

ZONING & ANNEXATION SYNOPSIS

Petition Number(s): AZ21-04

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: Highlands Development Associates, LLC
Representative: Dale Baumann

Location: 1412 Hwy 411 (0079B-0003-012) & 38 Oak Drive (0079B-0002-001)

District: 4th **Section:** 3rd **LL(S):** 23

Total Acreage: Approx. 1.38 Acres

LAND USE INFORMATION

Current Zoning: County C-1 (Commercial) and County A-1 (Agriculture)

Proposed Zoning: G-C (General Commercial)

Proposed Use: Savoy Auto Museum

Current Zoning of Adjacent Property:

1412 Hwy 411

North: County R-2 (Residential)
South: G-C (General Commercial)
East: G-C (General Commercial)
West: G-C (General Commercial)

38 Oak Drive

North: County A-1 (Agriculture)
South: G-C (General Commercial)
East: County A-1 (Agriculture)
West: G-C (General Commercial)

For All Tracts:

Voting Ward: 6 **Council Member:** Taff Wren

The Future Development Map designates the subject property as: Highlands

The Future Land Use Map designates adjacent or nearby city properties as: Commercial

ANALYSIS

City Departments Reviews

Electric: Takes no exception

Fibercom: Takes no exception

Fire: Takes no exception

Gas: Takes no exception

Public Works: *No comments received*

Water and Sewer: *No comments received*

Cartersville School District: Takes no exception

Bartow County: Takes no Exception

Public comments: No comments received

REQUEST SUMMARY:

The request is to annex property located at 1412 Hwy 411 and 38 Oak Drive. The applicant requests the property to be annexed for additional space and use by the Savoy Automobile Museum. The applicant has submitted two other annexation applications, AZ17-03 and AZ18-03, for zoning and development of the Savoy Museum. These applications were approved. An approval of this application is expected to conclude the zoning steps needed to complete the current development plans for the Museum.

G-C (General Commercial) zoning is requested for the two (2) parcels in order to be consistent with the current museum property. The existing zoning is County C-1 (County) and 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 G-C zoning district is appropriate for the museum.

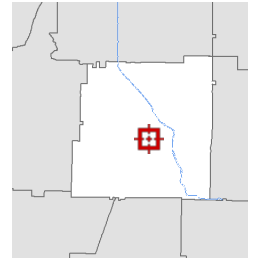
- B. *Whether the zoning proposal will create an isolated district unrelated to adjacent and nearby districts.*
The proposed application will not create an isolated district.
- C. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.*
The proposed zoning should not adversely affect the existing use of adjacent property. Buffers will be required adjacent to residential land uses.
- D. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*
The current properties may have a reasonable economic use as commercial and a residential use property.
- 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 annexation and zoning would 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

