

ZONING SYNOPSIS
Petition Number(s): Z24-02

REQUEST SUMMARY:

Smith Douglas Homes, applicant, requests a change in zoning conditions of the Jackson Farm Planned Development, P-D (Planned Development), to reduce the commercial area in order to construct (103) townhomes. The area affected is approximately 12.58 acres of the 103.56 acres.

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: **Smith Douglas Homes (SDH)**
Representative: **Karl Lutjens, PE, Southland Engineering**
Property Owner: **Clyde Wilson Jackson Trust**
Property Location: **496 Mission Rd (C024-0001-001)**
Access to the Property: **Mission Rd & Silo Drive**

Site Characteristics:

Tract Size: Acres: **12.58 ac** District: **4th** Section: **3rd** LL(S): **448-449**
Ward: **5** Council Member: **Gary Fox**

LAND USE INFORMATION

Current Zoning: **P-D (Planned Development, Jackson Farm Subdiv.)**

Proposed Zoning: **Modify zoning conditions to allow townhomes on 12.58 acres originally identified for commercial development.**

Proposed Use: **Townhouse Development**

Current Zoning of Adjacent Property:

North: **P-D (Jackson Farm)**
South: **A-G (Agriculture)**
East: **P-D (Jackson Farm)**
West: **P-D (Jackson Farm)**

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

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

ZONING ANALYSIS

Zoning History

In 2006, the property was rezoned from R-20 and L-I with conditions to P-D (Planned Development) for the construction of single family housing in combination with commercial. Zoning was approved on 12/7/06. The commercial development was generally limited to Office-Commercial (O-C) allowed uses. The approved commercial area was 19.47 acres. Conditions were also applicable to the residential development, 80.61 acres.

The zoning conditions attached to the zoning approval in 2006 are as follows and per Ordinance 80-06:

- 1) Permitted uses shall be limited to the O-C district uses as well as hardware store, dry cleaners, and retail package stores (liquor), as well as O-C district development standards.*
- 2) Proposed development will consist of a maximum of 191 residential lots.*
- 3) Proposed development shall have a neighborhood swimming pool and clubhouse.*
- 4) All residential homes shall be a minimum of 1,800 heated square feet.*
- 5) Proposed development shall consist of a maximum residential and commercial acreage as shown on the proposed site plan.*
- 6) All residential lots shall be a minimum of 10,000 square feet.*
- 7) All proposed commercial buildings shall be a minimum of 30% brick, stone, and/or stucco.*
- 8) Developer agrees to provide 10 feet of additional right-of-way beyond that which is necessary for project related improvements.*

In 2022, Smith Douglas Homes (SDH) began construction of Phase 1 which included (105) single family residential lots, (1) amenity lot, and (1) lot for a stormwater pond. All but one (1) Phase 1 lot has been developed as of the end of 2023.

In 2023, SDH began construction of the infrastructure for Phase 2 and a portion of the residential lots. Total approved lots in Phase 2 is eighty-six (86). Total approved residential lots for both phases is one hundred ninety-one (191).

Proposed Zoning

The current zoning application is to amend the zoning conditions of the commercial area of the P-D. The applicant requests to convert 12.58 acres of the commercial area to residential to construct 103 townhomes. The 12.58 acres is located along Mission Rd. between Silo Drive (Jackson Farm entrance) and the railroad tracks west of Silo Drive. The remaining commercial area, approx. 7 acres east of Silo Dr. along Mission Rd, will remain commercial.

See concept plan and elevations included with the application.

The proposed townhome development is shown with 108 total lots with 103 lots being developed for townhomes. The remaining lots will be common area lots. A pool is proposed on the lot at the Silo Dr and Mission Rd intersection.

Residential Lot summary:

Phase 1 Lots- 105

Phase 2 Lots- 86

Proposed Townhomes- 103

Proposed Total Lots for Jackson Farm – 294

Two entrances are proposed- one on Mission Rd and one on Silo Dr. This solution may address department comments regarding development regulations requiring more than one entrance for developments over 199 lots.

The internal streets are designed to accommodate front entry townhomes (front facades and garages along streets) except for townhomes adjacent to Silo Dr. and Mission Rd. Townhomes facing these existing streets will have a covered front patio.

Unit densities (units per acre or un/ac) are a consideration for any residential development. The table below includes the approximate unit densities along Mission Rd. from the DBD to Burnt Hickory Rd. Densities near the DBD range from 6.22 in the R-7 zoning district to the 2.16 un/ ac in Jackson Farm. The townhome proposal is 8.66 un/ ac. A significant increase over any other development density along this section of the Mission Rd corridor.

Location or Subdivision	Zoning Category	Density-Theoretical	Density-Actual
DBD Area	R-7 (min. 7,000sf/ lot)	6.22	---
DBD Area	R-20 (min. 20,000sf/ lot)	2.18	---
Estate Lots- AG	AG (Agriculture)	0.12 (min. lot = 5 acres). Total. ac = 42+/-	---
Estate Lot- R-20	R-20	2.18	0.05
Reserve at Pettit Creek	R-10 (min. 10,000 sf/lot)	---	1.25
Jackson Farm	P-D (Designed as R-10)	---	2.16
Jackson Farm Townhomes- Proposed	P-D	12 (Per RA-12 zoning district standard)	8.66 per 12.58ac. 2.85 for entire 103ac development.

No details about bedroom counts have been provided. Staffs' assumption is that the townhomes will be a mix of (2) and (3) bedroom configurations. This is sometimes a consideration by the school district to estimate student enrollment. No hardship is expected on the school district given that approx. 2,000 homes in Carter Grove will not be developed do the recent Technology District rezoning.

City Department Comments (from original zoning application, Z23-05, October'23)

A plan review of the concept was held with city departments and Southland Engineering on 10/10/23 to discuss the department comments below. A revised concept was submitted with this application and is under review by the city departments.

Electric: CES takes no exceptions to the zoning. However, the concept only shows one entrance/exit. I thought there was a limitation for lots per entrance/exit. Is this correct?

Fibercom: No Comment received.

Fire: Please refer to the snippet below from our development regs for subdivisions that shows more than one entrance is required for subdivisions with more than 200 lots. It does not state emergency access or fire department access.

Per 7.5-63, Subdivisions.

...(5) Entrances:

(a) Maximum lots served. A subdivision shall serve no more than two hundred (200) lots with a single entrance.

Gas: Takes No Exception

Public Works: Below are initial Public Works comments:

1. Per Section 7.5-63 of the City of Cartersville Code of Ordinances "A subdivision shall serve no more than two hundred (200) lots with a single entrance. This proposes to add 112 lots to the 191 lots in the single-family section of the subdivision resulting in 303 lots using one entrance to the subdivision from a non-subdivision road. Therefore, a separate entrance from the non-subdivision road would be required.
2. The new entrance will require a separate right turn and left turn lane associated with it due to Mission Road being classified as a major collector route on the official GDOT functional classification map and the number of lots proposed.
3. Roads cannot dead end without an approved turn around feature that meets City of Cartersville standards per Standard No. 3.8.02 as referred to in the City of Cartersville Code of Ordinances Section 7.5-63.
4. Development area appears to be in FEMA floodplain a flood study will be required and all requirements of local ordinance Article VI. – FLOODPLAIN MANAGEMENT/FLOOD DAMAGE PREVENTION ORDINANCE must be met.
5. Pond levels below the water table will not count towards meeting stormwater management requirements or towards compensatory cut volumes as part of required flood plain calculations. A study should be done by a registered professional to establish the water table elevation which should be documented and included in the plan package submittal.

Water and Sewer: The current site conditions include a sewer main placed as such to allow for the commercial development of this tract. It appears the current layout places townhomes over the existing sewer line; the sewer main will need to be relocated to a more appropriate location, preferably within road right-of-way.

Cartersville School District: Inquiry about townhouse details (bedroom counts).

Public Comments:

1/25: Joy Peterson. 42 Jackson Farm Rd. Questions about public notice process and general inquiry.

1/29: 48 Jackson Farm. General Inquiry.

STANDARDS FOR EXERCISE OF ZONING POWERS.

1. ***The existing land uses and zoning of nearby property.***
The specific 12.58 ac. parcel is part of the 19.47ac. commercial area. The 12.58ac. area is generally surrounded by the remaining P-D area to the east, west and north. Outside the P-D area, the adjacent areas to the east are single family detached properties that are part of the Reserve at Pettit Creek subdivision. Areas to the west are undeveloped and zoned commercial. The area to the south is zoned agricultural containing an estate lot and Mission Road Kennels.
2. ***The suitability of the subject property for the zoned purposes.***
The subject property is suitable for the commercial area of the P-D zoning.
3. ***The relative gain to the public, as compared to the hardship imposed upon the individual property owner.***
The proposed gain to the public would be minimal. No true hardship has been identified.
4. ***Whether the subject property has a reasonable economic use as currently zoned.***
The property may have a reasonable economic use as currently zoned (P-D, Commercial); however, introducing office commercial uses in the middle of a residential area and within close proximity to the Burnt Hickory intersection and DBD may not be practical.
5. ***Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property (Revised 3-13-24):***
The zoning proposal may permit a use that is suitable in view of the use of the adjacent residential properties with low to medium unit density. Jackson Farm and Reserve at Pettit Creek have an approximate density of 2.6 un/acre and 1.25 un/ac within the developed areas. The townhomes would have an approx. density of 8.66 un/acre. The densities may not be compatible. When the entire development is considered the density is 2.85. (294 units/ 103 acres).
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. Concerns regarding traffic increases and development in a floodplain will likely be raised.
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 generally conforms with the Future Development Plan and Comprehensive Land Use Plan for Neighborhood Living and Low to Medium density requirements. At 12 units per acre, mathematically, 150 units could be constructed which would be a high density development for the City; however, the proposed 103 units at 8.66 un/ acre may be considered in the upper limits of medium density. Low and medium densities are not specifically defined in the ordinance. These densities are referenced with examples in the Comprehensive Plan. See also revision to item 5 above.

