



CARTERSVILLE BOARD OF ZONING APPEALS MEETING

Council Chambers, Third Floor of City Hall
Thursday, June 08, 2023 at 5:30 PM

AGENDA

BOARD MEMBERS:

Lamar Pendley – Chairman
Linda Brunt
John Clayton
J.B. Hudson
Kevin McElwee
Malcolm Cooley
Patrick Murphy

CITY CLERK:

Julia Drake

PLANNING DIRECTOR:

Randy Mannino

CITY PLANNER:

David Hardegree

ASSISTANT CITY ATTORNEY:

Keith Lovell

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Minutes from 5.11.23

VARIANCE CASES

2. V23-14. Grogan Rd at Cass-White Rd. Parcel ID: C123-0001-001 Applicant: IDI-Cartersville Ranch, LLC

STAFF OR COMMITTEE COMMENTS

OTHER

The next meeting of the Board of Zoning Appeals will be July 13. 5:30pm.

ADJOURNMENT

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:	June 8, 2023
SUBCATEGORY:	Variance
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	Minutes from 5.11.23
DEPARTMENT SUMMARY RECOMMENDATION:	Meeting Minutes for 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 May 11, 2023, in the Council Chambers.

ROLL CALL

Board Members Present: Lamar Pendley, John Clayton, Malcolm Cooley, JB Hudson, and Patrick Murphy (via phone)
Absent: Kevin McElwee, Linda Brunt
Staff Present: Randy Mannino, David Hardegree, Zack Arnold, and Julia Drake

VARIANCE CASES

- 1. V23-09: 32 Cassville Rd. Applicant: Calvin Evans**
Variance: To allow a detached garage to be placed in the front yard setbacks of a corner lot.

Board Member Hudson recused himself from this case.

David Hardegree, Planning and Development Assistant Director stated all properties had been properly posted and advertised and all adjacent property owners had been notified. Continuing, he gave an overview of the case stating this was a variance application by owner/applicant Calvin Evans for property located at 32 Cassville Road, zoned R-20 Residential. Setbacks are Front- 20ft and Side- 10ft. Said property contains approximately 4.25 acres. The lot is a corner lot with road frontages and front yards along Cassville Rd. and Charles St.

The location of the detached garage was previously home to a carriage house original to the historic home from the early 1900's. Upon inspection it was decided that the carriage house could not be salvaged due to structural issues, and demolition occurred. The applicant is constructing the new garage in the same location as the old carriage house. The zoning ordinance for corner lot accessory structures, Sec. 4.9, requires accessory structures to be installed within a side yard while complying with the side yard setback for the district.

The current location of the detached garage is in the front yard along Charles Street, but does not encroach into the Charles St. right-of-way, is behind the 20ft front yard setback, and is located behind the 10ft side yard setback.

The City Historic Preservation Commission approved the construction of the new detached garage on April 18, 2023 (COP23-13).

Chairman Pendley opened the public hearing.

Brandon Bowen, 15 S Public Sq. came forward to represent the application and answer any questions from the Board Members.

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

Board Member Clayton made a motion to approve V23-09. Board Member Cooley seconded the motion. Motion carried unanimously with Chairman Pendley voting. Vote: 4-0

Board Member Murphy left the meeting.

Board Member Hudson rejoined the meeting.

APPROVAL OF MINUTES

2. April 13, 2023

Chairman Pendley made a comment that the minutes needed to be corrected under case V22-23. The minutes reflect that the house was proposed when in fact, the house had already been built.

Julia Drake, City Clerk, stated that she would make the correction.

Board Member Clayton made a motion to approve the amended minutes from April 13, 2023. Board Member Cooley seconded the motion. Motion carried unanimously. Vote: 4-0

VARIANCE CASES

3. V23-10: 115 Ford St. Applicant: Donna N. Jones
Variance: To reduce minimum lot area and minimum lot frontage in M-U zoning district.

Mr. Hardegree stated that all adjacent property owners had been notified and the property had been properly posted and advertised.

Continuing, Mr. Hardegree gave an overview of the case stating this is a variance application by the owner/applicant, Donna Jones, for property located at 115 Ford St, zoned M-U, Multiple Use District. The lot is a double frontage lot with road frontages along Ford Street and Roosevelt Street. Setbacks are Front- 10ft. and Side- 10ft. Said property contains approximately 0.41 acres.