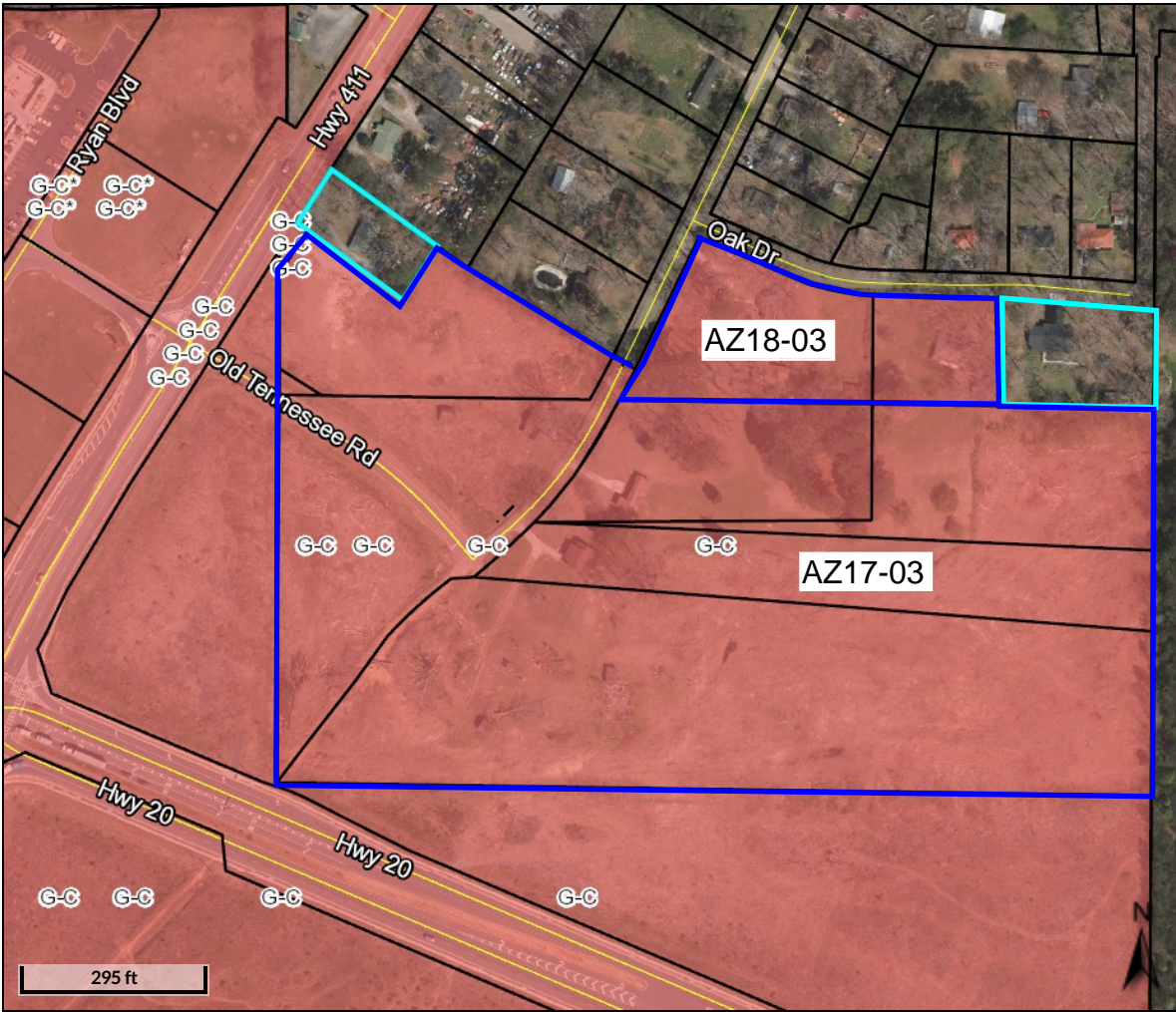
- Parcels
- Roads

38 Oak Dr.
0079B-0002-001

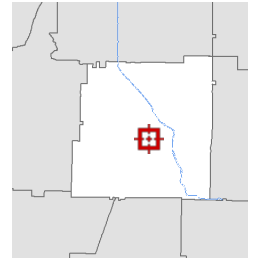
| | | | | | |
|-----------------------|--|--------------|-------------|---------------|--------------------------------------|
| Parcel ID | 0079B-0003-012 | Alternate ID | 20230 | Owner Address | HIGHLANDS DEVELOPMENT ASSOCIATES LLC |
| Sec/Twp/Rng | n/a | Class | Residential | | PO BOX 3248 |
| Property Address | 1412 HWY 411 | Acreage | 0.46 | | CARTERSVILLE, GA 30120 |
| District | Bartow County | | | | |
| Brief Tax Description | OAKLAND HGTS | | | | |
| | <i>(Note: Not to be used on legal documents)</i> | | | | |

