

ZONING SYNOPSIS

Petition Number(s): Z24-03

REQUEST SUMMARY:

WJDS Inc., applicant, requests a change in zoning from G-C (General Commercial) to RA-12 (Residential Attached) to construct approximately ninety-six (96) for-rent townhomes on the 9.5 acre tract.

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: WJDS Inc.
Representative: Walt Busby.
Location: 0 Thornwood Dr (Tax ID No. C082-0002-100)
Total Acreage: 9.5 +/- Acres

LAND USE INFORMATION

Current Zoning: G-C (General Commercial).
Proposed Zoning: RA-12 (Residential Attached)
Proposed Use: Townhome Development

Current Zoning of Adjacent Property:

North: R-7 (Residential- Thornwood Subdivision)
South: G-C and O-C (Office-Commercial)
East: R-20 (Country Club), MF-14 and Utility (Ga Power)
West: G-C

For All Tracts:

District: 4th **Section:** 3rd **LL(S):** 18,19,54 & 55
Ward: 6 **Council Member:** Alyssa Cordell

The Future Development Map designates adjacent properties as: Parkway Corridor & Neighborhood Living

The Future Land Use Map designates adjacent or nearby city properties as: Commercial, Low-Medium Density Residential, & Parks/ Conservation.

ANALYSIS

City Departments Reviews

Electric: Not in Service Area

Fibercom: Takes no exception.

Fire: CFD takes no exceptions to the request provided all adopted codes and ordinances of the city of Cartersville are followed

Gas: The Gas System takes no exception to the following as shown in the attachments as long as the developer provides a City of Cartersville utility easement with a width suitable to locate all proposed and future utilities with adequate separation.

Planning and Development: Takes no exception.

Public Works: Please see Public Works comments below for this application:

1. Private streets in development will be required to be constructed to all standards for public streets.
2. The geometric design of all internal streets shall accommodate an AASHTO WB-40 design vehicle to accommodate City of Cartersville fire trucks. Turning template tracks need to be shown on plans before final approval.
3. Utility easement required to extend 30 feet from centerline of Thornwood Drive.
4. Access/maintenance easements will be required for all proposed stormwater conveyances and detention facilities associated with proposed development.
5. A stormwater maintenance agreement will be required for all proposed stormwater conveyances and detention facilities associated with proposed development.
6. Does the developer plan any improvements or long-term maintenance for Thornwood Drive where development traffic plans to use Thornwood Drive?

Water and Sewer: Cartersville Water Department takes no exceptions to the requested zoning application. However, the comments discussed at the concept plan review meeting (1/17/24) still apply. Cartersville Water Department will require an extension of the existing water line on Thornwood Drive, and for the proposed water line to be looped inside the development. Adequate spacing to accommodate all proposed utilities will also be required.

Cartersville School District: No comments received.

Bartow County: Bartow County Water Department provides sewer service to this area. No comments have been received.

Public comments: None received as of 4-3-24.

STAFF SUMMARY:

Applicant requests to rezone 9.5 acres (+/-) located along Thornwood Drive north of Joe Frank Harris Pkwy and Clubview Drive on Tax ID C082-0002-100. The property is owned by QC Express, LLC and is currently undeveloped. A regional detention pond for the area is located on site near the property line with the Thornwood Subdivision.

The applicant is requesting RA-12 zoning for the construction of approximately ninety-six (96) for-rent townhome units. All streets will be privately owned. City gas, water, stormwater and County sewer utilities are available in the area.

Per the concept plan, all RA-12 zoning development requirements can be met. No variances are expected at this time. See attached analysis sheet.

The proposed density of the development is 10.3 units/ acre.

Several concepts for commercial and residential projects have been proposed for this site since 2018. Despite having utilities and stormwater systems in place or nearby, this private street section of Thornwood Drive complicates the development process. The western property line for this property is the centerline of Thornwood Dr. The developer understands design solutions will be needed to accommodate the city's request for utility easements. This would be required on any project at this location.

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. Multi-family and single family detached developments are present adjacent to near the site location.

B.W *Whether the zoning proposal will create an isolated district unrelated to adjacent and nearby districts.*

The proposed application will create an isolated district for townhome development; however, the project will provide an additional residential product in area that contains a mix of residential, commercial and industrial uses.

C.W *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.W *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*

Under the current G-C zoning, the property does have a reasonable, but restricted, economic use as zoned with access challenges due to the affected portion of Thornwood Dr being a private street. The townhome zoning should be considered a downgrade in zoning from G-C and likely more suited to a limited access street.

- 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. The proposed zoning and project may be less burdensome on the private street or utilities than a Commercial project.
- F. *Whether the zoning proposal is in conformity with the adopted local Comprehensive Land Use Plan.*
The proposed zoning does conflict with city's land use plan for the area. (General-Commercial)
- 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. A regional detention pond for the area exists on site and drainage ways exist along Thornwood Dr.
- 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 do not oppose the rezoning with the following conditions for utilities.

Zoning Conditions:

1. Developer to provide a City of Cartersville utility easement with a width suitable to locate all proposed and future utilities with adequate separation. A utility easement along Thornwood Drive is required to extend 30 feet from the centerline of Thornwood Drive.
2. Developer to extend the existing water line on Thornwood Drive and to loop the proposed water line inside the development.

