

It's Boom-Time in Bartow...

“Bartow 276”

Ready For Development

276 Acres - Zoned R-1

Water & Power to Site

www.Bartow276.com

It's Boom-Time in Bartow...

Residential Development Information

COUNTY: Bartow County

SIZE: 1 Tract for a total of 276.33 acres.

TAX PARCEL ID #0090 0303 001

PROPERTY ADDRESS: 0 Kay Road, Cartersville, Georgia 30184.

ZONING: R-1 Single Family Residential 26,000 SF minimum lot size with septic that's 300+ lots, or if you're looking to achieve higher density installing a "wastewater treatment system" the lot size requirement is reduced to 15,000 SF lots minimum or lower minimum with rezoning which also can be achieved.

UTILITIES: Water & Electricity at the site.

CONSERVATORSHIP EASEMENT: The property currently sits in a conservatorship easement allowing an additional 7 years of tax savings if you wish to keep the easement in place. If not, then we will satisfy the easement requirements a closing. The easement runs for 10 years so we are 3 years in, 7 years left, and the property taxes on the entire 276 acres cost only 2k per year property taxes.

LOCATION: Near the City of Cartersville this property is ideally located at the end of Kay Road, just .91 miles off State Highway SR20. Highway SR20 is the direct route from Cartersville, Georgia to Canton, Georgia. The site connects to the proposed 16,500 Aubrey Company Planned Urban Development (PUD) on our northern property line.

The property sits adjacent to a well-maintained, single-family home subdivision as well as a newly completed subdivision right around the corner called "The Georgians". (New homes 2100 sq. ft. to 2500 sq. ft. selling in the \$550k+ range) as well as the "Rowland Springs Estates" down the street subdivision selling between 2100 sq ft to 3000 sq ft for upwards of \$600k+. From the intersection of Highway SR20 and Simpson Road, go 1.1 miles west and you are at Exit 290 on Interstate 75 (I-75). The property has 950 feet of frontage on I-75 and has high visibility. Highway SR20 has been improved with double and passing lanes, over the last several years, to accommodate the high traffic volume created between Canton and Cartersville. Cartersville is a stand-alone employment center in Georgia, housing single family employers such as the brand new 5 Billion Dollar SK EV Battery Factory, Budweiser, Amazon, Chick-fila, Toyota Tire Plant and many more to come with installation of every new development. This area also features the 1,380-acre Lake Point Sporting Complex, Savoy Auto Museum, Lake Allatoona and Red Top Mountain State Park. You could say its "Boom-Town in Bartow" these days with it only getting

more developed every day and with these developments housing will be a vital necessary addition with all of the current & future influx Bartow County will see over the next coming few years.

INTERSTATE 75: Exit 290 @ I-75 is a full diamond interchange with on and off (North and South), just 1.1 miles from the property. Within the one mile, on SR20 to Exit 290, you have several restaurants, gas stations, and hospitality venues. If you go under I-75 on SR20 going west, you have additional gas, and more hospitality. Continuing west within 2 miles you have the Savoy Auto Museum, Lowe's, Walmart, Georgia Highlands College, new convention center, hospital and a medical campus, as well as multiple retail establishments.

This site is under "NO" restrictions for the possible development of the "Build-to-Rent" product if any builder group would want to develop such a concept. Knowing such large lots may be a deterrent to this concept, our pricing would allow for a unit to be placed on the lot and only grade or sod the lawn area for minimum landscaping maintenance to facilitate HOA management.

It's an incredible time to be developing in Bartow County its projected to have the largest growth impact of any county in Georgia over the next few years now is the time to get in. Please visit an awesome website we have put together visit www.Bartow276.com today for more information.

FOR THE EXCLUSIVE USE OF

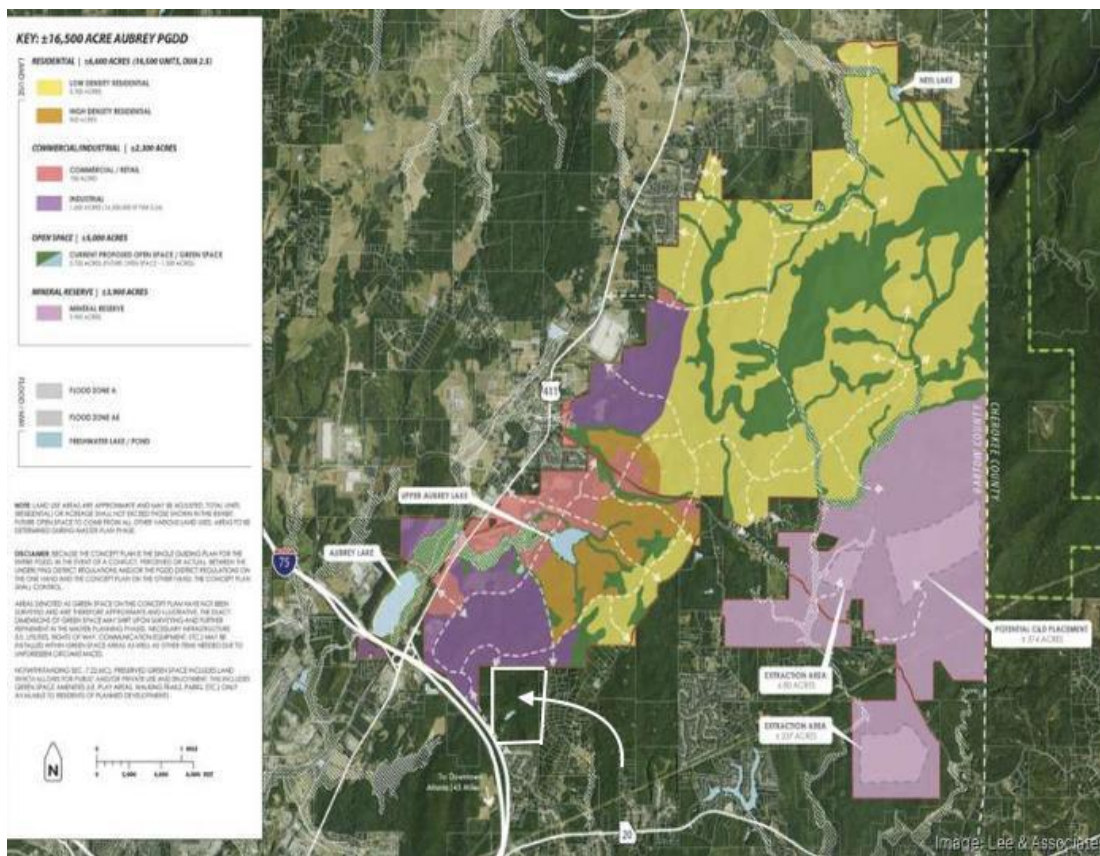
From the Atlanta Business Chronicle:

<https://www.bizjournals.com/atlanta/news/2023/02/06/aubrey-corp-16500-acres-bartow-mixed-use.html>

SUBSCRIBER CONTENT:

Commercial Real Estate

16,500-acre development pitched in growing area of Georgia



A map depicting the proposal from The Aubrey Corp. to turn 16,500 acres of land in Bartow County into a mixed-use district.

