

MEMO

To: Planning Commission, Mayor & Council, City attorney
 From: Randy Mannino and David Hardegree
 Date: March 31, 2021
 Re: Zoning Map Amendment ZMA21-01

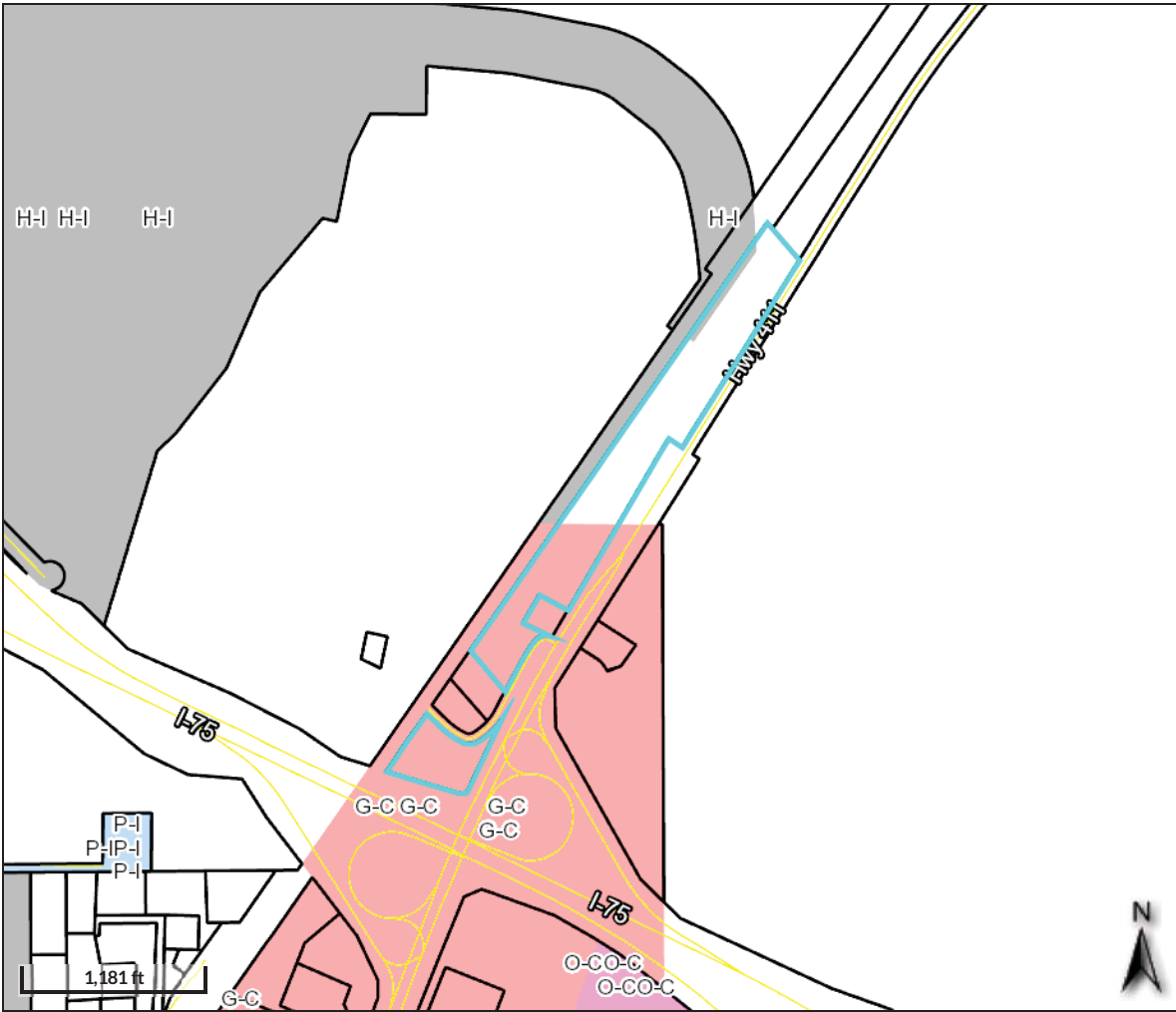
This is the annual re-adoption of the official zoning map of the City of Cartersville. It includes the annexation/ de-annexations and zoning actions approved by City Council in the last 11 months. Map corrections are also included and explained below. The last zoning map adoption was June 4th, 2020.

