

ZONING & ANNEXATION SYNOPSIS

Petition Number(s): AZ24-01

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: Old Castle APG South, Inc.
Representative: Brandon Bowen, Esq.
Location: 144 Cassville Rd. (Tax ID No. 0078B-0006-011)
Total Acreage: 8.38 +/- Acres

LAND USE INFORMATION

Current Zoning: County A-1 (Agriculture)
Proposed Zoning: H-I (Heavy Industrial)
Proposed Use: Concrete Products Manufacturing

Current Zoning of Adjacent Property:

North: County A-1 Agriculture
South: City M-U (Multiple Use) and R-20 (Residential)
East: City L-I (Light Industrial)
West: City R-10. Rezoning application Z24-04 proposes H-I (Heavy Industrial) .

For All Tracts:

District: 4th **Section:** 3rd **LL(S):** 379, 380, 413
Ward: 5 **Council Member:** Gary Fox

The Future Development Map designates adjacent properties as: Neighborhood Living, Transitional Use Area, and the Cherokee-Cassville Historic District.

The Future Land Use Map designates adjacent or nearby city properties as: Industrial, Mixed-Use Commercial, and Low-Medium Density Residential

ANALYSIS

City Departments Reviews

Electric: No comments received

Fibercom: Takes no exception.

Fire: No comments received.

Gas: Takes no exception.

Planning and Development: Takes no exception.

Public Works: The following comments from Public Works for annexation request AZ24-01 and zoning request Z24-04:

1. Concrete waste on Parcel C025-0006-092 needs to be removed from the floodplain disposed of properly in an inert landfill as a condition of zoning approval per our local floodplain management standard as outlined in Article VI of our local development regulations (Z24-04).
2. If Oldcastle desires to dispose of inert waste onsite then an inert landfill must be designed, reviewed, and permitted through the GA EPD.
3. Requirements for stormwater runoff and stormwater quality should be required for the site as outlined in City of Cartersville's Code of Ordinances - ARTICLE IX.-POST-CONSTRUCTION STORMWATER MANAGEMENT FOR NEW DEVELOPMENT AND REDEVELOPMENT.

Water and Sewer: Takes No Exception.

Cartersville School District: No objections.

Bartow County: No objections.

Public comments: None received as of 4-1-24.

REQUEST SUMMARY:

Applicant requests to annex 8.38 acres (+/-) located at 144 Cassville Road (Tax ID 0072B-0001-001). The property is owned by Old Castle APG South, Inc and the property is currently used to manufacture concrete building products.

H-I, Heavy Industrial, zoning is requested for the parcel. The existing zoning is County A-1 (Agriculture). This annexation application is also accompanied by zoning application, Z24-04, which requests the rezoning of the 4.2 acres to the west for the same purposes. The properties are owned by the same company.

City gas, electric, water, sewer and stormwater utilities are available in the area.

There are several environmental violations on site that the owner is aware of and is actively pursuing solutions to correct the violations. They are discussing and coordinating these activities with the city's Public Works department staff.

Public Works comments should be included as conditions of zoning for this application, if the application is approved.

STANDARDS FOR EXERCISE OF ZONING POWERS.

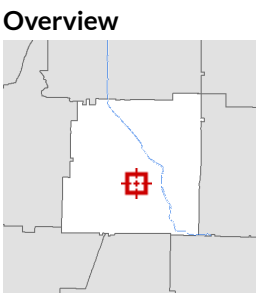
- A. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*
The zoning proposal will permit a use (industrial) that is suitable in view of the use and development of adjacent and nearby property. This industrial use has existed since the 1960s.
- 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. No changes in land use are proposed.
- D. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*
Under the current R-10 zoning, the property does have a reasonable economic use as greenspace in a floodplain. The property was acquired about 2007 and used for concrete material storage.

- 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. No changes in land use are proposed.
- F. *Whether the zoning proposal is in conformity with the adopted local Comprehensive Land Use Plan.*
The proposed zoning would conform to the city's land use plan for the area. (Industrial)
- 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. Adverse environmental impacts have been occurring on site since about 2007 based on the City of Cartersville Development Regulations. The current owner is working with the Public Works department to resolve stormwater and floodplain ordinance violations.
- 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 does not oppose the annexation or Heavy Industrial (H-I) zoning as long as the following conditions are applied to zoning:

Zoning Conditions:

1. Stormwater runoff and stormwater quality solutions are required for the site as outlined in City of Cartersville's Code of Ordinances, CHAPTER 7.5, DEVELOPMENT REGULATIONS, ARTICLE IX, POST-CONSTRUCTION STORMWATER MANAGEMENT FOR NEW DEVELOPMENT AND REDEVELOPMENT.
2. If the applicant desires to dispose of inert waste onsite then an inert landfill must be designed, reviewed, and permitted through the GA EPD.



Legend
 □ Parcels
 — Roads

Parcel ID	0072B-0001-001	Alternate ID	18934	Owner Address	OLDCASTLE APG SOUTH INC
Sec/Twp/Rng	n/a	Class	Industrial		ATTN ACCOUNTING DEPT
Property Address	144 CASSVILLE RD	Acreage	8.38		125 INDUSTRIAL PARK CIR
					LAWRENCEVILLE, GA 30046
District	Bartow County				
Brief Tax Description	LL379,380,413&414 D4 S3 Block USA				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 2/21/2024
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Developed by Schneider
 GEOSPATIAL

JENKINS, BOWEN & WALKER, P.C.

