APPLICATION TO ZONING DIVISION
BARTOW COUNTY

Application Number: RZ-2879 Date Submitted: 8/12/20
Fee Amount: $500 Application & Fee Received By: RA

IMPORTANT: A Plat or Survey of the subject property MUST be submitted with application. A conceptual Site Plan may also be required AT application time. (See Page 4, 8 for Requirements)

SECTION I. GENERAL INFORMATION
This application is made for the following reason(s):

- Check ALL APPLICABLE requests:
  - Land Use Map Amendment (Complete subsection A below.)
  - Rezoning / Zoning Map Amendment (Complete subsection B below.)
  - Alteration of Zoning Conditions (Complete subsection C below.)
  - Zoning Ordinance Text Amendment (Complete subsection D below.)
  - Conditional Use Permit request (Complete subsection E below.)
  - Appeal to Board of Zoning Appeals (Complete subsection F below.)
  - Appeal to County Commissioner (Complete subsection F below.)

All applicants are to complete the following:

Name of Subject Property Owner: Bartow County

Name of Applicant if different from Property Owner: Groundstar Development, LLC.

Address of Applicant: 1303 High Tower Road, Suite 205

City/State/Zip: Atlanta, GA 30350 Email: bo@brownre.com

Telephone: Home: (678) 239-2240 Work: (770) 594-1915

Subject Property Description:

Land Lot(s): 47 District: 4 Section: 3

Frontage (Feet): _______ Depth (Feet): _______ Area: 1,947 (acres/square feet)

Street Address/ Road Name: HWY 20

Tax Property Record Card ID # (obtained from Tax Assessor’s Office): 0078-0048-003

Is the property located in the Etowah Valley Historical District? No

Does the application require a DRI? No

The subject property deed is recorded in Book 302, Page 41, in the office of the Clerk of Superior Court, Bartow County.

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B. REZONING (ZONING MAP AMENDMENT)

1. Applicants for Rezoning (Zoning Map Amendments) shall complete and provide the following minimum information. Additional information may also be required by the Zoning Administrator:

   It is requested that the subject property be rezoned from: Incorporated Zone to PUD Zone
   (current) (proposed)

   Reason for requested zoning change: (Be Specific)

   Swapping PUD zoned land from developer with Bartow County property owned by the Clarence Brown Conference Center, which is un-zoned. The new un-zoned swap parcels are being added into the existing PUD which is currently being graded by Brownstone Development Group, LLC.

   Any prior zoning request on this property? Yes X No

   If yes: Name of Applicant: Brownstone Development Group, LLC
   Application #: RZ-2293-19
   Date of Public Hearing: 5-8-2019

2. Notice requirements of Section II shall be followed.

3. Disclosures form in Section III shall be completed by owner, applicant, and all representatives.

4. The following shall be completed:

   a. Submit One (1) copy of a plat, drawn to scale, showing north arrow, land lot and district, the dimensions, acreage and location of the tract, and existing and intermediate regional floodplains and structures, as shown on the Federal Emergency Management Agency FIRM rate maps for Bartow County, if any; and the Bartow County Regulatory Floodmaps: prepared by an architect, engineer, landscape architect or land surveyor whose state registration is current and valid. The preparer's seal shall be affixed to the plat. If a new plat is prepared, the plat must be prepared in compliance with the County's GPS Control Network and Digital Enterprise GIS system (consult the Engineering Department for details). For subdivision or non-residential developments, an additional electronic copy of the plat shall be submitted by the applicant, owner or developer to the Engineering Department. The plat shall also indicate the neighboring property owners by number, as listed below (See Section II).

   b. If request is for a PUD (Planned Unit Development), a Site Plan is required with application. See the PUD District Section of the Bartow County Zoning Ordinance for Site Plan requirements.

   c. Submit a copy of recorded covenants or restrictions, if applicable.

   d. Submit a copy of the Tax Property Record Card for the parcel from the Tax Assessor's Office. (For office use only.)

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SECTION III. DISCLOSURES

1. DISCLOSURES REQUIRED OF OWNER, APPLICANT, AND REPRESENTATIVES
(each person to file separate form)

The following disclosures are required from each of the following persons: the owner; the applicant if the applicant is different from the owner; and any representative of the owner or applicant.

