

ZONING SYNOPSIS

Petition Number(s): **Z20-04**

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: **Robert Jordan**

Representative: **Same**

Property Owner: **Robert Jordan Properties, LLC**

Property Location: **North of 26 Overlook Pkwy (C108-0002-003)**

Access to the Property: **Overlook Pkwy**

Site Characteristics:

Tract Size: Acres: **50.00** District: **4th** Section: **3rd** LL(S): **257,258,319,320**

Ward: **1** Council Member: **Kari Hodge**

LAND USE INFORMATION

Current Zoning: **O-C (Office Commercial) & R-20 (Single Family Residential)**

Proposed Zoning: **MF-14 (Multi-Family Residential) and O-C**

Proposed Use: **Multi-Family Residential**

Current Zoning of Adjacent Property:

North: **R-20**

South: **MF-14**

East: **R-20**

West: **MN (Mining)**

The Future Development Plan designates the subject property as: **Main Street**

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

ZONING ANALYSIS

Site History:

1999-2000 water, sewer force main and natural gas lines from E. Main Street to Center Road were installed. A utility easement was provided.

No known zoning cases. Site is undeveloped.

Project Summary:

The applicant requests the rezoning of a 50 acre tract from O-C and R-20 to O-C and MF-14 for the construction of 336 apartment units housed within (6) buildings- an average of 56 units per building. An amenities area with a clubhouse is also planned. The proposed tract is part of a 339 acre lot.

The project site is located north of the Canyons at Overlook East apartment development at Overlook Pkwy, and directly east of I-75. All utilities are in place along Overlook Pkwy. As of this zoning analysis, Overlook Pkwy, is still an access and utility easement. It has not been dedicated as public ROW.

The proposal includes only one and two bedroom units with an approximate equal split of units: (168) 1-bedroom units and (168) 2-bedroom units. This arrangement is preferred by the school district and is ideal for working professionals who commute and desire quick access to I-75 and the shopping and dining options along the E. Main St. corridor to downtown.

The MF-14 designation allows for 14 units per gross acre. At 336 units, the density for the 50-acre tract would be 6.7 units/ per gross acre. For comparison, the Avonlea Apartments at 950 E. Main St. have 228 units on 16.68 acres. The density is 13.7 un/ acre. The Canyons at Overlook East (Z20-01, approved 7-2-2020) has 210 units on 27 acres for a density of 7.6 un/ac.

The Future Development Map identifies the area as Main Street Overlay which supports the design objectives of the Main Street Overlay District. Development strategies are not addressed, but defer to the elements of the Main Street Overlay District and the underlying zoning standards.

The Future Land Use Map (FLUM) identifies the proposed site as Low and Medium Residential. The FLUM identifies the west side of I-75 as Commercial- Mixed Use which includes residential components. The area immediately adjacent to and south of this site is identified as Commercial.

The proposed project site and larger tract have been expected to develop with construction of Overlook Parkway to Center Road. The Overlook East apartment developer is not expected to extend Overlook Parkway to the north. It will be the responsibility of the applicant to extend Overlook Parkway to the proposed site.

Passive recreation exists at the Pine Mountain trail head with connections to the Army Corp of Engineers' park areas near the Lake Allatoona dam.

City Department Comments

Electric: Takes No Exception.

Fibercom: Takes No Exception

Fire: Takes no exceptions to the rezoning request provided all adopted codes, ordinances, and development regulations are met.

Gas: The Gas System takes no exception to the attached application as shown in the attachment as long as the applicant is aware that a utility easement exists on this property and the Gas System owns and operates an existing 6" HP steel natural gas main within this easement and the ground cover within this easement shall not be diminished or significantly added to nor shall access to this easement be hindered in any way.

Public Works: Public Works has no issues regarding the zoning. However, as discussed with David, public access to the site will need to be worked out. This will be an item that we will address during plan review.

Water and Sewer: See attached comments.

Cartersville School District:

In regard to this project, my (Dr. Feuerbach, Superintendent) comments mirror what I have shared with the last few projects.

- *How does this project align with the other projects that have been previously approved?*
- *Are we setting ourselves up for steady growth or are we setting up for rapid growth where we don't know the unintended consequences or possible constraints on our services?*
- *We are working on addressing the capacity issues at our schools but COVID-19 has definitely put a a delay in some of our future plans.*

Public Comments:

10/8: AJ Patel. Email supporting project, attached.

STANDARDS FOR EXERCISE OF ZONING POWERS.

1. *The existing land uses and zoning of nearby property.*
Property to the north and east will remain undeveloped and zoned R-20 (Single Family residential). Property to the south was recently zoned to MF-14. Zoning to the west, across I-75, is Mining with an undeveloped land use.
2. *The suitability of the subject property for the zoned purposes.*
The property may be suitable for the zoned purposes.
3. *The relative gain to the public, as compared to the hardship imposed upon the individual property owner.*
The proposed development would introduce a housing product that seems to be in demand.
4. *Whether the subject property has a reasonable economic use as currently zoned.*
The property has a reasonable economic use as currently zoned.
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 would permit a use that is suitable in view of the use of the adjacent residentially zoned and mining use properties.
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 or property use.
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 may conform to the Future Land Use Map if the proposed apartment density is considered to be medium density residential. The future development plan shows the area as Main Street referring to the Main Street Overlay District which accommodates commercial and mixed-use land uses.
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.

