

ZONING SYNOPSIS

Petition Number(s): **Z23-02**

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: **William Donald Moore**

Representative: **Jessica King, Esq. Tilley, Deems and Trotter**

Property Owner: **William Donald Moore**

Property Location: **8 Mimosa Terrace. Tax ID C030-0007-007**

Access to the Property: **Mimosa Terrace**

Site Characteristics:

Tract Size: Acres: **0.626** District: **4th** Section: **3rd** LL(S): **241**
Ward: **1** Council Member: **Kari Hodge**

LAND USE INFORMATION

Current Zoning: **R-15 (Single Family Residential)**

Proposed Zoning: **G-C (General Commercial)**

Proposed Use: **Hair Salon**

Current Zoning of Adjacent Property:

North: **R-15**

South: **G-C (General Commercial- Profire and PT Solutions)**

East: **H-I (Heavy Industrial- Shaw Industries)**

West: **R-15**

The Future Development Plan designates the subject property as: **Parkway Corridor**

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

ZONING ANALYSIS

Project Summary:

The applicant is proposing the rezoning of the 0.626 acre property located at 8 Mimosa Terrace-corner lot at the intersection of Mimosa Terrace and JFH Pkwy (southbound lanes). The lot and original structure are part of the Arthur Smith development constructed c. 1960. This development is identified in the tax records as the (7) properties between the east side of Pine Forrest Rd to JFH Pkwy.

The house has been used for residential purposes, but in recent years, additional buildings have been added to support home occupations. It is possible that not all home occupations have been licensed. Planning and Development is not aware of complaints for any of the home occupations.

The applicant proposes to open a hair salon in this location. Site plans have been submitted that address parking. No stormwater management facilities are required. Low impact uses for the property such as professional offices or a hair salon may be appropriate. Under the current R-15 zoning hair salons are not allowed. A General Commercial zoning district is located across Mimosa Terrace to the south and is a logical extension for the proposed property as long as land uses are limited to low impact uses that have no adverse impacts on the neighboring residential properties or to Mimosa Terrace.

City Department Comments

Electric: Takes no exception.

Fibercom: Takes no exception.

Fire: No comments received.

Gas: Takes no exception.

Public Works: Takes no exception.

Water and Sewer: No comments received.

City of Cartersville School District: N/A.

Public Comments:

2/20: General Inquiry.

STANDARDS FOR EXERCISE OF ZONING POWERS.

