



CARTERSVILLE
CITY COUNCIL MEETING
Council Chambers, Third Floor of City Hall
Thursday, May 02, 2024 at 7:00 PM

AGENDA

COUNCILPERSONS:

Matt Santini – Mayor
Calvin Cooley – Mayor Pro Tem
Gary Fox
Kari Hodge
Cary Roth
Jayce Stepp
Alyssa Cordell

CITY MANAGER:

Dan Porta

CITY ATTORNEY:

Keith Lovell

CITY CLERK:

Julia Drake

Work Session - 6:00 PM

Regular Meeting - 7:00 PM

OPENING OF MEETING

Invocation

Pledge of Allegiance

Roll Call

COUNCIL MEETING MINUTES

1. April 18, 2024, Council Meeting Minutes

APPOINTMENTS

2. Cartersville Building Authority

PUBLIC HEARING - 2ND READING OF ZONING/ANNEXATION REQUESTS

3. AZ24-01. 144 Cassville Rd. Applicant: Old Castle APG South, Inc.
4. Z24-04. 144 Cassville Rd. Applicant: Old Castle APG South, Inc.
5. Z24-03. 0 Thornwood Dr. Applicant: WJDS, Inc.

EMERGENCY READING OF ORDINANCES

6. Correction of Ordinance No. 03-21 Section 4-121

CONTRACTS/AGREEMENTS

7. Civil Engineering and Construction Documents for Dellinger Park Softball Fields

8. Futura NDA

BID AWARD/PURCHASES

9. Transformer Purchases

10. CGS Waterproofing of 1 N. Erwin Street Building

ADJOURNMENT

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

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



CITY COUNCIL ITEM SUMMARY

MEETING DATE:	May 2 ,2024
SUBCATEGORY:	Council Minutes
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	April 18, 2024, Council Meeting Minutes
DEPARTMENT SUMMARY RECOMMENDATION:	The Council Minutes from April 18, 2024, have been uploaded for your review and approval.
LEGAL:	NA

City Council Meeting
City Hall – Council Chambers
April 18, 2024
6:00 P.M. – Work Session / 7:00 P.M. – Council Meeting

WORK SESSION

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

Council Member Cooley made a motion to enter Closed Session for the purposes of Personnel and Potential Litigation. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 4-0 with Mayor Santini voting

Mayor Santini closed Work Session at 6:46 P.M.

OPENING MEETING

Mayor Santini called the Council Meeting to order at 7:00 P.M.

Invocation by Council Member Cooley.

Pledge of Allegiance led by Council Member Cordell.

The City Council met in Regular Session with Matthew Santini, Mayor, presiding, and the following present: Jayce Stepp, Council Member Ward Two; Calvin Cooley, Council Member Ward Four; Alyssa Cordell, Council Member Ward Six; Dan Porta, City Manager; Julia Drake, City Clerk; and Keith Lovell, City Attorney.

Absent: Kari Hodge, Council Member Ward One; Cary Roth, Council Member Ward Three; and Gary Fox, Council Member Ward Five

REGULAR AGENDA

Mayor Santini stated that he would be voting on all items on the agenda.

COUNCIL MEETING MINUTES

1. April 4, 2024, Council Meeting Minutes

Council Member Cooley made a motion to approve the April 4, 2024, Council Meeting Minutes. Council Member Stepp seconded the motion. Motion carried unanimously. Vote: 4-0

PUBLIC HEARING- 1st READING OF ZONING/ANNEXATION REQUESTS

2. AZ24-01: 144 Cassville Rd

Applicant: Old Castle APG South, Inc.

Randy Mannino, Planning and Development Director, stated the applicant requests annexation into the city. The proposed zoning is H-I (Heavy Industrial). If approved, staff recommends the following zoning conditions:

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

The Planning Commission recommended approval 6-0.

Mayor Santini opened the public hearing for the zoning portion of the application. Furthermore, he stated that all comments made for the zoning portion of the case would be referenced in the annexation portion, as well.

Brandon Bowen, 15 S. Public Square, came forward to represent the applicant and to give an overview of the type of products that Georgia Masonry Supply provided. Continuing, he gave an overview of the complete application and stated that given this application is approved, remediation of the site cleanup would be a part of the plans for the Land Disturbance Permit.

Jason Rash, President of Georgia Masonry Supply, came forward to give the history of the company.

Karl Lutjens, 114 Old Mill Rd., came forward to discuss the engineering issues on the site and the plans to remedy those issues.

Guy Parmenter, 114 Cassville Rd., came forward to state that there is sound, lighting, and dust issues from this site that affect the surrounding neighbors. He would like to see something implemented to protect those neighbors from these issues and reduce the disturbances.

Lisa D. Ellis, 122 Cassville Rd., came forward to reiterate the disturbances from this site pertaining to the light, sound, and dust.

Boyd Pettit, 21 Hillside Dr., came forward to discuss the impact of Georgia Masonry Supply’s intention for doubled capacity and the affect it would have on the area pertaining to traffic. Continuing, he urged the Mayor and Council Members to consider implementing conditions that would address all the concerns of the neighbors and the betterment of the area.

Mr. Bowen returned to the podium to state that all parties had met with Mr. Parmenter and Ms. Ellis and were currently working on an agreement to address their concerns.

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

Mayor Santini opened the public hearing for the annexation portion of the application.

Mr. Bowen stated that he would like his comments to be referenced from the zoning portion to the annexation portion of this application.

Keith Lovell, City Attorney, stated that all comments would be referenced.

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

This was the first reading and would be voted on at the next scheduled City Council meeting on May 2, 2024.

3. Z24-04: 144 Cassville Rd.

Applicant: Old Castle APG South, Inc.

Mr. Mannino stated the applicant requests a change in zoning from R-10 with conditions to H-I (Heavy Industrial) for the 4.2-acre tract. Staff does not oppose the Heavy Industrial (H-I) zoning if the following conditions are applied to zoning:

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

The Planning Commission recommended approval 6-0.

Mayor Santini opened the public hearing and stated all previous comments were to follow this case, as well.

With no one else to come forward to speak for or against Z24-04, the public hearing was closed.

This was the first reading and would be voted on at the next scheduled City Council meeting on May 2, 2024.

PROCLAMATIONS

4. Motorcycle Awareness Month

Mayor Santini stated this proclamation is to promote safety and awareness for everyone on the highways and sharing the road with motorcycles.

Mayor Santini presented the proclamation to Wayne Nunez with the Motorcycle Safety Commission.

5. Z24-03: 0 Thornwood Dr.

Applicant: WJDS, Inc.

Mr. Mannino stated the applicant requests a change in zoning from G-C to RA-12 (Residential Attached) to construct approximately 96 for-rent townhomes on the 9.5-acre tract. Staff does not oppose the rezoning with the following conditions for utilities:

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

The Planning Commission recommended denial 6-0.

Mayor Santini opened the public hearing for the application and with no one to come forward to speak for or against the application, the public hearing was closed.

This was the first reading and would be voted on at the next scheduled City Council meeting on May 2, 2024.

Council Member Cooley made a motion to add three (3) items to the agenda. Council Member Stepp seconded the motion. Motion carried unanimously. Vote: 4-0

RESOLUTIONS

6. Second-Level Grant Application for Pine Mountain Trailhead

Steve Roberts, Parks and Recreation Director, stated Parks and Recreation is seeking approval to pursue the second level of the grant process for the Pine Mountain Trailhead.

Council Member Cooley made a motion to approve the Second- Level Grant Application for Pine Mountain Trailhead. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 4-0

Reference Resolution #: 16-24

BID AWARD/PURCHASES

7. Samsung Camera System

Steven Grier, FiberCom Director, stated that this item is the purchase of a new Samsung camera software system. This camera system is used for enhancing security and surveillance capabilities across all city departments. The total amount is \$15,698.40 from Telenet Systems. This is not a budgeted item, but funds are available and were recommended for approval.

Council Member Cordell made a motion to approve the Samsung Camera System. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 4-0

8. Crew Truck Purchase

Michael Dickson, Gas Department Director, stated the Gas System has been approved to add an additional crew to perform maintenance on the Gas System’s distribution system. Part of the equipment outfitting of this maintenance crew is the purchase of a crew truck with a service body. With the delays in the production and allocation of heavy-duty trucks and service bodies today, the Gas System searched area dealerships for in-stock trucks that met the Gas System’s specifications required for a crew truck. The Gas System located four (4) new Ford F550 Cab & Chassis trucks that specifically met our specifications. Lee-Smith, Inc. of Chattanooga, Tennessee provided the lowest price and best delivery time of 8-9 weeks for a completed 2024 F550 with a service body in the total delivered price of \$97,370.00. Three (3) other trucks were located meeting our specifications, Speedway Ford of Griffin, Georgia provided a total delivered price of \$98,438.00 for a new 2024 F550 with a delivery time of 20-22 weeks, Peach State Truck Centers of Norcross, Georgia provided the total delivered price for remaining two (2) trucks we located of

\$117,140.00 for a new 2022 F550 and \$128,685.70 for a new 2024 F550 each with a delivery time of 1-2 weeks.

With discounts totaling \$1,600.00, the Gas System recommended Council approval to purchase the 2024 F550, Crew Cab, Cab & Chassis truck with service body from Lee-Smith, Inc. of Chattanooga, Tennessee in the amount of \$97,370.00. This purchase is not a budgeted item and will be paid for from gas revenues.

Council Member Cooley made a motion to approve the Crew Truck Purchase. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 4-0

9. Valve Purchase

Mr. Dickson stated the Gas System is requesting the purchase of three 12-inch valves. Two for the SK America Project and one for stock. Three bids were requested but only two were received. Consolidated Pipe and Supply of Lawrenceville, Georgia submitted the low bid of \$45,570.00. This is a budgeted item and Council's approval to accept this bid was recommended.

Mayor Santini made a motion to approve the Valve Purchase. Council Member Stepp seconded the motion. Motion carried unanimously. Vote: 4-0

10. Filter Purchase

Mr. Dickson stated the Gas System is requesting the purchase of two 6-inch filters for the SK America Project metering station. Three bids were requested but only two were received. Bartlet Controls of Waxhaw, NC submitted the low bid of \$27,720.00. This is a budgeted item and Council's approval to accept this bid was recommended.

Council Member Stepp made a motion to approve the Filter Purchase. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 4-0

11. Relief Valve Purchase

Mr. Dickson stated the Gas System is requesting the purchase of two 4-inch Mooney relief valves. One for the SK America Project metering station and one for stock. Bartlet Controls of Waxhaw, NC is the sole source provider for these items, and they submitted a quote of \$17,552.00. This is a budgeted item and Council's approval to accept this quote was recommended.

Council Member Cooley made a motion to approve the Relief Valve Purchase. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 4-0

12. Flow Meter Console Replacement

Sidney Forsyth, Water Department Director, stated that the Water Treatment Plant uses acoustic transit time flow meters to accurately measure flow pumped into the City's water distribution system by the high service pumps. The original Accusonic console for high-service pump station #2, installed in 2007, has failed and needs replacement.

The sole source provider of this equipment, Accusonic, has provided a quote for a new, updated replacement console at a cost of \$42,478.00. This cost includes material, installation,

commissioning, and a one-year parts and labor warranty. This is a budgeted maintenance item and was recommended for approval.

Council Member Cooley made a motion to approve the Flow Meter Console Replacement. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 4-0

13. Laboratory Equipment Move

Mr. Forsyth stated in planning the logistics of moving to the new Water Admin Complex, it was determined that the water and wastewater laboratories will need specialty moving services to ensure continued service and regulatory compliance. Since there are specific temperature, time, and analytical requirements that must be maintained throughout the move, it is best if everything and everyone is moved within a single day by a company specializing in operating laboratory moves.

Quotes were solicited from three companies with this specific expertise and received one responsive bid from Armstrong for \$19,996.00. This is a budgeted expense to be paid from account 505.3320.54.1301.

Council Member Cordell made a motion to approve the Laboratory Equipment Move. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 4-0

SECOND READING OF ORDINANCES

14. Water Department Ordinance Updates

Mr. Forsyth stated the following ordinance updates related to the Water Department, summarized below are submitted for your approval:

- Section 24-25 Residential Toilet Rebate Program – Changes the effective date of the rebate, increases the rebate amount to \$75.00, and reduces the flush rate of ultra-high efficiency toilets to 1.1 gallons per flush.
- Chapter 24 Article XV Drought Management and Response – Codifies the City’s drought response to match the State EPD’s Drought Management and Response Rules.
- Section 24-8 Water Ban – This section will be listed as “Reserved” as a new language in Chapter 24 Article XV will replace this.
- Section 24-145 Wastewater Treatment Rates – Adds language allowing a surcharge to be applied to high concentrations of Ammonia and Total Phosphorus in permitted industrial wastewater discharges.
- Section 24-44 Charges – Updates surcharge rates for BOD, COD, and TSS and adds surcharge rates for Ammonia (NH3) and Total Phosphorus (TP).

These ordinance updates were recommended for approval.

Council Member Cordell made a motion to approve the Water Department Ordinance Updates. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 4-0

Reference Ordinance #'s: 15-24, 16-24, 17-24, 18-24, and 19-24

CHANGE ORDER

15. Lagoon Dredging Project Change Order #2

Mr. Forsyth stated the Water Treatment Plant sludge lagoon dredging project is proceeding well, with approximately 20,000 wet tons removed to date. This change order was requested by the Water Department, as this is the final, approved project to utilize 2018 bond funds.

The change order represents an additional 214 contract days and 15,000 wet tons of solids removal. Mathematically, this represents the removal of approximately 30 years of sludge production at the Water Treatment Plant.

The cost for this change is \$1,987,500.00, for a total solid removal of 35,056 wet tons, and a total contract price of \$5,356,720.00.

The contractor has agreed to hold the same unit price per wet ton removed as originally bid in July 2022.

Bond funds are available, and the change order was recommended for approval.

Council Member Cordell made a motion to approve the Lagoon Dredging Project Change Order #2. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 4-0

CONTRACTS/AGREEMENTS

16. InvoiceCloud Statement for Work

Freddy Morgan, Assistant City Manager, stated Council approval was recommended and an authorized signature from the mayor was required for the InvoiceCloud Statement of Work for the Customer Portal implementation.

Council Member Stepp made a motion to approve the InvoiceCloud Statement for Work. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 4-0

ADDED ITEMS

17. Tire Clean Up

Mr. Morgan stated there is a bulk storage of old tires at the City Garage, located at 500 S. Tennessee St., that needs to be cleaned up. 1-800-GOT-JUNK provided a quote for the clean up totaling \$4,600.00. Said quote included full-service bulk removal within two (2) business days. This quote includes equipment costs, dismantling and loading, disposal and recycling costs, and fuel/travel. Approval was recommended.

Council Member Cordell made a motion to approve the Tire Clean Up. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 4-0

18. Vehicle Lift

Mr. Morgan stated this is a request to purchase a surface mounted, drive-on style 30,000 lb. capacity vehicle lift. Three quotes were received:

- Reliable Hydraulics, Inc - \$54,774.00
- Atlanta Hydraulic - \$58,103.00
- A&I Sales Associates - \$66,164.58

Continuing, Mr. Morgan stated the two lifts that we currently use are rated at 9,000 lbs. and 15,000 lbs. The need for the higher capacity lift arose because of safety concerns with lifting the newer service body trucks. These new trucks, when fully loaded, are ~20,000 lbs. It was recommended to approve the quote received from Reliable Hydraulics for \$54,774.00.

Council Member Cooley made a motion to approve the Vehicle Lift. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 4-0

19. HB 1192 Resolution

Mayor Santini stated that House Bill 1192 had passed which eliminates sales and use tax exemption for certain high-technology data centers. It was requested to approve the forthcoming resolution to request the Senator to veto this bill.

Mayor Santini made a motion to approve the HB 1192 Resolution. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 4-0

Reference Resolution: 17-24 (forthcoming)

FINANCIAL REPORT

20. February 2024

Tom Rhinehart, Finance Department Director, reviewed the February 2024 Financial Report and compared the numbers to February 2023.

OTHER

Jason Traynor, 18 Burnt Hickory Connector, came forward to discuss the issue of police brutality.

ADJOURNMENT

With no other business to discuss, Council Member Stepp made a motion to adjourn.

Meeting Adjourned at 8:17 P.M.

/s/ _____
 Matthew J. Santini
 Mayor

ATTEST:
 /s/ _____
 Julia Drake
 City Clerk



CITY COUNCIL ITEM SUMMARY

MEETING DATE:	May 2, 2024
SUBCATEGORY:	Appointments
DEPARTMENT NAME:	Administration
AGENDA ITEM TITLE:	Cartersville Building Authority
DEPARTMENT SUMMARY RECOMMENDATION:	Dan Porta, Mike Fields, and Ralph Miller are willing to continue to serve as members of the Cartersville Building Authority with new terms expiring on May 15, 2028, if reappointed.
LEGAL:	N/A



CITY COUNCIL ITEM SUMMARY

MEETING DATE:	May 2, 2024
SUBCATEGORY:	Public Hearing – 2 nd Reading of Zoning/Annexation Requests
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	AZ24-01. 144 Cassville Rd. Applicant: Old Castle APG South, Inc.
DEPARTMENT SUMMARY RECOMMENDATION:	<p>Applicant requests annexation into the city. The proposed zoning is H-I (Heavy Industrial). If approved, staff recommends the following zoning conditions:</p> <ol style="list-style-type: none"> 1. Stormwater runoff and stormwater quality solutions are required for the site as outlined in City of Cartersville’s Code of Ordinances, CHAPTER 7.5, DEVELOPMENT REGULATIONS, ARTICLE IX, POST-CONSTRUCTION STORMWATER MANAGEMENT FOR NEW DEVELOPMENT AND REDEVELOPMENT. 2. If the applicant desires to dispose of inert waste onsite then an inert landfill must be designed, reviewed, and permitted through the GA EPD. <p>The Planning Commission recommended approval 6-0.</p>
LEGAL:	N/A

ZONING & ANNEXATION SYNOPSIS

Petition Number(s): AZ24-01

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

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

LAND USE INFORMATION

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

Current Zoning of Adjacent Property:

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

For All Tracts:

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

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

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

ANALYSIS

City Departments Reviews

Electric: No comments received

Fibercom: Takes no exception.

Fire: No comments received.

Gas: Takes no exception.

Planning and Development: Takes no exception.

Public Works: The following comments from Public Works for zoning request Z24-04 and zoning request A24-04:

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

Water and Sewer: No comments received

Cartersville School District: No objections.

Bartow County: No objections.

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

REQUEST SUMMARY:

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

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

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

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

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

STANDARDS FOR EXERCISE OF ZONING POWERS.

- A. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*
The zoning proposal will permit a use (industrial) that is suitable in view of the use and development of adjacent and nearby property. This industrial use has existed since the 1960s.
- B. *Whether the zoning proposal will create an isolated district unrelated to adjacent and nearby districts.*
The proposed application will not create an isolated district.
- C. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.*
The proposed zoning should not adversely affect the existing use or usability of adjacent property. No changes in land use are proposed.
- D. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*
Under the current County A-1 zoning, the property does have a reasonable economic use as a concrete products manufacturing plant. Although the current A-1 zoning by definition allows only residential, agricultural, or conservation land uses, the zoning was assigned to the site after the site began industrial operations. No land use changes are proposed.

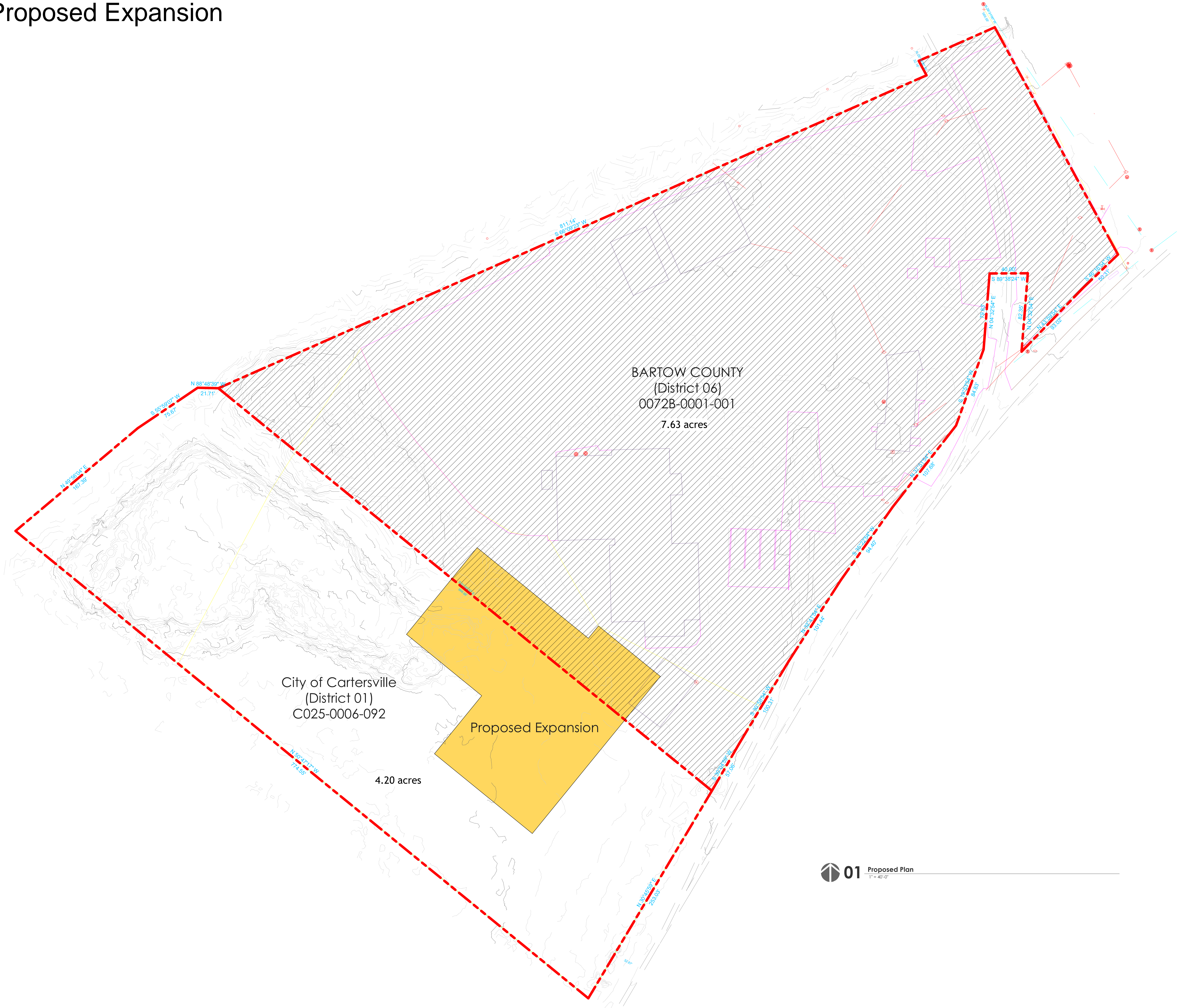
- E. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.*
The zoning proposal should not result in a use that will have an excessive or burdensome use of streets, transportation facilities, utilities or schools. No changes in land use are proposed.
- F. *Whether the zoning proposal is in conformity with the adopted local Comprehensive Land Use Plan.*
The proposed zoning would conform to the city's land use plan for the area. (Industrial)
- G. *Whether the zoning proposal will result in a use which will or could adversely affect the environment, including but not limited to drainage, wetlands, groundwater recharge areas, endangered wildlife habitats, soil erosion and sedimentation, floodplain, air quality, and water quality and quantity.*
The zoning proposal should not have an adverse environmental effect. Adverse environmental impacts have been occurring on site through the years based on the City of Cartersville Development Regulations. The current owner is working with the Public Works department to resolve stormwater and floodplain ordinance violations.
- H. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*
No additional conditions are known.

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

Zoning Conditions by Planning Commission:

1. Stormwater runoff and stormwater quality solutions are required for the site as outlined in City of Cartersville's Code of Ordinances, CHAPTER 7.5, DEVELOPMENT REGULATIONS, ARTICLE IX, POST-CONSTRUCTION STORMWATER MANAGEMENT FOR NEW DEVELOPMENT AND REDEVELOPMENT.
2. No inert landfills allowed.

Concept- Proposed Expansion



NOT FOR CONSTRUCTION

difference
architecture

ARCHITECT
DIFFERENCE ARCHITECTURE LLC
414 WEST WALNUT STREET
STYACAUCA, AL 35150
256.338.6476

READY MIX USA - BLOCK PLANT EXPANSION
OLDCASTLE APG SOUTH INC.
144 CASSVILLE RD, CARTERSVILLE GA

REVISION	No.	Revision	Date

JOB	0018.001
PROJECT STATUS	ZONING SUBMITTAL
DATE	JANUARY 2ND, 2024
SHEET NAME	PROPOSED PLAN
SHEET NO.	A001



01 Proposed Plan
T=45.0"



Overview



Legend

-  Parcels
-  Roads

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

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

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

Developed by  **Schneider**
 GEOSPATIAL

JENKINS, BOWEN & WALKER, P.C.

ATTORNEYS AT LAW

Meeting: May 2, 2024 Item3.

EC4-04
Rec'd 2/16/24

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

15 SOUTH PUBLIC SQUARE
CARTERSVILLE, GEORGIA 30120-3350

TELEPHONE
(770) 387-1373

FACSIMILE
(770) 387-2396

www.jbwpc.com

February 16, 2024

Mr. David Hardegree
City Planner
City of Cartersville, Georgia

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

Dear David,

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

Existing and proposed conditions

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

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

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

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

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

10.2.3. *Development standards.*

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

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

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

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

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

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

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

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

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

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

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

These standards are met.

J. Other required standards.

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

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

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

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

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

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

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

Very truly yours,

JENKINS, BOWEN & WALKER, P.C.



