



**CARTERSVILLE
BOARD OF ZONING APPEALS MEETING**

Council Chambers, Third Floor of City Hall
Thursday, July 11, 2024 at 5:30 PM

AGENDA

BOARD MEMBERS:

Lamar Pendley – Chairman
Linda Brunt
Hoyt Hatfield
J.B. Hudson
Kevin McElwee
Jacqueline Hendricks
Patrick Murphy

CITY CLERK:

Julia Drake

PLANNING DIRECTOR:

Randy Mannino

CITY PLANNER:

David Hardegee

CITY ATTORNEY:

Keith Lovell

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. June 13, 2024

VARIANCE CASES

2. V24-16. 1396 Joe Frank Harris Pkwy. Applicant: Denisse Gamez
3. V24-17. 178 W Main St. Applicant: City Overlook Cartersville

STAFF OR COMMITTEE COMMENTS

OTHER

The next meeting of the Board of Zoning Appeals will be August 8th. 5:30pm.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the human resources office, ADA coordinator, 48 hours in advance of the meeting at 770-387-5616.

**P.O Box 1390 – 10 N. Public Square – Cartersville, Georgia 30120
Telephone: 770-387-5616 – Fax 770-386-5841 – www.cityofcartersville.org**



BOARD OF ZONING APPEALS ITEM SUMMARY

| | |
|---|--|
| MEETING DATE: | July 11, 2024 |
| SUBCATEGORY: | Approval of Minutes |
| DEPARTMENT NAME: | City Clerk |
| AGENDA ITEM TITLE: | June 13, 2024 |
| DEPARTMENT SUMMARY RECOMMENDATION: | The minutes from the June 13, 2024, Board of Zoning Appeals have been uploaded for your review and approval. |
| LEGAL: | N/A |

MINUTES OF THE CARTERSVILLE BOARD OF ZONING APPEALS

The Cartersville Board of Zoning Appeals met in a regularly scheduled meeting on June 13, 2024, in the Council Chambers.

ROLL CALL

Board Members Present: Lamar Pendley, Linda Brunt, Hoyt Hatfield, JB Hudson, Kevin McElwee and Jacqueline Hendricks
 Absent: Patrick Murphy
 Staff Present: Randy Mannino, David Hardegree, Zack Arnold and Julia Drake

Chairman Pendley began the meeting with welcoming the newest member of the Board of Zoning Appeals, Mr. Hoyt Hatfield.

APPROVAL OF MINUTES

1. May 9, 2024

Board Member Hudson made a motion to approve the minutes from May 9, 2024. Board Member Brunt seconded the motion. Motion carried unanimously. Vote: 5-0

VARIANCE CASES

2. **V24-14: Center Road Townhomes** **Applicant: WHM Chattahoochee Hills** **Variance: To allow front access parking for a 199-unit townhome development.**

David Hardegree, Assistant Planning and Development Director stated that all adjacent property owners had been properly notified and property had been advertised. Continuing, he gave an overview of the case stating this was a variance application by WHM Chattahoochee Hills for property located along Center Road adjacent to and west of I-75 in Land Lots 115, 173, 174, 187, and 188 of the 4th District, 3rd Section, and zoned RA-12 (Single-Family Attached & Detached Residential). Said property contains approximately 103.85 acres.

In 2024, said property was rezoned from R-20 (single family residential) to RA-12 (Residential Attached, townhomes) with conditions per Z23-06. Per the RA-12 zoning, parking for townhome units must be limited to the rear yard with an alley or private drive constructed for rear yard access (Ordinance Sec. 6.7.3(M)(3)).

Per the concept site plan submitted with the 2023 zoning application, all the 199 town home units would require front access parking due to site topography. Front access parking requires parking in the front yard which is not an allowed location.

Per City Public Works comments, the developer will be required to maintain the streets as private streets with a 60ft wide utility and access easement instead of a 60ft Right-of-way. This is allowed per ordinance Sec. 7.5-71. - *Private streets*. A private street provides the developer flexibility with on-street parking requirements.

Traffic on Center Rd. will not be affected by front access or front yard parking for the townhome development.

Chairman Pendley opened the public hearing.

Karl Lutjens, 114 Old Mill Rd., came forward to represent the application. Continuing, he gave an overview of the project and explained the need for front parking.

Board Members questioned the difference in private streets and public streets and what that meant for the City of Cartersville as far as maintenance, access for Public Safety, etc.

With no one else to come forward to speak for or against the application, the public hearing was closed.

Board Member Brunt made a motion to approve V24-14 with the following conditions:

- a. Covenants must state that no on-street parking will be allowed other than where designated.
- b. Each unit shall have 2 car garage with 2 car wide driveway.
- c. Covenants must state that the streets are private.
- d. An account must be created by the Homeowners Association to provide funds for the maintenance and upkeep of private streets.

Board Member McElwee seconded the motion. Motion carried unanimously. Vote: 5-0

3. V24-15: 123 N. Tennessee St.

Applicant: 123 Tennessee LLC

Variance: To allow a 6-foot-tall fence in the front yard of a double frontage lot and to allow chain link fence to be installed in a front yard.

Zack Arnold, Assistant City Planner, gave an overview of the case stating this was a variance application by applicant, 123 Tennessee, LLC, for property located at 123 N. Tennessee St, zoned M-U, Multiple-Use. Setbacks are Front- 10ft, Rear- 20ft and Side- 10ft. Said property contains approximately 0.78 acres. The lot is a double frontage lot with frontages along N. Tennessee St., and Howard St.

The applicant requests to construct a 6ft. tall chain link fence to enclose the property to the north and east of the business along a section of the Howard St. right-of-way. The fence ordinance, Sec. 4.16, requires fences installed in the front yard to be less than 4ft tall. Sec. 4.16. also requires all request for chain link installation in a front yard go before the Board of Zoning Appeals.

Continuing, Mr. Arnold reviewed the department comments which included the following:

Fibercom: Cartersville FiberCom takes no exception to a fence being installed at 123 N Tennessee Street, but we will need it set back at least 4 feet from the existing utility poles along the North property line for us to safely access the utility poles or we will need gated access for a bucket truck to access the utility poles.

Fire Department: CFD takes no exceptions to the request provided that no fire hydrants are obstructed by the fencing. A minimum of 36” of clearance is required around all fire hydrants to allow for full operation. All other adopted city ordinances and codes should be followed.

Gas Department:

1. A natural gas main exists along the southern right-of-way of Howard Street serving 123 North Tennessee Street. The Gas System takes no exception provided the proposed fence presuming to be shown in the color “blue” in the attachment is to be constructed a minimum of 5’ from the existing natural gas main.

2. A natural gas service line and natural gas meter serving 123 North Tennessee Street will be within the limits of the proposed fence presuming to be shown in the color “blue” in the attachment. The Gas System takes no exception provided a proposed double 6’ swing gate is to be provided for equipment and personnel access to the existing natural gas facilities and the proposed swing gate is to be interlocked with a chain and a Gas System provided lock. The property owner shall contact the Gas System at 770.387.5642 to request interlocking of the proposed swing gate. The Gas System takes no further exception provided the proposed fence is in no way to be constructed over the existing natural gas service line serving 123 North Tennessee Street and a minimum of 5’ of separation is maintained from the existing natural gas service line. At the request of the property owner, the existing natural gas service line and/or meter can be relocated outside of the limits of the proposed fence at the property owner’s expense.

Water Department: CWD takes the following exception:

The fence on Howard Street side will need to be 10 feet from the property line to remain outside of the sewer easement.

Chairman Pendley opened the public hearing.

Guy Taff, 56 Cassville Rd., came forward to represent the application. Continuing, he stated he would be willing to adhere to all department comments.

Discussion commenced among the Board Members regarding the department comments.

Mr. Taff reiterated that he could meet all department requirements.

With no one else to come forward to speak for or against the application, Chairman Pendley closed the public hearing.

Board Member Hudson made a motion to approve V24-15 if all department requirements are met. Board Member McElwee seconded the motion. Motion carried unanimously. Vote: 5-0

With no other business to discuss, Board Member McElwee made a motion to adjourn at 6:31 P.M.

