



# CARTERSVILLE PLANNING COMMISSION MEETING

Council Chambers, Third Floor of City Hall  
Tuesday, March 12, 2024 at 5:30 PM

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## AGENDA

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### COMMISSIONERS:

Lamar Pendley – Chairman  
Greg Culverhouse  
Anissa Cooley  
John Clayton  
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*

### TEXT AMENDMENT

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

### ZONINGS

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

### PRELIMINARY PLAT

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

### STAFF OR COMMITTEE COMMENTS

### ADJOURNMENT

**\* City Council 1st Reading: March 21st. 7:00PM. Council Chambers. 3rd fl City Hall.**

**\*\* City Council 2nd Reading (Final Action): April 4th. 7:00PM. Council Chambers. 3rd fl City Hall.**

The next meeting of the Planning Commission will be April 9th. 5:30pm.

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

**P.O Box 1390 – 10 N. Public Square – Cartersville, Georgia 30120**  
**Telephone: 770-387-5616 – Fax 770-386-5841 – [www.cityofcartersville.org](http://www.cityofcartersville.org)**





## PLANNING COMMISSION ITEM SUMMARY

<b>MEETING DATE:</b>	March 12, 2024
<b>SUBCATEGORY:</b>	Minutes
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	January 9, 2024
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	The minutes from the January 9, 2024 Planning Commission Meeting have been uploaded for your review and approval.
<b>LEGAL:</b>	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

## **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

<b>MEETING DATE:</b>	March 12th, 2024
<b>SUBCATEGORY:</b>	Special Use Permit
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	SU24-02. 123 Leake St. Applicant: Josh McWhorter
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	<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, 3<sup>rd</sup> 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"> <li>1) The Special Use is nullified if the building use changes and the apartment is removed.</li> </ol>
<b>LEGAL:</b>	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: **4<sup>th</sup>** 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 



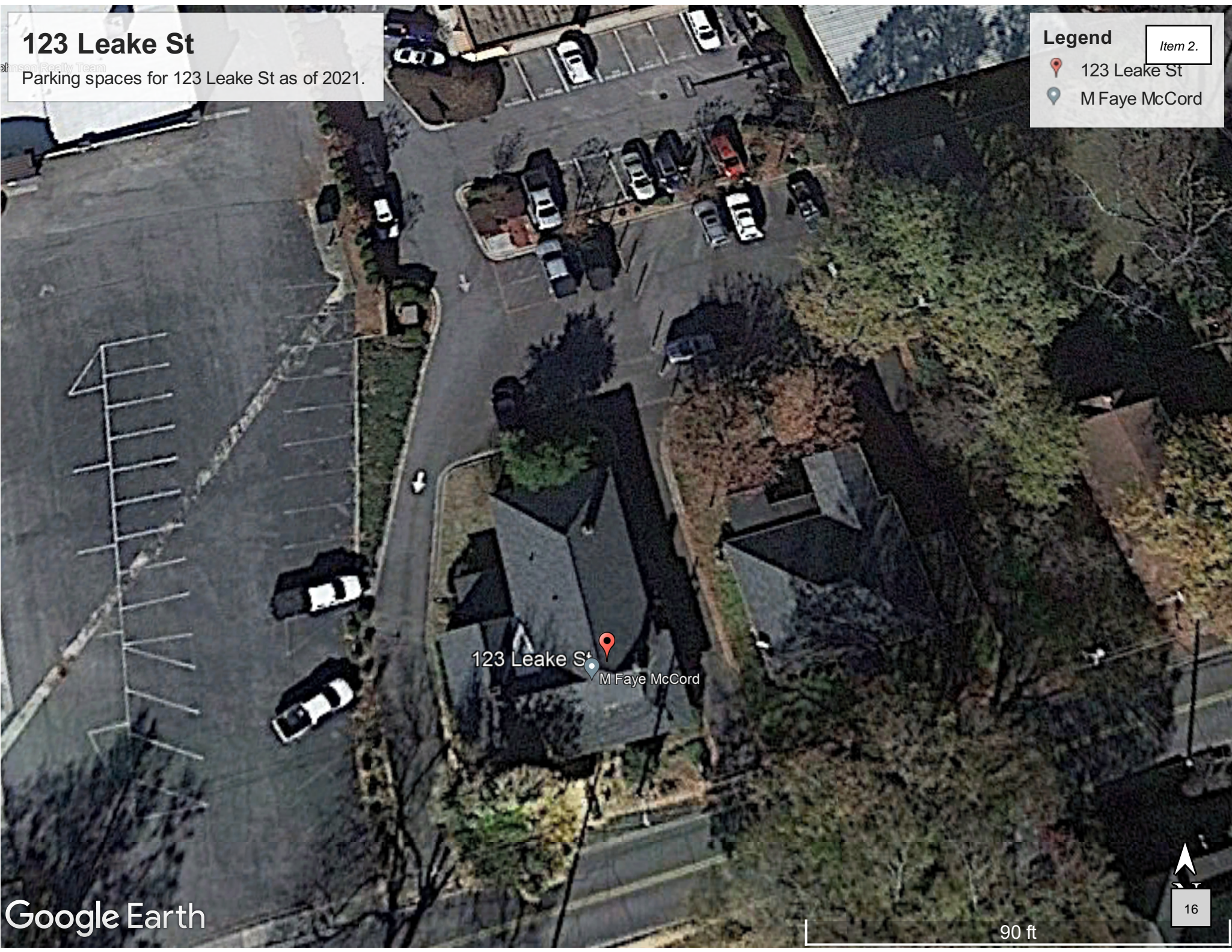
# 123 Leake St

Parking spaces for 123 Leake St as of 2021.

**Legend**

- 📍 123 Leake St
- 📍 M Faye McCord

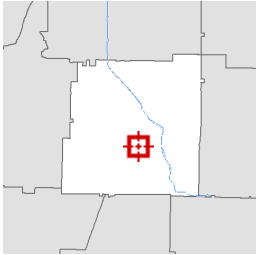
Item 2.







**Overview**



**Legend**

- Parcels
- Roads

<b>Parcel ID</b>	C002-0002-016	<b>Alternate ID</b>	32099	<b>Owner Address</b>	MCCORD M FAYE
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Commercial		509 BOATNER AV
<b>Property Address</b>	123 LEAKE ST	<b>Acreage</b>	0.31		CARTERSVILLE, GA 30120
<b>District</b>	Downtown Development Authority				
<b>Brief Tax Description</b>	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

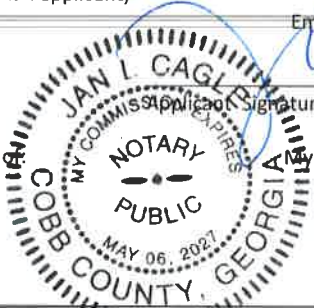
**Application for Special Use**  
City of Cartersville

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

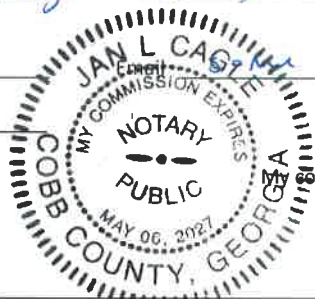
**Public Hearing Dates:**

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

Applicant Josh McWhorter (printed name)    Office Phone (770) 386-0022  
 Address 162 W. Main St Ste 303    Mobile/ Other Phone \_\_\_\_\_  
 City Cartersville State GA Zip 30120 Email josh@mcwhortercp.com  
 Representative's printed name (if other than applicant) Shane Kemp    Phone (Rep) (404) 468-7663  
 Email (Rep) shane@graphiteconstructioncompany.com  
 Representative Signature \_\_\_\_\_  
 Signed, sealed and delivered in presence of \_\_\_\_\_ My commission expires: 5/6/27  
 Notary Public [Signature]



\* Titleholder Josh McWhorter, Manager (titleholder's printed name)    Phone (770) 386-0022  
 Address Same  
 Signature \_\_\_\_\_  
 Signed, sealed, delivered in presence of: \_\_\_\_\_ My commission expires: 5/6/27  
 Notary Public [Signature]



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
 

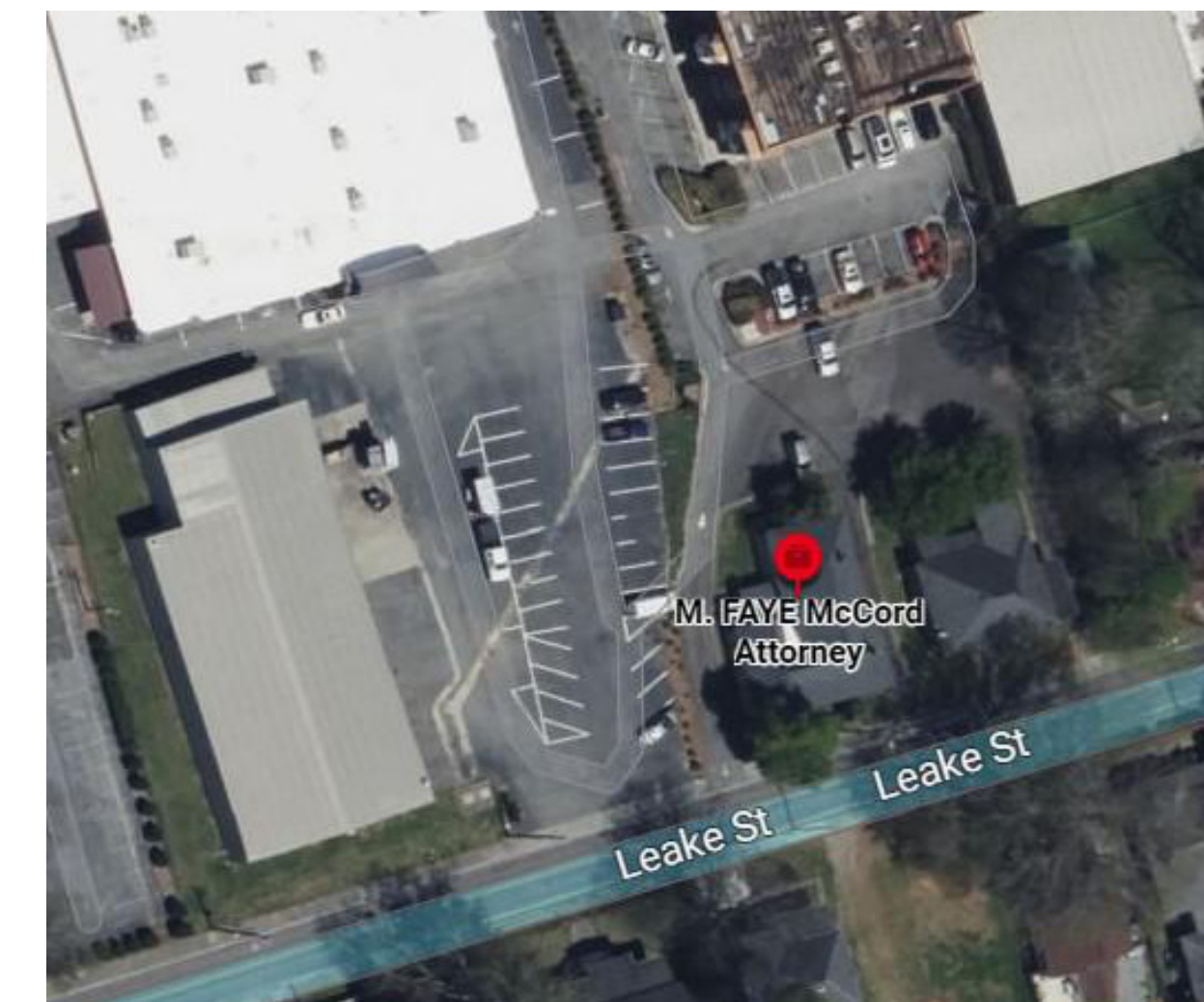
0 TO 3'-0"	2-2X8	6"
5'-1" TO 6'-0"	2-2X10	10"
3'-1" TO 5'-0"	2-2X8	8"
6'-1" TO 7'-0"	2-2X12	12"

THESE DRAWINGS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT AS IN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR HOME REPRESENTATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO CHRISTIAN CROOKLESS, RA, NCARB

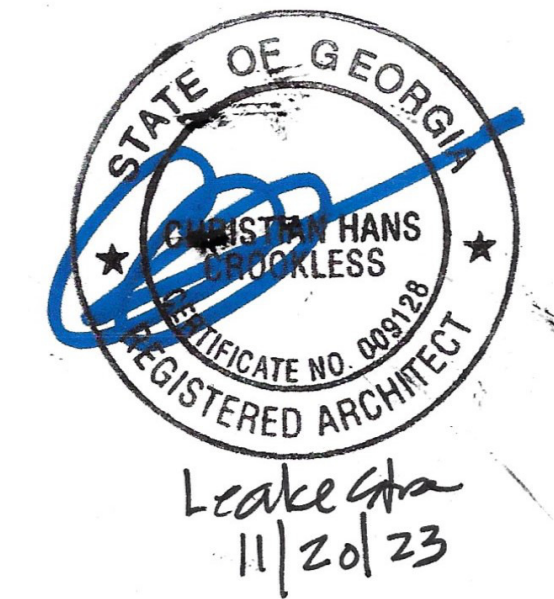
GENERAL NOTES:  
OCCUPANCY TYPE: Business /Single Family Residential  
NO. OF STORIES: One  
CONSTRUCTION TYPE: VB Non Sprinklered

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

SO. 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. FOUR SLABS IN ALTERNATE PANELS WITH MAXIMUM OF 600 SQUARE FEET AND PROVIDE CONTROL & CONSTRUCTION JOINTS AT 30'-0" MAXIMUM OR AS REQUIRED TO PREVENT UNCONTROLLED CRACKING.

MATERIAL SCHEDULE:

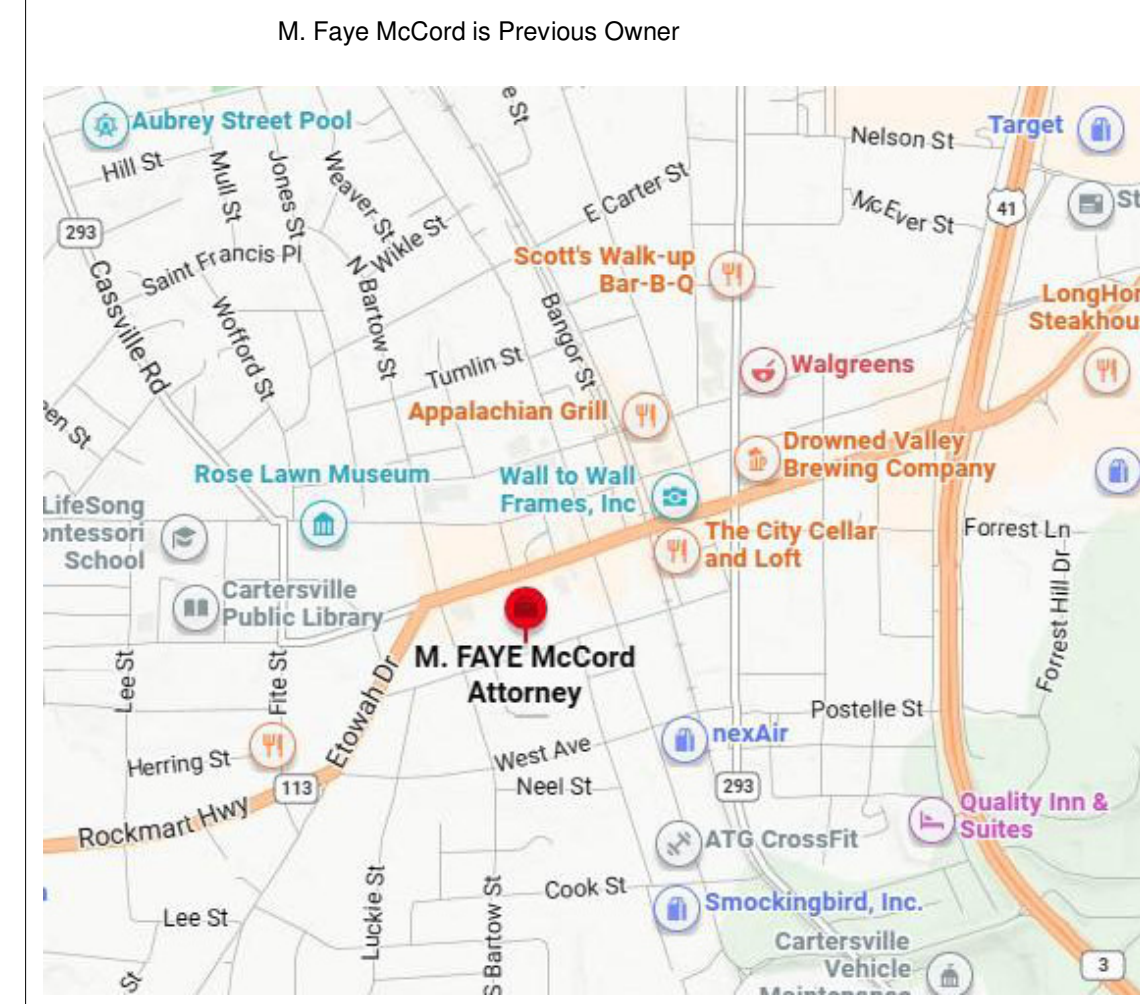
	BRICK		FINISHED WOOD
	CONCRETE BLOCK		PLYWOOD or PARTICLE BOARD
	SOLID CONCRETE BLOCK OR FILLED BLOCK		GLASS
	CONCRETE		EXPANSION JOINT MATERIAL
	GRAVEL or CRUSHED STONE		BATT INSULATION
	STEEL		RIGID INSULATION or ROOF PLANK
	COMPOSITION TILE		GYPSUM BOARD or GYPSUM DECK
	ROUGH WOOD CONTINUOUS		EARTH

