

**ZONING & ANNEXATION SYNOPSIS**

Petition Number(s): AZ22-01

**APPLICANT INFORMATION AND PROPERTY DESCRIPTION**

**Applicant:** Parapet Partners, LLC  
**Representative:** Mike Howren  
**Location:** Litchfield Street (Tax ID No. 0072-0345-001)  
**Total Acreage:** 30.84 +/- (24.67 +/- to be annexed)

**LAND USE INFORMATION**

**Current Zoning:** County A-1 (Agriculture)  
**Proposed Zoning:** R-7 (Residential)  
**Proposed Use:** Single Family Residential

**Current Zoning of Adjacent Property:**

**North:** County A-1 Agriculture  
**South:** County A-1 Agriculture & County R-1 Residential  
**East:** City R-7 Residential  
**West:** County A-1 Agriculture & County R-8

**For All Tracts:**

**District:** 4<sup>th</sup>    **Section:** 3<sup>rd</sup>    **LL(S):** 304/345  
**Ward:** 5    **Council Member:** Gary Fox

**The Future Development Map designates the subject property as:** N/A. Adjacent properties to the east are Atco Mill Historic Village.

**The Future Land Use Map designates adjacent or nearby city properties as:** Low/Low-Medium Density Residential

## ANALYSIS

### **City Departments Reviews**

**Electric:** The Electric System takes no exception to the annexation of the two tracts. FYI, we would have the exclusive right to serve power to the Tract 2 properties. The Tract 1 properties on the other side of the railroad line would fall under Georgia Power's area to serve. Once annexed into the City, the City would be on the hook to pay GPC for the street lighting in that subdivision. I don't know if this had any bearing on anyone's decision, but I wanted to make it known. This is the same setup as Carter Grove and several other areas of the City. (D. Hampton).

**Fibercom:** Takes No Exception

**Fire:** No comments received

**Gas:** Takes No Exception.

**Planning and Development:** The majority of the lots on the concept plan are smaller than 7,000sf. The final number of lots may be less than currently proposed in order to meet the minimum area and dimensions for R-7 zoning unless the "Optional Density Bonus" is utilized per Sec. 6.5.3(N) of the R-7 zoning ordinance.

**Public Works:** No comments received.

**Water and Sewer:** No comments received. (Water and sewer service are provided in ATCO by the City)

**Cartersville School District:** No comments (updated 1-11-22)

**Bartow County:** No objections.

**Public comments:** None documented as of 1-4-21.

### **REQUEST SUMMARY: (updated 1-12-22).**

Applicant requests to annex 24 of 38 acres (+/-) of a property located adjacent to and west of Litchfield Street in ATCO. The parent tract is Tax ID 0072-0345-001. The portion of the property that is proposed to be annexed is bounded by the CSX railroad to the west and Litchfield St. to the east.

Applicant proposes (80) single family detached lots containing 3 and 4 bedroom units. The target price range is approx. \$250,000.

R-7 Residential zoning is requested for the parcel. The existing zoning is County A-1 (Agriculture).

City gas, electric, water, sewer and stormwater utilities are available in the area. **County sewer is also available in the area.**

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#### **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.**
- 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.**
- D. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*  
**The current A-1 zoning has a reasonable economic use as a residential use.**
- 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.**
- 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. (Low/ Low-Medium Density Residential)**
- 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.**

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 R-7 zoning.

**PLANNING COMMISSION RECOMMENDATION:**

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## Sec. 6.5. R-7 Single-family dwelling district.

6.5.1. *R-7 district scope and intent.* Regulations set forth in this section are the R-7 district regulations. The R-7 district encompasses lands devoted to higher density residential areas downtown, cluster developments adjacent to downtown, and closely related uses as further described in section 3.1.6 of this chapter.

6.5.2. *Use regulations.* Within the R-7 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:

- Accessory apartments (SU).\*
- Accessory buildings or uses.
- Amateur radio transmitter.
- Amenities (as defined by this chapter).
- Bed and breakfast inn (SU).\*
- Clubs or lodges (noncommercial) (SU).\*
- College and universities.
- Day care facilities (SU).\*
- Family day care.
- Group homes (SU).\*
- Guest house.
- Home occupations.
- Nursing home facilities (SU).\*
- Parks, private.
- Personal care homes (SU).\*
- Places of assembly (SU).\*
- Public utility facilities.
- Religious institutions (SU).\*
- Retirement centers (SU).\*
- Schools, private (SU).\*
- Single-family detached dwellings.

\* Special use approval required.

6.5.3. *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.
- B. *Front yard setback:* Twenty (20) feet.
- C. *Side yard setback:* Eight (8) feet.
- D. *Rear yard setback:* Twenty (20) feet.