Brandon L. Bowen


Application for Annexation/ Zoning
City of Cartersville

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

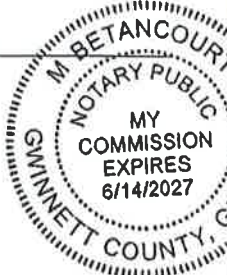
Public Hearing Dates:

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

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



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



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

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

Zoning Analysis for Annexation/ Zoning

Specifics of Proposed Use

Case Number: _____

Tax Map Parcel(s) # 0072B-0001-001 Voting Ward(s) 5

Current Land Use Concrete Plant Current Zoning A-1

Proposed Land Use Concrete Plant Proposed Zoning W-I

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

Owner Occupied? Yes No

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

School(s) to be attended: N/A

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

Water: City _____ County _____ Well/ Other _____

Sewer: City _____ County _____ Septic/ Other _____

Natural Gas: City _____ Other (List) _____

Electricity: City _____ GA Power _____ Greystone _____

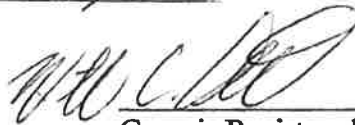
_____ Other (List) _____

SURVEYOR'S CERTIFICATE

That the undersigned a Georgia Registered Land Surveyor on behalf of the above annexation applicant do certify the following:

- (1) That the attached survey contains no fewer than four surveyed map regulation points and recorded with the Georgia Coordinate System of 1985.
- (2) That the attached survey shows the boundaries of the area being annexed and the existing boundaries of the area being annexed and the existing boundaries of the annexing municipality between the points at which these boundaries close, if applicable.
- (3) That the attached survey meets the requirements of O.C.G.A. 15-6-67 and Section 180-7-01 Technical Standards for Property Survey, Rules and Regulations of the State of Georgia.
- (4) That the map demarcation of the map registration points are well distributed along, within, or near the boundary of the annexed area.
- (5) That at least one-eighth of the aggregate external boundary or fifty (50) feet of the area to be annexed, whichever is less, either abuts directly on the municipal boundary or would directly abut on the municipal boundary if it were not otherwise separated from the municipal boundary by other lands owned by the municipal corporation, by lands owned by this State, or by the definite width of any street or street right of way; any creek or river; any right of way of a railroad or other public service corporation, which divides the municipal boundary from any area proposed to be annexed.

This 14TH day of FEBRUARY, 2024



Georgia Registered Land Surveyor



ZONING ADMINISTRATOR:

- 1. Annexation No.:
- 2. Yes No The above property complies with the City of Cartersville minimum size requirements to construct a building or structure occupiable by persons or property under the policies, ordinance, or regulations of the City of Cartersville.
- 3. Survey attached.

This _____ day of _____

Zoning Administrator

SPACE FOR CLERK OF SUPERIOR COURT

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

STATE PLANE COORDINATE TABLE

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

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENT BODIES BY ANY PURCHASER OR USER APPROVAL IS OF THIS PLAT AS TO INTENDED USE OF THE PARCEL.

SPACE FOR GOVERNMENT BODY APPROVAL

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

FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



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

William C. Smith

DATE: 2-14-2024

WILLIAM C SMITH: GEORGIA REGISTERED LAND SURVEYOR No. 1803

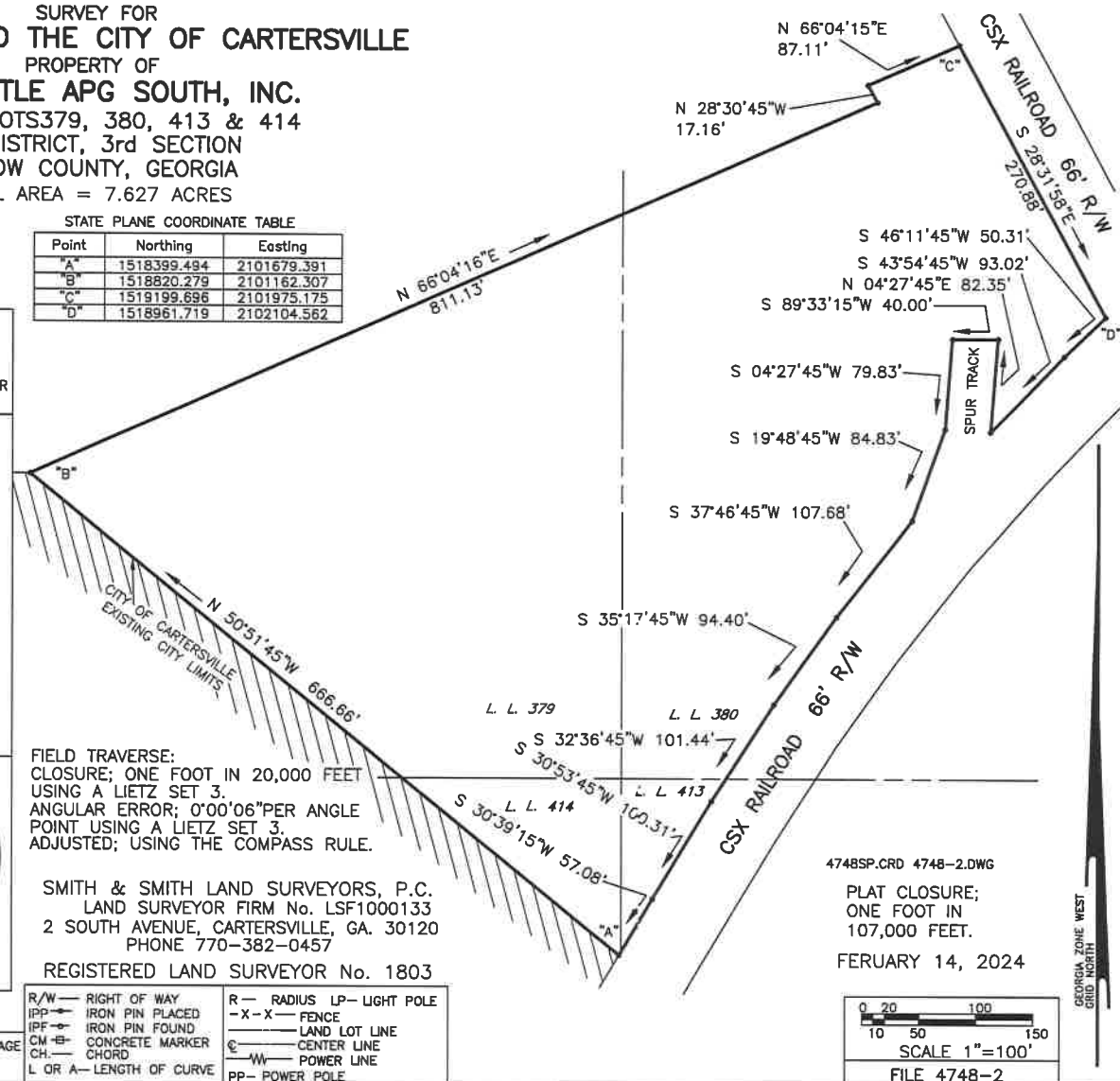
DATE OF LAST FIELD SURVEY WORK: 2-14-2024

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

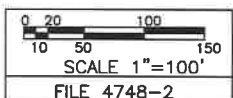
SMITH & SMITH LAND SURVEYORS, P.C.
LAND SURVEYOR FIRM No. LSF1000133
2 SOUTH AVENUE, CARTERSVILLE, GA. 30120
PHONE 770-382-0457

REGISTERED LAND SURVEYOR No. 1803

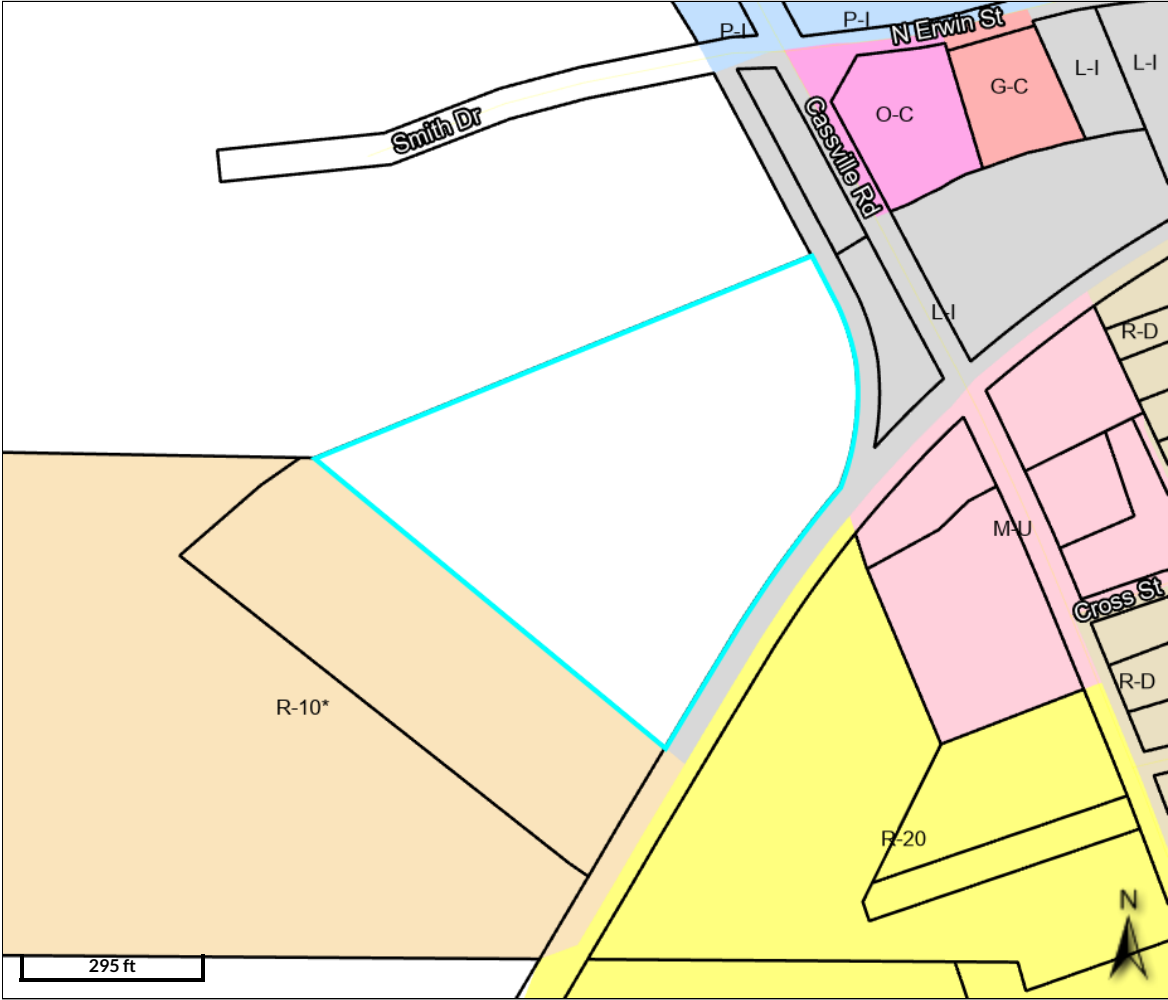
- R/W — RIGHT OF WAY
- IPP — IRON PIN PLACED
- IPF — IRON PIN FOUND
- CM — CONCRETE MARKER
- CH — CHORD
- L OR A — LENGTH OF CURVE
- R — RADIUS LP — LIGHT POLE
- X - X — FENCE
- — — LAND LOT LINE
- ⊙ — CENTER LINE
- — — POWER LINE
- PP — POWER POLE



4748SP.CRD 4748-2.DWG
PLAT CLOSURE;
ONE FOOT IN
107,000 FEET.
FEBRUARY 14, 2024



GEORGIA ZONE WEST
GRID NORTH



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

Alternate ID 18934
 Class Industrial
 Acreage 8.38

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

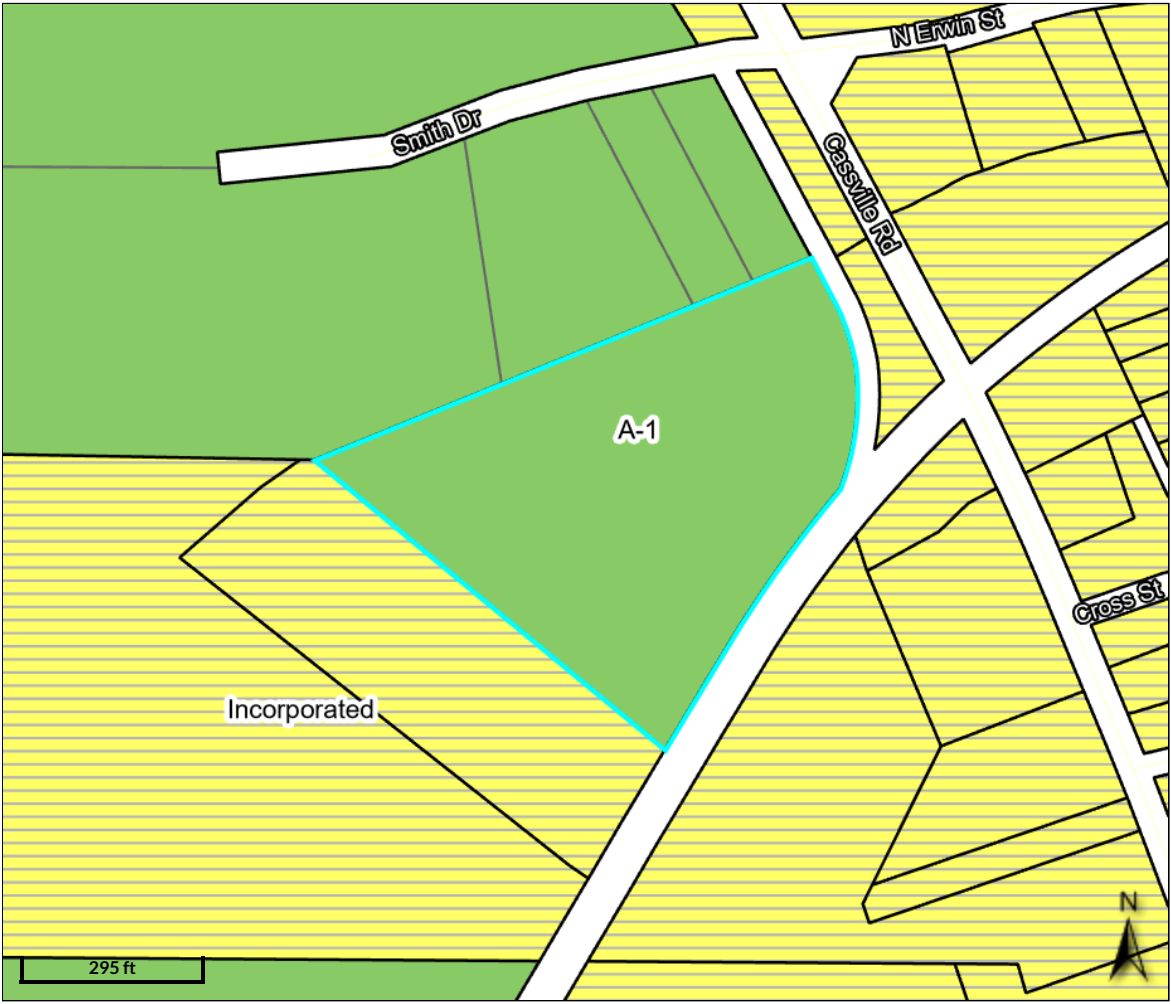
District
Brief Tax Description

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

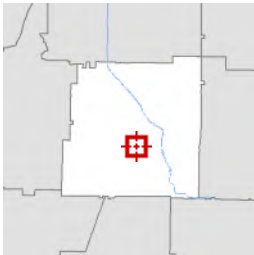
Meeting: May 2, 2024 Item3.

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

Developed by  **Schneider**
GEOSPATIAL





Overview



Legend

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

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

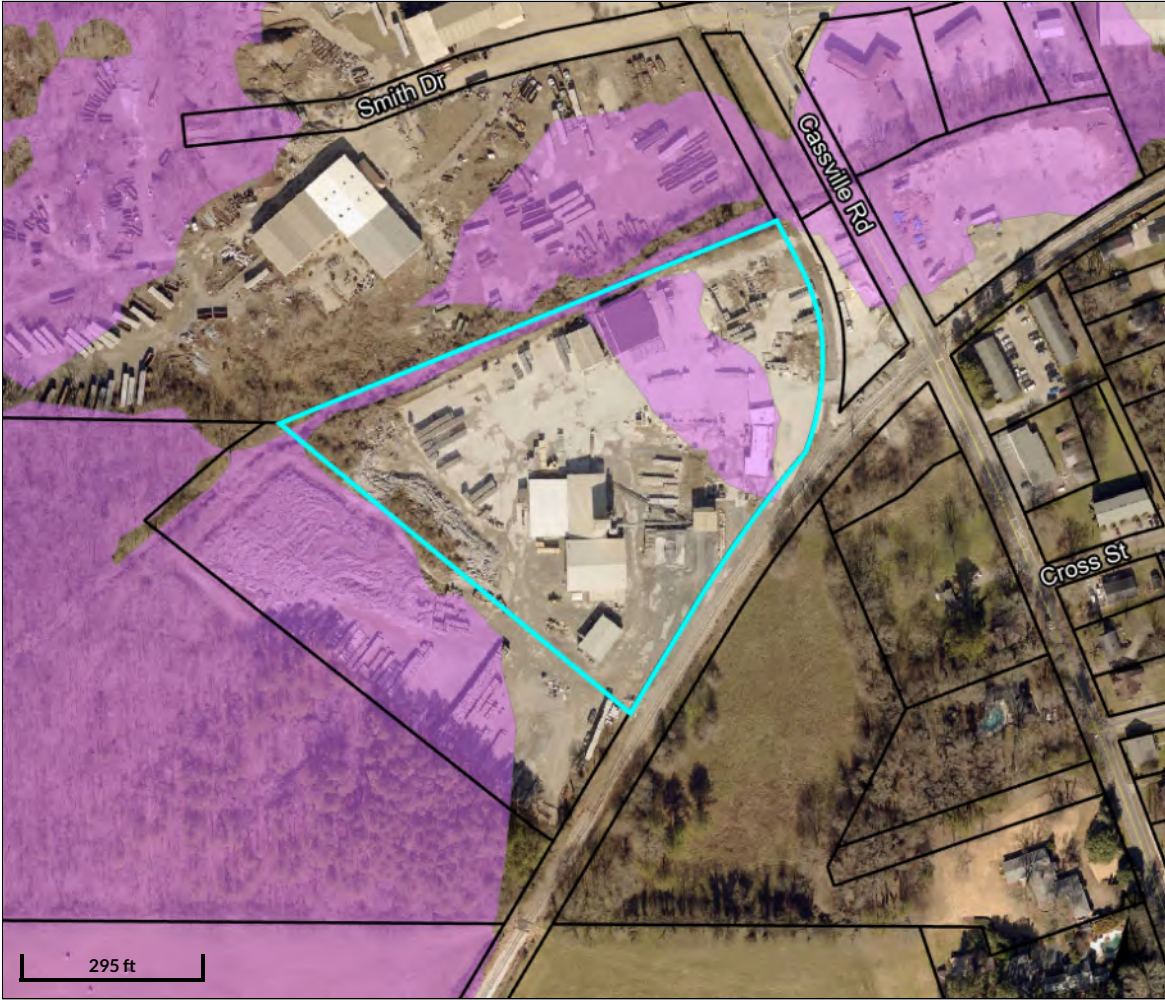
Parcel ID 0072B-0001-001 **Alternate ID** 18934
Sec/Twp/Rng n/a **Class** Industrial
Property Address 144 CASSVILLE RD **Acreage** 8.38

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

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

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






Developed by  Schneider
 GEOSPATIAL



Overview



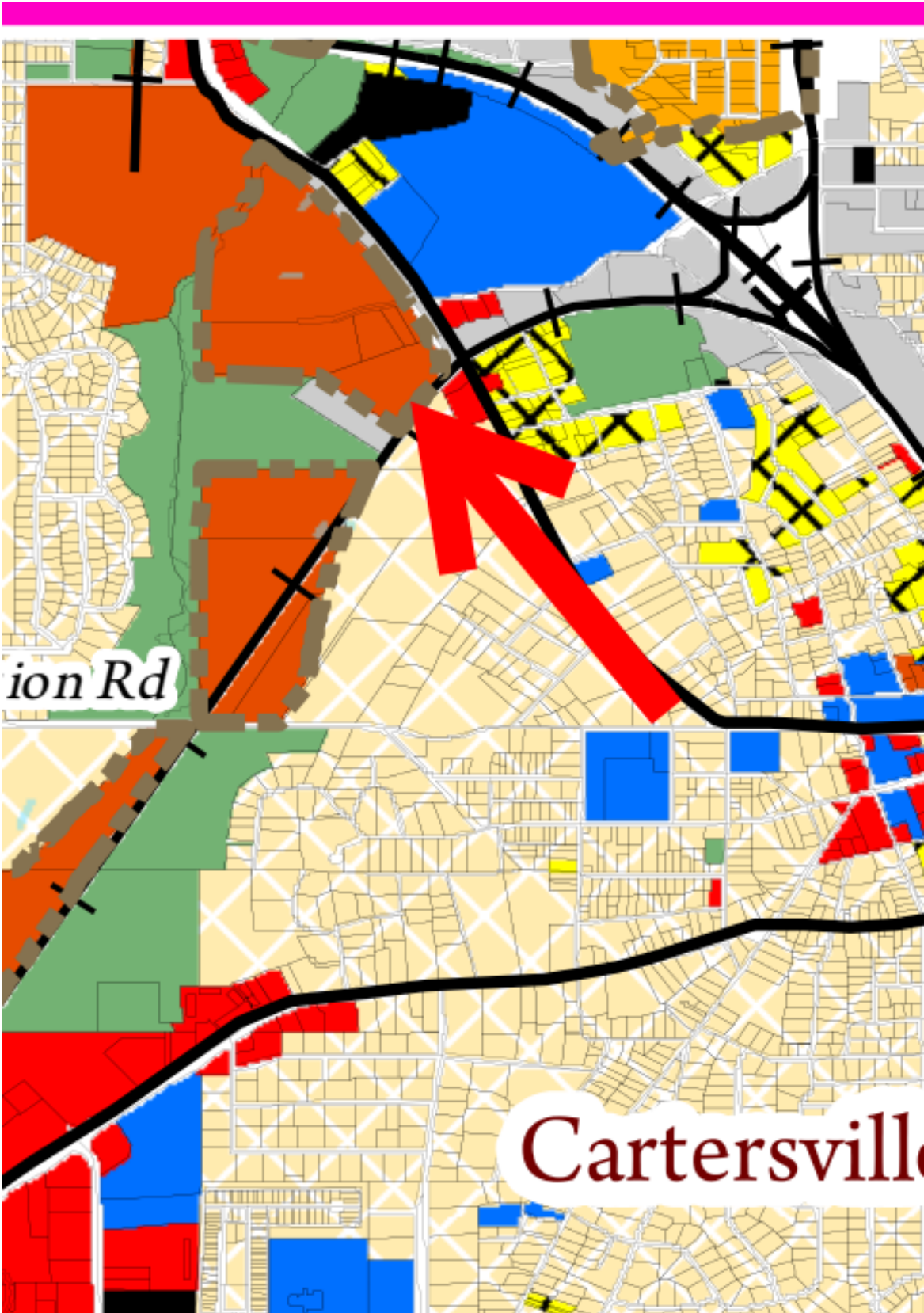
Legend

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

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

Date created: 4/3/2024
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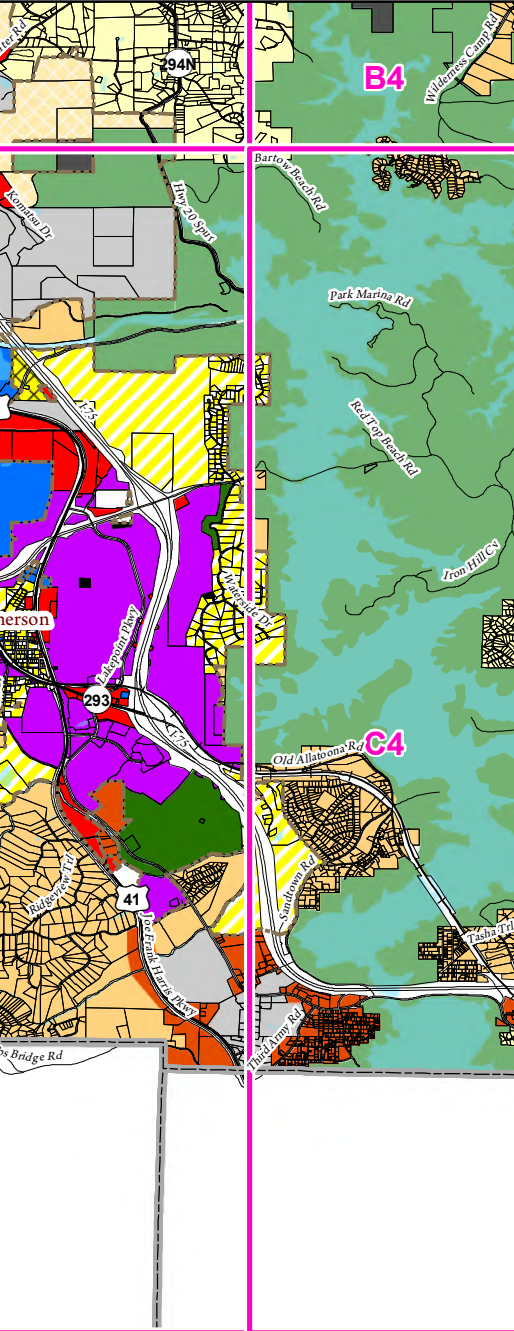
Developed by 



Future Land Use Map. 2022.

Meeting: May 2, 2024 Item3.