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. AIR CONDITIONING	C.I. CAST IRON CONTROL JOINT CENTERLINE	E.I.F.S. EXISTING FINISH SYSTEM	GYP. GYPSUM	MIN. MINIMUM	RAIL. RAILING	VERT. VERTICAL
ADD. ADDITION	C.J. CONTROL JOINT	EXP. EXPANSION	HOSE BIBB	MISC. MISCELLANEOUS	ROOM ROOM	V.C.T. VERTICAL COMPOSITION TILE
A.F.F. ABOVE FINISHED FLOOR	CLG. CEILING	JOINT JOINT	HEAD HEAD	M.O. MASONRY OPENING	ROUND ROUND	V.I.F. VERIFY IN FIELD
ALT. ALTERNATE	CLOS. or CL. CLOSET	EXP. EXPANSION	HT. HEIGHT	M.T. METAL THRESHOLD	ROUGH OPENING	W. WIDTH
ALUM. ALUMINUM	CMU. CONCRETE MASONRY UNIT	ELEV. ELEVATION	HM. HOLLOW METAL	N.I.C. NOT IN CONTRACT	SOLID CORE	W/O WITHOUT
ANG. ANGLE	C.O. CLEAN OUT	EQ. EQUIP.	HR. HORIZONTAL	NO. NUMBER	SCHEDULE	WD. WINDOW
APPROX. APPROXIMATELY	CONC. CONCRETE	EXH. EXHAUST	H.P. HIGH POINT	N.T.S. NOT TO SCALE	SEALANT	W.I.N.D. WALL MOUNTED ADJUSTABLE
ARCH. ARCHITECTURAL/ARCHITECT	CONSTR. CONSTRUCTION	EXH. EXHAUST	I.D. INSIDE DIAMETER	O.C. ON CENTER	SECTION SECTION	W.P. WEATHERPROOF or WATERPROOF
A.T. AT	COORD. COORDINATE or COORDINATION	EXIST. EXISTING	IN. INCH	O.D. OUTSIDE DIAMETER	SHEET SHEET	W.M.A.S. WELDED WIRE MESH
A.T. ACOUSTICAL TILE	CORR. CORRIDOR	EXP. EXPANSION or EXPOSED	INSUL. INSULATION	OFF. OFF	SIM. SIMILAR	W.M. WELDED WIRE MESH
BD. BUILDING	CONT. CONTINUOUS	F.D. FLOOR DRAIN	INSUL. INSULATION	OVHD. OVERHEAD	SIM. SIMILAR OPPOSITE HAND SIDE	W.D. WINDOW
BLK. BLOCK	C.T. CERAMIC TILE	FDN. FOUNDATION	JAN. or J.C. JANITOR CLOSET	OPNG. OPENING	SPEC. SPECIFICATIONS	W.D. WINDOW
BLKG. BLOCKING	C.TSK. COUNTERSINK	FIRE HYDRANT	JT. JOINT	PART. PARTITION	SQ. or I. SQUARE	W.M. WELDED WIRE MESH
BOT. BOTTOM	C.W.G. CLEAR WIRE GLASS	FIN. FINISH	LAM. LAMINATE	PLYWD. PLYWOOD	ST. STANDARD	W.C. WATER CLOSET or WALL COVERING
BRG. BEARING	DBL. DOUBLE	FL. FLOOR	L.P. LOW POINT	PREFAB. PREFABRICATE	STL. STORAGE	
BSMT. BASEMENT	DET. DETAIL	FLUOR. FLUORESCENT	MAX. MAXIMUM	PREFIN. PREFINISHED	STOR. STORAGE	
B.U. BUILT UP	D.F. DRINKING FOUNTAIN	FTG. FOOTING	MATL. MATERIAL	P.T.D. PAINTED	STRUCT. STRUCTURE or STRUCTURAL	
CB. CHALKBOARD	DN. DOWN	GA. GAUGE	M.C. MECHANICAL	PTD. PAINTED	TEL. TELEPHONE	
CEM. CEMENT	D.W.G(S) EACH	GLV. GALVANIZED	MEMB. MEMBRANE	Q.T. QUARRY TILE	T.P.H. TOILET PAPER HOLDER	
	E.F. EXHAUST FAN	GL. GLASS	MEZ. MEZZANINE	R. RISER or RADIUS	T&G. TONGUE & GROOVE	
		GR. GRADE	MANUF. MANUFACTURE(R)	R.D. ROOF DRAIN	TYP. TYPICAL	
		G.W.B. GYPSUM WALL BOARD	M.H. MANHOLE	REIN. REINFORCEMENT) or REINFORCING	U.N.O. UNLESS NOTED OTHERWISE	



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 MFGR. SPECS. PROVIDE APPROVED CRUSH BLOCKS AT ALL POINT LOADS AND ALL BEARING POINTS AS RECOMMENDED BY MANUFACTURER

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

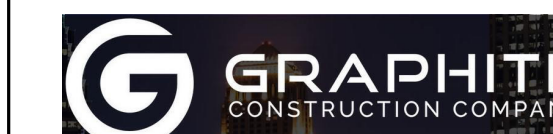


Christian H. Crookless, RA, NCARB

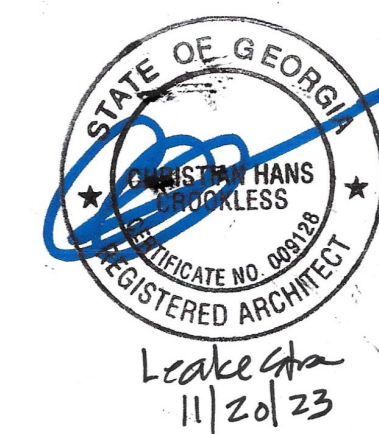
3613 Hampstead Lane, Northeast

Roswell, Georgia 30075

678.662.3904 | www.crookless@gmail.com



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

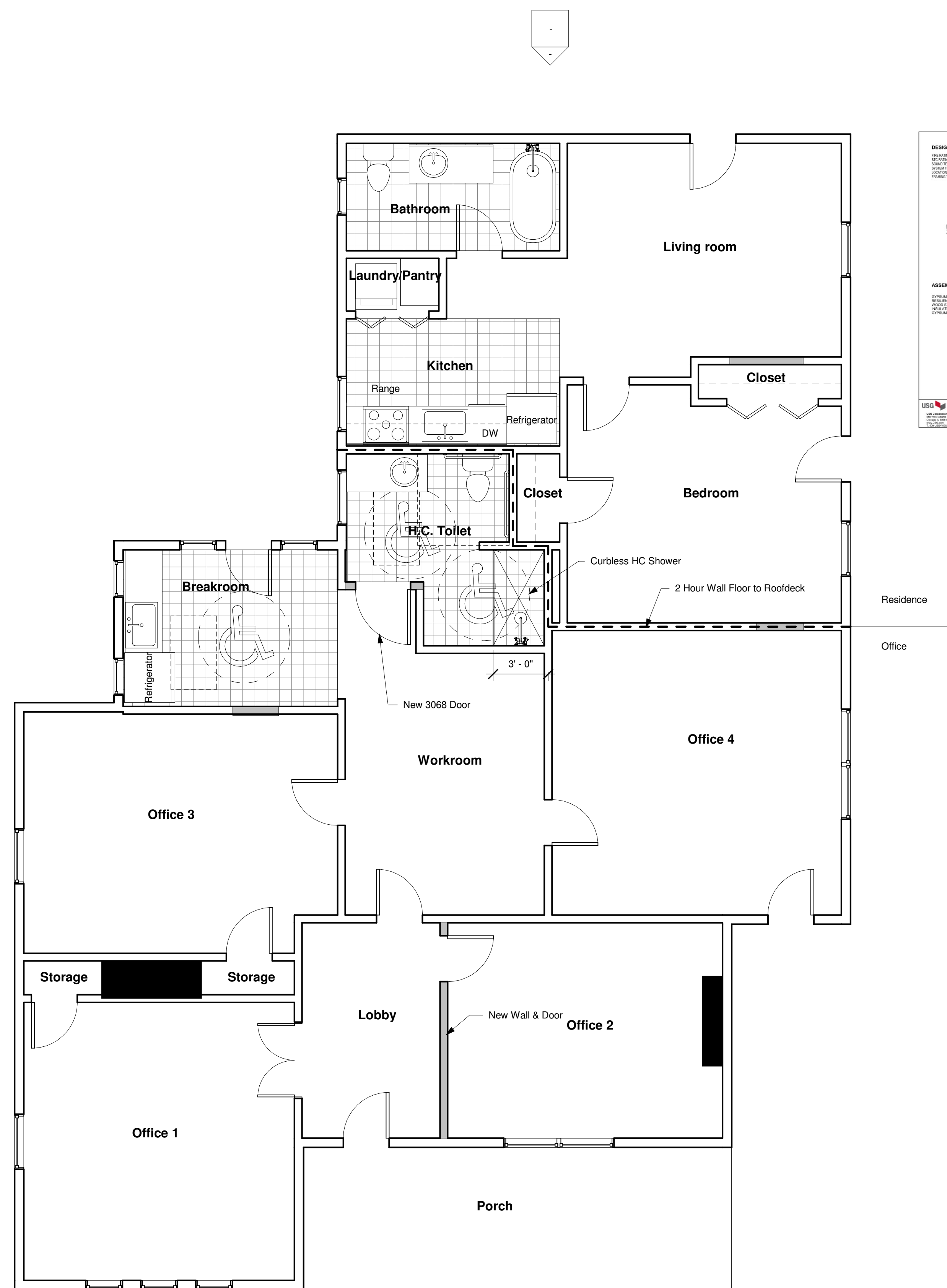
Drawn by: CHC Checked by: CHC

Sheet description

Proposed New Ground Floor Plan

Sheet Number

A102



DESIGN NO. UL U301

DESIGNER: CHC  
DATE: 11/17/23  
PROJECT: LEAKE STREET LAW OFFICE / RESIDENCE  
LOCATION: 123 LEAKE STREET, CARTERSVILLE, GA 30120

ASSEMBLY REQUIREMENTS:

DOOR FRAME: 1 1/2" MINIMUM THICKNESS (UL TYPE RCB)  
DOOR LEAF: 1 1/2" MINIMUM THICKNESS (UL TYPE RCB)  
DOOR GLASS: 1/2" MINIMUM THICKNESS (UL TYPE RCB)  
DOOR GLASS: 1/2" MINIMUM THICKNESS (UL TYPE RCB)

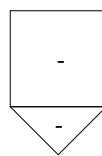
UL U301

W-P-2-07

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

11/17/2023 10:45:08 AM

C:\Users\chcrook\Documents\23059 - Leake St Law Office\Leake St Floorplan.rvt



**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: 5/8"

RESILIENT CHANNEL: 1/2"

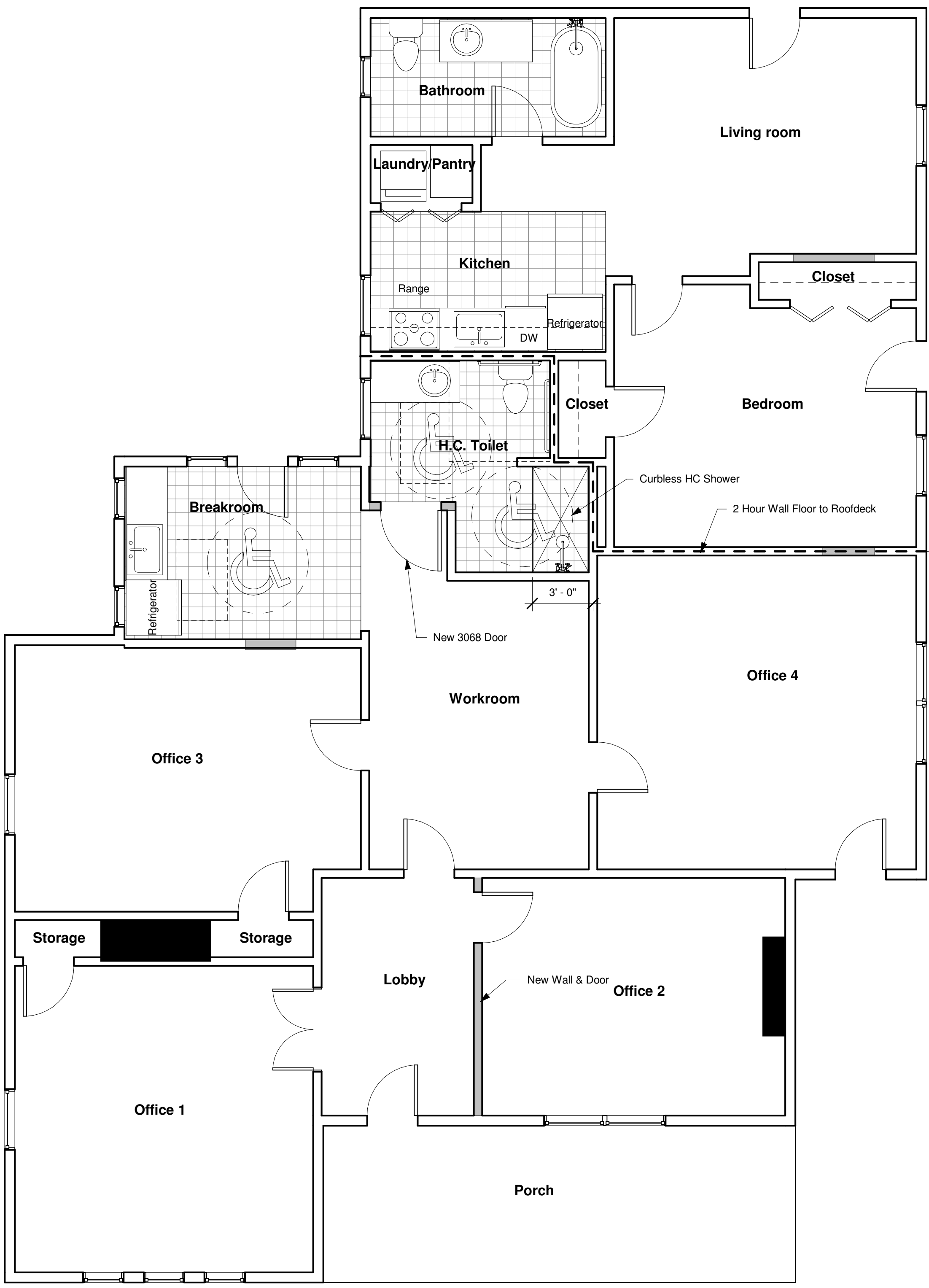
WOOD STUDS: 2"

INSULATION: 5"

GYPSUM PANELS: 5/8"

**USG CGC**

USG Corporation  
 500 West Adams Street  
 Chicago, IL 60606  
 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













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





Updated 2/21/24





## PLANNING COMMISSION ITEM SUMMARY

<b>MEETING DATE:</b>	March 12, 2024
<b>SUBCATEGORY:</b>	Text Amendment
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	T24-02. Applicant: Tilley Outdoors LLC
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	<p>Text Amendment to Chapter 20, Signs and Outdoor advertising, Article II, Sign Ordinance, Sec. 20-29 (a), Billboards, to add:</p> <p style="text-align: center;"><i>“(6). S. Tennessee Street (State Route 293) (beginning at the centerline of Justice Robert Benham Drive intersection with S. Tennessee Street centerline) and continuing south a distance of 1,000 feet.”</i></p> <p>Staff is not opposed to the amendment.</p>
<b>LEGAL:</b>	N/A

# MEMO

To: Planning Commission, Mayor Santini & City Council

From: Randy Mannino and David Hardegree

Date: February 16, 2024

Re: *Text Amendment T24-02. Amendment to Chapter 20, Signs and Outdoor advertising, Article II, Sign Ordinance, Sec. 20-29, Billboards*

Text Amendment to Chapter 20, Signs and Outdoor advertising, Article II, Sign Ordinance, Sec. 20-29 (a), Billboards, to add:

“(6). S. Tennessee Street (State Route 293) beginning at the centerline of Justice Robert Benham Drive intersection with S. Tennessee Street centerline and continuing south a distance of 1,000 feet.”