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 regulations. The engineer and developer would be required to meet all floodplain development regulations and access regulations.

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 could be burdensome on local streets during peak travel times. A traffic study may be required if the zoning condition change is approved.

No burden is expected on city utilities or schools.

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.

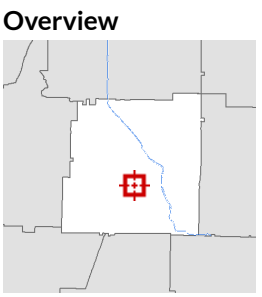
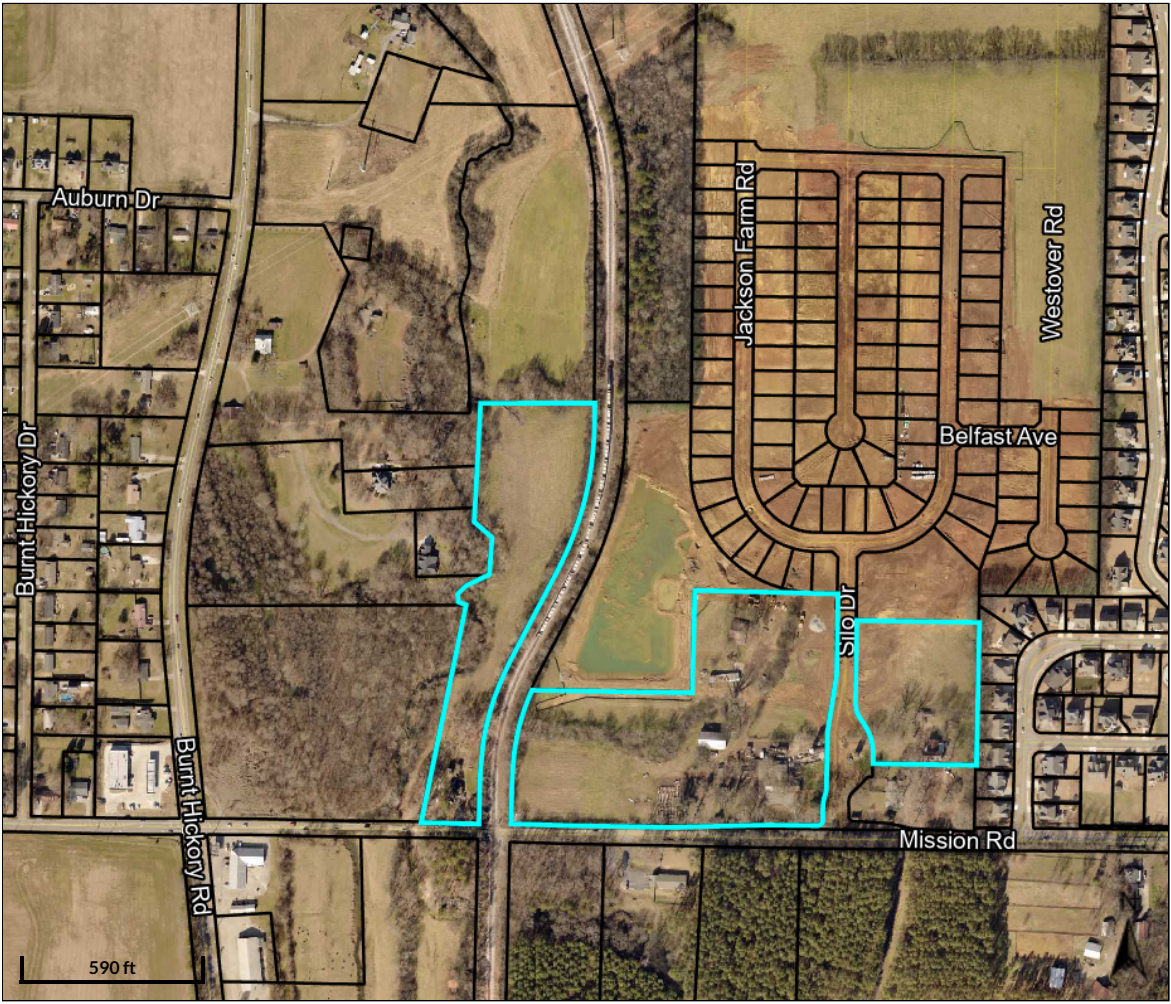
STAFF RECOMMENDATION:

Staff does not oppose the zoning condition change.

If approved, staff recommends that all department comments be addressed and the following zoning conditions for Townhomes be included. These are in addition to the original 2006 conditions:

Townhomes

- 1. For the northern most units abutting the stormwater easement, limit the front yard property line to the southern boundary of the stormwater easement to avoid conflicts with easement encroachments.*
- 2. In addition to required setbacks, install a fifteen-foot wide buffer along all property lines which abut a single-family district or use to provide a visual screen in accordance with section 4.17 of the zoning ordinance.*

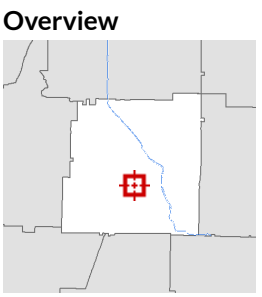
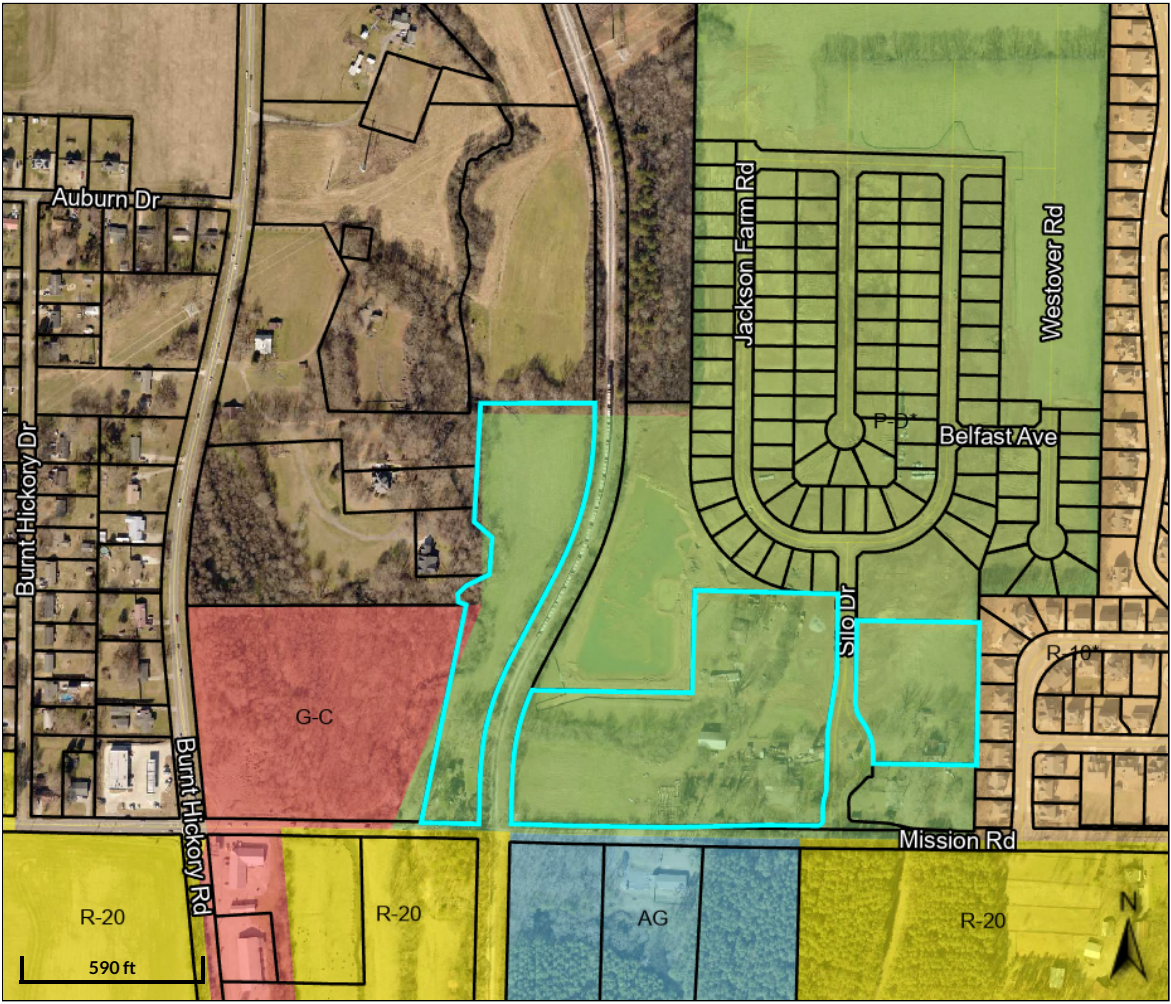


Legend
 □ Parcels
 — Roads

Parcel ID	C024-0001-001	Alternate ID	34911	Owner Address	CLYDE WILSON JACKSON TRUST
Sec/Twp/Rng	n/a	Class	Agricultural		478 MISSION RD
Property Address	496 MISSION RD	Acreage	26.01		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL 448-449-416-377				
	(Note: Not to be used on legal documents)				

Date created: 1/31/2024
 Last Data Uploaded: 1/30/2024 8:44:05 PM

Developed by  Schneider
 GEOSPATIAL



- 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 C024-0001-001
Sec/Twp/Rng n/a
Property Address 496 MISSION RD