Land Use Map Bartow County, GA



- Roads
- Highways
- + Railroads
- - - City Limits

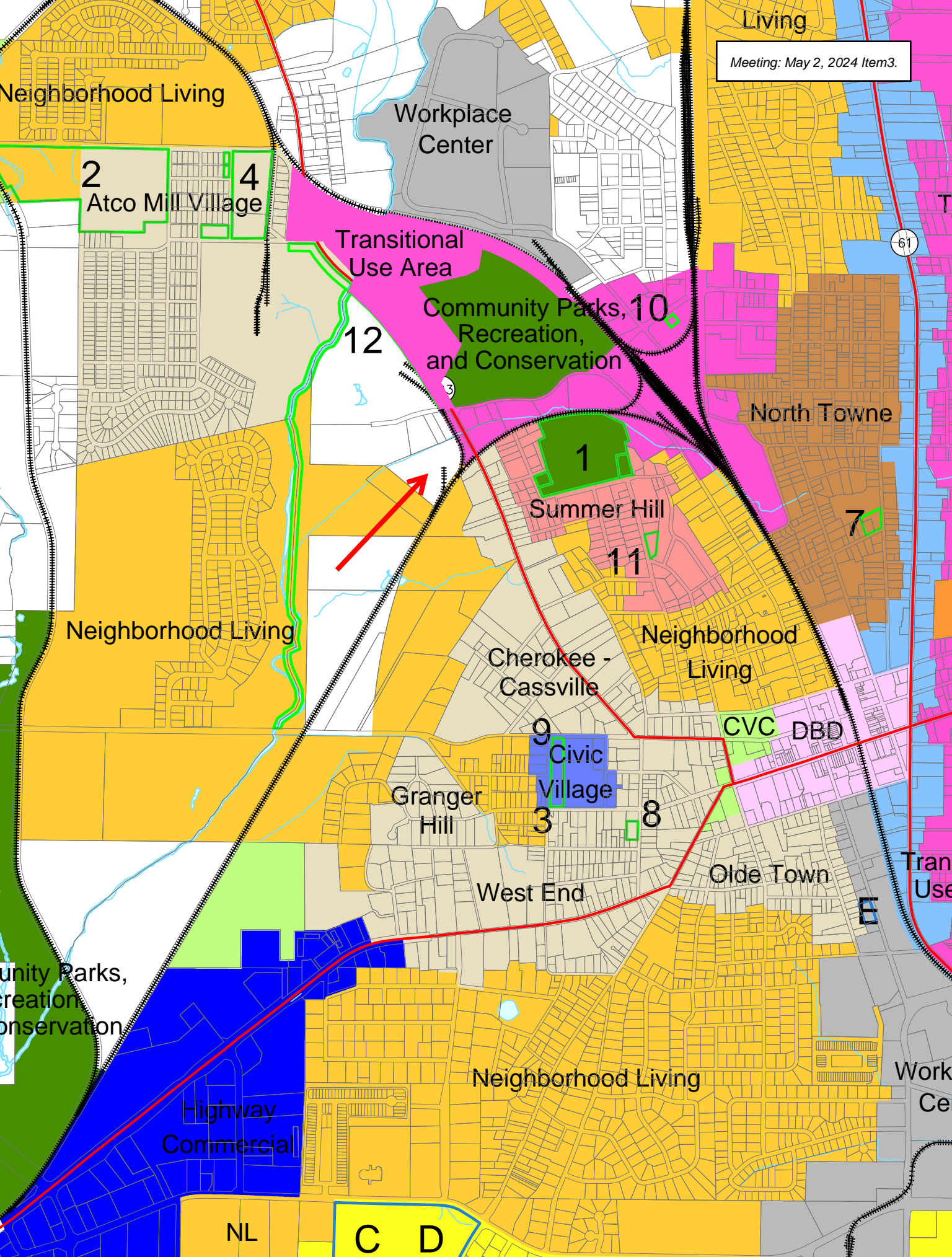
Future Land Use

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



1 in = 1 miles




























Future Development Map. 2018.

Sub
Li

CARTERSVILLE, GEORGIA

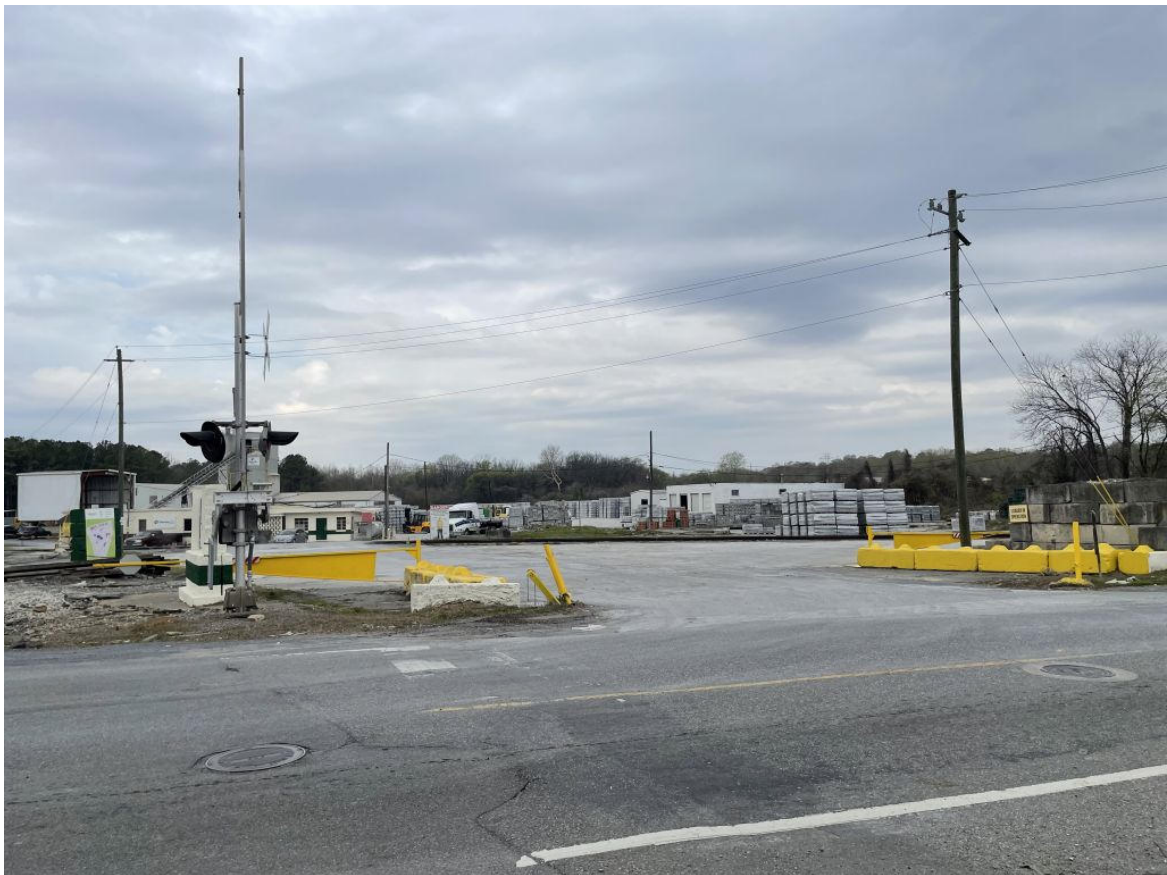
Future Development Map

Character Areas of the Future Development Map

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














n^rthwest GEORGIA REGIONAL COMMISSION

MEMORANDUM

From: Boyd Austin, Executive Director 
[Boyd Austin \(Apr 9, 2024 17:23 EDT\)](#)

To: Local Governments, State Agencies, and Affected Parties

Date: April 9, 2024

Subject: Report on DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville

The Northwest Georgia Regional Commission has completed the regional review of DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville. This project would expand the current concrete manufacturing facility to include a second masonry manufacturing machine on an unused portion of the existing site.

Comments Received

Georgia DNR, Floodplain Unit comments, "From inspection of the effective Flood Insurance Rate Maps (FIRMs) developed by the Federal Emergency Management Agency (FEMA) portions of the proposed project site are located within Special Flood Hazard Areas (SFHA), in Zone AE (the base floodplain mapped by detailed methods, and the base flood elevations are provided), an area inundated by the 1% annual chance flood, often referred to as the 100-year flood or base flood. Portions of the project may also impact the mapped regulatory floodway. The rest of the proposed site is located outside of the Special Flood Hazard Area (SFHA), in Zone X, an area of low flood risk. Please see the Floodplain Snapshots and FEMA FIRM Extracts in the following pages for the portions of the project that are encroached on the SFHA.

For construction projects located within or close to the SFHA, the implementation of project work should be in accordance with the floodplain management criteria outlined in 44 CFR 60.3 and all applicable ordinances of the local jurisdictions (please refer to the community contact listed above for details) that govern development within the SFHA. Some practical considerations would be to:

- (i) Consider locating structures on portion of the site outside of the SFHA;
- (ii) As far as practical, elevate new construction above the regulatory BFE or flood proof (make watertight) to that elevation; and
- (iii) Elevate facility utility systems including ducting, electrical panels etc., above the regulatory BFE or flood proof to that elevation; use flood resistant material for portions of facilities below the regulatory BFE." Please see full comments.

Rome Office: PO Box 1798 | Rome, GA 30162-1798
Dalton Office: 503 West Waugh Street | Dalton, GA 30720-3475

An Equal Opportunity Employer
Programs/Auxiliary Aids/Services Available Upon Request to Individuals with Disabilities



706.295.6485
nwgrc.org

USDA Natural Resources Conservation Service comments that this project is completely contained within a US Census Bureau designated urban area (Cartersville, GA 14185) and is exempt from farmland assessment. No watershed dams, wetlands reserve, or farm and ranchland easements are within the project area. Please see full comments.

Georgia DOT Aviation comments, "This proposal is 3.6 miles from the Cartersville Airport (VPC). It is located outside any FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact the airport. If any construction equipment or construction exceeds 160' AGL, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here <https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm> Please see full comments.

NWGRC comments: The development should include all applicable and recommended best management practices to minimize stormwater runoff during construction and post-construction, and should implement and maintain stormwater BMPs and erosion and sedimentation controls during and after construction, including green infrastructure where applicable.

Consistency with Comprehensive Plan and Service Delivery Strategy

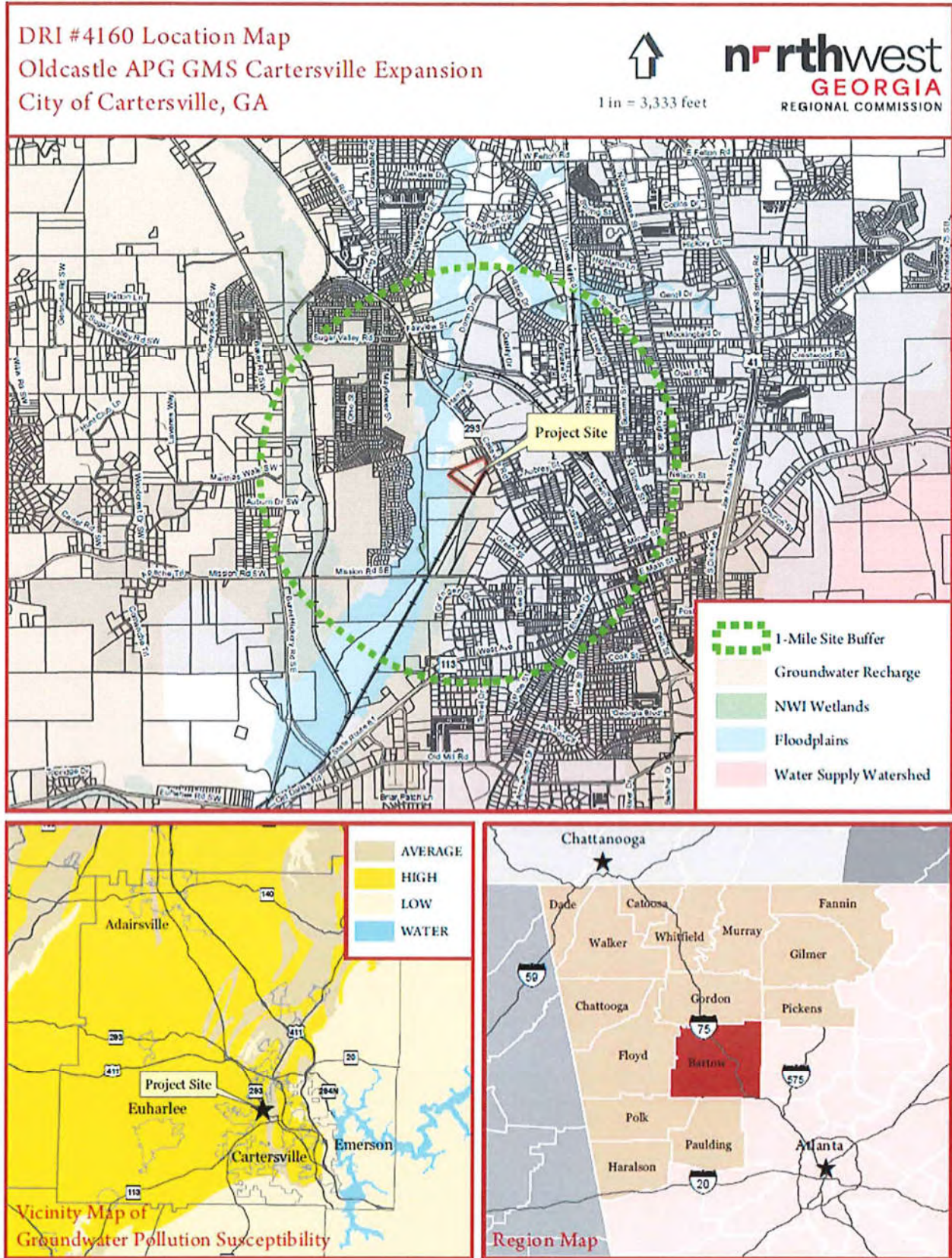
This area is shown on the 2023 Joint Comprehensive Plan Future Land Use Map for Cartersville as Commercial.

The City of Cartersville provides water and wastewater service in this area, according to the 2018 Service Delivery Strategy.

Consistency with 2019 Northwest Georgia Regional Plan

The area is designated as Developed on the Northwest Georgia Projected 2040 Regional Land Use Map. Developed areas exhibit urban-type development patterns; urban services are already being provided.

DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville
LOCATION MAP



DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville
COMMENTS RECEIVED



Georgia State Office
355 East Hancock Ave
Athens, GA 30601

March 19, 2024

Boyd Austin, Executive Director
Northwest Georgia Regional Commission
P.O. Box 1798
Rome, Georgia 30162

Re: Development Regional Impact 4160, Bartow County, City of Cartersville, Oldcastle APG GMS
Cartersville Expansion.

Dear Mr. Austin:

This letter replies to your request for information on the possible impacts of the proposed expansion of a concrete manufacturing facility project may have on land use, conservation, water quality and other general environmental concerns that may be of interest to our agency. The following outlines our concerns with the proposed project with regards to farmland protection, and Natural Resources Conservation Service (NRCS) watershed dams and project easements.

Farmland Protection

The Farmland Protection Policy Act (FPPA) is intended to minimize the impact federal programs have on the unnecessary and irreversible conversion of farmland to nonagricultural uses. Projects are subject to FPPA requirements if they may irreversibly convert farmland (directly or indirectly) to nonagricultural use and are completed by a federal agency or with assistance from a federal agency. For FPPA purposes, farmland includes areas located within soil map units rated as prime farmland, unique farmland, or land of statewide or local importance not currently in urban/built up land use. Farmland subject to FPPA requirements does not have to be currently used for cropland. It can be forest land, pastureland, cropland, or other land uses, but not water or urban built-up land. It should be noted that the FPPA does not authorize the Federal Government to regulate the use of private or nonfederal land or, in any way, affect the property rights of owners.

NRCS uses a Land Evaluation and Site Assessment (LESA) system to establish a farmland conversion impact rating score on proposed sites of federally funded and assisted projects. This score is used as an indicator for the project sponsor to consider alternative sites if the potential adverse impacts on the farmland exceed the recommended allowable level. It is our understanding that the proposed project involves federal funds or assistance, and thus could be subject to this assessment. However, this site is completely contained within a U.S. Census Bureau designated urban area (Cartersville, GA 14185) and is thus exempt from this assessment. You need take no further action for FPPA purposes.

Austin
Page 2

NRCS Watershed Dams

More than 50 years ago, the U.S. Department of Agriculture was authorized by Congress to help local communities with flood control and watershed protection through the Watershed Program (PL-534 Flood Control Act of 1944 and PL-566 Watershed Protection and Flood Prevention Act). As a result, local communities, with NRCS assistance, have constructed over 11,000 dams in 47 states since 1948. These dams were originally constructed for protection of farmlands from flooding impacts. In 2000, PL-566 was amended to provide NRCS authorization to assist communities with rehabilitation of their aging dams. The legislation authorizes NRCS to work with local communities and watershed project sponsors to address public health and safety concerns and potential environmental impacts of aging dams.

We have reviewed our records and have determined that there are no such structures downstream of the proposed project that could be affected by these activities.

NRCS Easements

NRCS easements relate to our Wetland Reserve Program and the Farm and Ranchland Protection Program. We have reviewed our records and have determined that there are no such easements downstream or in the near vicinity of the proposed project that could be affected by these activities.

NRCS appreciates this opportunity to comment. If you have questions or need any additional information, please contact me at nelson.velazquezgotay@usda.gov.

Sincerely,

**NELSON
VELAZQUEZ
GOTAY**

Digitally signed by
NELSON VELAZQUEZ
GOTAY
Date: 2024.03.19
09:25:13 -04'00'

NELSON A. VELÁZQUEZ GOTAY
SOIL SCIENTIST

- cc: Dennis Brooks, Assistant State Conservationist (FO), NRCS, Griffin, GA
- Dennis Brooks, Acting District Conservationist, NRCS, Rome, GA
- Michael Henderson, Resource Soil Scientist, NRCS, Griffin, GA
- Julianne Meadows, Director of Regional Planning, NWGRC, Rome, GA

DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville



Jeff W. Cown, Director

2 Martin Luther King, Jr. Drive
Suite 1456, East Tower
Atlanta, Georgia 30334
404-656-4713

FLOODPLAIN ENCROACHMENT REVIEW

To: Julianne Meadows jmeadows@nwgrc.org

PROJECT NAME:	DRI 4160, Oldcastle APG GMS Cartersville Expansion		COUNTY:	Bartow	COMMUNITY:	Bartow County
LOCATION:	Please refer to the project location map.					
BRIEF PROJECT DESCRIPTION:	This project would expand the concrete manufacturing facility by approximately 20,000 SF to include a second masonry manufacturing machine on an unused portion of the existing site.					
APPLICANT:	NWGRC	APPLICATION DATED:	03/15/2024	APPLICATION RECEIVED:	03/15/2024	
SFHA* ENCROACHMENT:	Yes	EFFECTIVE PANEL(S):	13015C0266H (Effective Date: 10/05/2018)		FLOOD RISK ZONE(S):	AE (Floodway Identified), X
	www.georgiadfirm.com	PRELIMINARY PANEL(S):	N/A		FLOOD RISK ZONE(S):	N/A
	https://msc.fema.gov/portal	LETTER OF MAP CHANGE (S):	N/A		FLOOD RISK ZONE(S):	N/A
WATERSHED(S):	Etowah (8 Digit HUC: 03150104)		COMMUNITY CONTACT:	County Engineer Address: 135 West Cherokee Avenue, Suite 124, Cartersville, GA 30120 Tel: (678) 535-6942		
COMMENTS:	<p>After review of the effective Flood Insurance Rate Map (FIRM) panel cited above developed by the Federal Emergency Management Agency (FEMA), portions of the proposed project site are located within Special Flood Hazard Areas (SFHA), in Zone AE (the base floodplain mapped by detailed methods, and the base flood elevations are provided), an area inundated by the 1% annual chance flood, often referred to as the 100-year flood or base flood. Portions of the project may also impact the mapped regulatory floodway. The rest of the proposed site is located outside of the Special Flood Hazard Area (SFHA), in Zone X, an area of low flood risk. Please see the Floodplain Snapshots and FEMA FIRM Extracts in the following pages for the portions of the project that are encroached on the SFHA.</p> <p>For construction projects located within or close to the SFHA, the implementation of project work should be in accordance with the floodplain management criteria outlined in 44 CFR 60.3 and all applicable ordinances of the local jurisdictions (please refer to the community contact listed above for details) that govern development within the SFHA. Some practical considerations would be to:</p> <ul style="list-style-type: none"> (i) consider locating structures on portion of the site outside of the SFHA; (ii) as far as practical, elevate new construction above the regulatory BFE or flood proof (make watertight) to that elevation; and (iii) elevate facility utility systems including ducting, electrical panels etc., above the regulatory BFE or flood proof to that elevation use flood resistant material for portions of facilities below the regulatory BFE <p>Please note that this response addresses issues related specifically to the possible effects of the project on floodplains in the area, it does not override or supersede any State or local procedural substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.</p>					
Prepared By:	Olivia Martin	Telephone:	(470) 845-1108	Email:	Olivia.Martin@dnr.ga.gov	
Signature:	<i>Olivia Ts. Maren</i>			Date:	03/18/2024	

*Special Flood Hazard Area – Area Inundated by the 1% Annual Chance Flood (Often Referred to as the 100-year Flood)

DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville

Attachments:

Cartersville, Georgia

GEORGIA FLOOD MAP PROGRAM



Property Flood Risk:
High Risk Zone AE

Flood Depths*:

Current Flood Zone	AE	1% ANNUAL CHANCE FLOOD
Probability of Flooding	Not Available	100 YEAR FLOOD DEPTH
Base Flood Elevation	Not Available	100 YEAR FLOOD DEPTH
Local AE Code	Not Available	100 YEAR FLOOD DEPTH
Proprietary Flood Zone	Not Available	100 YEAR FLOOD DEPTH
Flood Zone Change Type	Not Available	100 YEAR FLOOD DEPTH

Location Information

Parcel:	13015C42004
Waterbody:	LSWASH
County:	HARTOW
Community ID:	13015C
Map Status:	EFFECTIVE

* Flood Depths shown for this report are derived from FEMA FloodMap products and are limited to the nearest tenth of a foot. These results are calculated from the FIRM including and incorporating flood auxiliary data. Only those areas with a reported depth are shown. All other areas are unshaded. Please consult with your local emergency management for more information on how to use this data for risk reduction.

Nature Doesn't Read Flood Maps

Many residents understand that flooding can be hazardous to life and property. However, only those areas with a reported depth are shown. All other areas are unshaded. Please consult with your local emergency management for more information on how to use this data for risk reduction.

The information on this report will only show the same period as indicated on the map.

FOR MORE INFORMATION VISIT: PLEASE VISIT: www.flood.gov

Legend with Flood Zone Designations

1% Flood - Floodway (High Risk)	1% Flood - Zone V1 (High Risk)	Floodway Decrease
1% Flood - Zone AE (High Risk)	Area Not Included	Floodway Increase
1% Flood - Zone A, AE, or AO (High Risk)	Letters of Map Revision	100 Year Flood Zone Decrease
3% Flood - X (Moderate Risk)	Coastal Barrier Resource Area	100 Year Flood Zone Increase
Area of Undersaturated Flood Hazard	Limit of Moderate Wave Action	Zone Change

Disclaimer: This data is not to be used to determine any local flood insurance or flow zone eligibility for NFIP (National Flood Insurance Program) purposes. For NFIP flood insurance eligibility for purposes of insurance, please consult with your local emergency management for more information on how to use this data for risk reduction.

FIRM Extract



Map panels and legend for the FIRM Extract.

MAP PANELS

- Approximate location based on user input and does not represent an authoritative property location.
- Selected Floodmap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped
- Area of Moderate Flood Hazard (1% A)
- Effective LOMR
- Area of Undersaturated Flood Hazard (1% A)
- Other Potential Area
- Coastal Barrier Resource System (CBRS)

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) and/or Depth
- With BFE or Depth
- Regulatory Flood (AE) Zone AE, AO, AI, XE, AO
- 0.2% Annual Chance Flood Hazard: Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (1 mi²)
- Future Conditions 1% Annual Chance Flood Hazard (1% A)
- Area with Reduced Flood Risk due to Levee (1% A)
- Area with Flood Risk due to Levee (1% A)

OTHER AREAS OF FLOOD HAZARD

- Area with Flood Risk due to Levee (1% A)

GENERAL STRUCTURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Control Structure
- Base Flood Elevation Line (BFE)
- Limit of Study
- Admission Boundary
- Control Structure Boundary
- Profile Baseline
- Hydrographic Feature
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

FEMA Extract

DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville



DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville

Northwest Georgia Regional Commission DRI Comment Form

DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville, Comment Form

The Northwest Georgia Regional Commission is requesting comments on DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville, which would expand the current concrete manufacturing facility to include a second masonry manufacturing machine on an unused portion of the existing site. **Please email comments to jmeadows@nwgrc.org within the following 15-day period: March 11, 2024- March 25, 2024.**

Comments

Name: Alan Hood
Date:3/26/24
Organization: GDOT Aviation

Comments:

This site is approximately 3.6 miles from the Cartersville Airport (VPC). It is located outside any FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact the airport.

If any construction equipment or construction exceeds 160' AGL, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here (<https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm>). Those submissions for any associated cranes may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notifications, no later than 120 days prior to construction. The FAA will evaluate the potential impacts of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

Thank you for the opportunity to comment on this proposal.






DRI 4160 Oldcastle APG Cartersville Report

Final Audit Report

2024-04-09

Created:	2024-04-09
By:	Julie Meadows (jmeadows@nwgrc.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAMh1Auvm6wTTb3rUPnfGYq5_nbYV6iQHA

"DRI 4160 Oldcastle APG Cartersville Report" History

-  Document created by Julie Meadows (jmeadows@nwgrc.org)
2024-04-09 - 4:30:23 PM GMT
-  Document emailed to Boyd Austin (baustin@nwgrc.org) for signature
2024-04-09 - 4:30:35 PM GMT
-  Email viewed by Boyd Austin (baustin@nwgrc.org)
2024-04-09 - 9:22:54 PM GMT
-  Document e-signed by Boyd Austin (baustin@nwgrc.org)
Signature Date: 2024-04-09 - 9:23:19 PM GMT - Time Source: server
-  Agreement completed.
2024-04-09 - 9:23:19 PM GMT



CITY COUNCIL ITEM SUMMARY

MEETING DATE:	May 2, 2024
SUBCATEGORY:	Public Hearing – 2 nd Reading of Zoning/Annexation Requests
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	Z24-04. 144 Cassville Rd. Applicant: Old Castle APG South, Inc.
DEPARTMENT SUMMARY RECOMMENDATION:	<p>Applicant requests a change in zoning from R-10 with conditions to H-I (Heavy Industrial) for the 4.2-acre tract. Staff does not oppose the Heavy Industrial (H-I) zoning as long as the following conditions are applied to zoning:</p> <ol style="list-style-type: none"> 1. Concrete waste on Parcel C025-0006-092 needs to be removed from the floodplain and disposed of properly in an inert landfill as a condition of zoning approval per our local floodplain management standard as outlined in Article VI of our local development regulations. 2. Stormwater runoff and stormwater quality solutions are required for the site as outlined in City of Cartersville’s Code of Ordinances, CHAPTER 7.5, DEVELOPMENT REGULATIONS, ARTICLE IX, POST-CONSTRUCTION STORMWATER MANAGEMENT FOR NEW DEVELOPMENT AND REDEVELOPMENT. 3. If the applicant desires to dispose of inert waste onsite then an inert landfill must be designed, reviewed, and permitted through the GA EPD. <p>The Planning Commission recommended approval 6-0.</p>
LEGAL:	N/A

ZONING SYNOPSIS

Petition Number(s): Z24-04

REQUEST SUMMARY:

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

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

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

LAND USE INFORMATION

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

Current Zoning of Adjacent Property:

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

For All Tracts:

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

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

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

ANALYSIS

City Departments Reviews

Electric: No comments received

Fibercom: Takes no exception.

