ZONING SYNOPSIS Petition Number(s): Z24-08

REQUEST SUMMARY:

Applicant requests a change in zoning of 78.8 acres from R-20 (Residential) to P-D (Planned Development) for the construction of (70) Single family detached homes and (113) townhomes.

<u>APPLICANT INFORMATION AND PROPERTY DESCRIPTION</u>

Applicant: <u>Starlight Homes Geogia, LLC.</u>

Representative: <u>Bryan Muddiman</u>

Property Owner: Robert Jordan Properties, LLC

Property Location: Center Rd. (C108-0002-003)

Access to the Property: Overlook Pkwy and Center Rd

Site Characteristics:

Tract Size: Acres: 78.8 ac District: 4th Section: 3rd LL(S): 258, 319,320

Ward: 1 Council Member: Kary Hodge

LAND USE INFORMATION

Current Zoning: R-20 (Residential 20,000sf. min. lot size.)

Proposed Zoning: P-D (Planned Development) on 78.8 acres.

Proposed Use: Single family detached homes and townhomes.

Current Zoning of Adjacent Property:

North: R-10 (Ponders Mountain Subdiv)
South: MF-14 (Prose Apartments)

East: R-20 (Remainder of Rob Jordan Property; I-2, County

Industrial)

West: R-10 (Autumn Canyon Subdiv) and MN (Mining)

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

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

ZONING ANALYSIS

Zoning History

In 2021, a 50- acre tract of the Rob Jordan Properties, LLC property (RJP) was rezoned from R-20 to MF-14 with a condition limiting the apartments to 1 and 2 bedrooms, Z20-04. Construction on this project, known as Prose Apartments, was completed earlier this year. Prose Apartments is located directly south of the proposed townhomes at the end of Overlook Pkwy. Overlook Pkwy would be extended as a private street to serve the townhome development.

Proposed Zoning

The current zoning application is to rezone 78.8 acres of the 289 +/- acres RJP property from R-20 to P-D (Planned Development) for the construction of (70) single-family detached homes (SFH) and (113) townhome units (TH). The SFH will be part of a subdivision on the northern boundary of the project across from Ponders Mountain Subdivision on Center Rd. Lots will be a minimum of 5,000sf.

One hundred thirteen (113) townhomes units are planned for the southern end of the property adjacent to the Prose Apartments. The minimum heated floor area is planned at 1,000 sf. Access to the townhomes will require an extension of Overlook Pkwy.

No active use amenities are planned. Trail and greenspace connectivity between the developments are planned.

No development activities are currently planned for the remaining 204 +/- acres due to water service issues above the 1050 elevation.

No commercial-office elements are currently planned.

See concept plan and elevations included with the application.

The Future Land Use Map identifies this area as Low & Medium Density Residential. The proposed development achieves this metric. Refer to the table below for a comparison of development densities for past and current proposals and nearby developments.

Zoning Case/ Name of Development	Lots or Units (P=Proposed; UC= Under Construction; C= Constructed)	Acreage (+/-)	Density (Lots or Units/ Acre)	Allowed Density by Zoning Cat. (Units or Lots/Acre)
Z24-08. RJP, LLC	183 (P)	78.8	2.3	SFH- 8.7. TH- 12
Z23-06, Merrill Townhomes, RA-12 (Townhomes), Zoning Approved	Max. 199 (P)	*103.85	1.9	12
Z18-03, Everton Estates. RA-12 (Townhomes)	183 (C)	58	3.3	12
Autumn Canyon Subd. (Z04-14)	79 (C)	37	2.1	4.3
Hamilton Township Subd.	87 (C)	38	2.3	4.3
Estates at Ponders Mountain Subd. Phase 1 (Max. allowed all phases= 315)	75 (C)	29	2.6	4.3
Estates at Ponders Mountain Subd Phase 2	118 (P) Phase 2 plans approved 7-11-23.	187	1.7 (based on 315 lots)	1.7
Estates at Ponders Mountain Subd Phase 3	122 (P) Lots remaining.	187	1.7 (based on 315 lots)	1.7

^{*} Approximately (7) seven acres were removed from the Phase 2 tract and added to the Everton Estates tract thereby reducing the original 111 acres to the 103.85 acres.

Proposed development and zoning regulations for the project:

Proposed Zoning Development Standards per Site Plan

SITE AL	NALYSIS		
TOTAL SITE AREA TO BE REZONED			78.8 ACRES±
PROPOSED DETACHED LOTS			70 UNITS
PROPOSED TOWNHOUSE UNITS (20' WIDE X 40'	+ 10' PATIO)		113 UNITS
TOTAL			183 UNITS
PROPOSED DENSITY		2.	32 UNITS/AC
PROPOSED P-D ZONING CRITERIA		DETACHED	TOWNHOMES
MINIMUM UNIT WIDTH		N/A	20 FEET
MINIMUM LOT WIDTH (AT FRONT BUILDING SETS	BACK)	50 FEET	N/A
MINIMUM LOT AREA		5,000 S.F.	N/A
MINIMUM HEATED FLOOR AREA PER UNIT		1,000 S.F.	1,000 S.F.
MINIMUM INTERNAL BUILDING SETBACKS F	RONT	15 FEET	N/A
S	SIDE	5 FEET	N/A
R	EAR	20 FEET	N/A
MINIMUM EXTERNAL SETBACK TYPICAL		50 FEET	50 FEET
AGAINST MF	-14 ZONED PARCEL	20 FEET	N/A
MINIMUM BUILDING SEPARATION (FOUNDATION S	SEPARATION)	10 FEET	10 FEET
MAXIMUM BUILDING HEIGHT		35 FEET	35 FEET
MINMUM DRIVEWAY LENGTH (CLEAR OF SIDEWA	LK IF APPLICABLE)	20 FEET	20 FEET
MINIMUM OPEN SPACE	20% OF AREA TO	BE REZONED	(15.76 AC±)
OPEN SPACE PROVIDED	2.25.000.000	68.	5% (54 AC±)

Proposed Internal Roadways:

SFH. 60ft Public ROW. (24ft. Back of Curb)

TH. 60ft. Private access/ utility easement. (24ft. Back of Curb)

Sidewalk:

5ft. wide sidewalk to be provided on (1) side of all roadways (public and private). Located 2ft. Back of Curb.

Bedroom Counts

Bedroom counts have become a point of interest for reviewers as high bedroom counts suggest the potential for families with children. The school district reviews these proposals to identify needs for school capacity and transportation operations.

The developer will provide 2 and 3 bedroom floor plans. No tally for 2 or 3 bedroom configurations has been provided.

City Department Comments

Electric: Takes No Exception.

Fibercom: Takes No Exception.

Fire: No comments received.

Gas: Takes No Exception.

Public Works: Please see PW comments below:

- 1. Streets in development will be required to be constructed to all standards for public streets.
- 2. Streets will be required to be private since a gated entry is proposed.
- 3. 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.
- 4. Utility easement required to extend 30 feet from centerline of proposed roadway.
- 5. Access/maintenance easements will be required for all proposed stormwater conveyances and detention facilities associated with proposed development.
- 6. A stormwater maintenance agreement will be required for all proposed stormwater conveyances and detention facilities associated with proposed development.
- 7. Hammer head turnarounds not allowed. Turn around must be shown as a permanent cul-de-sac.
- 8. Driveways should be able to accommodate vehicles behind the back of sidewalk so that pedestrians and trash service will not be inhibited by vehicles parking close to the road.

Water and Sewer:

Takes No Exception.

Cartersville School District:

Thanks, David. We take no exception but would appreciate knowing the bedroom size count when you have them. Respectfully, Marc Feuerbach, Ed.D. Superintendent - Cartersville City Schools

Public Comments:

11-4-24: Email request for information received from Autumn Canyon HOA. Zoning application provided.

STANDARDS FOR EXERCISE OF ZONING POWERS.

1. The existing land uses and zoning of nearby property.

Existing land uses to the north, south and east are primarily single family detached residential and multi-family. The multi-family site to the south was subdivided from the RJP, LLC property. There is an industrial property in the County jurisdiction to the east that is undeveloped, but is used to store old automobiles and construction equipment.

Land uses to the west across the I-75 corridor include single family detached and mining. All zoning for these areas accurately reflects the land use.

- 2. The suitability of the subject property for the zoned purposes. The subject property is suitable for the P-D zoning.
- 3. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.

The proposed gain to the public would be minimal. Additional housing products will be available. No true hardship has been identified except for the elevation restriction for municipal water service.

4. Whether the subject property has a reasonable economic use as currently zoned.

The property may have a reasonable economic use as currently zoned (R-20); however, water pressure limitations for development above the 1050 elevation may be restrictive for large lot development.

5. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The zoning proposal may permit a use that is suitable in view of the use of the adjacent residential properties with low to medium unit density. The proposed density of 2.32 is aligned with the density of existing, adjacent residential developments.

6. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.

The zoning proposal should not have an adverse effect on adjacent property owners. Concerns regarding traffic increases may be raised.

- 7. Whether the zoning proposal is in conformity with the current future development plan and community agenda of the comprehensive land use plan as currently adopted or amended in the future.
 - The zoning proposal generally conforms with the Future Development Plan and Comprehensive Land Use Plan for Neighborhood Living and Low to Medium density requirements.
- 8. Whether the zoning proposal will result in a use which will or could adversely affect the environment, including but not limited to drainage, wetlands, groundwater recharge areas, endangered wildlife habitats, soil

erosion and sedimentation, floodplain, air quality, and water quality and quantity.

Development resulting from an approved zoning proposal would be required to meet all local, state, and federal environmental regulations.

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

The proposed use is not expected to cause an excessive or burdensome use on local streets. Center Rd. traffic will increase slightly. No burden is expected on city utilities or schools.

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

There are no known conditions.

STAFF RECOMMENDATION:

Staff does not oppose the zoning change as long as all development regulations are met.

David Hardegree

From: Bryan Muddiman <bryan.muddiman@ashtonwoods.com>

Sent: Thursday, November 7, 2024 8:27 AM **To:** David Hardegree; Robert Jordan

Subject: [EXTERNAL] RE: Z24-08. Rob Jordan property. Center Rd east of I-75. PW comments

Follow Up Flag: Follow up Flag Status: Flagged



David,

I apologize for the delayed response, but I was confirming a few things with our engineer. He mislabeled the ROW on the plans. It is designed at 60' and scales out to that measurement. We'll update the plans before our hearing. Thanks.

