

ZONING & ANNEXATION SUMMARY

Petition Number(s): AZ21-02

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: Chad Hullander
Representative: Chad Hullander

Location: 16, 18 & 20 Royal Lake Cove

Total Acreage: 4.28 acres

LAND USE INFORMATION

Current Zoning: County R-1 (Residential)

Proposed Zoning: R-20 (Residential)

Proposed Use: Residential

Current Zoning of Adjacent Property:

North: County R-1 (Residential)
South: County R-1 (Residential)
East: County R-1 (Residential)
West: County R-1 (Residential)

For All Tracts:

District: 4th Section: 3rd LL(S): 1140-1141

The Future Development Plan designates the subject property as: Neo-traditional Residential (nearest city properties)

The Future Land Use Map designates adjacent or nearby city properties as: Low Density Residential (current County future land use map category)

ANALYSIS

City Departments Reviews

Electric: Takes no exception.

Fibercom: Takes no exception.

Fire: Cartersville Fire Department has the following concern for the annexation: A fire flow of the closest fire hydrant cannot be confirmed. CFD does not have records of the closest fire hydrant since it is a BCWD facility. I contacted BCWD to see if they have any records for the area and they did not. BCWD contacted BCWD to see if they had any records and they did not.

A flow test will be needed to confirm how much firefighting water is available before comments can be issued from Cartersville Fire Department. Cartersville Development Regulations Section 7.5-123 (2) (b) 5. States that a minimum water demand of 1000 GPM for 30 minutes at a minimum residual of 20 PSI is available for firefighting purposes.

Gas: Takes no exception.

Public Works: Public Works concurs with Mr. Olson's concern regarding the idea of providing city services to distant locations such as the areas shown in annexation cases AZ21-01 and AZ21-02. Along with the public safety and school bus concern, there is a burden to supply solid waste services to these addresses, which are not close to other city customers. Our solid waste trucks would have to travel the routes described by Mr. Olson, one of which is still a private street. Service to just a few isolated customers such as this provides a strain to solid waste truck routes, timing, and additional wear and tear on vehicles.

In addition to the concern of city services being provided to the area, it should be noted that there is local floodplain on some of the properties in case AZ21-02. Therefore, our floodplain inventory will increase and will need to be updated to reflect this additional floodplain with our CRS (Community Rating System). Also, once annexed, all residential addresses would incur a monthly stormwater utility fee.

Water and Sewer: This property is located in the Bartow County Water Department's water service area. Contact the Bartow County Water Department for comments regarding water service to the property involved in this annexation request. Sewer service to this property is provided by septic tank.

Cartersville School District: After driving this area with our Director of Facilities, Maintenance, and Safety (who oversees Transportation), our concern is twofold: a) transportation and b) the continuation of requests. Currently, our bus that picks up in the Carter Grove subdivision turns around in the residential area of that subdivision. We do not drive down Summit Ridge Drive towards Highway 61 nor do we service that far down on Highway 61 (where Summit Ridge Drive connects with Highway 61). Also, will other properties begin to ask for annexation after this? If so, that is a concern for us because of the capacity issues at our schools. We are working on addressing these capacity issues at our schools, but we are still looking at approximately 2 years before the answer to these issues is completed.

Public Comments: None as of Feb. 2nd.

Bartow County Comments: Plotting these annexations out on the map leads to a couple of concerns (see attached). First, Mr. and Ms. Hauck don't seem to be annexing their other property at 22 Royal Lake Cove and that basically leaves pretty much an unincorporated island. The driveway to the home they want to annex at 24 Royal Lake Cove doesn't appear to follow the property but crosses right through 22. That seems a public safety nightmare.