Fire: No comments received.

Gas: Takes no exception.

Planning and Development: Takes no exception.

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

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

Water and Sewer: Takes No Exceptions

Cartersville School District: No objections.

Bartow County: NA

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

STAFF SUMMARY:

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

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

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

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

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

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

STANDARDS FOR EXERCISE OF ZONING POWERS.

- A. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*
The zoning proposal will permit a use (industrial) that is suitable in view of the use and development of adjacent and nearby property. This industrial use has existed since the 1960s.
- B. *Whether the zoning proposal will create an isolated district unrelated to adjacent and nearby districts.*
The proposed application will not create an isolated district.
- C. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.*
The proposed zoning should not adversely affect the existing use or usability of adjacent property. No changes in land use are proposed.
- D. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*
Under the current R-10 zoning, the property does have a reasonable economic use as greenspace in a floodplain. The property was acquired about 2007 and used for concrete material storage.
- E. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.*
The zoning proposal should not result in a use that will have an excessive or burdensome use of streets, transportation facilities, utilities or schools. No changes in land use are proposed.
- F. *Whether the zoning proposal is in conformity with the adopted local Comprehensive Land Use Plan.*
The proposed zoning would conform to the city's land use plan for the area. (Industrial)

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

The zoning proposal should not have an adverse environmental effect. Adverse environmental impacts have been occurring on site since about 2007 based on the City of Cartersville Development Regulations. The current owner is working with the Public Works department to resolve stormwater and floodplain ordinance violations.

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

No additional conditions are known.

RECOMMENDATION: Staff does not oppose the Heavy Industrial (H-I) zoning with the following conditions applied to zoning:

Zoning Conditions:

1. Concrete waste on Parcel C025-0006-092 needs to be removed from the floodplain and disposed of properly in an inert landfill as a condition of zoning approval per our local floodplain management standard as outlined in Article VI of our local development regulations.
2. Stormwater runoff and stormwater quality solutions are required for the site as outlined in City of Cartersville's Code of Ordinances, CHAPTER 7.5, DEVELOPMENT REGULATIONS, ARTICLE IX, POST-CONSTRUCTION STORMWATER MANAGEMENT FOR NEW DEVELOPMENT AND REDEVELOPMENT.
3. No inert landfills allowed.

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

Ordinance No. 31-04

Petition No. Z04-03

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

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

BE IT AND IT IS HEREBY ORDAINED.

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

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

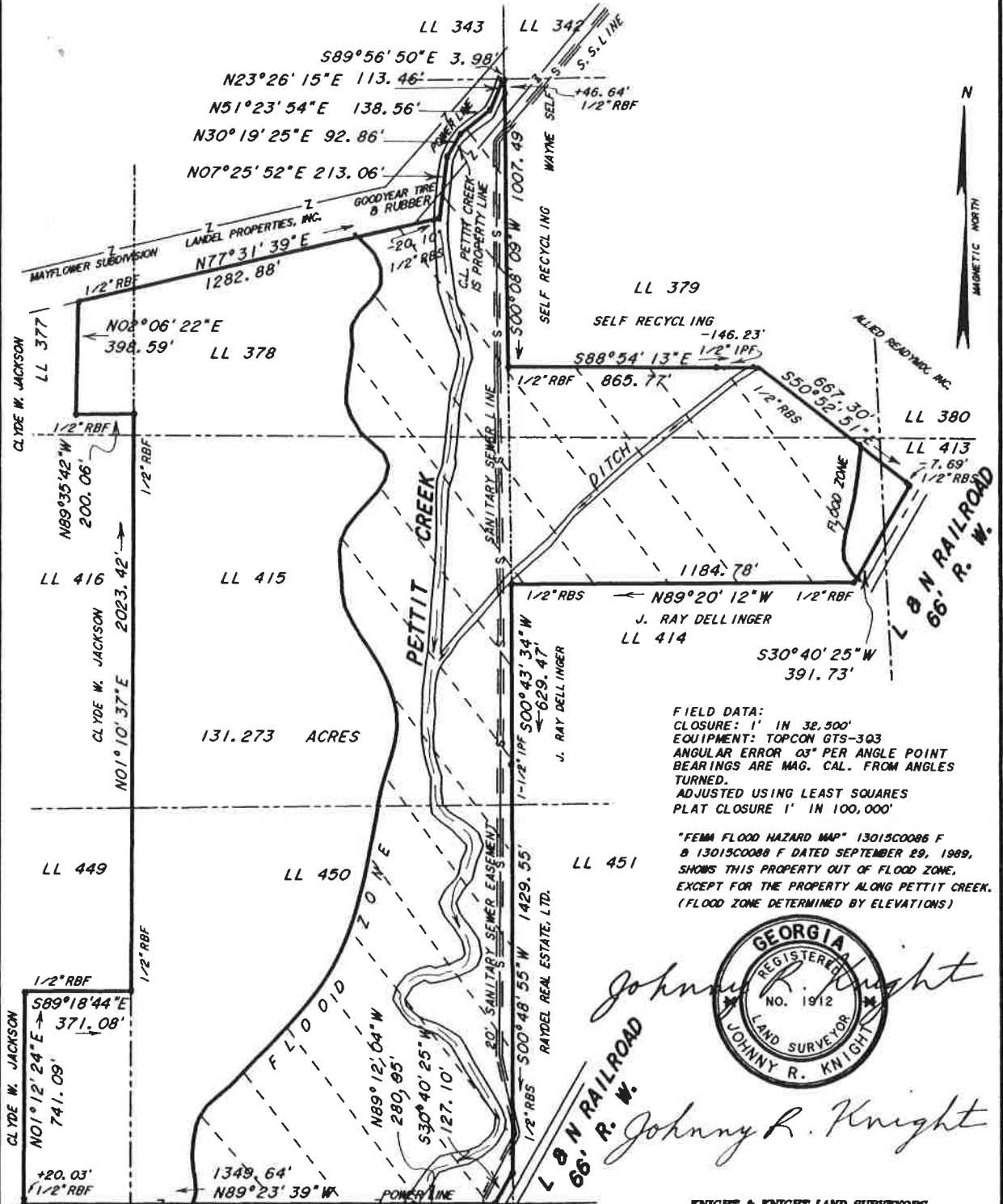
ATTEST:

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

SURVEYED FOR
WELL CRAFT HOMES

Meeting: May 2, 2024 Item 4.

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



131.273 ACRES

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

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



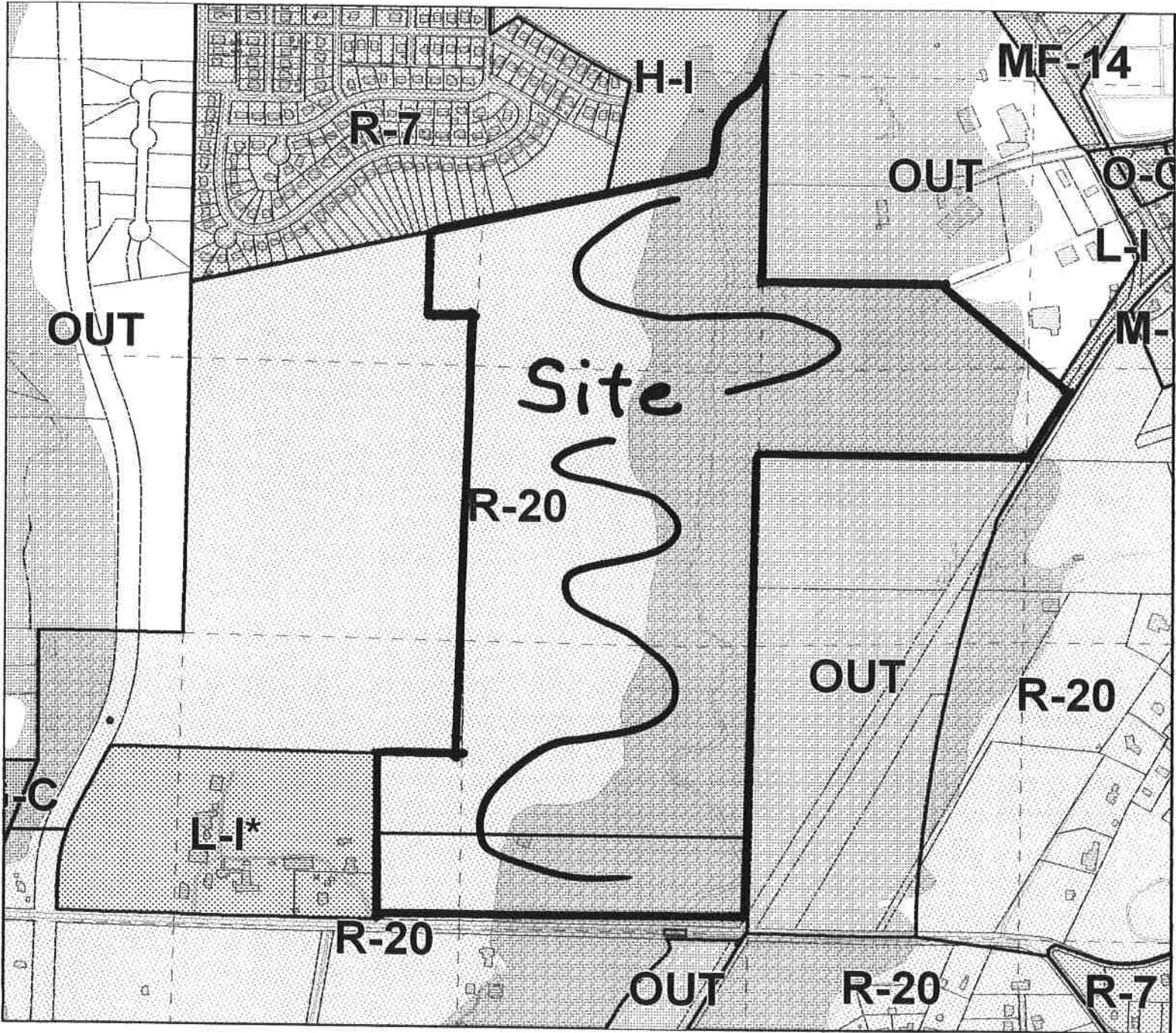
Johnny R. Knight
 JOHNNY R. KNIGHT

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



Z04-03

Meeting: May 2, 2024 Item4.



SCALE 1 : 7,919



Concept- Proposed Expansion

NOT FOR CONSTRUCTION



ARCHITECT
DIFFERENCE ARCHITECTURE LLC.
414 WEST WALNUT STREET
STYACALGA, AL 35150
256-338-6476



READY MIX USA - BLOCK PLANT EXPANSION

OLDCASTLE APG SOUTH INC.
144 CASSVILLE RD, CARTERSVILLE GA

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01 Proposed Plan
T=45'-0"

REVISION		
No.	Revision	Date

JOB	0018.001
PROJECT STATUS	ZONING SUBMITTAL
DATE	JANUARY 2ND, 2024
SHEET NAME	PROPOSED PLAN
SHEET NO.	A001

144 Cassville Rd

Meeting: May 2, 2024 Item4.



144 Cassville Rd

Meeting: May 2, 2024 Item4.



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Overview



Legend

- Parcels
- Roads

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

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

Developed by **Schneider**
 GEOSPATIAL

JENKINS, BOWEN & WALKER, P.C.

ATTORNEYS AT LAW

Meeting: May 2, 2024 Item 4.

EC4-04
Rcvd 2/16/24

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

15 SOUTH PUBLIC SQUARE
CARTERSVILLE, GEORGIA 30120-3350

TELEPHONE
(770) 387-1373

FACSIMILE
(770) 387-2396

www.jbwpc.com

February 16, 2024

Mr. David Hardegree
City Planner
City of Cartersville, Georgia

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

Dear David,

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

Existing and proposed conditions

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

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

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

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

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

10.2.3. *Development standards.*

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

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

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

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

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

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

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

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

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

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

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

These standards are met.

J. Other required standards.

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

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

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

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

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

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

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

Very truly yours,

JENKINS, BOWEN & WALKER, P.C.



Brandon L. Bowen

Application for Rezoning

City of Cartersville

Case Number: 224-04

Date Received: 2/16/24

Public Hearing Dates:

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

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



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



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

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

CAMPAIGN DISCLOSURE REPORT
FOR ZONING ACTIONS

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

Date of Application: 2/15/24

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

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

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

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

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


2/16/24

 Signature Date
Jason Rash

 Print Name

CAMPAIGN DISCLOSURE REPORT
FOR REZONING ACTIONS

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

Date of Application: 2/15/2024


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

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

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

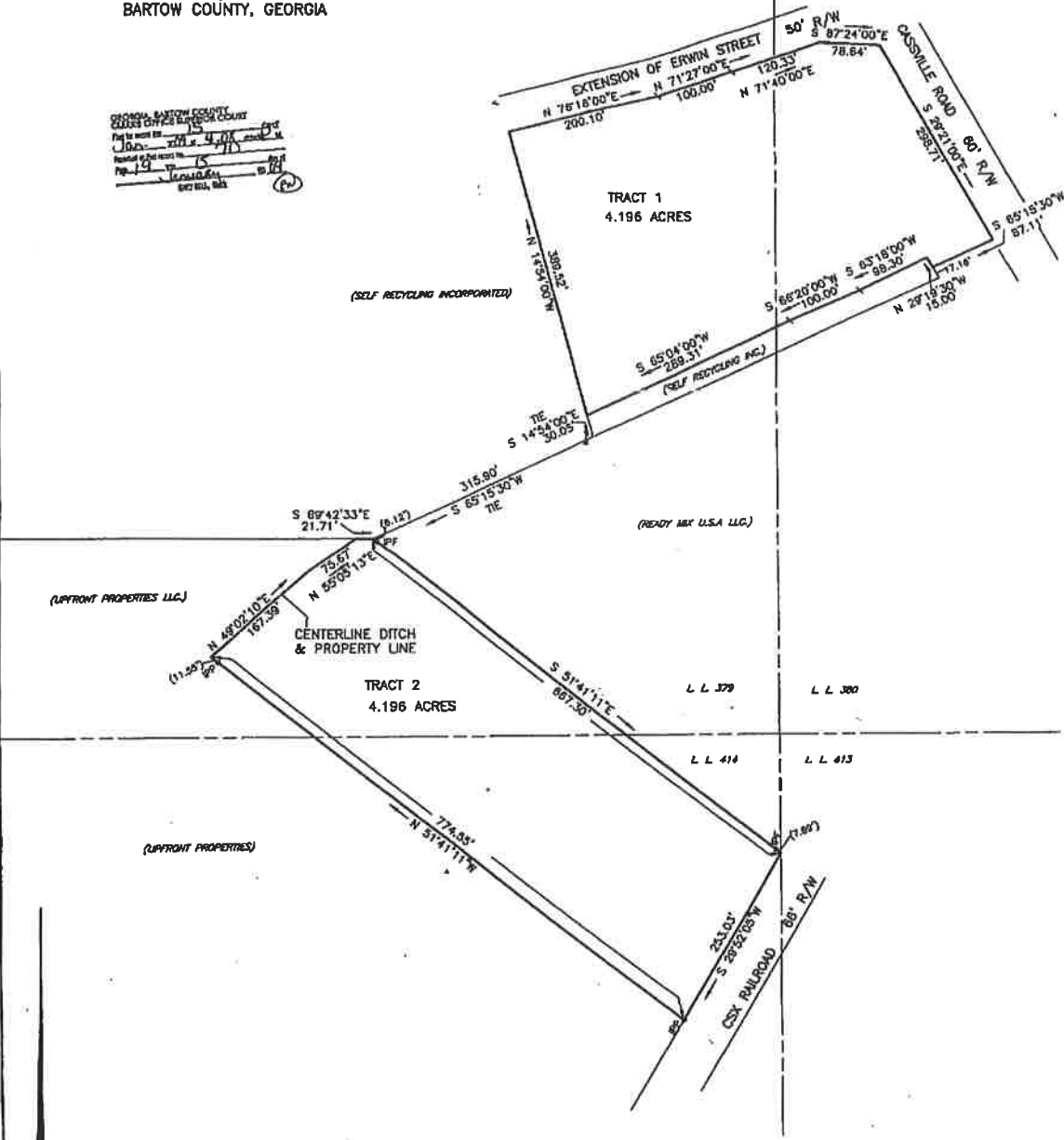
	YES	NO
Mayor: Matt Santini	_____	_____
Council Member:		
Ward 1- Kari Hodge	_____	_____
Ward 2- Jayce Stepp	_____	_____
Ward 3- Cary Roth	_____	_____
Ward 4- Calvin Cooley	_____	_____
Ward 5- Gary Fox	_____	_____
Ward 6- Taff Wren	_____	_____
Planning Commission		
Lamar Pendley, Chair	_____	_____
Anissa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

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


2/16/24
 Signature Date
Brandon Bower
 Print Name

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

GEORGIA BARTOW COUNTY
 CLERK OF SUPERIOR COURT
 FILED FOR RECORD ON
 JUNE 21 2024
 RECORDED BY
 15
 10:00 AM
 2024



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

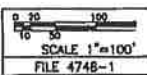
SMITH & SMITH LAND SURVEYORS, P.C.
 2 SOUTH AVENUE, CARTERSVILLE, GA. 30120
 PHONE 770-382-0487
 REGISTERED LAND SURVEYOR No. 1803

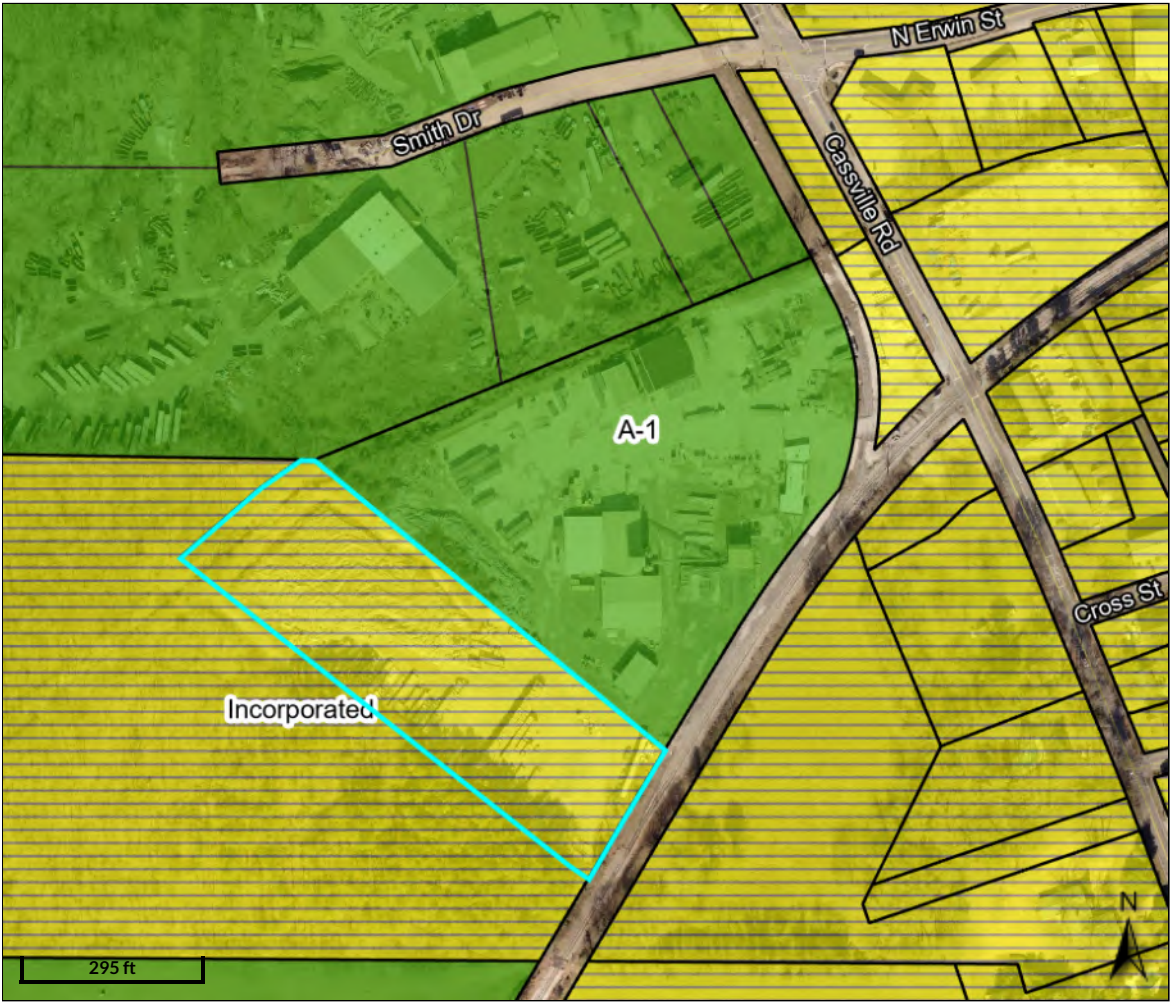
R/W	RIGHT OF WAY	R	RADIUS	LP	LIGHT POLE
PP	IRON PIN PLACED	X-X	FENCE		
PF	IRON PIN FOUND				
CM-D	CONCRETE MARKER				
CL	CHORD				
L	DI & L				
	LENGTH OF CURVE	PP			POWER POLE

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



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





Overview



Legend

- Parcels
- Roads

Bartow County Zoning

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

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

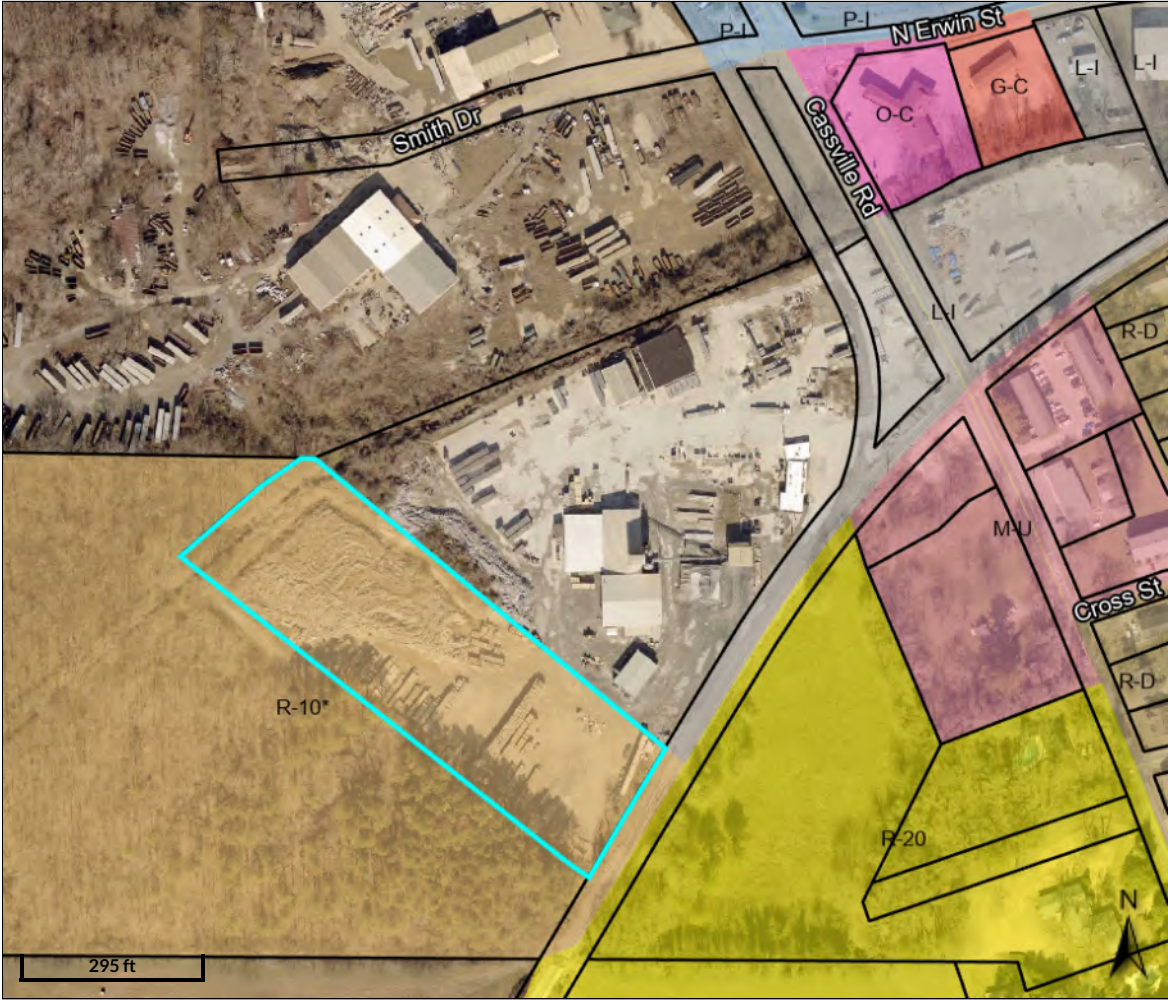
Parcel ID C025-0006-092 **Alternate ID** 44604
Sec/Twp/Rng n/a **Class** Industrial
Property Address CASSVILLE RD **Acreage** 4.2

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

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

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

Developed by  Schneider
GEOSPATIAL



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

Alternate ID 44604
 Class Industrial
 Acreage 4.2

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

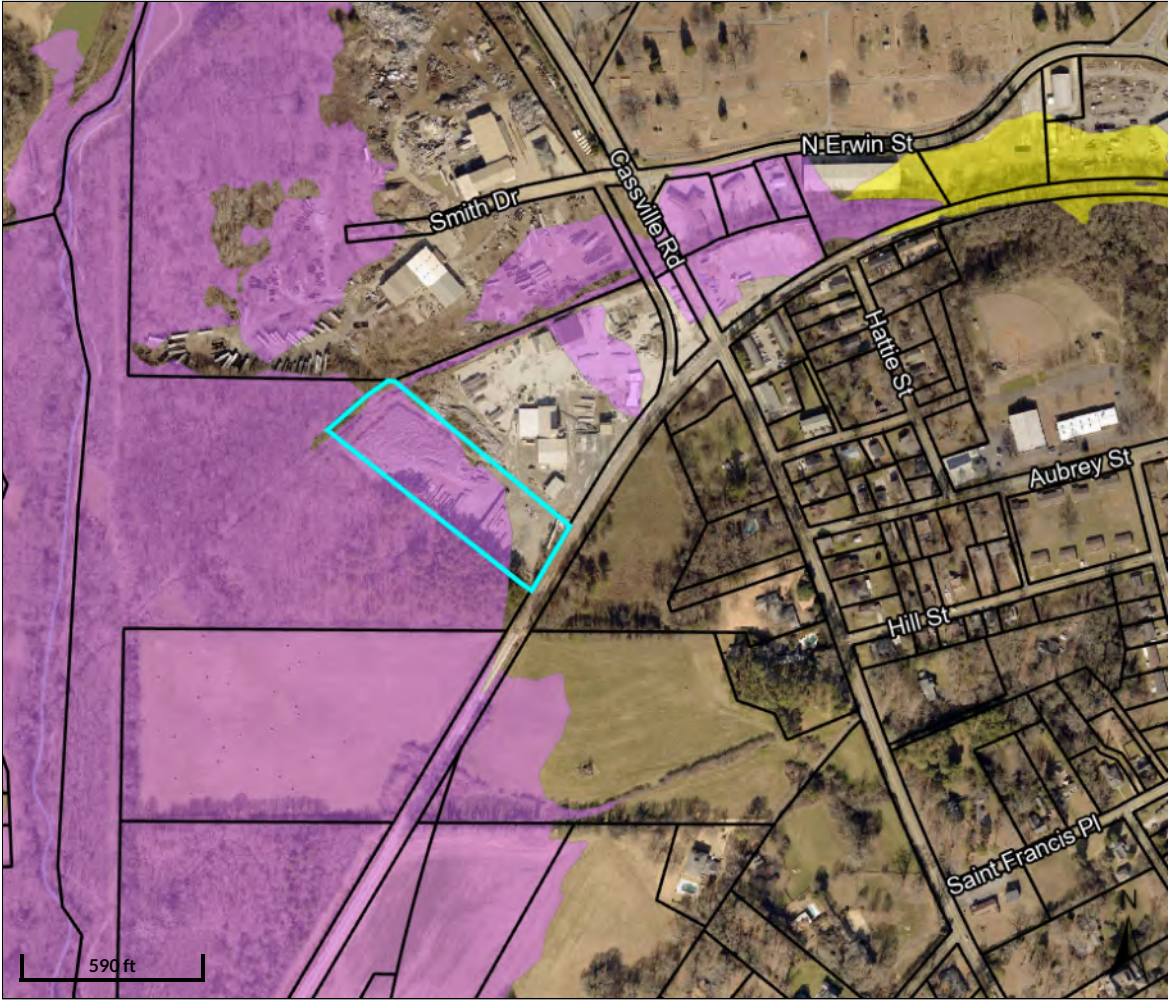
District
Brief Tax Description

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

Meeting: May 2, 2024 Item4.