- 
- E. *Minimum lot area:* Seven thousand (7,000) square feet.
  - F. *Minimum lot width at building line on noncul-de-sac lots:* Sixty (60) feet.
  - G. *Minimum lot frontage:* Thirty-five (35) feet adjoining a street.
  - H. *Minimum heated floor area:* Nine hundred (900) square feet.
  - I. *[Metal panel exterior.]* 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 R-7 district.
  - 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.
  - K. *[Front building facade.]* The front building facade of all principal buildings shall be oriented toward street fronts or adjacent arterial street fronts.
  - L. *Minimum open space requirements.* Proposed developments consisting of more than five (5) acres shall reserve a minimum of twenty (20) percent of the gross acreage of the site as open space with common areas provided.
  - M. *Accessory use, building, and structure requirements.* See section 4.9 of this chapter.
  - N. *Optional density bonus.* Proposed developments may contain lots with minimum areas of five thousand (5,000) square feet if one (1) of the following items is met:
    - 1. Submittal of an affidavit certifying that all units will meet certification standards of the EarthCraft House certification program or will be LEED certified homes.
    - 2. Submittal of an affidavit certifying that all units will be clad with exterior finishes of brick, stone, or hard-coat stucco on sixty-seven (67) percent or more of wall surfaces and one hundred (100) percent architectural roofing shingles.
    - 3. A donation of land to the City of Cartersville for one (1) of the following: community greenway facility including surface trails if directly accessible from the development, or a neighborhood park with public access. In either case, the minimum total area to be donated shall be ten (10) percent of the total acreage of the property. All legally necessary documents, including, but not limited to, a property deed to convey land to the City of Cartersville, shall be completed at time of approval of any final plats.
  - O. *Guest house.* In addition to standards required in this chapter, the following standards shall be met for a guest house:
    - 1. No more than one (1) guest house structure per lot.
    - 2. A minimum lot size of fifteen thousand (15,000) square feet shall be required.
    - 3. A guest house shall be occupied by relatives, employees that work on the property, or guests only.
    - 4. Heated floor area shall not exceed fifty (50) percent of the heated floor area of the principal building.
    - 5. A guest house structure shall comply with the principal setbacks of the district.
    - 6. A guest house shall not be allowed in the front yard.
    - 7. A guest house shall not exceed the height of the principal building on the lot.

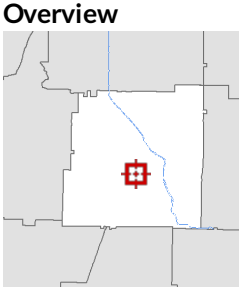
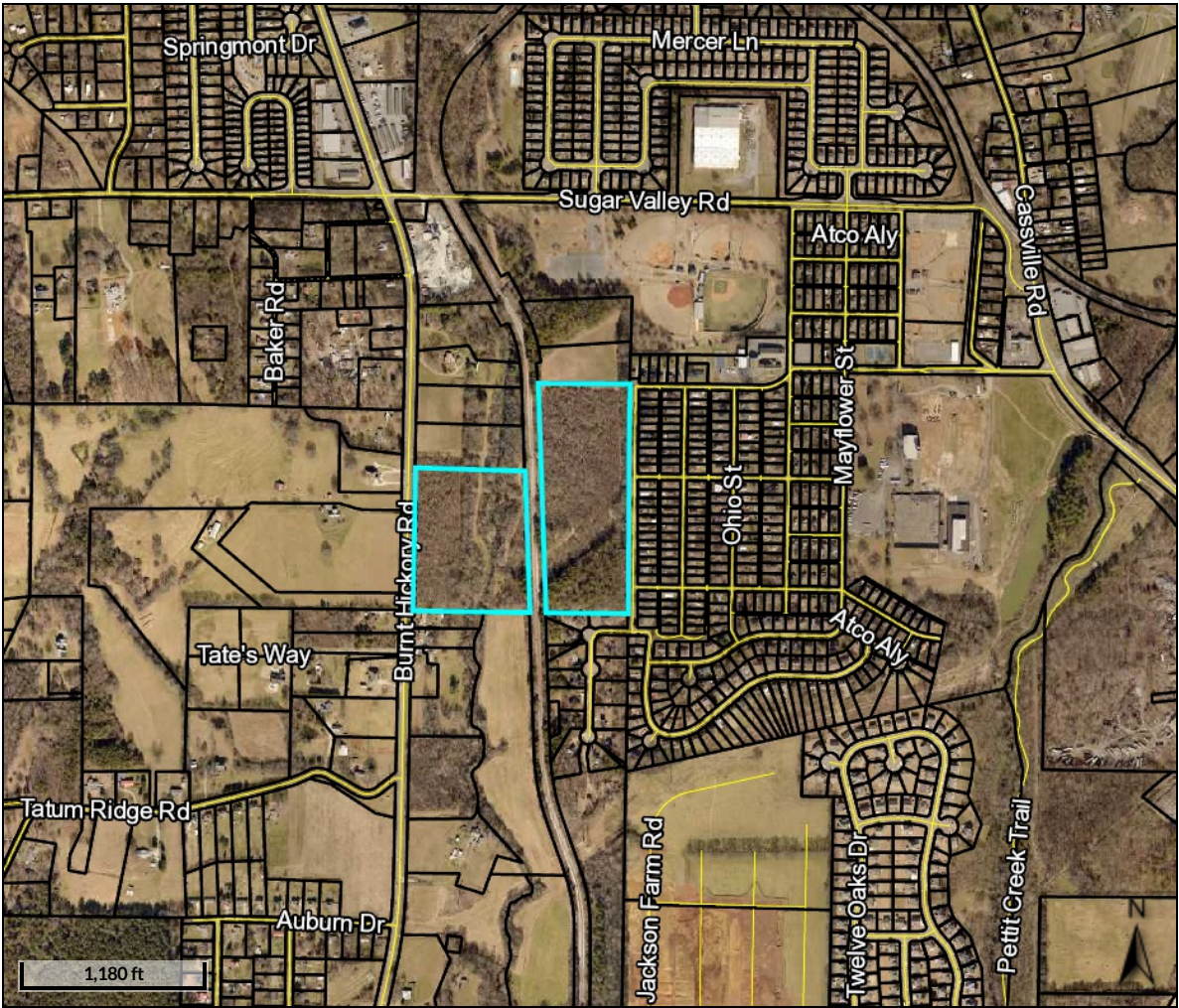
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8. Requires owner-occupancy of the principal building on the lot.