6.7 RA-12 Single-family dwelling district.

Z24-03 P&D Analysis. Thornwood Dr

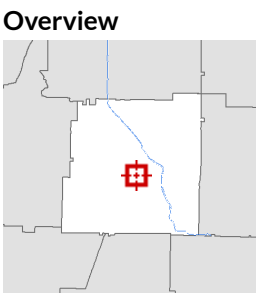
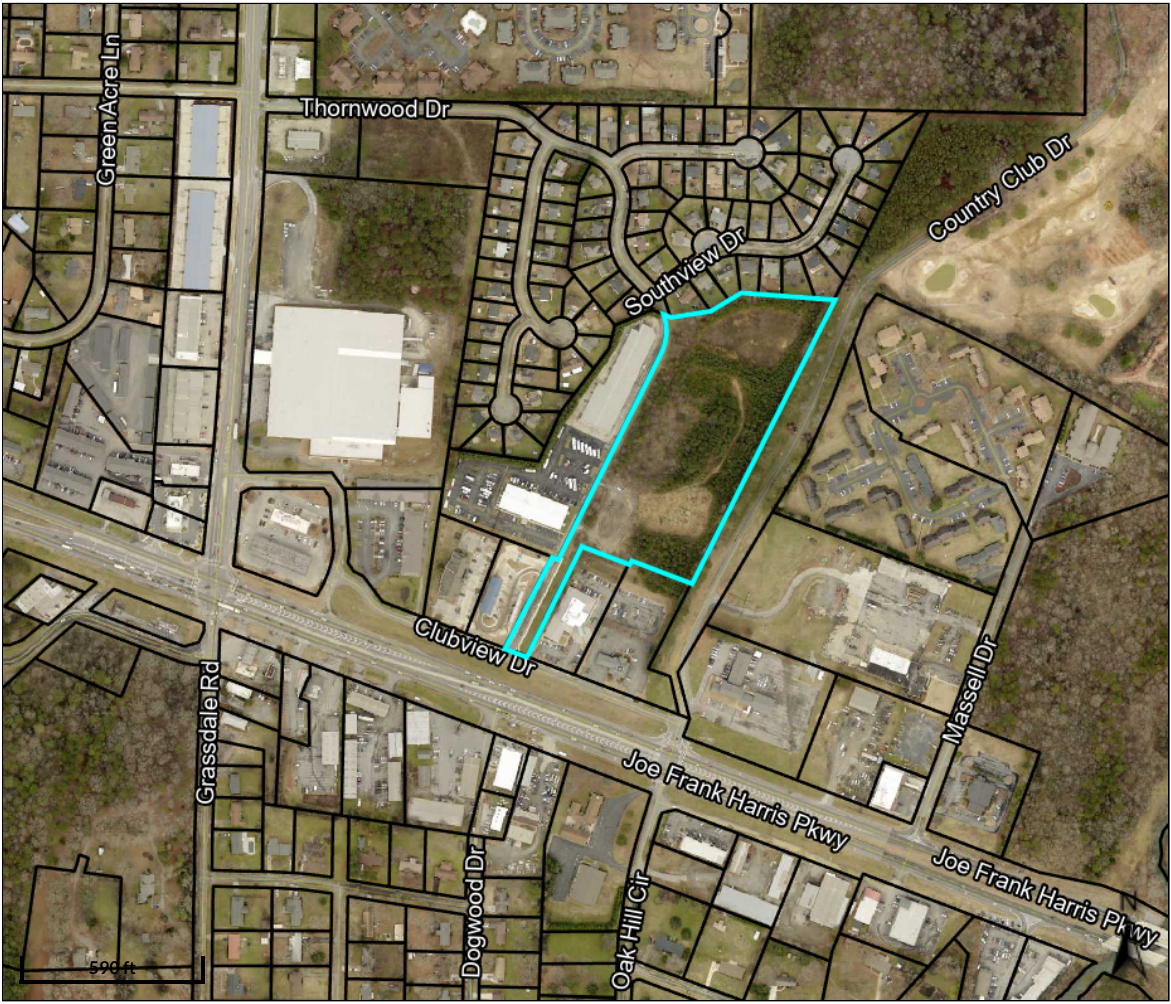
Code Section	Description and/ or Requirements	Required	Proposed	Notes
6.7.1	RA-12 district scope and intent. Regulations set forth in this section are the RA-12 district regulations. The RA-12 district is intended to provide land areas devoted to high density uses consisting of single-family dwellings as further described in section 3.1.8 of this chapter. Land areas zoned RA-12 are also intended to provide a transition between medium density single-family residential areas and higher density multifamily residential areas or between medium density residential areas and nonresidential areas. The RA-12 district is intended to encourage home ownership.	---	Fee Simple Implied	Condo Association required.
6.7.2	Use Regulation	---	---	---
6.7.3	Development Standards	---	---	---
A.	Height regulations. Buildings shall not exceed a height of thirty-five (35) feet or two and one-half (2½) stories, whichever is higher.	Y	---	2-story units.
B.	Minimum lot area per dwelling unit: Two thousand (2,000) square feet.	2000sf	None shown	For condo, building footprint only. No lot.
C.	Maximum density: Twelve (12) units per gross acre.	Max. 111 un/allowed	10.3un/ac.	96 units proposed on 9.28ac.
D.	Minimum lot width: Twenty (20) feet.	Y	---	Building width = 20-21ft measured on concept plan.
E.	Minimum lot frontage:	---	---	---
1	Single-family detached units: Thirty-five (35) feet.	---	NA	---
2	All other uses: Twenty (20) feet.	Y	OK	Can be met
F.	Minimum lot depth: One hundred (100) feet.	Y	---	Building depth @50ft. As per plan. No lots shown.
G.	Minimum development area: One-half (0.5) acres.	Y	9.28	
H.	Minimum heated floor area: One thousand (1,000) square feet.	Y	1,000-2,000sf est.	20x50' unit measured as per plan x 2 floors= 2,000sf.
I.	Setbacks:	---	---	---

Code Section	Description and/ or Requirements	Required	Proposed	Notes
1	Front yard: Ten (10) feet.	Y	---	Min. 20ft provided per plan.
2	Side yard: Ten (10) feet (each end of row).	Y	---	Min. 20ft provided.
3	Rear yard: Twenty (20) feet.	Y	---	20ft provided.
J.	[Gable or hip roofs.] Gable or hip roofs shall have a minimum roof pitch of 6/12. Both gable and hip roofs shall provide overhanging eaves on all sides that extend a minimum of one (1) foot beyond the building wall.	Y	No data provided	Addressed during building plan review.
K.	Accessory use, building and structure requirements. See section 4.9 of this chapter.	---	---	---
L.	Minimum buffer requirements. In addition to required setbacks, a fifteen-foot wide buffer is required along all property lines which abut a single-family district or use to provide a visual screen in accordance with section 4.17 of this chapter.	Y	---	Buffer required along Southview Dr homes and Country Club Dr. Potential natural buffer.
M.	Other required standards.	---	---	---
1	No fewer than three (3) dwelling units in a row shall be allowed.	Y	8 or 10 units per block per concept	
2	Alley or private drive access required.	Y	Private Driveways shown.	
3	Required parking shall be allowed in the rear yard only.	Y		Unit driveways are on the rear of the units.
4	Principal buildings shall front a private drive or public right-of-way.	Y	Private Driveway shown.	
5	Principal structures on lots within the RA-12 district shall have a minimum of fifty (50) percent finish product on the exterior walls of the buildings consisting of brick, stone, hard-coat stucco, or fiber cement siding.	Y	No data provided	Addressed during building plan review.

Code Section	Description and/ or Requirements	Required	Proposed	Notes
6	A metal panel exterior finish product shall not be allowed on metal buildings exceeding one hundred fifty (150) square feet in gross floor area constructed or placed on lots within the RA-12 district.	---	NA	---

Ordinance Source:

https://library.municode.com/ga/cartersville/codes/code_of_ordinances?nodeId=COOR_CH26ZO_ARTVISIMIDWDIRE_S6.7RASIMIDWDI



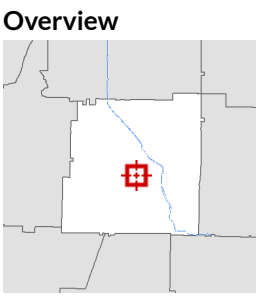
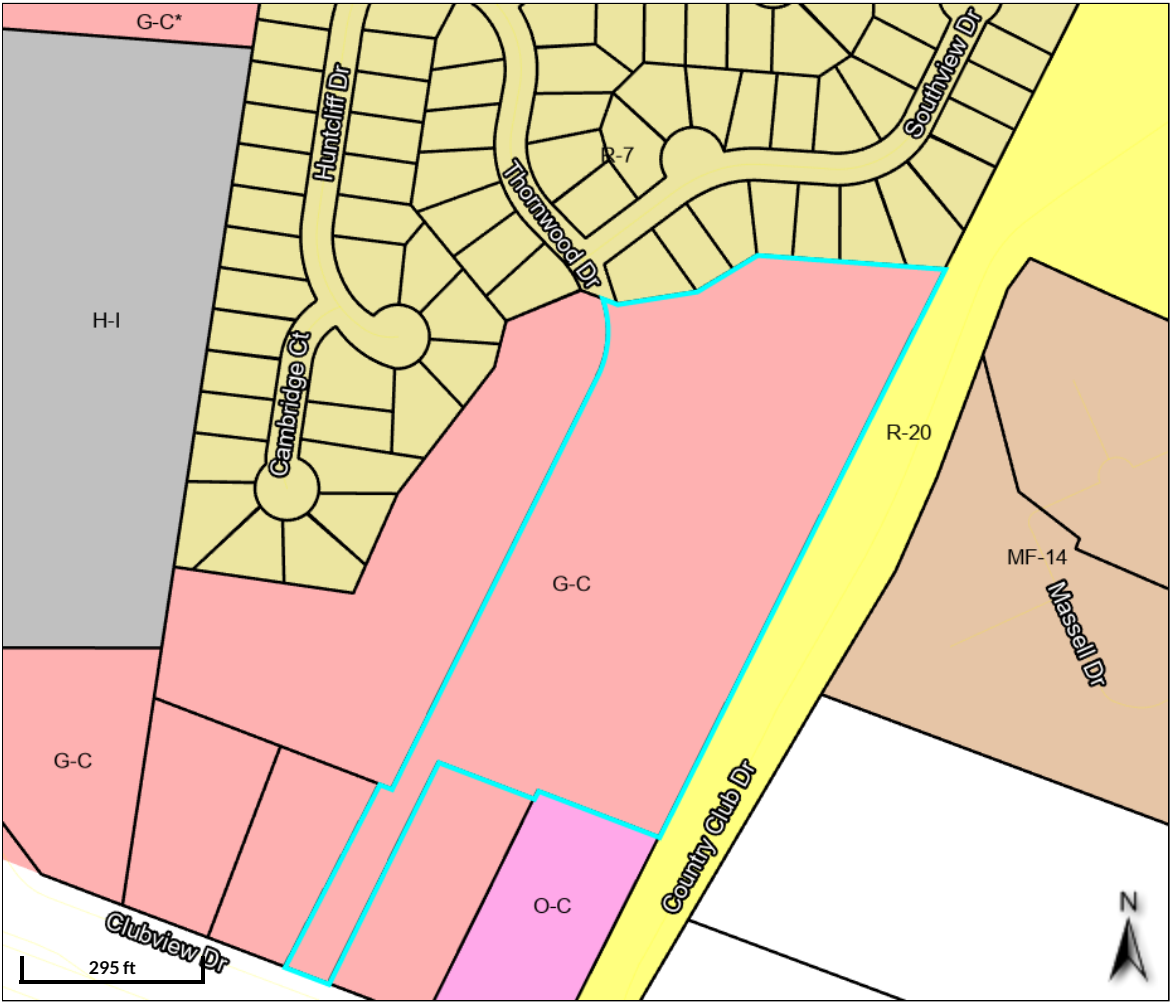
Legend
 Parcels
 Roads

