

ZONING SYNOPSIS
Petition Number(s): Z24-02

REQUEST SUMMARY:

Smith Douglas Homes, applicant, requests a change in zoning conditions of the Jackson Farm Planned Development, P-D (Planned Development), to reduce the commercial area in order to construct (103) townhomes. The area affected is approximately 12.58 acres of the 103.56 acres.

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: **Smith Douglas Homes (SDH)**
Representative: **Karl Lutjens, PE, Southland Engineering**
Property Owner: **Clyde Wilson Jackson Trust**
Property Location: **496 Mission Rd (C024-0001-001)**
Access to the Property: **Mission Rd & Silo Drive**

Site Characteristics:

Tract Size: Acres: **12.58 ac** District: **4th** Section: **3rd** LL(S): **448-449**
Ward: **5** Council Member: **Gary Fox**

LAND USE INFORMATION

Current Zoning: **P-D (Planned Development, Jackson Farm Subdiv.)**

Proposed Zoning: **Modify zoning conditions to allow townhomes on 12.58 acres originally identified for commercial development.**

Proposed Use: **Townhouse Development**

Current Zoning of Adjacent Property:

North: **P-D (Jackson Farm)**
South: **A-G (Agriculture)**
East: **P-D (Jackson Farm)**
West: **P-D (Jackson Farm)**

The Future Development Plan designates the subject property as: **Neighborhood Living**

The Future Land Use Map designates the subject property as: **Low & Medium Density Residential**

ZONING ANALYSIS

Zoning History

In 2006, the property was rezoned from R-20 and L-I with conditions to P-D (Planned Development) for the construction of single family housing in combination with commercial. Zoning was approved on 12/7/06. The commercial development was generally limited to Office-Commercial (O-C) allowed uses. The approved commercial area was 19.47 acres. Conditions were also applicable to the residential development, 80.61 acres.

The zoning conditions attached to the zoning approval in 2006 are as follows and per Ordinance 80-06:

- 1) Permitted uses shall be limited to the O-C district uses as well as hardware store, dry cleaners, and retail package stores (liquor), as well as O-C district development standards.*
- 2) Proposed development will consist of a maximum of 191 residential lots.*
- 3) Proposed development shall have a neighborhood swimming pool and clubhouse.*
- 4) All residential homes shall be a minimum of 1,800 heated square feet.*
- 5) Proposed development shall consist of a maximum residential and commercial acreage as shown on the proposed site plan.*
- 6) All residential lots shall be a minimum of 10,000 square feet.*
- 7) All proposed commercial buildings shall be a minimum of 30% brick, stone, and/or stucco.*
- 8) Developer agrees to provide 10 feet of additional right-of-way beyond that which is necessary for project related improvements.*

In 2022, Smith Douglas Homes (SDH) began construction of Phase 1 which included (105) single family residential lots, (1) amenity lot, and (1) lot for a stormwater pond. All but one (1) Phase 1 lot has been developed as of the end of 2023.

In 2023, SDH began construction of the infrastructure for Phase 2 and a portion of the residential lots. Total approved lots in Phase 2 is eighty-six (86). Total approved residential lots for both phases is one hundred ninety-one (191).

Proposed Zoning

The current zoning application is to amend the zoning conditions of the commercial area of the P-D. The applicant requests to convert 12.58 acres of the commercial area to residential to construct 103 townhomes. The 12.58 acres is located along Mission Rd. between Silo Drive (Jackson Farm entrance) and the railroad tracks west of Silo Drive. The remaining commercial area, approx. 7 acres east of Silo Dr. along Mission Rd, will remain commercial.

See concept plan and elevations included with the application.

The proposed townhome development is shown with 109 total lots with 103 lots being developed for townhomes. The remaining lots will be common area lots. A pool is proposed on the lot at the Silo Dr and Mission Rd intersection.

Residential Lot summary:

Phase 1 Lots- 105

Phase 2 Lots- 86

Proposed Townhomes- 103

Proposed Total Lots for Jackson Farm – 294

Two entrances are proposed- one on Mission Rd and one on Silo Dr. This solution may address department comments regarding development regulations requiring more than one entrance for developments over 199 lots.

The internal streets are designed to accommodate front entry townhomes (front facades and garages along streets) except for townhomes adjacent to Silo Dr. and Mission Rd. Townhomes facing these existing streets will have a covered front patio.

Unit densities (units per acre or un/ac) are a consideration for any residential development. The table below includes the approximate unit densities along Mission Rd. from the DBD to Burnt Hickory Rd. Densities near the DBD range from 6.22 in the R-7 zoning district to the 2.16 un/ ac in Jackson Farm. The townhome proposal is 8.66 un/ ac. A significant increase over any other development density along this section of the Mission Rd corridor.

Location or Subdivision	Zoning Category	Density-Theoretical	Density-Actual
DBD Area	R-7 (min. 7,000sf/ lot)	6.22	---
DBD Area	R-20 (min. 20,000sf/ lot)	2.18	---
Estate Lots- AG	AG (Agriculture)	0.12 (min. lot = 5 acres). Total. ac = 42+/-	---
Estate Lot- R-20	R-20	2.18	0.05
Reserve at Pettit Creek	R-10 (min. 10,000 sf/lot)	---	1.25
Jackson Farm	P-D (Designed as R-10)	---	2.16
Jackson Farm Townhomes- Proposed	P-D	12 (Per RA-12 zoning district standard)	8.66

No details about bedroom counts have been provided. Staffs' assumption is that the townhomes will be a mix of (2) and (3) bedroom configurations. This is sometimes a consideration by the school district to estimate student enrollment. No hardship is expected on the school district given that approx. 2,000 homes in Carter Grove will not be developed do the recent Technology District rezoning.

City Department Comments (from original zoning application, Z23-05, October'23)

A plan review of the concept was held with city departments and Southland Engineering on 10/10/23 to discuss the department comments below. A revised concept was submitted with this application and is under review by the city departments.

Electric: CES takes no exceptions to the zoning. However, the concept only shows one entrance/exit. I thought there was a limitation for lots per entrance/exit. Is this correct?

Fibercom: No Comment received.

Fire: Please refer to the snippet below from our development regs for subdivisions that shows more than one entrance is required for subdivisions with more than 200 lots. It does not state emergency access or fire department access.

Per 7.5-63, Subdivisions.

...(5) Entrances:

(a) Maximum lots served. A subdivision shall serve no more than two hundred (200) lots with a single entrance.

Gas: Takes No Exception

Public Works: Below are initial Public Works comments:

1. Per Section 7.5-63 of the City of Cartersville Code of Ordinances "A subdivision shall serve no more than two hundred (200) lots with a single entrance. This proposes to add 112 lots to the 191 lots in the single-family section of the subdivision resulting in 303 lots using one entrance to the subdivision from a non-subdivision road. Therefore, a separate entrance from the non-subdivision road would be required.
2. The new entrance will require a separate right turn and left turn lane associated with it due to Mission Road being classified as a major collector route on the official GDOT functional classification map and the number of lots proposed.
3. Roads cannot dead end without an approved turn around feature that meets City of Cartersville standards per Standard No. 3.8.02 as referred to in the City of Cartersville Code of Ordinances Section 7.5-63.
4. Development area appears to be in FEMA floodplain a flood study will be required and all requirements of local ordinance Article VI. – FLOODPLAIN MANAGEMENT/FLOOD DAMAGE PREVENTION ORDINANCE must be met.
5. Pond levels below the water table will not count towards meeting stormwater management requirements or towards compensatory cut volumes as part of required flood plain calculations. A study should be done by a registered professional to establish the water table elevation which should be documented and included in the plan package submittal.

Water and Sewer: The current site conditions include a sewer main placed as such to allow for the commercial development of this tract. It appears the current layout places townhomes over the existing sewer line; the sewer main will need to be relocated to a more appropriate location, preferably within road right-of-way.

Cartersville School District: Inquiry about townhouse details (bedroom counts).

Public Comments:

1/25: Joy Peterson. 42 Jackson Farm Rd. Questions about public notice process and general inquiry.

1/29: 48 Jackson Farm. General Inquiry.

STANDARDS FOR EXERCISE OF ZONING POWERS.

1. ***The existing land uses and zoning of nearby property.***
The specific 12.58 ac. parcel is part of the 19.47ac. commercial area. The 12.58ac. area is generally surrounded by the remaining P-D area to the east, west and north. Outside the P-D area, the adjacent areas to the east are single family detached properties that are part of the Reserve at Pettit Creek subdivision. Areas to the west are undeveloped and zoned commercial. The area to the south is zoned agricultural containing an estate lot and Mission Road Kennels.
2. ***The suitability of the subject property for the zoned purposes.***
The subject property is suitable for the commercial area of the P-D zoning.
3. ***The relative gain to the public, as compared to the hardship imposed upon the individual property owner.***
The proposed gain to the public would be minimal. No true hardship has been identified.
4. ***Whether the subject property has a reasonable economic use as currently zoned.***
The property may have a reasonable economic use as currently zoned (P-D, Commercial); however, introducing office commercial uses in the middle of a residential area and within close proximity to the Burnt Hickory intersection and DBD may not be practical.
5. ***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 may permit a use that is suitable in view of the use of the adjacent residential properties with low to medium unit density. Jackson Farm and Reserve at Pettit Creek have an approximate density of 2.6 un/acre and 1.25 un/ac within the developed areas. The townhomes would have an approx. density of 8.66 un/acre. The densities may not be compatible.
6. ***Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.***
The zoning proposal should not have an adverse effect on adjacent property owners. Concerns regarding traffic increases and development in a floodplain will likely be raised.
7. ***Whether the zoning proposal is in conformity with the current future development plan and community agenda of the comprehensive land use plan as currently adopted or amended in the future.***

The zoning proposal generally conforms with the Future Development Plan and Comprehensive Land Use Plan for Neighborhood Living and Low to Medium density requirements. At 12 units per acre, mathematically, 150 units could be constructed which would be a high density development for the City; however, the proposed 109 units at 8.66 un/ acre may be considered in the upper limits of medium density. Low and medium densities are not specifically defined in the ordinance. These densities are referenced with examples in the Comprehensive Plan.

8. ***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.***

Development resulting from an approved zoning proposal would be required to meet all local, state, and federal environmental regulations. The engineer and developer would be required to meet all floodplain development regulations and access regulations.

9. ***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 proposed use could be burdensome on local streets during peak travel times. A traffic study may be required if the zoning condition change is approved.

No burden is expected on city utilities or schools.

10. ***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.***

There are no known conditions.