ATTORNEYS AT LAW

AZ24-01
224-04
Rec'd 2/16/24

FRANK E. JENKINS, III
BRANDON L. BOWEN
ROBERT L. WALKER
ERIK J. PIROZZI
ELLIOT T. NOLL
C. KIMBERLY PRINE

15 SOUTH PUBLIC SQUARE
CARTERSVILLE, GEORGIA 30120-3350

TELEPHONE
(770) 387-1373

FACSIMILE
(770) 387-2396

www.jbwpc.com

February 16, 2024

Mr. David Hardegree
City Planner
City of Cartersville, Georgia

Re: Oldcastle APG South, Inc. applications for annexation and rezoning

Dear David,

I am with this letter submitting applications for annexation and rezoning of certain property owned by Oldcastle APG South, Inc. This is a currently existing masonry manufacturing facility that Oldcastle seeks to update, expand and improve. While investigating this process, we discovered that of the several lots that make up the site, one is not in the City, and one that is in the City is not properly zoned for the existing or proposed use. Our desire is to bring all of this property into the City and obtain the correct zoning, which would be H-I under the City's code. I want to provide you with some additional information about the property and the project.

Existing and proposed conditions

Georgia Masonry Supply, an operating company for Oldcastle APG South, Inc., is one of the market leaders in hardscapes, masonry, and packaged products in Georgia, serving residential, non-residential, and public markets. Constructed in the late 1960s, the Cartersville plant was acquired in 2017 in conjunction with Oldcastle APG's acquisition of Block USA. The facility manufactures both concrete masonry units as well as segmental retaining wall (SRW) units. Concrete masonry units are used to construct various types of structures across residential, industrial & commercial industries. SRW units are used for vertical change applications and are designed/constructed as either gravity or reinforced soil retaining walls. SRW units are especially beneficial for construction in markets with elevation changes like North Georgia. The existing facility currently supplies products directly to local national retail stores such as Lowes & Home Depot as well as to local dealers & commercial/residential contractors. The facility currently operates 24 hours per day. The existing facility is operating at capacity with an aging machine and is struggling to keep up with demand without the addition of an additional masonry machine.

Oldcastle APG proposes to construct and operate a second masonry manufacturing machine on the unused portion of the existing site. The additional machine will be able to leverage current infrastructure, including the office, yard, site expertise, location and people with dispatch, site management and drivers. Sitework will include the construction of an addition to the existing building and the paving of select areas in the yard. The facility itself will house a new masonry machine, batching and curing equipment, and packaging equipment. The facility currently employs 15 full-time employees. It's expected the number will grow to 25-30 total employees with the addition of the second machine as demand increases. Additional supplies and materials will be purchased from existing local suppliers because of the increased capacity of the facility. All of the utilities to the facility are currently provided by the City under existing accounts, and we expect that will continue without change. The point of access for the facility is not proposed to be changed; we do expect that GDOT may require certain improvements to conform with current standards during the development process.

Regarding zoning and planning, the County portion of the facility is currently zoning A-1, even though I understand the facility predates County zoning. The portion of the facility in the City is partially zoned L-I (and is not subject to these applications because it only serves as the entrance feature) and partially zoned R-10. We seek to have the R-10 portion to be rezoned H-I to be consistent with the existing and proposed use. The City's future land use map shows that the property is appropriate for industrial uses, and this is consistent with the uses in the area.

We expect the proposed use will meet the H-I development standards, which I will now address:

The proposed facility will meet H-I development standards and related ordinances.

10.2.3. Development standards.

A. Height regulations. No structure shall exceed fifty (50) feet in height.

The new proposed building will match the height of the existing building, which complies with the 50-foot standard. The existing facility has silos that are 55 feet high; the new facility will either use new silos that either conform with the existing standard, or will seek a variance or text amendment if that is not feasible.

B. Front yard setback: Twenty (20) feet. This standard is met.

C. Side yard setback: Fifteen (15) feet. This standard is met.

D. Rear yard setback: Twenty (20) feet. This standard is met.

E. Minimum lot area: None. Not applicable.

F. Minimum lot frontage: One hundred seventy-five (175) feet adjoining a street. This standard is met.

G. Minimum lot width at the building line: One hundred (100) feet. This standard is met.

H. Minimum buffer requirements. In addition to required setbacks (except where abutting a railroad right of way) there shall be a fifty-foot wide buffer along all property lines which abut a residential district or use and a fifteen-foot wide buffer shall be required along all property lines abutting a nonresidential district other than the H-I district. Said buffers shall provide a visual screen in accordance with section 4.17 of this chapter. (Salvage yards see section 10.2.3.K. of this chapter.)

These buffer requirements will be incorporated into the design as we go through the development process.

I. Accessory structure requirements. See section 4.9 of this chapter.

These standards are met.

J. Other required standards.

- 1. No use shall be allowed that exceeds state and federal guidelines for allowable emissions and discharge of effluents into the air, water and soil.**

New equipment will continue to meet existing stormwater and air permit requirements.

- 2. No use shall be allowed that creates unabated noise creating a nuisance as defined under Georgia law.**

New equipment will not exceed the current equipment noise level and will comply with the noise requirements of the City.

10.2.4. Other regulations. The headings below contain additional, but not necessarily all provisions applicable to uses allowed in the H-I district.

- **City of Cartersville Landscaping Ordinance.** The requirements of this ordinance will be incorporated in the design during the development process.
- **City of Cartersville Sign Ordinance.** The requirements of this ordinance will be incorporated in the design during the development process.