6.5.4. *Other regulations.* The headings below contains additional, but not necessarily all, provisions applicable to uses allowed in the R-7 district.

- City of Cartersville Landscaping Ordinance.
- City of Cartersville Sign Ordinance.

(Ord. No. 01-13, § 3, 1-3-13)



**Legend**  
 Parcels  
 Roads

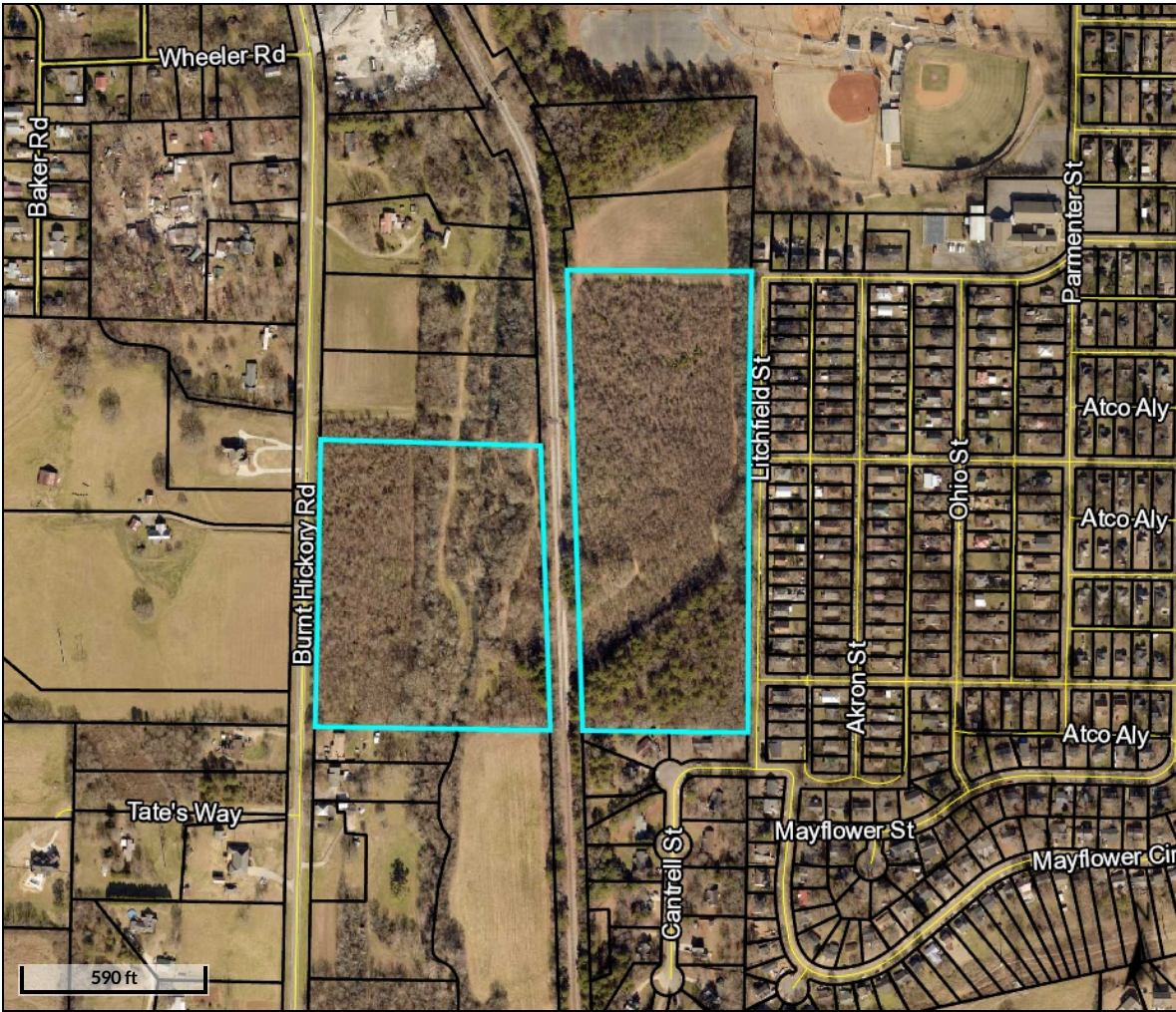
<b>Parcel ID</b>	0072-0345-001	<b>Alternate ID</b>	18846	<b>Owner Address</b>	GREENE JAMES & DEWEY
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Agricultural		282 WADDINGTON RD
<b>Property Address</b>	BURNT HICKORY RD	<b>Acreeage</b>	30.84		BLAIRSVILLE, GA 30512
<b>District</b>	Bartow County				
<b>Brief Tax Description</b>	LL 303 304 & 345 D 4				

(Note: Not to be used on legal documents)

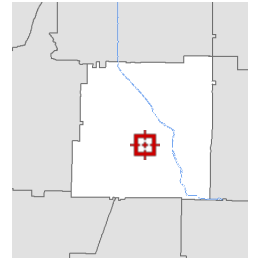
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Developed by 





