



CARTERSVILLE PLANNING COMMISSION MEETING

Council Chambers, Third Floor of City Hall
Tuesday, April 09, 2024 at 5:30 PM

AGENDA

COMMISSIONERS:

Lamar Pendley – Chairman
Greg Culverhouse
Anissa Cooley
John Clayton
Jay Milam
Fritz Dent

CITY CLERK:

Julia Drake

PLANNING DIRECTOR:

Randy Mannino

CITY PLANNER:

David Hardegree

CITY ATTORNEY:

Keith Lovell

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. March 12, 2024

ANNEXATIONS

2. AZ24-01. 144 Cassville Rd. Applicant: Old Castle APG South, Inc.

ZONINGS

3. Z24-04. 144 Cassville Rd. (Tax ID C025-0006-092) Applicant: Old Castle APG South, Inc.
4. Z24-03. 0 Thornwood Dr. (Tax ID C082-0002-100). Applicant: WJDS, Inc.

STAFF OR COMMITTEE COMMENTS

ADJOURNMENT

*** City Council 1st Reading: April 18th. 7:00pm. Council Chambers. 3rd fl City Hall.**

**** City Council 2nd Reading (Final Action): May 2nd. 7:00Pm. Council Chambers. 3rd fl City Hall.**

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

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:	April 9, 2024
SUBCATEGORY:	Minutes
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	March 12, 2024
DEPARTMENT SUMMARY RECOMMENDATION:	The minutes from the March 12, 2024 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, March 12, 2024, at 5:30 p.m. in the City Hall Council Chambers.

CALL TO ORDER: 5:30 PM

ROLL CALL

Present: Lamar Pendley, Anissa Cooley, Jay Milam, John Clayton, Greg Culverhouse, and Fritz Dent

Absent:

Staff Members: Randy Mannino, Julia Drake, David Hardegree, Zack Arnold

Chairman Lamar Pendley stated to the audience that the Planning Commission is a recommending body only and that for all cases heard, recommendations would be forwarded to the City Council for consideration. Furthermore, the cases would be heard before Council at the March 21, 2024, and April 4, 2024, City Council Meeting.

APPROVAL OF MINUTES

1. January 9, 2024, Meeting Minutes

Board Member Dent made a motion to approve the minutes. Board Member Clayton seconded the motion. Motion carried. Vote: 4-0-1 with Board Member Culverhouse abstaining.

Chairman Pendley made there would be a change in the agenda and that Z24-02 – 496 Mission Road would be moved to the front of the agenda due to a Board Member having to leave at 6:30 PM.

ZONING

2. Z24-02: 496 Mission Road

Applicant: Smith Douglas Homes

David Hardegree, Planning and Development Assistant Director, that all adjacent property owners had been notified and the property had properly been posted and advertised. Continuing, he gave an overview of the zoning history stating in 2006, the property was rezoned from R-20 and L-I with conditions to P-D (Planned Development) for the construction of single-family housing in combination with commercial. Zoning was approved on 12/7/06. The commercial development was generally limited to Office-Commercial (O-C) allowed uses. The approved commercial area was 19.47 acres. Conditions were also applicable to the residential development, 80.61 acres.

The zoning conditions attached to the zoning approval in 2006 are as follows and per Ordinance 80-06:

- 1) *Permitted uses shall be limited to the O-C district uses as well as hardware store, dry cleaners, and retail package stores (liquor), as well as O-C district development standards.*
- 2) *Proposed development will consist of a maximum of 191 residential lots.*

- 3) *Proposed development shall have a neighborhood swimming pool and clubhouse.*
- 4) *All residential homes shall be a minimum of 1,800 heated square feet.*
- 5) *Proposed development shall consist of a maximum residential and commercial acreage as shown on the proposed site plan.*
- 6) *All residential lots shall be a minimum of 10,000 square feet.*
- 7) *All proposed commercial buildings shall be a minimum of 30% brick, stone, and/or stucco.*
- 8) *Developer agrees to provide 10 feet of additional right-of-way beyond that which is necessary for project related improvements.*

In 2022, Smith Douglas Homes (SDH) began construction of Phase 1 which included (105) single family residential lots, (1) amenity lot, and (1) lot for a stormwater pond. All but one (1) Phase 1 lot has been developed as of the end of 2023.

In 2023, SDH began construction of the infrastructure for Phase 2 and a portion of the residential lots. Total approved lots in Phase 2 is eighty-six (86). Total approved residential lots for both phases is one hundred ninety-one (191).

Moving forward, Mr. Hardegree stated this application the current zoning application is to amend the zoning conditions of the commercial area of the P-D. The applicant requests to convert 12.58 acres of the commercial area to residential to construct 103 townhomes. The 12.58 acres is located along Mission Rd. between Silo Drive (Jackson Farm entrance) and the railroad tracks west of Silo Drive. The remaining commercial area, approx. 7 acres east of Silo Dr. along Mission Rd, will remain commercial.

See concept plan and elevations included with the application.

The proposed townhome development is shown with 109 total lots with 103 lots being developed for townhomes. The remaining lots will be common area lots. A pool is proposed on the lot at the Silo Dr and Mission Rd intersection.

Residential Lot summary:

Phase 1 Lots- 105

Phase 2 Lots- 86

Proposed Townhomes- 103

Proposed Total Lots for Jackson Farm – 294

Two entrances are proposed- one on Mission Rd and one on Silo Dr. This solution may address department comments regarding development regulations requiring more than one entrance for developments over 199 lots.

The internal streets are designed to accommodate front entry townhomes (front facades and garages along streets) except for townhomes adjacent to Silo Dr. and Mission Rd. Townhomes facing these existing streets will have a covered front patio.

Unit densities (units per acre or un/ac) are a consideration for any residential development. The table below includes the approximate unit densities along Mission Rd. from the DBD to Burnt Hickory Rd.

Densities near the DBD range from 6.22 in the R-7 zoning district to the 2.16 un/ ac in Jackson Farm. The townhome proposal is 8.66 un/ ac. A significant increase over any other development density along this section of the Mission Rd corridor.

Location or Subdivision	Zoning Category	Density-Theoretical	Density-Actual
DBD Area	R-7 (min. 7,000sf/ lot)	6.22	---
DBD Area	R-20 (min. 20,000sf/ lot)	2.18	---
Estate Lots- AG	AG (Agriculture)	0.12 (min. lot = 5 acres). Total. ac = 42+/-	---
Estate Lot- R-20	R-20	2.18	0.05
Reserve at Pettit Creek	R-10 (min. 10,000 sf/lot)	---	1.25
Jackson Farm	P-D (Designed as R-10)	---	2.16
Jakson Farm Townhomes- Proposed	P-D	12 (Per RA-12 zoning district standard)	8.66

No details about bedroom counts have been provided. Staffs' assumption is that the townhomes will be a mix of (2) and (3) bedroom configurations. This is sometimes a consideration by the school district to estimate student enrollment. No hardship is expected on the school district given that approx. 2,000 homes in Carter Grove will not be developed to the recent Technology District rezoning.

Keith Lovell, City Attorney, stated the applicant would have 10 minutes for their presentation. Each member of the audience that chooses to speak will be given five (5) minutes and urge the audience not to repeat concerns that have already been addressed. All questions were to be directed to the Board Members and not to members of the audience.

Chairman Pendley opened the public hearing.

Parks Huff, attorney with Sams Larkin Huff & Balli, LLP, located in Marietta, GA., came forward to represent the application and stated that all units would be three bedroom, two bathrooms and there would be two exits, however one of the entrances will be gated and used only for emergency personnel.

Karl Lutjens, 114 Old Mill Rd., came forward to give overview of the history of the plans for this area and further overviewed the proposed project.

Don Johnson, 1258 Burnt Hickory Rd, stated he was the property owner and this land had been in his family for five generations. Furthermore, he wishes to see growth in the area and is very pleased with Smith Douglas Homes' reputation.

Paula Sparti, 48 Jackson Farm Rd., came forward to express her concern for the project and reviewed her extensive research regarding the flood zone.

Board Member Dent made a motion to all Ms. Sparti an additional minute of speaking. Board Member Milam seconded the motion. Motion carried unanimously. Vote: 5-0

Ms. Sparti finished her overview of the flood zone areas and stated her report, that was provided to all board members, was to be made a part of the official record. See Exhibit A.

Edward Duke, 49 Westover Rd., came forward to state his disapproval of the project due to traffic concerns without a proper traffic study. Additionally, he asked that his handout with the outlined concerns were made a part of the official record. See Exhibit B.

Jennifer Rozelle, 42 Westover Rd., came forward and expressed her concern about the easement.

Joy Peterson, 42 Jackson Farm Rd., came forward to ask questions about accountability, drainage issues, property tax impact, cost of the impact, etc.

Victoria Federici, 48 Jackson Farm Rd., came forward to state that when she purchased her home in June, she was informed by her real estate agent that nothing would be built on this property and was no pleased with the idea of her view being skewed by townhomes.

Sheila Hernandez, 38 Twelve Oaks Dr., came forward to inquire about the number of trees that will remain as, in her opinion, Smith Douglas Homes does not typically keep trees on existing properties.

Mark Staples, 14 Twelve Oaks Dr., came forward to state that roads are very busy without an additional 200 homes.

Ms. Sparti came forward to ask when the land was purchased and when the discussion started for townhomes.

Mr. Huff returned to the podium to address some of the concerns regarding:

- Flood Plain Requirements: They are aware of the flood plain and will adhere to all requirements that the City and State have.
- Traffic: Residential has less traffic than the current zoning of commercial could potentially bring.
- Buffers: There will be buffers and green space proposed in the project.
- Maintenance: Smith Douglas Homes will handle all maintenance concerns until the Homeowners Association takes over.
- Disclosure: The property went under contract in September 2023 and unsure of when the discussion started regarding townhomes.

Board Member Culverhouse inquired about the covenants for the new project to which Mr. Huff stated that it would be the standard Smith Douglas Homes covenants.

Many Jackson Farm residents stated that they never received any indication of what the covenants were and would like to have a copy of them to which Mr. Huff stated he could provide the Jackson Farm residents with a copy.

Board Member Clayton left the meeting at 6:30PM.

Board Member Fritz inquired if the Homeowners Association would be the same as Jackson Farm or would it be separate, to which Mr. Huff stated it would be separate.

Mr. Lutjens returned to the podium to further discuss the flood plain concerns. He stated there are rules and regulations but that the stormwater would be separated from the existing Jackson Farms single family homes and there would also be a flood mitigation pond.

Additionally, Bartow County has a traffic study, and a plan is in place to address the traffic concerns. In closing, Mr. Lutjens reiterated the green space for the project would be a common area.

Board Member Dent inquired about lots 1-4 and if those units would rear facing Mission Rd and if fencing would be provided. Mr. Lutjens stated that the front would face Mission Road and those units would have rear entrance drives.

Board Member Culverhouse questioned additional parking availability, to which Mr. Lutjens stated the clubhouse would provide an additional 20-25 parking spots. Board Member Culverhouse suggested additional parking areas should be considered throughout the development.

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

Board Member Dent made a motion to deny Z24-02. Board Member Cooley seconded the motion. Motion carried unanimously. Vote: 4-0

Mr. Lovell suggested a three-minute intermission to allow the crowd to disperse.

SPECIAL USE PERMIT

3. SU24-02 – 123 Leake St.

Applicant: Josh McWhorter

Mr. Hardegree stated that all adjacent property owners had been notified and the property had properly been posted and advertised.

Continuing, Mr. Hardegree gave an overview of the application stating Josh McWhorter, applicant, requests the special use permit to construct an apartment behind an office in the same building. In the DBD, a Special Use permit is required for apartments and condominiums, above, below, or behind commercial and office uses in the same building.

Per Sec. 16.4.2, the following are specific Special Use Standards for apartments and condominiums, above, below, or behind commercial and office uses in the same building:

- **Minimum square footage of a (1) bedroom apartment- 600sf. 659sf provided.**
- **Minimum parking spaces for the apartment- Two (2) Required. Two (2) provided.**
- **Minimum parking spaces for the Office space,1441sf- Five (5) spaces required (3 spaces/ 1000sf). Min. six (6) spaces provided between 123 Leake St and 162 W. Main St. See parking agreement for 162 W. Main St.**

All requirements can be met.

Chairman Pendley opened the public hearing.

Josh McWhorter, 162 West Main St., came forward to represent the application and to answer any questions from the board members.

Shane Kemp, 88 Glen Cove Dr., representative of Graphite Construction, came forward to explain the firewall between residential and commercial.

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

Board Member Culverhouse made a motion to approve SU24-02. Board Member Milam seconded the motion. Motion carried unanimously. Vote: 4-0

TEXT AMENDMENT

4. T24-02: Text Amendment to the Billboard ordinance, Sec. 20-29 Applicant: Tilley Outdoors, LLC.

Mr. Hardegree stated this amendment would permit the applicant to install static billboard at 520 S. Tennessee St.

The closest billboard to this proposed area is 120 S. Gilmer St to the north and near the Old Alabama Rd bridge in Emerson to the south.

The staff is not opposed to the amendment.

Chairman Pendley opened the public hearing.

Bobby Walker, 15 S. Public Sq., came forward to represent Tilley Outdoors, LLC.

With no one else to speak for or against the text amendment, Chairman Pendley closed the public hearing.

Board Member Dent made a motion to approve T24-02. Board Member Milam seconded the motion. Motion carried unanimously. Vote: 4-0

PRELIMINARY PLAT

5. ZMA24-01 – Annual Zoning Map Amendment

Applicant: City of Cartersville

Mr. Hardegree gave an overview of the annual zoning map amendment and the revisions since the Planning Commission packet was sent out.

Board Member Culverhouse made a motion to approve ZMA24-01. Board Member Cooley seconded the motion. Motion carried unanimously. Vote: 4-0

With no other business to discuss, Board Member Dent adjourned the meeting.

The meeting adjourned at 7:38 PM.

Date Approved: April 9, 2024.

/s/ _____
Lamar Pendley, Chairman



PLANNING COMMISSION ITEM SUMMARY

MEETING DATE:	April 9, 2024
SUBCATEGORY:	Annexation
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	AZ24-01. 144 Cassville Rd. Applicant: Old Castle APG South, Inc.
DEPARTMENT SUMMARY RECOMMENDATION:	<p>Applicant requests annexation into the city. Proposed zoning is H-I (Heavy Industrial). If approved, staff recommends the following zoning conditions:</p> <ol style="list-style-type: none"> 1. Stormwater runoff and stormwater quality solutions are required for the site as outlined in City of Cartersville's Code of Ordinances, CHAPTER 7.5, DEVELOPMENT REGULATIONS, ARTICLE IX, POST-CONSTRUCTION STORMWATER MANAGEMENT FOR NEW DEVELOPMENT AND REDEVELOPMENT. 2. If the applicant desires to dispose of inert waste onsite then an inert landfill must be designed, reviewed, and permitted through the GA EPD.
LEGAL:	N/A

ZONING & ANNEXATION SYNOPSIS

Petition Number(s): AZ24-01

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: Old Castle APG South, Inc.
Representative: Brandon Bowen, Esq.
Location: 144 Cassville Rd. (Tax ID No. 0078B-0006-011)
Total Acreage: 8.38 +/- Acres

LAND USE INFORMATION

Current Zoning: County A-1 (Agriculture)
Proposed Zoning: H-I (Heavy Industrial)
Proposed Use: Concrete Products Manufacturing

Current Zoning of Adjacent Property:

North: County A-1 Agriculture
South: City M-U (Multiple Use) and R-20 (Residential)
East: City L-I (Light Industrial)
West: City R-10. Rezoning application Z24-04 proposes H-I (Heavy Industrial) .

For All Tracts:

District: 4th **Section:** 3rd **LL(S):** 379, 380, 413
Ward: 5 **Council Member:** Gary Fox

The Future Development Map designates adjacent properties as: Neighborhood Living, Transitional Use Area, and the Cherokee-Cassville Historic District.

The Future Land Use Map designates adjacent or nearby city properties as: Industrial, Mixed-Use Commercial, and Low-Medium Density Residential

ANALYSIS

City Departments Reviews

Electric: No comments received

Fibercom: Takes no exception.

Fire: No comments received.

Gas: Takes no exception.

Planning and Development: Takes no exception.

Public Works: The following comments from Public Works for annexation request AZ24-01 and zoning request Z24-04:

1. Concrete waste on Parcel C025-0006-092 needs to be removed from the floodplain disposed of properly in an inert landfill as a condition of zoning approval per our local floodplain management standard as outlined in Article VI of our local development regulations (Z24-04).
2. If Oldcastle desires to dispose of inert waste onsite then an inert landfill must be designed, reviewed, and permitted through the GA EPD.
3. Requirements for stormwater runoff and stormwater quality should be required for the site as outlined in City of Cartersville's Code of Ordinances - ARTICLE IX.-POST-CONSTRUCTION STORMWATER MANAGEMENT FOR NEW DEVELOPMENT AND REDEVELOPMENT.

Water and Sewer: Takes No Exception.

Cartersville School District: No objections.

Bartow County: No objections.

Public comments: None received as of 4-1-24.

REQUEST SUMMARY:

Applicant requests to annex 8.38 acres (+/-) located at 144 Cassville Road (Tax ID 0072B-0001-001). The property is owned by Old Castle APG South, Inc and the property is currently used to manufacture concrete building products.

H-I, Heavy Industrial, zoning is requested for the parcel. The existing zoning is County A-1 (Agriculture). This annexation application is also accompanied by zoning application, Z24-04, which requests the rezoning of the 4.2 acres to the west for the same purposes. The properties are owned by the same company.

City gas, electric, water, sewer and stormwater utilities are available in the area.

There are several environmental violations on site that the owner is aware of and is actively pursuing solutions to correct the violations. They are discussing and coordinating these activities with the city's Public Works department staff.

Public Works comments should be included as conditions of zoning for this application, if the application is approved.

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 (industrial) that is suitable in view of the use and development of adjacent and nearby property. This industrial use has existed since the 1960s.
- 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. No changes in land use are proposed.
- D. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*
Under the current R-10 zoning, the property does have a reasonable economic use as greenspace in a floodplain. The property was acquired about 2007 and used for concrete material storage.

- 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. No changes in land use are proposed.
- F. *Whether the zoning proposal is in conformity with the adopted local Comprehensive Land Use Plan.*
The proposed zoning would conform to the city's land use plan for the area. (Industrial)
- 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. Adverse environmental impacts have been occurring on site since about 2007 based on the City of Cartersville Development Regulations. The current owner is working with the Public Works department to resolve stormwater and floodplain ordinance violations.
- 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.

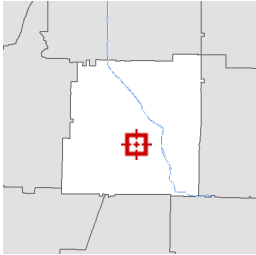
RECOMMENDATION: Staff does not oppose the annexation or Heavy Industrial (H-I) zoning as long as the following conditions are applied to zoning:

Zoning Conditions:

1. Stormwater runoff and stormwater quality solutions are required for the site as outlined in City of Cartersville's Code of Ordinances, CHAPTER 7.5, DEVELOPMENT REGULATIONS, ARTICLE IX, POST-CONSTRUCTION STORMWATER MANAGEMENT FOR NEW DEVELOPMENT AND REDEVELOPMENT.
2. If the applicant desires to dispose of inert waste onsite then an inert landfill must be designed, reviewed, and permitted through the GA EPD.



Overview



Legend

- Parcels
- Roads

Parcel ID	0072B-0001-001	Alternate ID	18934	Owner Address	OLDCASTLE APG SOUTH INC
Sec/Twp/Rng	n/a	Class	Industrial		ATTN ACCOUNTING DEPT
Property Address	144 CASSVILLE RD	Acreage	8.38		125 INDUSTRIAL PARK CIR
					LAWRENCEVILLE, GA 30046

District Bartow County
Brief Tax Description LL379,380,413&414 D4 S3 Block USA
 (Note: Not to be used on legal documents)

Date created: 2/21/2024
 Last Data Uploaded: 2/20/2024 10:28:04 PM

Developed by **Schneider**
 GEOSPATIAL

JENKINS, BOWEN & WALKER, P.C.

ATTORNEYS AT LAW

AZ24-01

224-04

Rec'd 2/16/24

Item 2.

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

15 SOUTH PUBLIC SQUARE
CARTERSVILLE, GEORGIA 30120-3350

TELEPHONE
(770) 387-1373

FACSIMILE
(770) 387-2396

www.jbwpc.com

February 16, 2024

Mr. David Hardegree
City Planner
City of Cartersville, Georgia

Re: Oldcastle APG South, Inc. applications for annexation and rezoning

Dear David,

I am with this letter submitting applications for annexation and rezoning of certain property owned by Oldcastle APG South, Inc. This is a currently existing masonry manufacturing facility that Oldcastle seeks to update, expand and improve. While investigating this process, we discovered that of the several lots that make up the site, one is not in the City, and one that is in the City is not properly zoned for the existing or proposed use. Our desire is to bring all of this property into the City and obtain the correct zoning, which would be H-I under the City's code. I want to provide you with some additional information about the property and the project.

Existing and proposed conditions

Georgia Masonry Supply, an operating company for Oldcastle APG South, Inc., is one of the market leaders in hardscapes, masonry, and packaged products in Georgia, serving residential, non-residential, and public markets. Constructed in the late 1960s, the Cartersville plant was acquired in 2017 in conjunction with Oldcastle APG's acquisition of Block USA. The facility manufactures both concrete masonry units as well as segmental retaining wall (SRW) units. Concrete masonry units are used to construct various types of structures across residential, industrial & commercial industries. SRW units are used for vertical change applications and are designed/constructed as either gravity or reinforced soil retaining walls. SRW units are especially beneficial for construction in markets with elevation changes like North Georgia. The existing facility currently supplies products directly to local national retail stores such as Lowes & Home Depot as well as to local dealers & commercial/residential contractors. The facility currently operates 24 hours per day. The existing facility is operating at capacity with an aging machine and is struggling to keep up with demand without the addition of an additional masonry machine.

Oldcastle APG proposes to construct and operate a second masonry manufacturing machine on the unused portion of the existing site. The additional machine will be able to leverage current infrastructure, including the office, yard, site expertise, location and people with dispatch, site management and drivers. Sitework will include the construction of an addition to the existing building and the paving of select areas in the yard. The facility itself will house a new masonry machine, batching and curing equipment, and packaging equipment. The facility currently employs 15 full-time employees. It's expected the number will grow to 25-30 total employees with the addition of the second machine as demand increases. Additional supplies and materials will be purchased from existing local suppliers because of the increased capacity of the facility. All of the utilities to the facility are currently provided by the City under existing accounts, and we expect that will continue without change. The point of access for the facility is not proposed to be changed; we do expect that GDOT may require certain improvements to conform with current standards during the development process.

Regarding zoning and planning, the County portion of the facility is currently zoning A-1, even though I understand the facility predates County zoning. The portion of the facility in the City is partially zoned L-I (and is not subject to these applications because it only serves as the entrance feature) and partially zoned R-10. We seek to have the R-10 portion to be rezoned H-I to be consistent with the existing and proposed use. The City's future land use map shows that the property is appropriate for industrial uses, and this is consistent with the uses in the area.

We expect the proposed use will meet the H-I development standards, which I will now address:

The proposed facility will meet H-I development standards and related ordinances.

10.2.3. *Development standards.*

A. *Height regulations.* No structure shall exceed fifty (50) feet in height.

The new proposed building will match the height of the existing building, which complies with the 50-foot standard. The existing facility has silos that are 55 feet high; the new facility will either use new silos that either conform with the existing standard, or will seek a variance or text amendment if that is not feasible.

B. *Front yard setback:* Twenty (20) feet. This standard is met.

C. *Side yard setback:* Fifteen (15) feet. This standard is met.

D. *Rear yard setback:* Twenty (20) feet. This standard is met.

E. *Minimum lot area:* None. Not applicable.

F. *Minimum lot frontage:* One hundred seventy-five (175) feet adjoining a street. This standard is met.

G. *Minimum lot width at the building line:* One hundred (100) feet. This standard is met.

H. *Minimum buffer requirements.* In addition to required setbacks (except where abutting a railroad right of way) there shall be a fifty-foot wide buffer along all property lines which abut a residential district or use and a fifteen-foot wide buffer shall be required along all property lines abutting a nonresidential district other than the H-I district. Said buffers shall provide a visual screen in accordance with section 4.17 of this chapter. (Salvage yards see section 10.2.3.K. of this chapter.)