Thank you for your assistance with this application, and let me know if I can provide further information.

Very truly yours,

JENKINS, BOWEN & WALKER, P.C.



Brandon L. Bowen


Application for Annexation/ Zoning
City of Cartersville

Case Number: AZ24-01
Date Received: 2/16/24

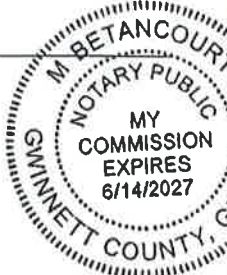
Public Hearing Dates:

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

Applicant Oldcastle APG South, Inc Office Phone _____
(printed name)
Address 333 N. Green St. Suite 500 Mobile/ Other Phone _____
City Greensboro State NC Zip 27401 Email _____
Brandon L. Bowen Phone (Rep) 770/387-1313
Representative's printed name (if other than applicant) Email (Rep) bbowen@jdspe.com
[Signature] Representative Signature [Signature] Applicant Signature
Signed, sealed and delivered in presence of: My commission expires: 06/14/27
[Signature] Notary Public



* Titleholder Oldcastle APG South, Inc Phone _____
(titleholder's printed name)
Address 333 N. Green St. Suite 500 Email _____
Signature [Signature]
Signed, sealed, delivered in presence of: My commission expires: 06/14/27
[Signature] Notary Public



Present Zoning District A-2 Requested Zoning H-I
Acreage 8.38± Land Lot(s) 413,379,380 District(s) 4 Section(s) 3
Location of Property: 144 Cassville Rd. Parcel ID No. 00728-0001-001
(street address, nearest intersections, etc.)
Reason for Rezoning Request: To make zoning/jurisdiction consistent with surrounding parcels and actual use.
(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: _____

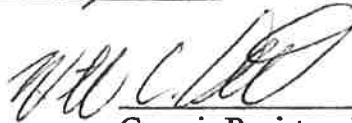
Tax Map Parcel(s) #	<u>0072B-0001-001</u>	Voting Ward(s)	<u>5</u>
Current Land Use	<u>Concrete Plant</u>	Current Zoning	<u>A-1</u>
Proposed Land Use	<u>Concrete Plant</u>	Proposed Zoning	<u>W-I</u>
Number of Dwelling Units	<u>N/A</u>	Number of Occupants	<u>N/A</u>
Owner Occupied?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
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:	<input checked="" type="checkbox"/> City _____ County _____	Well/ Other _____	
Sewer:	<input checked="" type="checkbox"/> City _____ County _____	Septic/ Other _____	
Natural Gas:	<input checked="" type="checkbox"/> City _____	Other (List) _____	
Electricity:	<input checked="" type="checkbox"/> City _____	GA Power _____	Greystone _____
		Other (List) _____	

SURVEYOR'S CERTIFICATE

That the undersigned a Georgia Registered Land Surveyor on behalf of the above annexation 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.

This 14TH day of FEBRUARY, 2024



Georgia Registered Land Surveyor



ZONING ADMINISTRATOR:

- 1. Annexation No.:
- 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.

This _____ day of _____

Zoning Administrator

SPACE FOR CLERK OF SUPERIOR COURT

SURVEY FOR
ANNEXATION TO THE CITY OF CARTERSVILLE
 PROPERTY OF
OLDCASTLE APG SOUTH, INC.
 IN LAND LOTS 379, 380, 413 & 414
 4th DISTRICT, 3rd SECTION
 BARTOW COUNTY, GEORGIA
 TOTAL AREA = 7.627 ACRES

STATE PLANE COORDINATE TABLE

Point	Northing	Easting
"A"	1518399.494	2101679.391
"B"	1518820.279	2101162.307
"C"	1519199.696	2101975.175
"D"	1518961.719	2102104.562

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.



