

# ZONING & ANNEXATION SYNOPSIS

Petition Number(s): AZ21-03

## APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: Courtney Stanley  
Representative: Same  
Location: 112 Euharlee Road  
Total Acreage: Approx. 0.61 acres

## *LAND USE INFORMATION*

Current Zoning: County A-1 (Agriculture)  
Proposed Zoning: R-20 (Single-Family Residential)  
Proposed Use: Residential

### Current Zoning of Adjacent Property:

North: County A-1 (Agriculture)  
South: City H-1 (Heavy Industrial)  
East: City R-20 (Single-Family Residential)  
West: City R-20 (Single-Family Residential)

### For All Tracts:

District: 4<sup>th</sup> Section: 3<sup>rd</sup> LL(S): 636  
Ward: 3 Council Member: Cary Roth

The Future Development Plan designates the subject property as: Adjacent properties are designated as Suburban Living and Workplace Center.

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

## **ANALYSIS**

### **City Departments Reviews**

**Electric:** No objections

**Fibercom:** Takes no exception

**Fire:** No comments received

**Gas:** Takes no exception

**Public Works:** We do not oppose this annexation. However, please note that if this location is annexed, then they will incur a stormwater utility bill of \$5.25/month.

**Water and Sewer:** This property is located in the City of Cartersville Water Department's water service area. The existing residence is a Cartersville Water Department customer. The requested annexation will have no adverse affect on water service to this site. The water customer will qualify for "inside City" water rates which are lower. Customers are responsible for notifying the City's Customer Service Office and applying for the lower water utility rates.

### **SEWER SERVICE COMMENTS:**

Sewer service to this property is provided by septic tank.

**Cartersville School District:** No objections

**Bartow County:** No objections

### **Public Comments:**

Walt Sullens, Euharlee Road adjacent property owner. Supports annexation.

### **REQUEST SUMMARY:**

The annexation and zoning request is to annex property located at 112 Euharlee Road. The lot contains approximately 0.61 acres with one single-family house on the property. The owner wishes to annex into the city for the school system. Only City water serves this lot.

If the annexation is approved, a monthly stormwater fee will be assessed. The fee would be approximately \$5.25/ month per Sec. 24-437. - Stormwater service charges of the city ordinance.

The city does provide trash and recycling services to city properties along Euharlee Rd.

If the annexation is approved, the applicant would be eligible for "Inside City" water rates.

## **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 R-20 zoning district is an appropriate zoning category. Adjacent properties are zoned R-20.**
- 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 of adjacent property.**
- D. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*  
**As currently zoned, the property would continue to be used for single-family residential.**
- 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 annexation and zoning would conform to the city's land use plan for the area.**
- 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 compared to the existing land use.**
- 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 other conditions are known.**

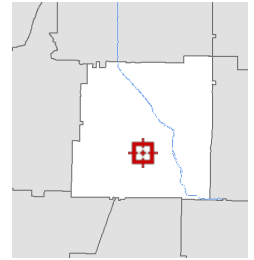
**STAFF RECOMMENDATION:** *Staff recommends approval.*

**PLANNING COMMISSION RECOMMENDATION:**

Recommends Approval, 4-0



**Overview**



**Legend**

- Parcels
- Structural Numbers**
- <all other values>
- Abandoned or Inactive
- Active
- Proposed
- Roads

Parcel ID	0056B-0002-002	Alternate ID	10892	Owner Address	HHP HOMES LLC
Sec/Twp/Rng	n/a	Class	Residential		25 LIBERTY DRIVE
Property Address	112 EUHARLEE RD	Acreege	0.61		CARTERSVILLE, GA 30121
District	Bartow County				
Brief Tax Description	LL 636 D 4 LOT 26 SHAW				
	(Note: Not to be used on legal documents)				

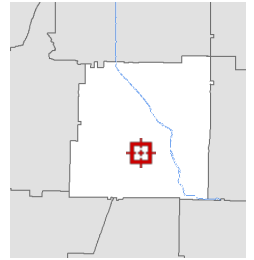
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Developed by  Schneider  
 GEOSPATIAL





