

ZONING SYNOPSIS

Petition Number(s): Z24-04

REQUEST SUMMARY:

Old Castle APG South, Inc., applicant, requests a change in zoning from R10 (Residential) with conditions to Heavy Industrial (H-I) to accurately reflect the land use of the property. The property is being used for concrete product storage.

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: Old Castle APG South, Inc.
Representative: Brandon Bowen, Esq.
Location: 144 Cassville Rd. (Tax ID No. C025-0006-092)
Total Acreage: 4.20 +/- Acres

LAND USE INFORMATION

Current Zoning: R-10 with Conditions.
Proposed Zoning: H-I (Heavy Industrial)
Proposed Use: Concrete Products Manufacturing/ Storage

Current Zoning of Adjacent Property:

North: County A-1 Agriculture
South: R-20 (Residential)
East: County A-1 Agriculture (AZ24-01)
West: City R-10 with conditions.

For All Tracts:

District: 4th **Section:** 3rd **LL(S):** 379, 380, 413
Ward: 5 **Council Member:** Gary Fox

The Future Development Map designates adjacent properties as: Neighborhood Living, Transitional Use Area, and the Cherokee-Cassville Historic District.

The Future Land Use Map designates adjacent or nearby city properties as: Mixed-Use Commercial, Low-Medium Density Residential, Parks/ Conservation.

ANALYSIS

City Departments Reviews

Electric: No comments received

Fibercom: Takes no exception.

Fire: No comments received.

Gas: Takes no exception.

Planning and Development: Takes no exception.

Public Works: The following comments from Public Works for annexation request AZ24-01 and zoning request Z24-04:

1. Concrete waste on Parcel C025-0006-092 needs to be removed from the floodplain disposed of properly in an inert landfill as a condition of zoning approval per our local floodplain management standard as outlined in Article VI of our local development regulations (Z24-04).
2. If Oldcastle desires to dispose of inert waste onsite then an inert landfill must be designed, reviewed, and permitted through the GA EPD.
3. Requirements for stormwater runoff and stormwater quality should be required for the site as outlined in City of Cartersville's Code of Ordinances - ARTICLE IX.-POST-CONSTRUCTION STORMWATER MANAGEMENT FOR NEW DEVELOPMENT AND REDEVELOPMENT.

Water and Sewer: Takes No Exceptions

Cartersville School District: No objections.

Bartow County: NA

Public comments: None received as of 4-1-24.

STAFF SUMMARY:

Applicant requests to rezone 4.20 acres (+/-) located west of 144 Cassville Road (Tax ID C025-0006-092). The property is owned by Old Castle APG South, Inc and the property is currently used for outdoor storage of concrete waste or unused products or inventory.

H-I, Heavy Industrial, zoning is requested for the parcel. The existing zoning is R-10 with conditions. This zoning application is also accompanied by the annexation application, AZ24-01, which requests the rezoning of the 8.38 acres to the east for the same purposes. The properties are owned by the same company.

City gas, electric, water, sewer and stormwater utilities are available in the area.

There are several environmental violations on site that the owner is aware of and is actively pursuing solutions to correct the violations. The owner is discussing and coordinating these activities with the city's Public Works staff.

Public Works comments should be included as conditions of zoning of this annexation application, if the application is approved.

The 4.20 acres was originally part of the Reserve at Pettit Creek subdivision rezoning in 2004. See included documents for Zoning application Z04-03. The tract was subdivided from the Reserve tract about 2009 per the County tax records and plat.

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 (industrial) that is suitable in view of the use and development of adjacent and nearby property. This industrial use has existed since the 1960s.
- 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 or usability of adjacent property. No changes in land use are proposed.
- D. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*
Under the current R-10 zoning, the property does have a reasonable economic use as greenspace in a floodplain. The property was acquired about 2007 and used for concrete material storage.
- 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. No changes in land use are proposed.
- F. *Whether the zoning proposal is in conformity with the adopted local Comprehensive Land Use Plan.*
The proposed zoning would conform to the city's land use plan for the area. (Industrial)

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. Adverse environmental impacts have been occurring on site since about 2007 based on the City of Cartersville Development Regulations. The current owner is working with the Public Works department to resolve stormwater and floodplain ordinance violations.

H.W 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 additional conditions are known.

RECOMMENDATION: Staff does not oppose the Heavy Industrial (H-I) zoning with the following conditions applied to zoning:

Zoning Conditions:

1. Concrete waste on Parcel C025-0006-092 needs to be removed from the floodplain and disposed of properly in an inert landfill as a condition of zoning approval per our local floodplain management standard as outlined in Article VI of our local development regulations.
2. Stormwater runoff and stormwater quality solutions are required for the site as outlined in City of Cartersville's Code of Ordinances, CHAPTER 7.5, DEVELOPMENT REGULATIONS, ARTICLE IX, POST-CONSTRUCTION STORMWATER MANAGEMENT FOR NEW DEVELOPMENT AND REDEVELOPMENT.
3. No inert landfills allowed.

Ordinance
of the
City of Cartersville, Georgia

Ordinance No. 31-04

Petition No. Z04-03

NOW BE IT AND IT IS HEREBY ORDAINED by the Mayor and City Council of the City of Cartersville, Georgia, all that certain tract of land owned by Earl B. Lewis Family, LLLP (Wellcraft Homes) located on the north side of Mission Road between Burnt Hickory Road and Cassville Road. Said property contains 131.273 acres located in the 4th District, 3rd Section, land Lots 377-379, 413-415, 449 & 450 as shown of the attached plat Exhibit A. Property is hereby rezoned from R-20 (Single Family Residential) to R-10 (Single Family Residential) with the following conditions. Zoning will be duly noted on the official zoning map of the City of Cartersville, Georgia.

1. The maximum number of lots to be limited to 199.
2. There shall be no construction within the floodway and floodplain.
3. Minimum heated floor area of the homes to be 1800 square feet.
4. The development to include an amenity package at a minimum to include swimming pool, and open space set aside (approximately 60 acres) for passive recreation of the majority of floodplain area.

BE IT AND IT IS HEREBY ORDAINED.

ADOPTED this the 15th day of April 2004. First Reading
ADOPTED this the 6th day of May 2004. Second Reading.

/s/ _____
Michael G. Fields
Mayor

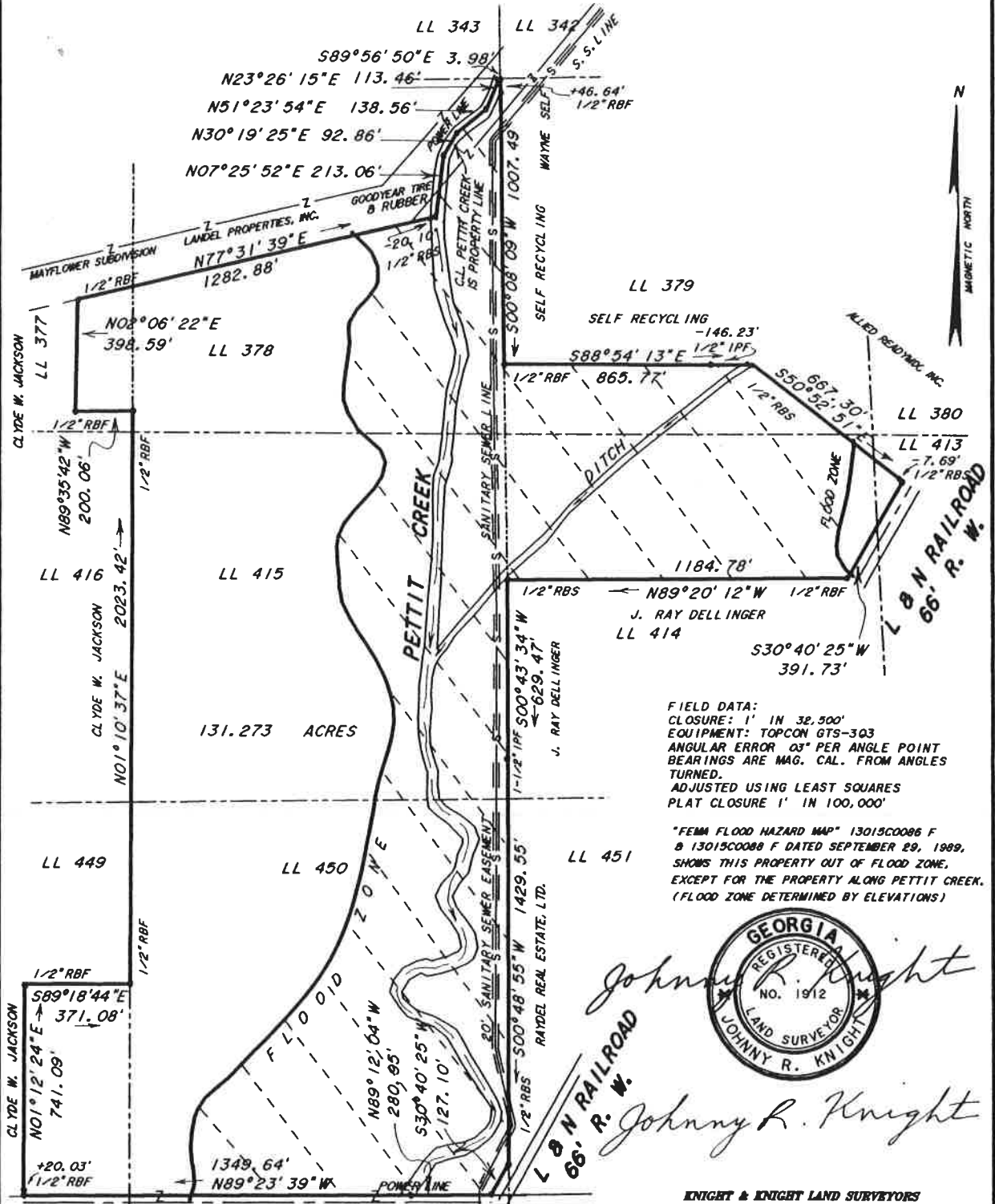
ATTEST:

/s/ _____
Sandra E. Cline
City Clerk

SURVEYED FOR
WELL CRAFT HOMES

Z04-03

IN LAND LOTS 377, 378, 379, 413, 414, 415, 449 & 450,
 4TH. DISTRICT, 3RD. SECTION, CITY OF CARTERSVILLE,
 BARTOW COUNTY, GEORGIA
 DATE OF PLAT 1-28-2004 SCALE 1" = 350'
 DATE OF FIELD WORK 12-11-2003 -- 1-10-2004



131.273 ACRES

FIELD DATA:
 CLOSURE: 1' IN 32,500'
 EQUIPMENT: TOPCON GTS-303
 ANGULAR ERROR: 03" PER ANGLE POINT
 BEARINGS ARE MAG. CAL. FROM ANGLES
 TURNED.
 ADJUSTED USING LEAST SQUARES
 PLAT CLOSURE 1' IN 100,000'

"FEMA FLOOD HAZARD MAP" 13013C0086 F
 & 13015C0088 F DATED SEPTEMBER 29, 1989,
 SHOWS THIS PROPERTY OUT OF FLOOD ZONE,
 EXCEPT FOR THE PROPERTY ALONG PETTIT CREEK.
 (FLOOD ZONE DETERMINED BY ELEVATIONS)



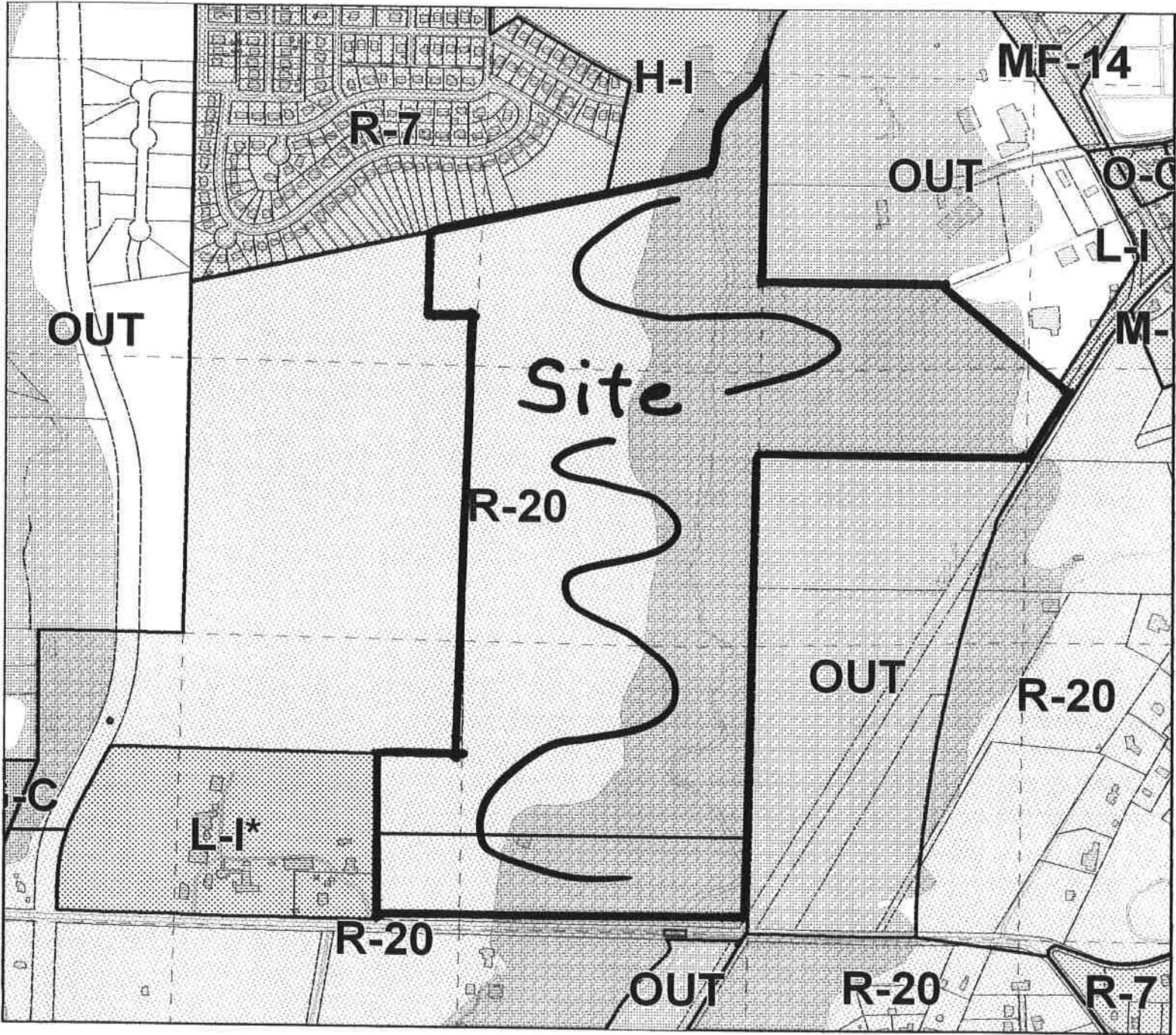
Johnny R. Knight
 JOHNNY R. KNIGHT

KNIGHT & KNIGHT LAND SURVEYORS
 478 MISSION ROAD
 CARTERSVILLE, GEORGIA 30180
 TELEPHONE (770) 388-7975
 OR (770) 388-5585



MISSION ROAD 50' R. W.

Z04-03



SCALE 1 : 7,919



Concept- Proposed Expansion

NOT FOR CONSTRUCTION



ARCHITECT
DIFFERENCE ARCHITECTURE LLC.
414 WEST WALNUT STREET
STYLACUAGA, AL 35150
256.338.6476



BARTOW COUNTY
(District 06)
0072B-0001-001
7.63 acres

City of Cartersville
(District 01)
C025-0006-092
4.20 acres

Proposed Expansion

01 Proposed Plan
1"=40'-0"

READY MIX USA - BLOCK PLANT EXPANSION
OLDCASTLE APG SOUTH INC.
144 CASSVILLE RD, CARTERSVILLE GA

REVISION	No.	Revision	Date

JOB	0018.001
PROJECT STATUS	ZONING SUBMITTAL
DATE	JANUARY 2ND, 2024
SHEET NAME	PROPOSED PLAN
SHEET NO.	A001

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144 Cassville Rd



144 Cassville Rd



© All EagleView Technology Corporation



Overview



Legend

- Parcels
- Roads

Parcel ID	C025-0006-092	Alternate ID	44604	Owner Address	OLDCASTLE APG SOUTH INC
Sec/Twp/Rng	n/a	Class	Industrial		ATTN ACCOUNTING DEPT
Property Address	CASSVILLE RD	Acreage	4.2		125 INDUSTRIAL PARK CIR
					LAWRENCEVILLE, GA 30046
District	Cartersville				
Brief Tax Description	LL 379, 380, 413, 414 D 4				
	(Note: Not to be used on legal documents)				

Date created: 2/21/2024
 Last Data Uploaded: 2/20/2024 10:28:04 PM

Developed by **Schneider**
 GEOSPATIAL

JENKINS, BOWEN & WALKER, P.C.

ATTORNEYS AT LAW

AZ24-01
224-04
Rec'd 2/16/24

FRANK E. JENKINS, III
BRANDON L. BOWEN
ROBERT L. WALKER
ERIK J. PIROZZI
ELLIOT T. NOLL
C. KIMBERLY PRINE

15 SOUTH PUBLIC SQUARE
CARTERSVILLE, GEORGIA 30120-3350

TELEPHONE
(770) 387-1373

FACSIMILE
(770) 387-2396

www.jbwpc.com

February 16, 2024

Mr. David Hardegee
City Planner
City of Cartersville, Georgia

Re: Oldcastle APG South, Inc. applications for annexation and rezoning

Dear David,

I am with this letter submitting applications for annexation and rezoning of certain property owned by Oldcastle APG South, Inc. This is a currently existing masonry manufacturing facility that Oldcastle seeks to update, expand and improve. While investigating this process, we discovered that of the several lots that make up the site, one is not in the City, and one that is in the City is not properly zoned for the existing or proposed use. Our desire is to bring all of this property into the City and obtain the correct zoning, which would be H-I under the City's code. I want to provide you with some additional information about the property and the project.

Existing and proposed conditions

Georgia Masonry Supply, an operating company for Oldcastle APG South, Inc., is one of the market leaders in hardscapes, masonry, and packaged products in Georgia, serving residential, non-residential, and public markets. Constructed in the late 1960s, the Cartersville plant was acquired in 2017 in conjunction with Oldcastle APG's acquisition of Block USA. The facility manufactures both concrete masonry units as well as segmental retaining wall (SRW) units. Concrete masonry units are used to construct various types of structures across residential, industrial & commercial industries. SRW units are used for vertical change applications and are designed/constructed as either gravity or reinforced soil retaining walls. SRW units are especially beneficial for construction in markets with elevation changes like North Georgia. The existing facility currently supplies products directly to local national retail stores such as Lowes & Home Depot as well as to local dealers & commercial/residential contractors. The facility currently operates 24 hours per day. The existing facility is operating at capacity with an aging machine and is struggling to keep up with demand without the addition of an additional masonry machine.

