

ZONING SYNOPSIS

Petition Number(s): Z25-01

REQUEST SUMMARY:

JFB Developments, applicant, requests a change in zoning from G-C (General Commercial) to RA-12 (Residential Attached) to construct approximately eighty (80) fee simple townhomes on the 9.5 acre tract.

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: JFB Developments
Representative: Jonathan C Keeler
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: Cartersville Fire takes no exceptions to this rezoning request for Parcel ID C082-0002-100 from G-C to RA-12, provide all applicable city adopted codes and ordinances are followed.

Gas: The Gas System takes no exception to the following as shown in the attachments, however, the Gas System will not serve these units due to the lack of an adequate 60' right-of-way/easement within the development requiring the comingling of utilities.

Planning and Development: Takes no exception.

Public Works: Public Works has the following comments as shown below:

1. The geometric design of all internal drives 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.
2. Access/maintenance easements will be required for all proposed stormwater conveyances and detention facilities associated with proposed development.
3. A stormwater maintenance agreement will be required for all proposed stormwater conveyances and detention facilities associated with proposed development.
4. Hammer head turnarounds not allowed since they create unnecessary backing movements which creates safety concerns and limit traffic flow for regular traffic as well as emergency vehicles. Turn arounds need to be shown as a permanent cul-de-sac.
5. Driveways should be able to accommodate vehicles including SUVs and trucks so that trash service will not be inhibited by vehicles parking close to the road.
6. How are the utilities going to be accommodated along Thornwood Drive within an easement or right-of-way? More easement or right-of-way than shown will be needed for utilities to maintain minimum separation and serve the development. Typically, 34 feet ...[17ft per side]... would be required behind the curb in this type of situation where easement is obtained only on one side.
7. How will utilities be accommodated coming into the development property without any easements or right-of-way shown?
8. Why is there no sidewalk behind units 66 through 80 while access by sidewalk appears to be provided for all the other units?
9. The public access and utility easement along Thornwood Drive needs to meet local code Section 7.5-71-6 related to minimum easements requirements and 7.5-71-7 requirements related to maintenance of Thornwood Drive. At a minimum, a 60-foot-wide access and utility easement is needed.

Water and Sewer (Water only): 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: Thanks, David. Having a full picture of the project (bedroom configurations) is helpful so we'll comment once we receive that and have a clearer understanding of the whole project

Bartow County Water and Sewer (Sewer only): No comments received.

Public comments: None received as of 12-27-24

STAFF SUMMARY (REVISED):

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 eighty (80) fee-simple (For Sale) townhome units. All streets will be privately owned. City gas, water, stormwater and County sewer utilities are available in the area.

REVISED: Per the concept plan, all RA-12 zoning development requirements can be met. ~~No variances are expected at this time.~~ A variance may be required to omit the rear alley access requirement if it is determined that the front of the townhomes are oriented toward the private driveways. See attached analysis sheet.

The proposed density of the development is 8.4 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.

Zoning Application, Z24-03, was submitted by a different applicant in the spring of 2024 for 96-townhome units for this property. The property owner and site engineer for this project remain the same. The previous applicant did not attend any of the public hearings to represent the application. Council denied the application on May 2, 2024. The modifications requested by the planning commission for Z24-03 have been incorporated into the concept plan for the current application. Those requested revisions include; 1) fewer townhome units; 2) more on-street parking, and 3) more green space.

REVISED: The Country Club is requesting the applicant provide a landscape screen along Country Club Dr. Neither party is clear on the ownership of the existing pine trees in this area. A detailed property survey is required.

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 and near the proposed site..
- 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 the city's land use plan for the property (Commercial), but not necessarily with surrounding properties, Low-Medium Density Residential, & Parks/ Conservation.
- 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 30ft access and utility easement from and along the centerline of Thornwood Drive onto the proposed development site to the City of Cartersville in order to locate all proposed and future utilities with adequate separation.
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.