This amendment would permit the applicant to install static billboard at 520 S. Tennessee St.

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

Staff is not opposed to the amendment.



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

Case Number: T24-02  
Date Received: 1/18/24

Item 3.

Public Hearing Dates:

Planning Commission 3/12 5:30pm      1<sup>st</sup> City Council 3/21 7:00pm      2<sup>nd</sup> City Council 4/4/24 7:00pm

APPLICANT INFORMATION

Applicant Tilley Outdoor, LLC (printed name) Office Phone (770) 386-0040  
 Address 1 N. Tennessee St. Mobile/ Other Phone \_\_\_\_\_  
 City Cartersville State GA Zip 30120 Email bethtilley@bellsouth.net  
 Representative's printed name (if other than applicant) Robert L. Walker Phone (Rep) (770) 387-1373  
 Email (Rep) rwalker@jbwpc.com  
 Representative Signature [Signature] Applicant Signature [Signature]  
 Signed, sealed and delivered in presence of [Signature] My commission expires: 2/22/26  
 Notary Public



1. Existing Text to be Amended:

Article II, Section 20-29, Subsection (a)

Existing Text Reads as Follows: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. Proposed Text:

Proposed Text Reads as Follows: add paragraph (6) to subsection (a) of Sec. 20-29, which shall read as follows: "(6) S. Tennessee Street (beginning at the centerline of Justice Robert Benham Dr. intersection with the S. Tennessee St. centerline) and continuing south a distance of 1,000 feet.

3. Reason(s) for the Amendment Request: To provide for the installation of a billboard sign.

(Continue on additional sheets as needed)

REQUIREMENTS FOR FILING  
AN APPLICATION FOR TEXT AMENDMENT(S)  
CITY OF CARTERSVILLE, GA

Completed applications must be submitted to the City of Cartersville Planning & Development Department, located at 10 N. Public Square, 2<sup>nd</sup> Floor. Cartersville, GA 30120.

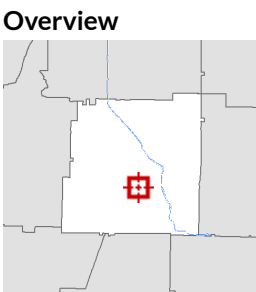
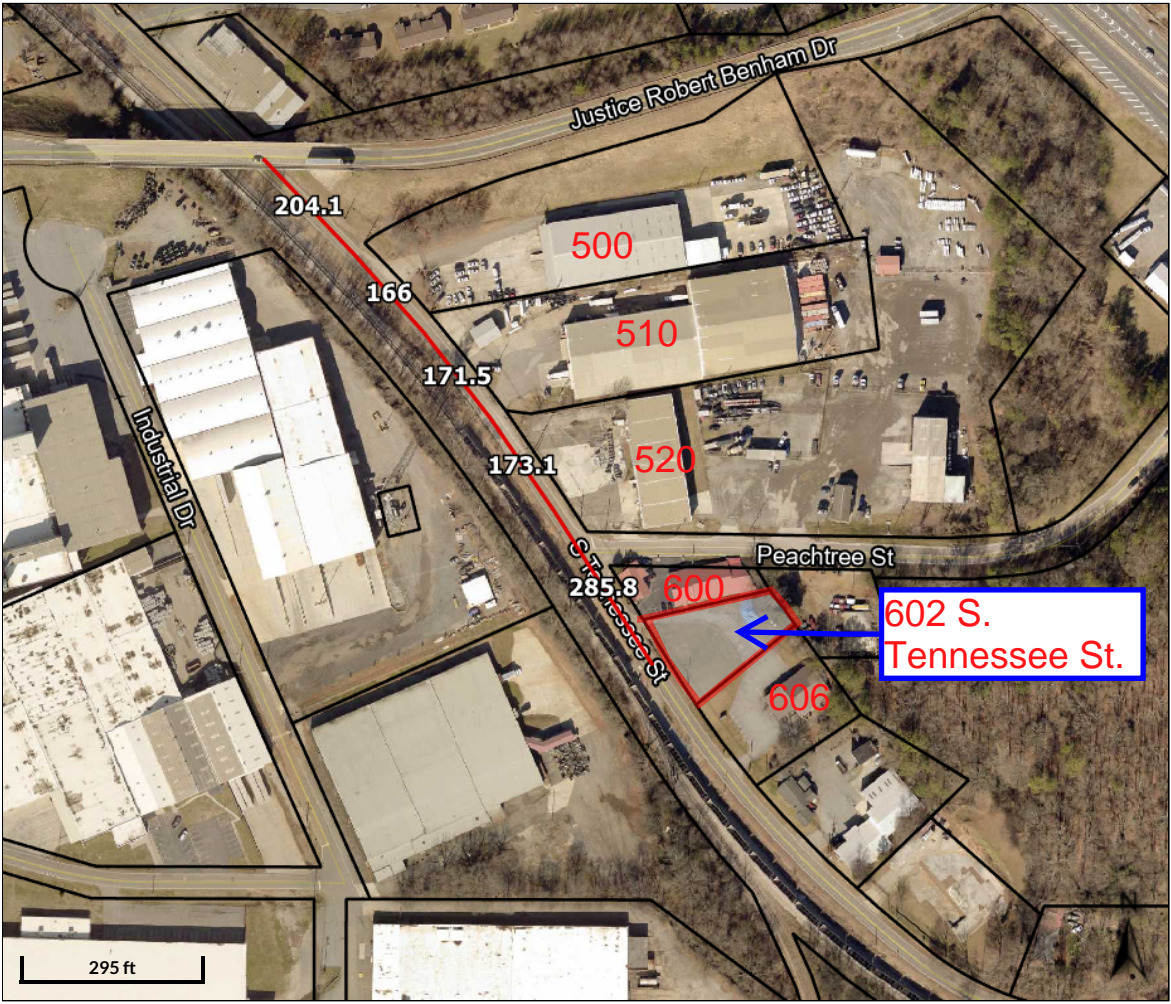
**Requirements**

1. **Completed Application:** Include all signatures. Complete items 1, 2 and 3.
2. **Filing Fee:** A non-refundable filing fee of \$400.00 must accompany the completed application.
3. **Public Notice Fee (Optional):** The applicant may choose to have city staff prepare and manage the public notification process outlined in **Requirement 4** below. If this option is requested, there is an additional, non-refundable fee of \$50.00 which covers the cost of the newspaper ad and Publication affidavit.
4. **Public Notification:** The applicant is responsible for the following **public notification** process unless the applicant has requested that staff manage this process as outlined in **item 4** above:
  - a. Not less than fifteen (15) days and not more than forty-five (45) days prior to the scheduled date of the public hearing being the final action by the City Council and not less than ten (10) days prior to the Planning Commission meeting, a **notice of public hearing** shall be published in the legal notice section of the Daily Tribune newspaper within the City of Cartersville. Such notice shall state the application file number, and shall contain the location of the property, its area, owner, current zoning classification, and the proposed zoning classification. Such notice shall include both the Planning Commission and the City Council meeting dates. (See attached Notice of Public Hearing).









**Legend**  
 □ Parcels  
 — Roads

<b>Parcel ID</b>	C002-0001-005	<b>Alternate ID</b>	32058	<b>Owner Address</b>	SMITH RUSSELL BROOKSHIRE
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Residential		SMITH REBECCA MARIE
<b>Property Address</b>	120 LEAKE ST	<b>Acreage</b>	0.2		120 LEAKE ST
					CARTERSVILLE, GA 30120
<b>District</b>	Cartersville				
<b>Brief Tax Description</b>	LL 482 D 4				
	<i>(Note: Not to be used on legal documents)</i>				

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## Proposed Amendment

### Sec. 20-29. Billboards.

- (a) Billboards shall be allowed, in addition to freestanding signs, on nonresidential use properties adjacent to only the following roads:
- (1) State Route 20.
  - (2) U.S. 41 and corresponding frontage roads.
  - (3) U.S. 411 and corresponding frontage roads.
  - (4) West Ave. (beginning at, and including, the intersection with Henderson Dr. and running southwest).
  - (5) State Route 113 (beginning at the centerline of the I-75 right-of-way intersection with the GA Hwy. 113 centerline and continuing west a distance of two thousand seven hundred (2,700) feet radially; provided however, that this section shall supersede any conditions placed on billboards in this geographic location).
  - (6) S. Tennessee Street (State Route 293) (beginning at the centerline of Justice Robert Benham Drive intersection with S. Tennessee Street centerline) and continuing south a distance of 1,000 feet.**
- (b) Billboards require a permit to be erected, and shall comply with the following regulations:
- (1) *General standards.*
    - a. Shall be allowed a maximum sign area of three hundred (300) square feet.
    - b. Shall not exceed a height of thirty (30) feet. Height shall be measured from the nearest road grade elevation.
    - c. Shall be set back at least fifty (50) feet from the right-of-way of a public street or highway and twenty-five (25) feet from all property lines and buildings on the site.
    - d. Shall be a minimum of five hundred (500) feet from a residential zoning district.
    - e. Shall be a minimum of one thousand five hundred (1,500) feet from all other billboards. Distance shall be measured from one (1) billboard to another on the same road.
    - f. Shall not be visible from or located along Interstate Highway 75.
    - g. Shall not be attached to or painted directly on any building or any other natural or manmade structure or object other than the supporting structure specifically built for said sign.
  - (2) *Electronic billboards.*
    - a. Billboards which are directly illuminated, exhibit animation, blink, change copy, display moving pictures or images, flash, contain light emitting diode (LED), and/or contain liquid crystal display (LCD) shall be prohibited except when located adjacent to one (1) of the following roads:
      1. State Route 20.
      2. U.S. 41 and corresponding frontage roads.
      3. U.S. 411 and corresponding frontage roads.
      4. West Avenue (beginning at, and including, the intersection with Henderson Drive and running southwest).
      5. State Route 113 (beginning at the centerline of the I-75 right-of-way intersection with the Georgia Highway 113 centerline and continuing west a distance of two thousand seven

hundred (2,700) feet radially; provided however, that this section shall supersede any conditions placed on billboards in this geographic location).

6. Old Mill Road (beginning at the centerline of the Old Mill Road right-of-way intersection with the Erwin Street center line and continuing west a distance of one thousand (1,000) feet. Applicable to billboard signs existing as of July 26, 2022).
  - b. Shall be a minimum of five thousand (5,000) feet from all other electronic billboards and a minimum of one thousand five hundred (1,500) feet from nonelectronic billboards.
  - c. Any permit for an electronic billboard shall include a maximum number of displays per cycle for the structure. No more than six (6) displays per minute shall be allowed, and each display shall not change more frequently than once every ten (10) seconds.
  - d. Such displays shall contain static messages only, changed instantaneously, through dissolve or fade transitions, or other subtle transitions that do not have the appearance of moving text or images. In any event, such billboards may not have movement, or the appearance of or illusion of movement, of any part of the sign structure, design, or pictorial segment of the sign, including the movement of any illumination or the flashing, scintillating, or varying of light intensity.
  - e. All such billboards shall be programmed to automatically freeze in a single display in the event of a malfunction or computer/system error.
  - f. The planning and development department shall be provided with an on-call contact person and phone number for each permitted electronic billboard. The contact person must have the ability and authority to make immediate modifications to the displays and lighting levels should the need arise. In the event the contact person is unobtainable or unresponsive, the permit holder grants to the planning and development department the authority to access and disable the sign in cases of emergency or when the sign poses a threat to public safety.
- (3) *Nonconforming billboards.* Billboard signs legally existing on the date of adoption of this article may be continued even though such signs do not conform to this provision. Such nonconforming signs shall not be expanded, relocated or replaced by another nonconforming sign, except that the substitution of interchangeable poster panels, painted boards or demountable material on nonconforming signs shall be allowed. No such nonconforming sign shall continue after the discontinuance of the nonconforming use for a period of six (6) months.

(Ord. No. 26-12, 5-3-12; Ord. No. 29-18, § 1, 11-1-18; Ord. No. 20-22, § 1, 10-6-22)



## PLANNING COMMISSION ITEM SUMMARY

<b>MEETING DATE:</b>	March 12th, 2024
<b>SUBCATEGORY:</b>	Zoning
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	Z24-02. 496 Mission Rd. Applicant: Smith Douglas Homes
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	<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 4<sup>th</sup> District, 3<sup>rd</sup> 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"> <li>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.</li> <li>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.</li> </ol>
<b>LEGAL:</b>	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: **4<sup>th</sup>** Section: **3<sup>rd</sup>** 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.



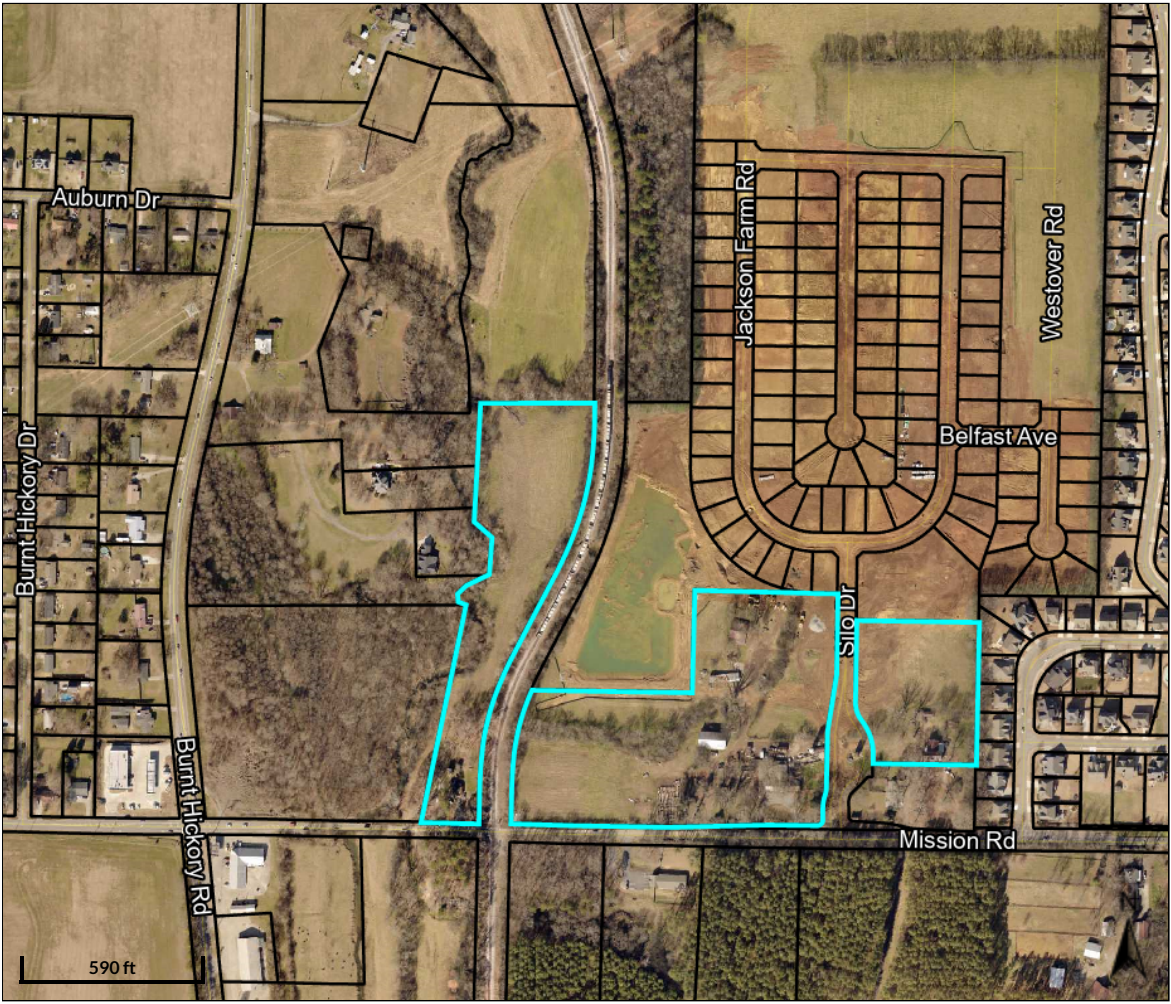
**STAFF RECOMMENDATION:**

Staff does not oppose the zoning condition change.