**Overview**



**Legend**

-  Parcels
-  Roads

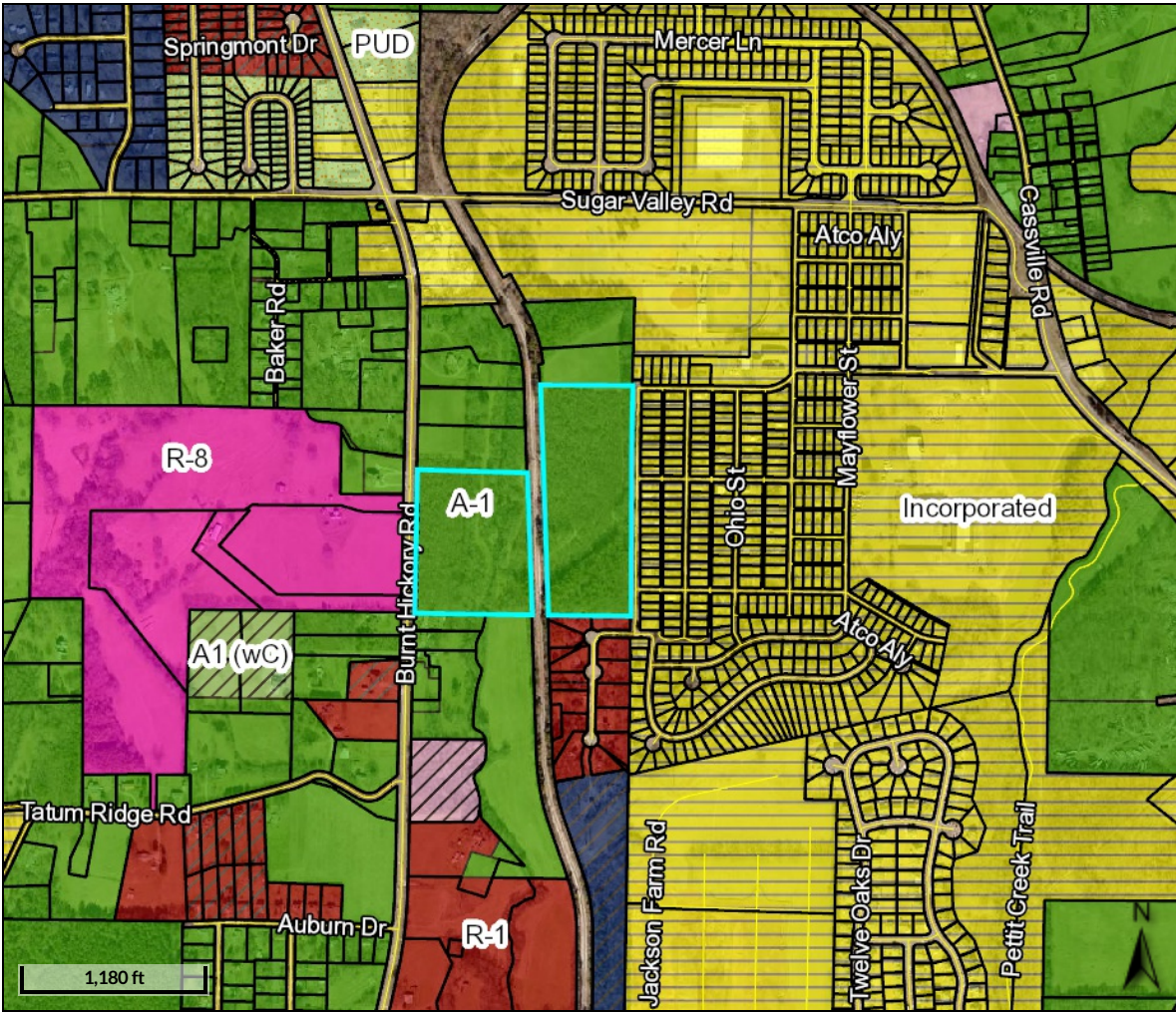
<b>Parcel ID</b>	0072-0345-001	<b>Alternate ID</b>	18846	<b>Owner Address</b>	GREENE JAMES & DEWEY
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Agricultural		282 WADDINGTON RD
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<b>District</b>	Bartow County				
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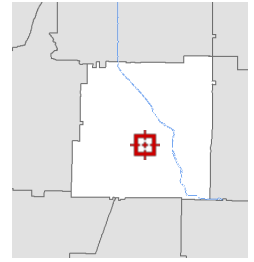
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 GEOSPATIAL





Overview



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
- OI (wc)
- OICU
- PUD
- PUD (wc)
- PUDCU
- R-1
- R-2
- R-3
- R-4
- R-7
- R-8
- R-8 w/c
- R-1 (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

