

ZONING & ANNEXATION SYNOPSIS

Petition Number(s): AZ24-03

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: Cercasbest North America LLC
Representative: Karl Lutjens, PE. Southland Engineering
Location: 1440 Hwy 113. (Tax IDs No. 0055-0873-005 and 0055-0873-006)
Total Acreage: 0.42 & 0.48 acres. (Total= 0.90 acres)

LAND USE INFORMATION

Current Zoning: County A-1 (Agriculture)
Proposed Zoning: H-I (Heavy Industrial)
Proposed Use: To Be Determined
Current Zoning of Adjacent Property:

North: H-I and County A-1 (Agriculture)
South: County A-1 (Agriculture)
East: County A-1 (Agriculture)
West: H-I

For All Tracts:

District: 4th **Section:** 3rd **LL(S):** 873
Ward: 2 **Council Member:** Jayce Stepp

The Future Development Map designates adjacent properties as: Workplace Center

The Future Land Use Map designates adjacent or nearby city properties as: Industrial

ANALYSIS

City Departments Reviews

Electric: Not in Service Area

Fibercom: Takes no exception.

Fire: No comments received.

Gas: Takes no exception.

Planning and Development: Takes no exception.

Public Works: Takes no exception.

Cartersville Water and Sewer: Not in Service Area

Cartersville School District: Takes no exception.

Bartow County: Takes no exception.

Bartow County School District: No comments received.

Public comments: None received as of 6-3-24.

REQUEST SUMMARY:

Applicant requests the annexation and zoning of two (2) tracts totaling 0.90 acres (+/-) located at 1440 Hwy 113 and identified as Tax Parcels 0055-0873-005 and 0055-0873-006. The properties are owned by Cercasbest North America LLC and the are currently undeveloped.

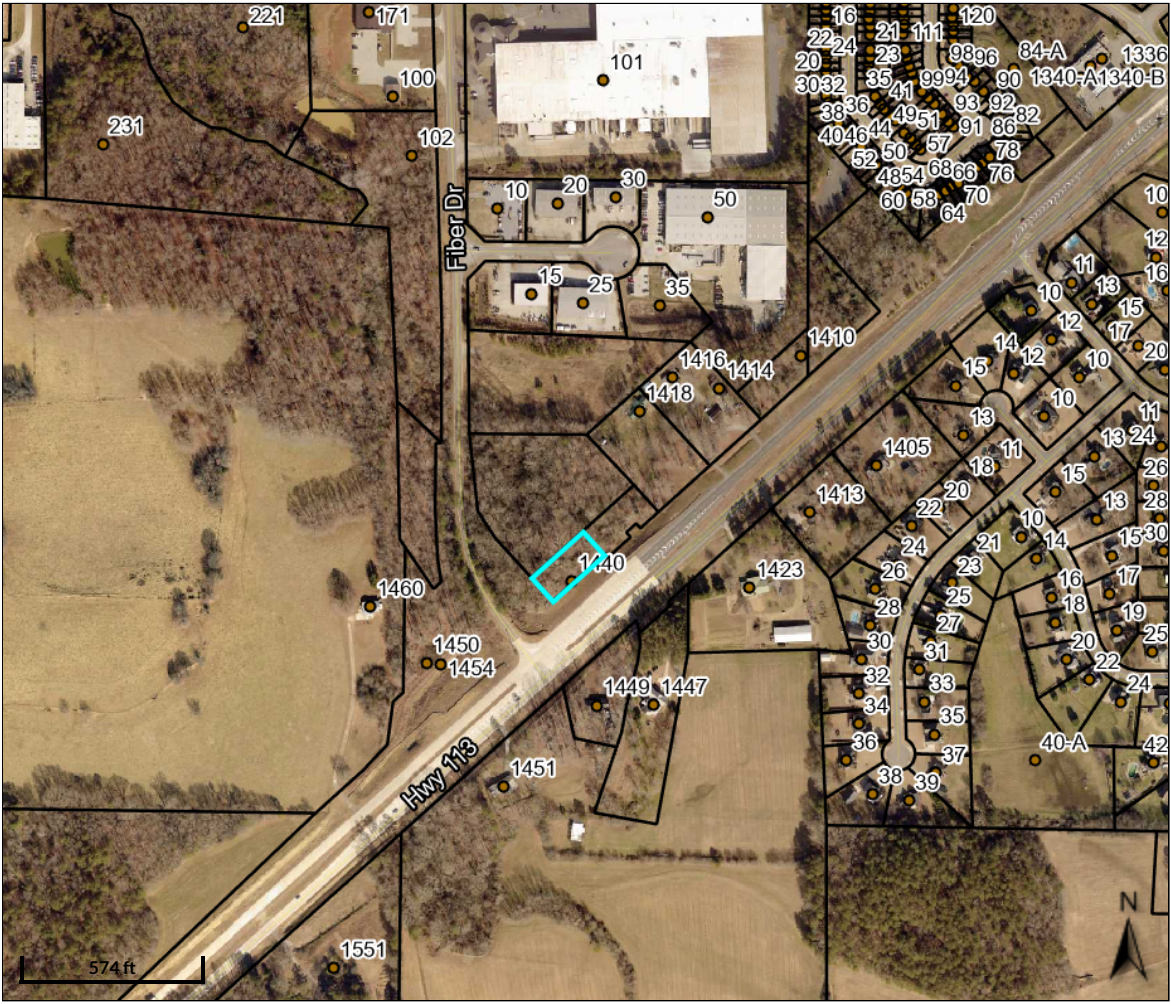
H-I, Heavy Industrial, zoning is requested for the tracts to match the existing 3.5 acre H-I tract to the north. The 3.5 acre tract is owned by the same owner. The existing zoning is County A-1 (Agriculture).

If the zoning is approved, the owner intends to combine all three tracts together to form a 4.4 acre +/- tract for future development. Currently, no projects are proposed.

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.
- 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 currently 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 properties likely do not have a reasonable economic use as access to the properties is limited and the distance to Hwy 113 is not ideal for residential development.
- 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.
- 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 is not opposed to the annexation or Heavy Industrial (H-I) zoning.