Date created: 4/22/2021
Last Data Uploaded: 4/21/2021 10:21:18 PM

Developed by Schneider
GEOSPATIAL



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*

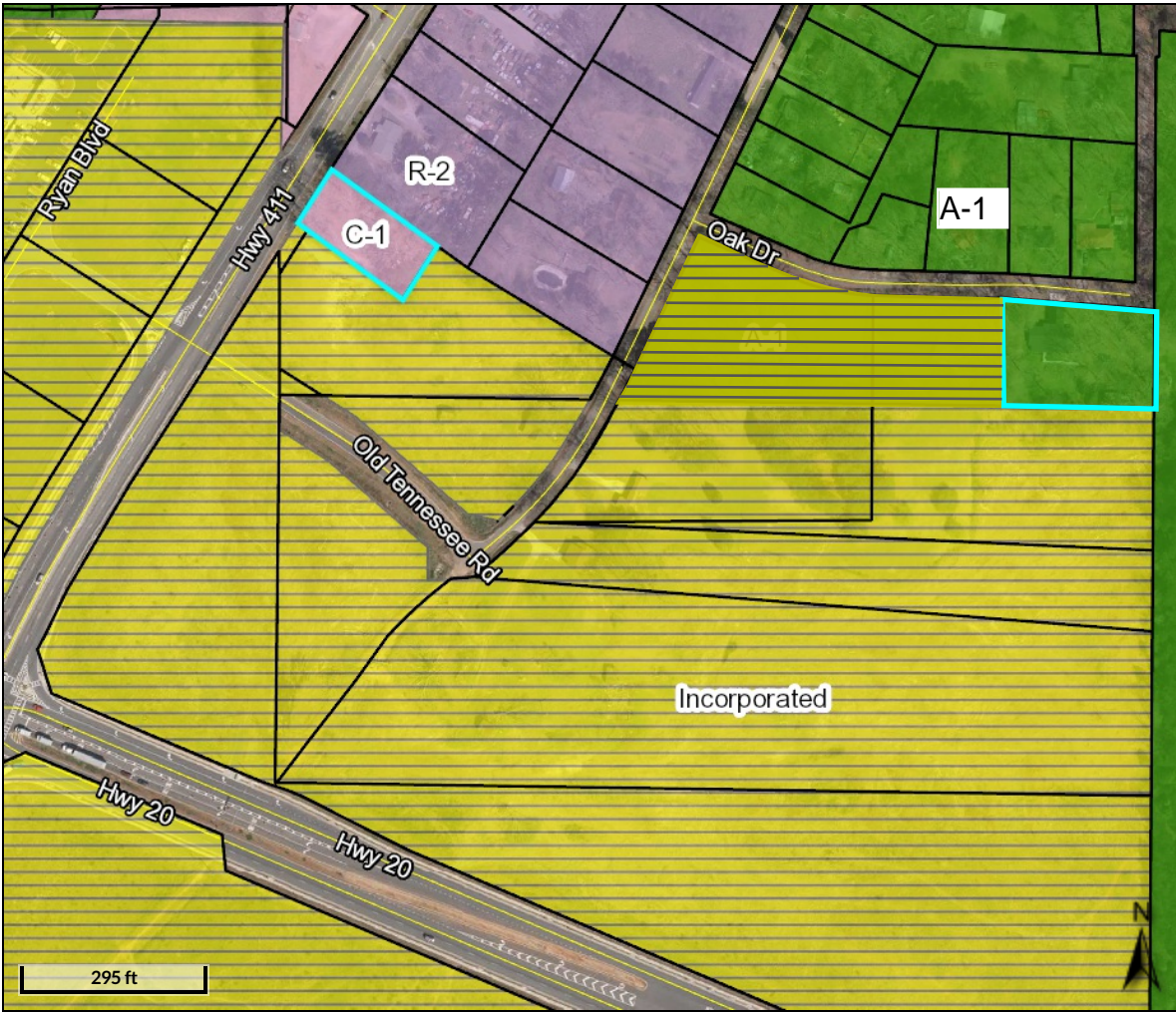
Brief Tax Description OAKLAND HGTS
(Note: Not to be used on legal documents)

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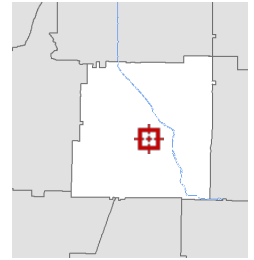
Developed by Schneider GEOSPATIAL

Parcel ID 0079B-0003-012 Alternate ID 20230
 Sec/Twp/Rng n/a Class Residential
 Property Address 1412 HWY 411 Acreage 0.46
 District Bartow County




Owner Address HIGHLANDS DEVELOPMENT ASSOCIATES LLC
 PO BOX 3248
 CARTERSVILLE, GA 30120



Overview



Legend

-  Parcels
-  Roads
- Bartow County Zoning**
-  A-1
-  A1(wC)
-  A1CU
-  BPD
-  BPD(wC)
-  C-1
-  C1(wC)
-  C1CU
-  CN
-  CN(wC)
-  CNCU
-  I-1
-  I-2
-  I1(wC)
-  I1CU
-  I2(wC)
-  I2CU
-  Incorporated
-  M-1
-  M1(wC)
-  M1CU
-  O/I
-  OI(wC)
-  OICU
-  PUD
-  PUD(wC)
-  PUDCU
-  R-1
-  R-2
-  R-3
-  R-4
-  R-7
-  R-8
-  R-8 w/c
- R-1(wC)

| | | | | | |
|-----------------------|----------------|--------------|-------------|------------------------|--------------------------------------|
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Date created: 4/22/2021
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Developed by  Schneider
 GEOSPATIAL

