

ZONING & DE-ANNEXATION SYNOPSIS

Petition Number(s): AZ22-02

REQUEST SUMMARY:

The applicant is requesting to de-annex property identified as Parcel No. C108-0002-014 containing 3.23 acres into Bartow County to support a mixed-use residential development planned on parcel, 0078-0101-001, and zoned R-3CU (Bartow County).

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Property Address: Hwy 20 @ I75 (C108-0002-014)
Applicant: CAE, LLC.
Representative: Karl Lutjens
Total Acreage: 3.23 acres

LAND USE INFORMATION

Current Zoning: R-10 Single Family Residential (w/ conditions)

Proposed Zoning: NA

Proposed Use: Multi-family development in Uninc. Bartow County

Current Zoning of Adjacent Property:

North: County C-1
South: City R-20
East: City R-10
West: County R-3CU; County M-1

Tract:

District: 4th Section: 3rd
Land Lots: 102
Ward: 1 Council Member: Kari Hodge

The Future Development Plan designates the subject properties as: Suburban Living

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

ANALYSIS

This de-annexation request is to accommodate a residential planned development for the adjacent western property identified as County Parcel No. 0078-0101-001. The concept plan shows a driveway and several residential units on the city tract, C108-0002-014. Both tracts have the same owner, CAE, LLC. Both tracts are undeveloped. The city tract is landlocked.

In 2004, zoning case Z04-14, showed that this city tract was included with the overall Etowah Preserve property. See Hart & Rozier survey dated 2-11-03. The Etowah Preserve Phase 1 Preliminary Plat, approved by the Planning Commission on 2-11-06, shows this city tract had been subdivided from the overall Etowah Preserve property. Because the city tract was included with Etowah Preserve at the time of the 2004 rezoning, all zoning conditions were also applied to the city tract. Only three of the eight conditions affected this tract (C108-0002-014):

5. *No development to occur above the 1100 ft elevation prior to approval and consent of the Water Department of an approved plan to be able to provide service above this elevation.*
6. *A buffer or open space must be provided between the development and both sides of Center Rd, subject to the review and approval of the Planning and Development Department and a 50 ft setback must be provided between the development and the R/W for Interstate 75.*
7. *Developer to provide necessary easements for gas lines on the property.*

The City will urge the County to consider leaving item 7 as a condition of zoning so that a natural gas line can be installed to connect the existing gas main on Center Road to the gas main on Hwy 20. Ideally, a utility easement will be recorded prior to a decision on the de-annexation by city council.

City Departments Reviews

Electric: *Takes No Exception*

Fibercom: *No comments received*

Fire: *No comments received*

Gas: *Requires that a utility easement be recorded to accommodate zoning condition #7 of Z04-14.*

Public Works: *Takes No Exception*

Water and Sewer: *No comments received*

Cartersville School District: *Not applicable.*

Bartow County Administrator: *No comments received as of 5-4-22.*

Public comments: *No comments received as of 5-4-22.*

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 request is not expected to change the proposed residential use of the 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 county zoning should not adversely affect the use of adjacent property.
- D. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*
The property has a limited economic use as zoned.
- 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.*
No change in use or burden to the infrastructure is expected. If so, the County or GDOT will address.
- F. *Whether the zoning proposal is in conformity with the adopted local Comprehensive Land Use Plan.*
The de-annexation and county zoning should conform to the 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.
- 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

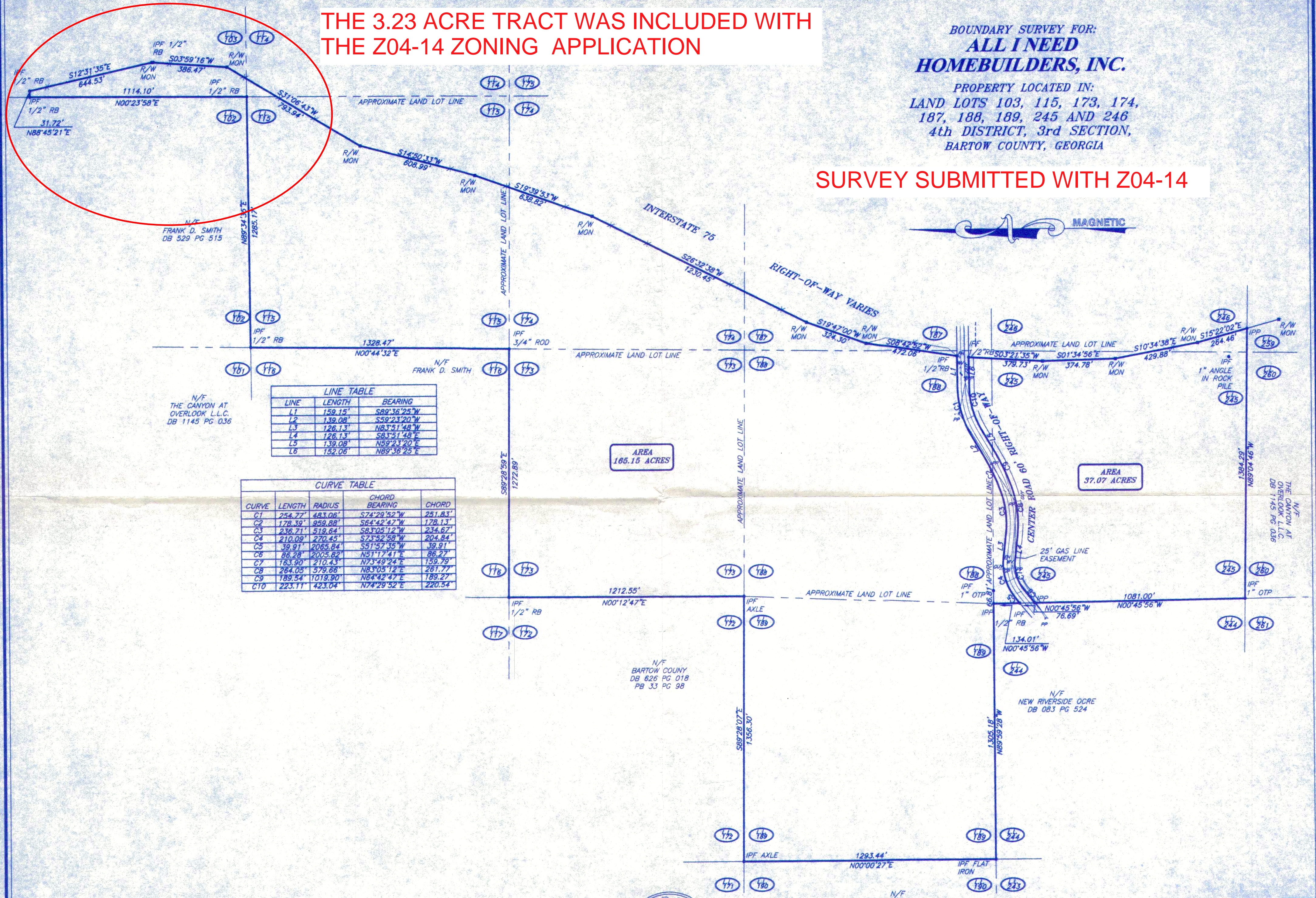
Staff has no objection to the de-annexation request. An executed utility easement to accommodate a future natural gas main extension would be preferred prior to city council's decision on the de-annexation.

