

ZONING & ANNEXATION SYNOPSIS

Petition Number(s): AZ24-01

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: Old Castle APG South, Inc.
Representative: Brandon Bowen, Esq.
Location: 144 Cassville Rd. (Tax ID No. 0078B-0006-011)
Total Acreage: 8.38 +/- Acres

LAND USE INFORMATION

Current Zoning: County A-1 (Agriculture)
Proposed Zoning: H-I (Heavy Industrial)
Proposed Use: Concrete Products Manufacturing

Current Zoning of Adjacent Property:

North: County A-1 Agriculture
South: City M-U (Multiple Use) and R-20 (Residential)
East: City L-I (Light Industrial)
West: City R-10. Rezoning application Z24-04 proposes H-I (Heavy Industrial) .

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: Industrial, Mixed-Use Commercial, and Low-Medium Density Residential

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 zoning request Z24-04 and zoning request A24-04:

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: No comments received

Cartersville School District: No objections.

Bartow County: No objections.

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

REQUEST SUMMARY:

Applicant requests to annex 8.38 acres (+/-) located at 144 Cassville Road (Tax ID 0072B-0001-001). The property is owned by Old Castle APG South, Inc and the property is currently used to manufacture concrete building products.

H-I, Heavy Industrial, zoning is requested for the parcel. The existing zoning is County A-1 (Agriculture). This annexation application is also accompanied by zoning application, Z24-04, which requests the rezoning of the 4.2 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 numerous environmental violations on site that the owner is aware of and is actively pursuing solutions to correct the violations. They are discussing and coordinating these activities with the city's Public Works department staff.

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

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 County A-1 zoning, the property does have a reasonable economic use as a concrete products manufacturing plant. Although the current A-1 zoning by definition allows only residential, agricultural, or conservation land uses, the zoning was assigned to the site after the site began industrial operations. No land use changes are proposed.

- 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 through the years 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. 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 annexation or Heavy Industrial (H-I) zoning as long as the following conditions are applied to zoning:

Zoning Conditions by Planning Commission:

1. 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.
2. No inert landfills allowed.



Legend
 □ Parcels
 — Roads

Parcel ID	0072B-0001-001	Alternate ID	18934	Owner Address	OLDCASTLE APG SOUTH INC
Sec/Twp/Rng	n/a	Class	Industrial		ATTN ACCOUNTING DEPT
Property Address	144 CASSVILLE RD	Acreage	8.38		125 INDUSTRIAL PARK CIR
					LAWRENCEVILLE, GA 30046
District	Bartow County				
Brief Tax Description	LL379,380,413&414 D4 S3 Block USA				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 2/21/2024
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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 Annexation/ Zoning
City of Cartersville

Case Number: AZ24-01
Date Received: 2/16/24

Public Hearing Dates:

Planning Commission 4/9/24 5:30pm 1st City Council 4/18 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 L. Bowen Phone (Rep) 770/387-1313
Representative's printed name (if other than applicant) Email (Rep) bbowen@jdspe.com
[Signature] Representative Signature [Signature] Applicant Signature
Signed, sealed and delivered in presence of: My commission expires: 06/14/27
[Signature] Notary Public



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



Present Zoning District A-2 Requested Zoning H-I
Acreage 8.38± Land Lot(s) 413,379,380 District(s) 4 Section(s) 3
Location of Property: 144 Cassville Rd. Parcel ID No. 00728-0001-001
(street address, nearest intersections, etc.)
Reason for Rezoning Request: To make zoning/jurisdiction consistent with surrounding parcels and actual use.
(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: _____

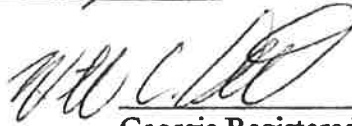
Tax Map Parcel(s) #	<u>0072B-0001-001</u>	Voting Ward(s)	<u>5</u>
Current Land Use	<u>Concrete Plant</u>	Current Zoning	<u>A-1</u>
Proposed Land Use	<u>Concrete Plant</u>	Proposed Zoning	<u>W-I</u>
Number of Dwelling Units	<u>N/A</u>	Number of Occupants	<u>N/A</u>
Owner Occupied?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Number of School-aged Children	<u>N/A</u>	Grade Level(s) of School-aged Children	<u>N/A</u>
School(s) to be attended:	<u>N/A</u>		
Current Utility Service Providers (Check Service provider or list if Other)			
Water:	<input checked="" type="checkbox"/> City	_____ County	_____ Well/ Other
Sewer:	<input checked="" type="checkbox"/> City	_____ County	_____ Septic/ Other
Natural Gas:	<input checked="" type="checkbox"/> City	_____ Other (List) _____	
Electricity:	<input checked="" type="checkbox"/> City	_____ GA Power	_____ Greystone
		_____ Other (List) _____	

SURVEYOR'S CERTIFICATE

That the undersigned a Georgia Registered Land Surveyor on behalf of the above annexation 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.

This 14TH day of FEBRUARY, 2024



Georgia Registered Land Surveyor



ZONING ADMINISTRATOR:

- 1. Annexation No.:
- 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.