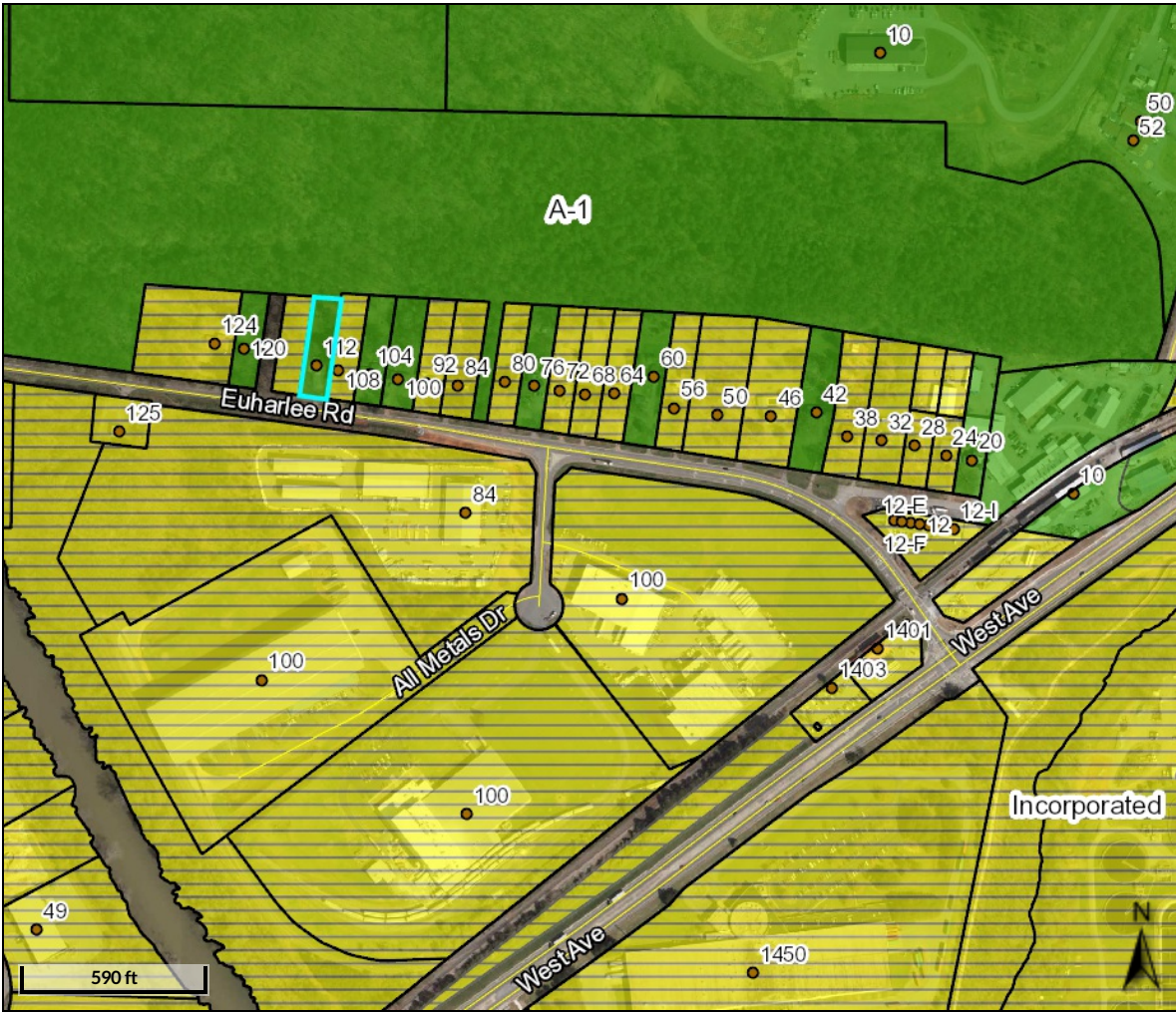
Overview



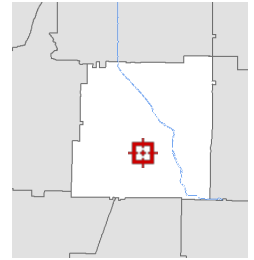
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Date created: 2/24/2021  
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Developed by



**Overview**



**Legend**

- Parcels
- Structural Numbers**
- <all other values>
- Abandoned or Inactive
- Active
- Proposed
- 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