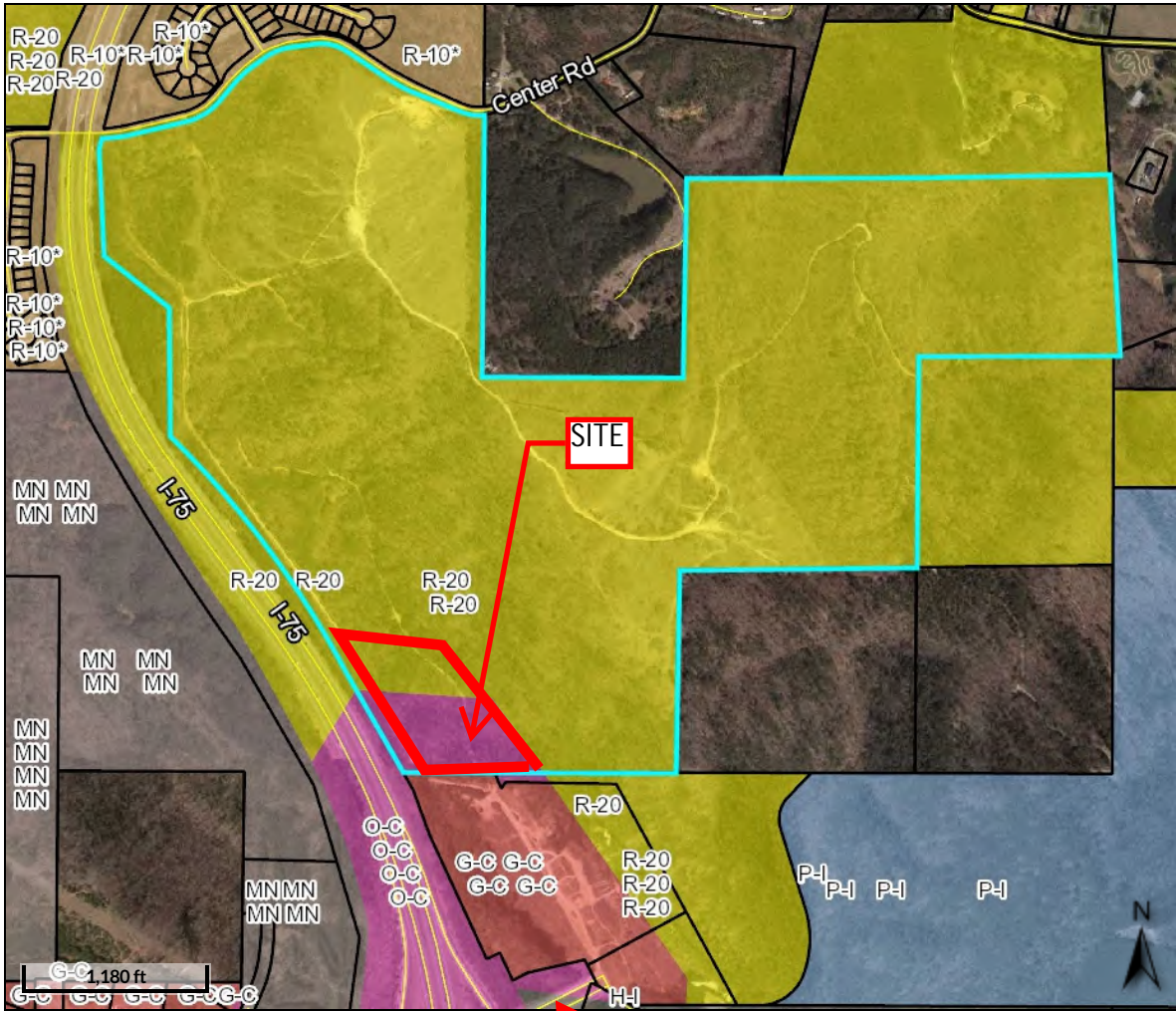
9. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.*
The proposed use should not burden existing streets, transportation facilities, utilities or schools. Water service is not available above the 1050 ft. elevation.

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.

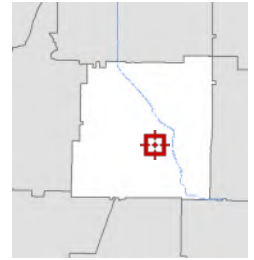
STAFF RECOMMENDATION:

Staff takes no exception to the rezoning.

PLANNING COMMISSION RECOMMENDATION:



Overview



Legend

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

District
Brief Tax Description

Cartersville
LL 247 DIST 4
(Note: Not to be used on legal documents)

