

ZONING SYNOPSIS

Petition Number(s): **Z22-03**

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: **The Wasserman Group**

Representative: **Same**

Property Owner: **CARTER GROVE (ATLANTA) ASLI VI**

Property Location: **Carter Grove Blvd @ Old Alabama Rd. Tax ID. C107-0001-015**

Access to the Property: **Carter Grove Blvd**

Site Characteristics:

Tract Size: Acres: **48.124** District: **4th** Section: **3rd** LL(S): **953, 954, 991, 992**

Ward: **2** Council Member: **Jayce Stepp**

LAND USE INFORMATION

Current Zoning: **P-D (Carter Grove P-D per Z06-07.)**;

Proposed Zoning: **P-D (Planned Development)**

Proposed Use: **Residential**

Current Zoning of Adjacent Property:

North: **R-20 (Single family Residential) and O-C* (Office Commercial w/ Conditions)**

South: **P-D (Carter Grove P-D)**

East: **County A-1 (Agriculture)**

West: **P-D (Carter Grove P-D)**

The Future Development Plan designates the subject property as: **Neotraditional Neighborhood**

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

ZONING ANALYSIS

Project Summary:

Zoning application by The Wasserman Group to rezone, 48.124 +/- acres from Carter Grove P-D (Planned Development) to a new P-D (Planned-Development) for the construction of a senior age targeted, rental community. The community will be a condominium. The rezoning removes the Carter Grove P-D zoning conditions and implements zoning conditions specific to the proposed development.

The proposed development would construct (167) duplex and triplex homes with two and three bedroom configurations. Single home units and one (1) bedroom options are proposed due to the topographic challenges of the site, but are not reflected on the concept site plan. An amenities package will be included. See Exhibit B for a list of amenities. No commercial lots or units are proposed.

The residential units are planned to be rental units under the condominium regulations (verbal confirmation only).

All streets will be private.

In 2006, zoning case Z06-07, approved 5-4-06, introduced a mixed-use planned development concept for the site that proposed as many as 220 residential units to include townhomes-over-retail and traditional townhomes. Seven (7) commercial outlots were proposed along the northern and western boundaries. Currently, the location of Outlots 1-3 on the 2006 plan have been encroached upon by the Old Alabama widening project and slope easements for the road project. These outlots are likely no longer developable as well as a portion of the townhomes-over-retail location.

The 2006 zoning conditions required fee simple ownership of the townhome units under the condominium regulations.

For comparison, the Z06-07 zoning conditions and concept plan are attached.

The unit density of this proposal is 3.42 un/ ac. The density of the 2006 zoning was 2.8 un/ac (145 units) up to 4.57 un/ac (220 units).

City Department Comments

Electric: The Electric System takes no exception to the requested rezoning. We will need to get conduit across the entrances/exits before they start grading, but that can be handled during plan review.

Fibercom: Takes no exception.

Fire: The Cartersville Fire Department takes no exceptions to the rezoning request of Z22-03 at Carter Grove Rd @ Old Alabama Rd as long as the driveways for this development and the new fire station line up and all other adopted codes and ordinances of the City of Cartersville are met.

Gas: Takes no exception.

Public Works: No comments received.

Water and Sewer: This property is not located in the City of Cartersville Water Department's water service area. Contact the Bartow County Water Department for comments regarding water service.

Bartow County Water: See letter included with application.

City of Cartersville School District: No comments received.

Public Comments:

8/23: Marie Whitton. 1450 Douthit Ferry Rd. In person visit. Requested copy of application.

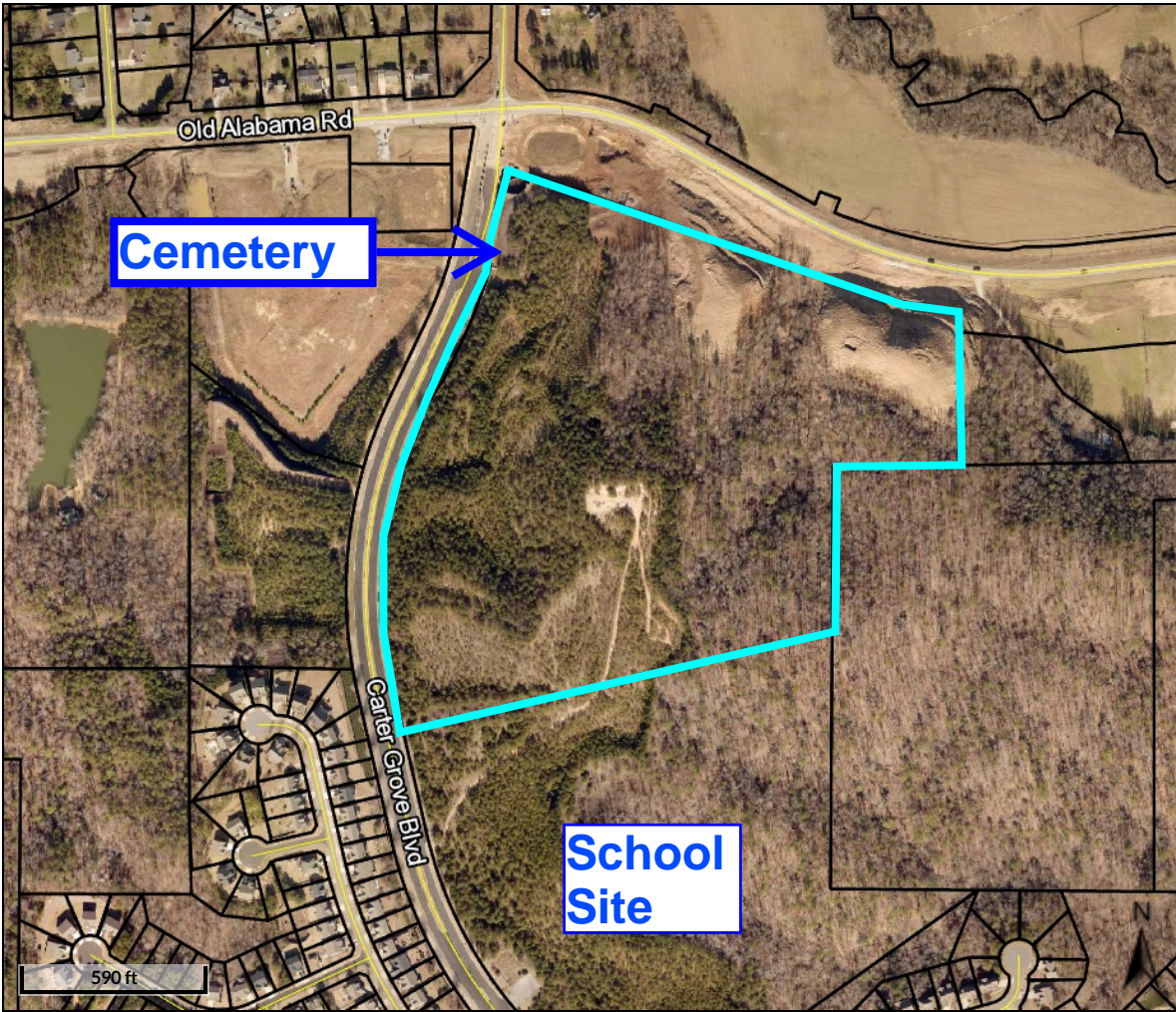
STANDARDS FOR EXERCISE OF ZONING POWERS.