Z25-01 P&D Analysis. Thornwood Dr

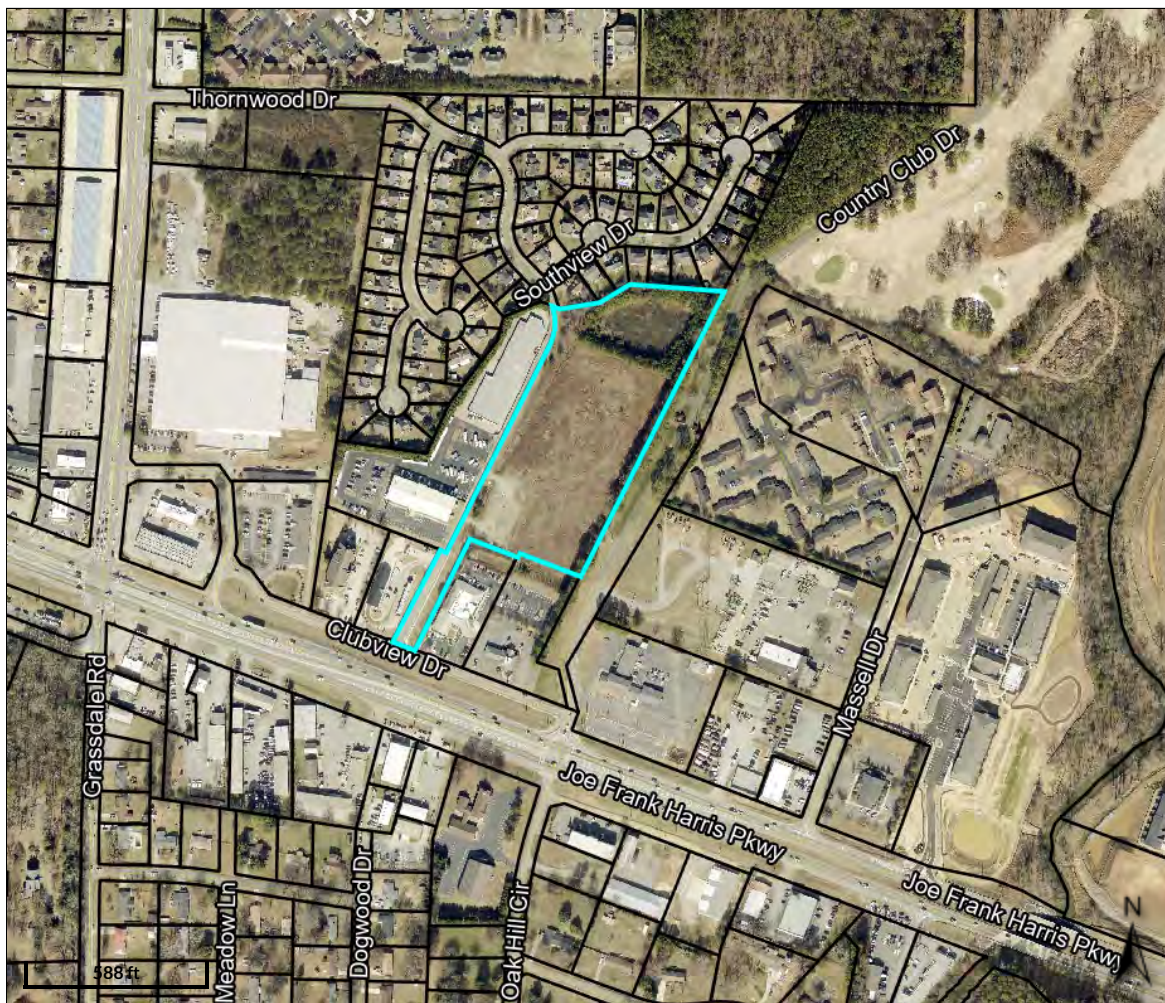
Code Section	Description and/ or Requirements	Required	Proposed	Notes
6.7.1	RA-12 district scope and intent. Regulations set forth in this section are the RA-12 district regulations. The RA-12 district is intended to provide land areas devoted to high density uses consisting of single-family dwellings 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	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	8.4 un/ac.	80 units proposed on 9.28ac.
D.	Minimum lot width: Twenty (20) feet.	Y	---	Building width approx. 24ft. 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 approx. 50ft. Measured on concept plan. No lots shown.
G.	Minimum development area: One-half (0.5) acres.	Y	9.28	

Code Section	Description and/ or Requirements	Required	Proposed	Notes
H.	Minimum heated floor area: One thousand (1,000) square feet.	Y	Approx. 2,200sf.	24x50' unit measured as per plan x 2 floors= approx. 2,200sf. (without garage area)
I.	Setbacks:	---	---	---
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	5 to 15 units per block per the 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 Street/ Driveway shown.	