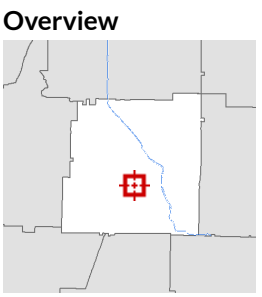
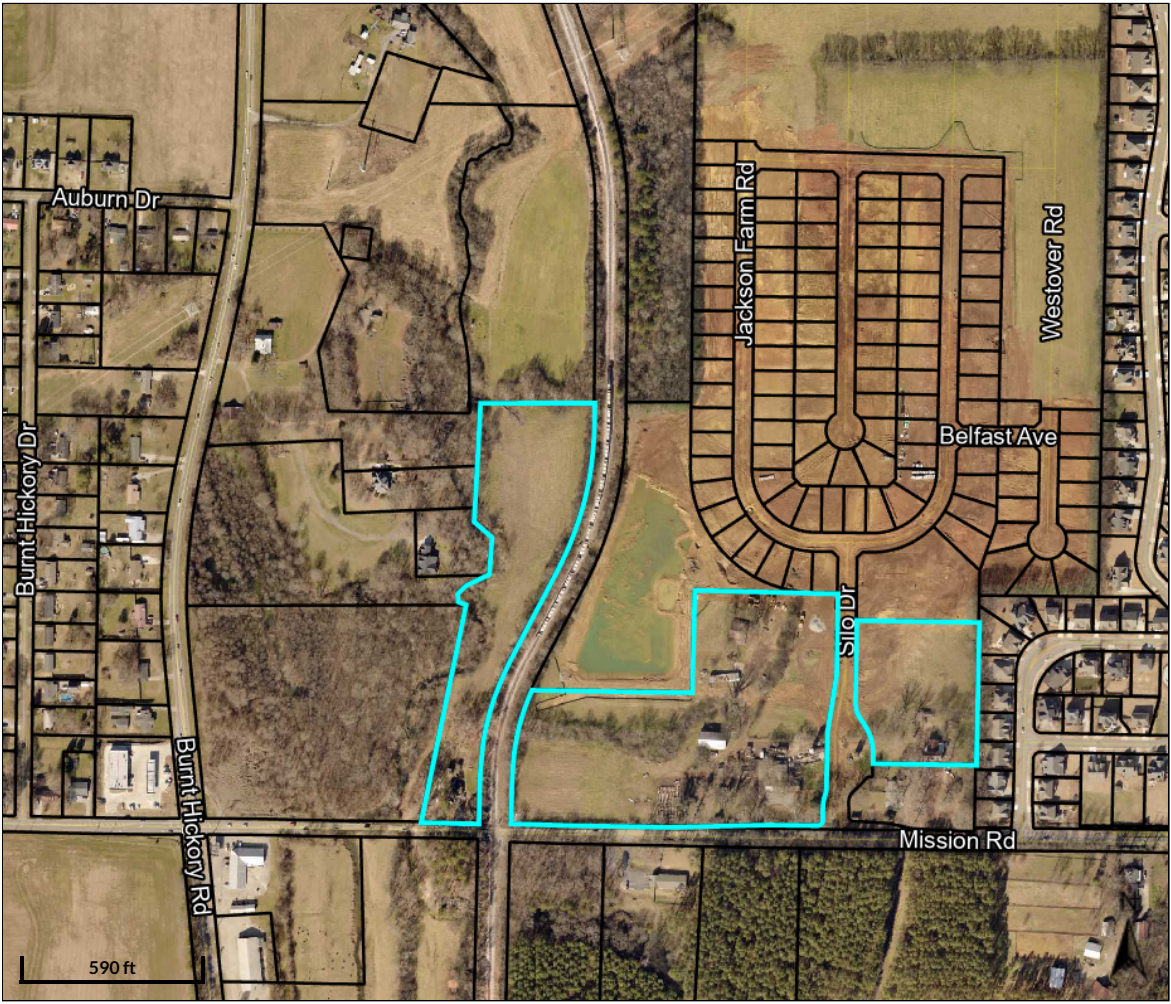
STAFF RECOMMENDATION:

Staff does not oppose the zoning condition change.

If approved, staff recommends that all department comments be addressed and the following zoning conditions for Townhomes be included. These are in addition to the original 2006 conditions:

Townhomes

- 1. For the northern most units abutting the stormwater easement, limit the front yard property line to the southern boundary of the stormwater easement to avoid conflicts with easement encroachments.*
- 2. In addition to required setbacks, install a fifteen-foot wide buffer along all property lines which abut a single-family district or use to provide a visual screen in accordance with section 4.17 of the zoning ordinance.*

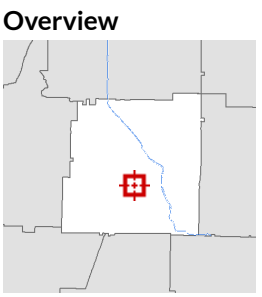
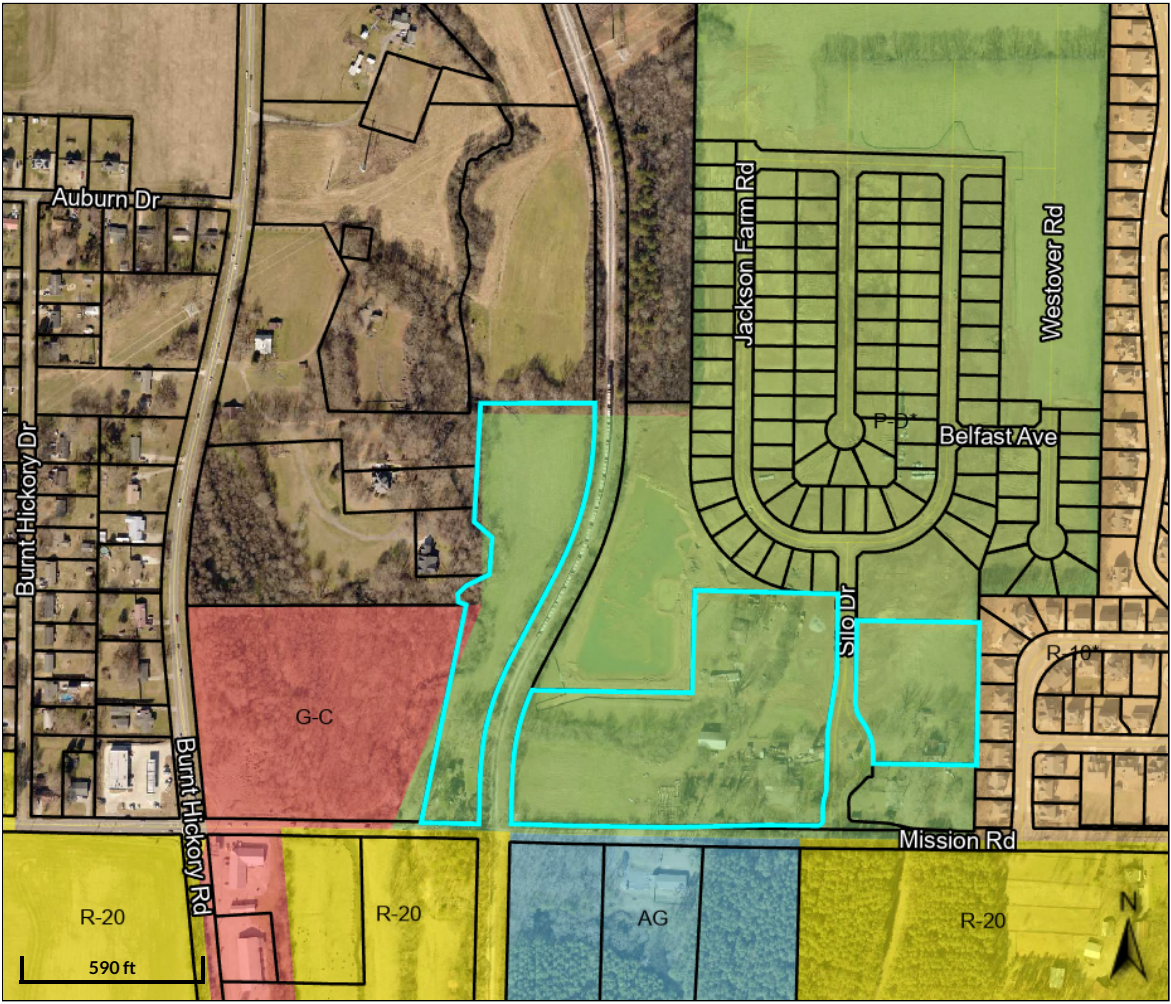


Legend
 □ Parcels
 — Roads

Parcel ID	C024-0001-001	Alternate ID	34911	Owner Address	CLYDE WILSON JACKSON TRUST
Sec/Twp/Rng	n/a	Class	Agricultural		478 MISSION RD
Property Address	496 MISSION RD	Acreage	26.01		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL 448-449-416-377				
	(Note: Not to be used on legal documents)				

Date created: 1/31/2024
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Developed by  **Schneider**
 GEOSPATIAL



- 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 C024-0001-001
Sec/Twp/Rng n/a
Property Address 496 MISSION RD

Alternate ID 34911
Class Agricultural
Acreage 26.01

Owner Address CLYDE WILSON JACKSON TRUST
 478 MISSION RD
 CARTERSVILLE, GA 30120

District
Brief Tax Description

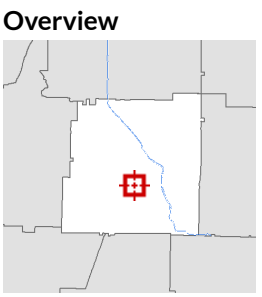
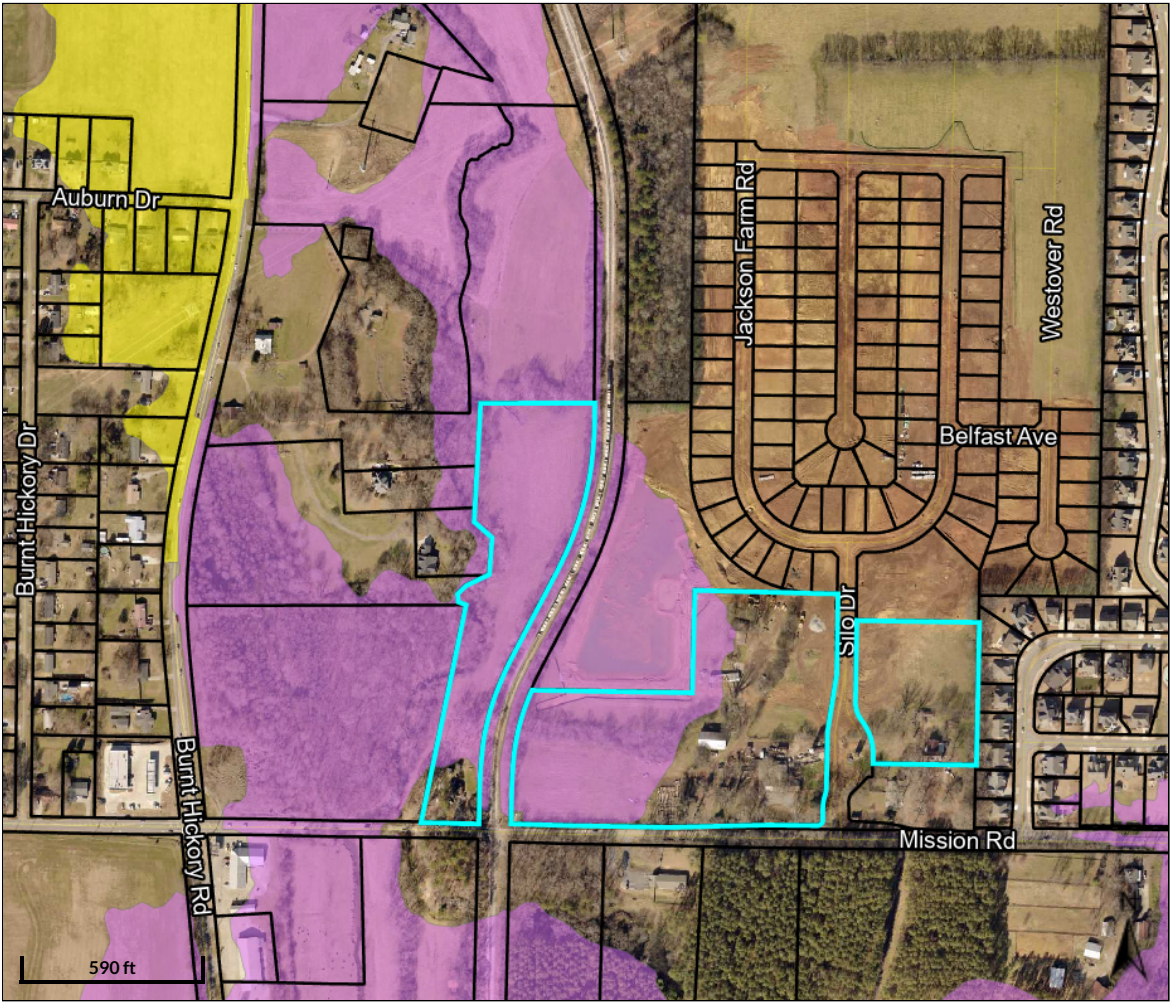
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GEOSPATIAL