Zoning Update Summary

AZ20-01	5450 Hwy 20(CBCC)	G-C/ Deannex.	Acreage: 1.67
AZ20-02	C120-0001-002. Bates Rd	P-D/ Deannex.	Acreage: 55.23
AZ20-04	South of 175 Main St. Market Place	Annex./ MF-14	Acreage: 1.95
AZ21-01	24 Royal Lake Cove	Annex./ R-20	Acreage: 3.11
AZ21-02	16,18,20 Royal Lake Cove	Annex./ R-20	Acreage: 4.28
Z20-01	26 Overlook Pkwy.	G-C/R-20 to MF-14	Acreage: 27.71
Z20-02	1220 Hwy 113	O-C to G-C	Acreage: 0.91
Z20-03	175 Main St. Market Place	G-C to MF-14	Acreage: 16.78
Z20-04	Center Rd/ Hwy 113	R-20 to MF-14	Acreage: 50.00

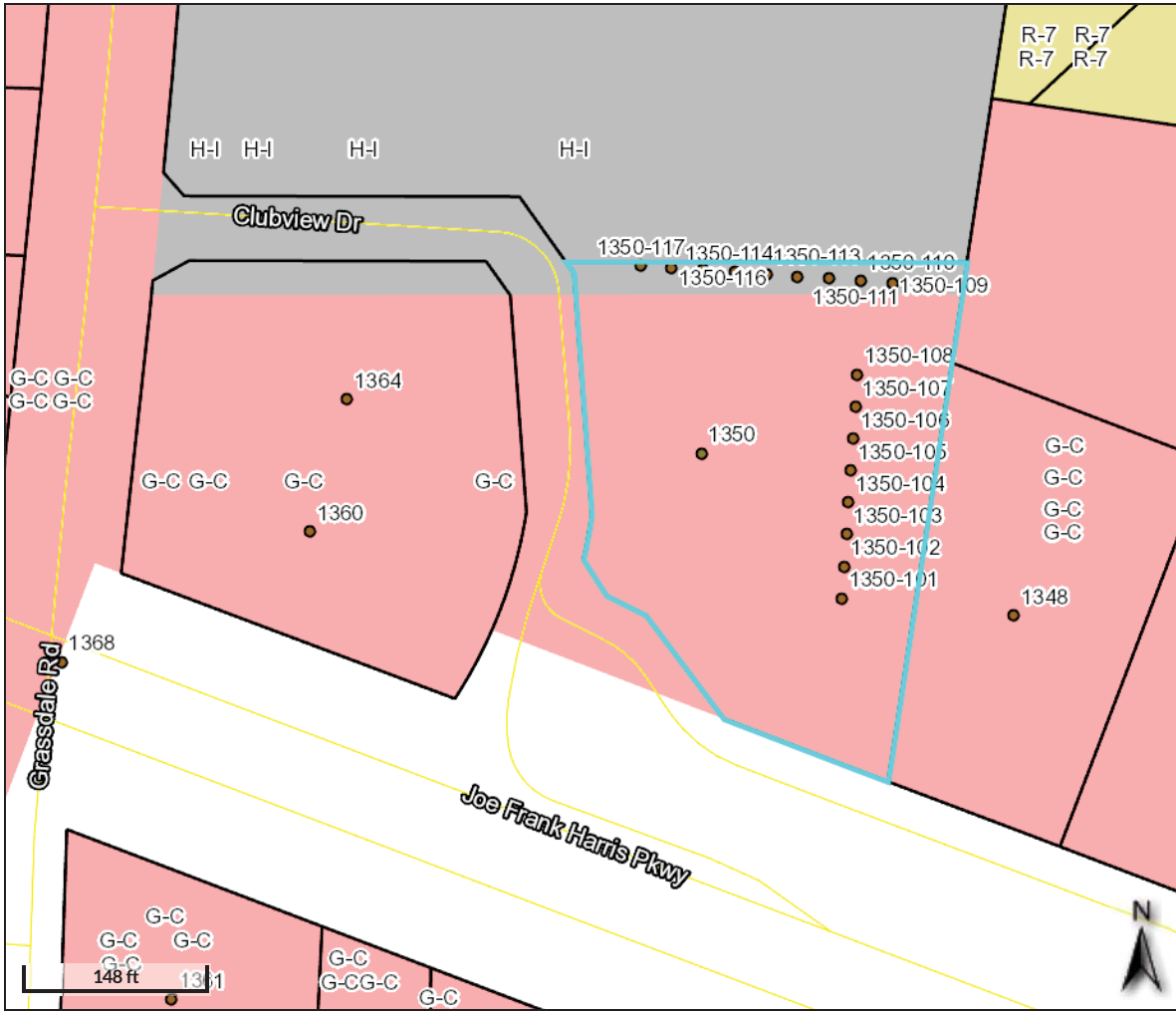
Zoning District Boundary Line Corrections:

Street number	Street name	current zoning	Proposed zoning	Notes
2369	Hwy 411	G-C	G-C	Extend G-C shading to north property line
1350	JFH Pkwy	G-C/ H-I	G-C	Extend G-C shading to entire parcel
1364	JFH Pkwy	G-C/ H-I	G-C	Extend G-C shading to entire parcel
102	Pyron Ct	L-I/G-C	G-C	Extend L-I shading to east property line
5 & 11	Charlie Harper Dr.	O-C/ G-C	G-C	Remove O-C shading. Make all Village Hill development G-C. Approved by Mark Harris, owner rep, on behalf of owner, 3-16. Confirmed 3-18.
1261	West Ave.	Out/ G-C	Out	Remove G-C shading from all of Uninc. parcel
---	0078-0048-002 & -004 Hwy 20	GC	Out	Remove city zoning on these two County parcels at CBCC driveway. Never in City.

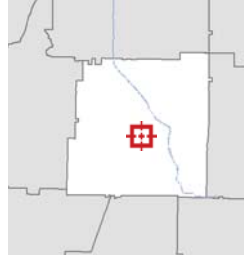


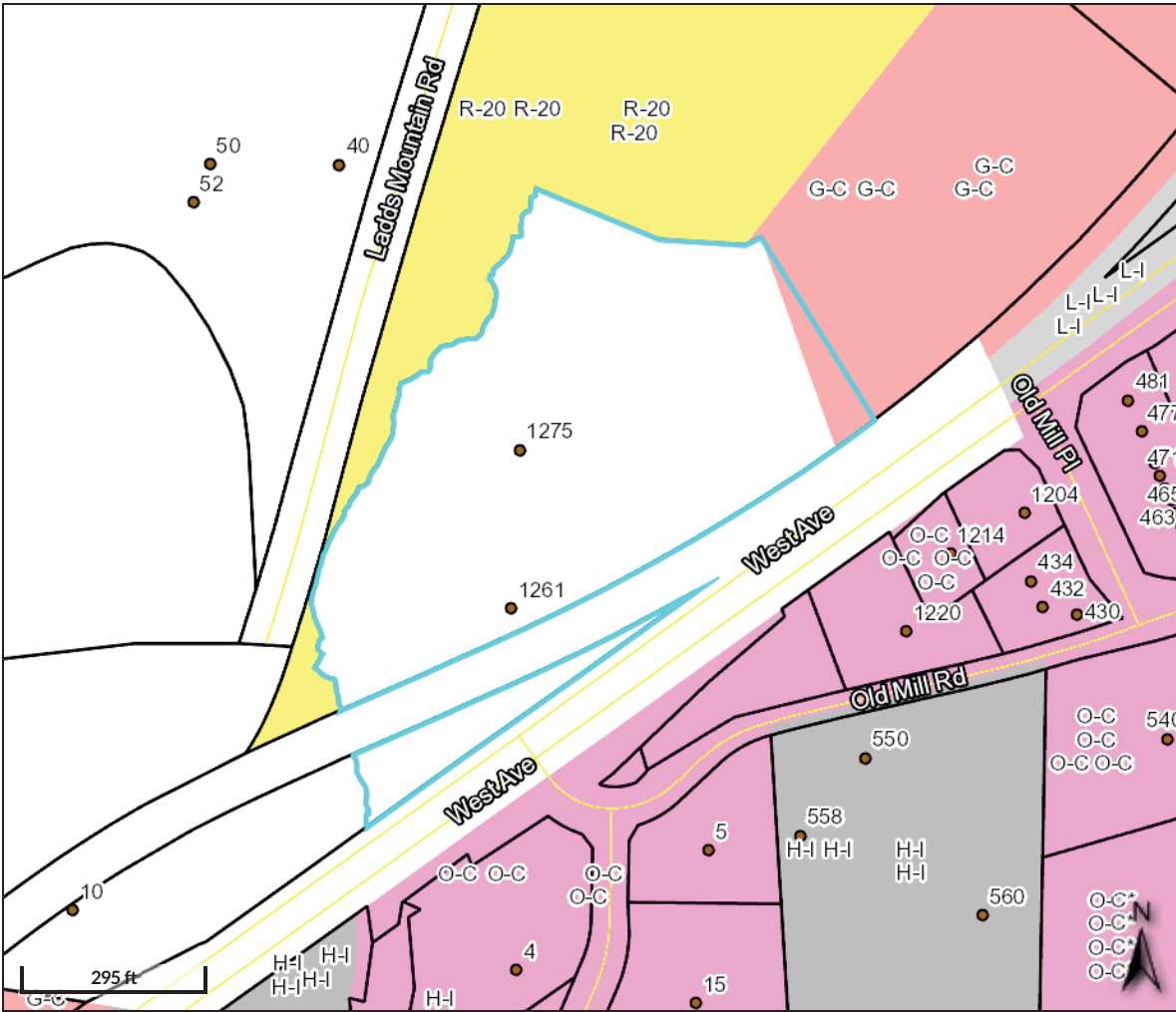
Overview





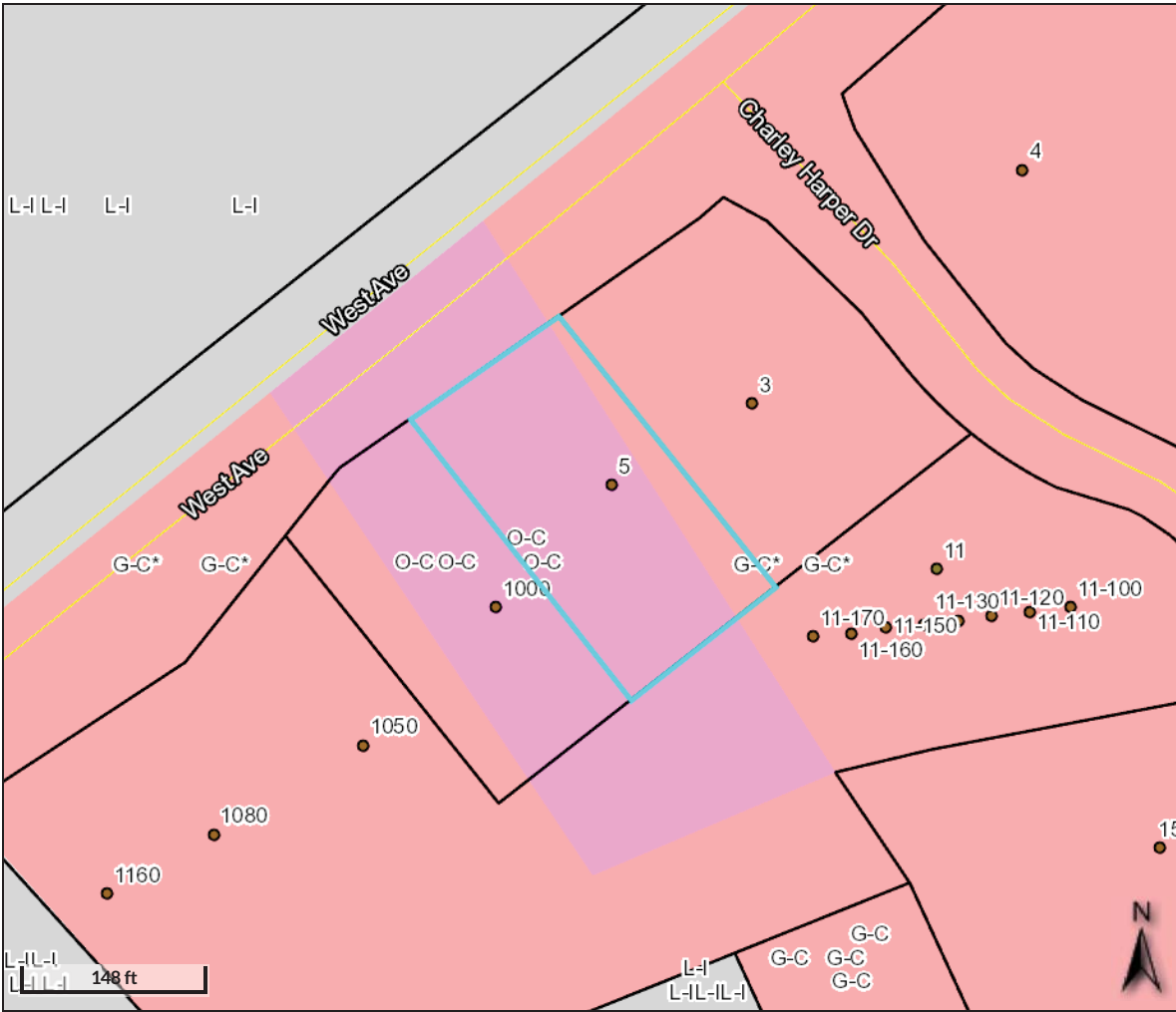