These buffer requirements will be incorporated into the design as we go through the development process.

I. Accessory structure requirements. See section 4.9 of this chapter.

These standards are met.

J. Other required standards.

- 1. No use shall be allowed that exceeds state and federal guidelines for allowable emissions and discharge of effluents into the air, water and soil.**

New equipment will continue to meet existing stormwater and air permit requirements.

- 2. No use shall be allowed that creates unabated noise creating a nuisance as defined under Georgia law.**

New equipment will not exceed the current equipment noise level and will comply with the noise requirements of the City.

10.2.4. Other regulations. The headings below contain additional, but not necessarily all provisions applicable to uses allowed in the H-I district.

- **City of Cartersville Landscaping Ordinance.** The requirements of this ordinance will be incorporated in the design during the development process.
- **City of Cartersville Sign Ordinance.** The requirements of this ordinance will be incorporated in the design during the development process.

Thank you for your assistance with this application, and let me know if I can provide further information.

Very truly yours,

JENKINS, BOWEN & WALKER, P.C.



Brandon L. Bowen

Application for Annexation/ Zoning


City of Cartersville

Case Number: AZ24-01
Date Received: 2/16/24

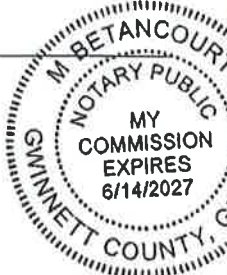
Public Hearing Dates:

Planning Commission 4/9/24 5:30pm 1st City Council 4/18 7:00pm 2nd City Council 5/4/24 7:00pm

Applicant Oldcastle APG South, Inc Office Phone _____
 (printed name)
 Address 333 N. Green St. Suite 500 Mobile/ Other Phone _____
 City Greensboro State NC Zip 27401 Email _____
Brandon L. Bowen Phone (Rep) 770/387-1313
 Representative's printed name (if other than applicant) Email (Rep) bbowen@jdspe.com
 Representative Signature _____ Applicant Signature _____
 Signed, sealed and delivered in presence of: My commission expires: 06/14/27
M Betancourt Notary Public



* Titleholder Oldcastle APG South, Inc Phone _____
 (titleholder's printed name)
 Address 333 N. Green St. Suite 500 Email _____
 Signature _____
 Signed, sealed, delivered in presence of: My commission expires: 06/14/27
M Betancourt Notary Public



Present Zoning District A-2 Requested Zoning H-I
 Acreage 8.38± Land Lot(s) 413,379,380 District(s) 4 Section(s) 3
 Location of Property: 144 Cassville Rd. Parcel ID No. 00728-0001-001
 (street address, nearest intersections, etc.)
 Reason for Rezoning Request: To make zoning jurisdiction consistent with surrounding parcels and actual use.
 (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) # 0072B-0001-001 Voting Ward(s) 5

Current Land Use Concrete Plant Current Zoning A-1

Proposed Land Use Concrete Plant Proposed Zoning W-I

Number of Dwelling Units N/A Number of Occupants N/A

Owner Occupied? Yes No

Number of School-aged Children N/A Grade Level(s) of School-aged Children N/A

School(s) to be attended: N/A

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

Water: City _____ County _____ Well/ Other _____

Sewer: City _____ County _____ Septic/ Other _____

Natural Gas: City _____ Other (List) _____

Electricity: City _____ GA Power _____ Greystone _____

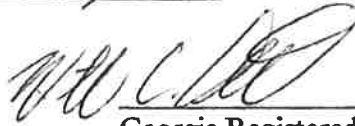
_____ Other (List) _____

SURVEYOR'S CERTIFICATE

That the undersigned a Georgia Registered Land Surveyor on behalf of the above annexation 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.

This 14TH day of FEBRUARY, 2024



Georgia Registered Land Surveyor



ZONING ADMINISTRATOR:

- 1. Annexation No.:
- 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.

This _____ day of _____

Zoning Administrator

SPACE FOR CLERK OF SUPERIOR COURT

**SURVEY FOR
 ANNEXATION TO THE CITY OF CARTERSVILLE**
 PROPERTY OF
OLDCASTLE APG SOUTH, INC.
 IN LAND LOTS 379, 380, 413 & 414
 4th DISTRICT, 3rd SECTION
 BARTOW COUNTY, GEORGIA
 TOTAL AREA = 7.627 ACRES

STATE PLANE COORDINATE TABLE

Point	Northing	Easting
"A"	1518399.494	2101679.391
"B"	1518820.279	2101162.307
"C"	1519199.696	2101975.175
"D"	1518961.719	2102104.562

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 GOVERNMENT BODIES BY ANY PURCHASER OR USER APPROVAL IS OF THIS PLAT AS TO INTENDED USE OF THE PARCEL.

SPACE FOR GOVERNMENT BODY APPROVAL

NOTE:
 THIS PLAT DOES NOT REQUIRE APPROVAL OF THE MUNICIPAL OR COUNTY PLANNING COMMISSION OR GOVERNING AUTHORITY.

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.

SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE OBTAINED PRIOR TO RECORDING.



DATE: 2-14-2024

WILLIAM C SMITH: GEORGIA REGISTERED LAND SURVEYOR No. 1803

DATE OF LAST FIELD SURVEY WORK: 2-14-2024

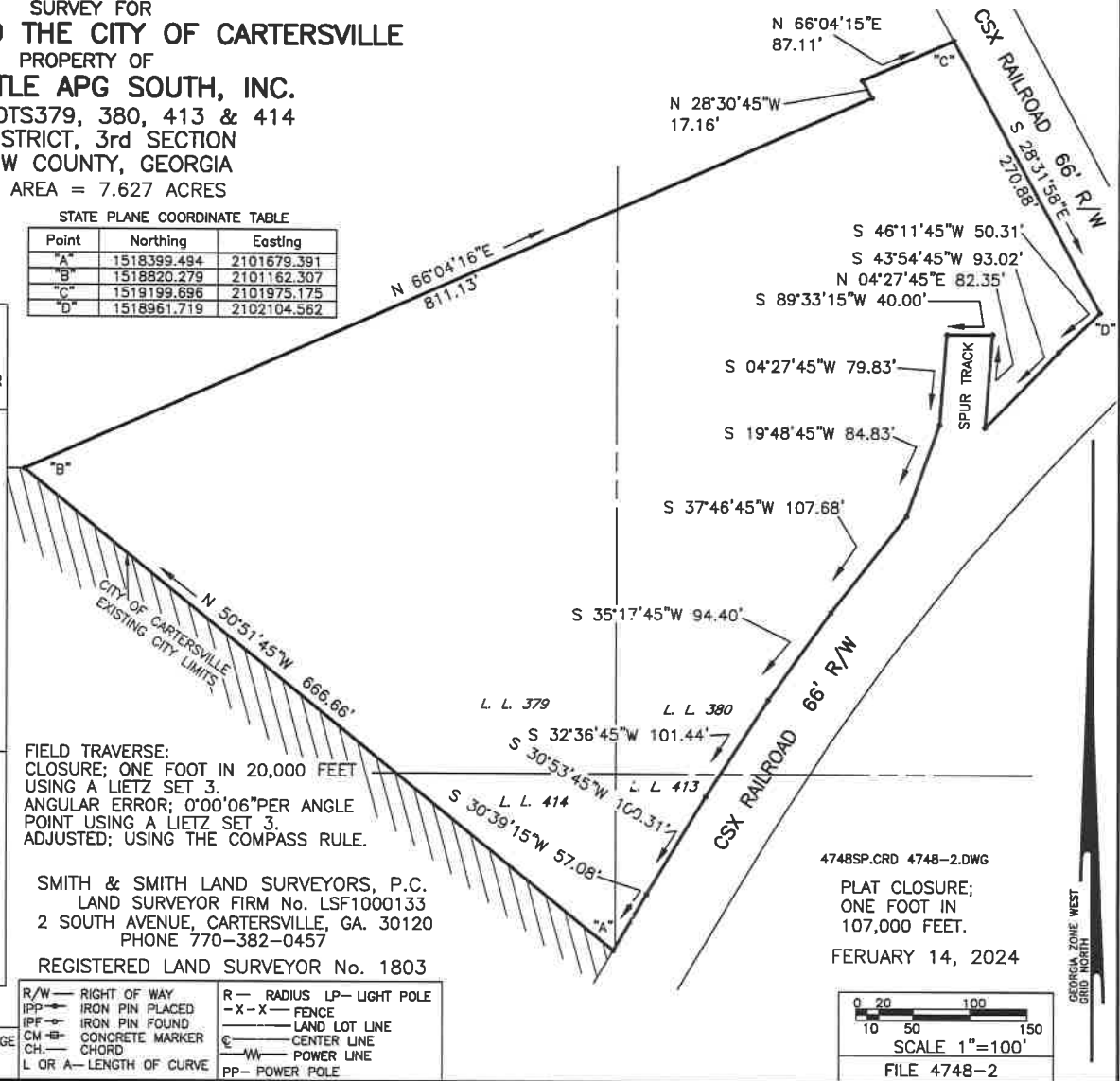
FIELD TRAVERSE:
 CLOSURE; ONE FOOT IN 20,000 FEET USING A LIETZ SET 3.
 ANGULAR ERROR; 0'00'06" PER ANGLE POINT USING A LIETZ SET 3.
 ADJUSTED; USING THE COMPASS RULE.

SMITH & SMITH LAND SURVEYORS, P.C.
 LAND SURVEYOR FIRM No. LSF1000133
 2 SOUTH AVENUE, CARTERSVILLE, GA. 30120
 PHONE 770-382-0457

REGISTERED LAND SURVEYOR No. 1803

- R/W — RIGHT OF WAY
- IPP — IRON PIN PLACED
- IPF — IRON PIN FOUND
- CM — CONCRETE MARKER
- CH — CHORD
- L OR A — LENGTH OF CURVE
- R — RADIUS LP — LIGHT POLE
- X-X- FENCE
- LAND LOT LINE
- ⊙ — CENTER LINE
- POWER LINE
- PP — POWER POLE

- D.B. — DEED BOOK & PAGE
- SP — SERVICE POLE
- LP — LIGHT POLE



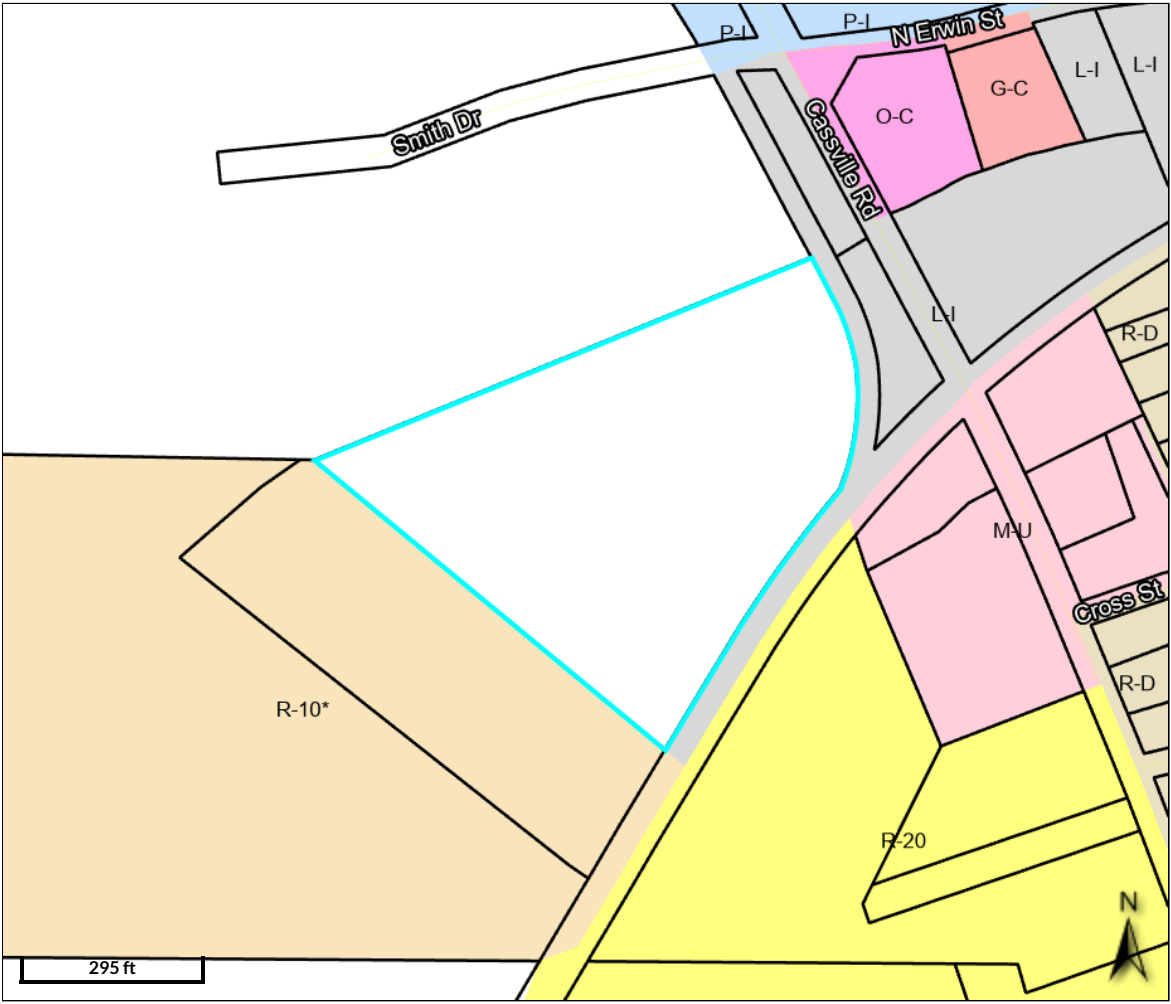
4748SP.CRD 4748-2.DWG

PLAT CLOSURE;
 ONE FOOT IN
 107,000 FEET.

FEBRUARY 14, 2024

0 20 100 150
 10 50 150
 SCALE 1"=100'
 FILE 4748-2

GEORGIA ZONE WEST
 GRID NORTH



- 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*

Parcel ID 0072B-0001-001
 Sec/Twp/Rng n/a
 Property Address 144 CASSVILLE RD

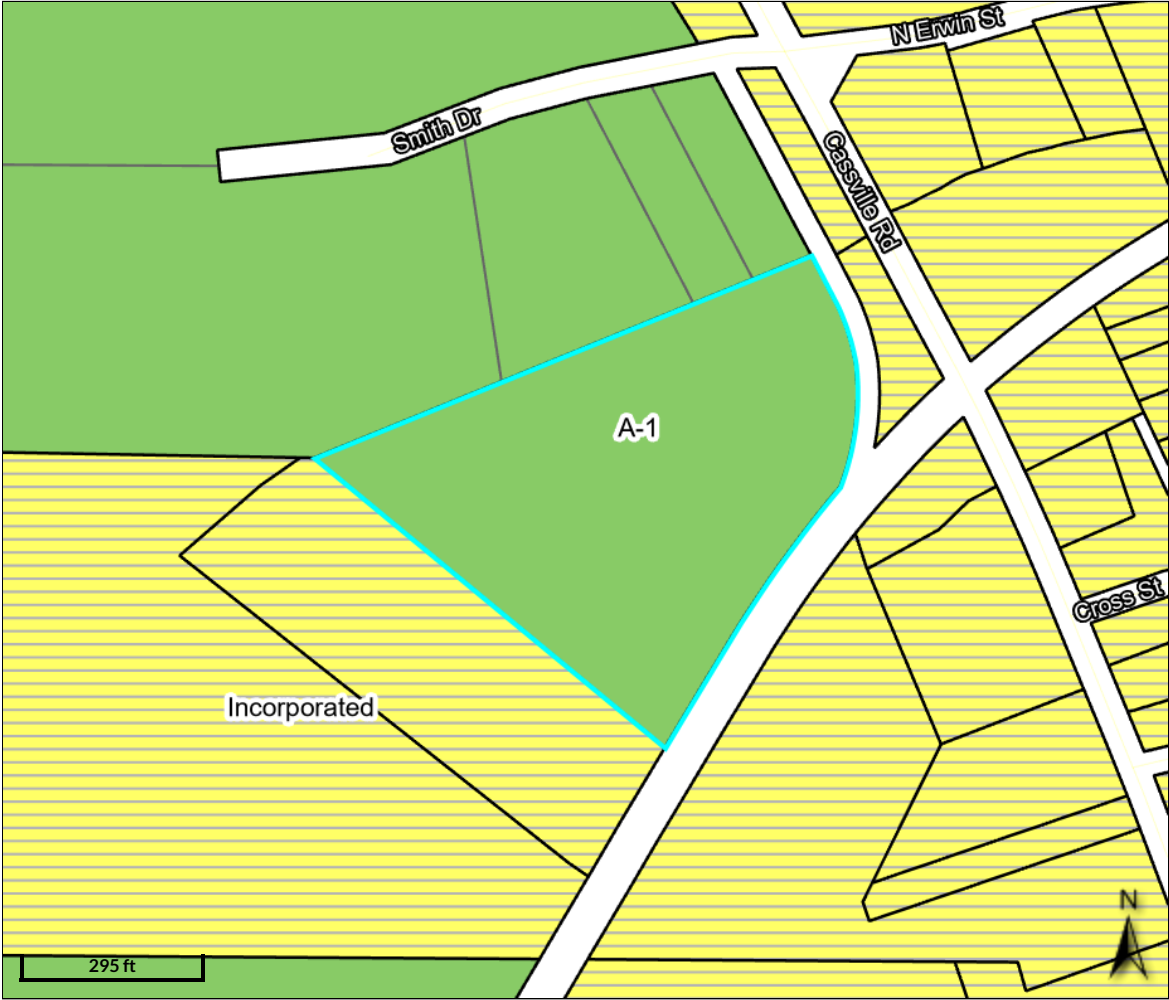
Alternate ID 18934
 Class Industrial
 Acreage 8.38

Owner Address OLDCASTLE APG SOUTH INC
 ATTN ACCOUNTING DEPT
 125 INDUSTRIAL PARK CIR
 LAWRENCEVILLE, GA 30046

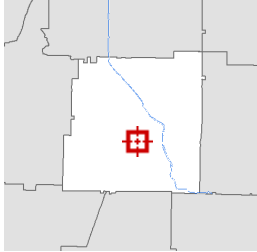
District Bartow County
Brief Tax Description LL379,380,413&414 D4 S3 Block USA
(Note: Not to be used on legal documents)

Date created: 2/21/2024
Last Data Uploaded: 2/20/2024 10:28:04 PM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Bartow County Zoning

- A-1
- A1 (wC)
- A1CU
- BPD
- BPD (wC)
- C-1
- C1 (wC)
- C1CU
- CN
- CN (wC)
- CNCU
- I-1
- I-2
- I1 (wC)
- I1CU
- I2 (wC)
- I2CU
- Incorporated
- M-1
- M1 (wC)
- M1CU
- O/I
- O1 (wC)
- O1CU
- PUD
- PUD (wC)
- PUDCU
- R-1
- R-2
- R-3
- R-4
- R-7
- R-8
- R-8 w/c
- R1 (wC)

-  R1CU
-  R2 (wC)
-  R2CU
-  R3 (wC)
-  R3CU
-  R4 (wC)
-  R4CU
-  R7 (wC)
-  RE-1
-  RE-2
-  RE1 (wC)
-  RE1CU
-  RE2 (wC)
-  RE2CU
-  Unknown
-  Zoning with Conditions

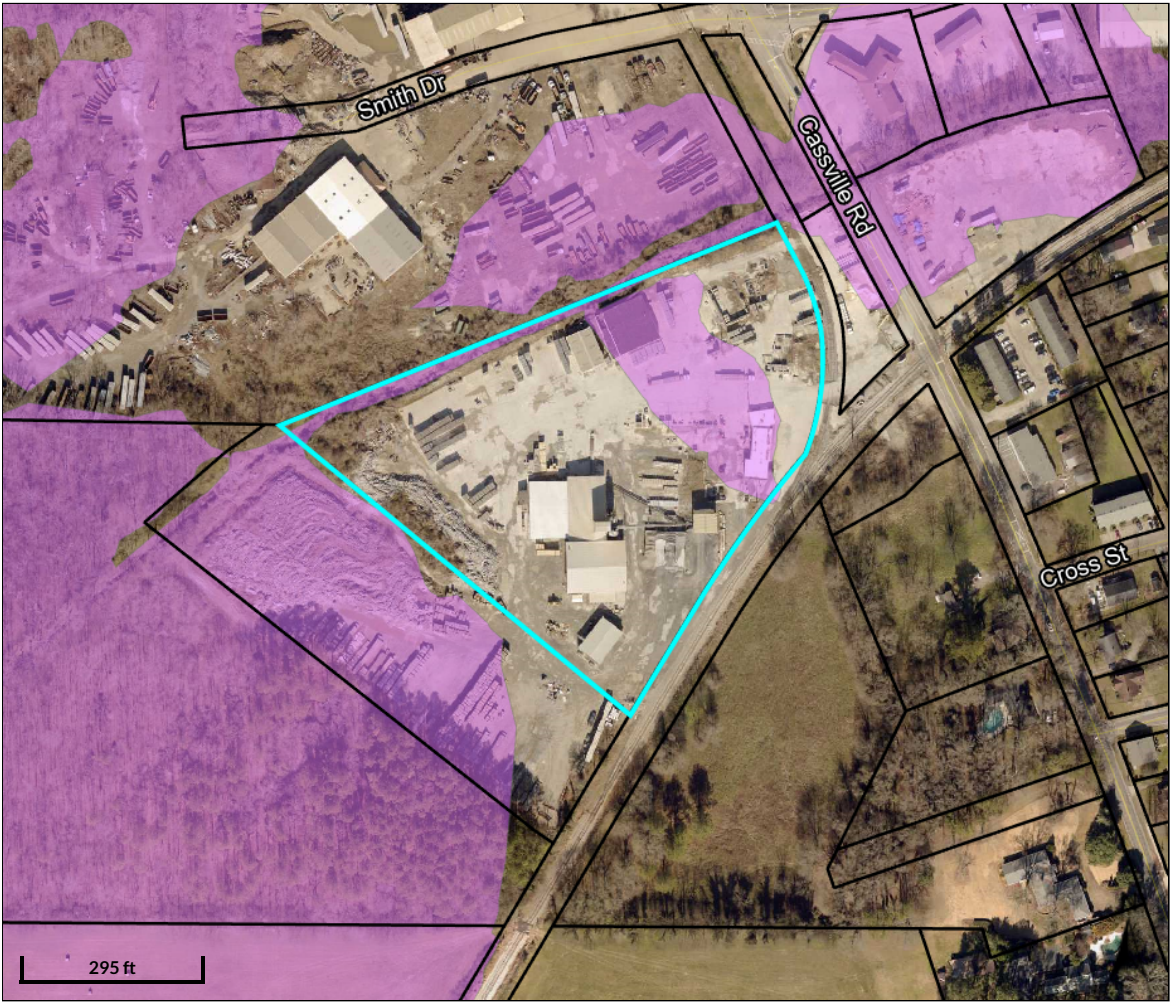
Parcel ID 0072B-0001-001 **Alternate ID** 18934
Sec/Twp/Rng n/a **Class** Industrial
Property Address 144 CASSVILLE RD **Acreage** 8.38

Owner Address OLDCASTLE APG SOUTH INC
 ATTN ACCOUNTING DEPT
 125 INDUSTRIAL PARK CIR
 LAWRENCEVILLE, GA 30046

District Bartow County
Brief Tax Description LL379,380,413&414 D4 S3 Block USA
 (Note: Not to be used on legal documents)