That's the other concern. This little pod of city will only be accessible with a long drive out Old Alabama and south on Hwy 61, or else coming through Carter Grove and the golf course. The City really want to start providing police service and school bus service way out here? It doesn't seem logical or coherent to start piecemeal annexing property out here. Once these go in, several of the homes on Royal Lake Drive would be contiguous and then we could start getting a gap-toothed neighborhood down here, with some in and some out of the city. I would think it would make more sense for the city to tell folks that they need to persuade the whole neighborhood (or at least use the 60% method to take the whole neighborhood). When I say "gap-toothed" I mean areas like Magnolia Drive or the Jones Mill/Grassdale Road neighborhoods. I would think we would want to get away from more of this.

REQUEST SUMMARY:

The applicant is requesting his three properties, 16, 18 and 20 Royal Lake Cove, be annexed into the City limits of Cartersville. This is contingent upon the annexation approval of AZ21-01, 24 Royal Lake Cove.

There are nine lots on Royal Lake Cove. Seven of nine lots are developed with single family homes. Three lots are owned by the applicant. All lots are currently in unincorporated Bartow County. The owner wishes to annex into the city for the school system. County water and Greystone Power currently serve the properties.

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 zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property

- B. ***Whether the zoning proposal will create an isolated district unrelated to adjacent and nearby districts.***

The zoning proposal will create an isolated district unrelated to adjacent and nearby districts because of access to the area for sanitation, stormwater maintenance, emergency services and school bus transportation.

- C. ***Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.***

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.

- D. ***Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.***

The property affected by the zoning proposal has a reasonable economic use as currently zoned.

- 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 will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

- F. ***Whether the zoning proposal is in conformity with the adopted local Comprehensive Land Use Plan.***

The zoning proposal is in conformity with the adopted local Comprehensive Land Use Plan for both City and County land uses.

- 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 will not result in a use which will or could adversely affect the environment.

- 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.***

If approved, several city and county departments will be negatively impacted including sanitation, stormwater maintenance, emergency services and the school district.

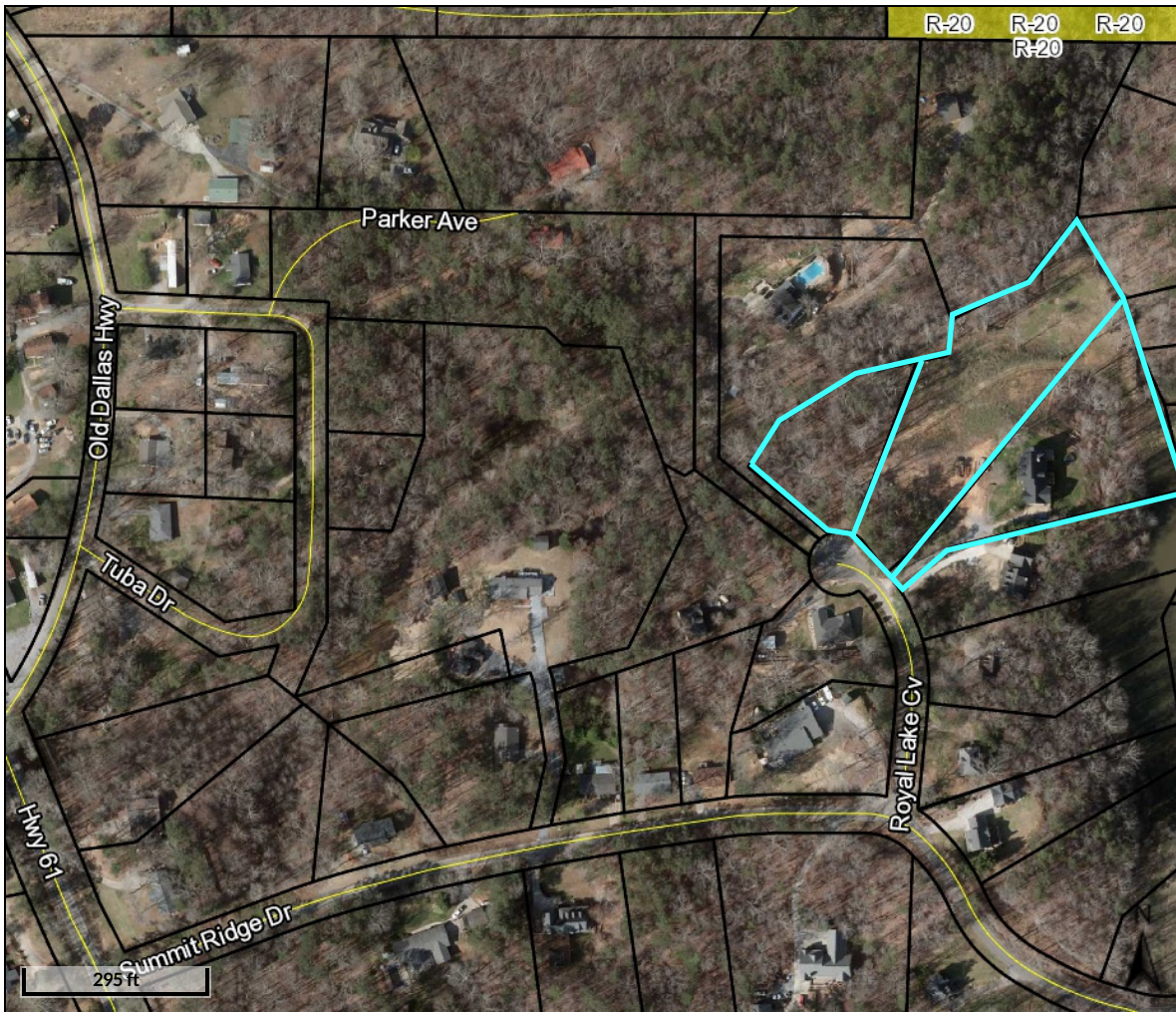
STAFF RECOMMENDATION: Staff recommends denial of this annexation based on the review comments from city and county departments.