Alternate ID 34911
Class Agricultural
Acreage 26.01

Owner Address CLYDE WILSON JACKSON TRUST
 478 MISSION RD
 CARTERSVILLE, GA 30120

District
Brief Tax Description

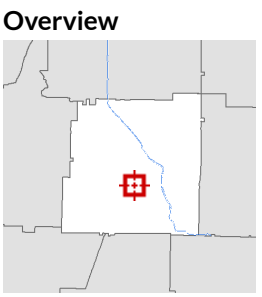
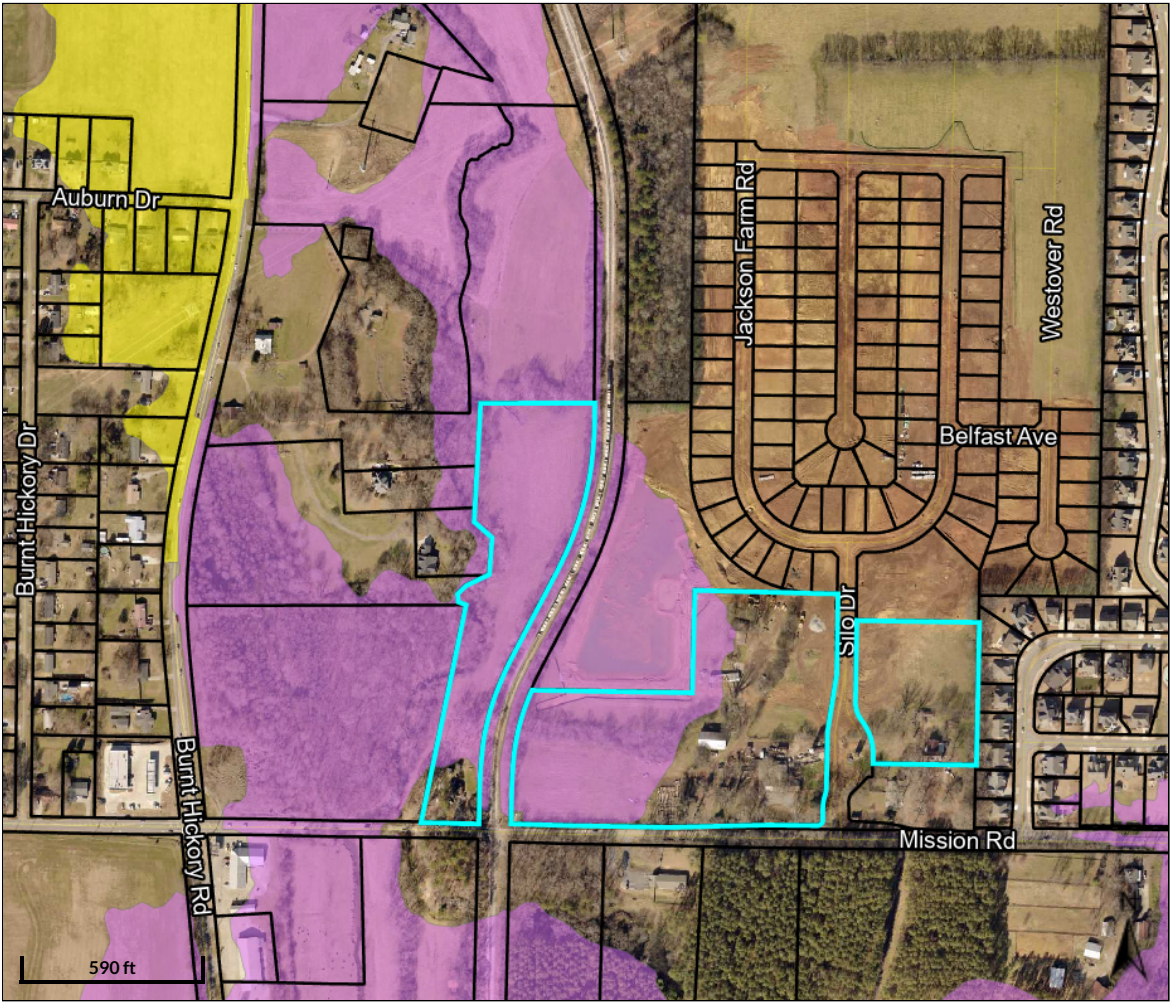
Cartersville
LL 448-449-416-377

(Note: Not to be used on legal documents)

Date created: 1/31/2024

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GEOSPATIAL



- Legend**
- Parcels
 - Roads
 - Flood Hazard Area**
 - Bartow Regulatory
 - FEMA

Parcel ID	C024-0001-001	Alternate ID	34911	Owner Address	CLYDE WILSON JACKSON TRUST
Sec/Twp/Rng	n/a	Class	Agricultural		478 MISSION RD
Property Address	496 MISSION RD	Acreage	26.01		CARTERSVILLE, GA 30120
District	Cartersville				
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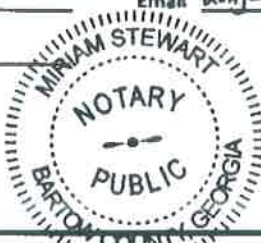
Application for Rezoning
City of Cartersville

Case Number: Z24-02
Date Received: 12/27/23

Public Hearing Dates:

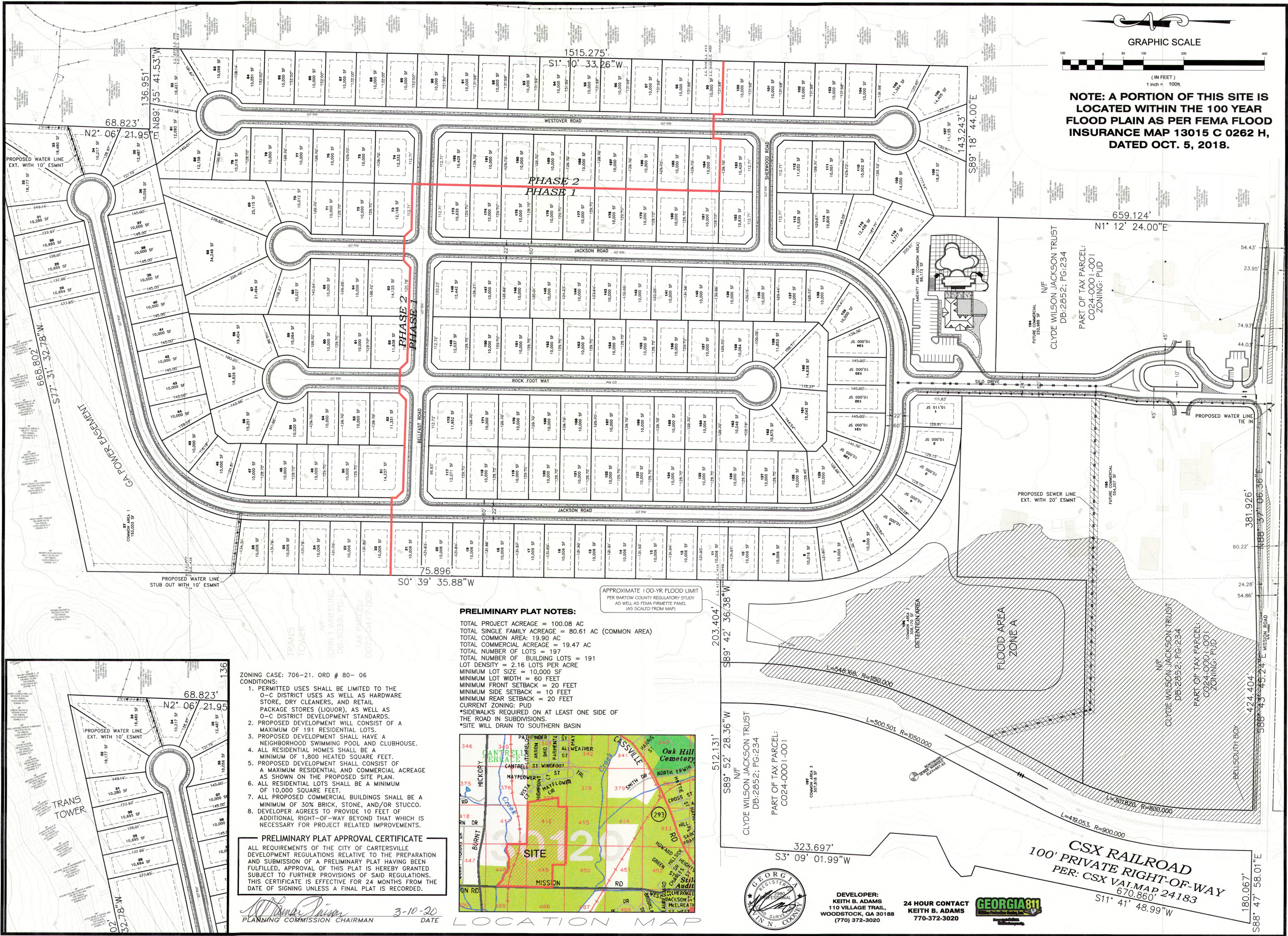
Planning Commission 2/6 5:30pm 1st City Council 2/15 7:00pm 2nd City Council 3/7 7:00pm

Applicant Smith Douglas Homes Office Phone 770-213-8067
(printed name)
Address 110 Village Trail, Suite 215 Mobile/Other Phone N/A
City Woodstock State GA Zip 30188 Email cthorpe@smithdouglas.com
Southland Engineering, INC. Phone (Rep) 770-387-0440
Representative's printed name (if other than applicant) Email (Rep) karl@southlandengineers.com
 Representative Signature  Applicant Signature
Signed, sealed and delivered in presence of: My commission expires:
 Notary Public 