-Bryan

From: David Hardegree <dhardegree@cityofcartersville.org>

Sent: Tuesday, November 5, 2024 5:21 PM

To: Bryan Muddiman <bryan.muddiman@ashtonwoods.com>; Robert Jordan <rjordan@rjordancompany.com>

Subject: FW: Z24-08. Rob Jordan property. Center Rd east of I-75. PW comments

Bryan and Rob,

See Public Works comments below. Most of these can be addressed during plan review. The primary one that should be addressed during zoning is Item 1. The development regs require all streets, public or private, to be a min. 60ft in width. This does conflict with the proposed 50ft width noted on the concept site plan. This primarily affects the detached product since it is proposed with a public ROW. The private street for the townhomes could be addressed with an additional 5ft utility easement on either side of the 50ft. access/utility easement. Just my thoughts.

David

From: Steven Foy <sfoy@cityofcartersville.org>

Sent: Tuesday, November 5, 2024 4:48 PM

To: David Hardegree < dhardegree@cityofcartersville.org; Lynn Gayton < lgayton@cityofcartersville.org; Tommy Rozier trozier@cityofcartersville.org; Tommy Rozier@cityofcartersville.org; Tommy Rozier@cityofcartersville.org; Tommy

Subject: RE: Z24-08. Rob Jordan property. Center Rd east of I-75

David,

Please see PW comments below:

- 1. Streets in development will be required to be constructed to all standards for public streets.
- 2. Streets will be required to be private since a gated entry is proposed.

David Hardegree

From: Bryan Muddiman <bryan.muddiman@ashtonwoods.com>

Sent: Wednesday, November 6, 2024 8:48 AM

To: David Hardegree Cc: Robert Jordan

Subject: [EXTERNAL] RE: Center Road rezoning presentation

Attachments: Starlight Streetscape Perspective - Townhomes.jpg; Starlight Streetscape Perspective -

Detached.jpg

Follow Up Flag: Follow up Flag Status: Flagged



Good morning David. Answers are below in blue.

From: David Hardegree <dhardegree@cityofcartersville.org>

Sent: Tuesday, November 5, 2024 5:11 PM

To: Bryan Muddiman <bryan.muddiman@ashtonwoods.com>

Cc: Robert Jordan <rjordan@rjordancompany.com> **Subject:** RE: Center Road rezoning presentation

Bryan,

Just a couple of questions.

- Do you have information on floor plan configurations? I'm expecting all units to be 3 bedroom. The school district has asked about this. We plan to offer both 2 and 3 bedroom floor plans.
- 2) Do you have any elevations or other graphics that depict the type of product you want to provide for both the townhomes and detached units? Please see attached for renderings of the townhome and detached product. Let me know if you need anything else. Thank you.

David

From: Bryan Muddiman <bryan.muddiman@ashtonwoods.com>

Sent: Tuesday, November 5, 2024 10:31 AM

To: David Hardegree < dhardegree@cityofcartersville.org Cc: Robert Jordan rjordan@rjordancompany.com Subject: [EXTERNAL] Center Road rezoning presentation

Good morning David. I hope you have been well. In anticipation of our rezoning hearing next Tuesday, I wanted to check on the status of the staff report. Should we expect it soon?

Also, for the night of the hearing, should we have printed presentation materials or will there be projection screens? If we need to bring printed materials is there an easel we can use? If we will be using projection screens who should we email with our presentation materials?

Thanks for your help and I look forward to hearing from you.

Sec. 8.1. - P-D Planned development district.

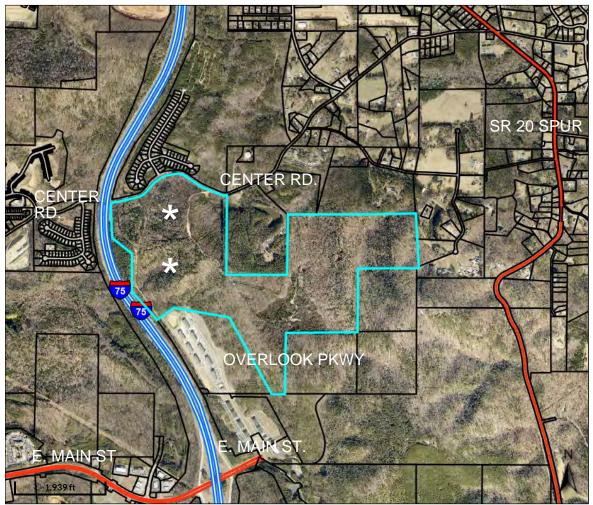
- 8.1.1. *P-D district scope and intent.* Regulations in this section are the P-D district regulations. The P-D district identifies land areas for a variety of housing types in a multiple use district of offices and commercial services within a planned community setting as further described in section 3.1.11 of this chapter. The P-D district is intended to:
 - A. Encourage the development of large tracts of land as planned communities;
 - B. Encourage flexible and creative concepts in site planning;
 - C. Preserve the natural amenities of the land by encouraging scenic and functional open space areas;
 - D. Provide for an efficient use of land; and
 - E. Provide a stable residential environment compatible with surrounding residential areas.
- 8.1.2. *Master plan.* A preliminary master plan of the planned development shall be submitted to the zoning administrator at the time of filing for rezoning to the P-D zoning district. The preliminary master plan shall contain a list of the proposed uses. Any use not specifically designated as a permitted use shall be prohibited. The plan shall represent an overall land use concept which is in keeping with the spirit and intent of the P-D district as described in subsection 8.1.1 of this article. Said plan shall be prepared by an architect, landscape architect, engineer, or land surveyor whose state registration is current and valid and the plan shall exhibit such seal or other to validate such. The plan shall become a condition of the rezoning and any variations to said plan after rezoning approval that would increase the area of a specific land use proposed in the development shall require approval of the planning commission and city council.
- 8.1.3. *Use regulations.* Within the P-D district, land and structures shall be used in accordance with the list of proposed uses as submitted in the master plan (see section 8.1.2). Any use not specifically designated as a permitted use shall be prohibited.
- 8.1.4. Development standards.
 - A. *Height regulations*. Single-family residential buildings shall not exceed a height of thirty-five (35) feet or two and one-half (2½) stories, whichever is higher; multifamily and nonresidential use buildings shall not exceed a height of forty-five (45) feet or three and one-half (3½) stories, whichever is higher.
 - B. Minimum lot area per dwelling unit.
 - Single-family detached: As specified in conditions of zoning.
 - *Townhouse/attached:* Two thousand (2,000) square feet.
 - C. *Maximum density.*
 - *Multifamily:* Fourteen (14) units per gross acre.
 - *Townhouse/attached:* Twelve (12) units per gross acre.

- D. Minimum heated floor area per unit.
 - Multifamily:
 - ▲ 3-bedroom: Nine hundred (900) square feet.
 - ▲ 2-bedroom: Seven hundred fifty (750) square feet.
 - ▲ 1-bedroom: Six hundred (600) square feet.
 - ▲ *Studio/loft (in existing buildings):* Four hundred fifty (450) square feet.
 - Townhouse/attached:
 - ▲ One thousand (1,000) square feet.
- E. *Minimum lot width:* As specified in conditions of zoning.
- F. Minimum P-D development frontage: Sixty (60) feet.
- G. *Minimum lot frontage:* As specified in conditions of zoning.
- H. [Metal panels, metal sheathing, standard gray concrete block.] The use of metal panels or metal sheathing and/or standard gray concrete block on the exterior walls of any building or structure shall be prohibited with the exception that such materials may be used if finished with a product consisting of brick, stone, hard-coat stucco, or fiber cement siding.
- I. [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.
- J. Perimeter setback entire P-D development. As specified in conditions of zoning.
- K. *Interior setbacks.* As specified in conditions of zoning.
- L. *Accessory structure requirements.* See <u>section 4.9</u> of this chapter.
- M. Minimum building separation multifamily.
 - 1. Front to front: Fifty (50) feet.
 - 2. Front or rear to side: Fifty (50) feet.
 - 3. Side to side: Twenty (20) feet.
- N. *Minimum buffer requirements.* As specified in conditions of zoning.
- O. Minimum open space requirements. As specified in conditions of zoning.
- P. [Air conditioning units and HVAC systems.] Air conditioning units and HVAC systems shall be thoroughly screened from view from the public right-of-way and from adjacent properties by using walls, fencing, roof elements, or landscaping on multifamily and nonresidential properties.
- Q. [Front building facade.] The front building facade of all principal nonresidential buildings shall be oriented toward street fronts or adjacent arterial street fronts.

[Refuse areas.] Refuse areas (dumpsters) shall be placed in the least visible location from public streets, and shall be enclosed on three (3) sides with opaque walls, with the fourth side being an opaque closing gate. Height of an opaque wall shall be at least twelve (12) inches higher than the receptacle.

- S. [Light fixture poles.] Light fixture poles cannot exceed forty (40) feet in height. All site lighting shall be directed onto the site.
- T. [Chain link fences.] Chain link fences are not allowed in the front yards. Where allowed, all chain link fences shall not be taller than five (5) feet in height and shall be vinyl coated, with one (1) of the following colors: hunter green or black.
- U. *Building massing.* Street fronting building facades greater than one hundred fifty (150) feet in length shall be modulated with breaks in wall surfaces and materials at intervals not to exceed one hundred fifty (150) feet, measured parallel to the street. For buildings that are three (3) stories or less in height, each floor shall be delineated through windows, belt courses, cornices lines, or similar architectural detailing.
- V. Color. Fluorescent colors shall not be employed except as accent colors.
- W. Other required standards.
 - 1. The number of multifamily units shall not exceed twenty-five (25) percent of the total number of dwelling units in a P-D.
 - 2. All multifamily units 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.
 - 3. The number of single-family detached residential lots consisting of less than ten thousand (10,000) square feet in lot area shall be as specified in conditions of zoning.
- 8.1.5. *Other regulations.* The headings below contain additional, but not necessarily all, provisions applicable to the P-D district.
 - City of Cartersville Landscaping Ordinance.
 - City of Cartersville Sign Ordinance.