July 11, 2024
Date Approved

/s/ _____
Chairman



BOARD OF ZONING APPEALS ITEM SUMMARY

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|---|--|
| MEETING DATE: | July 11, 2024 |
| SUBCATEGORY: | Variance |
| DEPARTMENT NAME: | Planning and Development |
| AGENDA ITEM TITLE: | V24-16. 1396 Joe Frank Harris Pkwy. Applicant: Denisse Gamez |
| DEPARTMENT SUMMARY RECOMMENDATION: | Variance to reduce the 5ft. front yard setback for installation of a monument sign |
| LEGAL: | |



City of Cartersville

PLANNING AND DEVELOPMENT

P.O. Box 1390 • 10 North Public Square • Cartersville, Georgia 30120
Telephone: 770-387-5600 • Fax: 770-387-5605 • www.cityofcartersville.org

MEMO

To: BZA
From: Randy Mannino/David Hardegree/Zack Arnold
CC: Keith Lovell
Date: June 10, 2024
Re: File # V24-16

Summary: To reduce the required setback for a monument sign off property line.

Section 1: Project Summary

Variance application by applicant Denisse Gamez for property located at 1396 Joe Frank Harris Parkway, zoned G-C (General Commercial). Setbacks are Front and Rear- 20ft and Side- 10ft. Said property contains approximately 0.44 acres.

The applicant is the sign contractor for the Dunkin Donuts being constructed on the property. They are requesting the installation of a monument sign along the southern property line for increased visibility for traffic traveling on Highway 41. The sign ordinance section, Sec. 20-23., requires all signs be set back a minimum of five (5) feet from all property lines.

The proposed sign location will be under a Georgia Power transmission line. The applicant has received permission from Georgia Power to install the sign in the proposed location.

The variance request is for the following and per the submitted site plan sketch:

1. To reduce the required setback for a monument sign from 5ft to 0ft. (Sec. 20-23.).

Section 2. Department Comments

Building Department: No comments received.

Electric Department: No comments received.

Fibercom: Takes no exception.

Fire Department: No comments received.

Gas Department: Takes no exception.

Public Works Department: Takes no exception.

Water Department: Takes no exception.

Section 3. Public Comments Received by Staff

No public comment received as of 6-10-2024

Section 4. Variance Justification:

Please review the following findings, as stated in the Zoning Ordinance, that are to be utilized in determining justification for approval or denial of variance request(s).

Sec. 20-23. General regulations.

(a) *Animated illumination or effects, electronic, and/or flashing signs.*

- (1) Animated illumination or effects, electronic, and/or flashing signs are prohibited in the downtown business district (DBD) and on residential use properties. Such signs are allowed on a limited basis as further stated herein. Freestanding electronic signs are allowed on the list of roads identified in section 20-25, and require a permit.
- (2) Any permit for such signs shall include a maximum number of displays per cycle for the structure. No more than six (6) displays per minute shall be allowed, and each display shall not change more frequently than once every ten (10) seconds.
- (3) Such displays shall contain static messages only, changed instantaneously, through dissolve or fade transitions, or other subtle transitions that do not have the appearance of moving text or images. In any event, such signs may not have movement, or the appearance of or illusion of movement, of any part of the sign structure, design, or pictorial segment of the sign, including the movement of any illumination or the flashing, scintillating, or varying of light intensity.
- (4) All such signs shall be programmed to automatically freeze in a single display in the event of a malfunction or computer/system error.
- (5) The planning and development department shall be provided with an on-call contact person and phone number for each permitted animated illumination or effects, electronic and/or flashing sign. The contact person must have the ability and authority to make immediate modifications to the displays and lighting levels should the need arise. In the event the contact person is unobtainable or unresponsive, the

permit holder grants to the planning and development department the authority to access and disable the sign in cases of emergency or when the sign poses a threat to public safety.

- (6) Stationary electronic window signs, which are kept constant in intensity when in use, and do not exhibit sudden or marked changes in lighting effects, may be allowed up to a maximum of four (4) square feet in area in nonresidential zoning districts and do not require a permit.
 - (7) Animated illumination or effects, electronic, and/or flashing wall signs shall not be allowed.
 - (8) Animated illumination or effects, electronic, and/or flashing freestanding signs, including those which are stationary, shall in no case exceed fifty (50) percent of total sign face.
- (b) *Changeable copy signs.* Such signs shall be allowed only as an addition to, or in conjunction with, a permitted freestanding sign and must be permanently affixed to said sign. Changeable copy signs shall not be allowed to stand alone. Such signs shall be deducted from allocated freestanding sign area.
 - (c) *Clearance from high voltage power lines.* Signs shall be located not less than fifteen (15) feet horizontally, vertically, or diagonally from overhead electrical conductors which are energized in excess of seven hundred fifty (750) volts. Signs located in the vicinity of electrical conductors energized with less than seven hundred fifty (750) volts shall maintain clearances in accordance with the National Electric Safety Code. Copies of said code are on file with the building official. In no case shall a sign be installed closer than five (5) feet from any electrical conductor or public utility guy wire.
 - (d) *Construction standards.*
 - (1) *Building codes.* All permanent signs permitted under this article shall be constructed and maintained in accordance with the applicable city building codes. For any sign that is greater than eight (8) feet in height (as measured from grade) and greater than thirty-two (32) square feet in area, the permittee may be required to submit, with the sign application, detailed structural design drawings of the sign and its foundations. Such drawings must include the foundation, supporting structure and sign face and must be certified by a licensed professional structural engineer. The certifying engineer must also be able to provide an insurance certificate indicating it carries a minimum of one million dollars (\$1,000,000.00) of professional liability insurance. The city may remove, after reasonable notice, any sign which shows structural faults, neglect or becomes dilapidated.
 - (2) *Illumination.* Signs may be externally illuminated where permitted pursuant to this article. Colored lighting is prohibited.
 - (e) *Content of sign.* This article shall not regulate the specific content of signs. Any sign, display or device allowed under this article may contain commercial or noncommercial copy unless otherwise specified herein, except that such copy shall not contain nudity, sexual conduct, obscene or pornographic material or advertise an illegal activity as defined in the United States and/or Georgia Codes. This article will in no way infringe upon any person's constitutional rights.

- (f) *Definitions and specific provisions.* The names of sign types and other words have special meanings in this article. Consult section 20-18 of this article and the other specific provisions to determine the meaning of words and the regulations that apply to each type of sign.
- (g) *Directory signs.* Directory signs located within a multi-tenant development shall be allowed with a permit. Such signs shall be internal to the development, shall have a maximum of two (2) sides, and shall be limited to a maximum of two (2) signs per development. Directory signs shall have a maximum height of eight (8) feet and maximum area of thirty-two (32) square feet. The copy on a directory sign may be changeable. Such signs shall not be allowed on any public right-of-way.
- (h) *Electrical and structural safety.* All electronic signs and all electrical devices that illuminate signs or otherwise operate signs are subject to approval of the city building inspections division or its successor. All such signs and electrical devices shall only be allowed if listed by an approved testing laboratory or agency and installed in conformance with that listing. All signs shall be built in compliance with all applicable building and electrical codes.
- (i) *Lights.* Series, lines or rows of lights supported by cables or other physical means typically associated with auto sales lots shall be a minimum of twenty-five (25) feet from the edge of the street or out of the right-of-way, whichever is farthest from the street.
- (j) *Measurement.*
- (1) *Measurement of sign area.*
 - a. *Size generally.* The area of a sign shall be computed as the area within the smallest shaped panel, whether rectangular, oval, or otherwise, surrounding the sign text copy and graphic design. The following shall not be calculated when computing sign area: Embellishment, support cladding, monument background and decorative colors.
 - b. *Structure.* The computation of the area of a sign face shall not include the structure, supports, or uprights on which the sign face is placed or any portions of a sign structure that are not intended to contain any message or idea and are purely structural or decorative in nature.
 - c. *Multifaced signs.* For multifaced signs, when the sign face surfaces are back-to-back, or where the interior angle formed by the faces is forty-five (45) degrees or less, the area of the sign shall be taken as the areas on the largest side. For all other multifaced signs, the area of the sign shall be the total area on all sides that can be viewed at one (1) time from any angle.
 - (2) *Measurement of sign height.* The height of a sign shall be computed as the distance from the base of the sign structure at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign. At the election of the permit holder, the height of a sign may be measured from the highest point on the sign to the level of the nearest road.

