

ZONING & ANNEXATION SYNOPSIS

Petition Number(s): AZ21-05

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: Charlotte L. Williams
Representative:
Location: 49 Floyd Road (0057G-0002-010)
Total Acreage: 0.741 acres

LAND USE INFORMATION

Current Zoning: County A-1 (Agriculture)
Proposed Zoning: R-20 (Residential)
Proposed Use: Single Family Residential

Current Zoning of Adjacent Property:

North: City R20 Residential & County A1 Agriculture
South: City R20 Residential
East: City R20 Residential & County A1 Agriculture
West: City R20 Residential

For All Tracts:

District: 4th **Section:** 3rd **LL(S):** 421
Ward: 5 **Council Member:** Gary Fox

The Future Development Map designates the subject property as: Suburban Living

The Future Land Use Map designates adjacent or nearby city properties as: Low and Medium Density Residential

ANALYSIS

City Departments Reviews

Electric: No comments received. Not in Service Area.

Fibercom: Takes No Exception

Fire: No comments received

Gas: Takes No Exception. Not in Service Area.

Public Works: Public Works takes no exception. We would like to point out that City solid waste service and a stormwater utility fee will be required for this address.

Water and Sewer: This property is in the Bartow County Water Dept. service area. The site is on septic.

Cartersville School District: Takes No Exception

Bartow County: No objections.

Public comments: None received as of 6-1-21

REQUEST SUMMARY:

Applicant requests to annex property located at 49 Floyd Road into the City in order to accompany their adjacent property located to the southwest in the Pine Ridge Drive cul-de-sac, Tax ID C076-0002-009. Both properties, Lots 46 and 47, are part of the Mission Hills subdivision.

R-20 Residential zoning is requested for the parcel. The existing zoning is County A-1 (Agriculture).

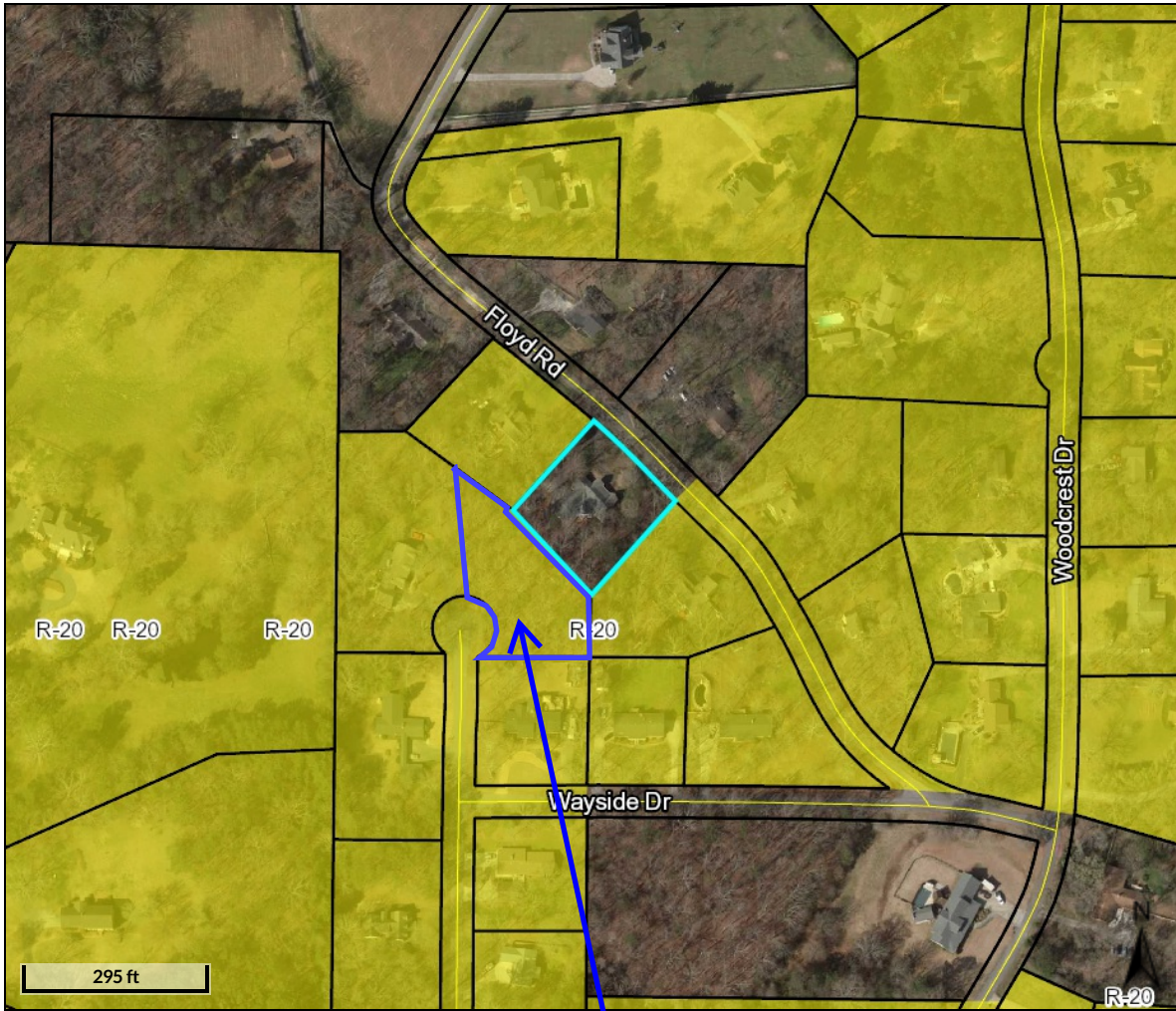
STANDARDS FOR EXERCISE OF ZONING POWERS.