THE 3.23 ACRE TRACT WAS INCLUDED WITH THE Z04-14 ZONING APPLICATION

**BOUNDARY SURVEY FOR:
ALL I NEED
HOMEBUILDERS, INC.**

PROPERTY LOCATED IN:
LAND LOTS 103, 115, 173, 174,
187, 188, 189, 245 AND 246
4th DISTRICT, 3rd SECTION,
BARTOW COUNTY, GEORGIA

SURVEY SUBMITTED WITH Z04-14



LINE TABLE

LINE	LENGTH	BEARING
L1	159.15'	S89°36'25"W
L2	139.08'	S59°23'20"W
L3	126.13'	N83°51'48"E
L4	126.13'	S83°51'48"E
L5	139.08'	N59°23'20"E
L6	152.06'	N89°36'25"E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	254.77'	483.06'	S74°29'52"W	251.83'
C2	178.39'	959.88'	S64°42'47"W	178.13'
C3	236.71'	519.64'	S83°05'12"W	234.67'
C4	210.09'	270.45'	S73°52'58"W	204.84'
C5	39.91'	2065.84'	S51°57'35"W	39.91'
C6	86.28'	2005.82'	N51°17'41"E	86.27'
C7	163.90'	210.43'	N73°49'24"E	159.79'
C8	264.05'	579.66'	N83°05'12"E	261.77'
C9	189.54'	1019.90'	N84°42'47"E	189.27'
C10	223.11'	423.04'	N74°29'52"E	220.54'

AREA
166.15 ACRES

AREA
37.07 ACRES

PREPARED BY:
HART & ROZIER
LAND SURVEYING, INC.

137 N. ERWIN STREET, SUITE 104
CARTERSVILLE, GA 30120
PHONE: (770) 382-0993 FAX: (770) 382-0993



GENERAL SURVEY NOTES:

PROJECT INFORMATION	THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 21,007 AND AN ANGULAR ERROR OF 0.1" PER POINT AND WAS ADJUSTED USING THE COMPASS METHOD. ALL ANGLES AND DISTANCES WERE MEASURED USING A SOKKIA SET 500.	THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN 1 FOOT IN 482,411 FEET.
FILE: 02-072		
DATE: 2/11/03		
SCALE: 1"=300'		
DRAWN BY:		
CHECKED BY:		

LEGEND


IPF - IRON PIN FOUND (AS NOTED)
IPP - IRON PIN PLACED (1/2" REBAR)
RB - REBAR
OTP - OPEN TOP PIPE
CTP - CRIMP TOP PIPE
SFP - STEEL FENCE POST
CMF - CONCRETE MARKER FOUND
PP - POWER POLE
POWER LINE -
FENCE LINE -

Ordinance
of the
City of Cartersville, Georgia

Ordinance No. 02-05

Petition No. Z04-14

NOW BE IT AND IT IS HEREBY ORDAINED by the Mayor and City Council of the City of Cartersville, Georgia, that all that certain tract of land owned by All I Need Homebuilders, Inc. (Mike Garrett). Property is located on the north and south side of Center Road, adjacent to the west side of I-75. Said property contains 202 acres located in the 4th District, 3rd Section, Land Lots 103, 115, 173-174, 187-189, and 245-246 as shown on the attached plat Exhibit "A". Property is hereby rezoned from R-20 (Residential) to R-10 (Residential) with the following conditions. Zoning will be duly noted on the official zoning map of the City of Cartersville, Georgia.

- 1. Maximum of 360 lots total (both sides of Center Rd) provided that no more than 290 lots shall be built below the 1100 feet elevation level.**
- 2. Minimum 1,750 square feet of heated floor area per home.**
- 3. Development must include swimming pool, tennis court(s), and clubhouse as part of the amenity package.**
- 4. Along the entire frontage of Center Road where the proposed development (both sides of road) is adjacent, widen Center Rd out to Minor Collector standards (this includes the donation of required R/W to go from 50 ft to 60 ft or more where necessary for project related improvements). Construct the accel/decal lanes required by the Development Regulations for the proposed development and also add right and left turn storage lanes in the widened portion of Center Rd for access to said development.**
- 5. No development to occur above the 1100 ft elevation prior to approval and consent of the Water Department of an approved plan to be able to provide service above this elevation.**
- 6. A buffer or open space must be provided between the development and both sides of Center Rd, subject to the review and approval of the Planning and Development Department and a 50 ft setback must be provided between the development and the R/W for Interstate 75.**
-  **7. Developer to provide necessary easements for gas lines on the property.**
- 8. A minimum of 40 acres of green space.**

BE IT AND IT IS HEREBY ORDAINED.

First Reading this the 16th day of December 2004.

ADOPTED this the 6th day of January 2005. Second Reading.

/s/ MICHAEL FIELDS

Michael G. Fields

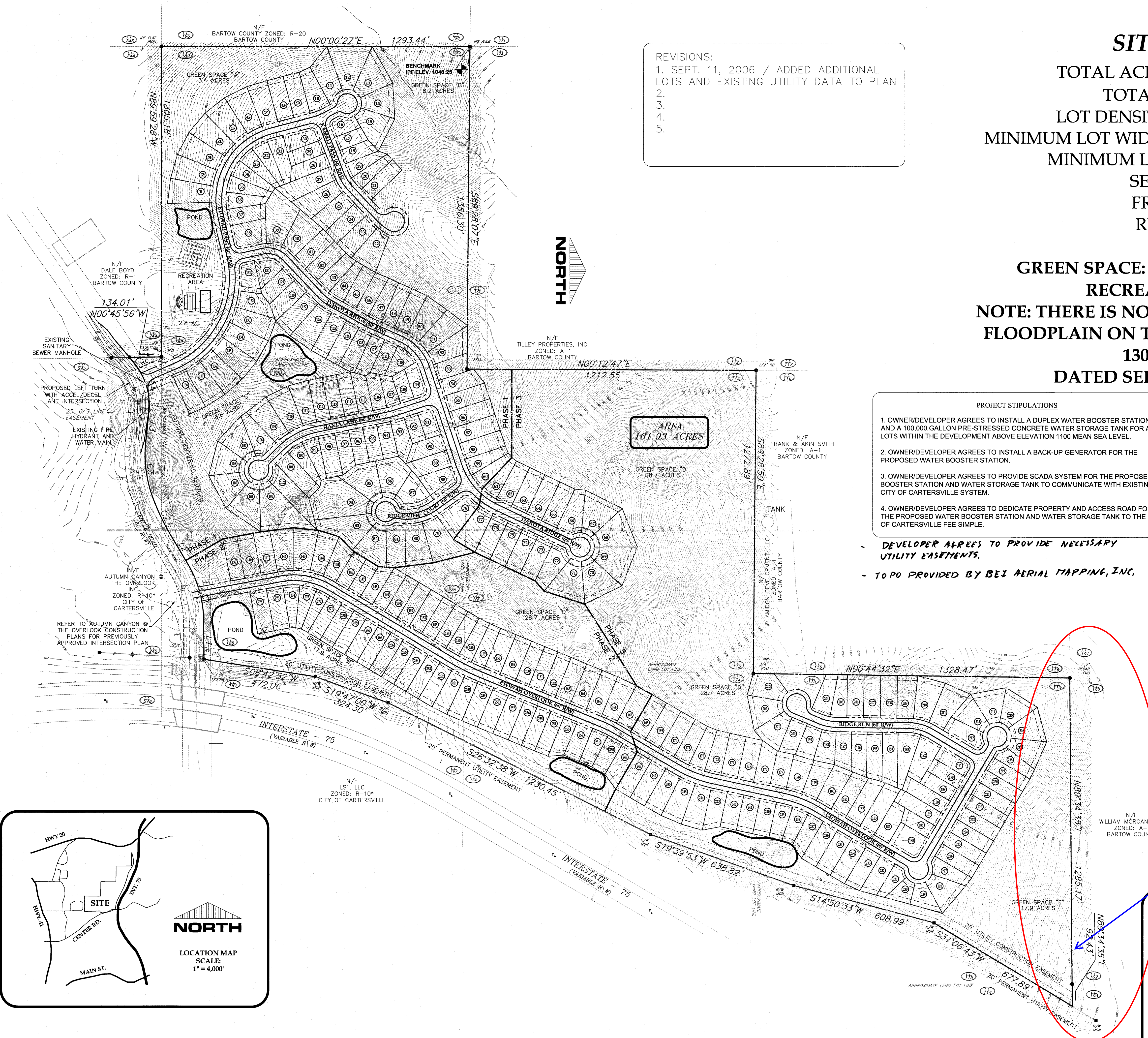
Mayor

ATTEST:

/s/ SANDRA CLINE

Sandra E. Cline

City Clerk



REVISIONS:
 1. SEPT. 11, 2006 / ADDED ADDITIONAL LOTS AND EXISTING UTILITY DATA TO PLAN
 2.
 3.
 4.
 5.

