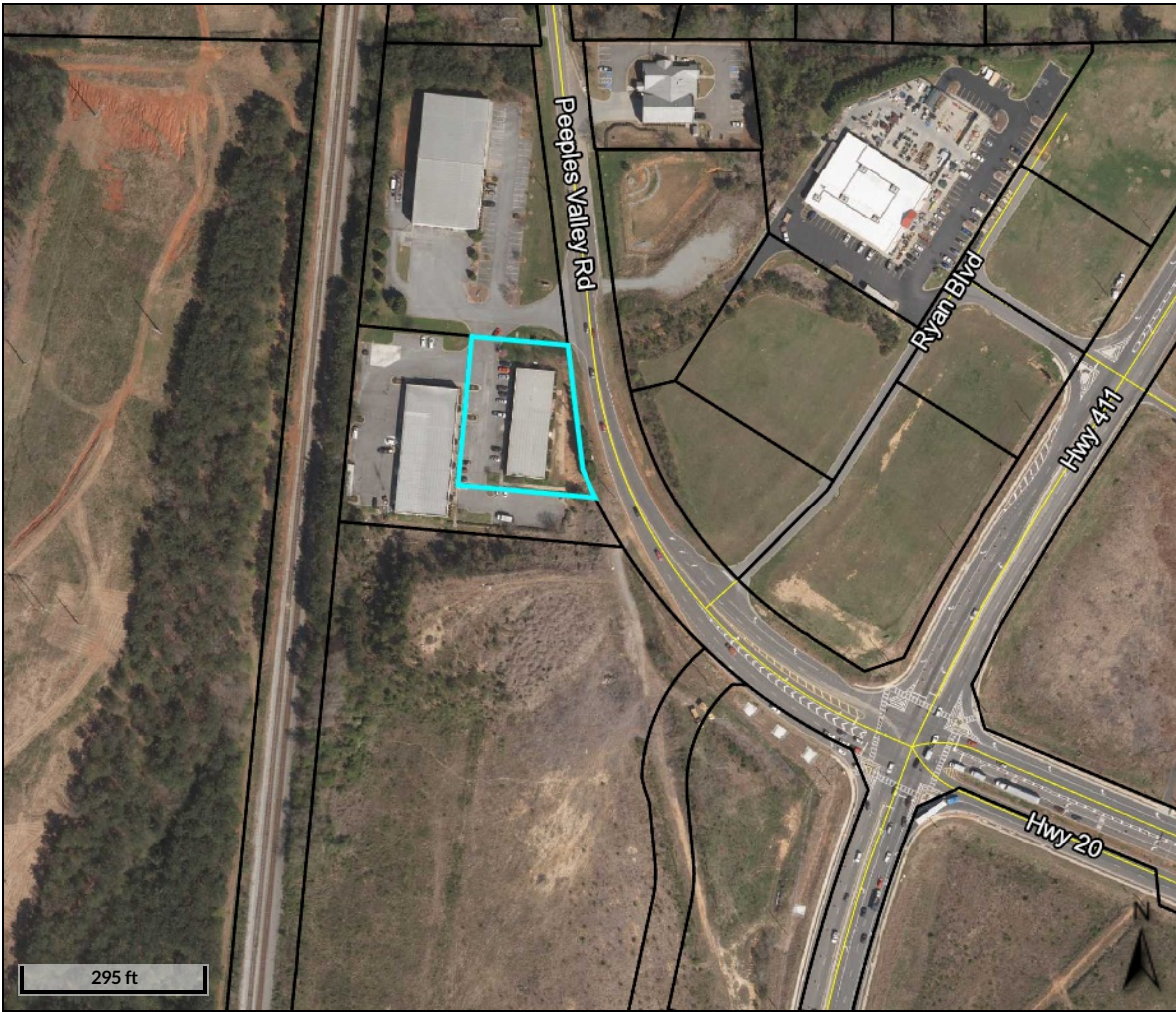
B. *Standards:*

1. In addition to required setbacks, a minimum fifteen-foot wide buffer shall be required along all property lines adjoining a residential district or use to provide a visual screen in accordance with [section 4.17](#) of this chapter.
2. A cemetery use in conjunction with a religious institution in a residential district shall not be allowed.
3. Noise levels in decibels measured at the property line adjacent to single-family residential uses shall not exceed seventy (70) decibels. Noise levels are measured as constant, consistent sounds and not intermittent noise. All measurements shall be taken at property lines. It is the intent of this section to regulate noise in a manner to prohibit it from exceeding levels of sound that could become a nuisance to adjacent property under Georgia law.

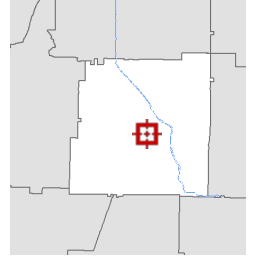
The above (3) standards are not applicable to this application.

6. **Staff Recommendation:** No objection to special use request. All building and fire codes must be met.

7. **Planning Commission Recommendation:**



Overview



Legend

-  Parcels
-  Roads

Parcel ID	C101-0002-005	Alternate ID	38092	Owner Address	GLITZY CHIKS LLC
Sec/Twp/Rng	n/a	Class	Commercial		PO BOX 3482
Property Address	81 PEEPLES VALLEY RD	Acres	0.95		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL 22 D 4 0.95 ACRE PLAT 58-359				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 5/17/2021
 Last Data Uploaded: 5/14/2021 10:12:28 PM

Developed by 

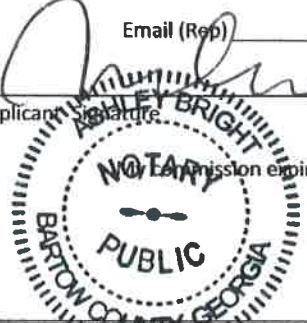
**Application for Special Use
City of Cartersville**