Pursuant to the Conflict of Interest in Zoning Act, O.C.G.A. § 36-67A-1 et seq., any applicant of this rezoning who has made, within two years immediately preceding the filing of the application, campaign contributions aggregating $250.00 or more to the Commissioner or any Planning Commission member, should file an OPPONENT OF REZONING ACTION CAMPAIGN DISCLOSURE REPORT, showing the contribution amount(s) and date(s). Such disclosure should be filed at least five calendar days prior to the Planning Commission’s hearing. Violation of this Act shall not affect the validity of the rezoning, but such action may be a misdemeanor under O.C.G.A. § 36-67A-4.

Have you, as owner, applicant, or representative of owner or applicant, made a campaign contribution to the Commissioner of Bartow County or any member of the Planning Commission within two years immediately preceding the filing of this application aggregating $ 250.00 or more or made a gift to any of the above having an aggregate value of $ 250.00?

Yes ________ No X ________

If yes: (1) The name of the official ____________________________

(2) The dollar amount and date of each campaign contribution made by the applicant to the local government official named above during the two years immediately preceding the filing of the application.

(3) The value and description of each gift having a value of $ 250.00 or more during the two years immediately preceding the filing of this application.

__________________________

Sworn to and subscribed before me, this 10th day of August, 2020.

__________________________

Commissioner of Bartow County
Notary Public
My Commission expires: 11-6-2024

PRINTED Name of Applicant

__________________________

SIGNATURE of Applicant

8-10-2020

Date

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SECTION IV. OATH AND FEES

All applicants are to complete the following:

I hereby swear that all above information is true and correct to the best of my knowledge.

Signed and subscribed before me,

[Signature]

Notary Public

My commission expires: 01-24-2021

Applicants shall be present at both the Planning Commission Hearing and the Commissioner’s Hearing.

This application and the accompanying fee must be submitted to the Zoning Administrator no later than three (3) weeks prior to the date that the request is to be considered. Applications shall not be accepted without the fee. See Zoning Schedule.

The following is a list of fees that shall accompany an application.

<table>
<thead>
<tr>
<th>If the request is for</th>
<th>FEE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use Map Amendment (if separate from rezoning)</td>
<td>$100.00</td>
</tr>
<tr>
<td>Land Use Map Amendment (combined with rezoning)</td>
<td>$100.00 plus rezoning fee</td>
</tr>
<tr>
<td>Rezoning Existing Single Lot for a Single Family Dwelling</td>
<td>$100.00</td>
</tr>
<tr>
<td>Rezoning for Residential Development</td>
<td>$500.00</td>
</tr>
<tr>
<td>Rezoning Existing Single Lot to Commercial, Office</td>
<td>$200.00</td>
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<tr>
<td>Rezoning for Commercial, Office Development</td>
<td>$500.00</td>
</tr>
<tr>
<td>Rezoning to I-1 (Light Industrial) or I-2 (Heavy Industrial)</td>
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</tr>
<tr>
<td>Rezoning to PUD (Planned Unit Development) or M-1 (Mining)</td>
<td>$500.00</td>
</tr>
<tr>
<td>Rezoning to BPD (Business Park District)</td>
<td>$600.00</td>
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<tr>
<td>Appeals</td>
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<tr>
<td>Conditional Use Permit</td>
<td>$400.00</td>
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<tr>
<td>Ordinance Text Amendment</td>
<td>$100.00</td>
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<tr>
<td>Alteration of Zoning Conditions</td>
<td>$100.00</td>
</tr>
</tbody>
</table>
Ordinance

of the

City of Cartersville, Georgia

Ordinance No. 16-20

Petition No. AZ20-01

NOW BE IT AND IT IS HEREBY ORDAINED by the Mayor and City Council of the City of Cartersville, Georgia, that all that certain tract of land owned by Bartow County. Property is located at 5450 Hwy 20. Said property contains 1.673 acres located in the 4th District, 3rd Section, Land Lot(s) 97,98 as shown on the attached plat Exhibit “A”. De-annexation will be duly noted on the official zoning map of the City of Cartersville, Georgia.

BE IT AND IT IS HEREBY ORDAINED.

First Reading 18th day of June 2020
ADOPTED 2nd day of July 2020 Second Reading.

/s/ Matthew J. Santini
Mayor

ATTEST:

/s/ Samantha Fincher
Deputy City Clerk