Code Section	Description and/ or Requirements	Required	Proposed	Notes
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.
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: 12/30/2024

Last Data Uploaded: 12/27/2024 8:55:50 PM

Developed by  **SCHNEIDER**
GEOSPATIAL

Application for Rezoning

City of Cartersville


Case Number: 725-01

Date Received: 10/31/24

Public Hearing Dates:

Planning Commission 1/7/25 5:30pm 1st City Council 1/16/25 7:00pm 2nd City Council 2/6/25 7:00pm

Applicant <u>Jonathan C. Keeler</u> (printed name) <u>JFB Developments</u>	Office Phone <u>706-844-8202</u>
Address <u>100 McHenry Drive SW</u>	Mobile/ Other Phone <u>404-456-8911</u>
City <u>Rome</u> State <u>GA</u> Zip <u>30161</u>	Email <u>jkeeler@jfbdevelopments.com</u>
<u>Jonathan C. Keeler</u> Representative's printed name (if other than applicant)	Phone (Rep) <u>404-456-8911</u>
<u>[Signature]</u> Representative Signature	Email (Rep) <u>jkeeler@jfbdevelopments.com</u>
<u>[Signature]</u> Applicant Signature	My commission expires: <u>2.27.28</u>
Signed, sealed and delivered in presence of:	
<u>[Signature]</u> Notary Public	



* Titleholder <u>QC Express, LLC</u> (titleholder's printed name)	Phone <u>706-506-9000</u>
Address <u>613 Turner McCall Blvd.</u>	Email <u>wrbdi@aol.com</u>
Signature <u>[Signature]</u>	
Signed, sealed, delivered in presence of:	My commission expires: <u>2.27.28</u>
<u>[Signature]</u> Notary Public	



Present Zoning District <u>G-C</u>	Requested Zoning <u>RA-12</u>
Acreage <u>905 Ac.</u> Land Lot(s) <u>18,19,54,55</u>	District(s) <u>4th</u> Section(s) <u>3rd</u>
Location of Property: <u>Clubview DR. @ Thornwood Dr.</u> (street address, nearest intersections, etc.)	Parcel ID No. <u>C082-0002-100</u>
Reason for Rezoning Request: <u>Rezone to residential for the development of townhomes.</u>	
(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: November 22, 2024

Date Two Years Prior to Application: November 22, 2022

Date Five Years Prior to Application: November 22, 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	<u> </u>	<u>X</u>
Council Member:		
Ward 1- Kari Hodge	<u> </u>	<u>X</u>
Ward 2- Jayce Stepp	<u> </u>	<u>X</u>
Ward 3- Cary Roth	<u> </u>	<u>X</u>
Ward 4- Calvin Cooley	<u> </u>	<u>X</u>
Ward 5- Gary Fox	<u> </u>	<u>X</u>
Ward 6- Taff Wren	<u> </u>	<u>X</u>
Planning Commission		
Lamar Pendley, Chair	<u> </u>	<u>X</u>
Anissa Cooley	<u> </u>	<u>X</u>
Fritz Dent	<u> </u>	<u>X</u>
Greg Culverhouse	<u> </u>	<u>X</u>
Jeffery Ross	<u> </u>	<u>X</u>
Stephen Smith	<u> </u>	<u>X</u>
Travis Popham	<u> </u>	<u>X</u>

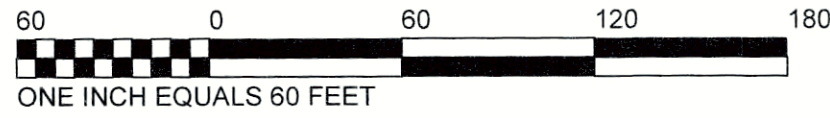
2. If the answer to any of the above is **Yes**, please indicate below to whom, the dollar amount, date, and description of each campaign contribution, during the past five (5) years.

 10/24/2024
Signature Date
Jonathan C. Keeler
Print Name

24" x 24"

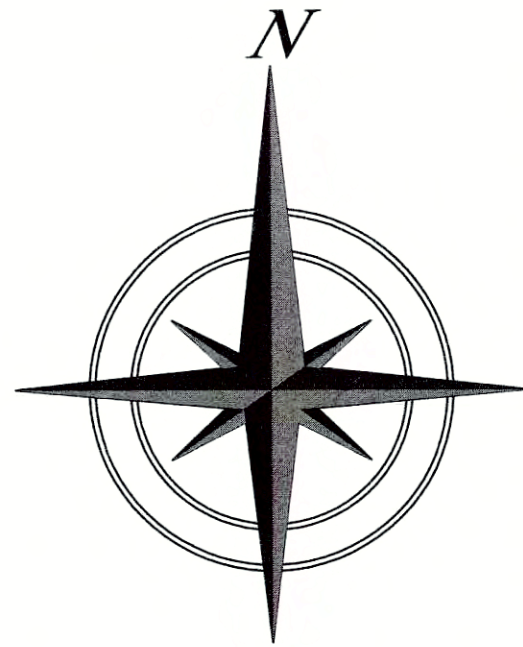
THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT.