- Legend**
- Parcels
 - Roads
 - Flood Hazard Area**
 - Bartow Regulatory
 - FEMA

Parcel ID	C024-0001-001	Alternate ID	34911	Owner Address	CLYDE WILSON JACKSON TRUST
Sec/Twp/Rng	n/a	Class	Agricultural		478 MISSION RD
Property Address	496 MISSION RD	Acreage	26.01		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL 448-449-416-377				
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Application for Rezoning
City of Cartersville



Case Number: Z24-02
 Date Received: 12/27/23

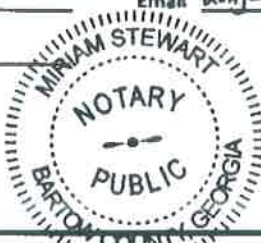
Public Hearing Dates:

Planning Commission 2/6 5:30pm 1st City Council 2/15 7:00pm 2nd City Council 3/7 7:00pm

Applicant Smith Douglas Homes Office Phone 770-213-8067
 (printed name)
 Address 110 Village Trail, Suite 215 Mobile/Other Phone N/A
 City Woodstock State GA Zip 30188 Email cthorpe@smithdouglas.com
Southland Engineering, INC. Phone (Rep) 770-387-0440
 Representative's printed name (if other than applicant) Email (Rep) karl@southlandengineers.com
 
 Representative Signature Applicant Signature
 Signed, sealed and delivered in presence of: My commission expires:

 Notary Public



* Titleholder Clyde Wilson Jackson Trust Phone 404 569 1161
 (titleholder's printed name)
 Address 478 Mission Road Cartersville, GA 301250 Email danjacksonfan@gmail.com
 Signature 
 Signed, sealed, delivered in presence of: My commission expires: 10/11/2025

 Notary Public



Present Zoning District P-D Requested Zoning P-D with modifications
 Acreage 12.58 Land Lot(s) 448 & 449 District(s) 4th Section(s) 3rd
 Location of Property: 496 Mission Road Cartersville, GA 30120 Parcel ID No. C024-0001-001
 (street address, nearest intersections, etc.)
 Reason for Rezoning Request: To modify the zoning conditions by reducing the amount of commercial area by 12.58 acres in order to construct townhomes on the west side of Silo Drive.
 (attach additional statement as necessary)

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

CAMPAIGN DISCLOSURE REPORT
FOR ZONING ACTIONS

Pursuant to O.C.G.A. 36-67A-3 any and all applicants to a rezoning action must make the following disclosures:

Date of Application: 12/27/2023

Date Two Years Prior to Application: 12/27/2021

Date Five Years Prior to Application: 12/27/2018

1. Has the applicant within the five (5) years preceding the filing of the rezoning action made campaign contributions aggregating \$250.00 or more to any of the following:

	YES	NO
Mayor: Matt Santini	<u> </u>	<u> ✓ </u>
Council Member:		
Ward 1- Kari Hodge	<u> </u>	<u> ✓ </u>
Ward 2- Jayce Stepp	<u> </u>	<u> ✓ </u>
Ward 3- Cary Roth	<u> </u>	<u> ✓ </u>
Ward 4- Calvin Cooley	<u> </u>	<u> ✓ </u>
Ward 5- Gary Fox	<u> </u>	<u> ✓ </u>
Ward 6- Taff Wren	<u> </u>	<u> ✓ </u>
 Planning Commission		
Lamar Pendley, Chair	<u> </u>	<u> ✓ </u>
Anissa Cooley	<u> </u>	<u> ✓ </u>
Fritz Dent	<u> </u>	<u> ✓ </u>
Greg Culverhouse	<u> </u>	<u> ✓ </u>
Jeffery Ross	<u> </u>	<u> ✓ </u>
Stephen Smith	<u> </u>	<u> ✓ </u>
Travis Popham	<u> </u>	<u> ✓ </u>

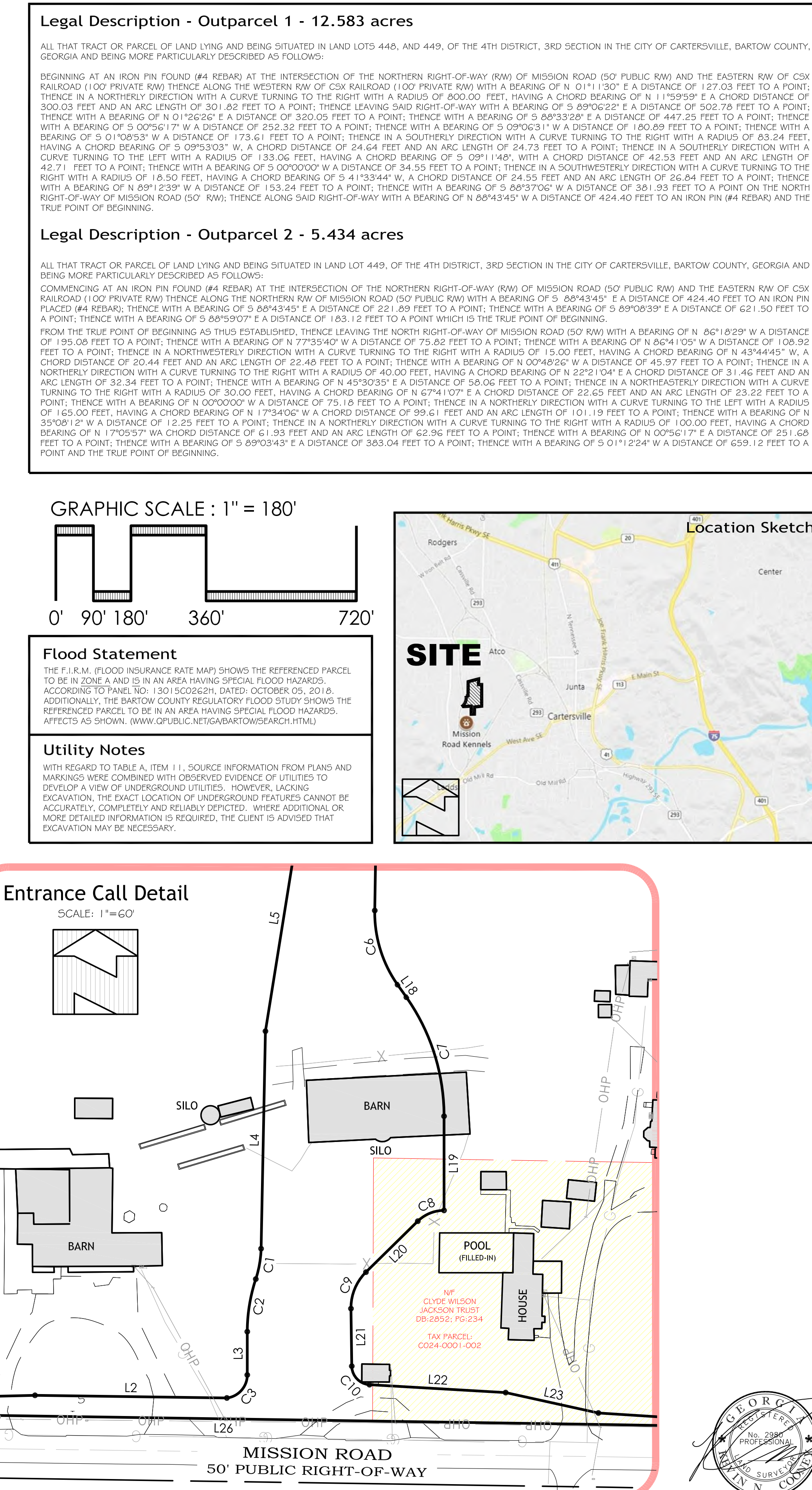
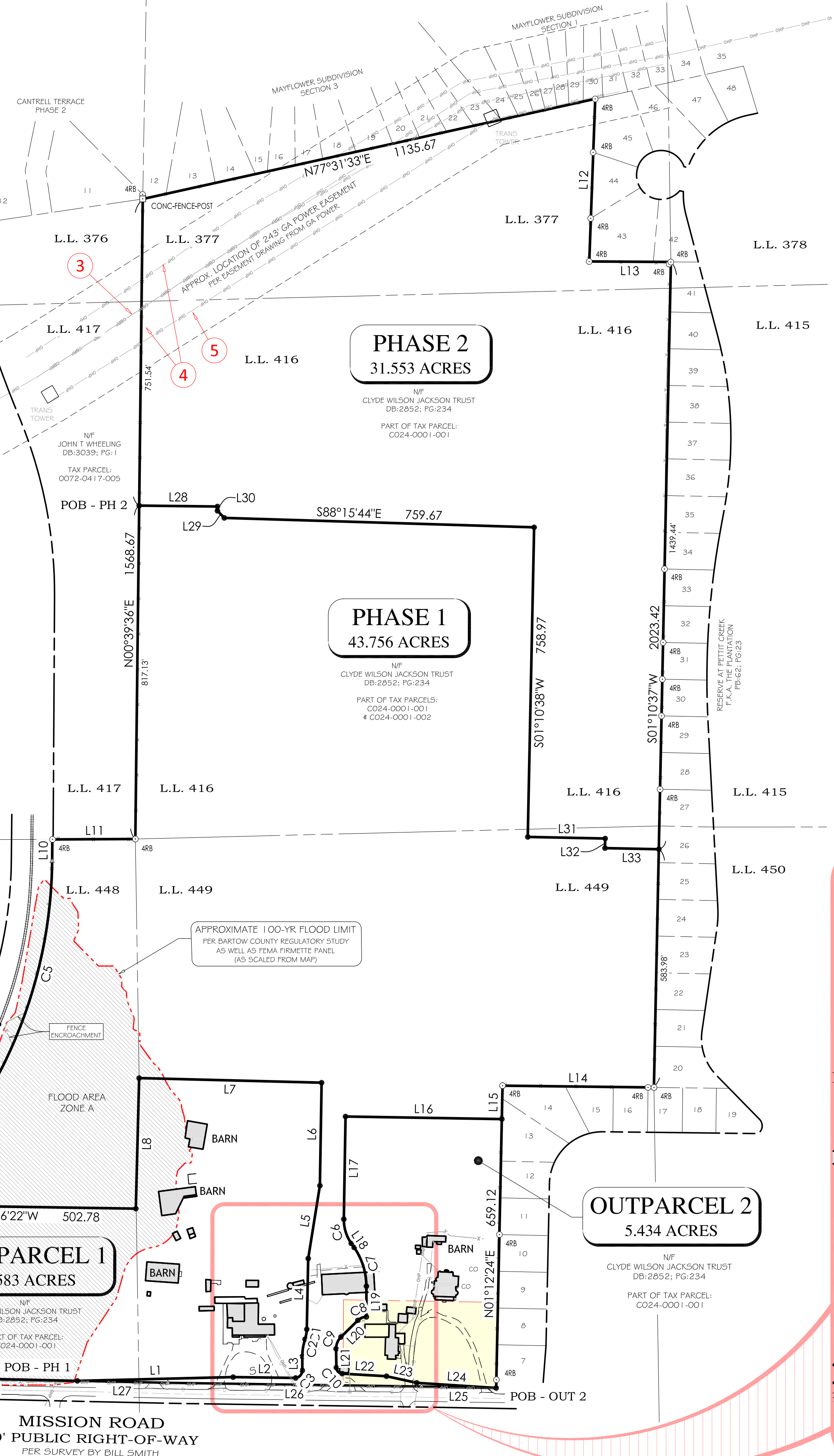
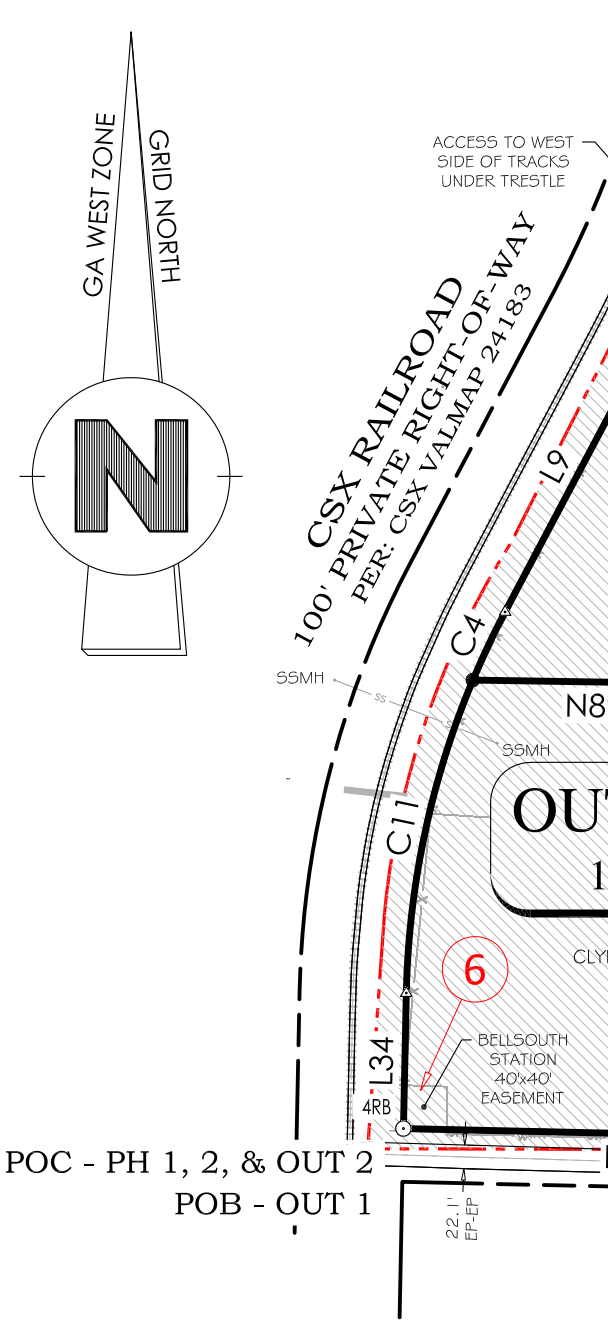
2. If the answer to any of the above is **Yes**, please indicate below to whom, the dollar amount, date, and description of each campaign contribution, during the past five (5) years.

