



CARTERSVILLE PLANNING COMMISSION MEETING

Council Chambers, Third Floor of City Hall
Tuesday, February 06, 2024 at 5:30 PM

AGENDA

COMMISSIONERS:

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

CITY CLERK:

Julia Drake

PLANNING DIRECTOR:

Randy Mannino

CITY PLANNER:

David Hardegree

CITY ATTORNEY:

Keith Lovell

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. January 9, 2024

SPECIAL USE PERMIT

2. SU24-02. 123 Leake St. Applicant: Josh McWhorter

ZONINGS

3. Z24-02. 496 Mission Rd. Applicant: Smith Douglas Homes

ZONING MAP AMENDMENT

4. ZMA24-01. Annual Zoning Map Amendment Applicant: City of Cartersville

STAFF OR COMMITTEE COMMENTS

ADJOURNMENT

*** City Council 1st Reading: February 15, 2024 Council Chambers. 3rd fl City Hall.**

**** City Council 2nd Reading (Final Action): March 7, 2024 Council Chambers. 3rd fl City Hall.**

The next meeting of the Planning Commission will be March 12, 2024

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:	February 6, 2024
SUBCATEGORY:	Minutes
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	January 9, 2024
DEPARTMENT SUMMARY RECOMMENDATION:	The minutes from the January 9, 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, January 9, 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, Travis Popham, Steven Smith, and Fritz Dent
 Absent: Greg Culverhouse, Jeffrey Ross
 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 January 18, 2024, and February 1, 2024, City Council Meeting.

APPROVAL OF MINUTES

1. December 12, 2023, Meeting Minutes

Board Member Popham made a motion to approve the minutes. Board Member Dent seconded the motion. Motion carried unanimously. Vote: 4-0

OLD BUSINESS

2. Z23-06. Rezoning Application

Applicant: Merrill Trust (Tabled)

Board Member Smith made a motion to remove the item from the table. Board Member Popham seconded the motion. Motion carried unanimously. Vote: 4-0

David Hardegree, Planning and Development Assistant Director gave an overview of the case and stated that staff still had not received any bedroom count information that was requested nor had staff received any information on the easement agreement. Mr. Hardegree did reference the May 10, 2022 planning commission minutes where the owner/developer, Harrison Merrill, Jr, stated for the previous application that he anticipated the bedroom configurations would be 2 and 3 bedrooms. Furthermore, staff does not oppose the rezoning and recommend the following conditions if the zoning is approved.

1. No more than 199 lots/units shall be built in Etowah Preserve Phase 2 as presented in this application and on the concept plan.
2. No development or Finished Floor Elevation (FFE) is to occur above the 1050 ft elevation without the review and approval of the Water Department.
3. A 50ft. buffer must be provided between the development and the Proposed Center Road Re-alignment.

4. A 50ft. buffer must be provided between the development and the Right-of-Way for Interstate 75.
5. Developer to provide necessary easements for a natural gas line extension on the property from Center Rd to Hwy 20.
6. As referenced in the letter from Commissioner Steve Taylor, the owner/developer is required to leave in place the unnamed county service road on property identified as Tax Parcel C108-0001-001 and access to Center Road from adjoining properties, identified as Tax Parcel ID Nos. 0078-0172-001 and 0078-0101-001, or to provide an alternative solution for access to Center Road for said adjoining properties.
7. Incorporate the A&R Engineering, Inc traffic study recommendations dated April 20, 2023 into the approved site plans.

Chairman Pendley opened the public hearing.

Karl Lutjens, 114 Old Mill Rd., came forward to state that they had reached out to the school superintendent for information on the impact of new development on the school system with no response from Cartersville School System. However, Mr. Lutjens does not believe that this development would negatively impact the school system. Mr. Lutjens provided enrollment data for the school system for the last several years.

Mr. Lutjens continued with it would be safe to say that all units would be three-bedrooms.

Bobby Walker, 15 Public Square, attorney for Tilley Properties came forward and stated that no agreement had been reached for the easement, however, he requested that the conditions remain in effect.

Chris West, 8000 Capps Ferry Rd, Douglasville, came forward and stated he was the legal representation for the developer and that an easement agreement was being strived for and is willing to adhere to the conditions.

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

Board Member Fritz made a motion to deny the application. Board Member Popham seconded the motion. Motion carried unanimously. Vote: 4-0

Chairman Pendley stated he would be recusing himself from the next two (2) items since the tenant of the property is family.

With the Vice Chair Culverhouse absent, Board Member Popham stepped in as the interim chairman for the next two (2) items.

ZONINGS

3. Z24-01. 109/111 Douglas St.

Applicant: Daneise Archer

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 the applicant is proposing the rezoning of the 0.50-acre property located at 109 Douglas St. from the P-S (Professional Services) zoning district to M-U (Multiple Use). The rezoning is to allow a landscape company to operate and have outdoor storage of landscape supplies. A Special Use permit, SU24-01, is also to be reviewed per the M-U ordinance requirements.

The landscape contractor is Appalachian Landscape, currently located on the Jackson Farm Planned Development property on Mission Rd. Appalachian is looking for a new location.

It is the intent of the applicant and the landscape contractor to utilize the house at 105 Douglas St. as the office while using 109 Douglas St. as the storage lot for supplies. A fence will be needed to secure the 109 site.

Two driveway cuts exist onto the site from Douglas St. They provided access to the houses that previously occupied the site. Improvements to the driveways will be required.

Interim Chairman Popham opened the public hearing.

Daneise Archer, 704 West Ave., came forward to represent the application.

Billy Jones, 478 Mission Rd., came forward and stated his business, Appalachian Landscape, would be the tenant. He continued stating that his business is a landscaping company, and he has plans to make sure the location looks good and is not a hinderance to the community. All trees will be stored at a location in Taylorsville, not at 109 Douglas St.

Nena Jones, 112 Douglas St. came forward in opposition of the application and doesn't want to lose the residential feel of the area.

Rachel Castillo, 113 Douglas St., owner of Advocates for Bartow Children, came forward and stated she was in opposition of the application.

Mrs. Archer returned to the podium and stated that she owns the property to the rear and would be willing to allow Appalachian Landscape to utilize the area between Scott's BBQ and Arcos for work trucks to enter and exit so not to create a hinderance on the residences on Douglas St.

Interim Chairman Popham closed the public hearing.

Board Member Smith made a motion to approve the application. Board Member Cooley seconded the motion. Motion carried. Vote: 3-0. (Change made because Pendley had recused himself and as chair, Popham, did not have to vote)

SPECIAL USE PERMIT

4. SU24-01: 109/111 Douglas St.

Applicant: Daneise Archer

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 the applicant is proposing the rezoning, Z24-01, of the 0.50-acre property located at 109 Douglas St. from the P-S (Professional Services) zoning district to M-U (Multiple Use). The rezoning is to allow a landscape company (Specialty Contractor) to operate and have outdoor storage of landscape supplies. A Special Use permit is required by the M-U district zoning ordinance to allow outdoor storage of landscape materials and supplies.

In closing, Mr. Hardegree stated he had received communication from the public. Mr. John Lewis, property owner of 104,108, and 110 Douglas St., stated he was in opposition to this application.

Interim Chairman Popham opened the public hearing.

Ms. Archer came forward and stated that she is interested in ensuring that this business add to the community and does not intend to cause any of the neighbors any grievances.

Mr. Jones came forward to address Mr. Lewis' concerns. This lot will mainly be used as storage and plans to be a good neighbor. Additionally, he had no issues with using the rear of the property as their main entrance and exit for travel. He restated that all trees will be stored at a location in Taylorsville, not at 109 Douglas St.

Ms. Castillo came forward and inquired if a buffer would be required to be installed. Mr. Hardegree stated a buffer would not be required but Mr. Jones did plan on installing a fence.

Board Member Smith needed confirmation that if this application was approved, would the approval only pertain to this property and this business. Mr. Hardegree stated that was the intent of the zoning conditions and that if Appalachian Landscape vacated the property, another application would need to be filed to allow a different user.

Interim Chairman Popham closed the public hearing.

Board Member Dent made a motion to approve the application with the staff conditions and with the use of the rear property between Scott's BBQ and Arcos to be the main entrance and exit. Board Member Cooley seconded the motion. Motion carried. Vote: 3-0

Chairman Pendley returned to the meeting.

TEXT AMENDMENT

5. T24-01: 135 Wansley Dr.

Applicant: Darrell Simpson

Mr. Hardegree provided an overview of this application stating that the applicant is proposing to operate a wrecker service in a H-I (Heavy Industrial) area. This use is allowed in the Light Industrial zoning district, but not in Heavy Industrial. The applicant is requesting the amendment so that he may operate his towing service company at 135/ 137 Wansley Dr., zoned Heavy Industrial, H-I.

Chairman Pendley opened the public hearing.

Darrell Simpson, 135 Wansley Dr., came forward to represent the application and stated he thought this type of business would be allowed in heavy industrial since it was allowed in light industrial.

Leah Harper, 107 Stoker Rd., came forward in favor of the application.

Chairman Pendley closed the public hearing.

Board Member Popham made a motion to approve the application.

Board Member Dent seconded the motion. Motion carried unanimously. Vote: 4-0

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

The meeting adjourned at 6:35 PM.

Date Approved: February 6, 2024.

/s/ _____
Lamar Pendley, Chairman



PLANNING COMMISSION ITEM SUMMARY

MEETING DATE:	February 6th, 2024
SUBCATEGORY:	Special Use Permit
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	SU24-02. 123 Leake St. Applicant: Josh McWhorter
DEPARTMENT SUMMARY RECOMMENDATION:	<p>Applicant requests a Special Use permit to allow an apartment behind commercial and office uses in the same building, at property identified as 123 Leake St, in Land Lot 483 of the 4th District, 3rd Section. Tax ID No. C002-0002-061. Approximate land area is 0.31 acres.</p> <p><u>Staff is not opposed to the request with the following condition:</u></p> <ol style="list-style-type: none"> 1) The Special Use is nullified if the building use changes and the apartment is removed.
LEGAL:	N/A

SPECIAL USE APPLICATION SYNOPSIS

REQUEST SUMMARY:

Applicant requests a special use permit to construct an apartment behind an office in the same building.

Petition Number(s): **SU24-02**

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: **Josh McWhorter**

Representative: **Shane Kemp, Graphite Construction Company**

Property Owner: **Same**

Property Location: **123 Leake St. Parcel ID C002-0002-061**

Access to the Property: **Leake St.**

Site Characteristics:

Tract Size: **0.31 +/- ac.** District: **4th** Section: **3rd** LL(S): **483**

Ward:**4** Council Member: **Calvin Cooley**

LAND USE INFORMATION

Current Zoning: **DBD (Downtown Business District)**

Proposed Zoning: **No change**

Proposed Use: **Apartment behind commercial/ office in same building**

Current Zoning of Adjacent Property:

North: **DBD**

South: **R-7 (Single Family Residential)**

East: **DBD**

West: **DBD**

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

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

2. City Department Comments (as of Mon. 1/30/24):

Electric: Takes no exception.

Fibercom: Takes no exception.

Fire: No comment received

Gas: No comment received

Public Works: No comment received.

Water and Sewer: Cartersville Water Department has the following comment:

1. Each individual unit must be served from a separate service. Please contact Terry Jordan at (770)-607-6294 for water and sewer fees.

3. Public Comments:

1/24/24: Darla McAfee. Email Inquiry. Application emailed.

4. Special Use Review

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.

5. Zoning Ordinance Findings

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

Sec. 9.4. downtown Business District

See attached.

B) Article XVI. Special Uses

Sec. 16.1. Scope and intent.

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

Sec. 16.2. Application of regulations and approval.

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

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

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

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

Sec. 16.3. Additional restrictions.

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

6. How General Standards Are Met (Staff response):

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

How Standard #1 has / will be met: No negative effect to traffic along Leake St. is anticipated.

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

How Standard #2 has / will be met: 3-4 spaces are available on site. A parking agreement for (5) spaces has been executed for spaces at 162 W, Main St. See agreement.

Standard #3: *Protective screening.*

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

Standard #4: *Hours and manner of operation:*

How Standard #4 has / will be met: Apartment use is as required. Office use is expected to be normal business hours.

Standard #5: *Outdoor lighting*

How Standard #5 has / will be met: None required or proposed.

Standard #6: Ingress and egress to the property.

How Standard #6 has / will be met: Leake St.

Standard #7: Compatibility with surrounding land use.

How Standard #7 has / will be met: No compatibility conflicts have been identified.

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

16.4.2. Apartment, above, below, or behind commercial and office uses in the same building.

A. Allowable districts: DBD, M-U, P-D, O-C, and G-C.

B. Standards:

1. The dwelling unit shall comply with all applicable City of Cartersville building and fire codes.
2. Minimum floor area requirements for a dwelling unit shall be the following:
 - *3-bedroom*: Nine hundred (900) square feet.
 - *2-bedroom*: Seven hundred fifty (750) square feet.
 - *1-bedroom*: Six hundred (600) square feet.
 - *Studio/loft (in existing buildings)*: Four hundred fifty (450) square feet.
3. Minimum number of parking spaces: Two (2) spaces for each dwelling unit plus three (3) spaces for each one thousand (1,000) square feet of commercial use.
4. Parking lot outdoor lighting shall be directed away and shielded from residential above or behind commercial use and from abutting residential districts or use. Freestanding street lighting fixtures shall have a maximum height of thirty-five (35) feet.
5. Reserved.
6. Sound-deadening construction materials and techniques should be used and bedrooms should be oriented away from noise sources.



8. Staff Recommendation: Staff does not oppose the application with the following condition:

- 1) The Special Use Permit is nullified if the building use changes and the apartment is removed.

123 Leake St

Parking spaces for 123 Leake St as of 2012.

Legend

-  123 Leake St
-  M Faye McCord

Item 2.

123 Leake St 
M Faye McCord 

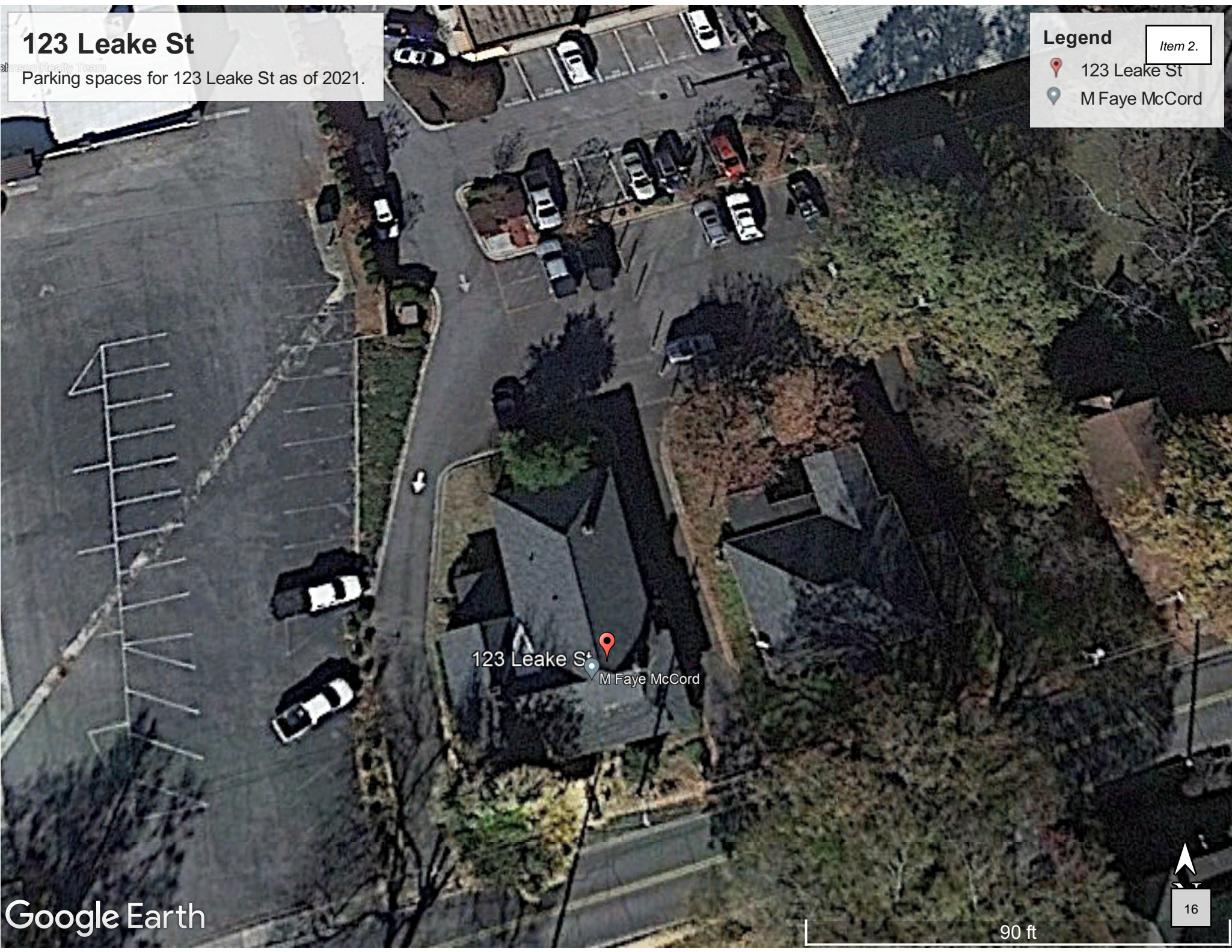
123 Leake St

Parking spaces for 123 Leake St as of 2021.

Legend

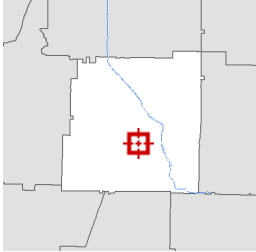
- 📍 123 Leake St
- 📍 M Faye McCord

Item 2.





Overview



Legend

- Parcels
- Roads

Parcel ID	C002-0002-016	Alternate ID	32099	Owner Address	MCCORD M FAYE
Sec/Twp/Rng	n/a	Class	Commercial		509 BOATNER AV
Property Address	123 LEAKE ST	Acreage	0.31		CARTERSVILLE, GA 30120
District	Downtown Development Authority				
Brief Tax Description	LL483 LD4				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 12/22/2023
 Last Data Uploaded: 12/21/2023 9:40:51 PM

Developed by **Schneider**
 GEOSPATIAL

Application for Special Use
City of Cartersville

Case Number: SU24-02
Date Received: 12-21-23

Public Hearing Dates:

Planning Commission 2/6/24 5:30pm 1st City Council 2/15 7:00pm 2nd City Council 3/7 7:00pm

Applicant Josh McWhorter Office Phone (770) 386-0022
(printed name)

Address 162 W. Main St Ste 303 Mobile/ Other Phone _____

City Cartersville State GA Zip 30120 Email josh@mcwhortercp.com

Shane Kemp Phone (Rep) (404) 468-7663
 Representative's printed name (if other than applicant) Email (Rep) shane@graphiteconstructioncompany.com

 Representative Signature

Signed, sealed and delivered in presence of _____ My commission expires: 5/6/27

JAN L CAGLE
 NOTARY PUBLIC
 COBB COUNTY, GEORGIA
 MAY 06, 2027

JAN L CAGLE
 Notary Public

* Titleholder Josh McWhorter, Manager Phone (770) 386-0022
(titleholder's printed name)

Address Same

Signature _____

Signed, sealed, delivered in presence of: _____ My commission expires: 5/6/27

JAN L CAGLE
 NOTARY PUBLIC
 COBB COUNTY, GEORGIA
 MAY 06, 2027

JAN L CAGLE
 Notary Public

Present Zoning District DBD ~~1-111~~ Parcel ID No C002-002-061

Acreage .31 Land Lot(s) ≡ 483 District(s) 4 Section(s) 3

Location of Property: 123 Leake Street
(street address, nearest intersections, etc.)

Reason for Special Use Request: Partner in Real Estate Firm wishes to use portion of residence for business 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: 12/15/23


Date Two Years Prior to Application: 12/15/21

Date Five Years Prior to Application: 12/15/18

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.