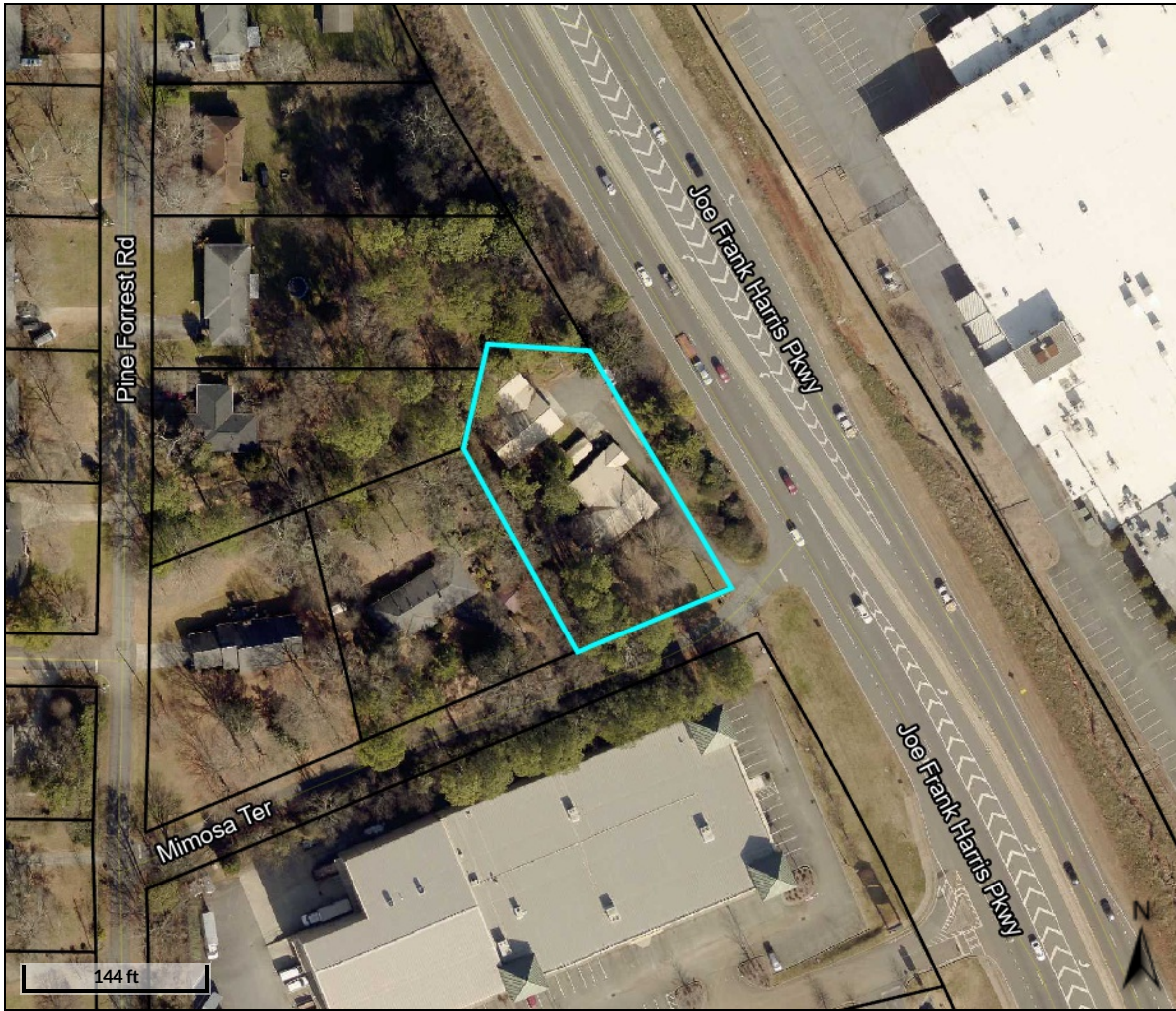
1. *The existing land uses and zoning of nearby property.*
The adjacent properties are zoned and used for residential. Across JFH Pkwy to the east is Shaw Industries, zoned H-I. The Profire/ PT Solutions building to the south is zoned G-C. The Profire building is currently used for medical offices and office-warehousing.
2. *The suitability of the subject property for the zoned purposes.*
The property is suitable for the zoned purposes.
3. *The relative gain to the public, as compared to the hardship imposed upon the individual property owner.*
The public gain would be minimal. Rezoning would allow a new business.
4. *Whether the subject property has a reasonable economic use as currently zoned.*
The property has a reasonable economic use as currently zoned.
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 would permit a use that is suitable in view of the use of the adjacent residential and commercial use properties.
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 residential property as long as the existing natural buffer is maintained along the east and northern property lines and customary hours of operation are maintained. All parking must be limited to on-site.
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 does conform to the Future Development Map (Commercial), but does not conform to the Future Land Use Map (Residential). This discrepancy is likely due to the unknown timing of the residential properties along Joe Frank Harris Pkwy transitioning to commercial uses.

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.*
No adverse environmental impact is anticipated with rezoning or re-use of the site.
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 zoning use should not increase the burden to streets, transportation, or utilities.
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.

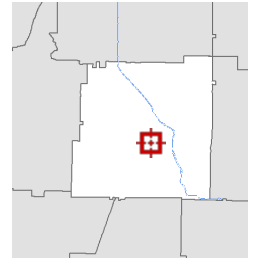
STAFF RECOMMENDATION:

Staff does not oppose the rezoning if the following conditions are included with an approval:



1. A natural or planted landscape buffer remain in place along the adjacent residential use properties.
2. Hours of operation are limited to reasonable and customary hours.
3. All G-C uses except “Offices, General” and “Barber Shops and Beauty Salons” are prohibited.



