

# MEMO

To: Planning Commission, Mayor & Council, City attorney  
 From: Randy Mannino and David Hardegree  
 Date: March 31, 2021  
 Re: Zoning Map Amendment ZMA21-01

This is the annual re-adoption of the official zoning map of the City of Cartersville. It includes the annexation/ de-annexations and zoning actions approved by City Council in the last 11 months. Map corrections are also included and explained below. The last zoning map adoption was June 4<sup>th</sup>, 2020.

**Zoning Update Summary**

|         |                                    |                   |                |
|---------|------------------------------------|-------------------|----------------|
| AZ20-01 | 5450 Hwy 20(CBCC)                  | G-C/ Deannex.     | Acreage: 1.67  |
| AZ20-02 | C120-0001-002. Bates Rd            | P-D/ Deannex.     | Acreage: 55.23 |
| AZ20-04 | South of 175 Main St. Market Place | Annex./ MF-14     | Acreage: 1.95  |
| AZ21-01 | 24 Royal Lake Cove                 | Annex./ R-20      | Acreage: 3.11  |
| AZ21-02 | 16,18,20 Royal Lake Cove           | Annex./ R-20      | Acreage: 4.28  |
| Z20-01  | 26 Overlook Pkwy.                  | G-C/R-20 to MF-14 | Acreage: 27.71 |
| Z20-02  | 1220 Hwy 113                       | O-C to G-C        | Acreage: 0.91  |
| Z20-03  | 175 Main St. Market Place          | G-C to MF-14      | Acreage: 16.78 |
| Z20-04  | Center Rd/ Hwy 113                 | R-20 to MF-14     | Acreage: 50.00 |

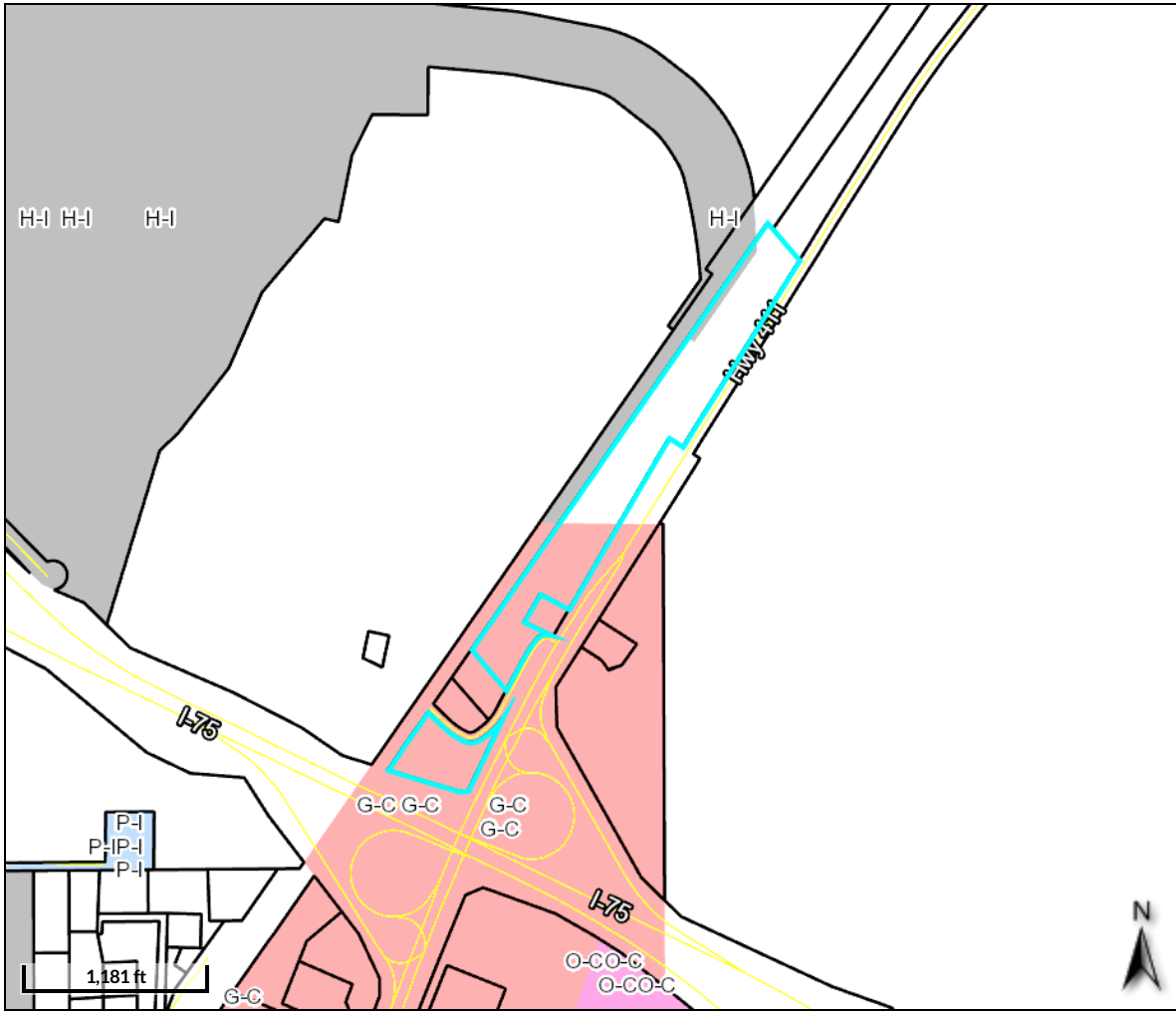
**Zoning District Boundary Line Corrections:**