PLANNING COMMISSION RECOMMENDATION:

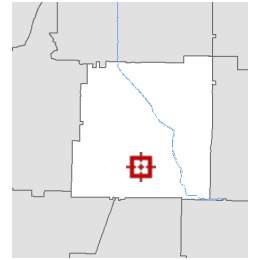


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Bartow County, GA



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*

Brief Tax Description

LL 1165 1212 LD 4

(Note: Not to be used on legal documents)

Date created: 2/2/2021

Last Data Uploaded: 2/1/2021 10:05:16 PM

Developed by



Parcel ID 0054-1165-001
Sec/Twp/Rng n/a
Property Address SUMMIT RIDGE DR
District Bartow County

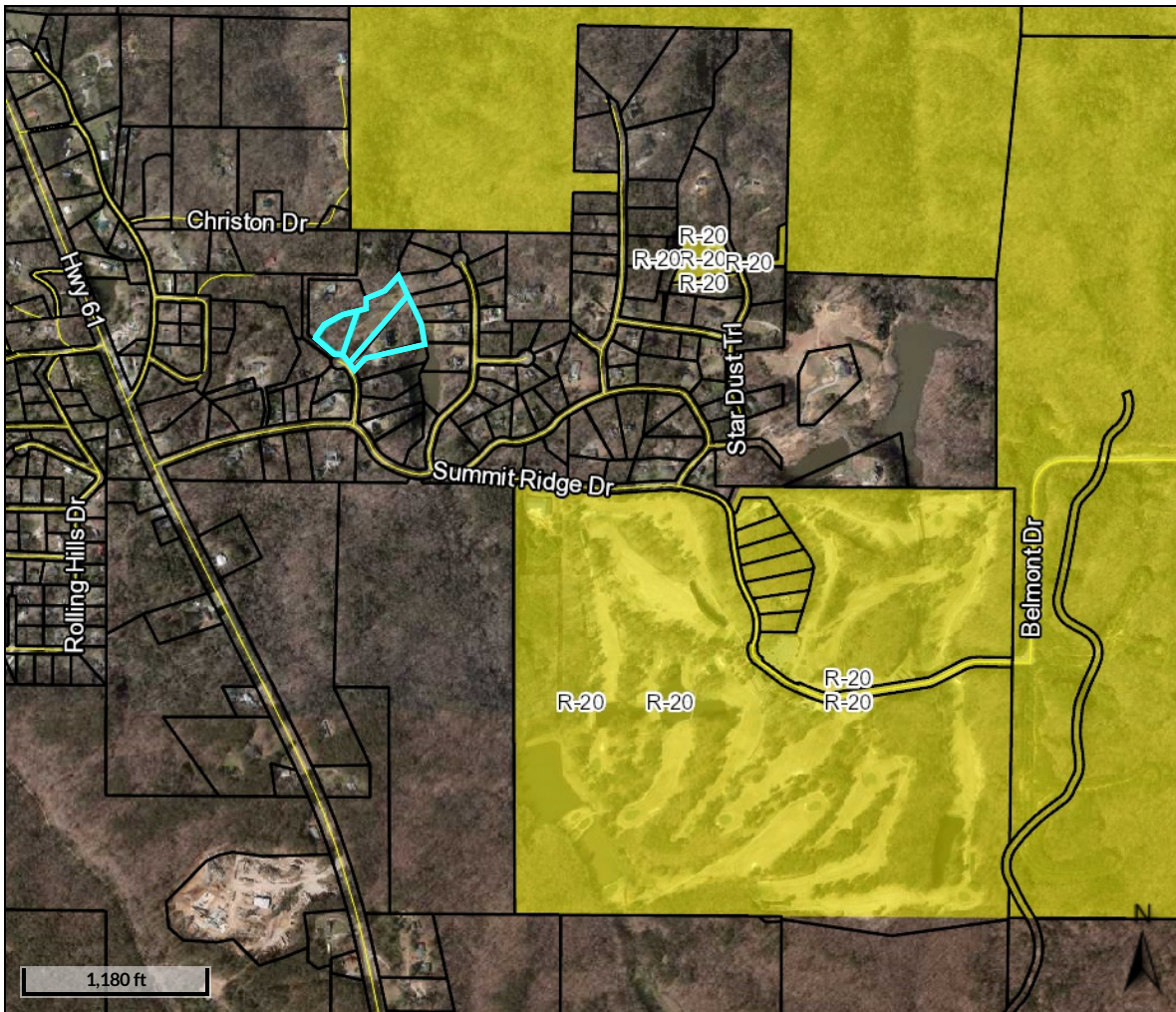
Alternate ID 10080
Class Agricultural
Acreage 55.16

Owner Address HIGHLANDS PAVILION LLC THE
126 ENTERPRISE PATH STE 208
HIRAM, GA 30141

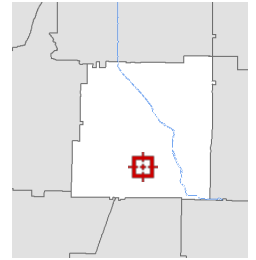


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Bartow County, GA



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- 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 0074A-0002-038
Sec/Twp/Rng n/a
Property Address 20 ROYAL LAKE COVE SE
District Bartow County

