



## CITY COUNCIL ITEM SUMMARY

<b>MEETING DATE:</b>	April 18, 2024
<b>SUBCATEGORY:</b>	Public Hearing – 1st Reading of Zoning/Annexation Requests
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	Z24-03. 0 Thornwood Dr. Applicant: WJDS, Inc.
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	<p>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.</p> <p>Staff does not oppose the rezoning with the following conditions for utilities.</p> <ol style="list-style-type: none"><li>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.</li><li>2. Developer to extend the existing water line on Thornwood Drive and to loop the proposed water line inside the development.</li></ol> <p>The Planning Commission recommended denial 6-0.</p>
<b>LEGAL:</b>	N/A