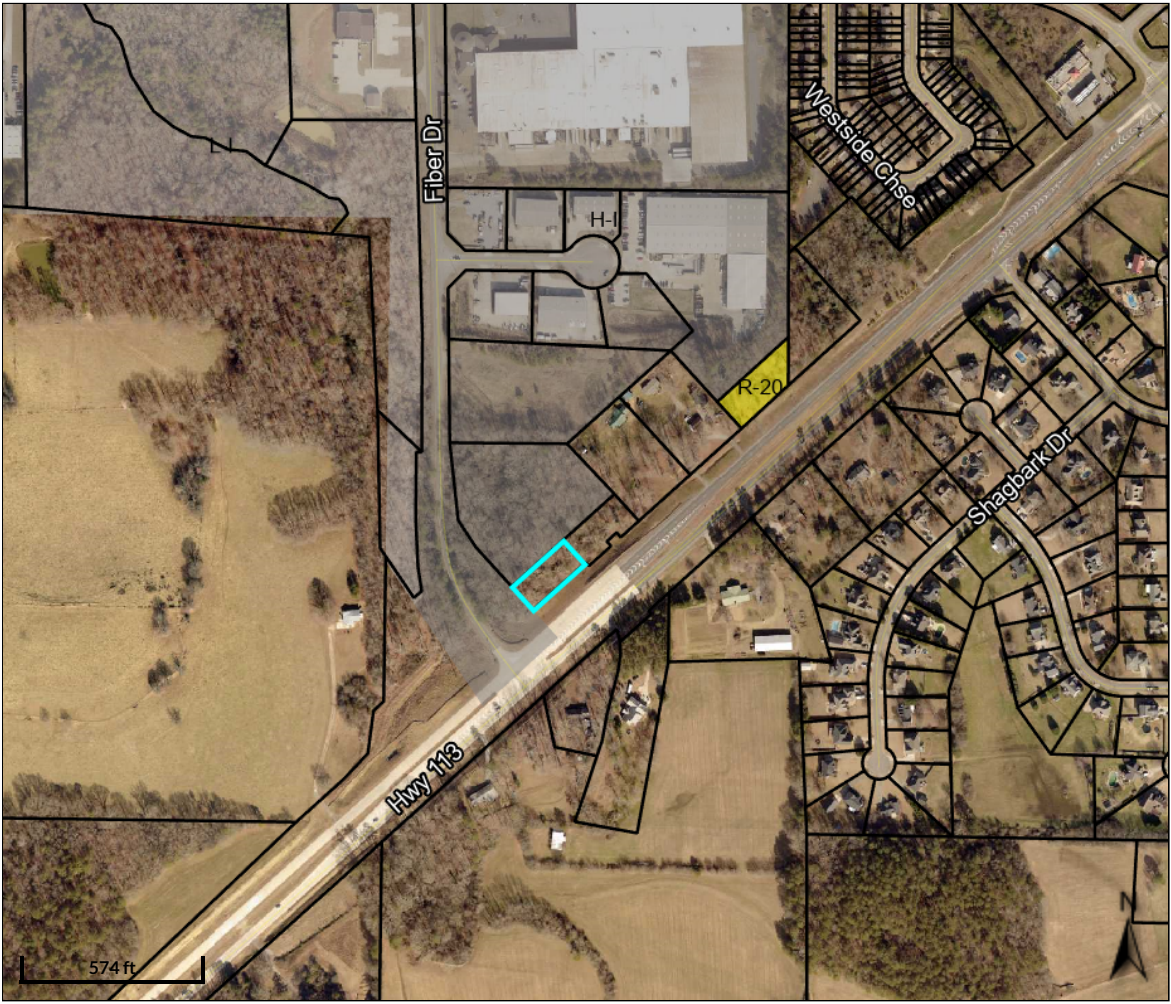
Legend

- Parcels
- Structural Numbers**
 - Abandoned or Inactive
 - Active
 - Proposed
 - <all other values>
- Roads

Parcel ID	0055-0873-005	Alternate ID	10273	Owner Address	CERCASBEST NORTH AMERICA LLC
Sec/Twp/Rng	n/a	Class	Residential		180 A LINDBERGH DR NE
Property Address	1440 HWY 113	Acreege	0.42		ATLANTA, GA 30305
District	Bartow County				
Brief Tax Description	LL 873 LD 4 TRACT 2				
	(Note: Not to be used on legal documents)				

Date created: 5/2/2024
 Last Data Uploaded: 5/1/2024 9:04:28 PM





- 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 0055-0873-005
Sec/Twp/Rng n/a
Property Address 1440 HWY 113

Alternate ID 10273
Class Residential
Acreage 0.42

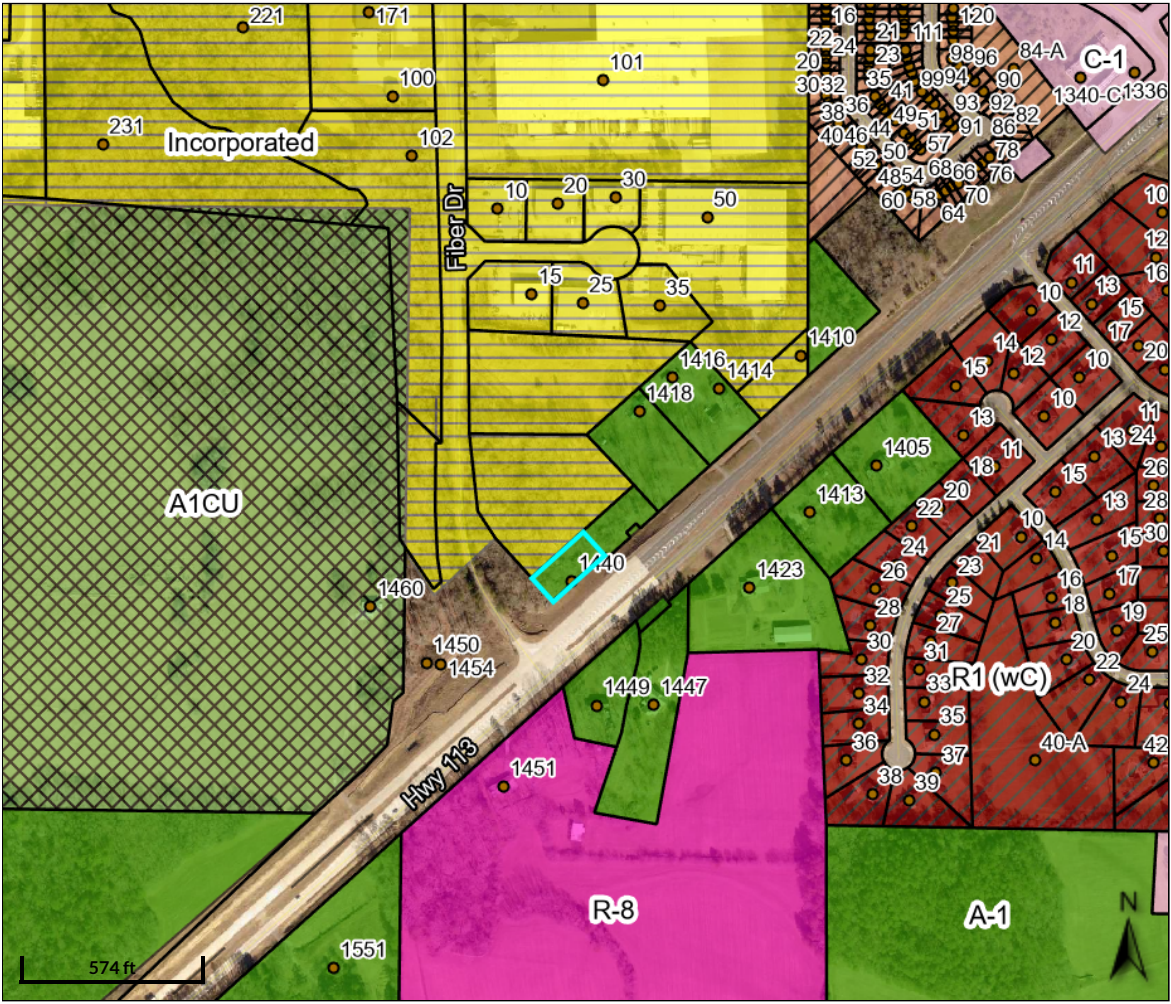
Owner Address CERCASBEST NORTH AMERICA LLC
 180 A LINDBERGH DR NE
 ATLANTA, GA 30305