| Street number | Street name                 | current zoning | Proposed zoning | Notes  |
|---------------|-----------------------------|----------------|-----------------|--|
| 2369          | Hwy 411                     | G-C            | G-C             | Extend G-C shading to north property line  |
| 1350          | JFH Pkwy                    | G-C/ H-I       | G-C             | Extend G-C shading to entire parcel  |
| 1364          | JFH Pkwy                    | G-C/ H-I       | G-C             | Extend G-C shading to entire parcel  |
| 102           | Pyron Ct                    | L-I/G-C        | G-C             | Extend L-I shading to east property line   |
| 5 & 11        | Charlie Harper Dr.          | O-C/ G-C       | G-C             | Remove O-C shading. Make all Village Hill development G-C. Approved by Mark Harris, owner rep, on behalf of owner, 3-16. Confirmed 3-18. |
| 1261          | West Ave.                   | Out/ G-C       | Out             | Remove G-C shading from all of Uninc. parcel   |
| ---           | 0078-0048-002 & -004 Hwy 20 | GC             | Out             | Remove city zoning on these two County parcels at CBCC driveway. Never in City.  |

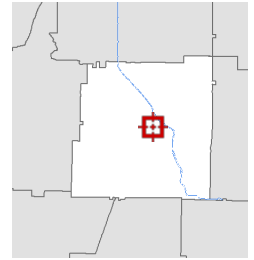
 **Black circles on map define locations where map revisions occurred.**