Date created: 10/27/2020
Last Data Uploaded: 10/26/2020 9:44:22 PM

Developed by Schneider
GEOSPATIAL

Parcel ID C108-0002-003
Sec/Twp/Rng n/a
Property Address CENTER RD

















Alternate ID 38134
Class Agricultural
Acreage 339.23

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

CARTERSVILLE, GEORGIA

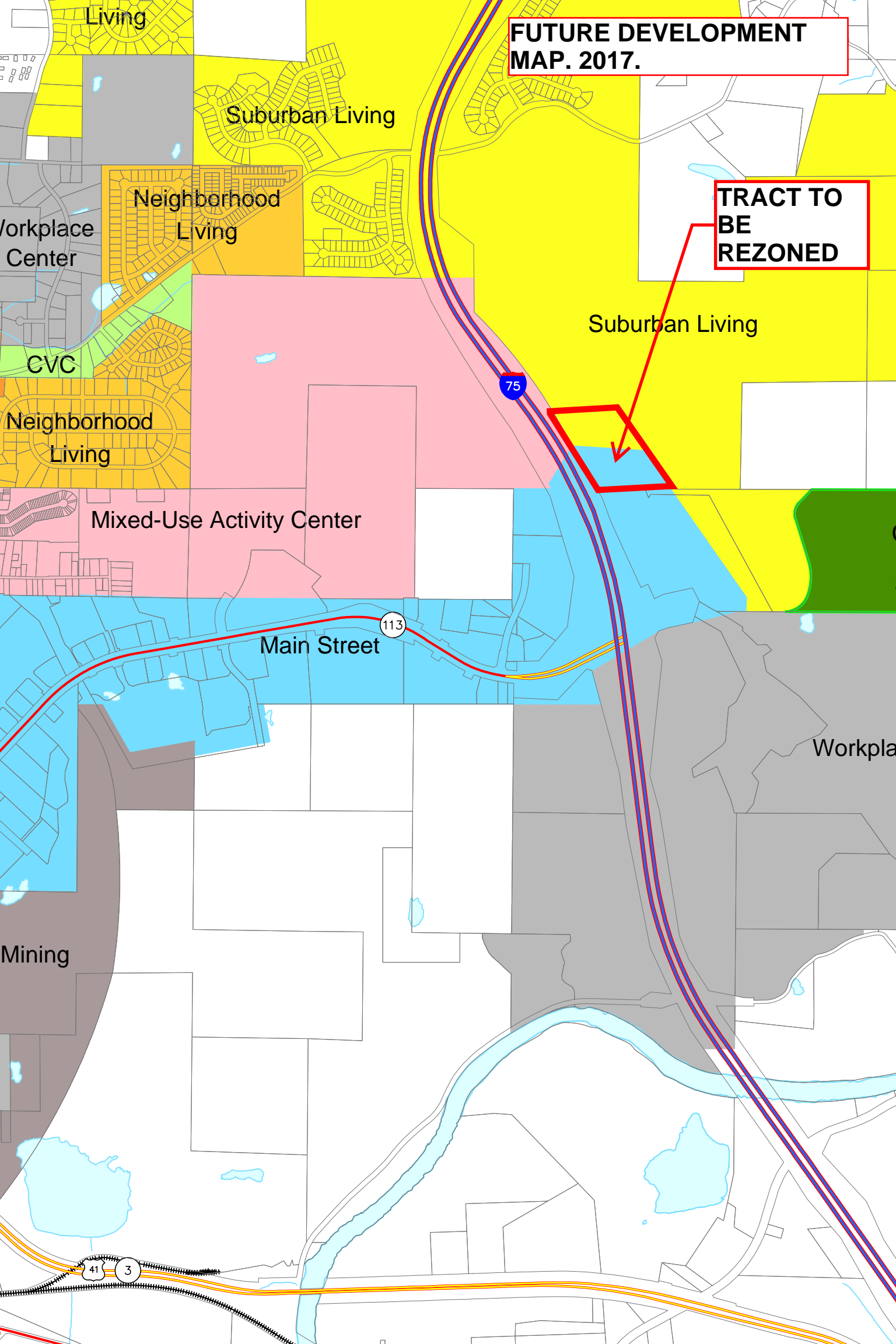
Future Development Map

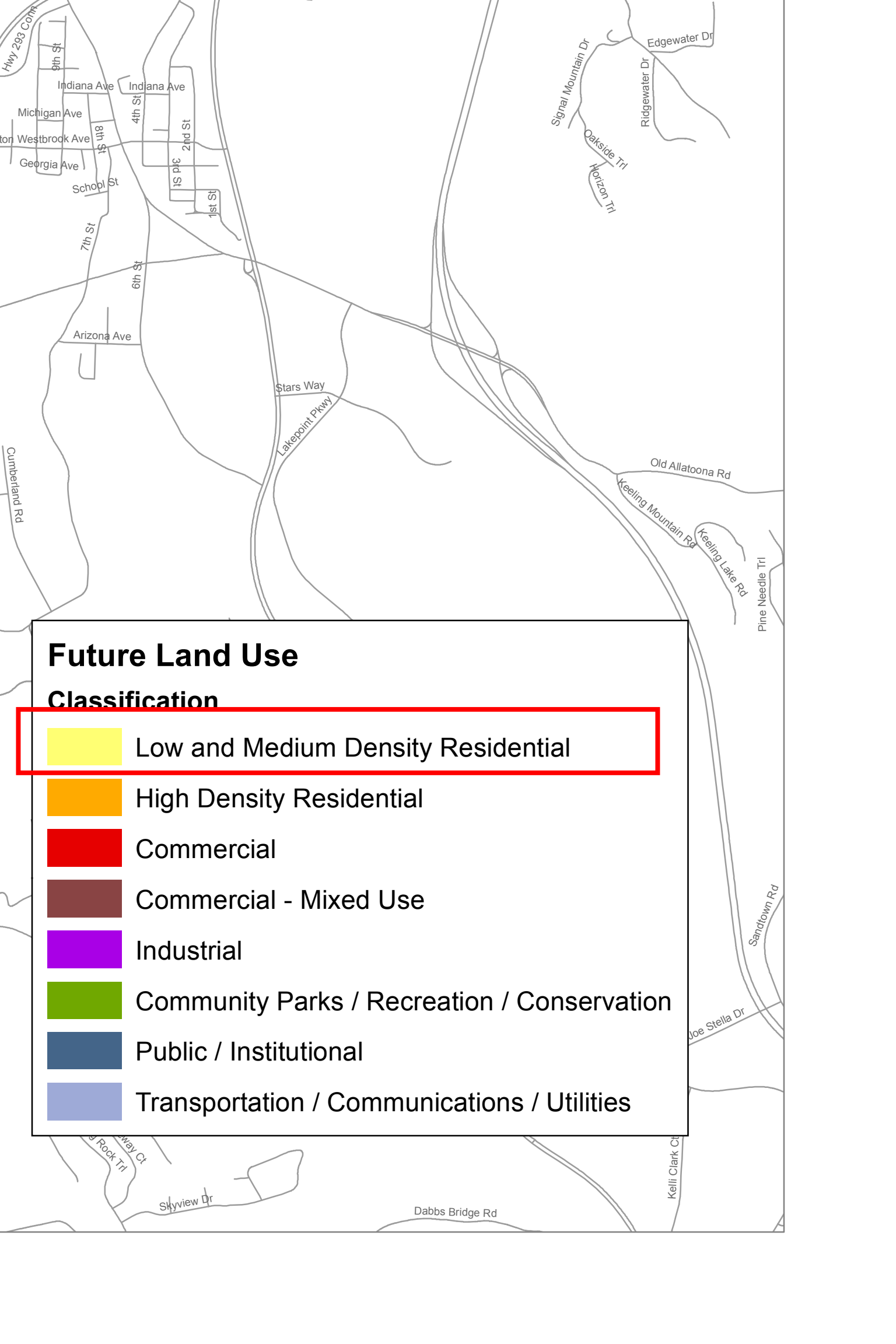
Character Areas of the Future Development Map