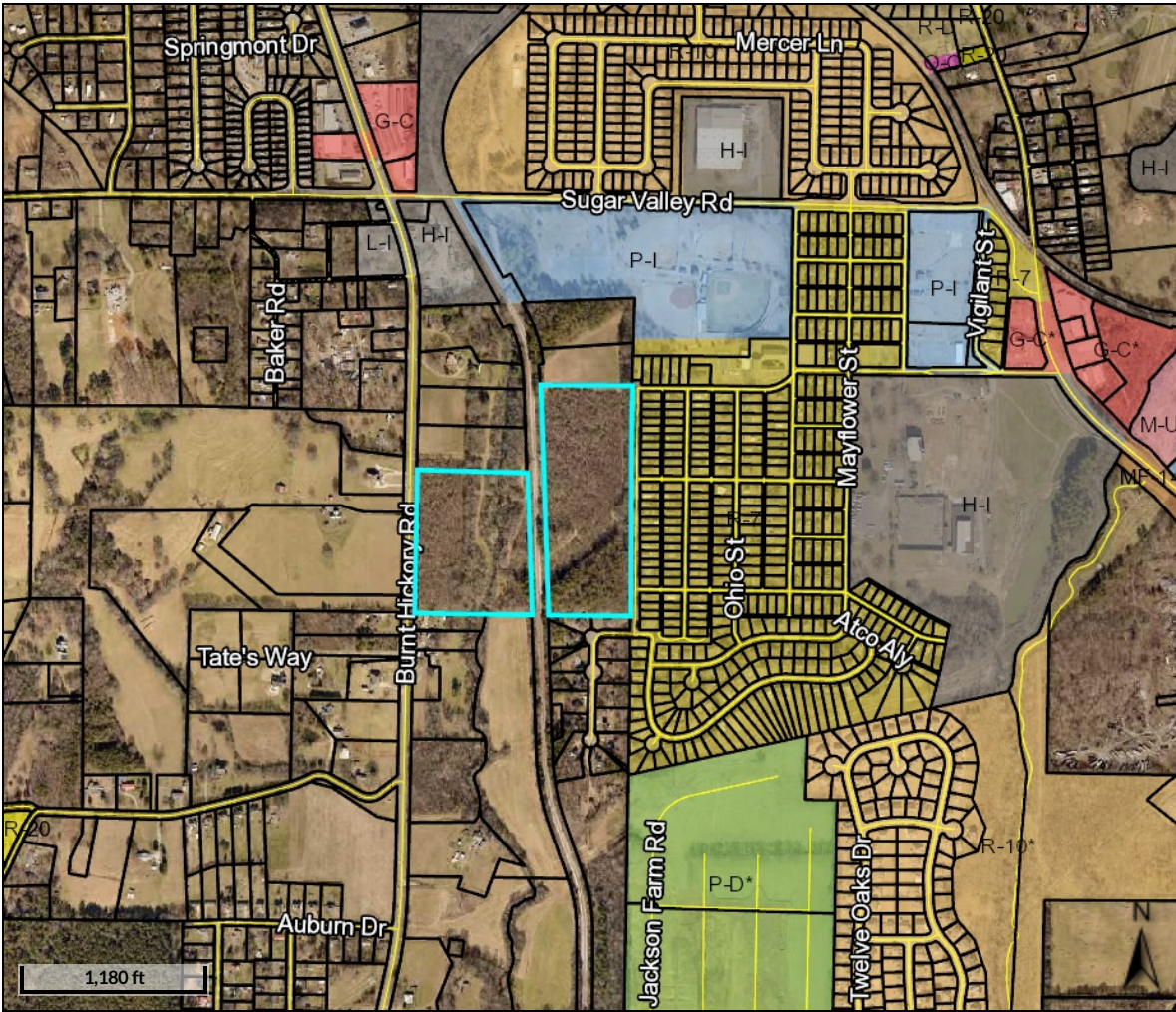
**Parcel ID** 0072-0345-001 **Alternate ID** 18846  
**Sec/Twp/Rng** n/a **Class** Agricultural  
**Property Address** BURNT HICKORY RD **Acreage** 30.84  
**District** Bartow County  
**Brief Tax Description** LL 303 304 & 345 D 4  
(Note: Not to be used on legal documents)

**Owner Address** GREENE JAMES & DEWEY  
 282 WADDINGTON RD  
 BLAIRSVILLE, GA 30512

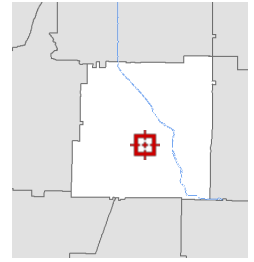
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**Overview**



**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

Parcel ID 0072-0345-001  
 Sec/Twp/Rng n/a

Alternate ID 18846  
 Class Agricultural

Owner Address GREENE JAMES & DEWEY  
 282 WADDINGTON RD

**Property Address** BURNT HICKORY RD      **Acreage** 30.84  
**District** Bartow County  
**Brief Tax Description** LL 303 304 & 345 D 4  
**(Note: Not to be used on legal documents)**

BLAIRSVILLE, GA 30512

Date created: 1/4/2022  
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GEOSPATIAL



# BARTOW COUNTY

**Steve Taylor**, Sole Commissioner

December 7, 2021

Mr. David Hardegree  
City of Cartersville  
Planning and Development Department  
2<sup>nd</sup> Floor, City Hall  
10 N. Public Square  
Cartersville, GA 30120

RE: Request by Parapet Partners, LLC  
to annex approximately 24 acres of a 38 acre tract  
of Tax Parcel # 0072-0345-001  
located on Litchfield Street in ATCO

Dear David:

This office has reviewed the above referenced annexation request and finds no objection to the application. The property is currently zoned A-1 (Agriculture) and is identified on the County's Future Land Use Map as Agricultural.

Please be advised that, pursuant to O.C.G.A. §36-36-7, there may exist county water and/or sewer lines within the area proposed to be annexed.

Also, be advised that the City will be responsible for maintenance of that portion of the roadway, where as a result of this annexation, property on both sides of the road is now within the city limits.

Sincerely,

A handwritten signature in blue ink that reads "Steve Taylor".