This _____ day of _____

Zoning Administrator

SPACE FOR CLERK OF SUPERIOR COURT

**SURVEY FOR
 ANNEXATION TO THE CITY OF CARTERSVILLE**
 PROPERTY OF
OLDCASTLE APG SOUTH, INC.
 IN LAND LOTS 379, 380, 413 & 414
 4th DISTRICT, 3rd SECTION
 BARTOW COUNTY, GEORGIA
 TOTAL AREA = 7.627 ACRES

STATE PLANE COORDINATE TABLE

Point	Northing	Easting
"A"	1518399.494	2101679.391
"B"	1518820.279	2101162.307
"C"	1519199.696	2101975.175
"D"	1518961.719	2102104.562

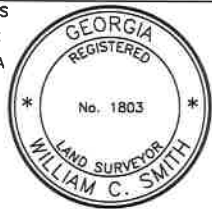
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENT BODIES BY ANY PURCHASER OR USER APPROVAL IS OF THIS PLAT AS TO INTENDED USE OF THE PARCEL.

SPACE FOR GOVERNMENT BODY APPROVAL

NOTE:
 THIS PLAT DOES NOT REQUIRE APPROVAL OF THE MUNICIPAL OR COUNTY PLANNING COMMISSION OR GOVERNING AUTHORITY.

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.

SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE OBTAINED PRIOR TO RECORDING.