Application for Annexation/ Zoning
City of Cartersville

Case Number: AZ 21-04
Date Received: 3-23-21

Public Hearing Dates:

Planning Commission May 11, 2021 5:30pm 1st City Council 5/20/21 7:00pm 2nd City Council 6/13/21 7:00pm

Applicant Highlands Development Office Phone 678-721-3285
(printed name) Associates, LLC

Address P.O. Box 3248 Mobile/ Other Phone 404-717-3219

City Cartersville State GA Zip 30120 Email dbaumann@reicon.org

Dale R. Baumann Phone (Rep) 404-717-3219
 Representative's printed name (if other than applicant) Email (Rep) dbaumann@reicon.org

Dale R. Baumann Representative Signature [Signature] Applicant Signature

Signed, sealed and delivered in presence of: My commission expires: April 27, 2021

[Signature] Notary Public

* Titleholder Highlands Development Phone 404-717-3219
(titleholder's printed name) Associates, LLC

Address P.O. Box 3248 Email dbaumann@reicon.org
Cartersville, GA 30120

Signature [Signature]

Signed, sealed, delivered in presence of: My commission expires: April 27, 2021

[Signature] Notary Public

Present Zoning District Bartow County A-1 Requested Zoning Cartersville GC
(street address, nearest intersections, etc.)

Acreage 1 .916 Land Lot(s) 23 District(s) 4th Section(s) 3rd
2 .46 1 & 2 Dand 2

Location of Property: 38 Oak Drive, Cartersville, GA 30120
1412 Hwy 411, Cartersville, GA 30120

Reason for Rezoning Request: AWW property not door. Annexing land into
city and changing zoning to be consistent with other property
(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: AZU-04

| | | | |
|--|--|---|------------------------------|
| Tax Map Parcel(s) # | <u>① 0079B-0002-001</u> <u>② 0079B-0003-012</u> | Voting Ward(s) | <u>6</u> |
| Current Land Use | <u>Land - Savoy Museum Property</u> | Current Zoning | <u>① A-1 ② C-1</u> |
| Proposed Land Use | <u>same</u> | Proposed Zoning | <u>① City G.C ② City G.C</u> |
| Number of Dwelling Units | <u>0/0</u> | Number of Occupants | <u>0/0</u> |
| Owner Occupied? Yes | <u>No</u> | No | <u>N/A</u> |
| Number of School-aged Children | <u>N/A</u> | Grade Level(s) of School-aged Children | <u>N/A</u> |
| School(s) to be attended: | <u>N/A</u> | | |
| Current Utility Service Providers (Check Service provider or list if Other) | | | |
| Water: | <u>City</u> <input checked="" type="checkbox"/> <u>County</u> <input type="checkbox"/> | Well/ Other | <u>N/A</u> |
| Sewer: | <u>City</u> <input checked="" type="checkbox"/> <u>County</u> <input type="checkbox"/> | Septic/ Other | |
| Natural Gas: | <u>City</u> <input type="checkbox"/> | Other (List) | |
| Electricity: | <u>City</u> <input type="checkbox"/> | <input checked="" type="checkbox"/> GA Power <input type="checkbox"/> 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: 3/23/21

Date Two Years Prior to Application: 3/23/19

Date Five Years Prior to Application: 3/23/16

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.

N/A

MAS 3/23/21

Signature Date

Marty Sonenshine

Print Name

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.

3-17-2021
Date



Georgia Registered Land Surveyor
WILLIAM C. SMITH (Seal)

ZONING ADMINISTRATOR:

1. Case Number: AZ 21-04
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? Y.
3-23-21
Date



Zoning Administrator

SPACE FOR CLERK OF SUPERIOR COURT

STATE PLANE COORDINATE TABLE

| Point | Northing | Easting |
|-------|-------------|-------------|
| A" | 1531855.930 | 2107234.006 |
| B" | 1531858.879 | 2107000.597 |
| C" | 1532030.267 | 2107001.003 |
| D" | 1532025.928 | 2107235.239 |

**SURVEY FOR
ANNEXATION TO THE CITY OF CARTERSVILLE**
PROPERTY OF
HIGHLANDS DEVELOPMENT ASSOCIATES, LLC
LOTS 14 & 15, BLOCK 1
OAKLAND HEIGHTS
IN LAND LOT 23
4th DISTRICT, 3rd SECTION
BARTOW COUNTY, GEORGIA
TOTAL AREA = 2.373 ACRES

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENT BODIES BY ANY PURCHASER OR USER APPROVAL IS OF THIS PLAT AS TO INTENDED USE OF THE PARCEL.