1. *The existing land uses and zoning of nearby property.*
Existing land uses of adjacent properties are generally residential or undeveloped. Adjacent property zoning is generally Carter Grove P-D or County A-1. County A-1 tracts are residential or undeveloped.
2. *The suitability of the subject property for the zoned purposes.*
The property is suitable for the zoned purposes, but has Carter Grove development conditions assigned to it per Z06-07. The topography will be a challenge for any development.
3. *The relative gain to the public, as compared to the hardship imposed upon the individual property owner.*
Rezoning removes the conditions that could affect development and the cost of development. The proposed project provides a unique project to the City and to Carter Grove as a duplex/triplex, age targeted community.
4. *Whether the subject property has a reasonable economic use as currently zoned.*
The property has a reasonable economic use as currently zoned, but has Carter Grove development conditions assigned to it per Z06-07. The commercial elements of the

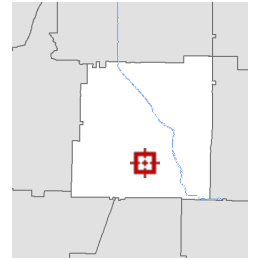
existing P-D may no longer be feasible due to the Old Alabama Road widening and current on-line and remote-work trends for retail and office.

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 residential 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 does conform to the Future Development Map and Future Land Use Map.
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 and development regulations. Given the steep topography, the developer and contractors would need to be diligent in protecting adjacent property and streams from erosion and illicit discharge.
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 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 is a cemetery on site that will require protection and continued access.

STAFF RECOMMENDATION: Staff does not oppose the P-D zoning proposal with the conditions proposed in the zoning justification letter, the Project Summary (Exhibit B), and as depicted on the concept site plan (Exhibit A), revised 8-22-22.



Overview



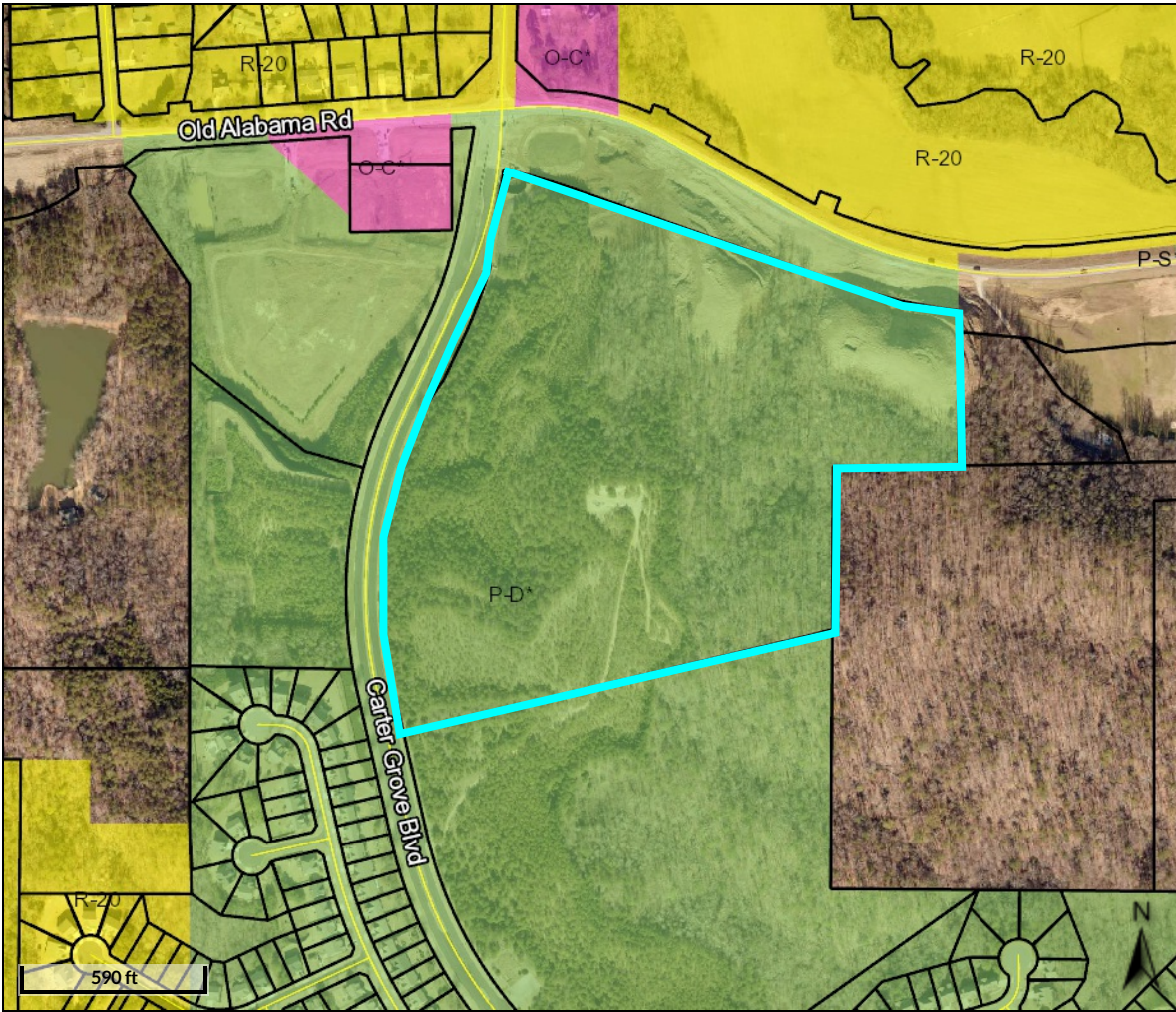
Legend

- Parcels
- Roads

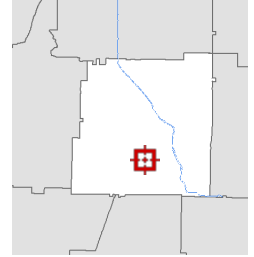
Parcel ID	C 124-0010-005	Alternate ID	42207	Owner Address	CARTER GROVE PLANTATION
Sec/Twp/Rng	n/a	Class	Residential		HOMEOWNERS ASSOCIATION INC
Property Address	CARTER GROVE RD	Acreage	1.85		8295 HWY 92
					WOODSTOCK, GA 30189
District	Cartersville				
Brief Tax Description	CARTER GROVE GREEN SPACE				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 9/1/2022
 Last Data Uploaded: 8/31/2022 10:35:43 PM

