

## **ZONING SYNOPSIS**

**Petition Number(s): Z25-01**

### **REQUEST SUMMARY:**

JFB Developments, applicant, requests a change in zoning from G-C (General Commercial) to RA-12 (Residential Attached) to construct approximately eighty (80) fee simple townhomes on the 9.5 acre tract.

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

**Applicant:** JFB Developments  
**Representative:** Jonathan C Keeler  
**Location:** 0 Thornwood Dr (Tax ID No. C082-0002-100)  
**Total Acreage:** 9.5 +/- Acres

### ***LAND USE INFORMATION***

**Current Zoning:** G-C (General Commercial),  
**Proposed Zoning:** RA-12 (Residential Attached)  
**Proposed Use:** Townhome Development

### ***Current Zoning of Adjacent Property:***

**North:** R-7 (Residential- Thornwood Subdivision)  
**South:** G-C and O-C (Office-Commercial)  
**East:** R-20 (Country Club), MF-14 and Utility (Ga Power)  
**West:** G-C

### ***For All Tracts:***

**District:** 4<sup>th</sup> **Section:** 3<sup>rd</sup> **LL(S):** 18,19,54 & 55  
**Ward:** 6 **Council Member:** Alyssa Cordell

**The Future Development Map designates adjacent properties as:** Parkway Corridor & Neighborhood Living

**The Future Land Use Map designates adjacent or nearby city properties as:** Commercial, Low-Medium Density Residential, & Parks/ Conservation.

## ANALYSIS

### **City Departments Reviews**

**Electric:** Not in Service Area

**Fibercom:** Takes no exception.

**Fire:** Cartersville Fire takes no exceptions to this rezoning request for Parcel ID C082-0002-100 from G-C to RA-12, provide all applicable city adopted codes and ordinances are followed.

**Gas:** The Gas System takes no exception to the following as shown in the attachments, however, the Gas System will not serve these units due to the lack of an adequate 60' right-of-way/easement within the development requiring the comingling of utilities.

**Planning and Development:** Takes no exception.

**Public Works:** Public Works has the following comments as shown below:

1. The geometric design of all internal drives shall accommodate an AASHTO WB-40 design vehicle to accommodate City of Cartersville fire trucks. Turning template tracks need to be shown on plans before final approval.
2. Access/maintenance easements will be required for all proposed stormwater conveyances and detention facilities associated with proposed development.
3. A stormwater maintenance agreement will be required for all proposed stormwater conveyances and detention facilities associated with proposed development.
4. Hammer head turnarounds not allowed since they create unnecessary backing movements which creates safety concerns and limit traffic flow for regular traffic as well as emergency vehicles. Turn arounds need to be shown as a permanent cul-de-sac.
5. Driveways should be able to accommodate vehicles including SUVs and trucks so that trash service will not be inhibited by vehicles parking close to the road.
6. How are the utilities going to be accommodated along Thornwood Drive within an easement or right-of-way? More easement or right-of-way than shown will be needed for utilities to maintain minimum separation and serve the development. Typically, 34 feet ...[17ft per side]... would be required behind the curb in this type of situation where easement is obtained only on one side.
7. How will utilities be accommodated coming into the development property without any easements or right-of-way shown?
8. Why is there no sidewalk behind units 66 through 80 while access by sidewalk appears to be provided for all the other units?
9. The public access and utility easement along Thornwood Drive needs to meet local code Section 7.5-71-6 related to minimum easements requirements and 7.5-71-7 requirements related to maintenance of Thornwood Drive. At a minimum, a 60-foot-wide access and utility easement is needed.

**Water and Sewer (Water only):** Cartersville Water Department takes no exceptions to the requested zoning application. However, the comments discussed at the concept plan review meeting (1/17/24) still apply. Cartersville Water Department will require an extension of the existing water line on Thornwood Drive, and for the proposed water line to be looped inside the development. Adequate spacing to accommodate all proposed utilities will also be required.