Alternate ID 19210
Class Residential
Acreage 0.85

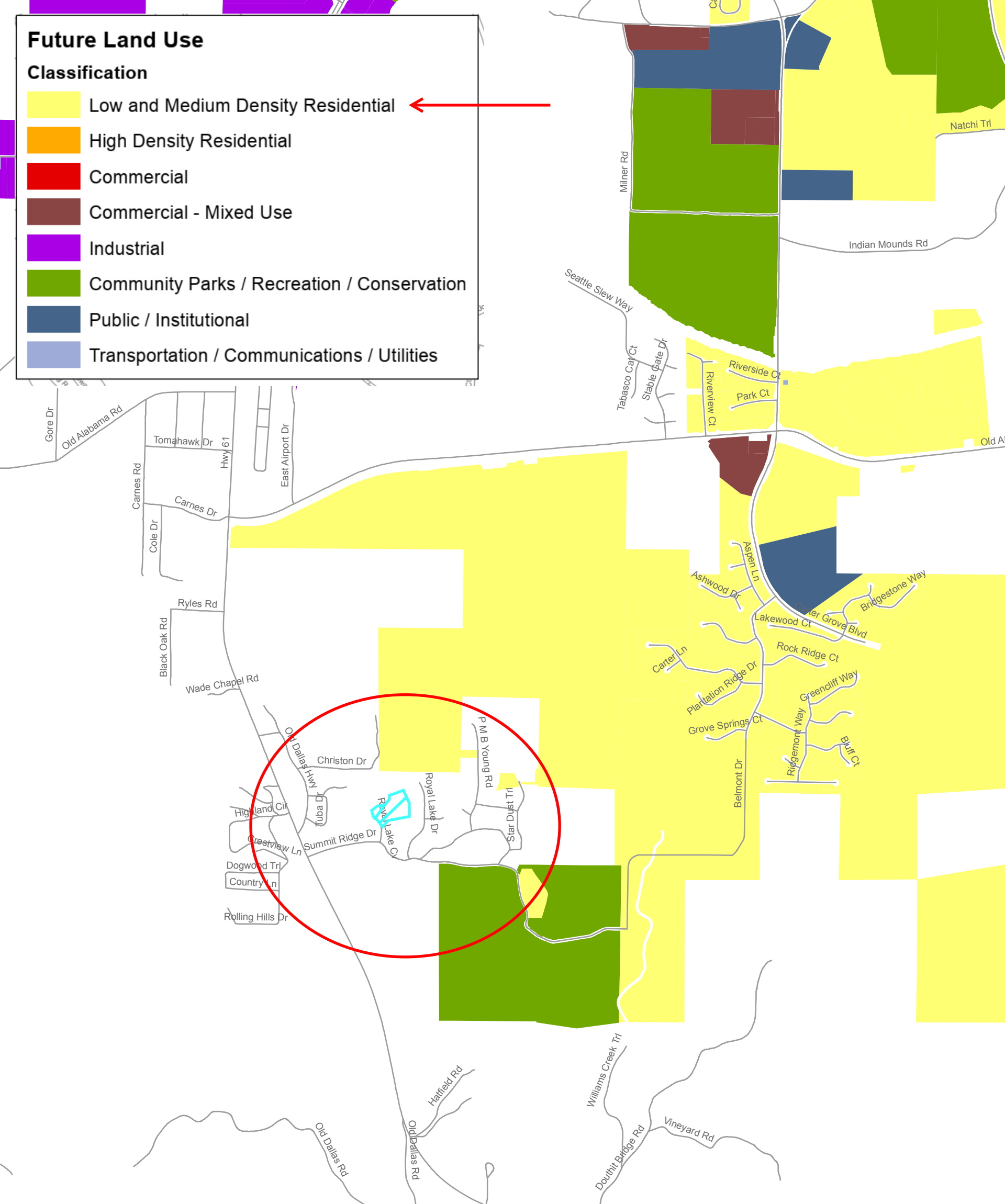
Owner Address HULLANDER CHAD M
16 ROYAL LAKE COVE SE
CARTERSVILLE, GA 30121

[illegible]

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



CARTERSVILLE, GEORGIA

Future Development Map

Character Areas of the Future Development Map

- Civic Village
- Community Parks, Recreation, and Conservation
- Community Village Center
- Downtown Business District
- Highlands
- Highway Commercial
- Historic Neighborhood
 - Atco Mill Historic Village
 - Cherokee - Cassville Historic District
 - Olde Town Historic District
 - West End Historic District
- Main Street Overlay District
- Mining
- Mixed-Use Activity Center
- Neotraditional Neighborhood
- Neighborhood Living
- North Towne Revitalization Area
- Parkway Corridor
- Suburban Living
- Summer Hill
- Tellus Interchange Commercial
- Tennessee Street Corridor
- Transitional Use Area
- Workplace Center