Oldcastle APG proposes to construct and operate a second masonry manufacturing machine on the unused portion of the existing site. The additional machine will be able to leverage current infrastructure, including the office, yard, site expertise, location and people with dispatch, site management and drivers. Sitework will include the construction of an addition to the existing building and the paving of select areas in the yard. The facility itself will house a new masonry machine, batching and curing equipment, and packaging equipment. The facility currently employs 15 full-time employees. It's expected the number will grow to 25-30 total employees with the addition of the second machine as demand increases. Additional supplies and materials will be purchased from existing local suppliers because of the increased capacity of the facility. All of the utilities to the facility are currently provided by the City under existing accounts, and we expect that will continue without change. The point of access for the facility is not proposed to be changed; we do expect that GDOT may require certain improvements to conform with current standards during the development process.

Regarding zoning and planning, the County portion of the facility is currently zoning A-1, even though I understand the facility predates County zoning. The portion of the facility in the City is partially zoned L-I (and is not subject to these applications because it only serves as the entrance feature) and partially zoned R-10. We seek to have the R-10 portion to be rezoned H-I to be consistent with the existing and proposed use. The City's future land use map shows that the property is appropriate for industrial uses, and this is consistent with the uses in the area.

We expect the proposed use will meet the H-I development standards, which I will now address:

The proposed facility will meet H-I development standards and related ordinances.

10.2.3. Development standards.

A. Height regulations. No structure shall exceed fifty (50) feet in height.

The new proposed building will match the height of the existing building, which complies with the 50-foot standard. The existing facility has silos that are 55 feet high; the new facility will either use new silos that either conform with the existing standard, or will seek a variance or text amendment if that is not feasible.

B. Front yard setback: Twenty (20) feet. This standard is met.

C. Side yard setback: Fifteen (15) feet. This standard is met.

D. Rear yard setback: Twenty (20) feet. This standard is met.

E. Minimum lot area: None. Not applicable.

F. Minimum lot frontage: One hundred seventy-five (175) feet adjoining a street. This standard is met.

G. Minimum lot width at the building line: One hundred (100) feet. This standard is met.

H. Minimum buffer requirements. In addition to required setbacks (except where abutting a railroad right of way) there shall be a fifty-foot wide buffer along all property lines which abut a residential district or use and a fifteen-foot wide buffer shall be required along all property lines abutting a nonresidential district other than the H-I district. Said buffers shall provide a visual screen in accordance with section 4.17 of this chapter. (Salvage yards see section 10.2.3.K. of this chapter.)

These buffer requirements will be incorporated into the design as we go through the development process.

I. Accessory structure requirements. See section 4.9 of this chapter.

These standards are met.

J. Other required standards.

- 1. No use shall be allowed that exceeds state and federal guidelines for allowable emissions and discharge of effluents into the air, water and soil.**

New equipment will continue to meet existing stormwater and air permit requirements.

- 2. No use shall be allowed that creates unabated noise creating a nuisance as defined under Georgia law.**

New equipment will not exceed the current equipment noise level and will comply with the noise requirements of the City.

10.2.4. Other regulations. The headings below contain additional, but not necessarily all provisions applicable to uses allowed in the H-I district.

- **City of Cartersville Landscaping Ordinance.** The requirements of this ordinance will be incorporated in the design during the development process.
- **City of Cartersville Sign Ordinance.** The requirements of this ordinance will be incorporated in the design during the development process.

Thank you for your assistance with this application, and let me know if I can provide further information.

Very truly yours,

JENKINS, BOWEN & WALKER, P.C.



Brandon L. Bowen

Application for Rezoning

City of Cartersville

Case Number: 224-04

Date Received: 2/16/24

Public Hearing Dates:

Planning Commission 4/9/24 5:30pm 1st City Council 4/18/24 7:00pm 2nd City Council 5/4/24 7:00pm

Applicant Oldcastle APG South, Inc Office Phone _____
 (printed name)
 Address 333 N. Green St. Suite 500 Mobile/ Other Phone _____
 City Greensboro State NC Zip 27401 Email _____
Brandon Bowen Phone (Rep) 770 387-1375
 Representative's printed name (if other than applicant) Email (Rep) bbowen@jbswpc.com
 Representative Signature _____ Applicant Signature J-R
 Signed, sealed and delivered in presence of: My commission expires:
M. Betancourt 06/14/27
 Notary Public



* Titleholder Oldcastle APG South, Inc Phone _____
 (titleholder's printed name)
 Address 333 N. Green St. Suite 500 Email _____
 Signature J-R
 Signed, sealed, delivered in presence of: My commission expires:
M. Betancourt 06/14/27
 Notary Public



Present Zoning District R-10 Requested Zoning H-1
 Acreage 4.2 Land Lot(s) 379, 280 District(s) 4 Section(s) 3
 Location of Property: 144 Cassville Rd Parcel ID No. 025-006-092
 (street address, nearest intersections, etc.)
 Reason for Rezoning Request: To bring zoning in line with existing and proposed continued use.
 (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 zoning action must make the following disclosures:

Date of Application: 2/15/24
 Date Two Years Prior to Application: 2/16/22
 Date Five Years Prior to Application: 2/16/19

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

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

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 2/16/24
 Date
 Jason Rash
 Print Name

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: 2/15/2024


Date Two Years Prior to Application: 2/15/2022

Date Five Years Prior to Application: 2/15/2019

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	_____	_____
Council Member:		
Ward 1- Kari Hodge	_____	_____
Ward 2- Jayce Stepp	_____	_____
Ward 3- Cary Roth	_____	_____
Ward 4- Calvin Cooley	_____	_____
Ward 5- Gary Fox	_____	_____
Ward 6- Taff Wren	_____	_____
Planning Commission		
Lamar Pendley, Chair	_____	_____
Anissa Cooley	_____	_____
Fritz Dent	_____	_____
Greg Culverhouse	_____	_____
Jeffery Ross	_____	_____
Stephen Smith	_____	_____
Travis Popham	_____	_____

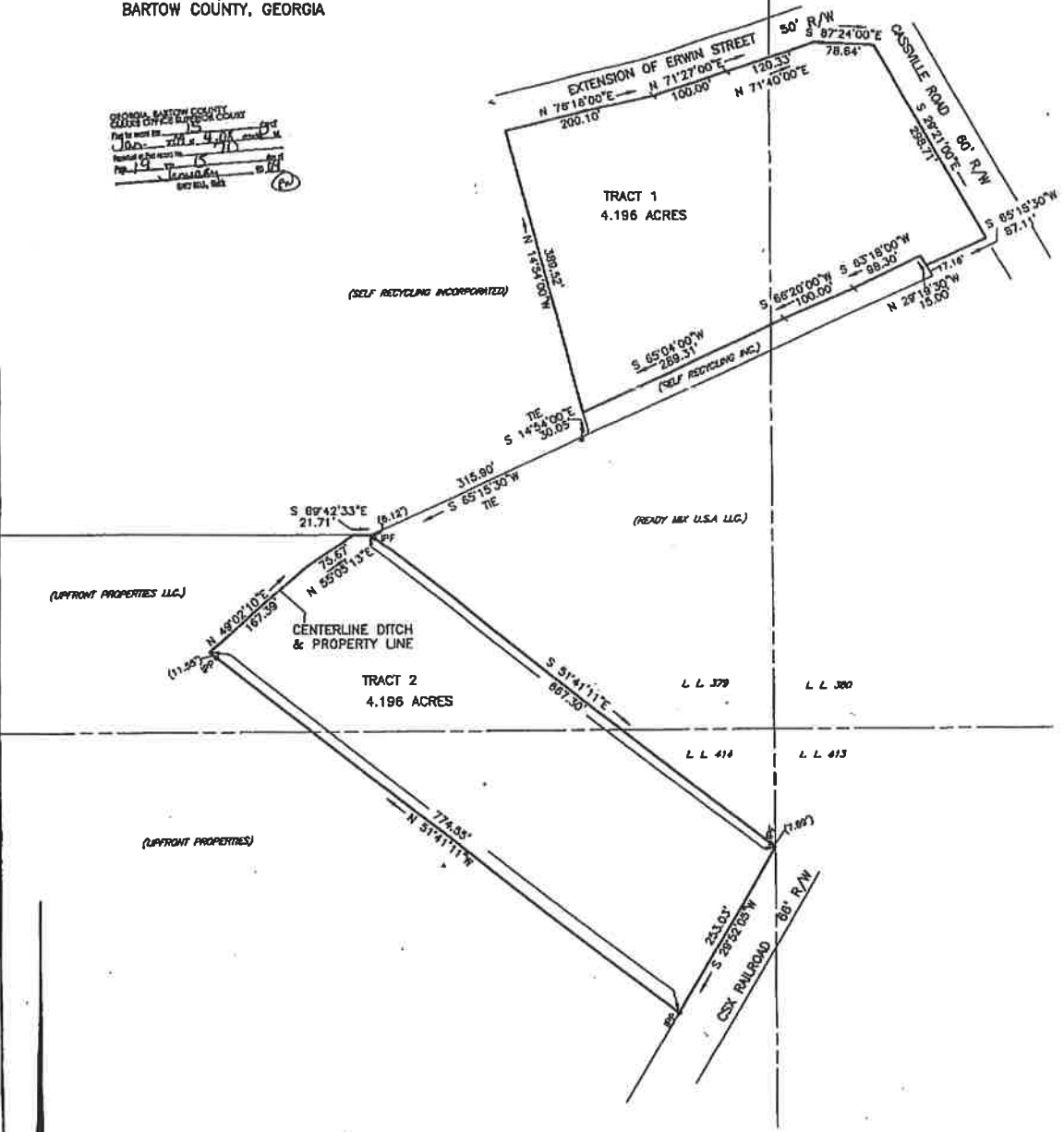
2. If the answer to any of the above is Yes, please indicate below to whom, the dollar amount, date, and description of each campaign contribution, during the past five (5) years.