LOCATION MAP



Overview



Legend

Parcels
Roads

 Parcel ID
 C108-0002-003

 Sec/Twp/Rng
 n/a

Property Address 100 OVERLOOK PKWY

Alternate ID 38134 Class Residential Acreage 289.23

Owner Address CHARLES BARTENFELD PROP LLC ROBERT JORDAN PROP LLC & ETAL 4200 NORTHSIDE PKWY BLDG 3 ATLANTA, GA 30327

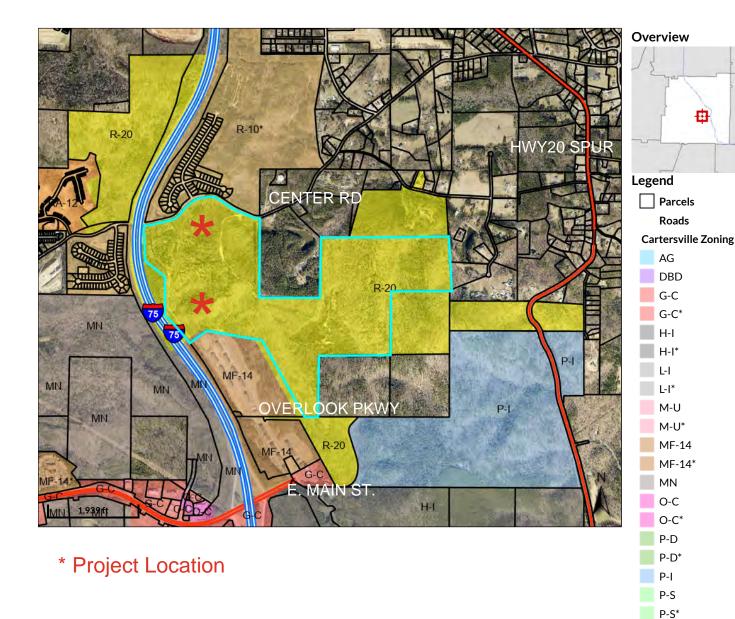
DistrictCartersvilleBrief Tax DescriptionLL 247 DIST 4

(Note: Not to be used on legal documents)

Date created: 9/25/2024 Last Data Uploaded: 9/24/2024 10:35:13 PM



* Project Location



Parcel ID C108-0002-003
Sec/Twp/Rng n/a
Property Address 100 OVERLOOK PKWY

Alternate ID 38134
Class Residential
Acreage 289.23

Owner Address CHARLES BARTENFELD PROP LLC ROBERT JORDAN PROP LLC & ETAL 4200 NORTHSIDE PKWY BLDG 3 ATLANTA, GA 30327

R-10 R-10* R-15 R-15* R-20 R-20* R-7 R-7 R-D RA-12 RA-12* District
Brief Tax Description

Cartersville LL 247 DIST 4

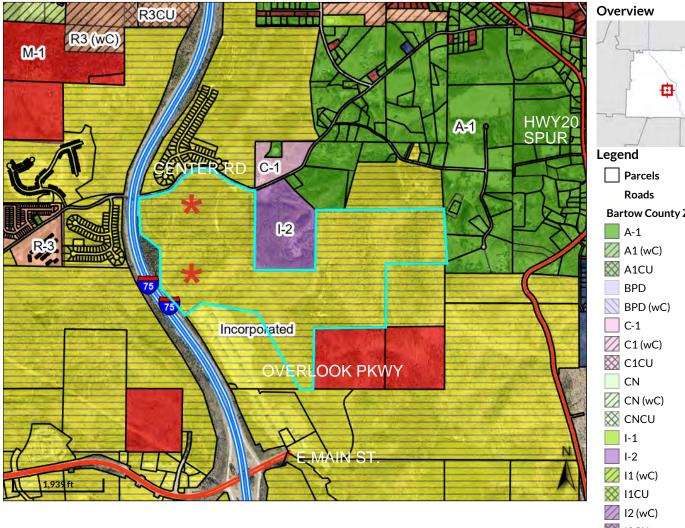
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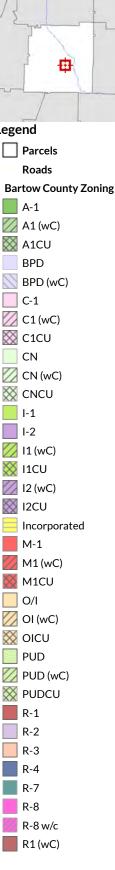
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Project Location



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

C108-0002-003 Alternate ID 38134 Parcel ID Sec/Twp/Rng Class Residential n/a Property Address 100 OVERLOOK PKWY Acreage 289.23

District Cartersville **Brief Tax Description** LL 247 DIST 4

(Note: Not to be used on legal documents)

Date created: 11/6/2024

Last Data Uploaded: 11/5/2024 10:29:18 PM



Owner Address CHARLES BARTENFELD PROPLLC ROBERT JORDAN PROP LLC & ETAL 4200 NORTHSIDE PKWY BLDG 3

ATLANTA, GA 30327

CONSTITUTIONAL CHALLENGE

COME NOW, Starlight Homes Georgia, LLC hereinafter collectively referred to as the "Applicant", and asserts the following, to wit:

1.

By application to which this exhibit relates, Applicant has applied to rezone 78.8 acres on Center Road (C108-002-003) from R-20 to P-D (Planned Development) for a residential development in the city of Cartersville, Georgia, a more particular description and delineation of the subject property hereinafter referred to as the "Property", being set forth in said Application known as Z24-08.

2.

The current R-20 and all intervening classifications are unconstitutional in that it deprives the Applicant under and pursuant to Article 1, Section I, Paragraphs I and II of the Georgia Constitution of 1983 and the Equal Protection and Due Process clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States. This deprivation of property without due process violates constitutional prohibitions against the taking of private property without just compensation.

The zoning classification of R-20 violates the Applicant's right to the unfettered

use of the property in that the existing zoning classification does not bear a substantial relation to

the public health, safety, morality or general welfare and is, therefore, confiscatory and void.

Further, said classifications are unconstitutional in that they are arbitrary and unreasonable,

resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss

upon the Applicant.

5.

Denying the proposed zoning would violate the Equal Protection clause of the US

and Georgia Constitutions because the application is in conformance with the Cartersville Future

Development Plan and the proposed detached single family homes accessed via Center Road is

2.32 units per acres which is lower density than Ponders Mountain Phase 1, which is 2.6 units

per acre. Likewise the townhome component is accessed via Main Street and Overlook Parkway

past apartment buildings built at a much higher densities than the application at 2.3 units per

acre. To deny this request, would be to arbitrarily deny densities and products that are already in

the immediate area and such denial would violate the equal protection clause.

Respectfully submitted, this the 2nd day of April, 2025.

SAMS, LARKIN & HUFF, LLP

Luks J. Hy

Bv:

PARKS F. HUFF

Attorney for Applicant

Ga. Bar No. 375010

Application for Rezoning	Case Number:
City of Cartersville	Date Received: 9-20-24
Public Hearing Dates: Planning Commission 11-12-24 1st City Council 11-21-24	
Planning Commission 1" City Council 1" Z1 Z4	2 nd City Council 12-5-24
5:30pm 7:00pm	7:00pm 9am
Applicant Starlight Homes Georgia, LLC Office Phone 404-300 (printed name)	
Address 3820 Mansell Road, Suite 100 Mobile/ Other Phone	404-308-1861
City Alpharetta State GA Zip 30022 Email bryan	n muddiman@ashtonwoods.com
Bryan Muddiman Phone (Rep)	104-308-1861
Representative's printed name (if other than applicant)	ryan muddiman@ashtenweeds.com
The Marie of the Control of the Cont	
10/1ml	A LALA
Representative Signature Applicant Signature	n expires: GEORGIA March 26, 2028
Signed, sealed and delivered in presence of: My commission	n expires:
03-7	U-2028 GEORGE
herthing work	March 26, 2028
Notary Public	BLIC
	WWW.COLAT
	connection the second s
* Titleholder Robert Jordan Properties, LLC Phone 404-237-2900	
(titleholder's printed name)	
4200 Northside Parkway, Bidg 3	mnoru eem
Address Atlanta GA 30327 rjerdan@rjerdanec	empany, com
Signature GION Exo.	
Robert Tordan In by consent & Diget & Dille tracks LLC	
Signed, sealed, delivered in presence of V 8 Signed My commission	
	12026
Notagy ublic	
Present Zoning District R=20 Requested Zoning	5 P = D
Acreage 78.8 Land Lot(s) 258, 319, 320 District(s) 4th S	ection(s) 3rd
Location of Property: Overlook Parkway, Cartersville, GA 30121 (street address, nearest intersections, etc.)	Parcel ID No. Portion of C108-0002-003
Reason for Rezoning Request: Rezone the property from R-20 to P-D for deve	lopment of a community containing
single-family detached and townhome lots.	
(attach additional statement as necessary	y)

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

Application for R	ezoning			Case Number	Z24-08
City of Cartersville				Date Received	0 20 24
Public Hearing Dates:	11-12-24	1 ⁵¹ City Council	11-21-24	2 nd City Council	12-5-24
	5:30pm		7:00pm	-,	7.80pm 9an
Applicant Starlight Homes	Georgia, LLC	Offic	ce Phone 404-30	8=1861	men em em mineri Heliyas ka ke sacasan unusunu
(printed name) Address 3820 Mansell Ro	oad, Suite 100	Mo	bile/ Other Phone	404-308-1861	MANAGEMENT THE STATE OF STATE
City Alpharetta	Stat	e GA Zip 3002	Email brya	n muddiman@ashto	nwoods.com
Bryan Muddiman			Phone (Rep)	404-308-1861	
Representative's printed name	e (if other than a	oplicant)	Porail Rep b	ryan muddiman@as	ahtonwoods com
13/1/hhl		1	MM		annunununununununununununununununununun
Reprosentative Signature		Applicant S	Signature	Santania A	UNA WOOM
Signed, sealed and delivered	in presence of:		My commissio		EXPIRES EXPIRES
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Notary Public					ON COLD
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Location of Property: Overlo		Cartersville, GA 30 rest intersections, etc		Parcel ID No. Portion 6	of C108-0002-003
Reason for Rezoning Request:	Rezone the p	roperty from R-20	to P-D for deve	lopment of a comm	unity containing
single-family detached a	ind townhome	lots.			