Parcel ID	C082-0002-100	Alternate ID	49432	Owner Address	QC EXPRESS LLC
Sec/Twp/Rng	n/a	Class	Commercial		613 TURNER MCCALL BLVD NE
Property Address	JOE FRANK HARRIS PKWY	Acreage	9.28		ROME, GA 30165
District	Cartersville				
Brief Tax Description	LL 18 19 54 55 D4 S3				

(Note: Not to be used on legal documents)

Date created: 2/20/2024
 Last Data Uploaded: 2/19/2024 10:40:50 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 C082-0002-100
 Sec/Twp/Rng n/a
 Property Address JOE FRANK HARRIS PKWY

Alternate ID 49432
 Class Commercial
 Acreage 9.28

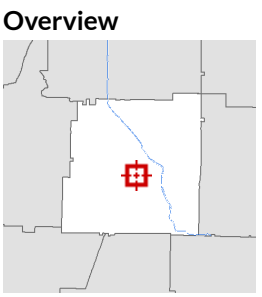
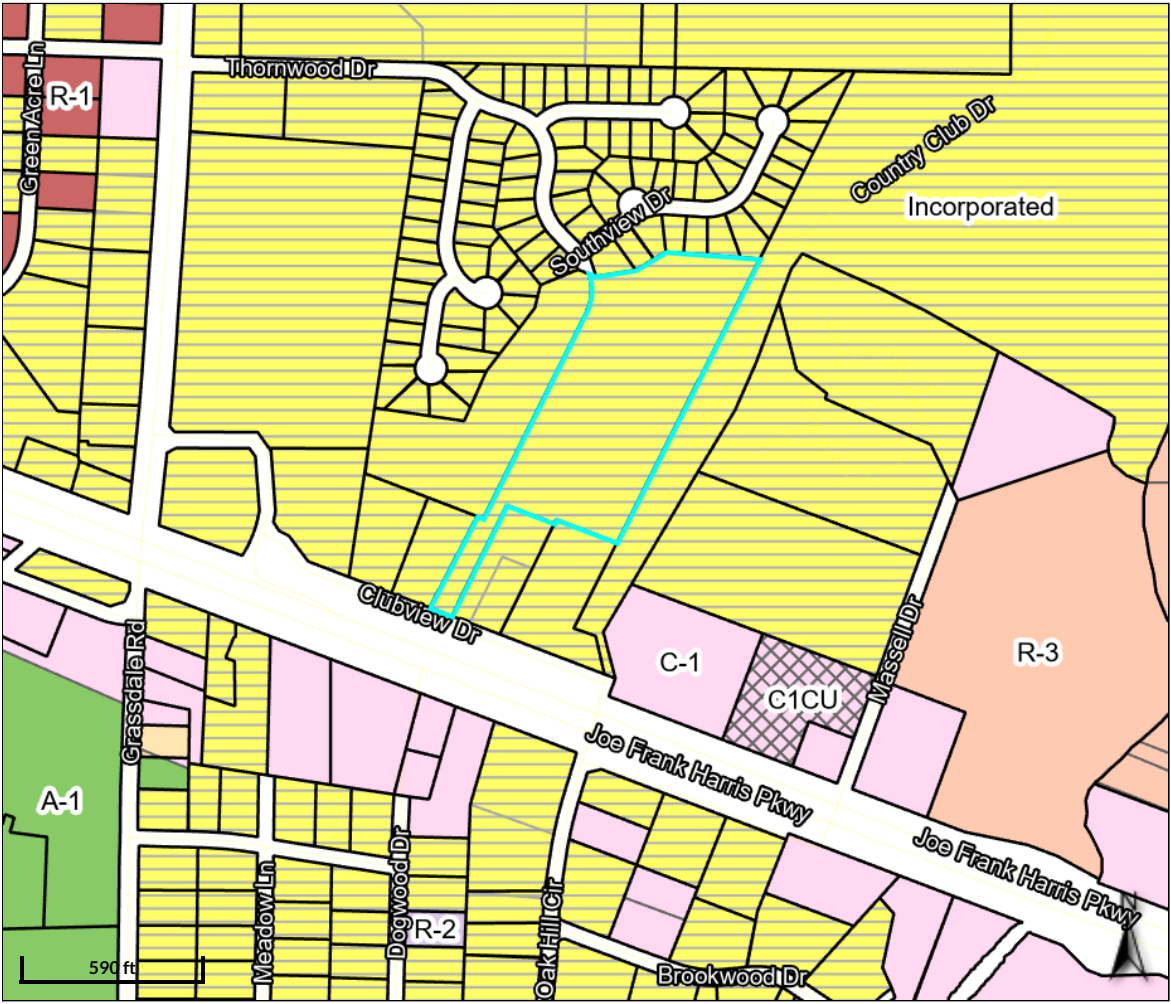
Owner Address QC EXPRESS LLC
 613 TURNER MCCALL BLVD NE
 ROME, GA 30165

District
Brief Tax Description

Cartersville
LL 18 19 54 55 D4 S3
(Note: Not to be used on legal documents)

Date created: 2/20/2024
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Developed by  **Schneider**
GEOSPATIAL



- 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
 - O1 (wC)
 - O1CU
 - PUD
 - PUD (wC)
 - PUDCU
 - R-1
 - R-2
 - R-3
 - R-4
 - R-7
 - R-8
 - R-8 w/c
 - R1 (wC)

-  R1CU
-  R2 (wC)
-  R2CU
-  R3 (wC)
-  R3CU
-  R4 (wC)
-  R4CU
-  R7 (wC)
-  RE-1
-  RE-2
-  RE1 (wC)
-  RE1CU
-  RE2 (wC)
-  RE2CU
-  Unknown
-  Zoning with Conditions