- (k) *Other laws still apply.* All signs shall comply with all federal, state, and city laws, ordinances, codes and rules. Compliance with the terms of this article shall not operate to relieve any individual, corporation or other entity of any other duty imposed by law.
- (l) *Property rights of others must be respected.* Issuance of a permit hereunder shall not serve to waive any applicable protective covenants or private rights of property ownership.
- (m) *Safety.* No sign or other obstruction of vision, including but not limited to, poles or other support structures, with a height greater than three (3) feet, shall be permitted within an area beginning at the intersection of any right-of-way lines of any streets, roads, highways, driveways, curb cuts or railroads, and extending twenty (20) feet along each such right-of-way, and closed by a straight line connecting the end points of the said twenty-foot sections of the right-of-way lines (block out zone).
- (n) *Setback.* Signs shall be set back a minimum of five (5) feet from all property lines (excludes freestanding signs in the DBD zoning district).
- (o) *Sign location.*
- (1) *Obstructions to doors, windows or fire escapes.* No sign shall be erected, relocated, or maintained so as to prevent free ingress or egress from any door, window or fire escape.
 - (2) *Signs not to constitute traffic hazard.* No sign or any part thereof, except authorized traffic signs, shall be located in any public right-of-way. No sign may be located any closer than twenty (20) feet to an intersection as measured from the intersection of the two (2) rights-of-way.
 - (3) *Setback.* Unless a more restrictive setback is specified herein, all signs shall set back the greater of five (5) feet from the right-of-way or fifteen (15) feet from the edge of pavement if a private street.
- (p) *Signs attached to a building.* Permanent signs attached to a building shall be considered a wall sign and shall comply with the regulations pertaining to wall signs allowed under this chapter (excludes flags).
- (q) *Signs shall not be similar to traffic control devices.* No sign or illumination shall be used, constructed, maintained or located at any location where it may interfere with or obstruct the view of an authorized traffic control device. Nor shall any sign be used, constructed, maintained, or located where it, by reason of its position, shape, wording or color, may be confused with an authorized traffic control device or emergency vehicle device or markings, including strobe lights.
- (r) *Signs generally.* Notwithstanding any other restrictions in this sign ordinance, any sign, display or device allowed under this article may contain any commercial or noncommercial message, or any political or nonpolitical message; except that such messages cannot depict obscenity, as defined by O.C.G.A. § 16-12-80, nor can they depict sexual conduct or sexually explicit nudity, as defined in O.C.G.A. § 36-60-3, nor advertise any activity illegal under the laws of Georgia or the United States.
- (s) *Structural safety.* Any sign within this article attached to a building must meet the city building codes if applicable.

- (t) *Twirler and/or curb-cut signs held or worn.* Signs held or worn (including costumes) by a person for the purpose of advertising, providing information about, or promoting a business or other activity are permitted with the following limitations:
- (1) Such signs shall be allowed in nonresidential zoning districts only.
 - (2) Such signs cannot exceed a maximum sign area of ten (10) square feet.
 - (3) Only one (1) such sign may be used for each parcel of land and/or tenant per multi-tenant center and may not be combined with any other temporary signage.
 - (4) Signs shall not be held, displayed, or otherwise located on a public street or right-of-way except as otherwise permitted. Signs shall not obstruct pedestrian or vehicular visibility.
 - (5) Signs shall not be located within twenty-five (25) feet of another such sign.
 - (6) Sign bearers shall not use bull horns, amplified music, whistles, or other devices that could disrupt traffic or endanger pedestrian or traffic safety.
 - (7) Sign bearers shall not stand on any object, including but not limited to, boxes, ladders, stilts and roller skates.
 - (8) Such signs may not utilize any form of illumination, including flashing, blinking or rotating lights.
 - (9) Such signs shall not utilize any attachments, including, but not limited to, balloons, ribbons, speakers or flags.
 - (10) Such signs shall be held, worn, or balanced at all times and shall not twirl or rotate unless located on private property.
- (u) *What signs are covered.* Unless specifically excluded herein, this article shall govern any sign erected, maintained or located in the city. Signs wholly located within a structure or building and which are intended to be viewed from the interior of the building are not regulated by this article.
- (Ord. No. 26-12, 5-3-12; Ord. No. 01-15, § 4, 3-5-15)

Sec. 21.3. - Powers and duties of the board of zoning appeals.

The board of zoning appeals shall have the following powers and duties:

- 21.3.1. *Appeals.* To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the zoning administrator in the enforcement of this chapter. Appeals to the board of appeals may be taken by any person aggrieved or by any officer, department, board, or agency of the City of Cartersville

affected by any decision of the zoning administrator. Such appeal shall be taken within thirty (30) days of said decision by filing with the zoning administrator a written notice of appeal specifying the grounds thereof. Decisions on appeals shall be issued in writing within ten (10) business days of the hearing on the appeal.

21.3.2. *Continuance of a nonconforming use.* The board of zoning appeals may allow a nonconforming use to be reestablished after discontinuance for twelve (12) consecutive months. The procedure for the request shall be the same as if it was a variance. If it is deemed by the board of zoning appeals that one (1) or more of the following apply, the board may grant said request.

- A. The design, construction, and character of the building is not suitable for uses permitted in the district in which the nonconforming use is situated; and
- B. Undue hardships to the property owner would result in not allowing the building to be reopened for a nonconforming use; and
- C. Adjacent property would not be unduly damaged by such use of the building; and
- D. The use is to be identical or similar to the prior nonconforming use of the building.

21.3.3. *Variations.* The board of appeals has the power to hear requests for variances from the provisions of this chapter. Variance may be granted only if the board finds all of the following to exist:

- A. That one (1) of the following is true, through no action or fault of the property owner or predecessor:
 - 1. The property is exceptionally narrow, shallow or unusually shaped;
 - 2. The property contains exceptional topographic conditions;
 - 3. The property contains other extraordinary or exceptional conditions; or
 - 4. There are existing other extraordinary or exceptional circumstances; and
- B. That the strict application of the requirements of this chapter would result in practical difficulties to, or undue hardship upon, the owner of this property; and
- C. That the requested variance relief may be granted without substantially impairing the intent and purpose of this chapter.

Variance decisions shall be issued in writing within ten (10) business days of the hearing.

21.3.4. *Conditions.* In granting a variance, the board of appeals may attach such conditions regarding the location, character and other features of the proposed building, structure, property, development standards or use as it may deem advisable so that the purpose of this chapter will be served, public safety and welfare secured and substantial justice done.

21.3.5. *Limitations on variances; improper variance requests.* Variances cannot be given to totally remove a requirement or to exempt a property or applicant entirely from a requirement. If a variance is being sought that is, in the judgment of the zoning administrator, a request that would constitute a text amendment, then the application shall not be accepted. The applicant shall instead be directed to file for a text amendment.

Furthermore, the board of appeals shall not be authorized to grant a density variance or a use variance to permit a use in a district in which the use is prohibited. A variance application shall not be accepted if the variance seeks something that cannot be varied. A variance application shall not be accepted if the variance is contradictory to the ordinance.

- 21.3.6. *Self-inflicted hardship.* The board shall not grant variances when the hardship was created by the property owner or his predecessor, and shall not grant hardship variances based on shape or topography for lots of record not existing prior to November 7, 1996. Configuring a subdivision to create lots that are difficult to build is an example of a hardship created by the property owner or predecessor, that does not justify a variance.

Sections 21.3.7, *Place of worship*, and 21.3.8, *Group homes*, omitted. *Not applicable.*

STANDARDS FOR EXERCISE OF ZONING POWERS.

1. *The existing land uses and zoning of nearby property.*
The surrounding properties are zoned for commercial use and used for that purpose.
2. *The suitability of the subject property for the zoned purposes.*
The property is suitable for the zoned purposes.
3. *The relative gain to the public, as compared to the hardship imposed upon the individual property owner.*
The public gain would be minimal. A variance approval would allow the property owner to better advertise the business.
4. *Whether the subject property has a reasonable economic use as currently zoned.*
The property has a reasonable economic use as currently zoned.
5. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*
The proposed variance would have no effect on the use of the subject or adjacent properties.
6. *Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.*
The proposed variance will not have an adverse effect on the existing use or usability of adjacent or nearby property.
7. *Whether the zoning proposal is in conformity with the current future development plan and community agenda of the comprehensive land use plan as currently adopted or amended in the future.*

The proposed variance has no impact on the Future Development Plan or Comprehensive Plan.

8. *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.*

This project will not affect the environment.