(attach additional statement as necessary)

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

Application for Rezoning			Case Number	Z24-08
City of Cartersville			Date Received	0.20.24
Public Hearing Dates: Planning Commission 11-12-24 5:30pm	1 ⁵¹ City Council	11-21-24 7:00pm	2 nd City Council	12-5-24 - 7.00pm -9am
Applicant Starlight Homes Georgia, LLC (printed name)		fice Phone 404-3 0		
Address 3820 Mansell Road, Suite 100	M	obile/ Other Phone	404-308-1861	
City Alpharetta Stat	te GA Zip 300	Email bry	n.muddiman@ash	tonwoods.com
Bryan Muddiman	THE CONTRACTOR OF THE PROPERTY OF	Phone (Rep)	404-308-1861	
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Reason for Rezoning Request: Rezone the p	roperty from R-2	0 to P-D for dev	elopment of a com	munity containing
single-family detached and townhome				
	(attach additional sta	atement as necessa	ry)	

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

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Public Hearing Dates: Planning Commission 11-12-24 5:30pm	1 st City Council _	11-21-24 7:00pm	2 nd City Council	12-5-24 -7.00pm 9am
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City Alpharetta St	ate GA Zip 3002	22 Email bry	n,muddiman@ash	tenweeds.com
Bryan Muddiman		Phone (Rep)	404-308-1861	
Representative's printed name (if other than	applicant)		fiyan muddiman@	ashtonwoods com
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* Titleholder 3 Knoxes, LLC	Phone 40	4-237-2900		
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Application for Rez	oning			Case Number:	Z24-08
City of Cartersville				Date Received:	9-20-24
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Bryan Muddiman				404-308-1861	sitiatiwagas carri
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^{*} Attach additional notarized signatures as needed on separate application pages.

Application for Rezoning			Case Number:	Z24-08
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Applicant Starlight Homes Georgia, LLC (printed name)	Office	Phone 404-30	J=1 <u>9</u> 61	
Address 3820 Mansell Road, Suite 100	Mobi	le/ Other Phone	404-308-1861	
City Alpharetta State GA	Zip <u>30022</u>	Email bryar	muddiman@as	htonwoods.com
Bryan Muddiman		Phone (Rep)	04-308-1861	
Representative's printed name (if other than applicant)		Small (Rep) bi	yan muddiman@	ashtonwoods.com
Representative Signature	Applicant Sig	nature		WHITE LINE IN THE THE PARTY OF
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* Titleholder Clare S. McCamy (titleholder's printed name) 4200 Northside Parkway, Bldg 3 Address Atlanta, GA 30327 Signature Signature Signed, sealed, delivered in presence of Signature Notary Public Public Scentific Sce	EXPINA	an@rjordance My commissio	on expires:	
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Location of Property: Overlook Parkway, Carters (street address, nearest inte		2.1	Parcel ID No.Portic	on of C108-0002-003
Reason for Rezoning Request: Rezone the property	from R-20 to	P-D for deve	lopment of a cor	mmunity containing
single-family detached and townhome lots.	additional state	ment as necessar	v)	

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

Application for Re	ezoning				Case Number:	Z24-08
City of Cartersville	30,1116				Date Received:	0.00.04
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Address 3820 Mansell Ro	ad. Suite 100		Mol	oile/ Other Phone	404-308-1861	- The second sec
City Alpharetta	State	GA	Zip <u>3002</u>	Email brya	n.muddiman@ashto	nwoods.com
Bryan Muddiman	1.6	1:		Phone (Rep)	104-308-1861	
Representative's printed name	other than ap	plicant)	-	Email (Dep)	yapanuddiman@as	shtenweeds.com
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^{*} 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: September 20, 2024

made campaign contributions aggrega		any of the followi
Mayor: Matt Santini	YES	NO
Council Member:		<u> </u>
Ward 1- Kari Hodge		V
Ward 2- Jayce Stepp		<u> </u>
Ward 3- Cary Roth		X
Ward 4- Calvin Cooley		<u>X</u>
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Ward C. Ahrese Condell		<u>X</u>
Ward 6- Alyssa Cordell		_X
Planning Commission		
Lamar Pendley, Chair		X
Greg Culverhouse		X
Anissa Cooley		X
John Clayton		X
Jay Milam		X
Fritz Dent		X
Matt Womack		X
If the answer to any of the above is <u>Ye</u> amount, date, and description of each years.		
	ighature Bryan Muddiman rint Name	9/17/2 Date

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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: September 20, 2024

	YES	NO
Mayor: Matt Santini		X
Council Member:		
Ward 1- Kari Hodge		X
Ward 2- Jayce Stepp		X
Ward 3- Cary Roth		X
Ward 4- Calvin Cooley		X
Ward 5- Gary Fox		X
Ward 6- Alyssa Cordell		X
Planning Commission		
Lamar Pendley, Chair		X
Greg Culverhouse		X
Anissa Cooley		X
John Clayton		X
Jay Milam		<u> X</u>
Fritz Dent		<u> X</u>
Matt Womack		X
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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:

YES	NO
	X
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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:

	e (5) years preceding the filing	
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NA 11 C 11 1	YES	NO
Mayor: Matt Santini		<u>X</u>
Council Member:		
Ward 1- Kari Hodge		<u> X</u>
Ward 2- Jayce Stepp		<u> X</u>
Ward 3- Cary Roth		<u>X</u>
Ward 4- Calvin Cooley		<u> X</u>
Ward 5- Gary Fox		<u> X</u>
Ward 6- Alyssa Cordell		<u>X</u>
Planning Commission		
Lamar Pendley, Chair		X
Greg Culverhouse		X
Anissa Cooley		<u> </u>
John Clayton		X
Jay Milam		X
Fritz Dent		X
Matt Womack		X
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	DocuSigned by:	0/20/2024
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CAMPAIGN DISCLOSURE REPORT FOR REZONING ACTIONS

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	YES	NO
Mayor: Matt Santini	123	X
Council Member:		
Ward 1- Kari Hodge		X
Ward 2- Jayce Stepp		X
Ward 3- Cary Roth		X
Ward 4- Calvin Cooley		X
Ward 5- Gary Fox		X
Ward 6- Alyssa Cordell		X
Planning Commission		
Lamar Pendley, Chair		X
Greg Culverhouse		X
Anissa Cooley		<u> </u>
John Clayton		X
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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: September 20, 2024

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Date of Application: September 20, 2024

	YES	NO
Mayor: Matt Santini		X
Council Member:		<u></u>
Ward 1- Kari Hodge		X
Ward 2- Jayce Stepp		
Ward 3- Cary Roth		X
Ward 4- Calvin Cooley		X
Ward 5- Gary Fox		X
Ward 6- Alyssa Cordell		X
Planning Commission		
Lamar Pendley, Chair		X
Greg Culverhouse		X
Anissa Cooley		X
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Print Name

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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- Alyssa Cordell		X X X
Ward 1- Kari Hodge Ward 2- Jayce Stepp Ward 3- Cary Roth Ward 4- Calvin Cooley Ward 5- Gary Fox		<u>X</u>
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Planning Commission		
Lamar Pendley, Chair		X
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John Clayton		X
Jay Milam		X
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Matt Womack		X
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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: <u>September 2</u>	20, 2024	
ate Two Years Prior to Applicati	ion: September 20, 2022	
ate Five Years Prior to Applicati	on: September 20, 2019	
las the applicant within the five nade campaign contributions ag		_
	YES	NO
Mayor: Matt Santini		X
Council Member:		
Ward 1- Kari Hodge		X
Ward 2- Jayce Stepp		<u> X</u>
Ward 3- Cary Roth		<u> X</u>
Ward 4- Calvin Cooley		<u> X</u>
Ward 5- Gary Fox		<u> X</u>
Ward 6- Alyssa Cordell		X
Planning Commission		
Lamar Pendley, Chair		X
Greg Culverhouse		X
Anissa Cooley		X
John Clayton		<u> X</u>
Jay Milam		<u> X</u>
Fritz Dent		<u>X</u>
Matt Womack		<u>X</u>
f the answer to any of the above mount, date, and description of ears.		
	DocuSigned by:	9/20/2024
	Signature ^{c465} Rob Jordan under consent	Date
	Robert J. McCamy, Jr.	
	Print Name	

May 20, 2022

Sherry Lancaster, Land Entitlement Manager Ashton Woods - Corporate HQ 3820 Mansell Rd, Suite 300 Alpharetta, Georgia 30022

RE:

Natural Gas Availability

Center Road

Bartow County Parcel #C108-0002-003

Dear Ms. Lancaster:

In response to your request, natural gas service is available for the above referenced site location from an existing 6" HP steel natural gas main located at the intersection of Center Road and I-75 as well as adjacent to the parcel's western property line. The City of Cartersville Gas System will install and construct the proposed natural gas main infrastructure within the proposed development at no cost provided the developer and property owner or developer, if one in the same, enters into a Development Agreement with the City of Cartersville. The Development Agreement requires that each home must have a natural gas furnace for the main living area of the home, natural gas water heater and a third natural gas appliance installed or natural gas piping for a third appliance. Each homebuilder will receive incentives under the Gas Advantage Home Program as long as the terms of the Agreement are adhered to. The costs associated with the installation of each service line will be dependent on the number of natural gas appliances installed in the prospective home and, in most cases, these costs are offset by the rebates available from the City's Gas Advantage Program at the time of construction. To obtain the current rebate amounts, please contact the Gas Advantage Program Administer at this office.

Please note that the existing natural gas facilities operate at high-pressure, therefore, an easement will be required to construct a regulating station to serve natural gas to this development. The Gas System will work with your civil design team to locate the proposed regulating station to ensure maximum aesthetics. Additionally, it is our understanding that a portion of this development will include townhomes. It shall also be noted that townhomes are typically served natural gas by installing a natural gas meter header on one end of each building and the townhomes shall typically be accessed by a 60' public road right-of-way or 60' private ingress/egress/utility easement to prevent comingling of utilities.

If you have any questions or require additional information, please do not hesitate to contact this office.

Sincerely,

CITY OF CARTERSVILLE, GEORGIA

Brian S. Friery, Assistant Gas System Director

cc: Mr. Michael Dickson, Gas System Director via email



"Providing dependable service while preserving an exceptional quality of life."



March 5, 2024

Barton Pierce Ashton Woods – Atlanta Division 3820 Mansell Road, Suite 300 Alpharetta, GA 30022

RE: Water and Sewer Availability- Center Road Starlight Homes (241 residential units)

Mr. Pierce,

This letter provides confirmation that water and sewer service is available for the proposed 168-unit subdivision development located at Center Road and 73-unit townhomes development adjacent to the I-75 Highway. Adequate capacity based on anticipated design flows from the development must be confirmed and approved at the time of plan submission.