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.



1/321 RPT

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



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

Plat Approval Certificate

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

Planning and Development Representative

Date

9.526 Acres

ZONED G-C



NOTES:

1. IPF R4 DENOTES 1/2" IRON PIN FOUND
2. IPP DENOTES 3/4" IRON PIN PLACED
3. CTP DENOTES OPENED TOP PIPE
4. THIS PROPERTY IS SHOWN ON THE BARTOW COUNTY TAX ASSESSORS
WEBSITE AS PART OF TAX PARCEL C082-0002-098
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-.09(2) AND (3) AND
RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES,
AS DEFINED IN O.C.G.A. 43-15-2(6) 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
GNSS RTK & BASE STATION
LSF000934

CERT. OF AUTH. NO.

SURVEYOR'S CERTIFICATION

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



KENNETH M. REYNOLDS
GEORGIA PROFESSIONAL LAND SURVEYOR NO. 2627

DATE

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

David Hardegree

From: Jonathan Keeler <jkeeler@jfbdevelopments.com>
Sent: Thursday, December 26, 2024 8:21 AM
To: David Hardegree
Subject: [EXTERNAL] Re: Z25-01. C082-0002-100. Thornwood Dr. Rezoning from G-C to RA-12 for (80) townhomes
Attachments: Ashton Woods 24 TH - 12262024.jpg; Chastain Meadows - 24' TH.pdf



David,

Good Morning.

Hope you and your family had a great Christmas.

The 24' Townhomes would be 3 bedrooms or 2 bedrooms with office space.

Attached please find potential elevations for the Townhomes.

I will see if I can have any other renderings, photos or floor plans before the meeting.

Thank you for all of your help in this process.