Date created: 2/21/2024
 Last Data Uploaded: 2/20/2024 10:28:04 PM

Developed by  Schneider
 GEOSPATIAL

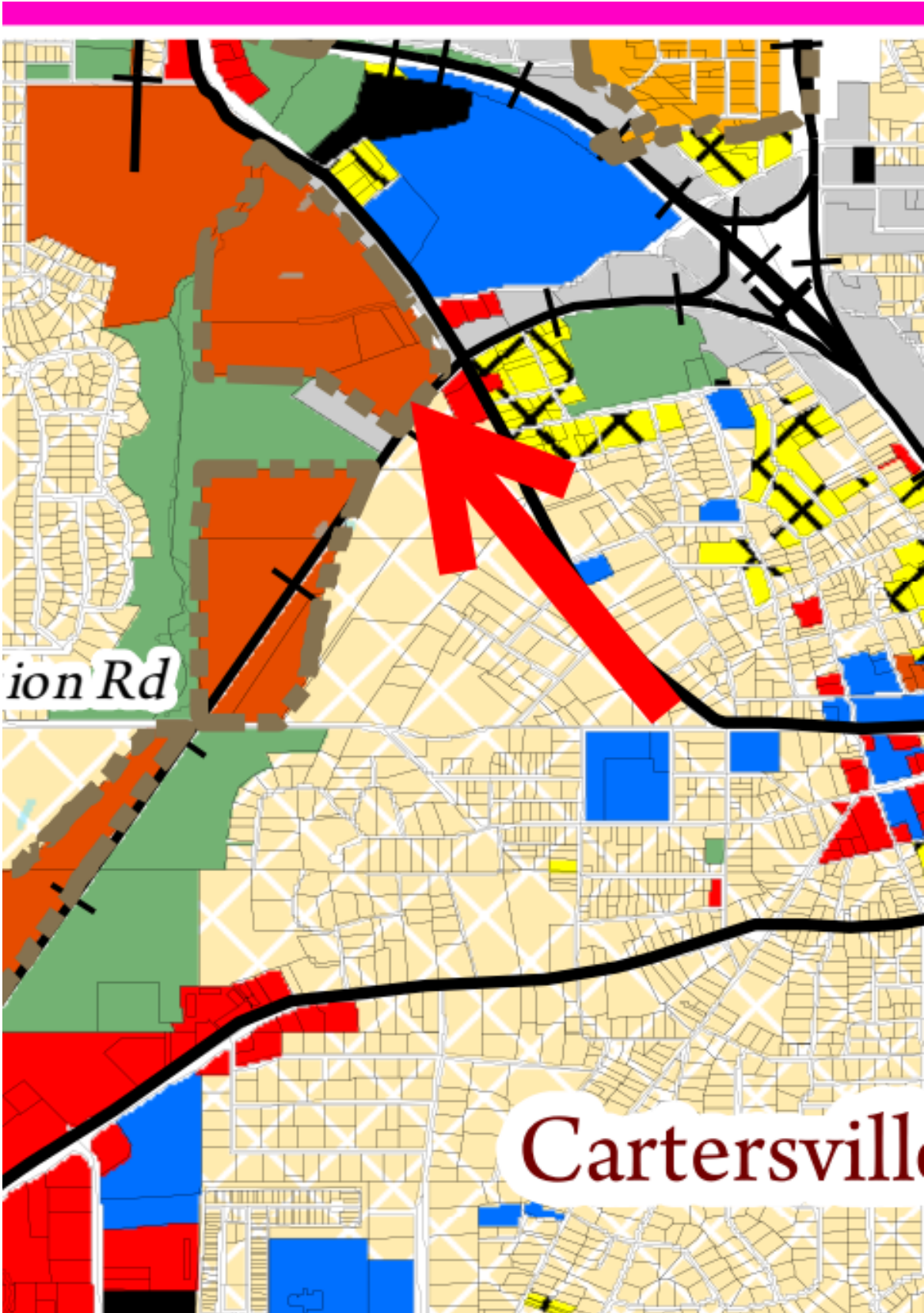


- Legend**
- Parcels
 - Roads
 - Streams and Rivers
 - Flood Hazard Area**
 - Bartow Regulatory
 - FEMA

Parcel ID	0072B-0001-001	Alternate ID	18934	Owner Address	OLDCASTLE APG SOUTH INC
Sec/Twp/Rng	n/a	Class	Industrial		ATTN ACCOUNTING DEPT
Property Address	144 CASSVILLE RD	Acres	8.38		125 INDUSTRIAL PARK CIR
					LAWRENCEVILLE, GA 30046
District	Bartow County				
Brief Tax Description	LL379,380,413&414 D4 S3 Block USA				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 4/3/2024
 Last Data Uploaded: 4/2/2024 10:53:35 PM

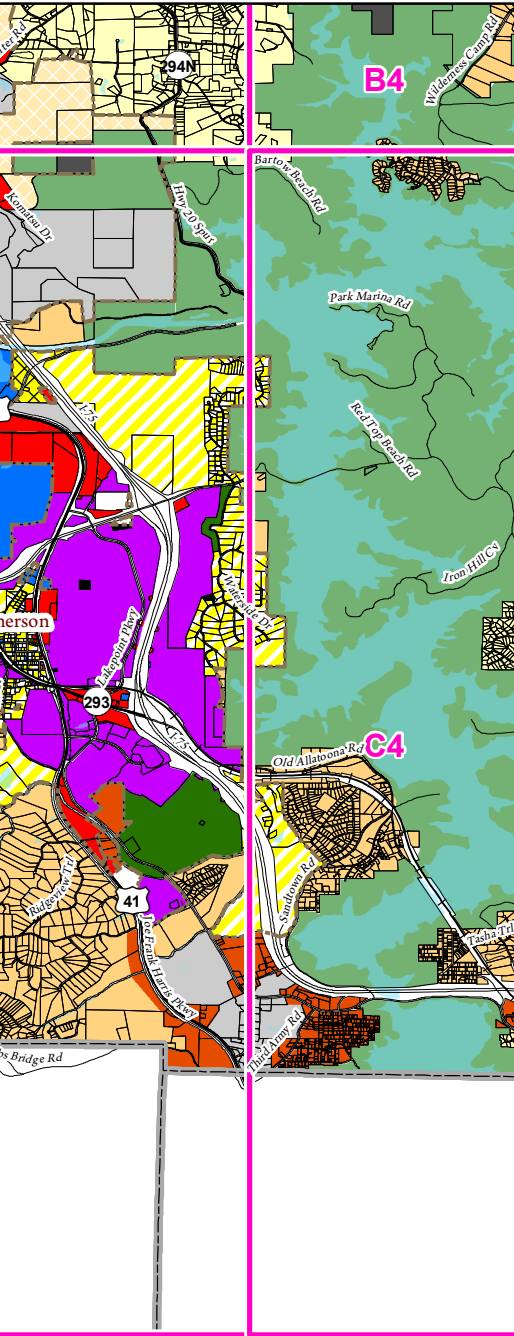




Future Land Use Map. 2022.

Future Land Use Map Bartow County, GA

Item 2.



- Roads
- Highways
- Railroads
- City Limits

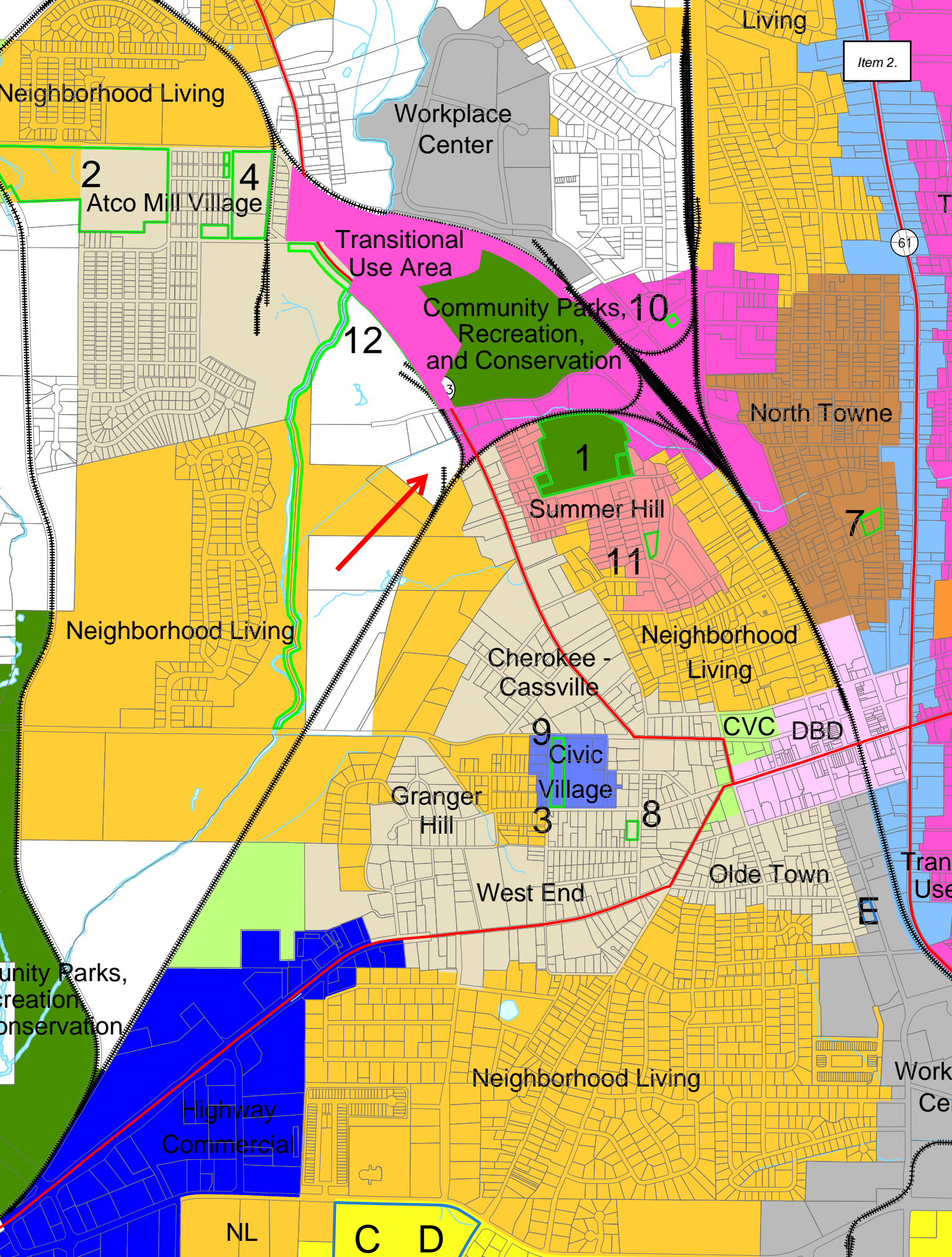
Future Land Use

- Agriculture/Forestry
- Commercial
- Conservation
- High Density Residential
- Industrial
- Low Density Residential
- Low/Medium Density Residential
- Medium/High Density Residential
- Mining
- Mixed Use
- Mixed Use Commercial
- Mixed Use Residential
- Parks/Conservation
- Public/Institutional
- Residential
- Rural Estate
- Transportation/
- Communication/Utilities



1 in = 1 miles




























Future Development Map. 2018.

Sub
Li

CARTERSVILLE, GEORGIA

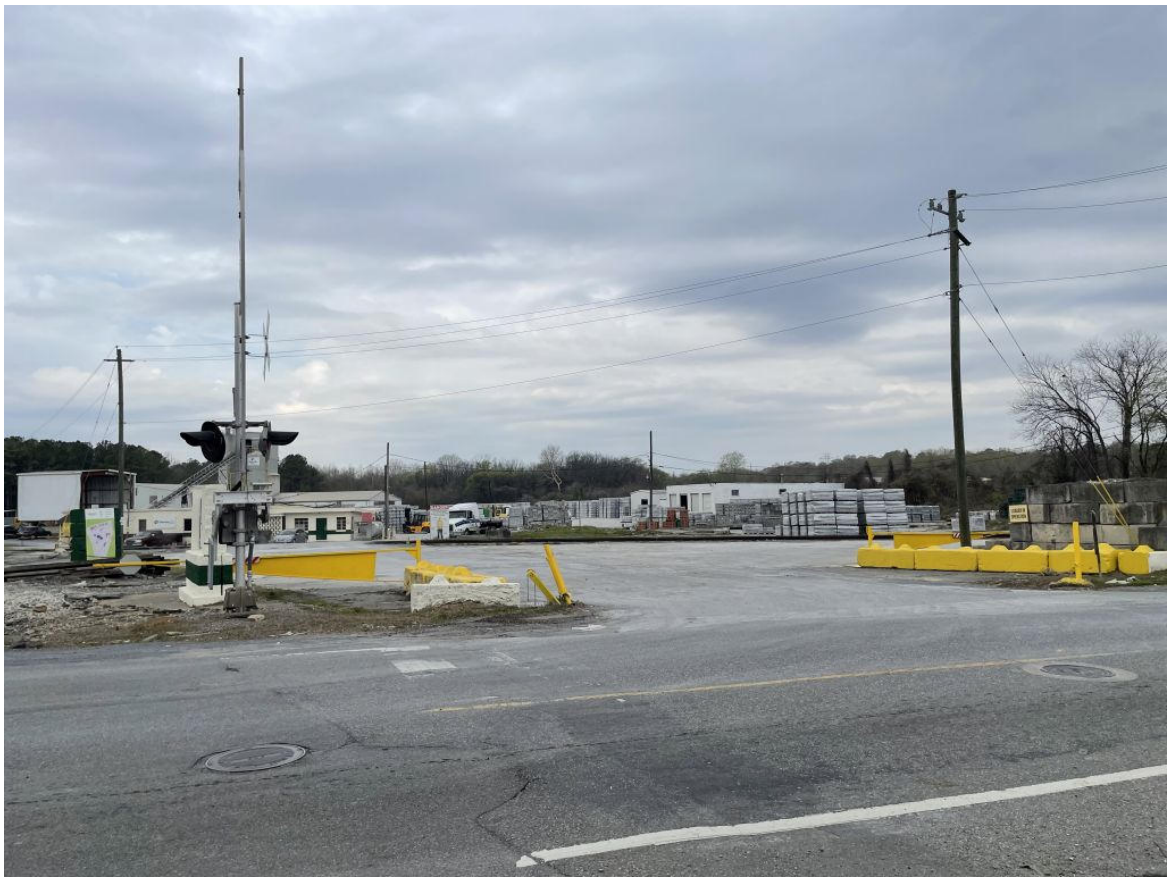
Future Development Map

Character Areas of the Future Development Map

-  Civic Village
-  Community Parks, Recreation, and Conservation
-  Community Village Center
-  Downtown Business District
-  Highlands
-  Highway Commercial
-  Historic Neighborhood
 - Atco Mill Historic Village
 - Cherokee - Cassville Historic District 
 - Olde Town Historic District
 - West End Historic District
-  Main Street Overlay District
-  Mining
-  Mixed-Use Activity Center
-  Neotraditional Neighborhood
-  Neighborhood Living 
-  North Towne Revitalization Area
-  Parkway Corridor
-  Suburban Living
-  Summer Hill
-  Tellus Interchange Commercial
-  Tennessee Street Corridor
-  Transitional Use Area 
-  Workplace Center















PLANNING COMMISSION ITEM SUMMARY

MEETING DATE:	April 9, 2024
SUBCATEGORY:	Zoning
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	Z24-04. 144 Cassville Rd. (Tax ID C025-0006-092) Applicant: Old Castle APG South, Inc.
DEPARTMENT SUMMARY RECOMMENDATION:	<p>Applicant requests a change in zoning from R-10 with conditions to H-I (Heavy Industrial) for the 4.2 acre tract. Staff does not oppose the Heavy Industrial (H-I) zoning as long as the following conditions are applied to zoning:</p> <ol style="list-style-type: none"> 1. Concrete waste on Parcel C025-0006-092 needs to be removed from the floodplain and disposed of properly in an inert landfill as a condition of zoning approval per our local floodplain management standard as outlined in Article VI of our local development regulations. 2. Stormwater runoff and stormwater quality solutions are required for the site as outlined in City of Cartersville's Code of Ordinances, CHAPTER 7.5, DEVELOPMENT REGULATIONS, ARTICLE IX, POST-CONSTRUCTION STORMWATER MANAGEMENT FOR NEW DEVELOPMENT AND REDEVELOPMENT. 3. If the applicant desires to dispose of inert waste onsite then an inert landfill must be designed, reviewed, and permitted through the GA EPD.
LEGAL:	N/A

ZONING SYNOPSIS

Petition Number(s): Z24-04

REQUEST SUMMARY:

Old Castle APG South, Inc., applicant, requests a change in zoning from R10 (Residential) with conditions to Heavy Industrial (H-I) to accurately reflect the land use of the property. The property is being used for concrete product storage.

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: Old Castle APG South, Inc.
Representative: Brandon Bowen, Esq.
Location: 144 Cassville Rd. (Tax ID No. C025-0006-092)
Total Acreage: 4.20 +/- Acres

LAND USE INFORMATION

Current Zoning: R-10 with Conditions.
Proposed Zoning: H-I (Heavy Industrial)
Proposed Use: Concrete Products Manufacturing/ Storage

Current Zoning of Adjacent Property:

North: County A-1 Agriculture
South: R-20 (Residential)
East: County A-1 Agriculture (AZ24-01)
West: City R-10 with conditions.

For All Tracts:

District: 4th **Section:** 3rd **LL(S):** 379, 380, 413
Ward: 5 **Council Member:** Gary Fox

The Future Development Map designates adjacent properties as: Neighborhood Living, Transitional Use Area, and the Cherokee-Cassville Historic District.

The Future Land Use Map designates adjacent or nearby city properties as: Mixed-Use Commercial, Low-Medium Density Residential, Parks/ Conservation.

ANALYSIS

City Departments Reviews

Electric: No comments received

Fibercom: Takes no exception.

Fire: No comments received.

Gas: Takes no exception.

Planning and Development: Takes no exception.

Public Works: The following comments from Public Works for annexation request AZ24-01 and zoning request Z24-04:

1. Concrete waste on Parcel C025-0006-092 needs to be removed from the floodplain disposed of properly in an inert landfill as a condition of zoning approval per our local floodplain management standard as outlined in Article VI of our local development regulations (Z24-04).
2. If Oldcastle desires to dispose of inert waste onsite then an inert landfill must be designed, reviewed, and permitted through the GA EPD.
3. Requirements for stormwater runoff and stormwater quality should be required for the site as outlined in City of Cartersville's Code of Ordinances - ARTICLE IX.-POST-CONSTRUCTION STORMWATER MANAGEMENT FOR NEW DEVELOPMENT AND REDEVELOPMENT.

Water and Sewer: Takes No Exceptions

Cartersville School District: No objections.

Bartow County: NA

Public comments: None received as of 4-1-24.

STAFF SUMMARY:

Applicant requests to rezone 4.20 acres (+/-) located west of 144 Cassville Road (Tax ID C025-0006-092). The property is owned by Old Castle APG South, Inc and the property is currently used for outdoor storage of concrete waste or unused products or inventory.

H-I, Heavy Industrial, zoning is requested for the parcel. The existing zoning is R-10 with conditions. This zoning application is also accompanied by the annexation application, AZ24-01, which requests the rezoning of the 8.38 acres to the east for the same purposes. The properties are owned by the same company.

City gas, electric, water, sewer and stormwater utilities are available in the area.

There are several environmental violations on site that the owner is aware of and is actively pursuing solutions to correct the violations. The owner is discussing and coordinating these activities with the city's Public Works staff.

Public Works comments should be included as conditions of zoning of this annexation application, if the application is approved.

The 4.20 acres was originally part of the Reserve at Pettit Creek subdivision rezoning in 2004. See included documents for Zoning application Z04-03. The tract was subdivided from the Reserve tract about 2009 per the County tax records and plat.

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 (industrial) that is suitable in view of the use and development of adjacent and nearby property. This industrial use has existed since the 1960s.
- 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. No changes in land use are proposed.
- D. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*
Under the current R-10 zoning, the property does have a reasonable economic use as greenspace in a floodplain. The property was acquired about 2007 and used for concrete material storage.
- 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. No changes in land use are proposed.
- F. *Whether the zoning proposal is in conformity with the adopted local Comprehensive Land Use Plan.*
The proposed zoning would conform to the city's land use plan for the area. (Industrial)

- 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. Adverse environmental impacts have been occurring on site since about 2007 based on the City of Cartersville Development Regulations. The current owner is working with the Public Works department to resolve stormwater and floodplain ordinance violations.
- 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 does not oppose the Heavy Industrial (H-I) zoning with the following conditions applied to zoning:

Zoning Conditions:

1. Concrete waste on Parcel C025-0006-092 needs to be removed from the floodplain and disposed of properly in an inert landfill as a condition of zoning approval per our local floodplain management standard as outlined in Article VI of our local development regulations.
2. Stormwater runoff and stormwater quality solutions are required for the site as outlined in City of Cartersville's Code of Ordinances, CHAPTER 7.5, DEVELOPMENT REGULATIONS, ARTICLE IX, POST-CONSTRUCTION STORMWATER MANAGEMENT FOR NEW DEVELOPMENT AND REDEVELOPMENT.
3. If the applicant desires to dispose of inert waste onsite then an inert landfill must be designed, reviewed, and permitted through the GA EPD.

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

Ordinance No. 31-04

Petition No. Z04-03

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 Earl B. Lewis Family, LLLP (Wellcraft Homes) located on the north side of Mission Road between Burnt Hickory Road and Cassville Road. Said property contains 131.273 acres located in the 4th District, 3rd Section, land Lots 377-379, 413-415, 449 & 450 as shown of the attached plat Exhibit A. Property is hereby rezoned from R-20 (Single Family Residential) to R-10 (Single Family Residential) with the following conditions. Zoning will be duly noted on the official zoning map of the City of Cartersville, Georgia.

1. The maximum number of lots to be limited to 199.
2. There shall be no construction within the floodway and floodplain.
3. Minimum heated floor area of the homes to be 1800 square feet.
4. The development to include an amenity package at a minimum to include swimming pool, and open space set aside (approximately 60 acres) for passive recreation of the majority of floodplain area.

BE IT AND IT IS HEREBY ORDAINED.

ADOPTED this the 15th day of April 2004. First Reading
ADOPTED this the 6th day of May 2004. Second Reading.

/s/ _____
Michael G. Fields
Mayor

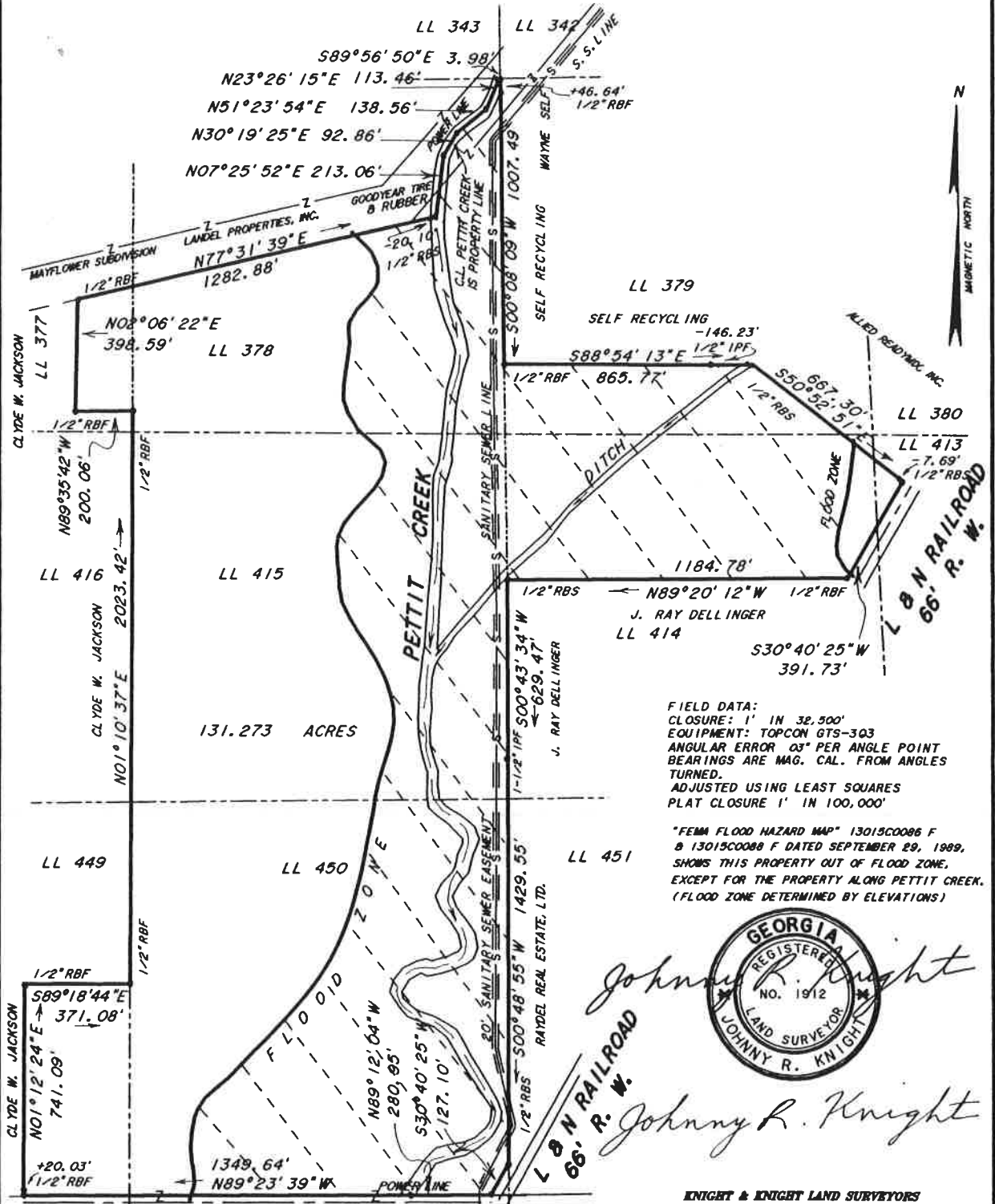
ATTEST:

/s/ _____
Sandra E. Cline
City Clerk

SURVEYED FOR
WELL CRAFT HOMES

Z04-03 Item 3.