An existing 16-inch diameter water main along Center Road and along the west side of the property is available for both developments. The maximum water service elevation allowed for this area is 1050 feet MSL. Each development will require dual water feed points for redundancy and reliability.

An existing 18-inch diameter sewer main along Center Road is available for both developments. The developer will be responsible for the design and construction of the sewer main extension required for the townhomes development (south of the site) and for obtaining the required easements in order to connect to the future pump station serving other adjacent developments. The sewer main extension must be in accordance with City of Cartersville Water Department specifications and requirements. The developer will be responsible for verifying elevations for gravity sewer service and contacting design locate (811) to obtain the correct location of the water line, sewer line, and other utilities in the area.

The City of Cartersville will not be responsible for financial losses or delays if the future pump station is not complete at the time the townhomes development needs sewer service. If the future pump station is not complete at the time townhomes service is needed or if the sewer extension is determined to be infeasible (requires concurrence from the City), the developer will be responsible for the design and construction of a new pump station at the site and the sewer force main required. The pump station and sewer force main must be designed by the City's engineering consultant.

The developer of the property will be responsible for all service capacity fees in effect at the time of service application. Fire protection flow rates for hydrants and fire suppression sprinkler systems are determined by the governing fire department. The developer will be responsible for coordinating with the fire department to determine fire flow requirements.

"Providing dependable service while preserving an exceptional quality of life."



This determination is valid for a period of one year beginning on the date of this letter. You are encouraged to develop approved plans for this development within this one year time frame. An extension of this availability approval may not be possible due to other developments in this area.

Sincerely.

Michael De Leon, P.E.

Water System Engineer – Cartersville Water Dept.





Georgia Power Company Jeff Gilbert 41 Massell Drive Cartersville, GA 30120 770-634-8880



5/18/2022

Sherry Lancaster

Land Entitlement Manager Ashton Woods - Corporate HQ 3820 Mansell Rd, Suite 300 | Alpharetta, GA 30022 c 678-543-8898

sherry.lancaster@ashtonwoods.com | ashtonwoods.com [ashtonwoods.com]

RE: Electric Service Availability

This letter is to confirm the availability of electric service for Parcel Number C108-0002-003 which will be located South of Center Rd, North of Main St and east of I-75, in Cartersville, GA 30121

This property is further described as <u>339 acres</u> being in Land Lot <u>247 DIST 4</u> of the <u>Cartersville</u> (District 01) District, Bartow, County, Georgia, 30121 Zip <u>Code.</u>

Details of the type of voltage characteristics and location of facilities will be in accordance with Company standard procedures and policies. Please reference the NEC and Georgia Power Company's current Electric Service and Metering Installation Blue Book to determine all rules and regulations.

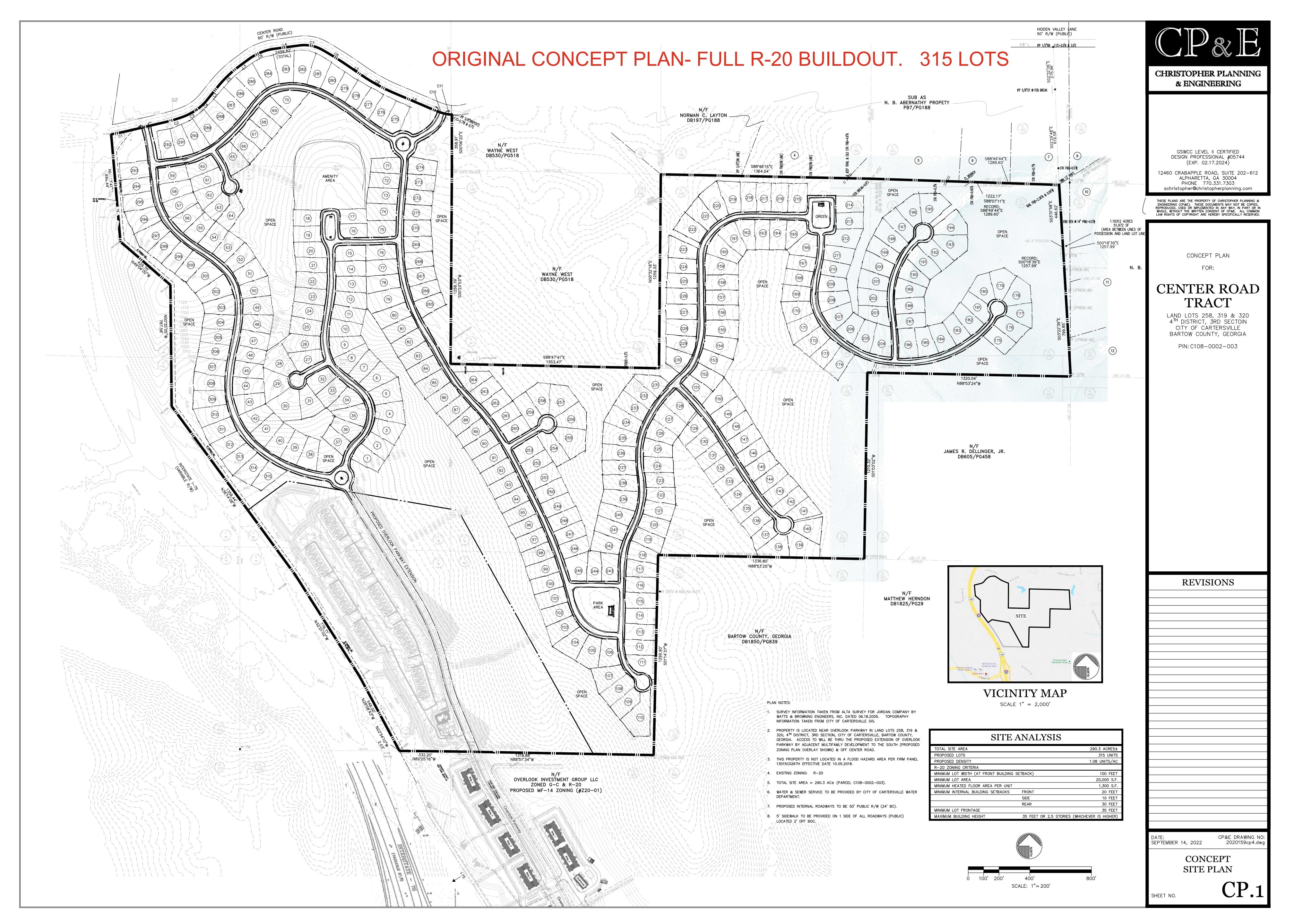
We look forward to working with you on this project. Please call me at (770-634-8880) if you have any questions or need further assistance.

Respectfully,

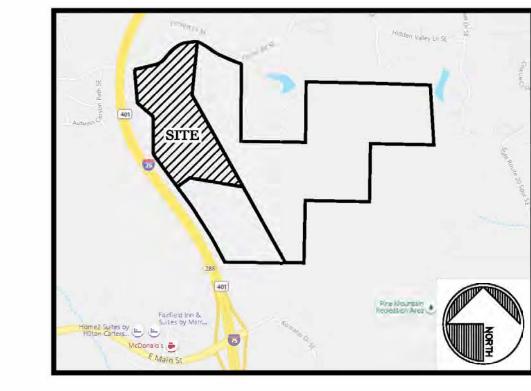
Jeff Gilbert

Senior Distribution Engineer

Georgia Power



PROPOSED PLANNED DEVELOPMENT CONCEPT. (70) SINGLE FAMILY DETACHED HOMES (113) TOWNHOMES



VICINITY MAP SCALE 1" = 2,000'

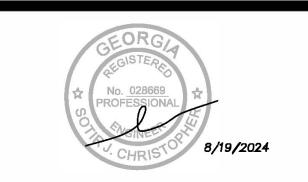
PLAN NOTES:

- 1. SURVEY INFORMATION TAKEN FROM ALTA SURVEY FOR JORDAN COMPANY BY WATTS & BROWNING ENGINEERS, INC. DATED 06.18,2005. TOPOGRAPHY INFORMATION TAKEN FROM CITY OF CARTERSVILLE GIS.
- 2. PROPERTY IS LOCATED NEAR OVERLOOK PARKWAY IN LAND LOTS 258, 319 & 320, 4TH DISTRICT, 3RD SECTION, CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA. ACCESS TO THE TOWNHOUSE POD WILL BE THRU OVERLOOK PARKWAY & ACCESS TO THE DETACHED POD WILL BE OFF CENTER DRIVE AS SHOWN.
- 3. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER FIRM PANEL 13015C0267H EFFECTIVE DATE 10.05.2018.
- 4. EXISTING ZONING: R-20 PROPOSED ZONING: P-D
- 5. AREA TO BE REZONED IS A PORTION OF THE OVERALL PARCEL C108-0002-003
- 6. WATER & SEWER SERVICE TO BE PROVIDED BY CITY OF CARTERSYILLE WATER DEPARTMENT.
- 7. PROPOSED INTERNAL ROADWAYS TO BE PROVIDED AS FOLLOWS: DETACHED 50' PUBLIC R/W (24' BC) TOWNHOUSE 50' PRIVATE ACCESS/UTILITY EASEMENT (24' BC)
- 8. 5' SIDEWALK TO BE PROVIDED ON 1 SIDE OF ALL ROADWAYS (PUBLIC OR PRIVATE) LOCATED 2' OFF BOC.