* Titleholder Clyde Wilson Jackson Trust Phone 404 569 1161
(titleholder's printed name)
Address 478 Mission Road Cartersville, GA 301250 Email danjacksonfan@gmail.com
Signature 
Signed, sealed, delivered in presence of: My commission expires: 10/11/2025
 Notary Public 

Present Zoning District P-D Requested Zoning P-D with modifications
Acreage 12.58 Land Lot(s) 448 & 449 District(s) 4th Section(s) 3rd
Location of Property: 496 Mission Road Cartersville, GA 30120 Parcel ID No. C024-0001-001
(street address, nearest intersections, etc.)
Reason for Rezoning Request: To modify the zoning conditions by reducing the amount of commercial area by 12.58 acres in order to construct townhomes on the west side of Silo Drive.
(attach additional statement as necessary)

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

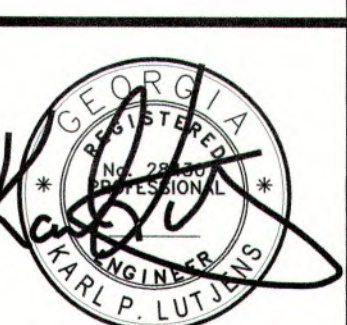


PROJECT NO.: 19088
DATE: 1/15/20

REVISIONS:	DATE	DESCRIPTION
1	1/23/20	PRELIMINARY PLAT
2	3/9/20	CITY COMMENTS
3		
4		
5		
6		

SOUTHLAND ENGINEERING
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770.387.0440 FAX: 770.607.5151

JACKSON FARM PLANNED DEVELOPMENT
LOCATED IN LAND LOTS 448, 449, 416, 377
4TH DISTRICT, 3RD SECTION
CITY OF CARTERSVILLE, GEORGIA



SHEET TITLE:
PRELIMINARY PLAT (PUD)
SHEET NO.:
PRE-1.0

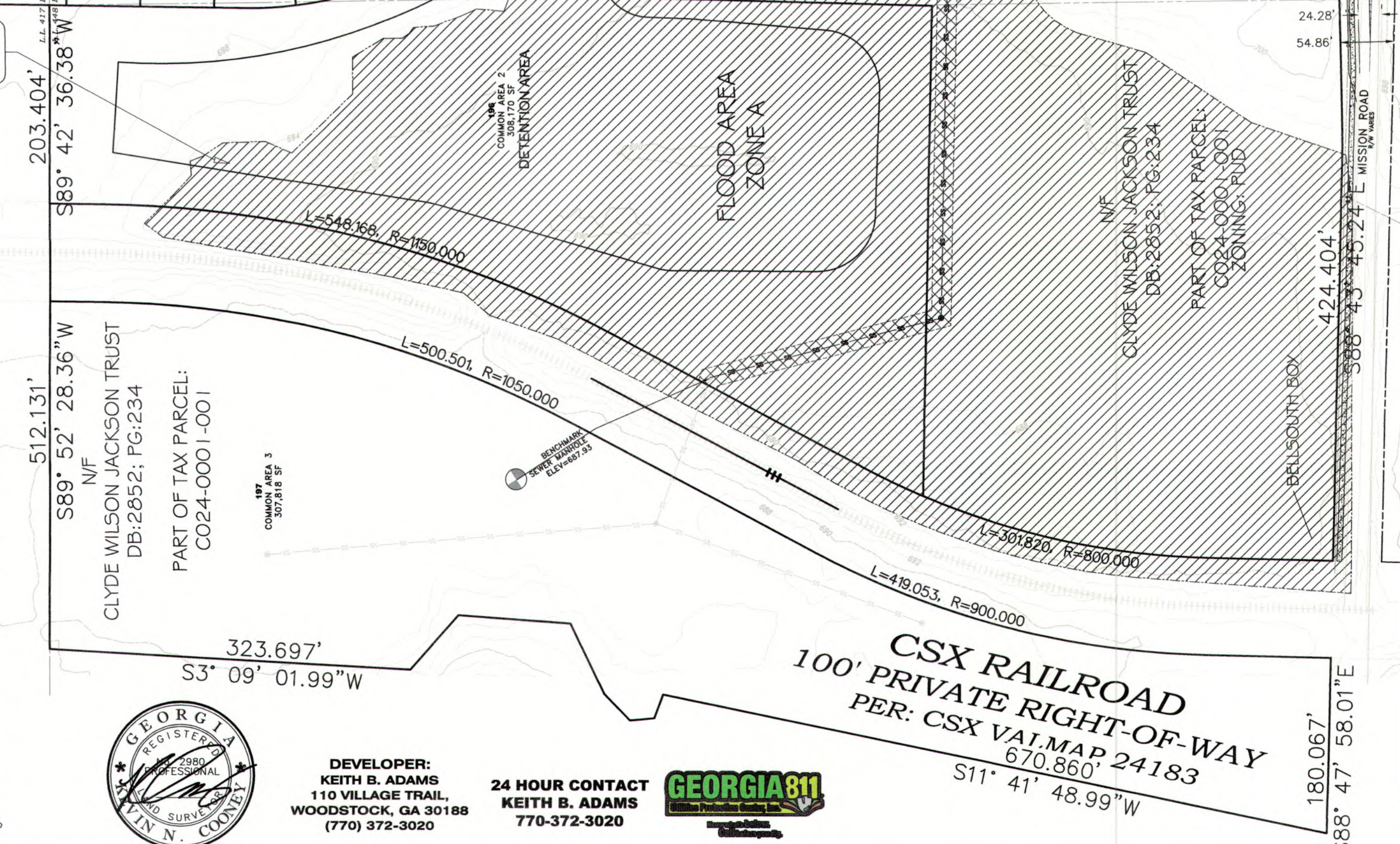
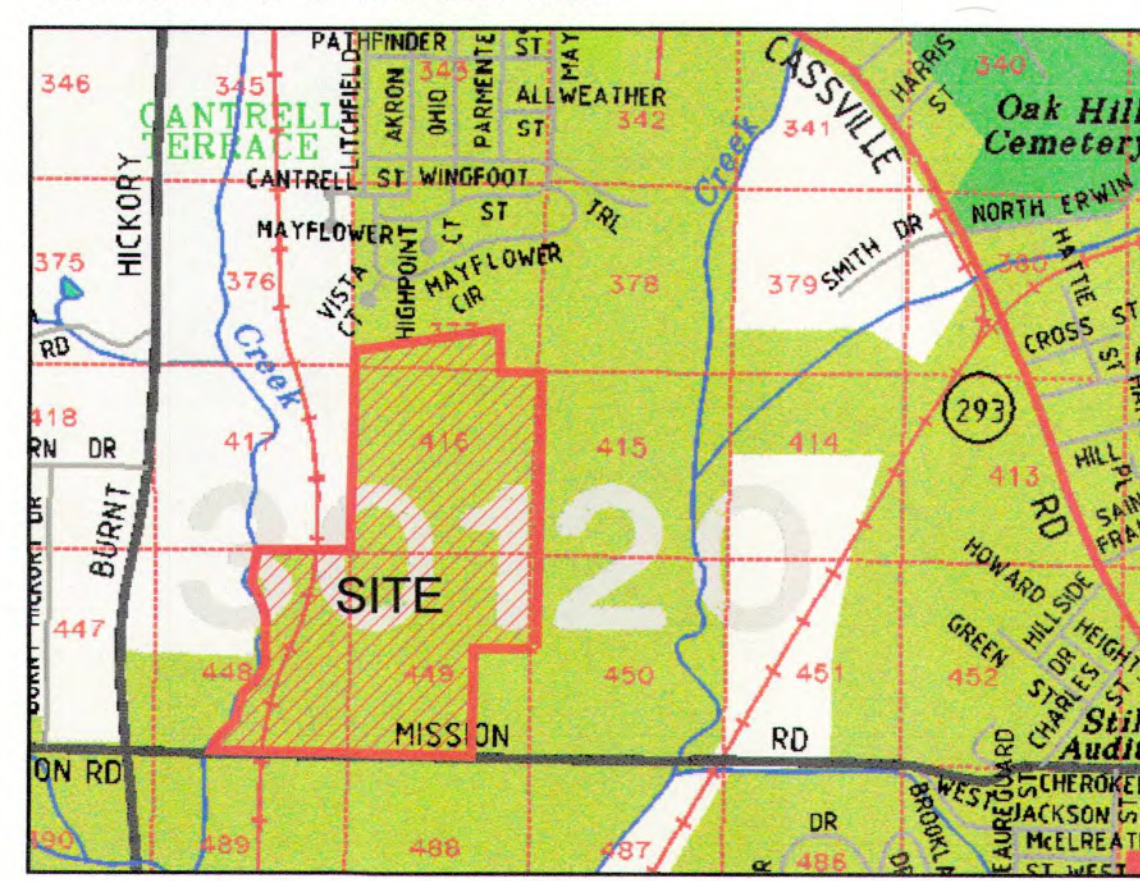
PRELIMINARY PLAT NOTES:

- TOTAL PROJECT ACREAGE = 100.08 AC
- TOTAL SINGLE FAMILY ACREAGE = 80.61 AC (COMMON AREA)
- TOTAL COMMON AREA: 19.90 AC
- TOTAL COMMERCIAL ACREAGE = 19.47 AC
- TOTAL NUMBER OF LOTS = 197
- TOTAL NUMBER OF BUILDING LOTS = 191
- LOT DENSITY = 2.16 LOTS PER ACRE
- MINIMUM LOT SIZE = 10,000 SF
- MINIMUM LOT WIDTH = 60 FEET
- MINIMUM FRONT SETBACK = 20 FEET
- MINIMUM SIDE SETBACK = 10 FEET
- MINIMUM REAR SETBACK = 20 FEET
- CURRENT ZONING: PUD
- *SIDEWALKS REQUIRED ON AT LEAST ONE SIDE OF THE ROAD IN SUBDIVISIONS.
- *SITE WILL DRAIN TO SOUTHERN BASIN