Connor Thorpe 12/27/2023
Signature Date

Connor Thorpe
Print Name

CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	24.73	83.24	N09°53'03"E	24.64
C2	42.71	133.06	N09°11'48"E	42.53
C3	26.84	18.50	N41°33'44"E	24.55
C4	70.67	800.00	N25°20'19"E	70.65
C5	548.17	1150.00	N14°12'50"E	542.99
C6	62.96	100.00	S17°05'57"E	61.93
C7	101.19	165.00	S17°34'06"E	99.61
C8	23.22	30.00	S67°41'07"W	22.65
C9	32.34	40.00	S22°21'04"W	31.46
C10	22.48	15.00	N43°44'45"W	20.44
C11	30.82	800.00	N11°59'59"E	300.03

LINE	BEARING	LENGTH
L1	N88°37'06"E	381.93
L2	S89°12'39"E	153.24
L3	N00°00'00"E	34.55
L4	N01°06'53"E	173.61
L5	N09°06'31"E	180.89
L6	N00°56'17"E	252.32
L7	N88°33'28"W	447.25
L8	N01°26'26"W	320.05
L9	N27°52'09"E	286.72
L10	N00°33'30"E	53.28
L11	N89°42'36"E	203.40
L12	S02°06'22"W	398.59
L13	S89°35'42"E	200.06
L14	N89°18'44"W	371.08
L15	S01°12'24"W	81.97
L16	N89°03'43"W	383.04
L17	S00°56'17"W	251.68
L18	S35°08'12"E	12.25
L19	S00°00'00"E	75.18
L20	S45°30'35"W	58.06
L21	S00°48'26"E	45.97
L22	S86°41'05"E	108.92
L23	S77°35'40"E	75.82
L24	S86°18'29"E	195.08
L25	N88°59'07"W	183.12
L26	N89°08'39"W	621.50
L27	N88°43'45"W	221.89
L28	S89°21'01"E	191.81
L29	S43°48'22"E	24.27
L30	S00°38'59"W	10.45
L31	S88°49'24"E	189.73
L32	S01°10'33"W	23.50
L33	S88°49'22"E	131.98
L34	N01°11'30"E	127.03
L35	N88°43'45"W	424.40



○ = IRON PIN FOUND	○ = CONCRETE MON-FOUND	○ = IRON PIN PLACED	○ = BENCHMARK	○ = PHOTO REFERENCE	○ = EXCEPTIONS	○ = PARKING BOLLARD	○ = DOUBLE WING CATCH BASIN	○ = SINGLE WING CATCH BASIN	○ = JUNCTION BOX	○ = CURB INLET	○ = YARD INLET	○ = DROP INLET	○ = HEADWALL	○ = GAS VALVE	○ = GAS METER	○ = TELEPHONE MANHOLE	○ = ELECTRIC MANHOLE	○ = TELEPHONE PEDESTAL	○ = SIGN	○ = SEWER MANHOLE	○ = CLEAN OUT	○ = WATER VALVE	○ = WATER METER	○ = FIRE HYDRANT	○ = IRRIGATION CONT. VALVE	○ = WELL	○ = POWER POLE	○ = GUY WIRE	○ = ELECTRIC METER	○ = TRANSFORMER	○ = LIGHT POLE	○ = FLOW ARROW	○ = MAILBOX
— = STORM PIPE	— = SEWER PIPE	— = OVERHEAD PWR.	— = FENCE LINE	— = WATER LINE	— = GAS LINE	— = COMM. LINE	— = UNDERGROUND PWR.																										

Legal Description - Outparcel 1 - 12.583 acres

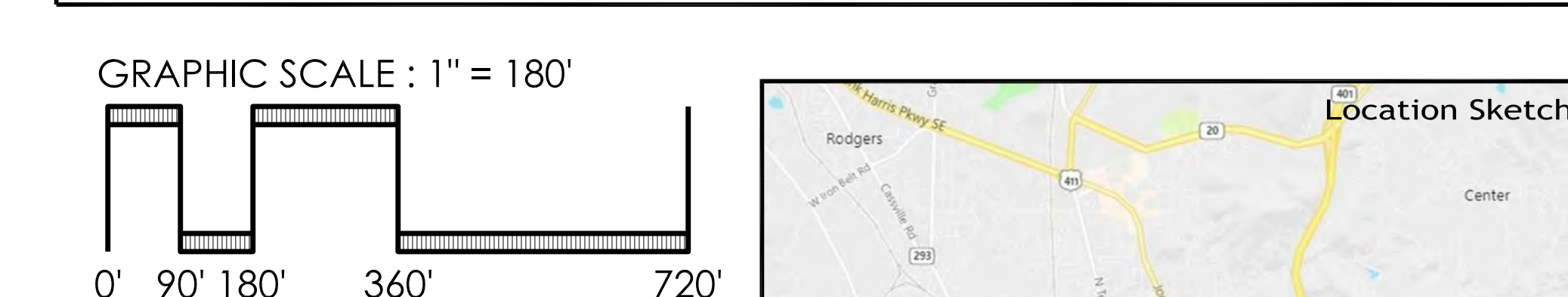
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LAND LOTS 448, AND 449, OF THE 4TH DISTRICT, 3RD SECTION IN THE CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND (#4 REBAR) AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY (RW) OF MISSION ROAD (50' PUBLIC RW) AND THE EASTERN RW OF CSX RAILROAD (100' PRIVATE RW) THENCE ALONG THE WESTERN RW OF CSX RAILROAD (100' PRIVATE RW) WITH A BEARING OF N 01°11'30" E A DISTANCE OF 127.03 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 800.00 FEET, HAVING A CHORD BEARING OF N 11°59'59" E A CHORD DISTANCE OF 300.03 FEET AND AN ARC LENGTH OF 301.82 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY WITH A BEARING OF S 89°06'22" E A DISTANCE OF 502.78 FEET TO A POINT; THENCE WITH A BEARING OF N 01°26'26" E A DISTANCE OF 320.05 FEET TO A POINT; THENCE WITH A BEARING OF S 88°33'28" E A DISTANCE OF 447.25 FEET TO A POINT; THENCE WITH A BEARING OF S 00°56'17" W A DISTANCE OF 252.32 FEET TO A POINT; THENCE WITH A BEARING OF S 09°06'31" W A DISTANCE OF 180.89 FEET TO A POINT; THENCE WITH A BEARING OF S 01°06'53" E A DISTANCE OF 173.61 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 18.50 FEET, HAVING A CHORD BEARING OF N 41°33'44" E A CHORD DISTANCE OF 24.55 FEET AND AN ARC LENGTH OF 24.73 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 133.06 FEET, HAVING A CHORD BEARING OF S 09°11'48" E WITH A CHORD DISTANCE OF 42.53 FEET AND AN ARC LENGTH OF 42.71 FEET TO A POINT; THENCE WITH A BEARING OF S 09°06'31" W A DISTANCE OF 34.55 FEET TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 18.50 FEET, HAVING A CHORD BEARING OF S 41°33'44" W, A CHORD DISTANCE OF 24.55 FEET AND AN ARC LENGTH OF 26.84 FEET TO A POINT; THENCE WITH A BEARING OF S 09°12'39" W A DISTANCE OF 153.24 FEET TO A POINT; THENCE WITH A BEARING OF S 88°37'06" W A DISTANCE OF 361.93 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF MISSION ROAD (50' RW); THENCE ALONG SAID RIGHT-OF-WAY WITH A BEARING OF N 88°43'45" W A DISTANCE OF 424.40 FEET TO AN IRON PIN (#4 REBAR) AND THE TRUE POINT OF BEGINNING.