9. *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.*

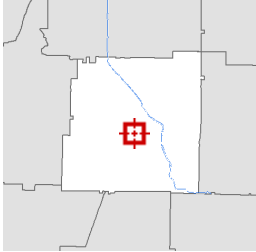
This project will not affect utilities or local infrastructure.

10. *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.*

There are no known conditions.



Overview



Legend

- Parcels
- Roads

| | | | | | |
|------------------------------|---|---------------------|------------|----------------------|------------------------|
| Parcel ID | C088-0001-002 | Alternate ID | 37782 | Owner Address | RELIANCE INVESTORS LLC |
| Sec/Twp/Rng | n/a | Class | Commercial | | 118 NELSON BLVD |
| Property Address | 1396 JOE FRANK HARRIS PKWY | Acreage | 0.44 | | ROME, GA 30165 |
| District | Cartersville | | | | |
| Brief Tax Description | LL56 LD4 S3 CARWASH PARKWAY NORTH | | | | |
| | (Note: Not to be used on legal documents) | | | | |

Date created: 6/3/2024
 Last Data Uploaded: 5/31/2024 10:38:53 PM

Developed by **Schneider**
 GEOSPATIAL

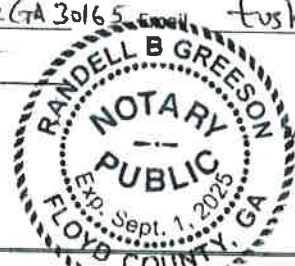
City of Cartersville
Application for Variance
Board of Zoning Appeals

Hearing Date: 7/11/24 5:30pm

Application Number: V24-16

Date Received: 5/9/24

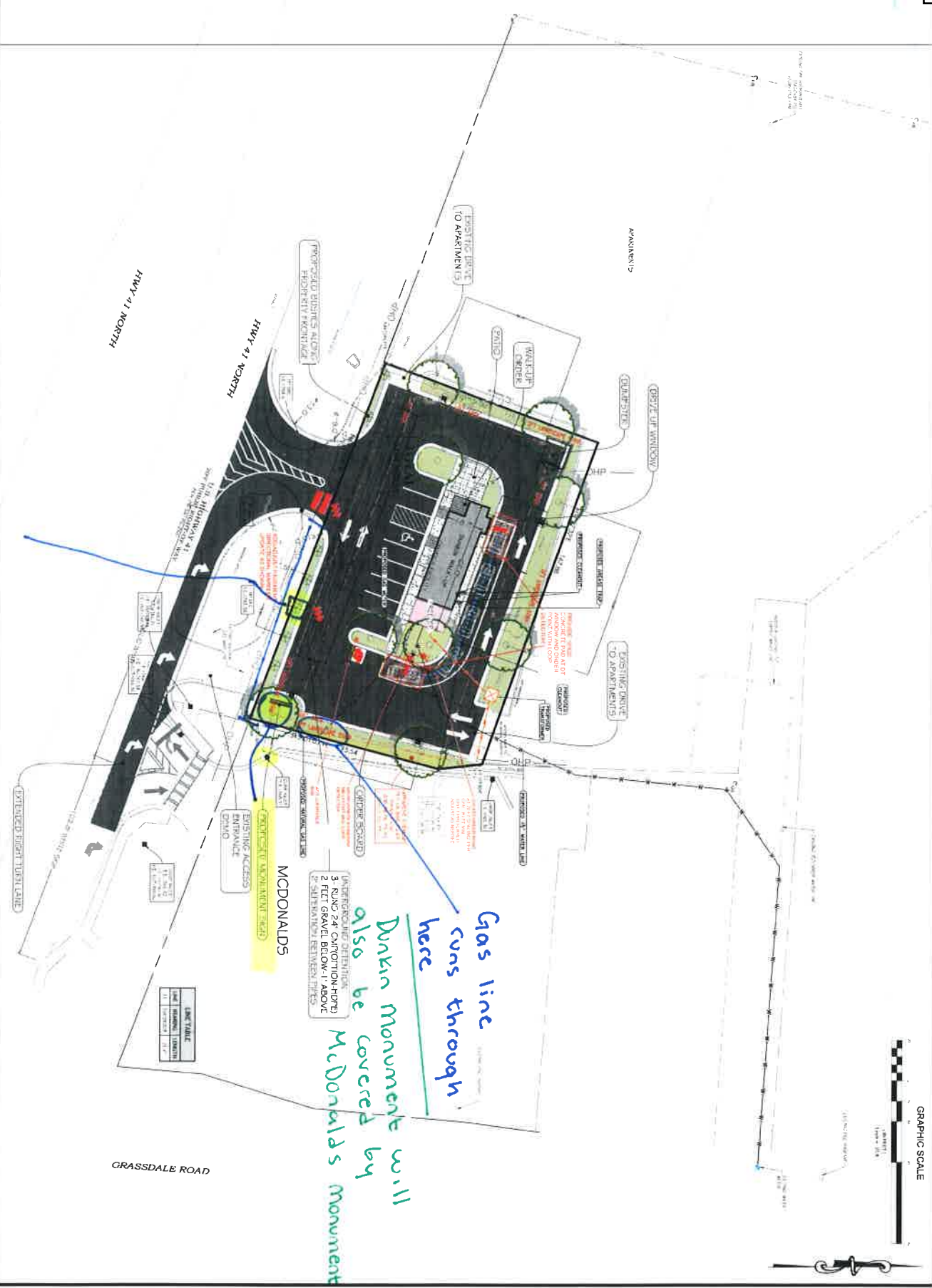
Applicant Denisse Gamez Office Phone 706-654-0013
(printed name)
 Address 195 Legacy Dr. Mobile/ Other Phone _____
 City Hoschton State GA Zip 30548 Email denisse.inexsignservice@gmail.com
 Representative's printed name (if other than applicant) _____ Phone (Rep) _____
 Email (Rep) _____
 Representative Signature Denisse Gamez Applicant Signature Denisse Gamez
 Signed, sealed and delivered in presence of: _____ My commission expires: _____
 Notary Public 

* Titleholder TUSHAR PATEL Phone 706 346 1310
(titleholder's printed name)
 Address 118 Nelson Blvd, Rome GA 30165 Email tushar.p@Comcast.net
 Signature Tushar Patel
 Signed, sealed, delivered in presence of: _____ My commission expires: 9-1-2025
 Notary Public 

Present Zoning District Cartersville Parcel ID No. C088-0001-002
 Acreage .468 Land Lot(s) 56 District(s) 04 Section(s) _____
 Location of Property: 1396 Joe Frank Harris Pkwy Cartersville, GA 30120
(street address, nearest intersections, etc.)
 Zoning Section(s) for which a variance is being requested: _____
 Summary Description of Variance Request: Relocation of monument sign to
make visible from road and away from gas line.
(Additional detail can be provided on Justification Letter)

* Attach additional notarized signatures as needed on separate application pages.

Variance Monument Placement



GRAPHIC SCALE

Gas line runs through here
Dunkin Monument will also be covered by McDonalds monument