DATE: 2-14-2024

WILLIAM C SMITH: GEORGIA REGISTERED LAND SURVEYOR No. 1803

DATE OF LAST FIELD SURVEY WORK: 2-14-2024

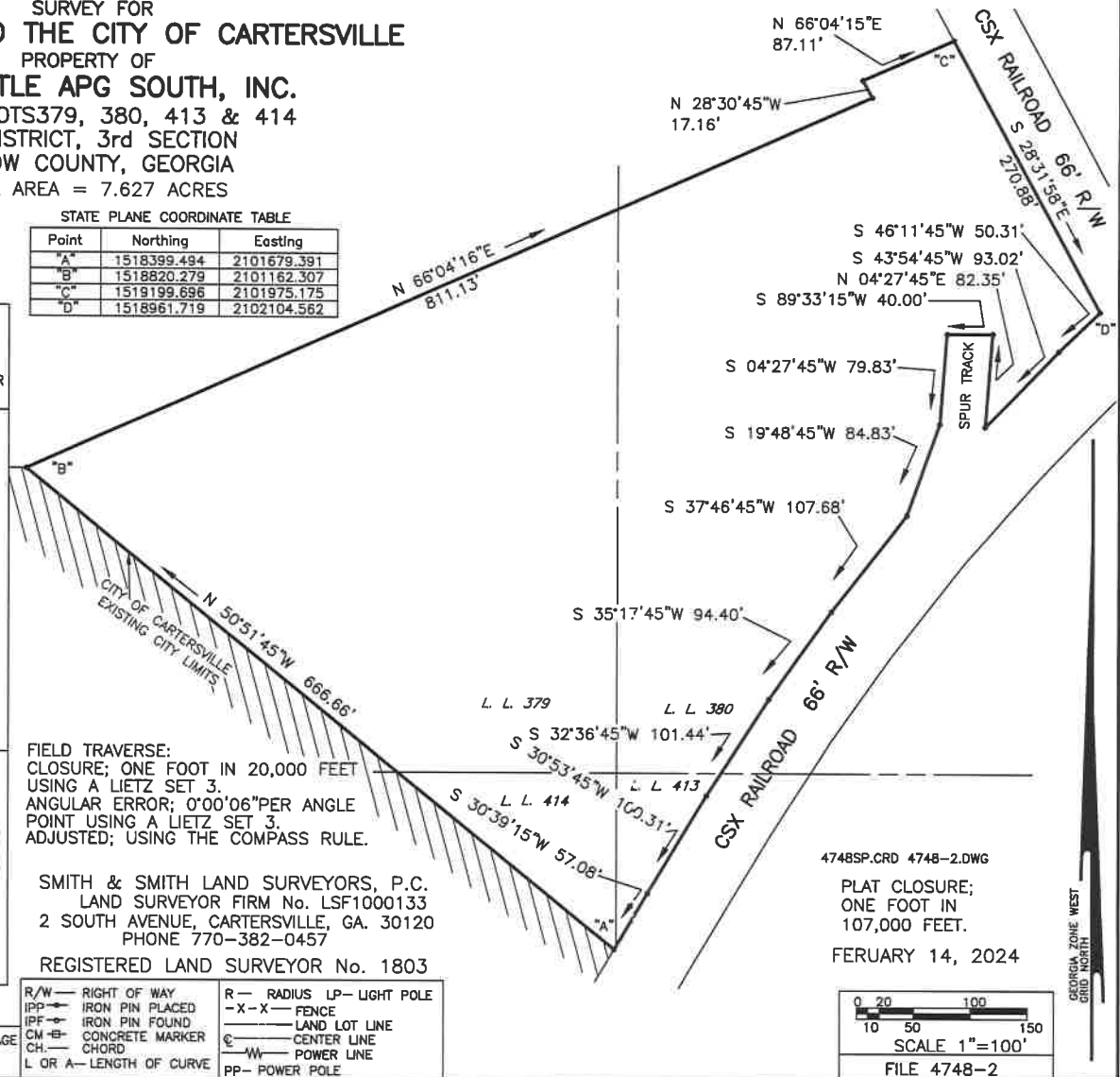
D.B. - DEED BOOK & PAGE
 SP - SERVICE POLE
 LP - LIGHT POLE

R/W - RIGHT OF WAY
 IPP - IRON PIN PLACED
 IPF - IRON PIN FOUND
 CM - CONCRETE MARKER
 CH - CHORD
 L OR A - LENGTH OF CURVE
 R - RADIUS LP - LIGHT POLE
 -X-X- FENCE
 --- LAND LOT LINE
 ⊕ CENTER LINE
 ~~~ POWER LINE  
 PP - POWER POLE

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.  
 LAND SURVEYOR FIRM No. LSF1000133  
 2 SOUTH AVENUE, CARTERSVILLE, GA. 30120  
 PHONE 770-382-0457

REGISTERED LAND SURVEYOR No. 1803



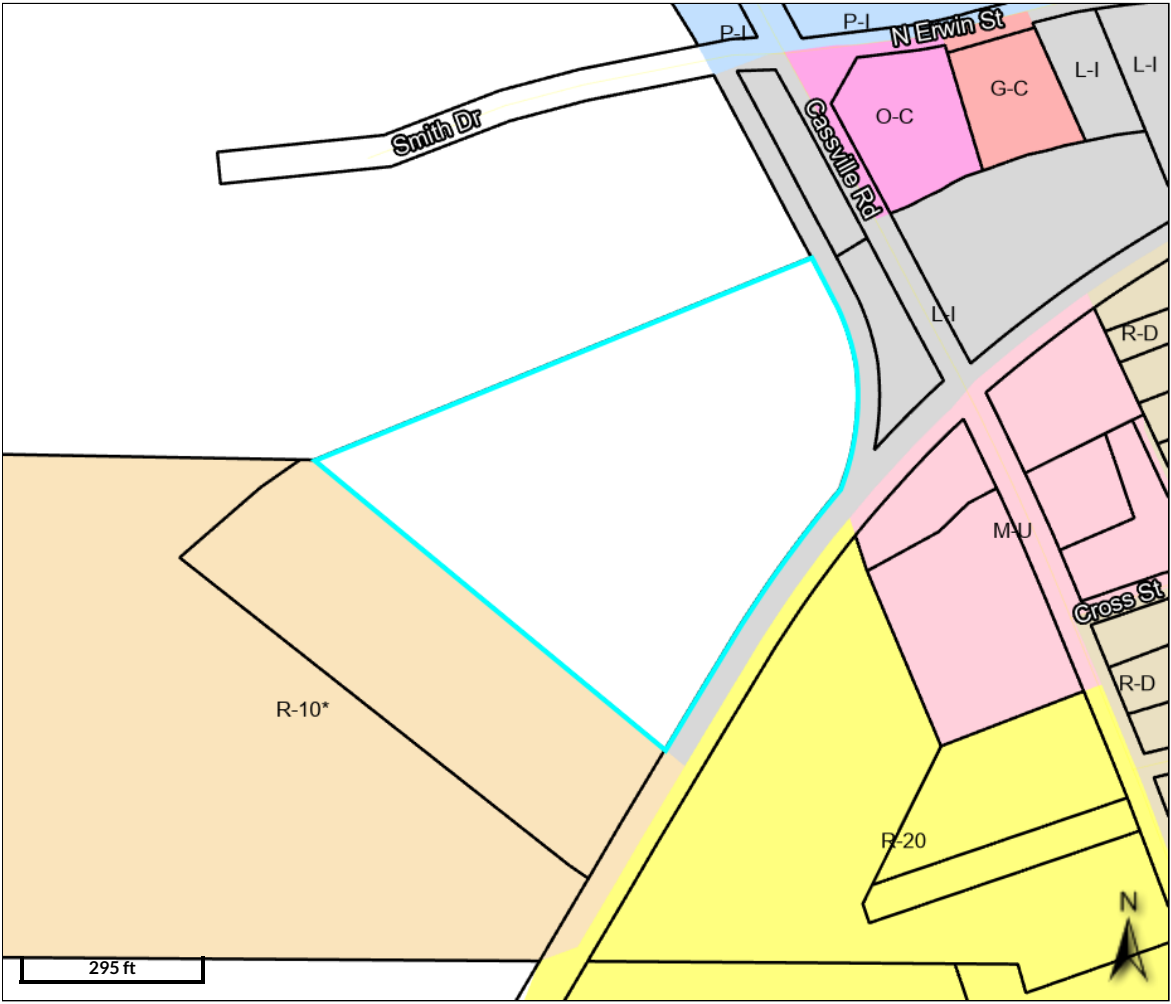
4748SP.CRD 4748-2.DWG

PLAT CLOSURE;  
 ONE FOOT IN  
 107,000 FEET.

FEBRUARY 14, 2024

0 20 100  
 10 50 150  
 SCALE 1"=100'  
 FILE 4748-2

GEORGIA ZONE WEST  
 GRID NORTH



- 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** 0072B-0001-001  
**Sec/Twp/Rng** n/a  
**Property Address** 144 CASSVILLE RD

**Alternate ID** 18934  
**Class** Industrial  
**Acreage** 8.38

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

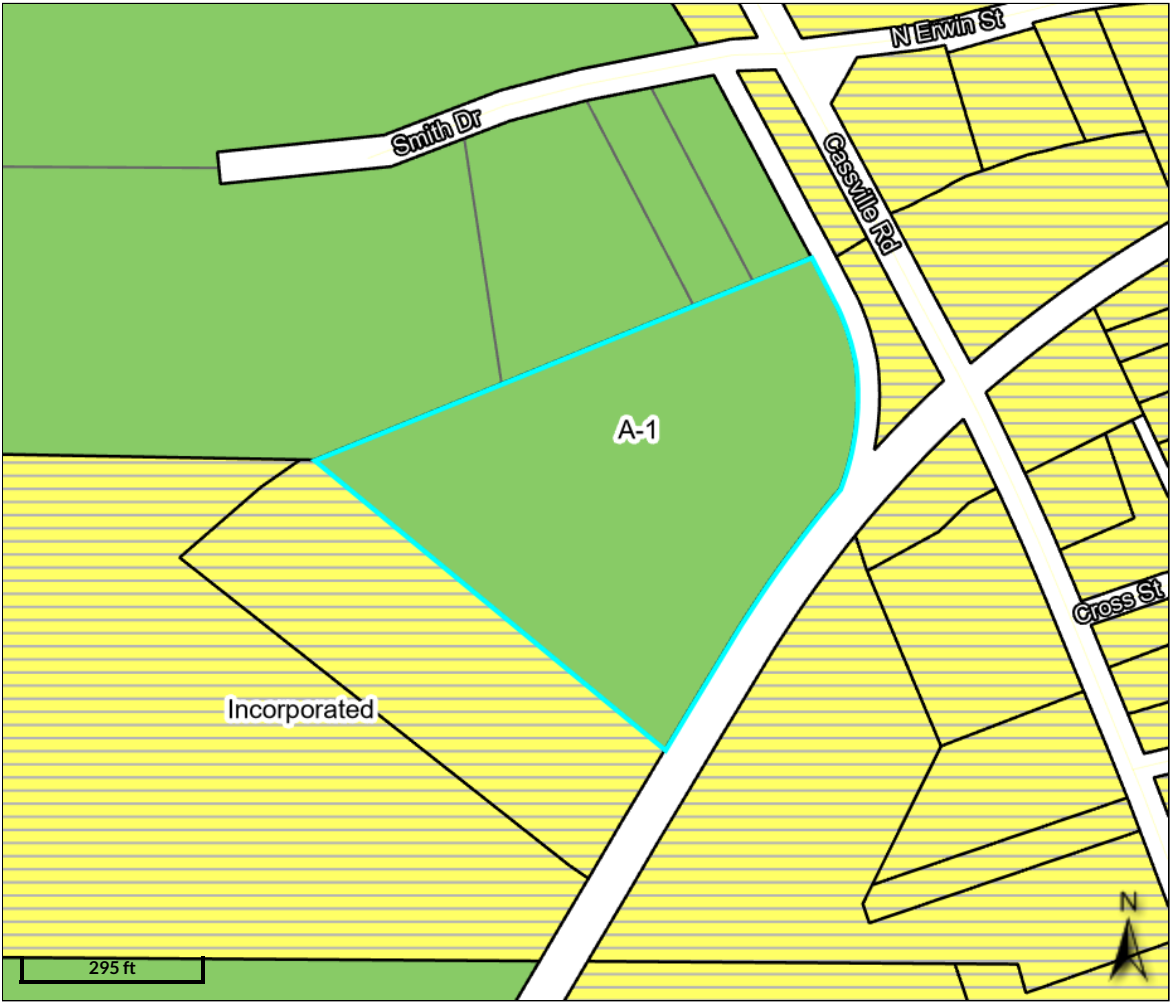
**District**  
**Brief Tax Description**

Bartow County  
LL379,380,413&414 D4 S3 Block USA  
**(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



- 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

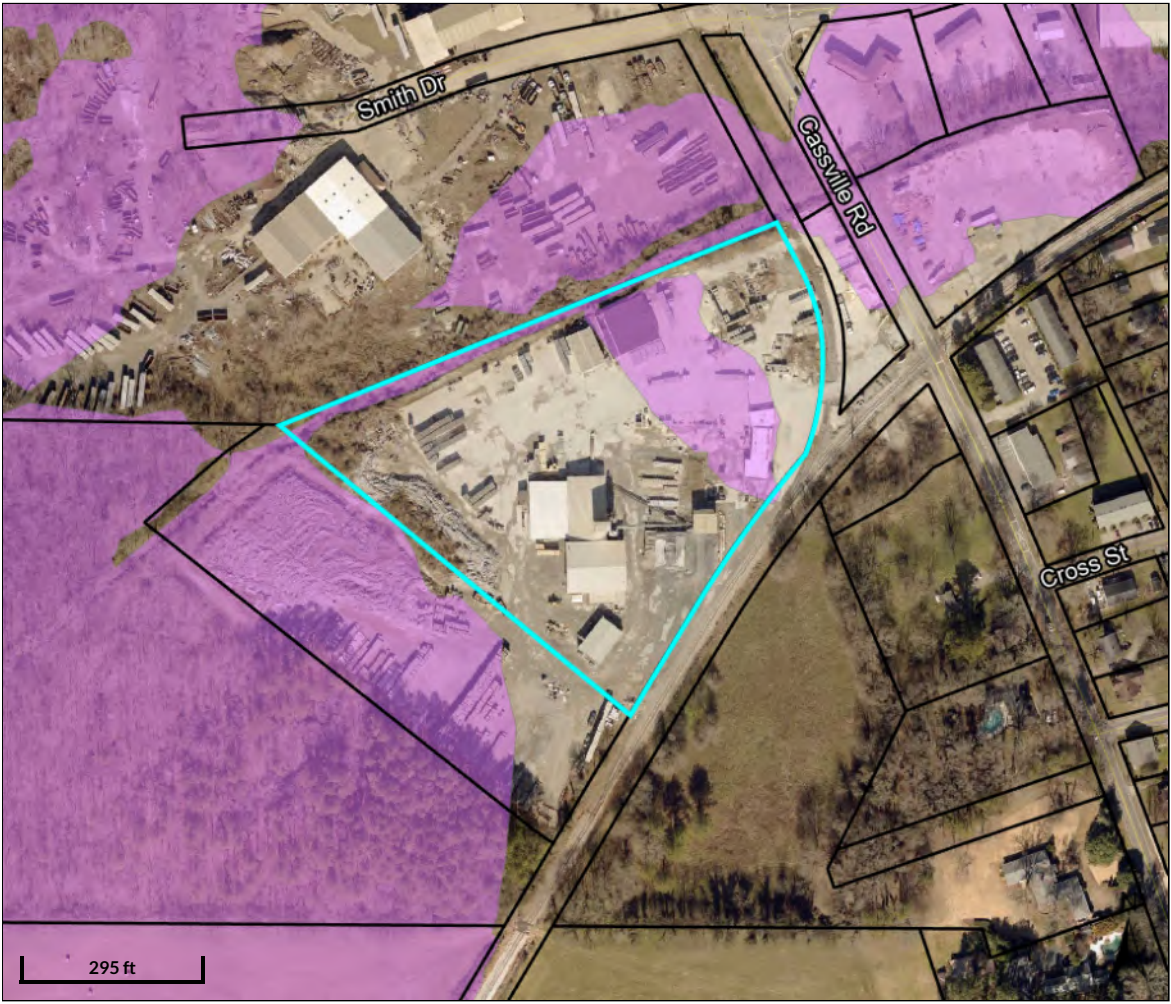
**Parcel ID** 0072B-0001-001 **Alternate ID** 18934  
**Sec/Twp/Rng** n/a **Class** Industrial  
**Property Address** 144 CASSVILLE RD **Acreage** 8.38

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 125 INDUSTRIAL PARK CIR  
 LAWRENCEVILLE, GA 30046