Parcel ID C082-0002-100

Sec/Twp/Rng n/a

Property Address JOE FRANK HARRIS PKWY

District Cartersville

Brief Tax Description LL 18 19 54 55 D4 S3

(Note: Not to be used on legal documents)

Alternate ID 49432

Class Commercial

Acreage 9.28

Owner Address QC EXPRESS LLC

613 TURNER MCCALL BLVD NE

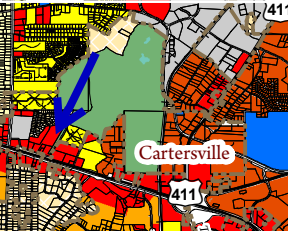
ROME, GA 30165

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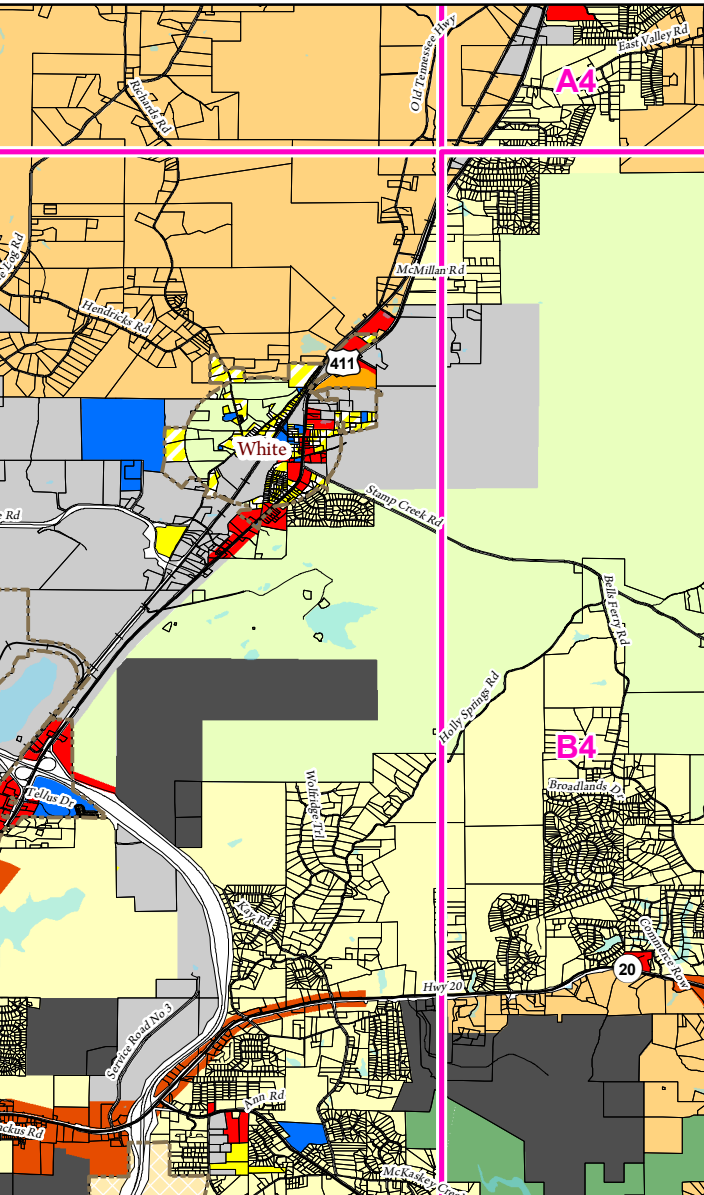
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GEOSPATIAL

Future Land Use Map. 2022



Future Land Use Map Bartow County, GA



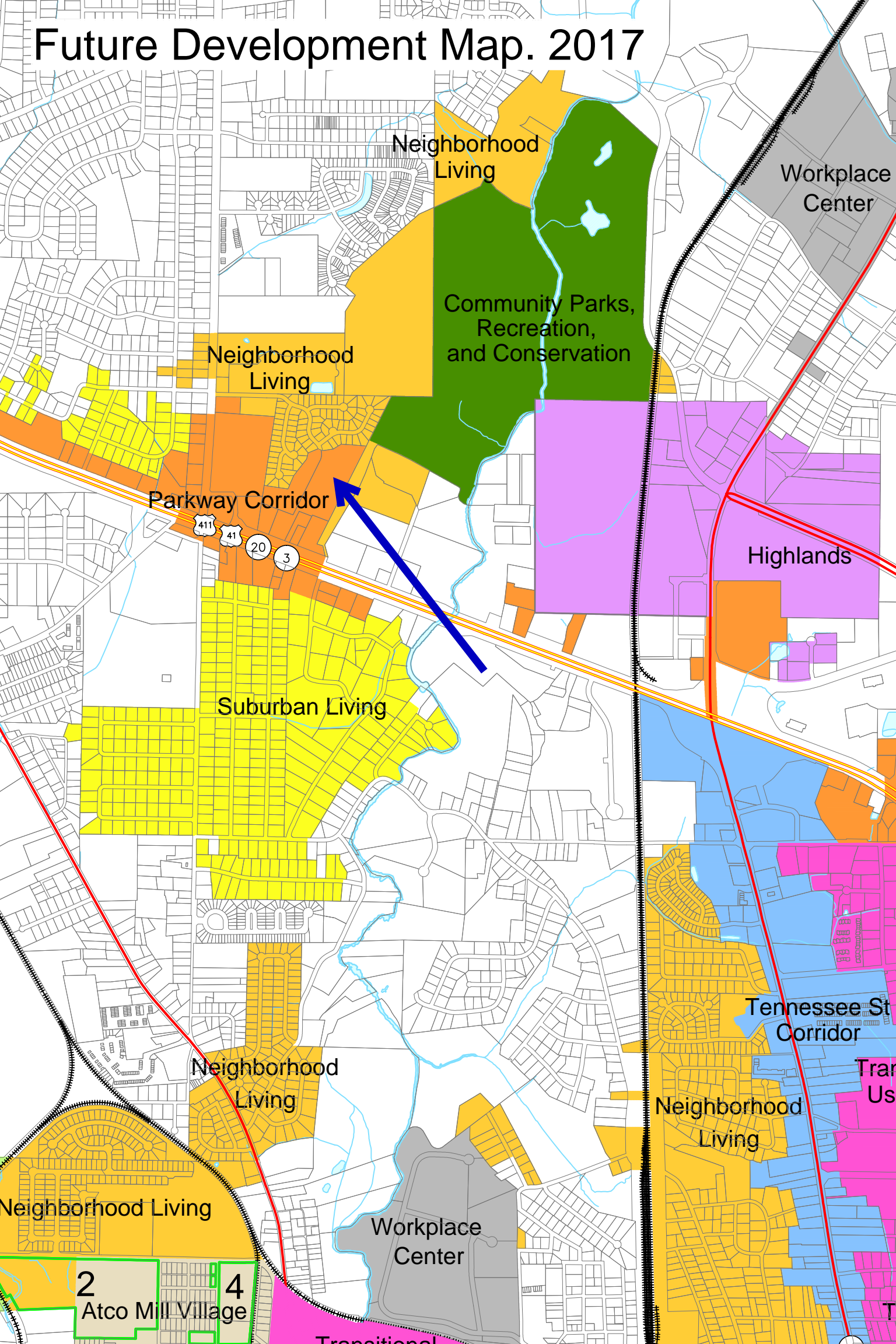
- Roads
- Highways
- Railroads
- City Limits

Future Land Use

- Agriculture/Forestry
- Commercial
- High Density Residential
- Industrial
- Low Density Residential
- Low/Medium Density Residential
- Medium/High Density Residential
- Mining
- Mixed Use Commercial
- Mixed Use Residential
- Parks/Conservation
- Public/Institutional
- Residential
- Rural Estate
- Transportation/
- Communication/Utilities



