

Ordinance
of the
City of Cartersville, Georgia

Ordinance No. 02-24

Petition No. Z23-06

NOW BE IT AND IT IS HEREBY ORDAINED by the Mayor and City Council of the City of Cartersville, Georgia, that all that certain tract of land owned by WHM Chattahoochee Hills Investments LLC. Property is located at Center Road and I-75 (C108-0001-001). Said property contains 103.85 acres located in the 4th District, 3rd Section, Land Lot 245 as shown on the attached plat Exhibit "A". Property is hereby rezoned from R20 Single Family Residential to RA-12 Residential Attached, 12 units/ac. with the following conditions.

- 1. No more than 199 lots/units shall be built in Etowah Preserve Phase 2 as presented in this application and on the concept plan.**
- 2. No development or Finished Floor Elevation (FFE) is to occur above the 1050 ft elevation without the review and approval of the Water Department.**
- 3. A 50ft. buffer must be provided between the development and the Proposed Center Road Re-alignment.**
- 4. A 50ft. buffer must be provided between the development and the Right-of Way for Interstate 75.**
- 5. Developer to provide necessary easements for a natural gas line extension on the property from Center Rd to Hwy 20.**
- 6. As referenced in the letter from Commissioner Steve Taylor, the owner/ developer is required to leave in place the unnamed county service road on property identified as Tax Parcel C108-0001-001 and access to Center Road from adjoining properties, identified as Tax Parcel ID Nos. 0078-0172-001 and 0078-0101-001, or to provide an alternative solution for access to Center Road for said adjoining properties.**
- 7. Incorporate the A&R Engineering, Inc traffic study recommendations dated April 20, 2023, into the approved site plans.**

Zoning will be duly noted on the official zoning map of the City of Cartersville, Georgia.

BE IT AND IT IS HEREBY ORDAINED.

First Reading this 18th day of January, 2024.

ADOPTED this the 1st day of February, 2024. Second Reading.

/s/ _____
Matthew J. Santini
Mayor

ATTEST:

/s/ _____
Julia Drake
City Clerk