Developed by **Schneider**
 GEOSPATIAL



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*
- RSL

Parcel ID	C124 0010 005	Alternate ID	42207	Owner Address	CARTER GROVE PLANTATION
Sec/Twp/Rng	n/a	Class	Residential		HOMEOWNERS ASSOCIATION INC

Application for Rezoning

City of Cartersville

Case Number: Z22-03

Date Received: 7-22-22

Public Hearing Dates:

Planning Commission 9-6-22 5:30pm 1st City Council 9-15-22 7:00pm 2nd City Council 10-6-22 7:00pm

Applicant The Wasserman Group, LLC Office Phone 770-874-8800
(printed name)

Address 4770SAtlantaRd. Suite200 Mobile/ Other Phone 404-895-7111

City Atlanta State GA Zip 30339 Email smw@wassermangroup.com

Stephen M. Wasserman Phone (Rep) 404-895-7111

Representative's printed name (if other than applicant) Email (Rep) smw@wassermangroup.com

[Signature] Representative Signature *[Signature]* Applicant Signature

Signed, sealed and delivered in presence of: **IAN JACKSON** My commission expires: 9/14/2025
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Sept. 14, 2025

Notary Public

* Titleholder Carter Grove (Atlanta) ASL I VI L L P. Phone 407-628-8488
(titleholder's printed name)

Address 923 N. Pennsylvania Avenue

Address Winter Park, FL 32789 Email adubill@avantprop.com

Signature *[Signature]*

Signed, sealed, delivered in presence of: My commission expires: 3/21/2026

Margaret Hill
Notary Public



P-D w/ Conditions (220 Max Units with Commercial) P-D w/ Conditions (167 Units Max Commercial)
Requested Zoning Ne Commercial

Acreage 51.268 Land/Lot(s) 954-955-991 District(s) 4th Section(s) 3rd

Location of Property: Carter Grove Blvd at Old Alabama Rd.
(street address, nearest intersections, etc.)

Reason for Rezoning Request: Requesting down-zoning due to difficult topography

(attach additional statement as necessary)

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

VIA: EMAIL

July 22, 2022

Mr. Randy Mannino
Planning and Development Director
City of Cartersville, Georgia
10 N Public Square
Cartersville, Georgia 30120

RE: Application for Rezoning - Application No.: _____
Applicant: THE WASSERMAN GROUP, LLC
Property Owner: CARTER GROVE (ATLANTA) ASLI VI, L.L.L.P.
Property: Approximately 48.124 acres, more or less, located in the 4th District, 3rd Section, Land Lots 991, 992, 954 as shown on the attached plat Exhibit "A", Parcel Number C107-0001-015, located at the southeast corner of Carter Grove Boulevard and Old Alabama Road in the Carter Grove Community, in the City of Cartersville, in the County of Bartow, Georgia

Dear Mr. Mannino

The Wasserman Group, LLC, (the "Applicant"), and the Property Owner set forth above (the "Owner"), in the referenced Application for Rezoning with regard to property located at the southeast corner of Carter Grove Boulevard and Old Alabama Road in the Carter Grove Community, in the City of Cartersville, Bartow County, Georgia (the "Property"), hereby submit this Application for Rezoning (the "Application") which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Property.

This Application for Rezoning is requested because the existing P-D zoning ordinance governing the Property (Ordinance No. 23-06 in Petition Z06-07, adopted May 4, 2006), allowed multiple uses pursuant to the rules and regulations for zoning district M-U as then shown in the City of Cartersville Zoning Ordinance, Article IX, Section 9.1., including up to 220 residential units and an unspecified amount of commercial space in an unspecified number of buildings, and the Applicant is significantly reducing the number of housing units and eliminating the commercial component.

It is our intent to develop the Property as follows:

- (1) Applicant seeks rezoning of the Property from the existing zoning category "P-D with Conditions" to "P-D with NEW Conditions", generally in accordance with the site plan submitted herewith prepared for the Applicant by Stephensen Engineering, Inc. dated July 20, 2022. A reduced copy of the Site Plan is attached hereto for ease of reference as Exhibit "A" and incorporated herein by reference.
- (2) The Property consists of a total of 48.124 acres, and is proposed as a high-quality residential community containing a maximum of one hundred sixty-seven (167) units in the P-D designation/category. The Applicant does not intend to include any commercial structures or commercial space.
- (3) The maximum density shall be no more than 3.5 units per acre.
- (4) All setbacks and building standards shall be in compliance with the P-D ("Planned Development") zoning requirements.
- (5) All residential buildings shall have a maximum building height of no more than 35 feet.
- (6) All residences shall have a minimum of 1,000 square feet of heated and cooled living space and shall be either one-bedroom, two-bedroom, or three-bedroom units. Applicant agrees that no

VIA: EMAIL

Mr. Randy Mannino

Planning and Development Director

City of Cartersville, Georgia

Zoning Application

July 22, 2022

Page 2

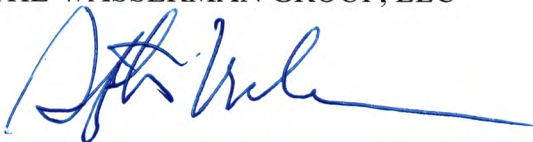
garage area within any of the units will be converted to heated or cooled living space.

- (7) All other requirements of the P-D Zoning Category shall be met.
- (8) The Project shall consist of single, duplex and tri-plex buildings and shall be "Traditional", "Coastal", and "Craftsman" in style and architecture, with exterior materials consisting of brick, stone, stacked stone, cedar shake, hardy-plank, board and batten, and combinations thereof and shall be substantially similar to the homes depicted in the elevations attached collectively as Exhibit "B" and incorporated herein by reference.
- (9) Street lighting within the proposed community shall be environmentally sensitive, decorative, and themed to the architecture and style of the residences, as offered by the power provider.
- (10) Amenities for the community shall be both active and passive consisting of a clubhouse/community center, a swimming pool, multiple pickle-ball courts, gathering areas, pocket parks and green space areas, community gardens, and extensive walking trails.
- (11) All streets and alleyways within the proposed residential community shall be private with the construction complying in all respects as to materials, base, and other requirements to the Cartersville and Bartow County Building Codes; and, at Applicant's option, the community may be gated in compliance with all applicable Cartersville and Bartow County Codes, Standards, and Ordinances.
- (12) All setbacks, landscape, and buffer areas may be penetrated for purposes of fencing, access, utilities, and stormwater management; including, but not limited to, drainage and detention facilities, utilities, and any and all slopes or other required engineering features of the foregoing. Any disturbed area shall be restored with comparable plantings, in accordance with the approved and submitted Landscape Plan, and as allowed by the City of Cartersville or any utility provider.
- (13) Applicant agrees to the creation of a mandatory homeowners' association which shall be responsible for architectural controls of the residences within the proposed community; as well as the upkeep and maintenance of the entrance area, signage, all common areas, amenity area, pocket parks, mail kiosk, and private streets contained within the proposed residential community.