BARTOW COUNTY



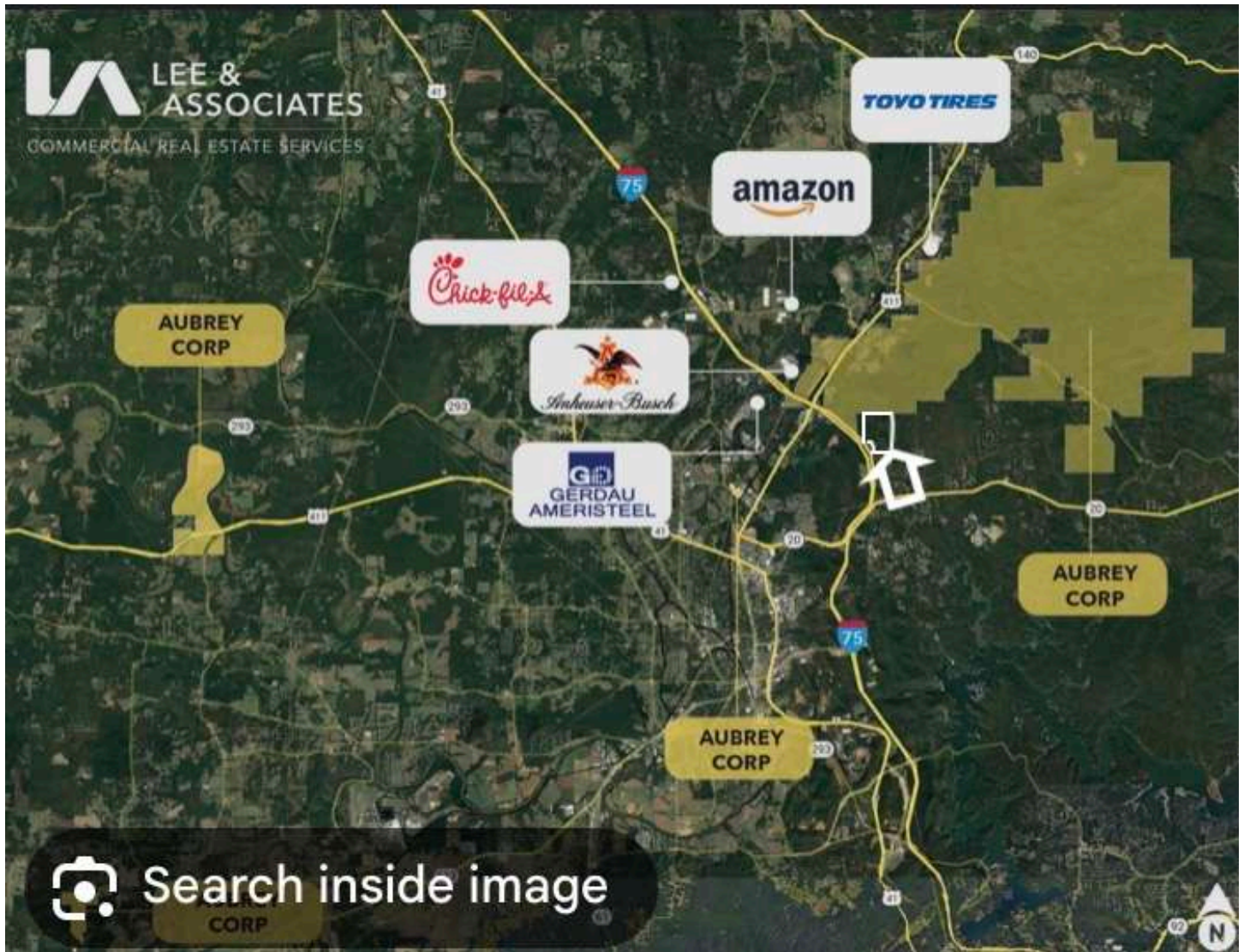
By Tyler Wilkins – Staff Reporter, Atlanta Business Chronicle


Feb 6, 2023 Updated Feb 7, 2023 10:39am EST

Preview this article 1 min



A landowner has pitched creating a mixed-use district across 16,500 acres of land. The area has become a prime area for industrial growth.



 Search inside image

AUBREY CORP



NEWS

LEE IN THE NEWS: MAJOR DEVELOPMENT PITCHED FOR 16,500 ACRES IN GROWING AREA OF GEORGIA

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A mixed-use district could form on thousands of acres of land in an area of northwest Georgia poised for rapid job growth.

The Aubrey Corp. envisions 16,500 acres between U.S. 411 and Ga. 20 in Bartow County becoming a residential, commercial and industrial hub with greenspace, according to a Developments of Regional Impact filing. The DRI program allows state planning officials to give feedback on proposals large enough to stress local infrastructure in a community.

Bartow County officials would need to give the go-ahead before the idea could move forward. A concept plan calls for 5,000 acres of greenspace, 16,500 residential units, 800 acres of commercial space, 16.5 million square feet of industrial space and approximately 3,900 acres for mining, including an area designated for a construction and demolition debris recycling facility.

Last May, [The Aubrey Corp. shared plans to sell its 19,500 acres of land](#) split between Bartow and Cherokee counties. The organization was formed by a family who had owned the land for nearly a century. The collection of parcels is so large that Midtown Atlanta could fit within it eight times. Some of the land is leased to the state for the Pine Log Wildlife Management area. The seller intends for that space to be preserved.

The Aubrey Corp is currently in discussions with multiple potential buyers, said [Jim Ramseur](#), a partner at Lee & Associates which is representing the seller. Of the 3,000 acres not included in the concept plan, the remainder is not contiguous with the rest of the parcels or located in Cherokee County, he said.

POLITICS

Biden's Inflation Reduction Act is bringing an up to \$5 billion electric battery plant to the Atlanta suburbs

BY JEFF AMY AND THE ASSOCIATED PRESS

December 8, 2022, 12:28 PM EST



Hyundai has been investing in Georgia for years. Then-Governor Sonny Perdue stood with Hyundai and Kia CEO Chung Mong Koo during a ribbon cutting ceremony for the first U.S. Kia automobile manufacturing facility in West Point, Georgia, U.S., on Friday, Feb. 26, 2010.

DAVE MARTIN—BLOOMBERG/GETTY IMAGES

[hotlink]Hyundai Motor[/hotlink] Group and a South Korean battery maker say they will jointly invest \$4 billion to \$5 billion in Georgia to build a new electric battery plant northwest of Atlanta to supply Hyundai and [Kia](#) electric vehicles built in the United States.

Hyundai and [SK On](#), a unit of Korea's SK Group, made the announcement Thursday. The plant, to be located just west of Cartersville, would begin production in 2025 and employ a projected 3,500 people.

It's another in a series of electric battery plants being built as part of automakers transition to electric vehicles. The investment is also being driven by the U.S. Inflation Reduction Act, which offers \$7,500 tax credits for electric vehicles, but [only if vehicles and batteries are assembled in North America](#) and a certain share of critical minerals inside the battery are mined or processed in North America.

Hyundai broke ground in October [on a \\$5.5 billion electric vehicle plant near Savannah](#) in coastal Georgia, with plans to produce 300,000 vehicles a year and hire 8,100 workers.

That plant is also supposed to go into production in 2025, backed by \$1.8 billion in state and local tax breaks and incentives.

Most batteries for Hyundai electric vehicles are assembled with minerals from China.

Hyundai and SK On signed an agreement on Nov. 29 for SK to supply batteries to Hyundai in North America, although the companies said Thursday that details of their partnership are still being worked out.



Bartow County, GA

Comp Search (Vacant)

Start Comp Search

Summary

Parcel Number 0090-0303-001
Location Address KAY RD
Legal Description LL303 LD5
(Note: Not to be used on legal documents)
Class V5-Consrv Use
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District Bartow County (District 06)
Millage Rate 28.26
Acres 276.33
Neighborhood 900 -North/East of Cartersville, Hwy 20 (000900)
Account Number 21883
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)



Owner

[BARTOW HOLDINGS LLC](#)
 PO BOX 700
 CARTERSVILLE, GA 30120

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodland	Rural	1	6.27
RUR	Woodland	Rural	2	7.05
RUR	Woodland	Rural	3	12.07
RUR	Woodland	Rural	4	140.55
RUR	Woodland	Rural	6	13.76
RUR	Woodland	Rural	7	7.65
RUR	Woodland	Rural	8	88.98