Future Development Map. 2017



CARTERSVILLE, GEORGIA

Future Development Map

Character Areas of the Future Development Map

- Civic Village
- Community Parks, Recreation, and Conservation
- Community Village Center
- Downtown Business District
- Highlands
- Highway Commercial
- Historic Neighborhood
 - Atco Mill Historic Village
 - Cherokee - Cassville Historic District
 - Olde Town Historic District
 - West End Historic District
- Main Street Overlay District
- Mining
- Mixed-Use Activity Center
- Neotraditional Neighborhood
- Neighborhood Living
- North Towne Revitalization Area
- Parkway Corridor
- Suburban Living
- Summer Hill
- Tellus Interchange Commercial
- Tennessee Street Corridor
- Transitional Use Area
- Workplace Center

Application for Rezoning

City of Cartersville

Case Number: Z24-03

Date Received: 2/11/24


Public Hearing Dates:

Planning Commission 4/9/24 5:30pm 1st City Council 4/18 7:00pm 2nd City Council 5/4 7:00pm

Applicant WJDS, INC. Office Phone _____
 (printed name)
 Address 333 W. 9TH STREET Mobile/ Other Phone 706-252-2254
 City ROME State GA Zip 30165 Email waltcbusby@yahoo.com
WALT BUSBY Phone (Rep) 706-252-2254
 Representative's printed name (if other than applicant) Email (Rep) waltcbusby@yahoo.com
 Representative Signature _____ Applicant Signature _____
 Signed, sealed and delivered in presence of: _____ My commission expires: 3/11/25
Wanda Lee Padgett
 Notary Public



* Titleholder Q.C. EXPRESS, LLC Phone 706-506-9000
 (titleholder's printed name)
 Address 613 TURNER McCALL BLVD Email isaefgoss@wrbdie.aol.com
 Signature _____
 Signed, sealed, delivered in presence of: _____ My commission expires: 5-29-27
Isaefgoss
 Notary Public



Present Zoning District G-C Requested Zoning RA-12
 Acreage 9.5 AC Land Lot(s) 18, 19, 54, 55 District(s) 4TH Section(s) 3 R0
 Location of Property: CLUBVIEW DR. @ THORNWOOD DR. Parcel ID No. C082-0002-100
 (street address, nearest intersections, etc.)
 Reason for Rezoning Request: REZONE TO RESIDENTIAL FOR THE DEVELOPMENT OF TOWNHOMES.

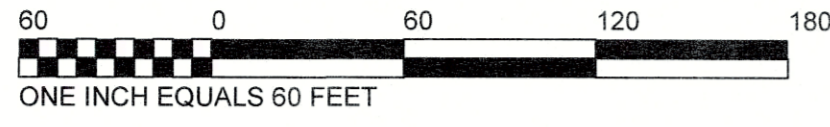
 (attach additional statement as necessary)

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

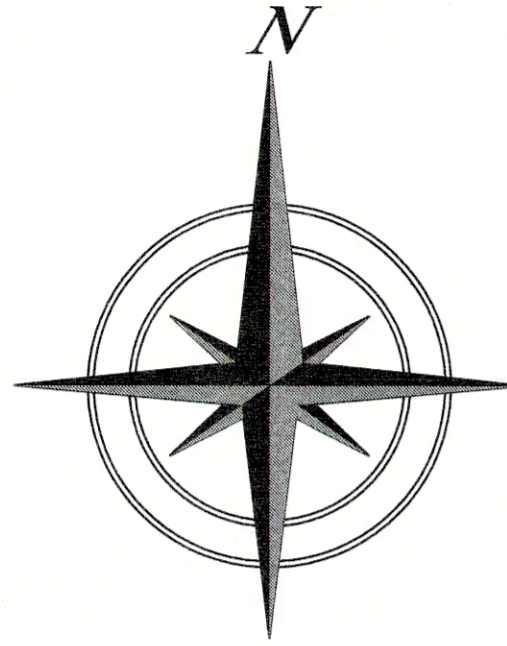
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

RESUBDIVISION SURVEY FOR QC EXPRESS, LLC

LOCATED IN LAND LOTS 18, 19, 54, & 55, 4TH DISTRICT, 3RD SECTION, BARTOW COUNTY, GEORGIA, AND BEING IN THE CITY OF CARTERSVILLE



A = 124.07'
R = 158.85'
N 04°11'32"E
CHORD=120.98'



BEARINGS OBTAINED FROM A PRELIMINARY PLAT FOR RED CLAY PARTNERS, LLC, AND ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM (GRID NORTH - GEORGIA WEST ZONE)

Plat Approval Certificate

All requirements of the City of Cartersville Zoning Regulations relative to the preparation and submission of this subdivision plat have been fulfilled. Approval of this plat is hereby granted.

Planning and Development Representative _____ Date _____

9.526 Acres

ZONED G-C



NOTES:

1. IPF R4 DENOTES 1/2" IRON PIN FOUND.
2. IPF DENOTES 3/8" IRON PIN PLACED.
3. OTP DENOTES OPENED-TOP PIPE.
4. THIS PROPERTY IS SHOWN ON THE BARTOW COUNTY TAX ASSESSORS WEBSITE AS PART OF TAX PARCEL C082-0002-086.
5. AS OF THE DATE OF THIS SURVEY, THE CURRENT PROPERTY OWNER IS QC EXPRESS, LLC, PER LIMITED WARRANTY DEED RECORDED IN DEED BOOK 3084, PAGE 870.
6. THE TERM "CERTIFICATION" AS USED IN RULE 180-6-.08(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(8) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
7. SURVEY DATA:
 ERROR OF CLOSURE PLAT: 1 IN 404.091
 ERROR OF CLOSURE FIELD: 1 IN 72.167
 ANGULAR ERROR: 0" PER ANGLE POINT
 ADJUSTED BY: LEAST SQUARES RULE
 EQUIP. USED: ROBOTIC TOTAL STATION
 GNS5 RTK & BASE STATION
 LSF000034
 CERT. OF AUTH. NO.

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

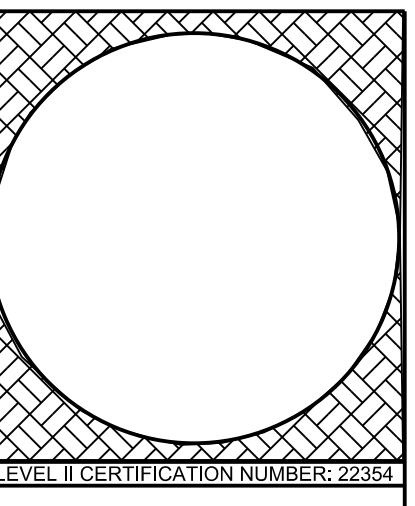


KENNETH M. REYNOLDS
GEORGIA PROFESSIONAL LAND SURVEYOR NO. 2627
DATE _____

SOUTHERN ENGINEERING & SURVEYING, INC.
ENGINEERS & SURVEYORS
Land Planning - Land Developing
160 THREE RIVERS DRIVE - SUITE 1400
ROME, GEORGIA 30161-2307
(706) 235-4143

REVISED: 09 DECEMBER 2021 TO ADJUST BOUNDARY TO INCLUDE ROAD EXTENDING TO CLUBVIEW DRIVE.
REVISED: 18 OCTOBER 2021 TO ADD CITY OF CARTERSVILLE COMMENTS.
FIELD DATE: 28 APRIL 2021
PLAT DATE: 28 APRIL 2021
SCALE: 1" = 60'
FILE: 3 4 55B