Overview



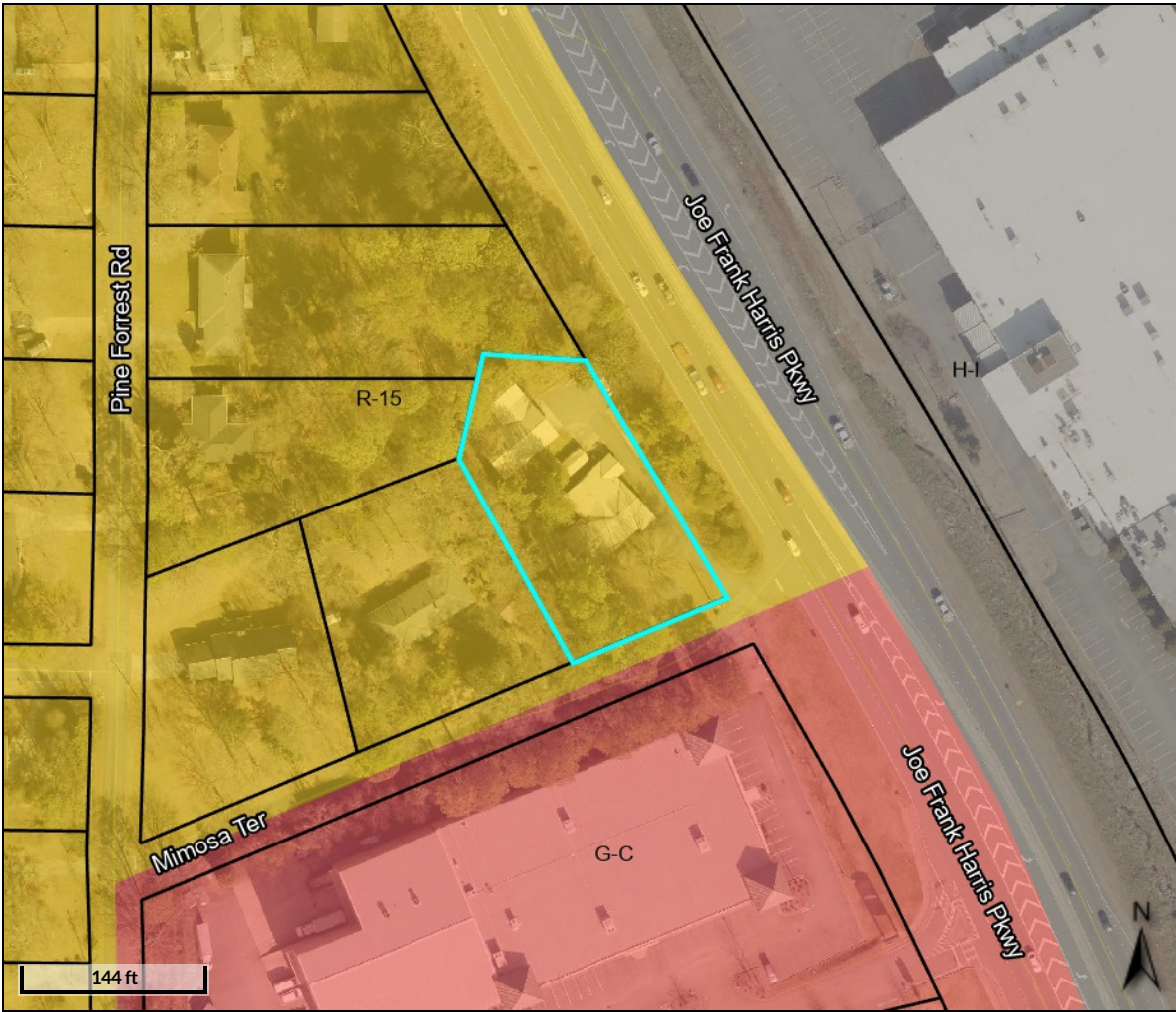
Legend

-  Parcels
-  Roads

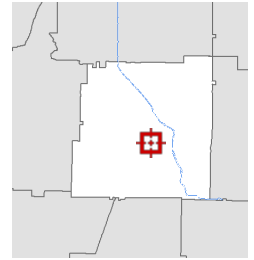
Parcel ID	C030-0007-007	Alternate ID	35715	Owner Address	HOMES BY T&E LLC
Sec/Twp/Rng	n/a	Class	Residential		1009 N TENNESSEE ST STE B
Property Address	8 MIMOSA TERRACE	Acreage	0.5		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL 241 DIST 4 LOT 1 ARTHUR				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 1/30/2023
 Last Data Uploaded: 1/27/2023 10:10:57 PM

Developed by  **Schneider**
 GEOSPATIAL



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

Property Address 8MIMOSA TERRACE Acreage 0.5 CARTERSVILLE, GA 30130
 District Cartersville
 Brief Tax Description LL 241 DIST 4 LOT 1 ARTHUR
(Note: Not to be used on legal documents)

Date created: 1/20/2023
 Last Data Updated: 1/27/2023 10:10:57PM
 Developed by Schneider
 GEOSPATIAL

Parcel ID C030-0007-007
 Sec/Twp/Rng n/a

Alternate ID 35715
 Class Residential


Owner Address HOMES BY T&E LLC
 1009 N TENNESSEE ST STE B

Sec. 9.6. - G-C General commercial district.