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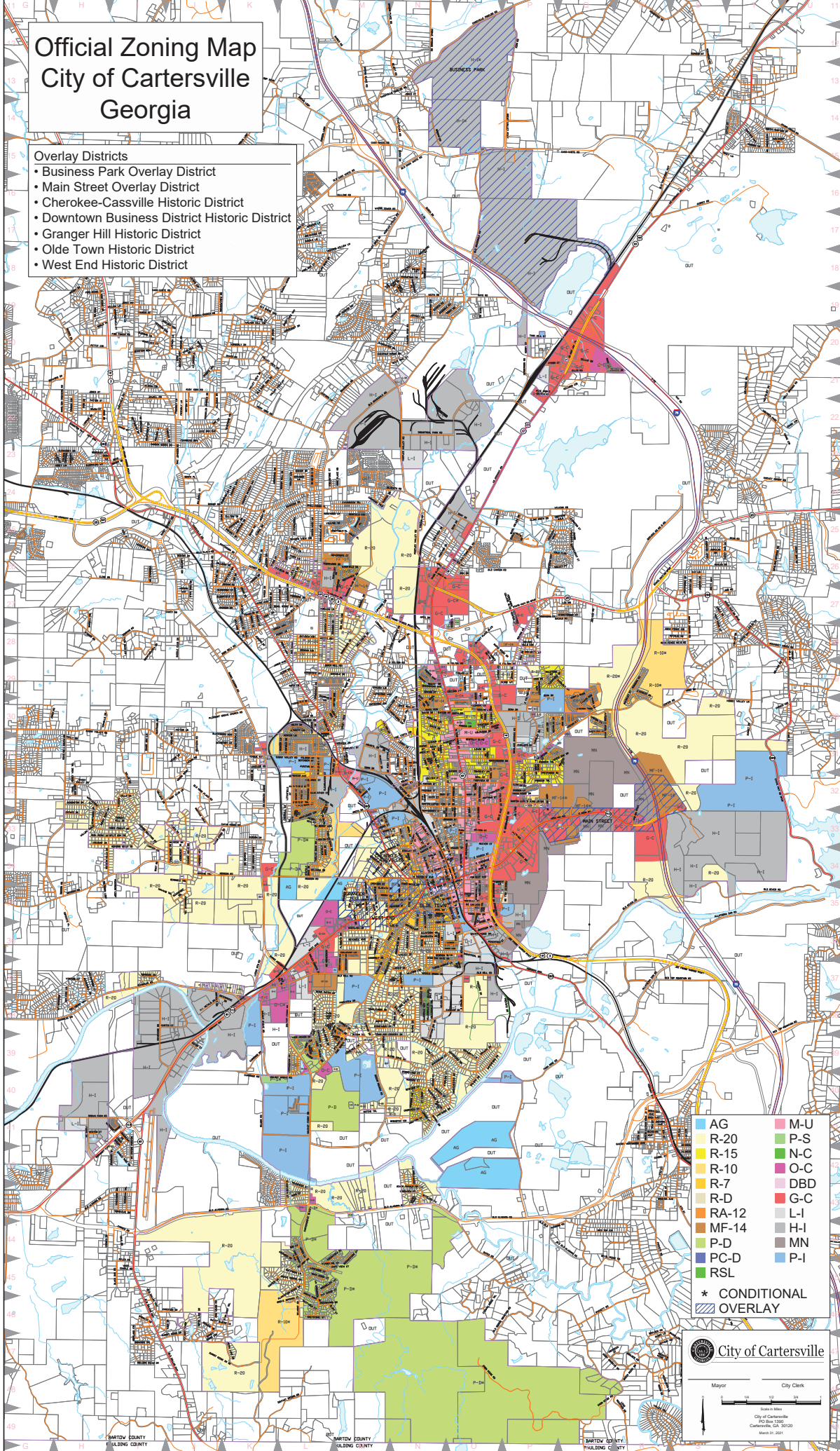
Overview



Official Zoning Map City of Cartersville Georgia

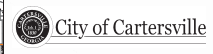
Overlay Districts

- Business Park Overlay District
- Main Street Overlay District
- Cherokee-Cassville Historic District
- Downtown Business District Historic District
- Granger Hill Historic District
- Olde Town Historic District
- West End Historic District