**District** Bartow County  
**Brief Tax Description** LL379,380,413&414 D4 S3 Block USA  
 (Note: Not to be used on legal documents)

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Developed by  **Schneider**  
 GEOSPATIAL

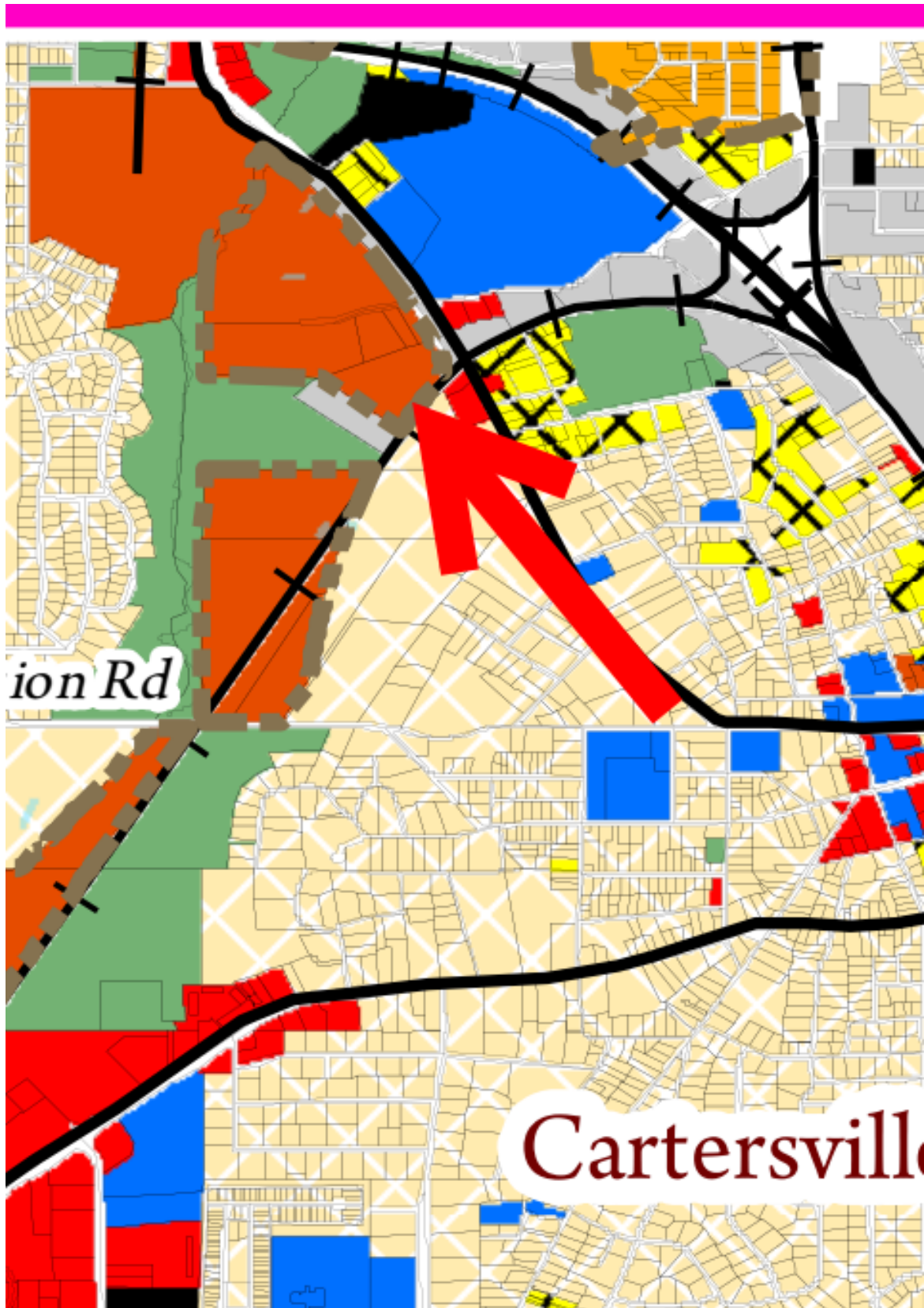


- Legend**
- Parcels
  - Roads
  - Streams and Rivers
  - Flood Hazard Area**
    - Bartow Regulatory
    - FEMA

|                              |                                                  |                     |            |                      |                         |
|------------------------------|--------------------------------------------------|---------------------|------------|----------------------|-------------------------|
| <b>Parcel ID</b>             | 0072B-0001-001                                   | <b>Alternate ID</b> | 18934      | <b>Owner Address</b> | OLDCASTLE APG SOUTH INC |
| <b>Sec/Twp/Rng</b>           | n/a                                              | <b>Class</b>        | Industrial |                      | ATTN ACCOUNTING DEPT    |
| <b>Property Address</b>      | 144 CASSVILLE RD                                 | <b>Acres</b>        | 8.38       |                      | 125 INDUSTRIAL PARK CIR |
|                              |                                                  |                     |            |                      | LAWRENCEVILLE, GA 30046 |
| <b>District</b>              | Bartow County                                    |                     |            |                      |                         |
| <b>Brief Tax Description</b> | LL379,380,413&414 D4 S3 Block USA                |                     |            |                      |                         |