**Cartersville School District:** Thanks, David. Having a full picture of the project (bedroom configurations) is helpful so we'll comment once we receive that and have a clearer understanding of the whole project

**Bartow County Water and Sewer (Sewer only):** No comments received.

**Public comments:** None received as of 12-27-24

## **STAFF SUMMARY:**

Applicant requests to rezone 9.5 acres (+/-) located along Thornwood Drive north of Joe Frank Harris Pkwy and Clubview Drive on Tax ID C082-0002-100. The property is owned by QC Express, LLC and is currently undeveloped. A regional detention pond for the area is located on site near the property line with the Thornwood Subdivision.

The applicant is requesting RA-12 zoning for the construction of approximately eighty (80) fee-simple (For Sale) townhome units. All streets will be privately owned. City gas, water, stormwater and County sewer utilities are available in the area.

Per the concept plan, all RA-12 zoning development requirements can be met. No variances are expected at this time. See attached analysis sheet.

The proposed density of the development is 8.4 units/ acre.

Several concepts for commercial and residential projects have been proposed for this site since 2018. Despite having utilities and stormwater systems in place or nearby, this private street section of Thornwood Drive complicates the development process. The western property line for this property is the centerline of Thornwood Dr. The developer understands design solutions will be needed to accommodate the city's request for utility easements. This would be required on any project at this location.

Zoning Application, Z24-03, was submitted by a different applicant in the spring of 2024 for 96-townhome units for this property. The property owner and site engineer for this project remain the same. The previous applicant did not attend any of the public hearings to represent the application. Council denied the application on May 2, 2024. The modifications requested by the planning commission for Z24-03 have been incorporated into the concept plan for the current application. Those requested revisions include; 1) fewer townhome units; 2) more on-street parking, and 3) more green space.

## **STANDARDS FOR EXERCISE OF ZONING POWERS.**

- A. *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 will permit a use (residential) that is suitable in view of the use and development of adjacent and nearby property. Multi-family and single family detached developments are present adjacent to and near the proposed site..**
- B. *Whether the zoning proposal will create an isolated district unrelated to adjacent and nearby districts.*  
**The proposed application will create an isolated district for townhome development; however, the project will provide an additional residential product in area that contains a mix of residential, commercial and industrial uses.**
- C. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.*  
**The proposed zoning should not adversely affect the existing use or usability of adjacent property.**
- D. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*  
**Under the current G-C zoning, the property does have a reasonable, but restricted, economic use as zoned with access challenges due to the affected portion of Thornwood Dr being a private street. The townhome zoning should be considered a downgrade in zoning from G-C and likely more suited to a limited access street.**
- E. *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 zoning proposal should not result in a use that will have an excessive or burdensome use of streets, transportation facilities, utilities or schools. The proposed zoning and project may be less burdensome on the private street or utilities than a Commercial project.**
- F. *Whether the zoning proposal is in conformity with the adopted local Comprehensive Land Use Plan.*  
**The proposed zoning does conflict with the city's land use plan for the property (Commercial), but not necessarily with surrounding properties, Low-Medium Density Residential, & Parks/ Conservation.**
- G. *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.*  
**The zoning proposal should not have an adverse environmental effect. A regional detention pond for the area exists on site and drainage ways exist along Thornwood Dr.**
- H. *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.*  
**No additional conditions are known.**

**RECOMMENDATION:** Staff does not oppose the rezoning with the following conditions for utilities.

**Zoning Conditions:**

1. Developer to provide a 30ft access and utility easement from and along the centerline of Thornwood Drive onto the proposed development site to the City of Cartersville in order to locate all proposed and future utilities with adequate separation.
2. Developer to extend the existing water line on Thornwood Drive and to loop the proposed water line inside the development.