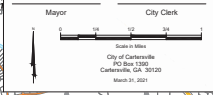


AG	M-U
R-20	P-S
R-15	N-C
R-10	O-C
R-7	DBD
R-D	G-C
RA-12	L-I
MF-14	H-I
P-D	MN
PC-D	P-I
RSL	

* CONDITIONAL
OVERLAY



City of Cartersville
102 Main Street
Cartersville, GA 30120
March 31, 2021



BARTOW COUNTY
GULF COUNTY

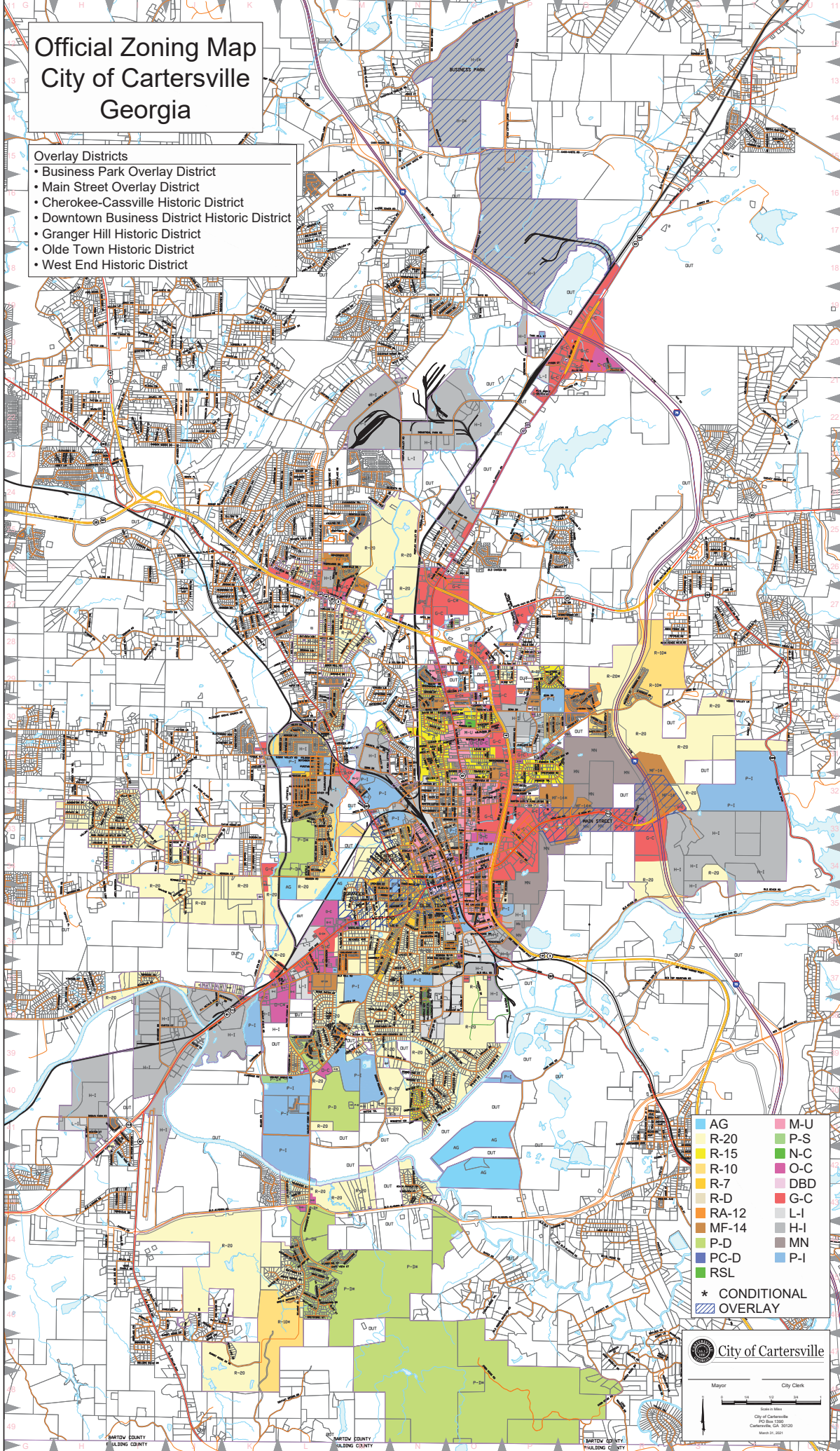
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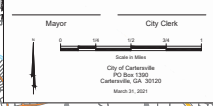
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