

## **ZONING SYNOPSIS**

Petition Number(s): **Z24-01**

### **APPLICANT INFORMATION AND PROPERTY DESCRIPTION**

Applicant: **Daneise H. Archer**

Representative: **Same**

Property Owner: **Same**

Property Location: **109 & 111 Douglas St. Tax ID C004-0011-009**

Access to the Property: **Douglas St**

#### ***Site Characteristics:***

Tract Size: Acres: **0.50** District: **4<sup>th</sup>** Section: **3<sup>rd</sup>** LL(S): **410**  
Ward: **4** Council Member: **Calvin Cooley**

### **LAND USE INFORMATION**

Current Zoning: **P-S (Professional Services)**

Proposed Zoning: **M-U (Multiple Use)**

Proposed Use: **Landscape Contracting**

Current Zoning of Adjacent Property:

North: **P-S**

South: **P-S**

East: **M-U**

West: **R-D (Residential Duplex)**

The Future Development Plan designates the subject property as: **North Town Revitalization Area.**

The Future Land Use Map designates the subject property as: **Commercial- Mixed Use**

## **ZONING ANALYSIS**

### **Project Summary:**

The applicant is proposing the rezoning of the 0.50 acre property located at 109 Douglas St. from the P-S (Professional Services) zoning district to M-U (Multiple Use). The rezoning is to allow a landscape company to operate and have outdoor storage of landscape supplies. A Special Use permit, SU24-01, is also to be reviewed per the M-U ordinance requirements.

The landscape contractor is Appalachian Landscape, currently located on the Jackson Farm Planned Development property on Mission Rd. Appalachian is looking for a new location.

It is the intent of the applicant and the landscape contractor to utilize the house at 105 Douglas St. as the office while using 109 Douglas St. as the storage lot for supplies. A fence will be needed to secure the 109 site.

Two driveway cuts exist onto the site from Douglas St. They provided access to the houses that previously occupied the site. Improvements to the driveways will be required.

### **City Department Comments.** Updated 1-9-24

\* Applications were not sent to departments in time for review and comment before case files were delivered to board members.

**Electric:** Takes No Exception

**Fibercom:**

**Fire:**

**Gas:** Takes No Exception

**Public Works:**

**Water and Sewer:** Takes No Exception

**City of Cartersville School District:** N/A.

**Public Comments:**

None documented.

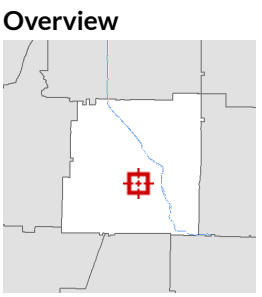
**STANDARDS FOR EXERCISE OF ZONING POWERS.**

1. *The existing land uses and zoning of nearby property.*  
**The adjacent properties to the west are zoned and used for residential. Properties to the south, north and east are zoned and used for office & commercial services.**
2. *The suitability of the subject property for the zoned purposes.*  
**The property is suitable for the P-S zoned purposes.**
3. *The relative gain to the public, as compared to the hardship imposed upon the individual property owner.*  
**The public gain would be minimal. Rezoning would allow a local business to remain in the City of Cartersville.**
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 may be suitable in view of the use of the adjacent residential and commercial 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 residential property as long as a visual screen and customary hours of operation are maintained. All parking must be on-site.**
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 does conform to the Future Land Use Map (Commercial), but does not conform to the Future Development Map (North Town Revitalization Area) as the focus of the revitalization area is on residential development.**
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.*  
**No adverse environmental impact is anticipated with rezoning or re-use of the site.**

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 zoning use should not increase the burden to streets, transportation, or utilities.**
  
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:**

Planning staff does not oppose the rezoning. No comments from the other city departments are anticipated to alter this position.