9.6.1. *G-C district scope and intent.* Regulations set forth in this section are the G-C district regulations. The G-C district is intended to provide locations in which community and regionally-oriented retail and service activities can be established so as to best serve the community and traveling public as further described in section 3.1.19 of this chapter.

9.6.2. *Use regulations.* Within the G-C 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:

- Adolescent treatment facilities.
- Amateur radio transmitter.
- Amenities (as defined by this chapter).
- Amusement, indoor.
- Apartments and condominiums, above, below, or behind commercial and office uses in the same building (SU).*
- Art galleries.
- Assembly halls.
- Automotive garages.
- Automotive and truck sales or rental.
- Automotive specialty shops.
- Automotive storage yards and wrecker service.
-  • Barber shops and beauty salons.
- Boat sales and service.
- Bowling alleys.
- Brewpub.
- Building supply companies.
- Bus stations.
- Car washes.
- Catering, carry-out and delivery.
- Check cashing stores.
- Clinics (excludes veterinary clinic).
- Clinic or hospital, animal.
- Clubs or lodges (noncommercial) (SU).*
- Colleges and universities.

- Construction contractors:
 - ▲ General building contractors (provided there is no exterior storage of equipment, materials, and construction vehicles).
 - ▲ Heavy equipment contractors (provided there is no exterior storage of equipment, materials, and construction vehicles).
 - ▲ Special trade contractors, including, but not limited to, construction subcontractors, engineers, architects, and land surveyors (provided there is no exterior storage of equipment, materials, or construction vehicles).
- Consumer fireworks retail sales facility.
- Convenience stores.
- Dancing schools.
- Day care facilities.
- Delicatessens.
- Distillery (SU).*
- Distribution centers, (not including processing, fabrication or manufacturing).
- Drive-in theaters.
- Dry cleaners.
- Farm equipment and supplies stores.
- Financial establishments.
- Fortunetellers.
- Funeral homes (crematories may be allowed in conjunction with a funeral home).
- Gymnasiums/health clubs.
- Halfway houses.
- Homeless shelters (SU).*
- Hospices.
- Hospitals.
- Hotels.
- Indoor firing range.
- Institutions of higher learning, business colleges, music conservatories, and similar institutions.
- Kennels.
- Laboratories.
- Landscaping businesses.

- Laundromats.
- Laundry/dry cleaning pick-up stations.
- Libraries.
- Medical offices.
- Manufactured home sales.
- Microbreweries (SU).*
- Motels.
- Museums.
- Nightclubs.
- Nursing home facilities.
- • Offices, general.
- Office parks.
- Outdoor golf driving ranges.
- Other consumer goods and services.
- Parking garages.
- Parking lots.
- Pawn shops and/or title pawn.
- Pet grooming.
- Personal care homes (SU).*
- Places of assembly (SU).*
- Planned shopping developments.
- Plant nurseries.
- Plumbing shops (associated with retail sales).
- Printing establishments.
- Public utility facilities.
- Pubs or taverns.
- Radio and television broadcast stations.
- Radio, television, or other communication towers.
- Religious institutions (SU).*
- Repair garages, automotive.
- Repair garages, heavy equipment.
- Repair services, heavy (large appliances and similar).

- Research laboratories.
- Restaurants.
- Retail, general.
- Retail package stores (liquor).
- Retirement centers (SU).*
- Reupholstery and furniture repair shops.
- Schools, private (SU).*
- Self service storage facilities (mini-warehouses).
- Service establishments.
- Service stations.
- Skating rinks.
- Stadiums.
- Storage, general.
- Taxi stands.
- Theaters.
- Truck stops.
- Wholesale sales office.
- Wholesale trade and distribution.
- Wildlife conservation park (SU).

* Special use approval required.