DATE: 2-14-2024

WILLIAM C SMITH: GEORGIA REGISTERED LAND SURVEYOR No. 1803

DATE OF LAST FIELD SURVEY WORK: 2-14-2024

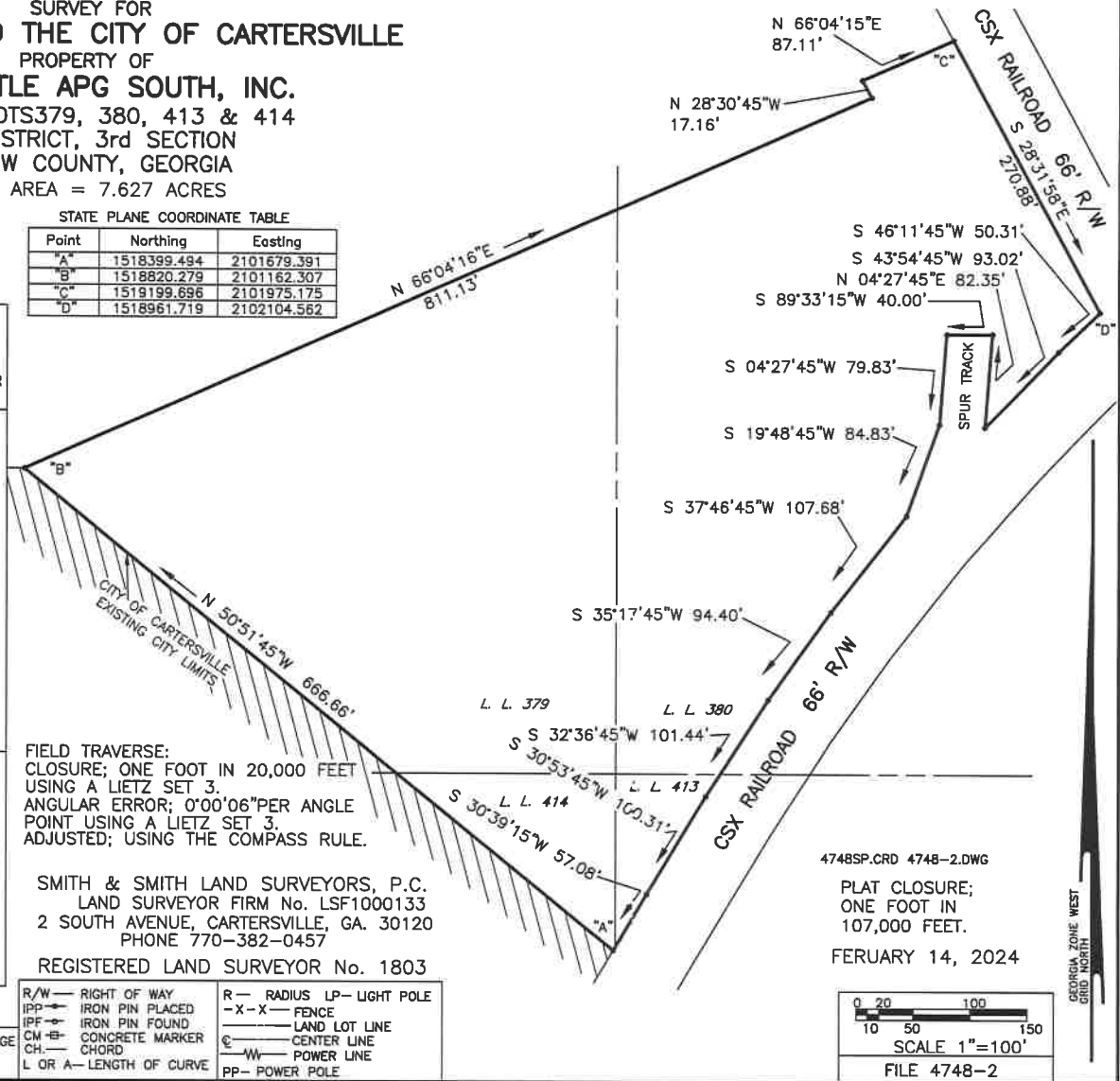
D.B. - DEED BOOK & PAGE
 SP - SERVICE POLE
 LP - LIGHT POLE

R/W - RIGHT OF WAY
 IPP - IRON PIN PLACED
 IPF - IRON PIN FOUND
 CM - CONCRETE MARKER
 CH - CHORD
 L OR A - LENGTH OF CURVE
 R - RADIUS LP - LIGHT POLE
 -X-X- FENCE
 --- LAND LOT LINE
 ⊕ CENTER LINE
 --- POWER LINE
 PP - POWER POLE