6.7 RA-12 Single-family dwelling district.

Z25-01 P&D Analysis. Thornwood Dr

Code Section	Description and/ or Requirements	Required	Proposed	Notes
6.7.1	RA-12 district scope and intent. Regulations set forth in this section are the RA-12 district regulations. The RA-12 district is intended to provide land areas devoted to high density uses consisting of single-family dwellings as further described in section 3.1.8 of this chapter. Land areas zoned RA-12 are also intended to provide a transition between medium density single-family residential areas and higher density multifamily residential areas or between medium density residential areas and nonresidential areas. The RA-12 district is intended to encourage home ownership.	---	Fee Simple	<b>Condo Association required.</b>
6.7.2	Use Regulation	---	---	---
6.7.3	Development Standards	---	---	---
A.	Height regulations. Buildings shall not exceed a height of thirty-five (35) feet or two and one-half (2½) stories, whichever is higher.	Y	---	2-story units.
B.	Minimum lot area per dwelling unit: Two thousand (2,000) square feet.	2000sf	None shown	For condo, building footprint only. No lot.
C.	Maximum density: Twelve (12) units per gross acre.	Max. 111 un/allowed	8.4 un/ac.	80 units proposed on 9.28ac.
D.	Minimum lot width: Twenty (20) feet.	Y	---	Building width approx. 24ft. measured on concept plan.
E.	Minimum lot frontage:	---	---	---
1	Single-family detached units: Thirty-five (35) feet.	---	NA	---
2	All other uses: Twenty (20) feet.	Y	OK	Can be met
F.	Minimum lot depth: One hundred (100) feet.	Y	---	Building depth approx. 50ft. Measured on concept plan. No lots shown.
G.	Minimum development area: One-half (0.5) acres.	Y	9.28	