12/15/23

 Signature Date

 Print Name

SPECIAL USE JUSTIFICATION ✓

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

Zoning Ordinance section 16.3.A

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

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

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

Use applied for:

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

How Standard #1 has / will be met:

No effect on traffic is anticipated.

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

How Standard #2 has / will be met:

Property has (5) five parking spots located behind structure.

Standard #3: Protective screening.

How Standard #3 has / will be met:

No land disturbance will occur during construction or occupation.



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

How Standard #4 has / will be met:

Typical 9-5 office setting. Business operational for ~8hrs. Mon-Fri.

Standard #5: Outdoor lighting.

How Standard #5 has / will be met:

No New exterior lighting proposed. Any existing ext. lights will be maintained

Standard #6: Ingress and egress to the property.

How Standard #6 has / will be met:

Wrap around drive way is existing and will be utilized.

Standard #7: Compatibility with surrounding land use.

How Standard #7 has / will be met:

Business & Residency at 123 Leake St. will work in conjunction with surrounding businesses.

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

Four horizontal lines for additional standards.

Signed, [Signature]
Applicant or Representative
Date 12/15/23

PARKING SPACE RENTAL AGREEMENT

I. The Parties. This agreement dated January 2, 2024 is by and between 162 West Main Street Village, LLC with a mailing address of 162 W. Main Street, Suite 303, Cartersville, Georgia, 30120 (Hereinafter known as the 'Lessor') and The McWhorter Group, LLC with a street address of 162 W. Main Street, Suite 303, Cartersville, Georgia, 30120 (Hereinafter known as the 'Lessee') for five (5) parking spaces located at 162 W. Main Street, Suite 303, Cartersville, Georgia, 30120. Other Details: Parking will be in the rear of the building adjacent to and reserved for 123 Leake Street.

II. Term. The tenancy shall be on a fixed term.

This agreement begins on January 2, 2024 and ends on November 30, 2025.

III. Rent. The payment of rent by the Lessee to the Lessor shall be due on the first (1st) of every year in the amount of \$250.00 (US Dollars). Payment shall be delivered to the Lessor by the Lessee in the following manner: Rent shall be sent via check to the Lessor's mailing address provided.

IV. Subletting. The Lessee is not allowed to sublease (sublet) the space without the direct written consent from the Lessor.

V. Current Registration & Insurance. Lessee may only use the space for vehicles that are up-to-date with all State and local registration. In addition, all vehicles must maintain current with insurance that is legal under the State of registration.

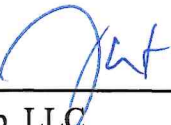
VI. Maintenance. Lessee is required to keep the vehicle in good repair and free of hazardous leaks of oils or liquids. No repairs of any type are allowed on the parking space and, if needed, must be towed to a location that allows such activities.

VII. Use of Space & Damage. The use of the space may only be for the parking of a vehicle that is owned/leased by the owner. No storage of personal property may be allowed in the space. Lessor is not liable for any damage done to the vehicle or personal property taken from it. All liability to the vehicle and personal property will be responsibility of the Lessee.

VIII. Governing Law. This agreement shall be governed under the laws in the State of Georgia.

This agreement was signed on January 2, 2024.

Lessor's Signature  _____
162 West Main Street Village, LLC

Lessee's Signature  _____
The McWhorter Group, LLC



City of Cartersville

PLANNING AND DEVELOPMENT

P.O. Box 1390 • 10 North Public Square • Cartersville, Georgia 30120
Telephone: 770-387-5600 • Fax: 770-387-5605 • www.cityofcartersville.org

Residential Permit Application

NOTICE: THIS FORM MUST BE COMPLETED, SIGNED AND SUBMITTED BEFORE A PERMIT MAY BE ISSUED. NO WORK MAY COMMENCE BEFORE THE ISSUANCE OF THE PERMIT

*** ATTACH SITE PLAN THAT INDICATES LOCATION OF THE STRUCTURE AND SETBACKS***

*** ORIGINAL SIGNATURE OF GC REQUIRED ON EACH APPLICATION***

SUBDIVISION: _____ LOT # _____

PROJECT ADDRESS: 123 Leake Street Cartersville 30120
CITY ZIP

OWNERS NAME: Josh McWhorter ADDRESS: 123 Leake St. Cartersville PHONE#: 770-386-0022

CONSTRUCTION TYPE: VB VALUATION/CONSTRUCTION COST \$30,000.00 SQ. FT: 603 BATHROOMS 1 BEDROOMS: 1

NEW HOME _____ ADDITION _____ REMODEL EXTERIOR X REMODEL INTERIOR X DETACHED ACCESORY BUILDING _____

OF STORIES: 1 SPLIT LEVEL: _____ GARAGE: _____ BASEMENT: YES ___ or NO X HISTORIC DISTRICT: YES X or NO ___ FLOODPLAIN: YES ___ or NO ___

DESCRIBE WORK Demolition, Carpet, Paint, Mill-work (Cabinetry) Exterior Paint and Siding, Patch & Repair

Contractors Name: Graphite Construction Company

EMAIL: dillonr@graphiteconstructioncompany.com CELL # 678-800-6408

ADDRESS: 102 North Bartow Street Cartersville

CITY ZIP

STATE LICENSE #: GCQA006720 BUSINESS LICENSE #: LCC201900345
(CONTRACTOR) EFFECTIVE 7/1/07

SIGNATURE: Dillon Richoz NAME OF CI

THIS MUST BE SIGNED IN FRONT OF PERMIT CLERK

*****OFFICAL USE ONLY*****

SETBACKS _____

NOTES _____

APPROVAL: ZONNING ADMINISTRATOR _____ DATE _____

APPROVAL: BUILDING INSPECTIONS _____ DATE _____

PROJECT CONTACT:



Graphite Construction Company
162 W. Main Street, Suite 307
Cartersville, Georgia 30120
Phone 770 334 2774

DRAWN BY:

CHC

Leake Street Law Office/Residence

123 Leake Street Cartersville, Georgia 30120

Christian H. Crookless, RA, NCARB

3613 Hampstead Lane, Northeast
Roswell, Georgia 30075

678.662.3904 | www.crookless@gmail.com

GENERAL NOTES:

THE INFORMATION SHOWN IN THESE DRAWINGS IS BASED ON ACTUAL FIELD MEASUREMENTS AND OTHER INFORMATION OF RECORD. ALL WORK DESCRIBED IN THESE PLANS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE FOLLOWING CONSTRUCTION CODES.

THE GEORGIA STATE MINIMUM CODES:

- INTERNATIONAL BUILDING CODE - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS
- INTERNATIONAL RESIDENTIAL CODE - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS
- INTERNATIONAL FIRE CODE - 2018 EDITION (CONTACT STATE FIRE MARSHALL BELOW)
- INTERNATIONAL PLUMBING CODE - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS
- INTERNATIONAL MECHANICAL CODE - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS
- INTERNATIONAL FUEL GAS CODE - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS
- NFPA NATIONAL ELECTRICAL CODE - 2020 EDITION
- INTERNATIONAL ENERGY CONSERVATION CODE - 2015 EDITION WITH 2020 GEORGIA STATE SUPPLEMENTS AND AMENDMENTS
- INTERNATIONAL SWIMMING POOL & SPA CODE - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS

FOR INFORMATION AND QUESTION REGARDING THE LIFE SAFETY CODE (FPA 101), IFC GEORGIA OR THE GEORGIA ACCESSIBILITY CODE, PLEASE CONTACT THE STATE FIRE MARSHALLS OFFICE

2020 GEORGIA STATE AMENDMENTS HAVE NFPA 101, 2018 EDITION AS GOVERNING LIFE SAFETY COMPONENTS AND ISSUES FOR STRUCTURES AND TENNANTS.

- PRECAST CONC. & LAMINATED WD BEAMS AND COLUMNS TO BE BUILT AND INSTALLED IN ACCORDANCE W/ ALL MANUFACTURER'S SPECIFICATIONS AND AS REQUIRED BY LOCAL CODES, RESTRICTIONS, AND REGULATIONS.
- PROVIDE APPROVED JOIST HANGERS AT ALL FLUSH JOIST-TO-JOIST AND JOIST-TO-BEAM CONNECTIONS
- HEADERS IN ALL BEARING PARTITIONS AND BEARING WALLS TO BE SOLID DIMENSIONAL LUMBER SIZED AS INDICATED ON FRAMING PLANS W/ 1/2" SOLID PLYWOOD BETWEEN UNLESS OTHERWISE NOTED. LAMINATED HEADERS AND BEAMS SHALL BE NAILED AS PER MANUFACTURER'S SPECIFICATIONS.
- ALL HEADERS IN EXCESS OF 4'-0" SHALL HAVE MIN. (2) TRIMMER JACKS ON EACH SIDE
- PROVIDE ADDITIONAL JOIST OR TRUSS UNDER INTERIOR PARTITIONS RUNNING PARALLEL TO FLOOR JOIST AND HAVING A LENGTH GREATER THAN 6'-0". DOUBLE JOIST UNDER BATHTUBS OR SPACE JOIST AT 12" O.C.
- ALL BEARING PARTITIONS SHALL HAVE 2 TOP PLATES - STAGGER SPLICES 4'-0" MIN. SPLICES SHALL BE CENTERED OVER TOP OF STUDS. STUDS SHALL ALIGN WITH JOISTS AND RAFTERS ABOVE AND BELOW
- PROVIDE 2X FIRESTOP BLOCKING AS REQUIRED BY CODE THROUGHOUT.
- HOLES BORED OR CUT INTO JOISTS SHALL NOT OCCUR WITHIN 2" OF TOP OR BOTTOM OF JOISTS OR IN CENTER ONE THIRD OF JOIST SPAN AND THE DIAMETER OF HOLES SHALL NOT EXCEED ONE THIRD OF THE DEPTH OF THE JOIST. NOTCHES SHALL NOT OCCUR IN TENSION SIDE OF JOIST. NOTCHES IN COMPRESSION SIDE OF JOISTS SHALL NOT OCCUR IN THE CENTER ONE THIRD OF THE SPAN AND SHALL NOT EXCEED ONE SIXTH OF THE DEPTH OF THE JOIST.
- WHERE THE INSTALLATION OF PLUMBING, HEATING, OR OTHER PIPES NECESSITATES THE CUTTING OF TOP PLATES MORE THAN ONE HALF THEIR WIDTH A METAL TIE NOT LESS THAN 18 GAUGE AND 1 1/2" IN WIDTH SHALL BE FASTENED TO THE PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN (4) 16 PENNY NAILS
- THE DIAMETER OF HOLES BORED IN BEARING WALL STUDS SHALL NOT EXCEED ONE THIRD THE WIDTH OF THE STUD. WHERE STUDS ARE CUT OR BORED IN EXCESS OF ONE THIRD THE WIDTH OF THE STUD IT SHALL BE REINFORCED TO BE EQUAL IN LOAD CARRYING CAPACITY TO A STUD NOTCHED NOT MORE THAN ONE THIRD ITS DEPTH.
- OPENING WIDTH WOOD SIZE BEARING

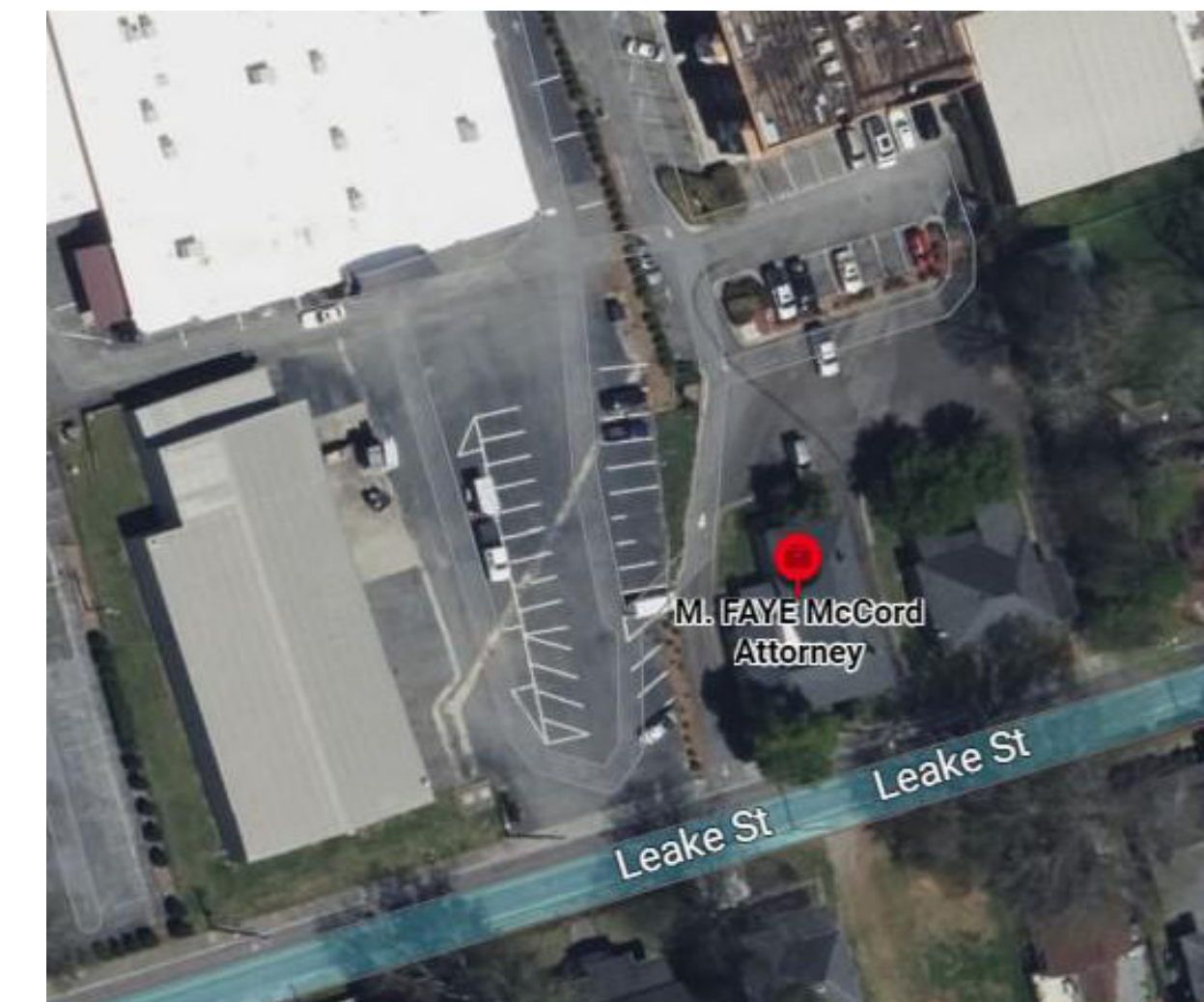
0 TO 3'-0"	2-2X8	6"
5'-1" TO 6'-0"	2-2X10	10"
3'-1" TO 5'-0"	2-2X8	8"
6'-1" TO 7'-0"	2-2X12	12"

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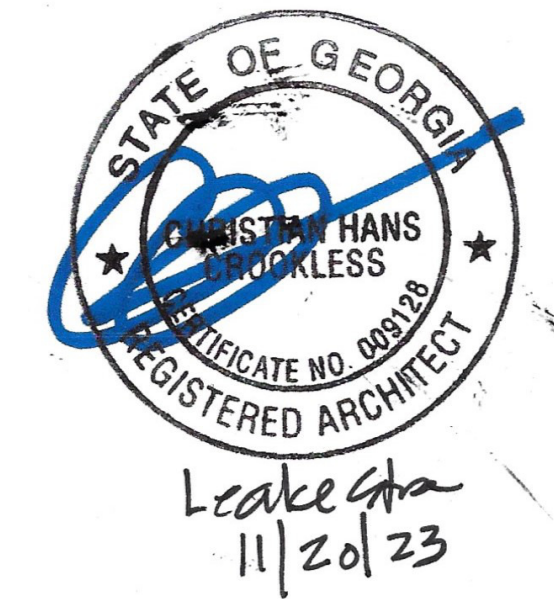
GENERAL NOTES:
OCCUPANCY TYPE: Business /Single Family Residential
NO. OF STORIES: One
CONSTRUCTION TYPE: VB Non Sprinklered

SCOPE OF WORK:
Conversion of an Existing Law Office into New Office Space / Residential Unit

SQ. FT. DATA
1441 sf Office
659 sf Residential Unit
2100 sf Total



SITE PLAN M. Faye McCord is Previous Owner



- ALL MEANS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CODES, LAWS, AND REGULATIONS OF THE AUTHORITY HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO FLUES, CHIMNEY, FIREPLACE, SMOKE DETECTOR, MASONRY, WOOD CONSTRUCTION, ROOFING, PLUMBING, ELECTRICAL WIRING, EXHAUST FANS, VENTING, MECHANICAL EQUIPMENT, AND DUCTWORK, ETC., AND SUCH CODES, LAWS, AND REGULATIONS SHALL GOVERN OVER ANY CONFLICTING INFORMATION INDICATED ON THE CONSTRUCTION DOCUMENTS.
- THE DESIGNER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK, FOR ACTS OR OMISSIONS OF THE CONTRACTORS, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND / OR IN ACCORDANCE WITH LOCAL CODES, RESTRICTIONS, AND REQUIREMENTS.
- EACH NOTE ON ANY PAGE SHALL BE CONSIDERED AS ONE AND CONSISTENT FOR ALL PAGES.
- ALL PLAN DIMENSIONS ARE TO FACE OF FINISH PARTITIONS UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS GOVERN OVER SCALE.
- CONTRACTOR TO CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION - NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION

- THE CONTRACTOR SHALL VERIFY ALL OPENINGS BELOW LINTELS INDICATED ARE ADEQUATE TO ACCEPT DOOR FRAMES, LOUVERS ETC. ARE SHOWN ON THE ARCHITECTURAL AND MECHANICAL DRAWINGS. NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO LINTEL INSTALLATION.
- NO OPENINGS SHALL BE PLACED ABOVE ANY LINTEL WITHIN A HEIGHT LESS THAN OR EQUAL TO THE WIDTH OF THE CLEAR OPENING BELOW THE LINTEL, UNLESS SPECIFICALLY SHOWN OR APPROVED BY THE STRUCTURAL ENGINEER.

FINISHES:

- ALL INTERIOR WALLS AND CEILINGS TO BE 5/8" THICK GYPSUM WALLBOARD EXCEPT AS OTHERWISE NOTED.
- SHOWER AND TUB WALLS ARE TO BE CERAMIC TILE ON CEMENTINOUS TILE BACKER BOARD.
- INTERIOR TRIM AND MOLDINGS INCLUDING BASE, CASINGS, CROWN, CHAIRRAIL, ETC. SHALL BE AS DETAILED AND/OR AS SELECTED BY OWNER

INSULATION:

- INSULATION IN EXTERIOR WALLS, FLOORS, OR CEILINGS SHALL BE PAPER BACKED BLANKET OR ROLL TYPE FIBERGLASS WITH VAPOR BARRIER.
- INSULATION IN EXT. WOOD FRAME WALLS TO BE R-13 NOM. 3 5/8" AT 2X4 WALLS AND R-19 5 1/2" AT 2X6 WALLS
- INSULATION IN FLAT CEILINGS ADJACENT TO ATTIC SPACES TO BE NOM. 10" (R-30)
- PROVIDE R-13 INSULATION W/ FOIL VAPOR BARRIER AT CONC. FOUNDATION WALLS
- NEW DOORS AND WINDOWS ARE REED TO HAVE AN R-2.8 RATING MIN.

DRAINAGE OF FOOTINGS:

- SLOPE DRAIN TILE AS REQUIRED TO DRAIN TO STORM SEWER OR OUTFALL.