District
Brief Tax Description

Bartow County
LL 873 LD 4 TRACT 2
(Note: Not to be used on legal documents)

Date created: 6/4/2024
Last Data Uploaded: 6/3/2024 10:25:18 PM

Developed by  **Schneider**
GEO SPATIAL



- Legend**
- Parcels
 - Structural Numbers**
 - Abandoned or Inactive
 - Active
 - Proposed
 - <all other values>
 - 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
 - OI (wC)
 - OICU
 - PUD
 - PUD (wC)
 - PUDCU
 - R-1
 - R-2

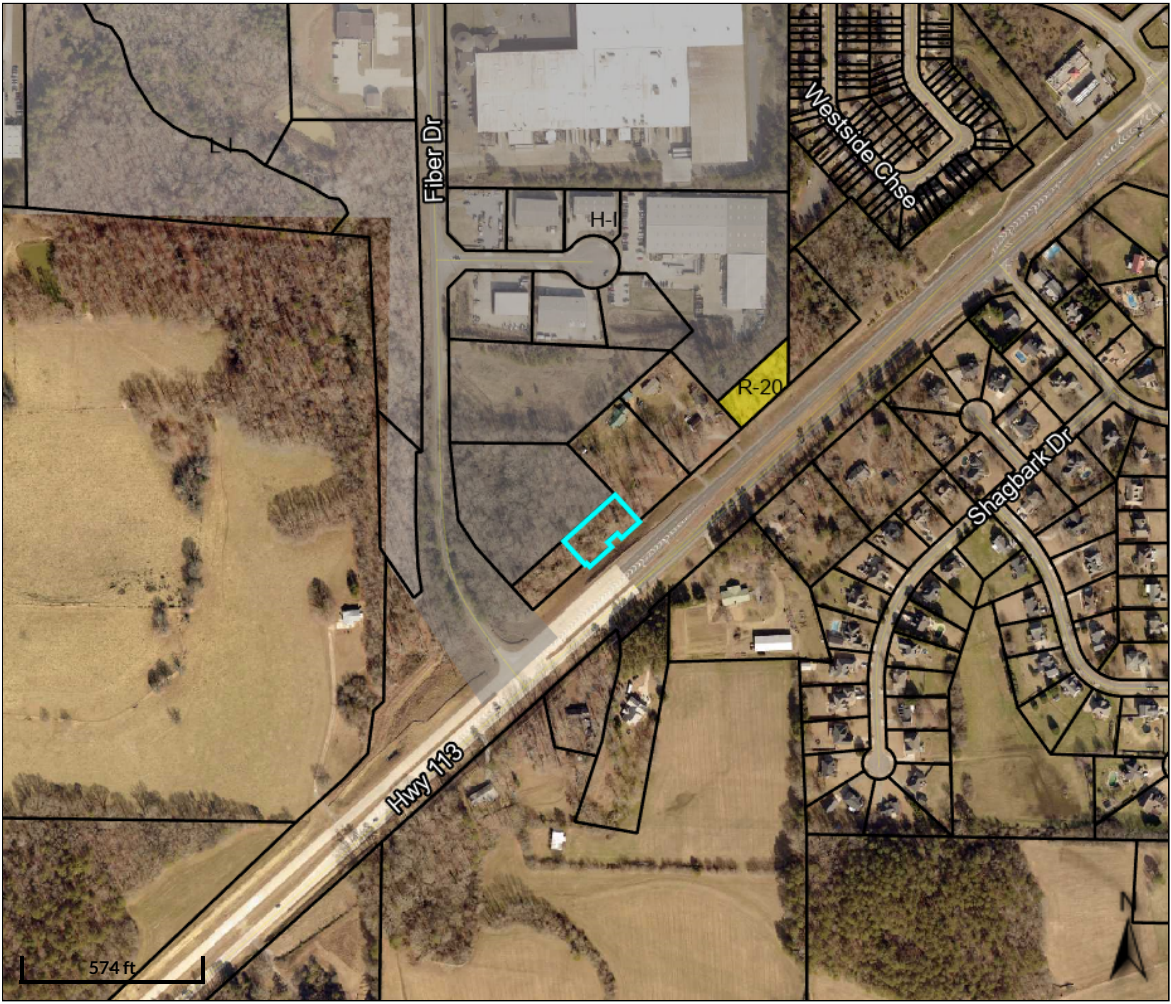


- Legend**
- Parcels
 - Structural Numbers**
 - Abandoned or Inactive
 - Active
 - Proposed
 - <all other values>
 - Roads