IN LAND LOTS 377, 378, 379, 413, 414, 415, 449 & 450,
 4TH. DISTRICT, 3RD. SECTION, CITY OF CARTERSVILLE,
 BARTOW COUNTY, GEORGIA
 DATE OF PLAT 1-28-2004 SCALE 1" = 350'
 DATE OF FIELD WORK 12-11-2003 -- 1-10-2004



131.273 ACRES

FIELD DATA:
 CLOSURE: 1' IN 32,500'
 EQUIPMENT: TOPCON GTS-303
 ANGULAR ERROR 03" PER ANGLE POINT
 BEARINGS ARE MAG. CAL. FROM ANGLES
 TURNED.
 ADJUSTED USING LEAST SQUARES
 PLAT CLOSURE 1' IN 100,000'

"FEMA FLOOD HAZARD MAP" 13015C0086 F & 13015C0088 F DATED SEPTEMBER 29, 1989, SHOWS THIS PROPERTY OUT OF FLOOD ZONE, EXCEPT FOR THE PROPERTY ALONG PETTIT CREEK. (FLOOD ZONE DETERMINED BY ELEVATIONS)



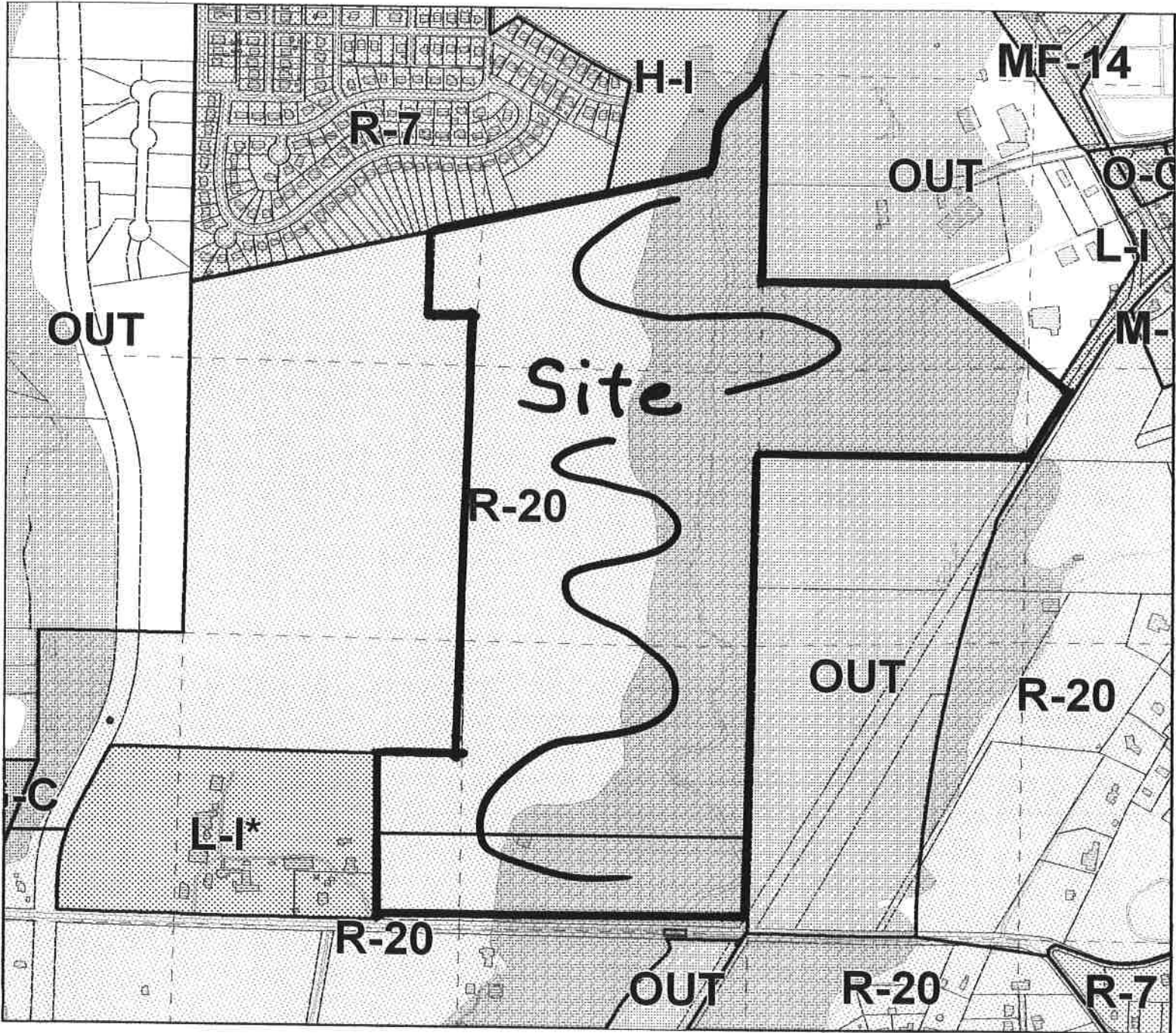
Johnny R. Knight
 L & N RAILROAD
 66' R. W.

KNIGHT & KNIGHT LAND SURVEYORS
 478 MISSION ROAD
 CARTERSVILLE, GEORGIA 30180
 TELEPHONE (770) 388-7975
 OR (770) 388-5585



Z04-03

Item 3.

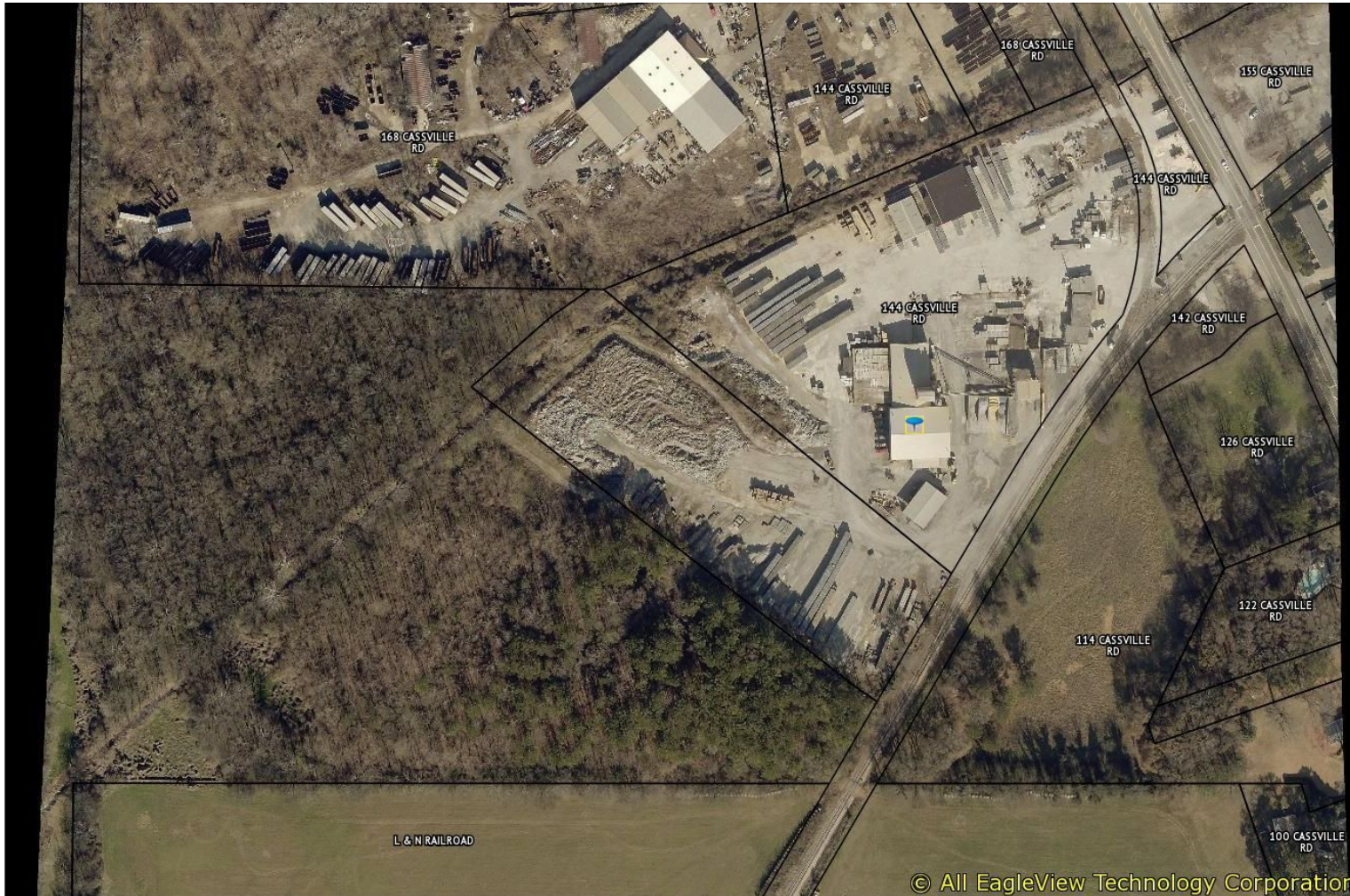


SCALE 1 : 7,919



144 Cassville Rd

Item 3.



144 Cassville Rd

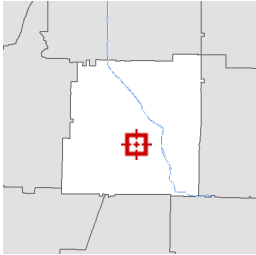
Item 3.



© All EagleView Technology Corporation



Overview



Legend

- Parcels
- Roads

Parcel ID	C025-0006-092	Alternate ID	44604	Owner Address	OLDCASTLE APG SOUTH INC
Sec/Twp/Rng	n/a	Class	Industrial		ATTN ACCOUNTING DEPT
Property Address	CASSVILLE RD	Acreage	4.2		125 INDUSTRIAL PARK CIR
					LAWRENCEVILLE, GA 30046
District	Cartersville				
Brief Tax Description	LL 379, 380, 413, 414 D 4				
	(Note: Not to be used on legal documents)				

Date created: 2/21/2024
 Last Data Uploaded: 2/20/2024 10:28:04 PM

Developed by **Schneider**
 GEOSPATIAL

JENKINS, BOWEN & WALKER, P.C.

ATTORNEYS AT LAW

AZ24-01
224-04
Rcvd 2/16/24

Item 3.

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

15 SOUTH PUBLIC SQUARE
CARTERSVILLE, GEORGIA 30120-3350

TELEPHONE
(770) 387-1373

FACSIMILE
(770) 387-2396

www.jbwpc.com

February 16, 2024

Mr. David Hardegee
City Planner
City of Cartersville, Georgia

Re: Oldcastle APG South, Inc. applications for annexation and rezoning

Dear David,

I am with this letter submitting applications for annexation and rezoning of certain property owned by Oldcastle APG South, Inc. This is a currently existing masonry manufacturing facility that Oldcastle seeks to update, expand and improve. While investigating this process, we discovered that of the several lots that make up the site, one is not in the City, and one that is in the City is not properly zoned for the existing or proposed use. Our desire is to bring all of this property into the City and obtain the correct zoning, which would be H-I under the City's code. I want to provide you with some additional information about the property and the project.

Existing and proposed conditions

Georgia Masonry Supply, an operating company for Oldcastle APG South, Inc., is one of the market leaders in hardscapes, masonry, and packaged products in Georgia, serving residential, non-residential, and public markets. Constructed in the late 1960s, the Cartersville plant was acquired in 2017 in conjunction with Oldcastle APG's acquisition of Block USA. The facility manufactures both concrete masonry units as well as segmental retaining wall (SRW) units. Concrete masonry units are used to construct various types of structures across residential, industrial & commercial industries. SRW units are used for vertical change applications and are designed/constructed as either gravity or reinforced soil retaining walls. SRW units are especially beneficial for construction in markets with elevation changes like North Georgia. The existing facility currently supplies products directly to local national retail stores such as Lowes & Home Depot as well as to local dealers & commercial/residential contractors. The facility currently operates 24 hours per day. The existing facility is operating at capacity with an aging machine and is struggling to keep up with demand without the addition of an additional masonry machine.

Oldcastle APG proposes to construct and operate a second masonry manufacturing machine on the unused portion of the existing site. The additional machine will be able to leverage current infrastructure, including the office, yard, site expertise, location and people with dispatch, site management and drivers. Sitework will include the construction of an addition to the existing building and the paving of select areas in the yard. The facility itself will house a new masonry machine, batching and curing equipment, and packaging equipment. The facility currently employs 15 full-time employees. It's expected the number will grow to 25-30 total employees with the addition of the second machine as demand increases. Additional supplies and materials will be purchased from existing local suppliers because of the increased capacity of the facility. All of the utilities to the facility are currently provided by the City under existing accounts, and we expect that will continue without change. The point of access for the facility is not proposed to be changed; we do expect that GDOT may require certain improvements to conform with current standards during the development process.

Regarding zoning and planning, the County portion of the facility is currently zoning A-1, even though I understand the facility predates County zoning. The portion of the facility in the City is partially zoned L-I (and is not subject to these applications because it only serves as the entrance feature) and partially zoned R-10. We seek to have the R-10 portion to be rezoned H-I to be consistent with the existing and proposed use. The City's future land use map shows that the property is appropriate for industrial uses, and this is consistent with the uses in the area.

We expect the proposed use will meet the H-I development standards, which I will now address:

The proposed facility will meet H-I development standards and related ordinances.

10.2.3. *Development standards.*

A. *Height regulations. No structure shall exceed fifty (50) feet in height.*

The new proposed building will match the height of the existing building, which complies with the 50-foot standard. The existing facility has silos that are 55 feet high; the new facility will either use new silos that either conform with the existing standard, or will seek a variance or text amendment if that is not feasible.

B. *Front yard setback: Twenty (20) feet.* This standard is met.

C. *Side yard setback: Fifteen (15) feet.* This standard is met.

D. *Rear yard setback: Twenty (20) feet.* This standard is met.

E. *Minimum lot area: None.* Not applicable.

F. *Minimum lot frontage: One hundred seventy-five (175) feet adjoining a street.* This standard is met.

G. *Minimum lot width at the building line: One hundred (100) feet.* This standard is met.

H. *Minimum buffer requirements. In addition to required setbacks (except where abutting a railroad right of way) there shall be a fifty-foot wide buffer along all property lines which abut a residential district or use and a fifteen-foot wide buffer shall be required along all property lines abutting a nonresidential district other than the H-I district. Said buffers shall provide a visual screen in accordance with section 4.17 of this chapter. (Salvage yards see section 10.2.3.K. of this chapter.)*

These buffer requirements will be incorporated into the design as we go through the development process.

I. Accessory structure requirements. See section 4.9 of this chapter.

These standards are met.

J. Other required standards.

- 1. No use shall be allowed that exceeds state and federal guidelines for allowable emissions and discharge of effluents into the air, water and soil.**

New equipment will continue to meet existing stormwater and air permit requirements.

- 2. No use shall be allowed that creates unabated noise creating a nuisance as defined under Georgia law.**

New equipment will not exceed the current equipment noise level and will comply with the noise requirements of the City.

10.2.4. Other regulations. The headings below contain additional, but not necessarily all provisions applicable to uses allowed in the H-I district.

- **City of Cartersville Landscaping Ordinance.** The requirements of this ordinance will be incorporated in the design during the development process.
- **City of Cartersville Sign Ordinance.** The requirements of this ordinance will be incorporated in the design during the development process.

Thank you for your assistance with this application, and let me know if I can provide further information.

Very truly yours,

JENKINS, BOWEN & WALKER, P.C.



Brandon L. Bowen

Application for Rezoning

City of Cartersville

Case Number: 224-04

Date Received: 2/16/24

Public Hearing Dates:

Planning Commission 4/9/24 5:30pm 1st City Council 4/18/24 7:00pm 2nd City Council 5/4/24 7:00pm

Applicant Oldcastle APG South, Inc Office Phone _____
(printed name)
 Address 333 N. Green St. Suite 500 Mobile/ Other Phone _____
 City Greensboro State NC Zip 27401 Email _____
Brandon Bowen Phone (Rep) 770 387-1375
 Representative's printed name (if other than applicant) Email (Rep) bbowen@jbswpc.com
 Representative Signature  Applicant Signature
 Signed, sealed and delivered in presence of: My commission expires:
 Notary Public 06/14/27


* Titleholder Oldcastle APG South, Inc Phone _____
(titleholder's printed name)
 Address 333 N. Green St. Suite 500 Email _____
 Signature 
 Signed, sealed, delivered in presence of: My commission expires:
 Notary Public 06/14/27


Present Zoning District R-10 Requested Zoning H-1
 Acreage 4.2 Land Lot(s) 379, 280 District(s) 4 Section(s) 3
 Location of Property: 144 Cassville Rd Parcel ID No. 025-006-092
(street address, nearest intersections, etc.)
 Reason for Rezoning Request: To bring zoning in line with existing and proposed continued use.
(attach additional statement as necessary)

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

**CAMPAIGN DISCLOSURE REPORT
FOR ZONING ACTIONS**

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

Date of Application: 2/15/24


Date Two Years Prior to Application: 2/16/22

Date Five Years Prior to Application: 2/16/19

1. Has the applicant within the five (5) years preceding the filing of the zoning 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		
Lamar Pendley, Chair	_____	_____
Anissa Cooley	_____	_____
Fritz Dent	_____	_____
Greg Culverhouse	_____	_____
Jeffery Ross	_____	_____
Stephen Smith	_____	_____
Travis Popham	_____	_____

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.


2/16/24

 Signature Date
Jason Rash

 Print Name

CAMPAIGN DISCLOSURE REPORT
FOR REZONING ACTIONS

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

Date of Application: 2/15/2024


Date Two Years Prior to Application: 2/15/2022

Date Five Years Prior to Application: 2/15/2019

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:

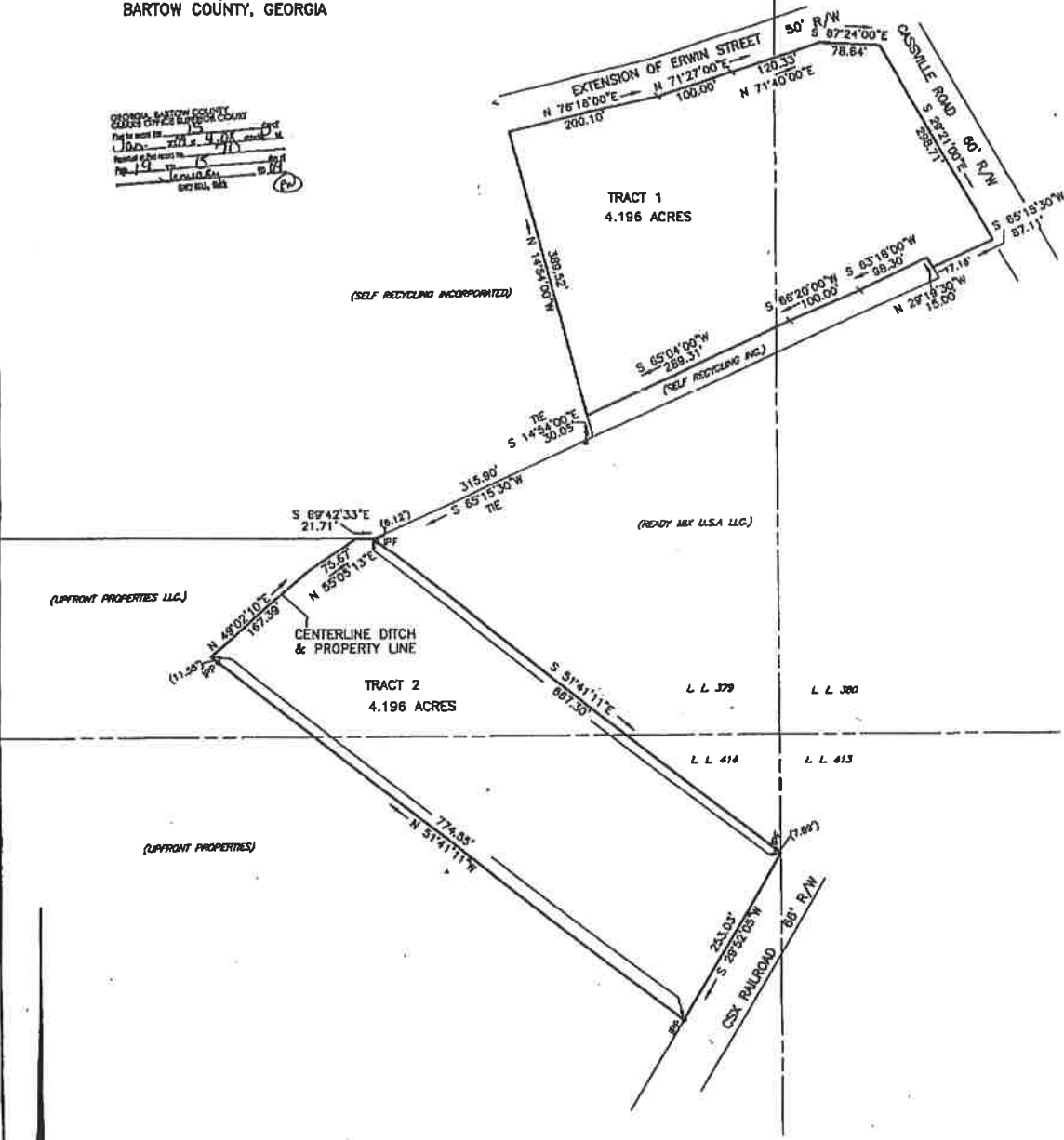
	YES	NO
Mayor: Matt Santini	_____	_____
Council Member:		
Ward 1- Kari Hodge	_____	_____
Ward 2- Jayce Stepp	_____	_____
Ward 3- Cary Roth	_____	_____
Ward 4- Calvin Cooley	_____	_____
Ward 5- Gary Fox	_____	_____
Ward 6- Taff Wren	_____	_____
Planning Commission		
Lamar Pendley, Chair	_____	_____
Anissa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

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.


2/16/24
 Signature Date
Brandon Bower
 Print Name

SURVEY FOR
TRACT 1
UPFRONT PROPERTIES LLC. &
TRACT 2
READY MIX U.S.A. LLC.
 PROPERTY IS PARTLY IN THE CITY OF CARTERSVILLE
 IN LAND LOTS 379, 380, 413 & 414
 4th DISTRICT, 3rd SECTION
 BARTOW COUNTY, GEORGIA

GEORGIA BARTOW COUNTY
 CLERK OF SUPERIOR COURT
 FILED FOR RECORD ON
 JUNE 27 2008
 RECORDED BY
 15
 10:00 AM
 2008



FIELD TRAVERSE:
 CLOSURE, ONE FOOT IN 20,000 FEET
 USING A LIETZ SET 3.
 ANGULAR ERROR: 0'00"06" PER ANGLE
 POINT USING A LIETZ SET 3.
 ADJUSTED; USING THE COMPASS RULE.