SITE ANALYSIS		
TOTAL SITE AREA TO BE REZONED		78.8 ACRES±
PROPOSED DETACHED LOTS		70 UNITS
PROPOSED TOWNHOUSE UNITS (20' WIDE X 40' + 10' PATIO)		113 UNITS
TOTAL		183 UNITS
PROPOSED DENSITY 2.32 UNITS/AC		.32 UNITS/AC
PROPOSED P-D ZONING CRITERIA	DETACHED	TOWNHOMES
MINIMUM UNIT WIDTH	N/A	20 FEET
MINIMUM LOT WIDTH (AT FRONT BUILDING SETBACK)	50 FEET	N/A
MINIMUM LOT AREA	5,000 S.F.	N/A
MINIMUM HEATED FLOOR AREA PER UNIT	1,000 S.F.	1,000 S.F.
MINIMUM INTERNAL BUILDING SETBACKS FRONT	15 FEET	N/A
SIDE	5 FEET	N/A
REAR	20 FEET	N/A
MINIMUM EXTERNAL SETBACK TYPICAL	50 FEET	50 FEET
AGAINST MF-14 ZONED PARCEL	20 FEET	N/A
MINIMUM BUILDING SEPARATION (FOUNDATION SEPARATION)	10 FEET	10 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET
MINMUM DRIVEWAY LENGTH (CLEAR OF SIDEWALK IF APPLICABLE)	20 FEET	20 FEET
MINIMUM OPEN SPACE 20% OF AREA TO	BE REZONED	(15.76 AC±)
OPEN SPACE PROMPED	68	E87 (E4 ACL)



CHRISTOPHER PLANNING & ENGINEERING



GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #05744 (EXP. 03.21.2027) 12460 CRABAPPLE ROAD, SUITE 202-612 ALPHARETTA, GA 30004

PHONE 770.331.7303 schristopher@christopherplanning.com

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ZONING PLAN

FOR:

CENTER ROAD TRACT

LAND LOTS 258, 319 & 320 4TH DISTRICT, 3RD SECTOIN CITY OF CARTERSVILLE BARTOW COUNTY, GEORGIA

PIN: C108-0002-003

REVISI	ONS	
3.2022	CLIENT	COMM
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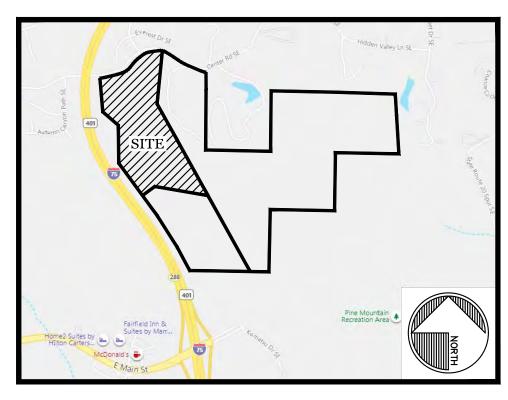
06.13.2022	CLIENT COMMENTS
2 07.14.2022	CLIENT COMMENTS
3 03.24.2023	CLIENT COMMENTS
06.06.2023	CITY COMMENTS
<u></u> 07.30.2024	CLIENT COMMENTS
6 08.19.2024	CLIENT COMMENTS
1 09.12.2024	CITY COMMENTS
<u>8</u> 09.12.2024	CLIENT COMMENTS

CP&E DRAWNG NO: 2020159z1.dwg DATE: MAY 24, 2022

> OVERALL SITE PLAN

SHEET NO.

68.5% (54 AC±) N/F CHARLES BARTENFELD PROP LLC ROBERT JORDAN PROP LLC & ETAL ZONED R-20 N/F CHARLES BARTENFELD PROP LLC ROBERT JORDAN PROP LLC & ETAL ZONED R-20 PROPOSED PROPERTY LINE (LIMITS OF PROPOSED ZONING) N/F OVERLOOK INVESTMENT GROUP LLC ZONED G-C & R-20 PROPOSED MF-14 ZONING (#Z20-01) interstate 1-75 (Variable R/W) INTERSTATE I-75 (VARIABLE R/W)



VICINITY MAP

SCALE 1" = 2,000'

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- 3. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER FIRM PANEL 13015C0267H EFFECTIVE DATE 10.05.2018.
- 4. EXISTING ZONING: R-20 PROPOSED ZONING: P-D
- 5. AREA TO BE REZONED IS A PORTION OF THE OVERALL PARCEL C108-0002-003 (289 AC±).
- 6. WATER & SEWER SERVICE TO BE PROVIDED BY CITY OF CARTERSVILLE WATER DEPARTMENT.
- 7. PROPOSED INTERNAL ROADWAYS TO BE PROVIDED AS FOLLOWS:

DETACHED 50' PUBLIC R/W (24' BC)

TOWNHOUSE 50' PRIVATE ACCESS/UTILITY EASEMENT (24' BC)

. 5' SIDEWALK TO BE PROVIDED ON 1 SIDE OF ALL ROADWAYS (PUBLIC OR PRIVATE) LOCATED 2' OFF BOC.

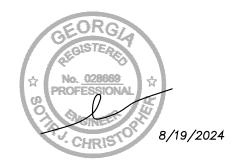
60ft. - to be corrected

SITE ANALYSIS				
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PROPOSED DETACHED LOTS	70 UNITS			
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MINIMUM UNIT WIDTH	/A 20 FEET			
MINIMUM LOT WIDTH (AT FRONT BUILDING SETBACK) 50 FEI	ET N/A			
MINIMUM LOT AREA 5,000 S	,F. N/A			
MINIMUM HEATED FLOOR AREA PER UNIT 1,000 S	.F. 1,000 S.F.			
MINIMUM INTERNAL BUILDING SETBACKS FRONT 15 FEI	ET N/A			
SIDE 5 FE	ET N/A ·			
REAR 20 FE	ET。			
MINIMUM EXTERNAL SETBACK TYPICAL 50 FEI	ET 50°FEET			
AGAINST MF-14 ZONED PARCEL 20 FE	ET N/Å			
MINIMUM BUILDING SEPARATION (FOUNDATION SEPARATION) 10 FEI	ÉT 10 FEET.			
MAXIMUM BUILDING HEIGHT 35 FEI	ET 35 FEET			
MINMUM DRIVEWAY LENGTH (CLEAR OF SIDEWALK IF APPLICABLE) 20 FE	ET 20 FEET			
MINIMUM OPEN SPACE 20% OF AREA TO BE REZO	NED (15.76 AC±)			
OPEN SPACE PROVIDED	68.5% (54 AC±)			





CHRISTOPHER PLANNING & ENGINEERING



GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #05744 (EXP. 03.21.2027)

12460 CRABAPPLE ROAD, SUITE 202-612 ALPHARETTA, GA 30004 PHONE 770.331.7303 schristopher@christopherplanning.com

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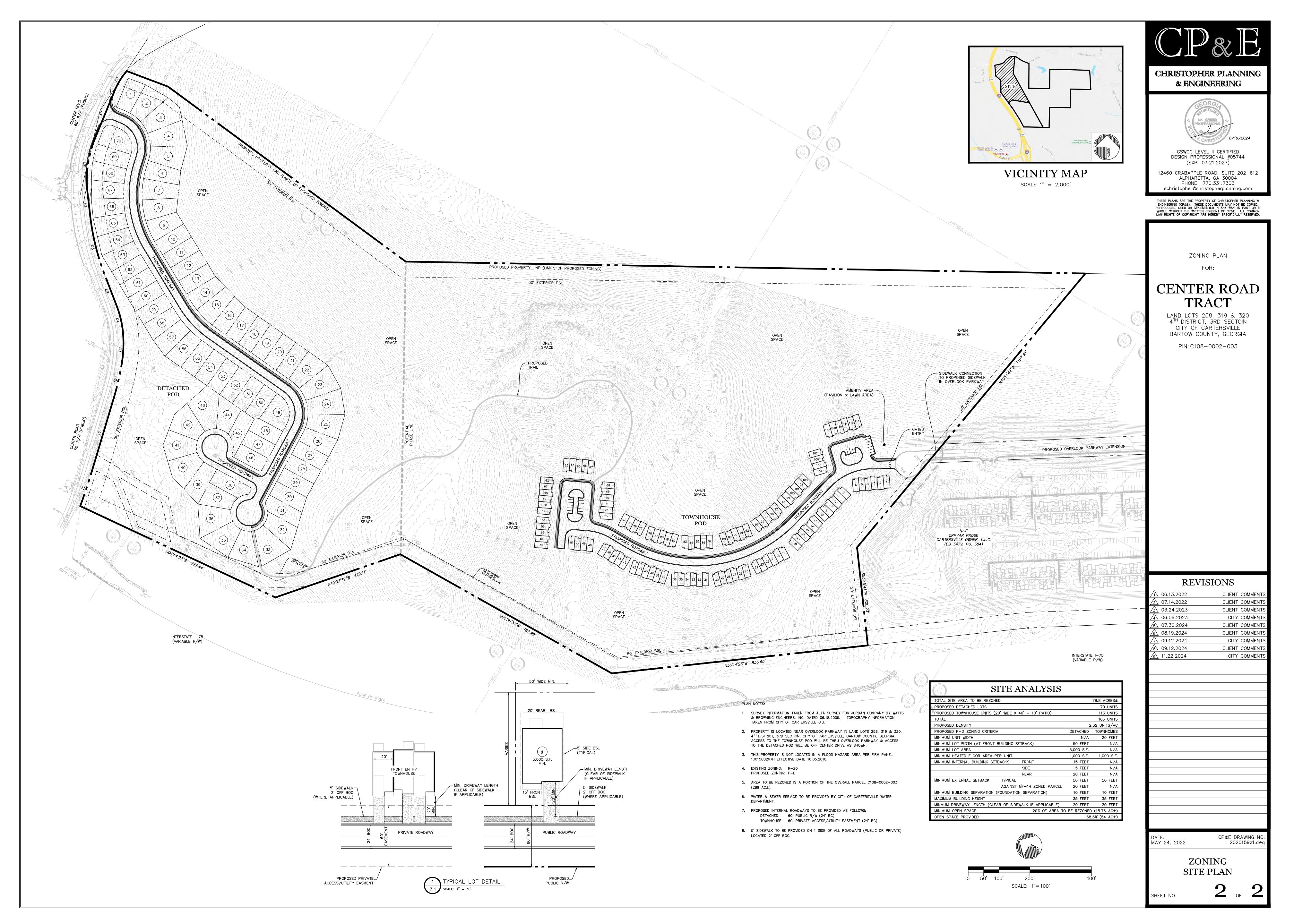
ZONING PLAN

FOR:

CENTER ROAD TRACT

LAND LOTS 258, 319 & 320 4TH DISTRICT, 3RD SECTOIN CITY OF CARTERSVILLE BARTOW COUNTY, GEORGIA

PIN: C108-0002-003



78.492 ACRES

GRID NORTH

GA. WEST ZONE

1"=200'