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

**FUTURE DEVELOPMENT
MAP. 2017.**









**TRACT TO
BE
REZONED**





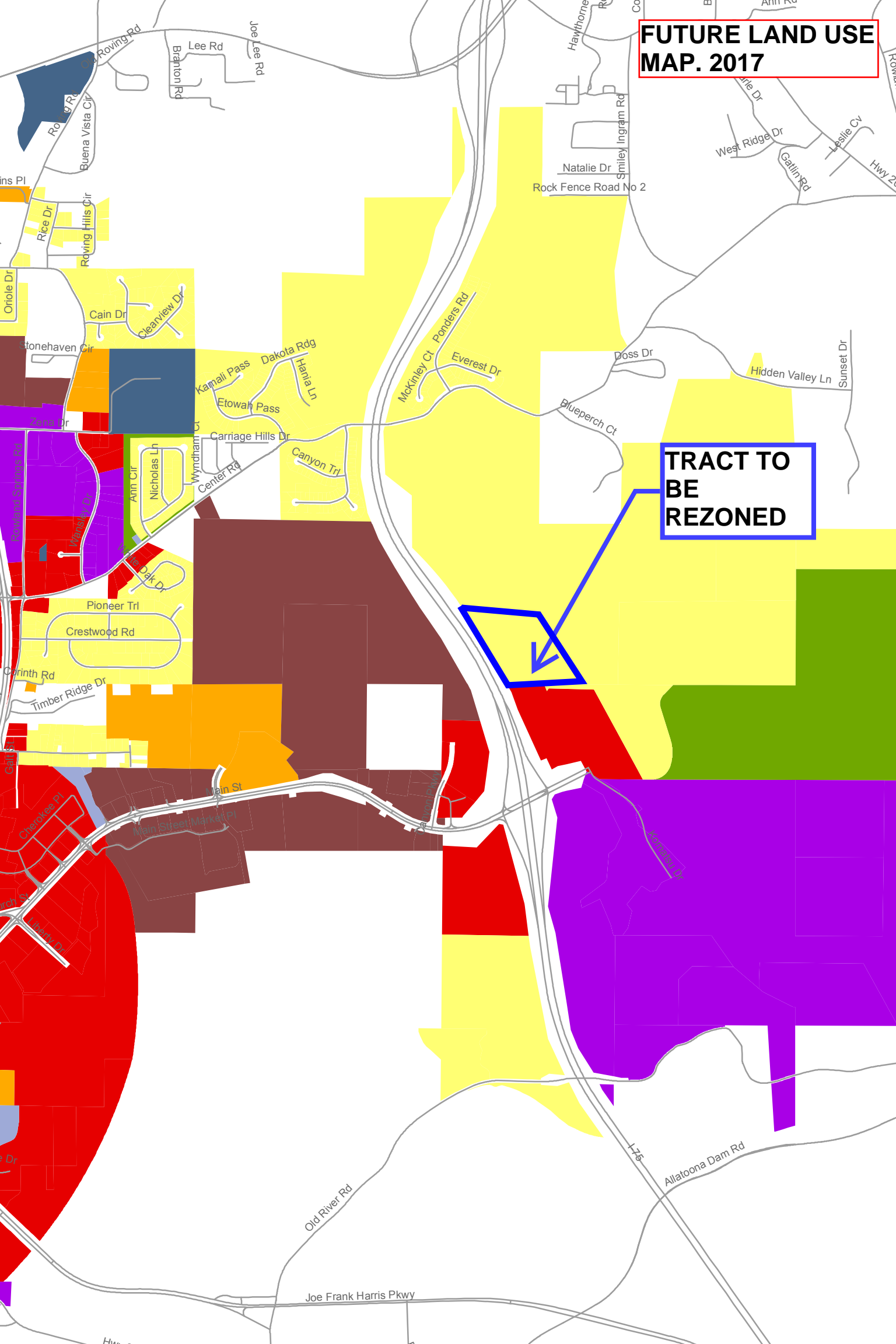
Future Land Use

Classification

-  Low and Medium Density Residential
-  High Density Residential
-  Commercial
-  Commercial - Mixed Use
-  Industrial
-  Community Parks / Recreation / Conservation
-  Public / Institutional
-  Transportation / Communications / Utilities