SITE DATA
 TOTAL ACREAGE: 161.93 AC.
 TOTAL LOTS: 276
 LOT DENSITY: 1.70 LOTS/AC.
 MINIMUM LOT WIDTH: 60' @ BUILDING LINE
 MINIMUM LOT FRONTAGE: 35'
 SETBACKS:
 FRONT: 10'
 REAR: 20'
 SIDE: 8'
 GREEN SPACE: 65.2 AC. (EXCLUDING RECREATION AREA)
 NOTE: THERE IS NO FEDERALLY REGULATED FLOODPLAIN ON THIS SITE PER FEMA MAP 13015C0087 F
 DATED SEPTEMBER 29, 1989.

PROJECT STIPULATIONS

- OWNER/DEVELOPER AGREES TO INSTALL A DUPLEX WATER BOOSTER STATION AND A 100,000 GALLON PRE-STRESSED CONCRETE WATER STORAGE TANK FOR ALL LOTS WITHIN THE DEVELOPMENT ABOVE ELEVATION 1100 MEAN SEA LEVEL.
- OWNER/DEVELOPER AGREES TO INSTALL A BACK-UP GENERATOR FOR THE PROPOSED WATER BOOSTER STATION.
- OWNER/DEVELOPER AGREES TO PROVIDE SCADA SYSTEM FOR THE PROPOSED BOOSTER STATION AND WATER STORAGE TANK TO COMMUNICATE WITH EXISTING CITY OF CARTERSVILLE SYSTEM.
- OWNER/DEVELOPER AGREES TO DEDICATE PROPERTY AND ACCESS ROAD FOR THE PROPOSED WATER BOOSTER STATION AND WATER STORAGE TANK TO THE CITY OF CARTERSVILLE FEE SIMPLE.

Ordinance
 of the
 City of Cartersville, Georgia
 Ordinance No.
 Petition No. Z04-14

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 All I Need Homebuilders, Inc. (Mike Garrett). Property is located on the north and south side of Center Road, adjacent to the west side of I-75. Said property contains 202 acres located in the 4th District, 3rd Section, Land Lots 103, 115, 173, 174, 187, 188, 189, 245 and 246 as shown on the attached plat Exhibit "A". Property is hereby rezoned from R-20 (Residential) to R-10 (Residential) with the following conditions. Zoning will be duly noted on the official zoning map of the City of Cartersville, Georgia.

- Maximum of 360 lots total (for both sides of Center Road) provided that no more than 290 lots shall be built below the 1100 feet elevation level.
- Minimum 1,750 square feet of heated floor area per home.
- Development must include swimming pool, tennis court(s), and clubhouse as part of the amenity package.
- Along the entire frontage of Center Road where the proposed development (both sides of road) is adjacent, widen Center Road out to Minor Collector standards (this includes the donation of required R/W to go from 50' to 60' or more where necessary for project related improvements). Construct the accel/decel lanes required by the Development Regulations for the proposed development and also add right and left turn storage lanes in the widened portion of Center Road for access to said development.
- No development to occur above the 1100 elevation prior to approval and consent of the Water Department of an approved plan to be able to provide service above this elevation.
- A buffer or open space must be provided between the development and both sides of Center Road, subject to the review and approval of the Planning and Development Department and a 50 foot setback must be provided between the development and the right-of-way for Interstate 75.
- Development to provide necessary easements for gas line on the property.
- A minimum of 40 acres of green space.

BE IT AND IT IS HEREBY ORDAINED.
 ADOPTED this the 16th day of December 2004. First Reading
 ADOPTED this the 6th day of January 2004. Second Reading

DEVELOPER AGREES TO PROVIDE NECESSARY UTILITY EASEMENTS.
 TO PO PROVIDED BY BEI AERIAL MAPPING, INC.

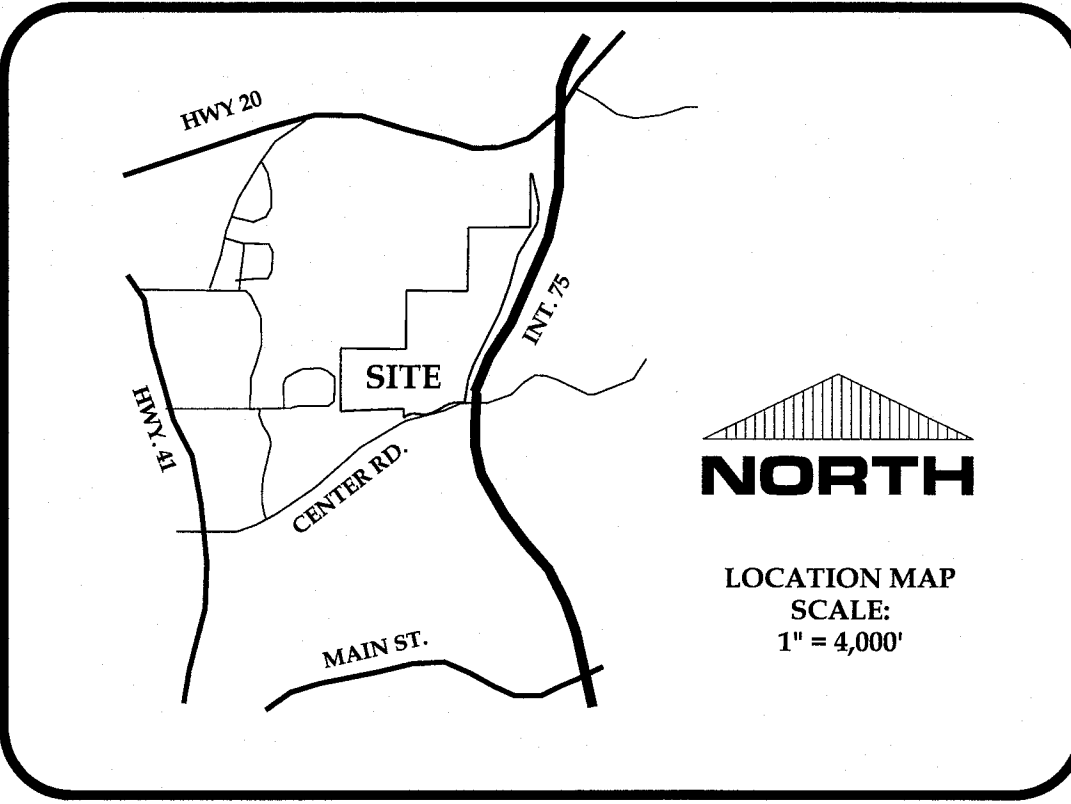
PROPERTY LINE EXTENDED.
C108-0002-014
REMOVED FROM ETOWAH PRESERVE PROPERTY

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.

