



MESSAGE FROM THE MAYOR

September 22, 2021

Adairsville Residents:

The Bartow County Planning Commission will be hearing the application for a rezoning of property from Agriculture to Mining just outside of City limits for the purpose of building a quarry.

As part of the Development of Regional Impact (DRI) process, the City is on record opposing this rezoning.

It is important to have our voices heard at the Bartow County Planning Commission Meeting.

It is scheduled for **Monday October 4, 2021 at 6:00 p.m.** It will be held at the **Bartow County Courthouse**. The meeting room has been changed to the **Top Floor Courtroom D** to accommodate a large crowd.

The Commissioner's hearing date to consider the Planning Commission's recommendation has been rescheduled to October 7, 2021 at 10:00 a.m. at the Bartow County Courthouse Main Floor Hearing Room.

Please attend and let your voice be heard on this important issue.

Below is the letter the City sent in July opposing this rezoning.

Thank you,

MAYOR KENNETH CARSON



July 1, 2021

Northwest Georgia Regional Commission (NWGRG)
Lloyd Frasier, Executive Director
Julianne Meadows, Planning Director

Bartow County
Steve Taylor, Commissioner
Peter Olson, County Manager

RE: City of Adairsville concerns about proposed Hwy 140 Georgia Stone Products plant near The Adares subdivision
Bartow County DRI 3371

Dear NWGRG and Bartow County leaders,

Thank you for the opportunity to provide comments on Bartow County DRI 3371 Georgia Stone Products Adairsville, Bartow County. The project is the proposed construction aggregate limestone quarry, categorized as industrial, adjacent to the city limits of Adairsville. The City of Adairsville has concerns about new industrial development in this predominantly residential and rural/agricultural area.

City of Adairsville has the following concerns about proposed industrial rezoning and development for this property:

- 1) *Existing land uses and zoning classification of nearby property.* The subject property is currently zoned agricultural in the county. Adjoining and adjacent properties to the north, east, and south of this subject tract are zoned and/or used for residential or rural/agricultural purposes.
- 2) *The extent to which property values are diminished by the proposed rezoning and development.* Rezoning the property from agricultural to industrial and using the property for industrial development may have a diminishing result on adjoining properties. Nearby on the same side of the road is The Adares subdivision, with numerous single-family residences. Adding additional industrial zoning and development in this area could have a detrimental effect on nearby residences.
- 3) *Whether the proposed zoning and development will adversely affect the existing use or usability of adjacent or nearby property.* Rezoning this property to industrial and allowing industrial development may adversely affect the existing use or usability of adjacent or nearby property. The nearby subdivision, The Adares, is approximately 50% built out and includes hundreds of newly completely single-family homes. Adding additional industrial zoning and development near this development may negatively affect the usability of this existing subdivision for continued development.
- 4) *Whether the zoning proposal is in conformity with the policies and intent of the Future Land Use Map of the comprehensive plan.* The proposal is not in conformity with the Bartow County Future Land Use Map. Adopted in 2018 and covering the period 2018-28, the map designates this property as rural estate.
- 5) *Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of streets, transportation, utilities, or schools.* Industrial use on this section of Hwy 140 could cause an excessive use of streets with heavy truck traffic entering and exiting the development. Increasing truck traffic in this area could have a negative effect on the adjoining and adjacent residences.

6) *Whether there are other conditions affecting the use and development of the property which give grounds for either approval or denial of the proposal.* Properties adjoining and adjacent to the property, whether in the city or county, are currently used for residential or rural/agricultural purposes. If the proposed rezoning moves forward, the City of Adairsville would request that a condition be placed on the property requiring a 500 feet undisturbed buffer along the, north, south and east property lines to reduce the potentially negative impacts to surrounding residences (noise, dust, etc.) This use, if in the City of Adairsville, would be classified as heavy industrial with a requirement of 500 feet undisturbed buffer adjacent to residential district or use.

If you have any questions, please contact me at 770-773-3451.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Pam', followed by a long horizontal line extending to the right.

Pam Madison
City Manager