

**Application for Text Amendment(s)  
To Zoning Ordinance**

Case Number: T22-01  
Date Received: 12-22-21

**Public Hearing Dates:**

Planning Commission 1-11-22 5:30pm    1<sup>st</sup> City Council 1-20-22 7:00pm    2<sup>nd</sup> City Council 2-3-22 7:00pm

**APPLICANT INFORMATION**

Applicant <u>City of Cartersville Planning and Development</u>	Office Phone <u>770-387-5600</u>
Address _____	Mobile/ Other Phone _____
City _____ State _____ Zip _____	Email _____
<u>Randy Mannino/ David Hardegree</u>	Phone (Rep) _____
Representative's printed name (if other than applicant)	Email (Rep) _____
_____ Representative Signature	_____ Applicant Signature
Signed, sealed and delivered in presence of:	My commission expires:
_____ Notary Public	

**1. Existing Text to be Amended:** Chapter 26, Zoning

Article IX & XVI, Section 9.4 & 16.4, Subsection \_\_\_\_\_

Existing Text Reads as Follows: See attached

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**2. Proposed Text:**

Proposed Text Reads as Follows: See attached

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Continue on additional sheets as needed)

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**3. Reason(s) for the Amendment Request:**

To promote residential development in the Downtown Business District

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(Continue on additional sheets as needed)

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## PROPOSED TEXT AMENDMENT

### Sec. 9.4. DBD Downtown business district.

9.4.2. *Use regulations.* Within the DBD district, land and structures shall be used in accordance with standards herein. Any use not specifically designated as permitted shall be prohibited.

A. *Permitted uses.* Structures and land may be used for only the following purposes:

- Amateur radio transmitter.
- Amenities (as defined by this chapter).
- Amusement, indoor.
- Apartments and condominiums, above, below, or behind commercial and office uses in the same building.
- Apartments and condominiums (without having to be above, below, or behind commercial uses in the same building) along Noble Street and Thompson Street.
- Art galleries.
- Assembly halls.
- Barber shops.
- Beauty salons.
- Bed and breakfast inn.
- Brewpub.
- Catering, carry-out and delivery.
- Clinics (excludes veterinary clinic).
- Clubs or lodges (noncommercial) (SU).\*
- Condominium dwellings.
- Construction contractors:
  - ▲ General building contractors (provided there is no exterior storage of equipment, materials, and construction vehicles).
  - ▲ Heavy equipment contractors (provided there is no exterior storage of equipment, materials, and construction vehicles).
  - ▲ Special trade contractors; including, but not limited to, construction subcontractors, engineers, architects, and land surveyors (provided there is no exterior storage of equipment, materials, or construction vehicles).
- Day care facilities.
- Delicatessens.
- Distillery (SU).\*
- Financial establishments.