- ZONING CASE: 706-21. ORD # 80- 06
CONDITIONS:
- PERMITTED USES SHALL BE LIMITED TO THE O-C DISTRICT USES AS WELL AS HARDWARE STORE, DRY CLEANERS, AND RETAIL PACKAGE STORES (LIQUOR), AS WELL AS O-C DISTRICT DEVELOPMENT STANDARDS.
 - PROPOSED DEVELOPMENT WILL CONSIST OF A MAXIMUM OF 191 RESIDENTIAL LOTS.
 - PROPOSED DEVELOPMENT SHALL HAVE A NEIGHBORHOOD SWIMMING POOL AND CLUBHOUSE.
 - ALL RESIDENTIAL HOMES SHALL BE A MINIMUM OF 1,800 HEATED SQUARE FEET.
 - PROPOSED DEVELOPMENT SHALL CONSIST OF A MAXIMUM RESIDENTIAL AND COMMERCIAL ACREAGE AS SHOWN ON THE PROPOSED SITE PLAN.
 - ALL RESIDENTIAL LOTS SHALL BE A MINIMUM OF 10,000 SQUARE FEET.
 - ALL PROPOSED COMMERCIAL BUILDINGS SHALL BE A MINIMUM OF 30% BRICK, STONE, AND/OR STUCCO.
 - DEVELOPER AGREES TO PROVIDE 10 FEET OF ADDITIONAL RIGHT-OF-WAY BEYOND THAT WHICH IS NECESSARY FOR PROJECT RELATED IMPROVEMENTS.

PRELIMINARY PLAT APPROVAL CERTIFICATE
ALL REQUIREMENTS OF THE CITY OF CARTERSVILLE DEVELOPMENT REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A PRELIMINARY PLAT HAVING BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED SUBJECT TO FURTHER PROVISIONS OF SAID REGULATIONS. THIS CERTIFICATE IS EFFECTIVE FOR 24 MONTHS FROM THE DATE OF SIGNING UNLESS A FINAL PLAT IS RECORDED.

Karl P. Lutjens
PLANNING COMMISSION CHAIRMAN
3-10-20 DATE



DEVELOPER:
KEITH B. ADAMS
110 VILLAGE TRAIL,
WOODSTOCK, GA 30188
(770) 372-3020

24 HOUR CONTACT
KEITH B. ADAMS
770-372-3020



PART OF TAX PARCEL:
CO24-0001-001



POND A
WITH AERATOR OR FOUNTAIN

6" POND FENCE W/
10' ACCESS GATE

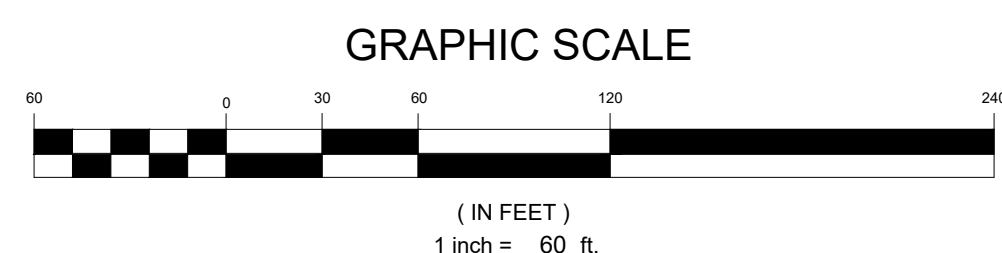
DOG PARK

POND C
WITH AERATOR OR FOUNTAIN

N/F
CLYDE WILSON JACKSON TRUST
DB:2852; PG:234

PART OF TAX PARCEL:
CO24-0001-001
ZONING: PUD

SITE NOTES:
TOTAL PROJECT ACREAGE = 12.58 AC
PART OF JACKSON FARM PUD
TOTAL NUMBER OF LOTS = 108
TOTAL NUMBER OF BUILDING LOTS TOWNHOME = 103
LOT DENSITY = 8.66 LOTS PER ACRE
MINIMUM LOT SIZE = 2,000 SF
MINIMUM LOT WIDTH = 24 FEET
MINIMUM FRONT SETBACK = 10 FEET
MINIMUM SIDE SETBACK = 10 FEET(END OF ROW WHEN ADJ STREET)
7.5 FEET (END ROW WHEN ADJOINING INTERIOR LOT LINE)
MINIMUM REAR SETBACK = 15 FEET(EXTERNAL LOT)
10 FEET (INTERNAL LOT)
DESIGN CONDITIONS
TOWNHOMES ARE FRONT ENTRY, EXCEPT LOTS FACING MISSION ROAD AND SILO DRIVE. TOWNHOMES FACING EXISTING STREET SHALL HAVE COVERED FRONT PATIO
CURRENT ZONING: PUD
SPEED LIMIT: 15 MPH



BUTTON LEWIS

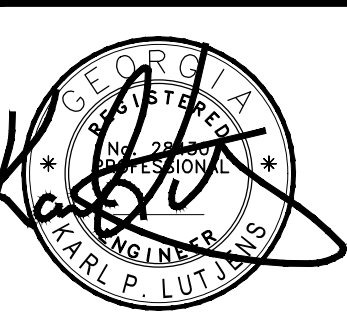
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PROJECT NO.:
20367
DATE:
12/28/23

REVISIONS:	DATE	DESCRIPTION
1	9/19/23	ZONING PLAN
2		
3		
4		
5		
6		

SOUTHLAND ENGINEERING
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
114 OLD MILL ROAD., CARTERSVILLE, GA 30120 PH: 770.387.0440 FAX: 770.607.5151

**JACKSON FARM
PLANNED DEVELOPMENT**
LOCATED IN LAND LOTS 377,448,449,416
4TH DISTRICT, 3RD SECTION
CITY OF CARTERSVILLE, GEORGIA



SHEET TITLE:
**SITE PLAN
(TOWN HOMES)**
SHEET NO.:
C201

C:\23000\23067 - JACKSON FARM TH - SMITH DOUGLAS\CIVIL\DESIGN\CONCEPT-5.dwg 12/28/2023 2:03 PM

WILSON JACKSON TRUST
DB: 2052 PG 234
PART OF TAX PARCEL:
024-0001-001
ZONING: PUD

POND A
WITH AERATOR OR FOUNTAIN

6' POND FENCE W/
10' ACCESS GATE

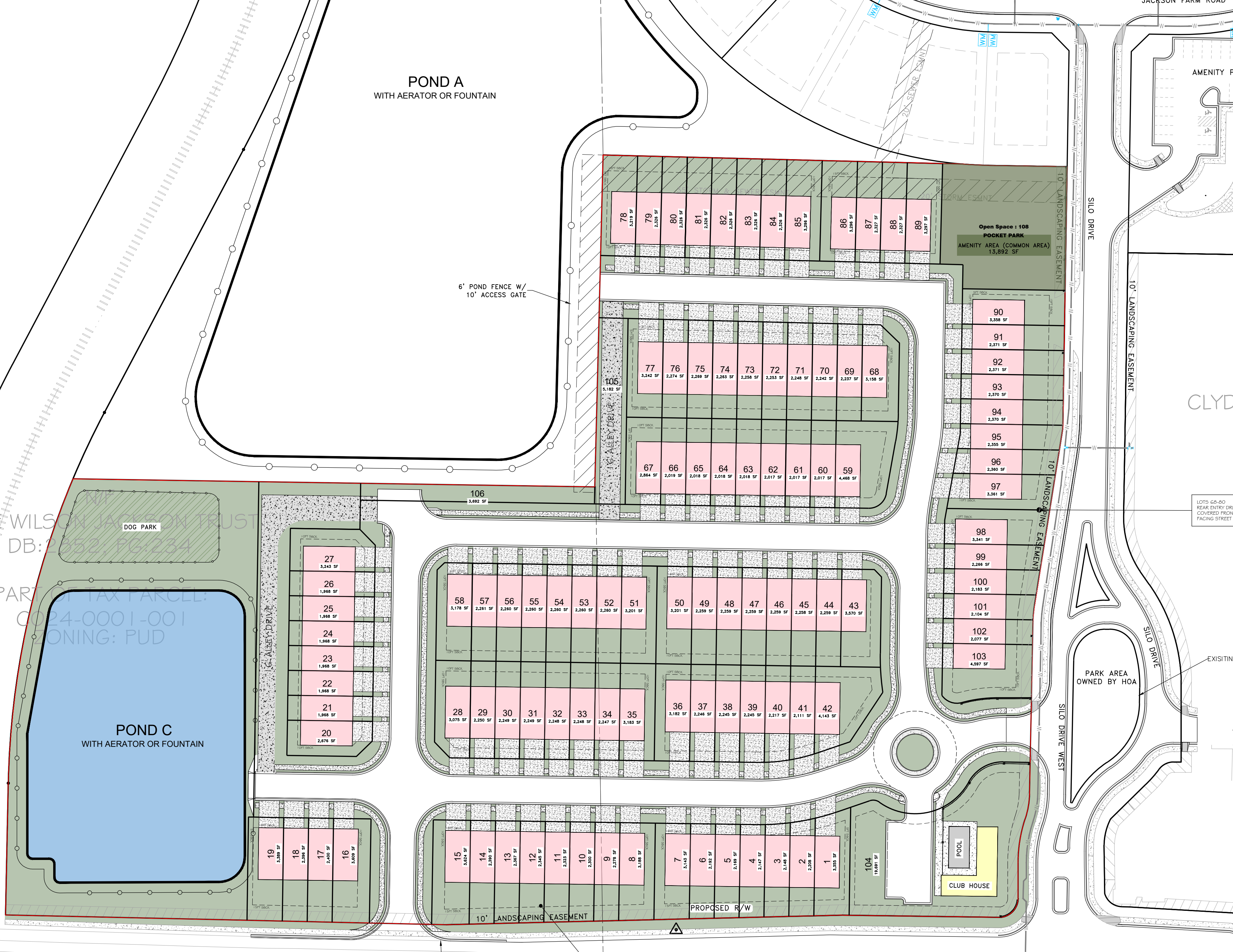
POND C
WITH AERATOR OR FOUNTAIN

DOG PARK

MISSION ROAD
50' PUBLIC RIGHT-OF-WAY

FUTURE POTENTIAL DRIVEWAY

LOTS 1-22
REAR ENTRY DRIVEWAY
COVERED FRONT PORCH
FACING STREET



Open Space : 108
POCKET PARK
AMENITY AREA (COMMON AREA)
13,892 SF

101 2,104 SF
102 2,077 SF
103 4,597 SF

CLUB HOUSE

POOL

PARK AREA
OWNED BY HOA

CLYDE

LOTS 68-80
REAR ENTRY DRIVEWAY
COVERED FROM
FACING STREET

EXISTING

TAX PARCEL:
C025-0006-085

N/F
JORDAN MARK AND TIFFANY RONEE
DB:29 15; PG:700
TAX PARCEL:
C025-0006-086

10

JONATHAN

SITE NOTES:

TOTAL PROJECT ACREAGE = 12.58 AC
PART OF JACKSON FARM PUD

TOTAL NUMBER OF LOTS = 108
TOTAL NUMBER OF BUILDING LOTS TOWNHOME = 103
LOT DENSITY = 8.66 LOTS PER ACRE

MINIMUM LOT SIZE = 2,000 SF

MINIMUM LOT WIDTH = 24 FEET

MINIMUM FRONT SETBACK = 10 FEET

MINIMUM SIDE SETBACK = 10 FEET (END OF ROW WHEN ADJ STREET)
7.5 FEET (END ROW WHEN ADJOINING
INTERIOR LOT LINE)

MINIMUM REAR SETBACK = 15 FEET (EXTERNAL LOT)
10 FEET (INTERNAL LOT)

DESIGN CONDITIONS

TOWNHOMES ARE FRONT ENTRY, EXCEPT LOTS FACING MISSION ROAD
AND SILO DRIVE. TOWNHOMES FACING EXISTING STREET SHALL
HAVE COVERED FRONT PATIO

CURRENT ZONING: PUD

SPEED LIMIT: 15 MPH

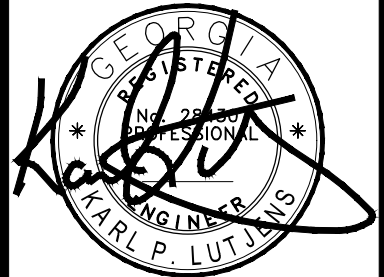
GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

JACKSON FARM PLANNED DEVELOPMENT

LOCATED IN LAND LOTS 377,448
4TH DISTRICT, 3RD SECTION
CITY OF CARTERSVILLE, GEORGIA



SHEET TITLE:

SITE
PLAN
(TOWN HOMES)

SHEET NO.:

C201

REAR ENTRY TOWNHOME BUILDING



PLAN 1
ELEVATION B

PLAN 2
ELEVATION E

PLAN 2
ELEVATION D

PLAN 3
ELEVATION B

PLAN 3
ELEVATION C

PLAN 1
ELEVATION D



PLAN 1
ELEVATION D

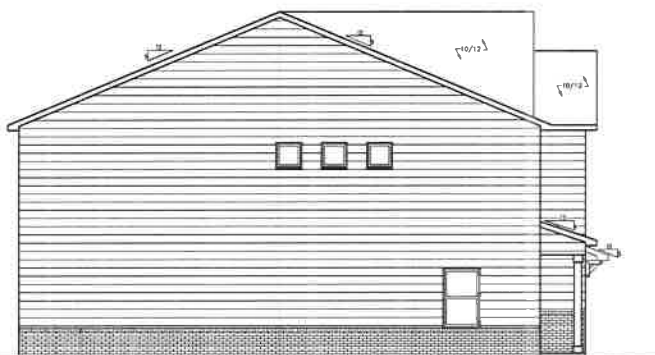
PLAN 3
ELEVATION C

PLAN 3
ELEVATION B

PLAN 2
ELEVATION D

PLAN 2
ELEVATION E

PLAN 1
ELEVATION B



LEFT ELEVATION "B"



RIGHT ELEVATION "D"











REAR ENTRY VERSION
OF NORWOOD II A

REAR ENTRY VERSION
OF ELLISON II B

REAR ENTRY VERSION
OF ELLISON II A

REAR ENTRY VERSION
OF NORWOOD II B

DATE	REVISION	BY



ELEVATIONS
4-PACK
BUILDING

SMITH DOUGLAS HOMES
113 S. LACE TRAIL,
SUITE 202
WOODSTOCK, GA 30188
www.smithdouglass.com

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DOUGLAS HOMES.

DATE	10/2/23
SCALE	AS SHOWN
DATE	
SCALE	
DATE	
SCALE	









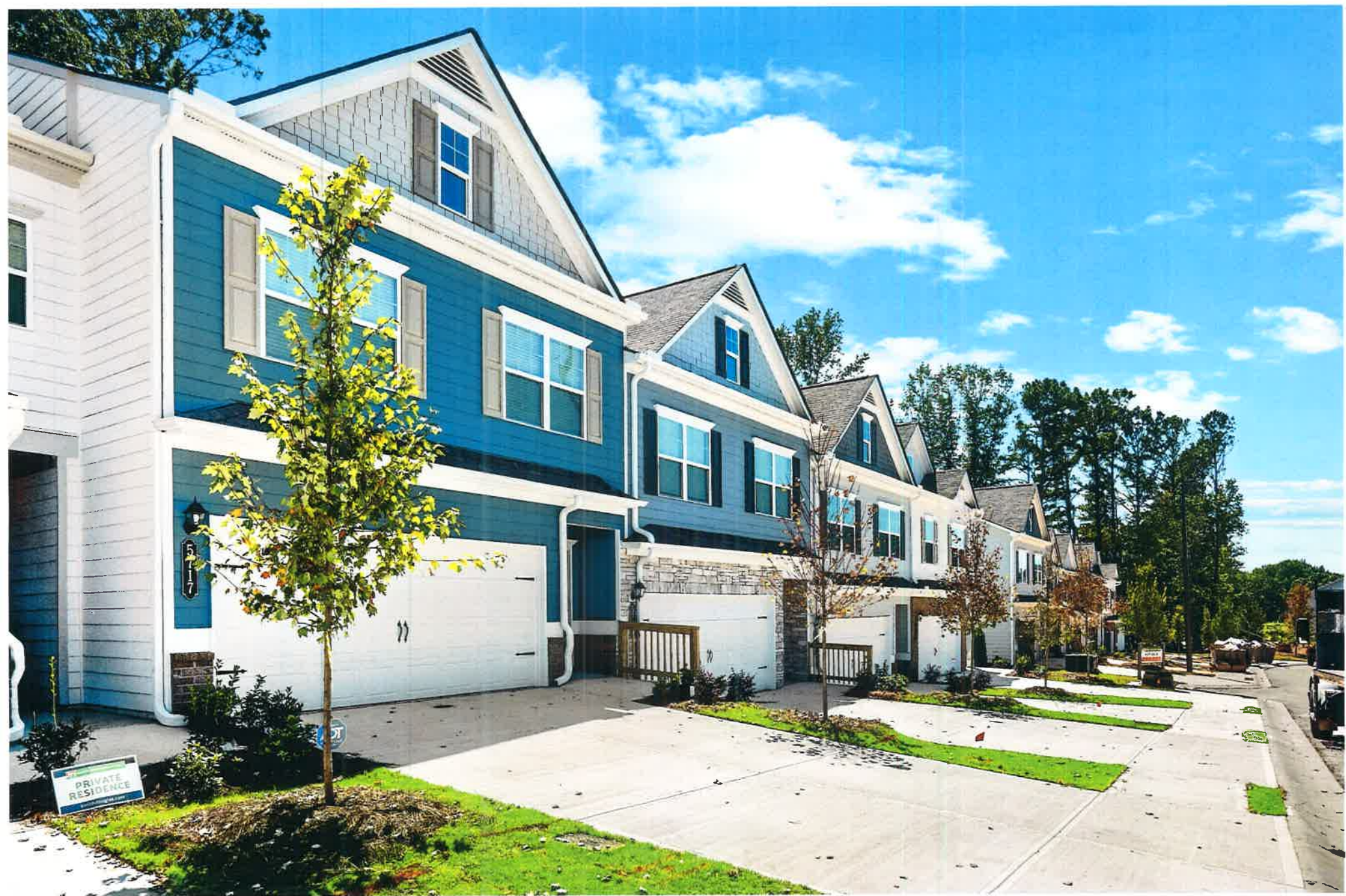












Feb 21, 2024 at 11:57:26
436-442 Mission Rd SE
Cartersville GA 30120
United States



CITY OF CARTERSVILLE
ZONING NOTICE
CASE NO. **224-02**
APPLICATION HAS BEEN MADE FOR
REZONING OF THIS PROPERTY
FROM **P-D** TO **P-D**
PLANNING COMMISSION MEETING
AT 5:30 P.M. ON **3-12-2024**
CITY COUNCIL FIRST READING
AT 7:00 P.M. ON **3-21-2024**
CITY COUNCIL SECOND READING
AT **7:00 PM** ON **4-4-2024**
HEARINGS TO BE HELD AT CITY HALL
10 NORTH PUBLIC SQUARE
FOR ADDITIONAL INFORMATION
CONTACT PLANNING AND DEVELOPMENT
DEPT. AT 770-387-5600

Feb 21, 2024 at 11:57:33
436-442 Mission Rd SE
Cartersville GA 30120
United States



CITY OF CARTERSVILLE
ZONING NOTICE
CASE NO. **224-02**
APPLICATION HAS BEEN MADE FOR
REZONING OF THIS PROPERTY
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CONTACT PLANNING AND DEVELOPMENT
DEPT. AT 770-387-5600

Feb 21, 2024 at 12:01:36
430 Mission Rd SE
Cartersville GA 30120
United States



Feb 21, 2024 at 12:01:41
430 Mission Rd SE
Cartersville GA 30120
United States



The following pages contain (4) documents with questions and comments provided to the planning commission at the February 6th meeting.