Robert M. Miller
 Planning Commission
 Chairman

Sept 12, 2006
 Date



OWNER/DEVELOPER:
 AMIDON DEVELOPMENT, LLC
 505 HAMES ROAD
 MARIETTA, GA 30060
 24 HOUR PHONE: 678-410-0170
 CONTACT: FRANK SNAFFORD

PRELIMINARY PLAT FOR ETOWAH PRESERVE

DISTRICT: 4th SECTION: 3rd
 LAND LOTS: 103, 115, 173, 174, 187, 188, 189, 245, 246
 BARTOW COUNTY, CITY OF CARTERSVILLE, GEORGIA

OVERALL PLAN

ISSUE DATE	DESCRIPTION
A 8/29/06	PRE-PLAT SUBMITTAL TO CARTERSVILLE
B 9/12/06	PRE-PLAT SUBMITTAL TO CARTERSVILLE

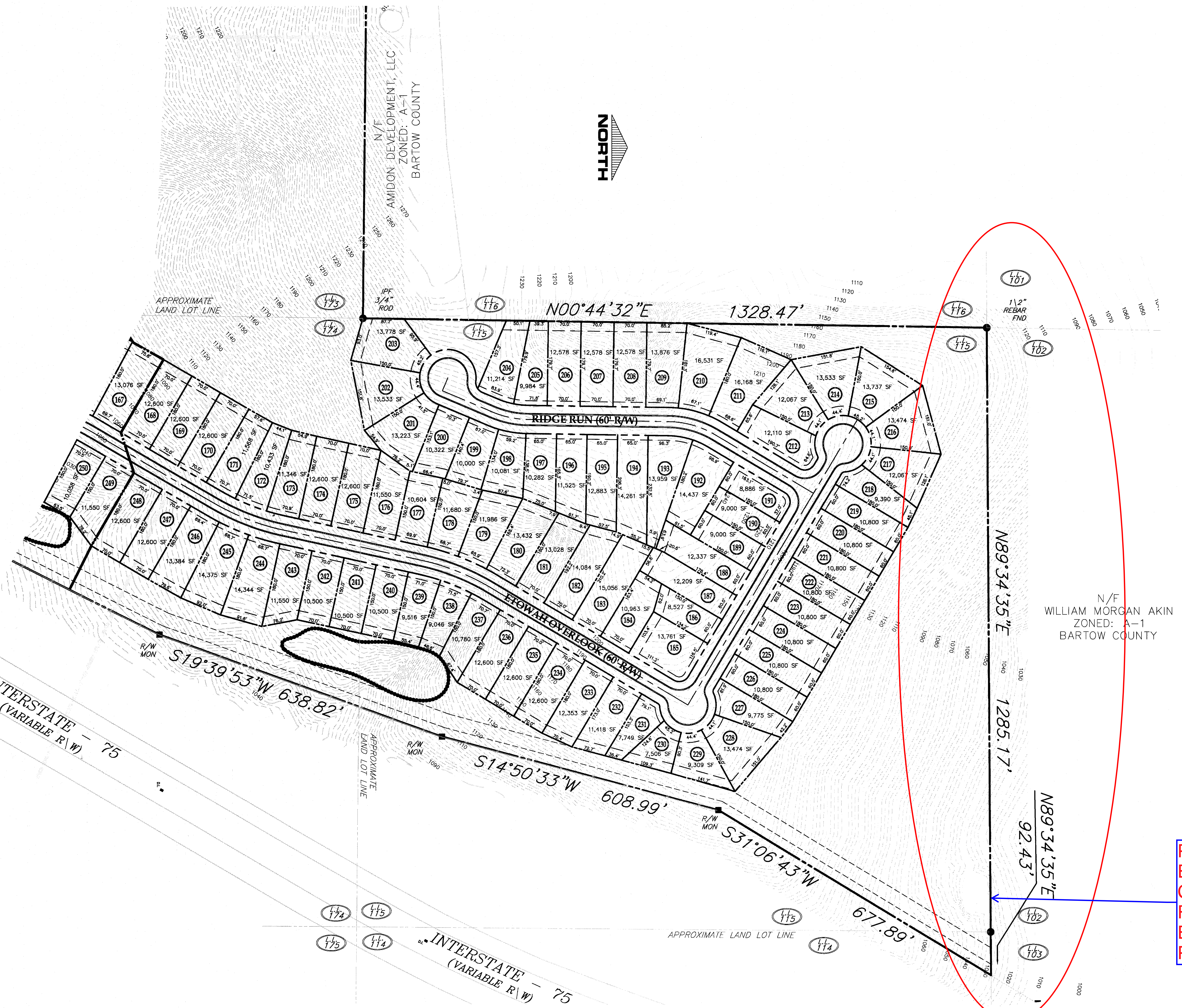
DESIGNED: WRF
 DRAWN: WRF
 PROJ NO.: 06001

FILE: 06001.PLT PLOTTED: 9/17/2006

REGISTERED PROFESSIONAL ENGINEER
 FRANK SNAFFORD
 9/12/06

ADVANCED ENGINEERING CONSULTANTS, LLC
 3880 PINWOOD COURT
 SUITE 100
 FRANKLIN, OHIO 43150
 PHONE: 614-881-2888
 FAX: 614-881-2889

PP-ALL
 1 OF 4



**PROPERTY LINE
EXTENDED.
C108-0002-014
REMOVED FROM
ETOWAH PRESERVE
PROPERTY**

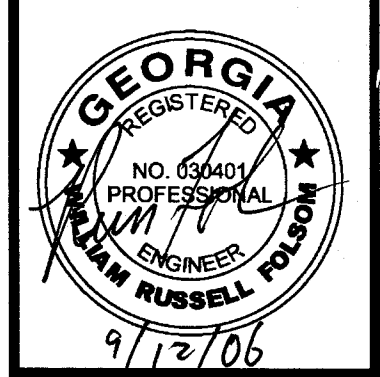
OWNER/DEVELOPER:
AMIDON DEVELOPMENT, LLC
505 HAMES ROAD
MARIETTA, GA 30060
24 HOUR PHONE: 678-410-0170
CONTACT: FRANK SWAFFORD

**PRELIMINARY PLAT
FOR
ETOWAH PRESERVE**
DISTRICT: 4th SECTION: 3rd
LAND LOTS: 103, 115, 173, 174, 187, 188, 189, 245, 246
BARTOW COUNTY, CITY OF CARTERSVILLE, GEORGIA