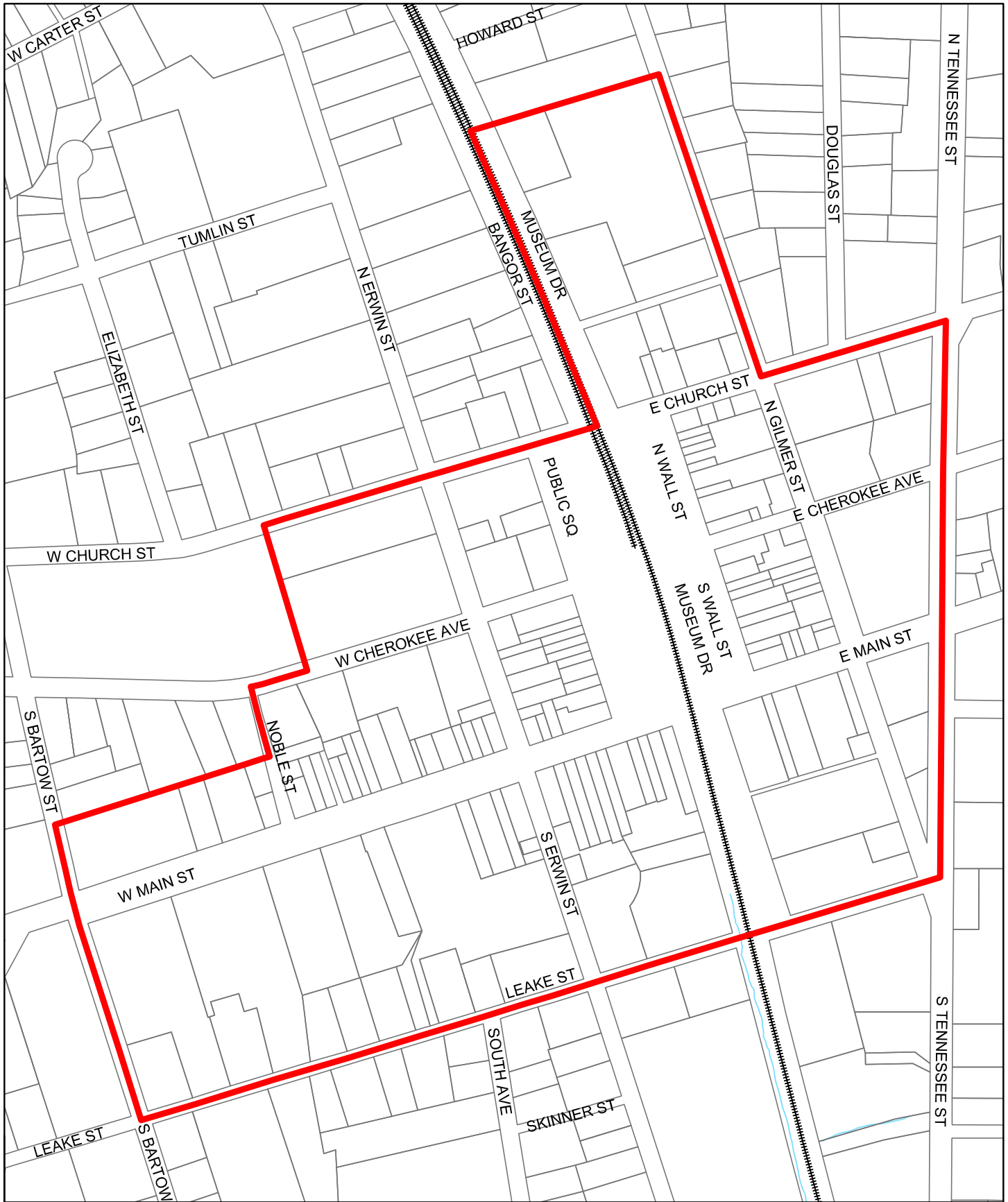
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- Gymnasiums/health clubs.
  - Hospices (SU).\*
  - Hotels.
  - Laundromats.
  - Laundry and dry cleaning shops.
  - Libraries.
  - Medical offices (excludes veterinary).
  - Microbreweries (SU).\*
  - Museums.
  - Nursing home facilities (SU).\*
  - Offices, general.
  - Parking lots.
  - Parks, public and private.
  - Personal services.
  - Places of assembly (SU).\*
  - • **Planned residential project (SU).\*** ← **ADD**
  - Printing shops, convenience.
  - Public utility facilities.
  - Pubs and taverns.
  - Religious institutions (SU).\*
  - Repair shops (small appliance, shoe repair or similar).
  - Restaurants (drive-thru restaurants as a special use).
  - Retail, general (excluding retail package stores (liquor), or other businesses having primarily sales of package beer and/or wine).
  - Retirement centers (SU).\*
  - Schools, private (SU).\*
  - Schools of business, dance, music, or similar.
  - Theaters.
  - Townhouse dwellings.
- \* Special use approval required.