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

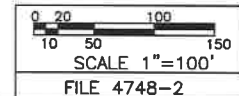
REGISTERED LAND SURVEYOR No. 1803



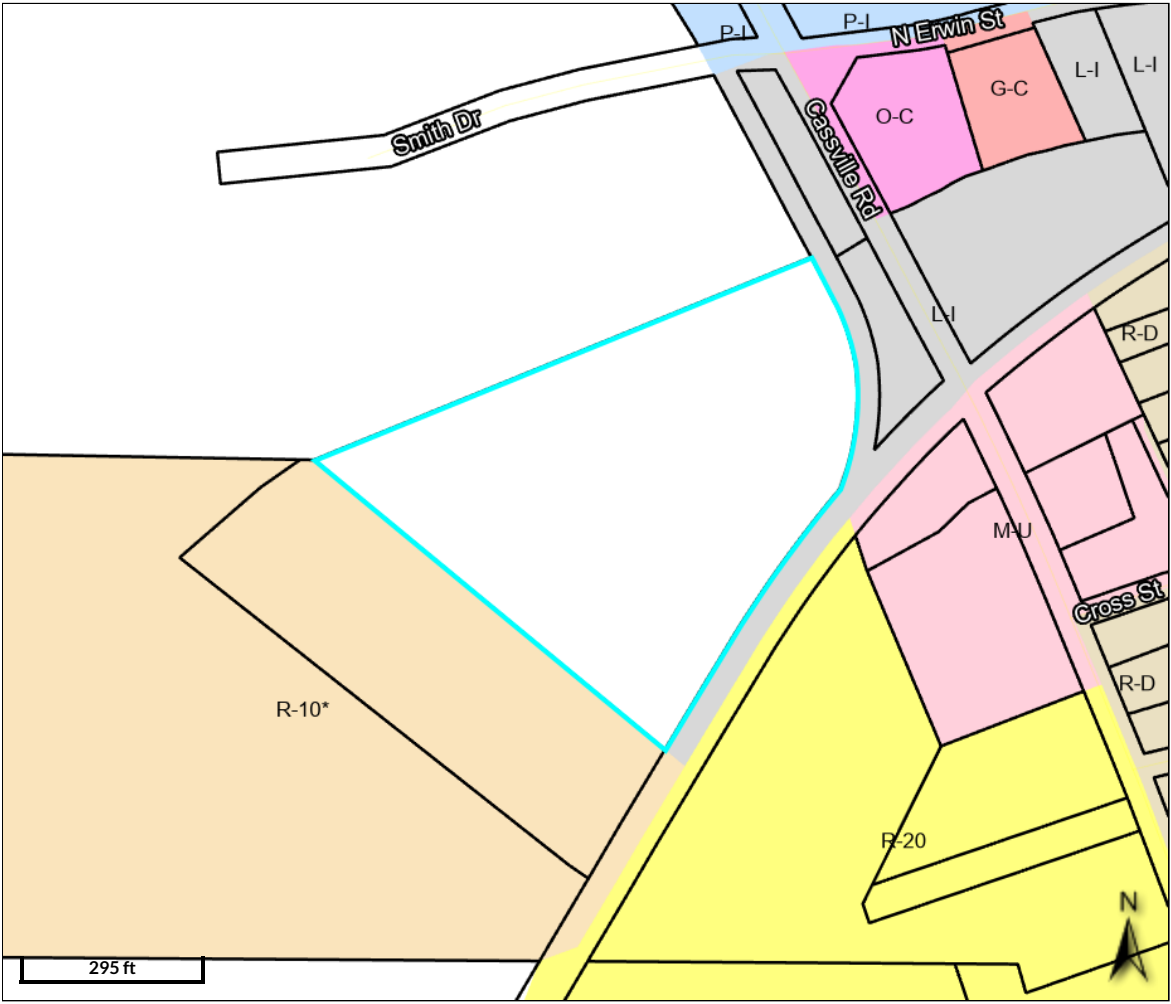
4748SP.CRD 4748-2.DWG

PLAT CLOSURE;
 ONE FOOT IN
 107,000 FEET.

FEBRUARY 14, 2024



GEORGIA ZONE WEST
 GRID NORTH



- 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 0072B-0001-001
Sec/Twp/Rng n/a
Property Address 144 CASSVILLE RD

Alternate ID 18934
Class Industrial
Acreage 8.38

Owner Address OLDCASTLE APG SOUTH INC
 ATTN ACCOUNTING DEPT
 125 INDUSTRIAL PARK CIR
 LAWRENCEVILLE, GA 30046

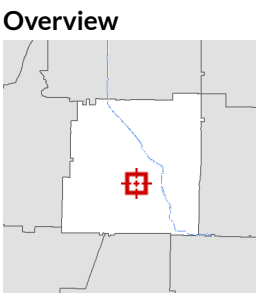
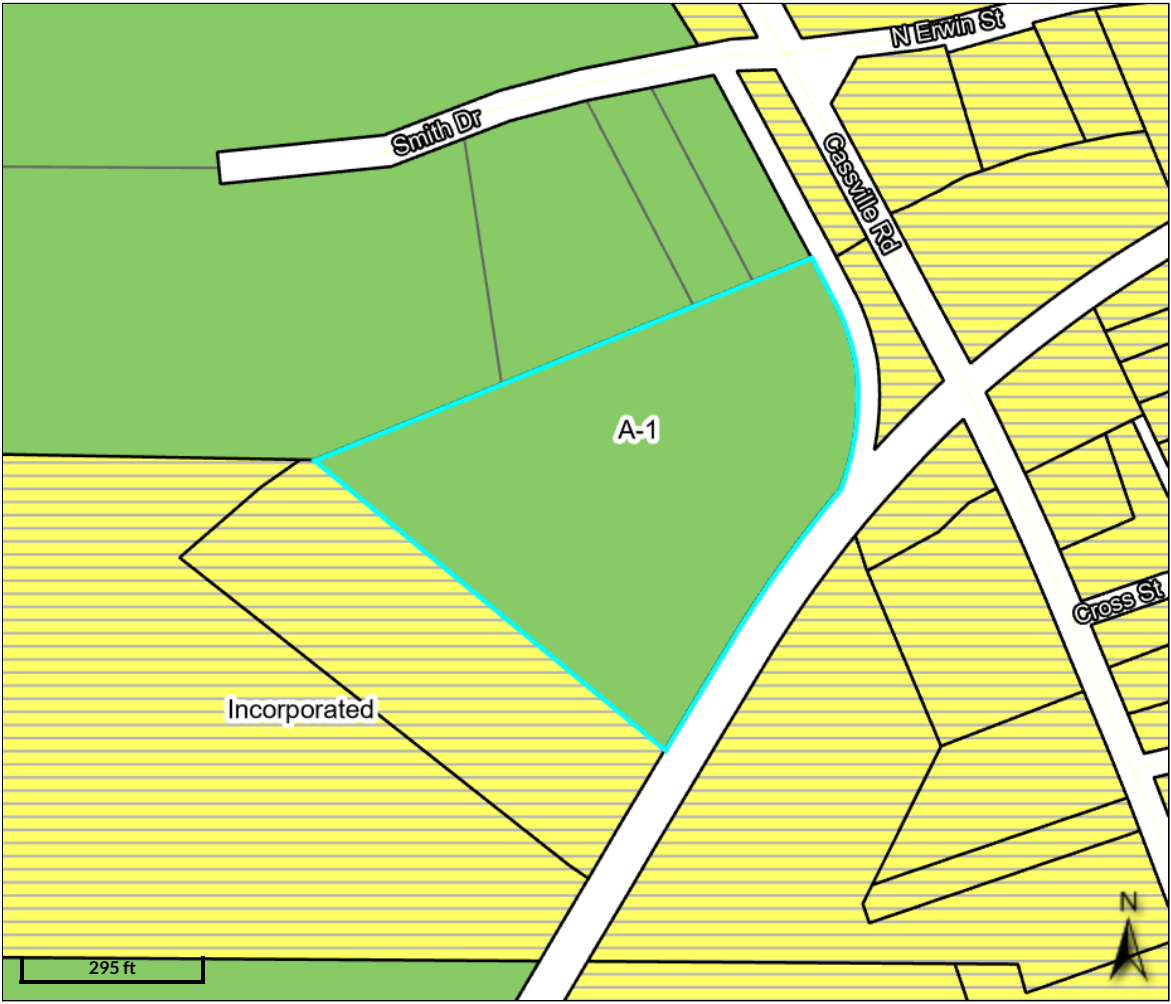
District
Brief Tax Description