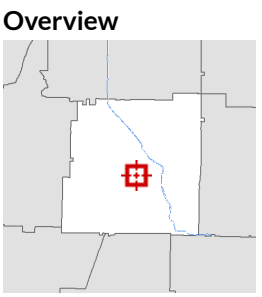
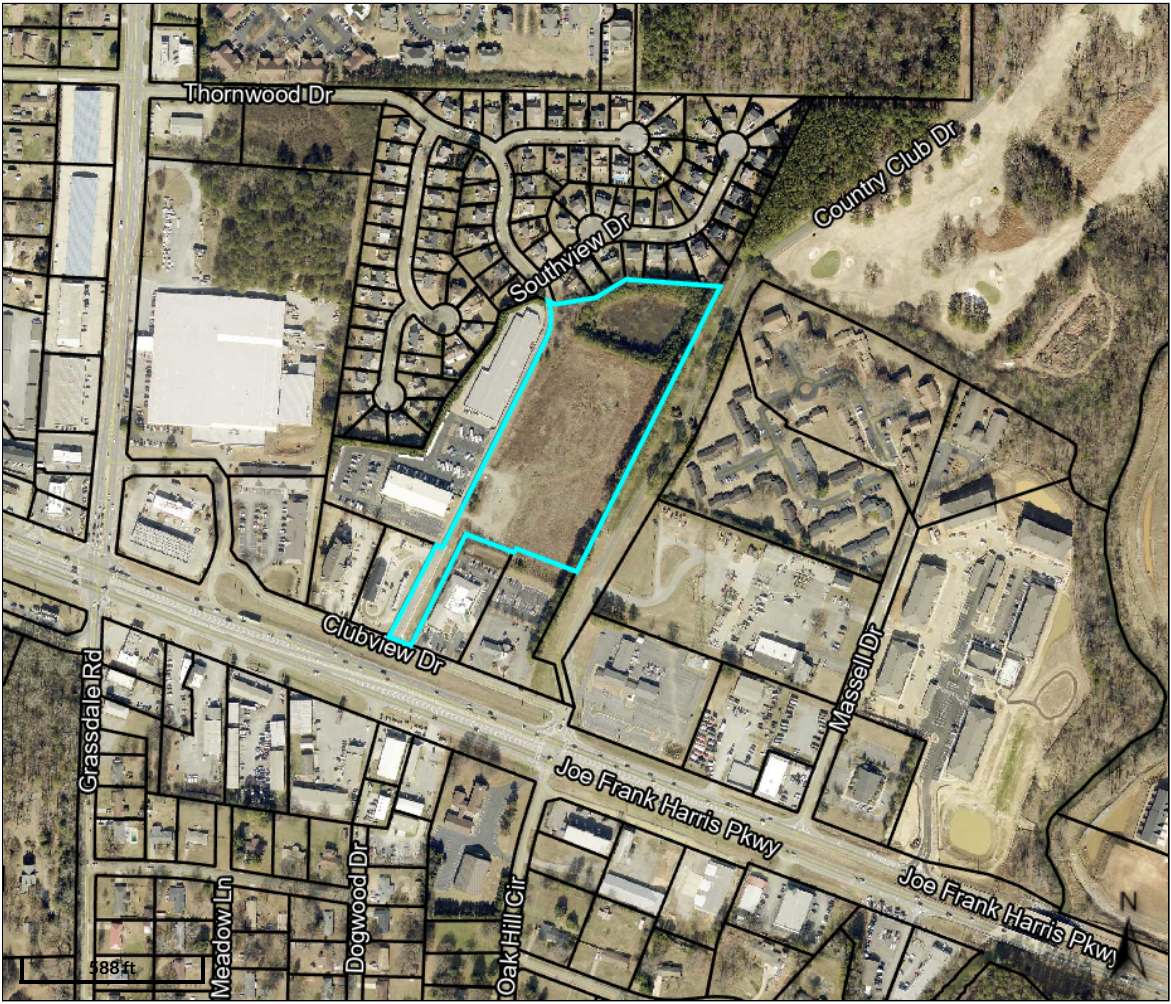
Code Section	Description and/ or Requirements	Required	Proposed	Notes
H.	Minimum heated floor area: One thousand (1,000) square feet.	Y	Approx. 2,200sf.	24x50' unit measured as per plan x 2 floors= approx. 2,200sf. (without garage area)
I.	Setbacks:	---	---	---
1	Front yard: Ten (10) feet.	Y	---	Min. 20ft provided per plan.
2	Side yard: Ten (10) feet (each end of row).	Y	---	Min. 20ft provided.
3	Rear yard: Twenty (20) feet.	Y	---	20ft provided.
J.	[Gable or hip roofs.] Gable or hip roofs shall have a minimum roof pitch of 6/12. Both gable and hip roofs shall provide overhanging eaves on all sides that extend a minimum of one (1) foot beyond the building wall.	Y	No data provided	Addressed during building plan review.
K.	Accessory use, building and structure requirements. See section 4.9 of this chapter.	---	---	---
L.	Minimum buffer requirements. In addition to required setbacks, a fifteen-foot wide buffer is required along all property lines which abut a single-family district or use to provide a visual screen in accordance with section 4.17 of this chapter.	Y	---	Buffer required along Southview Dr homes and Country Club Dr. Potential natural buffer.
M.	Other required standards.	---	---	---
1	No fewer than three (3) dwelling units in a row shall be allowed.	Y	5 to 15 units per block per the concept.	
2	Alley or private drive access required.	Y	Private Driveways shown.	
3	Required parking shall be allowed in the rear yard only.	Y		Unit driveways are on the rear of the units.
4	Principal buildings shall front a private drive or public right-of-way.	Y	Private Driveway shown.	

Code Section	Description and/ or Requirements	Required	Proposed	Notes
5	Principal structures on lots within the RA-12 district shall have a minimum of fifty (50) percent finish product on the exterior walls of the buildings consisting of brick, stone, hard-coat stucco, or fiber cement siding.	Y	No data provided	Addressed during building plan review.
6	A metal panel exterior finish product shall not be allowed on metal buildings exceeding one hundred fifty (150) square feet in gross floor area constructed or placed on lots within the RA-12 district.	---	NA	---

Ordinance Source:

[https://library.municode.com/ga/cartersville/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH26ZO\\_ARTVISIMIDWDIRE\\_S6.7RASIMIDWDI](https://library.municode.com/ga/cartersville/codes/code_of_ordinances?nodeId=COOR_CH26ZO_ARTVISIMIDWDIRE_S6.7RASIMIDWDI)