SMITH & SMITH LAND SURVEYORS, P.C.
 2 SOUTH AVENUE, CARTERSVILLE, GA. 30120
 PHONE 770-382-0487

REGISTERED LAND SURVEYOR No. 1803

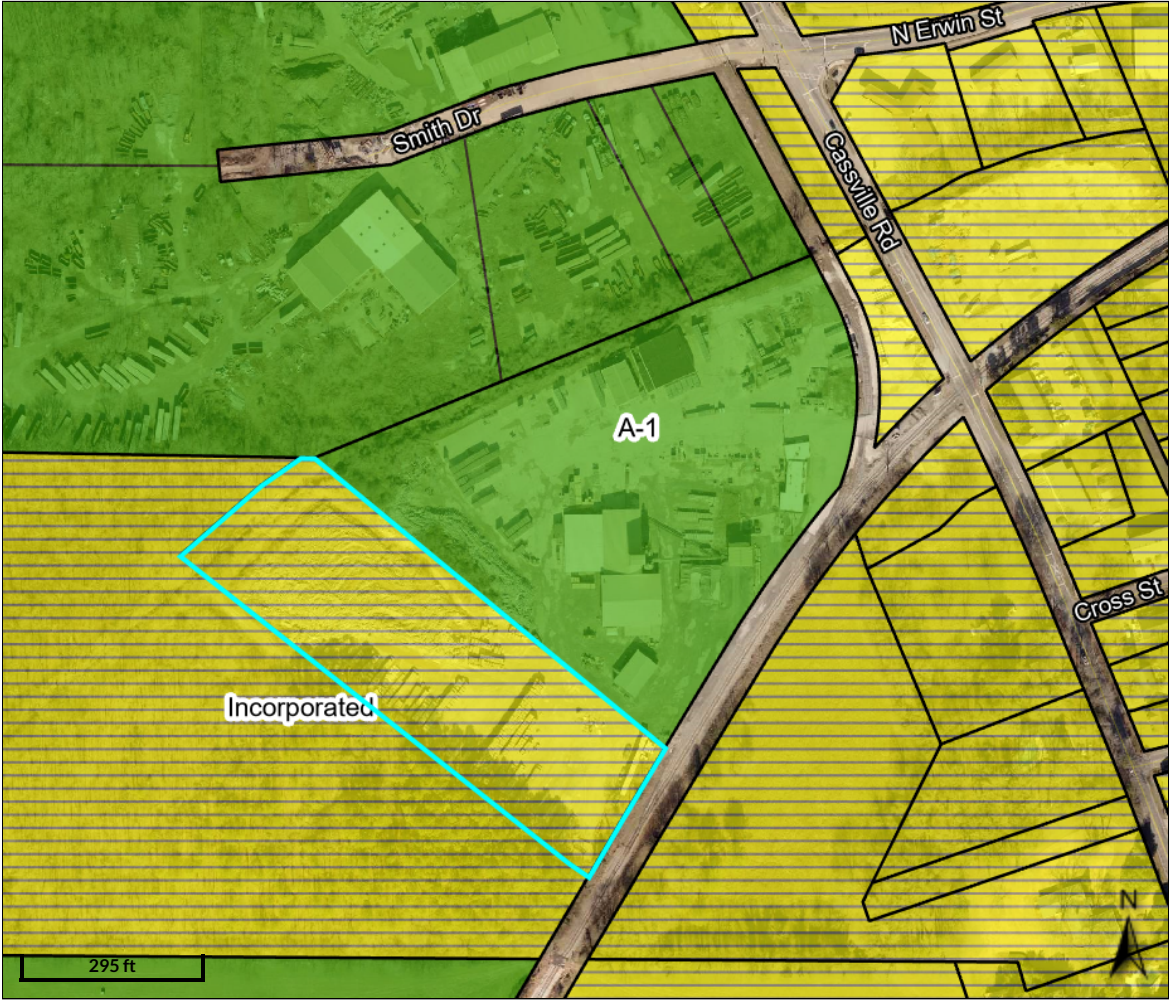
R/W-- RIGHT OF WAY	R-- RADIUS	LP-- LIGHT POLE
PP-- IRON PIN PLACED	X-X-- FENCE	
PF-- IRON PIN FOUND	--- LAND LOT LINE	
CM-- CONCRETE MARKER	--- CENTER LINE	
CL-- CHORD	--- POWER LINE	
L, DL & L-- LENGTH OF CURVE	PP-- POWER POLE	

4748.CRD 4748-1.DWG
 NOTE: IRON PINS ARE (1/2" RE-BAR)
 EXCEPT AS SHOWN.

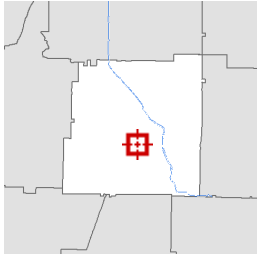
PLAT CLOSURE:
 ONE FOOT IN
 303,000 FEET.
 OCTOBER 1, 2008



0 50 100
 10 50
 SCALE 1"=100'
 FILE 4748-1



Overview



Legend

- Parcels
- Roads

Bartow County Zoning

- A-1
- A1 (wC)
- A1CU
- BPD
- BPD (wC)
- C-1
- C1 (wC)
- C1CU
- CN
- CN (wC)
- CNCU
- I-1
- I-2
- I1 (wC)
- I1CU
- I2 (wC)
- I2CU
- Incorporated
- M-1
- M1 (wC)
- M1CU
- O/I
- O1 (wC)
- O1CU
- PUD
- PUD (wC)
- PUDCU
- R-1
- R-2
- R-3
- R-4
- R-7
- R-8
- R-8 w/c
- R1 (wC)

-  R1CU
-  R2 (wC)
-  R2CU
-  R3 (wC)
-  R3CU
-  R4 (wC)
-  R4CU
-  R7 (wC)
-  RE-1
-  RE-2
-  RE1 (wC)
-  RE1CU
-  RE2 (wC)
-  RE2CU
-  Unknown
-  Zoning with Conditions

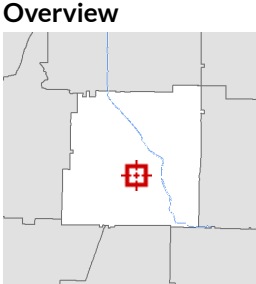
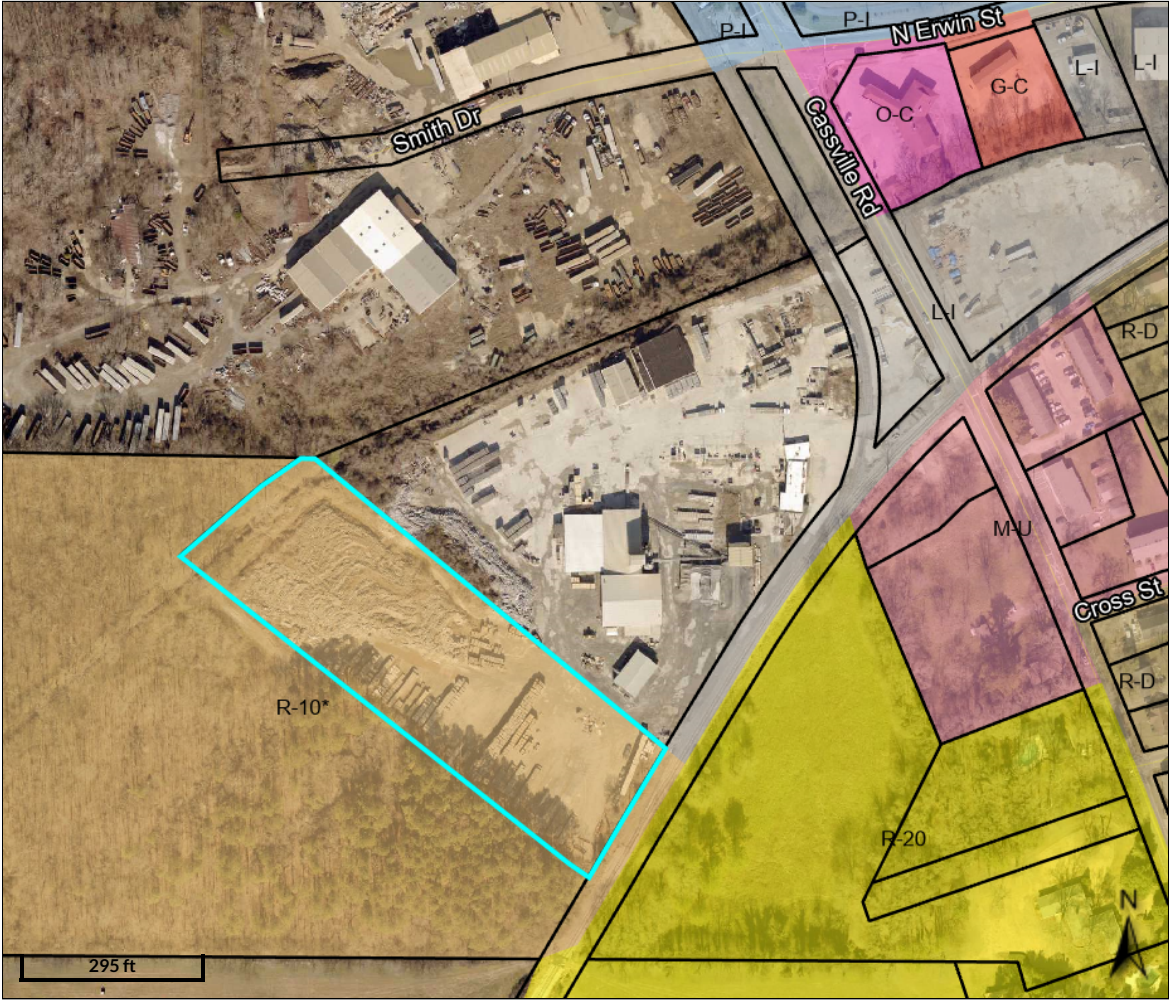
Parcel ID C025-0006-092 Alternate ID 44604
 Sec/Twp/Rng n/a Class Industrial
 Property Address CASSVILLE RD Acreage 4.2

Owner Address OLDCASTLE APG SOUTH INC
 ATTN ACCOUNTING DEPT
 125 INDUSTRIAL PARK CIR
 LAWRENCEVILLE, GA 30046

District Cartersville
 Brief Tax Description LL 379, 380, 413, 414 D 4
 (Note: Not to be used on legal documents)

Date created: 2/21/2024
 Last Data Uploaded: 2/20/2024 10:28:04 PM

Developed by  Schneider
 GEOSPATIAL



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

Parcel ID C025-0006-092
 Sec/Twp/Rng n/a
 Property Address CASSVILLE RD

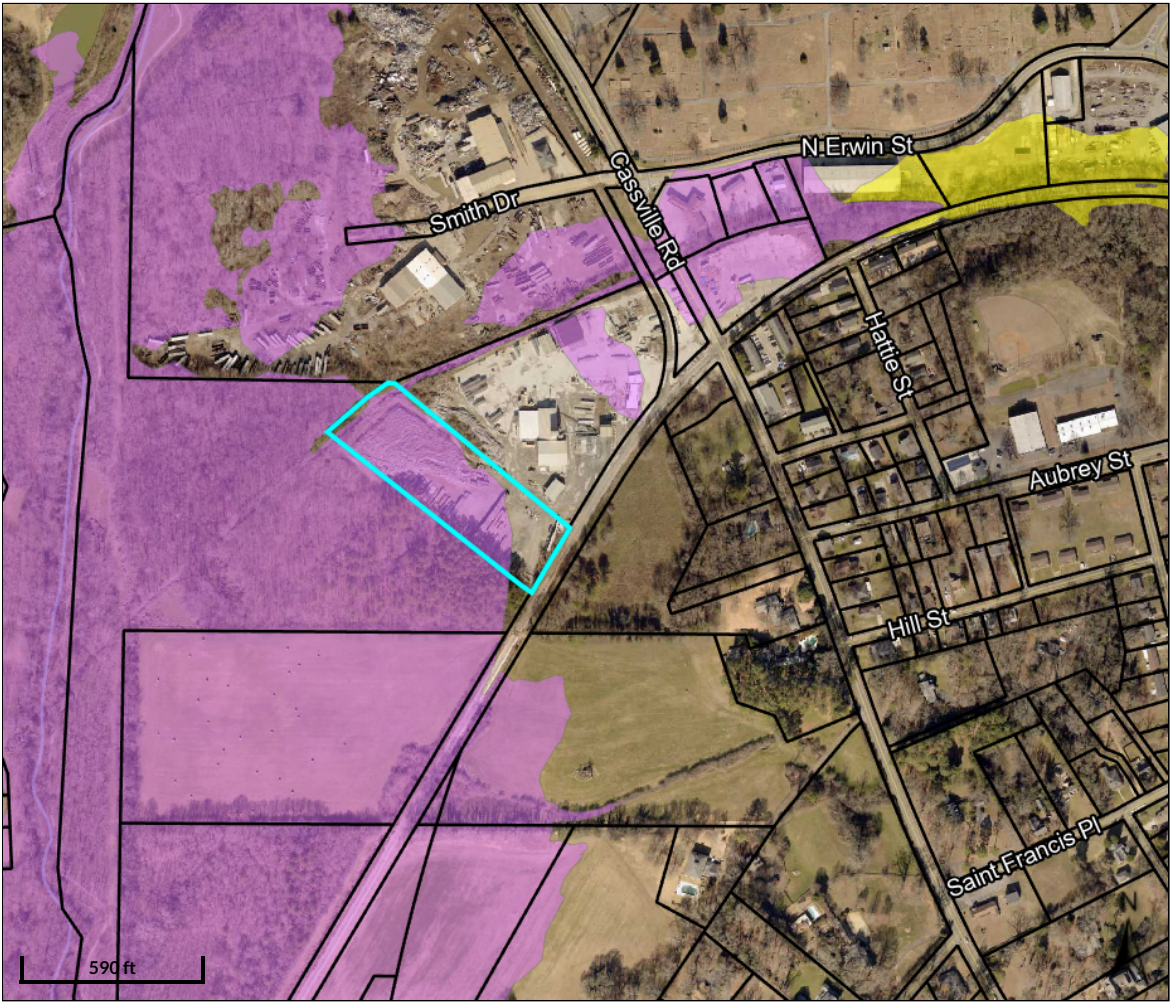
Alternate ID 44604
 Class Industrial
 Acreage 4.2

Owner Address OLDCASTLE APG SOUTH INC
 ATTN ACCOUNTING DEPT
 125 INDUSTRIAL PARK CIR
 LAWRENCEVILLE, GA 30046

District Cartersville
Brief Tax Description LL 379, 380, 413, 414 D 4
(Note: Not to be used on legal documents)

Date created: 2/21/2024
Last Data Uploaded: 2/20/2024 10:28:04 PM

Developed by  **Schneider**
GEOSPATIAL

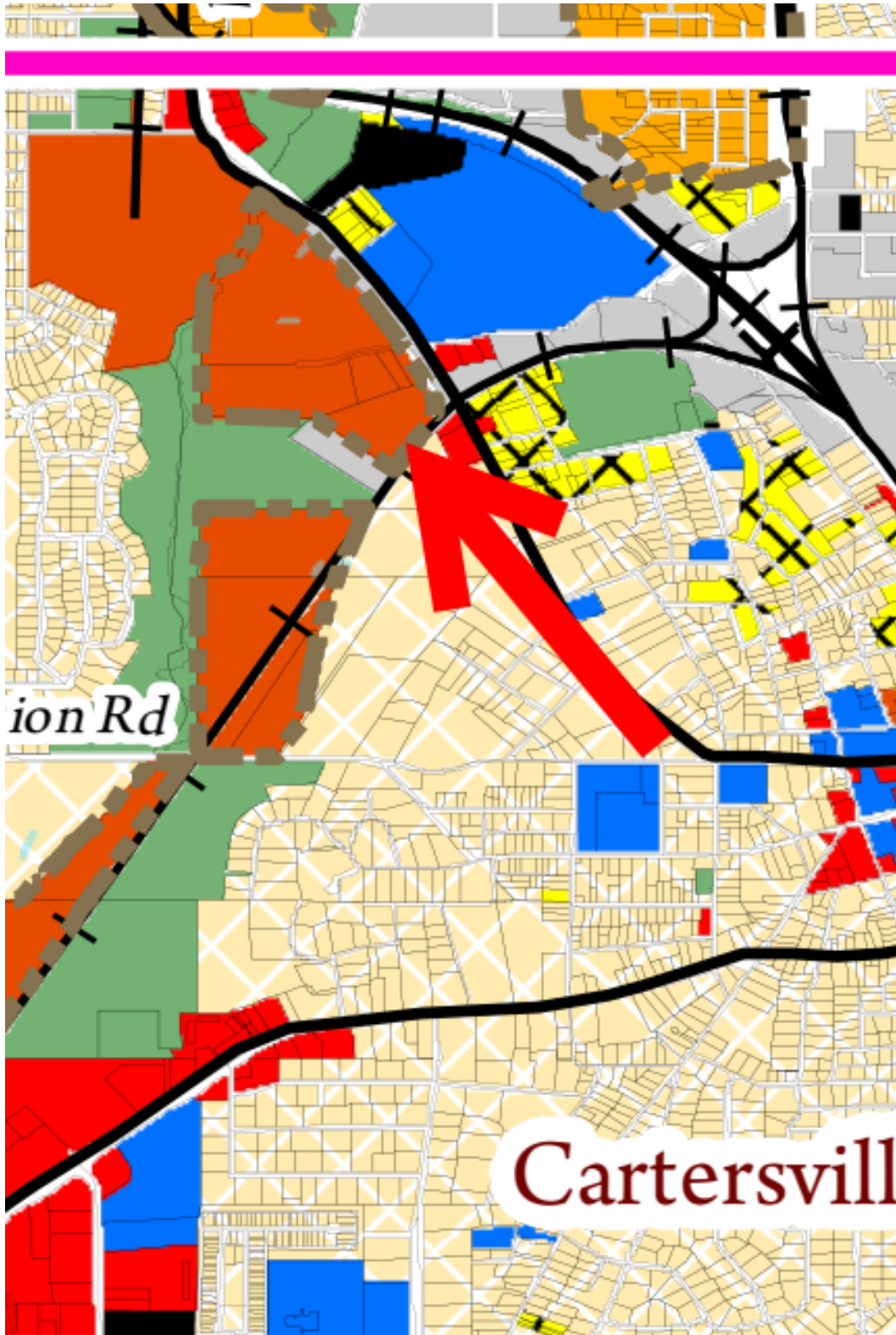


- Legend**
- Parcels
 - Roads
 - Streams and Rivers
 - Flood Hazard Area**
 - Bartow Regulatory
 - FEMA

Parcel ID	C025-0006-092	Alternate ID	44604	Owner Address	OLDCASTLE APG SOUTH INC
Sec/Twp/Rng	n/a	Class	Industrial		ATTN ACCOUNTING DEPT
Property Address	CASSVILLE RD	Acreage	4.2		125 INDUSTRIAL PARK CIR
					LAWRENCEVILLE, GA 30046
District	Cartersville				
Brief Tax Description	LL 379, 380, 413, 414 D 4				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 4/3/2024
 Last Data Uploaded: 4/2/2024 10:53:35 PM

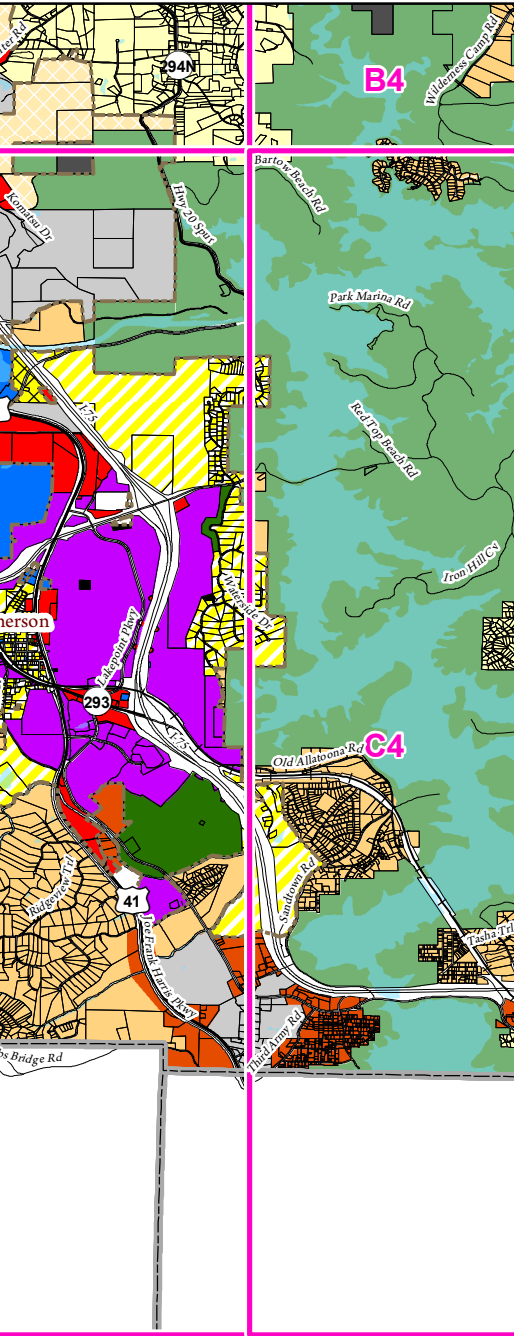




Future Land Use Map. 2022.

Future Land Use Map Bartow County, GA

Item 3.



- Roads
- Highways
- + Railroads
- ⬜ City Limits

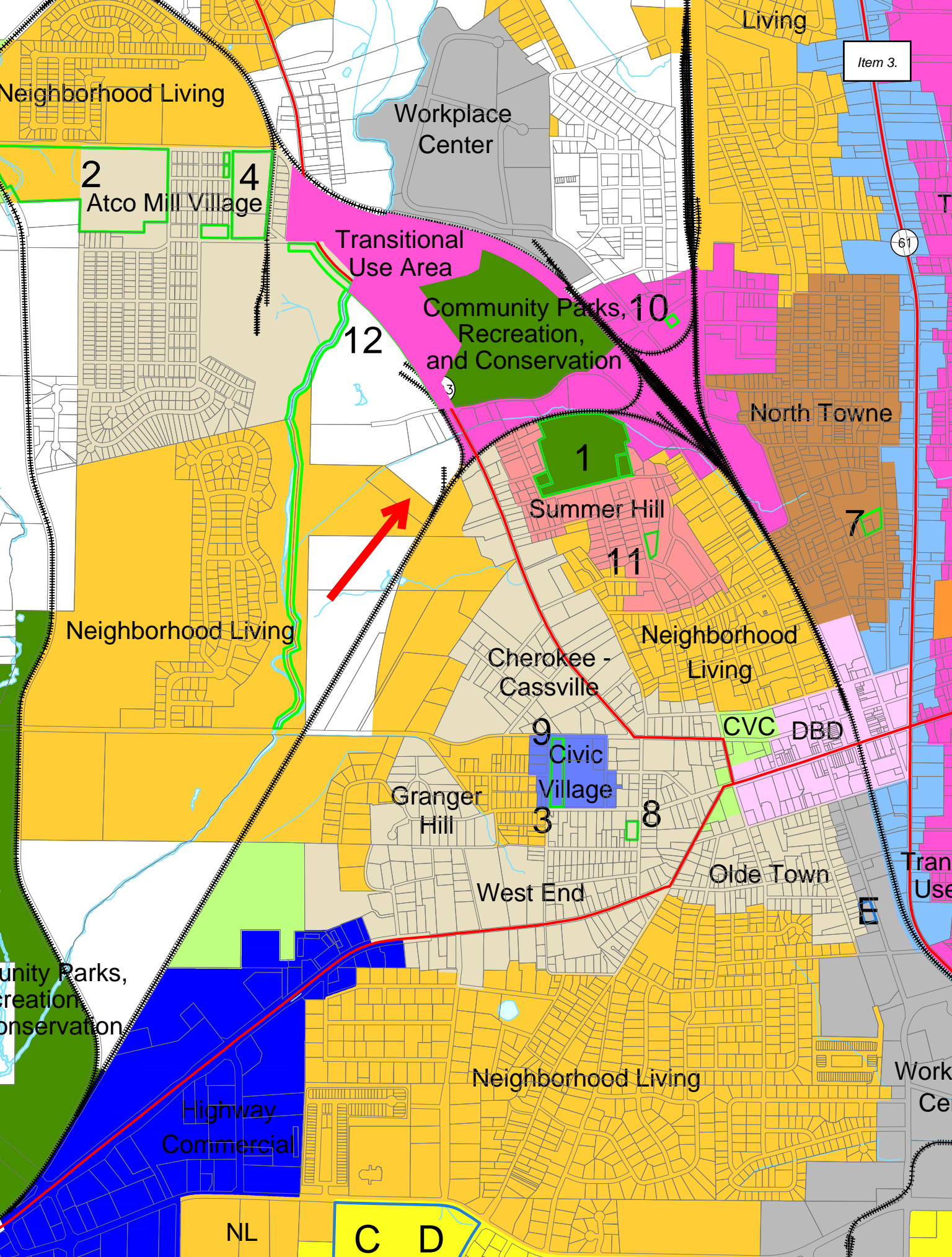
Future Land Use

- Agriculture/Forestry
- Commercial
- Conservation
- High Density Residential
- Industrial ←
- Low Density Residential
- Low/Medium Density Residential
- Medium/High Density Residential
- Mining
- Mixed Use
- Mixed Use Commercial ←
- Mixed Use Residential
- Parks/Conservation
- Public/Institutional
- Residential
- Rural Estate
- Transportation/
- Communication/Utilities



1 in = 1 miles




























Future Development Map. 2018.