B. *Accessory uses.* Structures and land may be used for uses customarily incidental to any permitted use.

9.6.3. *Development standards.*

- A. *Height regulations.* Building shall not exceed a height of sixty (60) feet or four (4) stories, whichever is higher.
- B. *Front yard setback:* Twenty (20) feet.
- C. *Side yard setback:* Ten (10) feet.
- D. *Rear yard setback:* Twenty (20) feet.
- E. *Minimum lot area:* None.
- F. *Minimum heated floor area per dwelling unit.*
 - *3-bedroom:* Nine hundred (900) square feet.
 - *2-bedroom:* Seven hundred fifty (750) square feet.

- *1-bedroom*: Six hundred (600) square feet.
- *Studio/loft (in existing buildings)*: Four hundred fifty (450) square feet.

G. *Minimum buffer requirements.* In addition to required setbacks, a minimum twenty-five-foot wide buffer, ten (10) feet of which can be within required setback, shall be required along all property lines which abut a residential district or use to provide a visual screen in accordance with section 4.17 of this chapter.

H. *Minimum lot frontage*: One hundred ten (110) feet adjoining a street.

I. *Minimum lot width at the building line*: One hundred (100) feet.

J. *[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 G-C district, unless finished with a product consisting of brick, stone, or hard-coat stucco, with the following exception:

1. The rear wall of a metal building may be allowed to be finished with a metal panel.

K. *Accessory structure requirements.* See section 4.9 of this chapter.

L. *Other required standards.*

1. All structures associated with a kennel, or veterinary clinic shall be a minimum of one hundred (100) feet from all property lines which abut a residential district.

9.6.4. *Other regulations.* The headings below contain additional, but not necessarily all provisions applicable to the G-C district.

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

(Ord. No. 01-13, § 11, 1-3-13; Ord. No. 23-15, § 2, 7-2-15; Ord. No. 09-16(Corrected), § 1, 4-7-16; Ord. No. 02-18, § 5, 1-18-18; Ord. No. 34A-18, § 5, 12-6-18)

Application for ~~Annexation~~ Zoning
City of Cartersville

Case Number: 223-02
Date Received: 1-20-2023

Public Hearing Dates:

Planning Commission 3-7-2023 5:30pm 1st City Council 3-16-2023 7:00pm 2nd City Council 4-2-2023 7:00pm

Applicant William Donald Moore Office Phone _____
(printed name)
Address 8 Mimosa Terrace Mobile/ Other Phone 770-979-1038
City Cartersville State GA Zip 30120 Email wdmoore1946@yahoo.com
Representative's printed name (if other than applicant) Jessica King, Tilley Deems & Trotter Phone (Rep) 770-392-6144
Jessica King Email (Rep) jking@tdhtlaw.com
Representative Signature Applicant Signature
Signed, sealed and delivered in presence of: _____ My commission expires: _____
Cassandra Miller Cassandra Miller
Notary Public NOTARY PUBLIC
Bartow County
State of Georgia
My Comm Expires Aug 14, 2023

* Titleholder William Donald Moore Phone 770-979-1038
(titleholder's printed name)
Address 125 Simpson Circle NE Email wdmoore1946@yahoo.com
Cartersville GA 30121
Signature William Donald Moore
Signed, sealed, delivered in presence of: _____ My commission expires: _____
Cassandra Miller Cassandra Miller
Notary Public NOTARY PUBLIC
Bartow County
State of Georgia
My Comm Expires Aug 14, 2023

Present Zoning District R-15 Requested Zoning G-C
Acreage 0.626 Land Lot(s) 241 District(s) 4 Section(s) 3
Location of Property: 8 Mimosa Terrace Parcel ID No. 0030-0007-007
(street address, nearest intersections, etc.)
Reason for Rezoning Request: to convert to business (hair salon)

(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: 1/20/2023

Date Two Years Prior to Application: 1/20/2021

Date Five Years Prior to Application: 1/20/2018

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	<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		
Lamar Pendley, Chair	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Anissa Cooley	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fritz Dent	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Greg Culverhouse	<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"/>
Travis Popham	<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.

