



## CITY COUNCIL ITEM SUMMARY

<b>MEETING DATE:</b>	March 6, 2025
<b>SUBCATEGORY:</b>	Second Reading of Ordinances
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	Z25-01. 0 Thornwood Dr. (Tax ID C082-0002-100). Applicant: JFB Developments
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	<p>Applicants request a change in zoning from G-C to RA-12 (Residential Attached) to construct eighty (80) fee simple townhomes on the 9.5-acre tract.</p> <p>Staff does not oppose the rezoning with the following conditions for utilities.</p> <ol style="list-style-type: none"><li>1. Developer to provide a City of Cartersville utility easement with a width suitable to locate all proposed and future utilities with adequate separation. A utility easement along Thornwood Drive is required to extend thirty feet from the centerline of Thornwood Drive.</li><li>2. Developer to extend the existing water line on Thornwood Drive and to loop the proposed water line inside the development.</li></ol> <p>Planning Commission recommends denial, 3-1.</p>
<b>LEGAL:</b>	N/A