Sub
Li

CARTERSVILLE, GEORGIA

Future Development Map

Character Areas of the Future Development Map

-  Civic Village
-  Community Parks, Recreation, and Conservation
-  Community Village Center
-  Downtown Business District
-  Highlands
-  Highway Commercial
-  Historic Neighborhood
 - Atco Mill Historic Village
 - Cherokee - Cassville Historic District 
 - Olde Town Historic District
 - West End Historic District
-  Main Street Overlay District
-  Mining
-  Mixed-Use Activity Center
-  Neotraditional Neighborhood
-  Neighborhood Living 
-  North Towne Revitalization Area
-  Parkway Corridor
-  Suburban Living
-  Summer Hill
-  Tellus Interchange Commercial
-  Tennessee Street Corridor
-  Transitional Use Area 
-  Workplace Center







PLANNING COMMISSION ITEM SUMMARY

MEETING DATE:	April 9, 2024
SUBCATEGORY:	Zoning
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	Z24-03. 0 Thornwood Dr. (Tax ID C082-0002-100). Applicant: WJDS, Inc.
DEPARTMENT SUMMARY RECOMMENDATION:	<p>Applicant requests a change in zoning from G-C to RA-12 (Residential Attached) to construct approximately 96 for-rent townhomes on the 9.5 acre tract.</p> <p>Staff do not oppose the rezoning with the following conditions for utilities.</p> <ol style="list-style-type: none"> 1. Developer to provide a City of Cartersville utility easement with a width suitable to locate all proposed and future utilities with adequate separation. A utility easement along Thornwood Drive is required to extend 30 feet from the centerline of Thornwood Drive. 2. Developer to extend the existing water line on Thornwood Drive and to loop the proposed water line inside the development.
LEGAL:	

ZONING SYNOPSIS

Petition Number(s): Z24-03

REQUEST SUMMARY:

WJDS Inc., applicant, requests a change in zoning from G-C (General Commercial) to RA-12 (Residential Attached) to construct approximately ninety-six (96) for-rent townhomes on the 9.5 acre tract.

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: WJDS Inc.
Representative: Walt Busby.
Location: 0 Thornwood Dr (Tax ID No. C082-0002-100)
Total Acreage: 9.5 +/- Acres

LAND USE INFORMATION

Current Zoning: G-C (General Commercial).
Proposed Zoning: RA-12 (Residential Attached)
Proposed Use: Townhome Development

Current Zoning of Adjacent Property:

North: R-7 (Residential- Thornwood Subdivision)
South: G-C and O-C (Office-Commercial)
East: R-20 (Country Club), MF-14 and Utility (Ga Power)
West: G-C

For All Tracts:

District: 4th **Section:** 3rd **LL(S):** 18,19,54 & 55
Ward: 6 **Council Member:** Alyssa Cordell

The Future Development Map designates adjacent properties as: Parkway Corridor & Neighborhood Living

The Future Land Use Map designates adjacent or nearby city properties as: Commercial, Low-Medium Density Residential, & Parks/ Conservation.

ANALYSIS

City Departments Reviews

Electric: Not in Service Area

Fibercom: Takes no exception.

Fire: CFD takes no exceptions to the request provided all adopted codes and ordinances of the city of Cartersville are followed

Gas: The Gas System takes no exception to the following as shown in the attachments as long as the developer provides a City of Cartersville utility easement with a width suitable to locate all proposed and future utilities with adequate separation.

Planning and Development: Takes no exception.

Public Works: Please see Public Works comments below for this application:

1. Private streets in development will be required to be constructed to all standards for public streets.
2. The geometric design of all internal streets shall accommodate an AASHTO WB-40 design vehicle to accommodate City of Cartersville fire trucks. Turning template tracks need to be shown on plans before final approval.
3. Utility easement required to extend 30 feet from centerline of Thornwood Drive.
4. Access/maintenance easements will be required for all proposed stormwater conveyances and detention facilities associated with proposed development.
5. A stormwater maintenance agreement will be required for all proposed stormwater conveyances and detention facilities associated with proposed development.
6. Does the developer plan any improvements or long-term maintenance for Thornwood Drive where development traffic plans to use Thornwood Drive?

Water and Sewer: Cartersville Water Department takes no exceptions to the requested zoning application. However, the comments discussed at the concept plan review meeting (1/17/24) still apply. Cartersville Water Department will require an extension of the existing water line on Thornwood Drive, and for the proposed water line to be looped inside the development. Adequate spacing to accommodate all proposed utilities will also be required.

Cartersville School District: No comments received.

Bartow County: Bartow County Water Department provides sewer service to this area. No comments have been received.

Public comments: None received as of 4-3-24.

STAFF SUMMARY:

Applicant requests to rezone 9.5 acres (+/-) located along Thornwood Drive north of Joe Frank Harris Pkwy and Clubview Drive on Tax ID C082-0002-100. The property is owned by QC Express, LLC and is currently undeveloped. A regional detention pond for the area is located on site near the property line with the Thornwood Subdivision.

The applicant is requesting RA-12 zoning for the construction of approximately ninety-six (96) for-rent townhome units. All streets will be privately owned. City gas, water, stormwater and County sewer utilities are available in the area.

Per the concept plan, all RA-12 zoning development requirements can be met. No variances are expected at this time. See attached analysis sheet.

The proposed density of the development is 10.3 units/ acre.

Several concepts for commercial and residential projects have been proposed for this site since 2018. Despite having utilities and stormwater systems in place or nearby, this private street section of Thornwood Drive complicates the development process. The western property line for this property is the centerline of Thornwood Dr. The developer understands design solutions will be needed to accommodate the city's request for utility easements. This would be required on any project at this location.

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. Multi-family and single family detached developments are present adjacent to near the site location.
- B.W *Whether the zoning proposal will create an isolated district unrelated to adjacent and nearby districts.*
The proposed application will create an isolated district for townhome development; however, the project will provide an additional residential product in area that contains a mix of residential, commercial and industrial uses.
- C.W *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.W *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*
Under the current G-C zoning, the property does have a reasonable, but restricted, economic use as zoned with access challenges due to the affected portion of Thornwood Dr being a private street. The townhome zoning should be considered a downgrade in zoning from G-C and likely more suited to a limited access street.

- 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. The proposed zoning and project may be less burdensome on the private street or utilities than a Commercial project.
- F. *Whether the zoning proposal is in conformity with the adopted local Comprehensive Land Use Plan.*
The proposed zoning does conflict with city's land use plan for the area. (General-Commercial)
- 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. A regional detention pond for the area exists on site and drainage ways exist along Thornwood Dr.
- 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 do not oppose the rezoning with the following conditions for utilities.

Zoning Conditions:

1. Developer to provide a City of Cartersville utility easement with a width suitable to locate all proposed and future utilities with adequate separation. A utility easement along Thornwood Drive is required to extend 30 feet from the centerline of Thornwood Drive.
2. Developer to extend the existing water line on Thornwood Drive and to loop the proposed water line inside the development.

6.7 RA-12 Single-family dwelling district.

Z24-03 P&D Analysis. Thornwood Dr

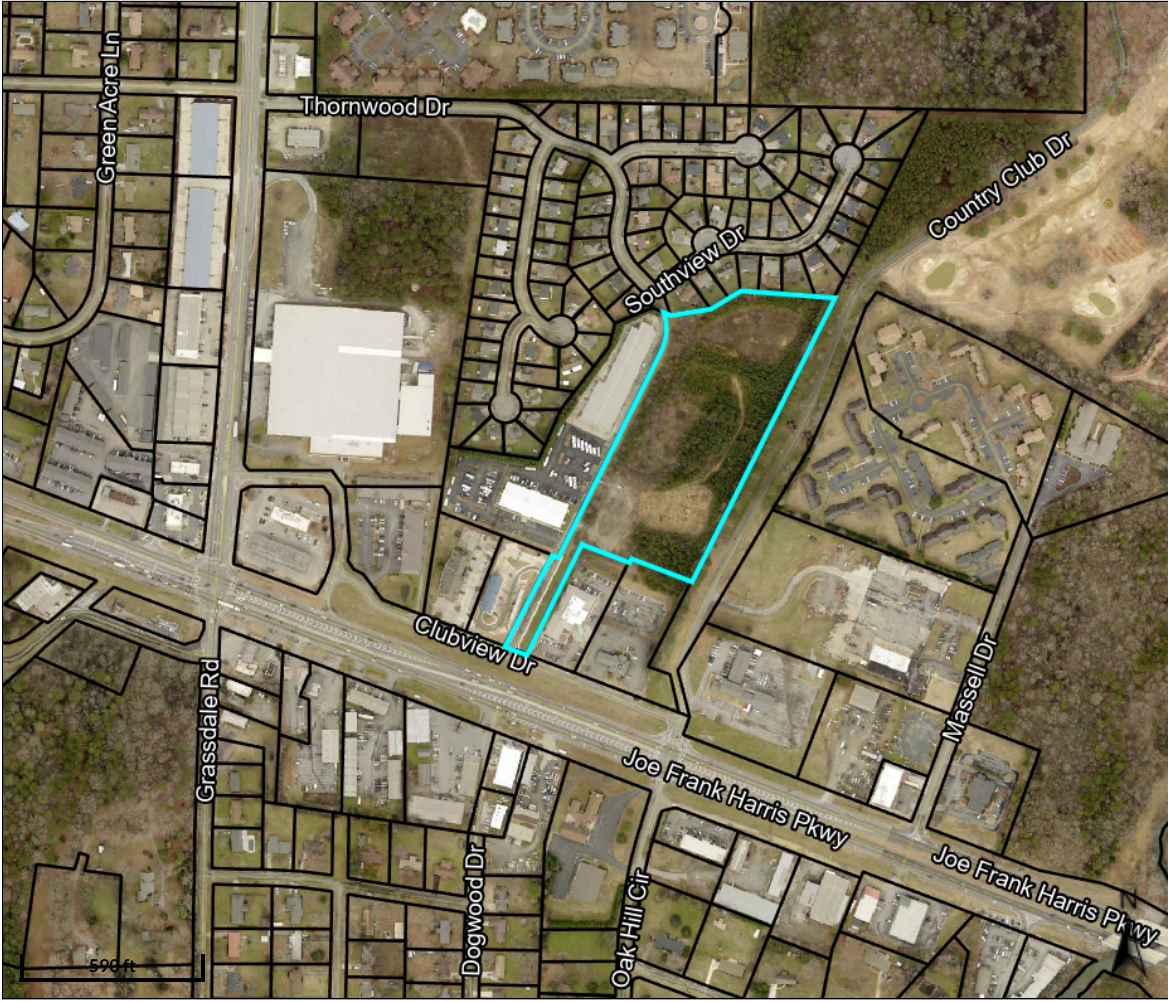
Code Section	Description and/ or Requirements	Required	Proposed	Notes
6.7.1	RA-12 district scope and intent. Regulations set forth in this section are the RA-12 district regulations. The RA-12 district is intended to provide land areas devoted to high density uses consisting of single-family dwellings as further described in section 3.1.8 of this chapter. Land areas zoned RA-12 are also intended to provide a transition between medium density single-family residential areas and higher density multifamily residential areas or between medium density residential areas and nonresidential areas. The RA-12 district is intended to encourage home ownership.	---	Fee Simple Implied	Condo Association required.
6.7.2	Use Regulation	---	---	---
6.7.3	Development Standards	---	---	---
A.	Height regulations. Buildings shall not exceed a height of thirty-five (35) feet or two and one-half (2½) stories, whichever is higher.	Y	---	2-story units.
B.	Minimum lot area per dwelling unit: Two thousand (2,000) square feet.	2000sf	None shown	For condo, building footprint only. No lot.
C.	Maximum density: Twelve (12) units per gross acre.	Max. 111 un/allowed	10.3un/ac.	96 units proposed on 9.28ac.
D.	Minimum lot width: Twenty (20) feet.	Y	---	Building width = 20-21ft measured on concept plan.
E.	Minimum lot frontage:	---	---	---
1	Single-family detached units: Thirty-five (35) feet.	---	NA	---
2	All other uses: Twenty (20) feet.	Y	OK	Can be met
F.	Minimum lot depth: One hundred (100) feet.	Y	---	Building depth @50ft. As per plan. No lots shown.
G.	Minimum development area: One-half (0.5) acres.	Y	9.28	
H.	Minimum heated floor area: One thousand (1,000) square feet.	Y	1,000-2,000sf est.	20x50' unit measured as per plan x 2 floors= 2,000sf.
I.	Setbacks:	---	---	---

Code Section	Description and/ or Requirements	Required	Proposed	Notes
1	Front yard: Ten (10) feet.	Y	---	Min. 20ft provided per plan.
2	Side yard: Ten (10) feet (each end of row).	Y	---	Min. 20ft provided.
3	Rear yard: Twenty (20) feet.	Y	---	20ft provided.
J.	[Gable or hip roofs.] Gable or hip roofs shall have a minimum roof pitch of 6/12. Both gable and hip roofs shall provide overhanging eaves on all sides that extend a minimum of one (1) foot beyond the building wall.	Y	No data provided	Addressed during building plan review.
K.	Accessory use, building and structure requirements. See section 4.9 of this chapter.	---	---	---
L.	Minimum buffer requirements. In addition to required setbacks, a fifteen-foot wide buffer is required along all property lines which abut a single-family district or use to provide a visual screen in accordance with section 4.17 of this chapter.	Y	---	Buffer required along Southview Dr homes and Country Club Dr. Potential natural buffer.
M.	Other required standards.	---	---	---
1	No fewer than three (3) dwelling units in a row shall be allowed.	Y	8 or 10 units per block per concept	
2	Alley or private drive access required.	Y	Private Driveways shown.	
3	Required parking shall be allowed in the rear yard only.	Y		Unit driveways are on the rear of the units.
4	Principal buildings shall front a private drive or public right-of-way.	Y	Private Driveway shown.	
5	Principal structures on lots within the RA-12 district shall have a minimum of fifty (50) percent finish product on the exterior walls of the buildings consisting of brick, stone, hard-coat stucco, or fiber cement siding.	Y	No data provided	Addressed during building plan review.

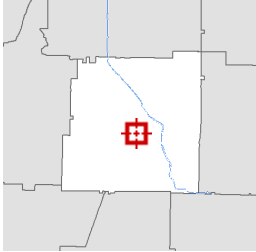
Code	Description and/ or Requirements	Required	Proposed	Notes
Section 6	A metal panel exterior finish product shall not be allowed on metal buildings exceeding one hundred fifty (150) square feet in gross floor area constructed or placed on lots within the RA-12 district.	---	NA	---

Ordinance Source:

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



Overview



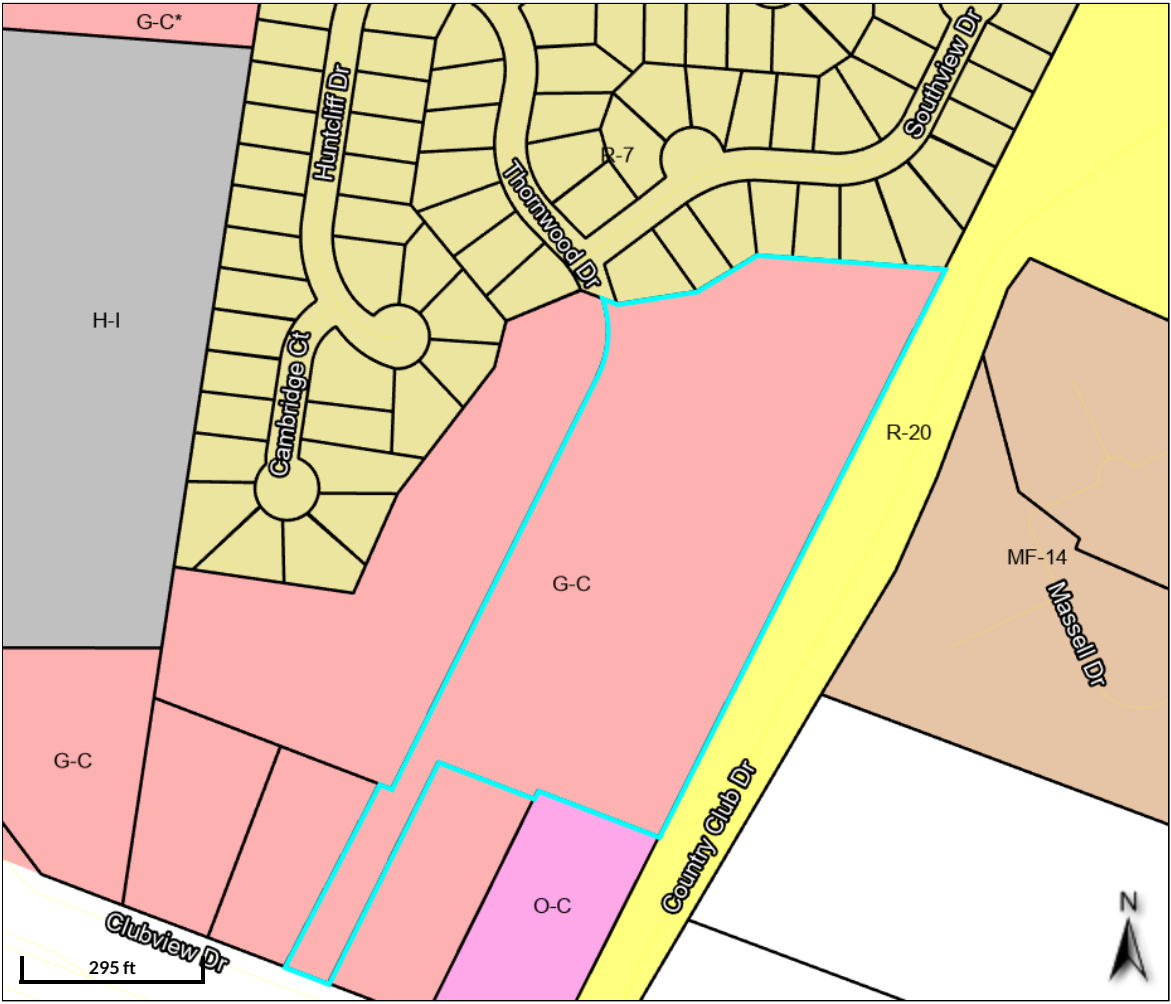
Legend

- Parcels
- Roads

Parcel ID	C082-0002-100	Alternate ID	49432	Owner Address	QC EXPRESS LLC
Sec/Twp/Rng	n/a	Class	Commercial		613 TURNER MCCALL BLVD NE
Property Address	JOE FRANK HARRIS PKWY	Acreage	9.28		ROME, GA 30165
District	Cartersville				
Brief Tax Description	LL 18 19 54 55 D4 S3				
	(Note: Not to be used on legal documents)				

Date created: 2/20/2024
 Last Data Uploaded: 2/19/2024 10:40:50 PM

Developed by Schneider
 GEOSPATIAL



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

Parcel ID C082-0002-100
 Sec/Twp/Rng n/a
 Property Address JOE FRANK HARRIS PKWY

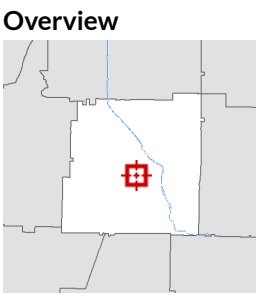
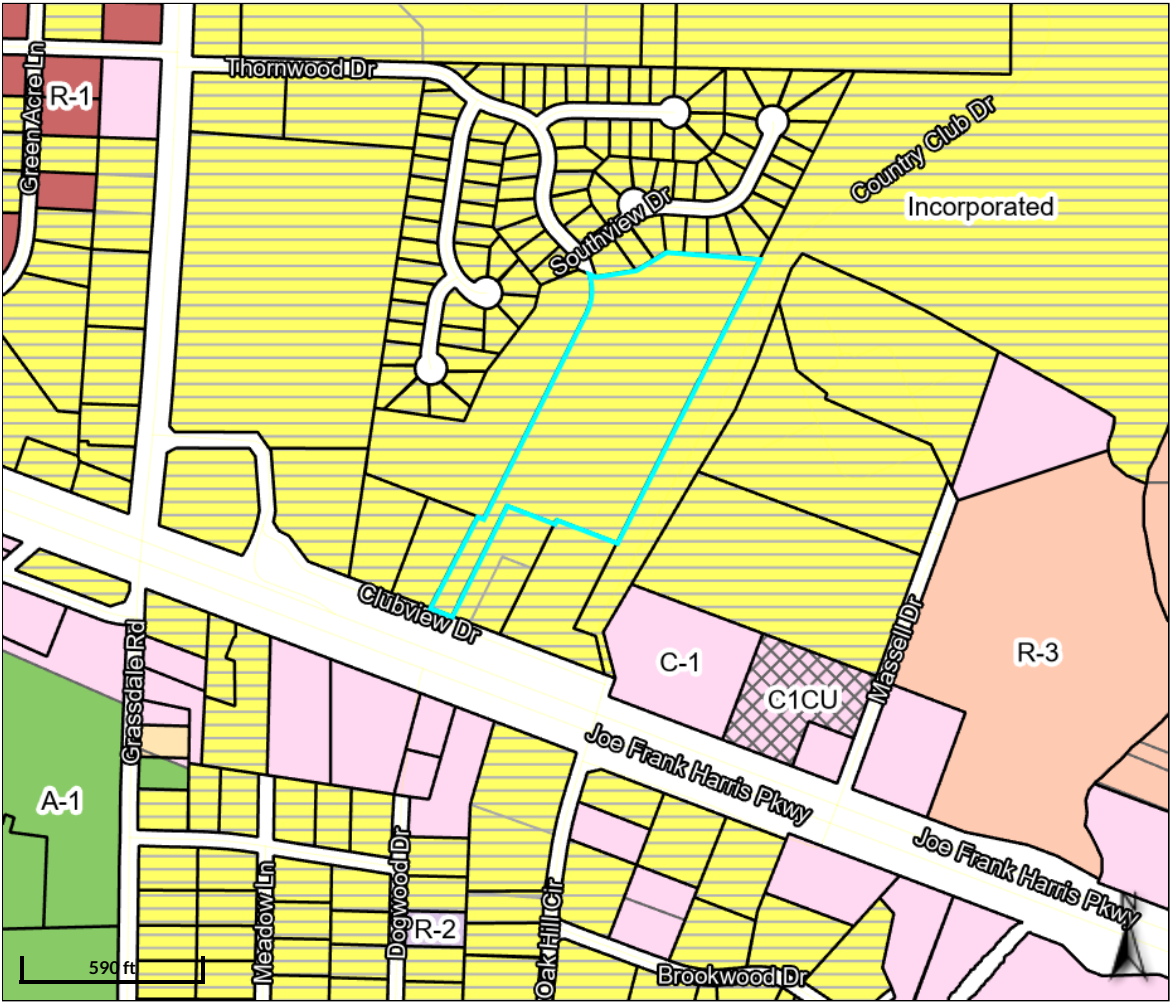
Alternate ID 49432
 Class Commercial
 Acreage 9.28

Owner Address QC EXPRESS LLC
 613 TURNER MCCALL BLVD NE
 ROME, GA 30165

District Cartersville
Brief Tax Description LL 18 19 54 55 D4 S3
(Note: Not to be used on legal documents)