- 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.
- B. *Whether the zoning proposal will create an isolated district unrelated to adjacent and nearby districts.*
The proposed application will not create an isolated district.

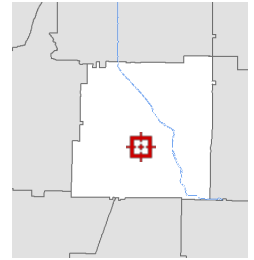
- C. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.*
The proposed zoning should not adversely affect the existing use or usability of adjacent property.
- D. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*
The current A-1 zoning has a reasonable economic use as a residential use.
- 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.
- F. *Whether the zoning proposal is in conformity with the adopted local Comprehensive Land Use Plan.*
The proposed zoning will conform to the city's land use plan for the area.
- 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 compared to the existing land use.
- 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 recommends approval.


































PLANNING COMMISSION RECOMMENDATION:



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*

Brief Tax Description L 46 MISSION HILLS LL421 D4
 (Note: Not to be used on legal documents)

Date created: 5/17/2021
 Last Data Uploaded: 5/14/2021 10:12:28 PM

Developed by  Schneider GEOSPATIAL

Property also owned by the Applicant. Parcel # C076-0002-009

Parcel ID 0057G-0002-010
Sec/Twp/Rng n/a
Property Address 49 FLOYD RD
District Bartow County

Alternate ID 11499
Class Residential
Acreeage 0.79

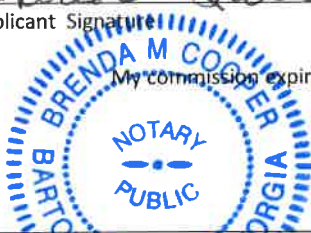
Owner Address WILLIAMS CHARLOTTE ELIZABETH
 49 FLOYD RD SW
 CARTERSVILLE, GA 30120

Application for Annexation/ Zoning
City of Cartersville


Case Number: A221-05
Date Received: 4-14-2021

Public Hearing Dates: 6/8/21 1st City Council 5:30pm
6/17/21 2nd City Council 7:00pm
7/1/21 7:00pm

Applicant Charlotte L. Williams Office Phone NA
(printed name)
Address 49 Floyd Rd SW Mobile/ Other Phone 770-606-7160
City Cartersville State Ga Zip 30120 Email cherokee180flying@gmail.com
Phone (Rep) _____
Email (Rep) _____
Representative's printed name (if other than applicant) _____
Representative Signature _____
Applicant Signature Charlotte L. Williams
Signed, sealed and delivered in presence of: _____
My commission expires: 3/27/2024
Brenda M Cooper
Notary Public