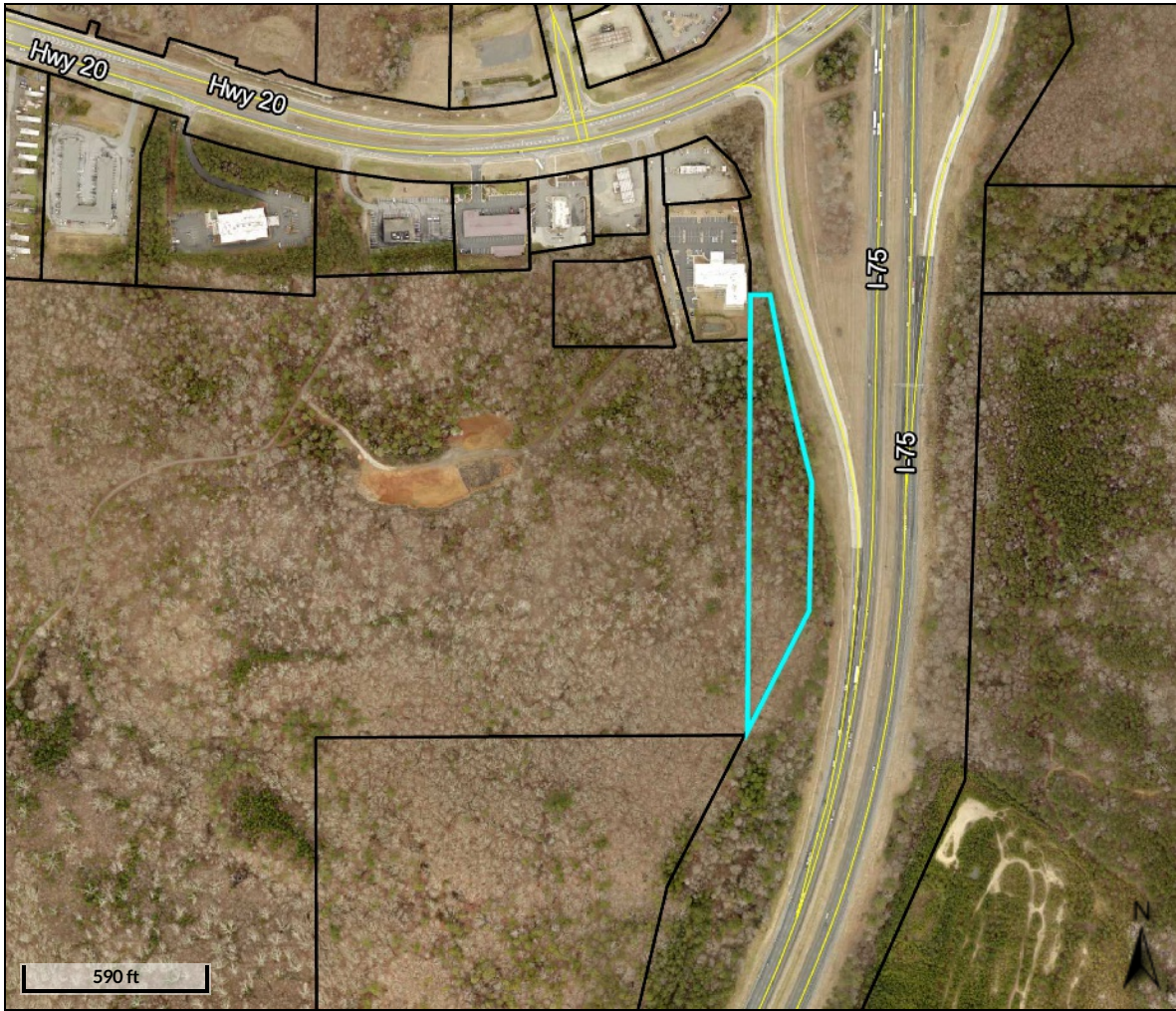
**PRELIMINARY
PLAT
3 OF 3**

ISSUE	DATE	DESCRIPTION
A	8/29/06	PRE-PLAT SUBMITTAL TO CARTERSVILLE
B	9/12/06	PRE-PLAT SUBMITTAL TO CARTERSVILLE

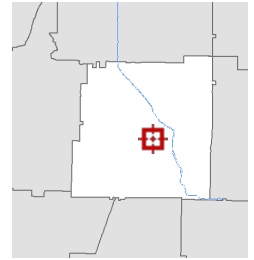
DESIGNED: WRF
DRAWN: WRF
PROJ NO.: 06001



**ADVANCED
ENGINEERING
CONSULTANTS, LLC**
3880 PINWOOD COURT
MARIETTA, GA 30060
PHONE: (770) 817-2906
FAX: (770) 817-2888



Overview



Legend

- Parcels
- Roads

Parcel ID	C108-0002-014	Alternate ID	40424	Owner Address	CAE LLC
Sec/Twp/Rng	n/a	Class	Residential		PO BOX 1312
Property Address	HWY 20	Acreeage	3.23		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL 102 D 4 3RD SEC. CITY PORTION TRACT 6				
	(Note: Not to be used on legal documents)				

Date created: 4/29/2022
 Last Data Uploaded: 4/29/2022 9:16:13 AM



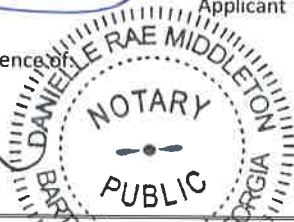
Developed by **Schneider**
 GEOSPATIAL


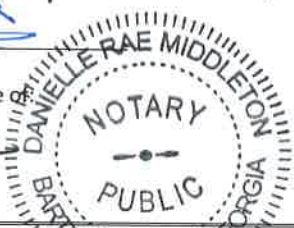
Application for Annexation/ Zoning
City of Cartersville

Case Number: AZ 22-02
 Date Received: 4/5/22

Public Hearing Dates:

Planning Commission 5/10/22 5:30pm 1st City Council 5/19/22 7:00pm 2nd City Council 6/2/22 7:00pm

Applicant CAE, LLC Office Phone _____
(printed name)
 Address PO BOX 1312 Mobile/ Other Phone _____
 City CARTERSVILLE State GA Zip 30120 Email tommys@raintree-properties.com
 Representative's printed name (if other than applicant) KARL LUTJENS Phone (Rep) 770.387.0940
 Representative Signature  Email (Rep) KARL@SOUTHLANDENGINEERS.COM
 Applicant Signature 
 Signed, sealed and delivered in presence of _____ My commission expires: 01-23-2025
 Notary Public 

* Titleholder CAE, LLC Phone _____
(titleholder's printed name)
 Address PO BOX 1312, CARTERSVILLE, GA 30120 Email tommys@raintree-properties.com
 Signature 
 Signed, sealed, delivered in presence of _____ My commission expires: 01-23-2025
 Notary Public 

Present Zoning District R-10 Requested Zoning N/A C108-0002-014
 Acreage 3.23 Land Lot(s) 202 District(s) 4th Section(s) 3rd
 Location of Property: HWY 20
(street address, nearest intersections, etc.)
 Reason for Rezoning Request: De-annexation to combine with parcel already located in the county.
(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: AZ 22-02

Tax Map Parcel(s) # C108-0002-014

Voting Ward(s) 1 (Hodge)

Current Land Use Suburban Living

Current Zoning R-10

Proposed Land Use N/A

Proposed Zoning N/A

Number of Dwelling Units N/A

Number of Occupants _____

Owner Occupied? Yes _____ No _____

Number of School-aged Children _____

Grade Level(s) of School-aged Children _____

School(s) to be attended: _____

Current Utility Service Providers (Check Service provider or list if Other)

Water: _____ City County _____ Well/ Other

Sewer: _____ City County _____ Septic/ Other

Natural Gas: _____ City _____ Other (List) _____

Electricity: _____ City _____ 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: 04-04-2022

Date Two Years Prior to Application: 04-04-2020


Date Five Years Prior to Application: 04-04-2017

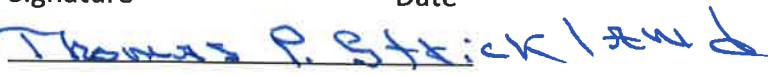
1. Has the applicant within the five (5) years preceding the filing of the rezoning action made campaign contributions aggregating \$250.00 or more to any of the following:

	YES	NO
Mayor: Matt Santini	_____	✓ _____
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	_____	✓ _____
Open		
Travis Popham	_____	✓ _____
Jeffery Ross	_____	✓ _____
Stephen Smith	_____	✓ _____