**Legend**  
 □ Parcels  
 — Roads

<b>Parcel ID</b>	C082-0002-100	<b>Alternate ID</b>	49432	<b>Owner Address</b>	QC EXPRESS LLC
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Commercial		613 TURNER MCCALL BLVD NE
<b>Property Address</b>	JOE FRANK HARRIS PKWY	<b>Acres</b>	9.28		ROME, GA 30165
<b>District</b>	Cartersville				
<b>Brief Tax Description</b>	LL 18 19 54 55 D4 S3				
	(Note: Not to be used on legal documents)				

Date created: 12/30/2024  
 Last Data Uploaded: 12/27/2024 8:55:50 PM



**Application for Rezoning**

City of Cartersville

Case Number: 725-01

Date Received: 10/31/24

**Public Hearing Dates:**

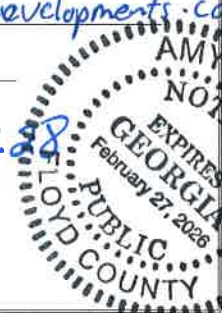
Planning Commission 1/7/25 5:30pm    1<sup>st</sup> City Council 1/16/25 7:00pm    2<sup>nd</sup> City Council 2/6/25 7:00pm

Applicant Jonathan C. Keeler Office Phone 706-844-8202  
 (printed name) JFB Developments  
 Address 100 McHenry Drive SW Mobile/ Other Phone 404-456-8911  
 City Rome State GA Zip 30161 Email jkeeler@jfbdevelopments.com  
Jonathan C. Keeler Phone (Rep) 404-456-8911  
 Representative's printed name (if other than applicant) Email (Rep) jkeeler@jfbdevelopments.com

[Signature] Representative Signature      [Signature] Applicant Signature

Signed, sealed and delivered in presence of:      My commission expires: 2.27.28

[Signature] Notary Public



\* Titleholder QC Express, LLC Phone 706-506-9000  
 (titleholder's printed name)  
 Address 613 Turner McCall Blvd. Email wrbdi@aol.com  
 Signature [Signature]

Signed, sealed, delivered in presence of:      My commission expires: 2.27.28

[Signature] Notary Public

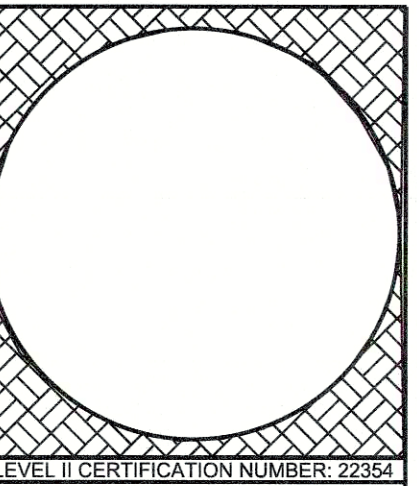


Present Zoning District G-C Requested Zoning RA-12  
 Acreage 905 Ac. Land Lot(s) 18,19,54,55 District(s) 4th Section(s) 3rd  
 Location of Property: Clubview DR. @ Thornwood Dr. Parcel ID No. C082-0002-100  
 (street address, nearest intersections, etc.)  
 Reason for Rezoning Request: Rezone to residential for the development of townhomes.