Signature 2/16/24
Date

Brandon Bower
Print Name

SURVEY FOR
TRACT 1
UPFRONT PROPERTIES LLC. &
TRACT 2
READY MIX U.S.A. LLC.
 PROPERTY IS PARTLY IN THE CITY OF CARTERSVILLE
 IN LAND LOTS 379, 380, 413 & 414
 4th DISTRICT, 3rd SECTION
 BARTOW COUNTY, GEORGIA

GEORGIA BARTOW COUNTY
 CLERK OF SUPERIOR COURT
 FILED FOR RECORD ON
 JUNE 21 2008
 BY
 W. C. SMITH
 SURVEYOR



FIELD TRAVERSE:
 CLOSURE, ONE FOOT IN 20,000 FEET
 USING A LIETZ SET 3.
 ANGULAR ERROR: 0'00"06" PER ANGLE
 POINT USING A LIETZ SET 3.
 ADJUSTED; USING THE COMPASS RULE.

SMITH & SMITH LAND SURVEYORS, P.C.
 2 SOUTH AVENUE, CARTERSVILLE, GA. 30120
 PHONE 770-382-0487
 REGISTERED LAND SURVEYOR No. 1803

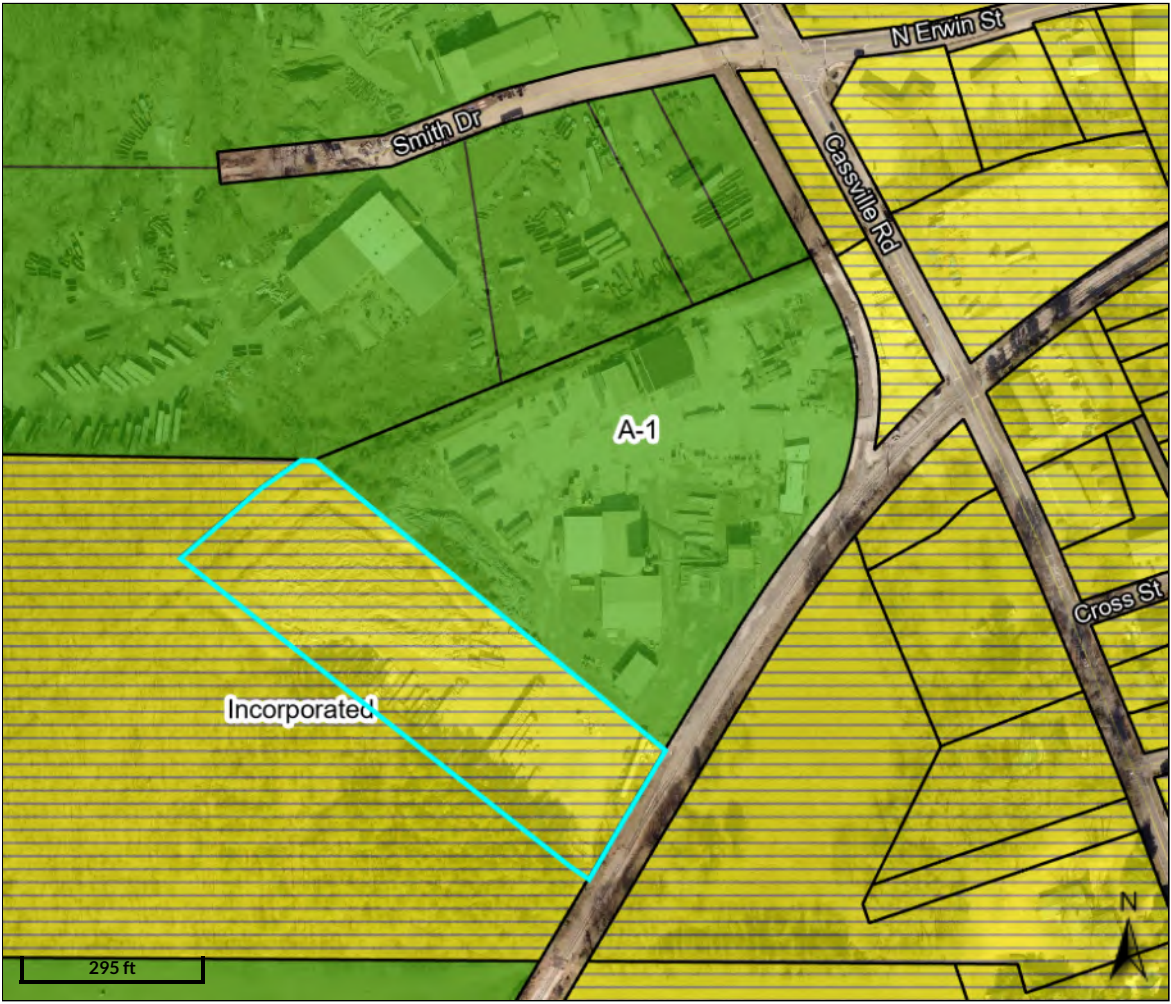
R/W-- RIGHT OF WAY	R-- RADIUS	LP-- LIGHT POLE
PP-- IRON PIN PLACED	X-X-- FENCE	
PF-- IRON PIN FOUND	--- LAND LOT LINE	
CM-- CONCRETE MARKER	--- CENTER LINE	
CL-- CHORD	--- POWER LINE	
L, DL & L-- LENGTH OF CURVE	PP-- POWER POLE	

4748.CRD 4748-1.DWG
 NOTE: IRON PINS ARE (1/2"RE-BAR)
 EXCEPT AS SHOWN.

PLAT CLOSURE:
 ONE FOOT IN
 303,000 FEET.
 OCTOBER 1, 2008



0 50 100
 10 50
 SCALE 1"=100'
 FILE 4748-1



Overview



Legend

- Parcels
- 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
- O1 (wC)
- O1CU
- PUD
- PUD (wC)
- PUDCU
- R-1
- R-2
- R-3
- R-4
- R-7
- R-8
- R-8 w/c
- R1 (wC)

-  R1CU
-  R2 (wC)
-  R2CU
-  R3 (wC)
-  R3CU
-  R4 (wC)
-  R4CU
-  R7 (wC)
-  RE-1
-  RE-2
-  RE1 (wC)
-  RE1CU
-  RE2 (wC)
-  RE2CU
-  Unknown
-  Zoning with Conditions

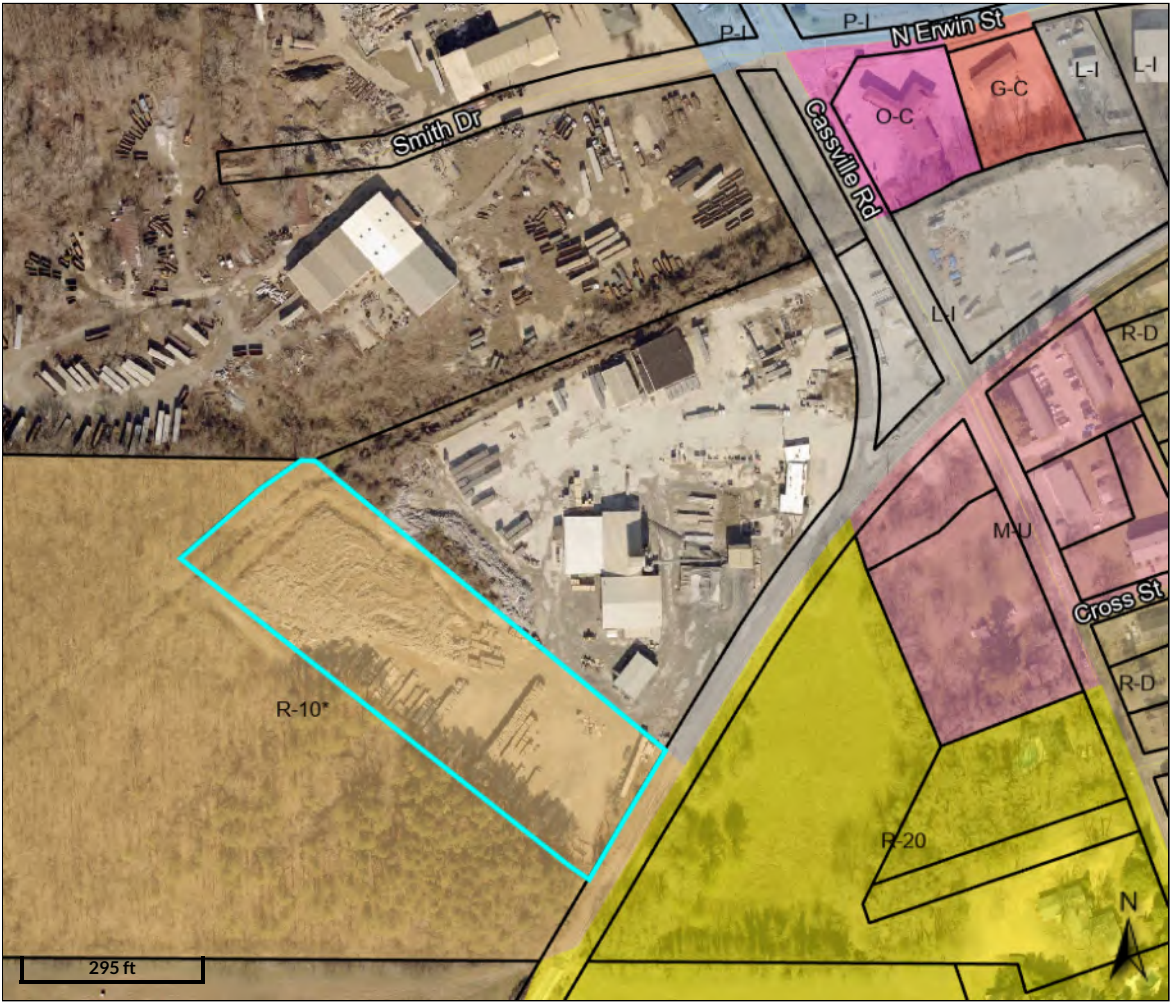
Parcel ID C025-0006-092 **Alternate ID** 44604
Sec/Twp/Rng n/a **Class** Industrial
Property Address CASSVILLE RD **Acreage** 4.2