The documents were provided by Jackson Farm residents.

Silo Point Development (AE Flood Zone)

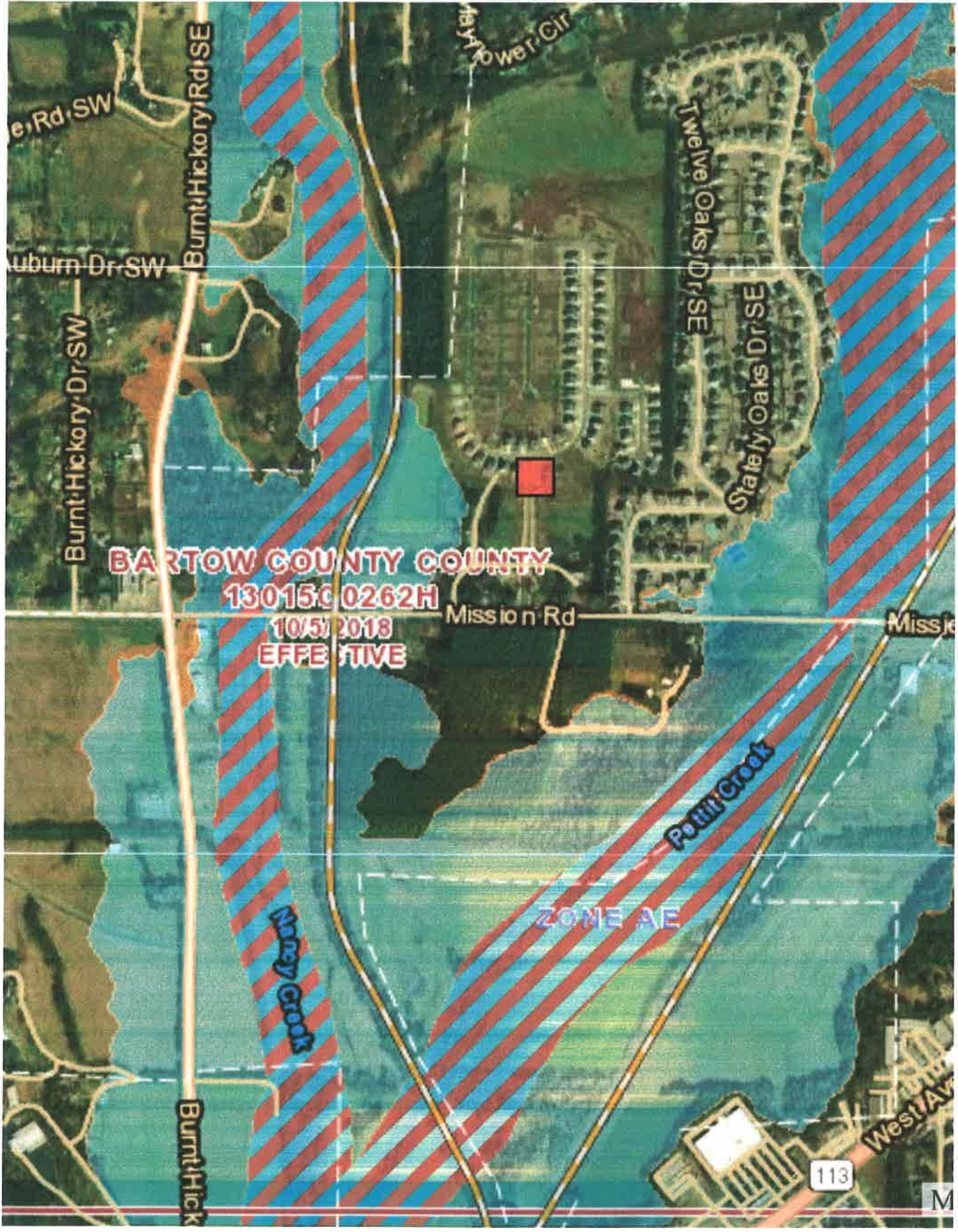
Paula Sparti 48 Jackson Road SE Lot 4

1. Jackson Farm Development and the proposed Silo Point Townhome Development lie between Petitt Creek and Nancy Creek. Jackson Farm is an X Flood Zone (0.2%-1% annual flood risk).
2. Silo Point is to be built on an AE Flood Zone.
 - a. FEMA AE Flood Zones have a 26% chance of flooding during a 30-year mortgage and require the property to have flood insurance unless purchased for cash (no mortgage).
3. The storm drains in Jackson Farm Road SE are easily overwhelmed during moderate rainstorms and the excess rainwater flows rapidly down the 3 feet + swales to the Jackson Farm retention pond. The deep swales are located between lots 1 and 5 in Jackson Farm.
4. Silo Point will be much less permeable to rainwater because of the density of the townhomes and much smaller lots (even at the reduced number of townhomes from 112-103). The Silo Point storm drains and the west to east drainage to the Silo Point retention pond will require much more elaborate designs in order to function properly and prevent flooding.
5. If the Silo Point land requires an elevation for preparation for the foundations, or any other reasons, the effect on water flow toward Jackson Farm homes on Jackson Farm Road SE will be completely unpredictable.
6. I believe there are many more questions than answers at this time regarding the effects of the construction of Silo Point. I further believe that Smith Douglas has an obligation to do the work to answer these questions **prior** to the rezoning of the property discussed today.
7. There are many other more appropriate parcels of land for townhome developments than the proposed site for Silo Point.

Silo Point Proposed Development

2/7

P. Sparti
48 Jackson Farm
Rd SE.



Retention Pond Jackson Farm

3/7



Some subdivisions have been built in AE flood zones, i.e. 100-year flood plains designated by FEMA. Many were developed in recent years, with some shown to be only a foot above the flood elevation.

It seems unwise to develop real estate in areas marked on FEMA maps as 100-year flood plains. (*Lone Ranger House Hunters*, October 25, 2018)

What is Flood Zone AE?

Updated: Nov 13, 2023

FEMA establishes flood zones by working with local county or city officials to map your area. Any area where flooding is more likely to occur is part of a Special Flood Hazard Area (SFHA). A letter designation is provided to identify the risk for homes inside the SFHA. One of these is Flood Zone AE, which is considered a high-risk flood zone due to its elevation and proximity to floodplains, lakes, rivers, and/or other bodies of water.

Is Flood Zone AE in the 100-Year Floodplain?

A 100-year floodplain is an area that has a 1% chance of flooding in any given year. Flood Zone AE is within this area. While a 1% annual risk of flooding may not seem like a high probability, it equates to a **26% chance of flooding over the life of a 30-year mortgage.**

Flood zone AE is one of the most common high risk flood areas. It differs from flood zone A in that flood zone AE is mapped by flood plain managers in your area to determine the Base Flood Elevation (BFE), while flood zone A has typically not been mapped for its Base Flood Elevation.

(*Flood Price*, November 3, 2022; updated November 13, 2023)

The highest-risk areas are defined by FEMA as having a 1 percent chance annually of experiencing flooding, and a **26 percent chance** over the course of a 30-year mortgage. Nov 29, 2023



Oct 25, 2018

 #2

Originally Posted by LoneRanger

House hunting, and seeing some subdivisions around here that've been built in AE flood zones, i.e. 100 yr flood plains. FEMA map online, and local GIS interactive map for our county. Several of these were developed within the past 10 yrs. Some of the lots are showing to be only less than a foot above the flood elevation. Example: attended an Open House at a for sale place that upon checking the entire sub is within the AE flood plain and the lot for that particular home is only 0.9 ft (9/10) above the flood elevation.

Seems unwise to develop real estate in areas marked on the FEMA map as 100 yr flood plains.

And yet - it's been done. Extensively in some areas. Developers make money. Municipalities gain property tax revenue.

Recent policy changes for flood insurance, improvements in mapping, and changes in understanding of the risks have started to reverse that trend.

7/7



From: Paula Sparti spartimd@gmail.com
Subject: General Provisions
Date: February 2, 2024 at 1:26 PM
To: Victoria Federici federici7@gmail.com

Section 1. General Provisions

1.1. Purpose and Intent

The purpose of this ordinance is to protect, maintain and enhance the public health, safety, environment and general welfare and to minimize public and private losses due to flood conditions in flood hazard areas, as well as to protect the beneficial uses of floodplain areas for water quality protection, streambank and stream corridor protection, wetlands preservation, and ecological and environmental protection by provisions designed to:

- (1) Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

- (2) Restrict or prohibit uses which are dangerous to health, safety and property due to flooding or erosion hazards, or which increase flood heights, velocities, or erosion;
- ✓ (3) Control filling, grading, dredging, and other development which may increase flood damage or erosion;
- (4) Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands;
- (5) Limit the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of flood waters; and
- (6) Protect the stormwater management, water quality, streambank protection, stream corridor protection, wetland preservation, and ecological functions of natural floodplain areas.

Recap of the January 28, 2024 Community Meeting

Following are the concessions that Smith Douglas agreed to make with the objections/ comments that came up during the meeting, comments on Facebook or from a survey. The remaining question, is how do we ensure these will be upheld.