Parcel ID	0055-0873-006	Alternate ID	10274	Owner Address	CERCASBEST NORTH AMERICA LLC
Sec/Twp/Rng	n/a	Class	Residential		180 A LINDBERGH DR NE
Property Address	1440 HWY 113	Acreage	0.48		ATLANTA, GA 30305
District	Bartow County				
Brief Tax Description	LL873 LD4 TRACT 1				
	(Note: Not to be used on legal documents)				

Date created: 5/23/2024
 Last Data Uploaded: 5/22/2024 10:39:17 PM





- 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 0055-0873-006
 Sec/Twp/Rng n/a
 Property Address 1440 HWY 113

Alternate ID 10274
 Class Residential
 Acreage 0.48

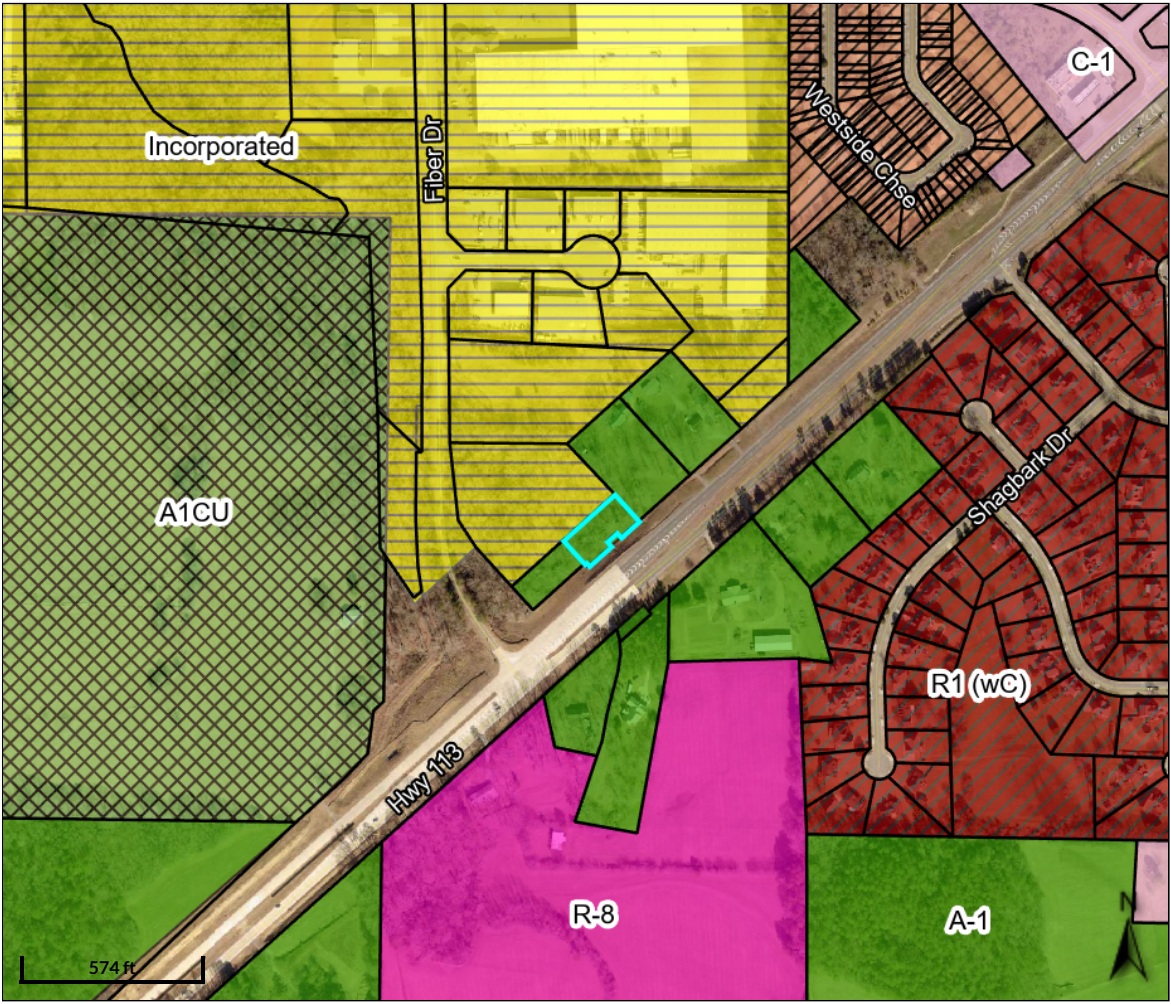
Owner Address CERCASBEST NORTH AMERICA LLC
 180 A LINDBERGH DR NE
 ATLANTA, GA 30305

District
Brief Tax Description

Bartow County
LL873 LD4 TRACT 1
(Note: Not to be used on legal documents)

Date created: 6/4/2024
Last Data Uploaded: 6/3/2024 10:25:18 PM

Developed by  **Schneider**
GEO SPATIAL



- Legend**
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- Bartow County Zoning**
- A-1
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 - CN
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 - I-1
 - I-2
 - I1 (wC)
 - I1CU
 - I2 (wC)
 - I2CU
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 - 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