Owner Address OLDCASTLE APG SOUTH INC
 ATTN ACCOUNTING DEPT
 125 INDUSTRIAL PARK CIR
 LAWRENCEVILLE, GA 30046

District Cartersville
Brief Tax Description LL 379, 380, 413, 414 D 4
(Note: Not to be used on legal documents)

Date created: 2/21/2024
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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 C025-0006-092
 Sec/Twp/Rng n/a
 Property Address CASSVILLE RD

Alternate ID 44604
 Class Industrial
 Acreage 4.2

Owner Address OLDCASTLE APG SOUTH INC
 ATTN ACCOUNTING DEPT
 125 INDUSTRIAL PARK CIR
 LAWRENCEVILLE, GA 30046

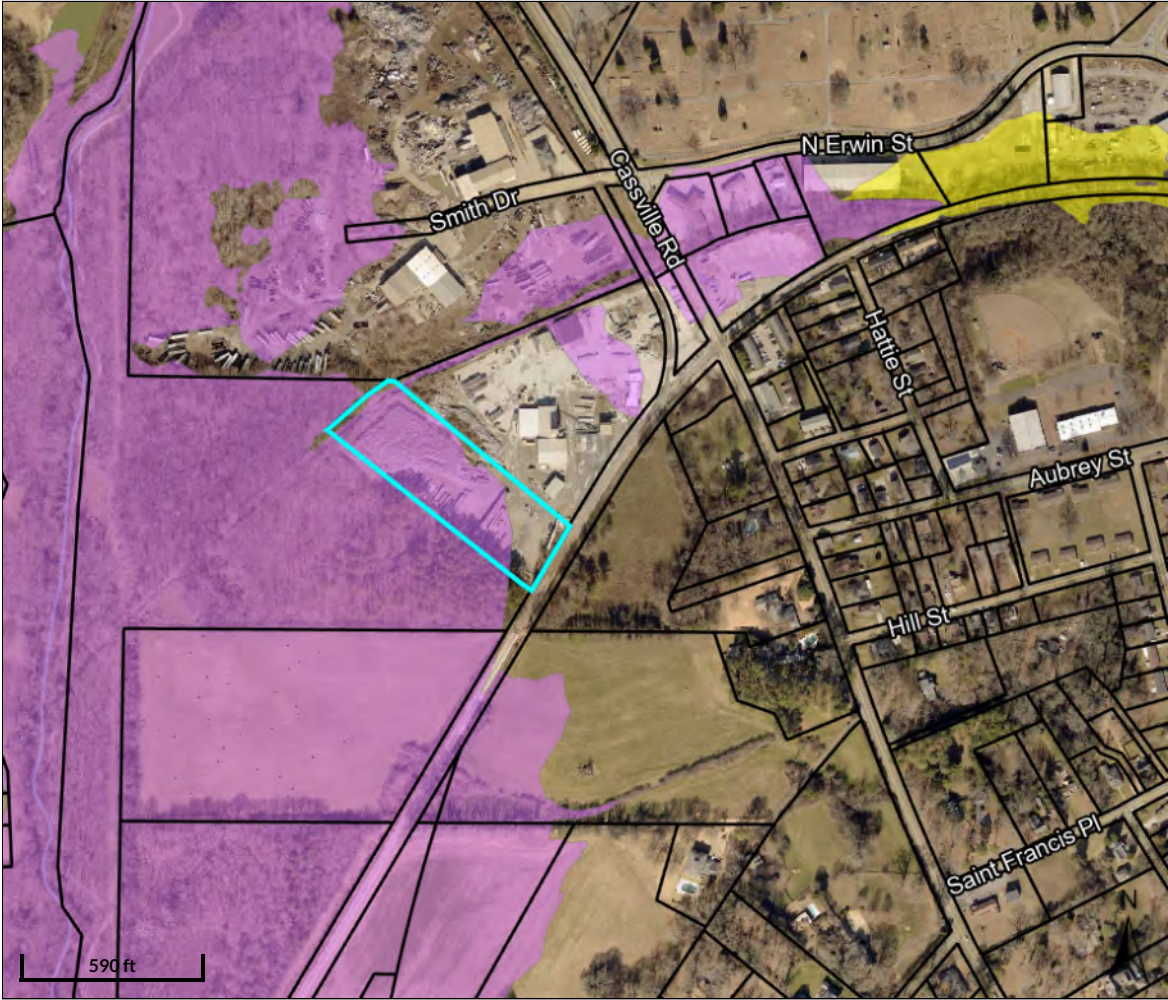
District
Brief Tax Description

Cartersville
LL 379, 380, 413, 414 D 4
(Note: Not to be used on legal documents)

Date created: 2/21/2024

Last Data Uploaded: 2/20/2024 10:28:04 PM

Developed by  **Schneider**
GEO SPATIAL



Overview



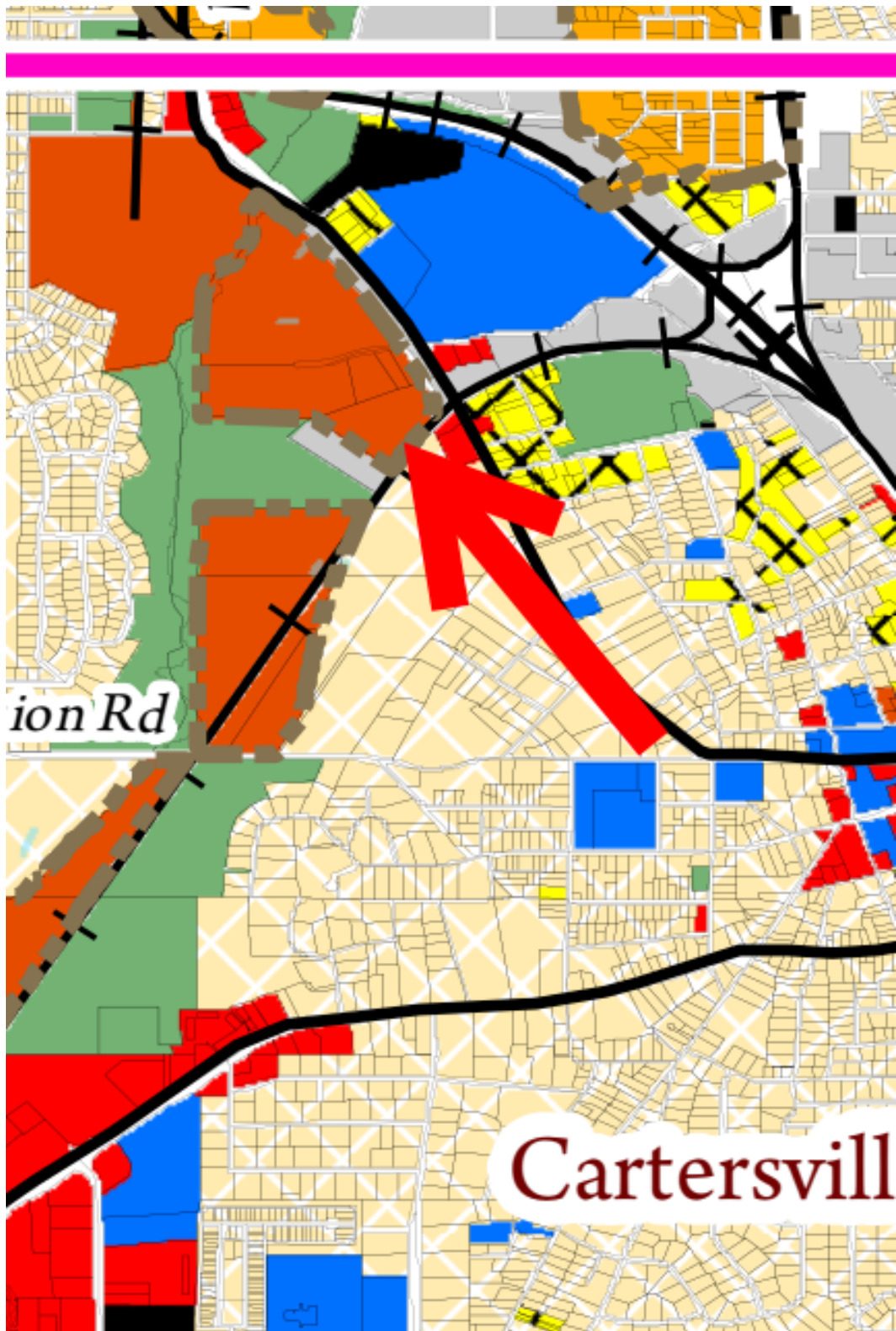
Legend

- Parcels
- Roads
- Streams and Rivers
- Flood Hazard Area**
- Bartow Regulatory
- FEMA