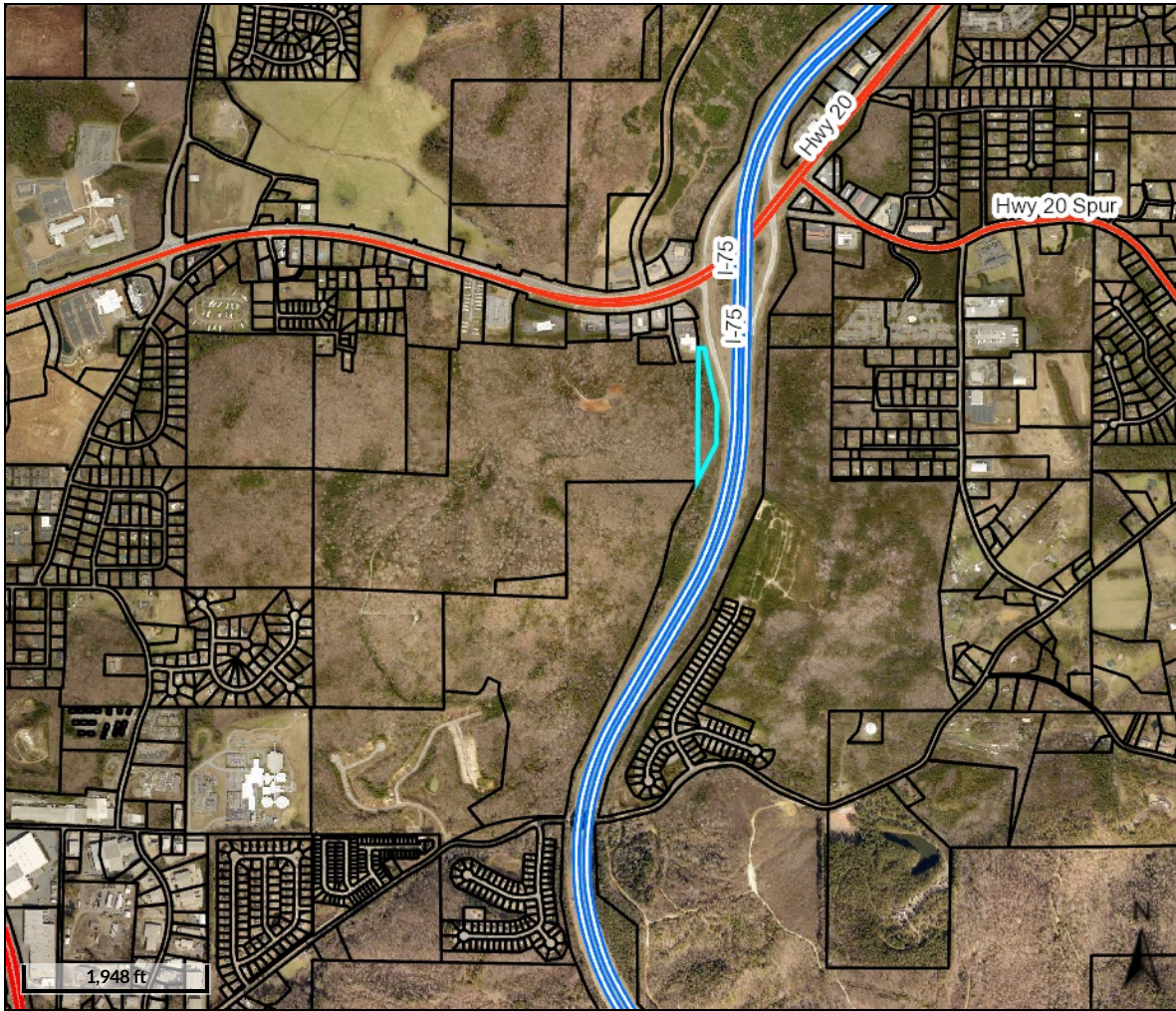
2. If the answer to any of the above is **Yes**, please indicate below to whom, the dollar amount, date, and description of each campaign contribution, during the past five (5) years.

CHE BC:

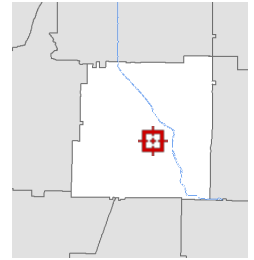

 _____ 4/4/22
 Signature Date



 Print Name



Overview



Legend

- Parcels
- Roads

Parcel ID	C108-0002-014	Alternate ID	40424	Owner Address	CAE LLC
Sec/Twp/Rng	n/a	Class	Residential		PO BOX 1312
Property Address	HWY 20	Acreage	3.23		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL 102 D 4 3RD SEC. CITY PORTION TRACT 6				
	(Note: Not to be used on legal documents)				

Date created: 4/4/2022
 Last Data Uploaded: 4/1/2022 9:48:27 PM

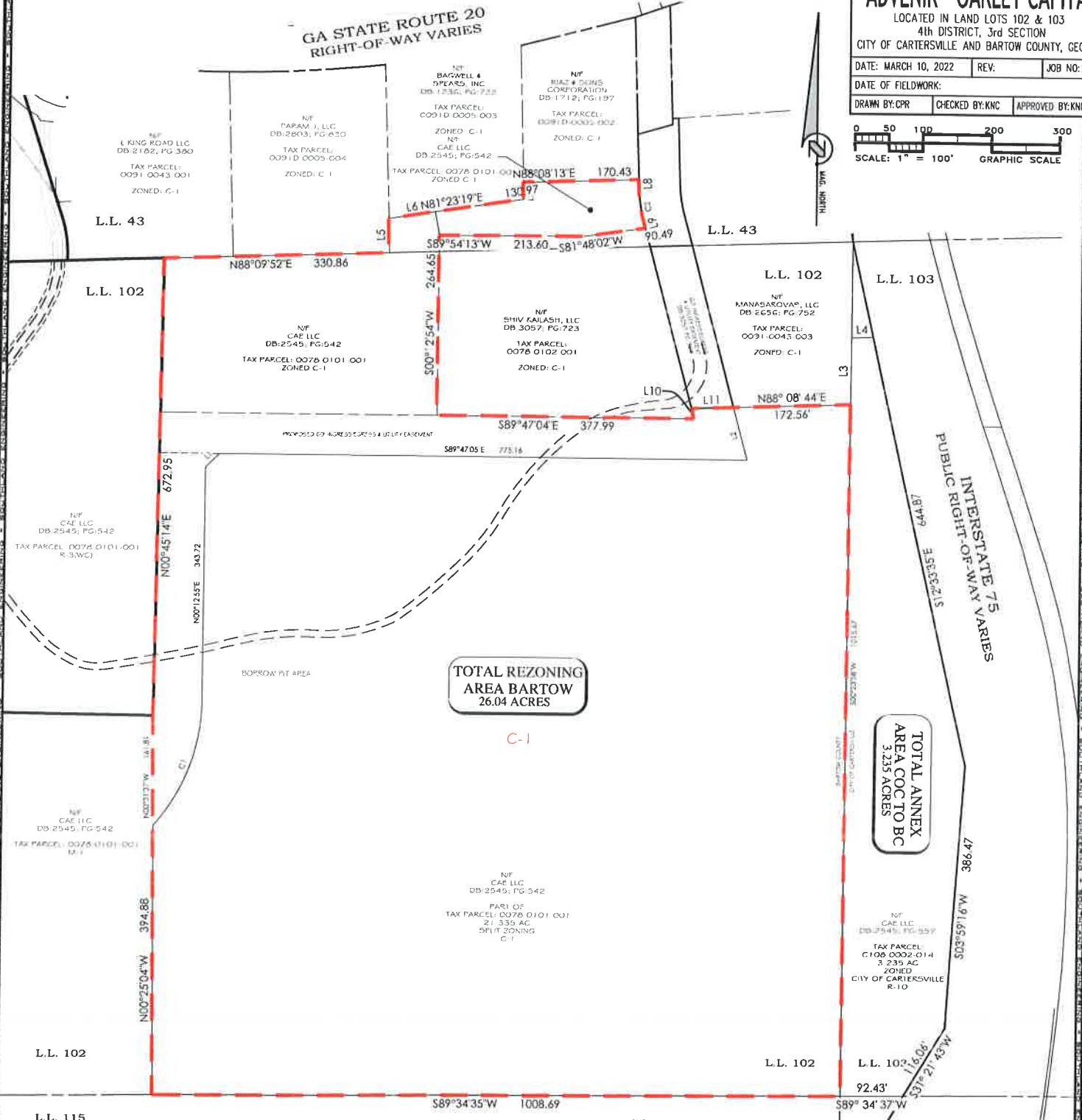
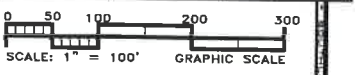
Developed by **Schneider**
 GEOSPATIAL