Bartow County
LL379,380,413&414 D4 S3 Block USA
(Note: Not to be used on legal documents)

Date created: 2/21/2024

Last Data Uploaded: 2/20/2024 10:28:04 PM

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

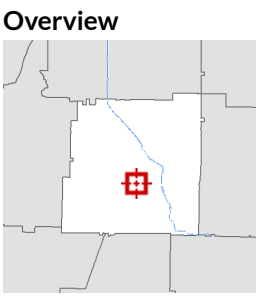
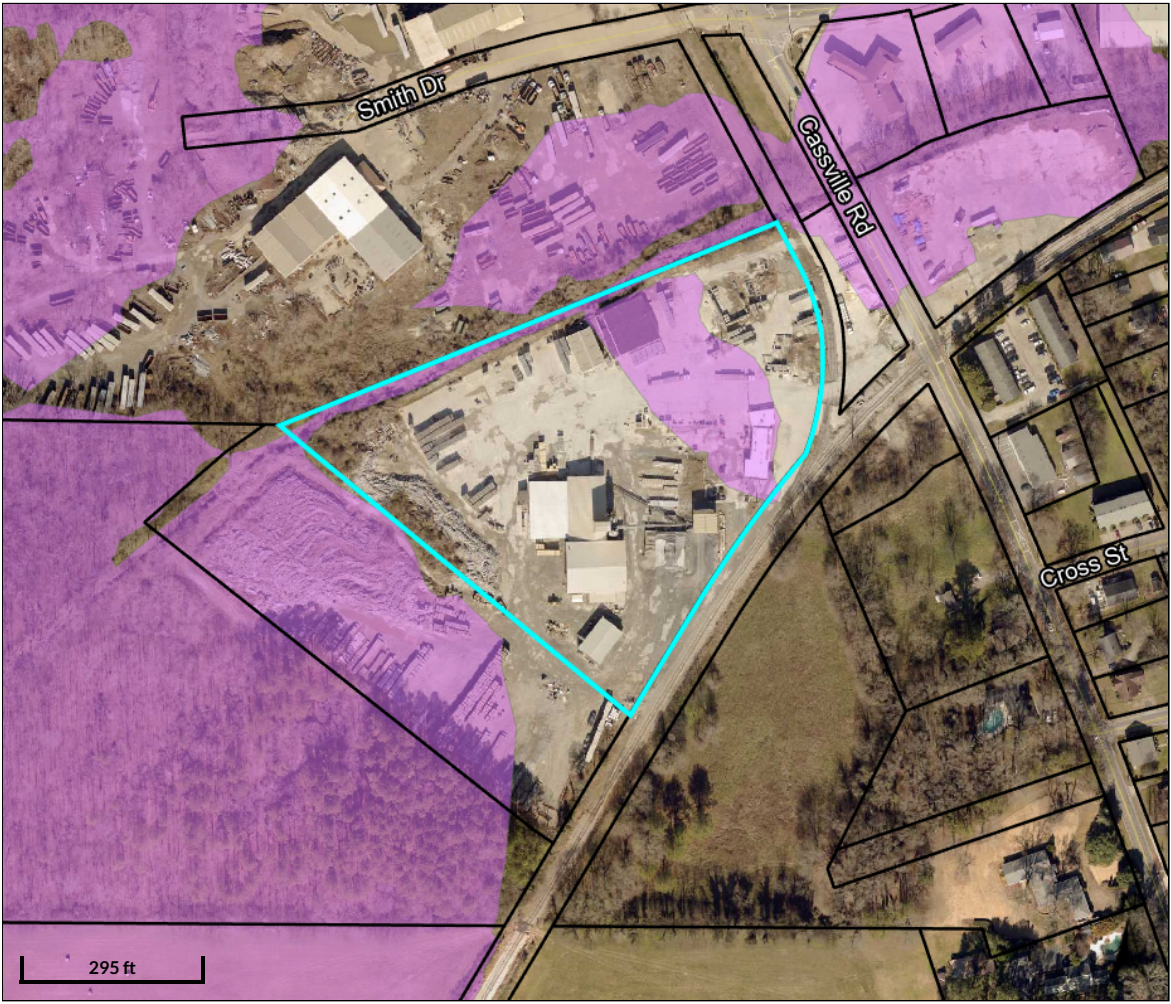
Parcel ID 0072B-0001-001 **Alternate ID** 18934
Sec/Twp/Rng n/a **Class** Industrial
Property Address 144 CASSVILLE RD **Acreage** 8.38

Owner Address OLDCASTLE APG SOUTH INC
 ATTN ACCOUNTING DEPT
 125 INDUSTRIAL PARK CIR
 LAWRENCEVILLE, GA 30046

District Bartow County
Brief Tax Description LL379,380,413&414 D4 S3 Block USA
 (Note: Not to be used on legal documents)

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Developed by  **Schneider**
 GEOSPATIAL