SPACE FOR GOVERNMENT BODY APPROVAL

NOTE:
THIS PLAT DOES NOT REQUIRE APPROVAL OF THE MUNICIPAL OR COUNTY PLANNING COMMISSION OR GOVERNING AUTHORITY.

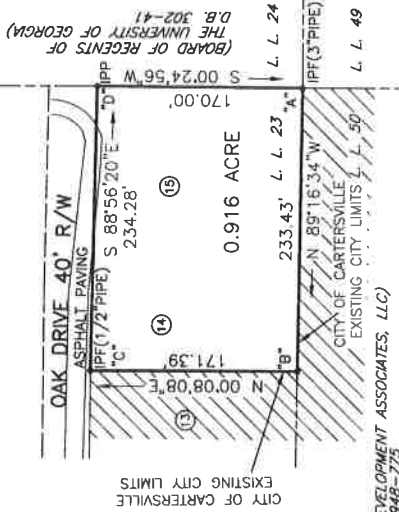
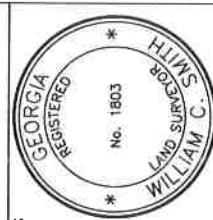
FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE OBTAINED PRIOR TO RECORDING.

William C. Smith
WILLIAM C. SMITH, GEORGIA REGISTERED LAND SURVEYOR No. 1803

DATE: 3-18-2021

DATE OF LAST FIELD SURVEY WORK: 9-03-2019



FIELD TRAVERSE:
CLOSURE: ONE FOOT IN 20,000 FEET USING A LIETZ SET 3.
ANGULAR ERROR: 0'00"06"PER ANGLE POINT USING A LIETZ SET 3.
ADJUSTED; USING THE COMPASS RULE.

SMITH & SMITH LAND SURVEYORS, P.C.
LAND SURVEYOR FIRM No. LSF1000133
2 SOUTH AVENUE, CARTERSVILLE, GA. 30120
PHONE 770-382-0457

REGISTERED LAND SURVEYOR No. 1803

R — RIGHT OF WAY
LP — LIGHT POLE
PP — POWER POLE
W — WATER
S — SEWER
C — CENTER LINE
L — LOT LINE
CH — CHORD
OR — ORIGIN OF CURVE

D.B. — DEED BOOK & PAGE
SP — SERVICE POLE
LP — LIGHT POLE

6647.CRD 6647-12.DWG
FLOOD INSURANCE RATE MAP 13015C025B H DATED OCT. 5, 2018 SHOWS THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE.
NOTE: IRON PINS ARE (1/2"RE-BAR) EXCEPT AS SHOWN.

PLAT CLOSURE:
ONE FOOT IN
174,000 FEET.

SEPTEMBER 3, 2019
REVISED 3-18-2021



SURVEYOR'S CERTIFICATE

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

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- 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.
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- 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.

3-17-21
Date




Georgia Registered Land Surveyor
WILLIAM C. SMITH

ZONING ADMINISTRATOR:

1. Case Number: AZ 21-04
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? Y
3-23-21
Date



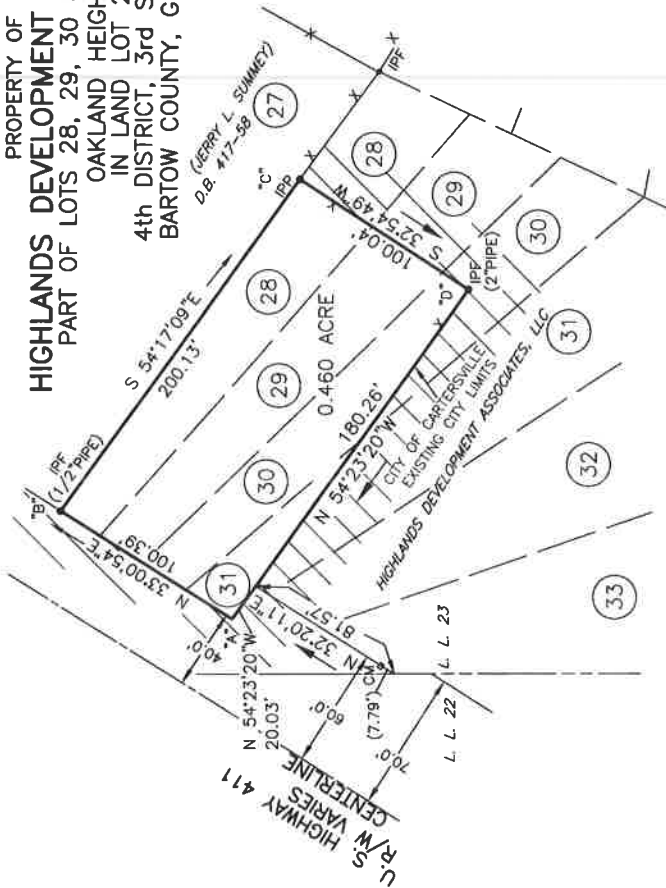
Zoning Administrator

SPACE FOR CLERK OF SUPERIOR COURT

**SURVEY FOR
ANNEXATION TO THE CITY OF CARTERSVILLE
PROPERTY OF
HIGHLANDS DEVELOPMENT ASSOCIATES, LLC
PART OF LOTS 28, 29, 30 & 31, BLOCK F**

OAKLAND HEIGHTS
IN LAND LOT 23
4th DISTRICT, 3rd SECTION
BARTOW COUNTY, GEORGIA

(JERRY L. SUMMEY)
D.B. 417-98



AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENT BODIES BY ANY PURCHASER OR USER APPROVAL IS OF THIS PLAT AS TO INTENDED USE OF THE PARCEL.

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SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE OBTAINED PRIOR TO RECORDING.

William C. Smith
WILLIAM C SMITH: GEORGIA REGISTERED LAND SURVEYOR No. 1803
DATE: 2-12-2021



R/W — RIGHT OF WAY
PP — IRON PIN PLACED
IPF — IRON PIN FOUND
CM — CONCRETE MARKER
C-H — CHORD
L OR A — LENGTH OF CURVE

R — RADIUS
LP — LIGHT POLE
- X - X — FENCE
— LAND LOT LINE
— CENTER LINE
- W - POWER LINE
PP — POWER LINE

D.B. — DEED BOOK & PAGE
SP — SERVICE POLE
LP — LIGHT POLE

STATE PLANE COORDINATE TABLE

| Point | Northing | Easting |
|-------|-------------|-------------|
| A | 1532140.673 | 2105909.296 |
| B | 1532225.165 | 2105962.785 |
| C | 1532108.026 | 2106126.499 |
| D | 1532024.046 | 2106072.132 |

FIELD TRAVERSE:
CLOSURE: ONE FOOT IN 20,000 FEET USING A LIETZ SET 3
ANGULAR ERROR: 0'00.06" PER ANGLE POINT USING A LIETZ SET 3.
ADJUSTED; USING THE COMPASS RULE.

SMITH & SMITH LAND SURVEYORS, P.C.
LAND SURVEYOR FIRM No. LSF1000133
2 SOUTH AVENUE, CARTERSVILLE, GA. 30120
PHONE 770-382-0457
REGISTERED LAND SURVEYOR No. 1803



6647.GRD 6647-14.DWG
FLOOD INSURANCE RATE MAP 13015C0258.H
DATED OCT. 5, 2018 SHOWS THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE.
NOTE: IRON PINS ARE (1/2" RE-BAR) EXCEPT AS SHOWN.

PLAT CLOSURE;
ONE FOOT IN
267,000 FEET.

FEBRUARY 12, 2021



FILE 6647-14

1412 Hwy 411 as of 4-21-21



1412 Hwy 411 as of 5-5-21.
Sign repositioned.





1412 Hwy 411 as of 5-5-21.



1412 Hwy 411 as of 5-5-21.
Original structure razed.



38 Oak Dr. as of 5-5-21



38 Oak Dr. as of 4-21-21

38 Oak Dr. as of 5-5-21.
Sign repositioned.





38 Oak Dr. as of 5-5-21.
Sign repositioned.



Front of 38 Oak Dr. View to East. As of 5-5-21.



Middle/ Rear View of 38 Oak Dr. View to West. As of 5-5-21.
Original structure razed.