|                              | <i>(Note: Not to be used on legal documents)</i> |                     |            |                      |                         |

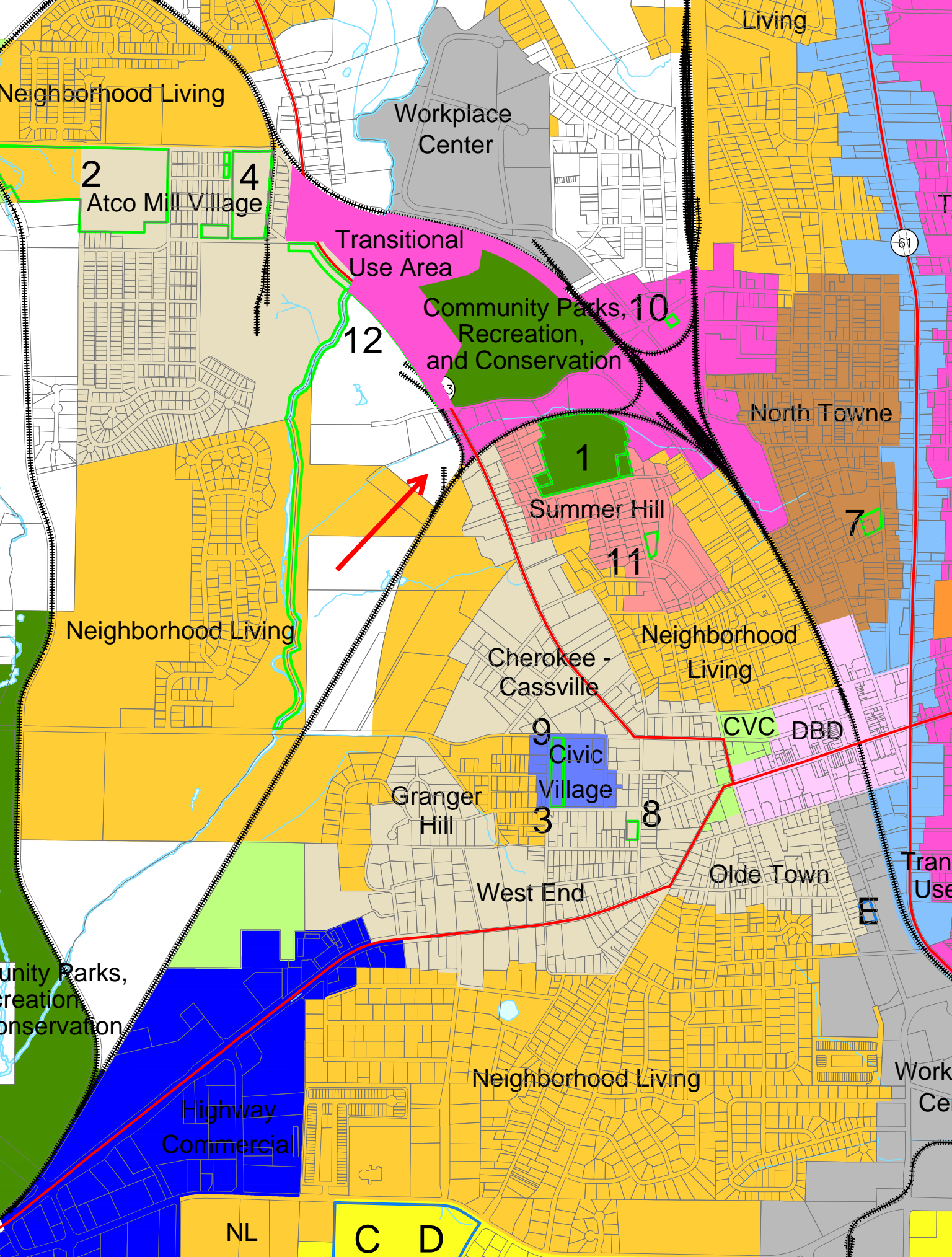
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Future Land Use Map. 2022.




























**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

Site Visit 3-22-24















**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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**706.295.6485**  
[nwgrc.org](http://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**

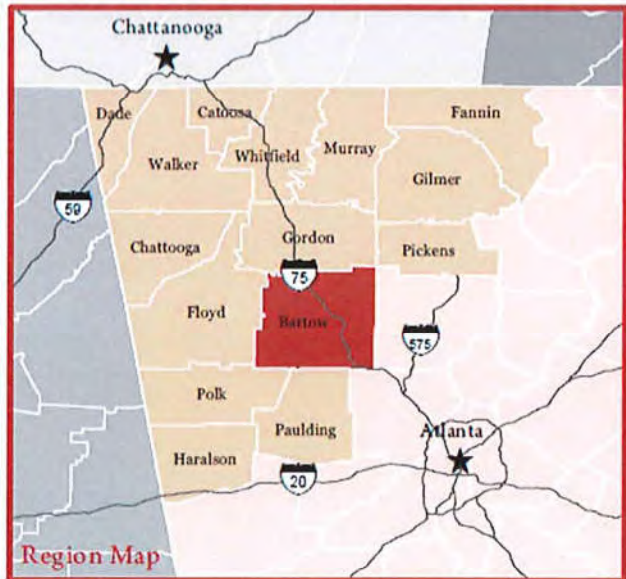
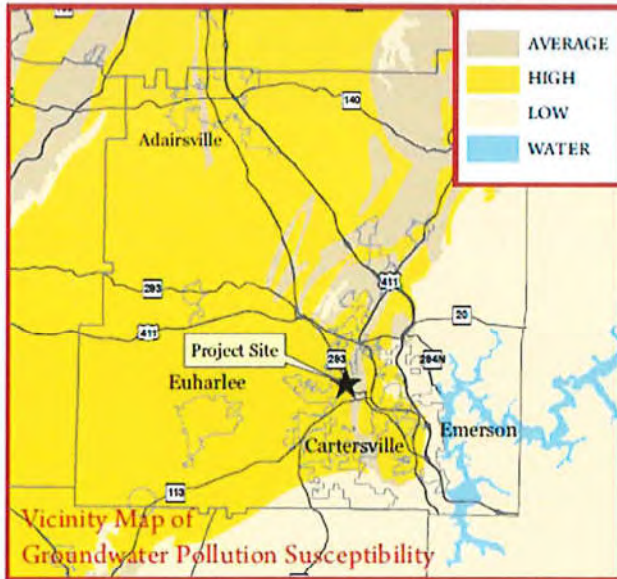
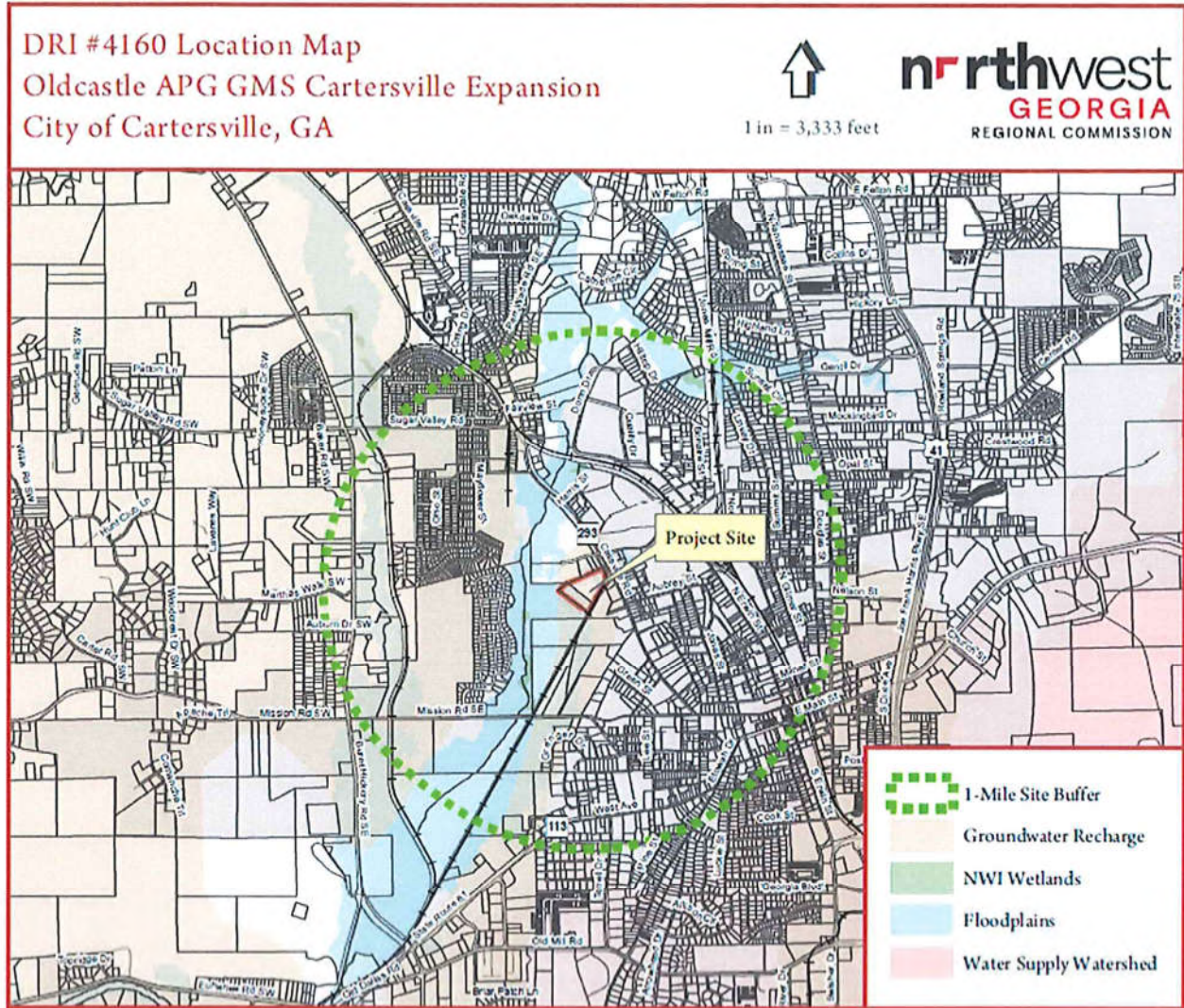
This area is shown on the 2023 Joint Comprehensive Plan Future Land Use Map for Cartersville as Commercial.

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](mailto:nelson.velazquezgotay@usda.gov).

Sincerely,

**NELSON  
VELAZQUEZ  
GOTAY**

Digitally signed by  
NELSON VELAZQUEZ  
GOTAY  
Date: 2024.03.19  
09:25:13 -0400

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](mailto: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 |
|                            | <a href="http://www.georgiadfirm.com">www.georgiadfirm.com</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | PRELIMINARY PANEL(S):     | N/A                                      |                                                                                                                | FLOOD RISK ZONE(S):                                                    | N/A                         |