## Proposed Text Amendment

### Sec. 16.4. Minimum special use standards.

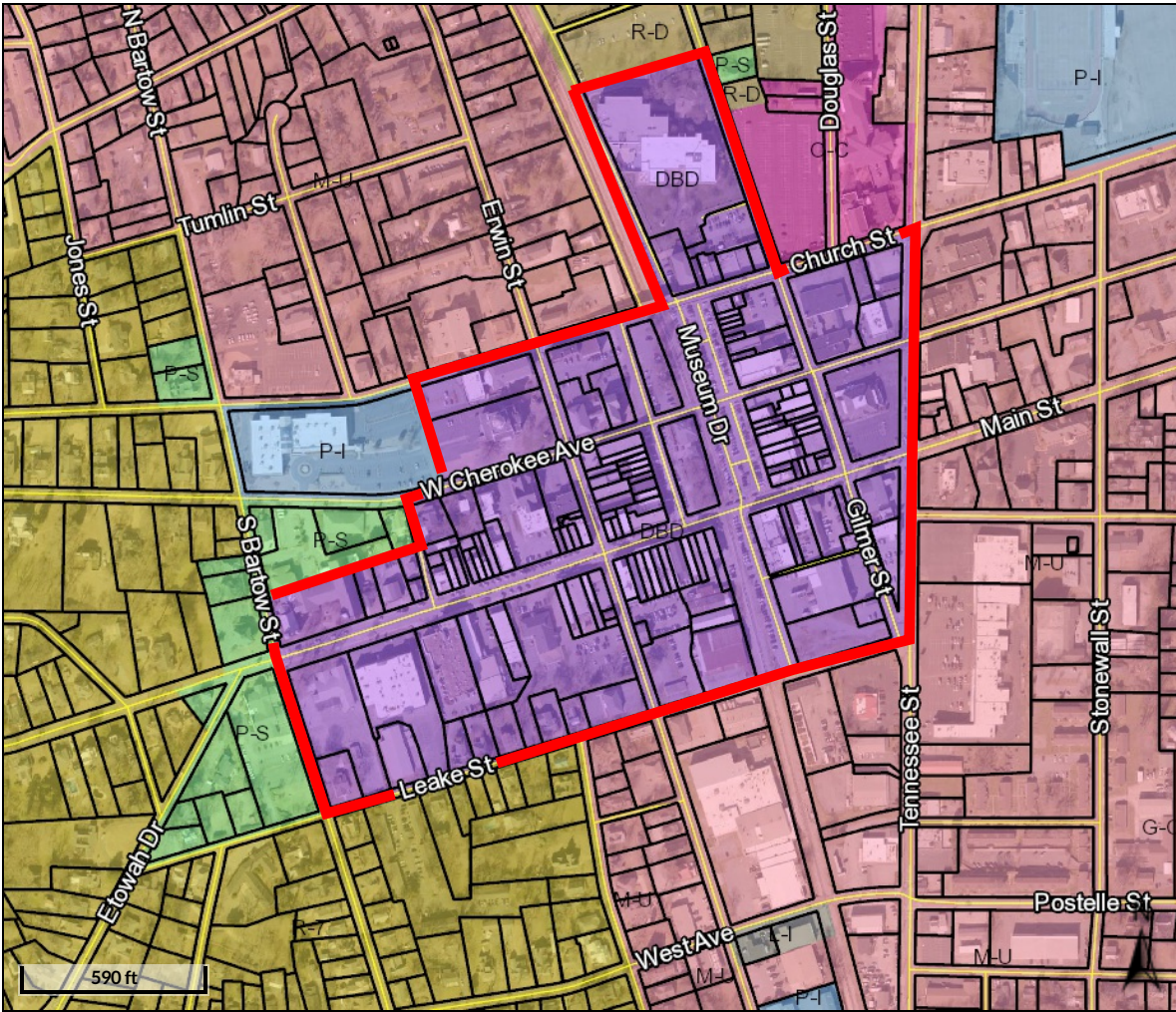
#### → 16.4.21 Planned Residential Project. ← ADD

- A. Allowable Districts: DBD
- B. Standards:
  - 1. Architectural renderings of the exterior elevations of the proposed project shall be provided as part of the application. If the project is utilizing an existing building and no changes are proposed to the exterior, no elevation drawings will be required. Renderings shall be part of the application, but final exterior elevations are subject to the requirements and approval of the Cartersville Historic Preservation Commission (HPC). Application to the HPC may occur concurrently with SU application.
  - 2. Application shall include a breakdown of residential units including but not limited to number of bedrooms, square footage, and overall density. Project may include mixed-use/commercial elements, but if so, shall be included in the plan's square footage breakdown.
  - 3. A minimum of one (1) parking space per residential unit is required unless other acceptable parking options are provided for in the application and plan. A parking plan is required.