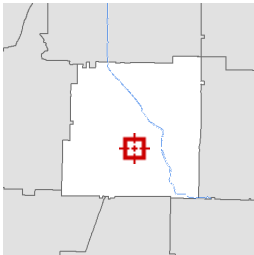
If approved, staff recommends that all department comments be addressed and the following zoning conditions for Townhomes be included. These are in addition to the original 2006 conditions:

*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

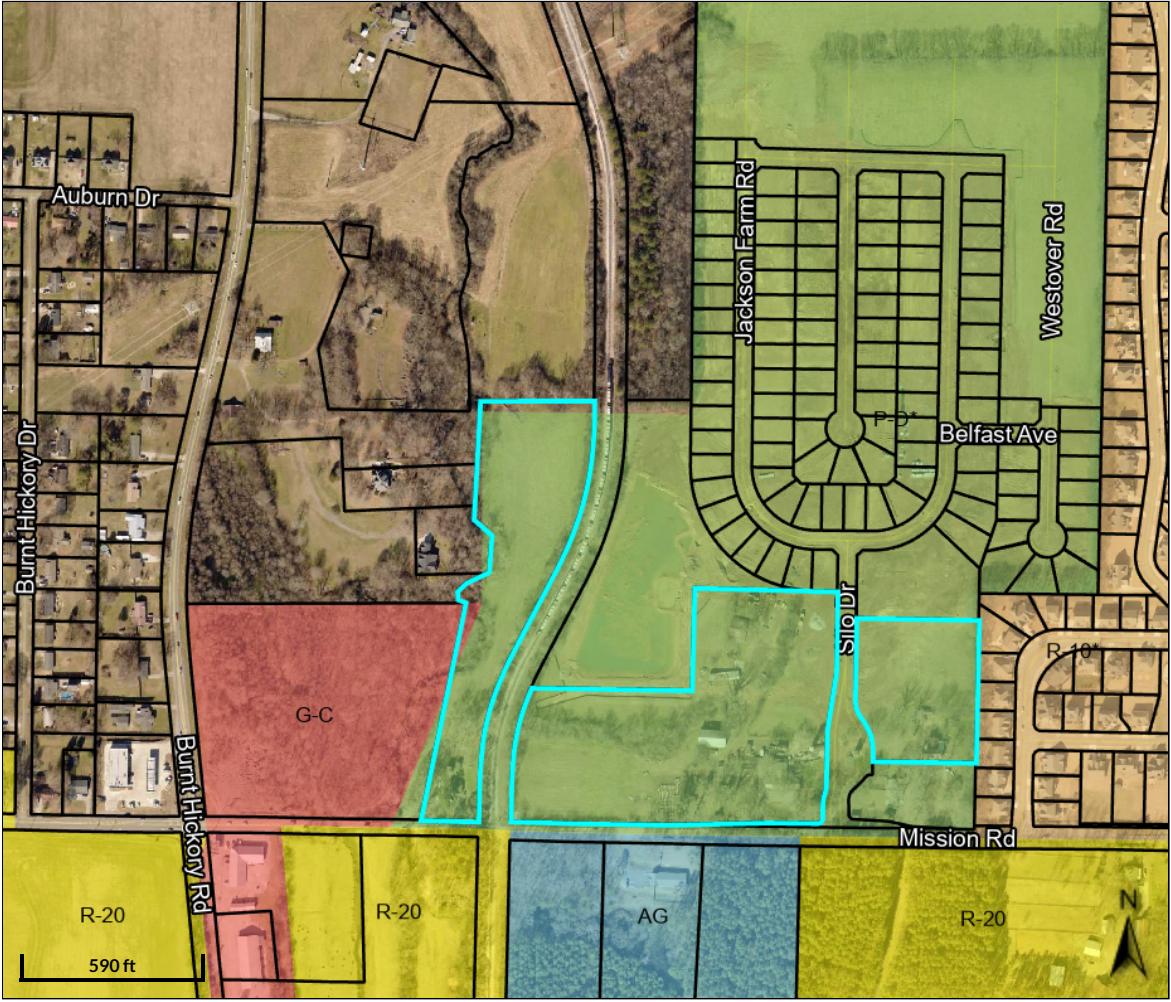
- Parcels
- Roads

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

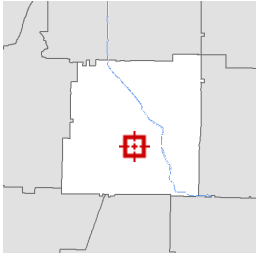
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# qPublic.net™ Bartow County, GA ZONING



### 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



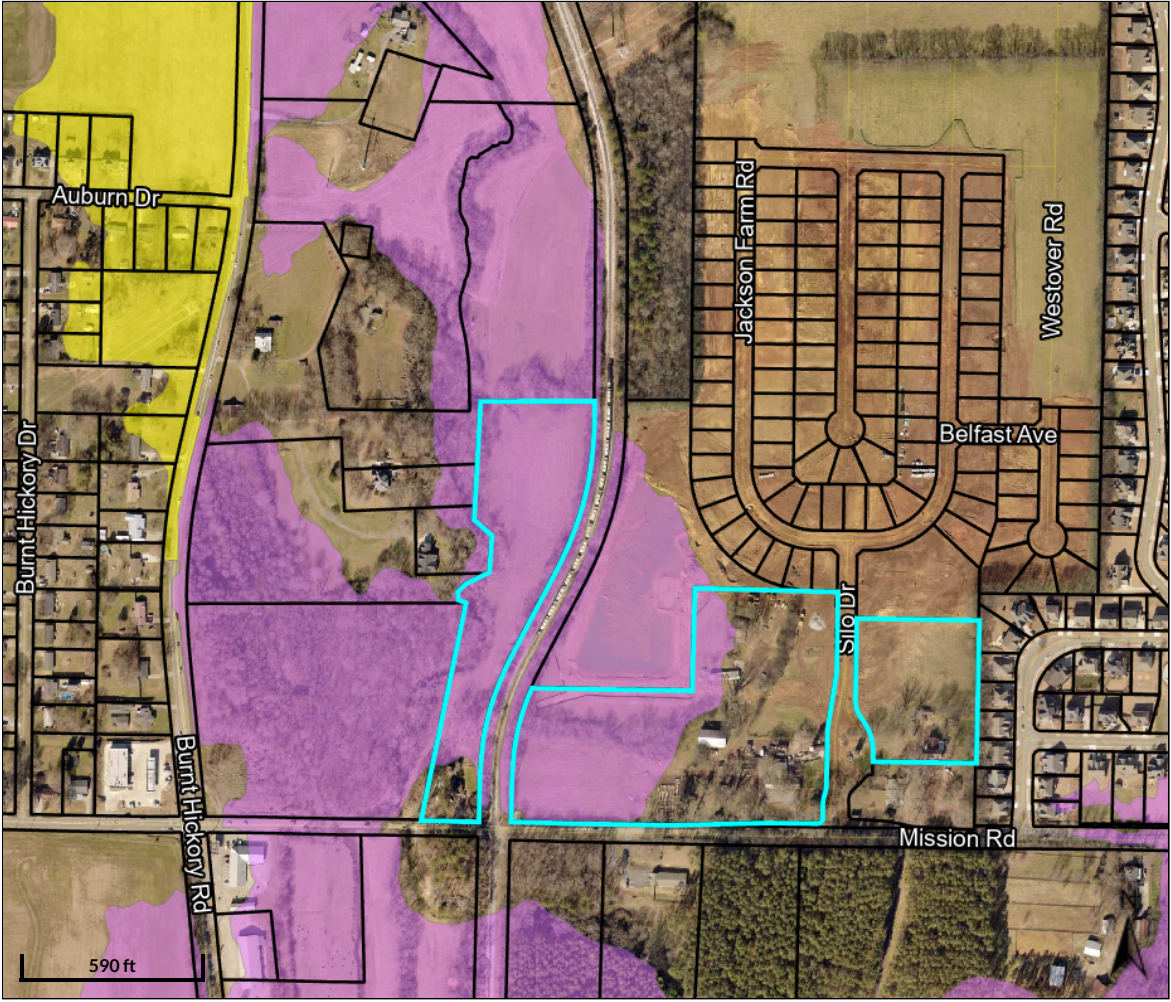
District  
Brief Tax Description

Cartersville  
LL 448-449-416-377  
*(Note: Not to be used on legal documents)*

Date created: 1/31/2024  
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# qPublic.net™ Bartow County, GA FLOOD HAZARD AREA



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

<b>Parcel ID</b>	C024-0001-001	<b>Alternate ID</b>	34911	<b>Owner Address</b>	CLYDE WILSON JACKSON TRUST
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Agricultural		478 MISSION RD
<b>Property Address</b>	496 MISSION RD	<b>Acreage</b>	26.01		CARTERSVILLE, GA 30120
<b>District</b>	Cartersville				
<b>Brief Tax Description</b>	LL 448-449-416-377				

(Note: Not to be used on legal documents)

Date created: 1/31/2024  
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**Application for Rezoning**  
City of Cartersville

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

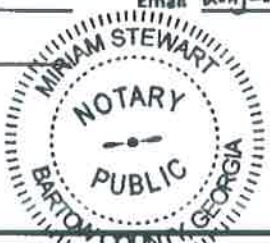
**Public Hearing Dates:**

Planning Commission 2/6 5:30pm    1<sup>st</sup> City Council 2/15 7:00pm    2<sup>nd</sup> 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	LENGTH	RADIUS	DIRECTION	CHORD
C1	24.73	83.24	N09°53'03"E	24.64
C2	42.71	133.06	N09°11'48"E	42.53
C3	26.84	18.50	N41°33'44"E	24.55
C4	70.67	800.00	N25°20'19"E	70.65
C5	548.17	1150.00	N14°12'50"E	542.99
C6	62.96	100.00	S17°05'57"E	61.93
C7	101.19	165.00	S17°34'06"E	99.61
C8	23.22	30.00	S67°41'07"W	22.65
C9	32.34	40.00	S22°21'04"W	31.46
C10	22.48	15.00	N43°44'45"W	20.44
C11	30.82	800.00	N11°59'59"E	300.03

LINE	BEARING	LENGTH
L1	N88°37'06"E	381.93
L2	S89°12'39"E	153.24
L3	N00°00'00"E	34.55
L4	N01°06'53"E	173.61
L5	N09°06'31"E	180.89
L6	N00°56'17"E	252.32
L7	N88°33'28"W	447.25
L8	N01°26'26"W	320.05
L9	N27°52'09"E	286.72
L10	N00°33'30"E	53.28
L11	N89°42'36"E	203.40
L12	S02°04'22"W	398.59
L13	S89°35'42"E	200.06
L14	N89°18'44"W	371.08
L15	S01°12'24"W	81.97
L16	N89°03'43"W	383.04
L17	S00°56'17"W	251.68
L18	S35°08'12"E	12.25
L19	S00°00'00"E	75.18
L20	S45°30'35"W	58.06
L21	S00°48'26"E	45.97
L22	S86°41'05"E	108.92
L23	S77°35'40"E	75.82
L24	S86°18'29"E	195.08
L25	N88°59'07"W	183.12
L26	N89°08'39"W	621.50
L27	N88°43'45"W	221.89
L28	S89°21'01"E	191.81
L29	S43°48'22"E	24.27
L30	S00°38'59"W	10.45
L31	S88°49'24"E	189.73
L32	S01°10'33"W	23.50
L33	S88°49'22"E	131.98
L34	N01°11'30"E	127.03
L35	N88°43'45"W	424.40

### 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 WITH A BEARING OF N 01°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 1°15'59" 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°06'22" 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°06'53" E 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 133.06 FEET, HAVING A CHORD BEARING OF S 09°11'48" E A CHORD DISTANCE OF 42.53 FEET AND AN ARC LENGTH OF 42.71 FEET TO A POINT; THENCE WITH A BEARING OF S 09°06'31" W A DISTANCE OF 34.55 FEET TO A POINT; THENCE IN A SOUTHWESTERLY 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 24.73 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 100.00 FEET, HAVING A CHORD BEARING OF S 17°05'57" E A CHORD DISTANCE OF 61.93 FEET AND AN ARC LENGTH OF 42.71 FEET TO A POINT; THENCE WITH A BEARING OF S 17°34'06" E A DISTANCE OF 99.61 FEET TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 165.00 FEET, HAVING A CHORD BEARING OF S 17°34'06" E A CHORD DISTANCE OF 99.61 FEET AND AN ARC LENGTH OF 101.19 FEET TO A POINT; THENCE WITH A BEARING OF S 17°34'06" E A DISTANCE OF 99.61 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 S 09°11'48" E A DISTANCE OF 42.53 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°06'53" E 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 133.06 FEET, HAVING A CHORD BEARING OF S 09°11'48" E A DISTANCE OF 42.53 FEET TO A POINT; THENCE WITH A BEARING OF S 09°06'31" W A DISTANCE OF 180.89 FEET TO AN IRON PIN FOUND (#4 REBAR); 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 WITH A BEARING OF S 88°43'45" E A DISTANCE OF 424.40 FEET TO AN IRON PIN FOUND (#4 REBAR); THENCE WITH A BEARING OF S 88°43'45" E A DISTANCE OF 221.89 FEET TO A POINT; THENCE WITH A BEARING OF S 88°08'39" E A DISTANCE OF 621.50 FEET TO A POINT; THENCE WITH A BEARING OF S 88°59'07" E A DISTANCE OF 183.12 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' PUBLIC RW) WITH A BEARING OF N 66°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 108.92 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" E 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°10'41" 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 AN IRON PIN FOUND (#4 REBAR); THENCE WITH A BEARING OF N 07°12'24" W A DISTANCE OF 81.97 FEET TO A POINT; THENCE WITH A BEARING OF N 89°08'39" W A DISTANCE OF 621.50 FEET TO A POINT; THENCE WITH A BEARING OF N 89°03'43" E A DISTANCE OF 383.04 FEET TO A POINT; THENCE WITH A BEARING OF S 01°11'30" E A DISTANCE OF 127.03 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.

### 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 FOUND (#4 REBAR); THENCE WITH A BEARING OF S 88°43'45" E A DISTANCE OF 221.89 FEET TO A POINT; THENCE WITH A BEARING OF S 88°08'39" E A DISTANCE OF 621.50 FEET TO A POINT; THENCE WITH A BEARING OF S 88°59'07" E A DISTANCE OF 183.12 FEET TO A POINT WHICH IS THE TRUE POINT OF BEGINNING.

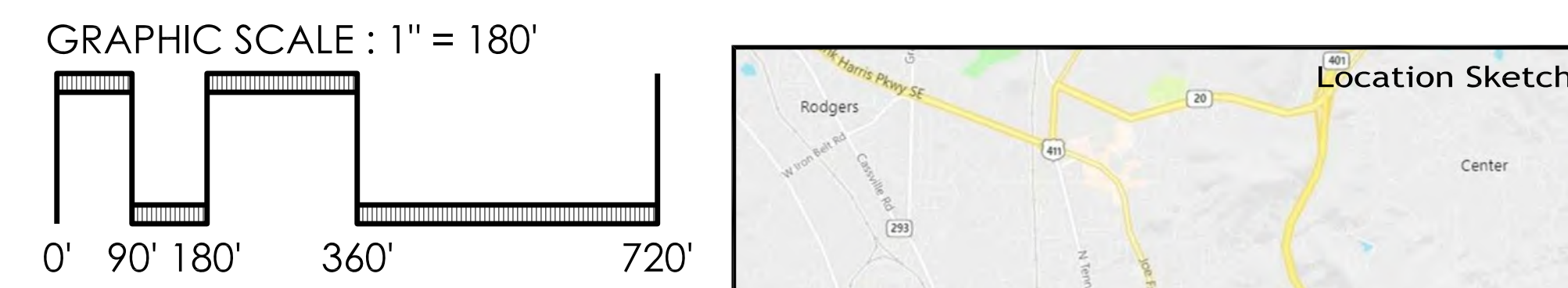
FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, THENCE LEAVING THE NORTH RIGHT-OF-WAY OF MISSION ROAD (50' PUBLIC RW) WITH A BEARING OF N 66°18'29" W A DISTANCE OF 195.08 FEET TO A POINT; THENCE WITH A BEARING OF N 77°35'40" W A DISTANCE OF 75.82 FEET TO A POINT; THENCE WITH A BEARING OF N 86°41'05" W A DISTANCE OF 108.92 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" E 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°10'41" 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 AN IRON PIN FOUND (#4 REBAR); THENCE WITH A BEARING OF N 07°12'24" W A DISTANCE OF 81.97 FEET TO A POINT; THENCE WITH A BEARING OF N 89°08'39" W A DISTANCE OF 621.50 FEET TO A POINT; THENCE WITH A BEARING OF N 89°03'43" E A DISTANCE OF 383.04 FEET TO A POINT; THENCE WITH A BEARING OF S 01°11'30" E A DISTANCE OF 127.03 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 WITH A BEARING OF S 88°43'45" E A DISTANCE OF 424.40 FEET TO AN IRON PIN FOUND (#4 REBAR); THENCE WITH A BEARING OF S 88°43'45" E A DISTANCE OF 221.89 FEET TO A POINT; THENCE WITH A BEARING OF S 88°08'39" E A DISTANCE OF 621.50 FEET TO A POINT; THENCE WITH A BEARING OF S 88°59'07" E A DISTANCE OF 183.12 FEET TO A POINT WHICH IS THE TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, THENCE CONTINUING ALONG SAID LAND LOT LINE WITH A BEARING OF N 00°39'36" E A DISTANCE OF 751.54 FEET TO A CONCRETE FENCE POST FOUND; THENCE LEAVING SAID LAND LOT LINE WITH A BEARING OF N 77°31'33" E A DISTANCE OF 1135.67 FEET TO A POINT; THENCE WITH A BEARING OF S 02°06'22" W A DISTANCE OF 398.59 FEET TO AN IRON PIN FOUND (#4 REBAR); THENCE WITH A BEARING OF S 89°35'42" E A DISTANCE OF 200.06 FEET TO AN IRON PIN FOUND (#4 REBAR) ALONG THE EASTERN LAND LOT LINE OF LAND LOT 377; THENCE WITH A BEARING OF N 11°13'14" E A DISTANCE OF 1439.44 FEET TO AN IRON PIN FOUND (#4 REBAR); THENCE LEAVING THE EASTERN LAND LOT LINE OF LAND LOT 416 WITH A BEARING OF N 89°49'27" W A DISTANCE OF 131.98 FEET TO AN IRON PIN FOUND (#4 REBAR); THENCE WITH A BEARING OF N 01°10'33" E A DISTANCE OF 23.50 FEET TO AN IRON PIN FOUND (#4 REBAR); THENCE WITH A BEARING OF N 08°49'24" W A DISTANCE OF 189.73 FEET TO AN IRON PIN FOUND (#4 REBAR); THENCE WITH A BEARING OF N 01°10'33" E A DISTANCE OF 23.50 FEET TO AN IRON PIN FOUND (#4 REBAR); THENCE WITH A BEARING OF N 89°03'43" W A DISTANCE OF 383.04 FEET TO AN IRON PIN FOUND (#4 REBAR); THENCE WITH A BEARING OF N 89°08'39" W A DISTANCE OF 621.50 FEET TO AN IRON PIN FOUND (#4 REBAR); THENCE WITH A BEARING OF N 89°03'43" E A DISTANCE OF 383.04 FEET TO AN IRON PIN FOUND (#4 REBAR); THENCE WITH A BEARING OF S 01°11'30" E A DISTANCE OF 127.03 FEET TO AN IRON PIN FOUND (#4 REBAR) ALONG THE WESTERN LAND LOT LINE OF LAND LOT 416 AND THE TRUE POINT OF BEGINNING.