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

Developed by  **Schneider**
GEOSPATIAL



Overview



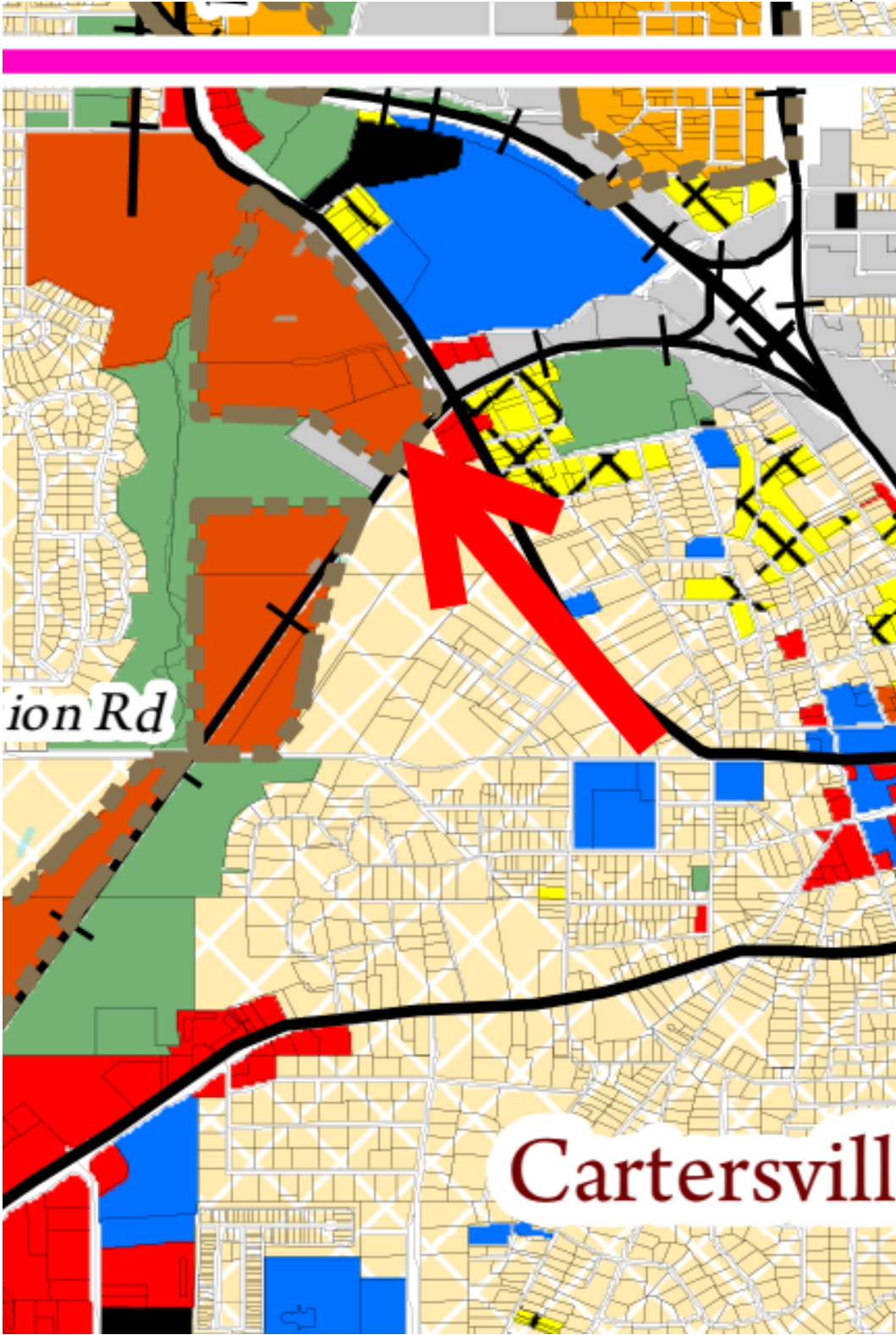
Legend

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

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

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

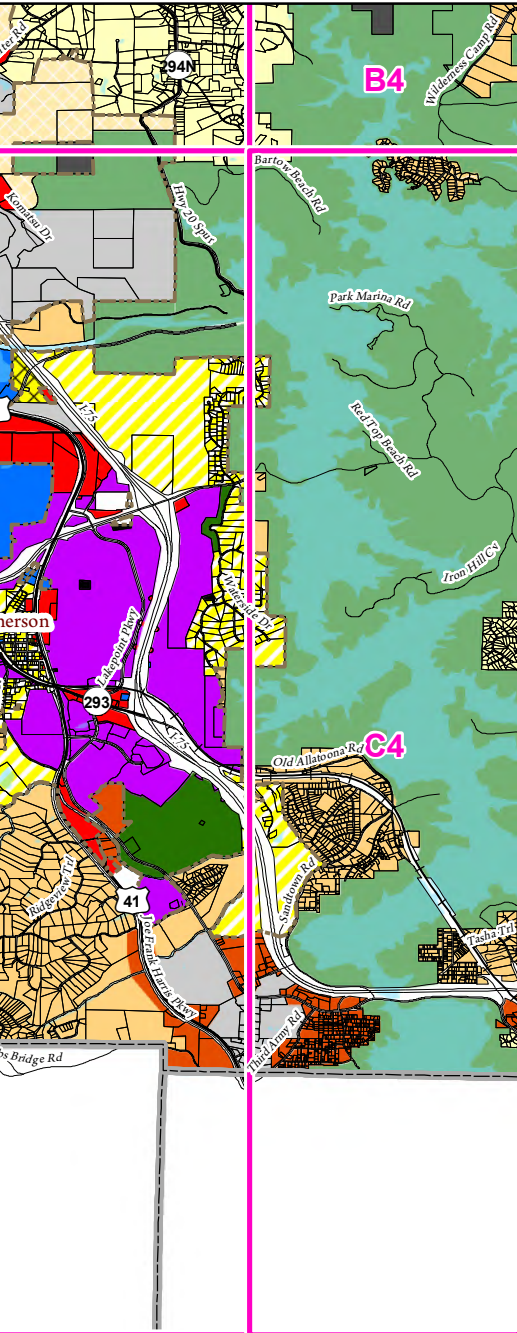
Developed by **Schneider**
 GEOSPATIAL



Future Land Use Map. 2022.

Meeting: May 2, 2024 Item 4.

Land Use Map Bartow County, GA



- Roads
- Highways
- + Railroads
- - - City Limits

Future Land Use

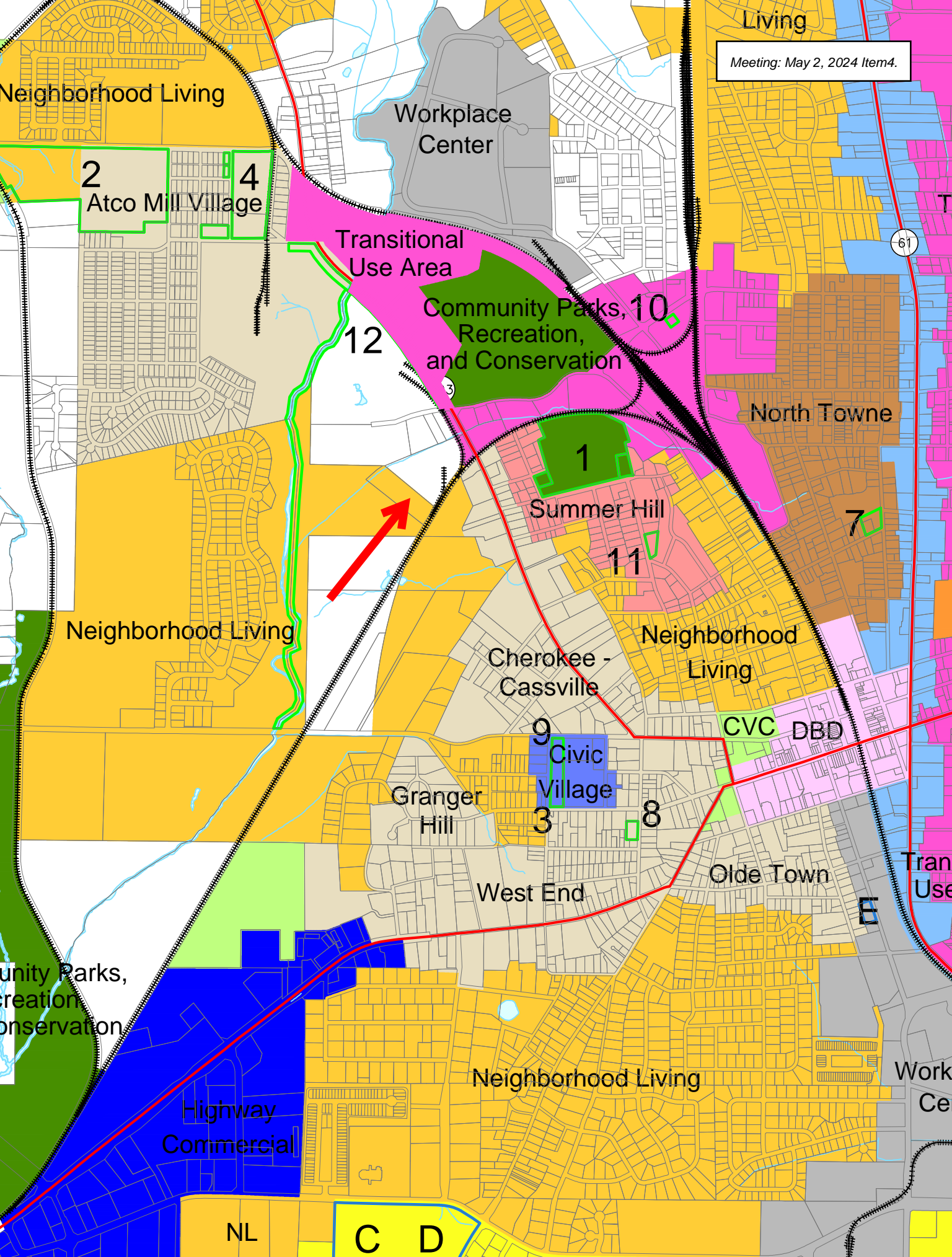
- Agriculture/Forestry
- Commercial
- Conservation
- High Density Residential
- Industrial ←
- Low Density Residential
- Low/Medium Density Residential
- Medium/High Density Residential
- Mining
- Mixed Use
- Mixed Use Commercial ←
- Mixed Use Residential
- Parks/Conservation
- Public/Institutional
-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



1 in = 1 miles



Meeting: May 2, 2024 Item4.


























Future Development Map. 2018.

CARTERSVILLE, GEORGIA

Future Development Map

Character Areas of the Future Development Map

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






n^rthwest GEORGIA

REGIONAL COMMISSION

MEMORANDUM

From: Boyd Austin, Executive Director 
Boyd Austin (Apr 9, 2024 17:23 EDT)

To: Local Governments, State Agencies, and Affected Parties

Date: April 9, 2024

Subject: Report on DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville

The Northwest Georgia Regional Commission has completed the regional review of DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville. This project would expand the current concrete manufacturing facility to include a second masonry manufacturing machine on an unused portion of the existing site.

Comments Received

Georgia DNR, Floodplain Unit comments, "From inspection of the effective Flood Insurance Rate Maps (FIRMs) developed by the Federal Emergency Management Agency (FEMA) portions of the proposed project site are located within Special Flood Hazard Areas (SFHA), in Zone AE (the base floodplain mapped by detailed methods, and the base flood elevations are provided), an area inundated by the 1% annual chance flood, often referred to as the 100-year flood or base flood. Portions of the project may also impact the mapped regulatory floodway. The rest of the proposed site is located outside of the Special Flood Hazard Area (SFHA), in Zone X, an area of low flood risk. Please see the Floodplain Snapshots and FEMA FIRM Extracts in the following pages for the portions of the project that are encroached on the SFHA.

For construction projects located within or close to the SFHA, the implementation of project work should be in accordance with the floodplain management criteria outlined in 44 CFR 60.3 and all applicable ordinances of the local jurisdictions (please refer to the community contact listed above for details) that govern development within the SFHA. Some practical considerations would be to:

- (i) Consider locating structures on portion of the site outside of the SFHA;
- (ii) As far as practical, elevate new construction above the regulatory BFE or flood proof (make watertight) to that elevation; and
- (iii) Elevate facility utility systems including ducting, electrical panels etc., above the regulatory BFE or flood proof to that elevation; use flood resistant material for portions of facilities below the regulatory BFE." Please see full comments.

Rome Office: PO Box 1798 | Rome, GA 30162-1798

Dalton Office: 503 West Waugh Street | Dalton, GA 30720-3475

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706.295.6485
nwgrc.org

USDA Natural Resources Conservation Service comments that this project is completely contained within a US Census Bureau designated urban area (Cartersville, GA 14185) and is exempt from farmland assessment. No watershed dams, wetlands reserve, or farm and ranchland easements are within the project area. Please see full comments.

Georgia DOT Aviation comments, "This proposal is 3.6 miles from the Cartersville Airport (VPC). It is located outside any FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact the airport. If any construction equipment or construction exceeds 160' AGL, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here <https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm> Please see full comments.

NWGRC comments: The development should include all applicable and recommended best management practices to minimize stormwater runoff during construction and post-construction, and should implement and maintain stormwater BMPs and erosion and sedimentation controls during and after construction, including green infrastructure where applicable.

Consistency with Comprehensive Plan and Service Delivery Strategy

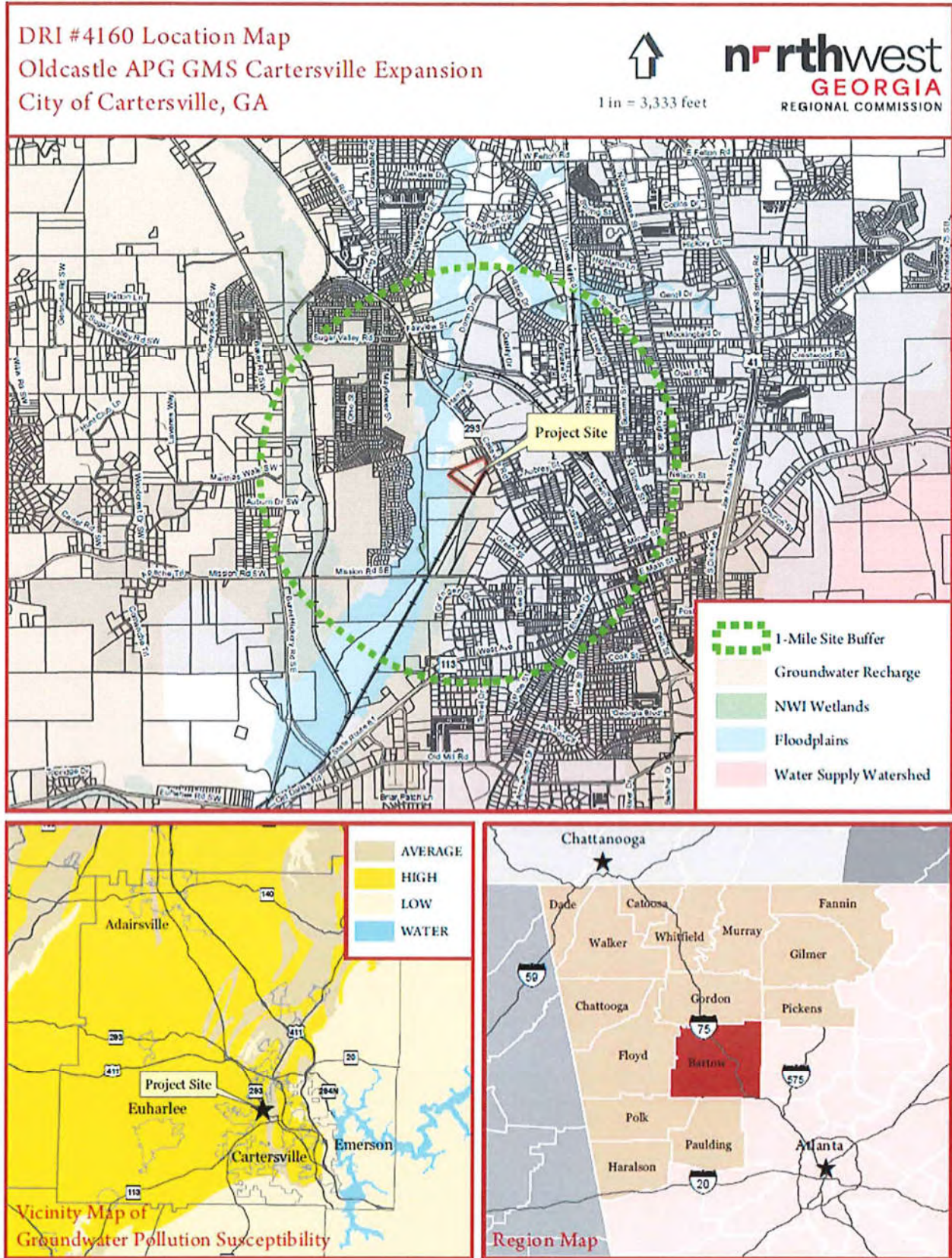
This area is shown on the 2023 Joint Comprehensive Plan Future Land Use Map for Cartersville as Commercial.

The City of Cartersville provides water and wastewater service in this area, according to the 2018 Service Delivery Strategy.

Consistency with 2019 Northwest Georgia Regional Plan

The area is designated as Developed on the Northwest Georgia Projected 2040 Regional Land Use Map. Developed areas exhibit urban-type development patterns; urban services are already being provided.

DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville
LOCATION MAP



DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville
COMMENTS RECEIVED



Georgia State Office
355 East Hancock Ave
Athens, GA 30601

March 19, 2024

Boyd Austin, Executive Director
Northwest Georgia Regional Commission
P.O. Box 1798
Rome, Georgia 30162

Re: Development Regional Impact 4160, Bartow County, City of Cartersville, Oldcastle APG GMS
Cartersville Expansion.

Dear Mr. Austin:

This letter replies to your request for information on the possible impacts of the proposed expansion of a concrete manufacturing facility project may have on land use, conservation, water quality and other general environmental concerns that may be of interest to our agency. The following outlines our concerns with the proposed project with regards to farmland protection, and Natural Resources Conservation Service (NRCS) watershed dams and project easements.

Farmland Protection

The Farmland Protection Policy Act (FPPA) is intended to minimize the impact federal programs have on the unnecessary and irreversible conversion of farmland to nonagricultural uses. Projects are subject to FPPA requirements if they may irreversibly convert farmland (directly or indirectly) to nonagricultural use and are completed by a federal agency or with assistance from a federal agency. For FPPA purposes, farmland includes areas located within soil map units rated as prime farmland, unique farmland, or land of statewide or local importance not currently in urban/built up land use. Farmland subject to FPPA requirements does not have to be currently used for cropland. It can be forest land, pastureland, cropland, or other land uses, but not water or urban built-up land. It should be noted that the FPPA does not authorize the Federal Government to regulate the use of private or nonfederal land or, in any way, affect the property rights of owners.

NRCS uses a Land Evaluation and Site Assessment (LESA) system to establish a farmland conversion impact rating score on proposed sites of federally funded and assisted projects. This score is used as an indicator for the project sponsor to consider alternative sites if the potential adverse impacts on the farmland exceed the recommended allowable level. It is our understanding that the proposed project involves federal funds or assistance, and thus could be subject to this assessment. However, this site is completely contained within a U.S. Census Bureau designated urban area (Cartersville, GA 14185) and is thus exempt from this assessment. You need take no further action for FPPA purposes.

Austin
Page 2

NRCS Watershed Dams

More than 50 years ago, the U.S. Department of Agriculture was authorized by Congress to help local communities with flood control and watershed protection through the Watershed Program (PL-534 Flood Control Act of 1944 and PL-566 Watershed Protection and Flood Prevention Act). As a result, local communities, with NRCS assistance, have constructed over 11,000 dams in 47 states since 1948. These dams were originally constructed for protection of farmlands from flooding impacts. In 2000, PL-566 was amended to provide NRCS authorization to assist communities with rehabilitation of their aging dams. The legislation authorizes NRCS to work with local communities and watershed project sponsors to address public health and safety concerns and potential environmental impacts of aging dams.

We have reviewed our records and have determined that there are no such structures downstream of the proposed project that could be affected by these activities.

NRCS Easements

NRCS easements relate to our Wetland Reserve Program and the Farm and Ranchland Protection Program. We have reviewed our records and have determined that there are no such easements downstream or in the near vicinity of the proposed project that could be affected by these activities.

NRCS appreciates this opportunity to comment. If you have questions or need any additional information, please contact me at nelson.velazquezgotay@usda.gov.

Sincerely,

**NELSON
VELAZQUEZ
GOTAY**

Digitally signed by
NELSON VELAZQUEZ
GOTAY
Date: 2024.03.19
09:25:13 -04'00'

NELSON A. VELÁZQUEZ GOTAY
SOIL SCIENTIST

- cc: Dennis Brooks, Assistant State Conservationist (FO), NRCS, Griffin, GA
- Dennis Brooks, Acting District Conservationist, NRCS, Rome, GA
- Michael Henderson, Resource Soil Scientist, NRCS, Griffin, GA
- Julianne Meadows, Director of Regional Planning, NWGRC, Rome, GA

DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville



Jeff W. Cown, Director

2 Martin Luther King, Jr. Drive
Suite 1456, East Tower
Atlanta, Georgia 30334
404-656-4713

FLOODPLAIN ENCROACHMENT REVIEW

To: Julianne Meadows jmeadows@nwgrc.org

PROJECT NAME:	DRI 4160, Oldcastle APG GMS Cartersville Expansion	COUNTY:	Bartow	COMMUNITY:	Bartow County
LOCATION:	Please refer to the project location map.				
BRIEF PROJECT DESCRIPTION:	This project would expand the concrete manufacturing facility by approximately 20,000 SF to include a second masonry manufacturing machine on an unused portion of the existing site.				
APPLICANT:	NWGRC	APPLICATION DATED:	03/15/2024	APPLICATION RECEIVED:	03/15/2024
SFHA* ENCROACHMENT:	Yes	EFFECTIVE PANEL(S):	13015C0266H (Effective Date: 10/05/2018)	FLOOD RISK ZONE(S):	AE (Floodway Identified), X
	www.georgiadfirm.com	PRELIMINARY PANEL(S):	N/A	FLOOD RISK ZONE(S):	N/A
	https://msc.fema.gov/portal	LETTER OF MAP CHANGE (S):	N/A	FLOOD RISK ZONE(S):	N/A
WATERSHED(S):	Etowah (8 Digit HUC: 03150104)	COMMUNITY CONTACT:	County Engineer Address: 135 West Cherokee Avenue, Suite 124, Cartersville, GA 30120 Tel: (678) 535-6942		
COMMENTS:	<p>After review of the effective Flood Insurance Rate Map (FIRM) panel cited above developed by the Federal Emergency Management Agency (FEMA), portions of the proposed project site are located within Special Flood Hazard Areas (SFHA), in Zone AE (the base floodplain mapped by detailed methods, and the base flood elevations are provided), an area inundated by the 1% annual chance flood, often referred to as the 100-year flood or base flood. Portions of the project may also impact the mapped regulatory floodway. The rest of the proposed site is located outside of the Special Flood Hazard Area (SFHA), in Zone X, an area of low flood risk. Please see the Floodplain Snapshots and FEMA FIRM Extracts in the following pages for the portions of the project that are encroached on the SFHA.</p> <p>For construction projects located within or close to the SFHA, the implementation of project work should be in accordance with the floodplain management criteria outlined in 44 CFR 60.3 and all applicable ordinances of the local jurisdictions (please refer to the community contact listed above for details) that govern development within the SFHA. Some practical considerations would be to:</p> <ul style="list-style-type: none"> (i) consider locating structures on portion of the site outside of the SFHA; (ii) as far as practical, elevate new construction above the regulatory BFE or flood proof (make watertight) to that elevation; and (iii) elevate facility utility systems including ducting, electrical panels etc., above the regulatory BFE or flood proof to that elevation use flood resistant material for portions of facilities below the regulatory BFE <p>Please note that this response addresses issues related specifically to the possible effects of the project on floodplains in the area, it does not override or supersede any State or local procedural substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.</p>				
Prepared By:	Olivia Martin	Telephone:	(470) 845-1108	Email:	Olivia.Martin@dnr.ga.gov
Signature:	<i>Olivia Ts. Martin</i>		Date:	03/18/2024	

*Special Flood Hazard Area – Area Inundated by the 1% Annual Chance Flood (Often Referred to as the 100-year Flood)

DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville

Attachments:

Cartersville, Georgia

GEORGIA FLOOD MAP PROGRAM



Property Flood Risk:
High Risk Zone AE

Flood Depths*:

1	Current Flood Zone	AE	1.5% Annual Chance Flood	1.00 to 1.50
2	Probability of Flooding	Not Available	Not Available	Not Available
3	Base Flood Elevation	Not Available	Not Available	Not Available
4	Local AE Grid	Not Available	Not Available	Not Available
5	Proprietary Flood Zone	Not Available	Not Available	Not Available
6	Flood Zone Change Type	Not Available	Not Available	Not Available

Location Information

Parcel: 13015C42004
 Waterbody: Unknown
 County: HARTWELL
 Community ID: 13015C
 Map Status: EFFECTIVE

* Flood Depths shown on this report are derived from FEMA FloodMap products and are limited to the nearest tenth of a foot. These results are calculated from the FIRM including and incorporating flood auxiliary data. Only those areas with a reported depth are shown. All other areas are unshaded. Please consult with your local emergency management for more information on how to use this data for risk reduction.