MCDONALDS

DUNKIN DONUT EXPRESS
LOCATED IN LAND LOTS 17 & 56
4TH DISTRICT, 3RD SECTION
CITY OF CARTERSVILLE, GEORGIA

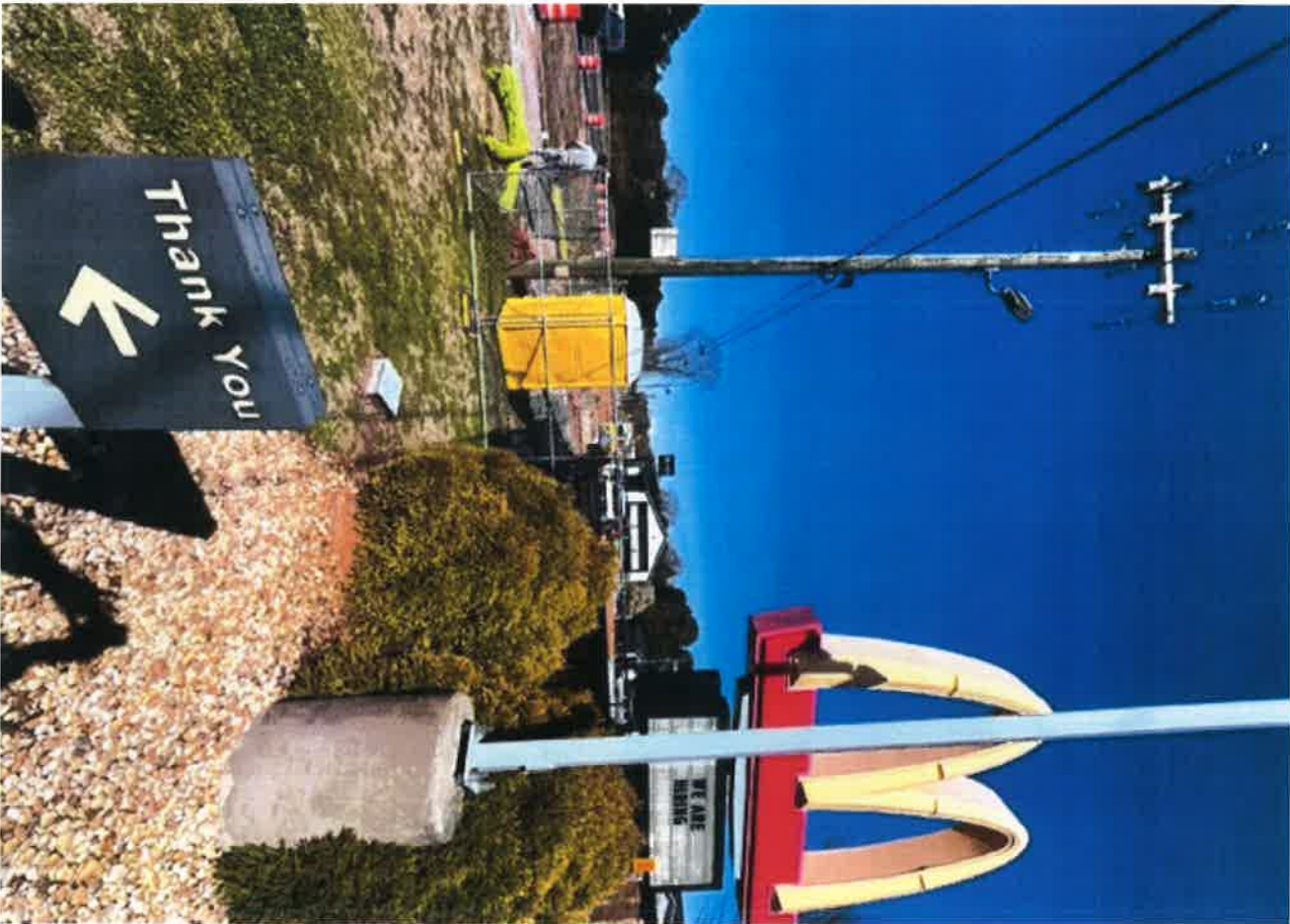
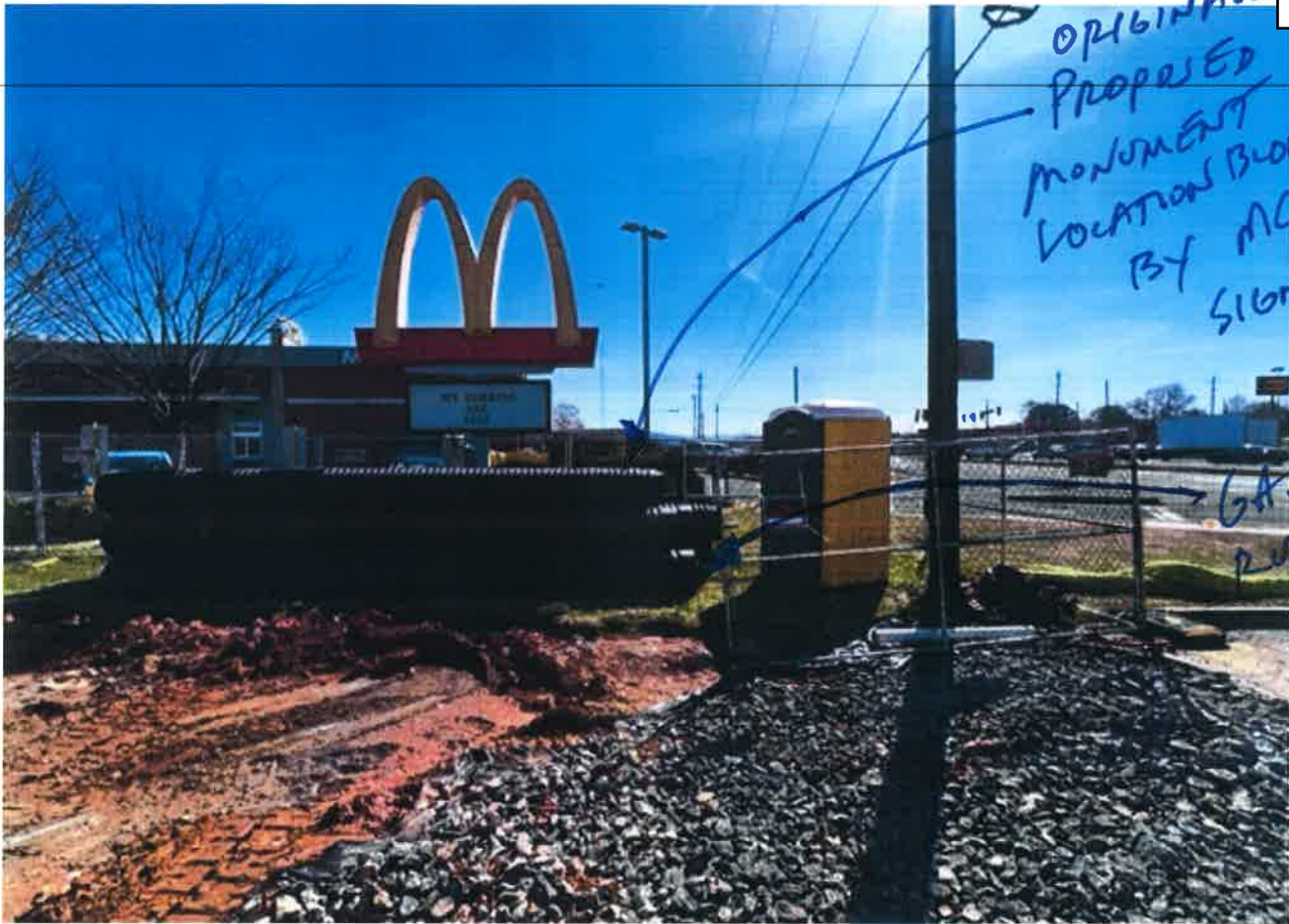
SOUTHLAND ENGINEERING
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770.387.0440 FAX: 770.607.5151

| NO. | DATE | DESCRIPTION |
|-----|---------|-------------|
| 1 | 8/29/23 | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |

PROJECT NO.: 23064
DATE: 8/29/23

SHEET NO.: C202

SITE CONCEPT B





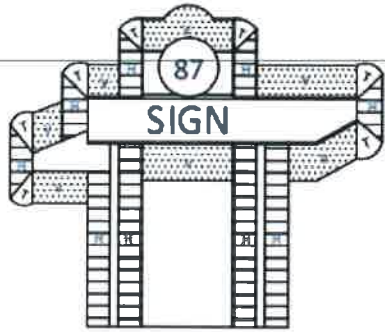


Figure 4B

H - Horizontal clearance
 T - Transitional = Vertical (arc)
 V - Vertical clearance

Voltages are phase to ground for effectively grounded circuits.

| | | | | | |
|-----------------|---|---------------------------------------|-------------------------------------|---|--|
| Clearance from: | Insulated communication conductors and cable; messengers; grounded guys; fiberglass guy insulators (exposed voltage from 0 to 300V) system neutral (ft) | Multiplex supply cable 0 to 750V (ft) | Open wire conductors 0 to 750V (ft) | Unguarded rigid live parts, over 750V to 22kV fiberglass guy insulators (exposed voltage from over 300V to 22kV) (ft) | Open wire conductors over 750V to 22kV; (ft) |
|-----------------|---|---------------------------------------|-------------------------------------|---|--|

2. Signs, chimneys, billboards, radio and television antennas, flagpoles and flags, banners, tanks, and other installations not classified as buildings or bridges 9

| | | | | | |
|---|------|------|-------|------|-------|
| A. Horizontal 3 (1) To portions that are readily accessible to pedestrians 2 (2) To portions that are not readily accessible to pedestrians 2 | 4.5 | 5.0 | 5.5 7 | 7.0 | 7.5 8 |
| | 3.0 | 3.5 | 5.5 7 | 7.0 | 7.5 8 |
| B. Vertical (1) Over or under catwalks and other surfaces upon which personnel walk. (2) Over or under other portions of such installations 3 | 10.5 | 11.0 | 11.5 | 13.0 | 13.5 |
| | 3.0 | 3.5 | 6.0 | 7.5 | 8.0 |

Table 4B

See footnotes on Plate SOA-06.003.