Legal Description - Outparcel 2 - 5.434 acres

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LAND LOT 449, OF THE 4TH DISTRICT, 3RD SECTION IN THE CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND (#4 REBAR) AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY (RW) OF MISSION ROAD (50' PUBLIC RW) AND THE EASTERN RW OF CSX RAILROAD (100' PRIVATE RW) THENCE ALONG THE NORTHERN RW OF MISSION ROAD (50' PUBLIC RW) WITH A BEARING OF S 88°43'45" E A DISTANCE OF 424.40 FEET TO AN IRON PIN PLACED (#4 REBAR); THENCE WITH A BEARING OF S 88°03'39" E A DISTANCE OF 621.50 FEET TO A POINT; THENCE WITH A BEARING OF S 09°06'31" E A DISTANCE OF 180.89 FEET TO A POINT; THENCE WITH A BEARING OF N 01°06'53" E A DISTANCE OF 173.61 FEET TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 18.50 FEET, HAVING A CHORD BEARING OF N 41°33'44" W, A CHORD DISTANCE OF 24.55 FEET AND AN ARC LENGTH OF 24.73 FEET TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 133.06 FEET, HAVING A CHORD BEARING OF S 09°11'48" E WITH A CHORD DISTANCE OF 42.53 FEET AND AN ARC LENGTH OF 42.71 FEET TO A POINT; THENCE WITH A BEARING OF S 09°06'31" W A DISTANCE OF 34.55 FEET TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 18.50 FEET, HAVING A CHORD BEARING OF S 41°33'44" W, A CHORD DISTANCE OF 24.55 FEET AND AN ARC LENGTH OF 26.84 FEET TO A POINT; THENCE WITH A BEARING OF S 09°12'39" W A DISTANCE OF 153.24 FEET TO A POINT; THENCE WITH A BEARING OF S 88°37'06" W A DISTANCE OF 361.93 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF MISSION ROAD (50' RW); THENCE ALONG SAID RIGHT-OF-WAY WITH A BEARING OF N 88°43'45" W A DISTANCE OF 424.40 FEET TO AN IRON PIN (#4 REBAR) AND THE TRUE POINT OF BEGINNING.

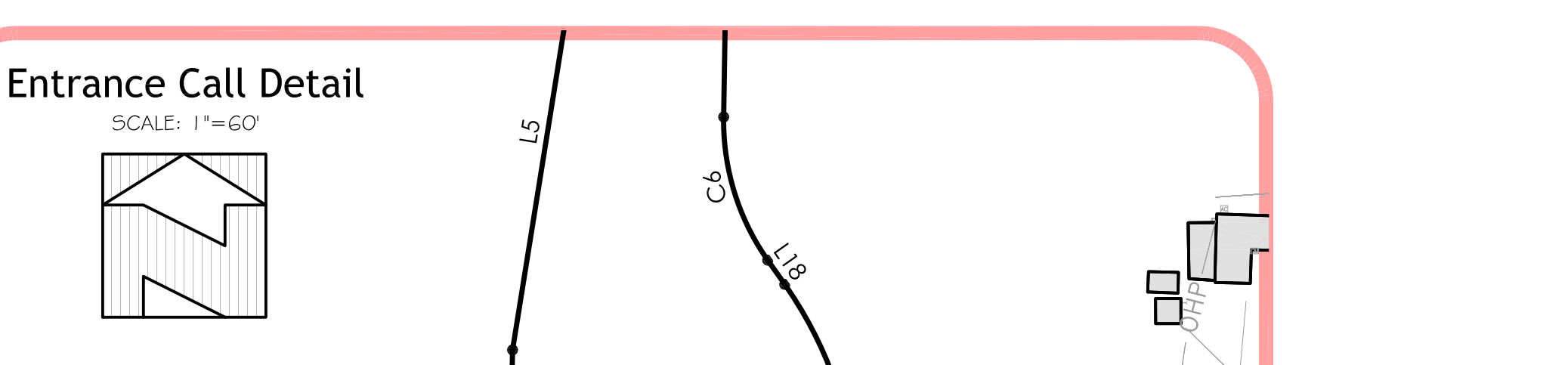


Flood Statement

THE F.I.R.M. (FLOOD INSURANCE RATE MAP) SHOWS THE REFERENCED PARCEL TO BE IN ZONE A AND IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS. ACCORDING TO PANEL NO. 1301500262H, DATED: OCTOBER 05, 2018. ADDITIONALLY, THE BARTOW COUNTY REGULATORY STUDY SHOWS THE REFERENCED PARCEL TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS. AFFECTS AS SHOWN. (WWW.QPUBLIC.NET/GABARTOWSEARCH.HTML)

Utility Notes

WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.



Legal Description - Phase 1 - 43.756 acres

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LAND LOTS 416, 448, AND 449, OF THE 4TH DISTRICT, 3RD SECTION IN THE CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND (#4 REBAR) AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY (RW) OF MISSION ROAD (50' PUBLIC RW) AND THE EASTERN RW OF CSX RAILROAD (100' PRIVATE RW) THENCE ALONG THE NORTHERN RW OF MISSION ROAD (50' PUBLIC RW) WITH A BEARING OF S 88°43'45" E A DISTANCE OF 424.40 FEET TO AN IRON PIN PLACED (#4 REBAR); THENCE WITH A BEARING OF S 88°03'39" E A DISTANCE OF 621.50 FEET TO A POINT; THENCE WITH A BEARING OF S 09°06'31" E A DISTANCE OF 180.89 FEET TO A POINT; THENCE WITH A BEARING OF N 01°06'53" E A DISTANCE OF 173.61 FEET TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 18.50 FEET, HAVING A CHORD BEARING OF S 41°33'44" W, A CHORD DISTANCE OF 24.55 FEET AND AN ARC LENGTH OF 26.84 FEET TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 133.06 FEET, HAVING A CHORD BEARING OF S 09°11'48" E WITH A CHORD DISTANCE OF 42.53 FEET AND AN ARC LENGTH OF 42.71 FEET TO A POINT; THENCE WITH A BEARING OF S 09°06'31" W A DISTANCE OF 34.55 FEET TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 18.50 FEET, HAVING A CHORD BEARING OF S 41°33'44" W, A CHORD DISTANCE OF 24.55 FEET AND AN ARC LENGTH OF 26.84 FEET TO A POINT; THENCE WITH A BEARING OF S 09°12'39" W A DISTANCE OF 153.24 FEET TO A POINT; THENCE WITH A BEARING OF S 88°37'06" W A DISTANCE OF 361.93 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF MISSION ROAD (50' RW); THENCE ALONG SAID RIGHT-OF-WAY WITH A BEARING OF N 88°43'45" W A DISTANCE OF 424.40 FEET TO AN IRON PIN (#4 REBAR) AND THE TRUE POINT OF BEGINNING.

Legal Description - Phase 2 - 32.553 acres

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LAND LOTS 377, 416, AND 449, OF THE 4TH DISTRICT, 3RD SECTION IN THE CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND (#4 REBAR) AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY (RW) OF MISSION ROAD (50' PUBLIC RW) AND THE EASTERN RW OF CSX RAILROAD (100' PRIVATE RW) THENCE ALONG THE NORTHERN RW OF MISSION ROAD (50' PUBLIC RW) WITH A BEARING OF S 88°43'45" E A DISTANCE OF 424.40 FEET TO AN IRON PIN PLACED (#4 REBAR); THENCE WITH A BEARING OF S 88°03'39" E A DISTANCE OF 621.50 FEET TO A POINT; THENCE WITH A BEARING OF S 09°06'31" E A DISTANCE OF 180.89 FEET TO A POINT; THENCE WITH A BEARING OF N 01°06'53" E A DISTANCE OF 173.61 FEET TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 18.50 FEET, HAVING A CHORD BEARING OF S 41°33'44" W, A CHORD DISTANCE OF 24.55 FEET AND AN ARC LENGTH OF 26.84 FEET TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 133.06 FEET, HAVING A CHORD BEARING OF S 09°11'48" E WITH A CHORD DISTANCE OF 42.53 FEET AND AN ARC LENGTH OF 42.71 FEET TO A POINT; THENCE WITH A BEARING OF S 09°06'31" W A DISTANCE OF 34.55 FEET TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 18.50 FEET, HAVING A CHORD BEARING OF S 41°33'44" W, A CHORD DISTANCE OF 24.55 FEET AND AN ARC LENGTH OF 26.84 FEET TO A POINT; THENCE WITH A BEARING OF S 09°12'39" W A DISTANCE OF 153.24 FEET TO A POINT; THENCE WITH A BEARING OF S 88°37'06" W A DISTANCE OF 361.93 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF MISSION ROAD (50' RW); THENCE ALONG SAID RIGHT-OF-WAY WITH A BEARING OF N 88°43'45" W A DISTANCE OF 424.40 FEET TO AN IRON PIN (#4 REBAR) AND THE TRUE POINT OF BEGINNING.

Comm. no: HTA-191015-TIL and HTA-JACKSON FARM
Eff. Date: July 8, 2020 at 8:00 AM

- RIPARIAN RIGHTS INCIDENT TO THE INSURED PREMISES, AND RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATER EXTENDING THROUGH OR ADJACENT TO THE SUBJECT PROPERTY, WITHOUT DIMINUTION. - NOT APPLICABLE.
- RIGHT OF WAY EASEMENT FROM R. W. JACKSON TO GEORGIA RAILWAY & POWER COMPANY DATED FEBRUARY 11, 1925 AND RECORDED IN DEED BOOK 61, PAGE 539, BARTOW COUNTY, GEORGIA RECORDS; AS TRANSFERRED TO GEORGIA TRANSMISSION CORPORATION BY QUILCLAIM DEED AND BILL OF SALE DATED DECEMBER 30, 2015 AND RECORDED IN DEED BOOK 281 I, PAGE 465, AFORESAID RECORDS. - AFFECTS PHASE 2 AS SHOWN.
- EASEMENT FOR RIGHT OF WAY FROM R. W. JACKSON ET AL. TO GEORGIA POWER COMPANY DATED JANUARY 5, 1955 AND RECORDED IN DEED BOOK 103, PAGE 527, AFORESAID RECORDS; AS TRANSFERRED TO GEORGIA TRANSMISSION CORPORATION BY QUILCLAIM DEED AND BILL OF SALE DATED DECEMBER 30, 2015 AND RECORDED IN DEED BOOK 281 I, PAGE 465, AFORESAID RECORDS. - AFFECTS PHASE 2 AS SHOWN.
- EASEMENT FOR RIGHT OF WAY FROM LEWIS W. JACKSON AND CLYDE W. JACKSON TO GEORGIA POWER COMPANY DATED OCTOBER 1, 1974 AND RECORDED IN DEED BOOK 243, PAGE 167, AFORESAID RECORDS; AS TRANSFERRED TO GEORGIA TRANSMISSION CORPORATION BY QUILCLAIM DEED AND BILL OF SALE DATED DECEMBER 30, 2015 AND RECORDED IN DEED BOOK 281 I, PAGE 465, AFORESAID RECORDS. - AFFECTS PHASE 2 AS SHOWN.
- EASEMENT FROM CLYDE W. JACKSON TO BELLSOUTH TELECOMMUNICATION, INC. DATED APRIL 22, 1989 AND RECORDED IN DEED BOOK 121 I, PAGE 658, AFORESAID RECORDS. - AFFECTS OUTPARCEL 1 AS SHOWN.