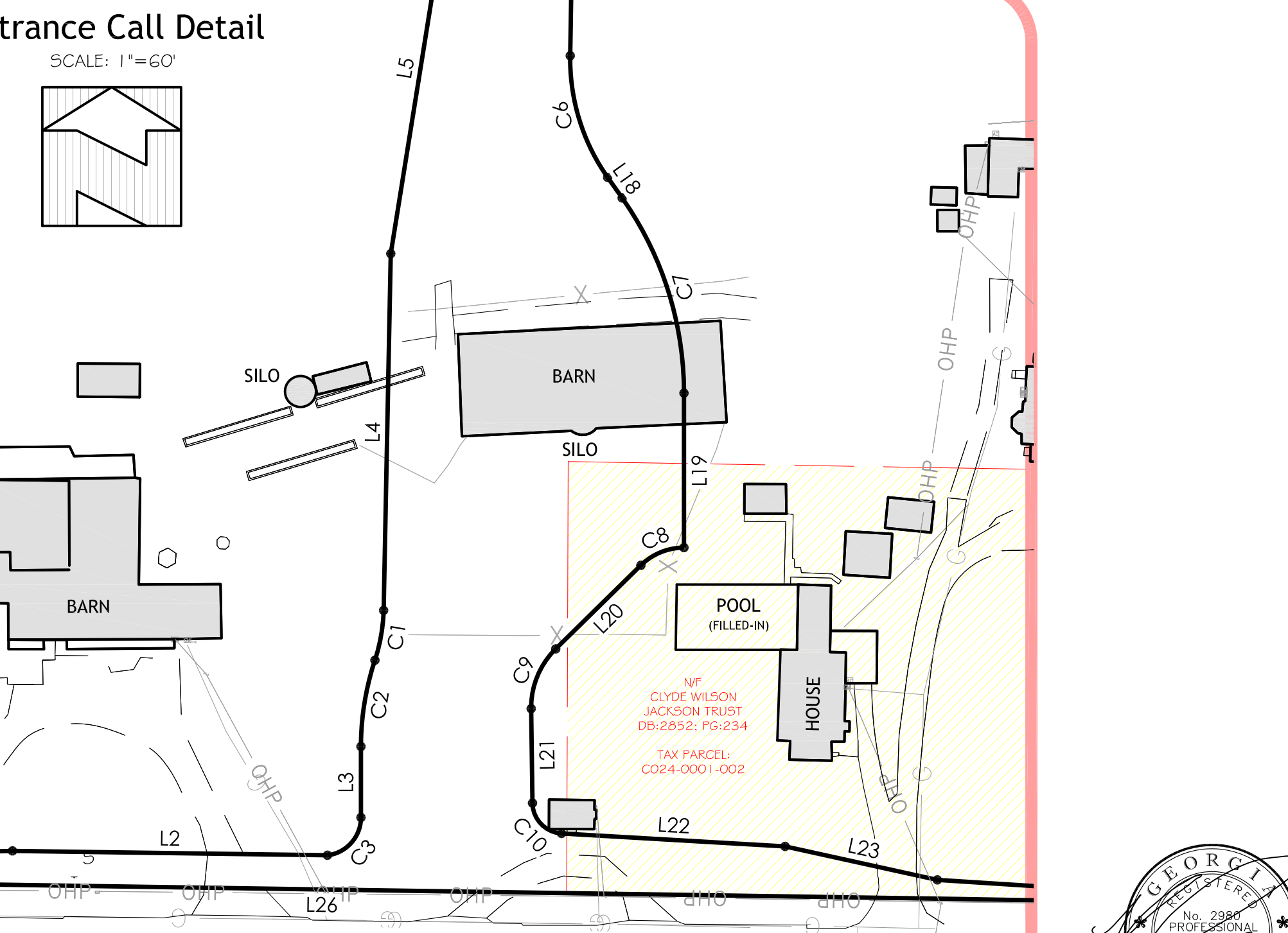
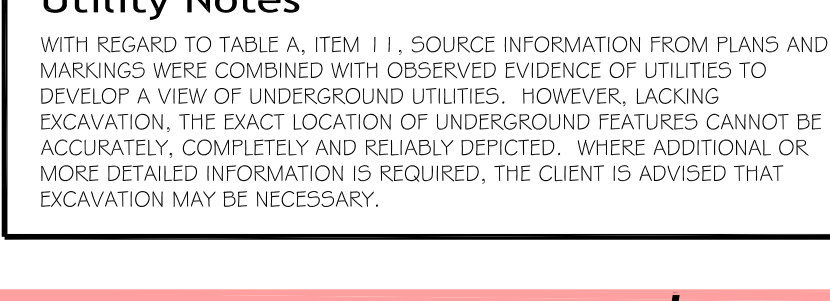


### Flood Statement

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. 1301502621, 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.



### Comm. no: HTA-191015-TIL and HTA-JACKSON FARM Eff. Date: July 8, 2020 at 8:00 AM

- 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.
- 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.
- 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.
- 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.
- EASEMENT FROM CLYDE W. JACKSON TO BELLSOUTH TELECOMMUNICATION, INC. DATED APRIL 22, 1989 AND RECORDED IN DEED BOOK 121 I, PAGE 658, 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 PLAT OF THE PROPERTY DESCRIBED HEREON, THAT THE BUILDINGS THEREOF ARE LOCATED WITH RESPECT TO PROPERTY BOUNDARIES AS SHOWN; THE SURVEY WAS PREPARED TO INCLUDE 2016 ALTA TABLE A 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. 1301502621, DATED OCTOBER 05, 2018.

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

KEVIN N. COONEY, P.L.S.  
GA REG. NO. 2980

**SOUTHLAND ENGINEERING**  
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: 19088-14  
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

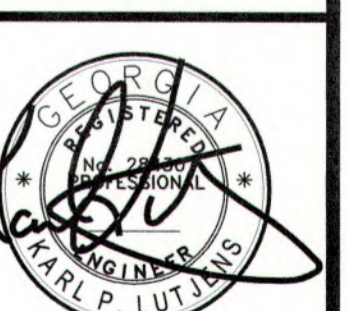
○ = IRON PIN FOUND	○ = DOUBLE WING CATCH BASIN	✕ = GAS VALVE	○ = SEWER MANHOLE	○ = POWER POLE
○ = CONCRETE MONO-FOUND	○ = SINGLE WING CATCH BASIN	○ = GAS METER	○ = CLEAN OUT	○ = GUY WIRE
○ = IRON PIN PLACED	○ = JUNCTION BOX	○ = TELEPHONE MANHOLE	○ = WATER VALVE	○ = ELECTRIC METER
○ = BENCHMARK	○ = CURB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



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

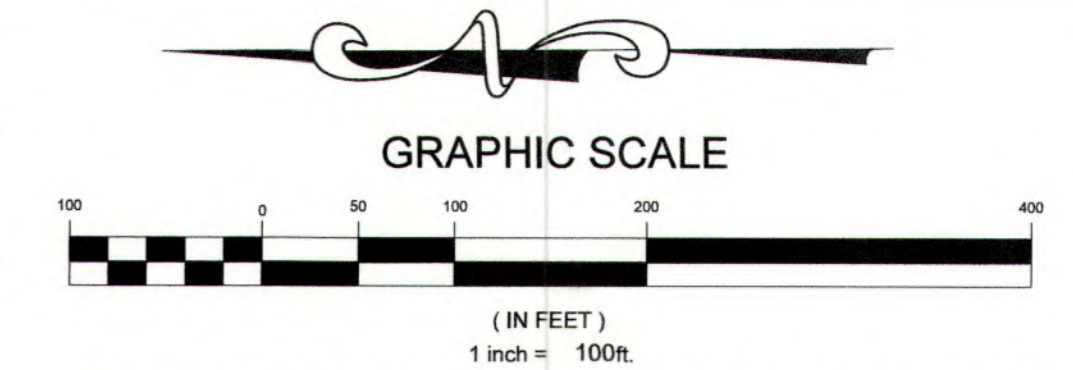


SHEET TITLE:

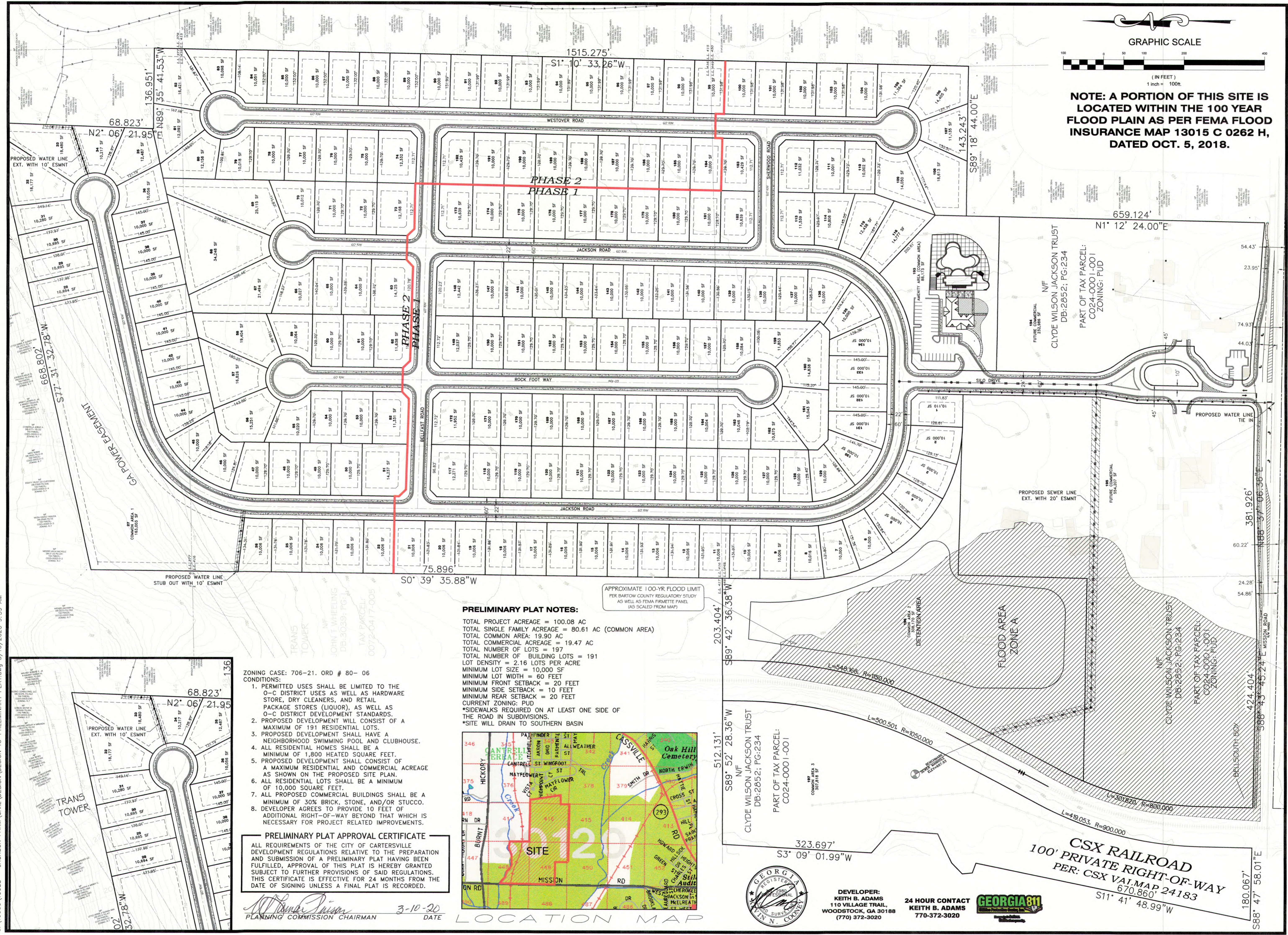
PRELIMINARY PLAT (PUD)