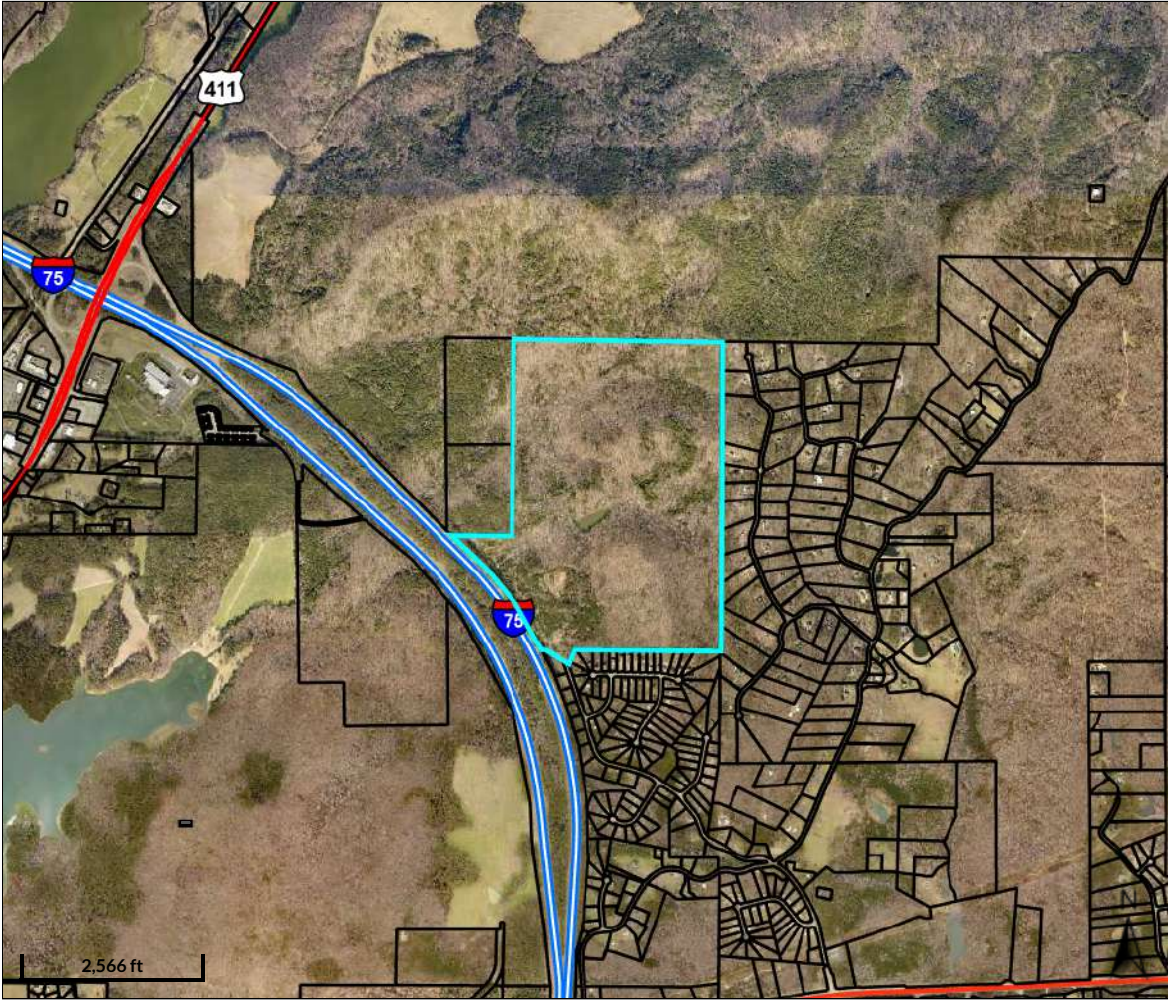
Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Timberland 93	1	30.15
CUV	Timberland 93	2	30.14
CUV	Timberland 93	3	30.15
CUV	Timberland 93	4	30.14
CUV	Timberland 93	5	30
CUV	Timberland 93	6	30
CUV	Timberland 93	8	30
CUV	Timberland 93	9	65.75

Valuation

2023 Values are Preliminary and subject to change until Certified.

	2023	2022	2021	2020
Fair Market Land Value	\$1,503,781	\$1,569,416	\$1,406,079	\$1,406,079
+ Fair Market Improvement Value	\$0	\$0	\$0	\$0
+ Fair Market Accessory Value	\$0	\$0	\$0	\$0
= Fair Market Value	\$1,503,781	\$1,569,416	\$1,406,079	\$1,406,079
Assessed Land Value	\$601,512	\$627,766	\$562,432	\$562,432
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Accessory Value	\$0	\$0	\$0	\$0
= Assessed Value (40% FMV)	\$601,512	\$627,766	\$562,432	\$562,432
10 Year Land Covenant (Agreement Year / Value)	2020 / \$190,063	2020 / \$184,658	2020 / \$179,440	2020 / \$174,311



Overview



Legend

- Parcels
- Roads

Parcel ID	0090-0303-001	Alternate ID	21883	Owner Address	BARTOW HOLDINGS LLC
Sec/Twp/Rng	n/a	Class	Consv Use		PO BOX 700
Property Address	KAY RD	Acreeage	276.33		CARTERSVILLE, GA 30120
District	Bartow County				
Brief Tax Description	LL303 LD5				
	(Note: Not to be used on legal documents)				

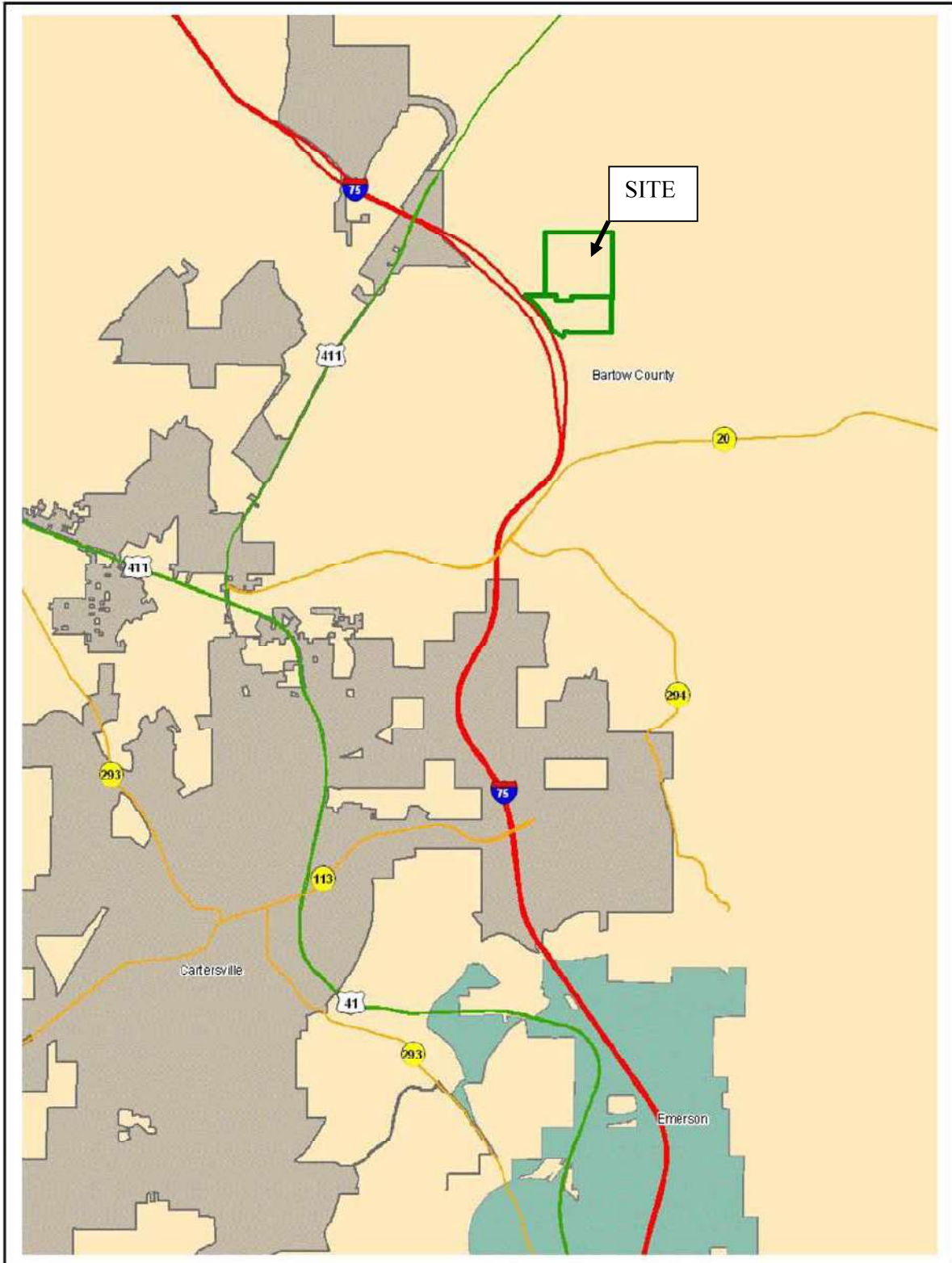
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Topography