# ZONING DISTRICT DRAFTING CORRECTIONS



Overview



Parcel ID C052-0002-003  
 Sec/Twp/Rng n/a  
 Property Address 2369 HWY 411

Alternate ID 36472  
 Class Industrial  
 Acreage 11.37

Owner Address FOXFIELD BARTOW LLC  
 1000 WILLIAM HILTON PARKWAY  
 SUITE C-6  
 HILTON HEAD, SC 29928

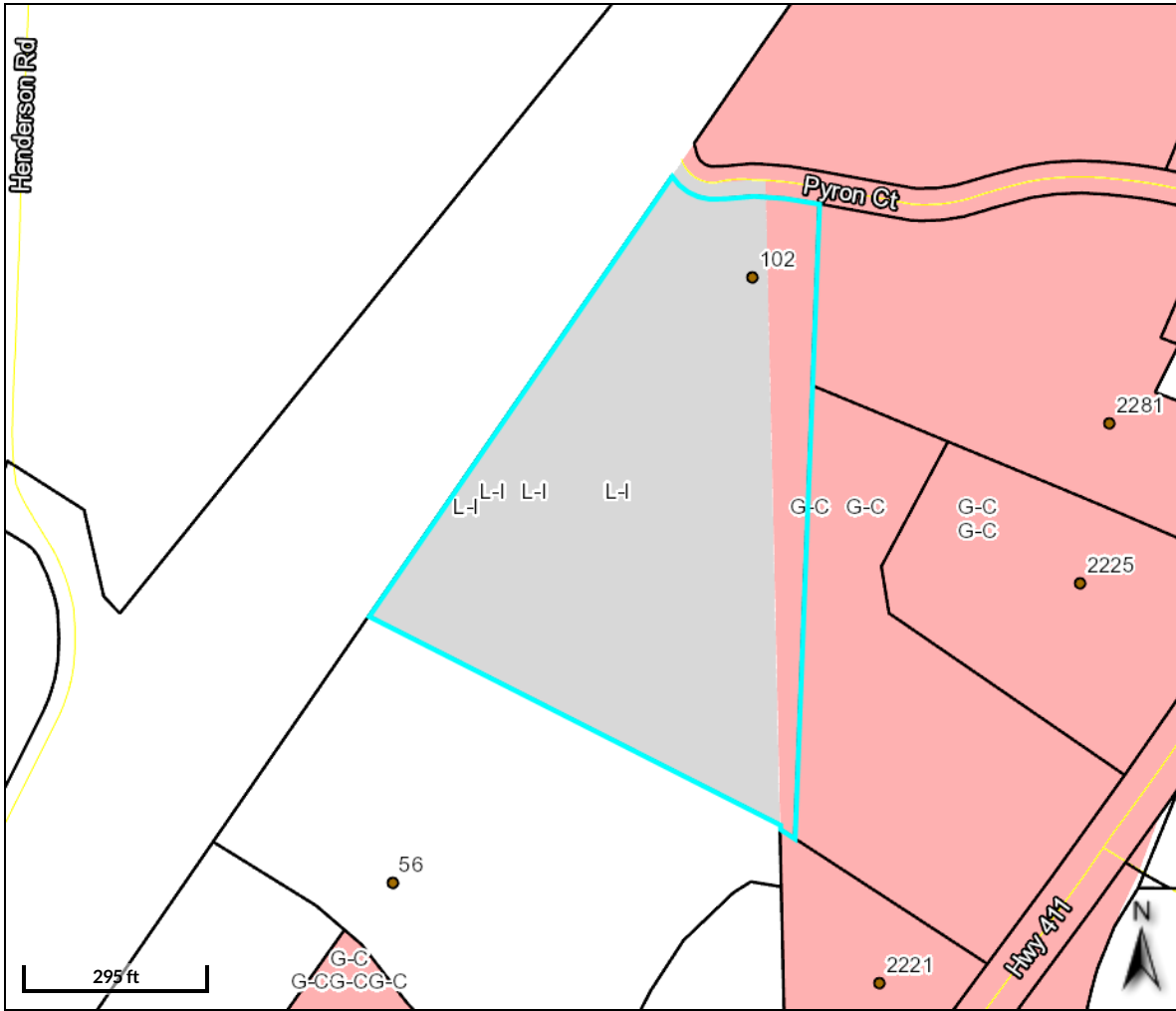
District Cartersville  
 Brief Tax Description LL239-266 LD5

**(Note: Not to be used on legal documents)**

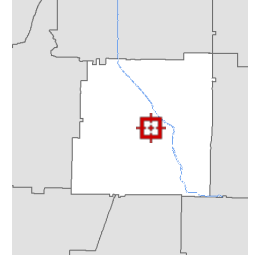
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# ZONING DISTRICT DRAFTING CORRECTIONS