* Titleholder Charlotte L. Williams Phone 770-606-7160
(titleholder's printed name)
Address 49 Floyd Rd SW Clville Email cherokee180flying@gmail.com
Signature Charlotte L. Williams
Signed, sealed, delivered in presence of: _____
My commission expires: 3/27/2021
Brenda M Cooper
Notary Public



Present Zoning District A-1 Requested Zoning annexation-R-20
Acreage .741 Land Lot(s) #4 421 District(s) 4th Section(s) 3-d 00579-0002-00
Location of Property: 49 Floyd Rd SW Cartersville, Ga 30120
(street address, nearest intersections, etc.) Lot 46 Mission Hills
Reason for Rezoning Request: annexation to city
(attach additional statement as necessary)

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

Zoning Analysis for Annexation/ Zoning

Specifics of Proposed Use

Case Number: _____

Tax Map Parcel(s) #	00571 0002010	Voting Ward(s)	5
Current Land Use	single family	Current Zoning	A-1
Proposed Land Use	single family	Proposed Zoning	R-20
Number of Dwelling Units	1	Number of Occupants	2
Owner Occupied?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Number of School-aged Children	0	Grade Level(s) of School-aged Children	0
School(s) to be attended: _____			
Current Utility Service Providers (Check Service provider or list if Other)			
Water:	____ City <input checked="" type="checkbox"/> County	____ Well/ Other	
Sewer:	____ City _____ County	<input checked="" type="checkbox"/> Septic/ Other	
Natural Gas:	____ City _____ Other (List)	NA	
Electricity:	____ City <input checked="" type="checkbox"/> GA Power	____ Greystone	
	____ Other (List)		

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: 4/14/2021

Date Two Years Prior to Application: 4/14/2019

Date Five Years Prior to Application: 4/14/2016

1. Has the applicant within the five (5) years preceding the filing of the rezoning action made campaign contributions aggregating \$250.00 or more to any of the following:

	YES	NO
Mayor: Matt Santini	_____	/
Council Member:		
Ward 1- Kari Hodge	_____	/
Ward 2- Jayce Stepp	_____	/
Ward 3- Cary Roth	_____	/
Ward 4- Calvin Cooley	_____	/
Ward 5- Gary Fox	_____	/
Ward 6- Taff Wren	_____	/
Planning Commission		
Greg Culverhouse	_____	/
Harrison Dean	_____	/
Lamar Pendley	_____	/
Lamar Pinson	_____	/
Travis Popham	_____	/
Jeffery Ross	_____	/
Stephen Smith	_____	/

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.

Charlotte L. Williams 4/14/2021

Signature

Date

Charlotte L. Williams

Print Name

BARTOW COUNTY BOARD OF ASSESSORS
 135 W CHEROKEE AVE
 # 126
 CARTERSVILLE GA 30120-3182

PT-306 (revised Jan 2016)

8254-RNA 5/12/20 K

*****AUTO**5-DIGIT 30120
 8794159 8254-RNA 17405 1 1 1



WILLIAMS JERRY L &
 CHARLOTTE ELIZABETH
 49 FLOYD RD SW
 CARTERSVILLE GA 30120-7436



Official Tax Matter - 2020 Tax Year

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

Annual Assessment Notice Date: 5/15/2020

Last date to file a written appeal: 6/29/2020

***** This is not a tax bill - Do not send payment *****

County property records are available online at: bartowga.org

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <https://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

A

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 135 West Cherokee Ave. Suite 126 - Cartersville, GA 30120 and which may be contacted by telephone at: (770) 387-5090. Your staff contacts are Jarrod Roberts, Monique Autry, Carolyn Dew, David Chatman, Judy Brinkley, John Harris and Steven Farmer.