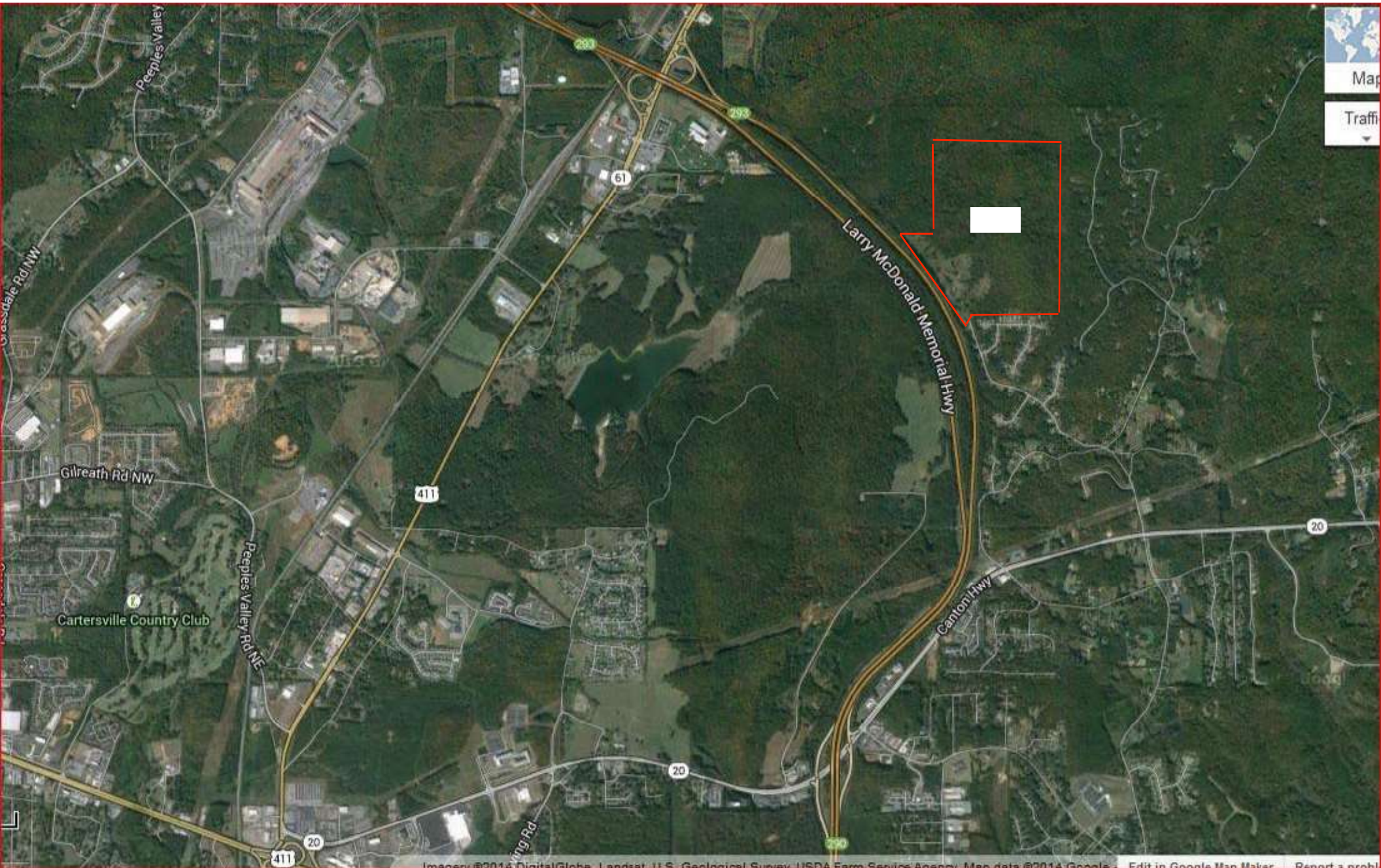


All content deemed to be reliable, however, this report is for INFORMATIONAL PURPOSES ONLY.

Location Map

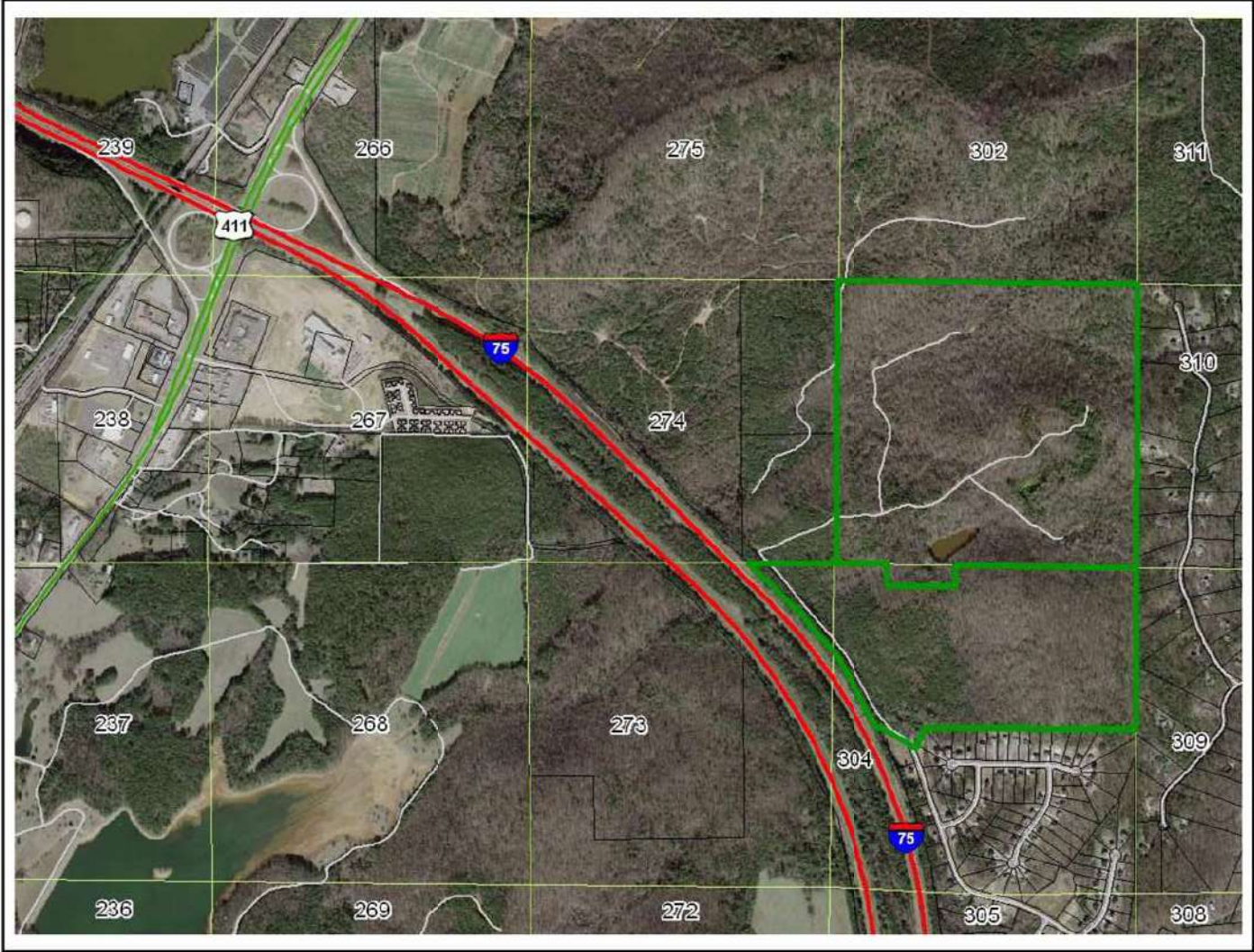


All content deemed to be reliable, however, this report is for INFORMATIONAL PURPOSES ONLY.



Map
Traffic

Parcel Map



All content deemed to be reliable, however, this report is for INFORMATIONAL PURPOSES ONLY.