Jonathan



Jonathan Keeler

VP of Development

JFB Developments LLC

jkeeler@jfbdevelopments.com

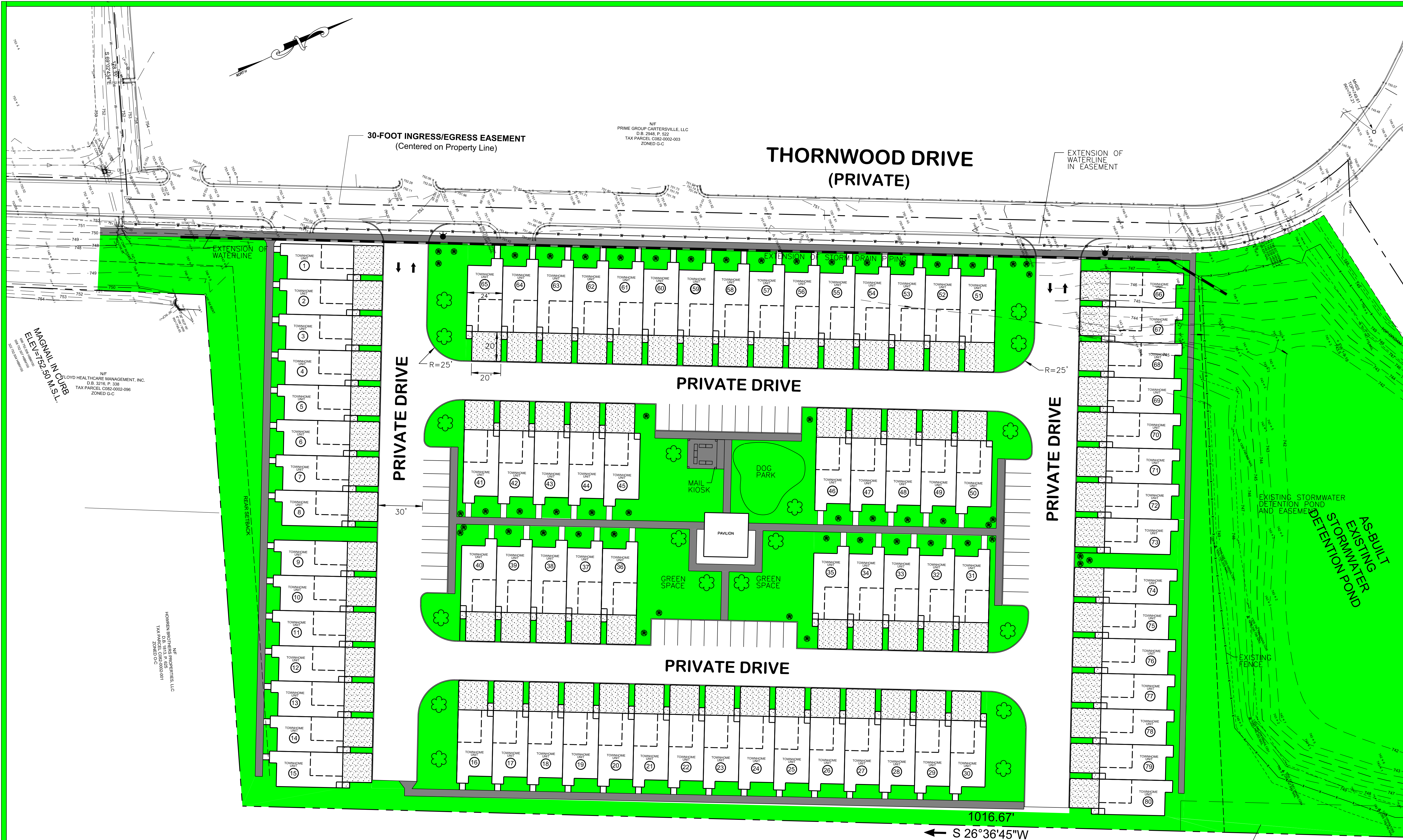
404-456-8911

From: David Hardegree <dhardegree@cityofcartersville.org>
Sent: Monday, December 23, 2024 2:38 PM
To: Jonathan Keeler <jkeeler@jfbdevelopments.com>
Subject: RE: Z25-01. C082-0002-100. Thornwood Dr. Rezoning from G-C to RA-12 for (80) townhomes

Anything to provide regarding bedroom counts, floor plans or elevations?

From: Jonathan Keeler <jkeeler@jfbdevelopments.com>
Sent: Friday, November 15, 2024 7:06 PM
To: David Hardegree <dhardegree@cityofcartersville.org>
Subject: [EXTERNAL] Re: Z25-01. C082-0002-100. Thornwood Dr. Rezoning from G-C to RA-12 for (80) townhomes

REVISED DOCUMENTS



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

LEVEL 1 CERTIFICATION NUMBER: 2234

TOWNHOME DEVELOPMENT

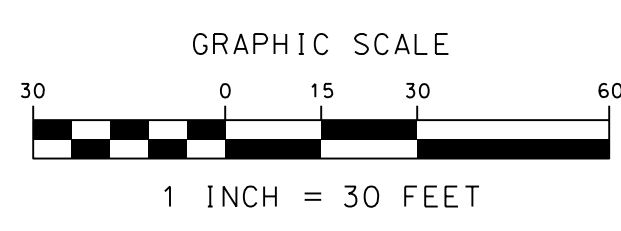
CARTERSVILLE, GEORGIA

NO.	REVISION FOR	DATE

CONCEPTUAL
SITE PLAN

DESIGNED BY: PO
APPROVED BY: CH
DATE: 1-30-2025
DRAWING NO.: E763 - C5

C-5



[illegible]

VATE DRIVE

LANDSCAPE BUFFER

CODE	QTY	BOTANICAL / COMMON NAME	SIZE
TREES			
CON CAR	18	Cupressus arizonica 'Carolina Sapphire' / Carolina Sapphire Cypress	6' H
ILE NEL	18	Ilex x 'Nellie R Stevens' / Nellie Stevens Holly	8' H
THU GIA	21	Thuja plicata 'Green Giant' / Western Red Cedar	8' H
CODE	QTY	BOTANICAL / COMMON NAME	CONT
SHRUBS			
ILE JAP	39	Ilex crenata 'Steeds' / Steeds Japanese Holly	4' H
ILL PAR	30	Illicium parviflorum / Anise	3 gal
LIG HOW	35	Ligustrum japonicum 'Howardii' / Howard's Ligustrum	3 gal
LOR BUR	18	Loropetalum chinensis rubrum 'Burgundy' / Burgundy Loropetalum	3 gal
GRASSES			
MIS SIN	18	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	3' SIN
PAN GRA	30	Panicum virgatum 'Ruby Ribbons' / Ruby Ribbons Switch Grass	3 gal