Additional information on the appeal process may be obtained at <https://dor.georgia.gov/property-tax-real-and-personal-property>

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
37169	C076-0002-009	0.82	01		NO-S0
Property Description		LT 47 MISSION HILLS S/D LL421 D4			
Property Address		0 PINE RIDGE DR			
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B	100% Appraised Value	0	75,000	75,000	0
	40% Assessed Value	0	30,000	30,000	0

REASONS FOR ASSESSMENT NOTICE

C2 -Annual Notice: No change in return/previous value

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

C

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable Value	Millage	Estimated Tax
COUNTY	0	0	30,000	0.010300	309.00
CARTERSVILLE	0	0	30,000	0.003259	97.77
PARK & REC	0	0	30,000	0.000861	25.83
C'VILLE SCHOOL	0	0	30,000	0.014576	437.28

Total Estimated Tax

869.88

SURVEYOR'S CERTIFICATE

That the undersigned, a Georgia Registered Land Surveyor, on behalf of the above Annexation/ zoning applicant do certify the following:

- 1) That the attached survey contains no fewer than four surveyed map regulation points and recorded with the Georgia Coordinate System of 1985.
- 2) That the attached survey shows the boundaries of the area being annexed and the existing boundaries of the area being annexed and the existing boundaries of the annexing municipality between the points at which these boundaries close, if applicable.
- 3) That the attached survey meets the requirements of O.C.G.A. 15-6-67 and Section 180-7-01 Technical Standards for Property Survey, Rules and Regulations of the State of Georgia.
- 4) That the map demarcation of the map registration points are well distributed along, within, or near the boundary of the annexed area.
- 5) That at least one-eighth of the aggregate external boundary or fifty (50) feet of the area to be annexed, whichever is less, either abuts directly on the municipal boundary or would directly abut on the municipal boundary if it were not otherwise separated from the municipal boundary by other lands owned by the municipal corporation, by lands owned by this State, or by the definite width of any street or street right of way; any creek or river; any right of way of a railroad or other public service corporation, which divides the municipal boundary from any area proposed to be annexed.

Date

Georgia Registered Land Surveyor (Seal)

ZONING ADMINISTRATOR:

1. Case Number: A22-05

2. Yes No

The above property complies with the City of Cartersville minimum size requirements to construct a building or structure occupiable by persons or property under the policies, ordinance, or regulations of the City of Cartersville.

3. Survey attached? Yes. 2-23-89 plat. OBTAINED AT property closing on soon after.

4-14-21
Date

Dail Hafner
Zoning Administrator

SURVEYED FOR

JERRY L. WILLIAMS
&
CHARLOTTE ELIZABETH WILLIAMS

0.741 ACRE IN LOT 46, MISSION HILLS, PART
2, IN LAND LOT 421, 4TH. DISTRICT, 3RD.
SECTION, BARTOW COUNTY, GEORGIA.
DATE 2-23-89 SCALE 1"=50'
KNIGHT & KNIGHT LAND SURVEYORS.

LL 372

LL 421

FIELD DATA:
CLOSURE: 1 IN 27,600
EQUIPMENT: TOPCON GTS-3
ANGULAR ERROR 06" PER ANGLE POINT
BEARINGS ARE MAG. CAL. FROM ANGLES
TURNED.

ADJUSTED, USING THE COMPASS RULE
PLAT CLOSURE, 1 IN 100,000.