(attach additional statement as necessary)

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





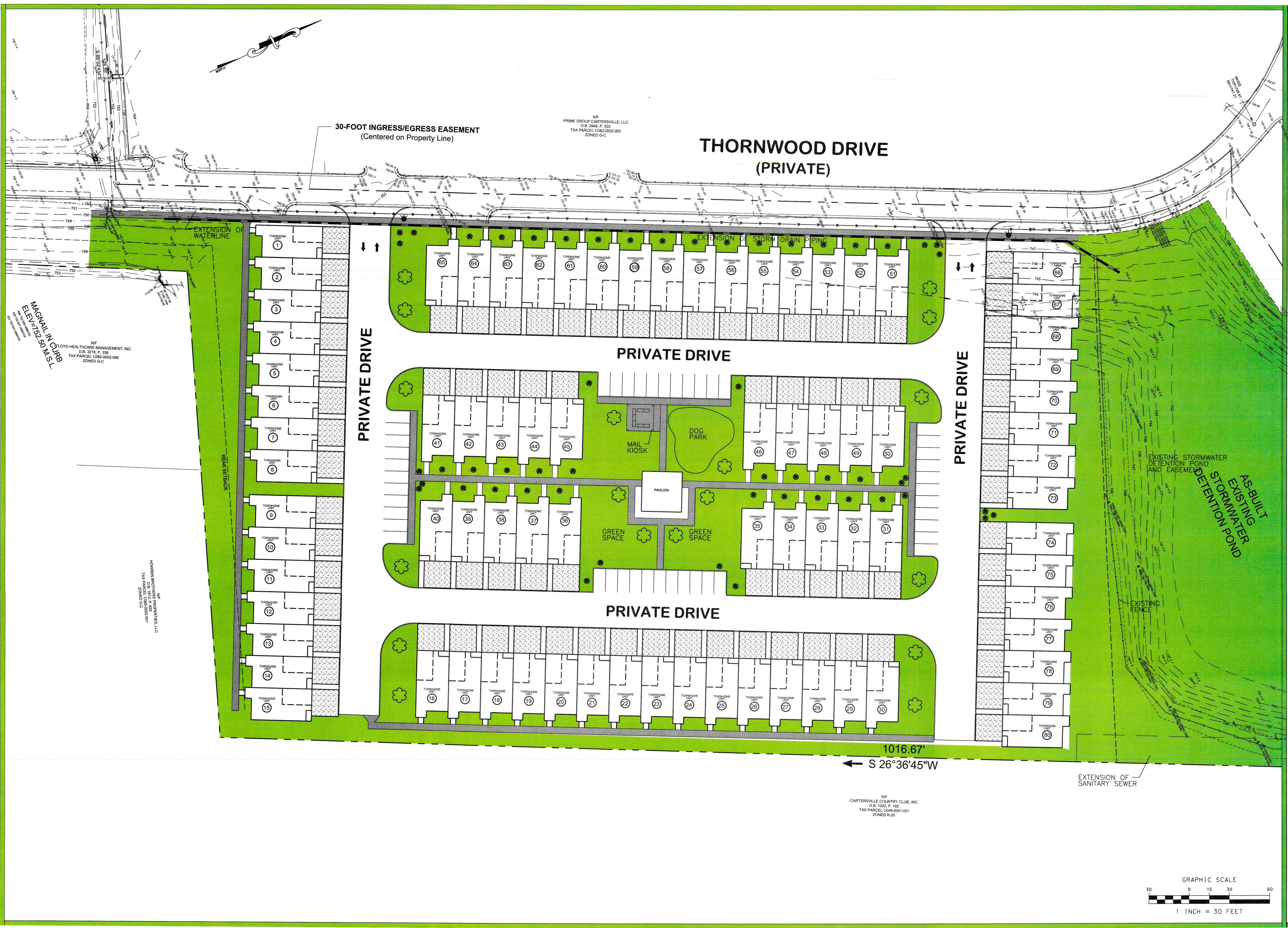
**TOWNHOME DEVELOPMENT  
 CARTERSVILLE, GEORGIA**

NO.	REVISION FOR	DATE

**CONCEPTUAL  
 SITE PLAN**

DESIGNED BY: PO  
 APPROVED BY: CH  
 DATE: 11-3-2023  
 DRAWING NO.: E763 - C-5

**C-5**



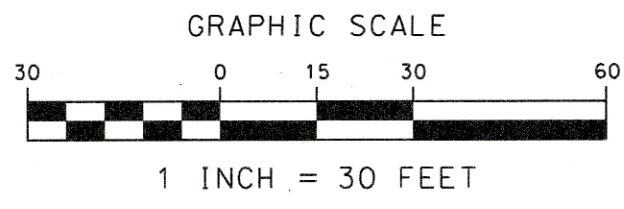
MAGNOLIA IN CURB  
 ELEV=752.50 M.S.L.