The applicant proposes to split the current lot into three separate lots. Currently, there are three houses on the property. The zoning ordinance for M-U (Multiple Use District), Sec. 9.2, requires a minimum of 7,000 square feet of lot area per lot and a minimum of 60 feet of road frontage per lot.

Tract 3 with a proposed 5,420sf shown on the attached survey cannot meet the 7,000 square foot minimum lot size, and therefore requires a variance to reduce the lot size.

The Water Department is requiring that a 5ft wide strip of land be platted for Tract 2 for a new sewer line installation adjacent to Tract 1. The current sewer line serving Tract 2 is buried under the house on Tract 1. The portion of the existing sewer line serving Tract 2 must be abandoned and the new sewer line installed within the new 5ft strip of land. Because this 5ft. strip of land is required, it causes Tract 2 to become

double frontage lot unable to meet the minimum 60ft. street frontage requirement along Ford St.

The variance request is for the following and per the submitted survey:

1. To reduce the minimum lot area on Tract 3 (Sec. 9.2.3(E)).
2. To reduce the minimum road frontage for Tract 2. (Sec. 9.2.3(H)).

Public hearing was opened.

Melissa Elejalde, 321 Lakebridge Crossing, Canton, GA., came forward to represent the case for the applicant.

Chairman Pendley inquired if the existing homes would remain on the lots to which Ms. Elejalde stated that yes, the homes would remain. Two of the homes are new and the other home is being remodeled.

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

Board Member Hudson made a motion to approve the variance to reduce lot area on Tract 3. Board Member Clayton seconded the motion. Motion carried unanimously. Vote: 4-0

Board Member Clayton made a motion to approve the variance to reduce the minimum road frontage for Tract 2. Board Member Hudson seconded the motion. Motion carried unanimously. Vote: 4-0

4. V23-11: 407 Douglas St.

Applicant: Lifepoint Church

Variance: To allow an outdoor play structure in the front yard; and to allow a 6 foot tall decorative fence in the front yard of a double frontage lot.

Mr. Hardegree stated that all adjacent property owners had been notified and the property had been properly posted and advertised.

Continuing, Mr. Hardegree gave an overview stating Variance application by applicant Lifepoint Church for property located at 407 Douglas St, zoned M-U (Multiple-Use). Setbacks are Front- 10ft and Side- 10ft. Said property contains approximately 2.92 acres. This lot has road frontages and front yards along Tennessee St., Mary St., and Douglas St.

There are two variance requests:

The applicant wishes to construct an outdoor play structure, to the front of the church that will encroach into the front yard along Tennessee St. The proposed location of the accessory structure is behind the front yard setbacks for Tennessee St. and Mary St. Sec. 4.9. requires outdoor play structures to be placed in the side or rear yard and comply with the setbacks of the district.

The applicant would also like to install a 6ft decorative fence around the outdoor play structure. This fence will also be in the front yard along Tennessee St. and Mary St. The fence is not proposed to encroach on either front yard setback. The fence ordinance for a double frontage lot, Sec. 4.16, requires fences installed in a front yard to be decorative and no taller than 4ft.

Chairman Pendley opened the public hearing.

Eric Bruton, Rydal, GA., came forward to represent the application and to answer questions.

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

Board Member Clayton made a motion to approve both requests for this variance. Board Member Hudson seconded the motion. Motion carried unanimously. Vote: 4-0

**5. V23-12: 251 (751) Great Valley Pkwy Applicant: Bohler Engineering GA., LLC
Variance: *To reduce the minimum parking space requirement***

Mr. Hardegree stated that all adjacent property owners had been notified and the property had been properly posted and advertised.

Continuing, Mr. Hardegree stated this variance application is by Bohler Engineering GA, LLC for property located at 251 (751) Great Valley Pkwy, zoned H-I, Heavy Industrial. Said property contains approximately 59.01 acres. The lot is currently part of the larger 360 ac. tract, Tax ID C123-0001-002. The site is located in the Business Park Overlay District. There are no guidelines in the Overlay District that address parking requirements.

This project, now known as Hanwha EVA, is associated with the QCells project to be constructed on the parent tract to the north and northwest sections of this parcel. QCells will manufacture solar panels.