Date created: 2/20/2024
Last Data Uploaded: 2/19/2024 10:40:50 PM

Developed by  **Schneider**
GEO SPATIAL



- Legend**
- Parcels
 - Roads
- Bartow County Zoning**
- A-1
 - A1 (wC)
 - A1CU
 - BPD
 - BPD (wC)
 - C-1
 - C1 (wC)
 - C1CU
 - CN
 - CN (wC)
 - CNCU
 - I-1
 - I-2
 - I1 (wC)
 - I1CU
 - I2 (wC)
 - I2CU
 - Incorporated
 - M-1
 - M1 (wC)
 - M1CU
 - O/I
 - O1 (wC)
 - O1CU
 - PUD
 - PUD (wC)
 - PUDCU
 - R-1
 - R-2
 - R-3
 - R-4
 - R-7
 - R-8
 - R-8 w/c
 - R1 (wC)

-  R1CU
-  R2 (wC)
-  R2CU
-  R3 (wC)
-  R3CU
-  R4 (wC)
-  R4CU
-  R7 (wC)
-  RE-1
-  RE-2
-  RE1 (wC)
-  RE1CU
-  RE2 (wC)
-  RE2CU
-  Unknown
-  Zoning with Conditions

Parcel ID C082-0002-100

Sec/Twp/Rng n/a

Property Address JOE FRANK HARRIS PKWY

District Cartersville

Brief Tax Description LL 18 19 54 55 D4 S3

(Note: Not to be used on legal documents)

Alternate ID 49432

Class Commercial

Acreage 9.28

Owner Address QC EXPRESS LLC

613 TURNER MCCALL BLVD NE

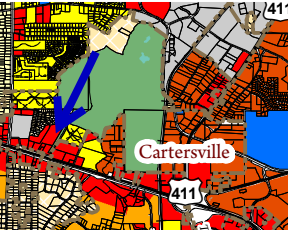
ROME, GA 30165

Date created: 2/20/2024

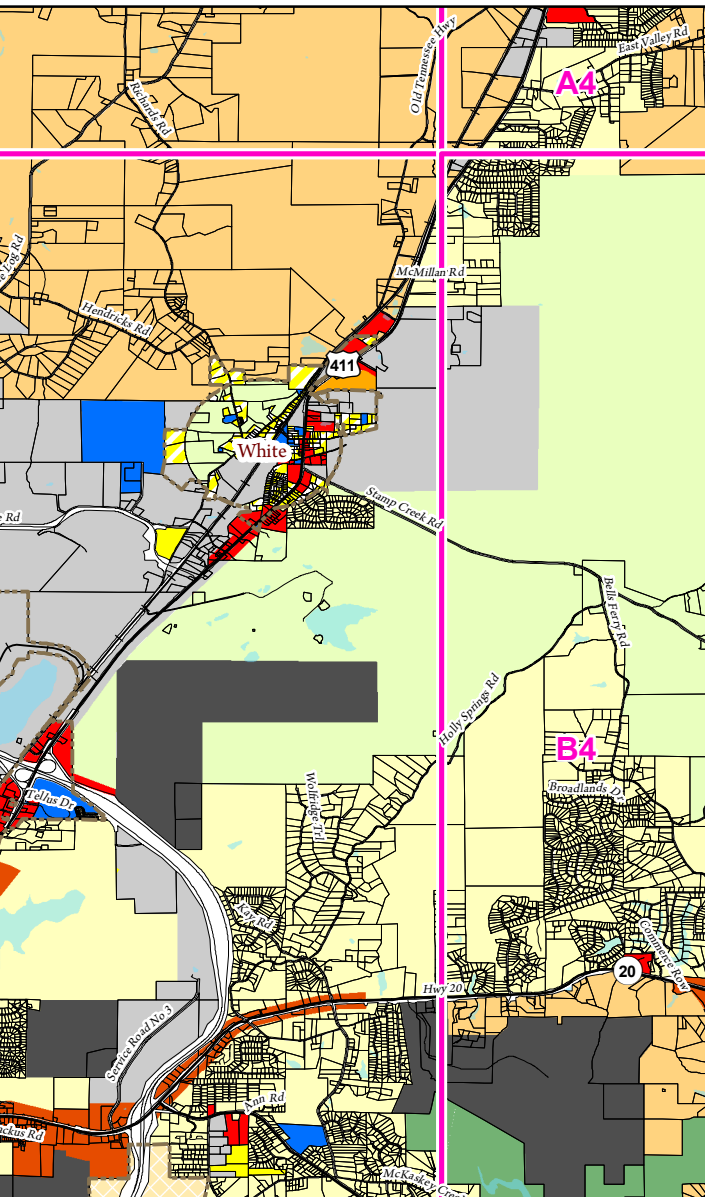
Last Data Uploaded: 2/19/2024 10:40:50 PM

Developed by  Schneider
GEOSPATIAL

Future Land Use Map. 2022



Future Land Use Map Bartow County, GA



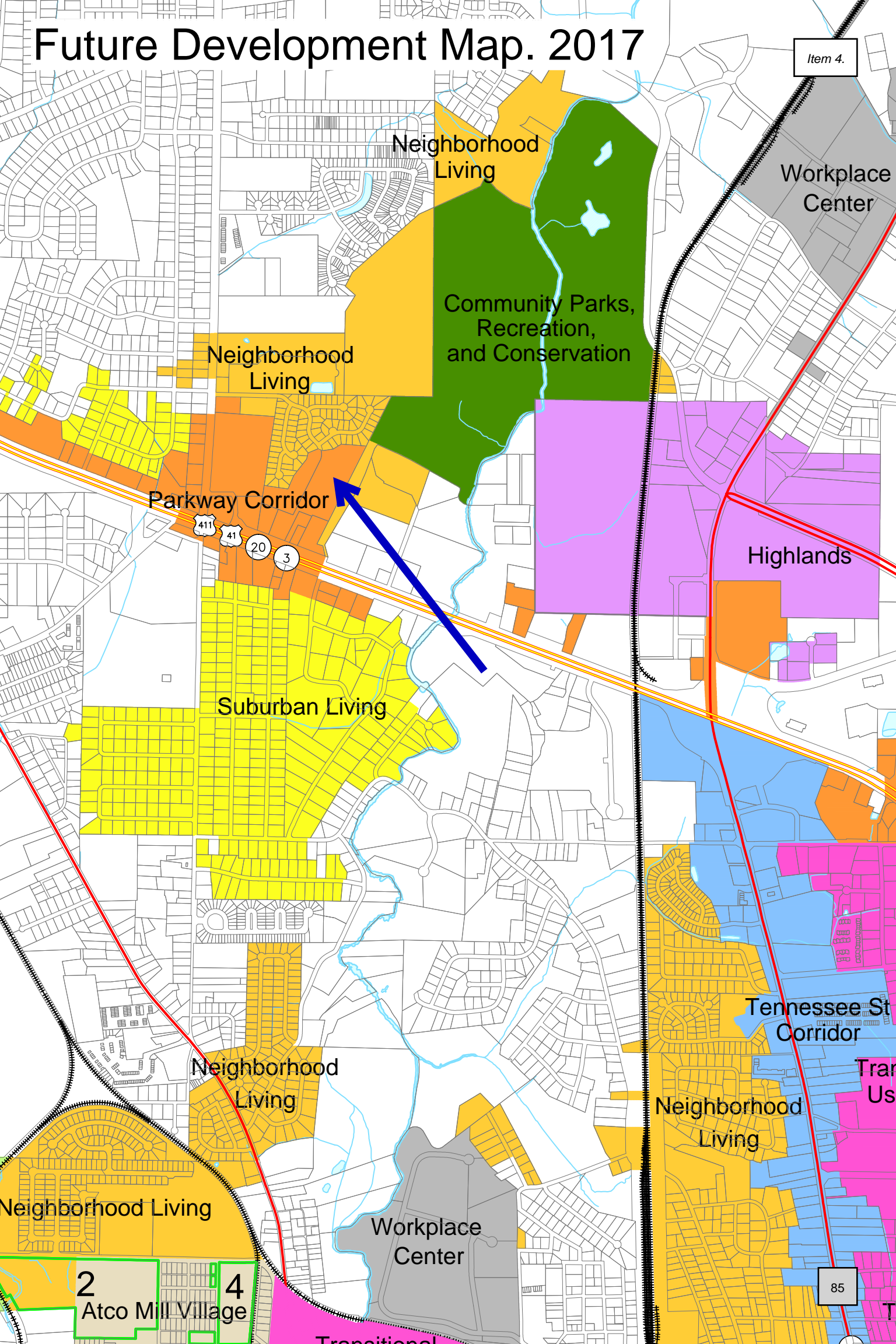
- Roads
- Highways
- Railroads
- City Limits

Future Land Use

- Agriculture/Forestry
- Commercial
- High Density Residential
- Industrial
- Low Density Residential
- Low/Medium Density Residential
- Medium/High Density Residential
- Mining
- Mixed Use Commercial
- Mixed Use Residential
- Parks/Conservation
- Public/Institutional
- Residential
- Rural Estate
- Transportation/
- Communication/Utilities



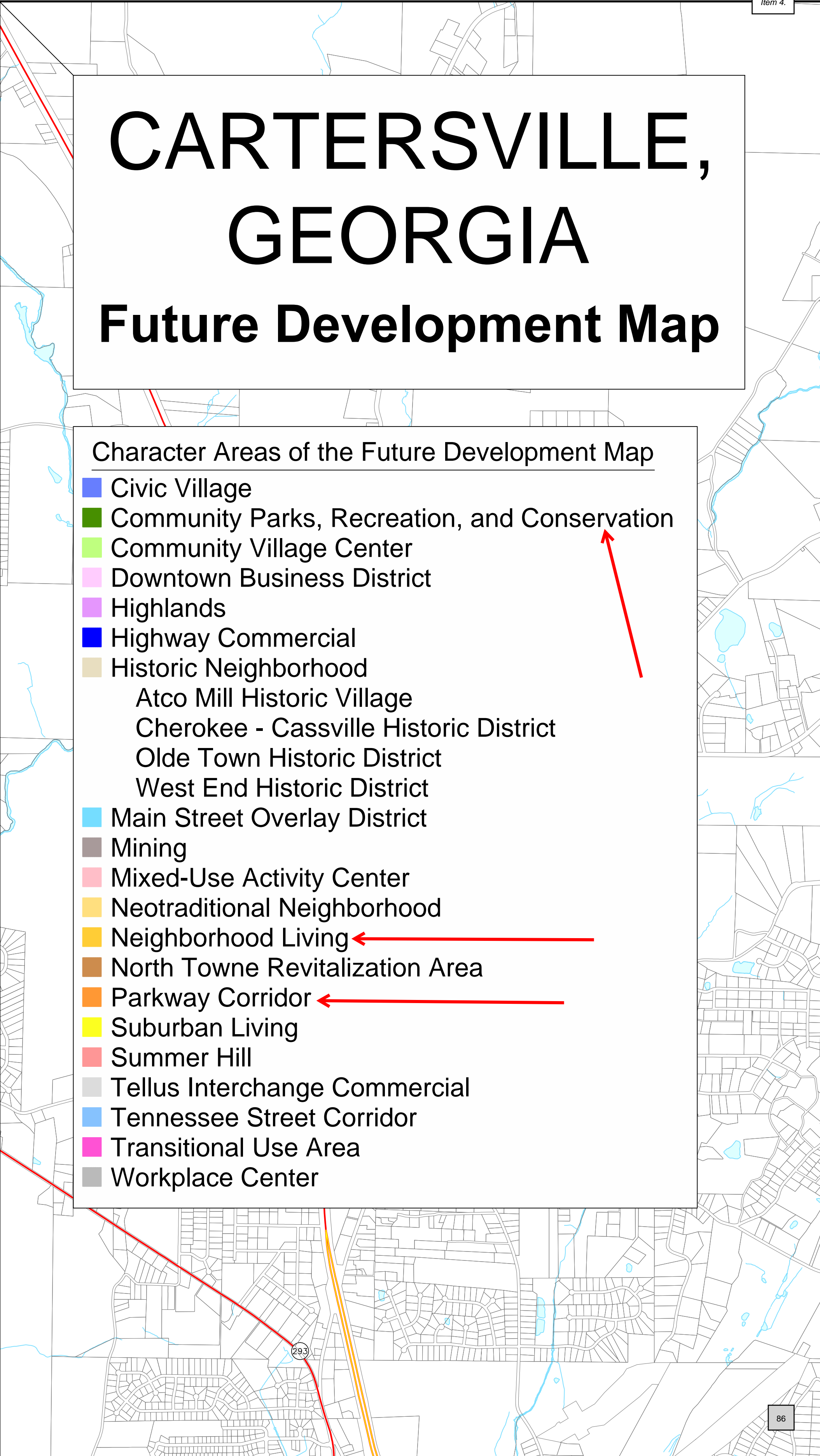
Future Development Map. 2017



CARTERSVILLE, GEORGIA Future Development Map

Character Areas of the Future Development Map

- Civic Village
- Community Parks, Recreation, and Conservation
- Community Village Center
- Downtown Business District
- Highlands
- Highway Commercial
- Historic Neighborhood
 - Atco Mill Historic Village
 - Cherokee - Cassville Historic District
 - Olde Town Historic District
 - West End Historic District
- Main Street Overlay District
- Mining
- Mixed-Use Activity Center
- Neotraditional Neighborhood
- Neighborhood Living ←
- North Towne Revitalization Area
- Parkway Corridor ←
- Suburban Living
- Summer Hill
- Tellus Interchange Commercial
- Tennessee Street Corridor
- Transitional Use Area
- Workplace Center



Application for Rezoning

City of Cartersville

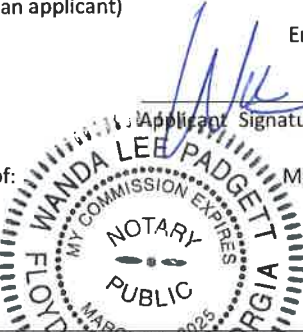
Case Number: 224-03

Date Received: 2/11/24


Public Hearing Dates:

Planning Commission 4/9/24 5:30pm 1st City Council 4/18 7:00pm 2nd City Council 5/4 7:00pm

Applicant WJDS, INC. Office Phone _____
 (printed name)
 Address 333 W. 9TH STREET Mobile/ Other Phone 706-252-2254
 City ROME State GA Zip 30165 Email waltcbusby@yahoo.com
WALT BUSBY Phone (Rep) 706-252-2254
 Representative's printed name (if other than applicant) Email (Rep) waltcbusby@yahoo.com
 Representative Signature _____ Applicant Signature _____
 Signed, sealed and delivered in presence of: _____ My commission expires: 3/11/25
Wanda Lee Padgett
 Notary Public



* Titleholder Q.C. EXPRESS, LLC Phone 706-506-9000
 (titleholder's printed name)
 Address 613 TURNER McCALL BLVD Email isaefgoss@wrbdie.aol.com
 Signature _____
 Signed, sealed, delivered in presence of: _____ My commission expires: 5.29.27
Isaefgoss
 Notary Public



Present Zoning District G-C Requested Zoning RA-12
 Acreage 9.5 AC Land Lot(s) 18, 19, 54, 55 District(s) 4TH Section(s) 3 R0
 Location of Property: CLUBVIEW DR. @ THORNWOOD DR. Parcel ID No. C082-0002-100
 (street address, nearest intersections, etc.)
 Reason for Rezoning Request: REZONE TO RESIDENTIAL FOR THE DEVELOPMENT OF TOWNHOMES.
 (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: 2/16/2024

Date Two Years Prior to Application: 2/16/2022

Date Five Years Prior to Application: 2/16/2019

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		
Lamar Pendley, Chair	_____	✓
Anissa Cooley	_____	✓
Fritz Dent	_____	✓
Greg Culverhouse	_____	✓
Jeffery Ross	_____	✓
Stephen Smith	_____	✓
Travis Popham	_____	✓

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.

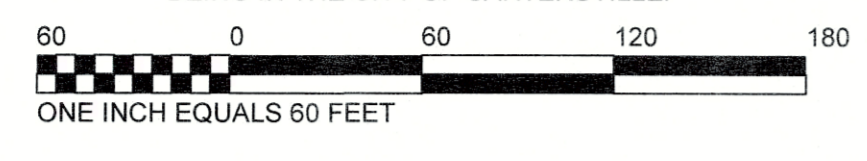
Walt Busby 2/16/24
Signature Date

WALT BUSBY
Print Name

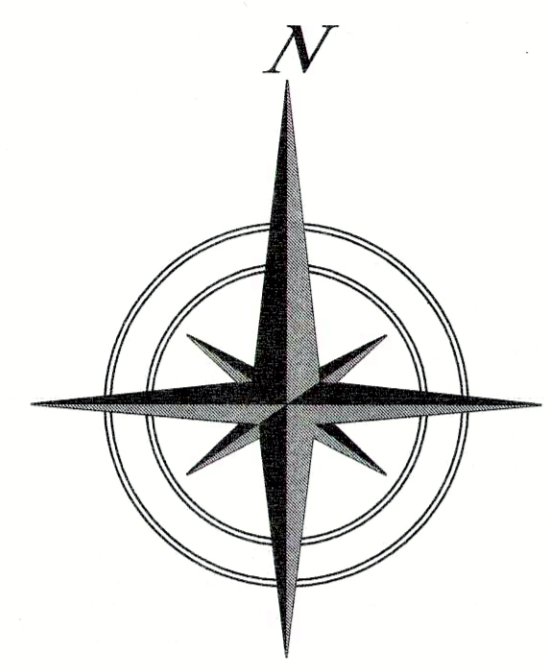
24' x 24'

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

RESUBDIVISION SURVEY FOR
QC EXPRESS, LLC
LOCATED IN LAND LOTS 18, 19, 54, & 55, 4TH DISTRICT,
3RD SECTION, BARTOW COUNTY, GEORGIA, AND
BEING IN THE CITY OF CARTERSVILLE



A = 124.07'
R = 159.85'
N 04°11'32"E
CHORD=120.98'



BEARINGS OBTAINED FROM A PRELIMINARY PLAT FOR RED CLAY PARTNERS, LLC AND ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM (GRID NORTH - GEORGIA WEST ZONE)

Plat Approval Certificate	
All requirement of the City of Cartersville Zoning Regulations relative to the preparation and submission of this subdivision plat have been fulfilled. Approval of this plat is hereby granted.	
Planning and Development Representative	Date

9.526 Acres

ZONED G-C



- NOTES:**
1. IPF R4 DENOTES 1/2" IRON PIN FOUND.
 2. IPF DENOTES 3/4" IRON PIN PLACED.
 3. OTP DENOTES OPENED-TOP PIPE.
 4. THIS PROPERTY IS SHOWN ON THE BARTOW COUNTY TAX ASSESSORS WEBSITE AS PART OF TAX PARCEL C082-0002-086.
 5. AS OF THE DATE OF THIS SURVEY, THE CURRENT PROPERTY OWNER IS QC EXPRESS, LLC, PER LIMITED WARRANTY DEED RECORDED IN DEED BOOK 3084, PAGE 870.
 6. THE TERM "CERTIFICATION" AS USED IN RULE 180-6-.08(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(8) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
 7. SURVEY DATA:
 ERROR OF CLOSURE PLAT: 1 IN 404.091
 ERROR OF CLOSURE FIELD: 1 IN 72.167
 ANGULAR ERROR: 0" PER ANGLE POINT
 ADJUSTED BY: LEAST SQUARES RULE
 EQUIP. USED: ROBOTIC TOTAL STATION
 GNS5 RTK & BASE STATION
 LSF0000934
 CERT. OF AUTH. NO.

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.



KENNETH M. REYNOLDS
GEORGIA PROFESSIONAL LAND SURVEYOR NO. 2627

SOUTHERN ENGINEERING & SURVEYING, INC.
ENGINEERS & SURVEYORS
 Land Planning - Land Developing
 160 THREE RIVERS DRIVE - SUITE 1400
 ROME, GEORGIA 30161-2307
 (706) 235-4143

REVISED: 09 DECEMBER 2021 TO ADJUST BOUNDARY TO INCLUDE ROAD EXTENDING TO CLUBVIEW DRIVE.

REVISED: 18 OCTOBER 2021 TO ADD CITY OF CARTERSVILLE COMMENTS.

FIELD DATE: 28 APRIL 2021

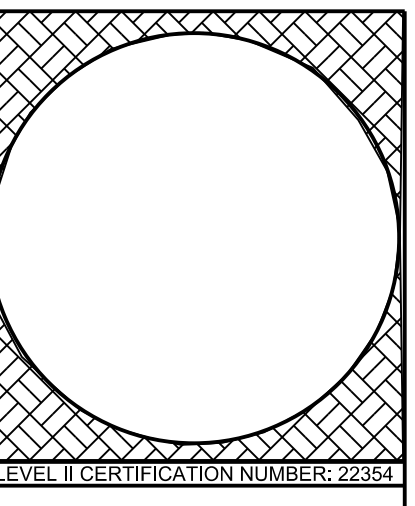
PLAT DATE: 28 APRIL 2021

SCALE: 1" = 60'

FILE: 3 4 55B

CLUBVIEW DRIVE - 50' R/W

JOE FRANK HARRIS PARKWAY
U.S. HWY. #41, U.S. HWY. #411
S.R. #20
100' R/W



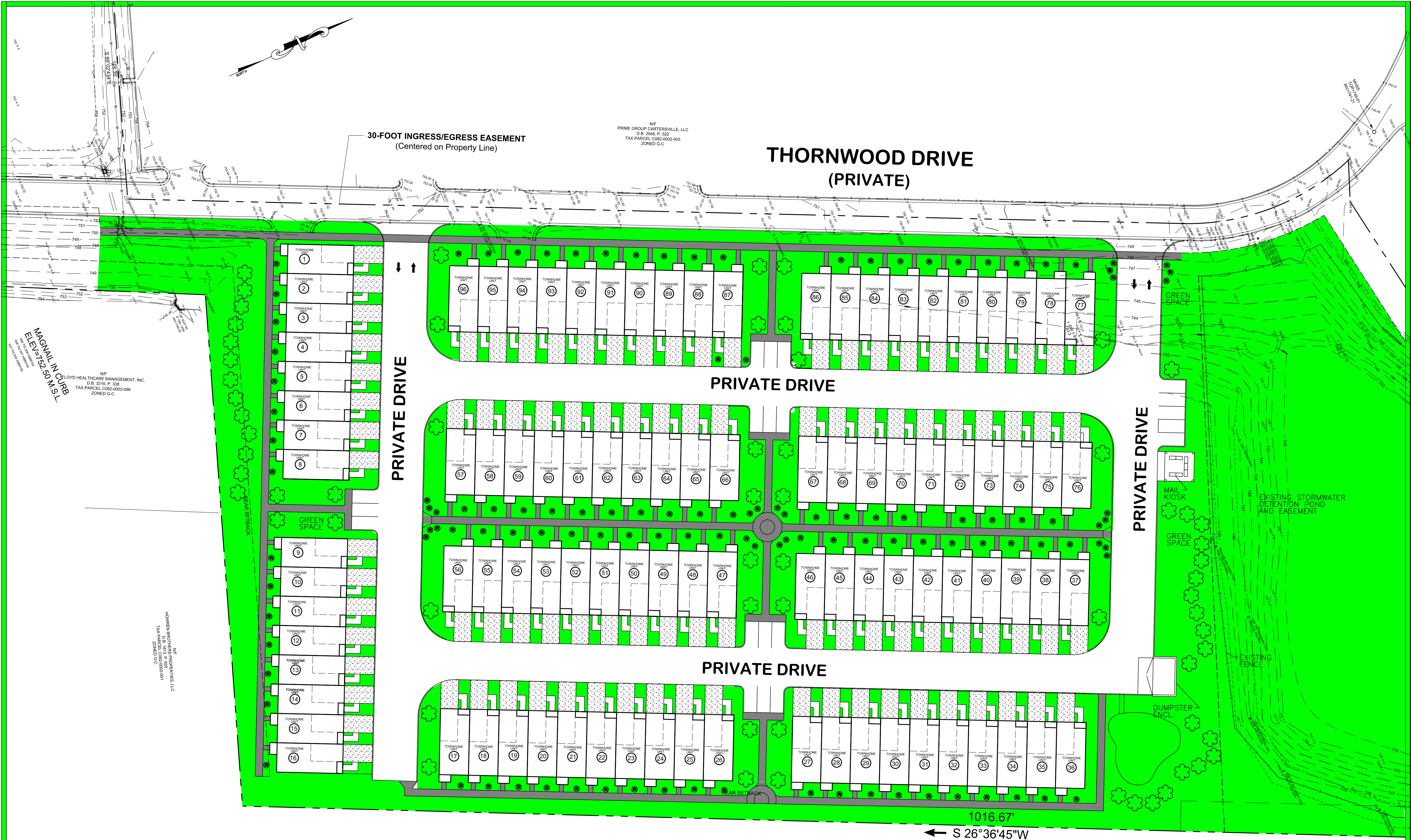
**TOWNHOME DEVELOPMENT
 CARTERSVILLE, GEORGIA**

NO.	REVISION FOR	DATE

**CONCEPTUAL
 SITE PLAN**

DESIGNED BY: RO
 APPROVED BY: CH
 DATE: 11-3-2023
 DRAWING NO: _____

C-1

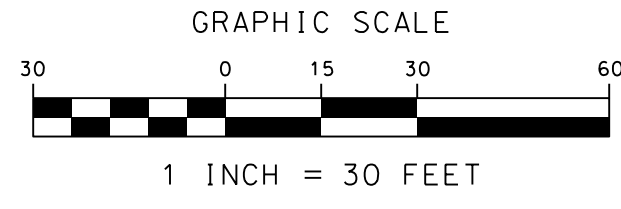


MAGNAIL IN CORNER
 ELEV: 752.50 M.S.L.
 NF
 LOYD HEALTHCARE MANAGEMENT, INC.
 D.B. 3216, P. 338
 TAX PARCEL C082-0002-006
 ZONED G-C