William Donald Moore 1/20/2023

Signature Date

William Donald Moore

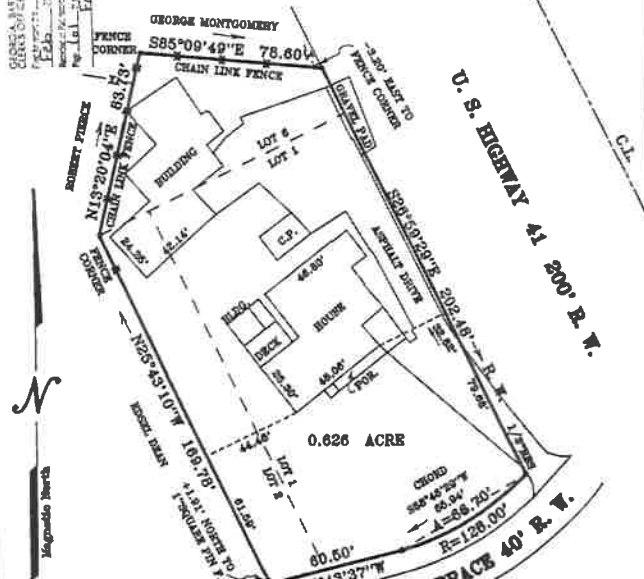
Print Name

SURVEYED FOR

JAMES E. REEVES

LOT 1 & PART OF LOTS 2 & 6 OF THE ARTHUR SMITH
 SUBDIVISION, IN LAND LOT 241, 4TH. DISTRICT, 3RD. SECTION,
 CITY OF CARTERSVILLE, BARTOW COUNTY GEORGIA
 DATE OF PLAT 1-23-2006 SCALE 1" = 40'
 DATE OF FIELD WORK 1-17-2006, 1-18-2006

CLERK OF SUPERIOR COURT
 GEORGIA BARTOW COUNTY
 1-23-2006
 1-18-2006
 1-17-2006
 1-16-2006
 1-15-2006
 1-14-2006
 1-13-2006
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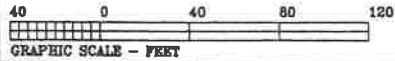


0.626 ACRE

FIELD DATA
 CLOSURE: 1' IN 24,500'
 EQUIPMENT: TOPCON GTS-303
 ANGULAR ERROR 06" PER ANGLE POINT
 BEARINGS AND MAG. CAL. FROM ANGLES
 TURNED.
 ADJUSTED USING LEAST SQUARES
 PLAT CLOSURE 1' IN 100,000'

"FEMA FLOOD HAZARD MAP" 13015C0067 F
 DATED SEPTEMBER 29, 1989, SHOWS THIS
 PROPERTY OUT OF FLOOD ZONE.

NOTE: THIS PLAT IS MADE FOR THE SOLE USE AND
 BENEFIT OF THE PERSON OR PERSONS NAMED HEREON.
 THIS FIRM ASSUMES NO LIABILITY TO PERSONS NOT
 NAMED HEREON AND ANY USE BY UNNAMED PARTIES
 WILL BE DONE AT THEIR OWN RISK.



Johnny R. Knight
 JOHNNY R. KNIGHT
 GEORGIA REGISTERED LAND SURVEYOR
 No. 2815
 JOHNNY R. KNIGHT

KNIGHT & KNIGHT LAND SURVEYORS, LLC
 116 CENTER ROAD
 CARTERSVILLE, GEORGIA 30121
 TELEPHONE (770) 368-7976
 or (770) 582-6525

Conformity Statement

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

KEVIN COONEY - GA PLS 2980



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

REZONING EXHIBIT FOR:
DONALD MOORE
LOCATED IN LAND LOT 241
4th DISTRICT, 3rd SECTION
CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA

DATE: FEB. 23, 2023 REV: JOB NO: 23021-4

DATE OF FIELDWORK: FEB. 17, 2023

DRAWN BY: JPC CHECKED BY: KNC APPROVED BY: KNC

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



N/F
LILIA DE LA CRUZ RAMIREZ
DB:2822; PG:443
TAX PARCEL: C030-0007-003
ZONED: R-15

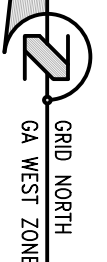
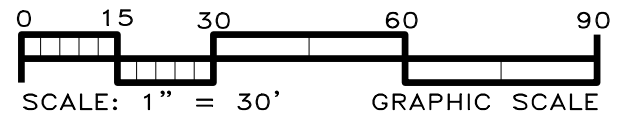
N/F
SUSAN E. PIERCE
DB:2958; PG:2
TAX PARCEL: C030-0007-004
ZONED: R-15

N/F
EDEL W. DEAN
DB:106; PG:596
TAX PARCEL: C030-0007-006
ZONED: R-15

TOTAL
0.620 ACRES

N/F
WILLIAM DONALD MOORE
DB:2538; PG:205
TAX PARCEL: C030-0007-007
ZONED: R-15

N/F
ACP PRO CART LLC.
DB:3491; PG:815
TAX PARCEL: C030-0002-026
ZONED: G-C



Zoning Notes

CURRENT ZONING: R-15 (RESIDENTIAL)