Nature Doesn't Read Flood Maps

Many residents understand that flood maps are not perfect. They know that a 1% annual chance flood is not a 1% chance of flooding in any given year. They know that a 100-year flood is not a 100-year return period. They know that a 100-year flood is not a 100-year return period. They know that a 100-year flood is not a 100-year return period.

Legend with Flood Zone Designations

— Flood Control Structures	AE 1% Flood - Floodway (High Risk)	AE 1% Flood - Zone V (High Risk)	AE Floodway Decrease
— Base Flood Elevation	AE 1% Flood - Zone AE (High Risk)	Area Not Included	AE Floodway Increase
— Cross Sections	AE 1% Flood - Zone A, AE, or AD (High Risk)	Letters of Map Revision	AE 100 Year Flood Zone Decrease
— Elevation Footcandle	AE 1% Flood - X (Moderate Risk)	Coastal Barrier Resource Area	AE 100 Year Flood Zone Increase
— FIRM Panel Index	Area of Undersaturated Flood Hazard	— Limit of Moderate Wave Action	Zone Change

Disclaimer: This data is not to be used to determine any local flood insurance or flood zone eligibility for NFIP (National Flood Insurance Program) purposes. For NFIP flood insurance eligibility purposes, please refer to the published NFIP Flood Risk Insurance Map for your area of interest. Values displayed for Current Flood Zone, Floodway, Flood Zone, Flood Zone Change Type, and Probability of Flooding are a visual device and are not to be used to determine any local flood insurance or flood zone eligibility for NFIP purposes.

FIRM Extract



MAP PANELS

- Approximate location based on user input and does not represent an authoritative property location
- Selected Floodmap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped
- Area of Moderate Flood Hazard (1% A)
- Effective LOMR
- Area of Undersaturated Flood Hazard (1% A)
- Other Potential Area
- Source: FEMA Flood Insurance Map

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, X, AE
- With BFE or Depth
- Regulatory Flood (AE) Zone AE, AE, AE, AE, AE
- 0.2% Annual Chance Flood Hazard: Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
- Federal Consistent 1% Annual Chance Flood Hazard Zone I
- Area with Increased Flood Risk due to Levee: Zone I
- Area with Flood Risk due to Levee: Zone I

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard: Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
- Federal Consistent 1% Annual Chance Flood Hazard Zone I
- Area with Increased Flood Risk due to Levee: Zone I
- Area with Flood Risk due to Levee: Zone I

GENERAL STRUCTURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Control Structure
- Base Flood Elevation Line (BFE)
- Limit of Study
- Admission Boundary
- Control Structure Boundary
- Profile Baseline
- Hydrographic Feature
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

FEMA Extract

DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville



DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville

Northwest Georgia Regional Commission DRI Comment Form

DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville, Comment Form

The Northwest Georgia Regional Commission is requesting comments on DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville, which would expand the current concrete manufacturing facility to include a second masonry manufacturing machine on an unused portion of the existing site. Please email comments to jmeadows@nwgrc.org within the following 15-day period: March 11, 2024- March 25, 2024.

Comments

Name: Alan Hood

Date:3/26/24

Organization: GDOT Aviation

Comments:

This site is approximately 3.6 miles from the Cartersville Airport (VPC). It is located outside any FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact the airport.

If any construction equipment or construction exceeds 160' AGL, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here (<https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm>). Those submissions for any associated cranes may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notifications, no later than 120 days prior to construction. The FAA will evaluate the potential impacts of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

Thank you for the opportunity to comment on this proposal.






DRI 4160 Oldcastle APG Cartersville Report

Final Audit Report

2024-04-09

Created:	2024-04-09
By:	Julie Meadows (jmeadows@nwgrc.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAMh1Auvm6wTTb3rUPnfGYq5_nbYV6iQHA

"DRI 4160 Oldcastle APG Cartersville Report" History

-  Document created by Julie Meadows (jmeadows@nwgrc.org)
2024-04-09 - 4:30:23 PM GMT
-  Document emailed to Boyd Austin (baustin@nwgrc.org) for signature
2024-04-09 - 4:30:35 PM GMT
-  Email viewed by Boyd Austin (baustin@nwgrc.org)
2024-04-09 - 9:22:54 PM GMT
-  Document e-signed by Boyd Austin (baustin@nwgrc.org)
Signature Date: 2024-04-09 - 9:23:19 PM GMT - Time Source: server
-  Agreement completed.
2024-04-09 - 9:23:19 PM GMT



CITY COUNCIL ITEM SUMMARY

MEETING DATE:	May 2, 2024
SUBCATEGORY:	Public Hearing – 2 nd Reading of Zoning/Annexation Requests
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	Z24-03. 0 Thornwood Dr. Applicant: WJDS, Inc.
DEPARTMENT SUMMARY RECOMMENDATION:	<p>The applicant requests a change in zoning from G-C to RA-12 (Residential Attached) to construct approximately ninety-six for-rent townhomes on the 9.5-acre tract.</p> <p>Staff do not oppose the rezoning with the following conditions for utilities.</p> <ol style="list-style-type: none"> 1. Developer to provide a City of Cartersville utility easement with a width suitable to locate all proposed and future utilities with adequate separation. A utility easement along Thornwood Drive is required to extend 30 feet from the centerline of Thornwood Drive. 2. Developer to extend the existing water line on Thornwood Drive and to loop the proposed water line inside the development. <p>The Planning Commission recommended denial 6-0.</p>
LEGAL:	N/A

ZONING SYNOPSIS

Petition Number(s): Z24-03

REQUEST SUMMARY:

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

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

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

LAND USE INFORMATION

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

Current Zoning of Adjacent Property:

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

For All Tracts:

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

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

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

ANALYSIS

City Departments Reviews

Electric: Not in Service Area

Fibercom: Takes no exception.

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

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

Planning and Development: Takes no exception.

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

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

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

Cartersville School District:

[In response to D.Hardegree, informing Dr. Feuerbach that the current zoning is G-C, General Commercial]...Thanks, David. I'm assuming that means it is not currently zoned to have any type of housing. My previous comments/questions regarding other projects remain the same for this project but I would like to add one additional comment (third bullet point is new):

- How does this project align with the other projects that have been previously approved?
- Where are we currently with how many projects have already been approved and are awaiting construction?

- Since the current zoning is not for any type of residential, we are not in support of this project at this time. We are not opposed to growth but with everything that has been previously approved, it is our opinion that we need to see what impact the previously approved projects are going to be before the approval of any type of current zoning that is not initially zoned for any type of residential.

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

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

STAFF SUMMARY:

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

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

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

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

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

STANDARDS FOR EXERCISE OF ZONING POWERS.

- A. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*
The zoning proposal will permit a use (residential) that is suitable in view of the use and development of adjacent and nearby property. Multi-family and single family detached developments are present adjacent to near the site location.

- B. *Whether the zoning proposal will create an isolated district unrelated to adjacent and nearby districts.*
The proposed application will create an isolated district for townhome development; however, the project will provide an additional residential product in area that contains a mix of residential, commercial and industrial uses.
- C. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.*
The proposed zoning should not adversely affect the existing use or usability of adjacent property.
- D. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*
Under the current G-C zoning, the property does have a reasonable, but restricted, economic use as zoned with access challenges due to the affected portion of Thornwood Dr being a private street. The townhome zoning should be considered a downgrade in zoning from G-C and likely more suited to a limited access street.
- E. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.*
The zoning proposal should not result in a use that will have an excessive or burdensome use of streets, transportation facilities, utilities or schools. The proposed zoning and project may be less burdensome on the private street or utilities than a Commercial project.
- F. *Whether the zoning proposal is in conformity with the adopted local Comprehensive Land Use Plan.*
The proposed zoning does conflict with city's land use plan for the area. (General-Commercial)
- G. *Whether the zoning proposal will result in a use which will or could adversely affect the environment, including but not limited to drainage, wetlands, groundwater recharge areas, endangered wildlife habitats, soil erosion and sedimentation, floodplain, air quality, and water quality and quantity.*
The zoning proposal should not have an adverse environmental effect. A regional detention pond for the area exists on site and drainage ways exist along Thornwood Dr.
- H. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*
No additional conditions are known.

RECOMMENDATION: Staff does not oppose the rezoning with the following conditions for utilities.

Zoning Conditions:

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

6.7 RA-12 Single-family dwelling district.

Z24-03 P&D Analysis. Thornwood Dr

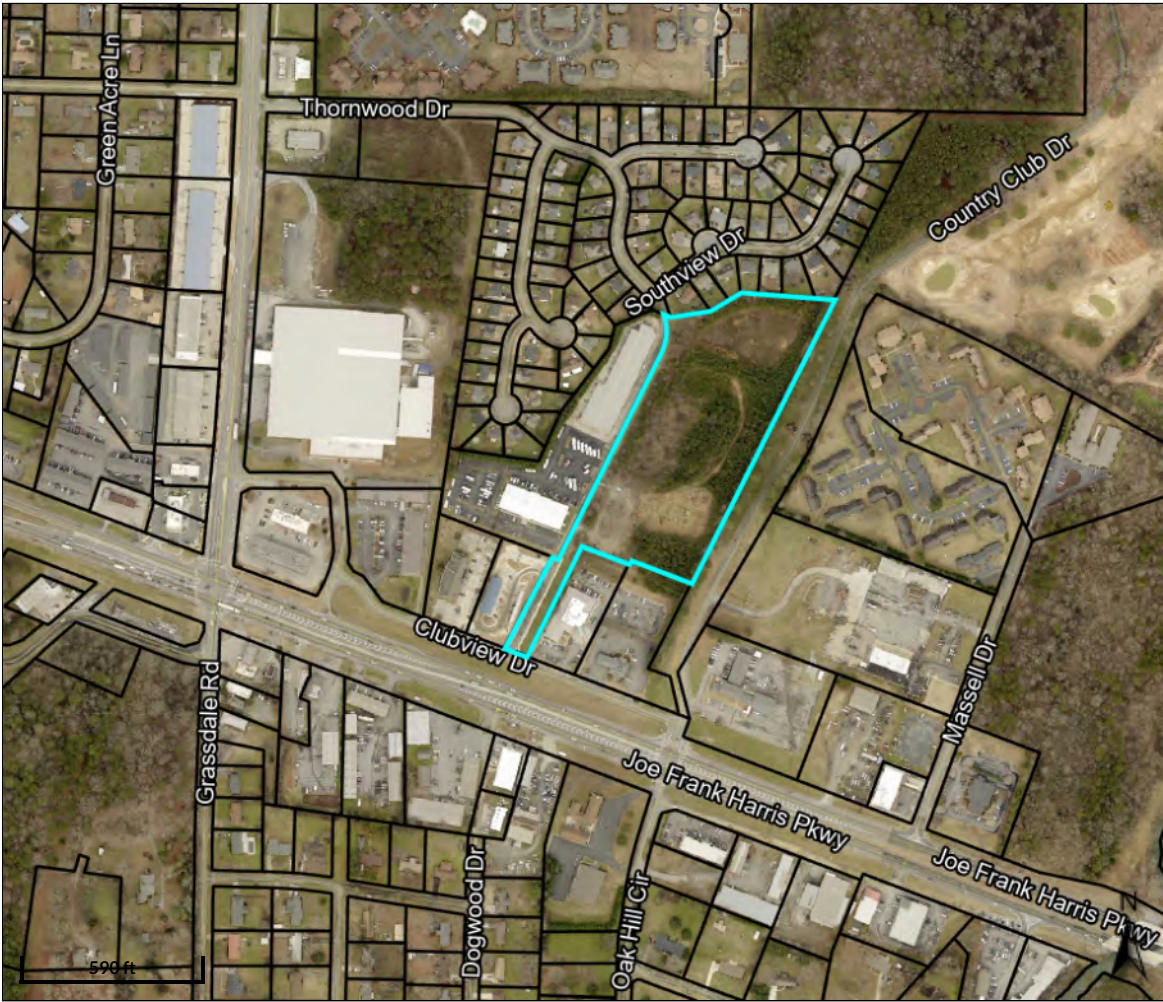
Code Section	Description and/ or Requirements	Required	Proposed	Notes
6.7.1	RA-12 district scope and intent. Regulations set forth in this section are the RA-12 district regulations. The RA-12 district is intended to provide land areas devoted to high density uses consisting of single-family dwellings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

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

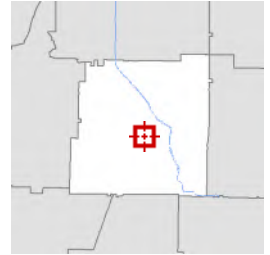
Code Section	Description and/ or Requirements	Required	Proposed	Notes
6	A metal panel exterior finish product shall not be allowed on metal buildings exceeding one hundred fifty (150) square feet in gross floor area constructed or placed on lots within the RA-12 district.	---	NA	---

Ordinance Source:

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



Overview



Legend

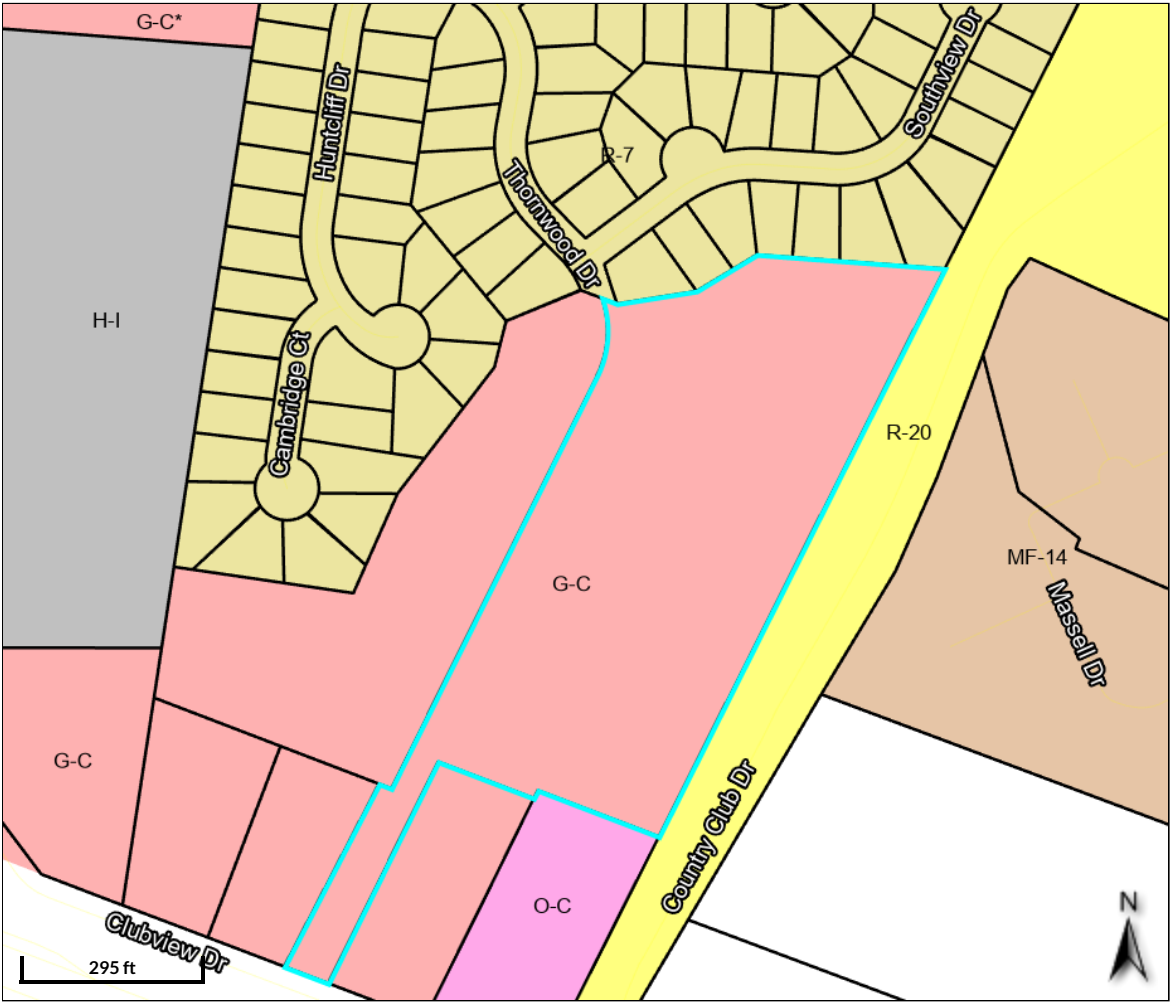
- Parcels
- Roads

Parcel ID	C082-0002-100	Alternate ID	49432	Owner Address	QC EXPRESS LLC
Sec/Twp/Rng	n/a	Class	Commercial		613 TURNER MCCALL BLVD NE
Property Address	JOE FRANK HARRIS PKWY	Acreage	9.28		ROME, GA 30165
District	Cartersville				
Brief Tax Description	LL 18 19 54 55 D4 S3				

(Note: Not to be used on legal documents)

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

Developed by Schneider
 GEOSPATIAL



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

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

Alternate ID 49432
 Class Commercial
 Acreage 9.28

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

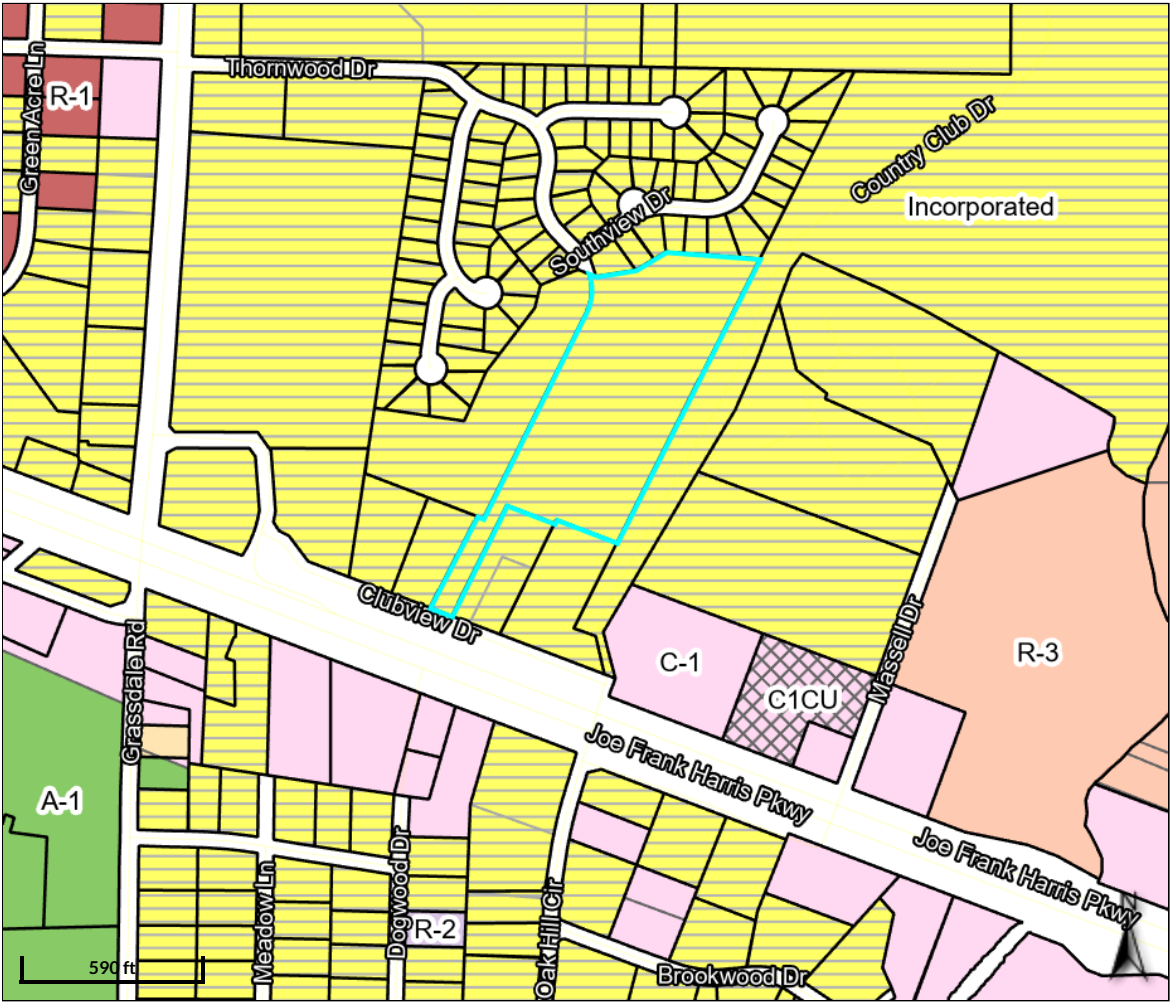
District
Brief Tax Description

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


Meeting: May 2, 2024 Item5.

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

Developed by  **Schneider**
GEO SPATIAL



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

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

Parcel ID C082-0002-100

Sec/Twp/Rng n/a

Property Address JOE FRANK HARRIS PKWY

District Cartersville

Brief Tax Description LL 18 19 54 55 D4 S3

(Note: Not to be used on legal documents)

Alternate ID 49432

Class Commercial

Acreage 9.28

Owner Address QC EXPRESS LLC

613 TURNER MCCALL BLVD NE

ROME, GA 30165

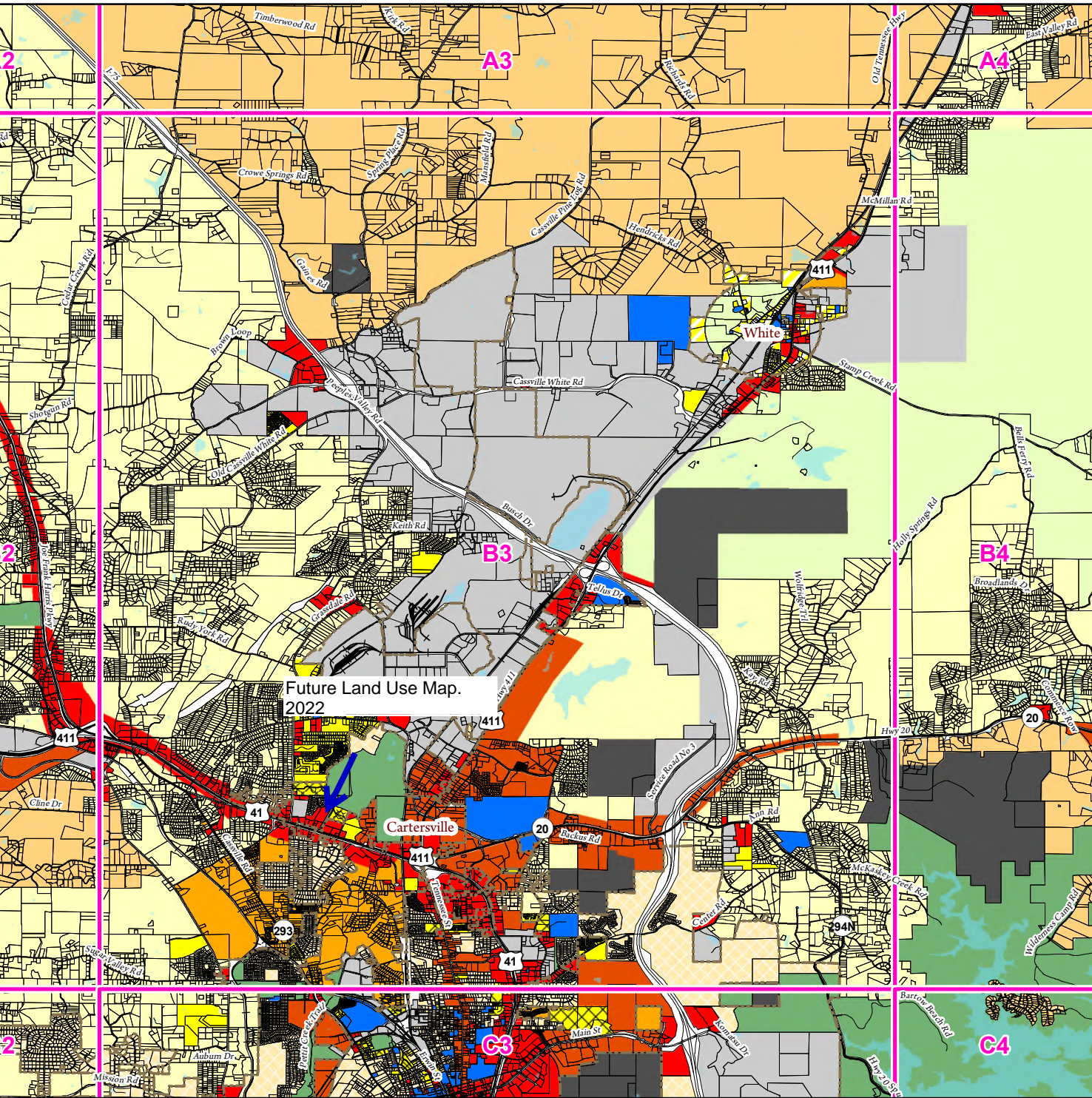
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Developed by  **Schneider**
GEOSPATIAL

Future Land Use Map Bartow County,

- Roads
 - Highways
 - Railroads
 - City Limits
- Future Land Use
- Agriculture/Forestry
 - Commercial
 - High Density Residential
 - Industrial
 - Low Density Residential
 - Low/Medium Density Residential
 - Medium/High Density Residential
 - Mining
 - Mixed Use Commercial
 - Mixed Use Residential
 - Parks/Conservation
 - Public/Institutional
 - Residential
 - Rural Estate
 - Transportation/Communication/Utility



Future Land Use Map.
2022



1 in = 1 mile



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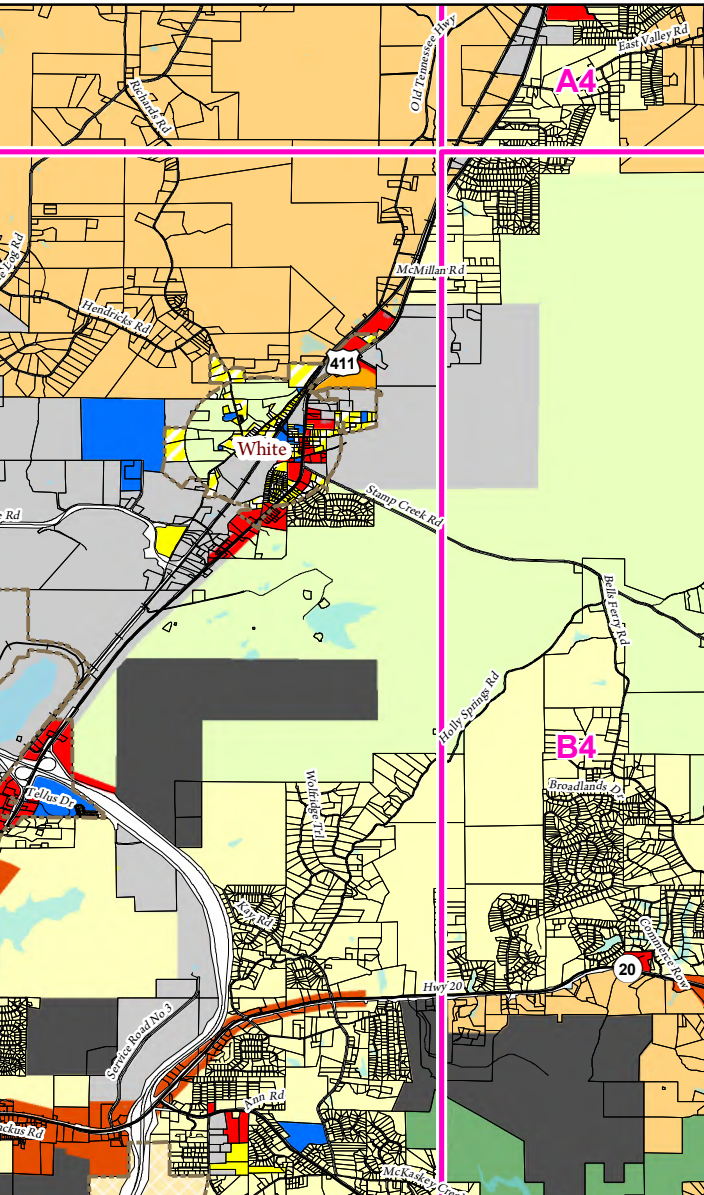
Meeting: May 2, 2024 Item5.