NIF  
 FLOYD HEALTHCARE MANAGEMENT, INC.  
 D.B. 3216, P. 338  
 TAX PARCEL: 0282-002-006  
 ZONED G-C

NIF  
 HORNBEIN DEVELOPMENT PARTNERS, LLC  
 D.B. 1818, P. 626  
 TAX PARCEL: 0282-001-001  
 ZONED R-20

NIF  
 PRIME GROUP CARTERSVILLE, LLC  
 D.B. 2948, P. 522  
 TAX PARCEL: 0282-002-003  
 ZONED G-C

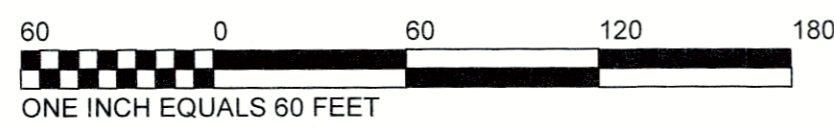
NIF  
 CARTERSVILLE COUNTRY CLUB, INC.  
 D.B. 1032, P. 192  
 TAX PARCEL: 0282-001-001  
 ZONED R-20



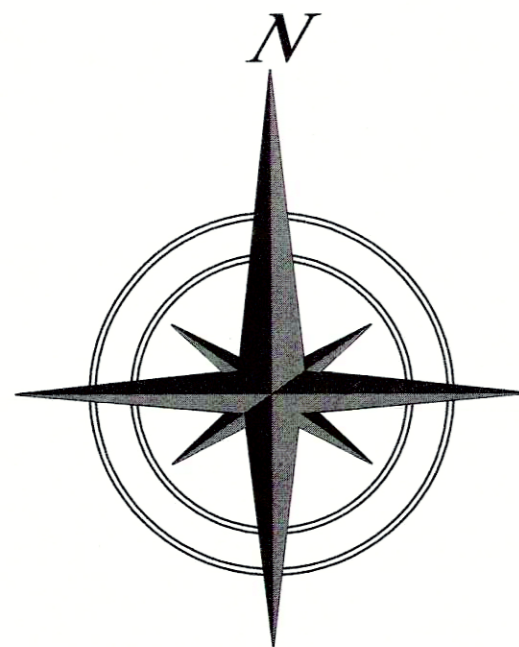
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

### RESUBDIVISION SURVEY FOR QC EXPRESS, LLC

LOCATED IN LAND LOTS 18, 19, 54, & 55, 4TH DISTRICT,  
3RD SECTION, BARTOW COUNTY, GEORGIA, AND  
BEING IN THE CITY OF CARTERSVILLE.



A = 124.07'  
R = 159.85'  
N 04°11'32"E  
CHORD=120.98'



BEARINGS SHOWN HEREON FROM A PRELIMINARY PLAT FOR RED CLAY PARTNERS, LLC AND ARE BASED ON THE NAD 83 DATUM AND THE STATE PLANE SYSTEM (GRID NORTH - GEORGIA WEST ZONE).

Plat Approval Certificate	
All requirements of the City of Cartersville Zoning Regulations relative to the preparation and submission of this subdivision plat have been fulfilled. Approval of this plat is hereby granted.	
Planning and Development Representative	Date