PROPOSED ZONING: G-C (GENERAL COMMERCIAL)

- A. HEIGHT REGULATION: 60 FEET OR 4 STORIES
- B. FRONT SETBACK: 20 FEET
- C. SIDE SETBACK: 10 FEET
- D. REAR SETBACK: 20 FEET
- E. MIN. LOT AREA: NONE
- F. MIN. LOT FRONTAGE: 110 FEET
- G. MIN. LOT WIDTH: 100 FEET

PARKING REQUIREMENTS: 1 SPACE PER 400 SF OF GROSS FLOOR AREA.

General Notes

- ALL PROPERTY CORNERS ARE 1/2" REBAR, EXCEPT AS SHOWN.
- THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS COLLECTED USING NETWORK ADJUSTED RTK GPS WITH POSITIONAL ACCURACIES OF +/- 0.07' VERTICAL AND +/- 0.05' HORIZONTAL.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 37,496 FEET.
- EQUIPMENT USED: TOPCON 3005W TOTAL STATION, EGPS 20T BASE AND ROVER, WITH DATA COLLECTOR.
- RIGHTS OF WAY ARE BASED UPON PINS FOUND AND/OR CENTERLINES OF PATHS OF TRAVEL.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.

MIMOSA TERRACE
40' PUBLIC RIGHT-OF-WAY
PER PB:62; PG:61

CURVE TABLE				
CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	66.69	128.00	S54°07'32"W	65.94

⊙ = IRON PIN FOUND	☉ = DOUBLE WING CATCH BASIN	⊗ = GAS VALVE	⊕ = SEWER MANHOLE	⊚ = POWER POLE
⊠ = CONCRETE MONUMENT FOUND	☽ = SINGLE WING CATCH BASIN	⊕ = GAS METER	⊙ = CLEAN OUT	⊗ = GUY WIRE
● = IRON PIN PLACED	⊙ = JUNCTION BOX	⊕ = TELEPHONE MANHOLE	⊙ = WATER VALVE	⊕ = ELECTRIC METER
△ = BREAK POINT	⊠ = CURB INLET	⊕ = ELECTRIC MANHOLE	⊙ = WATER METER	⊕ = TRANSFORMER
⊙ = PHOTO REFERENCE	⊙ = YARD INLET	⊕ = TELEPHONE PEDESTAL	⊙ = FIRE HYDRANT	⊙ = LIGHT POLE
⊙ = EXCEPTIONS	⊙ = DROP INLET	⊕ = SIGN	⊙ = IRRIGATION CONTROL VALVE	⊙ = FLOW ARROW
⊙ = PARKING BOLLARD	⊙ = HEADWALL	⊕ = BENCHMARK	⊙ = WELL	⊙ = MAILBOX
— SS — SS — = STORM PIPE	— OHP — OHP — = OVERHEAD POWER	— W — W — = WATER LINE	— T — T — = COMMUNICATION LINE	
— SS — SS — = SEWER PIPE	— X — X — X — = FENCE LINE	— G — G — = GAS LINE	— UGP — UGP — = UNDERGROUND POWER	



TAX PARCEL: C030-0007-003

ZONED: R-15

SCALE: 1" = 30'

GRAPHIC SCALE

N/F
SUSAN E. PIERCE
DB:2958; PG:2
TAX PARCEL: C030-0007-004
ZONED: R-15

N/F
EDEL W. DEAN
DB:106; PG:596
TAX PARCEL: C030-0007-006
ZONED: R-15

N/F
WILLIAM DONALD MOORE
DB:2538; PG:205
TAX PARCEL: C030-0007-007
ZONED: R-15

TOTAL
0.620 ACRES

Zoning Notes

CURRENT ZONING: R-15 (RESIDENTIAL)