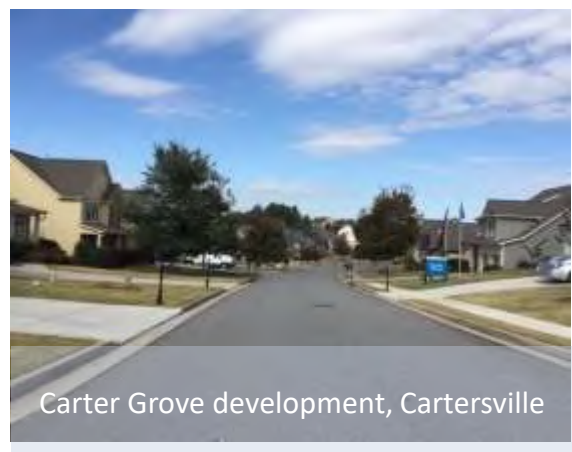
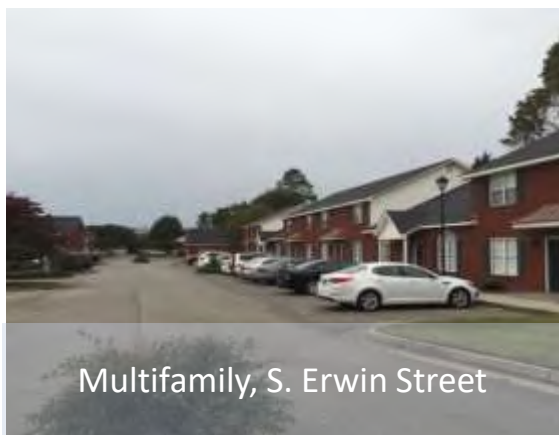
**FUTURE LAND USE
MAP. 2017**

**TRACT TO
BE
REZONED**



Future Land Use Category: Low and Medium Density ResidentialFound In: Cartersville

This land use is the predominant land use in Cartersville and is found moving out from the downtown, commercial, and high density housing core of the city. It can include larger lot single family residential, single family residential, and low- density multifamily residential. These uses are typical larger lot single family or multifamily (duplexes, triplexes, and quadplexes) residential uses. Housing types are conventional, industrialized, or manufactured, and can be on septic systems or sewer. Residential can also include parks and playgrounds, group homes, in-home nursery, and conditional uses are telecommunication, gated communities, and places of worship. Carter Grove, a planned unit development south of the Etowah River, is an example of this land use as are older established in-town neighborhoods.







Application for Rezoning
City of Cartersville

Case Number: 220-04
Date Received: 9/25/2020

Public Hearing Dates:

Planning Commission 11/10/2020 5:30pm 1st City Council 11/19/20 7:00pm 2nd City Council 12/3/20 7:00pm

Applicant Rob Jordan (printed name) Office Phone (4) 441-1618
 Address 4200 Northside Pkwy. Bldg 3 Ste 4 Mobile/ Other Phone (4) 441-1618
 City Atlanta State GA Zip 30327 Email rjordan@jordancorpany.com
 Representative's printed name (if other than applicant) Rob Jordan Phone (Rep) (4) 441-1618
 Representative Signature [Signature] Applicant Signature [Signature] Email rjordan@jordancorpany.com
 Signed, sealed and delivered in presence of:
[Signature] Notary Public



* Titleholder Robert Jordan Properties PRC (titleholder's printed name) Phone (4) 441-1618
 Address 4200 Northside Pkwy. Bldg 3 Ste 4 Email rjordan@jordancorpany.com
 Signature [Signature] My commission expires:
 Signed, sealed, delivered in presence of:
[Signature] Notary Public



Present Zoning District O-C/R-20 Requested Zoning MF-14
 Acreage 50.0 Land Lot(s) 257, 258, 39, 320 District(s) 4th Section(s) 3rd
 Location of Property: Center Rd. / SR 103 + J-75
 Reason for Rezoning Request: To allow for construction of multi-family housing in accordance with highest and best use of the property.
 (attach additional statement as necessary)

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


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Address 4200 Northside Pkwy. Bldg 3 Ste A Mobile/ Other Phone (4) 441-1618
City Atlanta State GA Zip 30327 Email bjordan@bjordancompany.com
Bob Jordan Phone (Rep) (4) 441-1618
Representative's printed name (if other than applicant)
Email (Rep) bjordan@bjordancompany.com
Representative Signature _____ Applicant Signature _____
Signed, sealed and delivered in presence of: _____
[Signature] My commission expires: _____
Notary Public



* Titleholder G. Ogden Persons III Edits Phone 478-737-2989
(titleholder's printed name)
Address 4922 Brittany Dr Email ogden@personsbanking.com
Signature _____ Macom 31210
Signed, sealed, delivered in presence of: _____ My commission expires: _____
[Signature] Notary Public
JENNIFER DEATON
Notary Public
STATE OF GEORGIA
My Commission Expires 8/2/2022

Present Zoning District O-C/R-20 Requested Zoning MF-14
Acreage 50.0 Land Lot(s) 257, 258, 309, 320 District(s) 4th Section(s) 3rd
Location of Property: Center Rd. / SR 113 + I-75
(street address, nearest intersections, etc.)
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(printed name)
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City Atlanta State GA Zip 30327 Email rjordan@jordancorpany.com
Rob Jordan Phone (Rep) (4) 441-1618
Representative's printed name (if other than applicant) Email (Rep) rjordan@jordancorpany.com
Representative Signature Applicant Signature
Signed, sealed and delivered in presence of:
Ann Jordan
Notary Public