The applicant is requesting a variance to reduce the min. parking requirement from 614 to 300. The proposed warehouse facilities depend on automation for production, so there are proportionately fewer workers required for production than the requirements of the parking space formula. Fewer workers equate to fewer parking spaces needed.

Office space and warehouse space are factored into the parking request.

The site is large enough that should additional parking be needed in the future, then there is space available for parking expansion. The additional greenspace created by reducing the amount of impervious surface improves the drainage and stormwater management requirements for the site.

Chairman Pendley opened the public hearing.

Eric Labbe, 1963 Miller Academy Rd, Bremen, came forward to represent the application and answer any questions. With no one else to come forward to speak for or against the application, the public hearing was closed.

Board Member Hudson made a motion to approve V23-12. Board Member Clayton seconded the motion. Motion carried unanimously. Vote: 4-0

6. V23-13: 751 Great Valley Pkwy. Applicant: Jack Williams, AIA., Stantec

Keith Lovell, Assistant City Attorney, made the comment for the record that Chairman Lamar Pendley serves on a board for this project but has no financial interest in this case and is allowed to vote on this variance application.

Item 1.

Mr. Hardegree stated that all adjacent property owners had been notified and the property had been properly posted and advertised.

Continuing, Mr. Hardegree stated this variance application is by Jack Williams, AIA, Stantec, for property located at 751 Great Valley Pkwy, zoned H-I, Heavy Industrial. Said property contains approximately 320 +/- acres. Tax ID C123-0001-002. This site is a corner lot with street frontages along Cass-Pine Log Rd and Great Valley Pkwy. The site is also located in the Business Park Overlay District. There are no guidelines in the Overlay District that address parking requirements or accessory structures. Some landscape requirements are addressed in the Overlay District guidelines.

This project, now known as QCells, is associated with the Hanwha EVA project to be constructed on the tract to the south and southeast sections of this parcel. QCells will manufacture solar panels.

The applicant is requesting the following variances. See site plan and justification letter for details of these requests:

- 1) Allow accessory structures including guard shacks, Solar Panel Canopies, and storage buildings in the front yard of a corner lot. All accessory structures meet the front yard setbacks.
 - a. Guard shacks are planned at all entrances off public roads.
 - b. A large storage/ maintenance building is planned between Great Valley Pkwy and the Facility; and
 - c. Solar Panel Parking Canopies are proposed in the parking lots. The canopies will provide shade and protection for select parking spaces while also using company solar panels to capture and produce solar energy.
- 2) Reduce the min. parking requirements for office and warehouse uses from approx. 2,500 spaces to approx. 1,000 spaces. The proposed warehouse facilities depend on automation for production, so there are proportionately fewer workers required for production than the requirements of the parking space formula. Fewer workers equate to fewer parking spaces needed.
- 3) Omit the parking lot island tree requirements for islands under or adjacent to the Solar Panel Canopies. Islands will still be required, but instead of trees, shrubs and groundcover will be planted.

The site landscape and grading plans will aid in disguising the accessory structures and offset the loss of parking lot trees by preserving natural buffers, incorporating berms with vegetative screens and by enhancing natural buffers with new vegetation. See grading and landscaping plans attached.

The variance requests are for the following:

1. Allow accessory structures, guard shacks, in the front yards along Cass-Pine Log Rd and

- Great Valley Pkwy. (Ord. Sec. 4.9)
- 2. Allow an accessory structure, storage/ maintenance building, in the front yard along Great Valley Pkwy. (Ord. Sec. 4.9)
- 3. Allow accessory structures, Solar Panel Canopies, in the front yards along Cass-Pine Log Rd and Great Valley Pkwy. (Ord. Sec. 4.9)
- 4. Reduce the min. parking requirement for an industrial warehouse from approx. 2,500 to approx. 1,000 space. (Ord. Sec. 17.6.18 and 17.6.21).
- 5. Omit the parking lot island tree requirements for islands under or adjacent to the Solar Panel Canopies (Ord. Sec. 17-66).

Chairman Pendley opened the public hearing.

Jack Williams, applicant, came forward to represent the application. With no one else to come forward to speak for or against this application, the public hearing was closed.