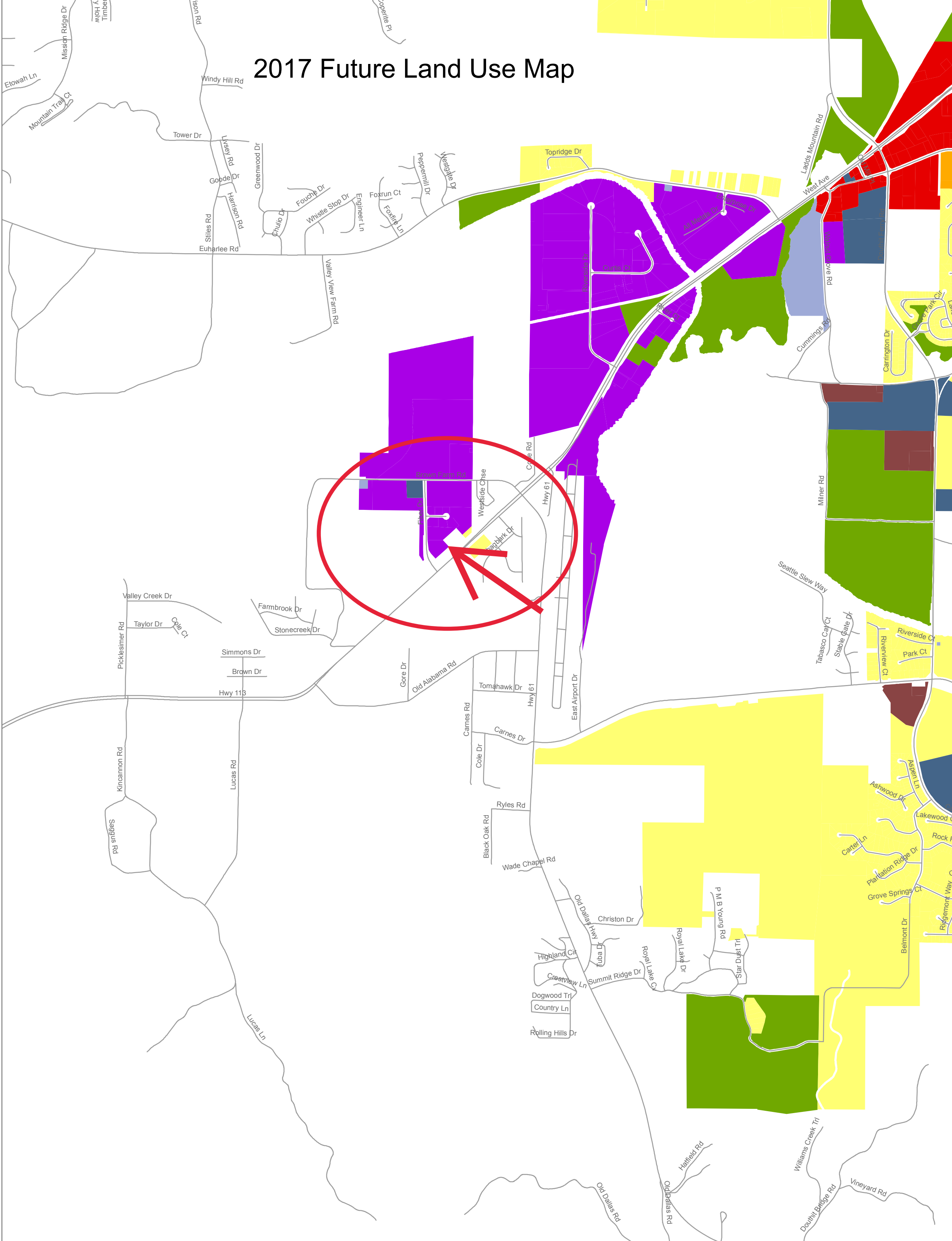
Parcel ID 0055-0873-006 **Alternate ID** 10274
Sec/Twp/Rng n/a **Class** Residential
Property Address 1440 HWY 113 **Acreage** 0.48
District Bartow County
Brief Tax Description LL873 LD4 TRACT 1
(Note: Not to be used on legal documents)

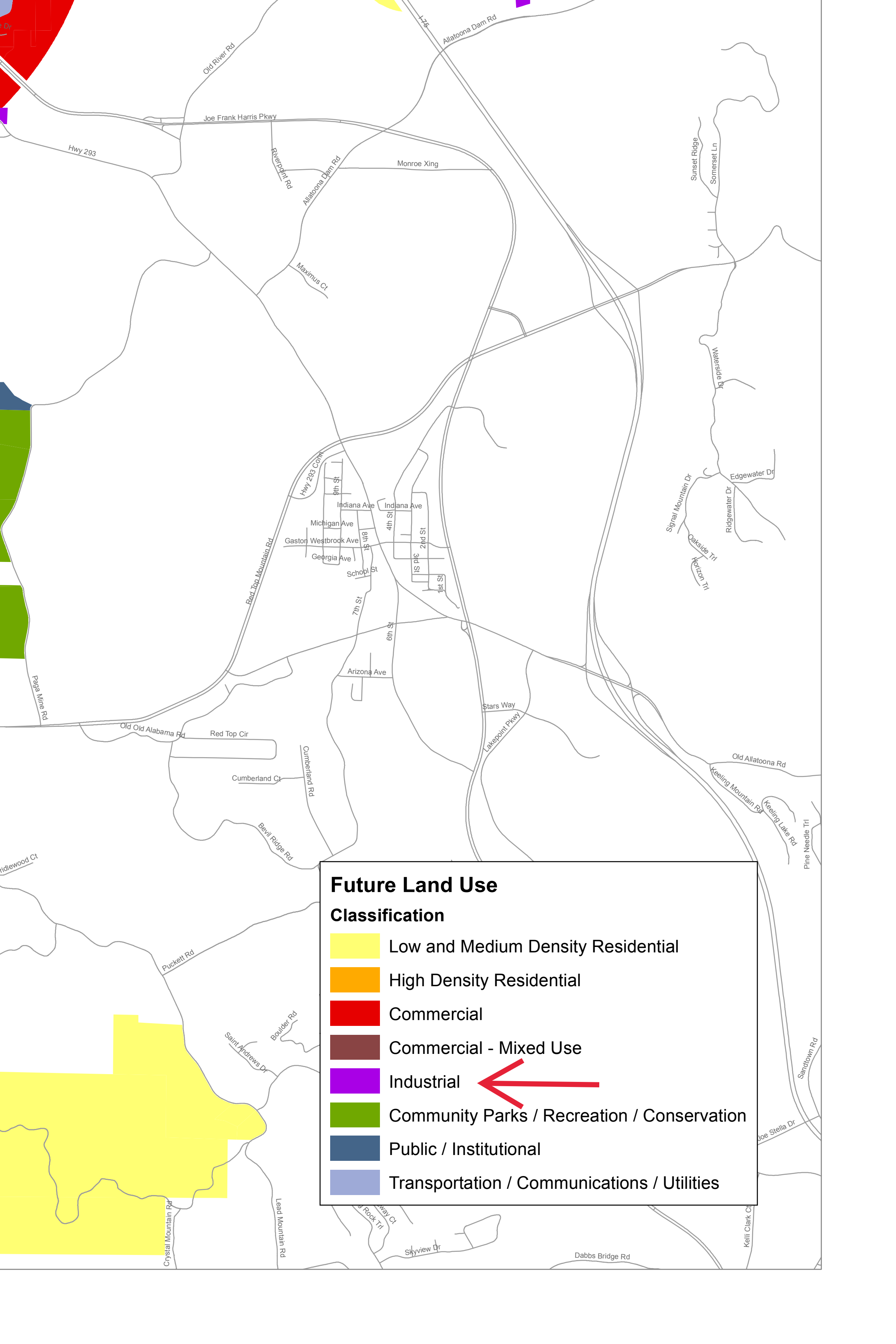
Owner Address CERCASBEST NORTH AMERICA LLC
180 A LINDBERGH DR NE
ATLANTA, GA 30305