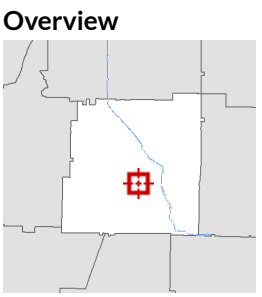
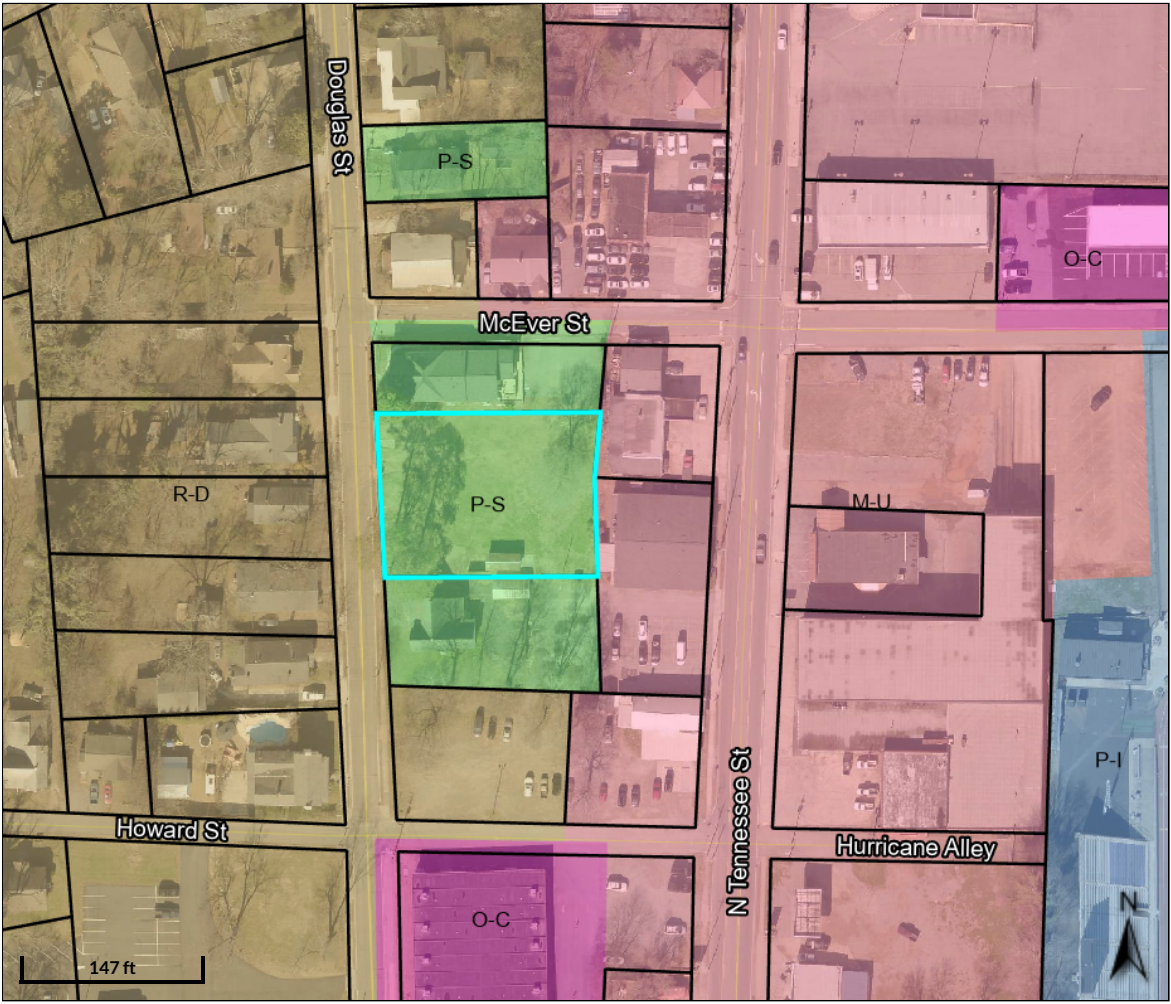


- Legend**
- Parcels
  - Structural Numbers**
    - Abandoned or Inactive
    - Active
    - Proposed
    - <all other values>
  - Roads

<b>Parcel ID</b>	C004-0011-009	<b>Alternate ID</b>	32711	<b>Owner Address</b>	ARCHER DANEISE H
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Residential		704 WEST AVE
<b>Property Address</b>	109 DOUGLAS ST	<b>Acreeage</b>	0.5		CARTERSVILLE, GA 30120
<b>District</b>	Cartersville				
<b>Brief Tax Description</b>	109 DOUGLAS ST LL410 LD4				
	(Note: Not to be used on legal documents)				

Date created: 1/3/2024  
 Last Data Uploaded: 1/2/2024 9:55:56 PM





- 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\*

Parcel ID C004-0011-009  
 Sec/Twp/Rng n/a  
 Property Address 109 DOUGLAS ST

Alternate ID 32711  
 Class Residential  
 Acreage 0.5

Owner Address ARCHER DANEISE H  
 704 WEST AVE  
 CARTERSVILLE, GA 30120

**District** Cartersville  
**Brief Tax Description** 109 DOUGLAS ST LL410 LD4  
(Note: Not to be used on legal documents)