Board Member Clayton made a motion to approve the reduce the parking spaces. Board Member Hudson seconded the motion. Motion carried unanimously. Vote: 4-0

Board Member Clayton made a motion to approve the allowance of an accessory structure in the front yard. Board Member Hudson seconded the motion. Motion carried unanimously. Vote: 4-0

Board Member Clayton made a motion to approve the reduce the parking spaces. Board Member Hudson seconded the motion. Motion carried unanimously. Vote: 4-0

Randy Mannino, Planning and Development Director stated that Mayor and Council approved the attendance ordinance and is effective immediately.

With no other business to discuss, Board Member Clayton made a motion to adjourn at 6:19 P.M.

June 8, 2023
Date Approved

/s/ _____
Chair



BOARD OF ZONING APPEALS ITEM SUMMARY

MEETING DATE:	June 8th
SUBCATEGORY:	Variance
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	V23-14. Grogan Rd at Cass-White Rd. Parcel ID: C123-0001-001 Applicant: IDI- Cartersville Ranch, LLC
DEPARTMENT SUMMARY RECOMMENDATION:	Applicant seeks a variance to reduce the min. required parking spaces.
LEGAL:	N/A



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 1, 2023
 Re: File # V23-14

Summary: To reduce the min. parking space requirement.

Section 1: Project Summary

Variance application by IDI Cartersville Ranch LLC for property identified as C123-0001-001, located at the NE corner of Grogan Rd and Cass-White Rd. Zoning is H-I, Heavy Industrial. Said property contains approximately 165.60 acres. The site is located in the Business Park Overlay District. There are no guidelines in the Overlay District that address parking requirements.

This project will construct (4) distribution/ logistics warehouses each with their own parking lots.

The applicant is requesting a variance to reduce the min. parking requirement from 1,750 to 999 parking spaces across all (4) warehouses. This is a 57% decrease in the requirement. A breakdown of parking requirements by warehouse is provided in the justification letter in the application. Since the proposed warehouse facilities will be for distribution, less parking is required than warehouses requiring production workers employed in traditional shift work.

The site is large enough that should additional parking be needed in the future, then there is space available for parking expansion.

The variance request is for the following:

1. Reduce the min. parking requirement for an industrial warehouse from 1,750 to 999 (for all warehouses). (Ord. Sec. 17.6.18).

Section 2. Department Comments

Electric Department: Takes No Exception

Fibercom: No comments received

Fire Department: No comments received

Gas Department: Takes No Exception

Public Works Department: Takes No Exception

Water Department: Not in Service Area

Bartow County Engineering and Water Departments: No comments received

Section 3. Public Comments Received by Staff

None as of 6/1/23

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. 17.6. Number of parking spaces.

In order to ensure a proper and uniform development of public parking areas throughout the area of jurisdiction of this chapter, to relieve traffic congestion on the streets, to lessen the amount of impervious surface in the city, and to minimize any detrimental effects on adjacent properties, off-street parking space shall be provided and maintained as called for in the following sections. For any use or class of use not mentioned in this section, the requirements shall be the same as similar use as mentioned herein.

Any decrease in the number of parking spaces required by this section must be approved by either the zoning administrator under the administrative variance procedures or by the board of zoning appeals under the variance procedures set forth by this chapter.

Parking requirements for additions to existing uses shall be based upon the new addition even if the existing use is deficient. (These regulations shall apply to all districts except the DBD.)

- 17.6.18. Industrial or manufacturing establishment or warehouse. One (1) parking space for each one thousand (1,000) square feet of gross floor area.