14

Community Parks,
Recreation,
and Conservation

Suburban
Living

Neotradition

BARTOW COUNTY

PAULDING COUNTY

Application for Annexation/ Zoning
City of Cartersville

Case Number: A221-02
Date Received: 12-28-2020

Public Hearing Dates:

Planning Commission

2/9/21

5:30pm

1st City Council

2/18/21

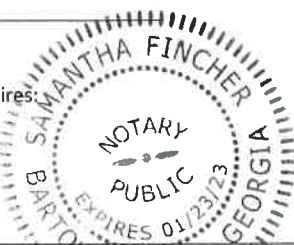
7:00pm

2nd City Council


3/4/21

7:00pm

Applicant <u>Chad Hullander</u> (printed name)	Office Phone _____
Address <u>16 Royal Lake Cove</u>	Mobile/ Other Phone <u>404-579-8324</u>
City <u>Cartersville</u> State <u>GA</u> Zip <u>30120</u> Email <u>Chullander@outlook.com</u>	
Representative's printed name (if other than applicant) _____	Phone (Rep) _____
Representative Signature _____	Email (Rep) _____
Signed, sealed and delivered in presence of: <u>Samantha Fincher</u> Notary Public	My commission expires: <u>1/23/23</u>



* Titleholder <u>Chad Hullander</u> (titleholder's printed name)	Phone <u>404-579-8324</u>
Address <u>16 Royal Lake Cove</u>	Email <u>Chullander@outlook.com</u>
Signature <u>Chad Hullander</u>	
Signed, sealed, delivered in presence of: <u>Samantha Fincher</u> Notary Public	My commission expires: <u>1/23/23</u>



Present Zoning District <u>County</u>	Requested Zoning <u>City limits -R20</u>
Acreage <u>4.28</u> Land Lot(s) _____ District(s) _____ Section(s) _____	
Location of Property: <u>16, 18 & 20 Royal Lake Cove Cartersville, GA 30120</u> (street address, nearest intersections, etc.)	
Reason for Rezoning Request: <u>owned a business in city limits for 10 years, board positions, schools, property values, etc</u> (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) # 0074A-0002-036 Voting Ward(s)
0074A-0002-037 0074A-0002-038
Current Land Use Single family Res Current Zoning
Proposed Land Use Single family Res Proposed Zoning R20
Number of Dwelling Units 1 Number of Occupants 4
Owner Occupied? Yes X No
Number of School-aged Children 2 Grade Level(s) of School-aged Children 5th & 7th
School(s) to be attended: CMS - 7th grader Already attends CMS

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

Water: City X County Well/ Other
Sewer: City County X Septic/ Other
Natural Gas: City X Other (List) No gas
Electricity: City GA Power X 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: November 2020


Date Two Years Prior to Application: November 2018

Date Five Years Prior to Application: November 2015

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



Signature Date
Chao Hullander

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: AZ21-02

2. Yes X 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?

2-1-21 (Included with application) David Hardegree

Date

Zoning Administrator

LIST OF ADJACENT PROPERTY OWNERS
(Not required if City mails public notices)

The following are all of the individuals, firms, or corporations owning property on the sides, rear, and in front of (across street from) the property sought to be rezoned:

	<u>NAME</u>	<u>ADDRESS</u>
1.	Ron Baker	15 Royal Lake Cove
2.	David Bingamin	17 Royal Lake Cove
3.	Lewis Hauck	22 Royal Lake Cove
4.	Suzanne Hatfield	15 Royal Lake Drive
5.	Joseph Bisaha	17 Royal Lake Drive
6.	Fred Runde	21 Royal Lake Drive
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		

Attach additional names if necessary.

(Indicate property owned by the above persons on plat accompanying this application.)