SITE CONDITIONS

TOTAL SITE AREA: 289.24 ACRES
 PHASE ONE: 121.57 ACRES
 PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
 ZONING: R-1 (RESIDENTIAL DISTRICT)
 TOTAL LOTS: 346 LOTS
 PHASE ONE: 150 LOTS (DOES NOT INCLUDE TWO PRELIMINARY PONDS AND ONE ADJACENT LOT)

PROPOSED TOTAL DENSITY: 1.28 LOTS/ACRE
 PHASE ONE DENSITY: 1.23 LOTS/ACRE

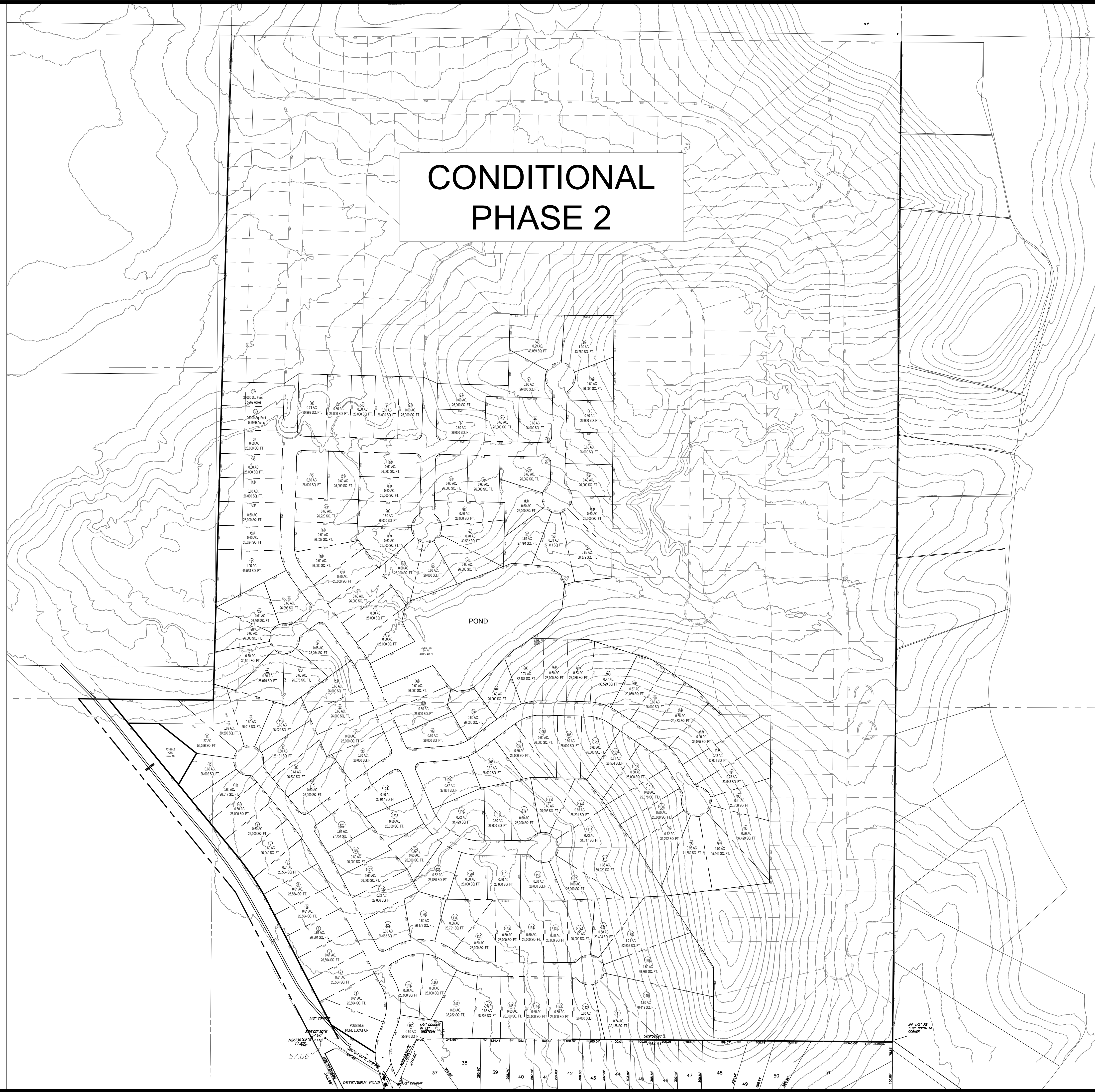
SETBACKS:
 MINIMUM WIDTH AT SLL: 100 FEET/25 FEET IN CUL-DE-SAC
 MINIMUM FRONT YARD: 25 FEET
 MINIMUM SIDE YARD: 10 FEET
 MINIMUM REAR YARD: 25 FEET

MINIMUM LOT SIZE: 26,000 SF
 MINIMUM BUILDING HEIGHT: 50 FEET

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 110 EVANS MILL DRIVE
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 DALLAS, GA 30157
 770-865-6774
 ELEVATIONS.DG.COM

NORTH
 0° 00' 00" W
 100' WEST ZONING
 (ROAD-88 (EAST WEST ZONING))

CONDITIONAL PHASE 2



REVISIONS		
REV	DATE	DESCRIPTION
1	06/01/23	ISSUED FOR REVIEW

OWNER/DEVELOPER

PRELIMINARY PLANS FOR:
BARTOW HOLDINGS LLC
 LAND LOTS 273, 303 & 304,
 5th DISTRICT, 3RD SECTION
 BARTOW COUNTY, GEORGIA

PROJECT ADDRESS:

DESIGN TEAM	
ENGINEER:	J. HART
DRAWN BY:	J. HART
SCALE:	1"=40'

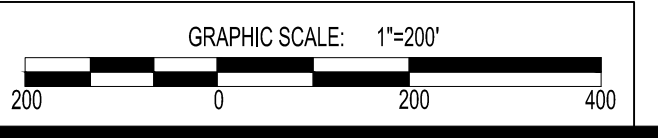


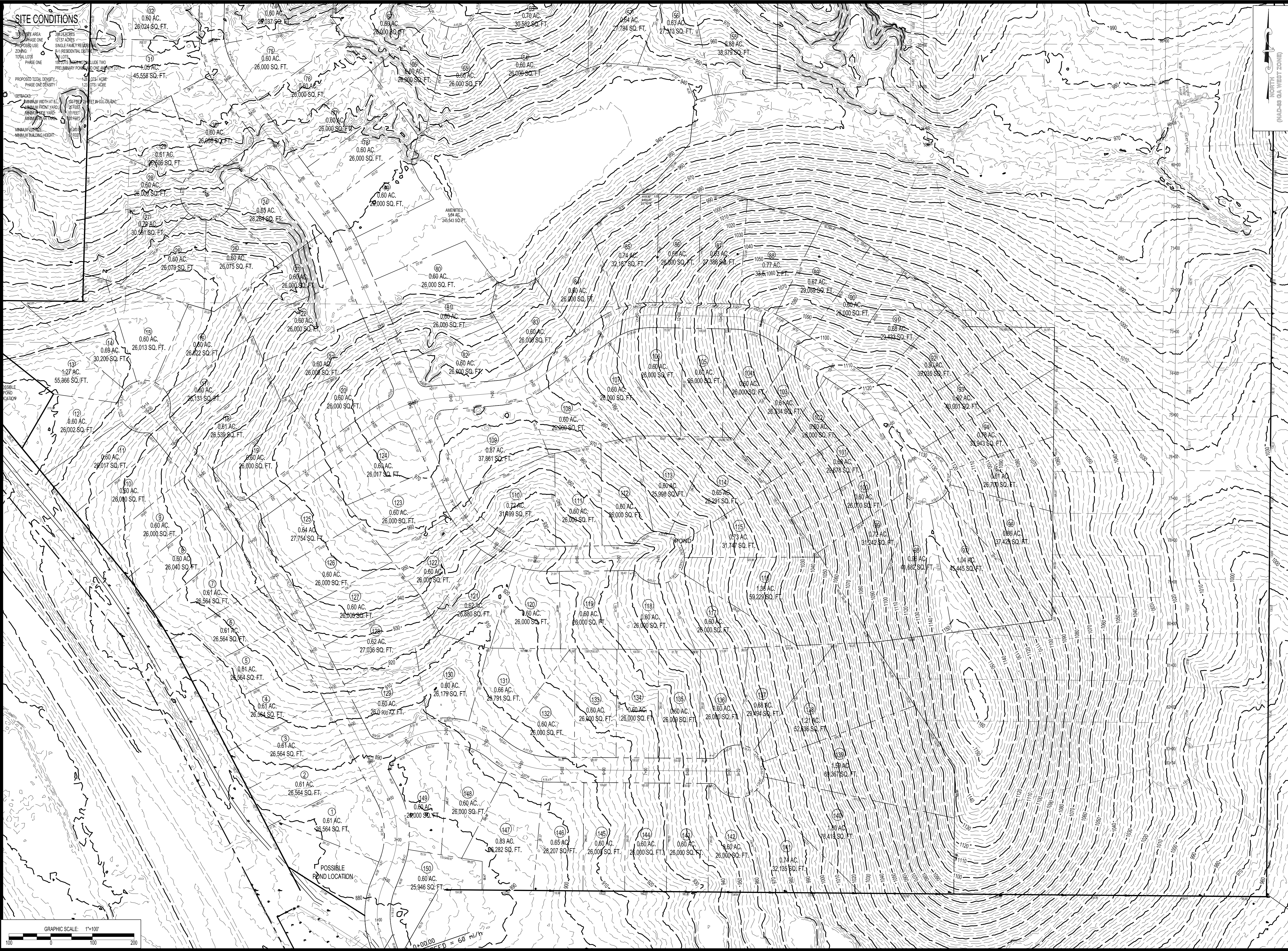
GSWCC LEVEL II # 0000035425

TITLE
 PRELIMINARY
 SITE PLAN
 -PHASE 1

SHEET
OVERALL

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REVISIONS		
REV	DATE	DESCRIPTION
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BARTOW HOLDINGS LLC
 LAND LOTS 273, 303 & 304,
 5th DISTRICT, 3RD SECTION
 BARTOW COUNTY, GEORGIA