CLUBVIEW DRIVE - 50' R/W
JOE FRANK HARRIS PARKWAY
U.S. HWY. #41, U.S. HWY. #411
S.R. #20
100' R/W



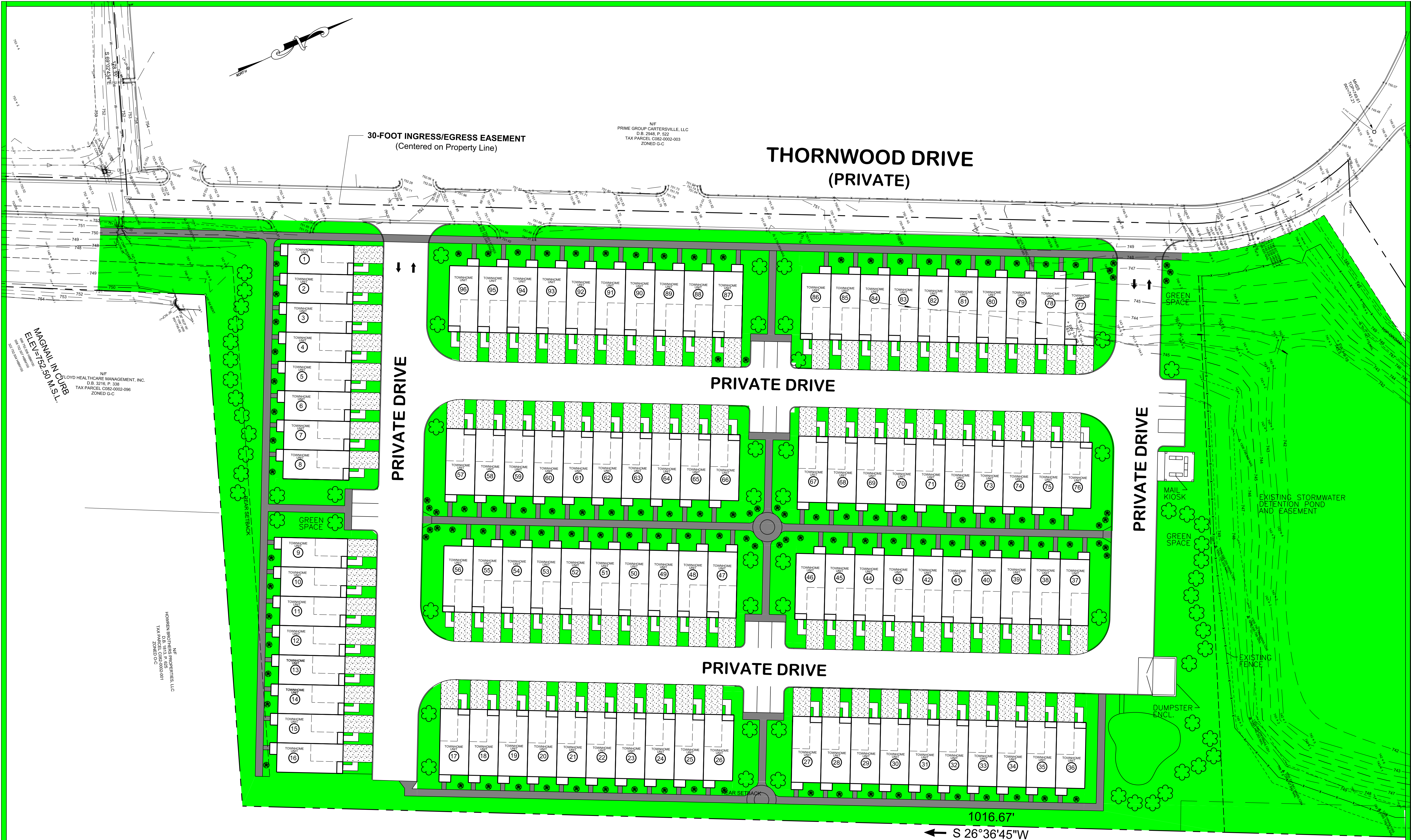
TOWNHOME DEVELOPMENT
CARTERSVILLE, GEORGIA

NO.	REVISION FOR	DATE

**CONCEPTUAL
 SITE PLAN**

DESIGNED BY: RO
 APPROVED BY: CH
 DATE: 11-3-2023
 DRAWING NO: _____

C-1

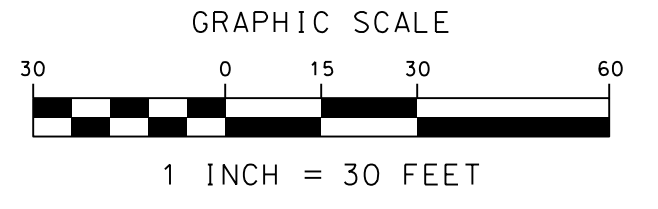


MAGNAN INC ORB
 ELEV: 752.50 M.S.L.
 NF
 LOYD HEALTHCARE MANAGEMENT, INC.
 D.B. 3216, P. 338
 TAX PARCEL C082-0002-006
 ZONED G-C

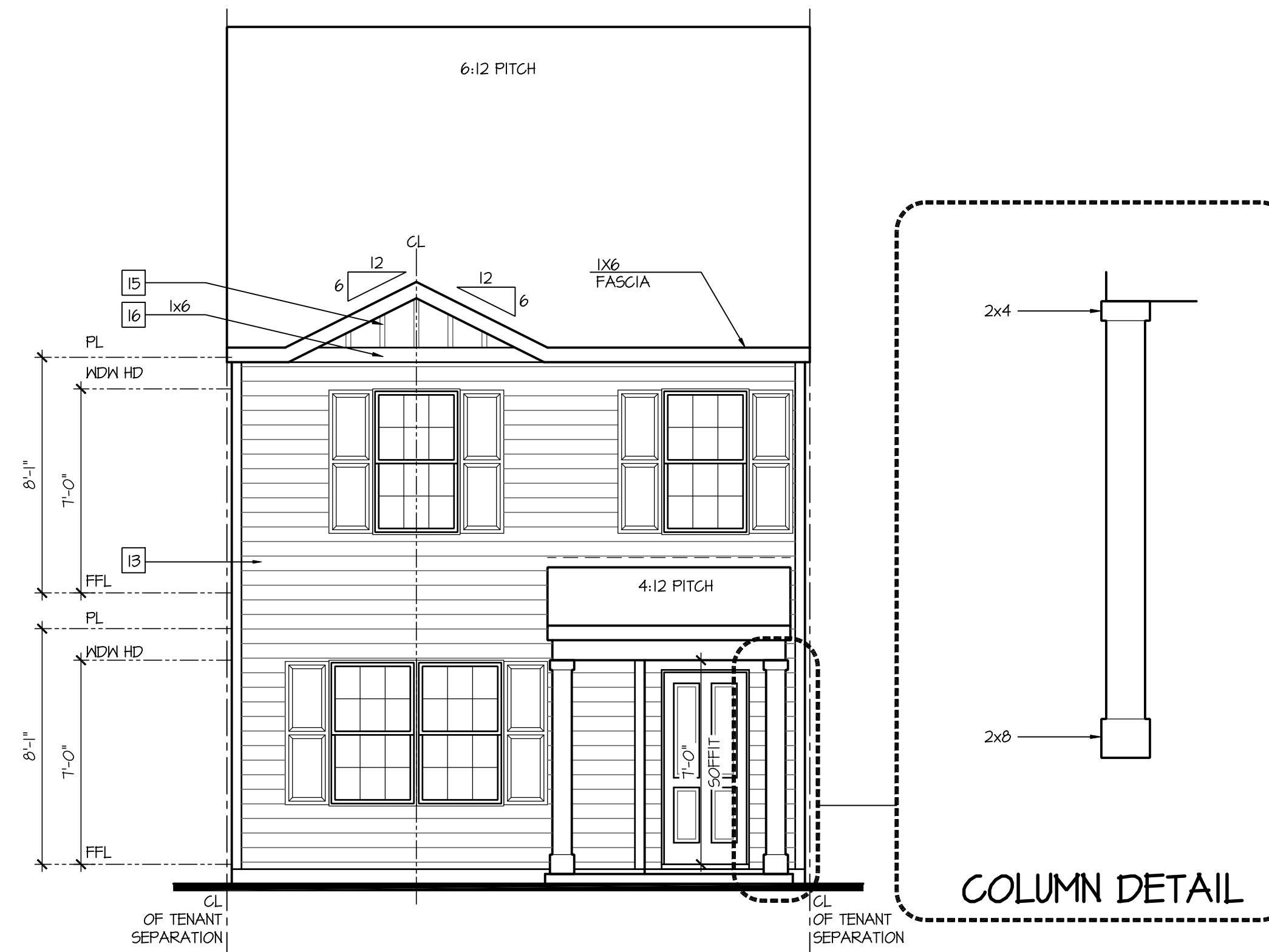
NF
 HOMERUN PROPERTIES, LLC
 D.B. 811, P. 605
 TAX PARCEL C082-0001-001
 ZONED R-20