Parcel ID	C025-0006-092	Alternate ID	44604	Owner Address	OLDCASTLE APG SOUTH INC
Sec/Twp/Rng	n/a	Class	Industrial		ATTN ACCOUNTING DEPT
Property Address	CASSVILLE RD	Acreage	4.2		125 INDUSTRIAL PARK CIR
					LAWRENCEVILLE, GA 30046

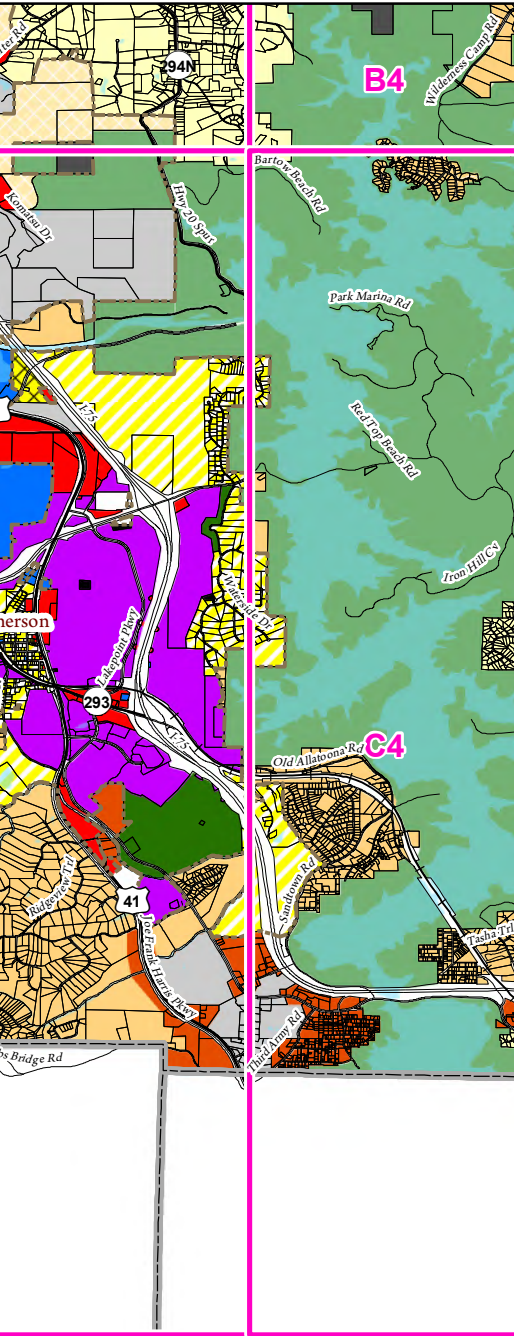
District Cartersville
Brief Tax Description LL 379, 380, 413, 414 D 4
 (Note: Not to be used on legal documents)

Date created: 4/3/2024
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Future Land Use Map. 2022.

Future Land Use Map Bartow County, GA



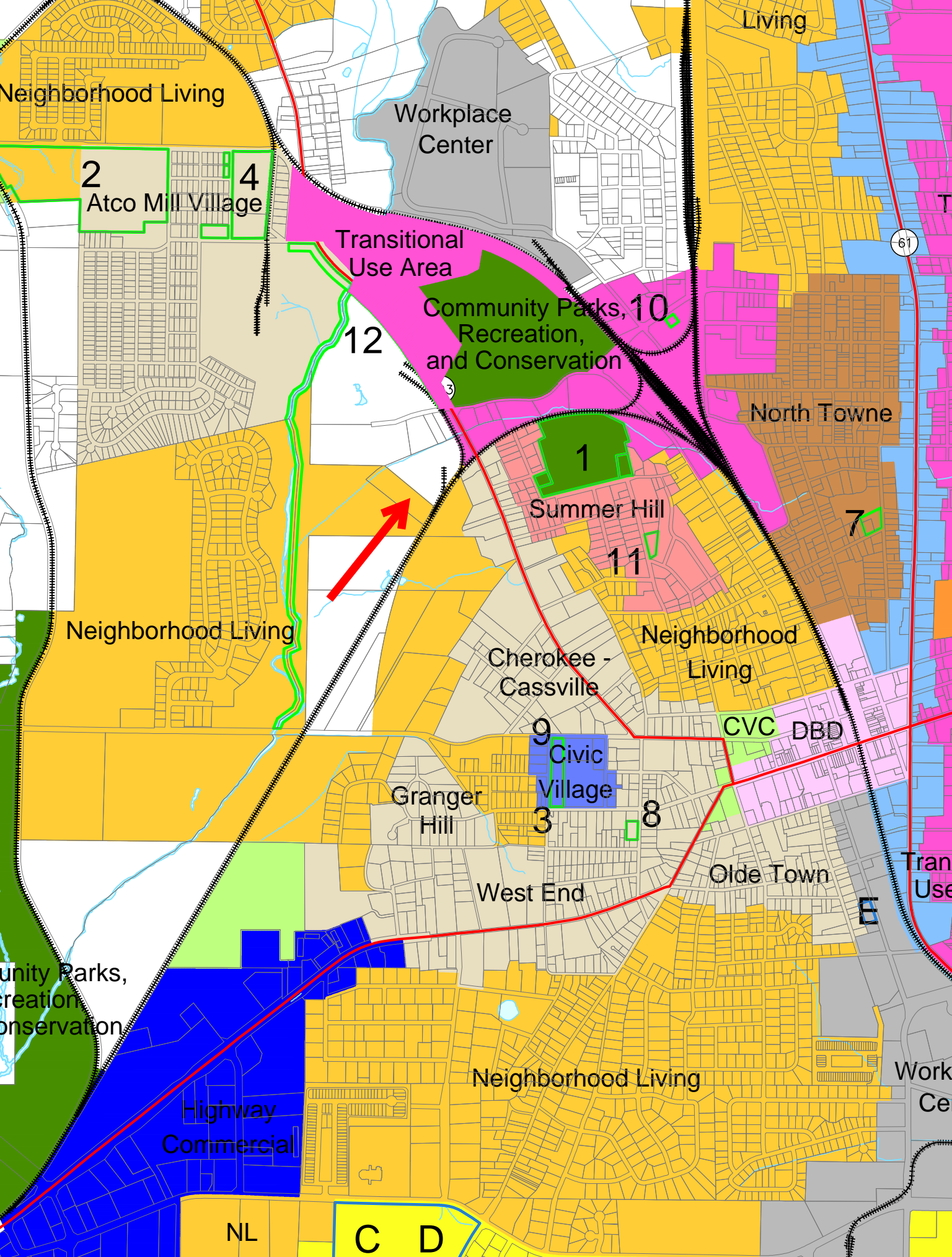
- Roads
- Highways
- + Railroads
- ⬜ City Limits

- Future Land Use**
- Agriculture/Forestry
 - Commercial
 - Conservation
 - High Density Residential
 - Industrial ←
 - Low Density Residential
 - Low/Medium Density Residential
 - Medium/High Density Residential
 - Mining
 - Mixed Use
 - Mixed Use Commercial ←
 - Mixed Use Residential
 - Parks/Conservation
 - Public/Institutional
 - Residential
 - Rural Estate
 - Transportation/
 - Communication/Utilities



1 in = 1 miles


























Future Development Map. 2018.

Sub
Li

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





MEMORANDUM

From: Boyd Austin, Executive Director



[Boyd Austin \(Apr 9, 2024 17:23 EDT\)](#)

To: Local Governments, State Agencies, and Affected Parties

Date: April 9, 2024

Subject: Report on DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville

The Northwest Georgia Regional Commission has completed the regional review of DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville. This project would expand the current concrete manufacturing facility to include a second masonry manufacturing machine on an unused portion of the existing site.

Comments Received

Georgia DNR, Floodplain Unit comments, "From inspection of the effective Flood Insurance Rate Maps (FIRMs) developed by the Federal Emergency Management Agency (FEMA) portions of the proposed project site are located within Special Flood Hazard Areas (SFHA), in Zone AE (the base floodplain mapped by detailed methods, and the base flood elevations are provided), an area inundated by the 1% annual chance flood, often referred to as the 100-year flood or base flood. Portions of the project may also impact the mapped regulatory floodway. The rest of the proposed site is located outside of the Special Flood Hazard Area (SFHA), in Zone X, an area of low flood risk. Please see the Floodplain Snapshots and FEMA FIRM Extracts in the following pages for the portions of the project that are encroached on the SFHA.

For construction projects located within or close to the SFHA, the implementation of project work should be in accordance with the floodplain management criteria outlined in 44 CFR 60.3 and all applicable ordinances of the local jurisdictions (please refer to the community contact listed above for details) that govern development within the SFHA. Some practical considerations would be to:

- (i) Consider locating structures on portion of the site outside of the SFHA;
- (ii) As far as practical, elevate new construction above the regulatory BFE or flood proof (make watertight) to that elevation; and
- (iii) Elevate facility utility systems including ducting, electrical panels etc., above the regulatory BFE or flood proof to that elevation; use flood resistant material for portions of facilities below the regulatory BFE." Please see full comments.

Rome Office: PO Box 1798 | Rome, GA 30162-1798

Dalton Office: 503 West Waugh Street | Dalton, GA 30720-3475

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nwgrc.org

USDA Natural Resources Conservation Service comments that this project is completely contained within a US Census Bureau designated urban area (Cartersville, GA 14185) and is exempt from farmland assessment. No watershed dams, wetlands reserve, or farm and ranchland easements are within the project area. Please see full comments.