PROJECT ADDRESS:

DESIGN TEAM	
ENGINEER:	J. HART
DRAWN BY:	J. HART
SCALE:	1"=40'



GSWCC LEVEL II # 0000035425

TITLE
 PRELIMINARY
 SITE PLAN
 -PHASE 1

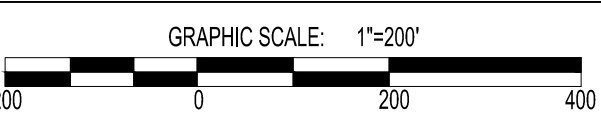
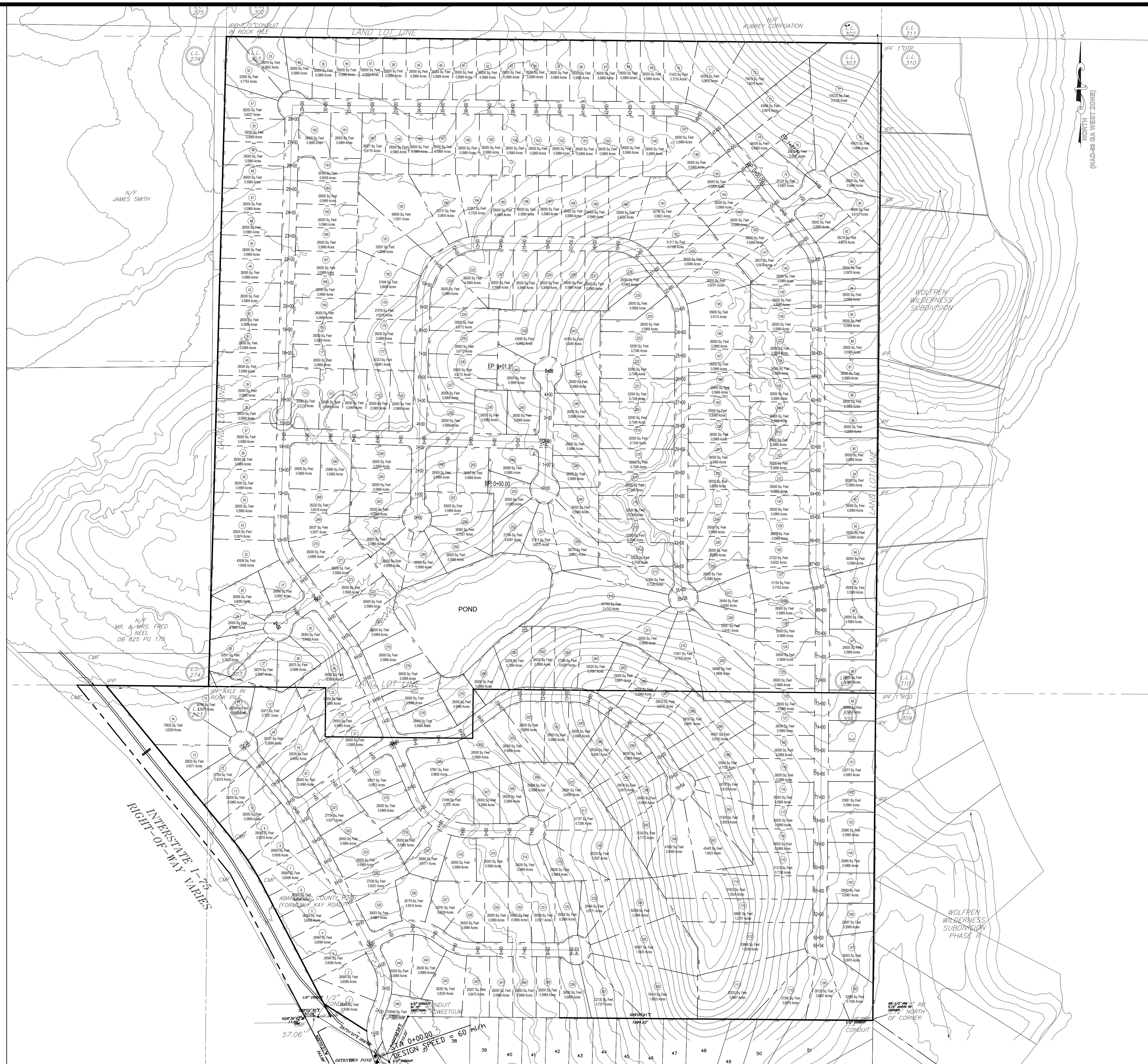
SHEET
1

SITE CONDITIONS

SITE AREA: 289.24 ACRES
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
ZONING: R1 RESIDENTIAL DISTRICT
TOTAL LOTS: 945 LOTS
DENSITY: 1.28 LOTS / ACRE

SETBACKS:
MINIMUM WIDTH AT B.L.: 100 FEET / 25 FEET IN C.U.-DE-AC
MINIMUM FRONT YARD: 25 FEET
MINIMUM SIDE YARD: 10 FEET
MINIMUM REAR YARD: 25 FEET

MINIMUM LOT SIZE: 20,000 SF
MINIMUM BUILDING HEIGHT: 6 FEET



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SURVEYORS AND ENGINEERS
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SUITE 603
DALLAS, GA 30157
770-865-6774
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REVISIONS		
REV	DATE	DESCRIPTION
1	06/01/23	ISSUED FOR REVIEW

OWNER/DEVELOPER

PRELIMINARY PLANS FOR:
BARTOW HOLDINGS LLC
LAND LOTS 273, 303 & 304,
5th DISTRICT, 3RD SECTION
BARTOW COUNTY, GEORGIA

PROJECT ADDRESS:

DESIGN TEAM	
ENGINEER:	J. HART
DRAWN BY:	J. HART
SCALE:	1"=40'



GSWCC LEVEL II # 0000035425

TITLE

OVERALL
SITE PLAN

SHEET
OVERALL

SITE CONDITIONS

TOTAL SITE AREA: 289.24 ACRES
 PHASE ONE: 12.57 ACRES
 PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
 ZONING: R1 RESIDENTIAL DISTRICT
 TOTAL LOTS: 39 LOTS
 PHASE ONE LOTS: 12 LOTS (BASED ON 1/2 ACRE PER LOT)
 PROPOSED TOTAL RESIDENTIAL PHASE ONE DENSITY: 1.25 LOTS/ACRE
 SETBACKS:
 MINIMUM WIDTH AT BILL: 100 FEET (25 FEET IN CUL-DE-SACS)
 MINIMUM FRONT YARD: 10 FEET
 MINIMUM SIDE YARD: 10 FEET
 MINIMUM REAR YARD: 25 FEET
 MINIMUM LOT SIDE: 20.000 FEET
 MINIMUM BUILDING HEIGHT: 30 FEET



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 770-865-6774
 ELEVATIONS.DG.COM

REVISIONS	
REV	DESCRIPTION
1	ISSUED FOR REVIEW

OWNER/DEVELOPER

PRELIMINARY PLANS FOR:
BARTOW HOLDINGS LLC
 LAND LOTS 273, 303 & 304,
 5th DISTRICT, 3RD SECTION
 BARTOW COUNTY, GEORGIA

PROJECT ADDRESS:

DESIGN TEAM	
ENGINEER:	J. HART
DRAWN BY:	J. HART
SCALE:	1"=40'