MORGAN LANDSCAPE GROUP, LLC
1387 WOODCUTT PLACE
MARIETTA, GA 30062
770-401-8186

Landscape Architecture
and Site Planning

smorgan.mlg@outlook.com



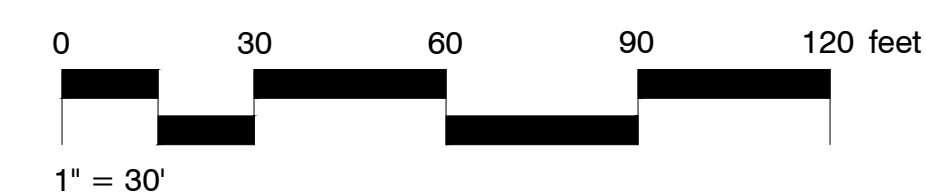
Date	Description
02/04/25	Buffer Plan

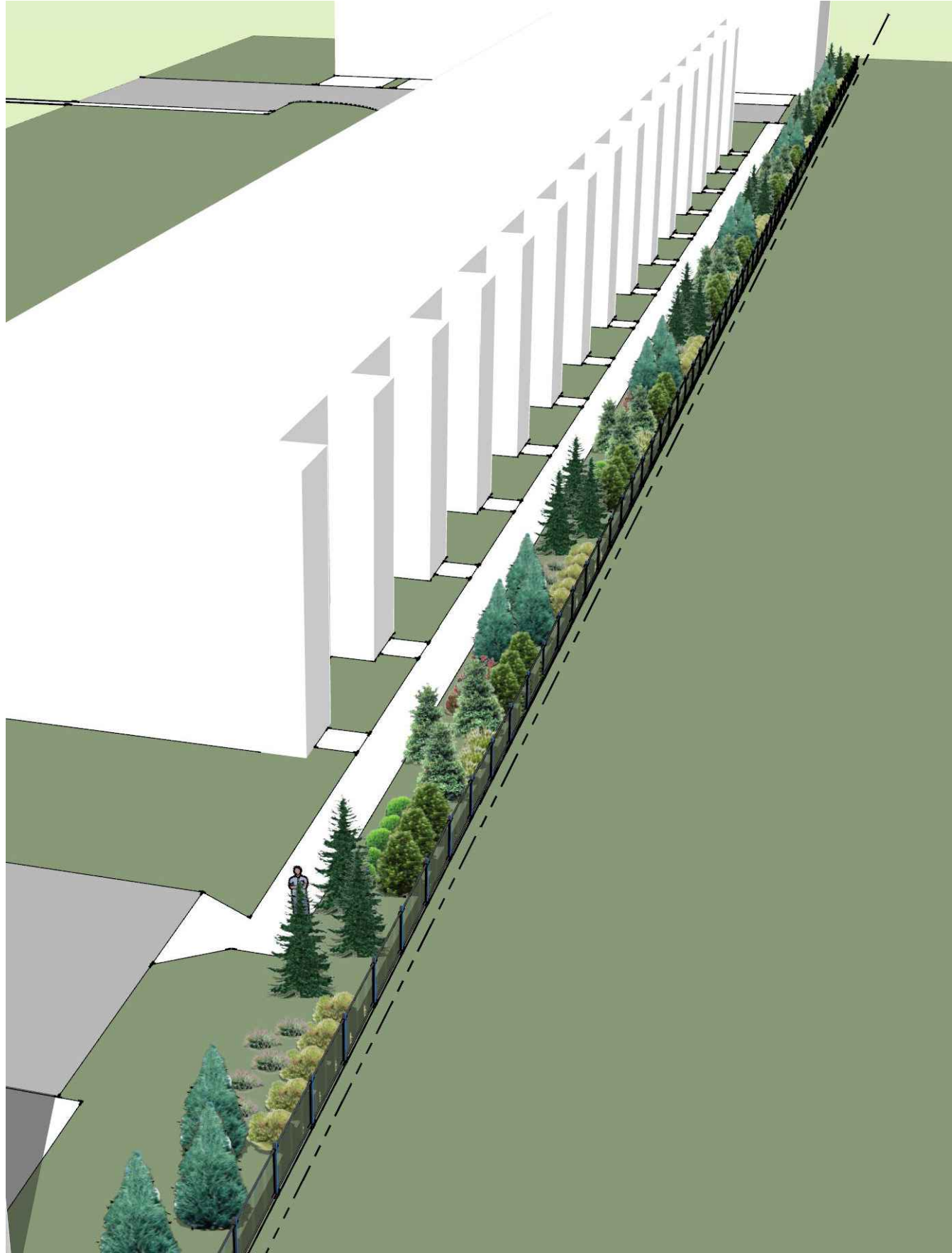
Prepared For:
JFB Developments LLC
100 Mc Henry Drive Southwest
Rome, GA 30161
404.456.8911