Overview

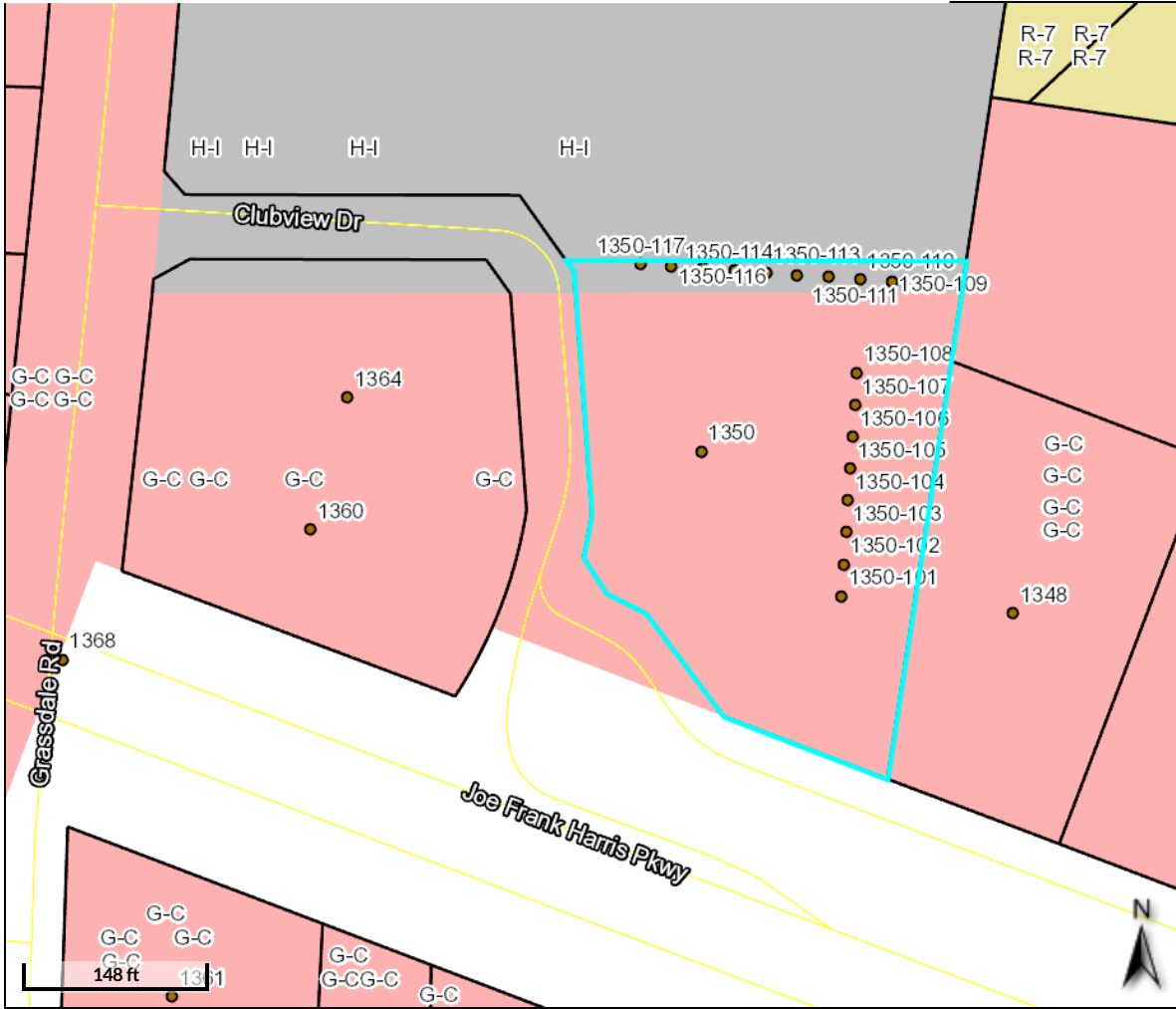


|                       |  |              |            |               |                        |
|-----------------------|--|--------------|------------|---------------|------------------------|
| Parcel ID             | C049-0003-007                                    | Alternate ID | 20089      | Owner Address | SPANG PROPERTIES LLC   |
| Sec/Twp/Rng           | n/a  | Class        | Industrial |               | 102 PYRON COURT NE     |
| Property Address      | 102 PYRON CT                                     | Acreage      | 8.39       |               | CARTERSVILLE, GA 30121 |
| District              | Cartersville                                     |              |            |               |                        |
| Brief Tax Description | LL 238LD 5                                       |              |            |               |                        |
|                       | <b>(Note: Not to be used on legal documents)</b> |              |            |               |                        |

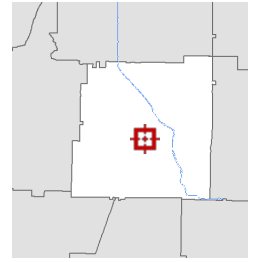
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# ZONING DISTRICT DRAFTING CORRECTIONS



Overview



|                       |                            |              |            |               |                        |
|-----------------------|----------------------------|--------------|------------|---------------|------------------------|
| Parcel ID             | C082-0002-095              | Alternate ID | 37562      | Owner Address | GARY HOWREN CONST INC  |
| Sec/Twp/Rng           | n/a                        | Class        | Commercial |               | P O BOX 200125         |
| Property Address      | 1350 JOE FRANK HARRIS PKWY | Acreeage     | 2.83       |               | CARTERSVILLE, GA 30120 |
| District              | Cartersville               |              |            |               |                        |
| Brief Tax Description | LL 18 55 D 4               |              |            |               |                        |