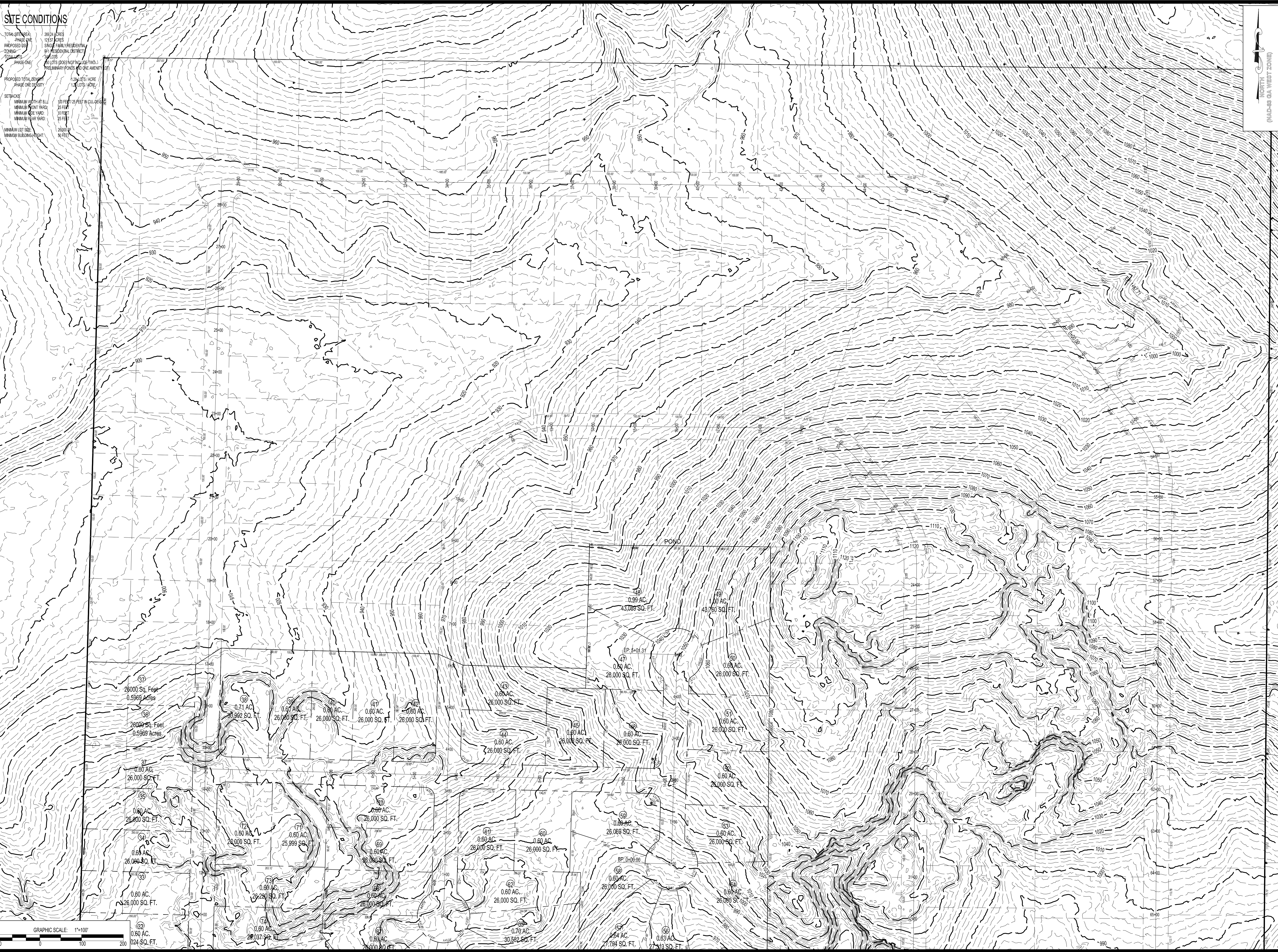
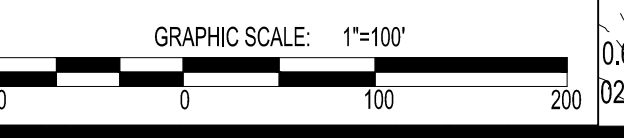


GSWCC LEVEL II # 0000035425

TITLE
 PRELIMINARY
 SITE PLAN
 -PHASE 1

SHEET
2

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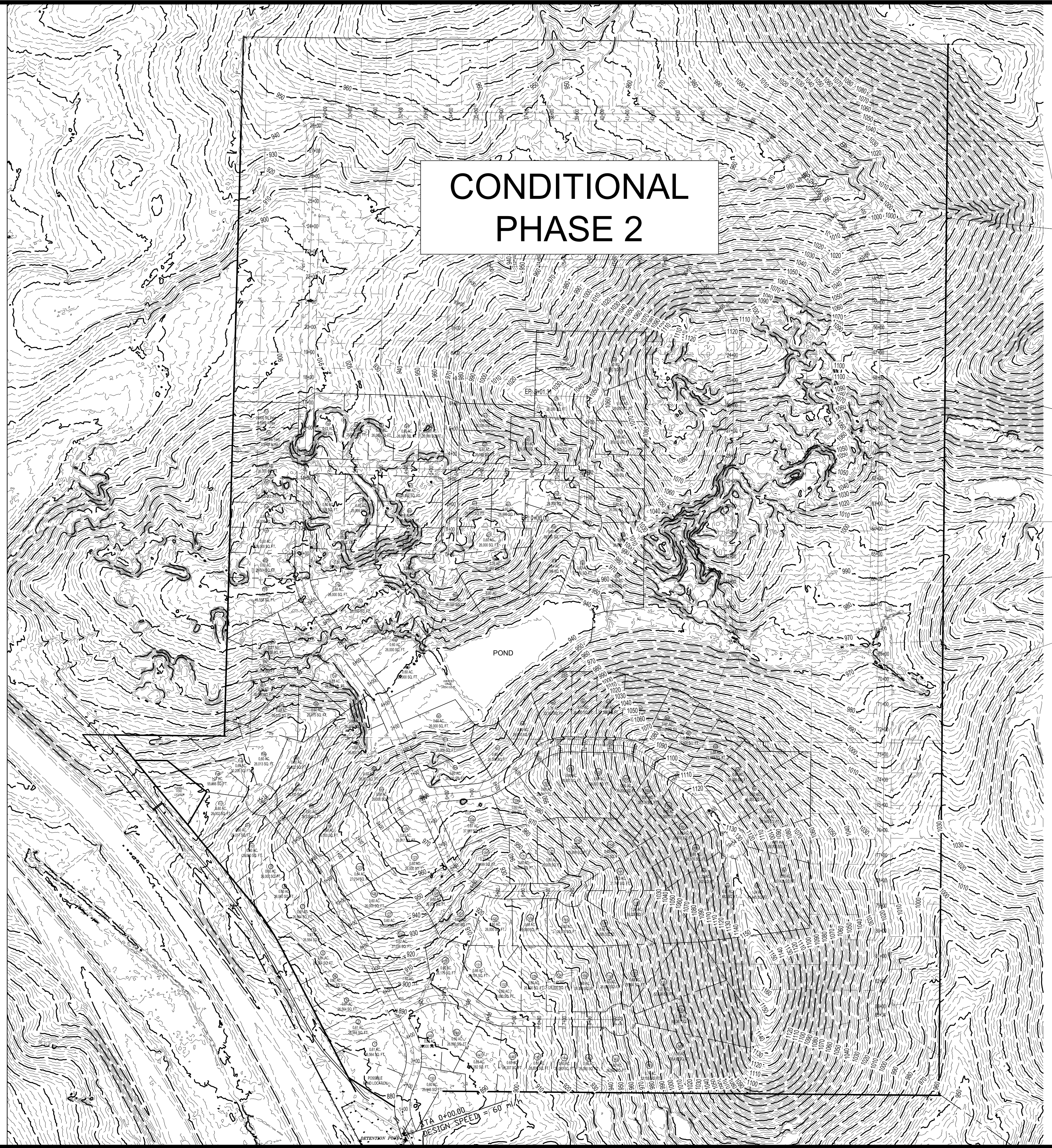
SITE CONDITIONS

TOTAL SITE AREA: 289.24 ACRES
 PHASE ONE: 121.57 ACRES
 PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
 ZONING: R-1 (RESIDENTIAL DISTRICT)
 TOTAL LOTS: 346 LOTS
 PHASE ONE: 150 LOTS (DOES NOT INCLUDE TWO PRELIMINARY PONDS AND ONE AMENITY LOT)

PROPOSED TOTAL DENSITY: 1.28 LOTS/ACRE
 PHASE ONE DENSITY: 1.23 LOTS/ACRE

SETBACKS:
 MINIMUM WIDTH AT B.L.: 100 FEET/25 FEET IN CUL-DE-SAC
 MINIMUM FRONT YARD: 25 FEET
 MINIMUM SIDE YARD: 10 FEET
 MINIMUM REAR YARD: 25 FEET