Surveyor's Certification

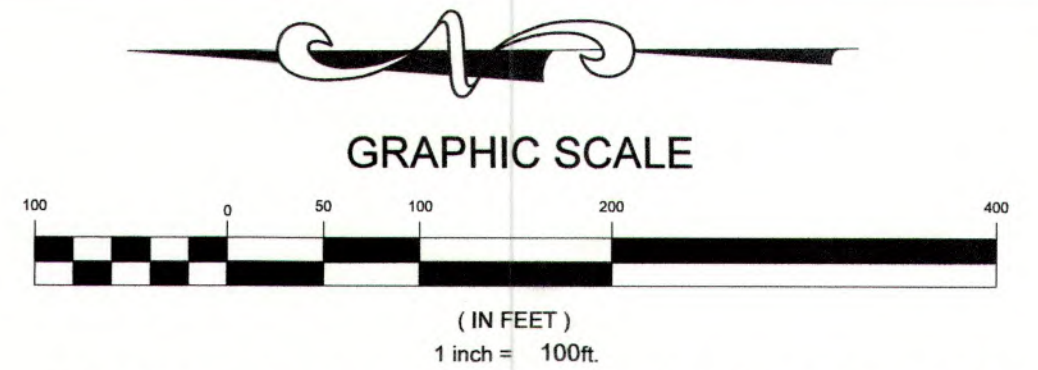
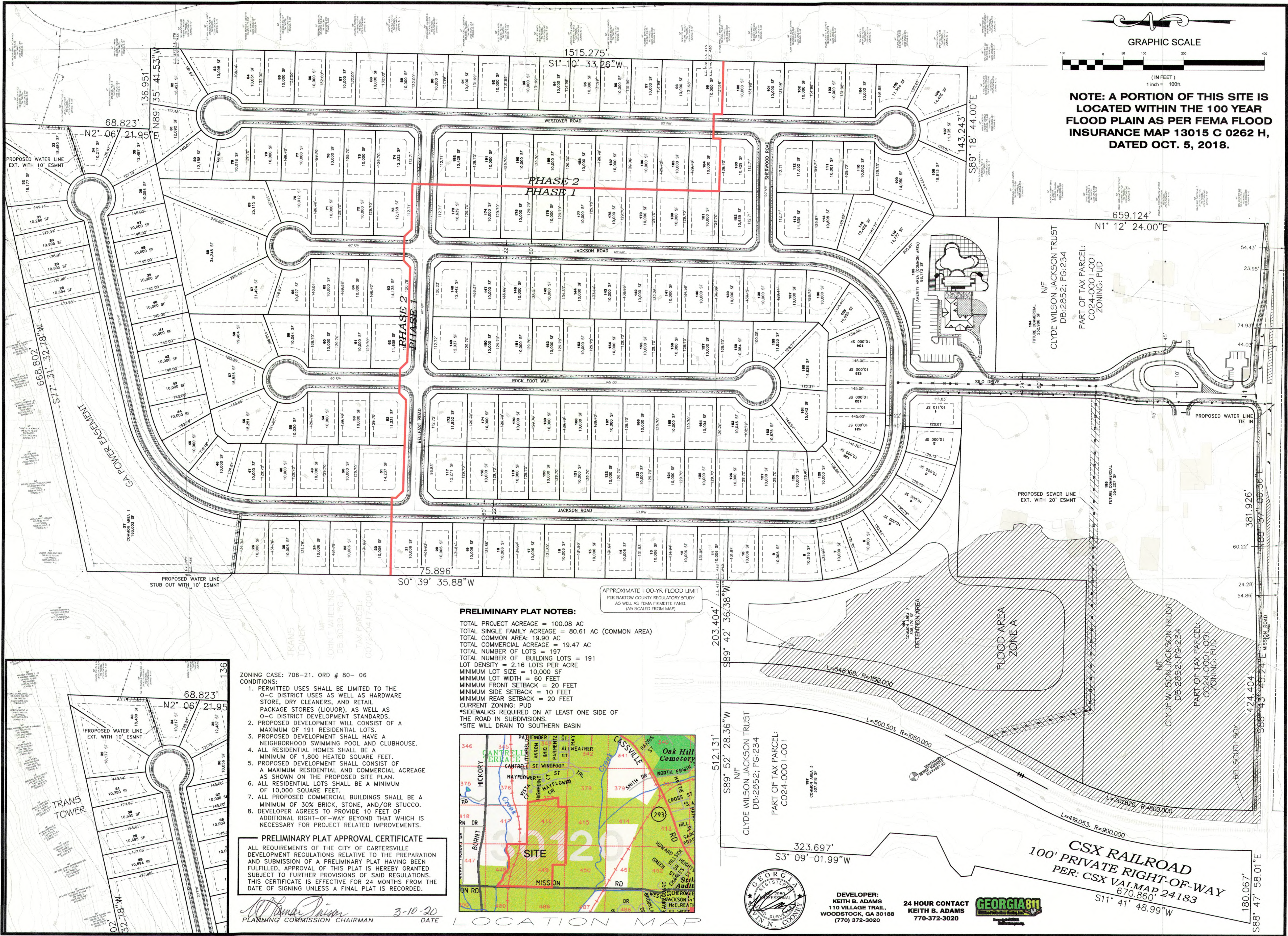
I, KEVIN N. COONEY, A REGISTERED LAND SURVEYOR IN THE STATE OF GEORGIA OF THE FIRM OF SOUTHLAND ENGINEERING, INC., CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA, 30120 (PHONE - (770) 387-0440), HEREBY CERTIFY TO SDH ATLANTA, LLC., JACKSON FARM 85, LLC., FIRST AMERICAN TITLE INSURANCE COMPANY, HIGHLAND TITLE AGENCY, LLC, DONALD JACKSON AND MCCAMY HEILMAN, CO-TRUSTEES THAT THE PREMISES SHOWN HEREON IS A TRUE AND CORRECT FLAT OF THE PROPERTY DESCRIBED HEREON, THAT THE BUILDINGS THERON ARE LOCATED WITH RESPECT TO PROPERTY BOUNDARIES AS SHOWN; THE SURVEY WAS PREPARED TO INCLUDE 2016 ALTA TABLE ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18, 19, AND 20. I FURTHER CERTIFY THAT I HAVE CONSULTED THE F.I.R.M. (FLOOD INSURANCE RATE MAP) AND IT SHOWS THE REFERENCED PARCEL TO BE IN ZONE A AND IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS. ACCORDING TO PANEL NO. 1301500262H, DATED: OCTOBER 05, 2018.

WITNESS MY HAND THIS 7th DAY OF AUGUST, 2020.

KEVIN N. COONEY, P.L.S.
 GA REG. NO. 2980

SOUTHLAND ENGINEERING
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
 114 OLD MILL ROAD, CARTERSVILLE, GA 30120
 PH: 770.387.0440 FAX: 770.607.5151
 DATE: JULY 21, 2020 REV: AUG. 22, 2022 JOB NO: 19088-14
 DATE OF FIELDWORK: DECEMBER 23, 2019 DR: JFC CH: KNC APP: KNC

ALTA/NSPS LAND TITLE SURVEY FOR:
 SDH Atlanta, LLC., Jackson Farm 85, LLC., First American Title Insurance Company
 Highland Title Agency, LLC, & Donald Jackson and McCamy Heilman, Co-Trustees
 LOCATED IN LAND LOT(S) 377, 416, 448, and 449,
 4th DISTRICT, 3rd SECTION,
 CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA



NOTE: A PORTION OF THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA FLOOD INSURANCE MAP 13015 C 0262 H, DATED OCT. 5, 2018.

APPROXIMATE 100-YR FLOOD LIMIT PER BARTOW COUNTY REGULATORY STUDY AS WELL AS FEMA FIRMEETTE PANEL (AS SCALED FROM MAP)

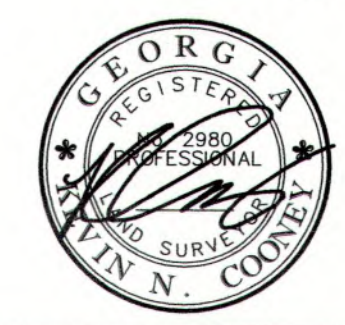
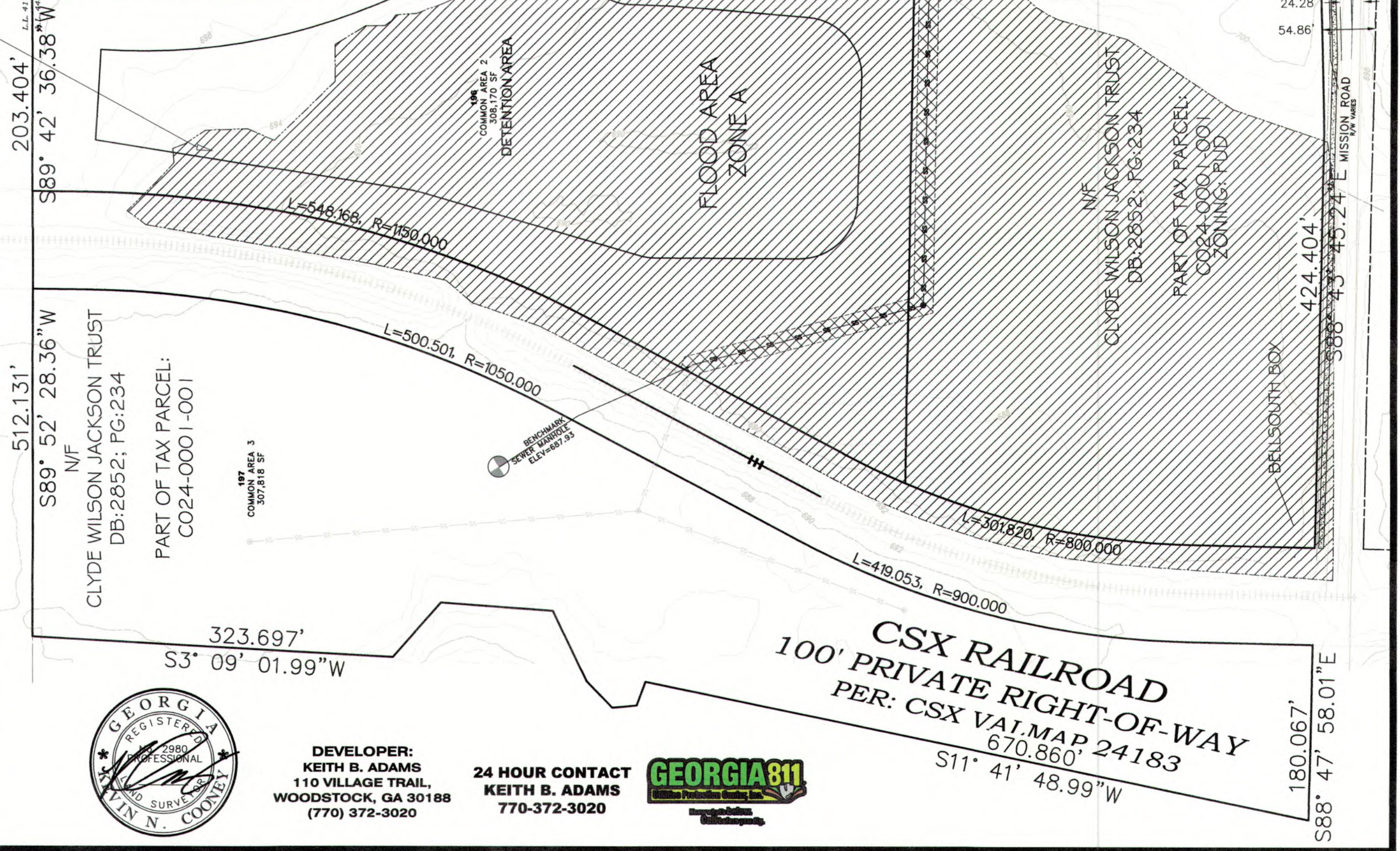
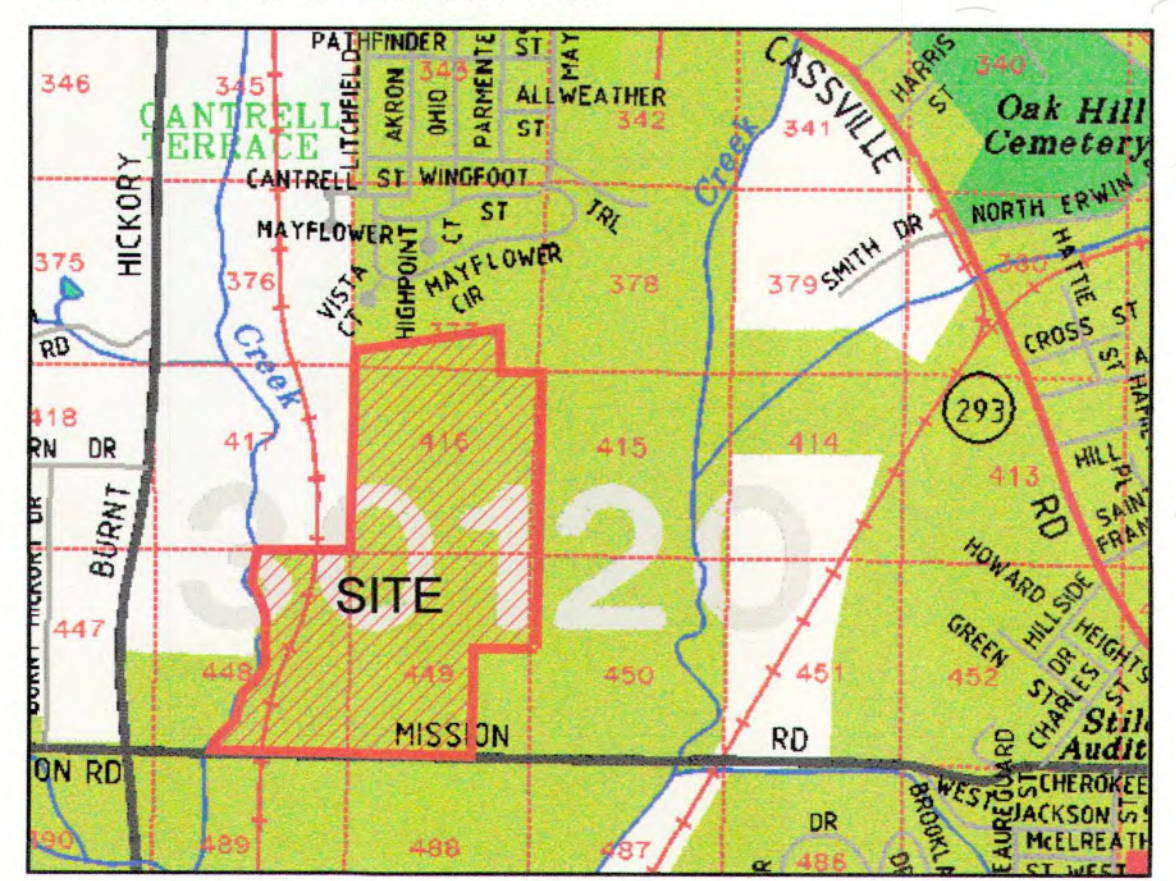
PRELIMINARY PLAT NOTES:

- TOTAL PROJECT ACREAGE = 100.08 AC
- TOTAL SINGLE FAMILY ACREAGE = 80.61 AC (COMMON AREA)
- TOTAL COMMON AREA: 19.90 AC
- TOTAL COMMERCIAL ACREAGE = 19.47 AC
- TOTAL NUMBER OF LOTS = 197
- TOTAL NUMBER OF BUILDING LOTS = 191
- LOT DENSITY = 2.16 LOTS PER ACRE
- MINIMUM LOT SIZE = 10,000 SF
- MINIMUM LOT WIDTH = 60 FEET
- MINIMUM FRONT SETBACK = 20 FEET
- MINIMUM SIDE SETBACK = 10 FEET
- MINIMUM REAR SETBACK = 20 FEET
- CURRENT ZONING: PUD
- *SIDEWALKS REQUIRED ON AT LEAST ONE SIDE OF THE ROAD IN SUBDIVISIONS.
- *SITE WILL DRAIN TO SOUTHERN BASIN

- ZONING CASE: 706-21. ORD # 80- 06
CONDITIONS:
- PERMITTED USES SHALL BE LIMITED TO THE O-C DISTRICT USES AS WELL AS HARDWARE STORE, DRY CLEANERS, AND RETAIL PACKAGE STORES (LIQUOR), AS WELL AS O-C DISTRICT DEVELOPMENT STANDARDS.
 - PROPOSED DEVELOPMENT WILL CONSIST OF A MAXIMUM OF 191 RESIDENTIAL LOTS.
 - PROPOSED DEVELOPMENT SHALL HAVE A NEIGHBORHOOD SWIMMING POOL AND CLUBHOUSE.
 - ALL RESIDENTIAL HOMES SHALL BE A MINIMUM OF 1,800 HEATED SQUARE FEET.
 - PROPOSED DEVELOPMENT SHALL CONSIST OF A MAXIMUM RESIDENTIAL AND COMMERCIAL ACREAGE AS SHOWN ON THE PROPOSED SITE PLAN.
 - ALL RESIDENTIAL LOTS SHALL BE A MINIMUM OF 10,000 SQUARE FEET.
 - ALL PROPOSED COMMERCIAL BUILDINGS SHALL BE A MINIMUM OF 30% BRICK, STONE, AND/OR STUCCO.
 - DEVELOPER AGREES TO PROVIDE 10 FEET OF ADDITIONAL RIGHT-OF-WAY BEYOND THAT WHICH IS NECESSARY FOR PROJECT RELATED IMPROVEMENTS.

PRELIMINARY PLAT APPROVAL CERTIFICATE
ALL REQUIREMENTS OF THE CITY OF CARTERSVILLE DEVELOPMENT REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A PRELIMINARY PLAT HAVING BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED SUBJECT TO FURTHER PROVISIONS OF SAID REGULATIONS. THIS CERTIFICATE IS EFFECTIVE FOR 24 MONTHS FROM THE DATE OF SIGNING UNLESS A FINAL PLAT IS RECORDED.

Keith B. Adams
PLANNING COMMISSION CHAIRMAN 3-10-20 DATE



DEVELOPER:
KEITH B. ADAMS
110 VILLAGE TRAIL,
WOODSTOCK, GA 30188
(770) 372-3020



CSX RAILROAD
100' PRIVATE RIGHT-OF-WAY
PER: CSX VAI, MAP 24183
670.860

PROJECT NO.: 19088
DATE: 1/15/20

REVISIONS:	DATE	DESCRIPTION
1	1/23/20	PRELIMINARY PLAT
2	3/9/20	CITY COMMENTS
3		
4		
5		
6		

SOUTHLAND ENGINEERING
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770.387.0440 FAX: 770.607.5151

JACKSON FARM
PLANNED DEVELOPMENT
LOCATED IN LAND LOTS 448, 449, 416, 377
4TH DISTRICT, 3RD SECTION
CITY OF CARTERSVILLE, GEORGIA



SHEET TITLE:
PRELIMINARY PLAT (PUD)
SHEET NO.:
PRE-1.0

PART OF TAX PARCEL:
CO24-0001-001



POND A
WITH AERATOR OR FOUNTAIN

6" POND FENCE W/
10' ACCESS GATE

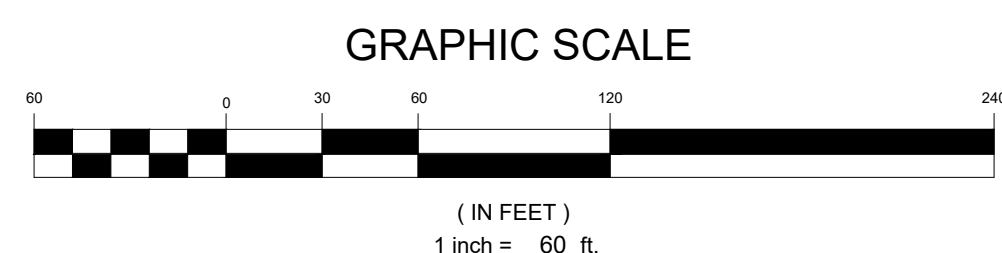
DOG PARK

POND C
WITH AERATOR OR FOUNTAIN

N/F
CLYDE WILSON JACKSON TRUST
DB:2852; PG:234

PART OF TAX PARCEL:
CO24-0001-001
ZONING: PUD

SITE NOTES:
TOTAL PROJECT ACREAGE = 12.58 AC
PART OF JACKSON FARM PUD
TOTAL NUMBER OF LOTS = 108
TOTAL NUMBER OF BUILDING LOTS TOWNHOME = 103
LOT DENSITY = 8.66 LOTS PER ACRE
MINIMUM LOT SIZE = 2,000 SF
MINIMUM LOT WIDTH = 24 FEET
MINIMUM FRONT SETBACK = 10 FEET
MINIMUM SIDE SETBACK = 10 FEET(END OF ROW WHEN ADJ STREET)
7.5 FEET (END ROW WHEN ADJOINING INTERIOR LOT LINE)
MINIMUM REAR SETBACK = 15 FEET(EXTERNAL LOT)
10 FEET (INTERNAL LOT)
DESIGN CONDITIONS
TOWNHOMES ARE FRONT ENTRY, EXCEPT LOTS FACING MISSION ROAD AND SILO DRIVE. TOWNHOMES FACING EXISTING STREET SHALL HAVE COVERED FRONT PATIO
CURRENT ZONING: PUD
SPEED LIMIT: 15 MPH



BUTTON LEWIS

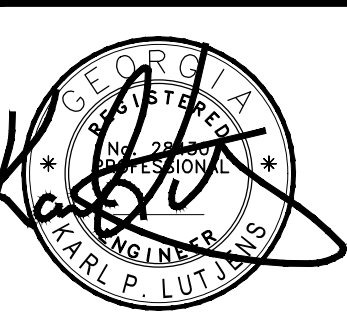
G:\230000\23067 - JACKSON FARM TH - SMITH DOUGLAS\CIVIL\DESIGN\CONCEPT-5.dwg 12/28/2023 2:03 PM

PROJECT NO.:
20367
DATE:
12/28/23

REVISIONS:	DATE	DESCRIPTION
1	9/19/23	Zoning PLAN
2		
3		
4		
5		
6		

SOUTHLAND ENGINEERING
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
114 OLD MILL ROAD., CARTERSVILLE, GA 30120 PH: 770.387.0440 FAX: 770.607.5151

JACKSON FARM
PLANNED DEVELOPMENT
LOCATED IN LAND LOTS 377,448,449,416
4TH DISTRICT, 3RD SECTION
CITY OF CARTERSVILLE, GEORGIA