(Reference NESC Rule 234, 2017 Edition, for additional information)

SUBJECT **OVERHEAD DISTRIBUTION**

DETAIL CLEARANCES - CLEARANCES OF WIRES, CONDUCTORS, CABLES, AND UNGUARDED RIGID LIVE PARTS

ADJACENT BUT NOT ATTACHED TO BUILDINGS AND OTHER INSTALLATIONS EXCEPT BRIDGES

| | | | |
|---------------|--|------------------|-------------|
| Date 02-26-99 | REVISED 01-26-02, 11-01-06, 12-30-11, 01-01-17 | Southern Company | A- SOA06002 |
|---------------|--|------------------|-------------|

CONDITIONS VERIFICATION

List the Article(s), Section(s) and Subsection(s) of the Zoning Ordinance for which a variance is requested.

Article 2 Section 20-23 Subsection C
 Article 2 Section 20-23 Subsection n
 Article _____ Section _____ Subsection _____

The Board of Zoning Appeals was established to hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the zoning administrator in the enforcement of the zoning ordinance. The Board has the power to hear requests for variances from the provisions of the zoning ordinance, Article XXI APPEALS. See Section 21.3 for additional information pertaining to conditions.

To assist staff and the Board of Zoning Appeals in the analysis of the variance application, please check all of the following conditions that apply to your variance request:

- 1. _____ The property is exceptionally narrow, shallow or unusually shaped,
- 2. X The property contains exceptional topographic conditions,
- 3. _____ The property contains other extraordinary or exceptional conditions; and
- 4. _____ There are other existing extraordinary or exceptional circumstances; and
- 5. _____ The strict application of the requirements of this ordinance would result in practical difficulties to, or undue hardship upon, the owner of this property;
- 6. X The requested variance relief may be granted without substantially impairing the intent and purpose of this ordinance

Additional Comments by Applicant: The variance would allow us to relocate the sign somewhere more visible. The neighboring restaurant has a sign there as well, which will cover ours. There is also a gas line running through the location.

Justification Letter
Request of Variance
1396 Joe Frank Harris Pkwy Cartersville, GA 30120

This justification letter's intent is to approve the relocation request of the Dunkin Cartersville monument sign at address 1396 Joe Frank Harris Pkwy Cartersville, GA 30120. The intent is to move the monument sign to the front of the building facing the road for better visibility from the street. The neighboring restaurant has a large sign in the location we had initially considered placing it, which would have been well within city regulations. However, if we put our monument sign in this location, it would be overshadowed by the McDonalds monument sign. In addition to that, there is a gas line running through the area where the initial sign location is. This could affect the footing process and may result in shutting the gas for the duration of the installation. I ask for a variance because the proposed location for this sign is not in the allotted 5 foot minimum setback requirement. There is an obstruction due to the neighboring McDonalds sign, and the gas line may disrupt and longate the footing installation time.

The proposed location for the monument sign is under a powerline and I have written confirmation from Georgia Power stating the height of the sign is a safe distance from the powerline so as to not obstruct any of its functionality or create safety hazards. I ask that you consider my request for the variance in order to have a visible and functioning monument sign for the new Dunkin location.

Thank you for your consideration.

Respectfully,



Denisse Gamez

10 Massell Dr
Cartersville GA 30120

Item 2.

470-676-6958

May 17th, 2024



Denisse
Inex Sign Service Inc

RE: Dunkin' Donuts

Dear Denisse,

Thank you for contacting Georgia Power in regards to the Dunkin' Donuts at 1396 Joe Frank Harris Pkwy in Cartersville. Based on our requirements for clearances from overhead lines, this document serves as a confirmation the sign for Dunkin' Donuts meets NESC standards and will not conflict with our system.

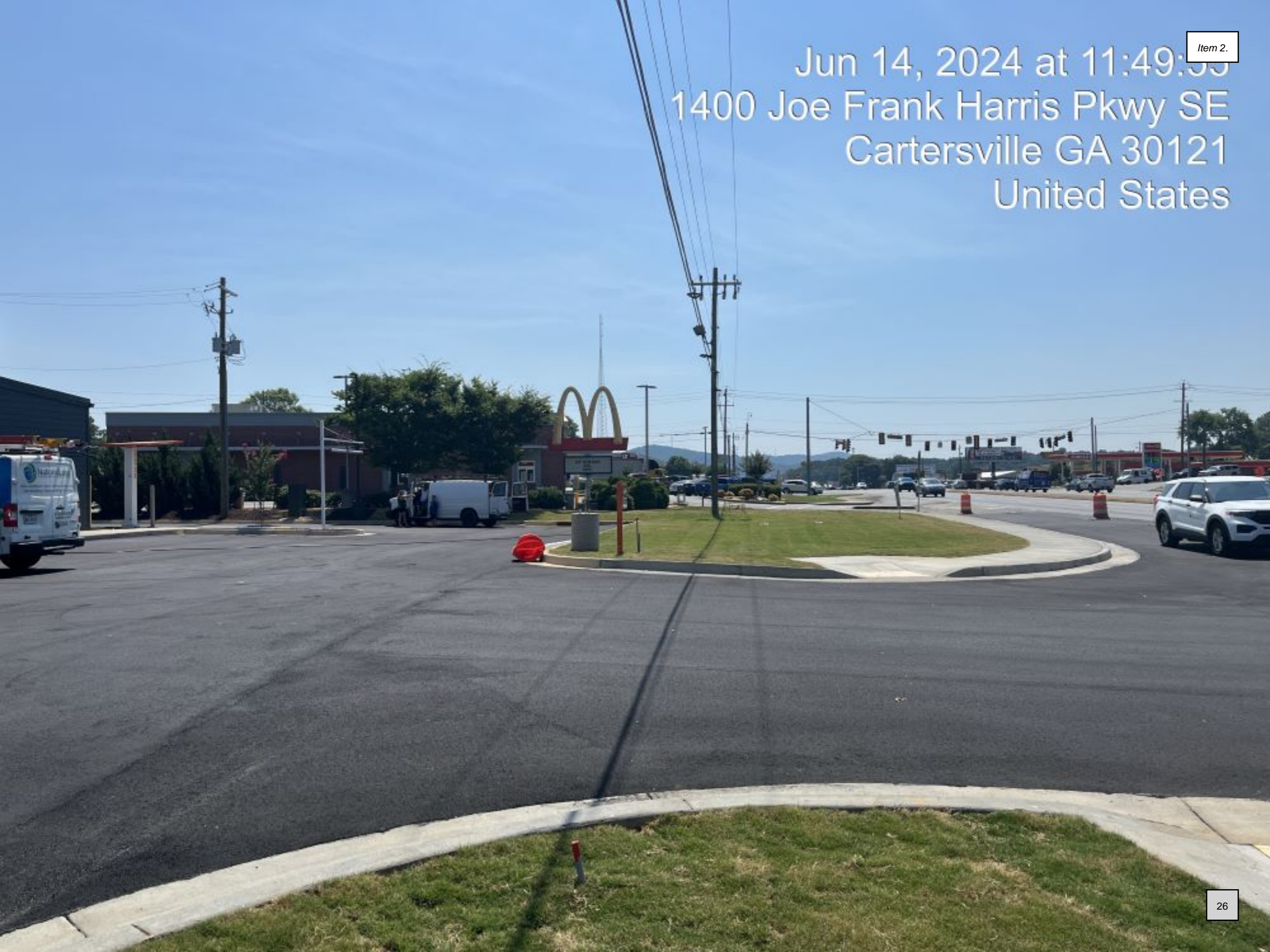
Sincerely,

Alex Miles
Distribution
Engineer II

Jun 14, 2024 at 11:49:00
1400 Joe Frank Harris Pkwy SE
Cartersville GA 30121
United States