NF
 HORNBY APPROPRIATE PROPERTIES, LLC
 D.B. 1813, P. 605
 TAX PARCEL C082-0002-007
 ZONED G-C

NF
 PRIME GROUP CARTERSVILLE, LLC
 D.B. 2948, P. 522
 TAX PARCEL C082-0002-003
 ZONED G-C

NF
 CARTERSVILLE COUNTRY CLUB, INC.
 D.B. 1032, P. 192
 TAX PARCEL D048-0001-001
 ZONED R-20



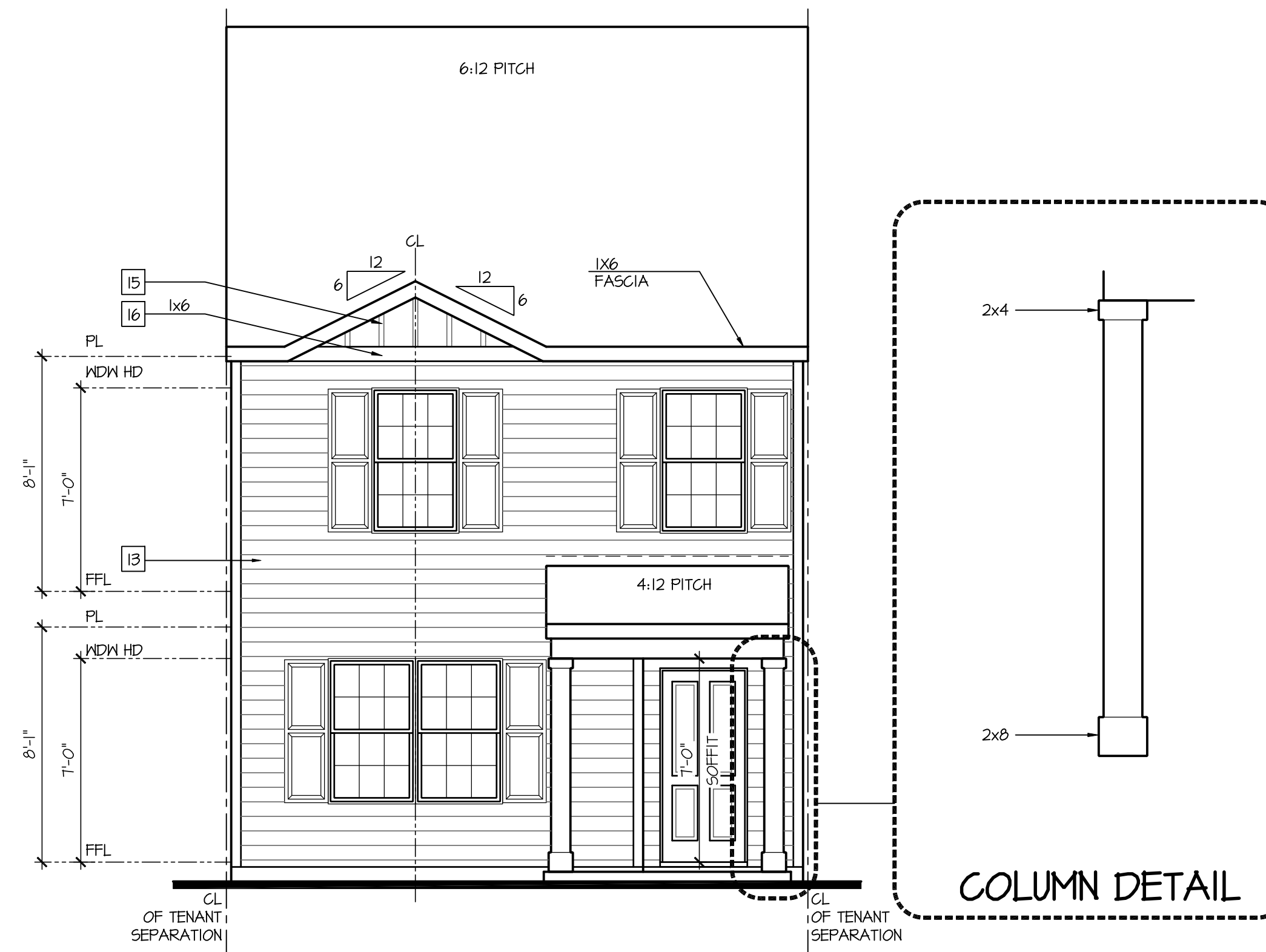
1016.67'
 ← S 26°36'45"W

NOTES: NCR

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER. RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS. TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY:
(ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
- SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER TABLE R405.1.(2)

KEY NOTES:

- MASONRY:**
- 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 4 8" SOLDIER COURSE.
 - 5 ROWLOCK COURSE
 - 6 N/A
- TYPICALS:**
- 7 CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
 - 8 CODE APPROVED TERMINATION CHIMNEY CAP.
 - 9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING PER NCR R405.2.B.3
 - 10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - 11 DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:**
- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 14 VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED)
 - 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)
- ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 12" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE NCR SECTION R312.2.1 AND R312.2.2.



Front Elevation 'A-1'

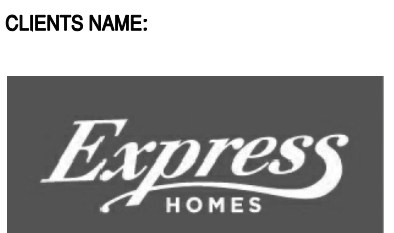
SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

NO:	DATE:	REVISION:
△ 1	01.13.23	

PROFESSIONAL SEAL:

PROJECT TITLE:
Townhome Series Carolina Div.

FOR CONSTRUCTION



CLIENTS NAME:
PROJECT NO: GMD21007.1

SHEET TITLE:
PEARSON EXTERIOR ELEVATIONS 'A'

PRINT DATE:
Nov. 04, 2022

SHEET NO:
A1.5

NOTES: NCRC

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
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- PROTECTION AGAINST DECAY:
(ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE)
- SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER TABLE R405.1.(2)

KEY NOTES:

MASONRY:

- ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 8" SOLDIER COURSE.
- ROWLOCK COURSE
- N/A

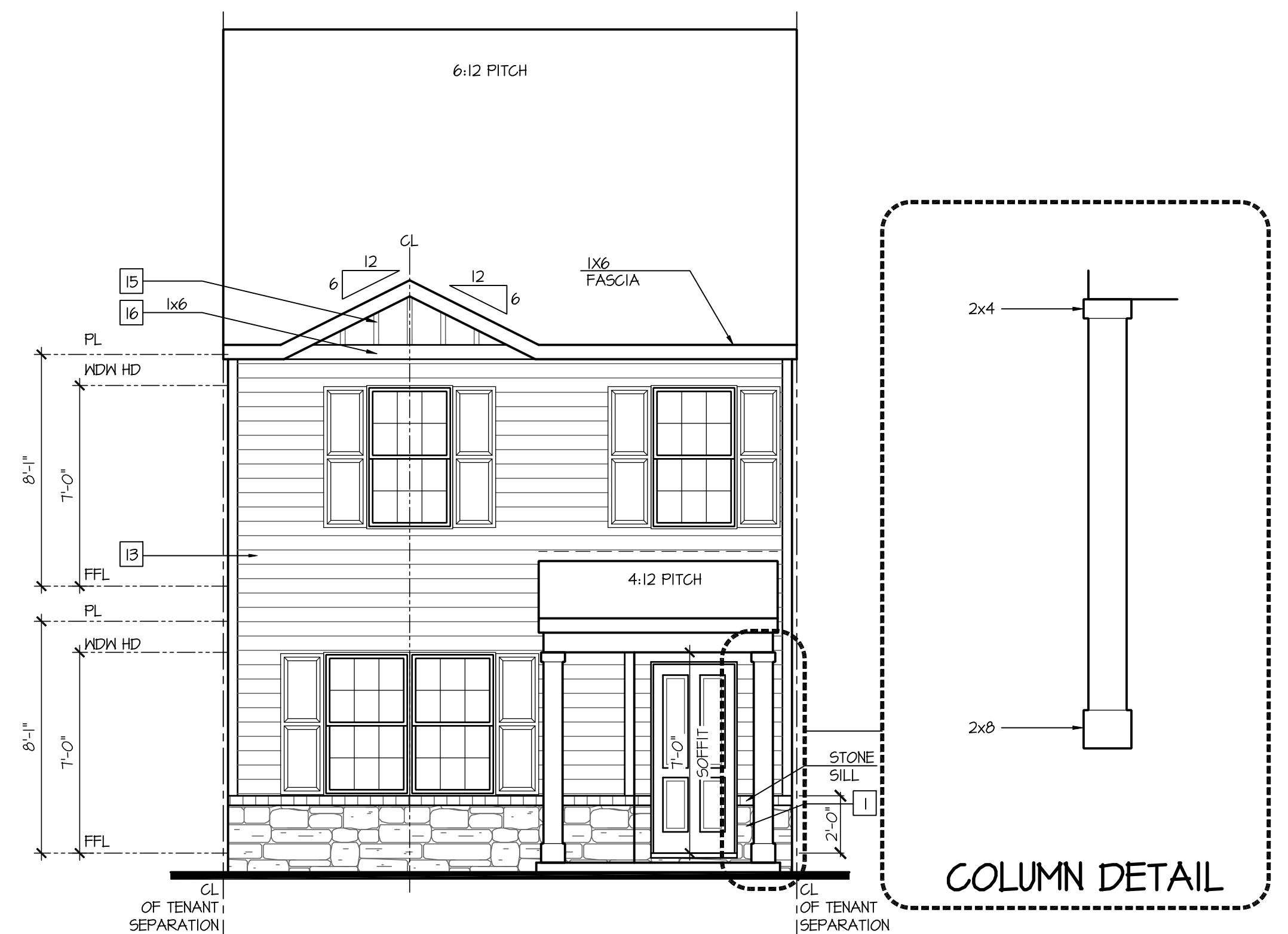
TYPICALS:

- CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
- CODE APPROVED TERMINATION CHIMNEY CAP.
- CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING PER NCRG R405.2.B.3
- STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

- VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED)
- FYRON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 12" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE NCRG SECTION R312.2.1 AND R312.2.2.



Front Elevation 'A-3'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT

NO:	DATE:	REVISION:
△ 1	01.13.23	

PROFESSIONAL SEAL:

PROJECT TITLE:
Townhome Series Carolina Div.

CLIENTS NAME:



PROJECT NO: GMD21007.1

SHEET TITLE:
PEARSON EXTERIOR ELEVATIONS 'A'

PRINT DATE:
Nov. 04, 2022

SHEET NO:
A1.5.2

FOR CONSTRUCTION

NOTES: NCRG

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 7'-0" UNO. ON ELEVATIONS.
2ND FLOOR = 7'-0" UNO. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY:
(ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
- SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER TABLE R905.1.1(2)

KEY NOTES:

MASONRY:

- ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 8" SOLDIER COURSE.
- ROWLOCK COURSE
- N/A

TYPICALS:

- CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
- CODE APPROVED TERMINATION CHIMNEY CAP.
- CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING PER NCRG R905.2.B.3

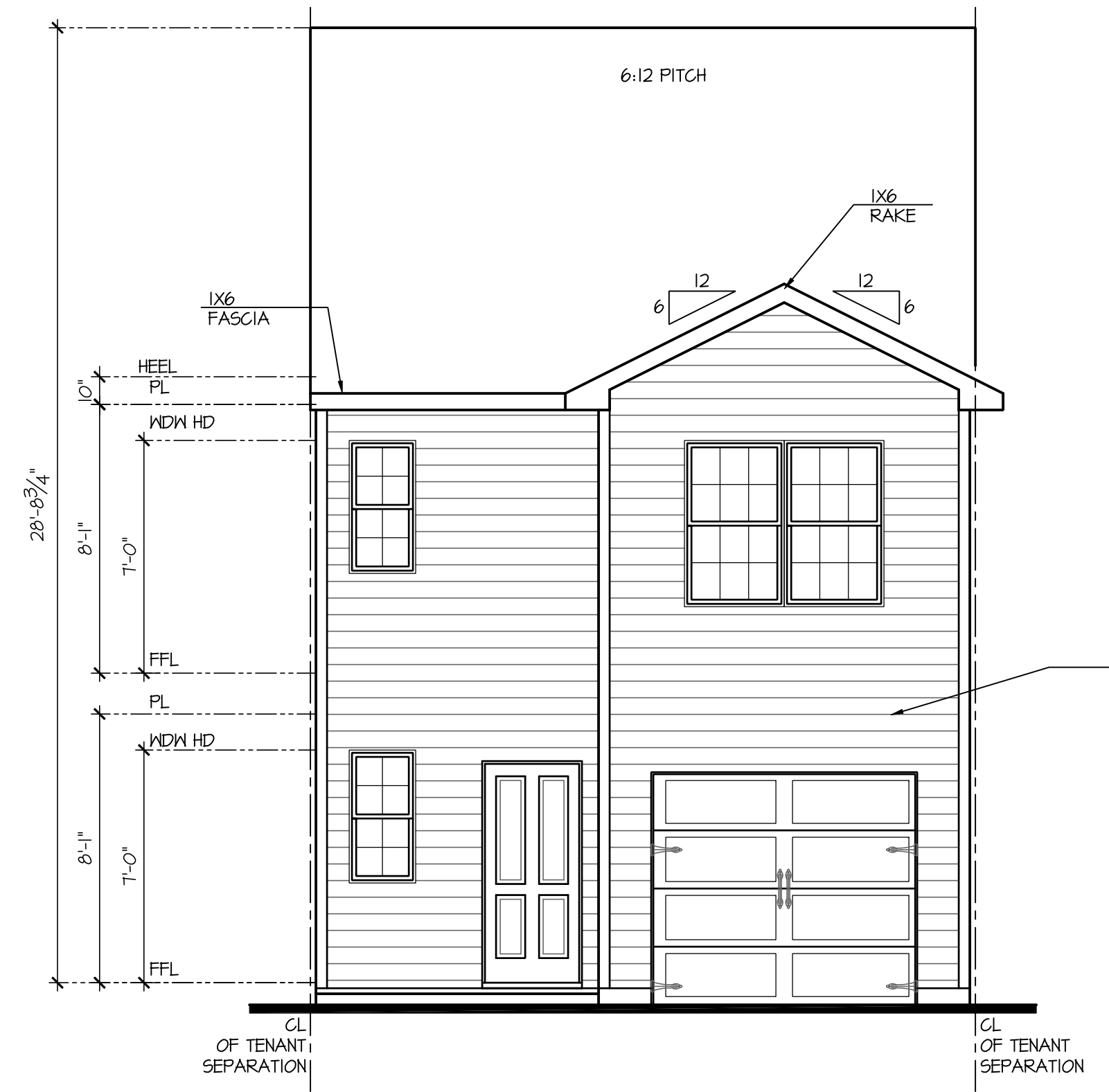
OTHER:

- STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

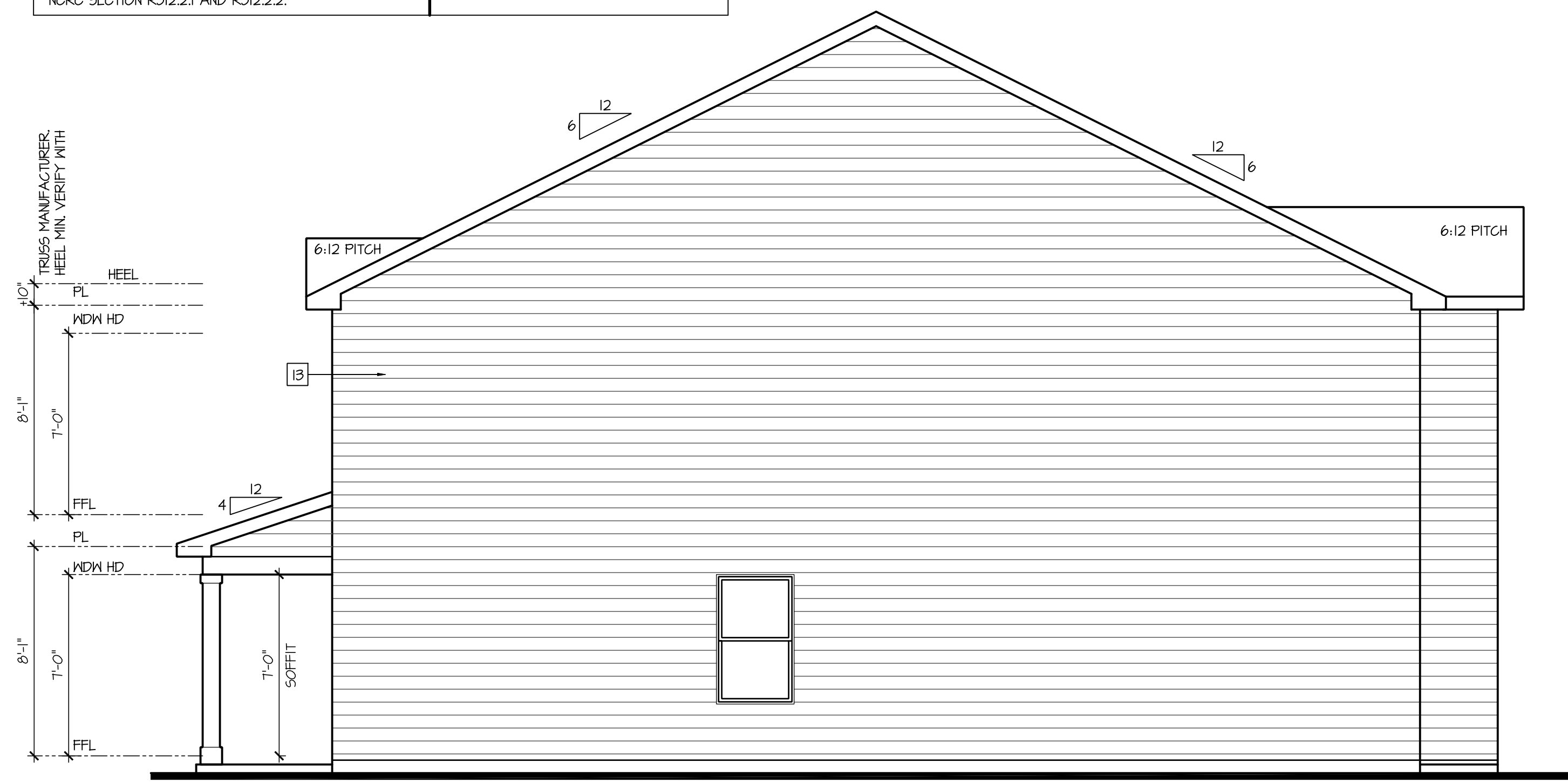
- VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS. FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS. FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- VINYL NAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS. FIBER CEMENT NAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS. FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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Rear Elevation

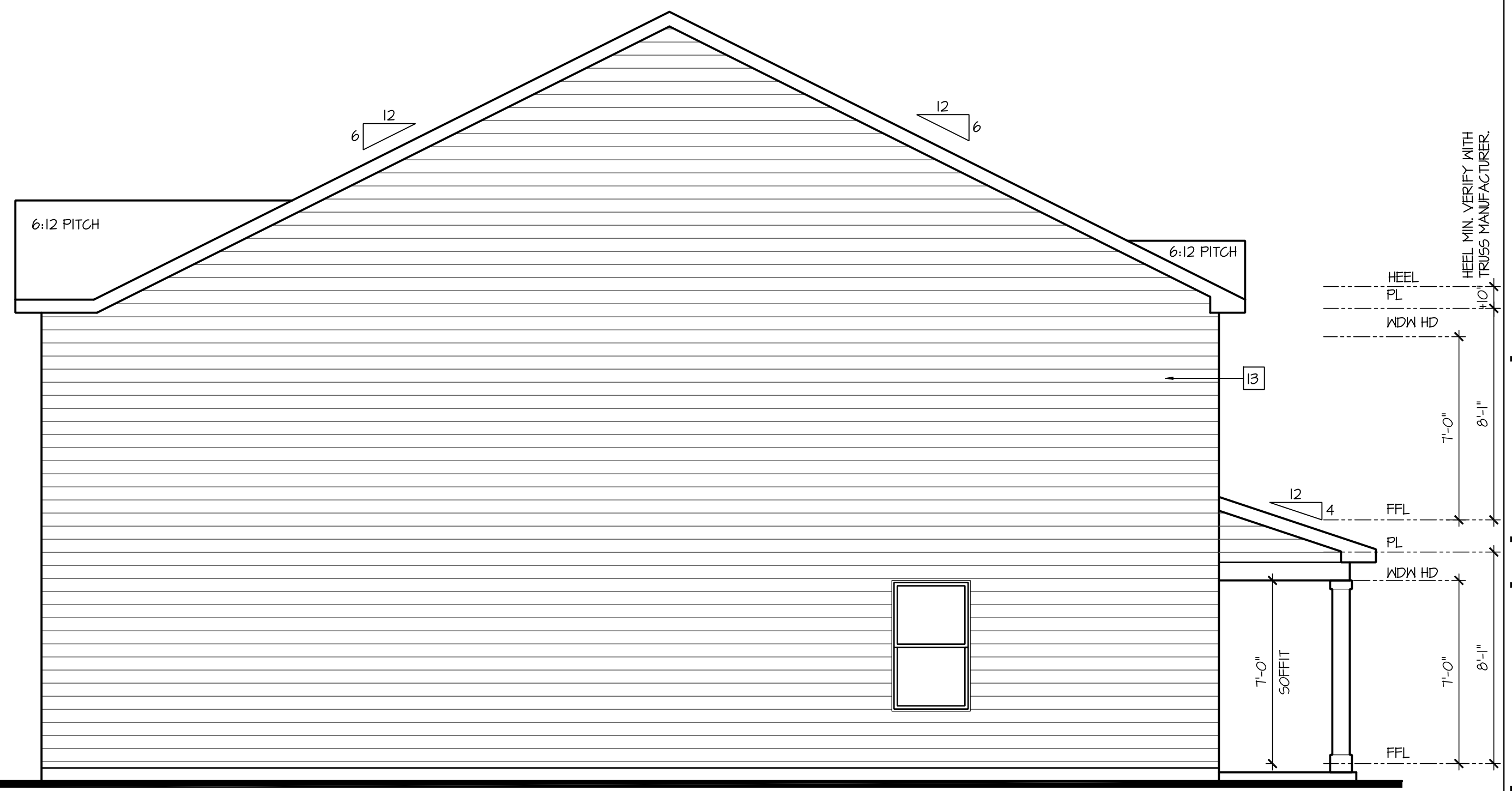
SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT



Right Elevation 'A' at End Unit Condition

SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT

ELEVATIONS 'A-1', 'A-2', 'A-3', 'A-4' AND 'A-5' ARE SIMILAR



Left Elevation 'A' at End Unit Condition

SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT

ELEVATIONS 'A-1', 'A-2', 'A-3', 'A-4' AND 'A-5' ARE SIMILAR

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FOR CONSTRUCTION

Examples from recently constructed project.