We believe the requested zoning is an appropriate use of the Property while taking into consideration the existing conditions of the Property, the area surrounding the proposed development, and the need in the City of Cartersville for the proposed development. The community will be a high-quality development and shall provide a much-needed and highly sought-after type of living environment within the City.

Thank you for your consideration in this request.

THE WASSERMAN GROUP, LLC



Stephen M. Wasserman
Chief Executive Officer

**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: JULY 22, 2022 _____

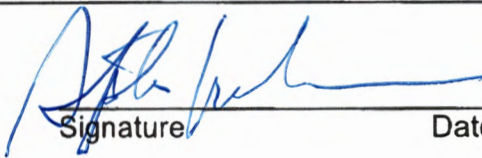
Date Two Years Prior to Application: JULY 22, 2020 _____

Date Five Years Prior to Application: JULY 22, 2017 _____

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	_____	X _____
Council Member:		
Ward 1- Kari Hodge	_____	X _____
Ward 2- Jayce Stepp	_____	X _____
Ward 3- Cary Roth	_____	X _____
Ward 4- Calvin Cooley	_____	X _____
Ward 5- Gary Fox	_____	X _____
Ward 6- Taff Wren	_____	X _____
Planning Commission		
Greg Culverhouse	_____	X _____
Harrison Dean	_____	X _____
Lamar Pendley	_____	X _____
Open		
Travis Popham	_____	X _____
Jeffery Ross	_____	X _____
Stephen Smith	_____	X _____

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.


7/22/2022

Signature _____ Date _____

Stephen M. Wasserman
Print Name

CONSTITUTIONAL OBJECTION TO FAILURE TO GRANT APPLICATION

For the record, the Applicant, as required by law, sets forth its constitutional objection to any failure to grant this application. Failure to grant the requested rezoning would constitute a taking of property without just and adequate compensation and without due process of law in violation of the Fourteenth Amendment to the United States Constitution and Article 1, Section 1, Paragraph 1 and Article 1, Section III, Paragraph 1 of the Constitution of Georgia. A denial of the requested rezoning would be unconstitutional and discriminate in an arbitrary and capricious manner between the Applicant and owners of similarly situated property in violation of Article 1, Section III, Paragraph III of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment to the United States Constitution. Such would deprive the Applicant of its liberty and property rights. Such a denial would not subsequently advance legitimate state interests, but would cause the Applicant significant detriment.

Z06-07

EXHIBIT A

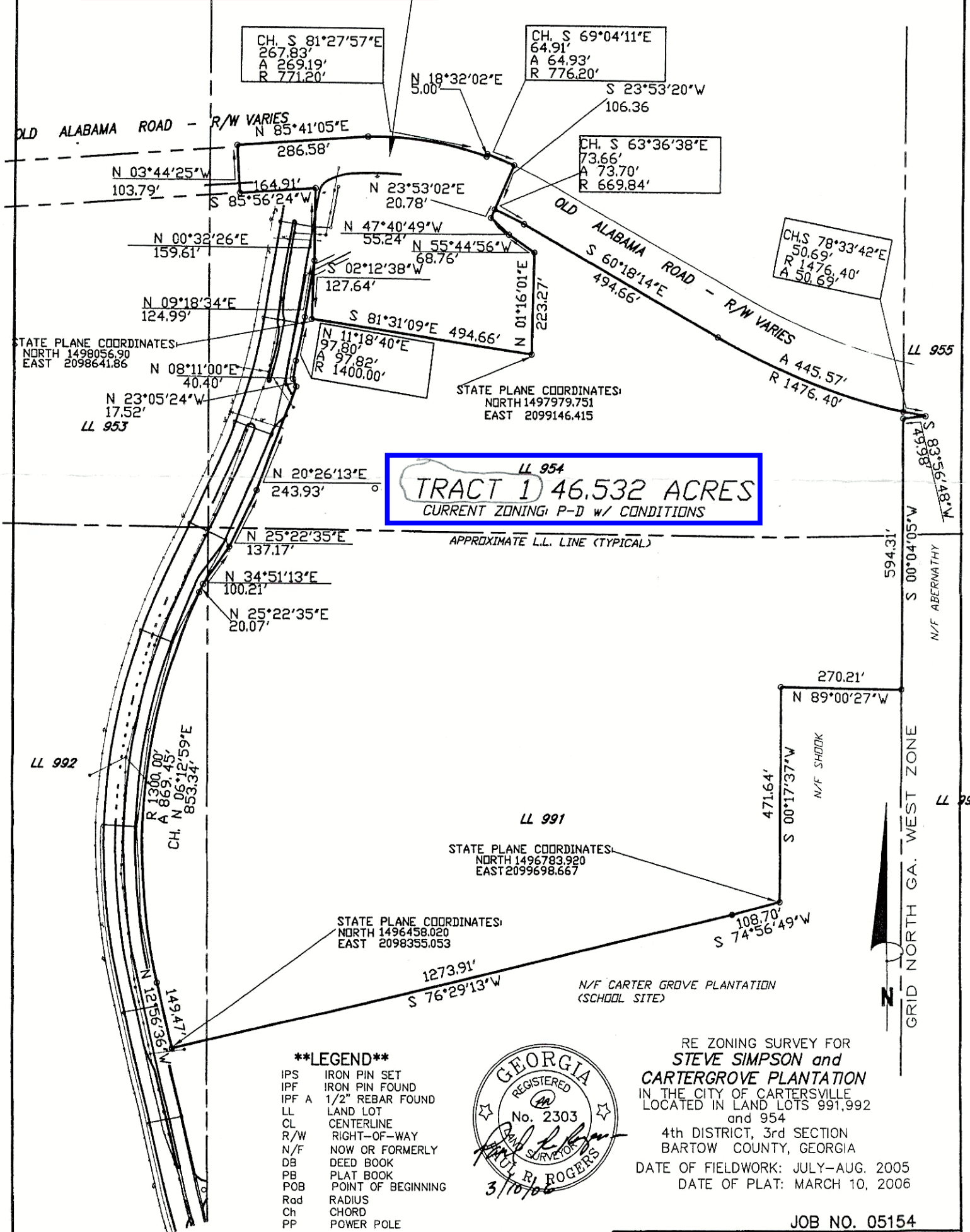
SURVEYOR'S CERTIFICATION

Ord. 23-06

It is hereby certified that this plat is true and correct and was prepared from an actual survey by me or under my supervision; that all monuments shown thereon actually exist and their size, type, and shape are correctly shown. The field data upon which this plat is based was collected using a 5 second electronic total station theodolite and has a closure precision of one foot in +18,800 feet and an angular closure of 09 seconds per angle point, and was not adjusted. This plat has been calculated for closure and found to be accurate within one foot in +300,000 feet.