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

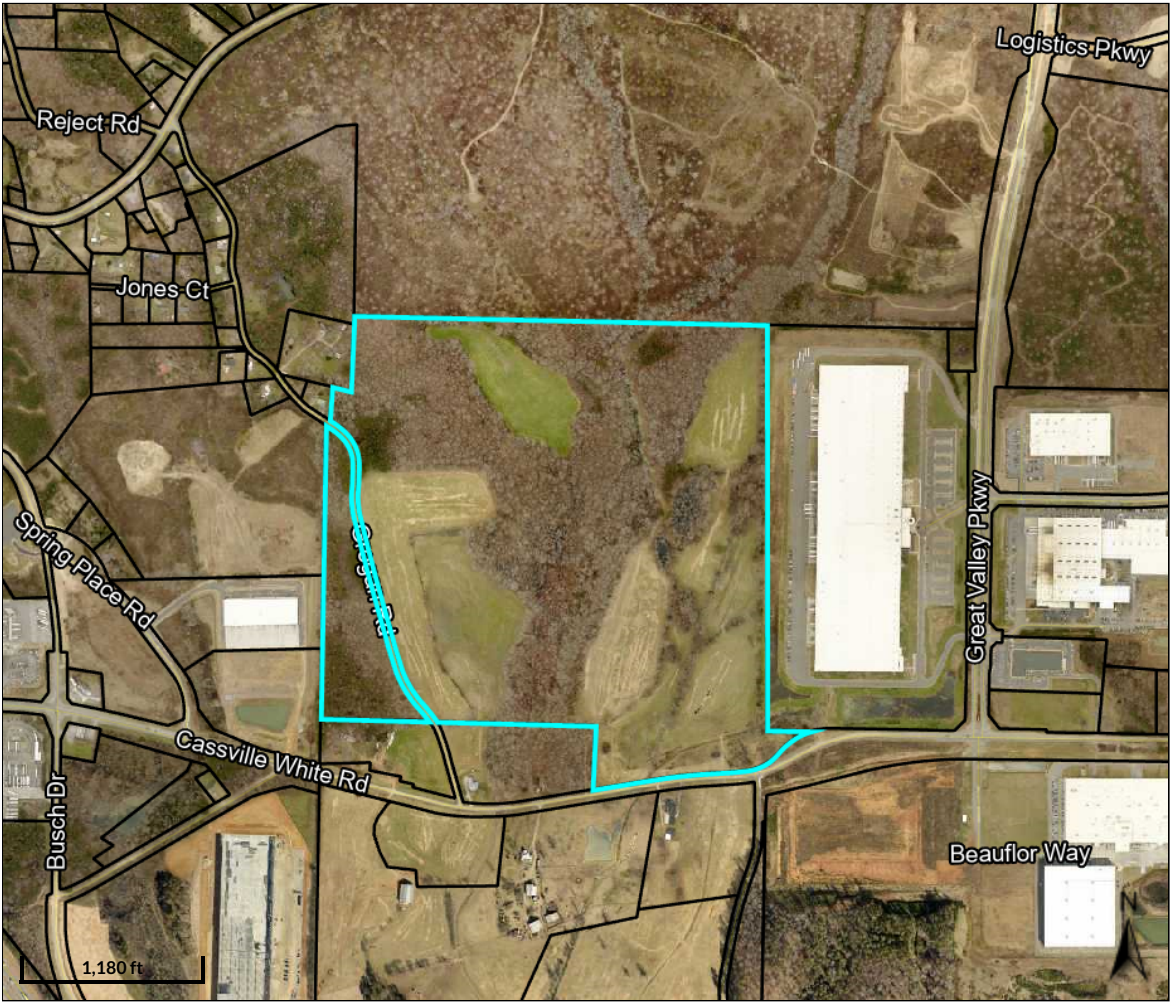
The board of zoning appeals shall have the following powers and duties:

- 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.*



Legend
 □ Parcels
 — Roads

Parcel ID	C123-0001-001	Alternate ID	42063	Owner Address	IDIL CARTERSVILLE RANCH LLC
Sec/Twp/Rng	n/a	Class	Industrial		1197 PEACHTREE ST STE 600
Property Address	GROGAN RD	Acreage	165.6		ATLANTA, GA 30361
District	Cartersville				
Brief Tax Description	LL 206 207 227 LD				

(Note: Not to be used on legal documents)

Date created: 6/1/2023
 Last Data Uploaded: 5/31/2023 9:04:04 PM

Developed by  Schneider
 GEOSPATIAL

City of Cartersville
Application for Variance
Board of Zoning Appeals

Hearing Date: 6/8/23 5:30pm

Application Number: V23-14

Date Received: 4-27-23

Applicant IDI Cartersville Ranch, LLC Office Phone 770.386.1102
 (printed name)
 Address 1197 Peachtree St STE 600 Mobile/ Other Phone _____
 City Atlanta State GA Zip 30361 Email gary.minor@idilogistics.com
Southland Engineering, Inc. - Blake Noll Phone (Rep) 770.387.0440
 Representative's printed name (if other than applicant) Email (Rep) bnoll@southlandengineers.com
 Representative Signature _____ Applicant Signature _____
 Signed, sealed and delivered in presence of: My commission expires:
Allison Heeley Notary Public ALLISON HEELEY
 Notary Public State of Florida
 Comm# HH274466
 Expires 6/9/2026