Case Number: SU21-04
Date Received: 4/20/2021

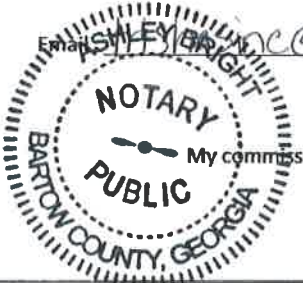
Public Hearing Dates:

Planning Commission 6/8/2021 5:30pm 1st City Council 6/17/2021 7:00pm 2nd City Council 7/11/2021 7:00pm

Applicant: Seth Arnold Office Phone (214) 435-7218
 (printed name)
 Address 126 Tower Ridge Rd. Mobile/ Other Phone (470) 227-0416
 City Cartersville State GA Zip 30121 Email highlandspingscartersville@gmail.com
 Representative's printed name (if other than applicant) Seth Arnold Phone (Rep) _____
 Representative Signature _____ Email (Rep) _____
 Signed, sealed and delivered in presence of:
Ashley Bright Notary Public expires 1/28/2025
 Ashley Bright
 Notary Public



* Titleholder Trisha Murphy Phone (770) 547-6138
 (titleholder's printed name)
 Address PO Box 3482 Email trishamurphy@icloud.com
 Signature _____
 Signed, sealed, delivered in presence of:
Ashley Bright Notary Public expires 1/28/2025
 Ashley Bright
 Notary Public

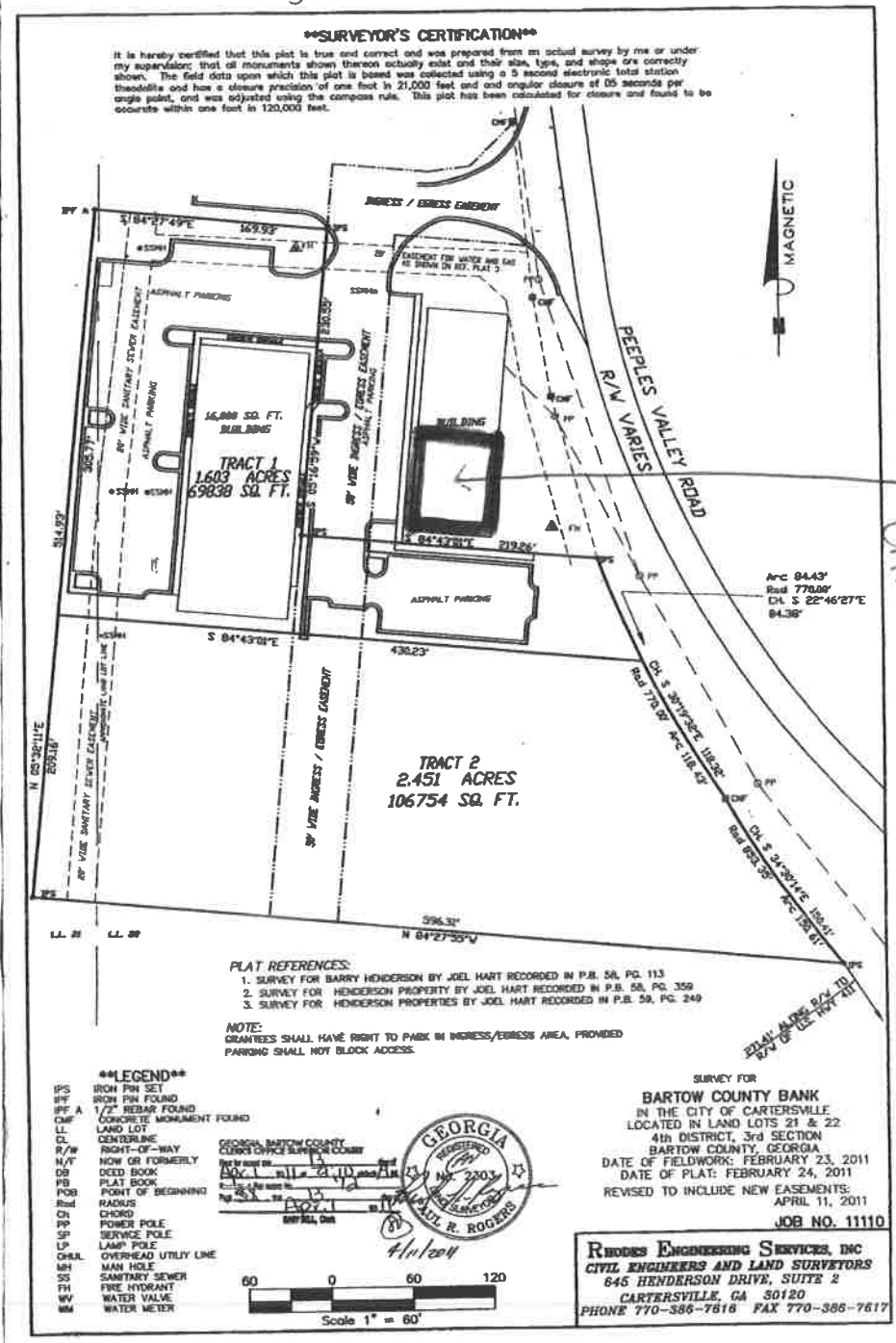


Present Zoning District general commercial
 Acreage .95 Land Lot(s) 22 District(s) 4 Section(s) 3
 Location of Property: 81 Peoples Valley Rd. Ste 101 + 102 Cartersville GA 30121
 (street address, nearest intersections, etc.)
 Reason for Special Use Request: church