**STEVE TAYLOR**  
Bartow County Commissioner

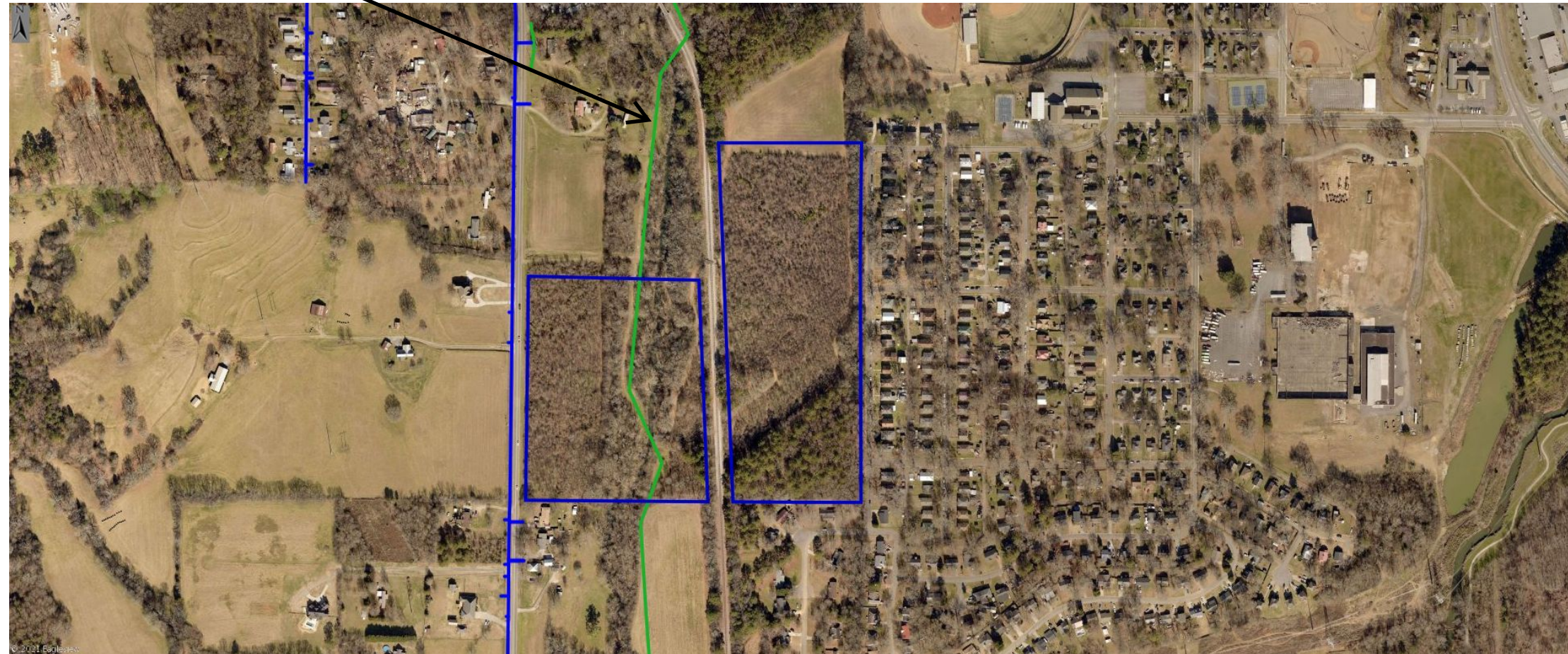
CB/kg

- c. Brandon Johnson, Community Development
- Richard Osborne, Zoning
- Joe Sutton, Bartow County Road Department
- Cheryl Billard, Voter Registration
- Jarrold Roberts, Tax Assessor
- Melissa Lasebikan, GIS Department



# AZ22-01. County Sewer Line

County Sewer  
Line (Green)





**Application for Annexation/ Zoning**  
City of Cartersville

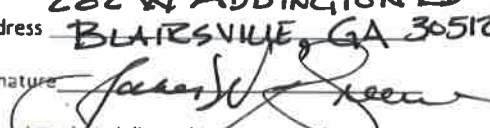

Case Number: AZ 22-01  
Date Received: 11/22/21


**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 PARAPET PARTNERS, LLC (printed name) Office Phone 770-382-8585  
Address 1310 HWY 411 NE Mobile/ Other Phone 770-855-3905  
City CARTERSVILLE State GA Zip 30121 Email msh@storagekey.com  
MIKE HOWREN Phone (Rep) SAME  
Representative's printed name (if other than applicant) Email (Rep) SAME  
 Representative Signature  Applicant Signature  
Signed, sealed and delivered in presence of: My commission expires: 01-09-24  
 Notary Public



\* Titleholder JAMES W GREENE (titleholder's printed name) Phone 770-359-8651  
Address 282 W ADDINGTON RD BLAIRSVILLE, GA 30512 Email jgreene33@windstream.net  
Signature   
Signed, sealed, delivered in presence of: My commission expires: 4-21-24  
 Notary Public



Present Zoning District A-1 Requested Zoning R-7  
Acreage 24.671 Land Lot(s) 304/345 District(s) 4<sup>th</sup> Section(s) 3<sup>rd</sup>  
Location of Property: BACKSIDE OF LITCHFIELD ST.  
(street address, nearest intersections, etc.)  
Reason for Rezoning Request: TO DEVELOP INTO A SINGLE FAMILY NEIGHBORHOOD  
  
(attach additional statement as necessary)

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



**Application for Annexation/ Zoning**  
**City of Cartersville**

Case Number: AZ 22-01  
 Date Received: 11/22/21

**Public Hearing Dates:**

Planning Commission \_\_\_\_\_ 1<sup>st</sup> City Council \_\_\_\_\_ 2<sup>nd</sup> City Council \_\_\_\_\_  
 5:30pm 7:00pm 7:00pm

Applicant: PARAPET PARTNERS, LLC Office Phone 770-382-5525  
(printed name)  
 Address 1310 HWY 411 NE Mobile/ Other Phone 770-855-3905  
 City CARTERSVILLE State GA Zip 30121 Email msk@seorangekey.com  
MIKE HOWREN Phone (Rep) SAME  
 Representative's printed name (if other than applicant) Email (Rep) SAME  
[Signature] Representative Signature [Signature] Applicant Signature  
 Signed, sealed and delivered in presence of: \_\_\_\_\_ My commission expires \_\_\_\_\_  
 \_\_\_\_\_  
 Notary Public