Jun 14, 2024 at 11:49:55
1400 Joe Frank Harris Pkwy SE
Cartersville GA 30121
United States



Jun 14, 2024 at 11:51:03
1370 Joe Frank Harris Pkwy SE
Cartersville GA 30120
United States







BOARD OF ZONING APPEALS ITEM SUMMARY

| | |
|---|--|
| MEETING DATE: | July 11, 2024 |
| SUBCATEGORY: | Variance |
| DEPARTMENT NAME: | Planning and Development |
| AGENDA ITEM TITLE: | V24-17. 178 W. Main Street. Applicant: Mathew R. Womack |
| DEPARTMENT SUMMARY RECOMMENDATION: | Variance to increase the area and duration of temporary event signs. |
| LEGAL: | |



City of Cartersville

PLANNING AND DEVELOPMENT

P.O. Box 1390 • 10 North Public Square • Cartersville, Georgia 30120
 Telephone: 770-387-5600 • Fax: 770-387-5605 • www.cityofcartersville.org

MEMO

To: BZA
 From: Randy Mannino/David Hardegree/Zack Arnold
 CC: David Archer/ Keith Lovell
 Date: June 10, 2024
 Re: File # V24-17

Summary: To increase the allotted area and duration of temporary event signage.

Section 1: Project Summary

Variance application by applicant Matt Womack for property located at 178 W. Main St, zoned DBD (Downtown Business District). Said property contains approximately 1.6 acres.

The applicant has installed signage to advertise for the upcoming City Overlook development. The installed signs are mounted on the construction fence wrapping the site. One sign is placed along Main St., and one is placed along Bartow St. The signs are approximately 76 square feet each. A 14-day sign permit application was issued for the signs on 4-12-2024. The permit expiration date has been extended to allow the signs to remain until decision by the Board of Zoning Appeals and HPC.

The City Ordinance for temporary event signs, Sec. 20-28., requires signs to not exceed 32 square feet in total area, and be displayed for no more than 14 days. The applicant requests a variance to increase the allotted construction signage area from 32 square feet to 76 square feet (a 44 square feet increase), as well as increase the allotted time the signs can be displayed from 14 days to the end of site construction, or removal of the construction fence.

The HPC reviewed the sign variance at their June 18th meeting, application COP24-19. The HPC took no action on the request.

The variance requests are for the following:

1. Increase the area of (2) temporary banners from the allowed 32sf to 76sf. (4ft x 19ft)
2. Increase duration of (2) temporary banners from the allowed 14 days to end of construction or until temporary fencing is removed.

Section 2. Department Comments

Electric Department: No comments received.

Fibercom: No comments received.

Fire Department: No comments received.

Gas Department: No comments received.

Public Works Department: No comments received.

Water Department: No comments received.

Section 3. Public Comments Received by Staff

None received by staff.

Section 4. Variance Justification:

Please review the following findings, as stated in the City Ordinance, that are to be utilized in determining justification for approval or denial of variance request(s).

Sec. 20-28. Temporary event signs.

Businesses and institutions may exhibit balloons, banners, flags or streamers related to an activity or event having a specific duration, or the end of which is related to a specific action, usually lasting only a few days at a time. Examples include grand opening events, seasonal sales events, and close-out sales. Such signs must comply with the following provisions:

- (1) *Duration.* Such signs may be exhibited for no more than fourteen (14) days at a time, with a thirty-day separation period between events, and no more than one (1) time each calendar year on the same property. A new business owner who obtains a new business license (occupational tax certificate) may be eligible to hold a temporary event, even if a former business has held an event earlier on the same property in the same calendar year.
- (2) *Maintenance.* No person shall maintain or permit to be maintained on any premises owned or controlled by that person any temporary event sign which is in a dangerous and defective condition. Any such sign shall be removed or repaired by the permittee of the sign, the owner of the premises, or as otherwise provided for in this article.

- (3) *Permit*. A temporary event permit is required along with a fee per fee ordinance.
- (4) *Setback*. All such signs and devices shall be set back a minimum of five (5) feet from public road right-of-way.
- (5) *Size*. Banners and portable signs shall be a maximum of thirty-two (32) square feet in area.

(Ord. No. 26-12, 5-3-12)

Sec. 21.3. - Powers and duties of the board of zoning appeals.

The board of zoning appeals shall have the following powers and duties:

- 21.3.1. *Appeals*. To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the zoning administrator in the enforcement of this chapter. Appeals to the board of appeals may be taken by any person aggrieved or by any officer, department, board, or agency of the City of Cartersville affected by any decision of the zoning administrator. Such appeal shall be taken within thirty (30) days of said decision by filing with the zoning administrator a written notice of appeal specifying the grounds thereof. Decisions on appeals shall be issued in writing within ten (10) business days of the hearing on the appeal.
- 21.3.2. *Continuance of a nonconforming use*. The board of zoning appeals may allow a nonconforming use to be reestablished after discontinuance for twelve (12) consecutive months. The procedure for the request shall be the same as if it was a variance. If it is deemed by the board of zoning appeals that one (1) or more of the following apply, the board may grant said request.
 - A. The design, construction, and character of the building is not suitable for uses permitted in the district in which the nonconforming use is situated; and
 - B. Undue hardships to the property owner would result in not allowing the building to be reopened for a nonconforming use; and
 - C. Adjacent property would not be unduly damaged by such use of the building; and
 - D. The use is to be identical or similar to the prior nonconforming use of the building.
- 21.3.3. *Variances*. The board of appeals has the power to hear requests for variances from the provisions of this chapter. Variance may be granted only if the board finds all of the following to exist:
 - A. That one (1) of the following is true, through no action or fault of the property owner or predecessor:
 - 1. The property is exceptionally narrow, shallow or unusually shaped;
 - 2. The property contains exceptional topographic conditions;
 - 3. The property contains other extraordinary or exceptional conditions; or

- 4. There are existing other extraordinary or exceptional circumstances; and
- B. That the strict application of the requirements of this chapter would result in practical difficulties to, or undue hardship upon, the owner of this property; and
- C. That the requested variance relief may be granted without substantially impairing the intent and purpose of this chapter.

Variance decisions shall be issued in writing within ten (10) business days of the hearing.

- 21.3.4. *Conditions.* In granting a variance, the board of appeals may attach such conditions regarding the location, character and other features of the proposed building, structure, property, development standards or use as it may deem advisable so that the purpose of this chapter will be served, public safety and welfare secured and substantial justice done.
- 21.3.5. *Limitations on variances; improper variance requests.* Variances cannot be given to totally remove a requirement or to exempt a property or applicant entirely from a requirement. If a variance is being sought that is, in the judgment of the zoning administrator, a request that would constitute a text amendment, then the application shall not be accepted. The applicant shall instead be directed to file for a text amendment. Furthermore, the board of appeals shall not be authorized to grant a density variance or a use variance to permit a use in a district in which the use is prohibited. A variance application shall not be accepted if the variance seeks something that cannot be varied. A variance application shall not be accepted if the variance is contradictory to the ordinance.
- 21.3.6. *Self-inflicted hardship.* The board shall not grant variances when the hardship was created by the property owner or his predecessor, and shall not grant hardship variances based on shape or topography for lots of record not existing prior to November 7, 1996. Configuring a subdivision to create lots that are difficult to build is an example of a hardship created by the property owner or predecessor, that does not justify a variance.

Sections 21.3.7, *Place of worship*, and 21.3.8, *Group homes*, omitted. *Not applicable.*

Section V. STANDARDS FOR EXERCISE OF ZONING POWERS.

1. *The existing land uses and zoning of nearby property.*
The surrounding properties are zoned Downtown Business District(DBD), Professional Service (P-S) and Residential (R-7) Adjacent property uses include commercial office, retail, religious institution and single family residential.
2. *The suitability of the subject property for the zoned purposes.*
The property is suitable for the zoned purposes.
3. *The relative gain to the public, as compared to the hardship imposed upon the individual property owner.*
The public gain would be minimal.
4. *Whether the subject property has a reasonable economic use as currently zoned.*
The property has a reasonable economic use as currently zoned.
5. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*
The proposed variance would have no affect on the use of the subject or adjacent properties.
6. *Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.*
The proposed variance will not have an adverse effect on the existing use or usability of adjacent or nearby property.
7. *Whether the zoning proposal is in conformity with the current future development plan and community agenda of the comprehensive land use plan as currently adopted or amended in the future.*
The proposed variance has no impact on the Future Development Plan or Comprehensive Plan.
8. *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.*
No adverse environmental impact is anticipated.
9. *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 proposed variance will not increase the burden to streets, transportation, or utilities.