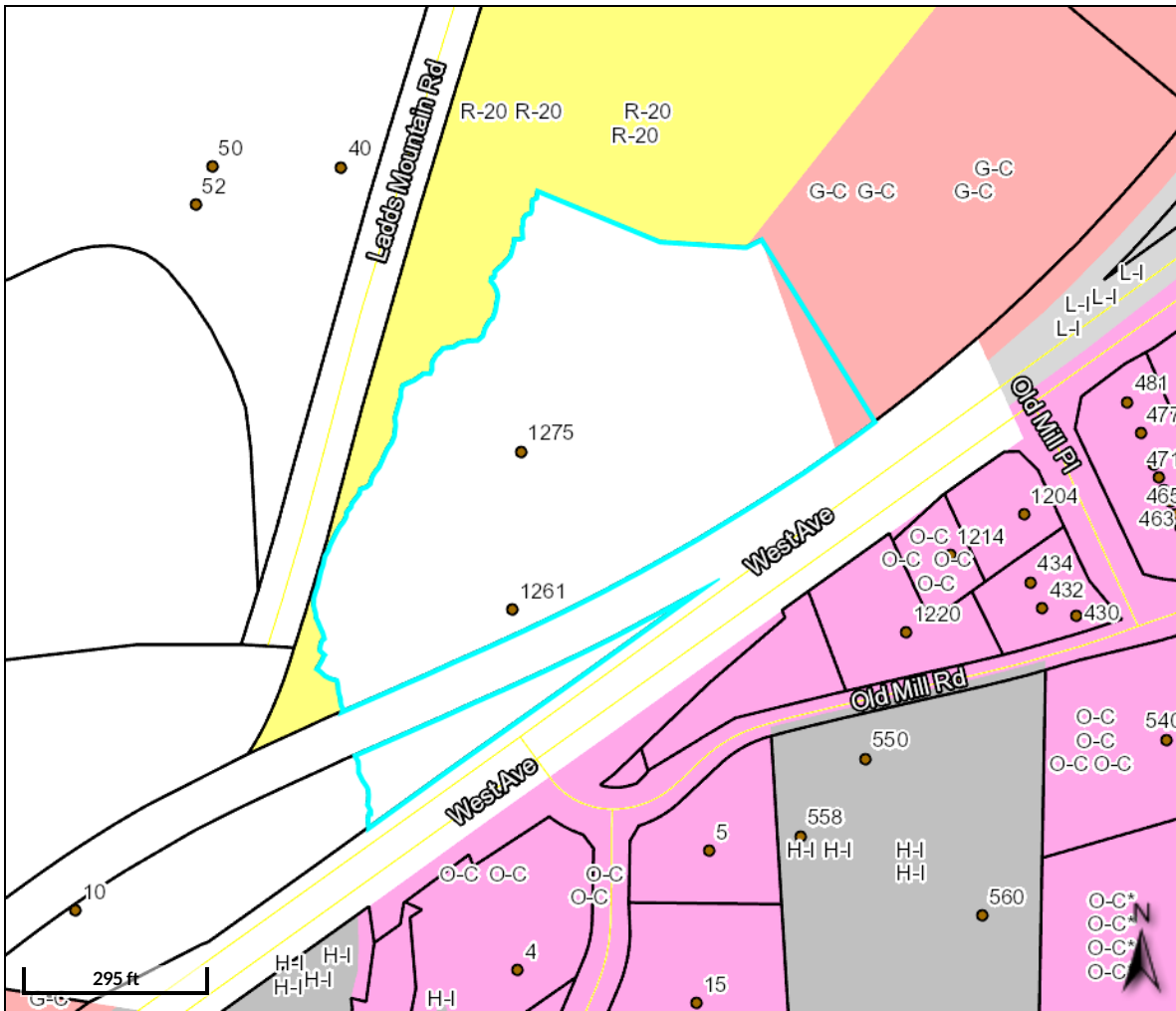
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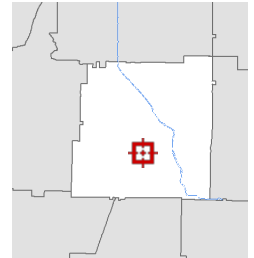