1/2 INCH REBAR TO BE SET AT ALL CORNERS UPON APPROVAL OF THIS PLAT

TRACT 2 4.813 ACRES
CURRENT ZONING: D-C w/ CONDITIONS



TRACT 1 46.532 ACRES
CURRENT ZONING: P-D w/ CONDITIONS

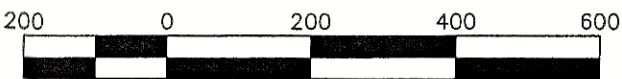
LEGEND

- IPS IRON PIN SET
- IPF IRON PIN FOUND
- IPF A 1/2" REBAR FOUND
- LL LAND LOT
- CL CENTERLINE
- R/W RIGHT-OF-WAY
- N/F NOW OR FORMERLY
- DB DEED BOOK
- PB PLAT BOOK
- POB POINT OF BEGINNING
- Rad RADIUS
- Ch CHORD
- PP POWER POLE



RE ZONING SURVEY FOR
**STEVE SIMPSON and
CARTER GROVE PLANTATION**
IN THE CITY OF CARTERSVILLE
LOCATED IN LAND LOTS 991, 992
and 954
4th DISTRICT, 3rd SECTION
BARTOW COUNTY, GEORGIA
DATE OF FIELDWORK: JULY-AUG. 2005
DATE OF PLAT: MARCH 10, 2006

JOB NO. 05154



Scale 1" = 200'

RHODES ENGINEERING SERVICES, INC
CIVIL ENGINEERS AND LAND SURVEYORS
645 HENDERSON DRIVE, SUITE 2
CARTERSVILLE, GA 30120
PHONE 770-386-7616 FAX 770-386-7617

EXHIBIT - 51.345 ACRES



July 20, 2022

Kevin Stephenson
Stephenson Engineering, Inc.
P.O. Box 201088
Cartersville, GA 30120

Re: The Starlite – Cartersville Water & Sewer Availability

Dear Mr. Stephenson:

The Bartow County Water Department (BCWD) has prepared this correspondence at your request regarding the Starlite – Cartersville residential development located within the Carter Grove Subdivision within the City of Cartersville and serviced by the BCWD for both water and sewer services.

BCWD currently has an existing 14-inch DIP water main available within the right-of-way of Carter Grove Boulevard to connect to; however, until BCWD completes the waterline upgrade project along Old Alabama Road, the water demands necessary to meet the development's needs may not be achieved.

Phase 3 of this waterline project, which will continue the installation of the waterline from Bates Road to Douthit Ferry, is currently out for bid. The current estimated completion date for Phase 3 is estimated to be 15 months from the date of this letter. This is an approximate time for completion, and this could change, for better or worse, based on GDOT's road work schedule and supply chain issues associated with the materials.

Based upon the expectation of this completion date, the BCWD is willing to review and approve development plans for the Starlite – Cartersville project. Final Plats will only be approved by BCWD for lots that are within maximum allowed service distances from hydrants that achieve the City of Cartersville's fire flow requirements of 1,000-GPM during "As-Built" 24-hour fire flow tests. The "As-Built" flow tests shall be required to be submitted to BCWD and the City of Cartersville Fire Department at the time of any final plat submission for review and consideration.

Additionally, there is an existing 15-inch PVC sanitary sewer line within the right-of-way of Carter Grove Boulevard available from the Bartow County Water Department. Adequacy of capacity must be confirmed and approved based upon submission of development drawings along with anticipated design usage and flows from the developer and the information in this letter is valid for a term no greater than 180 days from the above indicated date of this service availability statement. The information provided is renewable provided said project is moving forward and renewal request is submitted in writing prior to expiration. This request must also include the status of the project and expected construction schedule of the required infrastructure. Furthermore, this letter is not a statement of capacity reservation. Capacity reservation is provided upon plan approval by the Bartow County Water Department.

I hope this correspondence outlines the ability to obtain a development permit for the property while the BCWD water main project is completed along Old Alabama Road. Should you have any questions following your review of this correspondence, please contact me at (770) 387-5169.

Sincerely,

Daniel Manny

Daniel B. Manny, P.E.
Assistant Director - Bartow County Water

Cc: Lamont Kiser, P.E. – Director
Gerardo Becerra, P.E. – Project Engineer
Project File – Starlite - Cartersville

The Starlite – Cartersville

EXHIBIT B

General Specifications and Renderings

Property Name:	THE STARLITE - CARTERSVILLE
Address:	Parcel C107-0001-015, Carter Grove Community, LL 951, 952, 954
Maximum Number of Units Requested:	167
Parcel #:	Condominium with Individual Parcels
Minimum Area Per Building:	2,000 sq. ft. (Two Unit Building)
Total Number of Buildings:	85 (includes clubhouse)
Metering:	Individual
HVAC:	Individual (Ground Mounted)
Hot Water:	Individual
Exterior:	Variety of Painted Brick, Stone, Smooth Hardie Plank Siding
Roof:	Pitched with Asphalt Shingles
Flooring:	Vinyl or Wood Laminate
Windows	Wood frame, double hung (divided lites)
Siding	All front elevations to be brick painted in white or light colors
Doors	Wood 8' entry door. Steel Garage door with Lites. Decorative interior six panel or similar doors
Kitchens:	Granite, Quartz or similar countertops Stainless steel appliances Laminated or similar flooring Large island with high-top seating Decorator cabinets
Other Features	Fenced Backyard Where Possible Roll-in Shower with Tile Surrounds Washer Dryer Provided

COMMUNITY FEATURES

Amenities	1 Clubhouse Pickleball Courts (at least 2) Zero entry pool Indoor and Outdoor Entertainment Areas Business Center with Wi-Fi Lawn Service Optional Concierge Services Gated Access with Neighborhood Surveillance Cameras Dog Park
Parking:	All units with minimum 1 car garage and 1 space on apron
Average SF:	1,400 S.F.
Gross Acreage:	48.124 acres
Density:	3.47/acre
Greenspace required:	9.62 Acres

The Starlite – Cartersville
General Specifications

Greenspace provided: 25.44 Acres

DEVELOPMENT TEAM:

Developer: The Wasserman Group, LLC, Atlanta, GA

Contractor: David Sinclair, Marietta, GA

Architect: Jeffrey Wren, Earthstation Architecture, Decatur, GA

Architect: Lane Rick, Office of Things, Brooklyn, NY

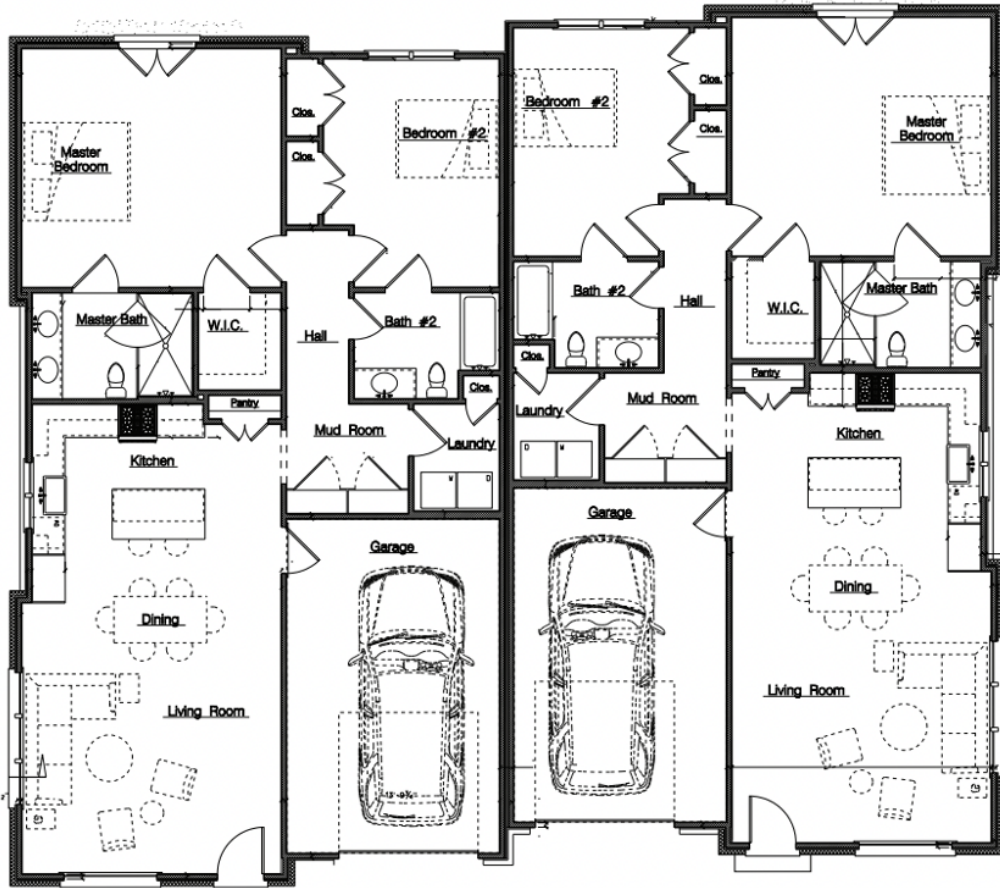
Civil Engineer – Kevin Stephenson, Stephenson Engineering, Inc., Cartersville, GA

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The Starlite – Cartersville
General Specifications

PROTOTYPICAL ELEVATIONS

THE VICEROY



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The Starlite – Cartersville
General Specifications

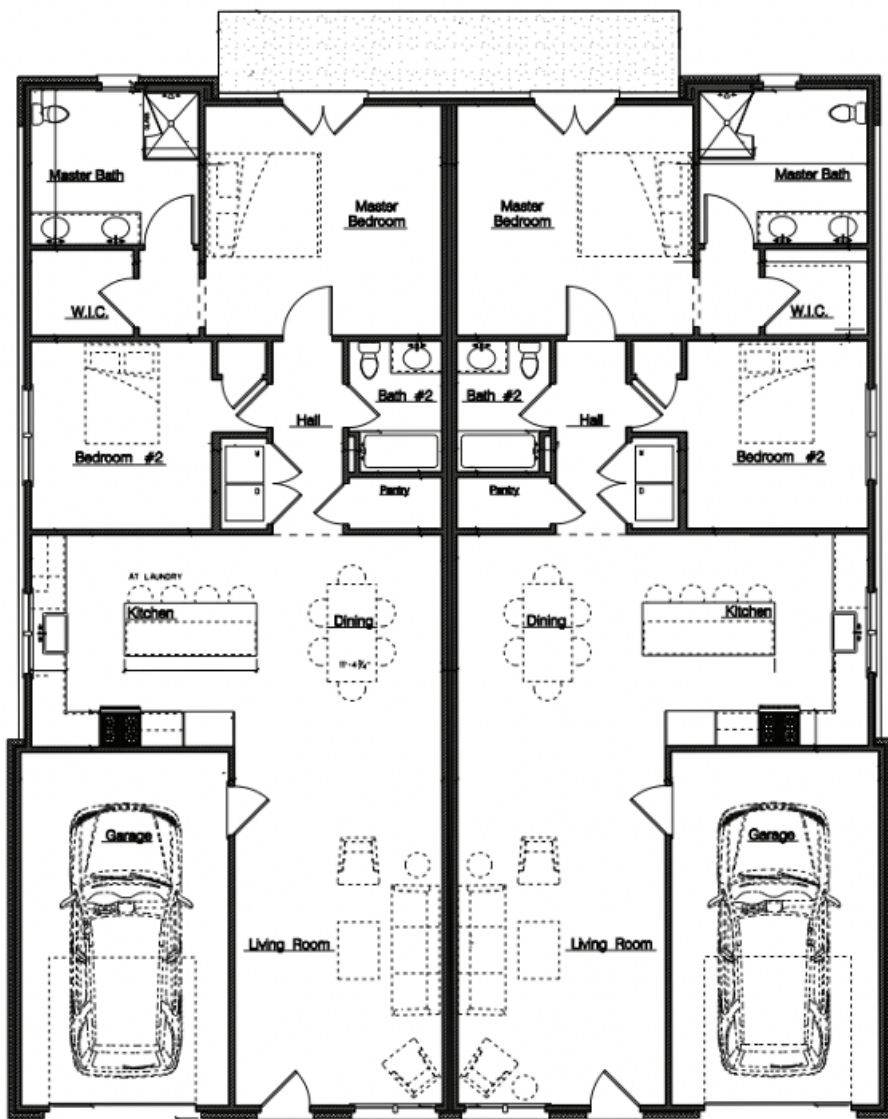


LEFT SIDE "VICEROY" UNIT

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The Starlite – Cartersville
General Specifications