Date created: 1/2/2024  
Last Data Uploaded: 1/1/2024 9:28:45 PM

Developed by  **Schneider**  
GEOSPATIAL

**Application for Rezoning**

City of Cartersville

Case Number: 224-01

Date Received: 11-27-23

**Public Hearing Dates:**

Planning Commission 1/11/24  
5:30pm

1<sup>st</sup> City Council 1/18/24  
7:00pm

2<sup>nd</sup> City Council 2/1/24  
7:00pm

Applicant DANEISE H. ARCHER Office Phone \_\_\_\_\_  
 (printed name)

Address 105 + 109 DOUGLAS STREET Mobile/ Other Phone 770 861 9962

City CARTERSVILLE State GA Zip 30120 Email DARCHER47@OUTLOOK.COM

Representative's printed name (if other than applicant) \_\_\_\_\_ Phone (Rep) \_\_\_\_\_

\_\_\_\_\_ Email (Rep) \_\_\_\_\_

Representative Signature \_\_\_\_\_ Applicant Signature Daneise Archer

Signed, sealed and delivered in presence of: \_\_\_\_\_ My commission expires: 10/6/2025

Julia Drake  
Notary Public



\* Titleholder DANEISE H. ARCHER Phone 770-861-9962  
 (titleholder's printed name)

Address 704 WEST AVENUE Email DARCHER47@OUTLOOK.COM

Signature \_\_\_\_\_

Signed, sealed, delivered in presence of: \_\_\_\_\_ My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Present Zoning District P-5 Requested Zoning M-U

Acreage .504 Land Lot(s) 410 District(s) 4th Section(s) 3RD

Location of Property: 109 Douglas ST Parcel ID No. C 004-0011-009  
 (street address, nearest intersections, etc.)

Reason for Rezoning Request: To Accommodate A Landscaping business

\_\_\_\_\_  
(attach additional statement as necessary)

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



**CAMPAIGN DISCLOSURE REPORT**  
**FOR ZONING 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: 11/27/23

Date Two Years Prior to Application: 11/27/21

Date Five Years Prior to Application: 11/27/18

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	_____	_____✓
Council Member:		
Ward 1- Kari Hodge	_____	_____✓
Ward 2- Jayce Stepp	_____	_____✓
Ward 3- Cary Roth	_____	_____✓
Ward 4- Calvin Cooley	_____	_____✓
Ward 5- Gary Fox	_____	_____✓
Ward 6- Taff Wren	_____	_____✓
Planning Commission		
Lamar Pendley, Chair	_____	_____✓
Anissa Cooley	_____	_____✓
Fritz Dent	_____	_____✓
Greg Culverhouse	_____	_____✓
Jeffery Ross	_____	_____✓
Stephen Smith	_____	_____✓
Travis Popham	_____	_____✓

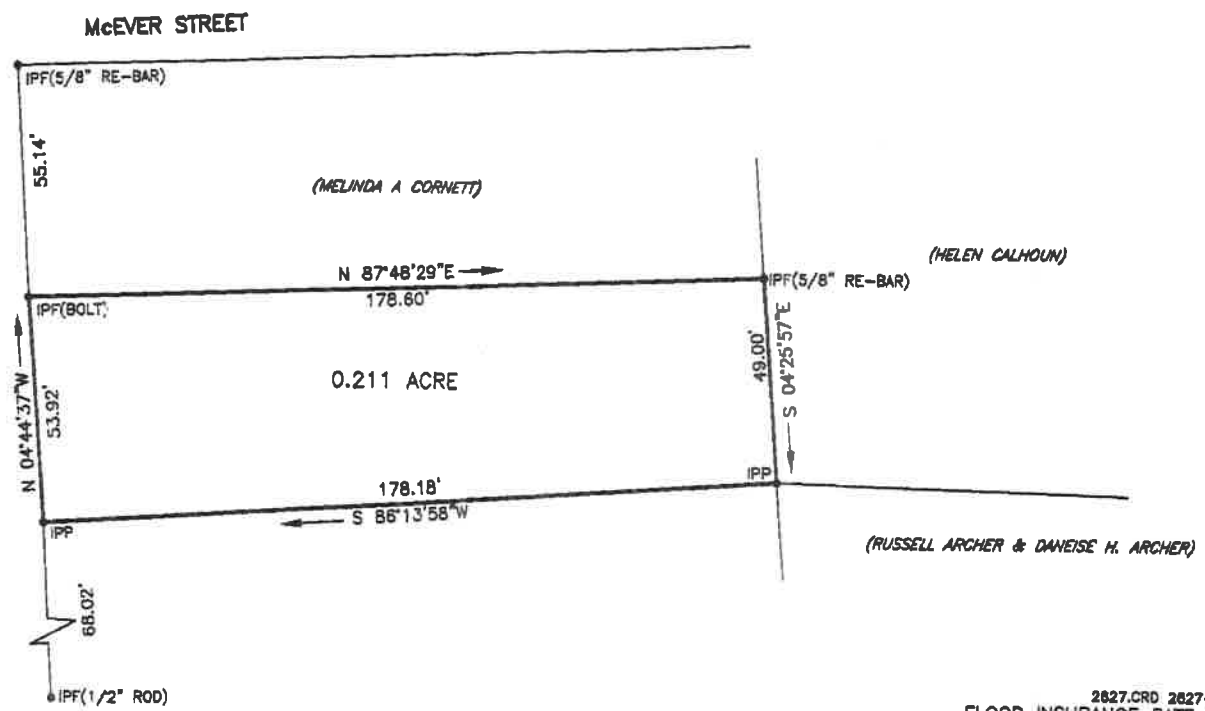
2. If the answer to any of the above is **Yes**, please indicate below to whom, the dollar amount, date, and description of each campaign contribution, during the past five (5) years.