# ZONING DISTRICT DRAFTING CORRECTIONS



### Overview

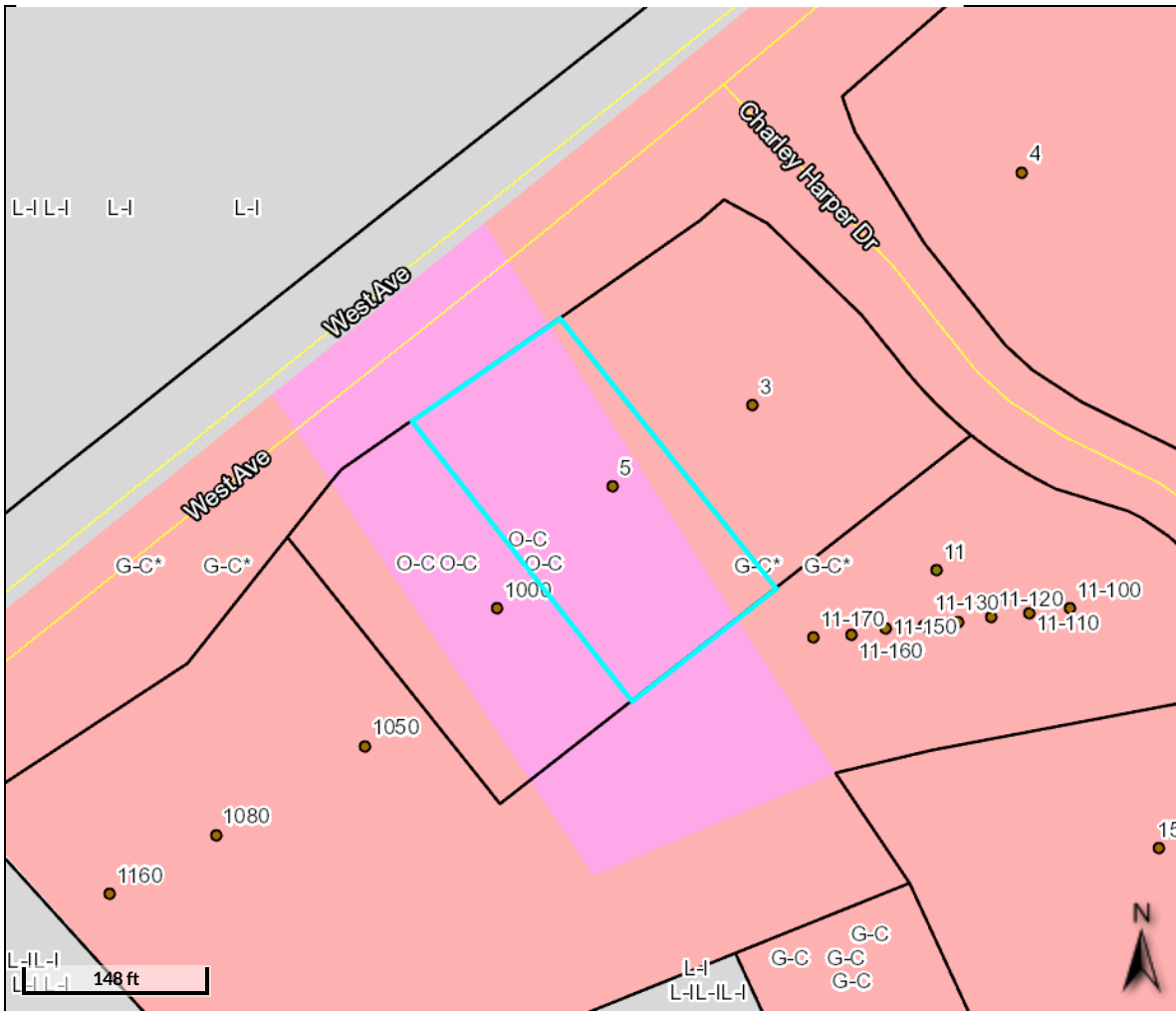


|                       |  |              |            |               |                        |
|-----------------------|--|--------------|------------|---------------|------------------------|
| Parcel ID             | 0072-0634-001                                    | Alternate ID | 18892      | Owner Address | JOHNSON H F JR LLC     |
| Sec/Twp/Rng           | n/a  | Class        | Commercial |               | 1261 WEST AVE          |
| Property Address      | 1261 WEST AVE                                    | Acreage      | 7.35       |               | CARTERSVILLE, GA 30120 |
| District              | Bartow County                                    |              |            |               |                        |
| Brief Tax Description | LL 663, 634 LD 4 Styles Auto Care                |              |            |               |                        |
|                       | <b>(Note: Not to be used on legal documents)</b> |              |            |               |                        |

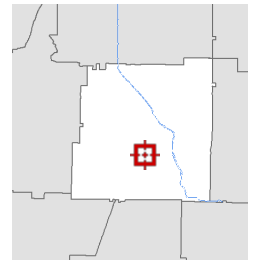
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# ZONING DISTRICT AMENDMENT



Overview



|                       |  |              |            |               |                           |
|-----------------------|--|--------------|------------|---------------|---------------------------|
| Parcel ID             | C022-0004-024                                    | Alternate ID | 34901      | Owner Address | VILLAGE HILL ECKSTEIN LLC |
| Sec/Twp/Rng           | n/a  | Class        | Commercial |               | 60 BROAD STREET STE 3503  |
| Property Address      | 5 CHARLEY HARPER DR                              | Acreage      | 0.88       |               | NEW YORK, NY 10004        |
| District              | Cartersville                                     |              |            |               |                           |
| Brief Tax Description | Lot 3B Taco Bell                                 |              |            |               |                           |
|                       | <b>(Note: Not to be used on legal documents)</b> |              |            |               |                           |