\* Titleholder: JAMES W GREENE Phone 770-359-8651  
(titleholder's printed name)  
 Address 282 W ADDINGTON RD  
BLAIRSVILLE, GA 30512 email jgreene53@windstream.net  
 Signature [Signature]  
 Signed, sealed, delivered in presence of: \_\_\_\_\_ My commission expires: 4-21-24  
[Signature]  
 Notary Public



Present Zoning District A-1 Requested Zoning R-7  
 Acreage 24.671 Land Lot(s) 304/345 District(s) 4<sup>th</sup> Section(s) 3<sup>rd</sup>  
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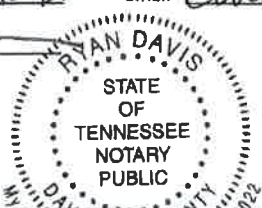
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City of Cartersville

Case Number: AZ 22-01  
Date Received: 11/22/21

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Planning Commission \_\_\_\_\_ 1<sup>st</sup> City Council \_\_\_\_\_ 2<sup>nd</sup> City Council \_\_\_\_\_  
5:30pm 7:00pm 7:00pm

Applicant PARAPET PARTNERS, LLC Office Phone 770-382-8585  
(printed name)  
Address 1310 HWY 411 NE Mobile/ Other Phone 770-855-3905  
City CARTERSVILLE State GA Zip 30121 Email msh@seoragekey.com  
MIKE HOWREN Phone (Rep) SAME  
Representative's printed name (if other than applicant) Email (Rep) SAME  
[Signature] Representative Signature [Signature] Applicant Signature  
Signed, sealed and delivered in presence of: My commission expires:  
\_\_\_\_\_  
Notary Public

\* Titleholder Dwight A. Greene Phone 615 388 6655  
(titleholder's printed name)  
Address 9307 Colburn Dr. Email dwenygreene@gmail.com  
Signature [Signature]  
Signed, sealed, delivered in presence of: My commission expires: March 8, 2022  
[Signature] Notary Public  


Present Zoning District A-1 Requested Zoning R-7  
Acreage 24.671 Land Lot(s) 304/345 District(s) 4<sup>th</sup> Section(s) 3<sup>rd</sup>  
Location of Property: BACKSIDE OF LITCHFIELD ST.  
(street address, nearest intersections, etc.)  
Reason for Rezoning Request: TO DEVELOP INTO A SINGLE FAMILY NEIGHBORHOOD  
\_\_\_\_\_  
(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: AZ 22-01

Tax Map Parcel(s) # <u>0072-0345-001</u>	Voting Ward(s) <u>5</u>
Current Land Use <u>AG</u>	Current Zoning <u>A-1 (UNDEV.)</u>
Proposed Land Use <u>RES.</u>	Proposed Zoning <u>R-7</u>
Number of Dwelling Units <u>UNDEV.</u>	Number of Occupants _____
Owner Occupied? Yes _____ No _____	
Number of School-aged Children _____	Grade Level(s) of School-aged Children _____
School(s) to be attended: <u>City of Cartersville</u>	
<b>Current Utility Service Providers (Check Service provider or list if Other)</b>	
Water: <input checked="" type="checkbox"/> City _____ County _____ Well/ Other _____	
Sewer: _____ City <input checked="" type="checkbox"/> County _____ Septic/ Other _____	
Natural Gas: <input checked="" type="checkbox"/> City <u>* IF NEEDED</u> _____ 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/ zoning 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.

11/22/21  
Date

\_\_\_\_\_  
Georgia f  (Seal)