SHEET TITLE:
SITE PLAN
(TOWN HOMES)
SHEET NO.:
C201

C:\23000\23067 - JACKSON FARM TH - SMITH DOUGLAS\CIVIL\DESIGN\CONCEPT-5.dwg 12/28/2023 2:03 PM

WILSON JACKSON TRUST
DB: 2052 PG 234
PART OF TAX PARCEL:
024-0001-001
ZONING: PUD

POND A
WITH AERATOR OR FOUNTAIN

6' POND FENCE W/
10' ACCESS GATE

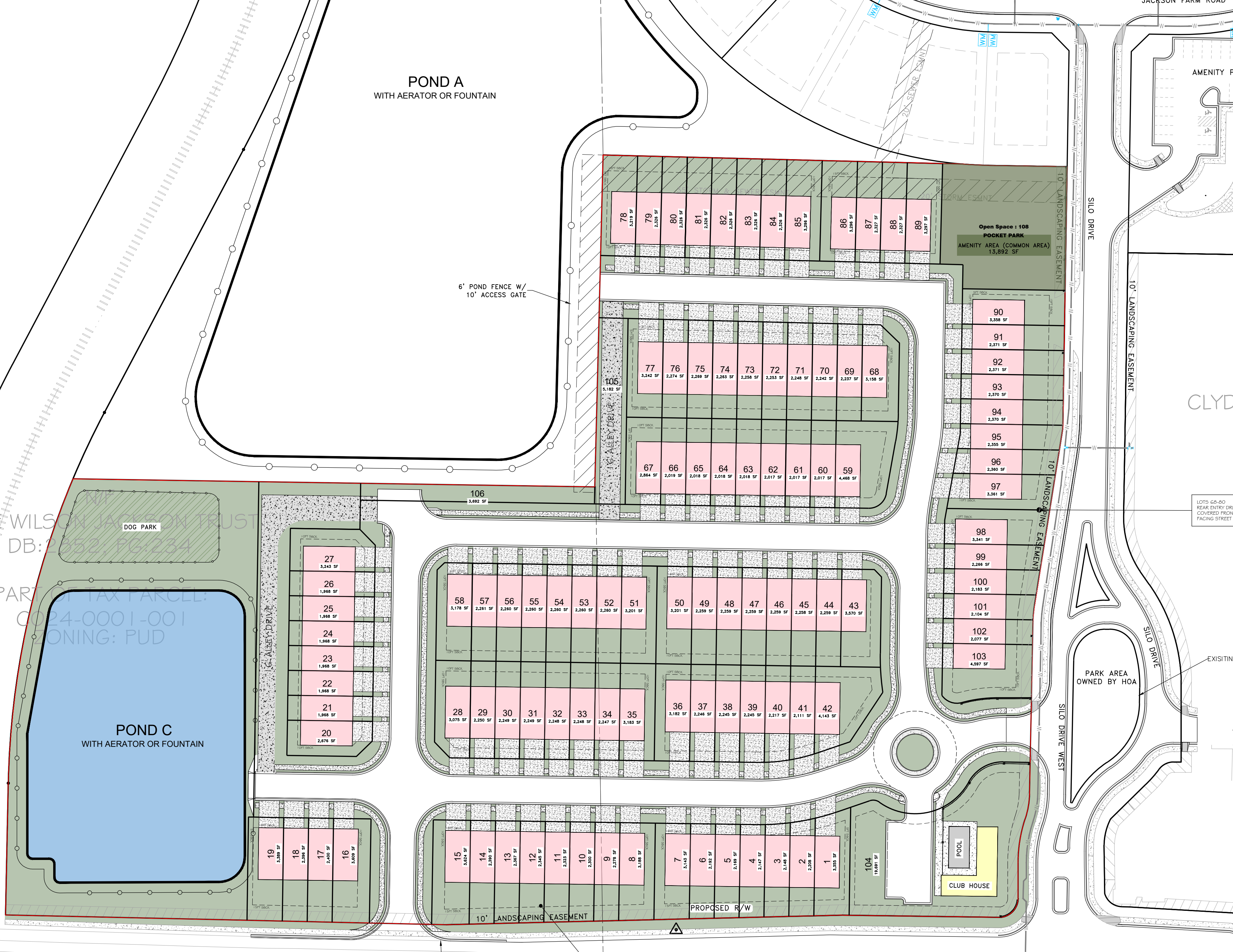
POND C
WITH AERATOR OR FOUNTAIN

DOG PARK

MISSION ROAD
50' PUBLIC RIGHT-OF-WAY

FUTURE POTENTIAL DRIVEWAY

LOTS 1-22
REAR ENTRY DRIVEWAY
COVERED FRONT PORCH
FACING STREET



JACKSON FARM ROAD

CLYDE

AMENITY P

EXISTING

LOT 68-80
REAR ENTRY DRIVEWAY
COVERED FROM
FACING STREET

PARK AREA
OWNED BY HOA

SILO DRIVE

SILO DRIVE WEST

SILO DRIVE

SILO DRIVE WEST

SILO DRIVE

SILO DRIVE WEST

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SILO DRIVE WEST

SILO DRIVE

SILO DRIVE WEST

TAX PARCEL:
C025-0006-085

N/F
JORDAN MARK AND TIFFANY RONEE
DB:29 15; PG:700
TAX PARCEL:
C025-0006-086

10

JONATHA
[

9

DA

8

7

SITE NOTES:

TOTAL PROJECT ACREAGE = 12.58 AC
PART OF JACKSON FARM PUD

TOTAL NUMBER OF LOTS = 108
TOTAL NUMBER OF BUILDING LOTS TOWNHOME = 103
LOT DENSITY = 8.66 LOTS PER ACRE

MINIMUM LOT SIZE = 2,000 SF

MINIMUM LOT WIDTH = 24 FEET

MINIMUM FRONT SETBACK = 10 FEET

MINIMUM SIDE SETBACK = 10 FEET (END OF ROW WHEN ADJ STREET)
7.5 FEET (END ROW WHEN ADJOINING
INTERIOR LOT LINE)

MINIMUM REAR SETBACK = 15 FEET (EXTERNAL LOT)
10 FEET (INTERNAL LOT)

DESIGN CONDITIONS

TOWNHOMES ARE FRONT ENTRY, EXCEPT LOTS FACING MISSION ROAD
AND SILO DRIVE. TOWNHOMES FACING EXISTING STREET SHALL
HAVE COVERED FRONT PATIO

CURRENT ZONING: PUD

SPEED LIMIT: 15 MPH

GRAPHIC SCALE

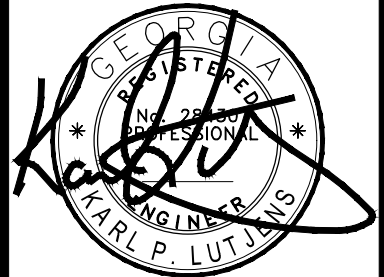


(IN FEET)

1 inch = 60 ft.

JACKSON FARM PLANNED DEVELOPMENT

LOCATED IN LAND LOTS 377,448
4TH DISTRICT, 3RD SECTION
CITY OF CARTERSVILLE, GEORGIA



SHEET TITLE:

SITE
PLAN
(TOWN HOMES)

SHEET NO.:

C201

REAR ENTRY TOWNHOME BUILDING



PLAN 1
ELEVATION B

PLAN 2
ELEVATION E

PLAN 2
ELEVATION D

PLAN 3
ELEVATION B

PLAN 3
ELEVATION C

PLAN 1
ELEVATION D



PLAN 1
ELEVATION D

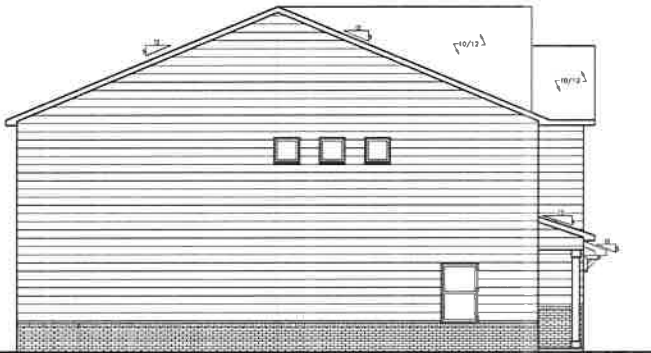
PLAN 3
ELEVATION C

PLAN 3
ELEVATION B

PLAN 2
ELEVATION D

PLAN 2
ELEVATION E

PLAN 1
ELEVATION B



LEFT ELEVATION "B"



RIGHT ELEVATION "D"











REAR ENTRY VERSION
OF NORWOOD II A

REAR ENTRY VERSION
OF ELLISON II B

REAR ENTRY VERSION
OF ELLISON II A

REAR ENTRY VERSION
OF NORWOOD II B

DATE	REVISION	BY



ELEVATIONS
4-PACK
BUILDING

SMITH DOUGLAS HOMES
113 WILSON TRAIL
SUITE 202
WOODSTOCK, GA 30188
www.smithdouglass.com

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SCALE	10/2/23
DATE	
SCALE	
DATE	
SCALE	
DATE	
SCALE	
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DATE	
SCALE	
DATE	









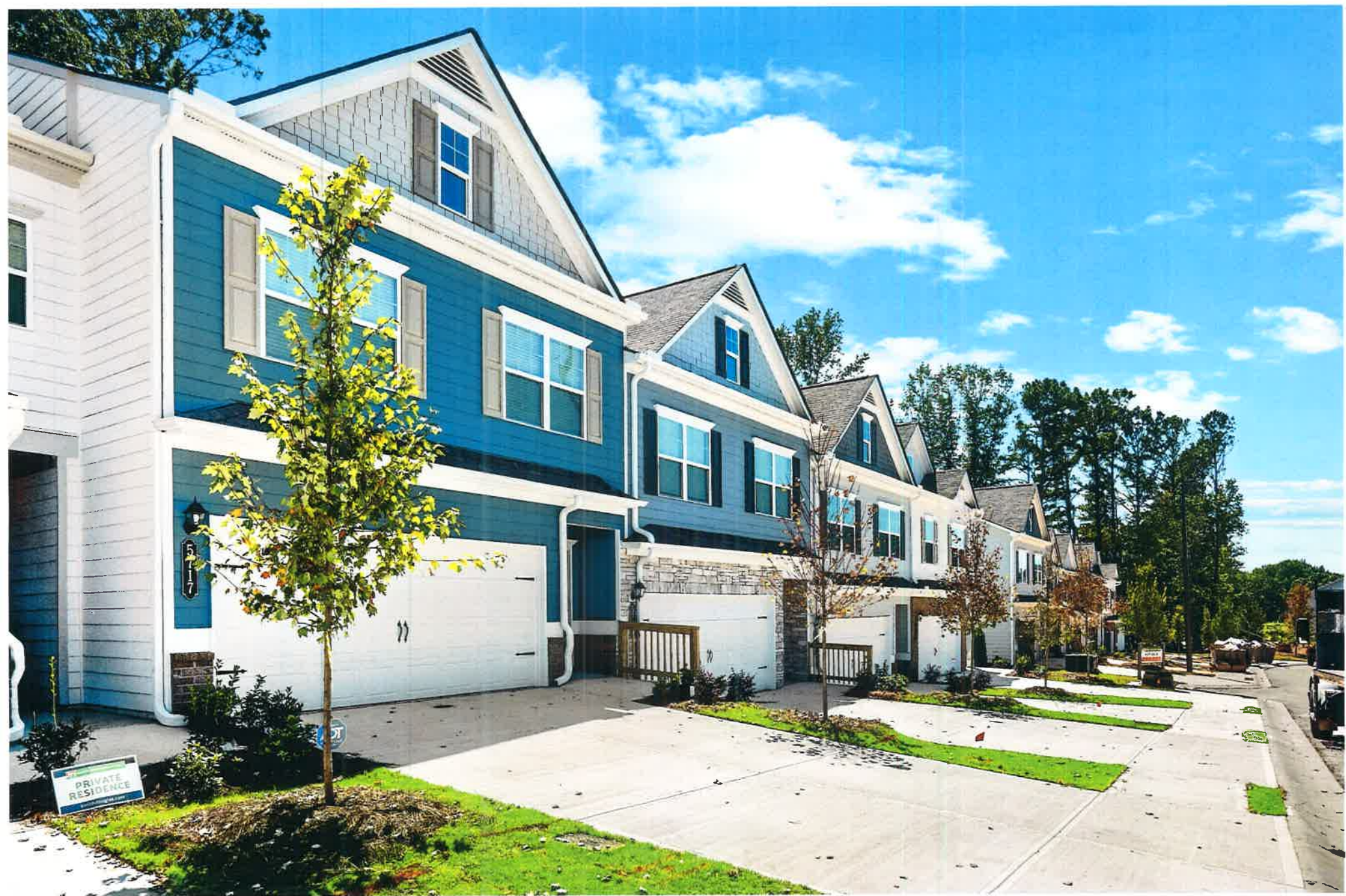












Jan 24, 2024 at 14:07:54
436-442 Mission Rd SE
Cartersville GA 30120
United States



Jan 24, 2024 at 14:08:00
436-442 Mission Rd SE
Cartersville GA 30120
United States



Jan 24, 2024 at 14:13:04
430 Mission Rd SE
Cartersville GA 30120
United States



Jan 24, 2024 at 14:13:12
430 Mission Rd SE
Cartersville GA 30120
United States