The Evergreen

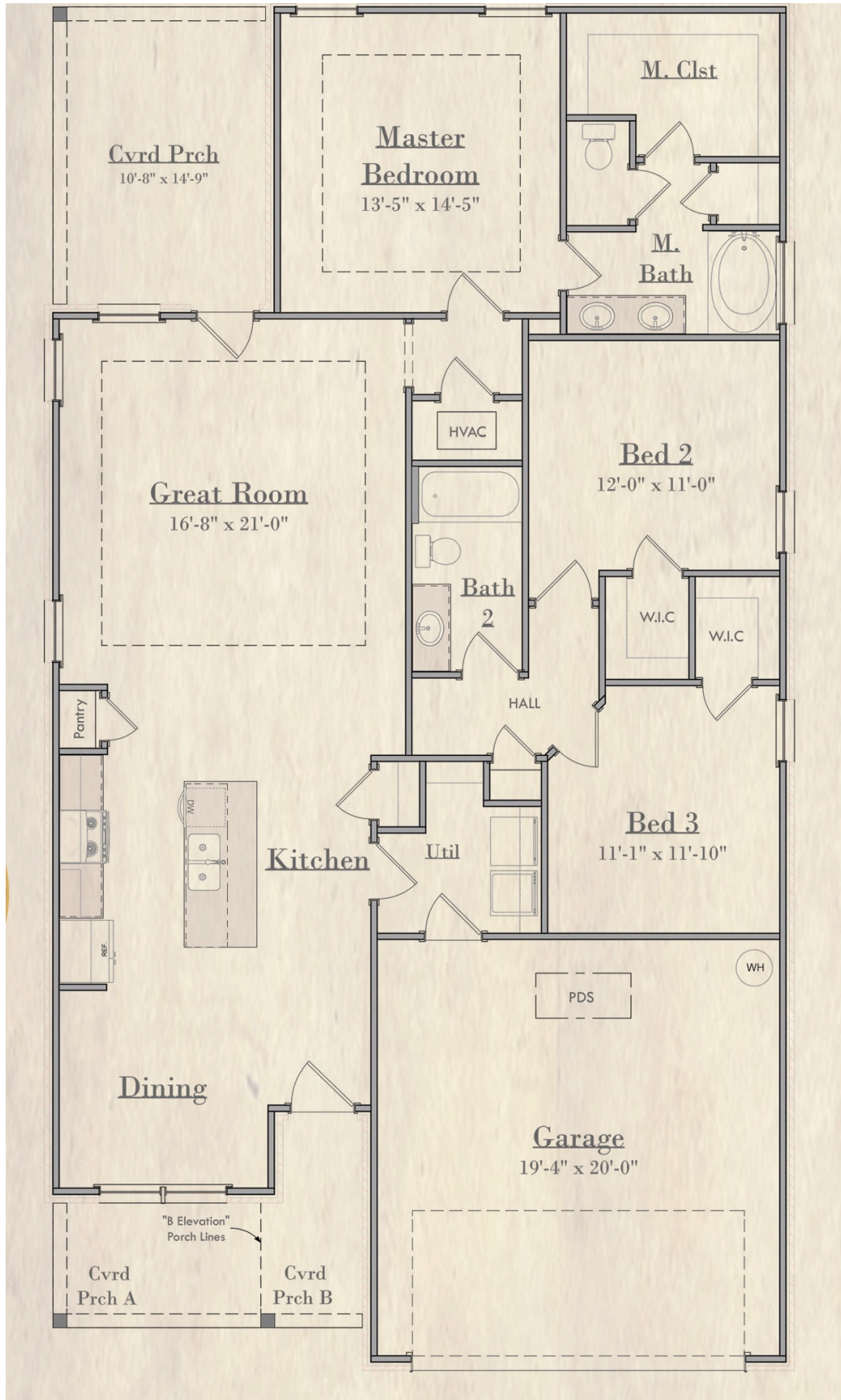


The Starlite – Cartersville
General Specifications

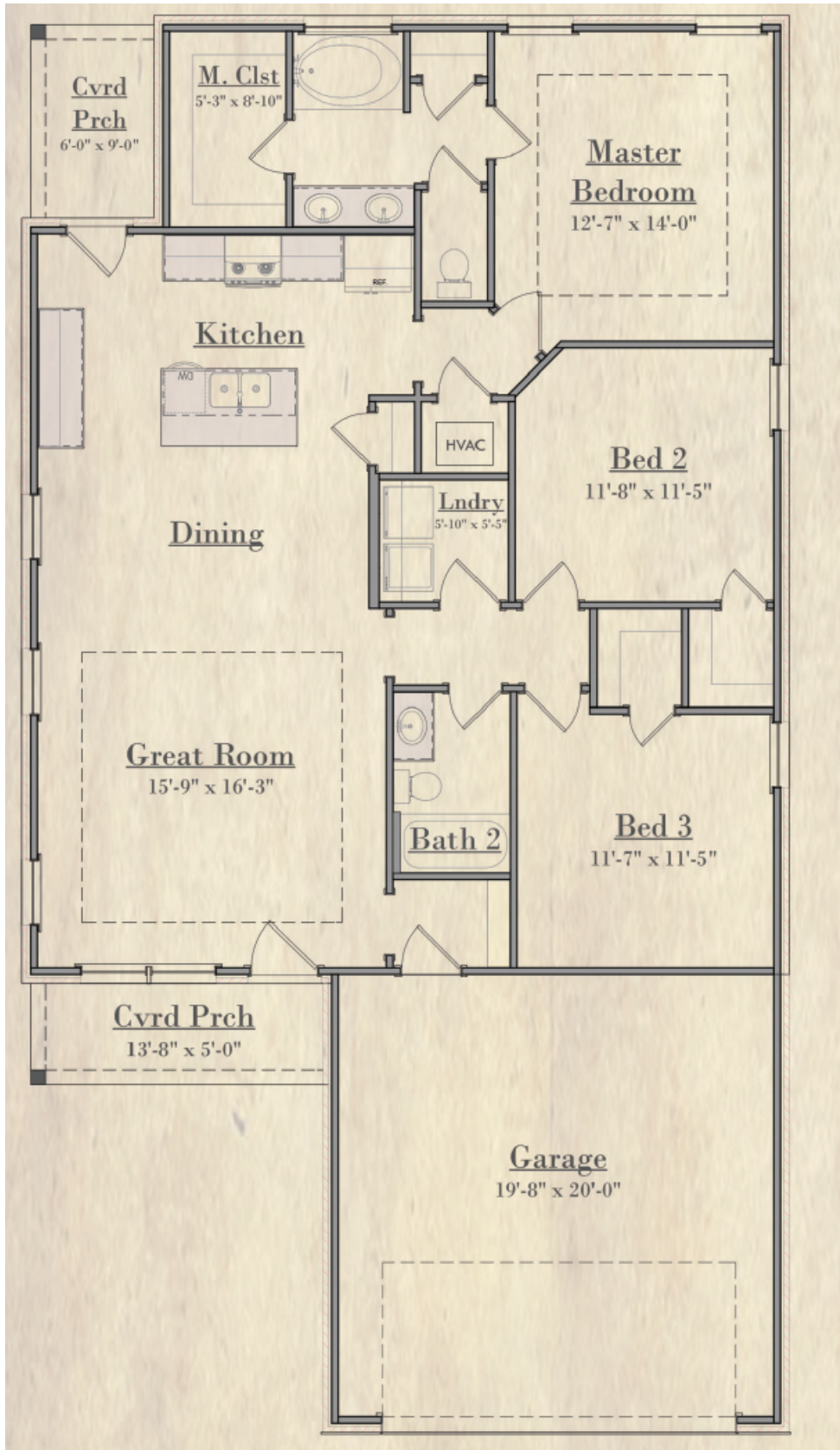


RIGHT SIDE OF "EVERGREEN" UNIT

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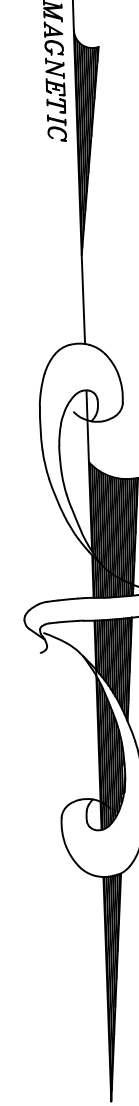


