



PLANNING COMMISSION ITEM SUMMARY

MEETING DATE:	January 7, 2025
SUBCATEGORY:	Zoning
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	Z25-01. 0 Thornwood Dr. (Tax ID C082-0002-100). Applicant: JFB Developments
DEPARTMENT SUMMARY RECOMMENDATION:	<p>Applicant requests a change in zoning from G-C to RA-12 (Residential Attached) to construct approximately 80 fee simple townhomes on the 9.5 acre tract.</p> <p>Staff does not oppose the rezoning with the following conditions for utilities.</p> <ol style="list-style-type: none">1. Developer to provide a City of Cartersville utility easement with a width suitable to locate all proposed and future utilities with adequate separation. A utility easement along Thornwood Drive is required to extend 30 feet from the centerline of Thornwood Drive.2. Developer to extend the existing water line on Thornwood Drive and to loop the proposed water line inside the development.
LEGAL:	N/A