Georgia DOT Aviation comments, "This proposal is 3.6 miles from the Cartersville Airport (VPC). It is located outside any FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact the airport. If any construction equipment or construction exceeds 160' AGL, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here <https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm> Please see full comments.

NWGRC comments: The development should include all applicable and recommended best management practices to minimize stormwater runoff during construction and post-construction, and should implement and maintain stormwater BMPs and erosion and sedimentation controls during and after construction, including green infrastructure where applicable.

Consistency with Comprehensive Plan and Service Delivery Strategy

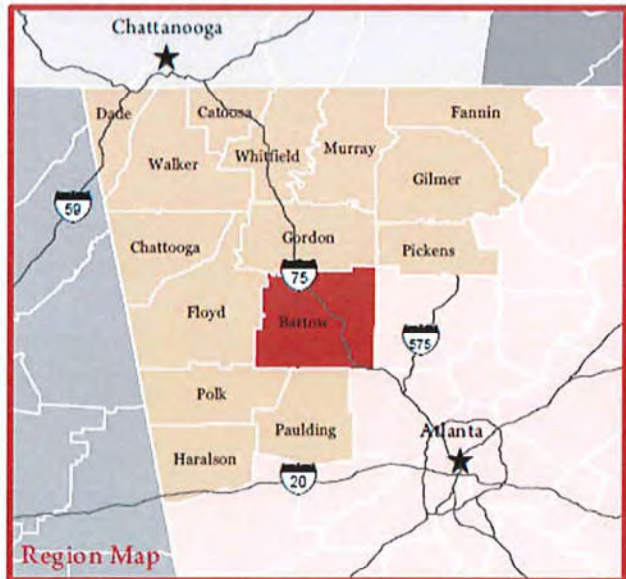
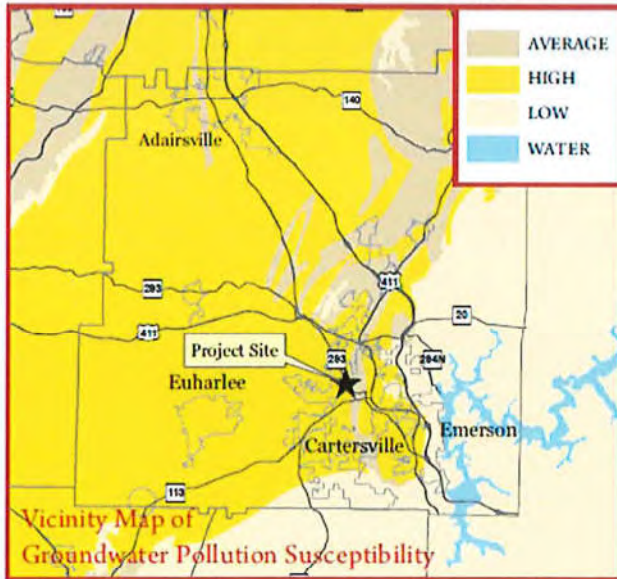
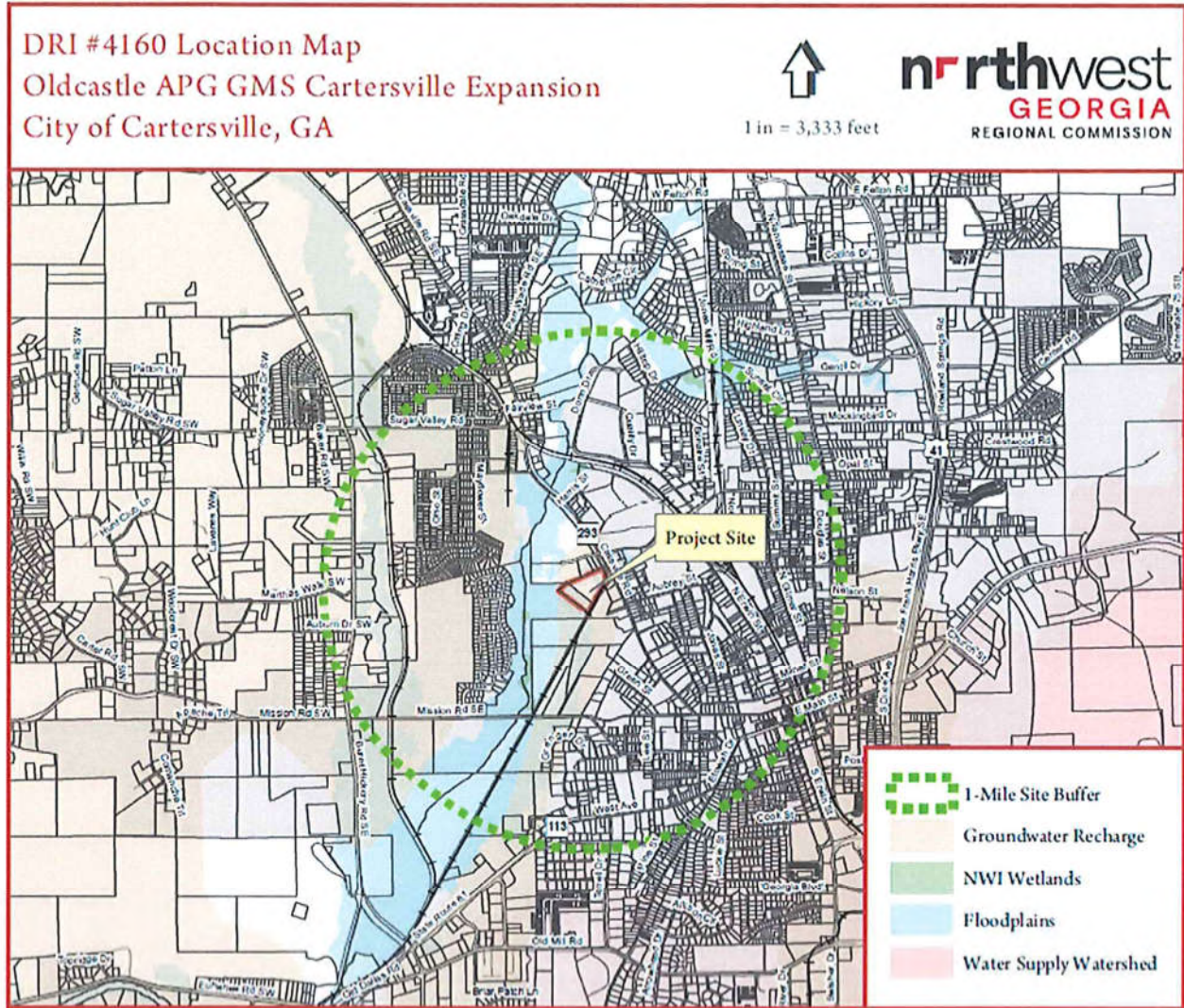
This area is shown on the 2023 Joint Comprehensive Plan Future Land Use Map for Cartersville as Commercial.

The City of Cartersville provides water and wastewater service in this area, according to the 2018 Service Delivery Strategy.

Consistency with 2019 Northwest Georgia Regional Plan

The area is designated as Developed on the Northwest Georgia Projected 2040 Regional Land Use Map. Developed areas exhibit urban-type development patterns; urban services are already being provided.

DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville
LOCATION MAP





Georgia State Office
355 East Hancock Ave
Athens, GA 30601

March 19, 2024

Boyd Austin, Executive Director
Northwest Georgia Regional Commission
P.O. Box 1798
Rome, Georgia 30162

Re: Development Regional Impact 4160, Bartow County, City of Cartersville, Oldcastle APG GMS
Cartersville Expansion.

Dear Mr. Austin:

This letter replies to your request for information on the possible impacts of the proposed expansion of a concrete manufacturing facility project may have on land use, conservation, water quality and other general environmental concerns that may be of interest to our agency. The following outlines our concerns with the proposed project with regards to farmland protection, and Natural Resources Conservation Service (NRCS) watershed dams and project easements.

Farmland Protection

The Farmland Protection Policy Act (FPPA) is intended to minimize the impact federal programs have on the unnecessary and irreversible conversion of farmland to nonagricultural uses. Projects are subject to FPPA requirements if they may irreversibly convert farmland (directly or indirectly) to nonagricultural use and are completed by a federal agency or with assistance from a federal agency. For FPPA purposes, farmland includes areas located within soil map units rated as prime farmland, unique farmland, or land of statewide or local importance not currently in urban/built up land use. Farmland subject to FPPA requirements does not have to be currently used for cropland. It can be forest land, pastureland, cropland, or other land uses, but not water or urban built-up land. It should be noted that the FPPA does not authorize the Federal Government to regulate the use of private or nonfederal land or, in any way, affect the property rights of owners.

NRCS uses a Land Evaluation and Site Assessment (LESA) system to establish a farmland conversion impact rating score on proposed sites of federally funded and assisted projects. This score is used as an indicator for the project sponsor to consider alternative sites if the potential adverse impacts on the farmland exceed the recommended allowable level. It is our understanding that the proposed project involves federal funds or assistance, and thus could be subject to this assessment. However, this site is completely contained within a U.S. Census Bureau designated urban area (Cartersville, GA 14185) and is thus exempt from this assessment. You need take no further action for FPPA purposes.