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:**

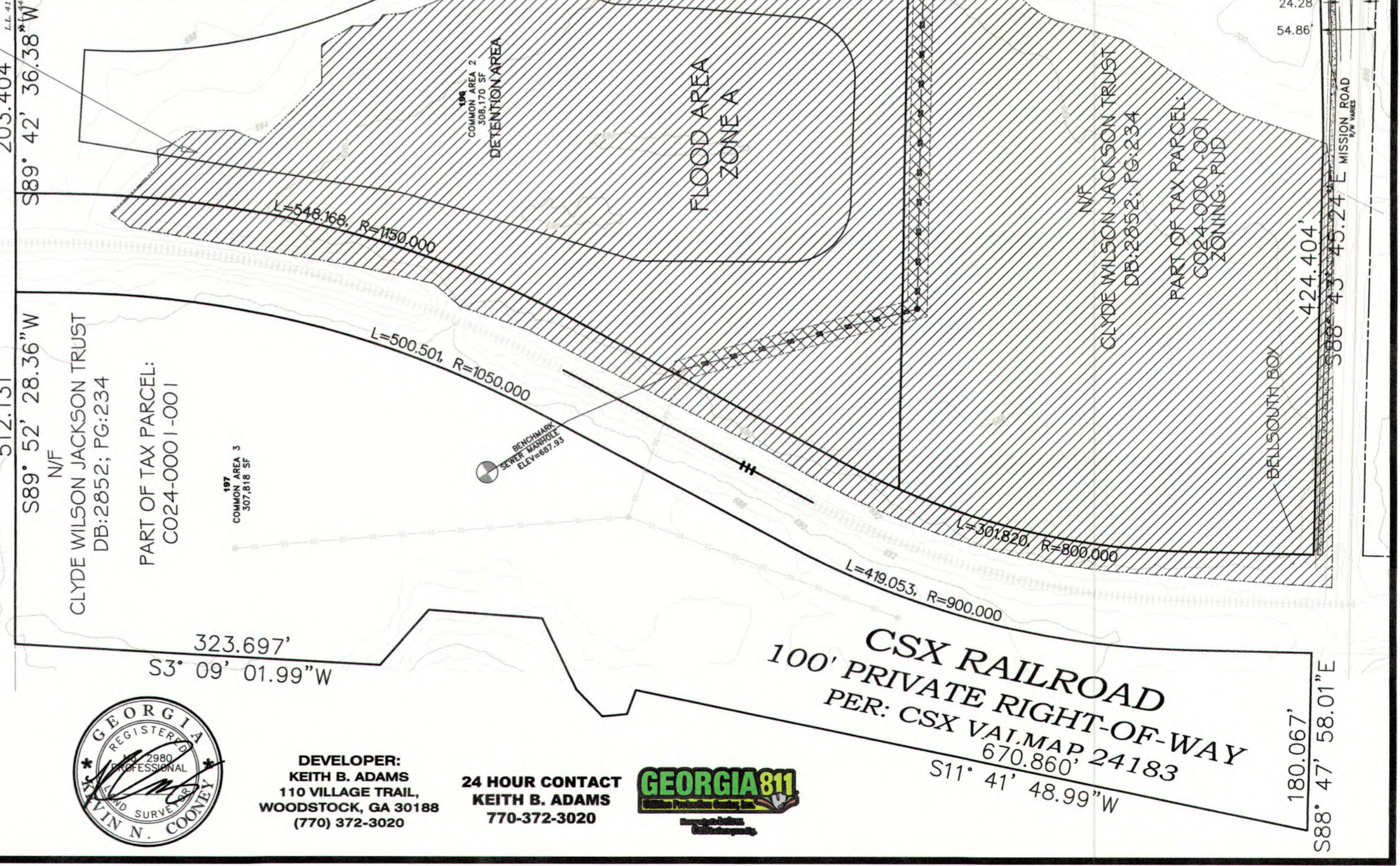
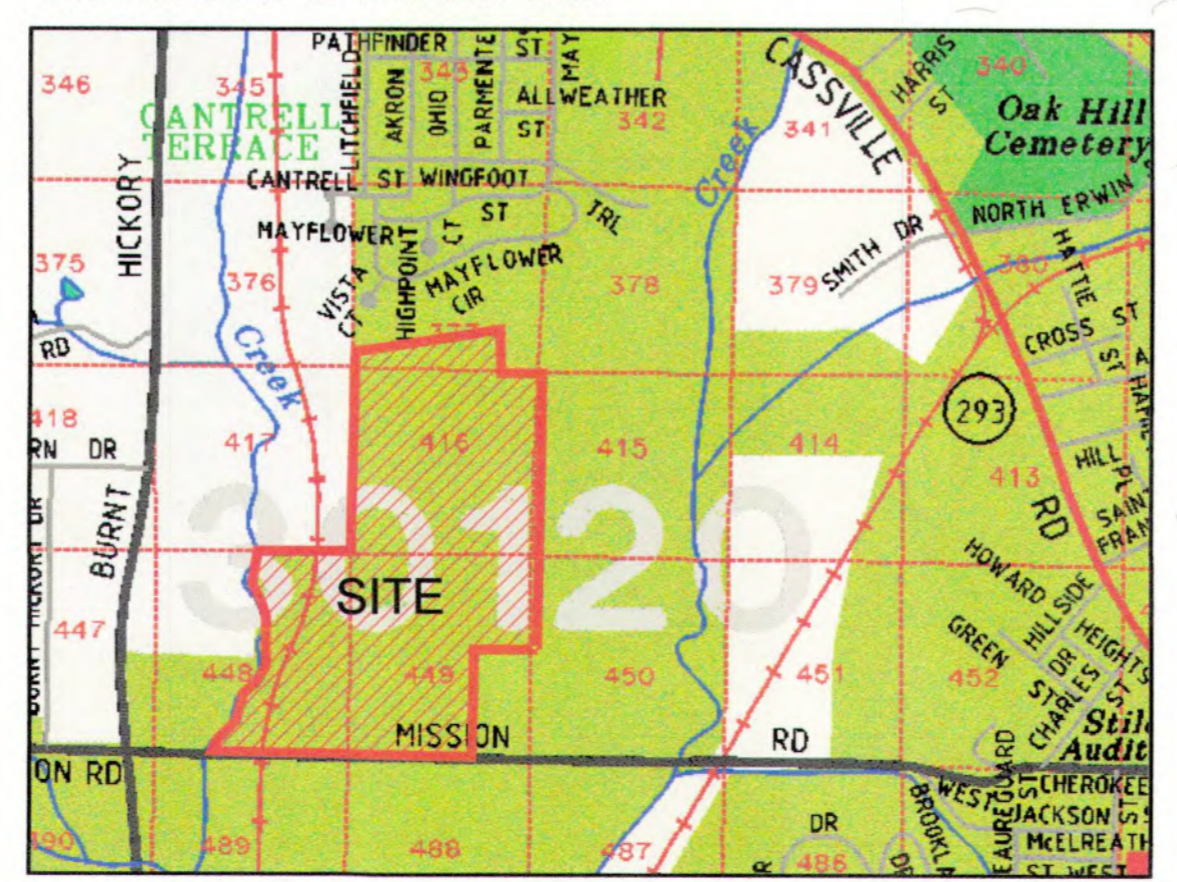
- TOTAL PROJECT ACREAGE = 100.08 AC
- TOTAL SINGLE FAMILY ACREAGE = 80.61 AC (COMMON AREA)
- TOTAL COMMON AREA: 19.90 AC
- TOTAL COMMERCIAL ACREAGE = 19.47 AC
- TOTAL NUMBER OF LOTS = 197
- TOTAL NUMBER OF BUILDING LOTS = 191
- LOT DENSITY = 2.16 LOTS PER ACRE
- MINIMUM LOT SIZE = 10,000 SF
- MINIMUM 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

APPROXIMATE 100-YR FLOOD LIMIT  
 PER BARTOW COUNTY REGULATORY STUDY  
 AS WELL AS FEMA FIRMEETTE PANEL  
 (AS SCALED FROM MAP)

- 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

24 HOUR CONTACT  
 KEITH B. ADAMS  
 770-372-3020





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

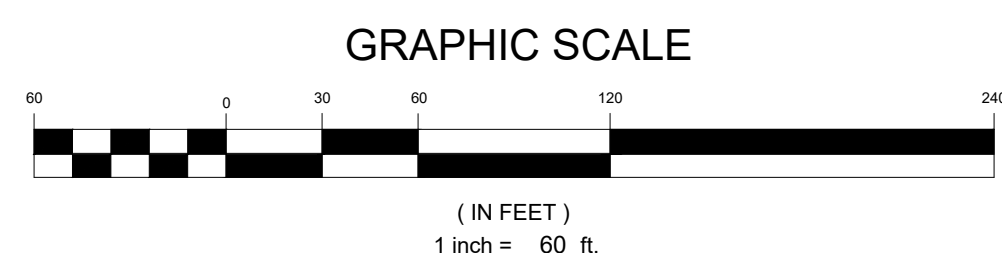
PARK AREA  
OWNED BY HOA

POOL

CLUB HOUSE

PROPOSED R/W

**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



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

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

SILLO DRIVE

10' LANDSCAPING EASEMENT

CLYDE

LOTS 60-80  
REAR ENTRY DRIVE  
COVERED FROM  
FACING STREET

SILLO DRIVE

PARK AREA  
OWNED BY HOA

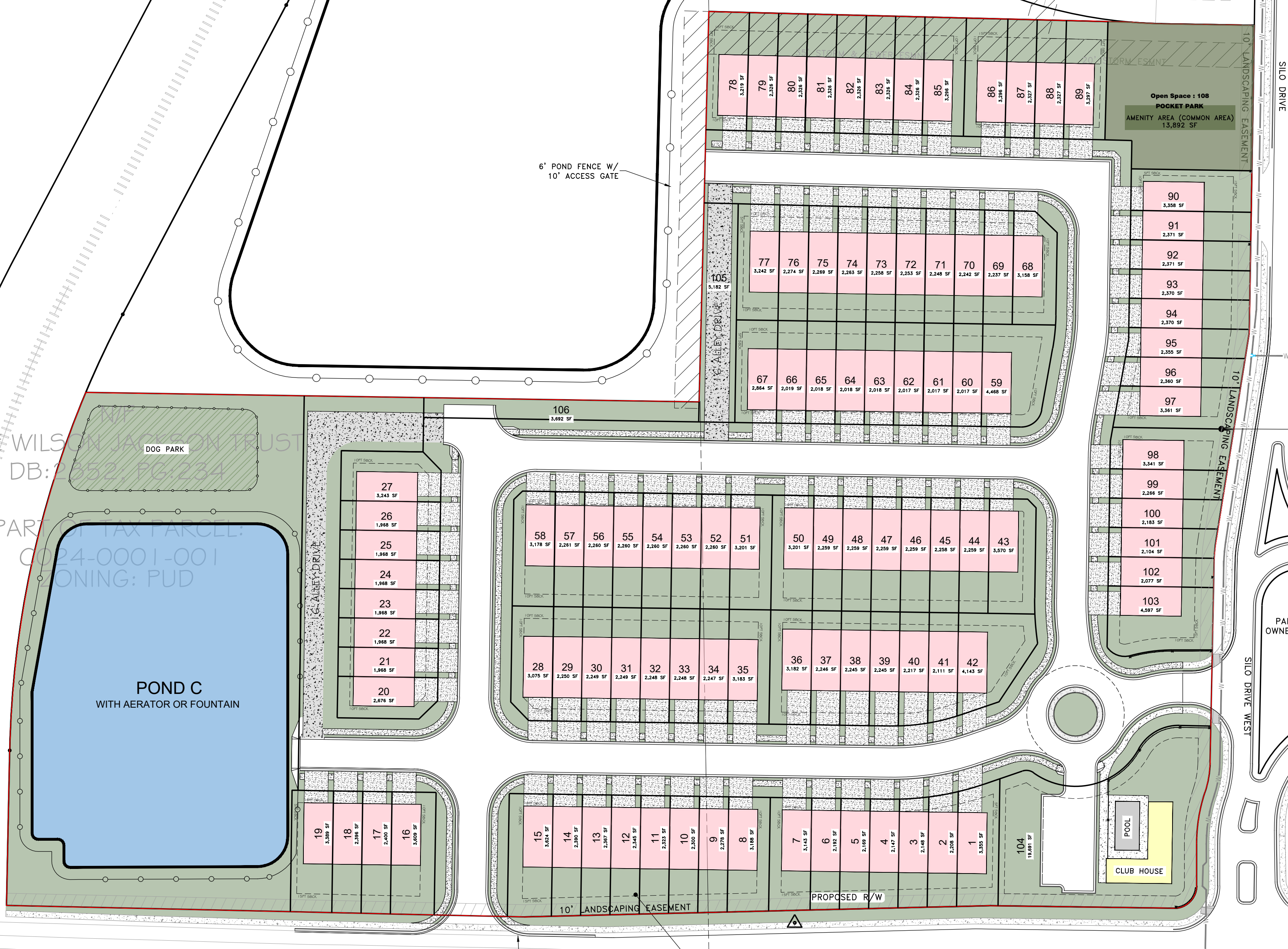
EXISTING

SILLO DRIVE WEST

MISSION ROAD  
50' PUBLIC RIGHT-OF-WAY

FUTURE POTENTIAL DRIVEWAY

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



TAX PARCEL:  
C025-0006-085

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

10

JONATHA  
[

9

DA

8

7

### SITE NOTES:

TOTAL PROJECT ACREAGE = 12.58 AC  
PART OF JACKSON FARM PUD

TOTAL NUMBER OF LOTS = 108  
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INTERIOR LOT LINE)

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

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AND SILO DRIVE. TOWNHOMES FACING EXISTING STREET SHALL  
HAVE COVERED FRONT PATIO

CURRENT ZONING: PUD

SPEED LIMIT: 15 MPH

### GRAPHIC SCALE

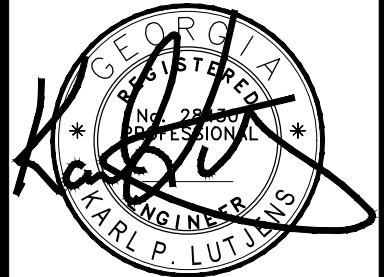


( IN FEET )

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

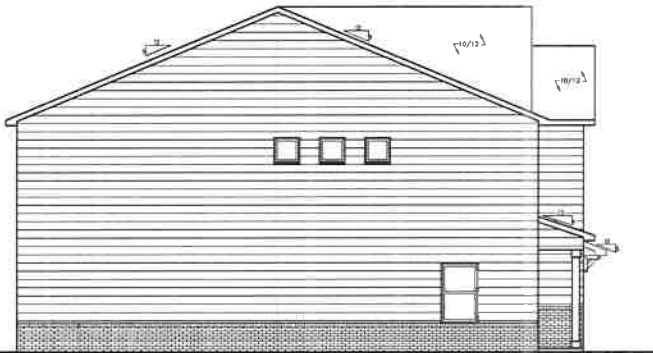
PLAN 3  
ELEVATION C

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.	REVISION	DATE



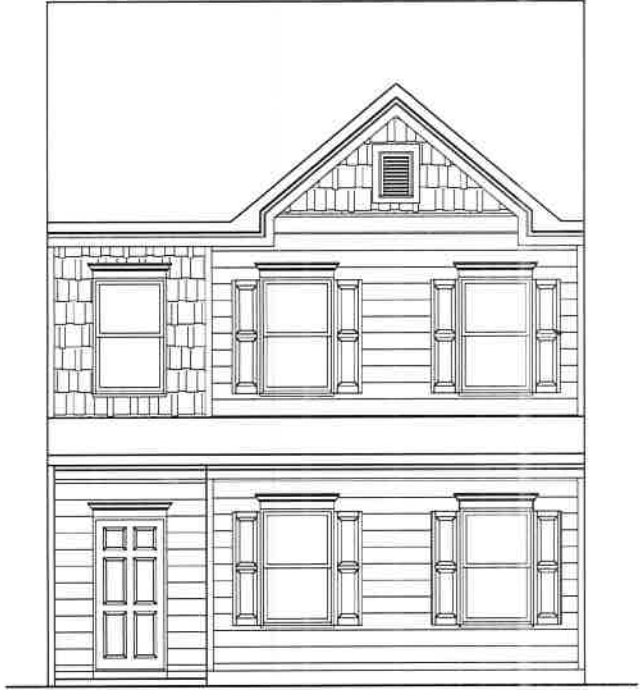
ELEVATIONS  
 FRONT ELEVATION  
 ELLISON II R/L

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

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 DOUGLAS HOMES.

DATE	10/2/23
DRAWN BY	
CHECKED BY	
SCALE	
NO. SHEETS	
SHEET NO.	A1.1





FRONT ELEVATION "A"

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



FRONT ELEVATION "B"

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

NO.	DATE	REVISION



ELEVATIONS  
FRONT ELEVATION  
NORWOOD II R/L

SMITH DOUGLAS HOMES  
110 VILAGE TRAIL  
SUITE 215  
WOODSTOCK, GA 30189  
www.smdouglashomes.com

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DATE	10/2/23
SCALE	1/8"=1'-0"
DATE	
SCALE	
DATE	
SCALE	
DATE	
SCALE	

SMITH DOUGLAS HOMES 2020



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

DATE	REVISION

**SMITH DOUGLAS HOMES**  
QUALITY IN EVERY TILE

ELEVATIONS  
4-PACK  
BUILDING

SMITH DOUGLAS HOMES  
113 SILAGE TRAIL,  
SUITE 222  
WOOSTOCK, GA 30188  
www.smithdouglass.com

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DATE  
10/2/23  
DRAWN BY  
SCALE 1/8"=1'-0"  
SHEET NO. 1 OF 1  
PROJECT NO. A1.3





















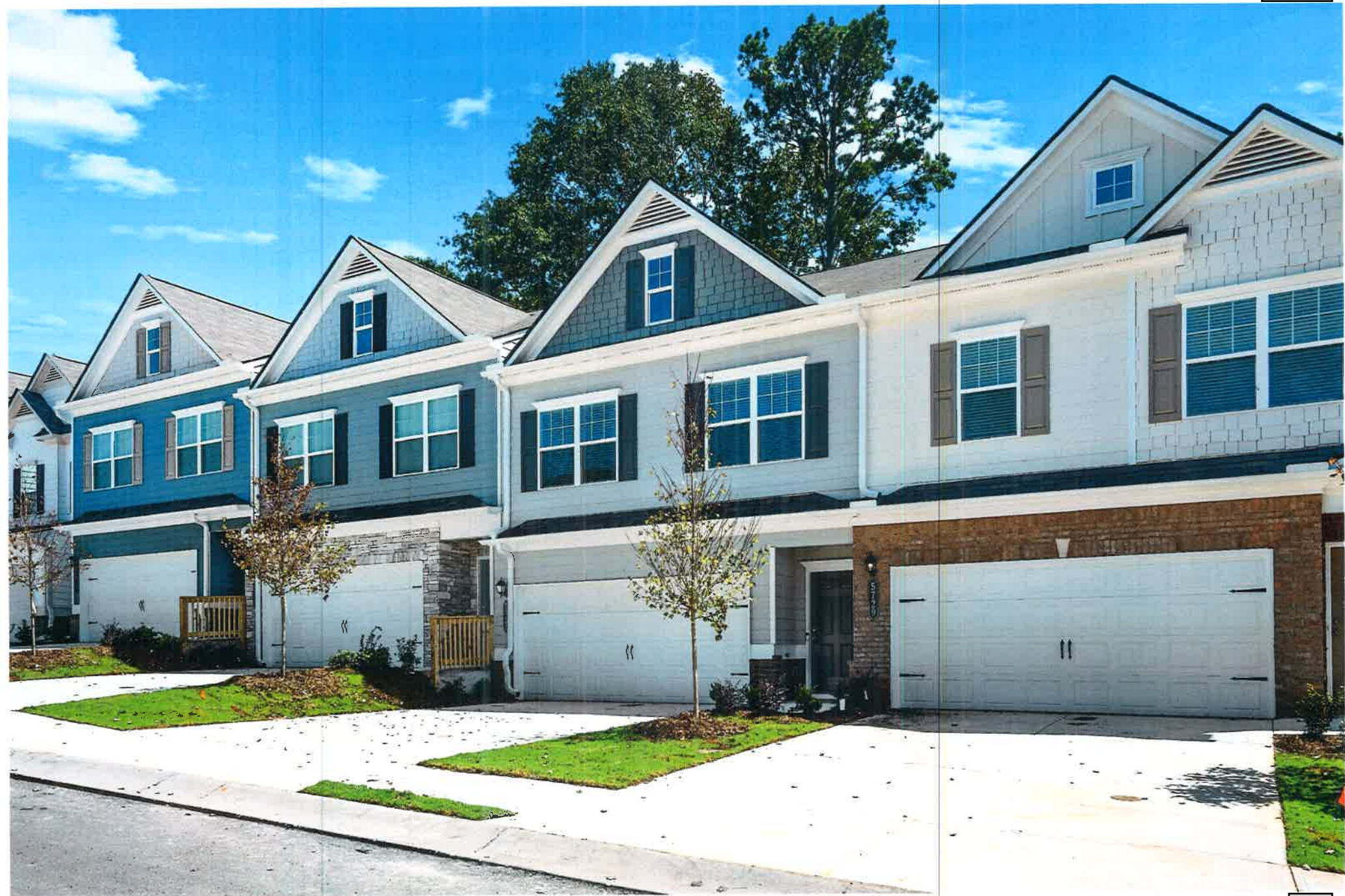
























The following pages contain (4) documents with questions and comments provided to the planning commission at the February 6th meeting.