REINFORCING:

- REINFORCING STEEL SHALL BE HIGH STRENGTH NEW BILLET STEEL CONFORMING TO ASTM A615 -95C, GRADE 60 (60,000 PSI).
- WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A - 185.
- ALL REINFORCING SHALL BE DETAILED FABRICATED AND PLACED IN ACCORDANCE WITH THE ACI'S "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES" (ACI - 315).
- DETAILS OF REINFORCEMENT SHALL CONFORM TO ACI 318 - 95, ACI 315 - 74 AND CRSI STANDARDS.
- ALL REINFORCING STEEL MARKED "CONTINUOUS" SHALL BE LAPPED 36 BAR DIAMETERS ST SPLICED AND AROUND CORNER OR INTERSECTION WITH A STANDARD 90 DEGREE BEND ON CORNER BARS.
- LAP WELDED WIRE MESH ONE FULL MESH AT SIDE AND END LAPS.
- SLABS ON GRADE SHALL BE 4" THK. CONCRETE AND REINFORCED WITH 6"X6" W1.4XW1.4 WWF LAP MESH 8" IN EACH DIRECTION. PLACE CONCRETE OVER 4 MIL. POLYETHYLENE VAPOR BARRIER AND 4" MINIMUM OF COARSE AGGREGATE OR AS RECOMMENDED BY SOILS ENGINEER. THE AGGREGATE LAYER SHALL BE PLACED OVER FIRM NATURAL SUB GRADE OR ON COMPACTED OR AND CONTROLLED FILL. FILL UNDER SLABS SHALL BE COMPACTED IN 8" LAYERS TO 95% MAXIMUM DENSITY. USE AIR ENTRAINED CONCRETE AT ALL EXTERIOR SLABS. POUR SLABS IN ALTERNATE PANELS WITH MAXIMUM OF 800 SQUARE FEET AND PROVIDE CONTROL & CONSTRUCTION JOINTS AT 30'-0" MAXIMUM OR AS REQUIRED TO PREVENT UNCONTROLLED CRACKING.

MATERIAL SCHEDULE:

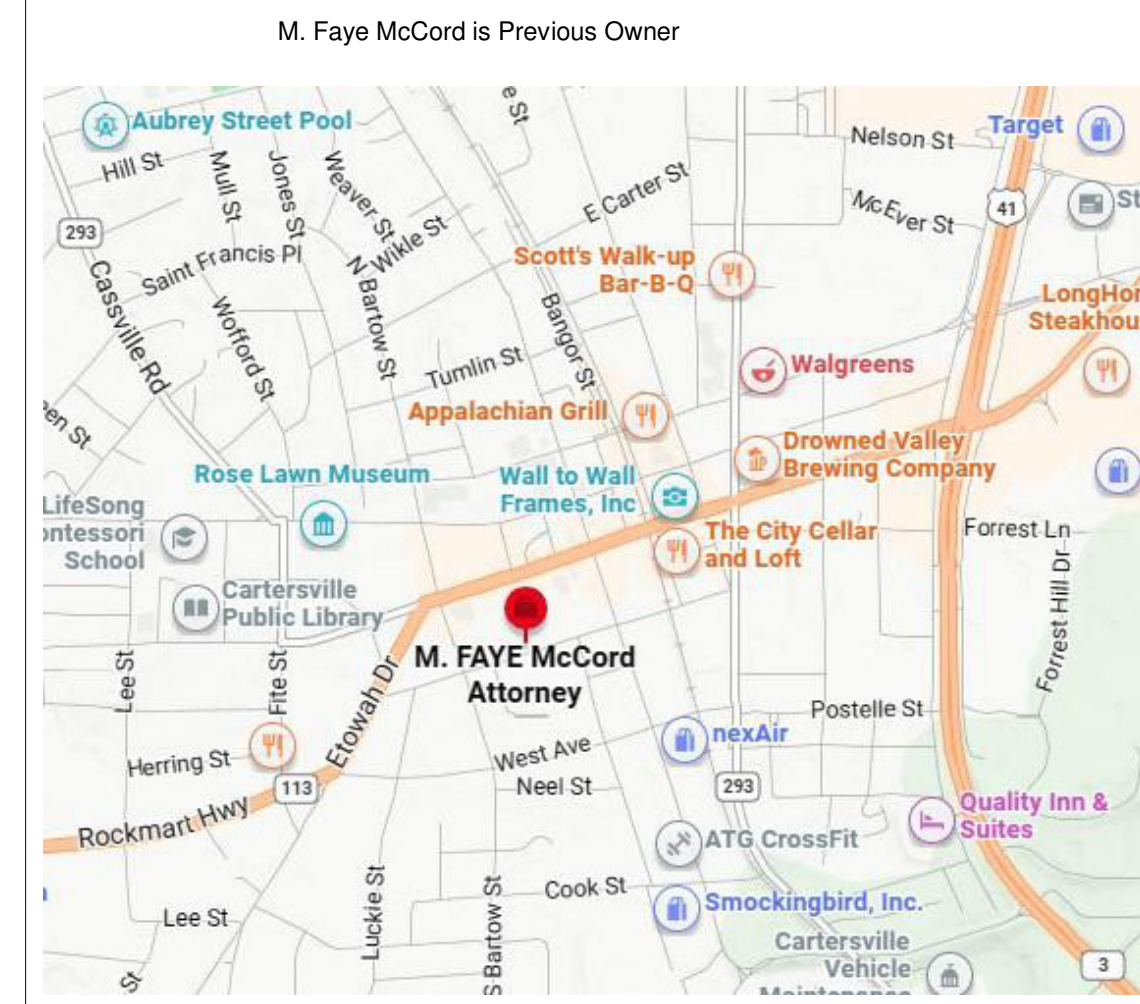
	BRICK		FINISHED WOOD
	CONCRETE BLOCK		PLYWOOD or PARTICLE BOARD
	SOLID CONCRETE BLOCK OR FILLED BLOCK		GLASS
	CONCRETE		EXPANSION JOINT MATERIAL
	GRAVEL or CRUSHED STONE		BATT INSULATION
	STEEL		RIGID INSULATION or ROOF PLANK
	COMPOSITION TILE		GYPSUM BOARD or GYPSUM DECK
	ROUGH WOOD CONTINUOUS		EARTH

SYMBOLS:

	NORTH ARROW		KEYED NOTE
	WALL SECTION		PARTITION TYPE
	ELEVATION		EXISTING CONSTRUCTION
	DETAIL		NEW CONSTRUCTION
	ENLARGED DETAIL		DEMOLITION
	WINDOW SYMBOL		COLUMN CENTERLINE
	DOOR SYMBOL		ELEVATION
	100 BEDROOM		ROOM NUMBER & TITLE
	9'-6" AFF		CEILING HEIGHT

ABBREVIATIONS:

A.C. ADD. A.F.F. ALT. ALUM. & ANG. APPROX. ARCH. @ A.T. BD. BLDG. BLK. BLKG. BOT. BRG. BSMT. B.U. CB. CEM.	AIR CONDITIONING ADDITION ABOVE FINISHED FLOOR ALTERNATE ALUMINUM AND ANGLE APPROXIMATELY ARCHITECTURAL/ARCHITECT AT ACOUSTICAL TILE BOARD BUILDING BLOCK BLOCKING BOTTOM BEARING BASEMENT BUILT UP CHALKBOARD CEMENT	C.I. C.J. & CLG. CLOS. or CL. CMU. C.O. COL. CONC. CONSTR. COORD. CORR. CONT. C.T. CTSK. C.W.G. DBL. DET. D.F. DIA. OR O) DIM. DN. DWS(S) EA E.F.	CAST IRON CONTROL JOINT CENTERLINE CEILING CLOSET CONCRETE MASONRY UNIT CLEAN OUT COLUMN CONCRETE CONSTRUCTION COORDINATE or COORDINATION CORRIDOR or CORRIDOR CONTINUOUS CERAMIC TILE COUNTERSINK CLEAR WIRE GLASS DOUBLE DETAIL DRINKING FOUNTAIN DIAMETER DIMENSION DOWN DRAWING(S) EACH EACH EXHAUST FAN	E.I.F.S. EQ. E.J. ELEC. ELEV. EQ. EQUIP. EXH. EXIST. EXP. F.D. FDN. F.H. FIN. FIXT. FL. FLUOR. FTG. GA. GALV. GL. GR. G.W.B.	EXTERIOR INSULATION & FINISH SYSTEM FOR EXAMPLE EXPANSION JOINT ELECTRICAL(ELEVATION or ELEVATOR EQUAL EQUIPMENT EXH. EXIST. EXP. F.D. FDN. F.H. FIN. FIXT. FL. FLUOR. FTG. GA. GALV. GL. GR. G.W.B.	GYP. H.B. HD. HT. HM. HR. H.P. I.D. IN. INSUL. INSULATION JAN. or J.C. JT. LAM. L.P. MAX. MATL. M.C. MECH. MEMB. MET. or MTL. MIN. MEZZ. MFG(R) MH.	GYPSUM HOSE BIBB HEAD HEIGHT HOLLOW METAL HORIZONTAL HOUR HIGH POINT INSIDE DIAMETER INCH INSULATION INSULATOR CLOSET JOINT JANITOR JANITOR LAMINATE LOW POINT MAXIMUM MATERIAL MEDICINE CABINET MECHANICAL MEMBRANE METAL MINIMUM MEZZANINE MANUFACTURE(R) MANHOLE	MIN. MISC. M.O. M.T. N.I.C. NO. N.T.S. O.C. O.D. OFF. OVHD. OPNG. PART. PLYWD. RISER or RADIUS R.D. REINF. RECD	MINIMUM MISCELLANEOUS MASONRY OPENING METAL THRESHOLD NOT IN CONTRACT NUMBER ON CENTER OUTSIDE DIAMETER OFF OVERHEAD OPENING PARTITION PLYWOOD RISER or RADIUS PREFAB. PREFABRICATE PREFIN. PREFINISHED P.T.D. Q.T. R. R.D. REINF. REINFORCEMENT) or REINFORCING REQUIRED	RAIL. RM. RND. R.O. S.C. SCH. SEAL. SECT. SIM. SOH. SIM. SOH. SIM. SQ. or I.) SS. STD. STL. STOR. STRUCT. TEL. T.P.H. T&G THK. TYP. U.N.O.	RAILING ROOM ROUND ROUND OPENING SOLID CORE SCHEDULE SEALANT SECTION SHEET SIMILAR SIMILAR OPPOSITE HAND SIDE SPECIFICATIONS SQUARE STAINLESS STEEL STANDARD STEEL STORAGE STRUCTURE or STRUCTURAL TELEPHONE TOILET PAPER HOLDER TONGUE & GROOVE TYPICAL UNLESS NOTED OTHERWISE	VERT. V.C.T. V.I.F. W. W/O WD. WIND. W.M.A.S. W.P. W.W.M. YD. Y.C.	VERTICAL VINYL COMPOSITION TILE VERIFY IN FIELD WIDTH WITHOUT WOOD WINDOW WALL MOUNTED ADJUSTABLE SHELVES WEATHERPROOF or WATERPROOF WELDED WIRE MESH YARD WATER CLOSET or WALL COVERING
--	--	---	---	--	---	---	--	--	--	--	--	---	--



LOCATION MAP 123 Leake Street NTS

ROOFING AND MOISTURE PROTECTION:

- ALL METAL & SHINGLE ROOFING SYSTEM TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND ACCORDING TO THE GUIDELINES ESTABLISHED FOR CERTIFIED MFGRS 20 YEAR NO DOLLAR LIMIT (NDL) WARRANTY.
- PROVIDE FLASHING AT ALL DOORS, WINDOWS AND OTHER OPENINGS AND AS NECESSARY AND AS PER CODE TO PREVENT MOISTURE PENETRATION.
- METAL FLASHING, COUNTER FLASHING, AND COPING SHALL BE MIN #26 GAUGE NON CORROSIVE METAL AND SHALL BE USED AT ALL STEPS, VALLEYS, AND COUNTERS
- MECHANICAL/PLUMBING/ ELECTRICAL CONTRACTORS SHALL BE REQUIRED TO SEAL ALL HORIZONTAL & VERTICAL PENETRATIONS IN THE EXTERIOR WALL CAUSED BY THEIR TRADE
- GENERAL CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROVIDE NECESSARY STRUCTURAL, MECHANICAL ELECTRICAL AND PLUMBING SLEEVES, ANCHORS, VENT OPENINGS ETC., THAT MIGHT BE REQUIRED.

FRAMING:

- ALL WALL PLATES IN CONTACT W/ MASONRY OR CONC. SURFACE SHALL BE PRESSURE TREATED.
- ALL STUDS TO BE 2X4 OR 2X6 STUD GRADE SPF WITH 1/2" CDX PLYWOOD EXTERIOR SHEATHING OR EQUAL.
- ALL JOISTS AND RAFTERS TO BE SPRUCE/PINE/FIR #2 AND BETTER. ROOF SHEATHING TO BE 1/2" THK. CDX ALL FLOOR SHEATHING TO BE 3/4" T & G C.D.X. EXCEPT AREAS TO RECEIVE HARDWOOD FLOORING TO BE 1/2" C.D.X. PLYWOOD SUBFLOOR. ALL PLYWOOD SUBFLOOR TO BE GLUED TO JOISTS WITH APPROVED CONSTRUCTION ADHESIVE AND NAILED PER BLDG CODE.
- MANUFACTURED TRUSS JOIST SHALL BE INSTALLED IN ACCORDANCE WITH ALL MANUFACTURER'S SPECS. TRUSS JOIST SHALL BE TRUSS JOIST MACMILLAN TJI-PRO 250 OR TJI PRO 350 OR EQUAL WITH RIM JOIST AS PER MFG. SPECS. PROVIDE APPROVED CRUSH BLOCKS AT ALL POINT LOADS AND ALL BEARING POINTS AS RECOMMENDED BY MANUFACTURER

NO.	REVISIONS DESCRIPTION	DATE	PROJECT #
1			23059
2			DATE: 11/17/2023
3			PERMIT ISSUE:
4			DRAWN BY: C.C.
5			SHEET #
6			CS
7			

Christian H. Crookless, RA, NCARB

3613 Hampstead Lane, Northeast Roswell, Georgia 30075 678.662.3904 | www.crookless@gmail.com

GRAPHITE CONSTRUCTION COMPANY
 Graphite Construction Company
 162 W. Main Street, Suite 307
 Cartersville, Georgia 30120
 Phone 770.334.2774



Issue record	
Date	Issuance

Leake Street Law Office / Residence
 123 Leake Street
 Cartersville, Georgia 30120

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Job Number: 23059 Date: 11/17/2023

Drawn by: CHC Checked by: CHC

Sheet description
 Proposed New Ground Floor Plan

Sheet Number

A102



DESIGN NO. UL U301

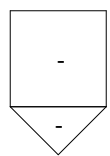
ASSEMBLY REQUIREMENTS:

UL U301 W-P-2-07

USG CGC

1 Proposed New Ground Floor Plan
 1/4" = 1'-0"

C:\Users\lcrack\Documents\23059 - Leake St Law Office\Leake St Floorplan.rvt
 11/20/2023 10:45:08 AM



DESIGN NO. UL U301

FIRE RATING: 2 1/2

STS RATING: 90

SOUND TEST: US

SYSTEM THICKNESS: 8 1/2"

LOCATION: INT

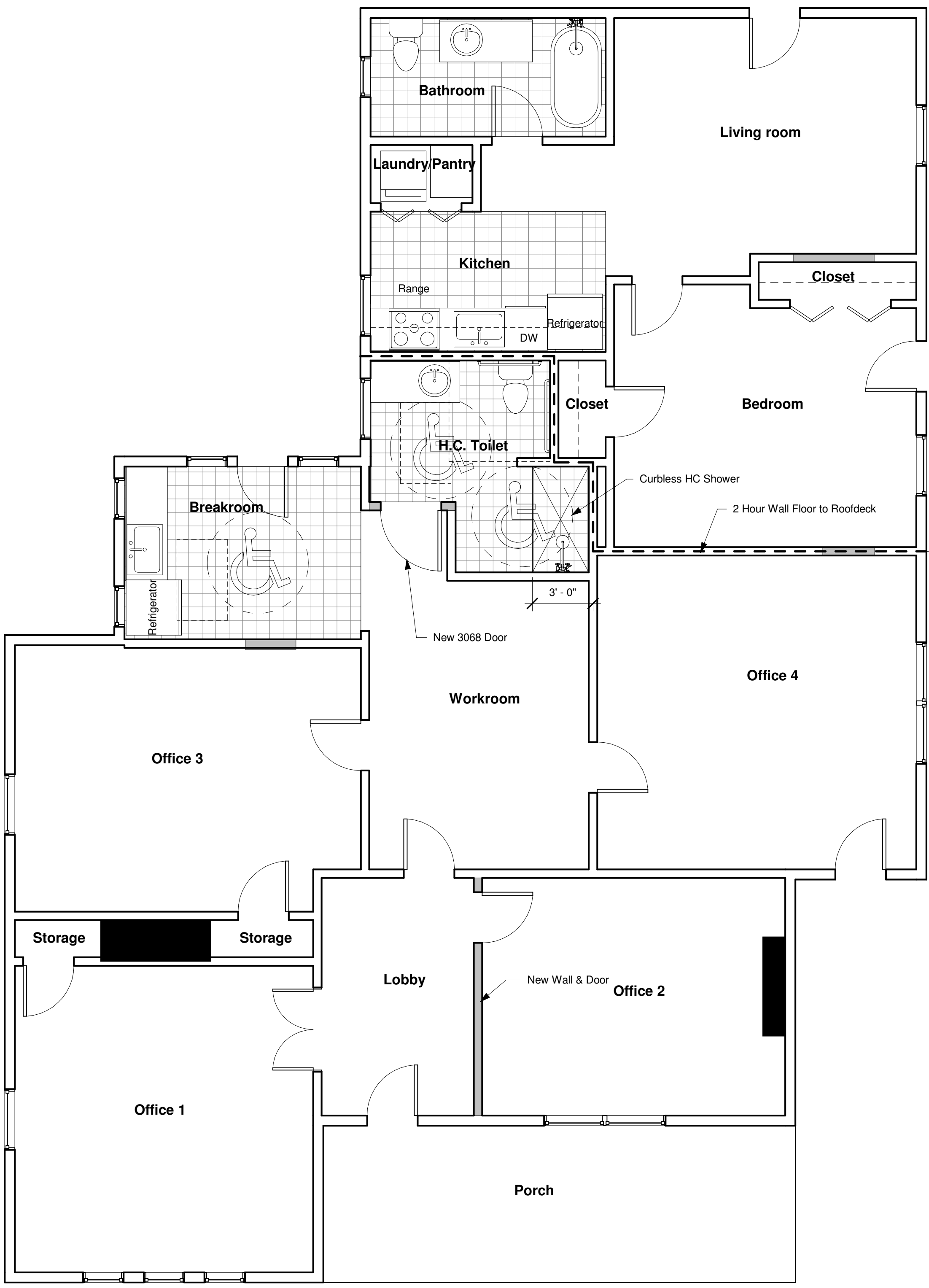
FRAMING TYPE: WT

ASSEMBLY REQUIREMENTS:

GYPSUM PANELS:	TY
RESILIENT CHANNEL:	TY
WOOD STUDS:	2"
INSULATION:	5"
GYPSUM PANELS:	TY

USG CGC

USG Corporation
500 West Adams Street
Chicago, IL 60601
www.usg.com
800.452.4525



Residence

Office



Dec 21, 2023 at 11:56:51
123 Leake St
Cartersville GA 30120
United States



Dec 21, 2023 at 11:57:51
123 Leake St
Cartersville GA 30120
United States



Dec 21, 2023 at 11:58:41
123 Leake St
Cartersville GA 30120
United States



Dec 21, 2023 at 11:58:46
123 Leake St
Cartersville GA 30120
United States





Cartersville, Georgia

123 Leake St. Rear Parking Area

//



Google Street View
Oct 2023 See more dates

Image capture: Oct 2023 © 2024 Google





Cartersville, Georgia

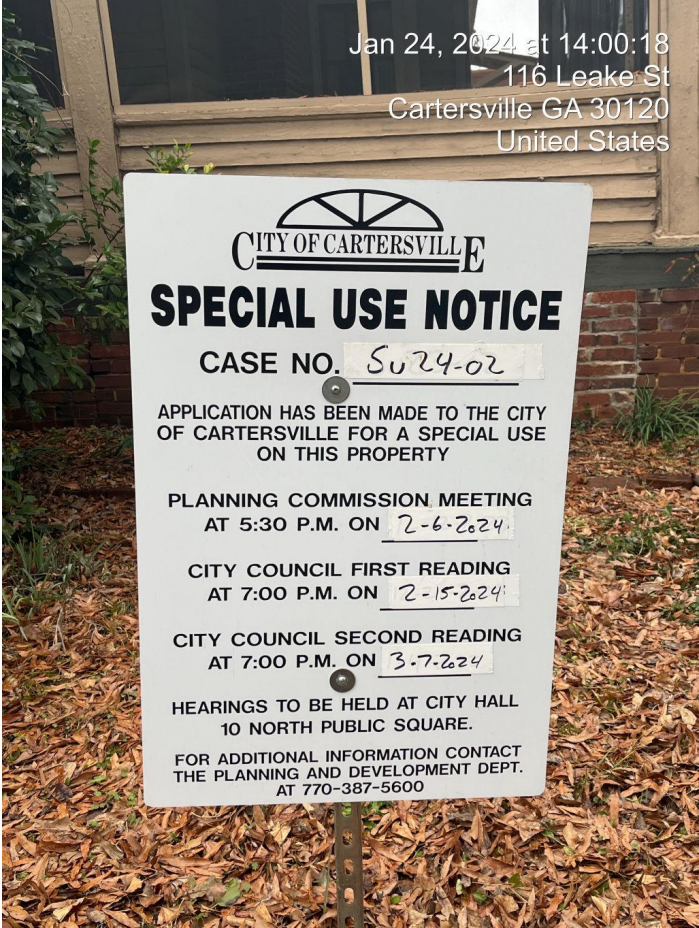
123 Leake St. Rear Parking Area



Google Street View
Oct 2023 See more dates

Image capture: Oct 2023 © 2024 Google







PLANNING COMMISSION ITEM SUMMARY

MEETING DATE:	February 6th, 2024
SUBCATEGORY:	Zoning
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	Z24-02. 496 Mission Rd. Applicant: Smith Douglas Homes
DEPARTMENT SUMMARY RECOMMENDATION:	<p>Applicant requests a change in zoning conditions of the Jackson Farm Planned Development, P-D (Planned Development), to reduce the commercial area in order to construct (109) townhomes. The area affected is approximately 12.58 acres located at 496 Mission Rd. in Land Lots 377, 416, 448 and 449 of the 4th District, 3rd Section. Tax ID No. C024-0001-001.</p> <p>Staff does not oppose the zoning condition change.</p> <p>If approved, staff recommends that all department comments be addressed and the following zoning conditions for Townhomes be included. These are in addition to the original 2006 conditions:</p> <p>Townhomes</p> <ol style="list-style-type: none"> 1. For the northern most units abutting the stormwater easement, limit the front yard property line to the southern boundary of the stormwater easement to avoid conflicts with easement encroachments. 2. In addition to required setbacks, install a fifteen-foot wide buffer along all property lines which abut a single-family district or use to provide a visual screen in accordance with section 4.17 of the zoning ordinance.
LEGAL:	N/A

ZONING SYNOPSIS
Petition Number(s): Z24-02

REQUEST SUMMARY:

Smith Douglas Homes, applicant, requests a change in zoning conditions of the Jackson Farm Planned Development, P-D (Planned Development), to reduce the commercial area in order to construct (103) townhomes. The area affected is approximately 12.58 acres of the 103.56 acres.

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: **Smith Douglas Homes (SDH)**
Representative: **Karl Lutjens, PE, Southland Engineering**
Property Owner: **Clyde Wilson Jackson Trust**
Property Location: **496 Mission Rd (C024-0001-001)**
Access to the Property: **Mission Rd & Silo Drive**

Site Characteristics:

Tract Size: Acres: **12.58 ac** District: **4th** Section: **3rd** LL(S): **448-449**
Ward: **5** Council Member: **Gary Fox**

LAND USE INFORMATION

Current Zoning: **P-D (Planned Development, Jackson Farm Subdiv.)**

Proposed Zoning: **Modify zoning conditions to allow townhomes on 12.58 acres originally identified for commercial development.**

Proposed Use: **Townhouse Development**

Current Zoning of Adjacent Property:

North: **P-D (Jackson Farm)**
South: **A-G (Agriculture)**
East: **P-D (Jackson Farm)**
West: **P-D (Jackson Farm)**

The Future Development Plan designates the subject property as: **Neighborhood Living**

The Future Land Use Map designates the subject property as: **Low & Medium Density Residential**

ZONING ANALYSIS

Zoning History

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).

Proposed Zoning

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
Jackson 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 do the recent Technology District rezoning.

City Department Comments (from original zoning application, Z23-05, October'23)

A plan review of the concept was held with city departments and Southland Engineering on 10/10/23 to discuss the department comments below. A revised concept was submitted with this application and is under review by the city departments.

Electric: CES takes no exceptions to the zoning. However, the concept only shows one entrance/exit. I thought there was a limitation for lots per entrance/exit. Is this correct?

Fibercom: No Comment received.

Fire: Please refer to the snippet below from our development regs for subdivisions that shows more than one entrance is required for subdivisions with more than 200 lots. It does not state emergency access or fire department access.

Per 7.5-63, Subdivisions.

...(5) Entrances:

(a) Maximum lots served. A subdivision shall serve no more than two hundred (200) lots with a single entrance.

Gas: Takes No Exception

Public Works: Below are initial Public Works comments:

1. Per Section 7.5-63 of the City of Cartersville Code of Ordinances "A subdivision shall serve no more than two hundred (200) lots with a single entrance. This proposes to add 112 lots to the 191 lots in the single-family section of the subdivision resulting in 303 lots using one entrance to the subdivision from a non-subdivision road. Therefore, a separate entrance from the non-subdivision road would be required.
2. The new entrance will require a separate right turn and left turn lane associated with it due to Mission Road being classified as a major collector route on the official GDOT functional classification map and the number of lots proposed.
3. Roads cannot dead end without an approved turn around feature that meets City of Cartersville standards per Standard No. 3.8.02 as referred to in the City of Cartersville Code of Ordinances Section 7.5-63.
4. Development area appears to be in FEMA floodplain a flood study will be required and all requirements of local ordinance Article VI. – FLOODPLAIN MANAGEMENT/FLOOD DAMAGE PREVENTION ORDINANCE must be met.
5. Pond levels below the water table will not count towards meeting stormwater management requirements or towards compensatory cut volumes as part of required flood plain calculations. A study should be done by a registered professional to establish the water table elevation which should be documented and included in the plan package submittal.

Water and Sewer: The current site conditions include a sewer main placed as such to allow for the commercial development of this tract. It appears the current layout places townhomes over the existing sewer line; the sewer main will need to be relocated to a more appropriate location, preferably within road right-of-way.

Cartersville School District: Inquiry about townhouse details (bedroom counts).

Public Comments:

1/25: Joy Peterson. 42 Jackson Farm Rd. Questions about public notice process and general inquiry.

1/29: 48 Jackson Farm. General Inquiry.

STANDARDS FOR EXERCISE OF ZONING POWERS.

1. ***The existing land uses and zoning of nearby property.***
The specific 12.58 ac. parcel is part of the 19.47ac. commercial area. The 12.58ac. area is generally surrounded by the remaining P-D area to the east, west and north. Outside the P-D area, the adjacent areas to the east are single family detached properties that are part of the Reserve at Pettit Creek subdivision. Areas to the west are undeveloped and zoned commercial. The area to the south is zoned agricultural containing an estate lot and Mission Road Kennels.
2. ***The suitability of the subject property for the zoned purposes.***
The subject property is suitable for the commercial area of the P-D zoning.
3. ***The relative gain to the public, as compared to the hardship imposed upon the individual property owner.***
The proposed gain to the public would be minimal. No true hardship has been identified.
4. ***Whether the subject property has a reasonable economic use as currently zoned.***
The property may have a reasonable economic use as currently zoned (P-D, Commercial); however, introducing office commercial uses in the middle of a residential area and within close proximity to the Burnt Hickory intersection and DBD may not be practical.
5. ***Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.***
The zoning proposal may permit a use that is suitable in view of the use of the adjacent residential properties with low to medium unit density. Jackson Farm and Reserve at Pettit Creek have an approximate density of 2.6 un/acre and 1.25 un/ac within the developed areas. The townhomes would have an approx. density of 8.66 un/acre. The densities may not be compatible.
6. ***Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.***
The zoning proposal should not have an adverse effect on adjacent property owners. Concerns regarding traffic increases and development in a floodplain will likely be raised.
7. ***Whether the zoning proposal is in conformity with the current future development plan and community agenda of the comprehensive land use plan as currently adopted or amended in the future.***

The zoning proposal generally conforms with the Future Development Plan and Comprehensive Land Use Plan for Neighborhood Living and Low to Medium density requirements. At 12 units per acre, mathematically, 150 units could be constructed which would be a high density development for the City; however, the proposed 109 units at 8.66 un/ acre may be considered in the upper limits of medium density. Low and medium densities are not specifically defined in the ordinance. These densities are referenced with examples in the Comprehensive Plan.

8. ***Whether the zoning proposal will result in a use which will or could adversely affect the environment, including but not limited to drainage, wetlands, groundwater recharge areas, endangered wildlife habitats, soil erosion and sedimentation, floodplain, air quality, and water quality and quantity.***

Development resulting from an approved zoning proposal would be required to meet all local, state, and federal environmental regulations. The engineer and developer would be required to meet all floodplain development regulations and access regulations.

9. ***Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.***

The proposed use could be burdensome on local streets during peak travel times. A traffic study may be required if the zoning condition change is approved.

No burden is expected on city utilities or schools.

10. ***Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.***

There are no known conditions.

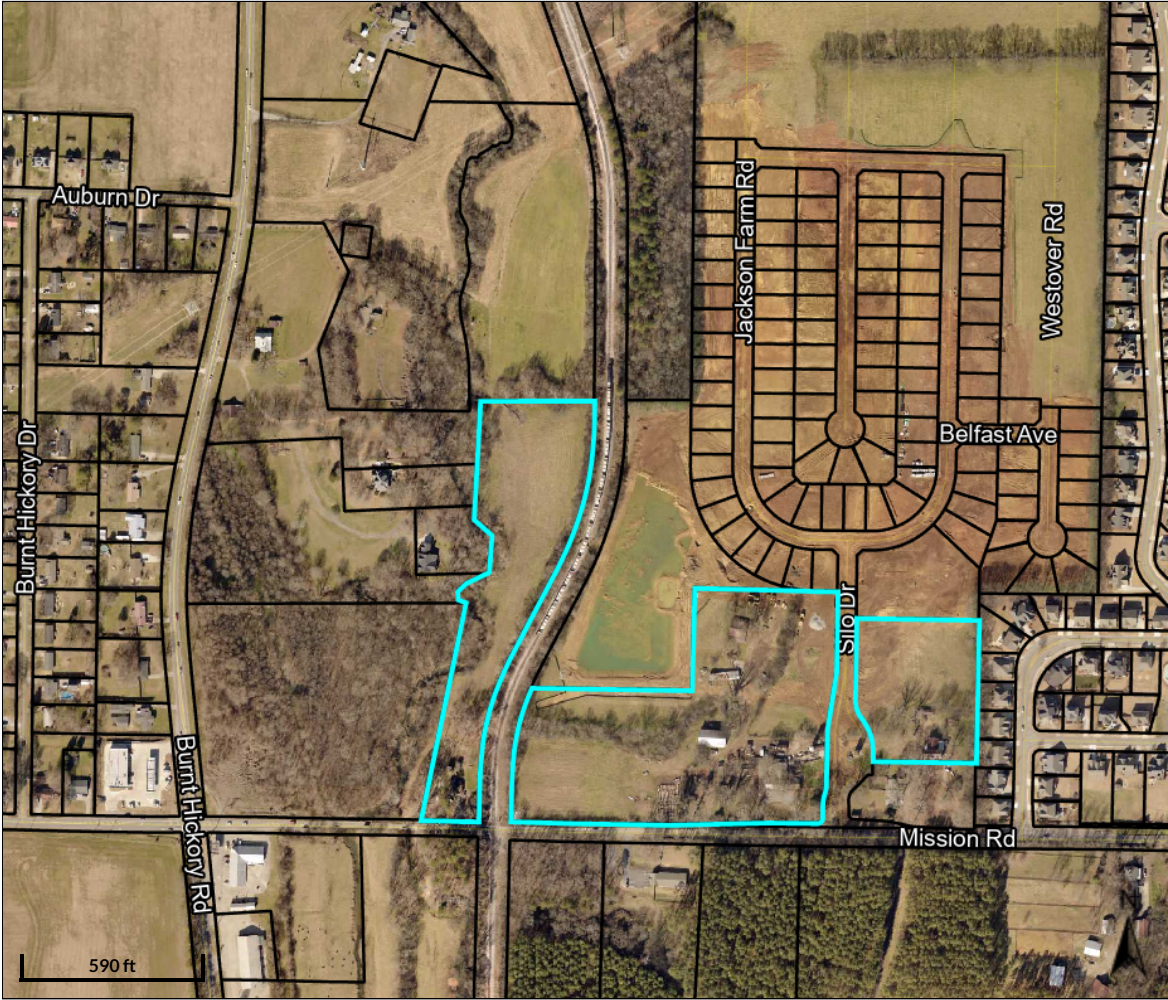
STAFF RECOMMENDATION:

Staff does not oppose the zoning condition change.

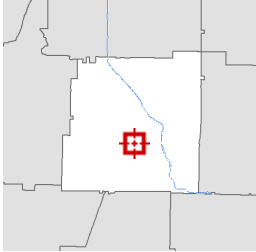
If approved, staff recommends that all department comments be addressed and the following zoning conditions for Townhomes be included. These are in addition to the original 2006 conditions:

Townhomes

- 1. For the northern most units abutting the stormwater easement, limit the front yard property line to the southern boundary of the stormwater easement to avoid conflicts with easement encroachments.*
- 2. In addition to required setbacks, install a fifteen-foot wide buffer along all property lines which abut a single-family district or use to provide a visual screen in accordance with section 4.17 of the zoning ordinance.*



Overview



Legend

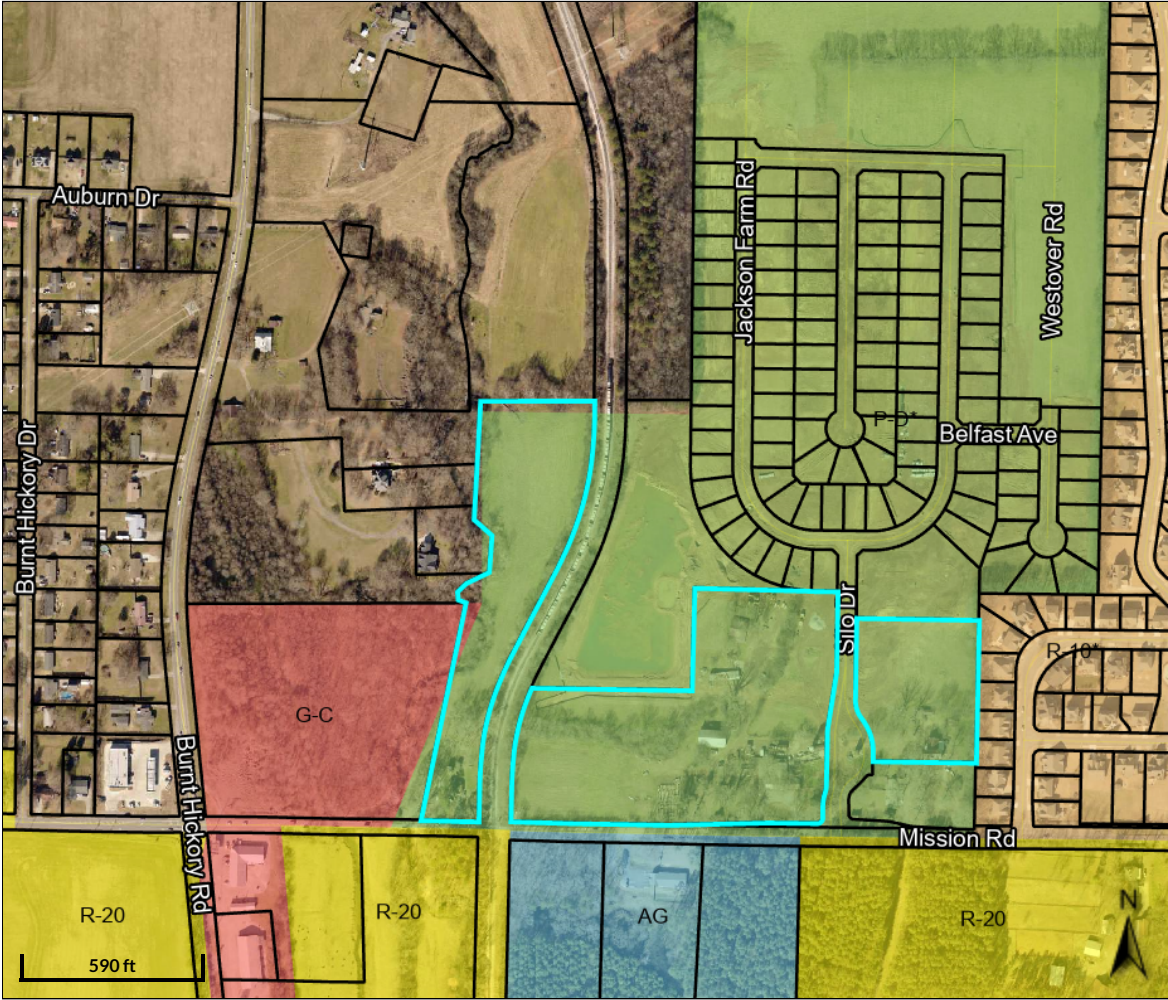
- Parcels
- Roads

Parcel ID	C024-0001-001	Alternate ID	34911	Owner Address	CLYDE WILSON JACKSON TRUST
Sec/Twp/Rng	n/a	Class	Agricultural		478 MISSION RD
Property Address	496 MISSION RD	Acreage	26.01		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL 448-449-416-377				
	(Note: Not to be used on legal documents)				