10. *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.*

There are no known conditions.

City of Cartersville
Application for Variance
Board of Zoning Appeals

Hearing Date: 7/11/24 5:30pm

Application Number: V24-17

Date Received: 4/26 + 6/3/24

Applicant City Overlook Cartersville Office Phone N/A
 (printed name)
 Address PO Box 3603 Mobile/ Other Phone 678 776 6872
 City Cartersville State GA Zip 30120 Email MattWomackCustomhomes.com
Matt Womack Phone (Rep) same
 Representative's printed name (if other than applicant) Email (Rep) same

[Signature] Representative Signature
[Signature] Applicant Signature
 Signed, sealed and delivered in presence of: **Gewene Womack**
NOTARY PUBLIC
 Bartow County, GEORGIA
 My Commission Expires 03/29/2026

[Signature] Notary Public

* Titleholder Matthew R Womack Phone 678 776 6872
 (titleholder's printed name)
 Address same as above Email same as above
 Signature [Signature]

Signed, sealed, delivered in presence of:
[Signature] Notary Public

MAYRA BRAVO
NOTARY PUBLIC
 Bartow County
 State of Georgia
 My Comm. Expires April 18, 2028

Present Zoning District Downtown Parcel ID No. C002-0002-013
 Acreage 1.6 Land Lot(s) 483 District(s) 4 Section(s) _____
 Location of Property: 178 W Main St
 (street address, nearest intersections, etc.)
 Zoning Section(s) for which a variance is being requested: _____
 Summary Description of Variance Request: Variance to allow for a
larger sign
 (Additional detail can be provided on Justification Letter)

* Attach additional notarized signatures as needed on separate application pages.

CONDITIONS VERIFICATION

List the Article(s), Section(s) and Subsection(s) of the Zoning Ordinance for which a variance is requested.

Chapter 20 - SIGNS

Article _____ Section 20-28 Subsection (1), (4) & (5)

Article _____ Section _____ Subsection _____

Article _____ Section _____ Subsection _____

The Board of Zoning Appeals was established to hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the zoning administrator in the enforcement of the zoning ordinance. The Board has the power to hear requests for variances from the provisions of the zoning ordinance, Article XXI APPEALS. See Section 21.3 for additional information pertaining to conditions.

To assist staff and the Board of Zoning Appeals in the analysis of the variance application, please check all of the following conditions that apply to your variance request:

- 1. _____ The property is exceptionally narrow, shallow or unusually shaped,
- 2. _____ The property contains exceptional topographic conditions,
- 3. _____ The property contains other extraordinary or exceptional conditions; and
- 4. _____ There are other existing extraordinary or exceptional circumstances; and
- 5. The strict application of the requirements of this ordinance would result in practical difficulties to, or undue hardship upon, the owner of this property;
- 6. The requested variance relief may be granted without substantially impairing the intent and purpose of this ordinance

Additional Comments by Applicant: *this property the allowed 8'x4' sign isn't large enough for very much legible information. I'm asking for permission to display 2 4'x19' banners for as long as the temporary fence is in place.*



City of Cartersville

PLANNING AND DEVELOPMENT

P.O. Box 1390 • 10 North Public Square • Cartersville, Georgia 30120
 Telephone: 770-387-5600 • Fax: 770-387-5605 • www.cityofcartersville.org

TEMPORARY EVENT 14 DAY PERMIT APPLICATION

PERMIT NO: SP24-40 PERMIT DATE: 4-16-24

BUSINESS NAME: City Overlook Cartersville

BUSINESS LOCATION: 178 W Main St

BUSINESS OWNER OR CONTACT PERSON: Matt Womack

PHONE NUMBER (CELL) OF OWNER OR CONTACT PERSON: 678 776 6872

EMAIL OF OWNER OR CONTACT PERSON: matthewomackcustomhomes.com

BEGINNING DATE OF EVENT: 4/12/24

END DATE OF EVENT (14 DAYS FROM BEGINNING DATE): N/A

NOTE: A \$25 permit fee must accompany this application for processing. All temporary signs, banners, balloons and streamers erected during a temporary event must be placed out of the right-of-the-way and shall not obstruct vehicle driver visibility entering or exiting any street or place of business.

 Cartersville Sign Ordinance Sec. 20-28. Temporary event signs.

Businesses and institutions may exhibit balloons, banners, flags, or streamers related to an activity or event having a specific duration, or the end of which is related to a specific action, usually lasting only a few days at a time. Examples include grand opening events, seasonal sales events, and close-out sales. Such signs must comply with the following provisions:

1. *Duration.* Such signs may be exhibited for no more than fourteen (14) days at a time, with a thirty (30) day separation period between events, and no more than one (1) time each calendar year on the same property. A new business owner who obtains a new business license (occupational tax certificate) may be eligible to hold a temporary event, even if a former business has held an event earlier on the same property in the same calendar year.
2. *Maintenance.* No person shall maintain or permit to be maintained on any premises owned or controlled by that person any temporary event sign which is in a dangerous and defective condition. Any such sign shall be removed or repaired by the permittee of the sign, the owner of the premises, or as otherwise provided for in this article.
3. *Permit.* A temporary event permit is required along with a fee per fee ordinance.
4. *Setback.* All signs and devices shall be a minimum of five (5) feet from public road right-of-way.
5. *Size.* Banners and portable signs shall be a maximum of thirty-two (32) square feet in area.

Sec. 20-28. - Temporary event signs.

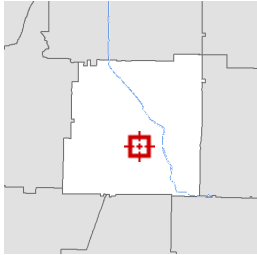
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- (2) *Maintenance.* No person shall maintain or permit to be maintained on any premises owned or controlled by that person any temporary event sign which is in a dangerous and defective condition. Any such sign shall be removed or repaired by the permittee of the sign, the owner of the premises, or as otherwise provided for in this article.
- (3) *Permit.* A temporary event permit is required along with a fee per fee ordinance.
- (4) *Setback.* All such signs and devices shall be set back a minimum of five (5) feet from public road right-of-way.
- (5) *Size.* Banners and portable signs shall be a maximum of thirty-two (32) square feet in area.

(Ord. No. 26-12, 5-3-12)



Overview



Legend

- Parcels
- Roads

| | | | | | |
|-----------------------|---|--------------|--------|---------------|--------------------------------|
| Parcel ID | C002-0002-013 | Alternate ID | 32096 | Owner Address | CITY OVERLOOK CARTERSVILLE LLC |
| Sec/Twp/Rng | n/a | Class | Exempt | | PO BOX 3603 |
| Property Address | 178 W MAIN ST | Acreeage | 1.6 | | CARTERSVILLE, GA 30120 |
| District | Cartersville | | | | |
| Brief Tax Description | LL483 D4 Cartersville Police Department | | | | |
| | (Note: Not to be used on legal documents) | | | | |

Date created: 6/19/2024
 Last Data Uploaded: 6/18/2024 11:29:18 PM

Developed by Schneider
 GEOSPATIAL

Jun 11, 2024 at 15:32:27
178 W Main St
Cartersville GA 30120
United States



CITYOVERLOOK

Elevated & Timeless Residences
Cartersville, GA



Marketed Exclusively by:

**PROFESSIONAL
REALTY
GROUP, INC**
770.387.1706

Gina D'Urbano *Cindy Dent*
770.653.9328 770.655.2412





VARIANCE NOTICE

CASE NO. V24-17

APPLICATION HAS BEEN MADE TO THE CITY OF CARTERSVILLE BOARD OF ZONING APPEALS FOR VARIANCE ON THIS PROPERTY.

A PUBLIC HEARING WILL BE HELD AT CITY HALL 10 NORTH PUBLIC SQUARE

AT 5:30PM ON 7-11-2024

FOR ADDITIONAL INFORMATION CONTACT THE DEPARTMENT OF PLANNING & DEVELOPMENT AT 770-387-5600