Parcel ID	0056B-0002-002	Alternate ID	10892	Owner Address	HHP HOMES LLC
Sec/Twp/Rng	n/a	Class	Residential		25 LIBERTY DRIVE
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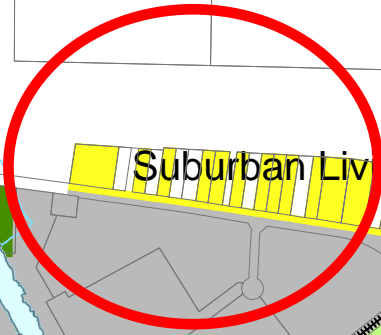
Developed by  Schneider  
 GEOSPATIAL



**Cartersville, GA  
Future Development Map**

Comm  
Rec  
and Co

Suburban Living



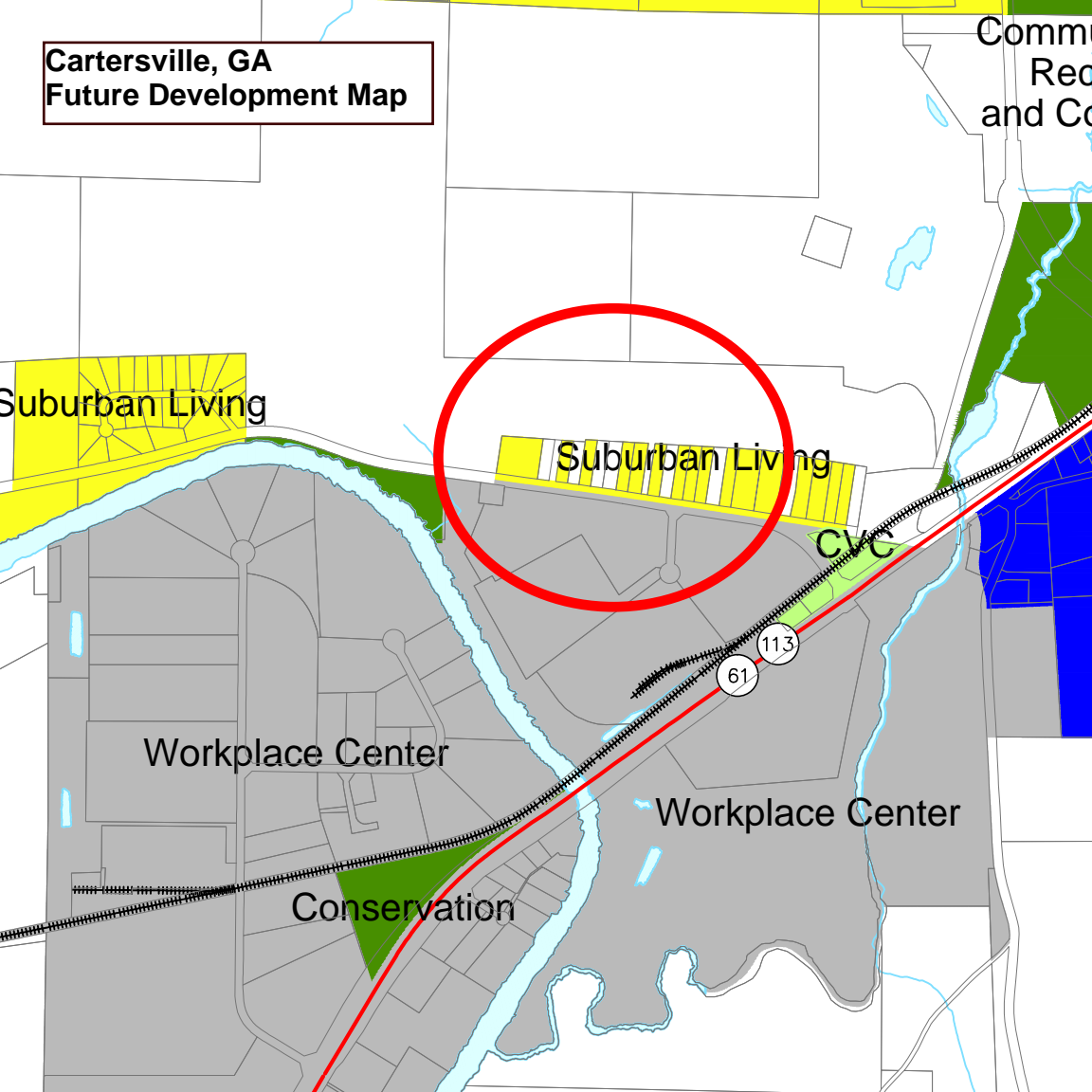
Suburban Living  
CVC