- 1. *No shared entrance. The JF fence and landscaping will remain intact. Silo Point will enter from Mission Road*

Concerns: We believe due to a change in International Fire Code (IFC) requirements in 2023 a second entrance is required. Jackson Farms and The Reserve were already approved before this code change. The current plans for Silo Point shows an entrance off of Silo Rd (entrance to Jackson Farms). It was suggested that this second entrance be changed to run along the proposed pool/clubhouse to Mission Rd.

- 2. *Rental Restrictions, no more than 10%*

Concerns: How/who will monitor this? It will need to be written into the original Declaration of Covenants that are filed. But, since Smith Douglas will in all likelihood retain control of the HOA for Silo Point until all units are sold, this is like asking them to police themselves. It was suggested in the meeting to ask for "rezoning stipulation." Rezoning stipulations are a binding contract with the property. Falls back to a lack of integrity and trust of Smith Douglas.

- 3. *HOA will maintain all lawns/exteriors*

Concerns: Again, Smith Douglas will be the HOA for Silo Point and can they be trusted to keep lawns and exteriors maintained until all units are sold and the HOA is turned over to homeowners.

- 4. *Estimated low to mid \$300K starting price*

Concerns: The smallest home offered in Jackson Farms is comparable in square footage to the townhome. The townhomes would be competing with the final sales and build out of Jackson Farm which would delay their HOA being turned over to the homeowners.

- 5. *Reduced the number of units to 103 and may possibly cut 1-3 more.*

Concerns: Will SD construct what they say and not build an inferior product? The City already admitted that Smith Douglas made changes after the approval to the townhomes built at Felton Rd. Who will monitor and hold SD accountable if they don't do what they've said they will? The look of the mockups isn't great. At the entrance of The Reserve, those homes are large, very stately looking with larger lots. Jackson Farm is pushed back so it's not as visible but the homes and lots are smaller. Now they'll be an apartment looking row of scaled down housing. More integrity and trust issues with Smith Douglas as they are known to say one thing and do another.

- 6. *There will be a green space behind Lot 1 of JF that will tie into a berm SD will build and landscape behind lots 1-4. This should help drainage, noise and offer separation of communities.*

Concerns: The berm and landscaping concerns directly affect lots 1-4 Jackson Farm. There are already drainage and erosion issues along there. There is a storm and sewer easement between the proposed Silo Point property and Jackson Farm. The area of the berms would be on City easement land and it needs to be detailed clearly IF that an agreement can happen will

the City approve and maintain the berms (pine straw or mulch, replacement of dead shrubs/trees, weed control) Who will maintain the erosion and drainage issues? This could perhaps be written as a rezoning stipulation. For lots 1-4 in Jackson Farm, they could face a substantial property value decrease depending on how the screening is handled. Smith Douglas has already indicated that the existing silo on the proposed site would need to be removed since it's not structurally stable. Will the community still be named Silo Point if there is no silo?

7. *There is a traffic study being done by the County for the red light at Mission/Burnt Hickory.*

Concerns: Ensuring a proper traffic study will be done. The City needs to use numbers of vehicles considering full build out of Jackson Farms and Silo Point are complete. Also accounting for how many times per day and how long of time the train to the west (closer to Burnt Hickory) stops on the tracks blocking traffic to even get to Burnt Hickory. That traffic would reroute up Mission Rd to Cherokee St. Is there a traffic study planned for the Cherokee St/Fite St/293 intersection or the Cherokee St/Bartow St intersection. Cherokee St is primarily Historical District homes so widening to accommodate turn lanes or roundabouts if unlikely. The time of day of any traffic study is important for the most accurate results.

8. *All trees that can be saved will*

Concerns: Everyone is fully aware that Smith Douglas has never saved a tree anywhere they have built. However this might be a stipulation that could be written into the rezoning.

Overall, most current residents have trust issues with Smith Douglas. Who will really hold them accountable for things they agree to do that cannot be included in rezoning stipulations or when they are still in charge of the HOA? If the residents of Jackson Farm were in charge of the HOA, then a contract could be made. We will have to rely on clearly expressing concerns during the commission and council meetings. We need to ensure the City of Cartersville also sticks with what they instruct Smith Douglas to do.

While many voiced that a residential product is not favorable but somewhat better than a commercial development, where there would be no control of what type of tenant/businesses would go in there. Most still feel that townhomes are not the right product. It's too many people, too much congestion, and changes the entire feel of the area. Most agreed that a 55+ Senior living community with single story homes would be acceptable for the area. That is something the city and county needs.

A resident spoke with Gary Fox, our Ward 5 representative, and he is going to send us the seven factors the City Council will take into consideration before voting. Hopefully, we will receive it this week and it will serve as an outline to address items during the Rezoning and/or City Council meetings.

As of now, we have three speakers lined up for February 6th at 5:30 pm for the Rezoning Hearing. **We NEED AS MANY PEOPLE AS POSSIBLE TO SHOW UP.** When it's asked "all in oppose" or it's said "I'm speaking for concerned residents.. **raise your hand. Or stand while the speaker is speaking.** We need the commission and council to see a number of people there to take us seriously. Anyone that would like to speak, please feel free to do so. We'll need to let the commission know how many speakers we'll have. The Commission and Council ask that we not have 10 people saying the same thing.

It is clear the Jackson Family wants to sell the land. If it doesn't go to Smith Douglas for rezoning and townhomes, it will sit until another buyer comes along. The land between Silo

Drive and Stately Oaks (entrance to The Reserve) will be the next spot they'll want to rezone. As of now, due to its size, Smith Douglas has said they'd consider a senior living community. Why not convince the Rezoning and City Council that the entire Jackson Family property would better serve the existing area residents and the City of Cartersville.

This is a learning curve for all of us. Smith Douglas has the power of finance, legal council and this is their business. Everyone was asked to submit any additional ideas, thoughts, concerns or information that could help.

Survey Results To Date:

Heavily opposed to the project and would like it shut down	40.91%
Moderately opposed and would like to see substantial change	20.45%
Somewhat opposed and wants all concession preserved	31.82%
Indifferent on the project	4.55%

2/6/24

Questions to ask the Planning Commission

The Jackson Farm (JF) residents have questions regarding proposed rezoning application number Z24-02. Our questions center on accountability.

Smith Douglas (SD) verbalized numerous concessions to two Jackson Farm residents and emailed drawings of the proposed changes from their previous application. Has the City of Cartersville received these proposed changes and had the opportunity to review these drawings?

If the SD application is approved by the City of Cartersville:

- who will monitor SD and hold them accountable to the proposed concessions they presented to the JF residents? These concessions include, among others, a greenspace behind lot #1 of JF, no entrance between JF and Silo Point (SP), the existing JF fence and landscaping will remain intact, rental restrictions of no more than 10% in SP, and a reduction in the number of townhomes built.
- will the City of Cartersville inform the residents of JF details of the approved rezoning? If not, why not?
- who will hold SD accountable to ensure water drainage, holding pond area, soil erosion, and floodplain issues do not develop for lots 1 – 4 of JF or elsewhere because of this rezoning?
- who will be liable for any damage to JF property in lots 1 – 4 or elsewhere because of this rezoning? Will it be the City of Cartersville or SD?
- who will hold SD accountable for adhering to their proposed exterior designs for SP? What will be the consequences for any deviations? Will it be a fine, stop work order, or both? As we understand, there were exterior design deviations at Felton Walk that were not approved by the City of Cartersville.
- what is the projected adverse impact to JF home values? Who will compensate the homeowners for any negative impact?
- what is the projected property tax impact on JF homes?
- how will this rezoning, when completed, impact any emergency management services (e.g., fire department or paramedics)? What is the cost for this impact and who will absorb those costs? Will it be SD or the citizens of Cartersville?

There are 160 homes in The Reserve at Pettit Creek, 191 planned single-family homes in JF, and other homes adjacent to the area that will be impacted by the rezoning. What, if any, is the relative gain to the public and specifically those directly impacted by this rezoning application?

I am opposed to this rezoning application and there are others in JF and The Reserve at Pettit Creek that are also opposed. Thank you for your time and consideration in this important matter.

Respectfully,
Joy R. Peterson
42 Jackson Farm Road, SE
Cartersville, GA 30120



Jackson Traffic Report 2024

I'm concerned because a traffic study needs to be done at the entrance of the community which is the intersection of Silo Rd and Mission Rd. What you will learn is there are over 6,000 vehicles during the day. It takes over 10 minutes to get on Mission Rd toward the City Center safely during peak hours. We have already had one accident in the last 2 months and there will be more.

Rough conservatives estimate 10% growth each year for the same two-lane road. We are about 62% full, expect to reach 192 homes at the end of the year, not counting an additional 103 multi living spaces being added which approximate 295 residential living quarters. This is too much for one entrance when the two communities fully reach maximum compacity. A traffic light is necessary to control the traffic safely on the Mission Rd during peak hours. They say their traffic study been done about ½ mile away in the county area at the intersection of Mission Rd/Burnt Hickory Rd., results are not finish. The Transportation Dept says each home makes seven trips per day which makes the traffic results even higher with an additional 295 times Seven, plus 6,000 X 10% growth. We are getting to 8,665 vehicles per day when both communities reach compacities

The other problem is the railroad track blockage occurs several times during the week near the second Silo Pointe entrance which is a few hundred feet from the track. When the traffic is blocked for 15 minutes or an hour, traffic backs-up 1/2 mile in both directions. We really need a two-lane road with a reverse lane to relieve the traffic congestion safely for turn around vehicles.

We need a thorough comprehensive traffic study at the entrance since one end of the road is already being done by the country over ½ mile away. The developer should pay for traffic study and additional traffic light. The City needs to make sure it benefits both communities safely.