**ZONING ADMINISTRATOR:**

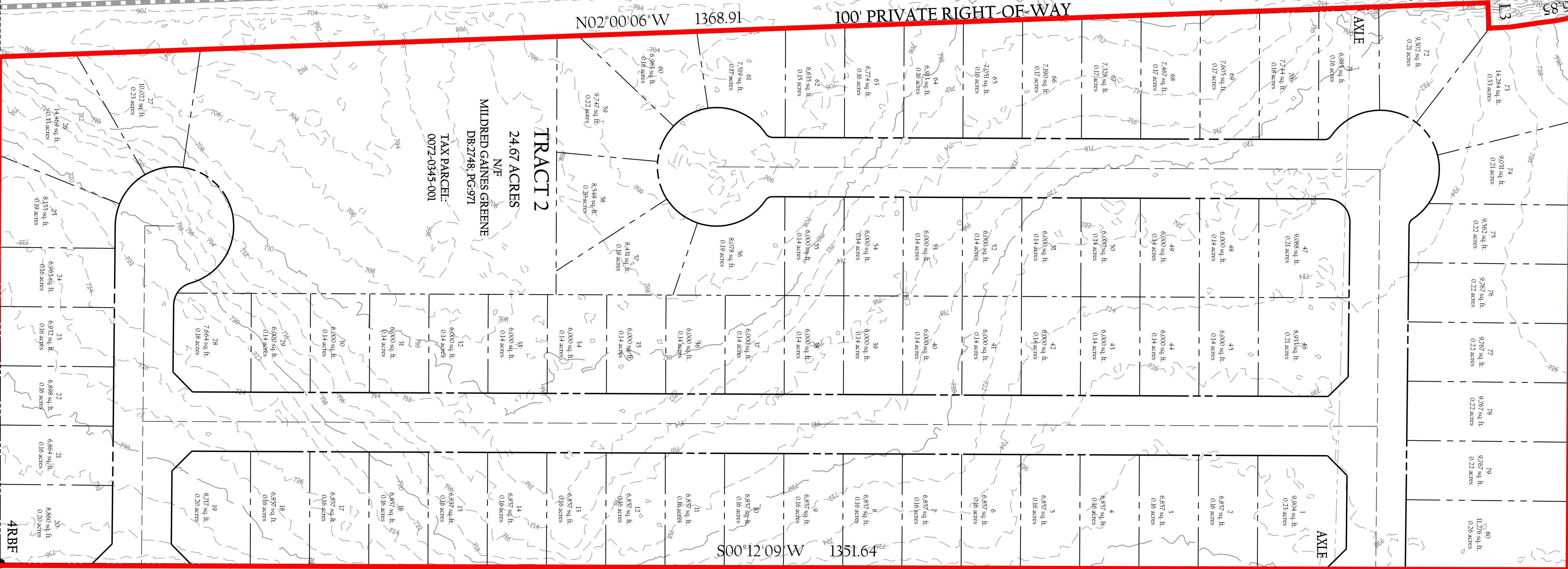
1. Case Number: AZ 22-01
2. Yes  No

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? Yes  
11/22/21 Date  Zoning Administrator



**PROPOSED  
SUBDIVISION**



**TRACT 1**  
1400 ACRES

**TRACT 2**  
24.67 ACRES

**LITCHFIELD STREET (ONE WAY)**  
VARIABLE PUBLIC RIGHT-OF-WAY

**CSX RAILROAD**  
100' PRIVATE RIGHT-OF-WAY

**COTTAGE LEASING, INC.**  
N/E  
DB:1123; PG:58  
TAX PARCEL:  
C026-0018-004

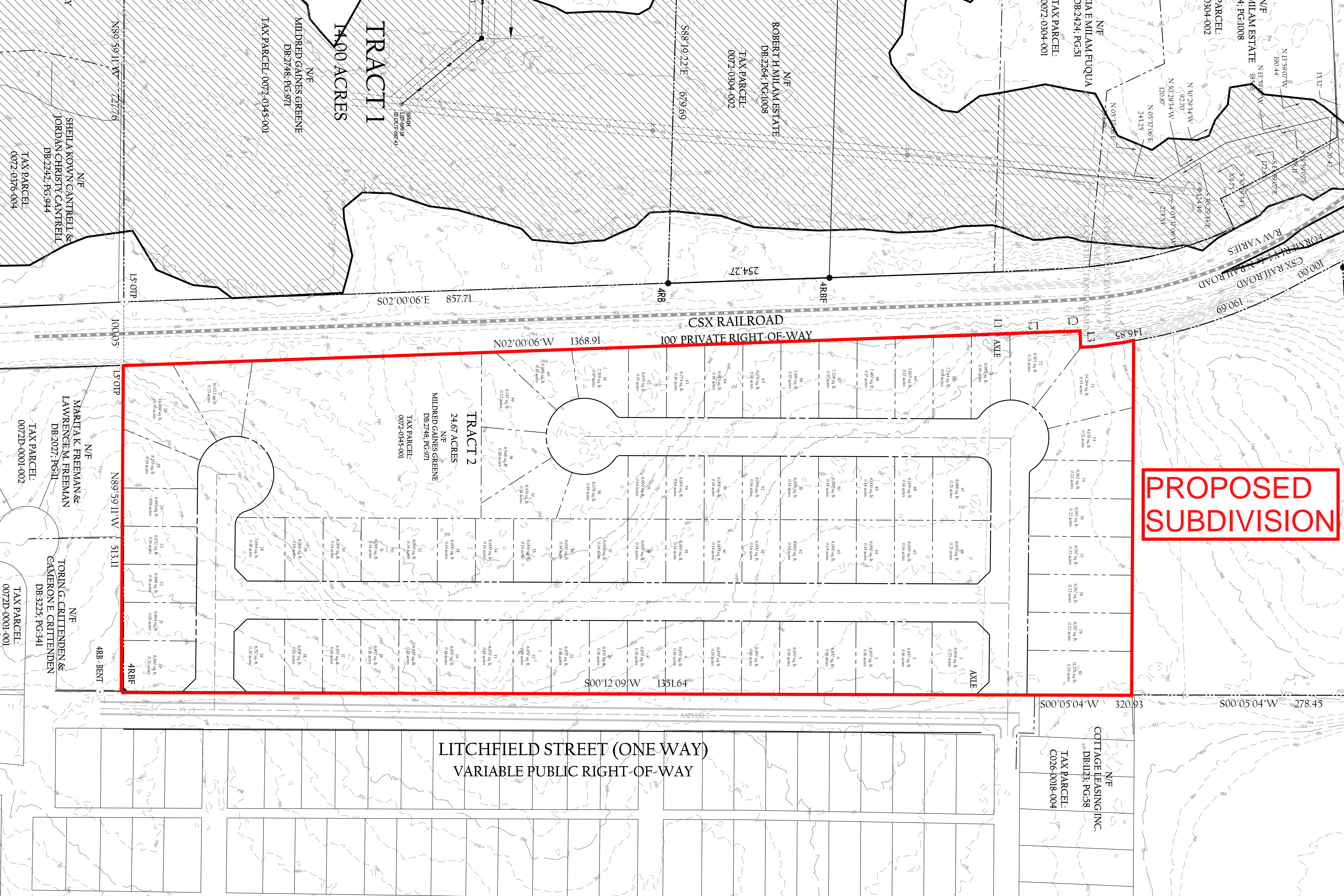






Image taken  
12-27-21.  
Litchfield Dr. at  
Wingfoot Trail.



Image taken  
12-22-21.  
Litchfield Dr. at  
Pathfinder St.







Image taken  
12-22-21.  
Litchfield Dr. at  
Pathfinder St.  
Looking South.



Image taken  
12-22-21.  
Litchfield Dr. at  
Pathfinder St.  
Looking North.