Austin
Page 2

NRCS Watershed Dams

More than 50 years ago, the U.S. Department of Agriculture was authorized by Congress to help local communities with flood control and watershed protection through the Watershed Program (PL-534 Flood Control Act of 1944 and PL-566 Watershed Protection and Flood Prevention Act). As a result, local communities, with NRCS assistance, have constructed over 11,000 dams in 47 states since 1948. These dams were originally constructed for protection of farmlands from flooding impacts. In 2000, PL-566 was amended to provide NRCS authorization to assist communities with rehabilitation of their aging dams. The legislation authorizes NRCS to work with local communities and watershed project sponsors to address public health and safety concerns and potential environmental impacts of aging dams.

We have reviewed our records and have determined that there are no such structures downstream of the proposed project that could be affected by these activities.

NRCS Easements

NRCS easements relate to our Wetland Reserve Program and the Farm and Ranchland Protection Program. We have reviewed our records and have determined that there are no such easements downstream or in the near vicinity of the proposed project that could be affected by these activities.

NRCS appreciates this opportunity to comment. If you have questions or need any additional information, please contact me at nelson.velazquezgotay@usda.gov.

Sincerely,

**NELSON
VELAZQUEZ
GOTAY**

Digitally signed by
NELSON VELAZQUEZ
GOTAY
Date: 2024.03.19
09:25:13 -04'00'

NELSON A. VELÁZQUEZ GOTAY
SOIL SCIENTIST

cc: Dennis Brooks, Assistant State Conservationist (FO), NRCS, Griffin, GA
Dennis Brooks, Acting District Conservationist, NRCS, Rome, GA
Michael Henderson, Resource Soil Scientist, NRCS, Griffin, GA
Julianne Meadows, Director of Regional Planning, NWGRC, Rome, GA



Jeff W. Cown, Director

2 Martin Luther King, Jr. Drive
Suite 1456, East Tower
Atlanta, Georgia 30334
404-656-4713

FLOODPLAIN ENCROACHMENT REVIEW

To: Julianne Meadows jmeadows@nwgrc.org

PROJECT NAME:	DRI 4160, Oldcastle APG GMS Cartersville Expansion		COUNTY:	Bartow	COMMUNITY:	Bartow County
LOCATION:	Please refer to the project location map.					
BRIEF PROJECT DESCRIPTION:	This project would expand the concrete manufacturing facility by approximately 20,000 SF to include a second masonry manufacturing machine on an unused portion of the existing site.					
APPLICANT:	NWGRC	APPLICATION DATED:	03/15/2024	APPLICATION RECEIVED:	03/15/2024	
SFHA* ENCROACHMENT:	Yes	EFFECTIVE PANEL(S):	13015C0266H (Effective Date: 10/05/2018)		FLOOD RISK ZONE(S):	AE (Floodway Identified), X
	www.georgiadfirm.com	PRELIMINARY PANEL(S):	N/A		FLOOD RISK ZONE(S):	N/A
	https://msc.fema.gov/portal	LETTER OF MAP CHANGE (S):	N/A		FLOOD RISK ZONE(S):	N/A
WATERSHED(S):	Etowah (8 Digit HUC: 03150104)		COMMUNITY CONTACT:	County Engineer Address: 135 West Cherokee Avenue, Suite 124, Cartersville, GA 30120 Tel: (678) 535-6942		
COMMENTS:	<p>After review of the effective Flood Insurance Rate Map (FIRM) panel cited above developed by the Federal Emergency Management Agency (FEMA), portions of the proposed project site are located within Special Flood Hazard Areas (SFHA), in Zone AE (the base floodplain mapped by detailed methods, and the base flood elevations are provided), an area inundated by the 1% annual chance flood, often referred to as the 100-year flood or base flood. Portions of the project may also impact the mapped regulatory floodway. The rest of the proposed site is located outside of the Special Flood Hazard Area (SFHA), in Zone X, an area of low flood risk. Please see the Floodplain Snapshots and FEMA FIRM Extracts in the following pages for the portions of the project that are encroached on the SFHA.</p> <p>For construction projects located within or close to the SFHA, the implementation of project work should be in accordance with the floodplain management criteria outlined in 44 CFR 60.3 and all applicable ordinances of the local jurisdictions (please refer to the community contact listed above for details) that govern development within the SFHA. Some practical considerations would be to:</p> <ul style="list-style-type: none"> (i) consider locating structures on portion of the site outside of the SFHA; (ii) as far as practical, elevate new construction above the regulatory BFE or flood proof (make watertight) to that elevation; and (iii) elevate facility utility systems including ducting, electrical panels etc., above the regulatory BFE or flood proof to that elevation use flood resistant material for portions of facilities below the regulatory BFE <p>Please note that this response addresses issues related specifically to the possible effects of the project on floodplains in the area, it does not override or supersede any State or local procedural substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.</p>					
Prepared By:	Olivia Martin	Telephone:	(470) 845-1108	Email:	Olivia.Martin@dnr.ga.gov	
Signature:	<i>Olivia Ts. Martin</i>			Date:	03/18/2024	

*Special Flood Hazard Area – Area Inundated by the 1% Annual Chance Flood (Often Referred to as the 100-year Flood)

Attachments:

Cartersville, Georgia



Property Flood Risk:
High Risk Zone AE

Flood Depths*:

1	Current Flood Zone	AE	1.0 to 1.5 Annual Exceedance Flood
2	Probability of Flooding	Not Available	Not Available
3	Base Flood Elevation	Not Available	Not Available
4	Local AE Grid	Not Available	Not Available
5	Proprietary Flood Zone	Not Available	Not Available
6	Flood Zone Change Type	Not Available	Not Available

Location Information

Parcel: 13015C42004
 Waterbody: Unknown
 County: HARTOW
 Community ID: 13015C
 Map Status: EFFECTIVE

* Flood Depths shown for this report are derived from FEMA RiskMAP products and are limited to the nearest tenth of a foot. These results are calculated from the 1% AEP flooding and are not intended for flood insurance rates. Only those areas with a depth of at least 2.0 feet are shown. Please consult with your insurance agent for more information. Please consult with your insurance agent for more information.

Nature Doesn't Read Flood Maps

Many people don't understand just how fast the weather can be. There is a 1% chance that 20% of the population will be in the 1% AEP flood zone every year.

The storm that a property will encounter during the same period is uncertain.

FOR MORE INFORMATION VISIT: PLEASE VISIT: www.flood.gov

Legend with Flood Zone Designations

— Flood Control Structures	1% Flood - Floodway (High Risk)	1% Flood - Zone V (High Risk)	Floodway Decrease
— Base Flood Elevation	1% Flood - Zone AE (High Risk)	Area Not Included	Floodway Increase
— Cross Sections	1% Flood - Zone A, AE, or AO (High Risk)	Letters of Map Revision	100 Year Flood Zone Decrease
— Existing Floodways	1% Flood - X (Shaded) (Moderate Risk)	Coastal Barrier Resource Area	100 Year Flood Zone Increase
— FIRM Panel Index	Area of Undersaturated Flood Hazard	— Limit of Moderate Wave Action	Zone Change

Disclaimer: This data is not to be used to determine any exact flood elevation or flow rate for any specific property. For more information, please contact the local flood insurance office for your area of interest. Values displayed for Current Flood Zone, Floodway, Flood Zone, Flood Zone Change Type, and Probability of Flooding are a visual device and are not to be used for any other purpose.

FIRM Extract



Map panels and legend for the FIRM Extract:

- MAP PANELS:**
 - Approximate location based on user input and does not represent an authoritative property location
 - Selected Floodway Boundary
 - Digital Data Available
 - No Digital Data Available
 - Unmapped
 - Area of Moderate Flood Hazard (1% AEP)
 - Effective LOMR
 - Area of Undersaturated Flood Hazard (1% AEP)
 - Otherwise Protected Area
 - Coastal Barrier Resource System (CBRS)
- SPECIAL FLOOD HAZARD AREAS:**
 - Without Base Flood Elevation (BFE) and A, X, AO
 - With BFE or Depth
 - Regulatory Flood (AE) Zone AE, AO, AL, XE, AO
 - 0.2% Annual Chance Flood Hazard: Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (1 mi²)
 - Future Conditions 1% Annual Chance Flood Hazard (1% AEP)
 - Area with Reduced Flood Risk due to Levee (1% AEP)
 - Area with Flood Risk due to Levee (1% AEP)
- OTHER AREAS OF FLOOD HAZARD:**
 - Area with Flood Risk due to Levee (1% AEP)
- GENERAL STRUCTURES:**
 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - Control Structure
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Atmosphere Boundary
 - Control Structure Boundary
 - Profile Baseline
 - Hydrographic Feature
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall

FEMA Extract



Northwest Georgia Regional Commission DRI Comment Form

DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville, Comment Form

The Northwest Georgia Regional Commission is requesting comments on DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville, which would expand the current concrete manufacturing facility to include a second masonry manufacturing machine on an unused portion of the existing site. Please email comments to jmeadows@nwgrc.org within the following 15-day period: March 11, 2024- March 25, 2024.

Comments

Name: Alan Hood

Date:3/26/24

Organization: GDOT Aviation

Comments:

This site is approximately 3.6 miles from the Cartersville Airport (VPC). It is located outside any FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact the airport.

If any construction equipment or construction exceeds 160' AGL, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here (<https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm>). Those submissions for any associated cranes may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notifications, no later than 120 days prior to construction. The FAA will evaluate the potential impacts of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

Thank you for the opportunity to comment on this proposal.






DRI 4160 Oldcastle APG Cartersville Report

Final Audit Report

2024-04-09

Created:	2024-04-09
By:	Julie Meadows (jmeadows@nwgrc.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAMh1Auvm6wTTb3rUPnfGYq5_nbYV6iQHA

"DRI 4160 Oldcastle APG Cartersville Report" History

-  Document created by Julie Meadows (jmeadows@nwgrc.org)
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