* Titleholder 3Knoves, LLC Phone (4) 869-6277
(titleholder's printed name) John O Knox, Manager
Address same as above Email j.knox@tdcgroup.com
John O Knox
Signature
Signed, sealed, delivered in presence of:
Kimberley Anita Mauldin
Notary Public



Present Zoning District O-C/R-20 Requested Zoning MF-14
Acreage 50.0 Land Lot(s) 257, 258, 39, 320 District(s) 4th Section(s) 3rd
Location of Property: Center Rd. / SR 13 + J-75
(street address, nearest intersections, etc.)
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City Atlanta State GA Zip 30327 Email rjordan@jordancorpany.com
Rob Jordan Phone (Rep) (4) 441-1618
Representative's printed name (if other than applicant) Email (Rep) rjordan@jordancorpany.com
[Signature] Representative Signature Applicant Signature
Signed, sealed and delivered in presence of:
[Signature] Notary Public


* Titleholder Chuck Bunkentel Pspr 42) LLC Phone 404-316-4625
(titleholder's printed name)
Address 3790 Newmarket Atlanta GA 30314 Email chuck@hillcountry.com
Signature [Signature]
Signed, sealed, delivered in presence of:
Maria A. Arnold Notary Public


Present Zoning District O-C/R-20 Requested Zoning MF-14
Acreage 50.0 Land Lot(s) 257, 258, 39, 320 District(s) 4th Section(s) 3rd
Location of Property: Center Rd. / SR 113 + I-75
(street address, nearest intersections, etc.)
Reason for Rezoning Request: To allow for construction of multi family housing in accordance with highest and best use of the property.
(attach additional statement as necessary)

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Applicant: Rob Jordan (printed name) Office Phone (4) 441-1618
Address: 1200 Northside Pkwy, Bldg 3 S64 Mobile/Other Phone (4) 441-1618
City: Atlanta State: GA Zip: 30322 Email: robjordan@jordancorpany.com
Rob Jordan
Representative's printed name (if other than applicant) Phone (Rep): (4) 441-1618
Email: robjordan@jordancorpany.com
Representative Signature: [Signature] Applicant Signature: [Signature]
Signed, sealed and delivered in presence of:
[Signature]
Notary Public



* Titleholder: McComy Trusts (titleholder's printed name) Phone: 404-282-7210
Address: 3076 Maple Ridge Atlanta GA 30305 Email: bmccomy@bellsouth.net
Signature: [Signature]
Signed, sealed, delivered in presence of:
[Signature]
Notary Public My commission expires: 3/13/21



Present Zoning District: O-C/R-20 Requested Zoning: MF-14
Acreage: 50.0 Land Lot(s): 257, 258, 30, 360 District(s): 4th Section(s): 3rd
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(street address, nearest intersection, etc.)
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(attach additional statement as necessary)

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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: 9/25/20
 Date Two Years Prior to Application: 9/25/18
 Date Five Years Prior to Application: 9/25/15

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>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- Taff Wren	_____	<u>X</u>
Planning Commission		
Greg Culverhouse	_____	<u>X</u>
Harrison Dean	_____	<u>X</u>
Lamar Pendley	_____	<u>X</u>
Lamar Pinson	_____	<u>X</u>
Travis Popham	_____	<u>X</u>
Jeffery Ross	_____	<u>X</u>
Stephen Smith	_____	<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.

9-25-20

Signature [Handwritten Signature] Date _____

Print Name Robert Towler

Written Description:

All that tract or parcel of land lying and being in Land Lots 257, 258, 319, and 320 of the 4th District, 3rd Section, City of Cartersville, Bartow 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 southeast corner of Land Lot 319, said corner being common to Land Lots 319, 320, 329, and 330, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

thence along the common line of Land Lots 319 and 330 N89°25'16"W for a distance of 332.20 feet to a 1/2" rebar found at the easterly right of way of Interstate Highway 75 (variable right of way); thence leaving said Land Lot Line and along said easterly right of way the following courses and distances: N22°34'10"W for a distance of 2.03 feet to a right of way monument found; N28°08'43"W for a distance of 548.00 feet to a right of way monument found; N32°21'02"W for a distance of 776.71 feet to a right of way monument found; N36°14'08"W for a distance of 523.73 feet to a point; thence leaving said right of way N53°45'52"E for a distance of 320.34 feet to a point; thence S80°11'08"E for a distance of 1157.39 feet to a point; thence S28°59'09"E for a distance of 1802.20 feet to a point at the common line of Land Lots 320 and 329; thence along said Land Lot Line N88°57'34"W for a distance of 955.68 feet to a 1/2" rebar found (in rock pile), said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land contains 50.000 acres.

LIST OF ADJACENT PROPERTY OWNERS
(Not required if City mails public notices)

The following are all of the individuals, firms, or corporations owning property on the sides, rear, and in front of (across street from) the property sought to be rezoned:

	<u>NAME</u>	<u>ADDRESS</u>
1.	Overlook Investment Group LLC	- 26 Overlook Pkwy.
2.	Sheep Lynn Sanford	- 855 Hwy 293 SE,
3.	Cartersville Hotel Group LLC	- 200 Northpoint Pkwy Acworth GA 30102
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		

Attach additional names if necessary.

(Indicate property owned by the above persons on plat accompanying this application.)



INSTERSTATE HIGHWAY 75
(VARIABLE R/W)

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 PARCEL WILL BE THRU THE PROPOSED EXTENSION OF OVERLOOK PARKWAY BY ADJACENT MULTIFAMILY DEVELOPMENT TO THE SOUTH (PROPOSED ZONING PLAN OVERLAY SHOWN).
3. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER FIRM PANEL 13015C0267H EFFECTIVE DATE 10.05.2018.
4. EXISTING ZONING: O-C & R-20
PROPOSED ZONING: MF-14 & O-C
5. AREA TO BE REZONED IS A PORTION OF THE OVERALL PARCEL C108-0002-003 (339.23 AC±).
6. WATER & SEWER SERVICE TO BE PROVIDED BY CITY OF CARTERSVILLE WATER DEPARTMENT.