|                            | <a href="https://msc.fema.gov/portal">https://msc.fema.gov/portal</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | LETTER OF MAP CHANGE (S): | N/A                                      |                                                                                                                | FLOOD RISK ZONE(S):                                                    | N/A                         |
| WATERSHED(S):              | Etowah (8 Digit HUC: 03150104)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                           | COMMUNITY CONTACT:                       | County Engineer<br>Address: 135 West Cherokee Avenue, Suite 124, Cartersville, GA 30120<br>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"> <li>(i) consider locating structures on portion of the site outside of the SFHA;</li> <li>(ii) as far as practical, elevate new construction above the regulatory BFE or flood proof (make watertight) to that elevation; and</li> <li>(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</li> </ul> <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:                                                                                                         | <a href="mailto:Olivia.Martin@dnr.ga.gov">Olivia.Martin@dnr.ga.gov</a> |                             |
| 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\*:**

| Category                | Value         | Notes                     |
|-------------------------|---------------|---------------------------|
| Current Flood Zone      | AE            | AE 1% ANNUAL CHANCE FLOOD |
| Probability of Flooding | Not available | Not available             |
| Base Flood Elevation    | Not available | Not available             |
| Local AE Code           | Not available | Not available             |
| Proprietary Flood Zone  | Not available | Not available             |
| Flood Zone Change Type  | Not available | Not available             |

**Location Information**

Parcel: 13015C42004  
 Waterbody: 450000  
 County: HARTOW  
 Community ID: 13015C  
 Map Status: EFFECTIVE

\* Flood Depths shown for this report are derived from FEMA FloodMap products and are intended to be used for informational purposes only. These results are not intended for use in design, engineering, or regulatory flood analysis. Only those areas with a depth of 20% or greater are shown. Please consult with your local flood control authority for more information. Please consult with your local flood control authority for more information.

**Nature Doesn't Read Flood Maps**

Many people don't understand just how fast the weather can be. There is a general 20% chance that a non-precipitated storm will be accompanied by a 30% wind gust.

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

FOR MORE INFORMATION VISIT: PLEASE VISIT: [www.flood.gov](http://www.flood.gov)

**Legend with Flood Zone Designations**

|                            |                                          |                                 |                              |
|----------------------------|------------------------------------------|---------------------------------|------------------------------|
| — Flood Control Structures | 1% Flood - Floodway (High Risk)          | 1% Flood - Zone V1 (High Risk)  | Floodway Decrease            |