DANEISE H. ARCHER 11/27/23  
Signature Date

DANEISE H. ARCHER  
Print Name

MART GILSTRAP  
111 Douglas

DOUGLAS STREET 40' R/W



FIELD TRAVERSE:  
CLOSURE; ONE FOOT IN 10,000 FEET  
USING A LIETZ SET 3.  
ANGULAR ERROR; 0'00'06" PER ANGLE  
POINT USING A LIETZ SET 3.  
ADJUSTED; USING THE COMPASS RULE.

SMITH & SMITH LAND SURVEYORS, P.C.  
2 SOUTH AVENUE, CARTERSVILLE, GA. 30120  
PHONE 770-382-0457

REGISTERED LAND SURVEYOR No. 1803

R/W	RIGHT OF WAY	R	RADIUS	LP	LIGHT POLE
IPP	IRON PIN PLACED	- X - X	FENCE		
IPF	IRON PIN FOUND		LAND LOT LINE		
CM	CONCRETE MARKER	E	CENTER LINE		
CH	CHORD		POWER LINE		
L OR A	LENGTH OF CURVE	PP	POWER POLE		

SURVEY FOR  
**REUBEN LOWE**  
PROPERTY IN THE CITY OF CARTERSVILLE  
IN LAND LOT 410  
4th DISTRICT, 3rd SECTION  
BARTOW COUNTY, GEORGIA  
111 DOUGLAS STREET

2827.CRD 2827-3.DWG  
FLOOD INSURANCE RATE MAP 13015C0089 F  
DATED SEPT. 29, 1989 SHOWS THIS PROPERTY  
IS NOT IN THE 100 YEAR FLOOD ZONE.

NOTE: IRON PINS ARE (1/2" RE-BAR)  
EXCEPT AS SHOWN.



PLAT CLOSURE;  
ONE FOOT IN  
73,000 FEET.