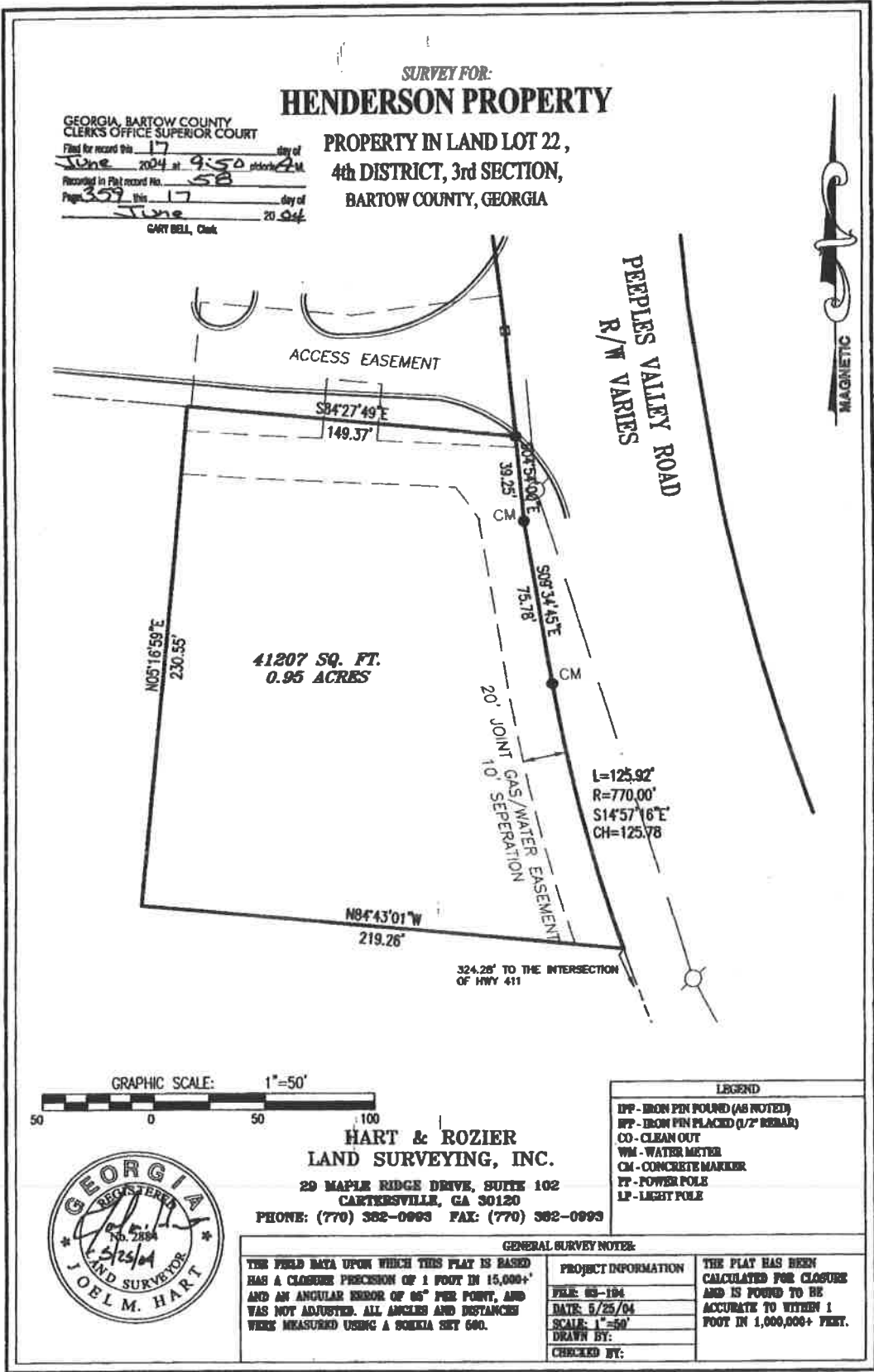
 (attach additional statement as necessary)

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

Bldg sq. ft is roughly 96 x 128



Highland Springs Church



SPECIAL USE JUSTIFICATION

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

Zoning Ordinance section 16.3.A

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

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

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

Use applied for:

church

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

How Standard #1 has / will be met:

private office park, adjoining street traffic flow will not be impeded

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

How Standard #2 has / will be met:

private parking lot containing 40 plus parking spaces only 7 families attend.

Standard #3: Protective screening.

How Standard #3 has / will be met:

landscaping in the front of the property

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

How Standard #4 has / will be met:

Sunday morning church service, special events, fellowship
Sunday services begin @ 10am, Occasional weekend events.

Standard #5: Outdoor lighting.

How Standard #5 has / will be met:

Street and parking lot lights

Standard #6: Ingress and egress to the property.

How Standard #6 has / will be met:

one entrance/exit from Peoples Valley Road.

Standard #7: Compatibility with surrounding land use.

How Standard #7 has / will be met:

private entity serving the citizens of Cartersville, Georgia.
promoting faith and service

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

Signed, 
Applicant or Representative

4/19/21
Date

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: 4/13/2021

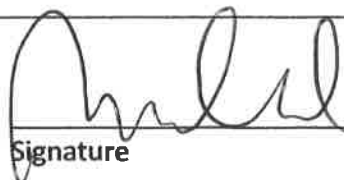
Date Two Years Prior to Application: 4/13/2019

Date Five Years Prior to Application: 4/13/2016

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.