SCALE IN FEET

++++++++++++++ RAILROAD TRACK

OVERHEAD UTILITY LINE

— TV — UNDERGROUND CABLE TV LINE

-----ss ---- UNDERGROUND SANITARY SEWER PIPE

----- SL ---- UNDERGROUND STREET LIGHTING LINE

— — — UNDERGROUND STORM SEWER PIPE

UNDERGROUND FIBER OPTIC LINE

UNDERGROUND TELEPHONE LINE

—— E —— UNDERGROUND ELECTRIC LINE

—— ™ —— UNDERGROUND TRAFFIC LINE

---- G---- UNDERGROUND GAS PIPE

TRAFFIC SIGNAL BOX

TRAFFIC SIGNAL POLE

FIRF HYDRANT

WATER MANHOLE

WATER METER

WATER VALVE

WATER VAULT

TREE

FIRE DEPARTMENT CONNECTION

IRRIGATION CONTROL VALVE

POST INDICATOR VALVE

HW HEADWALL

JUNCTION BOX

PI/WI PEDESTAL/WEIR INLET

CMP CORRUGATED METAL PIPE

DUCTILE IRON PIPE

RCP REINFORCED CONCRETE PIPE

VITRIFIED CLAY PIPE

YARD INLET

SWCB SINGLE WING CATCH BASIN

OUTLET CONTROL STRUCTURE

HDPE HIGH DENSITY POLYETHYLENE PIPE

POLYVINYL CHLORIDE PIPE

WRITTEN DESCRIPTION All that tract or parcel of land located in Land Lots 186, 187, 246, 247, 257, 258 & 259, 4th District, 3rd Section, City of Cartersville, Bartow

POC

County, Georgia, and being more particularly described as follows: TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at a 1/2" rebar found in rock pile at the common corner of Land Lots 320, 321, 328 & 329; thence along on the common line of Land Lots 320 and 329 N88°58'14"W for a distance of 363.05 feet to a 1/2" rebar set; thence leaving said Land Lot Line N28°59'48"W for a distance of 1802.24 feet to a 1/2" rebar set; said point being the TRUE POINT OF BEGINNING.

LSF 631

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED; thence N80°11'44"W for a distance of 720.75 feet to a point at the easterly right of way of Overlook Parkway (60' right of way); thence along said right of way the following courses and distances: N32°17'18"W for a distance of 116.48 feet to a point;

182.49 feet along the arc of a curve to the left, said curve having a radius of 60.00 feet and being subtended by a chord of S54°50'50"W, 119.85 feet thence leaving said right of way N80°33'42"W for a distance of 273.76 feet to a 1/2" rebar set; thence S53°45'41"W for a distance of 320.23 feet to a 1/2" rebar set at

the easterly right of way of Interstate 75 (right of way varies); thence along said right of way for the following courses and distances: N36~14'23"W for a distance of 835.65 feet to a concrete monument found; N00°36'31"W for a distance of 787.92 feet to a concrete monument found; N49°03'39"W for a distance of 429.11 feet to a concrete monument found; NO4°54'27"W for a distance of 699.44 feet to a 1/2" rebar set at the southerly right of way of Center Road (60' right of way);

thence along said right of way of Center Road (60' right of way) for the following courses and distances: 121.73 feet along the arc of a curve to the left, said curve having a radius of 1939.33 feet and being subtended by a chord of N78°27'55"E, 121.71 N76°40'02"E for a distance of 244.87 feet to a point;

114.42 feet along the arc of a curve to the left, said curve having a radius of 925.94 feet and being subtended by a chord of N73°07'37"E, 114.35 feet 99.50 feet along the arc of a curve to the left, said curve having a radius of 401.06 feet and being subtended by a chord of N62°28'45"E, 99.25 feet

89.47 feet along the arc of a curve to the left, said curve having a radius of 313.12 feet and being subtended by a chord of N47°11'10"E, 89.16 feet N39°00'03"E for a distance of 113.62 feet to a point;

192.84 feet along the arc of a curve to the right, said curve having a radius of 768.42 feet and being subtended by a chord of N46°10'55"E, 192.33 feet to a point; N53°22'17"E for a distance of 75.24 feet to a point; 184.25 feet along the arc of a curve to the right, said curve having a

radius of 364.40 feet and being subtended by a chord of N67°51'23"E, 182.30 feet to a point; N82°20'30"E for a distance of 165.20 feet to a point; 75.27 feet along the arc of a curve to the right, said curve having a

radius of 233.18 feet and being subtended by a chord of S88°24'40"E, 74.94 feet to a 1/2" rebar set; thence leaving said right of way S09°23'15"E for a distance of 143.30 feet to a 1/2" rebar set;

thence S28°59'48"E for a distance of 2206.27 feet to a 1/2" rebar set and the TRUE POINT OF BEGINNING

ALTA/NSPS CERTIFICATION

JESSE R. GUNNIN, GA RLS NO. 3079

JESSE R. GUNNIN, GA RLS NO. 3079

TO: STARLIGHT HOMES GEORGIA, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY & FIRST AMERICAN TITLE INSURANCE COMPANY THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11(b) 13, AND 16, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 10, 2024. A SUBSEQUENT SITE INSPECTION WAS CONDUCTED ON JUNE 19, 2024 DATE OF PLAT:

PRELIMINARY

SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)

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.

PRELIMINARY

PROJECT NO. **24003** SHEET

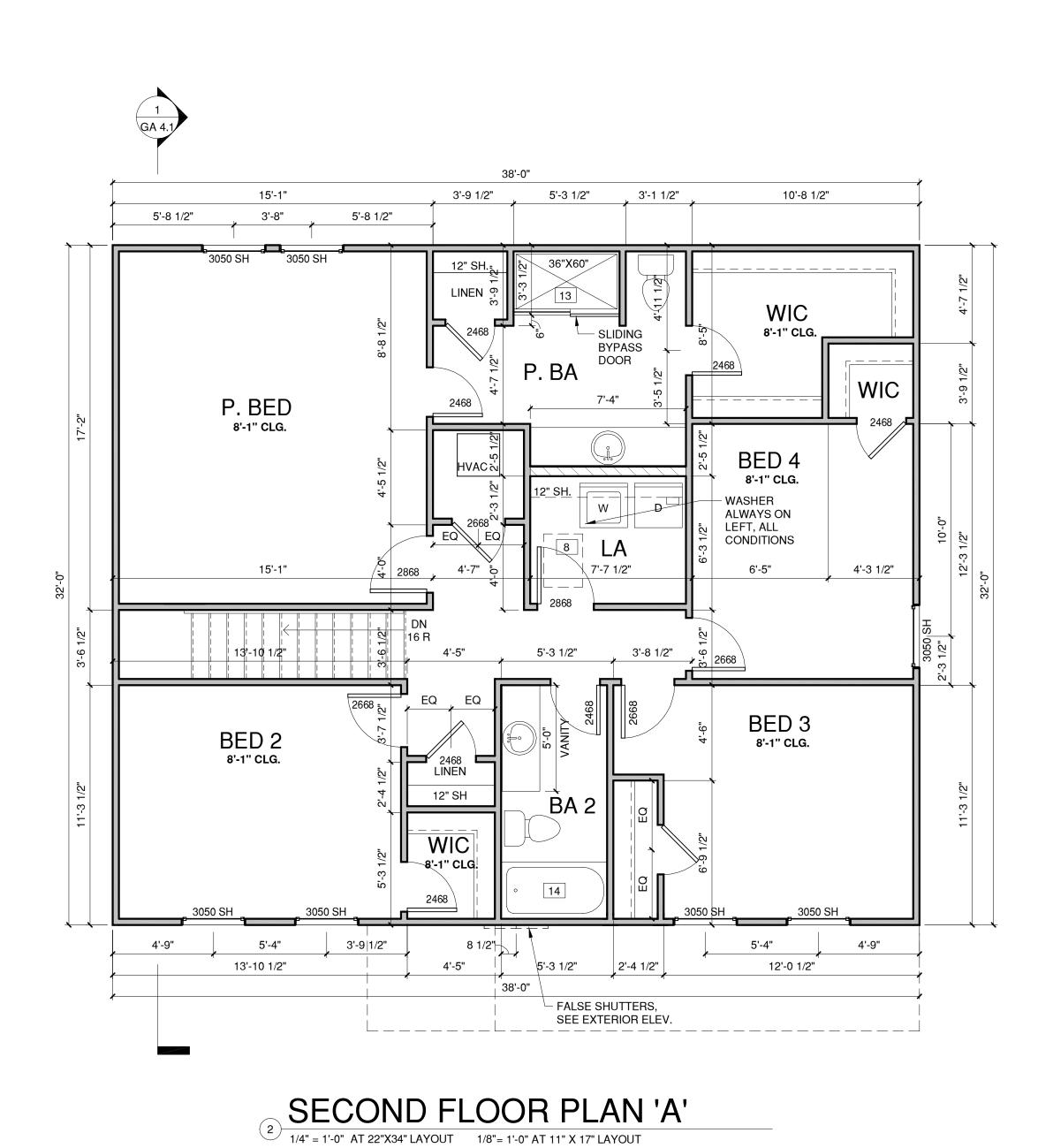
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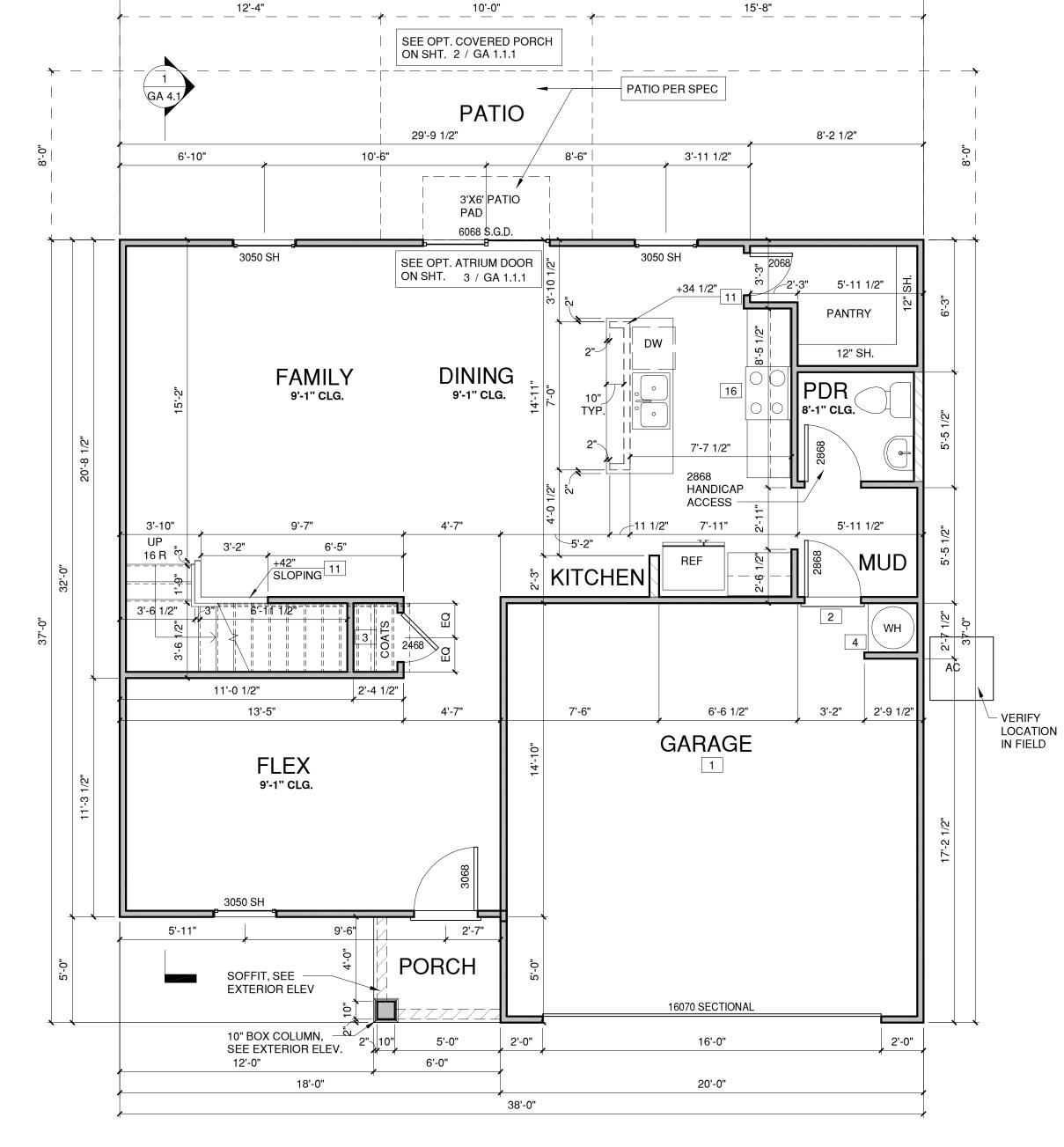
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DRAWN BY: PRW CHECKED BY: JRG