- IRON PIN FOUND
- CONCRETE MON FOUND
- IRON PIN PLACED
- ⊙ BENCHMARK
- ⊕ PHOTO REFERENCE
- ⊖ EXCEPTIONS
- ⊞ PARKING BOLLARD
- ⊞ DOUBLE WING CATCH BASIN
- ⊞ SINGLE WING CATCH BASIN
- ⊞ JUNCTION BOX
- ⊞ CURB INLET
- ⊞ YARD INLET
- ⊞ DROP INLET
- ⊞ HEADWALL
- ⊞ GAS VALVE
- ⊞ GAS METER
- ⊞ TELEPHONE MANHOLE
- ⊞ ELECTRIC MANHOLE
- ⊞ TELEPHONE PEDESTAL
- ⊞ SIGN
- ⊞ SEWER MANHOLE
- ⊞ CLEAN OUT
- ⊞ WATER VALVE
- ⊞ WATER METER
- ⊞ FIRE HYDRANT
- ⊞ IRRIGATION CONT. VALVE
- ⊞ WELL
- ⊞ POWER POLE
- ⊞ GUY WIRE
- ⊞ ELECTRIC METER
- ⊞ TRANSFORMER
- ⊞ LIGHT POLE
- ⊞ FLOW ARROW
- ⊞ MAILBOX
- ⊞ STORM PIPE
- ⊞ SEWER PIPE
- ⊞ OVERHEAD PWR.
- ⊞ FENCE LINE
- ⊞ WATER LINE
- ⊞ GAS LINE
- ⊞ COMM LINE
- ⊞ UNDERGROUND PWR

REZONING EXHIBIT FOR:
ADVENIR - OAKLEY CAPITAL
 LOCATED IN LAND LOTS 102 & 103
 4th DISTRICT, 3rd SECTION
 CITY OF CARTERSVILLE AND BARTOW COUNTY, GEORGIA

DATE: MARCH 10, 2022 REV: JOB NO: 21182

DATE OF FIELDWORK:
 DRAWN BY: CPR CHECKED BY: KNC APPROVED BY: KNC



TOTAL REZONING AREA BARTOW
 26.04 ACRES

TOTAL ANNEX AREA COC TO BC
 3.235 ACRES

LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°45'59"E	28.52
L2	N14°48'19"W	80.01
L3	N00°23'58"E	98.43
L4	N88°45'21"E	31.72
L5	N00°52'33"W	50.45
L6	N81°23'22"E	69.08

LINE TABLE		
LINE	BEARING	LENGTH
L7	N01°52'01"W	25.02
L8	S01°52'13"E	11.33
L9	S14°48'11"E	8.99
L10	N14°48'19"W	15.58
L11	N88°08'44"E	61.57

CURVE TABLE				
CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	201.44	280.00	N20°49'31"E	197.12
C2	51.99	200.80	S08°20'00"E	51.85

General Notes

- THIS IS A ZONING EXHIBIT AND NOT A BOUNDARY SURVEY. AS SUCH, THIS DOCUMENT SHOULD NOT BE USED TO TRANSFER PROPERTY.
- SUBJECT PROPERTY CONSISTS OF A PORTION OF TAX PARCEL 0078-0101-001, IN BARTOW COUNTY, AND TAX PARCEL C108-0002-014, IN THE CITY OF CARTERSVILLE.
- ZONING INFORMATION SHOWN FROM BARTOW COUNTY QPLC ZONING MAP.

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.

04-04-2022
Date



Georgia Registered Land Surveyor



ZONING ADMINISTRATOR:

1. Case Number: A722-02
2. Yes No N/A

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?
4/4/22
Date



Zoning Administrator

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.	MANASAROVAR, LLC.	35 Hobson Way, Rome, GA 30161
2.	WMM Chattahoochee Hills Investments, LLC.	800 Capps Ferry, Douglasville, GA
3.	HYBRASS Properties, LLC.	988 East Freeway Drive Ste A, Conley, GA 30135
4.		30094
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.)

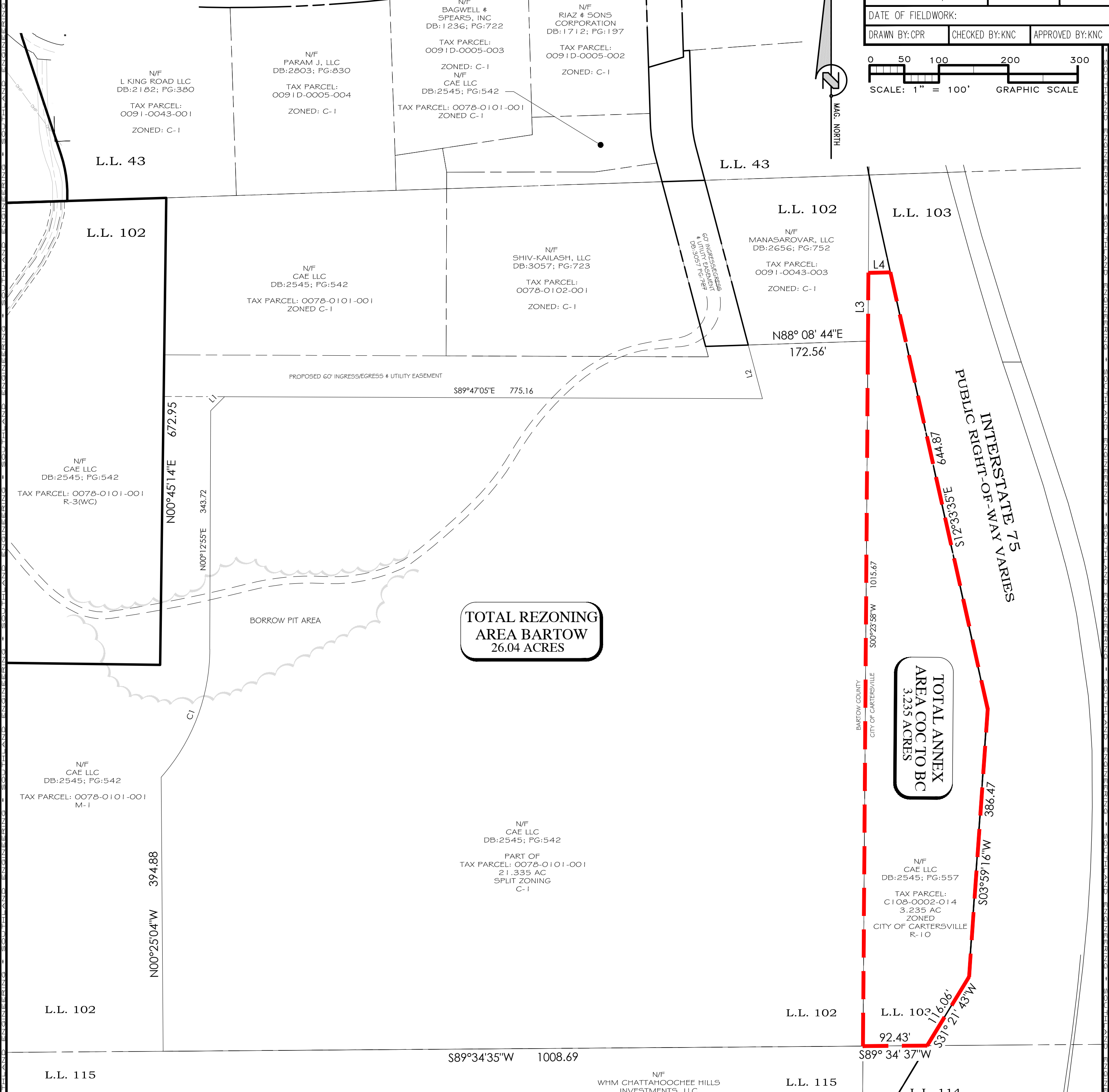
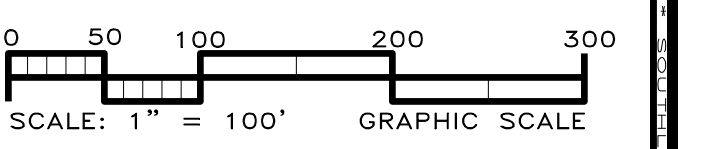
REZONING EXHIBIT FOR:
CAE LLC
 LOCATED IN LAND LOTS 102 & 103
 4th DISTRICT, 3rd SECTION
 CITY OF CARTERSVILLE AND BARTOW COUNTY, GEORGIA