4/19/21
 Signature Date

Seth Arnold
 Print Name

Image taken 5-19-21









PLANNING COMMISSION ITEM SUMMARY

MEETING DATE:	June 8th, 2021
SUBCATEGORY:	Zoning
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	Z21-02. 1006 and 1008 N. Tennessee Street
DEPARTMENT SUMMARY RECOMMENDATION:	The applicant is requesting the rezoning of two adjacent properties, 1006 and 1008 N. Tennessee St, R-15 and P-S with conditions, respectively, to M-U (Multiple Use) in order to construct a parking lot to serve the Los Arcos restaurant at 1010 N. Tennessee St. Parking lots are an allowed use by right in the M-U zoning district. Parking lots are not an allowed use in the P-S and R-15 zoning districts. If approved, the existing conditions of the P-S zoning will end.
LEGAL:	N/A

ZONING SYNOPSIS

Petition Number(s): **Z21-02**

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: **LA MARA II, Inc**

Representative: **Lauren Simonson, Southland Engineering**

Property Owner: **LA MARA II, Inc**

Property Location: **1006 and 1008 N. Tennessee St.**

Access to the Property: **N. Tennessee St.**

Site Characteristics:

Tract Size: Acres: **1.06** District: **4th** Section: **3rd** LL(S): **239**

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

LAND USE INFORMATION

Current Zoning: **1006: R-15 (Single Family Residential); and**
1008: P-S* (Professional Services with conditions)

Proposed Zoning: **M-U (Multiple Use)**

Proposed Use: **Parking for the Los Arcos Restaurant at 1010 N. Tennessee St.**

Current Zoning of Adjacent Property:

North: **O-C (Office Commercial)**

South: **M-U and R-15**

East: **O-C and R-15**

West: **O-C and R-15**

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

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

ZONING ANALYSIS

Site History:

The site is comprised of 2 parcels: 1) 1006 N. Tennessee St is zoned R-15 and contains 0.69 acres, and 2) 1008 N. Tennessee St is zoned P-S with conditions and contains 0.44 acres. Total acreage for both lots is 1.13 acres per the survey dated 9-17-19.

On 11-4-04, City Council approved the rezoning of 1008 N. Tennessee St. from R-15 to P-S with conditions to allow the house to be used as an office. The conditions required that the residential components of the property be upgraded to satisfy commercial requirements. See attached zoning approval ordinance.

Project Summary:

The applicant is requesting the rezoning of two adjacent properties, 1006 and 1008 N. Tennessee St, to M-U (Multiple Use) in order to construct a parking lot to serve the Los Arcos restaurant at 1010 N. Tennessee St. Parking lots are an allowed use by right in the M-U zoning district. Parking lots are not an allowed use in the P-S and R-15 zoning districts. If approved, the existing conditions of the P-S zoning will end.

Los Arcos restaurant and the property owner of 1010 N. Tennessee St, CAT DADDY CORNER LLC, have a Settlement Agreement requiring the restaurant to split from the 1010 N. Tennessee Street property and separate from the Condominium Association, CAT DADDY CORNER CONDOMINIUM ASSOCIATION, INC. The existing parking lot shared between Los Arcos and the condominium will stay with the condominium after the restaurant subdivision occurs, but Los Arcos may use the parking lot until the new parking lot is constructed per the Settlement Agreement.

A survey showing how the restaurant will be split from the condominium property is attached. The lot split does require a variance for a rear setback reduction. The variance request will be heard at the June 14th meeting of the Board of Zoning Appeals.

City Department Comments

Electric: Takes no exception. Since they will be demolishing the houses, we will have to remove the two services.

Fibercom: Cartersville FiberCom takes no exception to the rezoning application. Our comments regarding developing the lots are still the same *[4/22/21 comments below]*. Similar to gas, we may require a utility easement for the existing buried fiber which provides service to 1010 N Tennessee Street or for relocated fiber. All costs associated with any relocation will be at the expense of the property owner.

Comments received from the concept site plan review on 4-22-21:

Cartersville FiberCom has an underground fiber between Los Arcos and the proposed parking lot. It appears, the handicap ramp and sidewalk will be built over it. A design locate should be called in to locate the fiber and any other underground utilities in the area. We will also want to see the grading plan. Depending on the grading plan, the fiber line may need to be potholed.

Fire: No comments received.

Gas: The Gas System takes no exceptions to the following provided the property owner understands that a utility easement may be required for existing and/or relocated natural gas facilities and all costs associated with any required relocation of the natural gas facilities will be at the expense of the property owner.

Public Works: No comments received.

Water and Sewer: We are agreeable to the re-zoning but the owner needs to be aware of these conditions [From 4-22-21]:

Comments received from the concept site plan review on 4-22-21:

Regarding the concept plan in the attached email, the Cartersville Water Department will recommend that the plans show grading and all existing utilities in the area of the project.

1. *We have a 36" water main and 2" waterline that are in an easement that will be within the construction area.*
2. *The existing sewer service at each house that is to be demolished will need to be dog down on and capped off and the road right-of-way.*
3. *The existing water service at each house is served by a 2" pvc waterline. We will have further comments on the abandonment of that line once plans have been submitted.*
4. *Pothole down on the 36" and 2" waterline to verify depth. **(DO NOT POTHOLE DOWN WITH MACHINES OVER THE 36" WATERMAIN)** We must maintain our cover over the 36" waterline and depending on the grading, the 2" waterline may be in conflict.*
5. *I've attached a screen shot from the GIS showing our facilities in the area. Only the water and sewer are shown on my attachment. Please call in a design locate for the lines to be marked.*

Public Comments:

None received as of 6/1/2021.

STANDARDS FOR EXERCISE OF ZONING POWERS.

1. *The existing land uses and zoning of nearby property.*
Land uses and zoning of property to the north and east are commercial and should not be impacted by the parking lot. Land use to the south and west is residential and zoned R-15. Buffers will be required by ordinance along the south and west property lines.
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 applicant is required to develop the property for restaurant parking per the Settlement Agreement. The gain to the public for this purpose is significant, but less prevalent than the hardship imposed on the owner/applicant if unable to develop the parcels.
4. *Whether the subject property has a reasonable economic use as currently zoned.*
The property has a reasonable economic use as currently zoned, but is not conducive to supporting the restaurant.
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 to the north and east. Protective buffers are needed for the residential uses to the south and west.
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. Protective buffers are needed for the residential uses to the south and west.
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 conform to the Future Development Map and Future Land Use Map.

