



PLANNING COMMISSION ITEM SUMMARY

MEETING DATE:	April 9, 2024
SUBCATEGORY:	Zoning
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	Z24-04. 144 Cassville Rd. (Tax ID C025-0006-092) Applicant: Old Castle APG South, Inc.
DEPARTMENT SUMMARY RECOMMENDATION:	<p>Applicant requests a change in zoning from R-10 with conditions to H-I (Heavy Industrial) for the 4.2 acre tract. Staff does not oppose the Heavy Industrial (H-I) zoning as long as the following conditions are applied to zoning:</p> <ol style="list-style-type: none">1. Concrete waste on Parcel C025-0006-092 needs to be removed from the floodplain and 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.2. 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.3. If the applicant desires to dispose of inert waste onsite then an inert landfill must be designed, reviewed, and permitted through the GA EPD.
LEGAL:	N/A