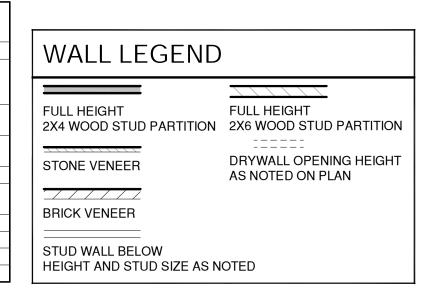






38'-0"

FLOOR PLAN KEYNOTE LEGEND 1 HOUSE TO GARAGE FIRE SEPARATION, GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE "X" GYPSUM BOARD 2 HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1 3/8" SOLID CORE DOOR W/ SELF CLOSING HINGE OR APPROVED 20 MINUTE RATED DOOR. 3 BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS 4 WATER HEATER ON 18" HIGH PLATFORM 8 ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"X22". 1-HR FIRE RATED PER STATE AND LOCAL CODE REQUIREMENTS. 11 HALF WALL, HEIGHT AS NOTED 13 SHOWER, TEMPERED GLASS ENCLOSURE 14 TUB-SHOWER COMBO, TEMPERED GLASS ENCLOSURE ONLY AS REQUIRED 16 SLIDE-IN RANGE W/ HOOD AND/OR MICRO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS



工 9 S **ISSUE DATE:** 09.03.2024 FOR **REVIEW REVISIONS:** These drawings are the property of Starlight Homes and are not to be utilized for construction, or copied in part or in whole without permission from the builder. © 2018 Starlight Homes LAST REVISION LAST SAVED BY: FLOOR PLAN 'A' 0 20

SHEET NO:

GA 1.1



WALL LEGEND

FULL HEIGHT FULL HEIGHT

2X4 WOOD STUD PARTITION 2X6 WOOD STUD PARTITION

DRYWALL OPENING HEIGHT

AS NOTED ON PLAN

STONE VENEER

BRICK VENEER

STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED

FLOOR PLAN KEYNOTE LEGEND

HOUSE TO GARAGE FIRE SEPARATION, GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. GARAGE/HOUSE SEPARATION AT

WALL OF ADJACENT

DRAWINGS FOR

LOCATION

UNIT, SEE COMPOSITE

WALL OF ADJACENT — UNIT, SEE COMPOSITE DRAWINGS FOR LOCATION

19'-8"

6'-2 3/4"

6'-11"

WIC

8'-1" CLG.

'-1 3/4" 4'-9 1/4"

8'-1" CLG.

BYPASS /

36"X60"

5'-5 1/2"

5'-3 1/2"

5'-9"

DRAWINGS FOR LOCATION

BED 3 8'-1" CLG.

9'-5"

10'-0"

PAN

DOOR

VANITY

LOCATION

12'-9"

3050 SH 3050 SH

PRIMARY

BED

10'-4 1/2"

3'-10"

19'-8"

SECOND FLOOR PLAN ELEV 'A'

2 1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

BED 2

8'-1" CLG.

9'-4 1/2"

9'-8"

8'-1" CLG.

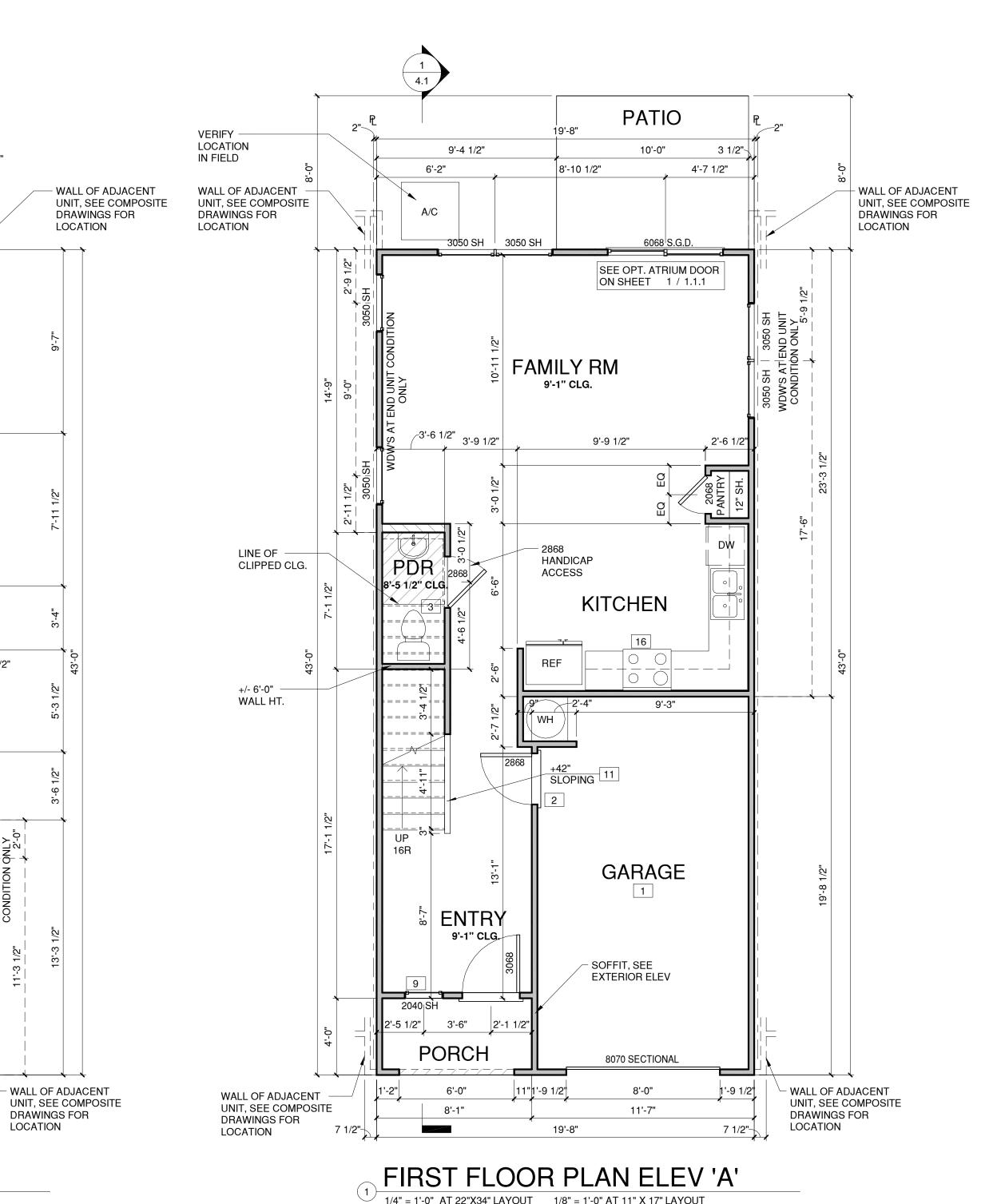
6'-6 1/4"

HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE "X" GYPSUM BOARD HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1 3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE

- RATED DOOR BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED
- ACCESSIBLE AREAS ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"X22", FIRE RATED ACCESS AS NOTED, ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH
- TRUSSES (25 1/2"X54" SIZE) TEMPERED SAFETY GLASS
- HALF WALL, HEIGHT AS NOTED
- SHOWER, TEMPERED GLASS ENCLOSURE, WRAPPED WITH DRYWALL ALL 4 SIDES.

TUB-SHOWER COMBO SLIDE-IN ELECTRICAL RANGE W/ HOOD AND MICRO ABV. VENT PER MANUFACTURER'S WRITTEN

INSTRUCTIONS



工 9

ISSUE DATE: 08.01.2024 **FOR REVIEW**

REVISIONS:

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LAST REVISION

LAST SAVED BY:

PULSAR PLAN

SHEET NO:

1.1

Z24-08. Overlook Pkwy. Townhome entrance









Z24-08. Center Rd. Single Family detached approximate location