CARTERSVILLE
Cartersville, GA

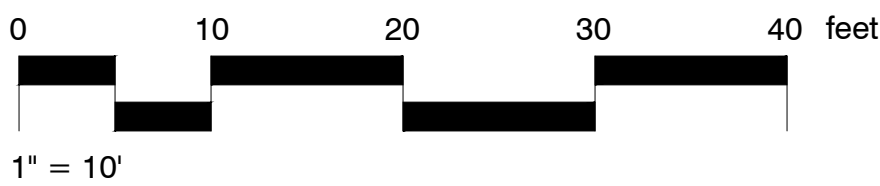
Buffer Plan

L1.0





PLANT SCHEDULE			
CODE	QTY	BOTANICAL / COMMON NAME	SIZE
TREES			
CUP CAR	18	Cupressus arizonica 'Carolina Sapphire' / Carolina Sapphire Cypress	6' H
ILE NEL	18	Ilex x 'Nellie R Stevens' / Nellie Stevens Holly	8' H
THU GIA	21	Thuja plicata 'Green Giant' / Western Red Cedar	8' H
CODE	QTY	BOTANICAL / COMMON NAME	CONT
SHRUBS			
ILE JAP	39	Ilex crenata 'Steeds' / Steeds Japanese Holly	4' H
ILL PAR	30	Illicium parviflorum / Anise	3 gal
LIG HOW	35	Ligustrum japonicum 'Howardii' / Howard's Ligustrum	3 gal
LOR BUR	18	Loropetalum chinense rubrum 'Burgundy' / Burgundy Loropetalum	3 gal
GRASSES			
MIS SIN	18	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	3 gal
PAN GRA	30	Panicum virgatum 'Ruby Ribbons' / Ruby Ribbons Switch Grass	3 gal



MLG

MORGAN LANDSCAPE GROUP, LLC
1387 WOODCUTT PLACE
MARIETTA, GA 30062
770-401-8186
Landscape Architecture
and Site Planning
smorgan.mlg@outlook.com



Date	Description
02/04/25	Buffer Plan

Prepared For:
JFB Developments LLC
100 Mc Henry Drive Southwest
Rome, GA 30161
404.456.8911

CARTERSVILLE
Cartersville, GA

Buffer Enlargement

L2.0

Rental Restriction

No more than ten percent (10%) of the Units may be leased at one time. Accordingly, any Owner of a Unit in Restricted Leasing Status desiring to lease a Unit must apply in writing to the Board of Directors for conversion to Open Leasing Status in accordance with rules and regulations promulgated by the Board of Directors. Notwithstanding any provision herein to the contrary, in no event shall a Person own more than five (5) Units in Open Leasing Status.

Parking

Vehicles shall be parked only in appropriate parking spaces serving the Unit or other designated parking areas established by the Board, if any. The term "vehicles," as used herein, shall include, without limitation, motor homes, boats, trailers, motorcycles, minibikes, scooters, go carts, golf carts, trucks, campers, buses, vans and automobiles. The term "parking spaces serving a Unit" shall refer to the number of garage parking spaces and, if and only if, the Owner or Occupants of a Unit have more vehicles than the number of garage parking spaces, those excess vehicles which are an Owner's or Occupant's primary means of transportation on a regular basis may be parked on the driveway located on such Unit; provided, however, no vehicle parked on a driveway shall encroach onto any portion of the sidewalk, public right-of-way or any landscaped or grassy area. Unless otherwise provided by the Board, parking at mailbox kiosk areas, if any, shall be for short term temporary parking, only for such reasonable period of time as may be necessary to retrieve mail, and may be subject to such additional rules and regulations as the Board may adopt from time to time. All parking shall be further subject to such reasonable rules and regulations as the Board may adopt from time to time. No on-street parking shall be permitted.