DATE: MARCH 10, 2022 REV: JOB NO: 21182

DATE OF FIELDWORK:
 DRAWN BY: CPR CHECKED BY: KNC APPROVED BY: KNC

○ = IRON PIN FOUND	△ = DOUBLE WING CATCH BASIN	⊗ = GAS VALVE	⊙ = SEWER MANHOLE	⊕ = POWER POLE
□ = CONCRETE MON.FOUND	▽ = SINGLE WING CATCH BASIN	⊞ = GAS METER	⊖ = CLEAN OUT	⊗ = GUY WIRE
● = IRON PIN PLACED	⊙ = JUNCTION BOX	⊚ = TELEPHONE MANHOLE	⊕ = WATER VALVE	⊞ = ELECTRIC METER
⊕ = BENCHMARK	⊞ = CURB INLET	⊚ = ELECTRIC MANHOLE	⊖ = WATER METER	⊗ = TRANSFORMER
⊙ = PHOTO REFERENCE	⊞ = YARD INLET	⊚ = TELEPHONE PEDESTAL	⊕ = FIRE HYDRANT	⊞ = LIGHT POLE
⊙ = EXCEPTIONS	⊞ = DROP INLET	⊚ = SIGN	⊕ = IRRIGATION CONT. VALVE	⊞ = FLOW ARROW
⊙ = PARKING BOLLARD	⊞ = HEADWALL		⊕ = WELL	⊞ = MAILBOX
— SS — SS — = STORM PIPE	— OHP — OHP — = OVERHEAD PWR.	— W — W — = WATER LINE	— T — T — = COMM. LINE	
— SS — SS — = SEWER PIPE	— X — X — X — = FENCE LINE	— G — G — = GAS LINE	— UGP — UGP — = UNDERGROUND PWR.	

GA STATE ROUTE 20
 RIGHT-OF-WAY VARIES



**TOTAL REZONING
 AREA BARTOW
 26.04 ACRES**

**TOTAL ANNEX
 AREA COC TO BC
 3.235 ACRES**

LINE TABLE

LINE	BEARING	LENGTH
L1	N44°45'59"E	28.52
L2	N14°48'19"W	80.01
L3	N00°23'58"E	98.43
L4	N88°45'21"E	31.72
L5	N00°52'33"W	50.45
L6	N81°23'22"E	69.08

LINE TABLE

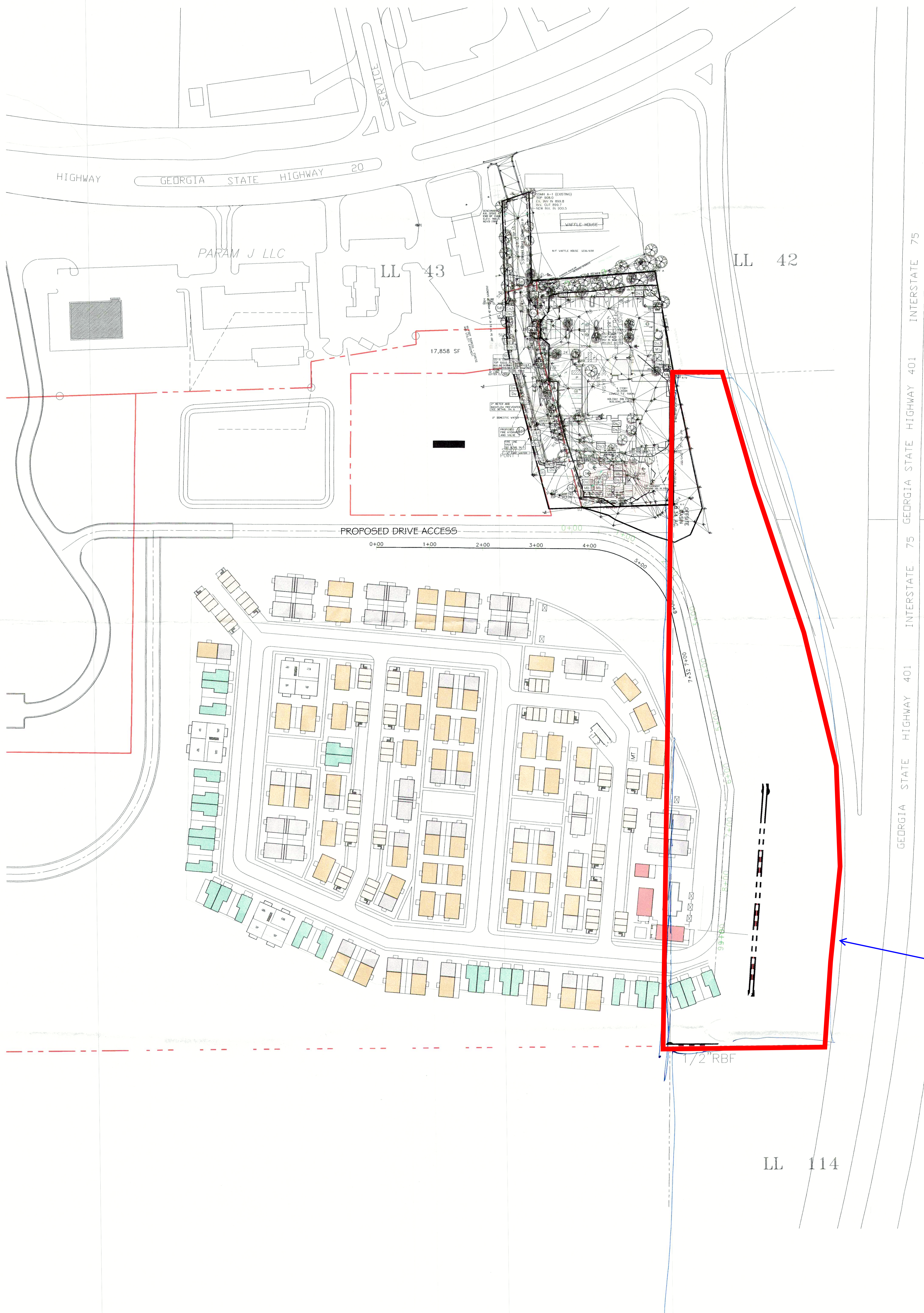
LINE	BEARING	LENGTH
L7	N01°52'01"W	25.02
L8	S01°52'13"E	11.33
L9	S14°48'11"E	8.99
L10	N14°48'19"W	15.58
L11	N88°08'44"E	61.57

CURVE TABLE

CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	201.44	280.00	N20°49'31"E	197.12
C2	51.99	200.80	S08°20'00"E	51.85

General Notes

- THIS IS A ZONING EXHIBIT AND NOT A BOUNDARY SURVEY. AS SUCH, THIS DOCUMENT SHOULD NOT BE USED TO TRANSFER PROPERTY.
- SUBJECT PROPERTY CONSISTS OF A PORTION OF TAX PARCEL 0078-0101-001, IN BARTOW COUNTY, AND TAX PARCEL C108-0002-014 IN THE CITY OF CARTERSVILLE.
- ZONING INFORMATION SHOWN FROM BARTOW COUNTY QPUBLIC ZONING MAP.



APPROXIMATE
BOUNDARY.
C108-0002-014

IMAGE TAKEN 4-20-22