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. A site plan approval will be required.
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 proposal will shift the parking from the current condominium lot to the new lot. This should correct the parking deficiencies during peak demand hours at the condominium parking lot.
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:

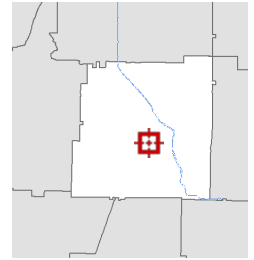
Staff recommends approval with the following conditions:

1. The parking lot shall be associated to, developed, and used to serve only the commercial property and business, currently known as Los Arcos Mexican Restaurant, located on the adjacent, northern property to be subdivided from the condominium property currently owned by CAT DADDY CORNER LLC;
2. No subdivision of any portion of the parking lot or parking lot property may occur without removing or modifying this condition; and,
3. No redevelopment to a different use of any portion of the parking lot or parking lot property may occur without removing or modifying this condition.


PLANNING COMMISSION RECOMMENDATION:



Overview



Legend

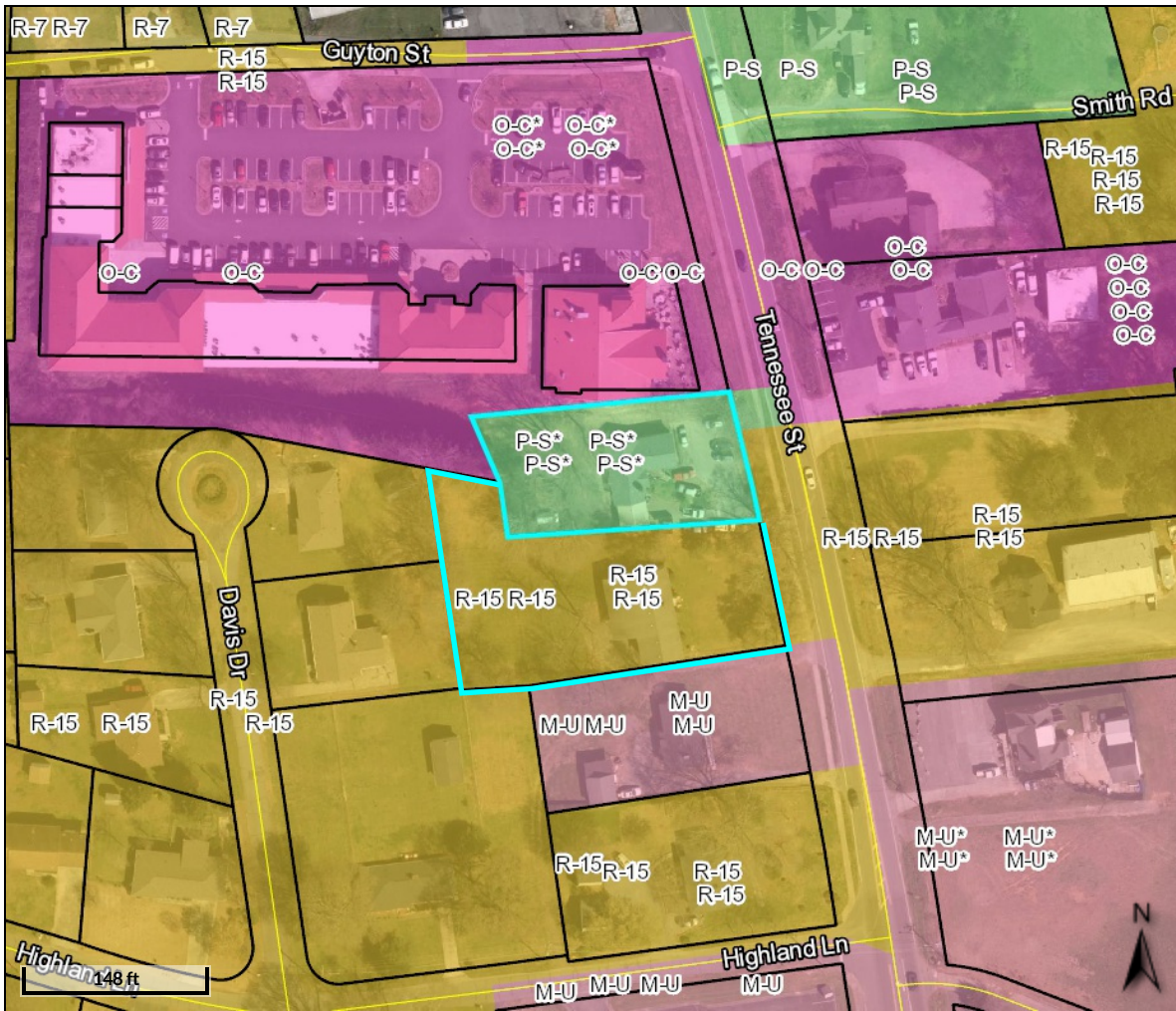
-  Parcels
-  Roads

Parcel ID	C029-0008-073	Alternate ID	35555	Owner Address	LA MARA II INC
Sec/Twp/Rng	n/a	Class	Commercial		1010 N TENNESSEE ST STE 100
Property Address	1008 N TENNESSEE ST	Acreage	0.44		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL 239 LD 4 PLAT 34-368				

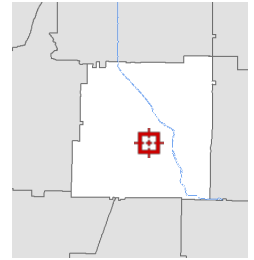
(Note: Not to be used on legal documents)

Date created: 5/17/2021
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Developed by 



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*

Brief Tax Description LL 239LD 4 PLAT 34-368
(Note: Not to be used on legal documents)

Date created: 5/17/2021
Last Data Uploaded: 5/14/2021 10:12:28 PM

Developed by Schneider GEOSPATIAL

Parcel ID C029-0008-073
Sec/Twp/Rng n/a
Property Address 1008 N TENNESSEE ST
District Cartersville