Date created: 6/4/2024
Last Data Uploaded: 6/3/2024 10:25:18 PM

Developed by 










2017 Future Land Use Map



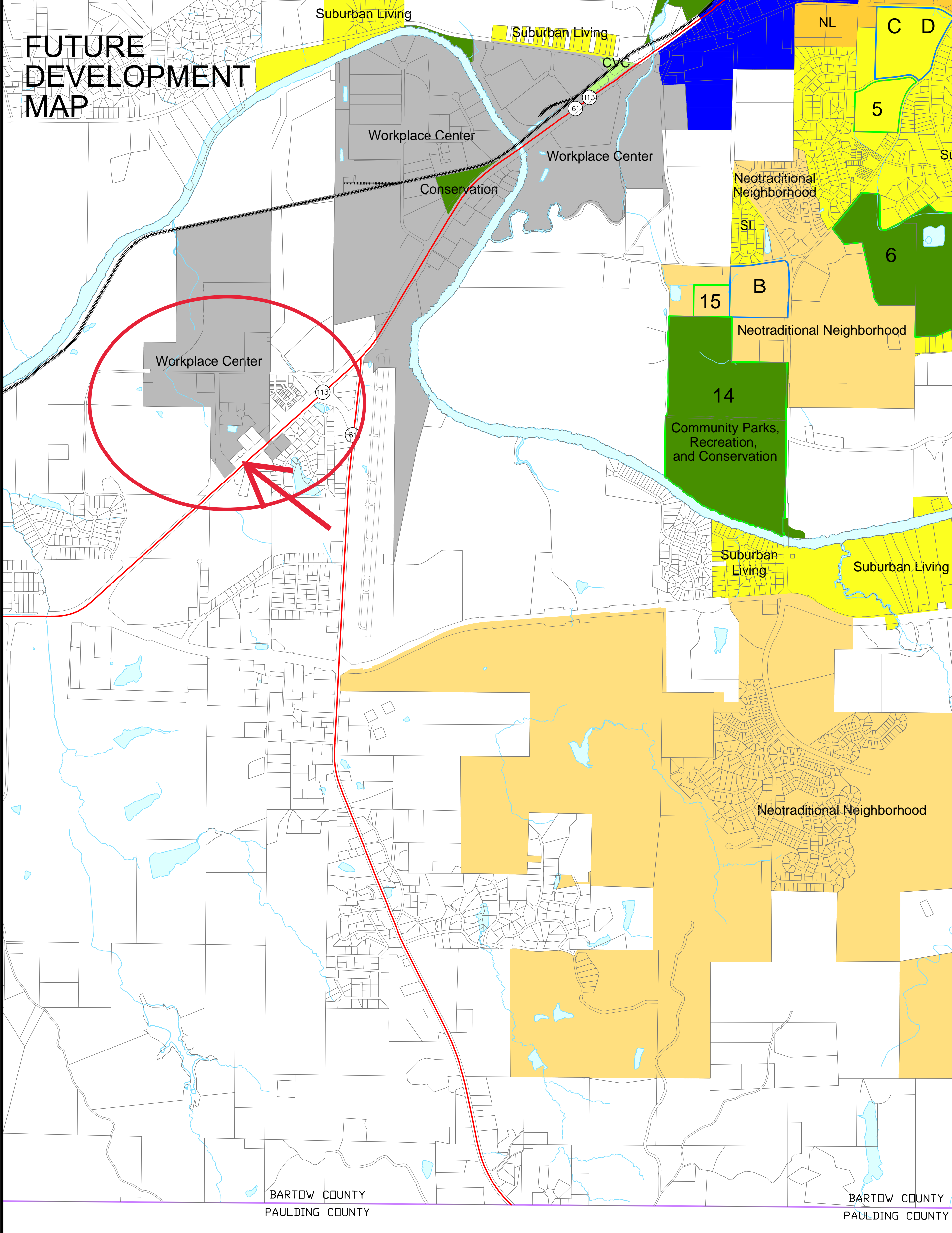


Future Land Use

Classification

-  Low and Medium Density Residential
-  High Density Residential
-  Commercial
-  Commercial - Mixed Use
-  Industrial 
-  Community Parks / Recreation / Conservation
-  Public / Institutional
-  Transportation / Communications / Utilities

FUTURE DEVELOPMENT MAP



BARTOW COUNTY
PAULDING COUNTY

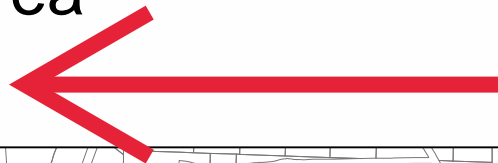
BARTOW COUNTY
PAULDING COUNTY

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

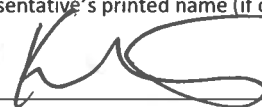

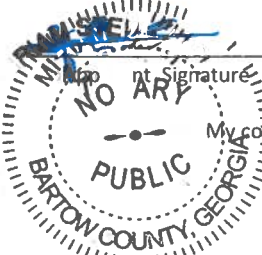




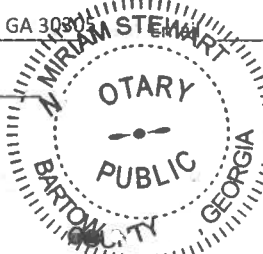
Application for Annexation/ Zoning
City of Cartersville

Case Number: AZ24-03
Date Received: 4-23-24

Public Hearing Dates:

Planning Commission 6-11-24 5:30pm 1st City Council 6-20-24 7:00pm 2nd City Council Tues. 7/2/24 7:00pm

Applicant Cercasbest North America LLC Office Phone 901-834-1678
(printed name)
Address 180A Lindbergh Drive NE Mobile/ Other Phone _____
City Atlanta State GA Zip 30305 Email rafisch@gmail.com
Southland Engineering, INC. Phone (Rep) 770 387 0440
Representative's printed name (if other than applicant) Email (Rep) karl@southlandengineers.com

Representative Signature
Signed, sealed and delivered in presence of: My commission expires: 10/11/2025

Notary Public


* Titleholder Cercasbest North America LLC Phone 901-834-1678
(titleholder's printed name)
Address 180A Lindbergh Drive NE Atlanta, GA 30305 Email rafisch@gmail.com
Signature 
Signed, sealed, delivered in presence of: My commission expires: 10/11/2025