1660 S.F.



1452 S.F.

Z06-07 CONCEPT PLAN

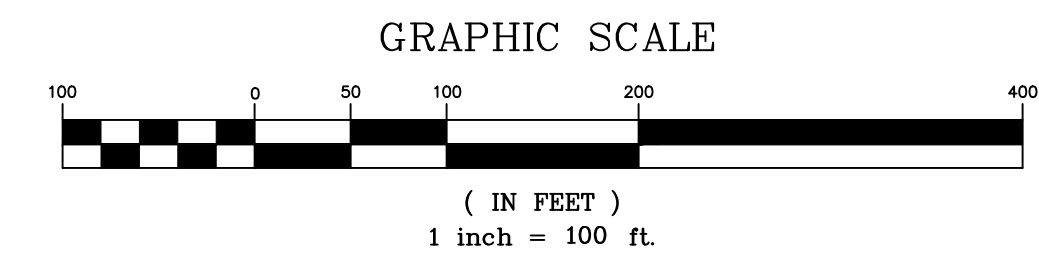


PROPERTY CONTAINS 146 TOWNHOME UNITS AND 75,600 S.F. OF RETAIL SPACE WITH OUTPARCELS

- DEVELOPMENT DATA:**
- Property is currently Zoned: PD
 - Total Area = ± 45.08 Acres
 - Total Lots: 9
 - Minimum Lot Frontage: 110'
 - Minimum Lot Width @ Building Line - 100'
 - Minimum Lot Width @ Building Line - 100'
 - Maximum Building Height: 45' or 3 1/2 stories
 - Setback Requirements: Front - 20'
Side - 10'
Rear - 20'
 - Vertical Datum: NAVD 1988
 - Freestanding signs shall have a maximum height of 6 feet and a maximum sign area of 32 square feet and such signs shall not be erected on a mon-pole type structure.
- See Zoning Stipulations Sheet 1.1 for issues specific to this development.

FLOOD NOTE:
This property does not lie within a special flood hazard area as shown on F.E.M.A. Flood Rate Insurance Map, Community Panel Number 13015C 0130 F, Dated September 29, 1989.

24 HOUR CONTACT
CHRIS EASTERWOOD
404-379-4470



REVISIONS

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 126 Enterprise Path, Suite 104
 Hiram, Georgia 30141
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PROJECT NAME
CARTER GROVE TOWN CENTER MIXED USE DEVELOPMENT
LAND LOTS 993, 992 & 993, 4TH DISTRICT, 3RD SECTION
CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA

CLIENT NAME
CARTER GROVE PLANTATION, LLC
126 ENTERPRISE PATH, SUITE 208
HIRAM, GEORGIA 30141

SEAL

PRELIMINARY NOT FOR CONSTRUCTION

DWG.	2006-328.DWG
DATE	4/18/2006
JOB NUMBER	2006-328
DRAWN BY	BAG

SHEET TITLE
OVERALL SITE PLAN

SHEET
3.0

Ordinance
of the
City of Cartersville, Georgia

Ordinance No. 23-06

Petition No. Z06-07

NOW BE IT AND IT IS HEREBY ORDAINED by the Mayor and City Council of the City of Cartersville, Georgia, all that certain tract of land owned by Steve Simpson. Property is located on Carter Grove Boulevard and Old Alabama Road. Said property contains 51.268 acres and is located in the 4th District, 3rd Section, Land Lot 595 as shown on the attached plat Exhibit "A". Property is hereby rezoned from O-C w/conditions (Office Commercial with conditions) and P-D (Planned Development) to P-D with different conditions. Zoning will be duly noted on the official zoning map of the City of Cartersville, Georgia.

Buffers:

1. Areas shown as commercial will have a 50-foot wide buffer along any lot line adjoining any residentially used property outside the development, excluding lines along public rights-of-way.
2. Areas shown as commercial will have a 25-foot wide buffer along any lot line adjoining any residentially used property within the development, excluding lines along public rights-of-way.
3. Buffers will remain undisturbed if possible. Disturbed buffers will be planted in accordance with the standards for buffers in Article IV of the current City of Cartersville Zoning Ordinance.
4. Buffers shall remain in place until such time as the zoning of the adjoining residential property is changed to a non-residential classification.

Multiple Use Area:

1. The subject property will be governed by the regulations and restrictions for zoning district M-U as currently shown in the City of Cartersville Zoning Ordinance, Article IX, Section 9.1.
2. The following uses shall be removed from the list of permitted uses: Amateur Radio Transmitter, Hotels, Laundromats, Radio-Television or Other Communication Towers, Stadiums, and Taxi Stands.

- 3. Inter-parcel access shall be implemented into the commercial site plan design, with access locations and internal traffic layout and design subject to the review and approval of the City of Cartersville Public Works Department.**
- 4. Landscaping will include plantings within the parking areas and peripheral plantings which abut any side or rear property line adjacent to residential uses. In areas where general plantings will not prosper, other materials such as fences, walls and pavings of wood, brick, stone, gravel and cobbles will be used.**
- 5. Parking areas will be treated with decorative elements, building wall extensions, plantings, berms or other innovative means to attractively landscape and/or screen from view from adjacent properties. All parking areas shall include landscaped islands to be placed every 12 parking spaces.**
- 6. Waste collection areas will be screened from view.**
- 7. All utilities will be underground.**
- 8. Construction of buildings within the subject property will adhere to the following architectural design standards:**
 - a. No exterior metal walls shall be permitted on any buildings**
 - b. Building facades may be constructed from masonry, glass, stucco, wood or a combination thereof:**
 - i. Masonry construction may consist of solid, cavity or veneered wall. Stone material may consist of granite, sandstone, slate, limestone, marble or other all-weather stone.**
 - ii. Glass walls may consist of a combination of metal, glass and other surfacing materials supported in a metal framework.**
 - iii. Wood construction will be allowed only with a pre-approved architectural design.**
 - c. The material and finishes of exposed roofs will compliment those materials used for the exterior walls. Exposed roofs will be defined as that portion of roof visible from ground level. All roof-mounted equipment will be screened from view.**
 - d. All building mechanical and electrical equipment located adjacent to the building and visible from a public street or residential area will be screened. Any such screen or enclosure will be treated as an integral element of the building's appearance.**

- 9. Prior to submittal of any application for a building permit on any structure with commercial use, the applicant shall submit the architectural renderings of said building to the City of Cartersville City Council for review to ensure the intent of the design concept will be met.**
- 10. Residential units will be fee-simple ownership only, conforming to applicable requirements for condominiums.**
- 11. Both residential and commercial uses will exist concurrently in the same structures to provide for a complete mix of allowable uses.**
- 12. No more than 220 single-family residential units will be constructed within the subject property including any units.**
- 13. Residential units will have a minimum heated floor space of 1800 square feet.**

BE IT AND IT IS HEREBY ORDAINED.

First Reading this the 20th day of April 2006.

ADOPTED this the 4th day of May 2006. Second Reading.

**/s/ _____
Michael G. Fields
Mayor**

ATTEST:

**/s/ _____
Sandra E. Cline
City Clerk**

Images taken 8-18-22