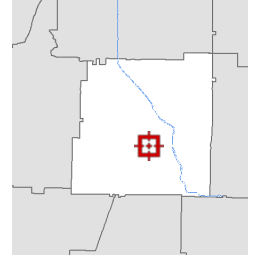


City of Cartersville



































Downtown Business District (DBD)

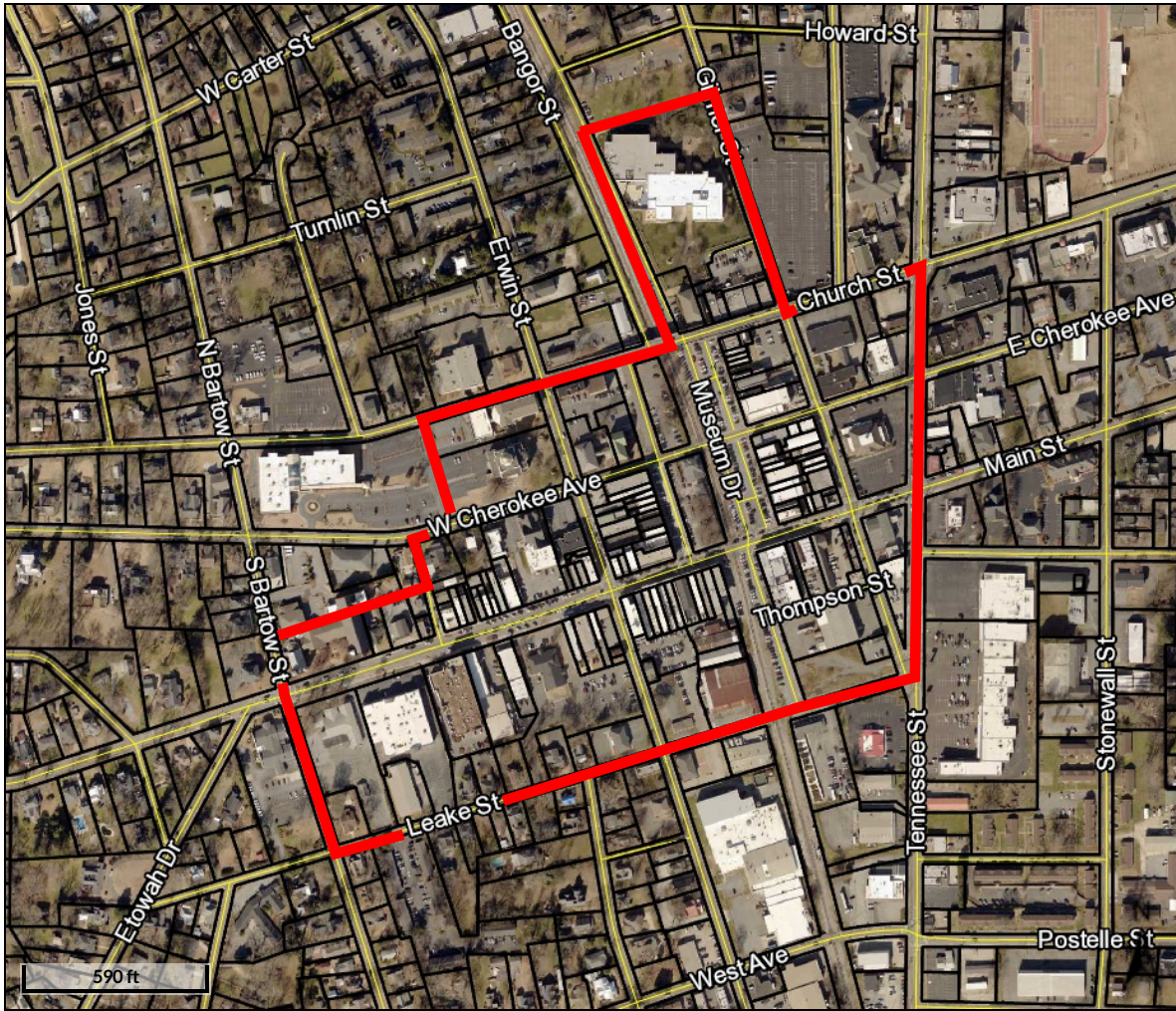


**Overview**

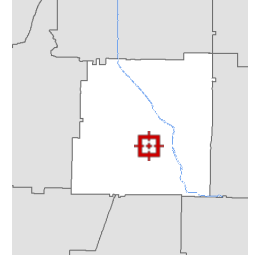


**Legend**

-  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\*
-  RSL



Overview



Legend

- Parcels
- Roads