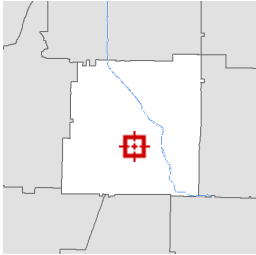
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Developed by Schneider
 GEOSPATIAL

qPublic.net™ Bartow County, GA ZONING



Overview



Legend

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

Parcel ID C024-0001-001
 Sec/Twp/Rng n/a
 Property Address 496 MISSION RD

Alternate ID 34911
 Class Agricultural
 Acreage 26.01

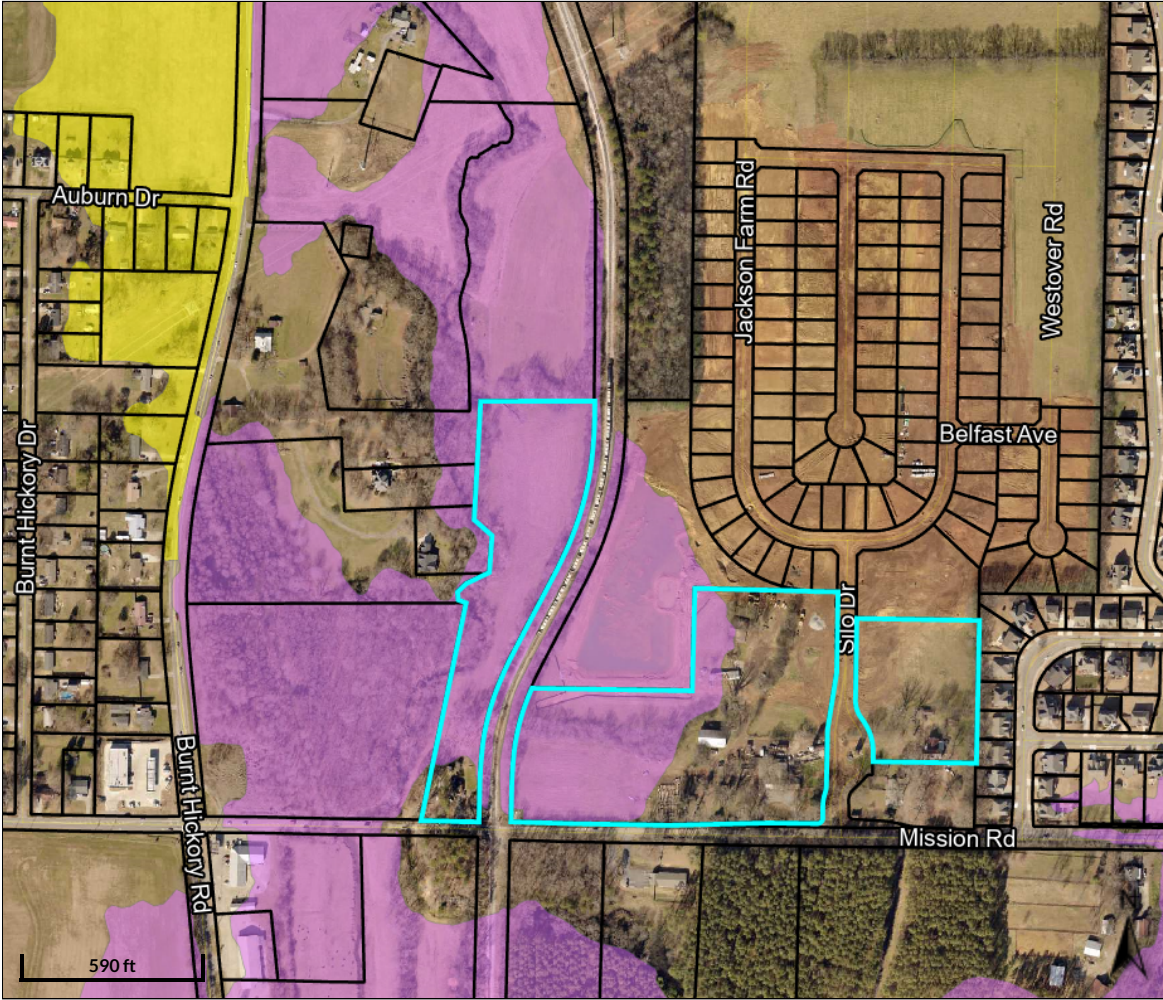
Owner Address CLYDE WILSON JACKSON TRUST
 478 MISSION RD
 CARTERSVILLE, GA 30120

District Cartersville
Brief Tax Description LL 448-449-416-377
(Note: Not to be used on legal documents)

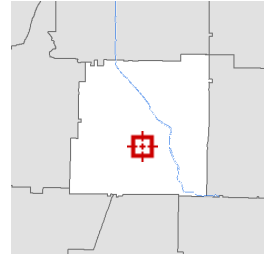
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qPublic.net™ Bartow County, GA FLOOD HAZARD AREA



Overview



Legend

- Parcels
- Roads
- Flood Hazard Area**
- Bartow Regulatory
- FEMA

Parcel ID	C024-0001-001	Alternate ID	34911	Owner Address	CLYDE WILSON JACKSON TRUST
Sec/Twp/Rng	n/a	Class	Agricultural		478 MISSION RD
Property Address	496 MISSION RD	Acreage	26.01		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL 448-449-416-377				
	(Note: Not to be used on legal documents)				

Date created: 1/31/2024
 Last Data Uploaded: 1/30/2024 8:44:05 PM

Developed by Schneider
 GEOSPATIAL


Application for Rezoning
City of Cartersville

Case Number: Z24-02
Date Received: 12/27/23

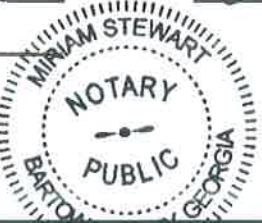
Public Hearing Dates:

Planning Commission 2/6 5:30pm 1st City Council 2/15 7:00pm 2nd City Council 3/7 7:00pm

Applicant Smith Douglas Homes Office Phone 770-213-8067
 (printed name)
 Address 110 Village Trail, Suite 215 Mobile/Other Phone N/A
 City Woodstock State GA Zip 30188 Email cthorpe@smithdouglas.com
 Southland Engineering, INC. Phone (Rep) 770-387-0440
 Representative's printed name (if other than applicant) Email (Rep) karl@southlandengineers.com
 Representative Signature [Signature] Applicant Signature [Signature]
 Signed, sealed and delivered in presence of: My commission expires:
Brenda Kuten Schumaker Notary Public



* Titleholder Clyde Wilson Jackson Trust Phone 404 569 1161
 (titleholder's printed name)
 Address 478 Mission Road Cartersville, GA 301250 Email danjacksonfan@gmail.com
 Signature [Signature]
 Signed, sealed, delivered in presence of: My commission expires: 10/11/2025
Miriam Stewart Notary Public



Present Zoning District P-D Requested Zoning P-D with modifications
 Acreage 12.58 Land Lot(s) 448 & 449 District(s) 4th Section(s) 3rd
 Location of Property: 496 Mission Road Cartersville, GA 30120 Parcel ID No. C024-0001-001
 (street address, nearest intersections, etc.)
 Reason for Rezoning Request: To modify the zoning conditions by reducing the amount of commercial area by 12.58 acres in order to construct townhomes on the west side of Silo Drive.
 (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 rezoning action must make the following disclosures:

Date of Application: 12/27/2023

Date Two Years Prior to Application: 12/27/2021

Date Five Years Prior to Application: 12/27/2018

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	_____	✓ _____

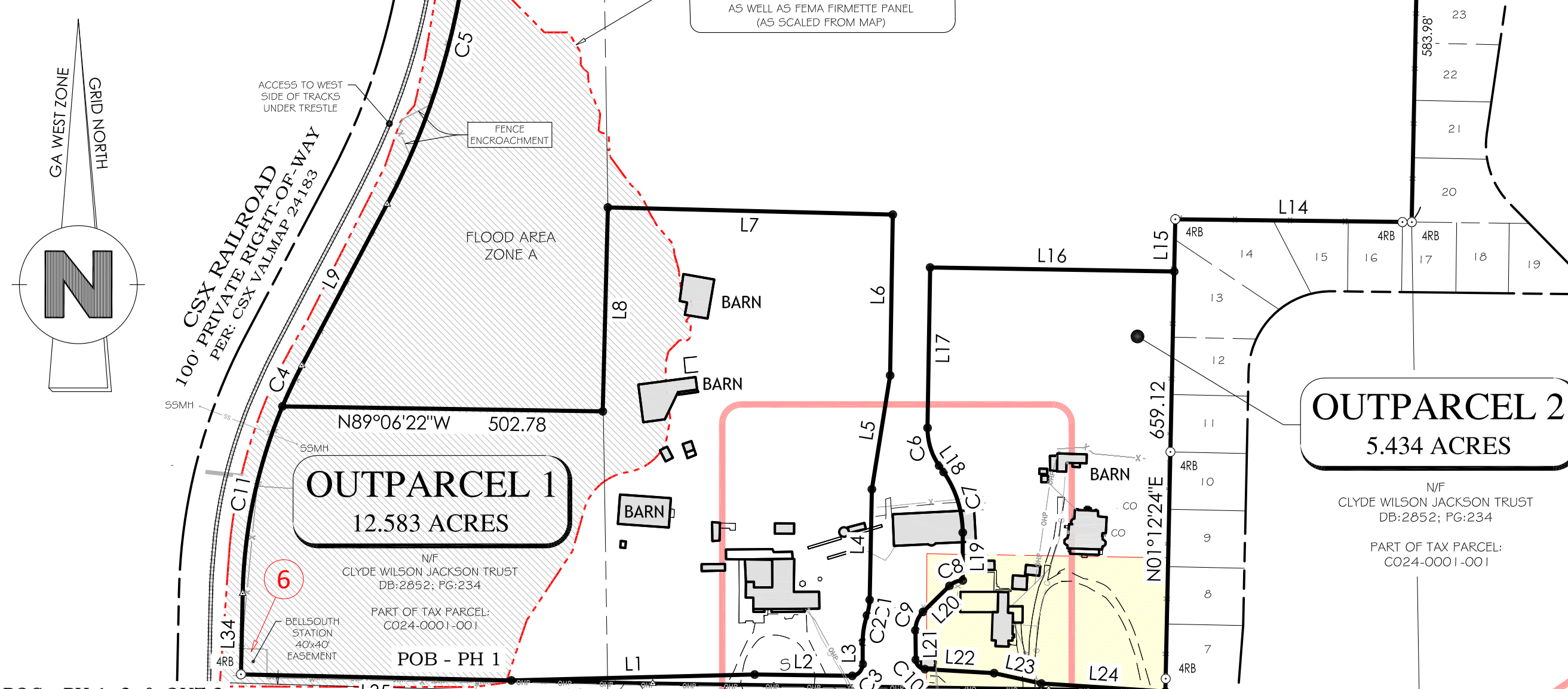
2. If the answer to any of the above is **Yes**, please indicate below to whom, the dollar amount, date, and description of each campaign contribution, during the past five (5) years.

Connor Thorpe 12/27/2023
Signature Date

Connor Thorpe
Print Name

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DIRECTION, CHORD. Lists curves C1 through C11.

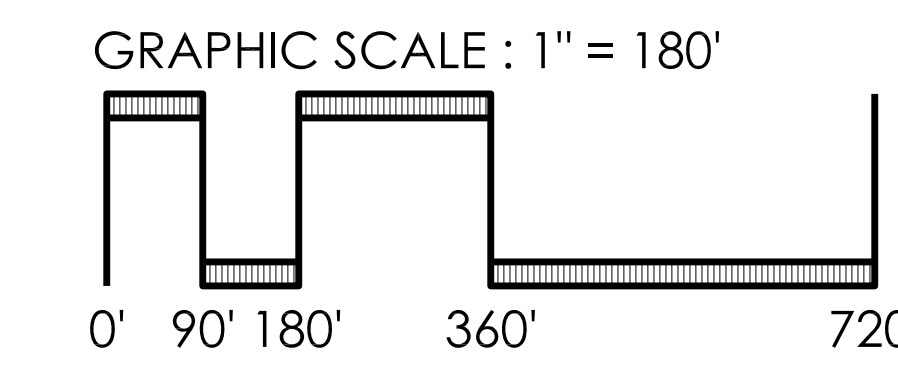
LINE TABLE with columns: LINE, BEARING, LENGTH. Lists lines L1 through L35.



MISSION ROAD 50' PUBLIC RIGHT-OF-WAY PER SURVEY BY BILL SMITH DATED: MARCH 3, 2006

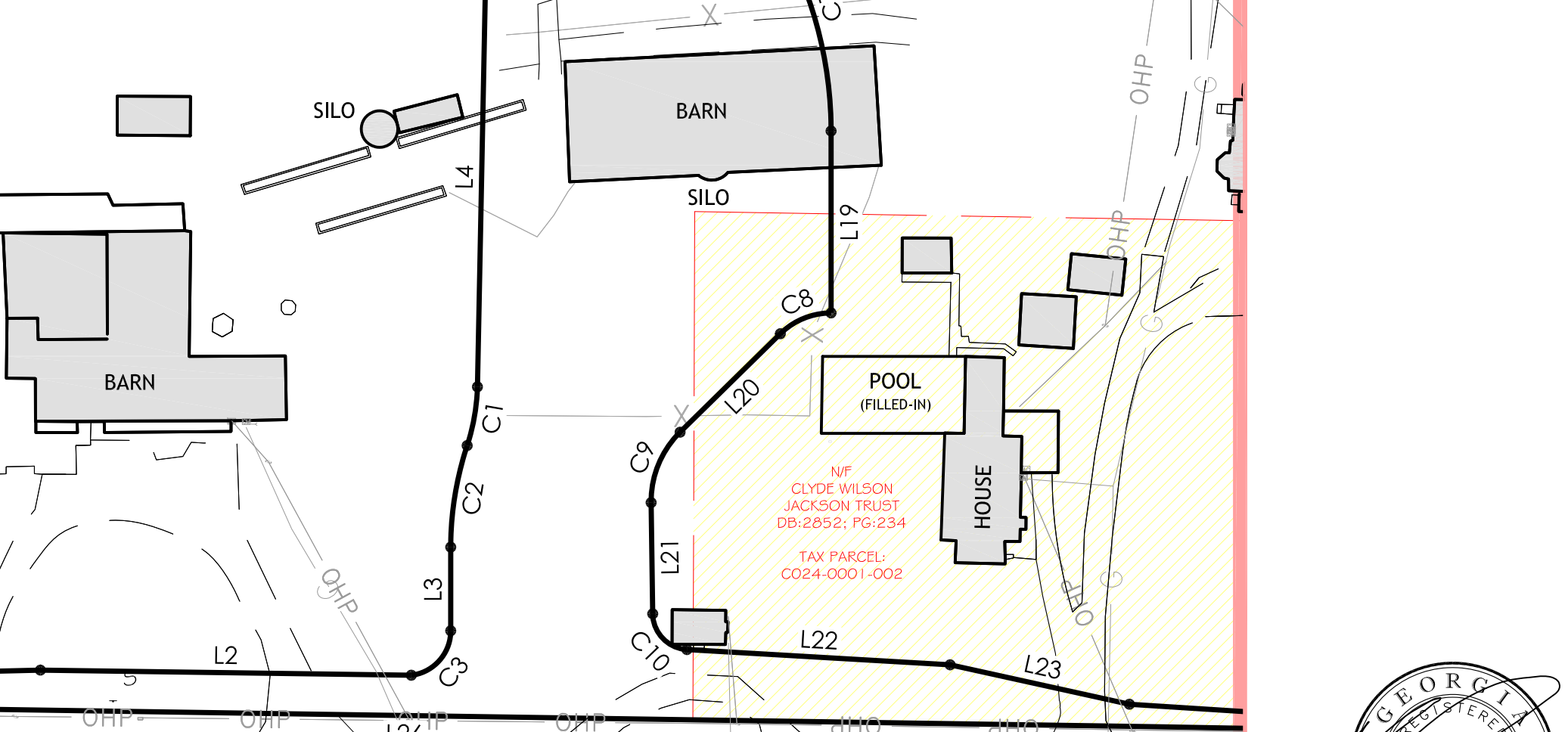
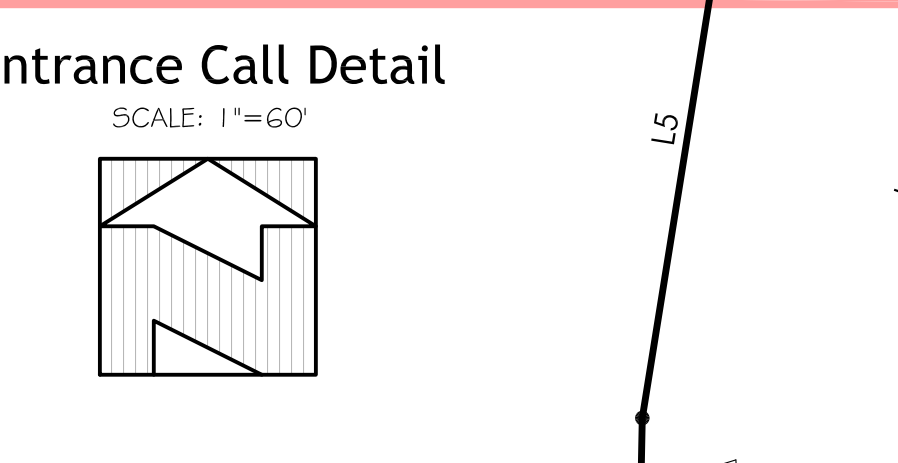
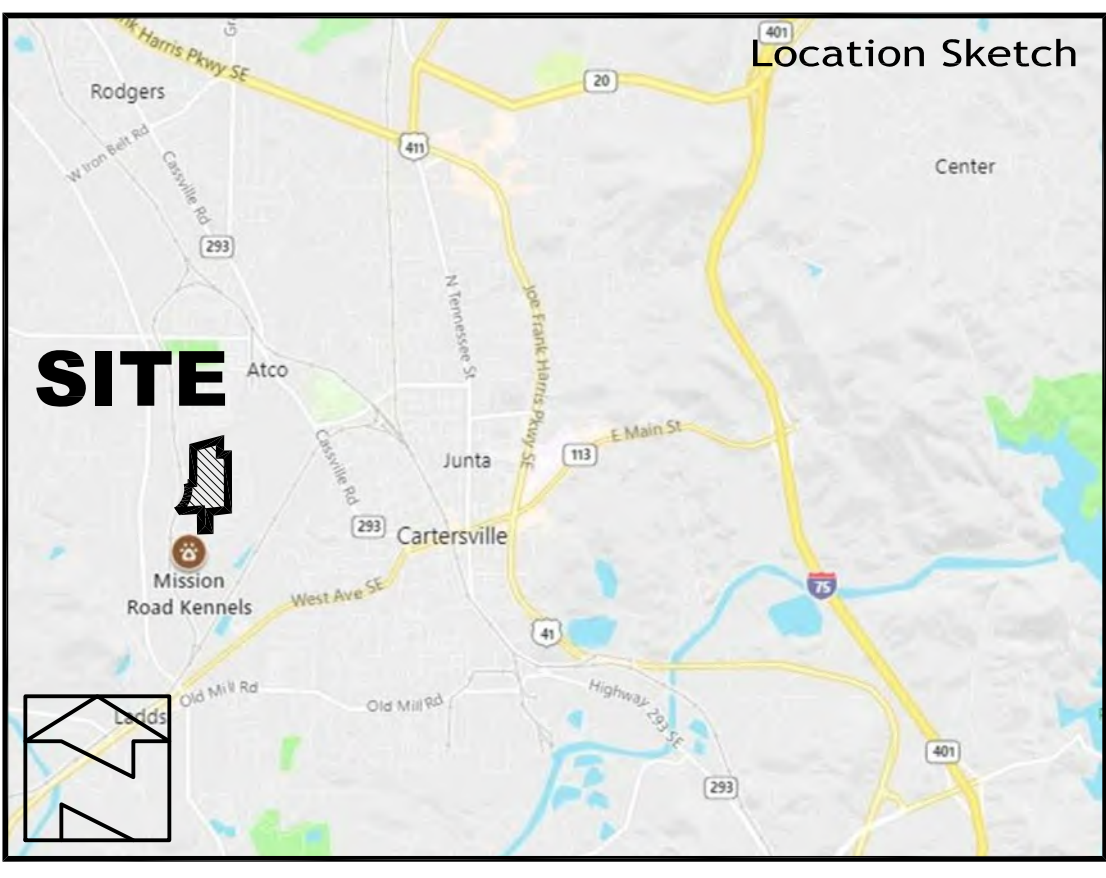
Legal Description - Outparcel 1 - 12.583 acres. ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LAND LOTS 448, AND 449, OF THE 4TH DISTRICT, 3RD SECTION IN THE CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN FOUND (#4 REBAR) AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY (RW) OF MISSION ROAD (50' PUBLIC RW) AND THE EASTERN RW OF CSX RAILROAD (100' PRIVATE RW) THENCE ALONG THE WESTERN RW OF CSX RAILROAD (100' PRIVATE RW) WITH A BEARING OF N 0°11'30" E A DISTANCE OF 127.03 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 800.00 FEET, HAVING A CHORD BEARING OF N 11°59'59" E A CHORD DISTANCE OF 300.03 FEET AND AN ARC LENGTH OF 301.82 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY WITH A BEARING OF S 89°05'22" E A DISTANCE OF 502.78 FEET TO A POINT; THENCE WITH A BEARING OF N 01°26'26" E A DISTANCE OF 320.05 FEET TO A POINT; THENCE WITH A BEARING OF S 88°33'28" E A DISTANCE OF 447.25 FEET TO A POINT; THENCE WITH A BEARING OF S 00°56'17" W A DISTANCE OF 252.32 FEET TO A POINT; THENCE WITH A BEARING OF S 09°06'31" W A DISTANCE OF 180.89 FEET TO A POINT; THENCE WITH A BEARING OF S 01°08'51" W A DISTANCE OF 173.61 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 529.34 FEET, HAVING A CHORD BEARING OF S 09°53'03" E A CHORD DISTANCE OF 24.64 FEET AND AN ARC LENGTH OF 24.73 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 133.06 FEET, HAVING A CHORD BEARING OF S 09°11'48" E WITH A CHORD DISTANCE OF 42.53 FEET AND AN ARC LENGTH OF 42.71 FEET TO A POINT; THENCE WITH A BEARING OF S 00°00'00" W A DISTANCE OF 34.55 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 18.50 FEET, HAVING A CHORD BEARING OF S 41°33'44" W, A CHORD DISTANCE OF 24.55 FEET AND AN ARC LENGTH OF 26.84 FEET TO A POINT; THENCE WITH A BEARING OF N 89°12'39" W A DISTANCE OF 153.24 FEET TO A POINT; THENCE WITH A BEARING OF S 88°37'06" W A DISTANCE OF 381.93 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF MISSION ROAD (50' RW); THENCE ALONG SAID RIGHT-OF-WAY WITH A BEARING OF N 88°43'45" W A DISTANCE OF 424.40 FEET TO AN IRON PIN (#4 REBAR) AND THE TRUE POINT OF BEGINNING.