Workplace Center

Workplace Center

Conservation

61 113




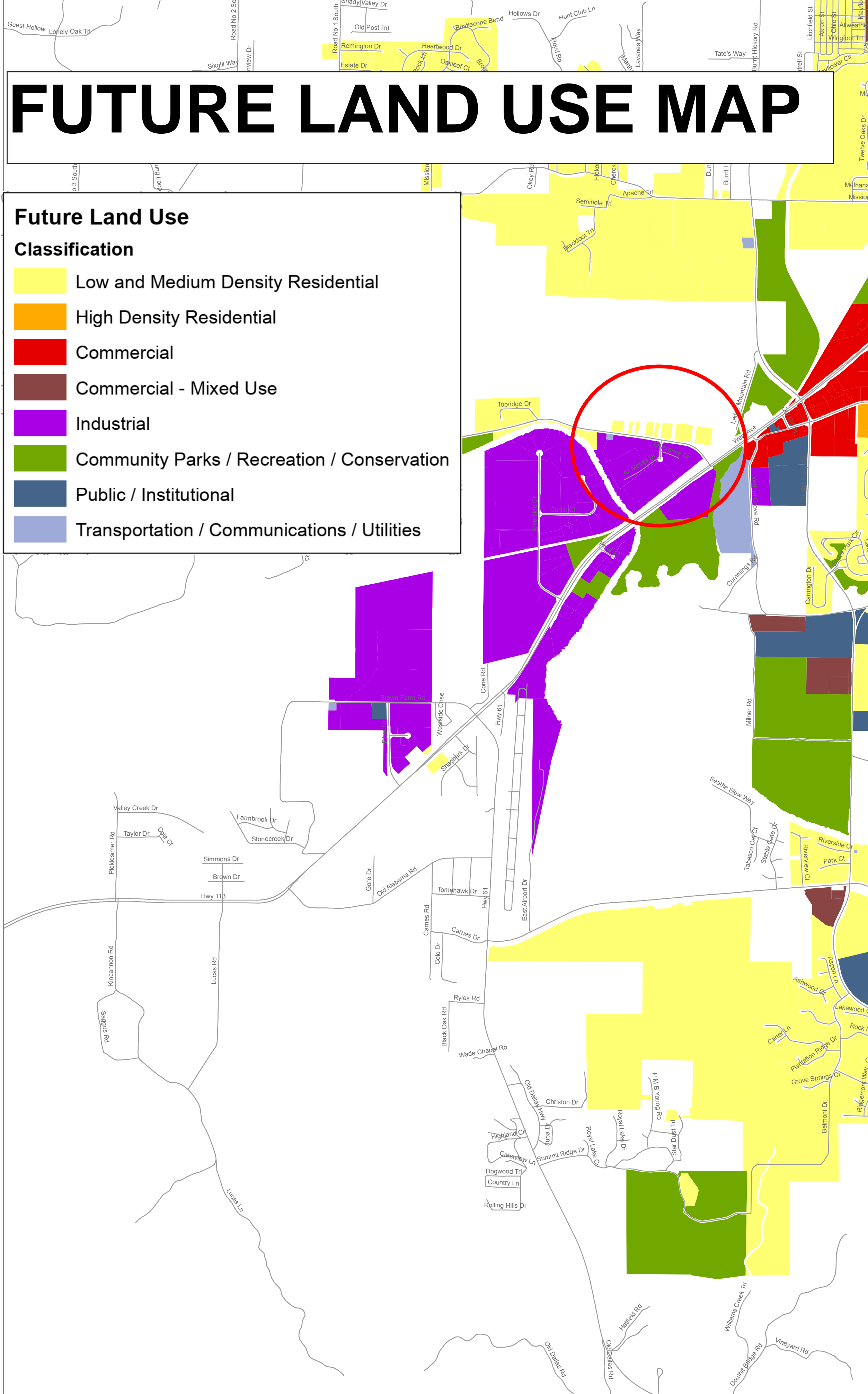


# FUTURE LAND USE MAP

## Future Land Use

### Classification

-  Low and Medium Density Residential
-  High Density Residential
-  Commercial
-  Commercial - Mixed Use
-  Industrial
-  Community Parks / Recreation / Conservation
-  Public / Institutional
-  Transportation / Communications / Utilities