Notary Public


Present Zoning District A-1 Requested Zoning H-I
Acreage 0.455 & 0.499 Land Lot(s) 873 District(s) 4th Section(s) 3rd
Location of Property: Fiber Drive Parcel ID No. 005-0873-005 & 005-0873 006
(street address, nearest intersections, etc.)
Reason for Rezoning Request: Requesting the two parcels be annexed into the City of Cartersville and zoned H-I in order to combine with parcel to the north on fiber drive. See Tracts 2 and 3 on Survey, attached.
(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: AZ24-03

Tax Map Parcel(s) #	<u>0055-0873-005 & 0055-0873-006</u>	Voting Ward(s)	<u>2</u>
Current Land Use	<u>Commercial/Mixed Use</u>	Current Zoning	<u>A-1</u>
Proposed Land Use	<u>Commercial</u>	Proposed Zoning	<u>G-C</u>
Number of Dwelling Units	<u>N/A</u>	Number of Occupants	<u>N/A</u>
Owner Occupied?	Yes _____ No <u>X</u>		
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>Current Utility Service Providers (Check Service provider or list if Other)</u>			
Water:	_____ City	<u>X</u> County	_____ Well/ Other
Sewer:	_____ City	<u>X</u> County	_____ Septic/ Other
Natural Gas:	<u>X</u> City	_____ Other (List)	_____
Electricity:	_____ City	<u>X</u> GA Power	_____ Greystone
		_____ Other (List)	_____

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

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

	<u>NAME</u>	<u>ADDRESS</u>
1.	Karl Delano	5114 Greythorne Lane Marietta, GA 30068
2.	McKinnon Development, LLC	990 Cobb Parkway North Suite 201 Marietta, GA 30062
3.	Development Authority of Cartersville C/O Aquafil	1 Aquafil Dr Cartersville, GA 30120
4.	Charles and Patricia Waits	1418 Hwy 113 SW Cartersville, GA 30120
5.	Carl Pinson	1423 Hwy 113 SW Cartersville, GA 30120
6.	Bradley Jones, James & Emily Thompson	1447 Hwy 113 SW Cartersville, GA 30120
7.	Joseph and Steve Owen	1449 Hwy 113 SW Cartersville, GA 30120
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		

Attach additional names if necessary.

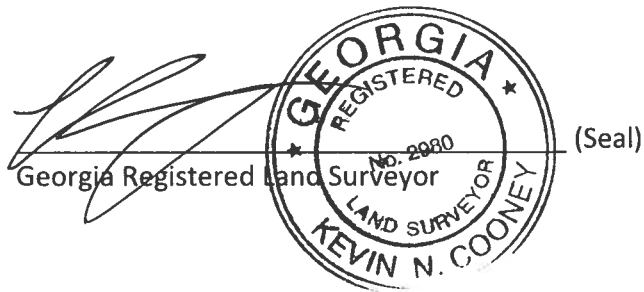
(Indicate property owned by the above persons on plat accompanying this application.)

SURVEYOR'S CERTIFICATE

That the undersigned, a Georgia Registered Land Surveyor, on behalf of the above Annexation/ zoning applicant do certify the following:

- 1) That the attached survey contains no fewer than four surveyed map regulation points and recorded with the Georgia Coordinate System of 1985.
- 2) That the attached survey shows the boundaries of the area being annexed and the existing boundaries of the area being annexed and the existing boundaries of the annexing municipality between the points at which these boundaries close, if applicable.
- 3) That the attached survey meets the requirements of O.C.G.A. 15-6-67 and Section 180-7-01 Technical Standards for Property Survey, Rules and Regulations of the State of Georgia.
- 4) That the map demarcation of the map registration points are well distributed along, within, or near the boundary of the annexed area.
- 5) That at least one-eighth of the aggregate external boundary or fifty (50) feet of the area to be annexed, whichever is less, either abuts directly on the municipal boundary or would directly abut on the municipal boundary if it were not otherwise separated from the municipal boundary by other lands owned by the municipal corporation, by lands owned by this State, or by the definite width of any street or street right of way; any creek or river; any right of way of a railroad or other public service corporation, which divides the municipal boundary from any area proposed to be annexed.

03/21/2024
Date



ZONING ADMINISTRATOR:

1. Case Number: AZ24-03
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.

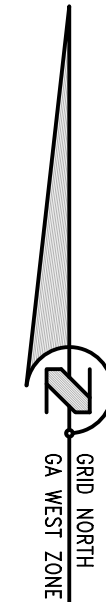
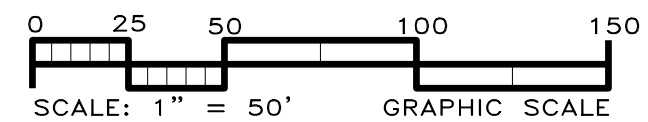
3. Survey attached? YES

4-23-24
Date

David Hardegree
Zoning Administrator

BOUNDARY RETRACEMENT SURVEY FOR:
SCHWARTZ FAMILY
 LOCATED IN LAND LOT 873
 4th DISTRICT, 3rd SECTION
 CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA

DATE: JAN. 25, 2022 REV: JOB NO: 21210
 DATE OF FIELDWORK: JAN. 24, 2022
 DRAWN BY: FAH CHECKED BY: JPC APPROVED BY: KNC



N/F
 DEVELOPMENT AUTHORITY
 OF CARTERSVILLE
 DB: 2734 PG: 800
 TAX PARCEL: C056-0856-003
 ZONED: H-1
 CITY OF CARTERSVILLE

N/F
 CHARLES O. WAITS #
 PATRICIA BAKER WAITS
 DB: 2728; PG: 506
 TAX PARCEL: 0055-0873-008
 ZONED: A-1
 BARTOW COUNTY

TRACT 1
 3.714 ACRES

N/F
 CERCABEST NA
 DB: 1182; PG: 403
 TAX PARCEL: C056-0873-002
 ZONED: H-1
 CITY OF CARTERSVILLE

TRACT 2
 0.499 ACRES

N/F
 JAMES DOYAL RUFF
 DB: 1839; PG: 349
 TAX PARCEL: 0055-0873-006
 ZONED: A-1
 BARTOW COUNTY

TRACT 3
 0.455 ACRES

N/F
 J. DOYAL RUFF #
 MARY J. RUFF
 DB: 1162; PG: 30
 TAX PARCEL: 0055-0873-005
 ZONED: A-1
 BARTOW COUNTY

N/F
 CITY OF CARTERSVILLE
 DB: 2452; PG: 701
 D.O.T. PROJ. NO.
 CS5TP-0008-00(382)