Alternate ID 35555
Class Commercial
Acreage 0.44

Owner Address LA MARA II INC
1010 N TENNESSEE ST STE 100
CARTERSVILLE, GA 30120

**Ordinance
of the
City of Cartersville, Georgia**

Ordinance No. 85-04

Petition No. Z04-15

NOW BE IT AND IT IS HEREBY ORDAINED by the Mayor and City Council of the City of Cartersville, Georgia, all that certain tract of land owned by Helen Rice. Property is located on the west side of Tennessee Street, north of Highland Lane (1008 N. Tennessee Street). Said property contains .446 acres located in the 4th District, 3rd Section, Land Lot 239 as shown on the attached plat Exhibit "A". Property is hereby rezoned from R-15 (Residential) to P-S (Professional Services) with the following conditions. Zoning will be duly noted on the official zoning map of the City of Cartersville, Georgia.

- 1. Required site improvements such as parking lot and ingress/egress changes, impervious surface calculations, etc. subject to the review and approval of the Public Works Department prior to occupancy as a non-residential use.**
- 2. Electrical service to be upgraded in accordance with the Cartersville Electric System comments prior to occupancy.**
- 3. The change in occupancy/use of this property from residential to office/professional services will require the water service to be upgraded with an appropriate backflow preventer.**

BE IT AND IT IS HEREBY ORDAINED.

**ADOPTED this the 21st day of October 2004. First Reading
ADOPTED this the 4 day of November 2004. Second Reading.**

**/s/ _____
Michael G. Fields
Mayor**

ATTEST:

**/s/ _____
Sandra E. Cline
City Clerk**

Rezoning Application

Recd 4-28-21
CASE No 221-0 Item 4.

Public Hearing Dates:

Planning Commission	<u>JUNE 8th</u>	1 st City Council	<u>JUNE 17th</u>	2 nd City Council
	<u>JULY 1st</u>			
	5:30pm		7:00pm	7:00pm

Applicant LA MARA II, INC. Office Phone 770.547.3674
(printed name)

Address 1010 N. TENN ST. SUITE 100 Mobile/ Other Phone 770.547.3674

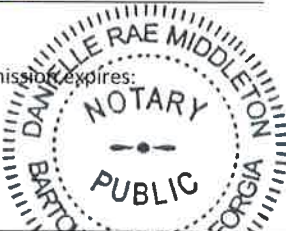
City CARTERSVILLE State GA Zip 30120 Email losarcosmexicanr@bellsouth.net

Lauren Simonson Phone (Rep) 770.387.0440
 Representative's printed name (if other than applicant)

Lauren Simonson Email (Rep) lsimonson@southlandengineers.com
 Representative Signature Applicant Signature

Signed, sealed and delivered in presence of: My commission expires: 01-23-2025

Danielle Rae Middleton Notary Public



* Titleholder LAMARA II, INC. Phone 770.547.3674
(titleholder's printed name)

Address 1010 N. TENN ST SUITE 100 Email losarcosmexicanr@bellsouth.net

Signature Lauren Simonson

Signed, sealed, delivered in presence of: My commission expires: 01-23-2025

Danielle Rae Middleton Notary Public



Present Zoning District P-S and R-15 Requested Zoning MU

Acres 1.00 ^{113 (per survey)} Land Lot(s) 239 District(s) 4 Section(s) 3

Location of Property: 1006 & 1008 N. TENN. ST.
(street address, nearest intersections, etc.)

Reason for Rezoning Request: to allow for a parking lot for LOS ARCOS.

(attach additional statement as necessary)

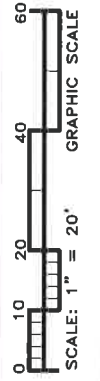
* Attach additional notarized signatures as needed on separate application pages.