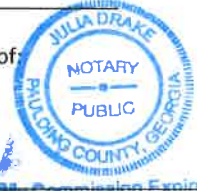


**Application for Annexation/ Zoning**  
City of Cartersville

Case Number: AZ21-03  
Date Received: 1/19/2021

Public Hearing Dates: 3/9/21  
Planning Commission 5:30pm 1<sup>st</sup> City Council 3/18/21 2<sup>nd</sup> City Council 4/1/21  
7:00pm 7:00pm

Applicant Courtney Stanley Office Phone 770-780-1549  
(printed name)  
Address 112 Euharlee Rd SW Mobile/ Other Phone 404-396-2513  
City Cartersville State Ga Zip 30120 Email bayleystanley.cls@gmail  
Representative's printed name (if other than applicant) \_\_\_\_\_ Phone (Rep) \_\_\_\_\_  
Email (Rep) \_\_\_\_\_  
Representative Signature \_\_\_\_\_ Applicant Signature Courtney Stanley  
Signed, sealed and delivered in presence of \_\_\_\_\_ My commission expires: 10/6/2021  
[Signature] Notary Public  My Commission Expires October 6, 2021

\* Titleholder Courtney Stanley Phone 404-396-2513  
(titleholder's printed name)  
Address 112 Euharlee Rd. SW Email bayleystanley.cls@gmail.com  
Signature [Signature]  
Signed, sealed, delivered in presence of \_\_\_\_\_ My commission expires: 10/6/2021  
[Signature] Notary Public  My Commission Expires October 6, 2021

Present Zoning District A1 (County) Requested Zoning R-20  
Acreage .61 Land Lot(s) 636 District(s) 4 Section(s) 3  
Location of Property: 112 Euharlee Rd. SW Cartersville, Ga 30120  
(street address, nearest intersections, etc.)  
Reason for Rezoning Request: So my daughter can continue to attend school in Cartersville School district  
(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: \_\_\_\_\_

Tax Map Parcel(s) # 00.56 B-0002-002 Voting Ward(s) 3

Current Land Use Res Current Zoning A-1

Proposed Land Use Res Proposed Zoning R-20

Number of Dwelling Units 1 Number of Occupants 3

Owner Occupied? Yes  No

Number of School-aged Children 1 Grade Level(s) of School-aged Children 5<sup>th</sup>

School(s) to be attended: Cartersville Elementary

### Current Utility Service Providers (Check Service provider or list if Other)

Water:  City \_\_\_\_\_ County \_\_\_\_\_ Well/ Other \_\_\_\_\_

Sewer: \_\_\_\_\_ City \_\_\_\_\_ County  Septic/ Other \_\_\_\_\_

Natural Gas: \_\_\_\_\_ City \_\_\_\_\_ Other (List) Unknown

Electricity: \_\_\_\_\_ City  GA Power \_\_\_\_\_ Greystone  
\_\_\_\_\_ Other (List) \_\_\_\_\_

**CAMPAIGN DISCLOSURE REPORT**  
**FOR REZONING 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: 1-19-20

Date Two Years Prior to Application: 1-19-19

Date Five Years Prior to Application: 1-19-17

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	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Council Member:		
Ward 1- Kari Hodge	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ward 2- Jayce Stepp	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ward 3- Cary Roth	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ward 4- Calvin Cooley	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ward 5- Gary Fox	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ward 6- Taff Wren	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Planning Commission		
Greg Culverhouse	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Harrison Dean	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lamar Pendley	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lamar Pinson	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Travis Popham	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jeffery Ross	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stephen Smith	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.