AUGUST 10, 2005  
REVISED 10-03-05



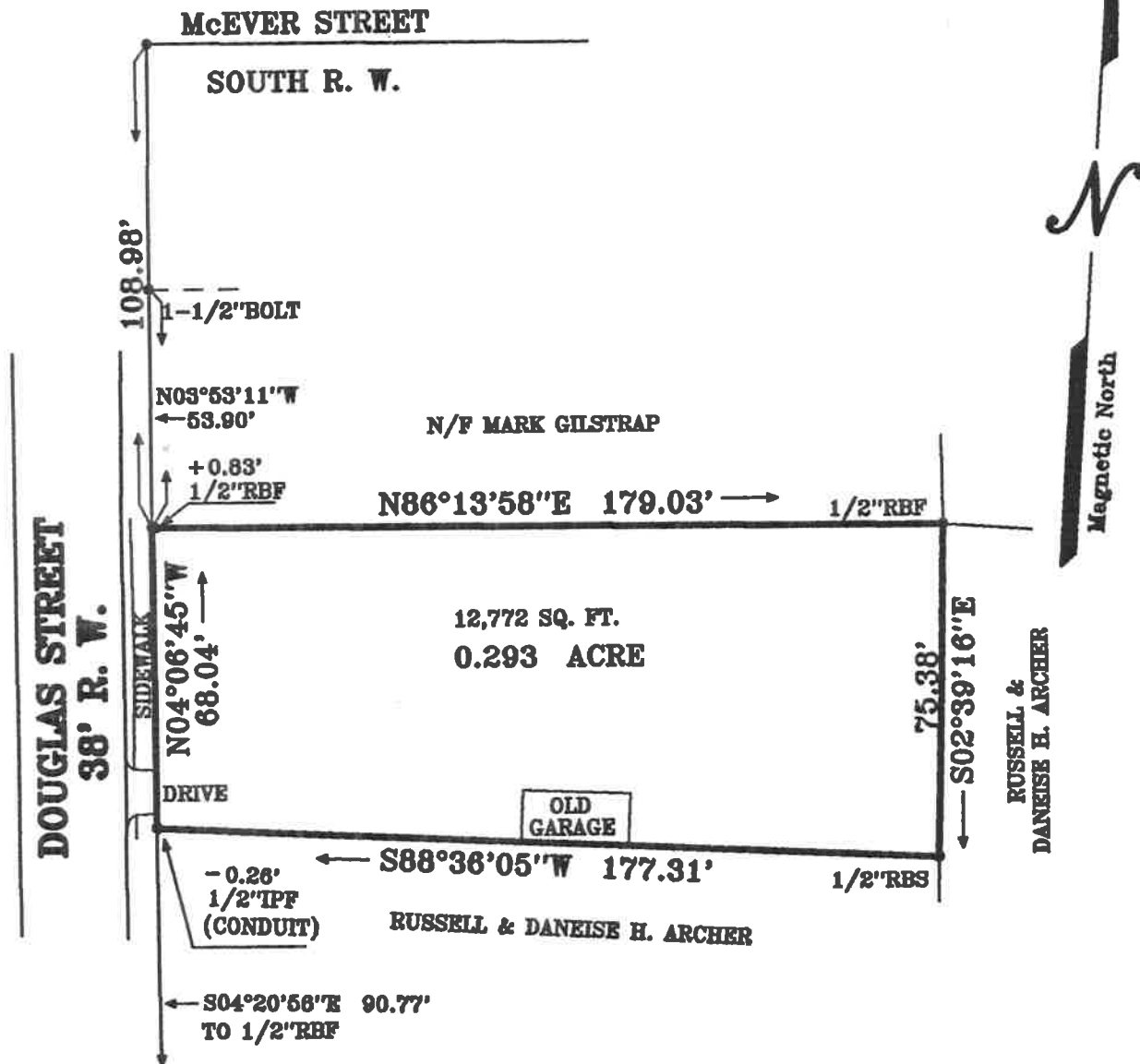
SCALE 1"=30'

FILE 2627-3

MAG. NORTH

SURVEYED FOR  
**RUSSELL ARCHER**  
 &  
**DANEISE H. ARCHER**

IN LAND LOT 410, 4TH. DISTRICT, 3RD. SECTION,  
 CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA  
 DATE OF PLAT 10-24-2008 SCALE 1" = 40'  
 DATE OF FIELD WORK 10-23-2008



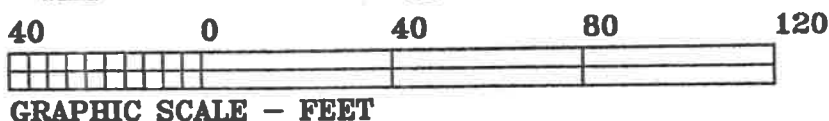
**FIELD DATA:**  
 CLOSURE: 1' IN 26,300'  
 EQUIPMENT: TOPCON GTS-303  
 ANGULAR ERROR 04" PER ANGLE POINT  
 BEARINGS ARE MAG. CAL. FROM ANGLES  
 TURNED.  
 ADJUSTED USING LEAST SQUARES  
 PLAT CLOSURE 1' IN 100,000'

*Johnny R. Knight*  
 GEORGIA REGISTERED LAND SURVEYOR  
 NO. 1913  
 JOHNNY R. KNIGHT

"FEMA FLOOD HAZARD MAP" 13015C0286G  
 DATED SEPTEMBER 28, 2007, SHOWS THIS  
 PROPERTY OUT OF FLOOD ZONE.

**NOTE: THIS PLAT IS MADE FOR THE SOLE USE AND  
 BENEFIT OF THE PERSON OR PERSONS NAMED HEREON.  
 THIS FIRM ASSUMES NO LIABILITY TO PERSONS NOT  
 NAMED HEREON AND ANY USE BY UNNAMED PARTIES  
 WILL BE DONE AT THEIR OWN RISK.**

**KNIGHT & KNIGHT LAND SURVEYORS, LLC**  
 116 CENTER ROAD  
 CARTERSVILLE, GEORGIA 30121  
 TELEPHONE (770) 382-7975  
 or (770) 382-5525





Dec 29, 2023 at 12:25:47  
113 Douglas St  
Cartersville GA 30120  
United States



Dec 29, 2023 at 12:26:00  
113 Douglas St  
Cartersville GA 30120  
United States