REQUIREMENTS FOR FILING AN APPLICATION FOR REZONING

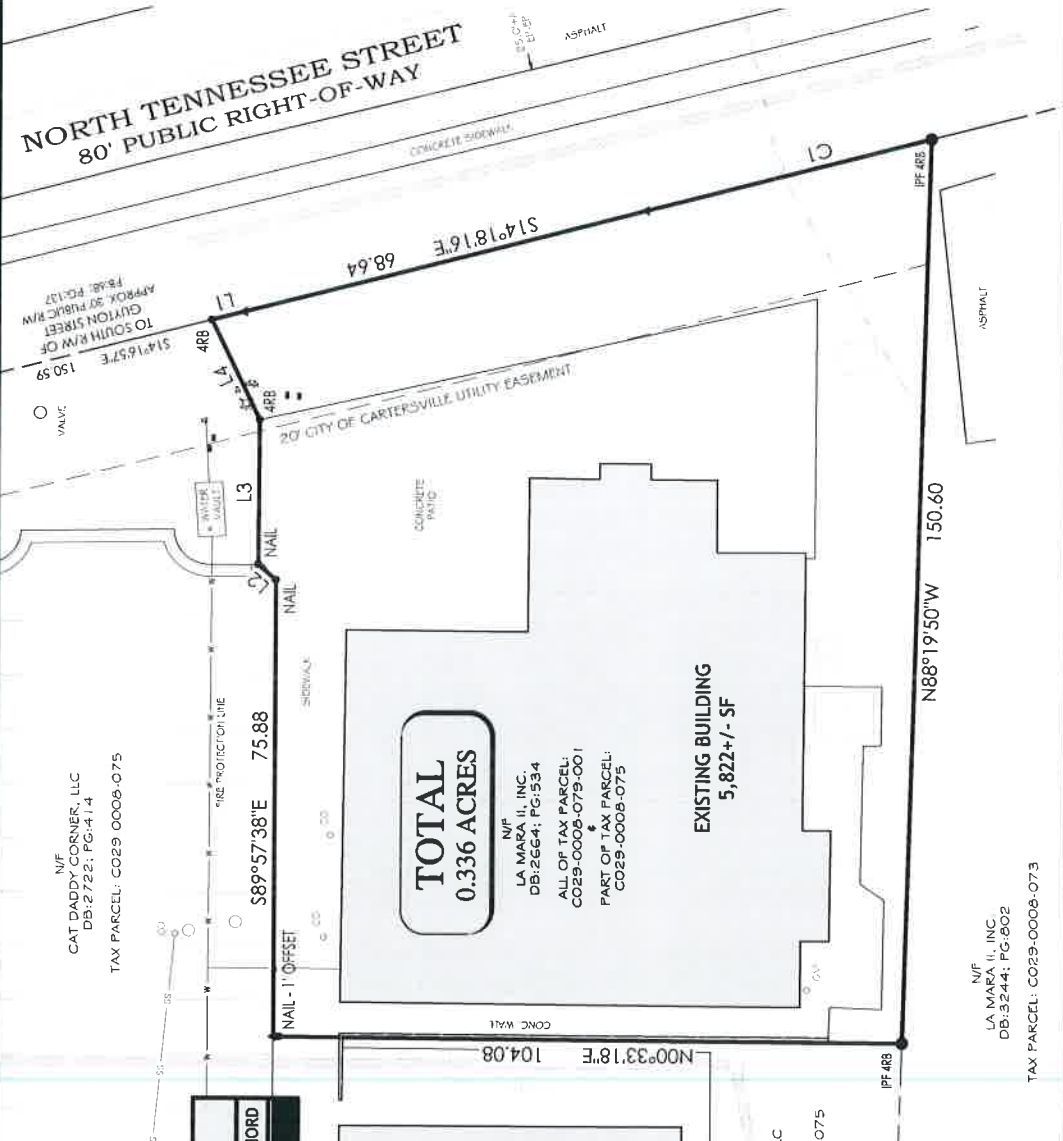
MINOR SUBDIVISION FOR:
LA MARA II, INC.
 LOCATED IN LAND LOT 239
 4th DISTRICT, 3rd SECTION
 CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA
 DATE: APRIL 12, 2021 REV: 4/13/21 JOB NO: 21054-4
 DATE OF FIELDWORK: APRIL 9, 2021
 DRAWN BY: KNC CHECKED BY: KNC APPROVED BY: KNC

General Notes
 1. ALL PROPERTY CORNERS ARE 1/2" REBAR, EXCEPT AS SHOWN.
 2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 24,500 FEET, AND AN ANGULAR ERROR OF 04" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
 3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 290,000 FEET.
 4. EQUIPMENT USED: TOPCON 3005W, TOTAL STATION, WITH DATA COLLECTOR.
 5. RIGHTS OF WAY ARE BASED UPON PINS FOUND AND/OR

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



- IRON PIN FOUND
- CONCRETE MON. FOUND
- IRON PIN PLACED
- BREAK POINT
- PHOTO REFERENCE
- EXCEPTIONS
- PARKING BOLLARD
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- JUNCTION BOX
- CURB INLET
- YARD INLET
- DROP INLET
- HEADWALL
- GAS VALVE
- GAS METER
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE PEDESTAL
- SIGN
- BENCHMARK
- SEWER MANHOLE
- CLEAN OUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- IRRIGATION CONT. VALVE
- WELL
- POWER POLE
- GUY WIRE
- ELECTRIC MET
- TRANSFORMER
- LIGHT POLE
- FLOW ARROW
- MAILBOX



CURVE TABLE

CURVE	LENGTH	RADIUS	DIRECTION	CHORD
L1	514°18'16"E	68.64		
L2	N41°36'08"E	3.75		

LINE TABLE

LINE	BEARING	LENGTH
L1	S14°18'16"E	68.64
L2	N41°36'08"E	3.75

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

PROJECT NO.: 19004
 DATE: XX/XX/19

SOUTHLAND ENGINEERING
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
 114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770.287.0440 FAX: 770.807.5151

LOS ARCOS PARKING
 LOCATED IN LAND LOT 239
 4TH DISTRICT, 3RD SECTION
 CITY OF CARTERSVILLE, GEORGIA



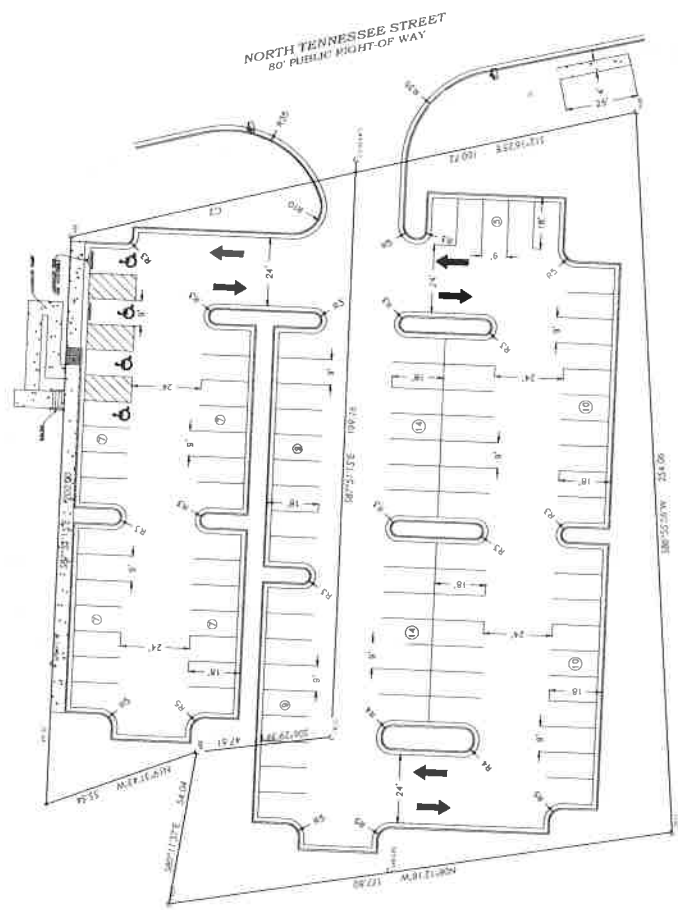
SHEET TITLE:
SITE PLAN

SHEET NO.:
CONCEPT 4

Item 4.