| --- Base Flood Elevation   | 1% Flood - Zone AE (High Risk)           | Area Not Included               | Floodway Increase            |
| --- Cross Section          | 1% Flood - Zone A, AE, or AO (High Risk) | Letters of Map Revision         | 100 Year Flood Zone Decrease |
| --- Coastal Features       | 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 local flood elevation or flow rate for any FIRM (Flood Insurance Rate Map) product. For FIRM Flood Elevation and depth for purposes shown here in the published FIRM Flood Risk Insurance Map, for purposes of design, please consult with your local flood control authority. Flood zone, Flood zone change type, and probability of flooding due to a storm event are not to be used for design purposes.

## 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 Floodmap Boundary
  - Digital Data Available
  - No Digital Data Available
  - Unmapped
  - Area of Moderate Flood Hazard (1% A)
  - Effective LOMR
  - Area of Undersaturated Flood Hazard (1% A)
  - Otherwise Protected Area
  - Coastal Barrier Resource System (CBRS)
- SPECIAL FLOOD HAZARD AREAS:**
  - Without Base Flood Elevation (BFE) Zone A, X, AO
  - With BFE or Depth
  - Regulatory Flood (AE) Zone AE, AO, AI, X, 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 mi<sup>2</sup>)
  - Future Conditions 1% Annual Chance Flood Hazard (1% A)
  - Area with Reduced Flood Risk due to Levee (1% A)
  - Area with Flood Risk due to Levee (1% A)
- OTHER AREAS OF FLOOD HAZARD:**
  - Area with Flood Risk due to Levee (1% A)
- 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](mailto: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

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