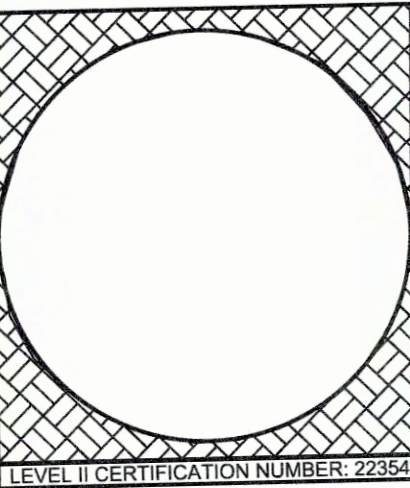






SES

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



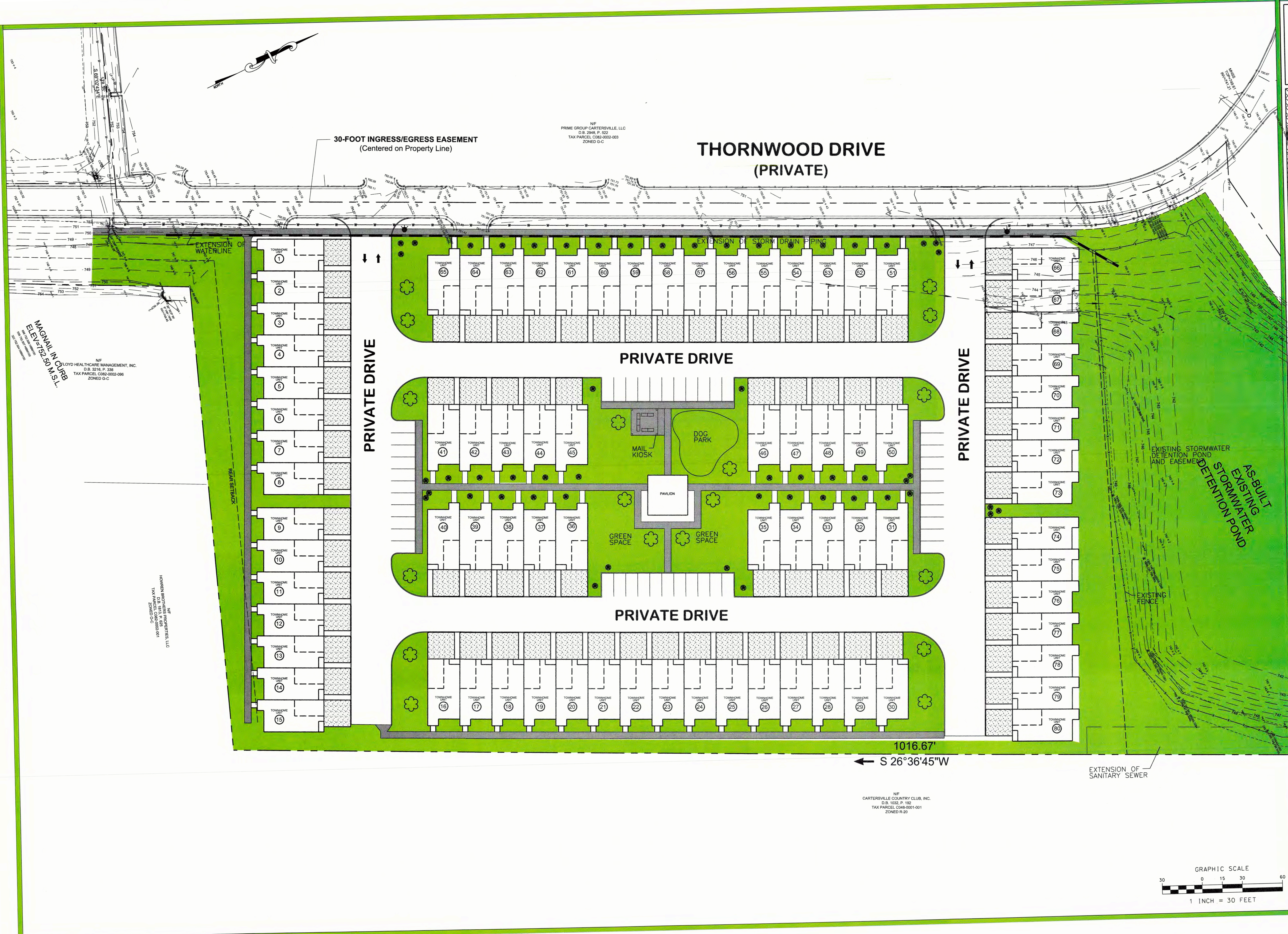
TOWNHOME DEVELOPMENT
CARTERSVILLE, GEORGIA

NO.	REVISION FOR	DATE

CONCEPTUAL
SITE PLAN

DESIGNED BY: PO
APPROVED BY: CH
DATE: 11-3-2023
DRAWING NO.: E763 - C-5

C-5



Site Visit 12/23/24







2/11/25:

PINE TREES ALONG COUNTRY CLUB DR. OWNERSHIP TO BE DETERMINED.