The documents were provided by Jackson Farm residents.



## Silo Point Development (AE Flood Zone)

Paula Sparti 48 Jackson Road SE Lot 4

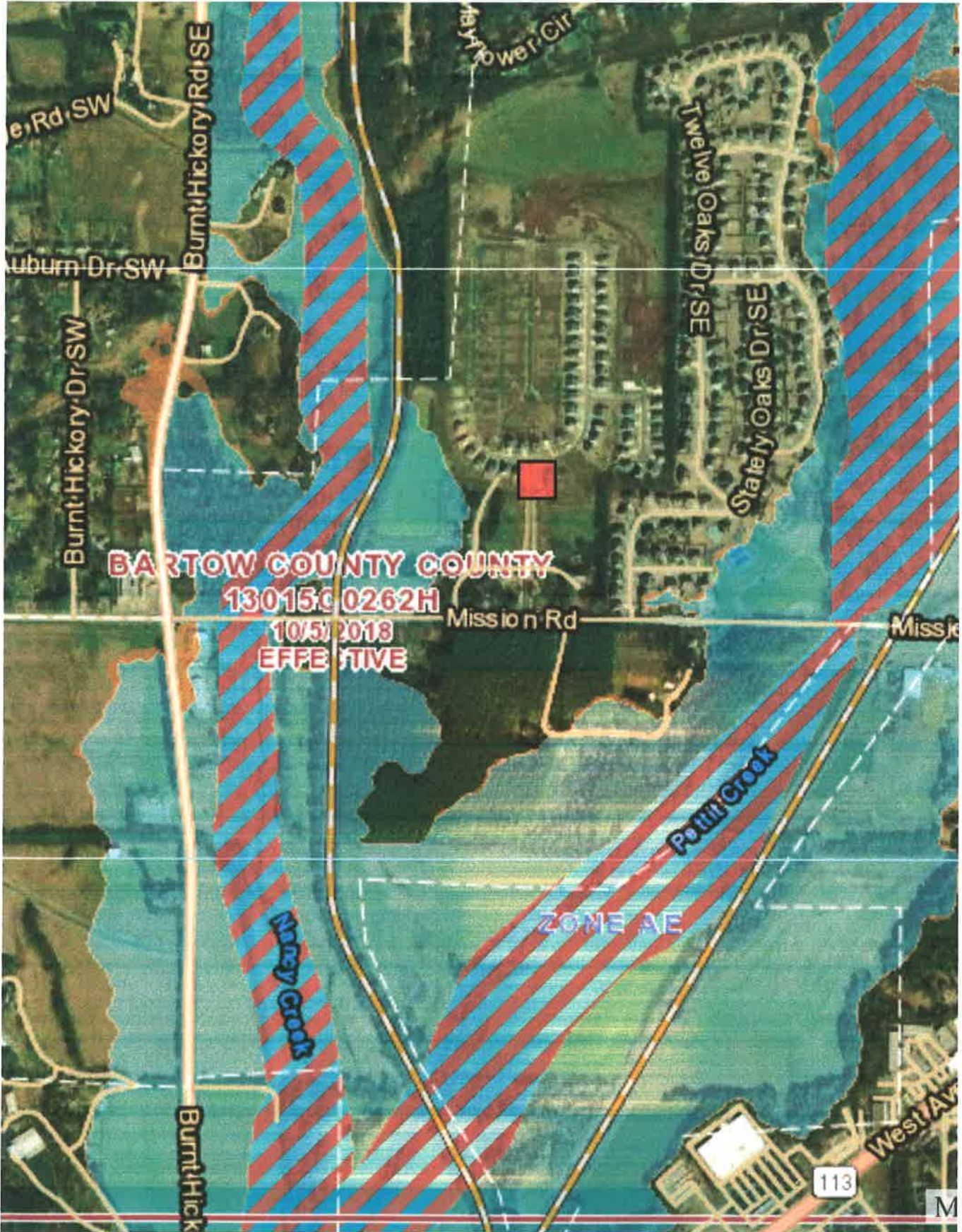
1. Jackson Farm Development and the proposed Silo Point Townhome Development lie between Pettitt Creek and Nancy Creek. Jackson Farm is an X Flood Zone (0.2%-1% annual flood risk).
2. Silo Point is to be built on an AE Flood Zone.
  - a. FEMA AE Flood Zones have a 26% chance of flooding during a 30-year mortgage and require the property to have flood insurance unless purchased for cash (no mortgage).
3. The storm drains in Jackson Farm Road SE are easily overwhelmed during moderate rainstorms and the excess rainwater flows rapidly down the 3 feet + swales to the Jackson Farm retention pond. The deep swales are located between lots 1 and 5 in Jackson Farm.
4. Silo Point will be much less permeable to rainwater because of the density of the townhomes and much smaller lots (even at the reduced number of townhomes from 112-103). The Silo Point storm drains and the west to east drainage to the Silo Point retention pond will require much more elaborate designs in order to function properly and prevent flooding.
5. If the Silo Point land requires an elevation for preparation for the foundations, or any other reasons, the effect on water flow toward Jackson Farm homes on Jackson Farm Road SE will be completely unpredictable.
6. I believe there are many more questions than answers at this time regarding the effects of the construction of Silo Point. I further believe that Smith Douglas has an obligation to do the work to answer these questions **prior** to the rezoning of the property discussed today.
7. There are many other more appropriate parcels of land for townhome developments than the proposed site for Silo Point.

# Silo Point Proposed Development

2/7

Item 4.

P. Sparti  
48 Jackson Farm  
Rd SE.





Retention Pond Jackson Farm

27  
Item 4.



Some subdivisions have been built in AE flood zones, i.e. 100-year flood plains designated by FEMA. Many were developed in recent years, with some shown to be only a foot above the flood elevation.

It seems unwise to develop real estate in areas marked on FEMA maps as 100-year flood plains. (*Lone Ranger House Hunters*, October 25, 2018)

## What is Flood Zone AE?

Updated: Nov 13, 2023

FEMA establishes flood zones by working with local county or city officials to map your area. Any area where flooding is more likely to occur is part of a Special Flood Hazard Area (SFHA). A letter designation is provided to identify the risk for homes inside the SFHA. One of these is Flood Zone AE, which is considered a high-risk flood zone due to its elevation and proximity to floodplains, lakes, rivers, and/or other bodies of water.

### Is Flood Zone AE in the 100-Year Floodplain?

A 100-year floodplain is an area that has a 1% chance of flooding in any given year. Flood Zone AE is within this area. While a 1% annual risk of flooding may not seem like a high probability, it equates to a **26% chance of flooding over the life of a 30-year mortgage.**

Flood zone AE is one of the most common high risk flood areas. It differs from flood zone A in that flood zone AE is mapped by flood plain managers in your area to determine the Base Flood Elevation (BFE), while flood zone A has typically not been mapped for its Base Flood Elevation.

(*Flood Price*, November 3, 2022; updated November 13, 2023)



The highest-risk areas are defined by FEMA as having a 1 percent chance annually of experiencing flooding, and a 26 percent chance over the course of a 30-year mortgage. Nov 29, 2023



Oct 25, 2018

#2

### Originally Posted by LoneRanger

House hunting, and seeing some subdivisions around here that've been built in AE flood zones, i.e. 100 yr flood plains. FEMA map online, and local GIS interactive map for our county. Several of these were developed within the past 10 yrs. Some of the lots are showing to be only less than a foot above the flood elevation. Example: attended an Open House at a for sale place that upon checking the entire sub is within the AE flood plain and the lot for that particular home is only 0.9 ft (9/10) above the flood elevation.

Seems unwise to develop real estate in areas marked on the FEMA map as 100 yr flood plains.

And yet - it's been done. Extensively in some areas. Developers make money. Municipalities gain property tax revenue.

Recent policy changes for flood insurance, improvements in mapping, and changes in understanding of the risks have started to reverse that trend.



From: Paula Sparti spartimd@gmail.com  
Subject: General Provisions  
Date: February 2, 2024 at 1:26 PM  
To: Victoria Federici federici7@gmail.com

## Section 1. General Provisions

### 1.1. Purpose and Intent

The purpose of this ordinance is to protect, maintain and enhance the public health, safety, environment and general welfare and to minimize public and private losses due to flood conditions in flood hazard areas, as well as to protect the beneficial uses of floodplain areas for water quality protection, streambank and stream corridor protection, wetlands preservation, and ecological and environmental protection by provisions designed to:

- (1) Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

- (2) Restrict or prohibit uses which are dangerous to health, safety and property due to flooding or erosion hazards, or which increase flood heights, velocities, or erosion;
- ✓ (3) Control filling, grading, dredging, and other development which may increase flood damage or erosion;
- (4) Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands;
- (5) Limit the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of flood waters; and
- (6) Protect the stormwater management, water quality, streambank protection, stream corridor protection, wetland preservation, and ecological functions of natural floodplain areas.





### Recap of the January 28, 2024 Community Meeting

Following are the concessions that Smith Douglas agreed to make with the objections/comments that came up during the meeting, comments on Facebook or from a survey. The remaining question, is how do we ensure these will be upheld.

1. *No shared entrance. The JF fence and landscaping will remain intact. Silo Point will enter from Mission Road*

Concerns: We believe due to a change in International Fire Code (IFC) requirements in 2023 a second entrance is required. Jackson Farms and The Reserve were already approved before this code change. The current plans for Silo Point shows an entrance off of Silo Rd (entrance to Jackson Farms). It was suggested that this second entrance be changed to run along the proposed pool/clubhouse to Mission Rd.

2. *Rental Restrictions, no more than 10%*

Concerns: How/who will monitor this? It will need to be written into the original Declaration of Covenants that are filed. But, since Smith Douglas will in all likelihood retain control of the HOA for Silo Point until all units are sold, this is like asking them to police themselves. It was suggested in the meeting to ask for "rezoning stipulation." Rezoning stipulations are a binding contract with the property. Falls back to a lack of integrity and trust of Smith Douglas.

3. *HOA will maintain all lawns/exterior*

Concerns: Again, Smith Douglas will be the HOA for Silo Point and can they be trusted to keep lawns and exteriors maintained until all units are sold and the HOA is turned over to homeowners.

4. *Estimated low to mid \$300K starting price*

Concerns: The smallest home offered in Jackson Farms is comparable in square footage to the townhome. The townhomes would be competing with the final sales and build out of Jackson Farm which would delay their HOA being turned over to the homeowners.

5. *Reduced the number of units to 103 and may possibly cut 1-3 more.*

Concerns: Will SD construct what they say and not build an inferior product? The City already admitted that Smith Douglas made changes after the approval to the townhomes built at Felton Rd. Who will monitor and hold SD accountable if they don't do what they've said they will? The look of the mockups isn't great. At the entrance of The Reserve, those homes are large, very stately looking with larger lots. Jackson Farm is pushed back so it's not as visible but the homes and lots are smaller. Now they'll be an apartment looking row of scaled down housing. More integrity and trust issues with Smith Douglas as they are known to say one thing and do another.

6. *There will be a green space behind Lot 1 of JF that will tie into a berm SD will build and landscape behind lots 1-4. This should help drainage, noise and offer separation of communities.*

Concerns: The berm and landscaping concerns directly affect lots 1-4 Jackson Farm. There are already drainage and erosion issues along there. There is a storm and sewer easement between the proposed Silo Point property and Jackson Farm. The area of the berms would be on City easement land and it needs to be detailed clearly IF that an agreement can happen will

the City approve and maintain the berms (pine straw or mulch, replacement of dead shrubs/ trees, weed control) Who will maintain the erosion and drainage issues? This could perhaps be written as a rezoning stipulation. For lots 1-4 in Jackson Farm, they could face a substantial property value decrease depending on how the screening is handled. Smith Douglas has already indicated that the existing silo on the proposed site would need to be removed since it's not structurally stable. Will the community still be named Silo Point if there is no silo?

7. *There is a traffic study being done by the County for the red light at Mission/Burnt Hickory.*

Concerns: Ensuring a proper traffic study will be done. The City needs to use numbers of vehicles considering full build out of Jackson Farms and Silo Point are complete. Also accounting for how many times per day and how long of time the train to the west (closer to Burnt Hickory) stops on the tracks blocking traffic to even get to Burnt Hickory. That traffic would reroute up Mission Rd to Cherokee St. Is there a traffic study planned for the Cherokee St/Fite St/293 intersection or the Cherokee St/Bartow St intersection. Cherokee St is primarily Historical District homes so widening to accommodate turn lanes or roundabouts if unlikely. The time of day of any traffic study is important for the most accurate results.

8. *All trees that can be saved will*

Concerns: Everyone is fully aware that Smith Douglas has never saved a tree anywhere they have built. However this might be a stipulation that could be written into the rezoning.

Overall, most current residents have trust issues with Smith Douglas. Who will really hold them accountable for things they agree to do that cannot be included in rezoning stipulations or when they are still in charge of the HOA? If the residents of Jackson Farm were in charge of the HOA, then a contract could be made. We will have to rely on clearly expressing concerns during the commission and council meetings. We need to ensure the City of Cartersville also sticks with what they instruct Smith Douglas to do.

While many voiced that a residential product is not favorable but somewhat better than a commercial development, where there would be no control of what type of tenant/businesses would go in there. Most still feel that townhomes are not the right product. It's too many people, too much congestion, and changes the entire feel of the area. Most agreed that a 55+ Senior living community with single story homes would be acceptable for the area. That is something the city and county needs.

A resident spoke with Gary Fox, our Ward 5 representative, and he is going to send us the seven factors the City Council will take into consideration before voting. Hopefully, we will receive it this week and it will serve as an outline to address items during the Rezoning and/or City Council meetings.

As of now, we have three speakers lined up for February 6th at 5:30 pm for the Rezoning Hearing. **We NEED AS MANY PEOPLE AS POSSIBLE TO SHOW UP.** When it's asked "all in oppose" or it's said "I'm speaking for concerned residents.. **raise your hand. Or stand while the speaker is speaking.** We need the commission and council to see a number of people there to take us seriously. Anyone that would like to speak, please feel free to do so. We'll need to let the commission know how many speakers we'll have. The Commission and Council ask that we not have 10 people saying the same thing.

It is clear the Jackson Family wants to sell the land. If it doesn't go to Smith Douglas for rezoning and townhomes, it will sit until another buyer comes along. The land between Silo



Drive and Stately Oaks (entrance to The Reserve) will be the next spot they'll want to rezone. As of now, due to its size, Smith Douglas has said they'd consider a senior living community. Why not convince the Rezoning and City Council that the entire Jackson Family property would better serve the existing area residents and the City of Cartersville.

This is a learning curve for all of us. Smith Douglas has the power of finance, legal council and this is their business. Everyone was asked to submit any additional ideas, thoughts, concerns or information that could help.

Survey Results To Date:

Heavily opposed to the project and would like it shut down	40.91%
Moderately opposed and would like to see substantial change	20.45%
Somewhat opposed and wants all concession preserved	31.82%
Indifferent on the project	4.55%





### Questions to ask the Planning Commission

The Jackson Farm (JF) residents have questions regarding proposed rezoning application number Z24-02. Our questions center on accountability.