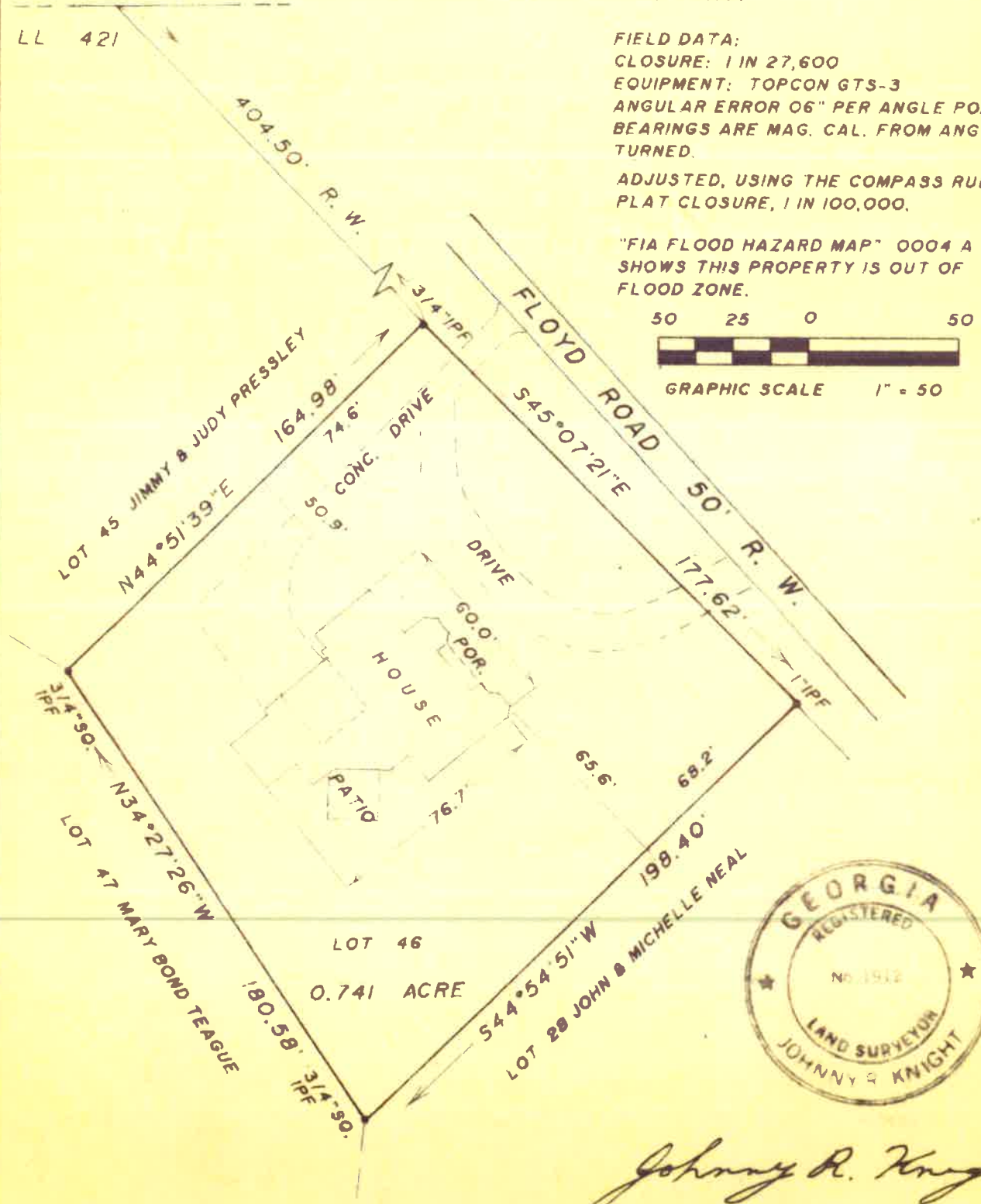
"FIA FLOOD HAZARD MAP" 0004 A
SHOWS THIS PROPERTY IS OUT OF
FLOOD ZONE.

50 25 0 50



GRAPHIC SCALE 1" = 50'