SITE ANALYSIS

TOTAL SITE AREA TO BE REZONED	50.0 ACRES±
PROPOSED MF-14 TRACT	48.0 ACRES±
PROPOSED O-C TRACT	2.0 ACRES±
PROPOSED MULTIFAMILY UNITS (3-STORY W/ SURFACE PARKING)	336 UNITS
PROPOSED DENSITY (336 UNITS/48.0 ACRES)	7.0 UNITS/AC
PARKING REQUIRED	672 SPACES (2 SPACES/UNIT)
MF-14 ZONING CRITERIA	
MAXIMUM DENSITY	14.0 UNITS/AC
MIN. LOT WIDTH	100 FEET
MIN. LOT FRONTAGE	100 FEET
MIN. DWELLING UNIT SIZE	3-BEDROOM UNIT 2-BEDROOM UNIT 1-BEDROOM UNIT
MIN. BUILDING SEPARATION	FRONT TO FRONT FRONT OR REAR TO SIDE SIDE TO SIDE
MIN. OPEN SPACE	20%
MAX. BUILDING HEIGHT	45 FEET (3-1/2 STORY)
PROPOSED SETBACKS	FRONT SIDE REAR
	10 FEET 10 FEET 25 FEET

David Hardegree

From: Robert Jordan <rjordan@rjordancompany.com>
Sent: Monday, November 2, 2020 11:03 AM
To: David Hardegree
Subject: [External]Z20-04

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION : This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi David – I hope all is well.

As discussed, I've attached some renderings of what our community would generally look and feel like. You will notice some nice features on the color site plan including:

- 1) Expansive greenspace (50%+) - and these would all be 1 & 2BR Units. No 3's
- 2) Full clubhouse/pool amenity package in the front (South entrance) as well as a very large park on the northern side with fire pit, dog park, gazebo/meeting areas – things that young professionals like to have
- 3) Pocket parks throughout the plan between buildings
- 4) Connectivity/trail from our park through our property all the way to the southern property line so that it could hopefully connect to the Pine Mountain Trail system. I've spoken with the True Hotel developers and they like this idea as well.

I'm using Adobe Acrobat.

You can view "JORDAN - APARTMENT RENDERING 1.pdf" at:

<https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:d0cb14a4-85c8-456b-b90b-78f762f592ed>

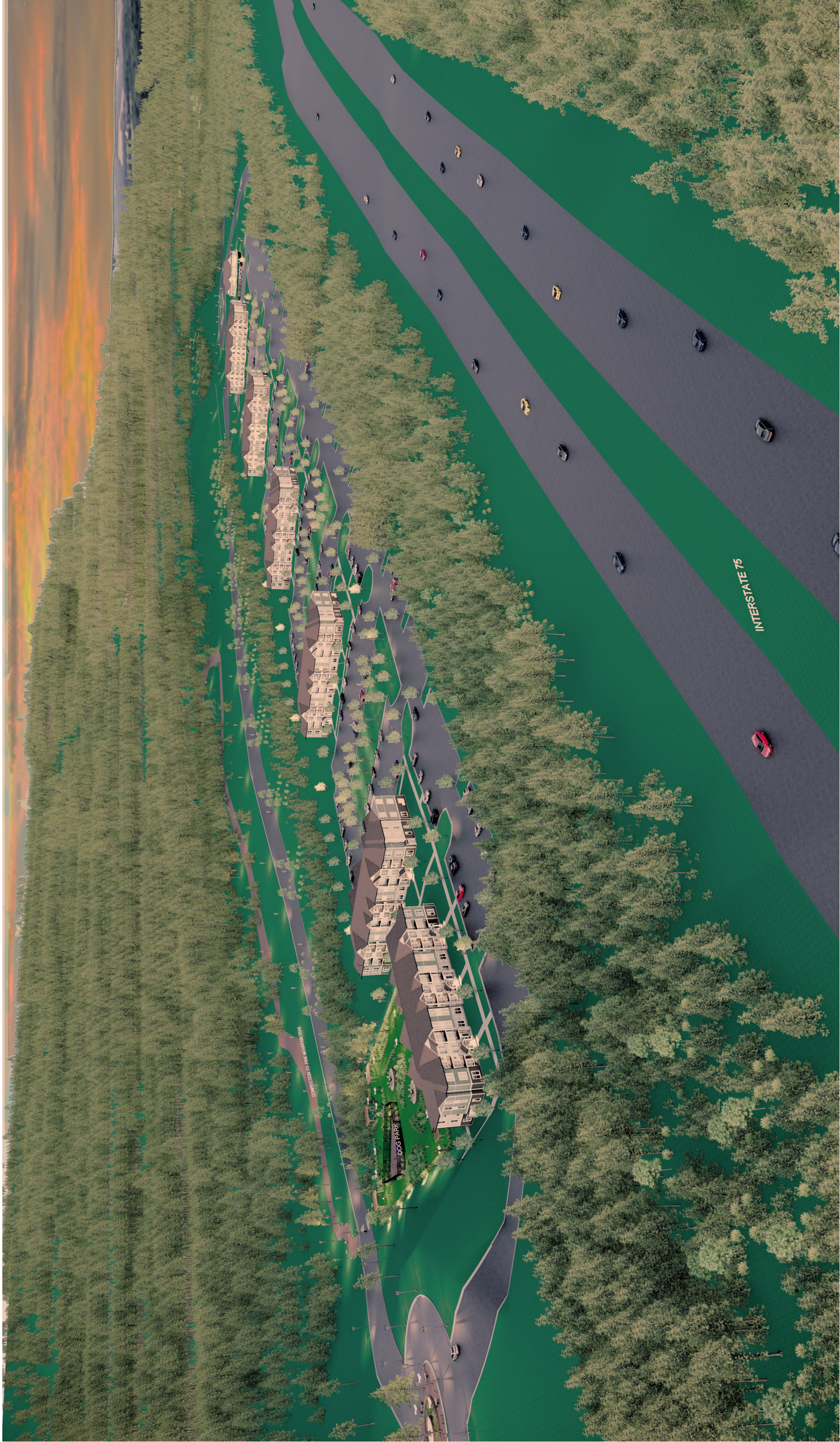
I'm using Adobe Acrobat.