NF
 PRIME GROUP CARTERSVILLE, LLC
 D.B. 2948, P. 522
 TAX PARCEL C082-0002-003
 ZONED G-C

NF
 CARTERSVILLE COUNTRY CLUB, INC.
 D.B. 1032, P. 192
 TAX PARCEL D048-0001-001
 ZONED R-20



NOTES: NCR	
-	GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
-	WINDOW HEAD HEIGHTS: 1ST FLOOR = 7'-0" U.N.O. ON ELEVATIONS. 2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
-	ROOFING: PITCHED SHINGLES PER DEVELOPER.
-	WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
-	ENTRY DOOR: AS SELECTED BY DEVELOPER.
-	GARAGE DOORS: AS SELECTED BY DEVELOPER. RAISED PANEL AS SHOWN.
-	CHIMNEY AS OCCURS. TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
-	ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
-	PROTECTION AGAINST DECAY: (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
-	SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER TABLE R405.1.(2)
KEY NOTES:	
MASONRY:	
[1]	ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
[2]	MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
[3]	MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
[4]	8" SOLDIER COURSE.
[5]	ROWLOCK COURSE
[6]	N/A
TYPICALS:	
[7]	CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
[8]	CODE APPROVED TERMINATION CHIMNEY CAP.
[9]	CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING PER NCR R405.2.B.3
[10]	STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
[11]	DECORATIVE WROUGHT IRON. SEE DETAILS.
SIDING:	
[12]	VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[13]	VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[14]	VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[15]	VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[16]	VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED)
[17]	PYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)
ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 12" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE NCR SECTION R312.2.1 AND R312.2.2.	



Front Elevation 'A-1'

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

NO:	DATE:	REVISION:
△	01.13.23	

PROFESSIONAL SEAL:

PROJECT TITLE:

**Townhome Series
Carolina Div.**

**FOR
CONSTRUCTION**

CLIENTS NAME:



PROJECT NO: GMD21007.1

SHEET TITLE:

**PEARSON
EXTERIOR
ELEVATIONS 'A'**

PRINT DATE:

Nov. 04, 2022

SHEET NO:

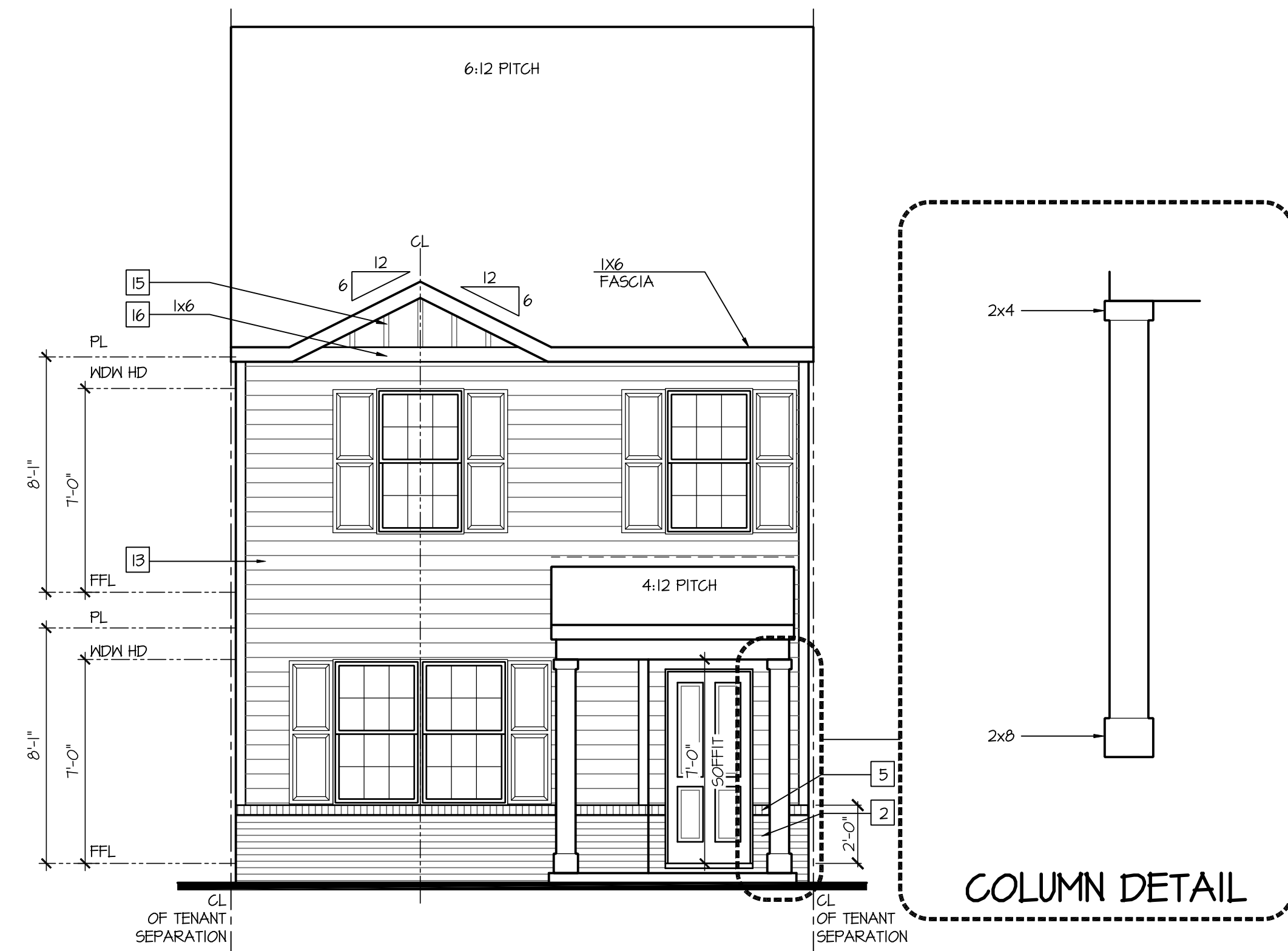
A1.5

NOTES: NCRG

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = T'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = T'-0" U.N.O. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY:
(ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
- SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER TABLE R405.1.(2)

KEY NOTES:

- MASONRY:
- 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 4 8" SOLDIER COURSE.
 - 5 ROWLOCK COURSE
 - 6 N/A
- TYPICALS:
- 7 CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
 - 8 CODE APPROVED TERMINATION CHIMNEY CAP.
 - 9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING PER NCRG R405.2.8.3
 - 10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - 11 DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:
- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 14 VINYL NAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT NAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED)
 - 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)
- ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 12" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE NCRG SECTION R312.2.1 AND R312.2.2.