Land Use Map Bartow County, GA

- Roads
- Highways
- Railroads
- City Limits

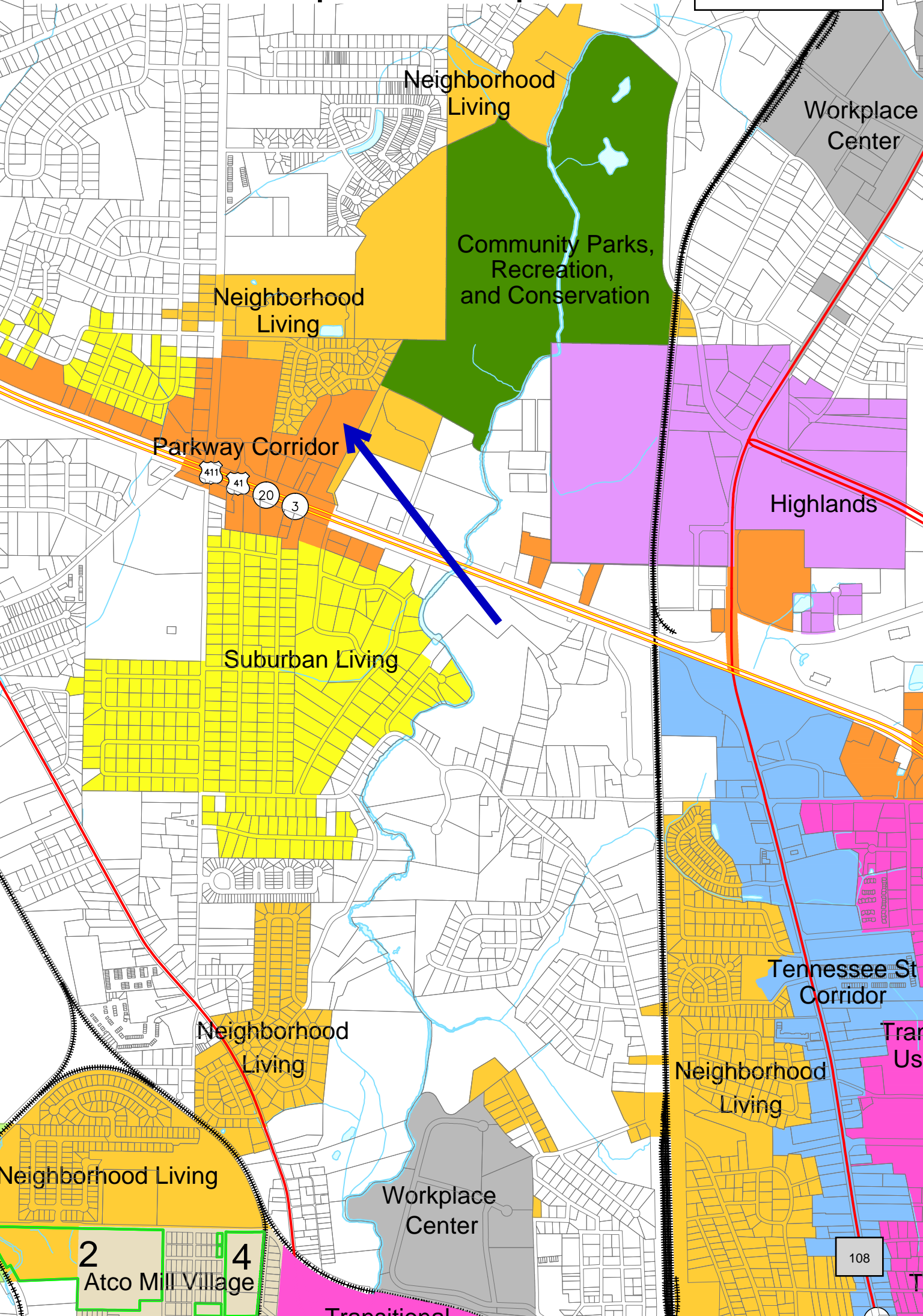
Future Land Use

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



Future Development Map. 2017

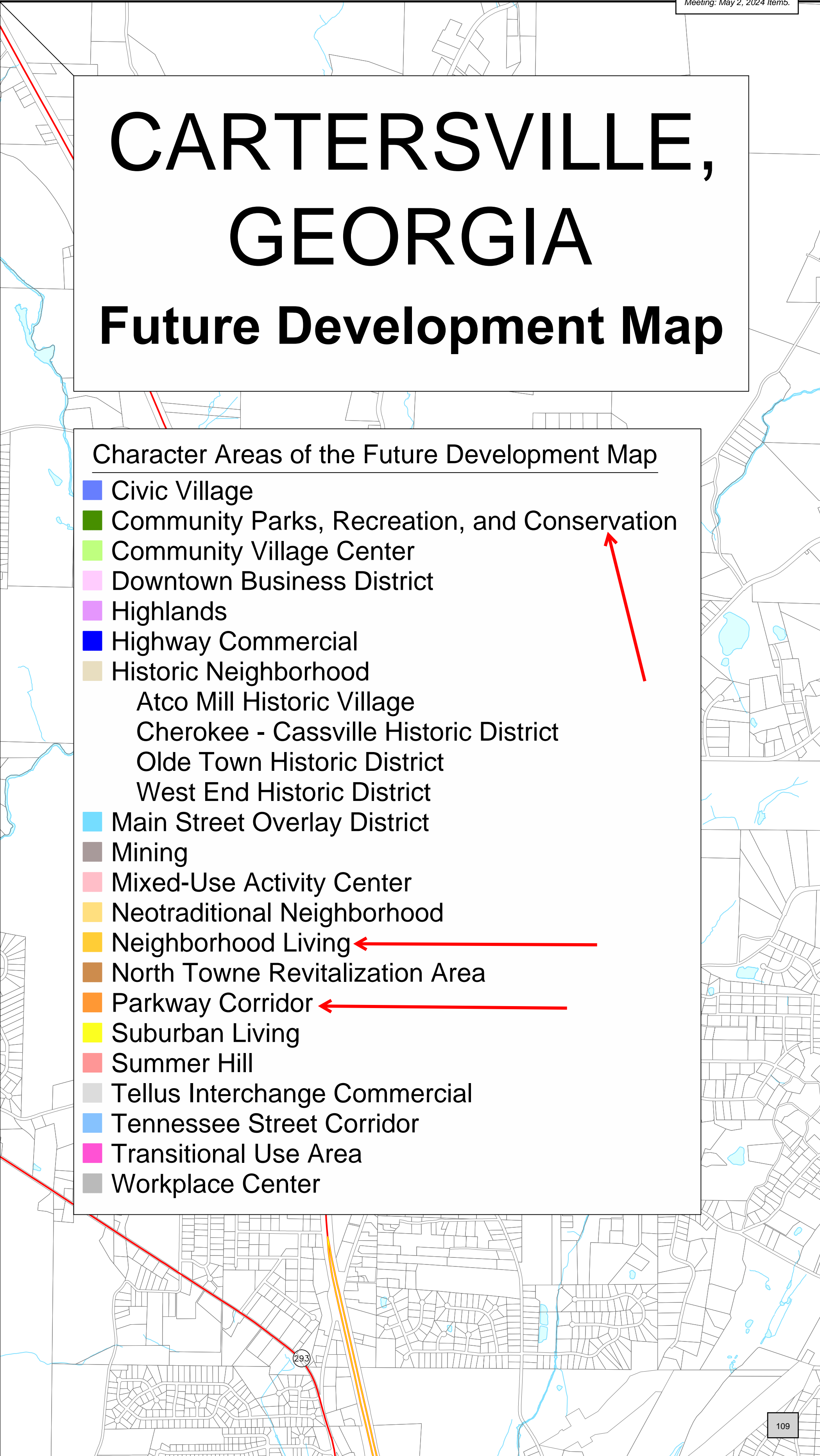
Meeting: May 2, 2024 Item5.



CARTERSVILLE, GEORGIA Future Development Map

Character Areas of the Future Development Map

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



Application for Rezoning

City of Cartersville

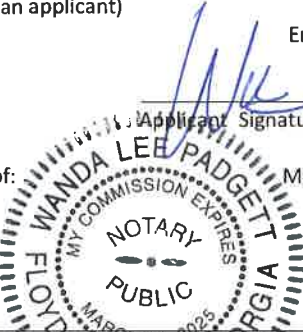
Case Number: 24-03

Date Received: 2/14/24


Public Hearing Dates:

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

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



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



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

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

**CAMPAIGN DISCLOSURE REPORT
FOR REZONING ACTIONS**

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

Date of Application: 2/16/2024

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

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

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

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

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

Walt Busby 2/16/24
Signature Date

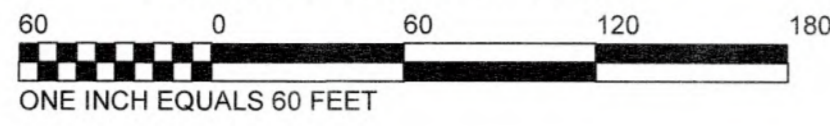
WALT BUSBY
Print Name

24' x 24'

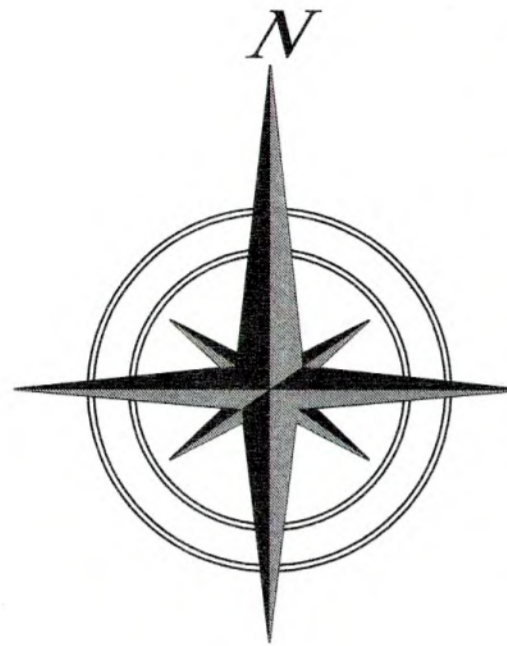
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

RESUBDIVISION SURVEY FOR QC EXPRESS, LLC

LOCATED IN LAND LOTS 18, 19, 54, & 55, 4TH DISTRICT, 3RD SECTION, BARTOW COUNTY, GEORGIA, AND BEING IN THE CITY OF CARTERSVILLE.



A = 124.07'
R = 158.85'
N 04°11'32"E
CHORD=120.98'



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

Plat Approval Certificate

All requirements of the City of Cartersville Zoning Regulations relative to the preparation and submission of this subdivision plat have been fulfilled. Approval of this plat is hereby granted.

Planning and Development Representative _____ Date _____

9.526 Acres

ZONED G-C



NOTES:

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

SURVEYOR'S CERTIFICATION

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



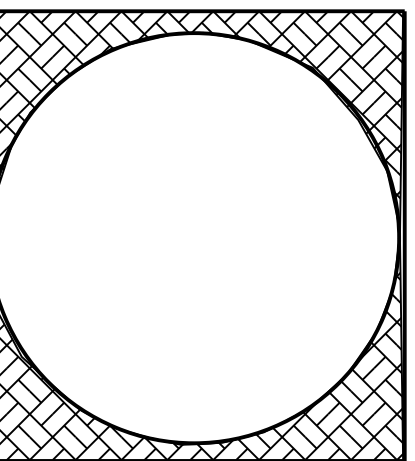
KENNETH M. REYNOLDS
GEORGIA PROFESSIONAL LAND SURVEYOR NO. 2627

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

REVISED: 09 DECEMBER 2021 TO ADJUST BOUNDARY TO INCLUDE ROAD EXTENDING TO CLUBVIEW DRIVE.
REVISED: 18 OCTOBER 2021 TO ADD CITY OF CARTERSVILLE COMMENTS.
FIELD DATE: 28 APRIL 2021
PLAT DATE: 28 APRIL 2021
SCALE: 1" = 60'
FILE: 3 4 55B

CLUBVIEW DRIVE - 50' R/W
JOE FRANK HARRIS PARKWAY
U.S. HWY. #41, U.S. HWY. #411
S.R. #20
100' R/W

SES
Southern Engineering & Surveying, Inc.
160 Three Rivers Drive
Suite 1400
Rome, Georgia 30161
p: (706) 235-4143
www.southernEandS.com



TOWNHOME DEVELOPMENT CARTERSVILLE, GEORGIA

NO.	REVISION FOR	DATE

CONCEPTUAL
SITE PLAN

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

C-1



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

**THORNWOOD DRIVE
(PRIVATE)**

30-FOOT INGRESS/EGRESS EASEMENT
(Centered on Property Line)

PRIVATE DRIVE

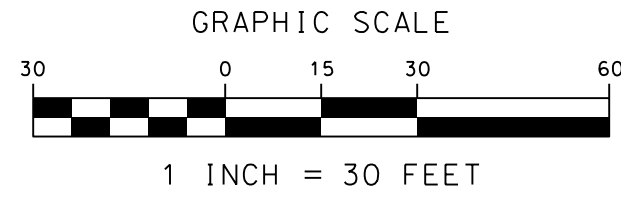
PRIVATE DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

1016.67'
← S 26°36'45"W

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



MAGNOLIA CORB
NF
LOYD HEALTHCARE MANAGEMENT, INC.
D.B. 3216, P. 338
TAX PARCEL C082-0002-006
ZONED G-C

NF
HOMERUN APPROPRIATE PROPERTIES, LLC
D.B. 3413, P. 605
TAX PARCEL C082-0002-007
ZONED G-C

NOTES: NCRG

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

KEY NOTES:

MASONRY:

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

TYPICALS:

- CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
- CODE APPROVED TERMINATION CHIMNEY CAP.
- CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING PER NCRG R405.2.B.3

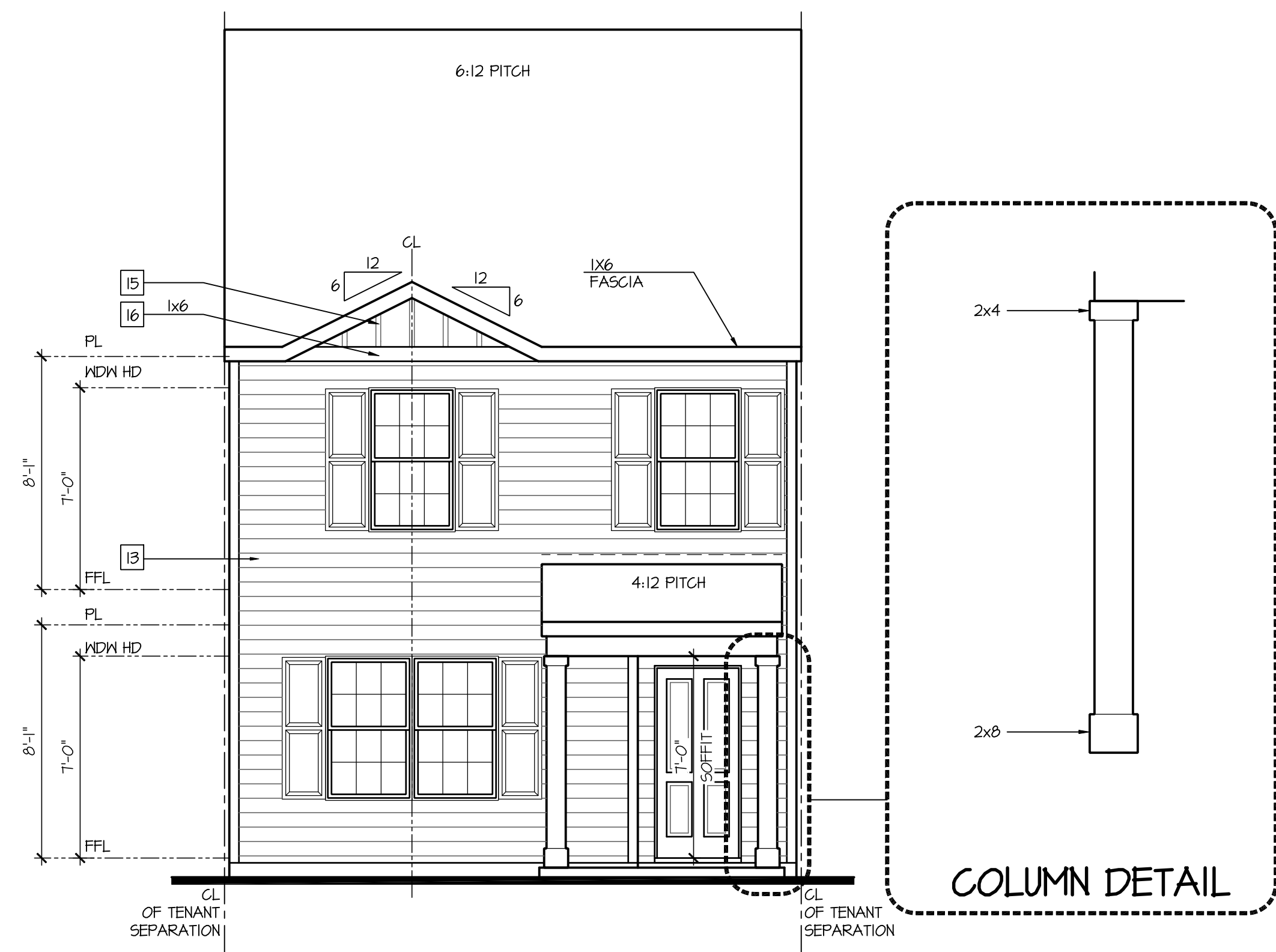
10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

11 DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

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

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

NO:	DATE:	REVISION:
△ 1	01.13.23	

PROFESSIONAL SEAL:

PROJECT TITLE:
Townhome Series Carolina Div.

FOR CONSTRUCTION



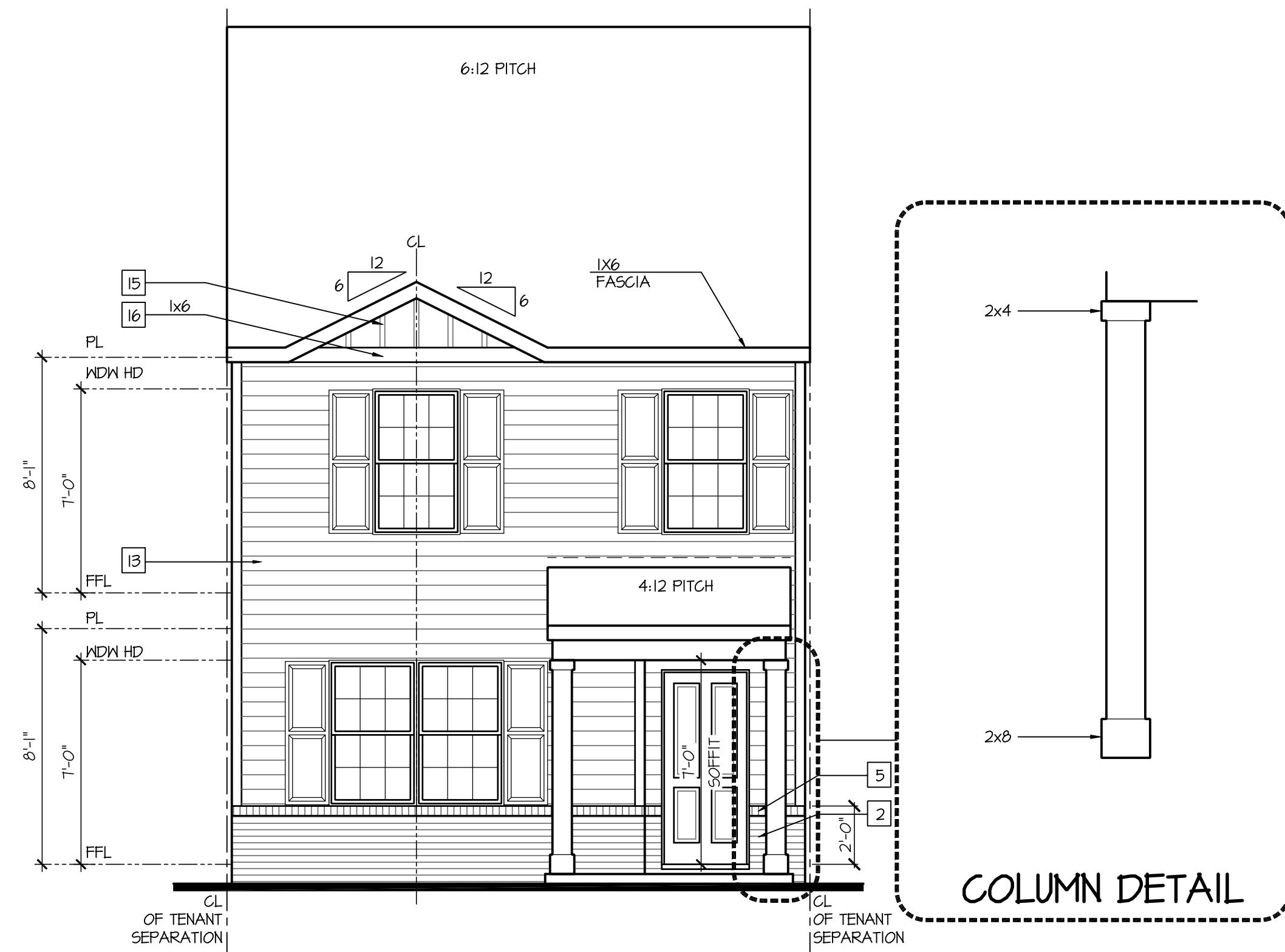
PROJECT NO: GMD21007.1

SHEET TITLE:
PEARSON EXTERIOR ELEVATIONS 'A'

PRINT DATE:
Nov. 04, 2022

SHEET NO:
A1.5

NOTES: NCRG	
-	GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
-	WINDOW HEAD HEIGHTS: 1ST FLOOR = 7'-0" U.N.O. ON ELEVATIONS. 2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
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-	WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
-	ENTRY DOOR: AS SELECTED BY DEVELOPER.
-	GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
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-	PROTECTION AGAINST DECAY: (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
-	SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER TABLE R405.1.(2)
KEY NOTES:	
MASONRY:	
[1]	ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
[2]	MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
[3]	MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
[4]	8" SOLDIER COURSE.
[5]	ROWLOCK COURSE
[6]	N/A
TYPICALS:	
[7]	CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
[8]	CODE APPROVED TERMINATION CHIMNEY CAP.
[9]	CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING PER NCRG R405.2.8.3
[10]	STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
[11]	DECORATIVE WROUGHT IRON. SEE DETAILS.
SIDING:	
[12]	VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[13]	VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[14]	VINYL NAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT NAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[15]	VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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Front Elevation 'A-2'

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

NO:	DATE:	REVISION:
1	01.13.23	

PROFESSIONAL SEAL:

PROJECT TITLE:

Townhome Series Carolina Div.