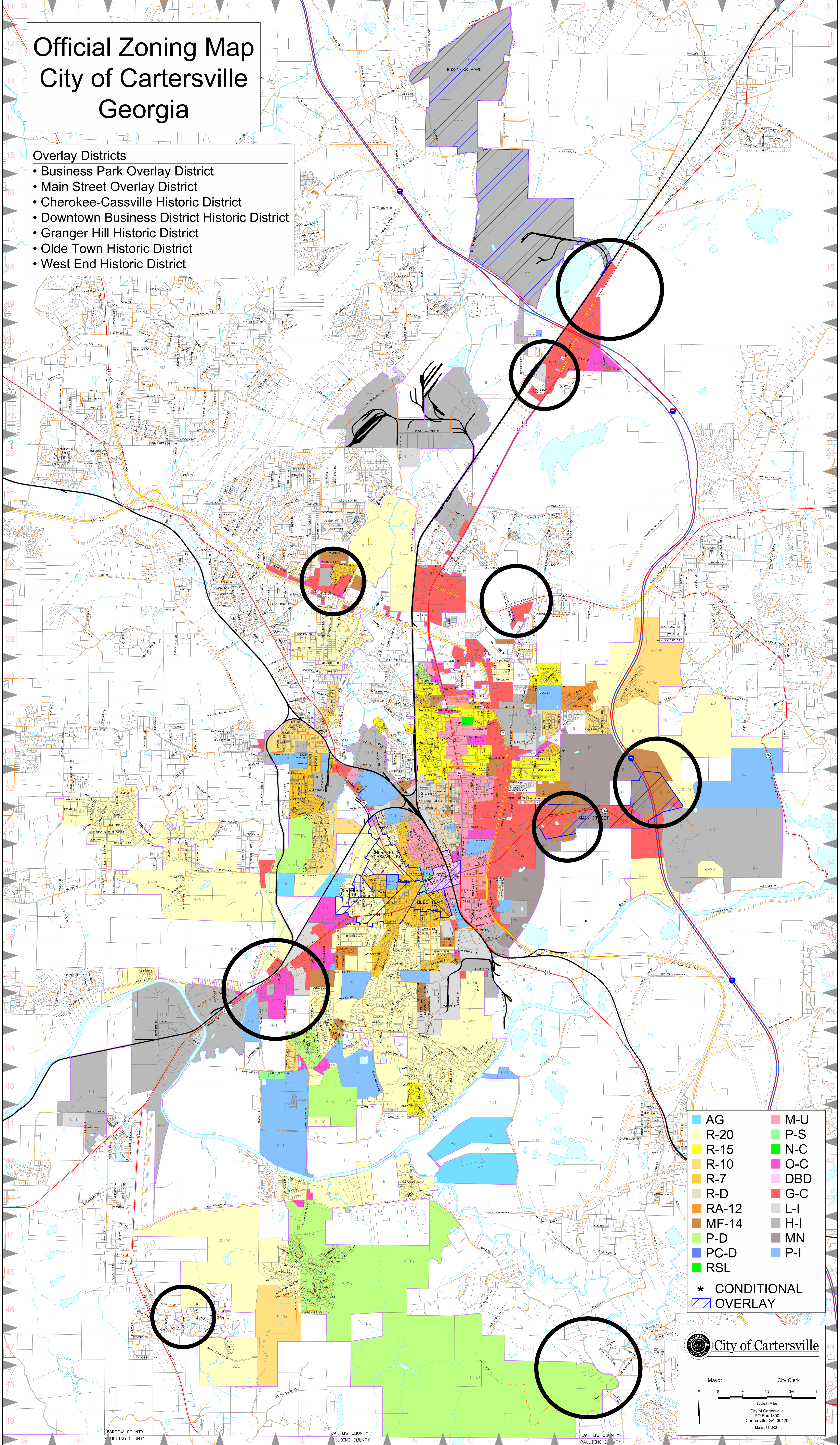
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# Official Zoning Map City of Cartersville Georgia

## Overlay Districts

- Business Park Overlay District
- Main Street Overlay District
- Cherokee-Cassville Historic District
- Downtown Business District Historic District
- Granger Hill Historic District
- Olde Town Historic District
- West End Historic District



|                       |     |
|-----------------------|-----|
| AG                    | M-U |
| R-20                  | P-S |
| R-15                  | N-C |
| R-10                  | O-C |
| R-7                   | DBD |
| R-D                   | G-C |
| RA-12                 | L-I |
| MF-14                 | H-I |
| P-D                   | MN  |
| PC-D                  | P-I |
| RSL                   |     |
| * CONDITIONAL OVERLAY |     |