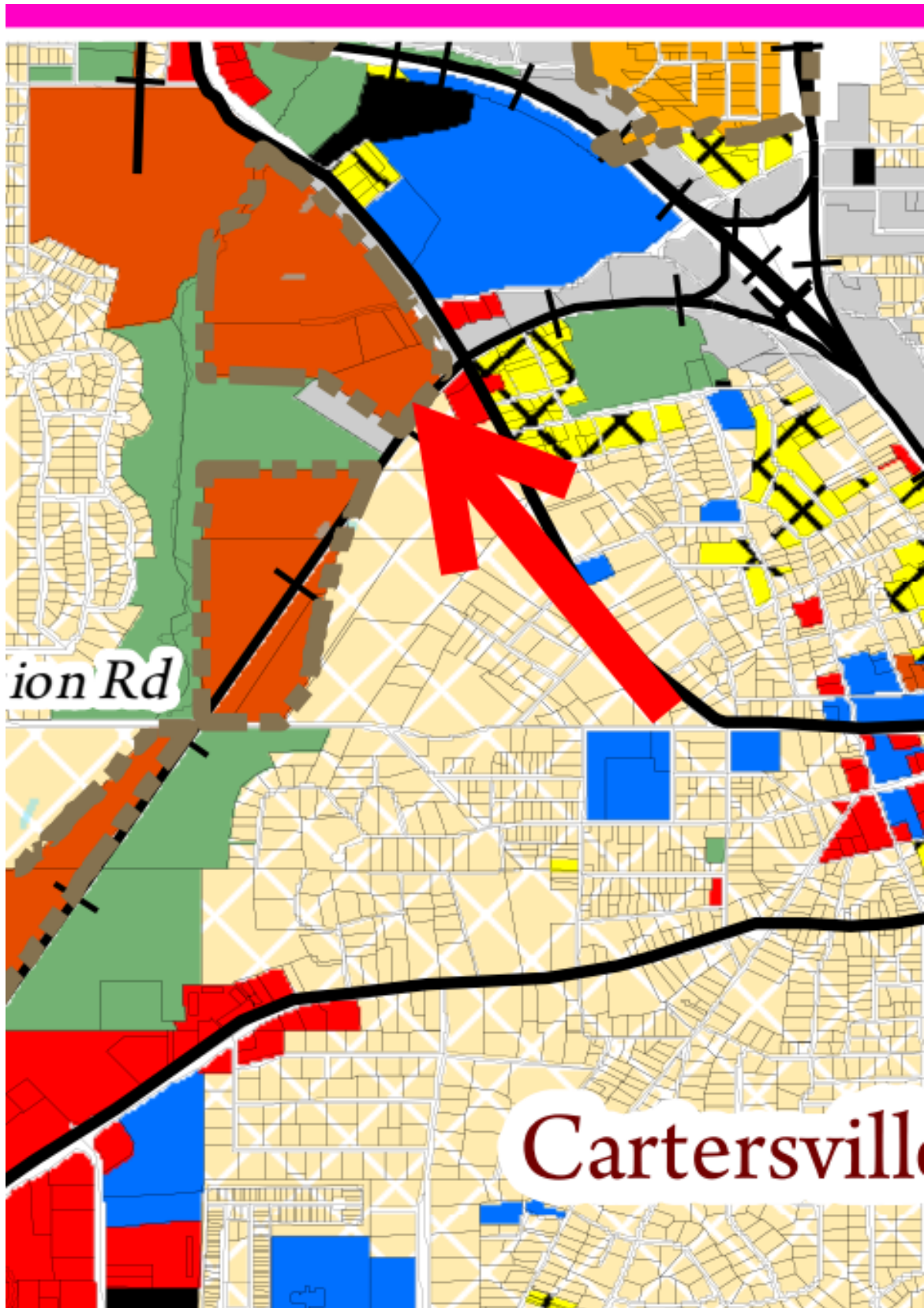


- Legend**
- Parcels
 - Roads
 - Streams and Rivers
 - Flood Hazard Area**
 - Bartow Regulatory
 - FEMA

Parcel ID 0072B-0001-001	Alternate ID 18934	Owner Address OLDCASTLE APG SOUTH INC
Sec/Twp/Rng n/a	Class Industrial	ATTN ACCOUNTING DEPT
Property Address 144 CASSVILLE RD	Acres 8.38	125 INDUSTRIAL PARK CIR
		LAWRENCEVILLE, GA 30046
District Bartow County		
Brief Tax Description LL379,380,413&414 D4 S3 Block USA		
(Note: Not to be used on legal documents)		