FIBER DRIVE
 VARIABLE PUBLIC RIGHT-OF-WAY
 F.K.A. FRICTION/INTERFRICTION DRIVE
 D.O.T. PROJ. NO. CS5TP-0008-00(382)

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

Conformity Statement

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

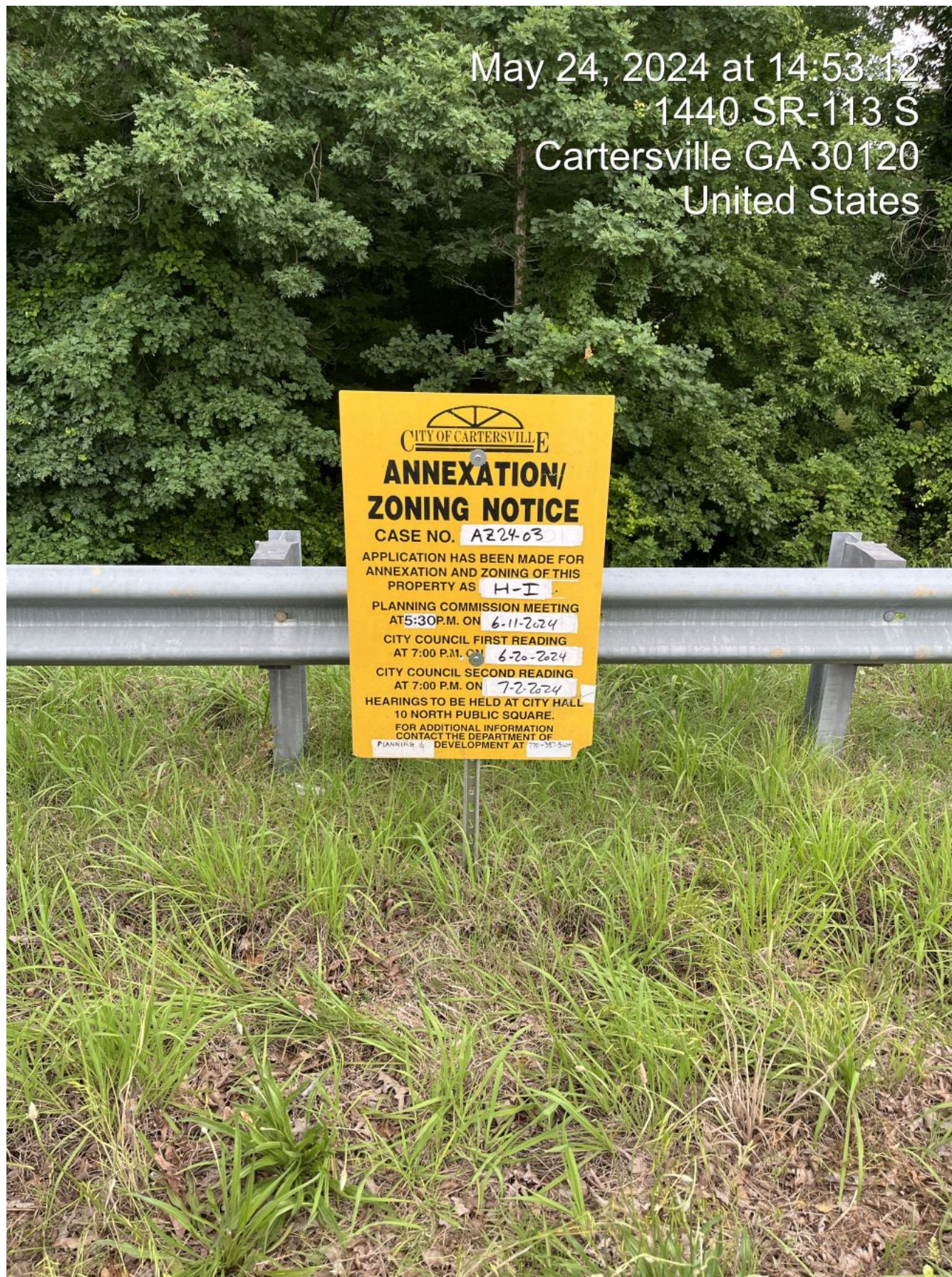
KEVIN COONEY - GA PLS 2980

General Notes

1. ALL PROPERTY CORNERS ARE 1/2" REBAR, EXCEPT AS SHOWN.
2. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS COLLECTED USING NETWORK ADJUSTED RTK GPS WITH POSITIONAL ACCURACIES OF +/- 0.07' VERTICAL AND +/- 0.07' HORIZONTAL.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 225,013 FEET.
4. EQUIPMENT USED: TOPCON 3005W TOTAL STATION, EGPS 20T BASE AND ROVER, WITH DATA COLLECTOR.
5. RIGHTS OF WAY ARE BASED UPON PINS FOUND AND/OR CENTERLINES OF PATHS OF TRAVEL.

	= IRON PIN FOUND		= DOUBLE WING CATCH BASIN		= GAS VALVE		= SEWER MANHOLE		= POWER POLE
	= CONCRETE MON. FOUND		= SINGLE WING CATCH BASIN		= GAS METER		= CLEAN OUT		= GUY WIRE
	= IRON PIN PLACED		= JUNCTION BOX		= TELEPHONE MANHOLE		= WATER VALVE		= ELECTRIC METER
	= BREAK POINT		= CURB INLET		= ELECTRIC MANHOLE		= WATER METER		= TRANSFORMER
	= PHOTO REFERENCE		= YARD INLET		= TELEPHONE PEDESTAL		= FIRE HYDRANT		= LIGHT POLE
	= EXCEPTIONS		= DROP INLET		= SIGN		= IRRIGATION CONT. VALVE		= FLOW ARROW
	= PARKING BOLLARD		= HEADWALL		= BENCHMARK		= WELL		= MAILBOX
	= STORM PIPE		= OVERHEAD PWR.		= WATER LINE		= COMM. LINE		
	= SEWER PIPE		= FENCE LINE		= GAS LINE		= UNDERGROUND PWR.		

May 24, 2024 at 14:53:12
1440 SR-113 S
Cartersville GA 30120
United States



May 24, 2024 at 15:44:20
1440 SR-113 S
Cartersville GA 30120
United States