**City of Cartersville**

Mayor \_\_\_\_\_ City Clerk \_\_\_\_\_

Scale in Miles  
0 1/4 1/2 3/4 1

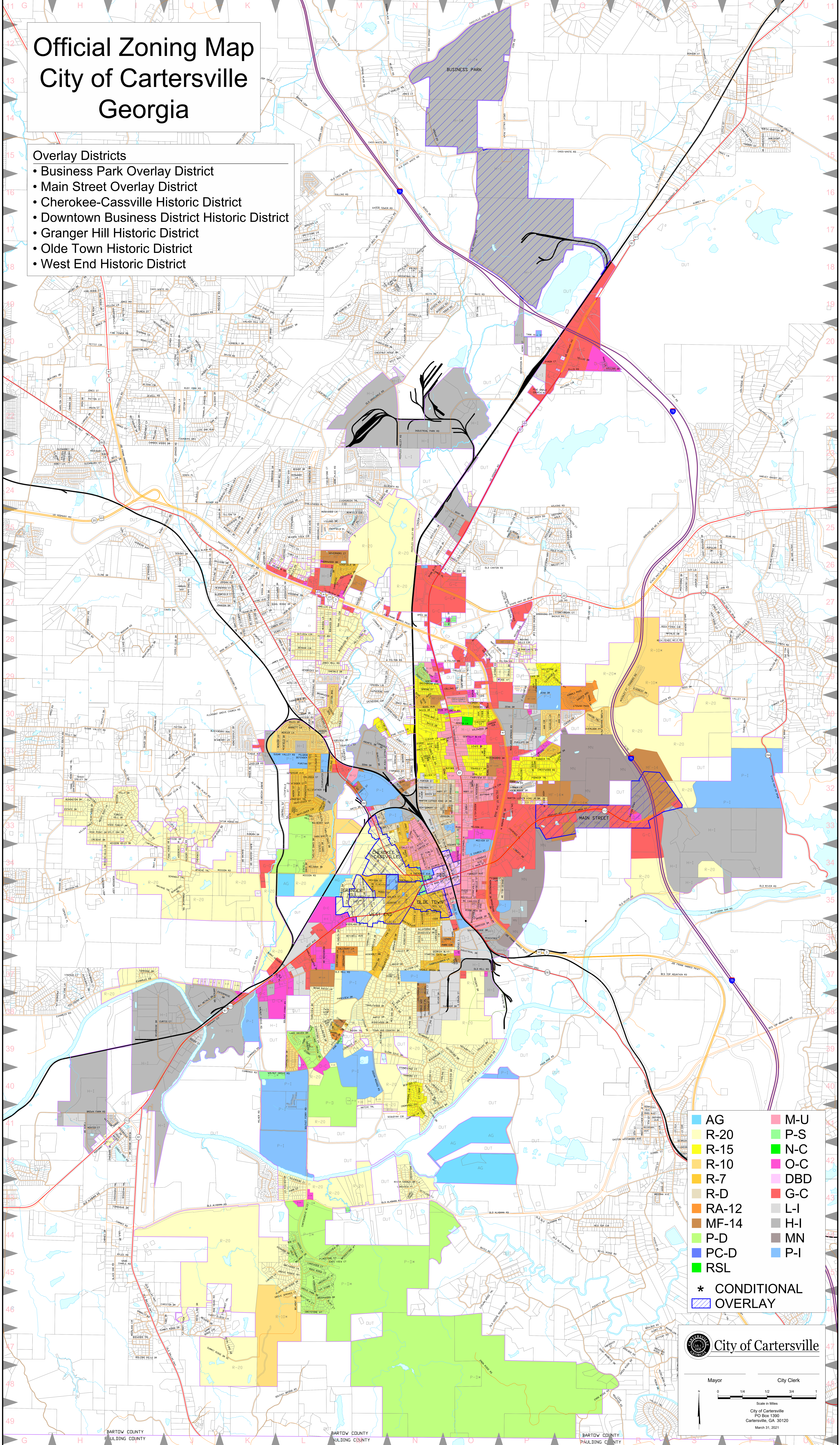
City of Cartersville  
PO Box 1390  
Cartersville, GA 30120  
March 31, 2021



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|  |   |
|--|---|
| <span style="color: blue;">■</span> AG   | <span style="color: pink;">■</span> M-U       |
| <span style="color: yellow;">■</span> R-20                                       | <span style="color: lightgreen;">■</span> P-S |
| <span style="color: orange;">■</span> R-15                                       | <span style="color: green;">■</span> N-C      |
| <span style="color: gold;">■</span> R-10   | <span style="color: magenta;">■</span> O-C    |
| <span style="color: brown;">■</span> R-7   | <span style="color: lightblue;">■</span> DBD  |
| <span style="color: tan;">■</span> R-D   | <span style="color: red;">■</span> G-C        |
| <span style="color: darkorange;">■</span> RA-12                                  | <span style="color: grey;">■</span> L-I       |
| <span style="color: darkred;">■</span> MF-14                                     | <span style="color: black;">■</span> H-I      |
| <span style="color: lightgreen;">■</span> P-D                                    | <span style="color: darkgrey;">■</span> MN    |
| <span style="color: blue;">■</span> PC-D   | <span style="color: blue;">■</span> P-I       |
| <span style="color: green;">■</span> RSL   |   |
| <span style="color: blue; border: 1px solid black;">*</span> CONDITIONAL OVERLAY |   |

**City of Cartersville**

Mayor \_\_\_\_\_ City Clerk \_\_\_\_\_

Scale in Miles  
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