Legal Description - Outparcel 2 - 5.434 acres. ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LAND LOT 449, OF THE 4TH DISTRICT, 3RD SECTION IN THE CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIN FOUND (#4 REBAR) AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY (RW) OF MISSION ROAD (50' PUBLIC RW) AND THE EASTERN RW OF CSX RAILROAD (100' PRIVATE RW) THENCE ALONG THE NORTHERN RW OF MISSION ROAD (50' PUBLIC RW) WITH A BEARING OF S 88°43'45" E A DISTANCE OF 424.40 FEET TO AN IRON PIN PLACED (#4 REBAR); THENCE WITH A BEARING OF S 88°08'39" E A DISTANCE OF 62.15 FEET TO A POINT; THENCE WITH A BEARING OF S 88°59'07" E A DISTANCE OF 163.12 FEET TO A POINT WHICH IS THE TRUE POINT OF BEGINNING. FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, THENCE LEAVING THE NORTH RIGHT-OF-WAY OF MISSION ROAD (50' RW) WITH A BEARING OF N 62°18'29" W A DISTANCE OF 195.08 FEET TO A POINT; THENCE WITH A BEARING OF N 77°35'40" W A DISTANCE OF 75.82 FEET TO A POINT; THENCE WITH A BEARING OF N 86°41'05" W A DISTANCE OF 106.92 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 15.00 FEET, HAVING A CHORD BEARING OF N 43°44'45" W, A CHORD DISTANCE OF 20.44 FEET AND AN ARC LENGTH OF 45.97 FEET TO A POINT; THENCE WITH A BEARING OF N 00°48'26" W A DISTANCE OF 45.97 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 40.00 FEET, HAVING A CHORD BEARING OF N 22°12'04" E A CHORD DISTANCE OF 31.46 FEET AND AN ARC LENGTH OF 32.34 FEET TO A POINT; THENCE WITH A BEARING OF N 45°30'35" E A DISTANCE OF 58.06 FEET TO A POINT; THENCE IN A NORTHEASTERLY DIRECTION WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 30.00 FEET, HAVING A CHORD BEARING OF N 67°41'07" E A CHORD DISTANCE OF 22.65 FEET AND AN ARC LENGTH OF 23.22 FEET TO A POINT; THENCE WITH A BEARING OF N 00°00'00" W A DISTANCE OF 75.18 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 165.00 FEET, HAVING A CHORD BEARING OF N 17°34'06" W A CHORD DISTANCE OF 99.61 FEET AND AN ARC LENGTH OF 101.19 FEET TO A POINT; THENCE WITH A BEARING OF N 39°08'12" W A DISTANCE OF 12.25 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 100.00 FEET, HAVING A CHORD BEARING OF N 17°05'17" W A CHORD DISTANCE OF 61.33 FEET AND AN ARC LENGTH OF 62.96 FEET TO A POINT; THENCE WITH A BEARING OF N 00°56'17" E A DISTANCE OF 251.69 FEET TO A POINT; THENCE WITH A BEARING OF S 89°03'43" E A DISTANCE OF 383.04 FEET TO A POINT; THENCE WITH A BEARING OF S 01°11'22" W A DISTANCE OF 659.12 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.



Flood Statement. THE F.I.R.M. (FLOOD INSURANCE RATE MAP) SHOWS THE REFERENCED PARCEL TO BE IN ZONE A AND IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS. ACCORDING TO PANEL NO: 1301500262H, DATED: OCTOBER 05, 2018. ADDITIONALLY, THE BARTOW COUNTY REGULATORY STUDY SHOWS THE REFERENCED PARCEL TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS. AFFECTS AS SHOWN. (WWW.QPUBLIC.NET/GABARTOWSEARCH.HTML)

Utility Notes. WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.



Legal Description - Phase 1 - 43.756 acres. ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LAND LOTS 416, 448, AND 449, OF THE 4TH DISTRICT, 3RD SECTION IN THE CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIN FOUND (#4 REBAR) AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY (RW) OF MISSION ROAD (50' PUBLIC RW) AND THE EASTERN RW OF CSX RAILROAD (100' PRIVATE RW) THENCE ALONG THE NORTHERN RW OF MISSION ROAD (50' PUBLIC RW) WITH A BEARING OF S 88°43'45" E A DISTANCE OF 424.40 FEET TO AN IRON PIN PLACED (#4 REBAR); THENCE WITH A BEARING OF S 88°08'39" E A DISTANCE OF 62.15 FEET TO A POINT; THENCE WITH A BEARING OF S 88°59'07" E A DISTANCE OF 163.12 FEET TO A POINT WHICH IS THE TRUE POINT OF BEGINNING. FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, THENCE LEAVING THE NORTHERN RIGHT-OF-WAY OF MISSION ROAD (50' RW) WITH A BEARING OF N 62°18'29" W A DISTANCE OF 195.08 FEET TO A POINT; THENCE WITH A BEARING OF N 77°35'40" W A DISTANCE OF 75.82 FEET TO A POINT; THENCE WITH A BEARING OF N 86°41'05" W A DISTANCE OF 106.92 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 15.00 FEET, HAVING A CHORD BEARING OF N 43°44'45" W, A CHORD DISTANCE OF 20.44 FEET AND AN ARC LENGTH OF 45.97 FEET TO A POINT; THENCE WITH A BEARING OF N 00°48'26" W A DISTANCE OF 45.97 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 40.00 FEET, HAVING A CHORD BEARING OF N 22°12'04" E A CHORD DISTANCE OF 31.46 FEET AND AN ARC LENGTH OF 32.34 FEET TO A POINT; THENCE WITH A BEARING OF N 45°30'35" E A DISTANCE OF 58.06 FEET TO A POINT; THENCE IN A NORTHEASTERLY DIRECTION WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 30.00 FEET, HAVING A CHORD BEARING OF N 67°41'07" E A CHORD DISTANCE OF 22.65 FEET AND AN ARC LENGTH OF 23.22 FEET TO A POINT; THENCE WITH A BEARING OF N 00°00'00" W A DISTANCE OF 75.18 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 165.00 FEET, HAVING A CHORD BEARING OF N 17°34'06" W A CHORD DISTANCE OF 99.61 FEET AND AN ARC LENGTH OF 101.19 FEET TO A POINT; THENCE WITH A BEARING OF N 39°08'12" W A DISTANCE OF 12.25 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 100.00 FEET, HAVING A CHORD BEARING OF N 17°05'17" W A CHORD DISTANCE OF 61.33 FEET AND AN ARC LENGTH OF 62.96 FEET TO A POINT; THENCE WITH A BEARING OF N 00°56'17" E A DISTANCE OF 251.69 FEET TO A POINT; THENCE WITH A BEARING OF S 89°03'43" E A DISTANCE OF 383.04 FEET TO A POINT; THENCE WITH A BEARING OF S 01°11'22" W A DISTANCE OF 659.12 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.

Legal Description - Phase 2 - 32.553 acres. ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LAND LOTS 377, 416, AND 449, OF THE 4TH DISTRICT, 3RD SECTION IN THE CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIN FOUND (#4 REBAR) AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY (RW) OF MISSION ROAD (50' PUBLIC RW) AND THE EASTERN RW OF CSX RAILROAD (100' PRIVATE RW) THENCE ALONG THE NORTHERN RW OF MISSION ROAD (50' PUBLIC RW) WITH A BEARING OF S 88°43'45" E A DISTANCE OF 424.40 FEET TO AN IRON PIN PLACED (#4 REBAR); THENCE WITH A BEARING OF S 88°08'39" E A DISTANCE OF 62.15 FEET TO A POINT; THENCE WITH A BEARING OF S 88°59'07" E A DISTANCE OF 163.12 FEET TO A POINT WHICH IS THE TRUE POINT OF BEGINNING. FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, THENCE LEAVING THE NORTHERN RIGHT-OF-WAY OF MISSION ROAD (50' RW) WITH A BEARING OF N 62°18'29" W A DISTANCE OF 195.08 FEET TO A POINT; THENCE WITH A BEARING OF N 77°35'40" W A DISTANCE OF 75.82 FEET TO A POINT; THENCE WITH A BEARING OF N 86°41'05" W A DISTANCE OF 106.92 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 15.00 FEET, HAVING A CHORD BEARING OF N 43°44'45" W, A CHORD DISTANCE OF 20.44 FEET AND AN ARC LENGTH OF 45.97 FEET TO A POINT; THENCE WITH A BEARING OF N 00°48'26" W A DISTANCE OF 45.97 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 40.00 FEET, HAVING A CHORD BEARING OF N 22°12'04" E A CHORD DISTANCE OF 31.46 FEET AND AN ARC LENGTH OF 32.34 FEET TO A POINT; THENCE WITH A BEARING OF N 45°30'35" E A DISTANCE OF 58.06 FEET TO A POINT; THENCE IN A NORTHEASTERLY DIRECTION WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 30.00 FEET, HAVING A CHORD BEARING OF N 67°41'07" E A CHORD DISTANCE OF 22.65 FEET AND AN ARC LENGTH OF 23.22 FEET TO A POINT; THENCE WITH A BEARING OF N 00°00'00" W A DISTANCE OF 75.18 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 165.00 FEET, HAVING A CHORD BEARING OF N 17°34'06" W A CHORD DISTANCE OF 99.61 FEET AND AN ARC LENGTH OF 101.19 FEET TO A POINT; THENCE WITH A BEARING OF N 39°08'12" W A DISTANCE OF 12.25 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 100.00 FEET, HAVING A CHORD BEARING OF N 17°05'17" W A CHORD DISTANCE OF 61.33 FEET AND AN ARC LENGTH OF 62.96 FEET TO A POINT; THENCE WITH A BEARING OF N 00°56'17" E A DISTANCE OF 251.69 FEET TO A POINT; THENCE WITH A BEARING OF S 89°03'43" E A DISTANCE OF 383.04 FEET TO A POINT; THENCE WITH A BEARING OF S 01°11'22" W A DISTANCE OF 659.12 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.

Comm. no: HTA-191015-TIL and HTA-JACKSON FARM Eff. Date: July 8, 2020 at 8:00 AM. 2. RIPARIAN RIGHTS INCIDENT TO THE INSURED PREMISES, AND RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATER EXTENDING THROUGH OR ADJACENT TO THE SUBJECT PROPERTY, WITHOUT DIMINUTION. - NOT APPLICABLE. 3. RIGHT OF WAY EASEMENT FROM R. W. JACKSON TO GEORGIA RAILWAY & POWER COMPANY DATED FEBRUARY 11, 1925 AND RECORDED IN DEED BOOK 61, PAGE 539, BARTOW COUNTY, GEORGIA RECORDS; AS TRANSFERRED TO GEORGIA TRANSMISSION CORPORATION BY QUILCLAIM DEED AND BILL OF SALE DATED DECEMBER 30, 2015 AND RECORDED IN DEED BOOK 281 I, PAGE 465, AFORESAID RECORDS. - AFFECTS PHASE 2 AS SHOWN. 4. EASEMENT FOR RIGHT OF WAY FROM R. W. JACKSON ET AL TO GEORGIA POWER COMPANY DATED JANUARY 5, 1955 AND RECORDED IN DEED BOOK 103, PAGE 527, AFORESAID RECORDS; AS TRANSFERRED TO GEORGIA TRANSMISSION CORPORATION BY QUILCLAIM DEED AND BILL OF SALE DATED DECEMBER 30, 2015 AND RECORDED IN DEED BOOK 281 I, PAGE 465, AFORESAID RECORDS. - AFFECTS PHASE 2 AS SHOWN. 5. EASEMENT FOR RIGHT OF WAY FROM LEWIS W. JACKSON AND CLYDE W. JACKSON TO GEORGIA POWER COMPANY DATED OCTOBER 1, 1974 AND RECORDED IN DEED BOOK 243, PAGE 167, AFORESAID RECORDS; AS TRANSFERRED TO GEORGIA TRANSMISSION CORPORATION BY QUILCLAIM DEED AND BILL OF SALE DATED DECEMBER 30, 2015 AND RECORDED IN DEED BOOK 281 I, PAGE 465, AFORESAID RECORDS. - AFFECTS PHASE 2 AS SHOWN. 6. EASEMENT FROM CLYDE W. JACKSON TO BELLSOUTH TELECOMMUNICATION, INC. DATED APRIL 22, 1989 AND RECORDED IN DEED BOOK 121 I, PAGE 656, AFORESAID RECORDS. - AFFECTS OUTPARCEL 1 AS SHOWN.

Surveyor's Certification. I, KEVIN N. COONEY, A REGISTERED LAND SURVEYOR IN THE STATE OF GEORGIA OF THE FIRM OF SOUTHLAND ENGINEERING, INC., CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA, 30120 PHONE: (770) 387-0440, HEREBY CERTIFY TO SDH ATLANTA, LLC., JACKSON FARM 85, LLC., FIRST AMERICAN TITLE INSURANCE COMPANY, HIGHLAND TITLE AGENCY, LLC, DONALD JACKSON AND MCCAMY HEILMAN, CO-TRUSTEES THAT THE PREMISES SHOWN HEREON IS A TRUE AND CORRECT FLAT OF THE PROPERTY DESCRIBED HEREON, THAT THE BUILDINGS THEREON ARE LOCATED WITH RESPECT TO PROPERTY BOUNDARIES AS SHOWN; THE SURVEY WAS PREPARED TO INCLUDE 2016 ALTA TABLE ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18, 19, AND 20. I FURTHER CERTIFY THAT I HAVE CONSULTED THE F.I.R.M. (FLOOD INSURANCE RATE MAP) AND IT SHOWS THE REFERENCED PARCEL TO BE IN ZONE A AND IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS. ACCORDING TO PANEL NO: 1301500262H, DATED: OCTOBER 05, 2018.

WITNESS MY HAND THIS 7th DAY OF AUGUST, 2020.

SOUTHLAND ENGINEERING logo and contact information: CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS. 114 OLD MILL ROAD, CARTERSVILLE, GA 30120. PH: 770.387.0440 FAX: 770.607.5151. DATE: JULY 21, 2020 REV: AUG. 22, 2022 JOB NO: 19086-14 DATE OF FIELDWORK: DECEMBER 23, 2019 DR: JPC CH: KNC APP: KNC

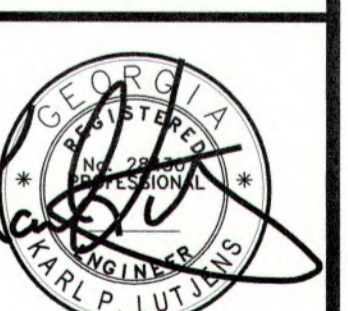
ALTA/NSPS LAND TITLE SURVEY FOR: SDH Atlanta, LLC., Jackson Farm 85, LLC., First American Title Insurance Company Highland Title Agency, LLC, & Donald Jackson and McCamy Heilman, Co-Trustees. LOCATED IN LAND LOT(S) 377, 416, 448, AND 449, 4th DISTRICT, 3rd SECTION, CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA

Legend table with symbols for: IRON PIN FOUND, CONCRETE MON-FOUND, IRON PIN PLACED, BENCHMARK, PHOTO REFERENCE, EXCEPTIONS, PARKING BOLLARD, DOUBLE WING CATCH BASIN, SINGLE WING CATCH BASIN, JUNCTION BOX, CURB INLET, YARD INLET, DROP INLET, HEADWALL, GAS VALVE, GAS METER, TELEPHONE MANHOLE, ELECTRIC MANHOLE, TELEPHONE PEDESTAL, SIGN, SEWER MANHOLE, CLEAN OUT, WATER VALVE, WATER METER, FIRE HYDRANT, IRRIGATION CONT. VALVE, WELL, POWER POLE, GUY WIRE, ELECTRIC METER, TRANSFORMER, LIGHT POLE, FLOW ARROW, MAILBOX, STORM PIPE, SEWER PIPE, OVERHEAD PWR., FENCE LINE, WATER LINE, GAS LINE, COMM. LINE, UNDERGROUND PWR.