Smith Douglas (SD) verbalized numerous concessions to two Jackson Farm residents and emailed drawings of the proposed changes from their previous application. Has the City of Cartersville received these proposed changes and had the opportunity to review these drawings?

If the SD application is approved by the City of Cartersville:

- who will monitor SD and hold them accountable to the proposed concessions they presented to the JF residents? These concessions include, among others, a greenspace behind lot #1 of JF, no entrance between JF and Silo Point (SP), the existing JF fence and landscaping will remain intact, rental restrictions of no more than 10% in SP, and a reduction in the number of townhomes built.
- will the City of Cartersville inform the residents of JF details of the approved rezoning? If not, why not?
- who will hold SD accountable to ensure water drainage, holding pond area, soil erosion, and floodplain issues do not develop for lots 1 – 4 of JF or elsewhere because of this rezoning?
- who will be liable for any damage to JF property in lots 1 – 4 or elsewhere because of this rezoning? Will it be the City of Cartersville or SD?
- who will hold SD accountable for adhering to their proposed exterior designs for SP? What will be the consequences for any deviations? Will it be a fine, stop work order, or both? As we understand, there were exterior design deviations at Felton Walk that were not approved by the City of Cartersville.
- what is the projected adverse impact to JF home values? Who will compensate the homeowners for any negative impact?
- what is the projected property tax impact on JF homes?
- how will this rezoning, when completed, impact any emergency management services (e.g., fire department or paramedics)? What is the cost for this impact and who will absorb those costs? Will it be SD or the citizens of Cartersville?

There are 160 homes in The Reserve at Pettit Creek, 191 planned single-family homes in JF, and other homes adjacent to the area that will be impacted by the rezoning. What, if any, is the relative gain to the public and specifically those directly impacted by this rezoning application?

I am opposed to this rezoning application and there are others in JF and The Reserve at Pettit Creek that are also opposed. Thank you for your time and consideration in this important matter.

Respectfully,  
Joy R. Peterson  
42 Jackson Farm Road, SE  
Cartersville, GA 30120





# Jackson Traffic Report 2024

I'm concerned because a traffic study needs to be done at the entrance of the community which is the intersection of Silo Rd and Mission Rd. What you will learn is there are over 6,000 vehicles during the day. It takes over 10 minutes to get on Mission Rd toward the City Center safely during peak hours. We have already had one accident in the last 2 months and there will be more.

Rough conservatives estimate 10% growth each year for the same two-lane road. We are about 62% full, expect to reach 192 homes at the end of the year, not counting an additional 103 multi living spaces being added which approximate 295 residential living quarters. This is too much for one entrance when the two communities fully reach maximum compacity. A traffic light is necessary to control the traffic safely on the Mission Rd during peak hours. They say their traffic study been done about ½ mile away in the county area at the intersection of Mission Rd/Burnt Hickory Rd., results are not finish. The Transportation Dept says each home makes seven trips per day which makes the traffic results even higher with an additional 295 times Seven, plus 6,000 X 10% growth. We are getting to 8,665 vehicles per day when both communities reach compacities

The other problem is the railroad track blockage occurs several times during the week near the second Silo Pointe entrance which is a few hundred feet from the track. When the traffic is blocked for 15 minutes or an hour, traffic backs-up 1/2 mile in both directions. We really need a two-lane road with a reverse lane to relieve the traffic congestion safely for turn around vehicles.

We need a thorough comprehensive traffic study at the entrance since one end of the road is already being done by the country over ½ mile away. The developer should pay for traffic study and additional traffic light. The City needs to make sure it benefits both communities safely.



## PLANNING COMMISSION ITEM SUMMARY

<b>MEETING DATE:</b>	March 12th, 2024
<b>SUBCATEGORY:</b>	Zoning Map Amendment
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	ZMA24-01. Annual Zoning Map Amendment Applicant: City of Cartersville
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	<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>
<b>LEGAL:</b>	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 Revised 3-1-24

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:**

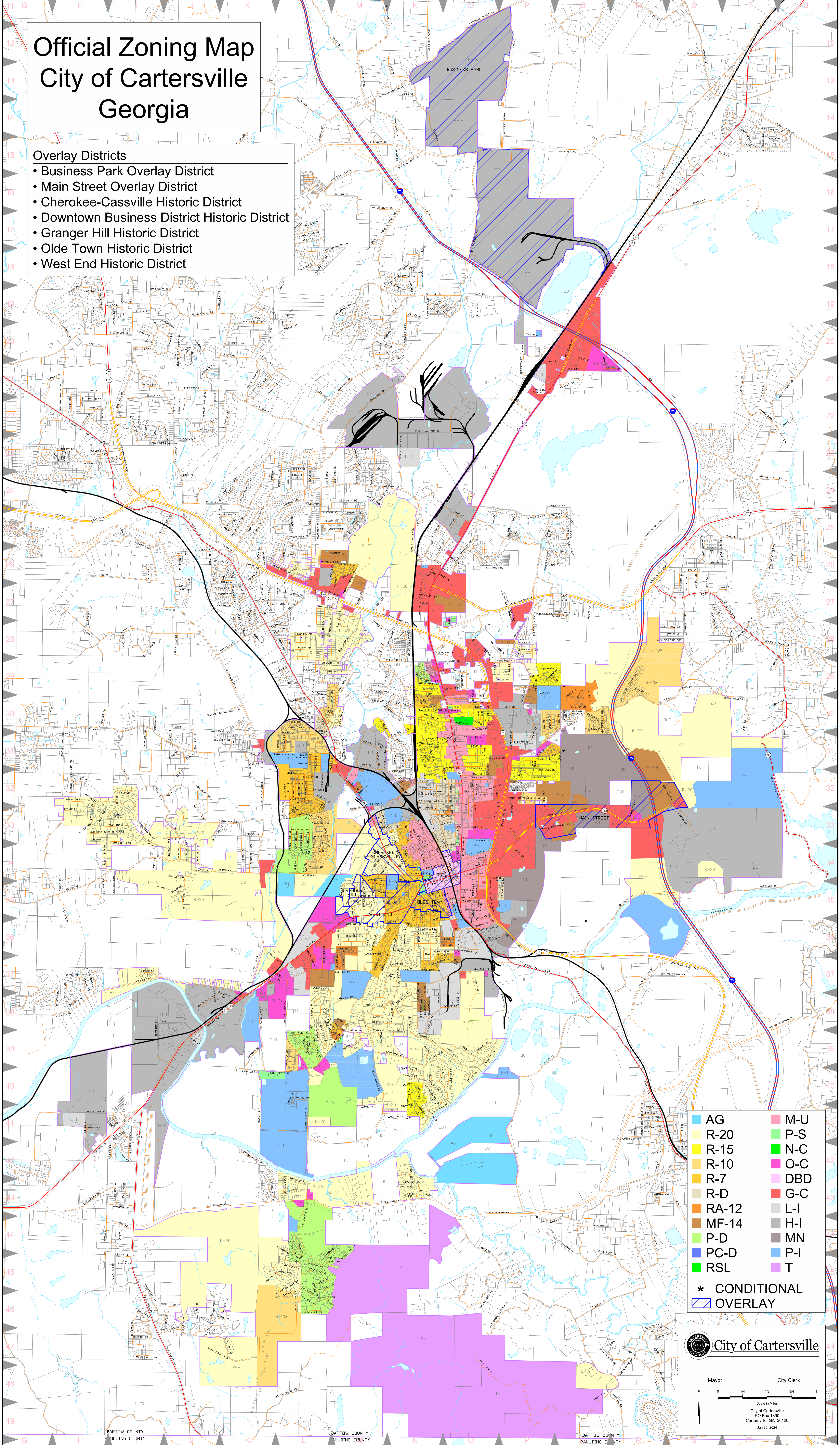
Street number	Street name	current zoning	Proposed zoning	Notes
51	Carter Grove Blvd	P-D*	P-I	Change zoning for Fire Station #5. Acreage: 8.38
468 & 500	Bates Rd	P-D*	R-20	Change P-D zoning to R-20 to remove Carter Grove P-D requirements.
332	N Erwin St. (C013-0001-009)	L-I	H-I	This is to correct 2003 error identified 7-28-23.
640	N. Tennessee St.	M-U*	P-I	Change zoning for Parks and Rec development. Acreage 5.874.



# 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

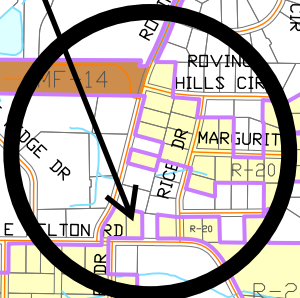
City of Cartersville  
PO Box 1300  
Cartersville, GA 30120  
Jan 30, 2024



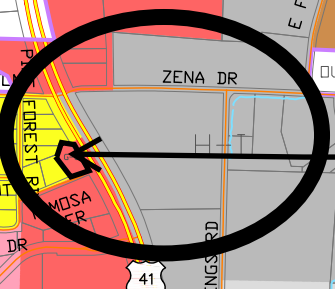
Item 5.

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AZ23-01

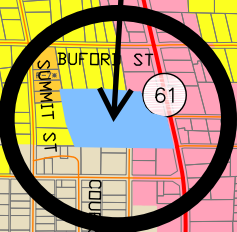


Z23-04



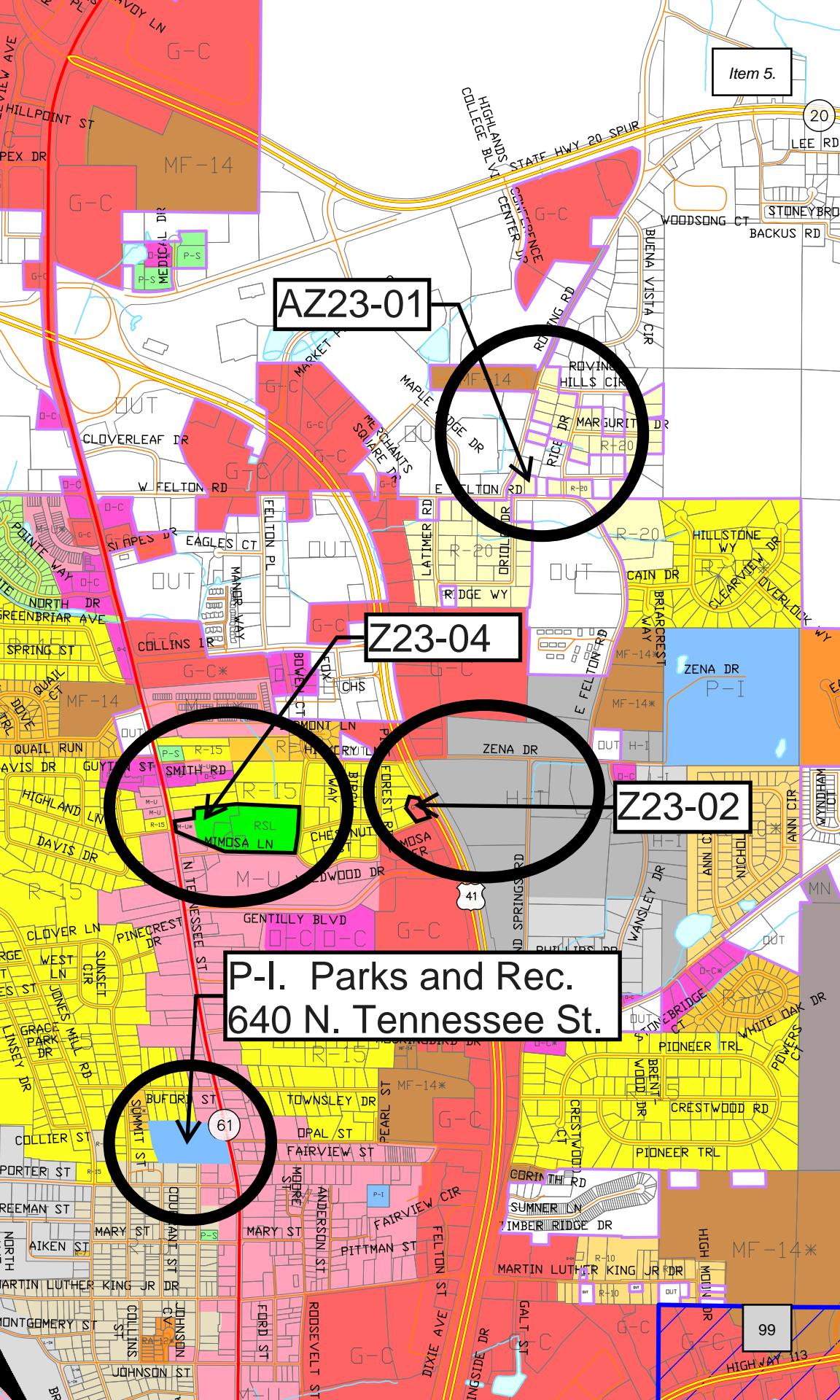
Z23-02

P-I. Parks and Rec.  
640 N. Tennessee St.



99

HIGHWAY 113

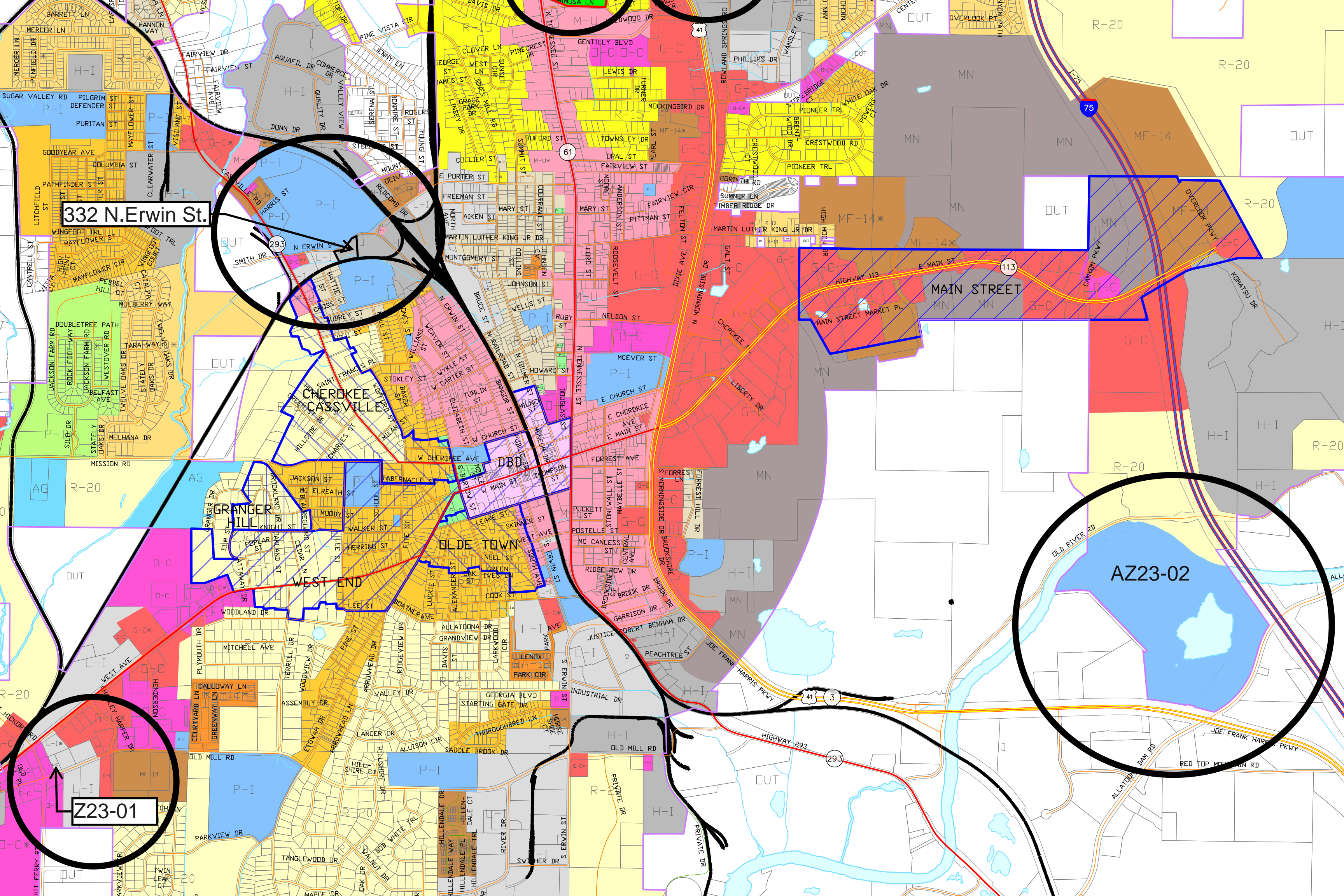




332 N. Erwin St.

Z23-01

AZ23-02





Fire Station #5.  
51 Carter Grove  
Blvd

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

T\*  
Z23-03

Z23-03