CONCEPT 4: (DEMO BOTH HOMES & HANDICAP ACCESSIBLE)
 TOTAL AMOUNT OF PARKING SPACES=93
 VEHICLE PARKING SPACES=89
 HANDICAP SPACES=4 (1 VAN ACCESSIBLE)



24 HOUR CONTACT
 BARRETT
 NUMBER

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

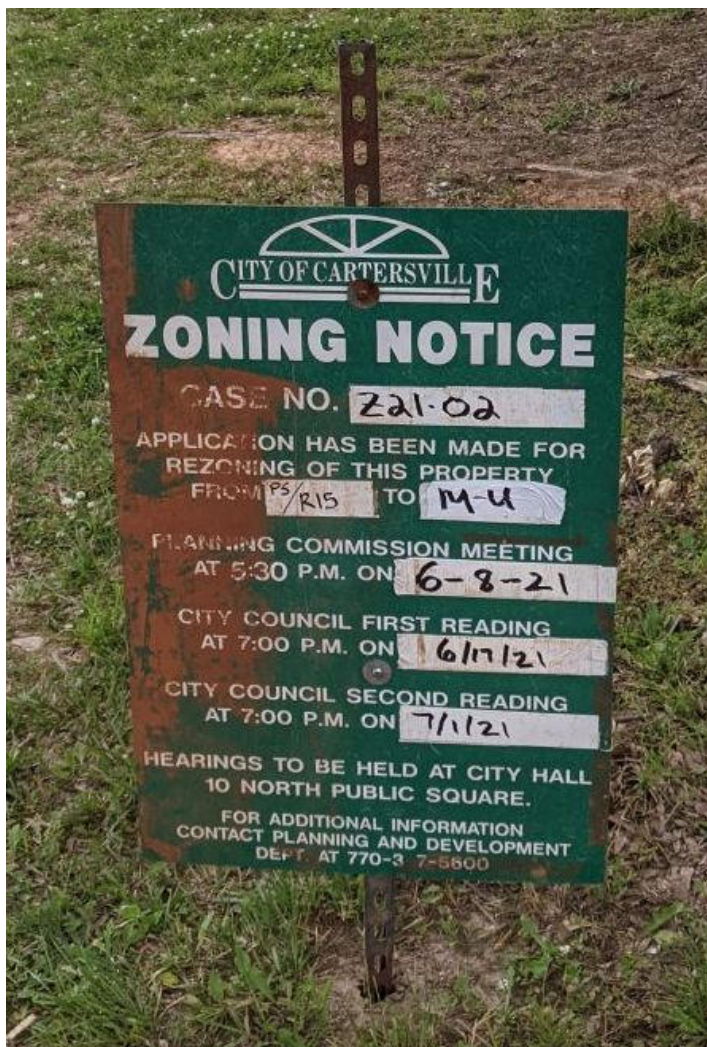
The following are all of the individuals, firms, or corporations owning property on the sides, rear, and in front of (across street from) the property sought to be rezoned:

	<u>NAME</u>	<u>ADDRESS</u>
1.	Cat Daddy Corner, LLC	751 Calloway Dr, Rockmart, GA 30153
2.	Jacob & Brett Womack	841 Sugar Valley Rd, Cartersville, GA 30120
3.	Savannah Cox	4 Davis Dr, Cartersville, GA 30120
4.	Richard Stovall	7 Highland Ln, Cartersville, GA 30120
5.	Wali Mohammed	20 Wells St, Cartersville, GA 30120
6.	Bartow County	135 W. Cherokee Ave, Cartersville, GA 30120
7.	Betty Beck	1007 N. Tenn St, Cartersville, GA 30120
8.	All Around Roofing Services, Inc.	1009 N. Tenn St, Cartersville, GA 30120
9.		
10.		
11.		
12.		
13.		
14.		
15.		

Attach additional names if necessary.

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

Image taken 5-19-21





VIEW SOUTH FROM 1008 DRIVEWAY.



VIEW NORTH FROM 1006 DRIVEWAY.



VIEW SOUTHWEST FROM 1006 TO THE 1004 PROPERTY.



VIEW WEST TO 1006
STRUCTURE.



VIEW NORTHWEST TO
1006 AND 1008
STRUCTURES.



VIEW NORTHWEST TO
1008 STRUCTURE.



VIEW WEST ALONG SOUTH PROPERTY LINE OF 1006. 2 AND 4 DAVIS ARE VISIBLE IN THE DISTANCE.



VIEW NORTHWEST FROM SOUTH PROPERTY LINE OF 1006. 2 AND 4 DAVIS ARE VISIBLE IN THE DISTANCE.



VIEW NORTH FROM 1006 REAR YARD. 1010 STRUCTURES ARE AT THE TOP OF HILL.



VIEW WEST BETWEEN 1008(LEFT) AND 1010 (RIGHT) STRUCTURES.



VIEW SOUTHWEST FROM 1010 ACROSS REAR OF 1006 AND 1008 PROPERTIES.

RESIDENTIAL PROPERTIES ARE TO THE RIGHT- 2 AND 4 DAVIS DRIVE.



VIEW SOUTH FROM 1010 ACROSS REAR OF 1006 AND 1008 PROPERTIES.

RESIDENTIAL PROPERTIES ARE TO THE RIGHT. (NOT VISIBLE).