MINIMUM LOT SIZE: 26,000 SF
 MINIMUM BUILDING HEIGHT: 50 FEET



**CONDITIONAL
PHASE 2**



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REVISIONS		
REV	DATE	DESCRIPTION
1	06/01/23	ISSUED FOR REVIEW

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BARTOW HOLDINGS LLC
 LAND LOTS 273, 303 & 304,
 5th DISTRICT, 3RD SECTION
 BARTOW COUNTY, GEORGIA

PROJECT ADDRESS:

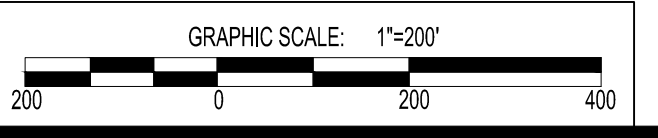
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ENGINEER:	J. HART
DRAWN BY:	J. HART
SCALE:	1"=40'



GSWCC LEVEL II # 0000035425

TITLE
 PRELIMINARY
 SITE PLAN
 -PHASE 1

SHEET
OVERALL



TA 0+00.00
 DESIGN SPEED = 60 MPH



WOLF PEN WILDERNESS
SUBDIVISION

WOLF PEN WILDERNESS
SUBDIVISION PHASE I

SOIL DATA TABLE

DEPTH TO BEDROCK	SEASONAL WATER TABLE	ESTIMATED PERCOLATION RATE	PERCENTAGE PERCOLATION DEPTH	PERCENTAGE CORRECTED RATE	PERCENTAGE CORRECTED DEPTH	PERCENTAGE CORRECTED RATE CORP	STABILITY
0-10	10	10	100	100	100	100	1
10-20	20	20	100	100	100	100	1
20-30	30	30	100	100	100	100	1
30-40	40	40	100	100	100	100	1
40-50	50	50	100	100	100	100	1
50-60	60	60	100	100	100	100	1
60-70	70	70	100	100	100	100	1
70-80	80	80	100	100	100	100	1
80-90	90	90	100	100	100	100	1
90-100	100	100	100	100	100	100	1

1. THIS TABLE IS A SUMMARY OF THE DATA OBTAINED FROM THE FIELD SURVEYS AND LABORATORY TESTS. IT IS NOT A SUBSTITUTE FOR THE ORIGINAL DATA AND SHOULD NOT BE USED AS SUCH.

2. THE DATA IN THIS TABLE IS BASED ON THE ASSUMPTION THAT THE PERCOLATION RATE IS CONSTANT THROUGHOUT THE DEPTH OF THE SOIL PROFILE.

3. THE PERCENTAGE CORRECTED RATE IS CALCULATED AS FOLLOWS: PERCENTAGE CORRECTED RATE = (PERCENTAGE CORRECTED DEPTH / DEPTH TO BEDROCK) x PERCENTAGE CORRECTED RATE.

4. THE PERCENTAGE CORRECTED DEPTH IS CALCULATED AS FOLLOWS: PERCENTAGE CORRECTED DEPTH = (DEPTH TO BEDROCK / DEPTH TO BEDROCK) x 100.

5. THE STABILITY CLASSIFICATION IS BASED ON THE PERCENTAGE CORRECTED RATE AND PERCENTAGE CORRECTED DEPTH.

6. THE STABILITY CLASSIFICATION IS AS FOLLOWS: 1 - VERY GOOD, 2 - GOOD, 3 - FAIR, 4 - POOR, 5 - VERY POOR.

7. THE STABILITY CLASSIFICATION IS SUBJECT TO CHANGE BASED ON FURTHER DATA AND ANALYSIS.

8. THE STABILITY CLASSIFICATION IS SUBJECT TO CHANGE BASED ON FURTHER DATA AND ANALYSIS.

9. THE STABILITY CLASSIFICATION IS SUBJECT TO CHANGE BASED ON FURTHER DATA AND ANALYSIS.

10. THE STABILITY CLASSIFICATION IS SUBJECT TO CHANGE BASED ON FURTHER DATA AND ANALYSIS.

Bartow County Zoning Ordinance – R-1 District Regulations

Sec. 7.4 **R-1 RESIDENTIAL DISTRICT** (Conventional or Industrialized Single-Family Housing)

- 7.4.1 Purpose. The R-1 residential district is established primarily to encourage the development of smaller lot single-family developments, for conventional or industrialized homes. The R-1 district is a residential district.
- 7.4.2 Area, Yard, Height and Buffer Requirements. The following requirements apply in the R-1 District:
- Minimum Lot Size: 15,000 square feet with sewer; if on septic, 26,000 square feet or greater as required by County Health Department. See Sec. 5.5.
Min. Lot Width at Street R/W (on existing road): 200 feet.
Min. Lot Width at Street R/W (in new development): 100 feet, 25 ft. on cul-de-sac.
Front Yard Setback (from right-of-way): 25 feet
Side Yard Setback (from property line): 10 feet
Rear Yard Setback (from property line): 25 feet
Maximum Building and Structure Height: 50 feet
Buffers: None.
Special Agricultural Setbacks: See Sec. 8.2.3 for setbacks required for homes built adjacent to existing agricultural structures.
- 7.4.3 Height Exceptions. The height limitation does not apply to structures such as unoccupied and inaccessible architectural features on non-residential buildings (e.g., church spires, belfries, cupolas and domes), monuments, government-owned observation towers, water towers, chimneys, flag poles, aerials, and similar structures. Specific height requirements apply to signs and structures containing signs; see Article XI.
- 7.4.4 Accessory Structures. Accessory buildings and structures shall maintain the same front and side yards as the main structure; however, they will not project beyond the established building line. Rear yard setbacks shall be a minimum of ten feet.
- 7.4.5 Non-Residential Uses and Accessory Uses. Non-residential uses and accessory uses shall be set back at least fifty (50) feet from all property lines, shall be screened by a twenty-five (25) foot vegetative buffer, and shall also have a six-foot wooden fence on the inner or outer boundary of the buffer where adjacent to residentially-used property. Off-street parking/loading for all non-residential uses shall be provided in accordance with Bartow County Development Regulations. Other provisions of the Development Regulations may be applicable, and the Engineering Department should be consulted. Non-residential uses must meet special building code requirements, and the Bartow County Building Inspections Department and the Bartow County Building Code Ordinance should be consulted.
- 7.4.6 Development in R-1. Development must be in accordance with the Bartow County Development Regulations. The Engineering Department should be consulted.

7.4.7 PERMITTED USES IN R-1 DISTRICT

Within the R-1 residential district, no building, structure, land, or water shall be used except with one or more of the following uses. A use not specifically named within a district is NOT permitted:

- (A) Conventional or industrialized single-family dwellings. Manufactured houses shall not be permitted.
- (B) Churches, synagogues and similar places of worship. Accessory uses for churches and places of worship, such as schools, day cares, hospices, and similar facilities, are permitted. See Sec. 7.4.5.
- (C) Municipal, county, state, federal and other public uses, including parks and playgrounds; public utility and service structures.
- (D) In-home nursery schools (day cares) and kindergartens with no more than 6 children at any one time; provided that they shall have at least thirty-five (35) square feet of indoor space provided for each child and at least 100 square feet of play area per child in the outdoor play area which shall be enclosed by a fence having a minimum height of six (6) feet.
- (E) Home occupations, see Sec. 6.4.
- (F) Group homes for persons with a disability, all not exceeding six (6) residents, excluding resident staff, licensed by and in compliance with the applicable regulations of the Georgia Department of Human Resources; provided that:
 - (i) there is no external signage or other evidence of the use of the dwelling as other than a residential dwelling unit;
 - (ii) the dwelling shall maintain its residential appearance;
 - (iii) there is adequate off-street parking for resident, staff and visitors' parking such that, except for planned special events, there are no vehicles parked on the street or road right-of-way; and
 - (iv) visitation hours are restricted so as to not create undue traffic congestion.

7.4.8 CONDITIONAL USES IN R-1 DISTRICT

The following are permitted only with the grant of a conditional use permit under the requirements of Article XVI. All such uses must likewise meet all requirements of this zoning district.

- (A) Telecommunications structures, subject to Article XII.

Bartow County Requirements

The County will require the following for final approval for Phase I to begin:

1. Alta survey
2. Phase I Environmental Report
3. Wetlands Delineation Survey
4. Grading Final
5. Utility Final
6. Traffic Final
7. Level 2 Soil Analysis
8. Level 3 Soil Analysis after grading