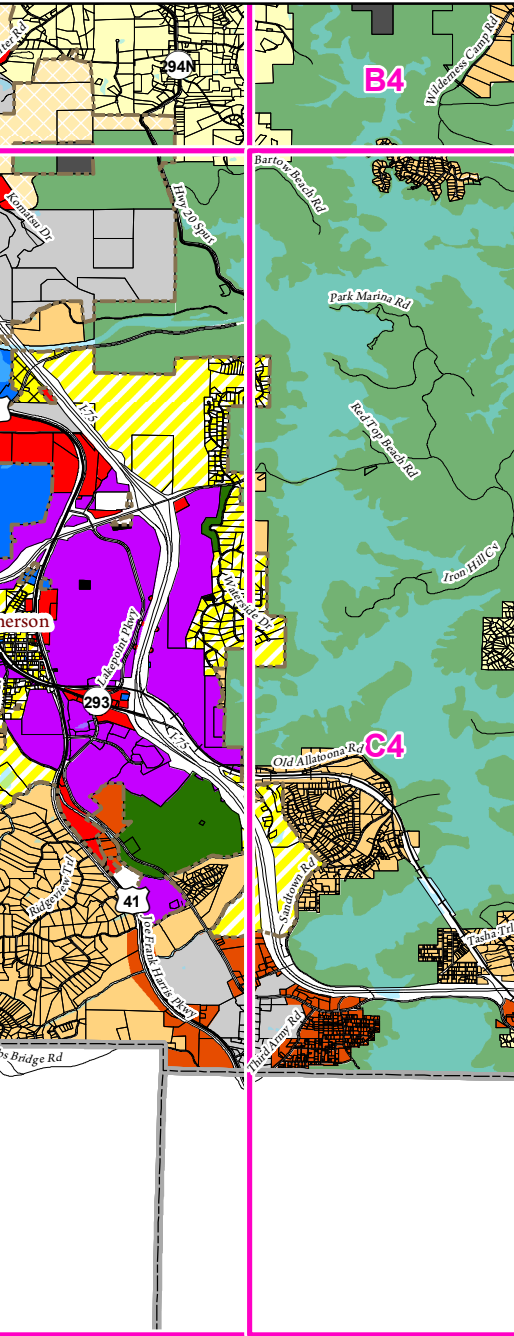
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Future Land Use Map. 2022.

Future Land Use Map Bartow County, GA



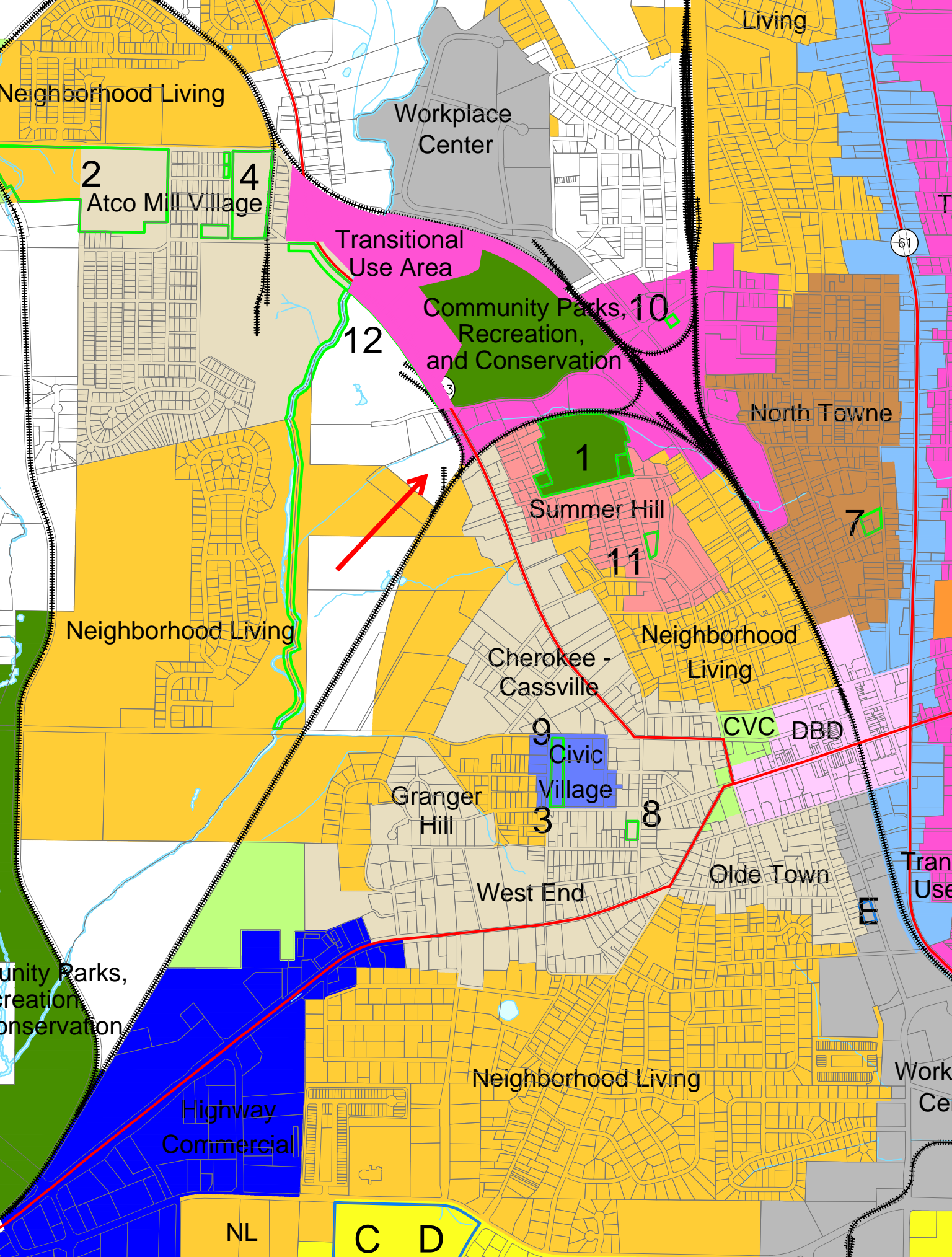
- Roads
- Highways
- + Railroads
- ⬡ City Limits

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



1 in = 1 miles




























Future Development Map. 2018.

Sub
Li

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

Site Visit 3-22-24











