



CITY COUNCIL ITEM SUMMARY

MEETING DATE:	February 20, 2025
SUBCATEGORY:	First Reading of Ordinances
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	Z25-01. 0 Thornwood Dr. (Tax ID C082-0002-100). Applicant: JFB Developments
DEPARTMENT SUMMARY RECOMMENDATION:	<p>Applicants request a change in zoning from G-C to RA-12 (Residential Attached) to construct eighty (80) fee simple townhomes on the 9.5 acre tract.</p> <p>Staff does 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 thirty 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>Planning Commission recommends DENIAL, 3-1.</p>
LEGAL:	N/A