* Titleholder IDI Cartersville Ranch, LLC Phone 770.866.1102
 (titleholder's printed name)
 Address 1197 Peachtree St Suite 600, Atlanta, GA 30361 Email gary.minor@idilogistics.com
 Signature _____
 Signed, sealed, delivered in presence of: My commission expires:
Allison Heeley Notary Public ALLISON HEELEY
 Notary Public State of Florida
 Comm# HH274466
 Expires 6/9/2026

Present Zoning District H-1 Parcel ID No. C123-0001-001
 Acreage 165.6 Land Lot(s) 207 District(s) 5th Section(s) _____
 Location of Property: Grogan Road
 (street address, nearest intersections, etc.)
 Zoning Section(s) for which a variance is being requested: Chapter 26. Article XVII. Sec. 17.6.18
 Summary Description of Variance Request: To decrease the number of parking spaces required per square feet of gross floor area.

 (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.

Article XVII Section 17 Subsection 6.18
 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. X _____ 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 Buildings being constructed on this property are primarily used as logistics warehouses. The square footage being built will be used for operation and not occupied by workers, hence no need for additional parking.

<u>Building 1 - 54% reduction</u>	<u>Building 2 - 20% reduction</u>
<u>Building 3 - 25% reduction</u>	<u>Building 4 - 55% reduction</u>

April 28, 2023

Justification Letter IDI Cartersville Ranch, LLC.

City of Cartersville Board of Zoning Appeals,

The development at Grogan Road for IDI Cartersville Ranch, LLC is made up of 4 individual buildings. These buildings will be used for logistics and operational purposes with little office space.

The current parking requirement in Article XVII Section 17 Subsection 6.18 requires: Industrial or manufacturing establishment or warehouse. One (1) parking space for each one thousand (1,000) square feet of gross floor area.

We are requesting the following reduction in the required parking below.