C. Sturdy      1-19-20  
Signature                                  Date  
Courtney Sturdy  
Print Name



**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.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Georgia Registered Land Surveyor (Seal)

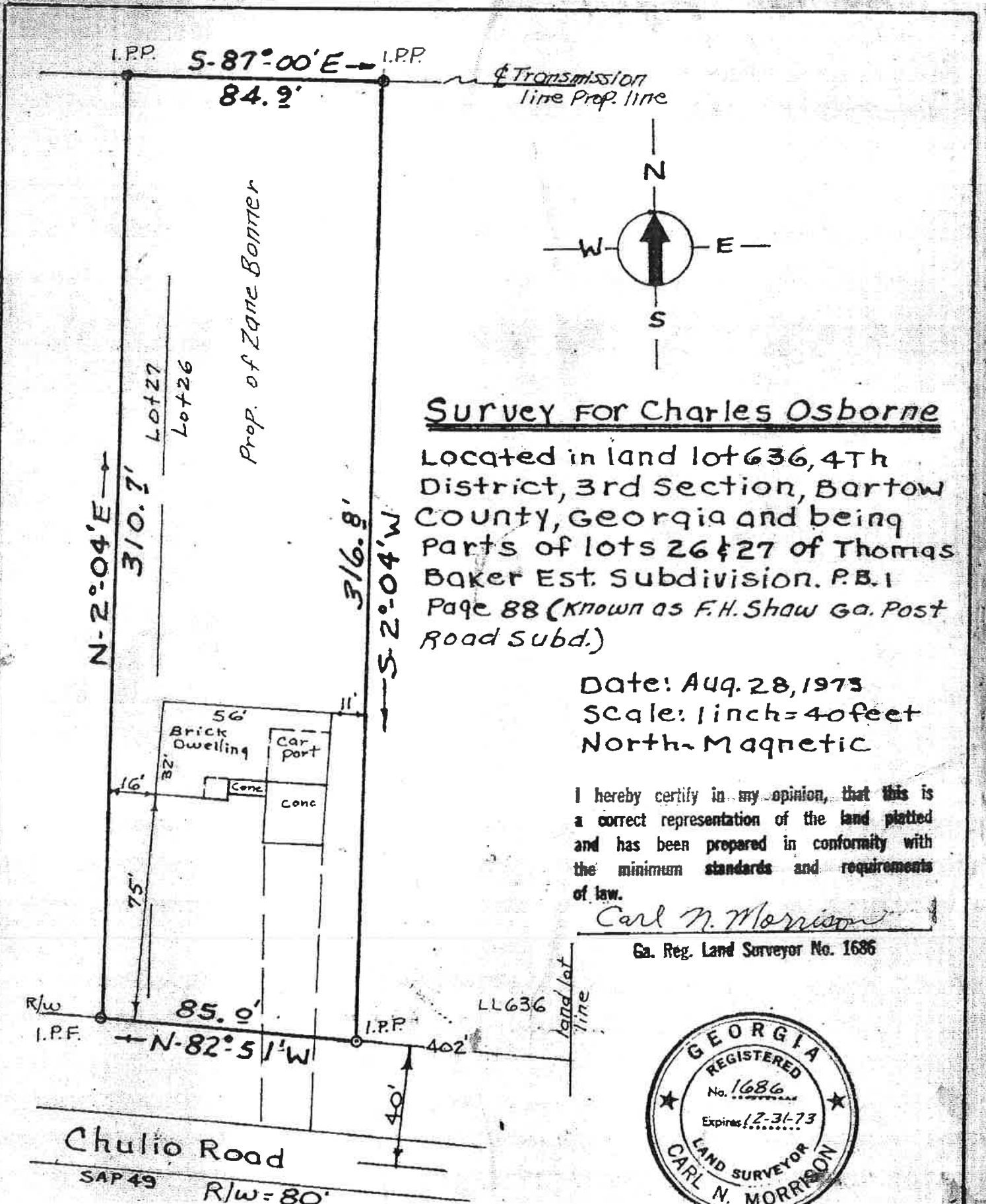
**ZONING ADMINISTRATOR:**

1. Case Number: AZ21-03
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? Y-1975 original Survey

2-24-21 \_\_\_\_\_  
Date Zoning Administrator



Survey for Charles Osborne

Located in land lot 636, 4th District, 3rd Section, Bartow County, Georgia and being parts of lots 26 & 27 of Thomas Baker Est. Subdivision. P.B. 1 Page 88 (Known as F.H. Shaw Ga. Post Road Subd.)

Date: Aug. 28, 1973  
 Scale: 1 inch = 40 feet  
 North-Magnetic

I hereby certify in my opinion, that this is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

*Carl N. Morrison*

Ga. Reg. Land Surveyor No. 1686





Images Taken 2-17-21