DATE	DESCRIPTION
1/23/20	PRELIMINARY PLAT
3/9/20	CITY COMMENTS
4	
5	
6	

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

**JACKSON FARM
 PLANNED DEVELOPMENT**
 LOCATED IN LAND LOTS 448, 449, 416, 377
 4TH DISTRICT, 3RD SECTION
 CITY OF CARTERSVILLE, GEORGIA

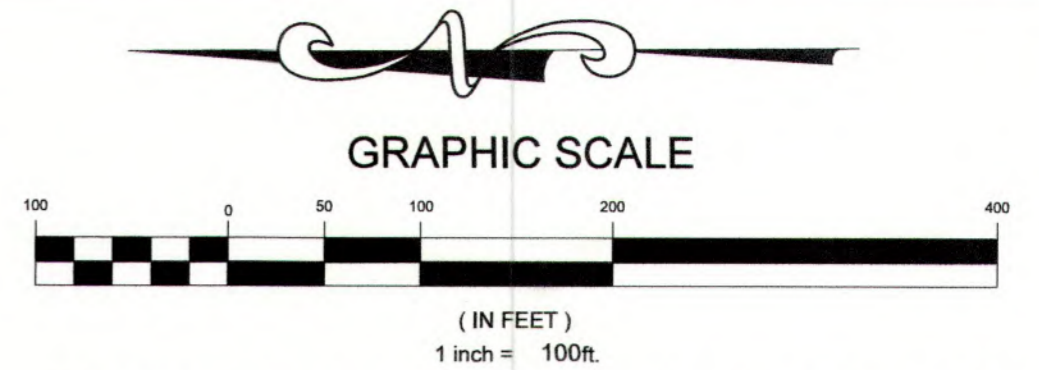


SHEET TITLE:

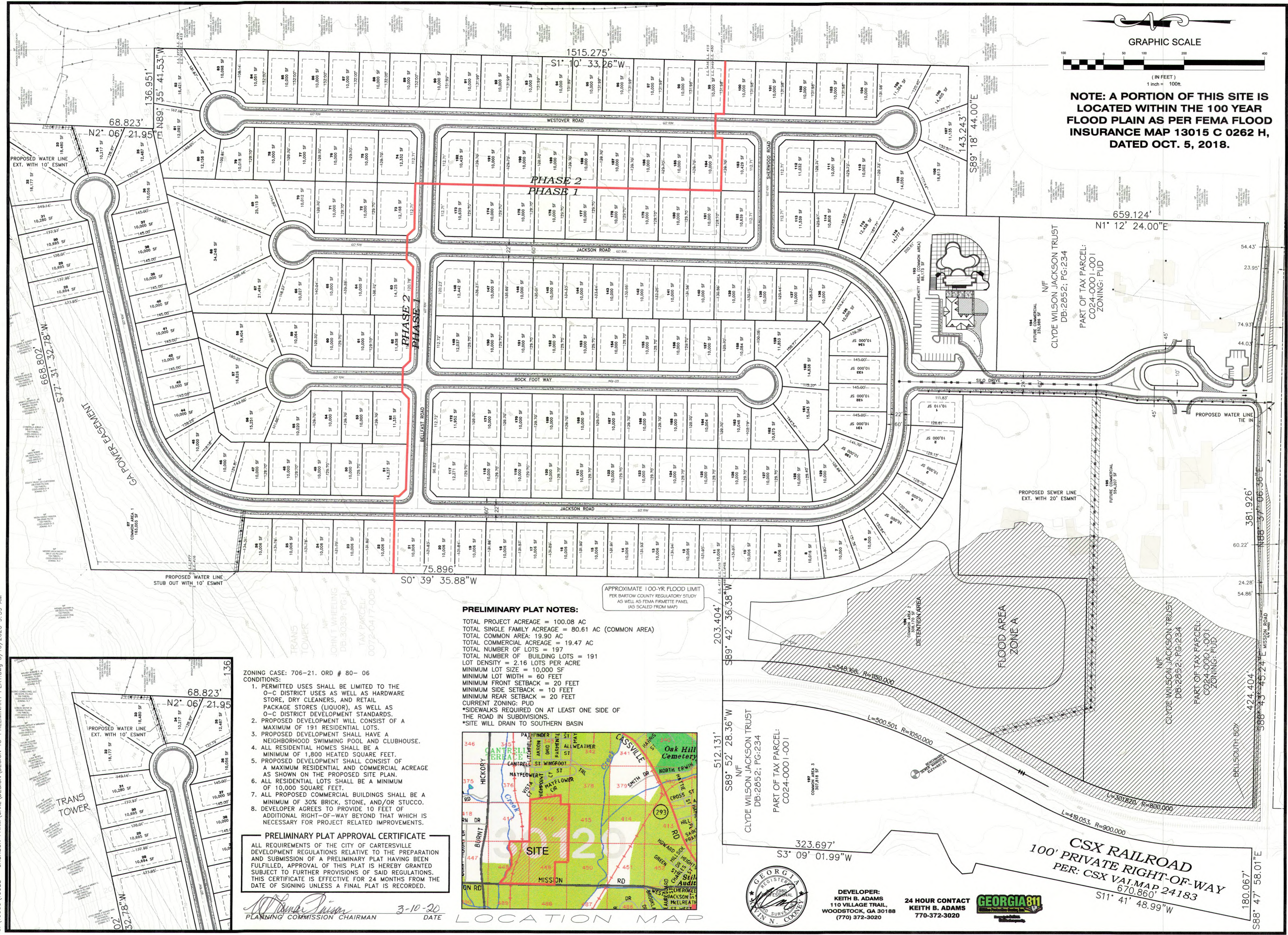
PRELIMINARY PLAT (PUD)

SHEET NO.:

PRE-1.0

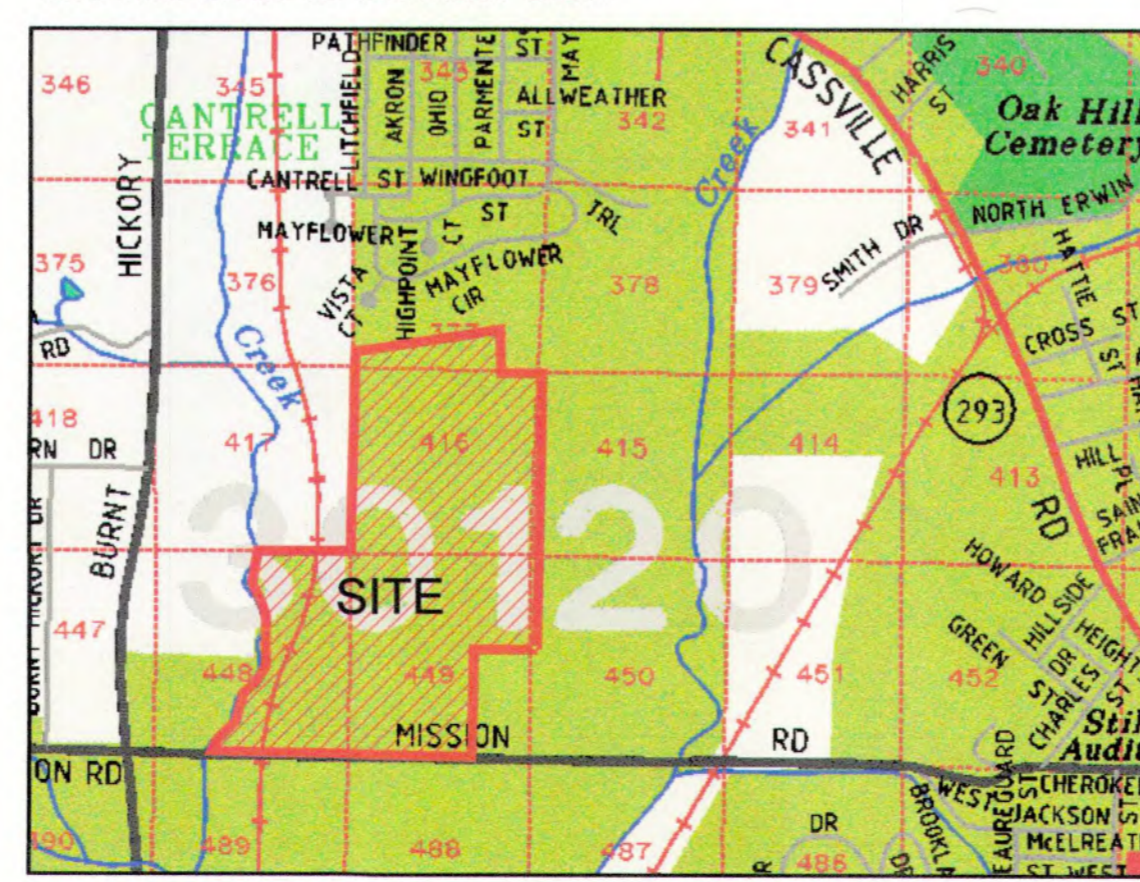


NOTE: A PORTION OF THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA FLOOD INSURANCE MAP 13015 C 0262 H, DATED OCT. 5, 2018.



PRELIMINARY PLAT NOTES:

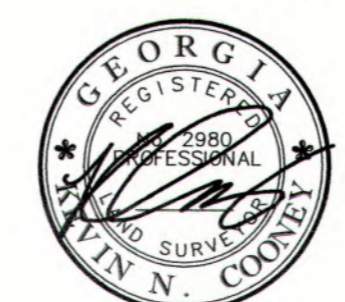
- TOTAL PROJECT ACREAGE = 100.08 AC
- TOTAL SINGLE FAMILY ACREAGE = 80.61 AC (COMMON AREA)
- TOTAL COMMON AREA: 19.90 AC
- TOTAL COMMERCIAL ACREAGE = 19.47 AC
- TOTAL NUMBER OF LOTS = 197
- TOTAL NUMBER OF BUILDING LOTS = 191
- LOT DENSITY = 2.16 LOTS PER ACRE
- MINIMUM LOT SIZE = 10,000 SF
- MINIMUM LOT WIDTH = 60 FEET
- MINIMUM FRONT SETBACK = 20 FEET
- MINIMUM SIDE SETBACK = 10 FEET
- MINIMUM REAR SETBACK = 20 FEET
- CURRENT ZONING: PUD
- *SIDEWALKS REQUIRED ON AT LEAST ONE SIDE OF THE ROAD IN SUBDIVISIONS.
- *SITE WILL DRAIN TO SOUTHERN BASIN



- ZONING CASE: 706-21. ORD # 80- 06
 CONDITIONS:
- 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.
 - PROPOSED DEVELOPMENT WILL CONSIST OF A MAXIMUM OF 191 RESIDENTIAL LOTS.
 - PROPOSED DEVELOPMENT SHALL HAVE A NEIGHBORHOOD SWIMMING POOL AND CLUBHOUSE.
 - ALL RESIDENTIAL HOMES SHALL BE A MINIMUM OF 1,800 HEATED SQUARE FEET.
 - PROPOSED DEVELOPMENT SHALL CONSIST OF A MAXIMUM RESIDENTIAL AND COMMERCIAL ACREAGE AS SHOWN ON THE PROPOSED SITE PLAN.
 - ALL RESIDENTIAL LOTS SHALL BE A MINIMUM OF 10,000 SQUARE FEET.
 - ALL PROPOSED COMMERCIAL BUILDINGS SHALL BE A MINIMUM OF 30% BRICK, STONE, AND/OR STUCCO.
 - DEVELOPER AGREES TO PROVIDE 10 FEET OF ADDITIONAL RIGHT-OF-WAY BEYOND THAT WHICH IS NECESSARY FOR PROJECT RELATED IMPROVEMENTS.

PRELIMINARY PLAT APPROVAL CERTIFICATE
 ALL REQUIREMENTS OF THE CITY OF CARTERSVILLE DEVELOPMENT REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A PRELIMINARY PLAT HAVING BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED SUBJECT TO FURTHER PROVISIONS OF SAID REGULATIONS. THIS CERTIFICATE IS EFFECTIVE FOR 24 MONTHS FROM THE DATE OF SIGNING UNLESS A FINAL PLAT IS RECORDED.

Michael J. Wilson
 PLANNING COMMISSION CHAIRMAN
 3-10-20 DATE



DEVELOPER:
 KEITH B. ADAMS
 110 VILLAGE TRAIL,
 WOODSTOCK, GA 30188
 (770) 372-3020



**CSX RAILROAD
 100' PRIVATE RIGHT-OF-WAY**
 PER: CSX VAI MAP 24183
 670.860

PART OF TAX PARCEL:
CO24-0001-001



POND A
WITH AERATOR OR FOUNTAIN

6" POND FENCE W/
10' ACCESS GATE

DOG PARK

POND C
WITH AERATOR OR FOUNTAIN

MISSION ROAD
50' PUBLIC RIGHT-OF-WAY

FUTURE POTENTIAL DRIVEWAY

LOTS 1-82
REAR ENTRY DRIVEWAY
COVERED FRONT PORCH
FACING STREET

Open Space: 108
POCKET PARK
AMENITY AREA (COMMON AREA)
13,892 SF

N/F
CLYDE WILSON JACKSON TRUST
DB:2852; PG:234

PART OF TAX PARCEL:
CO24-0001-001
ZONING: PUD

EXISTING SILO

PARK AREA
OWNED BY HOA

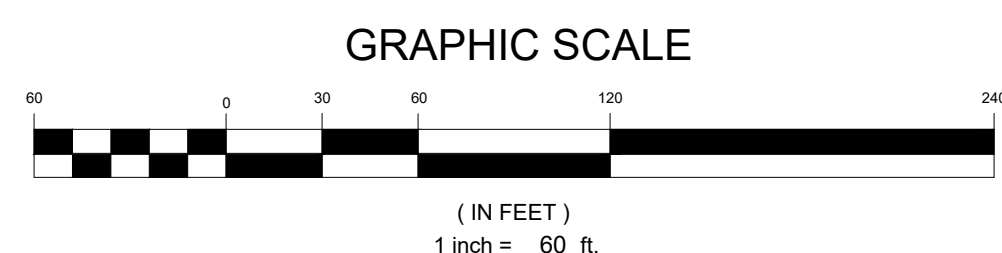
POOL

CLUB HOUSE

PROPOSED R/W

SPEED
LIMIT
35

SITE NOTES:
TOTAL PROJECT ACREAGE = 12.58 AC
PART OF JACKSON FARM PUD
TOTAL NUMBER OF LOTS = 108
TOTAL NUMBER OF BUILDING LOTS TOWNHOME = 103
LOT DENSITY = 8.66 LOTS PER ACRE
MINIMUM LOT SIZE = 2,000 SF
MINIMUM LOT WIDTH = 24 FEET
MINIMUM FRONT SETBACK = 10 FEET
MINIMUM SIDE SETBACK = 10 FEET(END OF ROW WHEN ADJ STREET)
7.5 FEET (END ROW WHEN ADJOINING
INTERIOR LOT LINE)
MINIMUM REAR SETBACK = 15 FEET(EXTERNAL LOT)
10 FEET (INTERNAL LOT)
DESIGN CONDITIONS
TOWNHOMES ARE FRONT ENTRY, EXCEPT LOTS FACING MISSION ROAD
AND SILO DRIVE. TOWNHOMES FACING EXISTING STREET SHALL
HAVE COVERED FRONT PATIO
CURRENT ZONING: PUD
SPEED LIMIT: 15 MPH



BUTTON LEWIS

PROJECT NO.
20367

DATE:
12/28/23

REVISIONS:	DATE	DESCRIPTION
1	9/19/23	Zoning PLAN
2		
3		
4		
5		
6		

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

JACKSON FARM
PLANNED DEVELOPMENT
LOCATED IN LAND LOTS 377,448,449,416
4TH DISTRICT, 3RD SECTION
CITY OF CARTERSVILLE, GEORGIA



SHEET TITLE:

SITE
PLAN
(TOWN HOMES)

SHEET NO.:

C201

G:\230000\23067 - JACKSON FARM TH - SMITH DOUGLAS\CIVIL\DESIGN\CONCEPT-5.dwg 12/28/2023 2:03 PM

C:\23000\23067 - JACKSON FARM TH - SMITH DOUGLAS\CIVIL\DESIGN\CONCEPT-5.dwg 12/28/2023 2:03 PM

WILSON JACKSON TRUST
DB: 2052 PG 234
PART OF TAX PARCEL:
024-0001-001
ZONING: PUD

POND A
WITH AERATOR OR FOUNTAIN

6' POND FENCE W/
10' ACCESS GATE

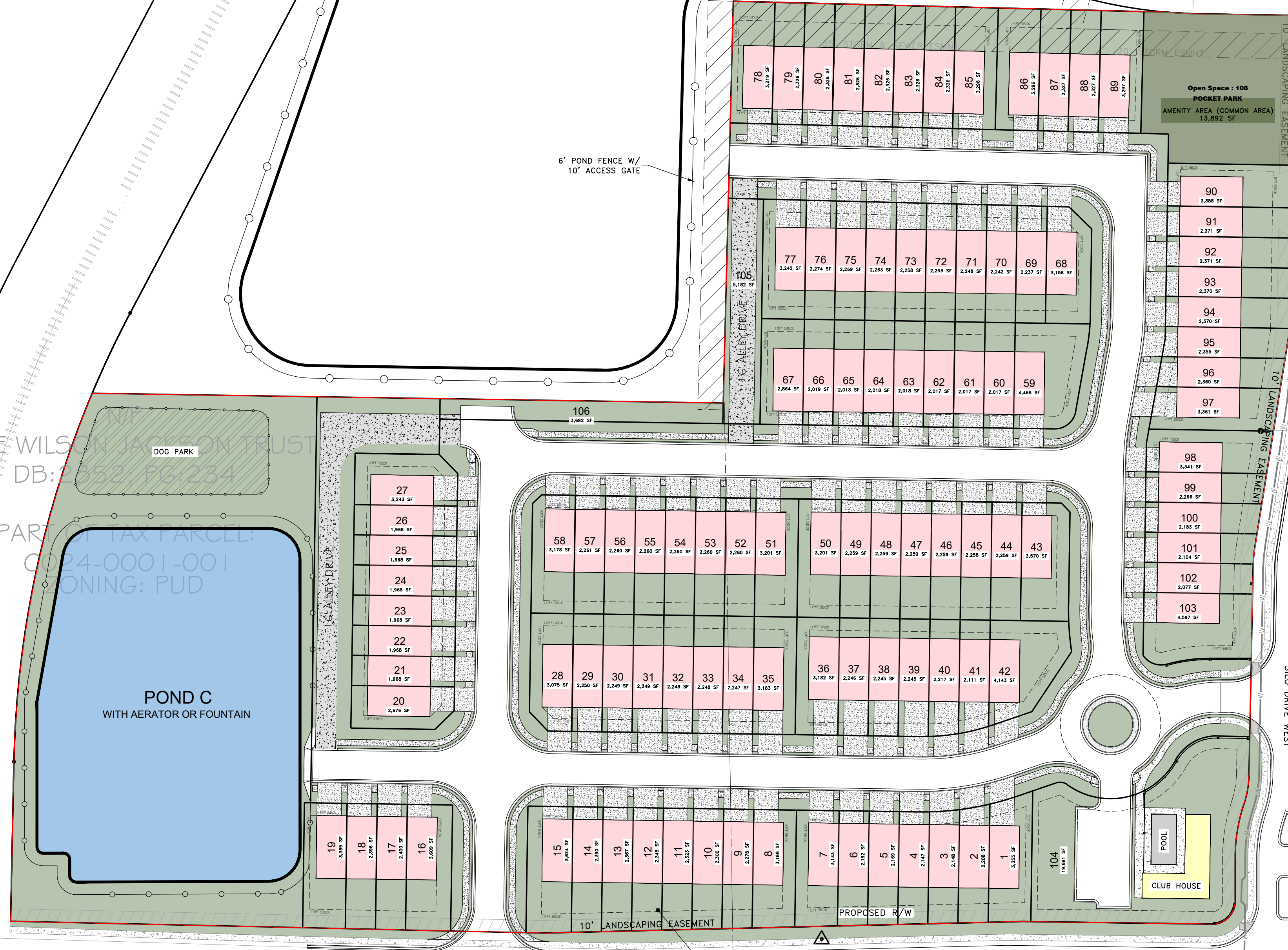
POND C
WITH AERATOR OR FOUNTAIN

DOG PARK

MISSION ROAD
50' PUBLIC RIGHT-OF-WAY

FUTURE POTENTIAL DRIVEWAY

LOTS 1-22
REAR ENTRY DRIVEWAY
COVERED FRONT PORCH
FACING STREET



JACKSON FARM ROAD

CLYDE

AMENITY F

EXISTING

PARK AREA OWNED BY HOA

SILO DRIVE

SILO DRIVE WEST

SILO DRIVE

SILO DRIVE WEST

SILO DRIVE

SILO DRIVE WEST

SILO DRIVE

SILO DRIVE WEST

TAX PARCEL:
C025-0006-085

N/F
JORDAN MARK AND TIFFANY RONEE
DB:29 15; PG:700
TAX PARCEL:
C025-0006-086

10

JONATHAN

SITE NOTES:

TOTAL PROJECT ACREAGE = 12.58 AC
PART OF JACKSON FARM PUD

TOTAL NUMBER OF LOTS = 108
TOTAL NUMBER OF BUILDING LOTS TOWNHOME = 103
LOT DENSITY = 8.66 LOTS PER ACRE

MINIMUM LOT SIZE = 2,000 SF

MINIMUM LOT WIDTH = 24 FEET

MINIMUM FRONT SETBACK = 10 FEET

MINIMUM SIDE SETBACK = 10 FEET (END OF ROW WHEN ADJ STREET)
7.5 FEET (END ROW WHEN ADJOINING
INTERIOR LOT LINE)

MINIMUM REAR SETBACK = 15 FEET (EXTERNAL LOT)
10 FEET (INTERNAL LOT)

DESIGN CONDITIONS

TOWNHOMES ARE FRONT ENTRY, EXCEPT LOTS FACING MISSION ROAD
AND SILO DRIVE. TOWNHOMES FACING EXISTING STREET SHALL
HAVE COVERED FRONT PATIO

CURRENT ZONING: PUD

SPEED LIMIT: 15 MPH

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

JACKSON FARM PLANNED DEVELOPMENT

LOCATED IN LAND LOTS 377,448
4TH DISTRICT, 3RD SECTION
CITY OF CARTERSVILLE, GEORGIA



SHEET TITLE:

SITE
PLAN
(TOWN HOMES)

SHEET NO.:

C201

REAR ENTRY TOWNHOME BUILDING



PLAN 1
ELEVATION B

PLAN 2
ELEVATION E

PLAN 2
ELEVATION D

PLAN 3
ELEVATION B

PLAN 3
ELEVATION C

PLAN 1
ELEVATION D



PLAN 1
ELEVATION D

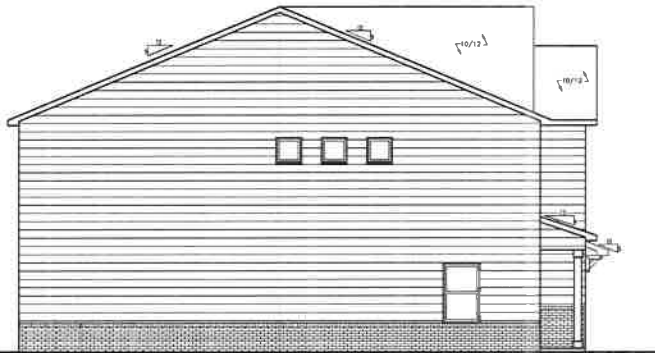
PLAN 3
ELEVATION C

PLAN 3
ELEVATION B

PLAN 2
ELEVATION D

PLAN 2
ELEVATION E

PLAN 1
ELEVATION B



LEFT ELEVATION "B"



RIGHT ELEVATION "D"











FRONT ELEVATION "A"

SCALE: 3/16"=1'-0"



FRONT ELEVATION "B"

SCALE: 3/16"=1'-0"

NO.	1	2	3	4	5	6	7	8	9	10
REVISION										
DATE										

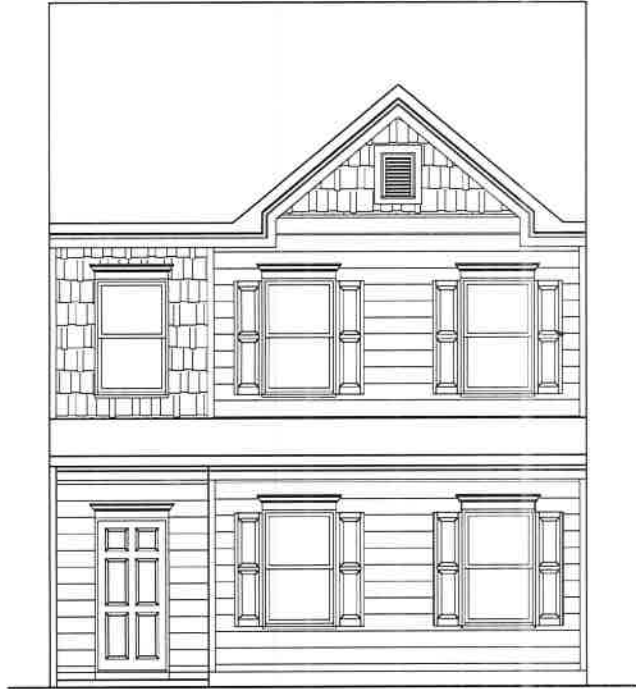


ELEVATIONS
FRONT ELEVATION
ELLISON II R/L

SMITH DOUGLAS HOMES
110 VILLAGE TRAIL
SUITE 215
WOODSTOCK, GA 30188
www.smi Douglas.com

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DATE	10/2/23
PROJECT	
DATE TO	
BY	
SCALE	
NO. SHEET	A1.1



FRONT ELEVATION "A"

SCALE: 3/16"=1'-0"



FRONT ELEVATION "B"

SCALE: 3/16"=1'-0"

DATE	REVISION



ELEVATIONS
 FRONT ELEVATION
 NORWOOD II R/L

SMITH DOUGLAS HOMES
 110 VILAGE TRAIL
 SUITE 315
 WOODSTOCK, GA 30189
 www.smithdouglashomes.com

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DATE	10/2/23
PROJECT	NORWOOD II
PLAN NO.	A1.2
DRAWN BY	
CHECKED BY	
SCALE	
TITLE	
DATE	

© SMITH DOUGLAS HOMES 2020

DATE	REVISION



ELEVATIONS
4-PACK
BUILDING

SMITH DOUGLAS HOMES
115 SILAGE TRAIL,
SUITE 113
WOODSTOCK, GA 30188
www.smithdouglas.com

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DATE	
SCALE	10/2/23
PROJECT	
DATE TO	
DATE	
DATE TO	
DATE TO	A1.3



REAR ENTRY VERSION
OF NORWOOD II A

REAR ENTRY VERSION
OF ELLISON II B

REAR ENTRY VERSION
OF ELLISON II A

REAR ENTRY VERSION
OF NORWOOD II B



























PLANNING COMMISSION ITEM SUMMARY

MEETING DATE:	February 6th, 2024
SUBCATEGORY:	Zoning Map Amendment
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	ZMA24-01. Annual Zoning Map Amendment Applicant: City of Cartersville
DEPARTMENT SUMMARY RECOMMENDATION:	<p>This is the annual adoption of the official zoning map of the City of Cartersville. It includes the annexation and zoning actions approved by City Council in the last 12 months. The last zoning map adoption was July 6, 2023.</p> <p>See memo for list of amendments.</p> <p>Staff recommends approval.</p>
LEGAL:	N/A

MEMO

To: Planning Commission, Mayor & Council, City attorney
 From: Randy Mannino and David Hardegree
 Date: January 25, 2024
 Re: Zoning Map Amendment ZMA24-01

This is the annual adoption of the official zoning map of the City of Cartersville. It includes the annexation and zoning actions approved by City Council in the last 12 months. Map corrections are also included and explained below. The last zoning map adoption was July 6, 2023.

Zoning Update Summary

AZ23-01	226 E. Felton Rd	Annex/ R-20	Acreage: 0.46
AZ23-02	Allatoona Dam Rd	Annex./ P-I	Acreage: 158+/-
Z23-01	405B Old Mill Rd	G-C to L-I	Acreage: 0.86
Z23-02	8 Mimosa Terrace	R-15 to G-C*	Acreage: 0.63
Z23-03	Bates Rd/ Old Alabama (Switch)	P-D to T*	Acreage: 1947 +/-
Z23-04	1001 N. Tennessee St. & 8 and 10 Mimosa Lane	M-U to RSL	Acreage: 3.5 +/-

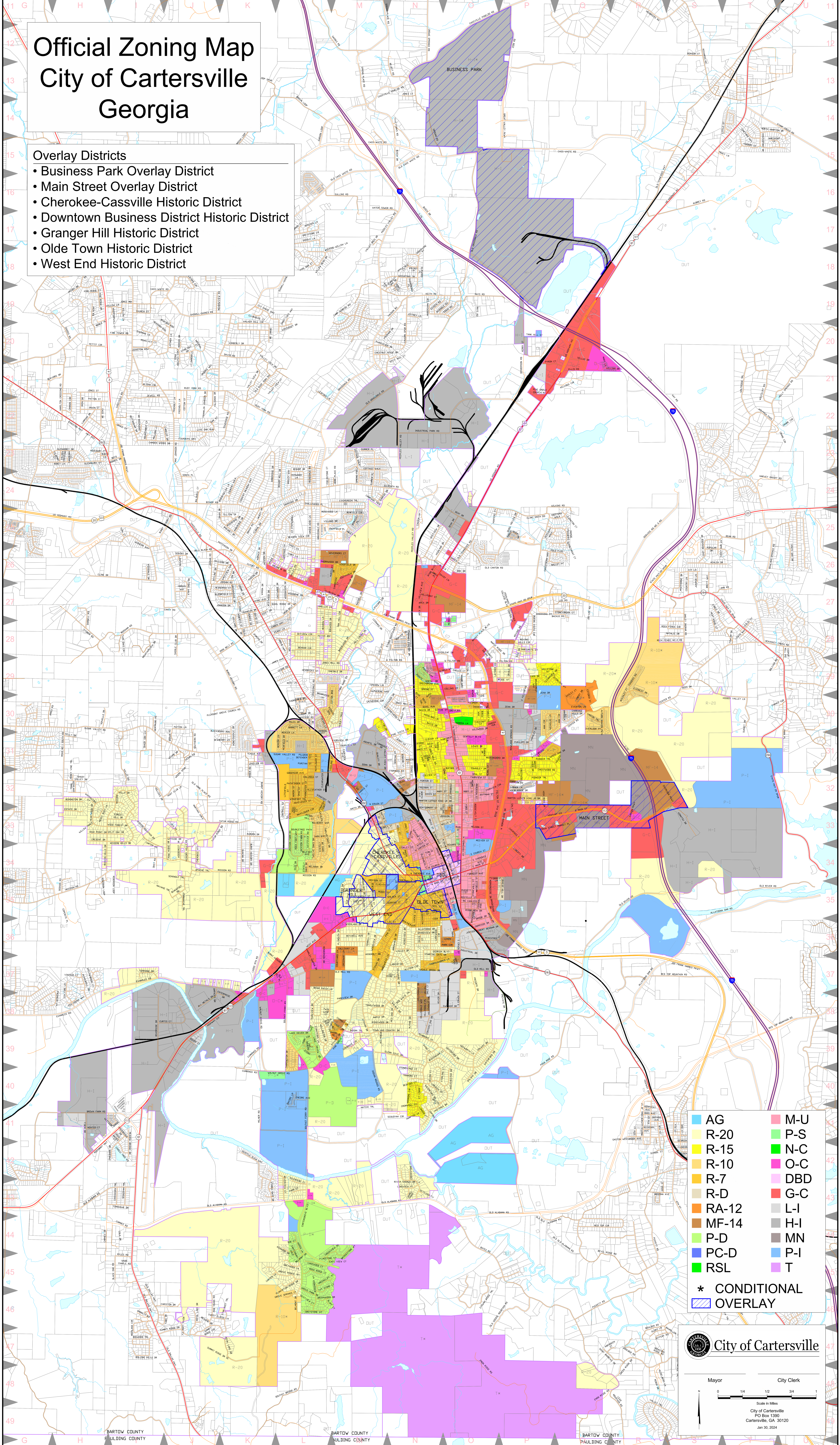
Zoning District Parcel Corrections or City Initiated Amendments:

Street number	Street name	current zoning	Proposed zoning	Notes
0	Carter Grove Blvd	P-D	P-I	Change zoning for fire station. Acreage: 8.38
468 & 500	Bates Rd	P-D	R-20	Change P-D zoning to R-20 to remove Carter Grove P-D requirements.
332	N Erwin St. (C013-0001-009)	L-I	H-I	This is to correct 2003 error identified 7-28-23.

Official Zoning Map City of Cartersville Georgia

Overlay Districts

- Business Park Overlay District
- Main Street Overlay District
- Cherokee-Cassville Historic District
- Downtown Business District Historic District
- Granger Hill Historic District
- Olde Town Historic District
- West End Historic District



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

City of Cartersville

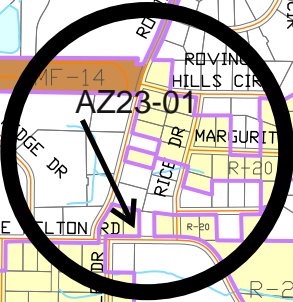
Mayor _____ City Clerk _____

Scale in Miles
0 1/4 1/2 3/4 1

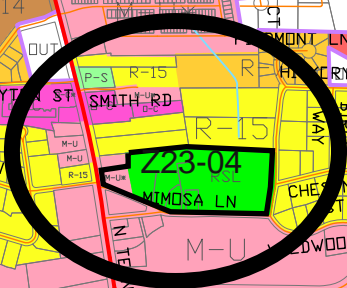
City of Cartersville
PO Box 1300
Cartersville, GA 30120
Jan 30, 2024

Item 4.

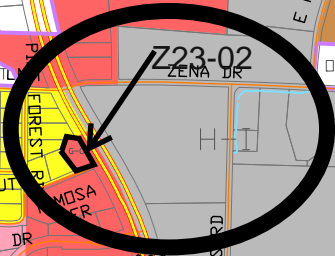
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AZ23-01



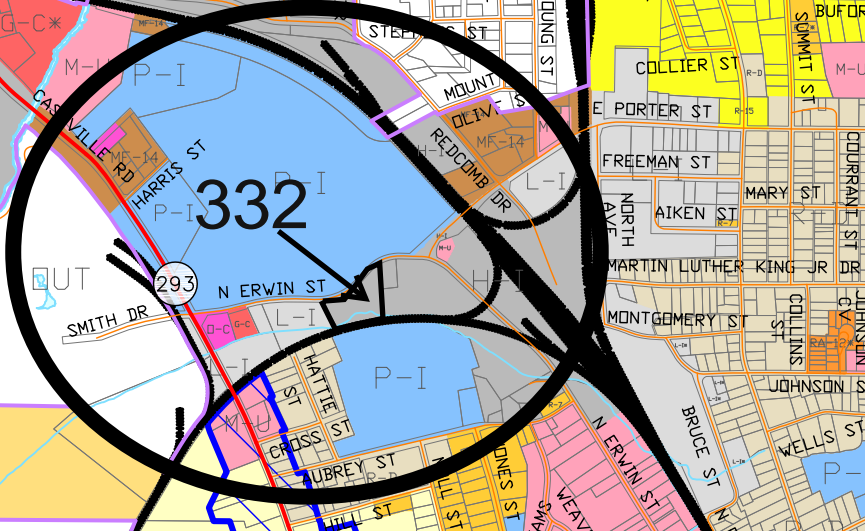
Z23-04



Z23-02

75

HIGHWAY 113

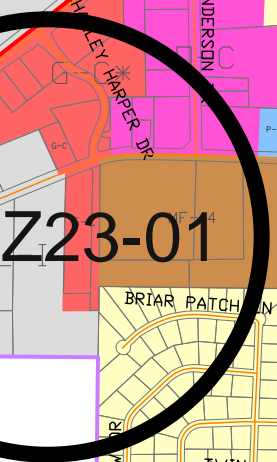


CHEROKEE
CASSVILLE

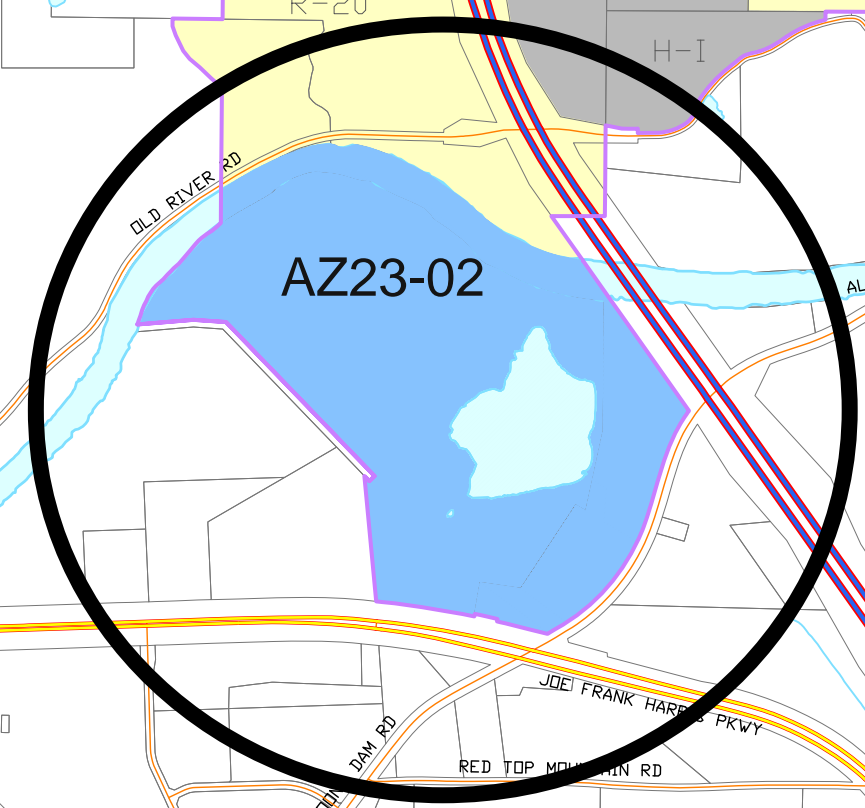
GRANGER HILL

OLDE TOWN

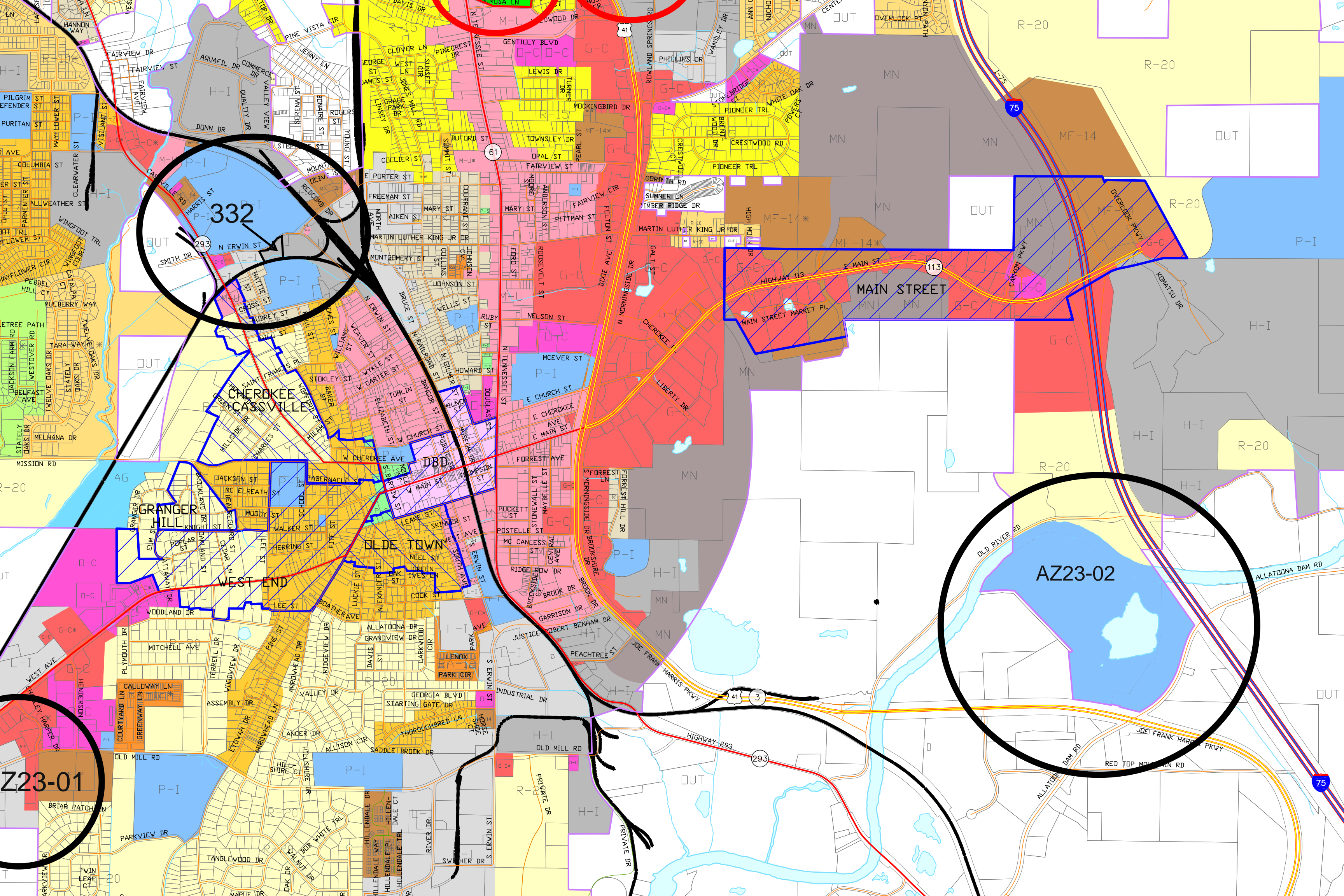
WEST END



Z23-01



AZ23-02



Fire Station #5

468 & 500 Bates Rd. Remove from CG P-D

Z23-03