**THORNWOOD DRIVE (PRIVATE)**

9.526 Acres

ZONED G-C



- NOTES:**
1. IPF R4 DENOTES 1/2" IRON PIN FOUND
  2. IPF DENOTES 3/8" IRON PIN PLACED
  3. OTP DENOTES OPENED TOP PIPE
  4. THIS PROPERTY IS SHOWN ON THE BARTOW COUNTY TAX ASSESSORS WEBSITE AS PART OF TAX PARCEL C062-0002-096
  5. AS OF THE DATE OF THIS SURVEY, THE CURRENT PROPERTY OWNER IS QC EXPRESS, LLC, PER LIMITED WARRANTY DEED RECORDED IN DEED BOOK 3084, PAGE 870
  6. THE TERM "CERTIFICATION" AS USED IN RULE 180-6-.09(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-209 AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED
  7. SURVEY DATA:  
 ERROR OF CLOSURE PLAT: 1 IN 404,091  
 ERROR OF CLOSURE FIELD: 1 IN 72,167  
 ANGULAR ERROR: 0" PER ANGLE POINT  
 ADJUSTED BY: LEAST SQUARES RULE  
 EQUIP. USED: ROBOTIC TOTAL STATION  
 GNSS RTK & BASE STATION  
 CERT. OF AUTH. NO.: LSF000934

#### SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



KENNETH M. REYNOLDS  
GEORGIA PROFESSIONAL LAND SURVEYOR NO. 2627  
DATE

**SOUTHERN ENGINEERING & SURVEYING, INC.**  
ENGINEERS SURVEYORS  
Land Planning - Land Developing  
160 THREE RIVERS DRIVE - SUITE 1400  
ROME, GEORGIA 30161-2307  
(706) 235-4143

REVISED:	09 DECEMBER 2021 TO ADJUST BOUNDARY TO INCLUDE ROAD EXTENDING TO CLUBVIEW DRIVE.
REVISED:	18 OCTOBER 2021 TO ADD CITY OF CARTERSVILLE COMMENTS.
FIELD DATE:	28 APRIL 2021
PLAT DATE:	28 APRIL 2021
SCALE:	1" = 60'
FILE:	3.4.55B

**CLUBVIEW DRIVE - 50' R/W**  
**JOE FRANK HARRIS PARKWAY**  
**U.S. HWY. #41, U.S. HWY. #411**  
**S.R. #20**  
**100' R/W**

## David Hardegree

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**From:** Jonathan Keeler <jkeeler@jfbdevelopments.com>  
**Sent:** Thursday, December 26, 2024 8:21 AM  
**To:** David Hardegree  
**Subject:** [EXTERNAL] Re: Z25-01. C082-0002-100. Thornwood Dr. Rezoning from G-C to RA-12 for (80) townhomes  
**Attachments:** Ashton Woods 24 TH - 12262024.jpg; Chastain Meadows - 24' TH.pdf



David,

Good Morning.

Hope you and your family had a great Christmas.

The 24' Townhomes would be 3 bedrooms or 2 bedrooms with office space.

Attached please find potential elevations for the Townhomes.

I will see if I can have any other renderings, photos or floor plans before the meeting.

Thank you for all of your help in this process.

Jonathan



**JFB DEVELOPMENTS**

Jonathan Keeler

VP of Development

**JFB Developments LLC**

[jkeeler@jfbdevelopments.com](mailto:jkeeler@jfbdevelopments.com)

404-456-8911

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**From:** David Hardegree <dhardegree@cityofcartersville.org>  
**Sent:** Monday, December 23, 2024 2:38 PM  
**To:** Jonathan Keeler <jkeeler@jfbdevelopments.com>  
**Subject:** RE: Z25-01. C082-0002-100. Thornwood Dr. Rezoning from G-C to RA-12 for (80) townhomes

Anything to provide regarding bedroom counts, floor plans or elevations?

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**From:** Jonathan Keeler <jkeeler@jfbdevelopments.com>  
**Sent:** Friday, November 15, 2024 7:06 PM  
**To:** David Hardegree <dhardegree@cityofcartersville.org>  
**Subject:** [EXTERNAL] Re: Z25-01. C082-0002-100. Thornwood Dr. Rezoning from G-C to RA-12 for (80) townhomes





VIEW 4 - TOWNHOUSE

# ASHTON WOODS



Site Visit 12/23/24