Front Elevation 'A-2'

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

NO:	DATE:	REVISION:
1	01.13.23	

PROFESSIONAL SEAL:

PROJECT TITLE:

Townhome Series Carolina Div.

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD21007.1

SHEET TITLE:

PEARSON EXTERIOR ELEVATIONS 'A'

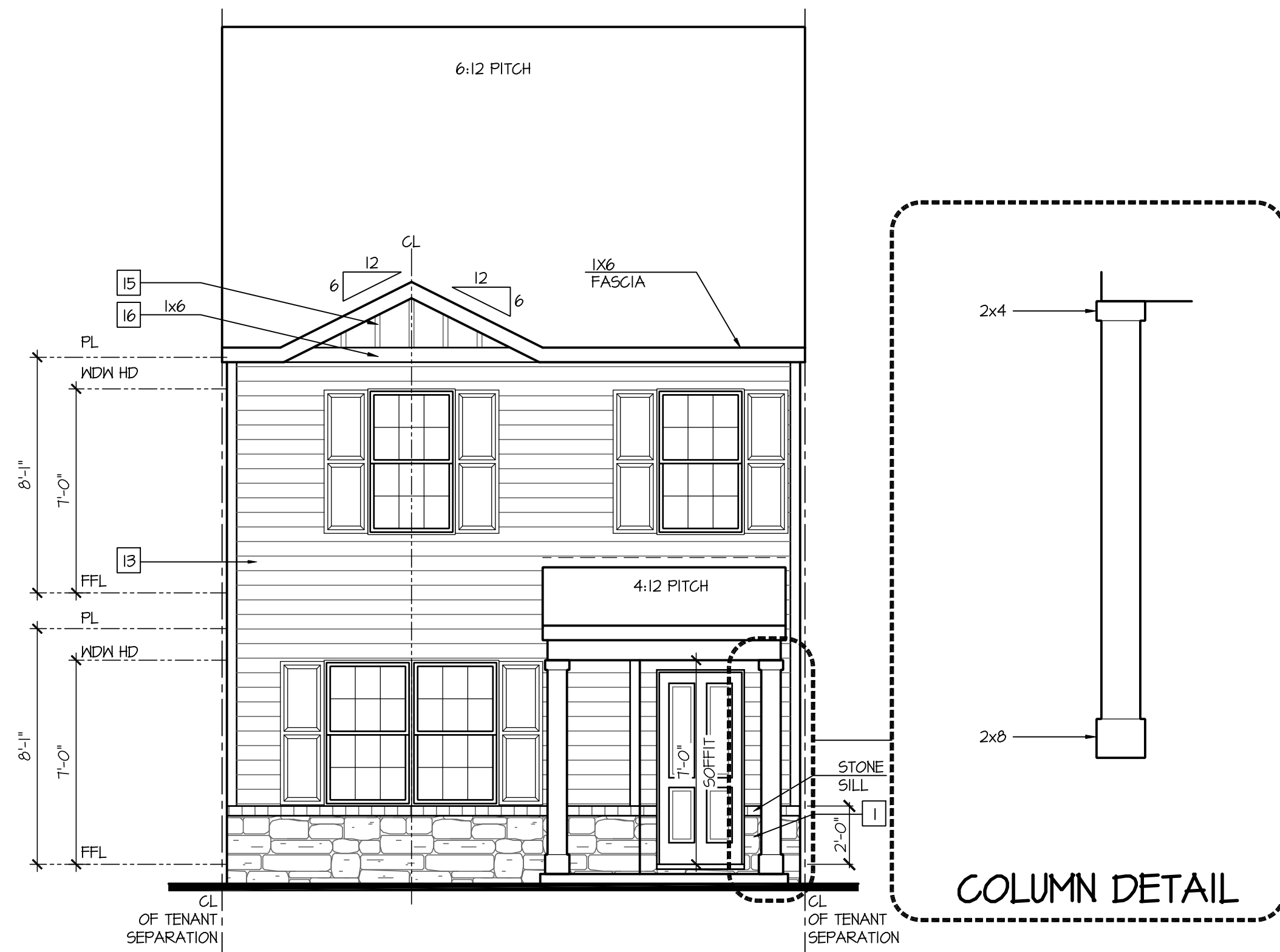
PRINT DATE:

Nov. 04, 2022

SHEET NO:

A1.5.1

NOTES: NCRC	
-	GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
-	WINDOW HEAD HEIGHTS: 1ST FLOOR = 7'-0" U.N.O. ON ELEVATIONS. 2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
-	ROOFING: PITCHED SHINGLES PER DEVELOPER.
-	WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
-	ENTRY DOOR: AS SELECTED BY DEVELOPER.
-	GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
-	CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
-	ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
-	PROTECTION AGAINST DECAY: (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
-	SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER TABLE R405.1.(2)
KEY NOTES:	
MASONRY:	
[1]	ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
[2]	MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
[3]	MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
[4]	8" SOLDIER COURSE.
[5]	ROWLOCK COURSE
[6]	N/A
TYPICALS:	
[7]	CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
[8]	CODE APPROVED TERMINATION CHIMNEY CAP.
[9]	CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING PER NCRG R405.2.B.3
[10]	STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
[11]	DECORATIVE WROUGHT IRON. SEE DETAILS.
SIDING:	
[12]	VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[13]	VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[14]	VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[15]	VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[16]	VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
[17]	FYRON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)
ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 12" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE NCRG SECTION R312.2.1 AND R312.2.2.	



Front Elevation 'A-3'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT

NO:	DATE:	REVISION:
△	01.13.23	

PROFESSIONAL SEAL:

PROJECT TITLE:

**Townhome Series
Carolina Div.**

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD21007.1

SHEET TITLE:

**PEARSON
EXTERIOR
ELEVATIONS 'A'**

PRINT DATE:

Nov. 04, 2022

SHEET NO:

A1.5.2

NOTES: NCRG

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 7'-0" UNO. ON ELEVATIONS.
2ND FLOOR = 7'-0" UNO. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY:
(ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
- SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER TABLE R905.1.1(2)

KEY NOTES:

MASONRY:

- ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 8" SOLDIER COURSE.
- ROWLOCK COURSE.
- N/A.

TYPICALS:

- CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
- CODE APPROVED TERMINATION CHIMNEY CAP.
- CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING PER NCRG R905.2.B.3.
- STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

- VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS. FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS. FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- VINYL NAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS. FIBER CEMENT NAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS. FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- VINYL TRIM SIZE AS NOTED. (AT SPECIFIC LOCATIONS. 1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED.)
- FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 12" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE NCRG SECTION R312.2.1 AND R312.2.2.



Rear Elevation

SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT



Right Elevation 'A' at End Unit Condition

SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT

ELEVATIONS 'A-1', 'A-2', 'A-3', 'A-4' AND 'A-5' ARE SIMILAR



Left Elevation 'A' at End Unit Condition

SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT

ELEVATIONS 'A-1', 'A-2', 'A-3', 'A-4' AND 'A-5' ARE SIMILAR

NO.	DATE	REVISION
1	01.13.23	

PROFESSIONAL SEAL:

PROJECT TITLE:

Townhome Series Carolina Div.

CLIENTS NAME:



PROJECT NO: GMD21007.1

SHEET TITLE:
PEARSON EXTERIOR ELEVATIONS 'A'

PRINT DATE:
Nov. 04, 2022

SHEET NO:
A1.5.5

FOR CONSTRUCTION

Examples from recently constructed project.



Site Images Taken 3/22/24