Building 1

- Required by code: 713 spaces
- Requesting: 331 spaces
- Reduction: 54%

Building 2

- Required by code: 308 spaces
- Requesting: 247 spaces
- Reduction: 20%

Building 3

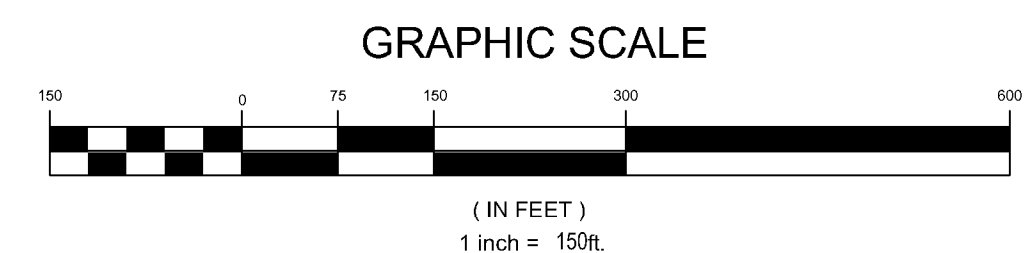
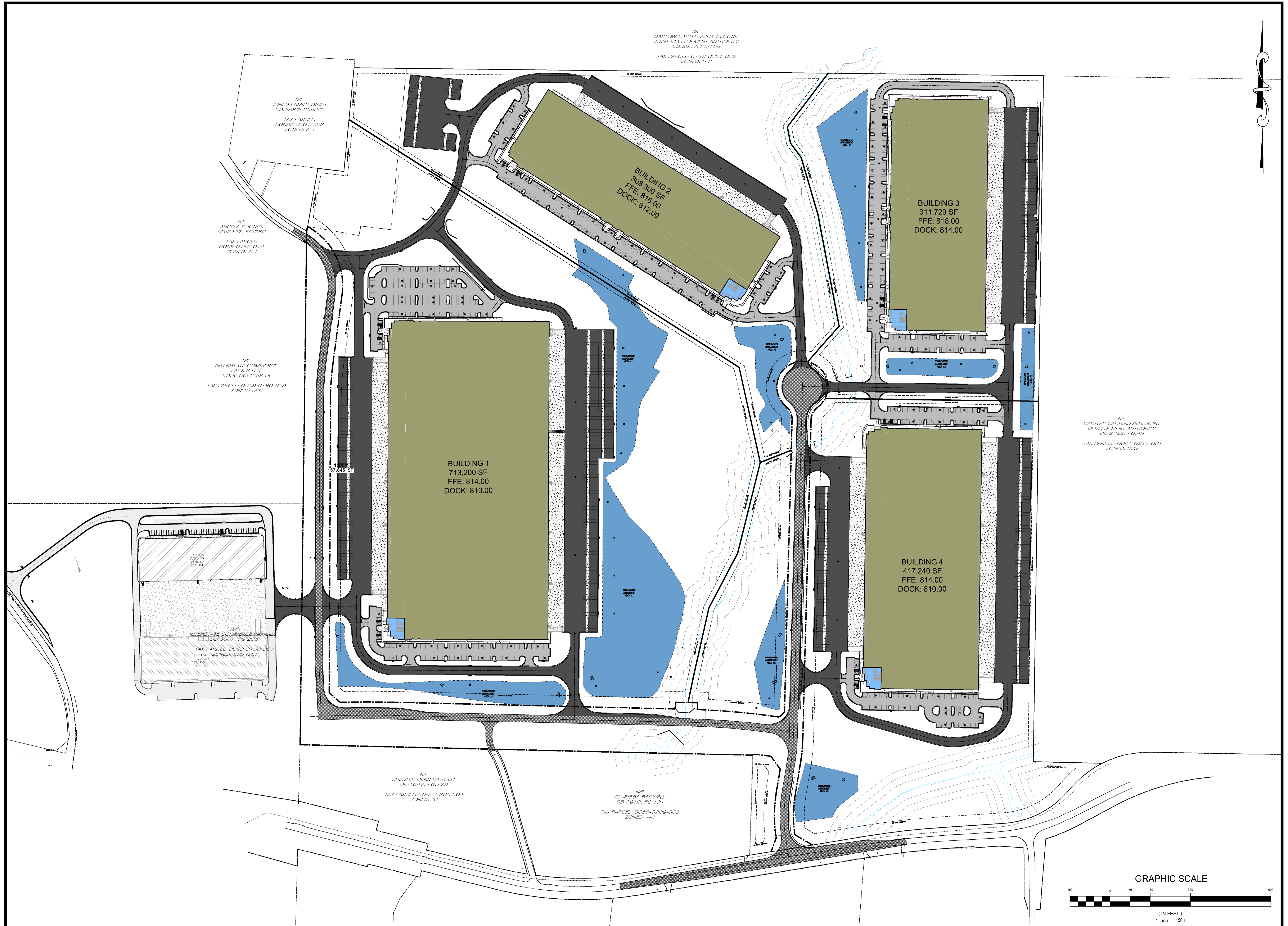
- Required by code: 312 spaces
- Requesting: 234 spaces
- Reduction: 25%

Building 4

- Required by code: 417 spaces
- Requesting: 187 spaces
- Reduction: 55%

Thank you,

Blake Noll, EIT
Southland Engineering, Inc.
114 Old Mill Road
Cartersville, GA 30120
770.387.0440
bnoll@southlandengineers.com



PROJECT NO. 21092

DATE: 7/8/22

REVISIONS:	DATE	DESCRIPTION
1	10-21-22	ERISION REVISIONS
2	11-04-22	DTY/COMIT COMMENTS
3	12-16-22	THE PROJECT STAGES
4	1-27-23	DTY/COMIT COMMENTS
5		
6		

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

CARTERSVILLE RANCH LOGISTICS CENTER
 LOCATED IN LAND LOT 206 & 207
 5TH DISTRICT, 3RD SECTION
 CARTERSVILLE, GEORGIA



SHEET TITLE:
OVERALL SITE PLAN (PHASE 1)

SHEET NO.:
C200



Cass- White Rd Construction Entrance



Grogan Rd Construction Entrance