N

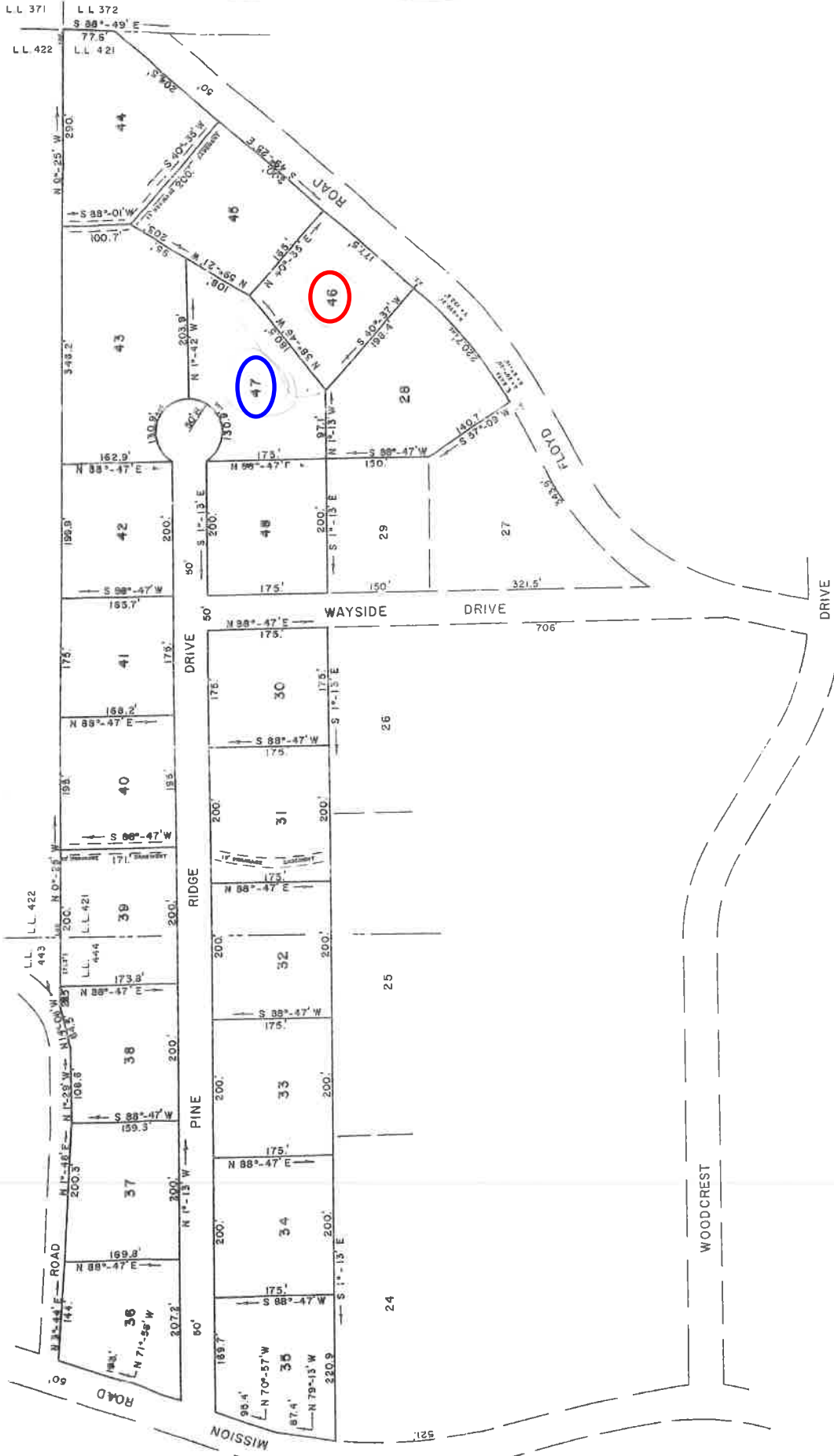


LOT 46
0.741 ACRE



Johnny R. Knight

PART TWO
MISSION HILLS
IN LAND LOTS 421 & 444
4TH DISTRICT, 3RD SECTION
BARTOW COUNTY, GEORGIA



SCALE 1" = 100'
APRIL 6, 1971

NOTES: ALL CORNERS, P.T., P.C. & BENES ARE
MARKED WITH IRON PINS.
LOTS 20 & 30 ARE HEREWITH REVISED



REGISTERED LAND SURVEYOR No. 1309
BARTOW COUNTY SURVEYOR,
CARTERSVILLE, GA.

A. Lee Smith

MAP NORTH

LIST OF ADJACENT PROPERTY OWNERS
(Not required if City mails public notices)

The following are all of the individuals, firms, or corporations owning property on the sides, rear, and in front of (across street from) the property sought to be rezoned:

	<u>NAME</u>	<u>ADDRESS</u>
1.	John + Michelle Neal	35 Floyd Rd SW Chille
2.	Charlotte + Jerry Williams	Pine Ridge Dr, ^{map code} 0760002009
3.	Adam + Elisa Smalley	48 Floyd Rd SW Cartersville
4.	Lauren N. Johnson	161 Floyd Rd. SW Cartersville
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		

Attach additional names if necessary.

(Indicate property owned by the above persons on plat accompanying this application.)



Image taken 5-20-21