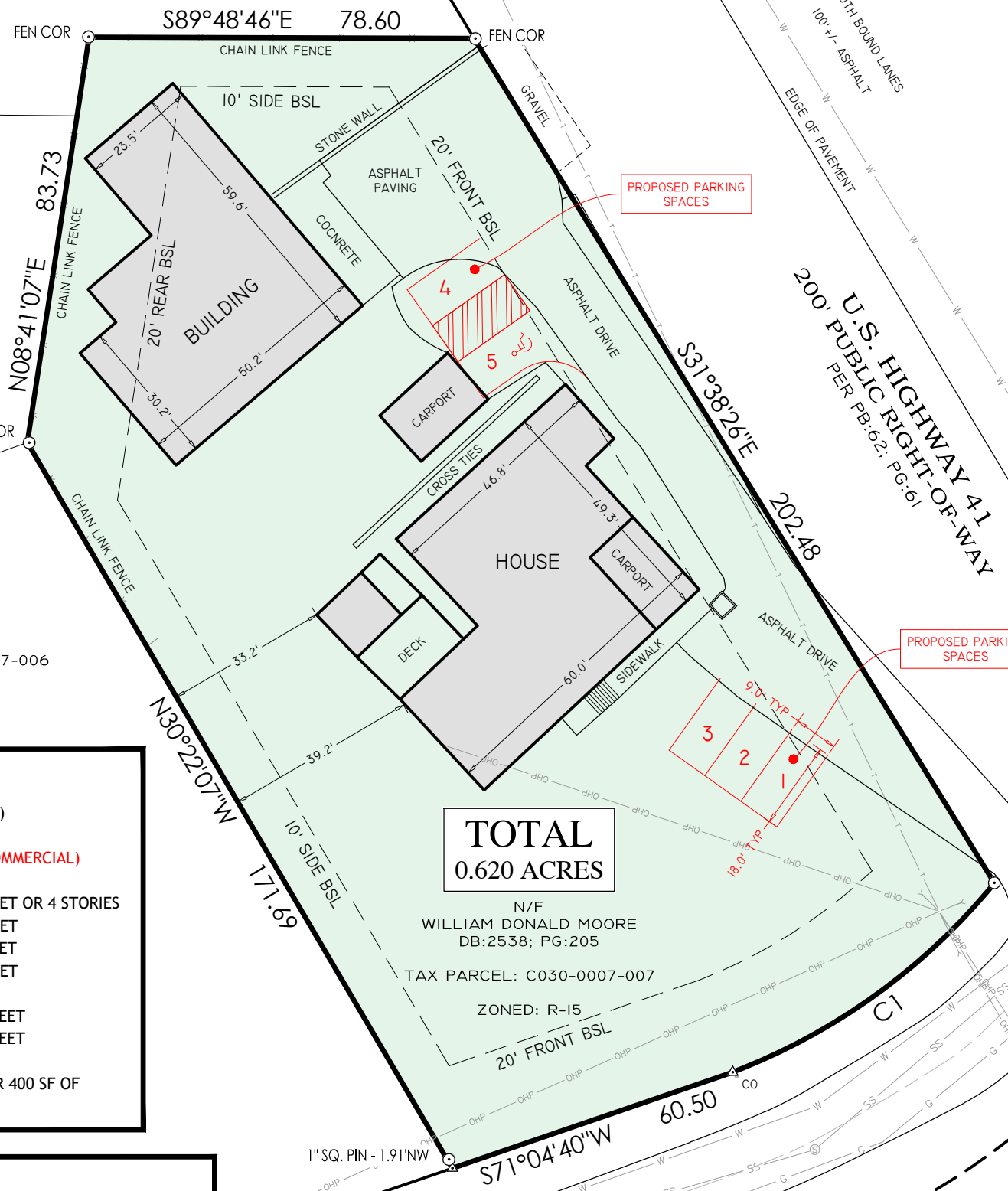
PROPOSED ZONING: G-C (GENERAL COMMERCIAL)

- A. HEIGHT REGULATION: 60 FEET OR 4 STORIES
- B. FRONT SETBACK: 20 FEET
- C. SIDE SETBACK: 10 FEET
- D. REAR SETBACK: 20 FEET
- E. MIN. LOT AREA: NONE
- F. MIN. LOT FRONTAGE: 110 FEET
- G. MIN. LOT WIDTH: 100 FEET

PARKING REQUIREMENTS: 1 SPACE PER 400 SF OF GROSS FLOOR AREA.

General Notes

1. ALL PROPERTY CORNERS ARE 1/2" BEAR, EXCEPT AS SHOWN



Buffer Pictures. Submitted with Application





Site Visit 2/20/23







* Meeting Change. The City Council second reading on April 6th at 7pm will be held at the Public Safety Office. 195 Cassville Rd. 30120.