You can view "CARTERSVILLE color rendering.pdf" at:

<https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:23eedc3-efc2-46d7-bdc2-3c9caa2ae9d8>

Best,

Rob Jordan
404-441-1618

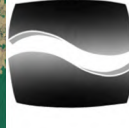


ROB JORDAN

CARTERSVILLE MULTI-FAMILY DEVELOPMENT

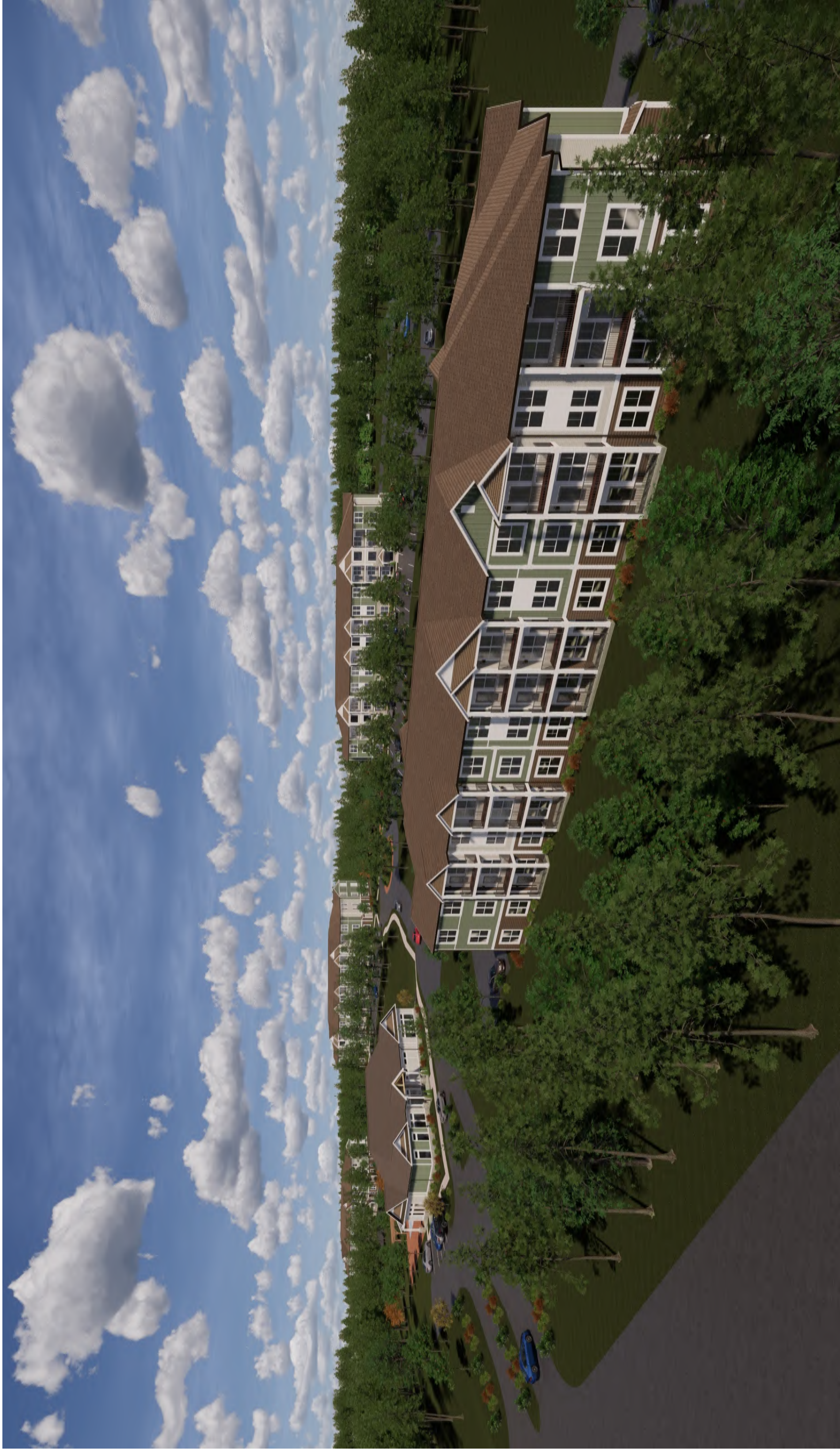
JOB NUMBER: 2K36103 | DATE: 10/13/2020 | BY: HH

DRAWING: AERIAL RENDERING



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JOB NUMBER: 2K36101 | DATE: 2020.07.07 | BY: DH / WB

DRAWING: ENTRY RENDERING

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