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD21007.1

SHEET TITLE:

PEARSON EXTERIOR ELEVATIONS 'A'

PRINT DATE:

Nov. 04, 2022

SHEET NO:

A1.5.1

NOTES: NCRC

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KEY NOTES:

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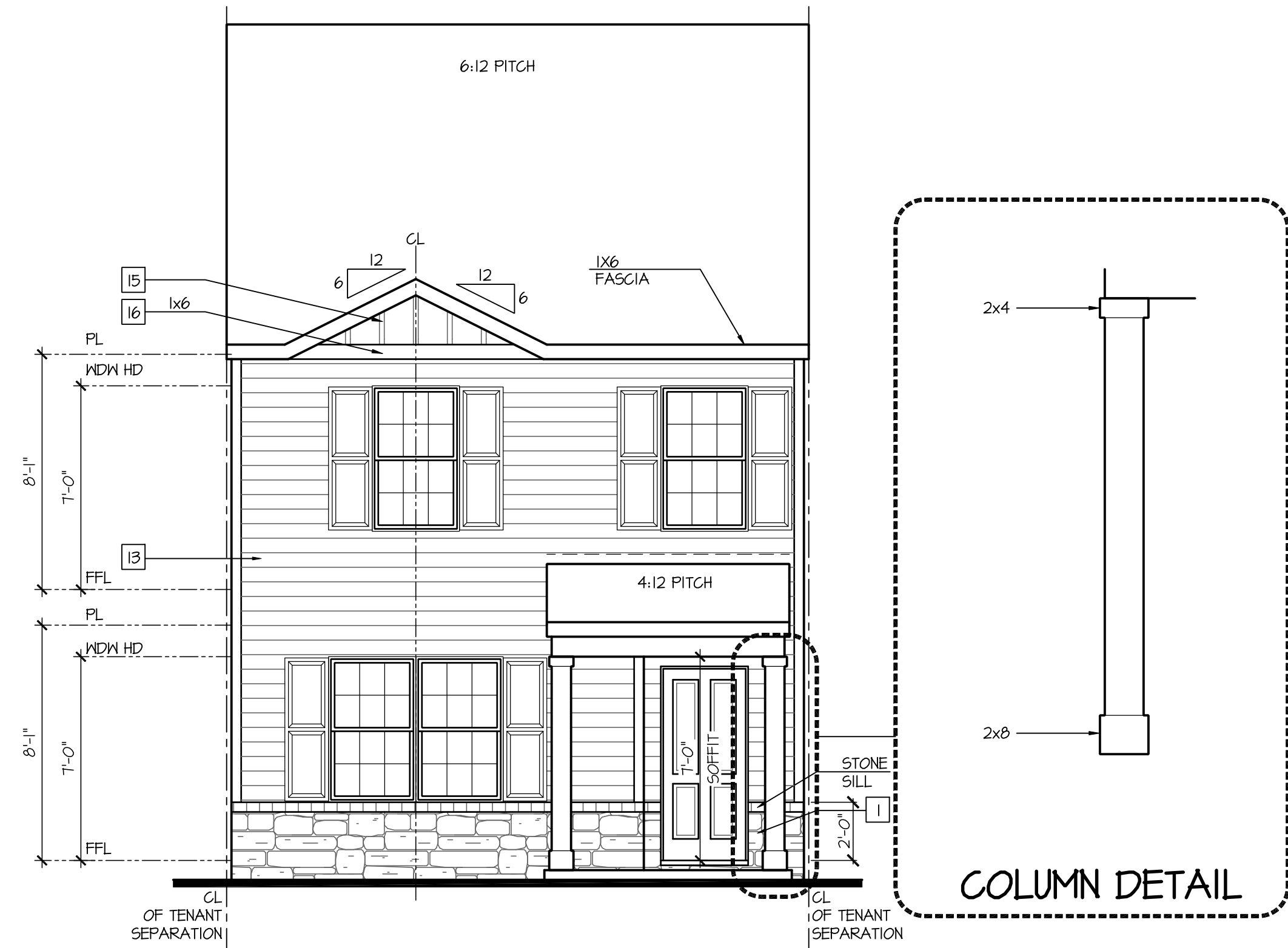
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- CODE APPROVED TERMINATION CHIMNEY CAP.
- CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING PER NCRG R405.2.B.3
- STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

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Front Elevation 'A-3'

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

NO:	DATE:	REVISION:
△ 1	01.13.23	

PROFESSIONAL SEAL:

PROJECT TITLE:

**Townhome Series
Carolina Div.**

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD21007.1

SHEET TITLE:

**PEARSON
EXTERIOR
ELEVATIONS 'A'**

PRINT DATE:

Nov. 04, 2022

SHEET NO:

A1.5.2

NOTES: NCRG

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KEY NOTES:

MASONRY:

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

TYPICALS:

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- CODE APPROVED TERMINATION CHIMNEY CAP.
- CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING PER NCRG R905.2.B.3.
- STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
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SIDING:

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- VINYL TRIM SIZE AS NOTED. (AT SPECIFIC LOCATIONS. IX FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED.
- FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

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Rear Elevation

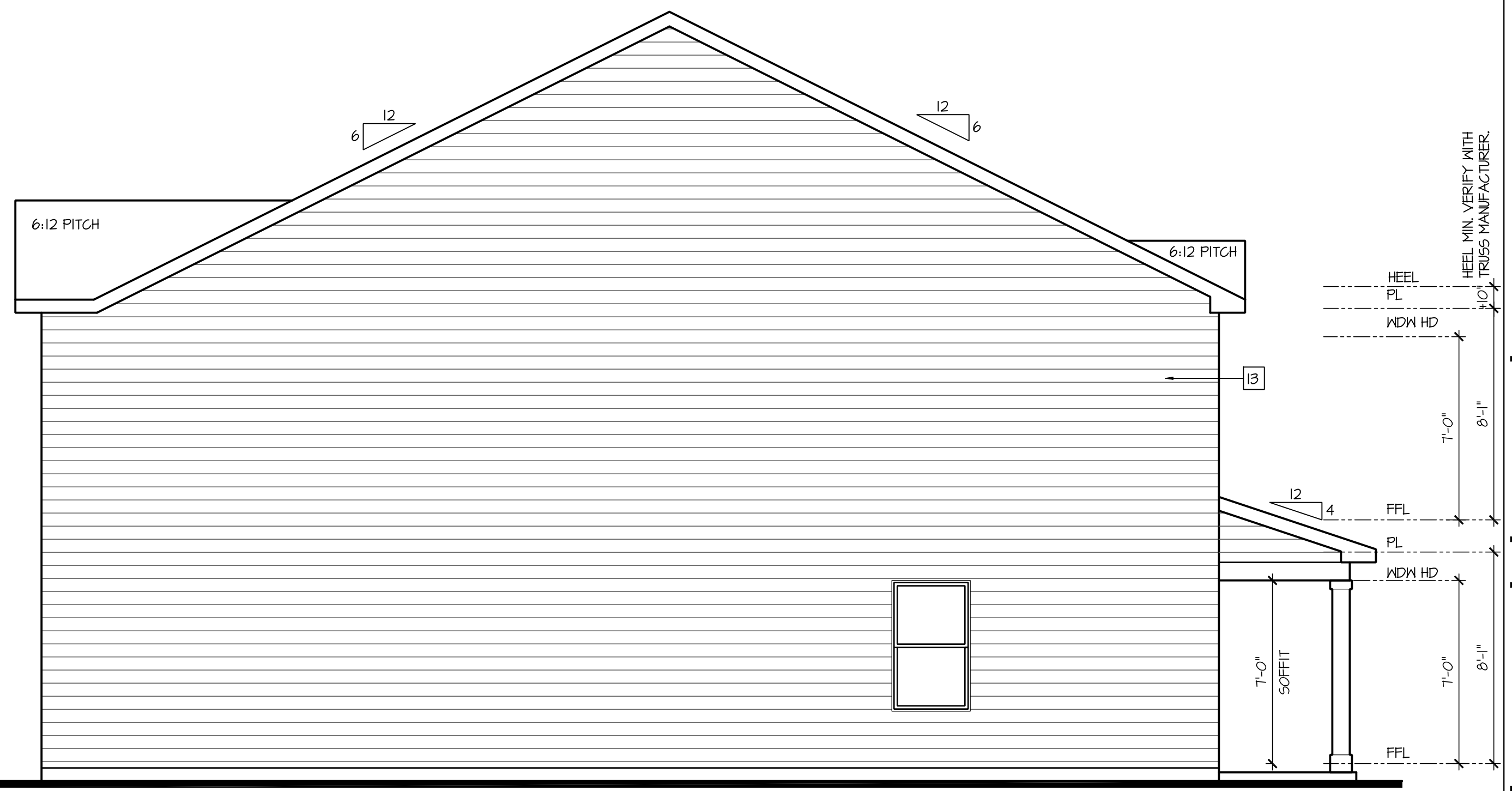
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT



Right Elevation 'A' at End Unit Condition

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

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



Left Elevation 'A' at End Unit Condition

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

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

NO.	DATE	REVISION
1	01.13.23	

PROFESSIONAL SEAL:

PROJECT TITLE:

Townhome Series Carolina Div.

CLIENTS NAME:



PROJECT NO: GMD21007.1

SHEET TITLE:
PEARSON EXTERIOR ELEVATIONS 'A'

PRINT DATE:
Nov. 04, 2022

SHEET NO:
A1.5.5

FOR CONSTRUCTION

Examples from recently constructed project.



















CITY COUNCIL ITEM SUMMARY

MEETING DATE:	May 2, 2024
SUBCATEGORY:	Emergency Reading of Ordinances
DEPARTMENT NAME:	Administration
AGENDA ITEM TITLE:	Correction of Ordinance No. 03-21 Section 4-121
DEPARTMENT SUMMARY RECOMMENDATION:	This emergency ordinance corrects a typographical error in the hours for service alcohol sales and is to become effective upon adoption on one reading.
LEGAL:	Reviewed by Archer & Lovell

Ordinance no. _____

WHEREAS, on January 21, 2021, the City of Cartersville adopted Ordinance No. 03-21 relating to Section 4-121. – Package outlets; and

WHEREAS, an error in the hours listed for sales or service in Section 4-121(b)(2) was found after the same was published by Municode; and

WHEREAS, the City Charter at Section 2.10, authorizes the City of Cartersville to adopt emergency ordinances, in this event to correct a typographical error published by Municode; and

WHEREAS, this City wishes to change Section 4-121(b)(2) only and readopt said Ordinance No. 03-21.

NOW, IT AND IT IS HEREBY ORDAINED, by the Mayor and City Council of the City of Cartersville, Georgia, as follows:

1.

Sec. 4-121. - Package outlets.

- (b) *Malt beverage and wine*. It shall be unlawful for any person to sell or serve any malt beverage and wine at any of the following times:
 - (2) On Monday through Saturday prior to 8:00 a.m. or after 12:00 a.m.

2.

All other existing provisions of Section 4-121 not changed herein, shall remain as is.

3.

It is the intention of the city council and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Ordinances, City of Cartersville, Georgia, and the sections of this Ordinance may be renumbered and/or alphabetized accordingly to accomplish such intention.

4.

That this ordinance be deemed emergency in nature, to correct a typographical error in the ordinance hours for service alcohol sales, and is to become effective upon adoption on one reading.

SO ORDAINED, this _____ day of _____, 2024.

ATTEST:

MATTHEW J. SANTINI, MAYOR

JULIA DRAKE, CITY CLERK



CITY COUNCIL ITEM SUMMARY

MEETING DATE:	May 2, 2023
SUBCATEGORY:	Bids/Purchases
DEPARTMENT NAME:	Parks and Recreation
AGENDA ITEM TITLE:	Civil Engineering and Construction Documents for Dellinger Park Softball Fields
DEPARTMENT SUMMARY RECOMMENDATION:	CPL Architecture, Engineering, and Planning provided a proposal for Professional Consulting and Design Services to the City of Cartersville for the Dellinger Park Softball Fields. This proposal includes the documents needed for the sitework and installation of the turf fields. It will also include building documents for the high school's field house. The cost for CPL's services is \$82,000.00 for fields and \$113,000.00 for the field house. The school system will pay the cost for the field house documents. Staff recommends Approval.
LEGAL:	Reviewed by Archer & Lovell

Softball turf fields estimated cost per vendors

Design from CPL- **Two Fields – Design Fee for CDs - \$82,000**

Design from CPL- **Softball Field House, with locker room, hitting bays, office \$112,840**

Turf and Fence Installation from Advanced Sports Group – **2 Fields \$1,030,000**

Concrete Pad from existing fence to new field Advanced Sports Group- **2 Fields \$25,000**

Elevated Connected Stands With 8x12 press box Outdoor Aluminum – **2 fields \$320,000 \$160,000 per field (Option 1)**

Elevated stand alone with no middle section – **\$50,000 per field (Option 2)**

Press box - **\$50,000 per field**

Dugouts 4 total - **\$100,000**

Pads for Backstop - **\$3500 per field**

Relocating Scoreboards - **\$7000**

Elevated Stands in outfield - **\$30,000**

Fencing to separate from complex - **\$60,000**

Option 1

Both fields would be exactly the same. Both fields with stadium seating with press box. Each field with enclosed dugouts. Field 2 will have an elevated stand in left field for students. \$1,650,000

Option 2

Both fields would have turf, Field 2 would have the stadium seating, Field 1 would have elevated seating on each side with current press box. Field 1 would have dugouts like the ones now. \$1,444,000

Option 3

Both fields would have turf, Field 2 would have elevated stands on home and visitors side, not connected, with a stand-alone press box. Field 1 would have seating that is currently there on each side with current press box. Field 1 would have dugouts like the ones now. \$1,300,000

There are other combinations and options. The fields and plans are \$1,137,000 before any other amenities are added. That has concrete pads included.

Meeting: May 2, 2024 Item 7.









CITY COUNCIL ITEM SUMMARY

MEETING DATE:	May 2, 2024
SUBCATEGORY:	Contracts/Agreements
DEPARTMENT NAME:	Administration
AGENDA ITEM TITLE:	Futura NDA
DEPARTMENT SUMMARY RECOMMENDATION:	Requesting Council approval and an authorized signature from the Mayor for the Futura NDA. We are working with Futura to provide the software to migrate/transfer and store our Electric CAD data into an ESRI GIS environment.
LEGAL:	Reviewed and approved by Archer & Lovell



NON-DISCLOSURE AGREEMENT

This mutual Non-Disclosure Agreement (“Agreement”) is made effective as of the 04-25-2024, by and between Futura Systems, Inc., a Georgia corporation, with its principal place of business at 100 Ashford Center North, #350, Atlanta, Georgia 30338 and City of Cartersville, Georgia, a Georgia corporation with its principal place of business at 1 North Erwin Street, Cartersville Georgia, 30120, the “Parties,” to assure the protection and preservation of the confidential and/or proprietary nature of information to be disclosed or made available to each other.

For purposes of this Agreement, the “Purpose” for which Confidential Information shall be shared is to determine the feasibility of a potential business relationship. Either party may find it necessary and desirable to disclose to the other party certain highly valuable, confidential and proprietary information both oral and written pertaining to its technology, discoveries, ideas, concepts, know-how, designs, specifications, marketing plans, pricing, and other technical, financial, business plans and strategies, as well as information either party has received from others and which it is obligated to treat as confidential, and information relating to its vendors and relationships and information associated with their technology, plans and strategies (all such information is collectively referred to hereinafter as the "Confidential Information"). In reliance upon and in consideration of the following undertakings, the parties agree as follows:

1. Subject to the limitations set forth in Paragraph 2, all information disclosed by either party to the other shall be deemed to be "Confidential Information." Such Confidential Information shall include but not be limited to (i) all written information of the disclosing party which conspicuously bears a “Confidential,” “Proprietary” or similar designation; (ii) all oral information of the disclosing party which is identified at the time of disclosure as being of a confidential or proprietary nature; (iii) all aspects and factors of pricing of any products or services; and (iv) all discussions or agreements relating to a transaction between the parties or the terms relating thereto and the existence of such discussions or agreements.

2. The term "Confidential Information" shall not be deemed to include information disclosed by either party that (a) is or becomes a part of the public domain through no act or omission of the other party; (b) was in the other party’s lawful possession prior to the disclosure without restriction on disclosure; (c) is lawfully disclosed to the other party by a third party without restriction on disclosure; (d) is independently developed by the other party without breach of this Agreement; or (e) is subsequently disclosed with the prior

written approval of the disclosing party. In addition, this Agreement will not be construed to prohibit disclosure of Confidential Information to the extent that such disclosure is required by law or a valid order of a court or other governmental authority; provided, however, that the responding party shall first have given notice to the disclosing party and shall have made a reasonable effort to obtain a protective order requiring that the Confidential Information so disclosed be used only for the purposes for which the order was issued.



3. Each party shall maintain the other party's Confidential Information in trust and confidence and shall not disclose to any third party or use for any unauthorized purpose any Confidential Information for a period of five (5) years following the date of disclosure of such Confidential Information; provided, however, that Confidential Information that qualifies for treatment as a Trade Secret shall be kept confidential and protected from unauthorized disclosure for so long after five years as it continues to qualify for such protection under Georgia law. Each party may use such Confidential Information only to the extent required to accomplish the Purpose of this Agreement. Confidential Information shall not be used for any purpose or in any manner that would constitute a violation of any laws or regulations including, without limitation, the export control laws of the United States.

4. The receiving party will not copy any Confidential Information of the disclosing party, except as authorized in writing by the disclosing party, and shall protect any such authorized copies in accordance with this Agreement.

5. Each party shall only provide access to Confidential Information to its employees who have a need for such information in order to assist the party in the Purpose of this Agreement, are advised of the confidential nature thereof, and agree to be bound by this Agreement. Each Party agrees that its employees shall be bound by the terms of this Agreement and that it is responsible for their compliance. For the purposes of this Section 5, the term "employee" shall include, employees, directors, officers, consultants and other agents of the receiving party.

6. All Confidential Information (including all copies thereof) shall remain the property of the disclosing party and shall be returned to the disclosing party after the receiving party's need for it has expired, or upon request of the disclosing party, and in any event, upon completion or termination of this Agreement.

7. This Agreement shall continue in full force and effect for so long as the parties continue to exchange Confidential Information for the Purpose described above. This Agreement may be terminated by either party at any time upon five (5) days written notice to the other party. The termination of this Agreement in

any case shall not relieve either party of the obligations imposed by this Agreement with respect to Confidential Information disclosed prior to the effective date of such termination, and the provisions of this Paragraph and Paragraphs 8, 9, 10, 11, 12 and 13 shall survive the termination of this Agreement to the extent necessary to serve their intended purposes.

8. This Agreement shall be governed by the laws of the State of Georgia, without consideration for its choice of law provisions.

9. This Agreement contains the final, complete and exclusive agreement of the parties relative to the subject matter hereof and supersedes all prior and contemporaneous understandings and agreements relating to its subject matter. This Agreement may not be changed, modified, amended or supplemented except by a written instrument signed by both parties.



10. Each party hereby acknowledges and agrees that in the event of any breach of this Agreement by the other party, including, without limitation, the actual or threatened disclosure or unauthorized use of a disclosing party's Confidential Information without the prior express written consent of the disclosing

party, the disclosing party will suffer an irreparable injury, such that no remedy at law will afford it adequate protection against, or appropriate compensation for, such injury. Accordingly, each party hereby agrees that the other party may be entitled to specific performance of the receiving party's obligations under this Agreement or to an injunction against a breach of such obligations, as well as such further relief as may be granted by a court of competent jurisdiction.

11. Each party understands that the other party may currently or in the future be developing technologies or products, or receiving technologies or products and related information from other parties that may be similar to the technology and related products of the other party to this Agreement. The parties agree that nothing in this Agreement shall limit in any way either party's ability to develop technologies or products, or have products developed for it, that compete with the other party's technology and related products provided that in so doing, such party does not breach the terms or conditions of this Agreement concerning, among other things, the confidentiality of and limited use and disclosure of Confidential Information.

12. The parties' rights and obligations under this Agreement will bind and insure to the benefit of their respective successors, heirs, executors and administrators. This Agreement may not be assigned by either party without the prior written consent of the non-assigning party.

13. If any provision of this Agreement is found by a proper authority to be unenforceable, that provision shall be severed and the remainder of this Agreement will continue in full force and effect.

14. Any notices required or permitted hereunder shall be given to the appropriate party at the address specified above or at such other address as the party shall specify in writing. Such notice shall be deemed given upon the personal delivery, or sent by certified or registered mail, postage prepaid, three (3) days after the date of mailing.

[Signatures appear on the next page following.]



This Agreement shall be effective as of the date first written above.

Executed BY: FUTURA SYSTEMS

Signature: _____
Print Name: _____
Title: _____
Date: _____

EXECUTED BY: CITY OF CARTERSVILLE, GEORGIA

Signature: _____
Print Name: _____
Title: _____
Date: _____

Signature: _____
Print Name: _____
Title: _____
Date: _____



CITY COUNCIL ITEM SUMMARY

MEETING DATE:	May 2, 2024
SUBCATEGORY:	Bid Award/Purchases
DEPARTMENT NAME:	Electric
AGENDA ITEM TITLE:	Transformer Purchases
DEPARTMENT SUMMARY RECOMMENDATION:	The Electric Department is requesting authorization to purchase (1) 1500 kVA transformer, (1) 1000 kVA, and (1) 300 kVA transformer to replace the emergency backup units that are now in use. Gresco provided a quote of \$147,220.00 and has all three units available for immediate delivery. This is a budgeted expense.
LEGAL:	N/A



Entered Date	Taken By	Customer #	Order #
4/22/24	cgre	1458	10237061-00
Expiration Date	PO #	Page #	
6/21/24	3PH PADS 4/22/24	1	

Bill To	Ship To	Remit To
CITY OF CARTERSVILLE PO BOX 1390 CARTERSVILLE, GA 30120-1390	CITY OF CARTERSVILLE 320 S ERWIN ST CARTERSVILLE, GA 30120-3914	Gresco Utility Supply, Inc. PO Box 932918 Atlanta, GA 31193-2918

Please note that the quote's expiration date, pricing, and lead times are subject to change based on manufacturing updates. GRESKO will communicate any changes at the time the order is placed.

Instructions

Ship Point	Via	Shipped	Terms	SlsRepln/Out
Gresco-Forsyth, GA	Gresco Truck		Net 30 Days	cgre / anar

Notes
Material Handling Capabilities: LIFT ONLY

Correspondence address: 1135 Rumble Road Forsyth GA 31029. If you have any questions, please do not hesitate to contact our Accounts Receivable department at ar@gresco.com. Thank you.

Line	Product and Description	Order Quantity	Qty UM	Unit Price	Price UM	Amount(Net)
1	1500KVA3PDV480-E TX3PH DV 480/277 1500KVA 1500KVA	1.00	EA	67,640.00	EA	67,640.00
2	1000KVA3PDV480-E TX3PH DV 480/277 1000KV KVA ERMCO	1.00	EA	53,020.00	EA	53,020.00
3	0300KVA3PDV480-E TX3PH DV 480/277 0300KVA	1.00	EA	26,560.00	EA	26,560.00

3	Lines Total	Total Order Quantity	3.00	Subtotal	147,220.00
				Taxes	0.00
				Total	147,220.00



CITY COUNCIL ITEM SUMMARY

MEETING DATE:	May 2, 2024
SUBCATEGORY:	Bid Award/Purchases
DEPARTMENT NAME:	Administration
AGENDA ITEM TITLE:	CGS Waterproofing of 1 N. Erwin Street Building
DEPARTMENT SUMMARY RECOMMENDATION:	The City Manager's building has had an issue with water getting into the basement for decades and as we plan to make improvements to this building, I recommend approval to hire CGS Waterproofing to install a French drain, sump pump and waterproofing system to address the moisture issue.
LEGAL:	N/A



CGS Waterproofing LLC
6040 Dawson Blvd Suite K
Norcross, GA 30093
404-234-0248
info@cgswaterproofing.com
https://cgswaterproofing.com/

Estimate

ADDRESS

City of Cartersville
1 North Erwin St
Cartersville, GA 30120

SHIP TO

City of Cartersville
1 North Erwin St
Cartersville, GA 30120

ESTIMATE # 10046

DATE 05/01/2024

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Interior Waterproofing	<p>Basement Interior Waterproofing</p> <p>Install interior waterproofing system - Sub-floor system Sub-floor drain system discharge by SUMP PUMP Install system on PERIMETER OF BASEMENT (FRONT, LEFT, REAR) 122 LF of sub-floor system 10-15 LF of discharge lane away from property Cut concrete floor to create a trench for sub-floor drain system GRADE IS 0 FT HIGH SQFT OF ENCAP: 950 sqft ENCAPSULATE ALONG SYSTEM Repair concrete cut after installing drainage system Install (POP UP/ FLEX DRAIN) drains</p> <p>LIFETIME WARRANTY</p> <p>* CLIENT IS RESPONSIBLE TO CLEAR WORKSPACE AREA CGS IS NOT LIABLE FOR PERSONAL ITEMS LEFT IN WORKSPACE*</p> <p>* PLEASE NOTE: THERE IS A DISCHARGE LANE THAT WILL RESULT IN TRENCHING. CGS IS NOT LIABLE FOR DEAD SOD,GRASS,OR WHATEVER YOU MAY HAVE IN WORKSPACE AREA*</p> <p>Final note : DO NOT NAIL ANYTHING INTO NEW SYSTEM THIS VOIDS ANY WARRANTY GIVEN (opt for liquid nail if necessary)</p>	122	75.00	9,150.00

Quote valid for 30 days

There is a 3.5% fee when paying with card

** PLEASE NOTE WE DO NOT ACCEPT WIRE/ACH PAYMENT UNLESS VERIFIED VENDOR **

CGS IS NOT LIABLE FOR PRIVATE UTILITY LINES

ACTIVITY	DESCRIPTION	QTY		
Exterior Drainage .	Exterior Drainage / French Drains Total LF: 125 LF	125	45.00	5,625.00
	Cut surface prior to excavation to save upper layer of landscape Dig down to create trench for French drain installation Install 10 Linear feet of French drain Install French drain among REAR ELEVATION Pour gravel bed prior to French drain installation and on top of system Install discharge lane 20 LF away from RIGHT CORNER Install pop up drain			
Sump Pump (B)	S2033-DFC2 - AC Pump with Dual Float and Deluxe Controller • 1/2 HP Energy efficient motor • 3200 GPH at 10' pumping capacity • Cast iron construction • Cast iron 6 blade vortex impeller • Pumps solids up to 1/2" • Monitoring system for security and peace of mind • USB Data Port and Remote Terminal allows the unit to connect to remote notification devices • 4 year manufacturer warranty	2	650.00	1,300.00

	SUBTOTAL	16,075.00
	TAX	0.00
	TOTAL	\$16,075.00

Accepted By

Accepted Date

Quote valid for 30 days
There is a 3.5% fee when paying with card

** PLEASE NOTE WE DO NOT ACCEPT WIRE/ACH PAYMENT UNLESS VERIFIED VENDOR **

CGS IS NOT LIABLE FOR PRIVATE UTILITY LINES