



CARTERSVILLE BOARD OF ZONING APPEALS MEETING

Council Chambers, Third Floor of City Hall
Thursday, May 11, 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.](#) April 13, 2023

VARIANCE CASES

- [2.](#) V23-09. 32 Cassville Rd. Applicant: Calvin Evans

- [3.](#) V23-10. 115 Ford St. Applicant: Donna N. Jones

- [4.](#) V23-11. 407 Douglas St. Applicant: Lifepoint Church

- [5.](#) V23-12. 251 (751) Great Valley Pkwy. Applicant: Bohler Engineering GA, LLC

- [6.](#) V23-13. 751 Great Valley Pkwy. Applicant: Jack Williams, AIA. Stantec.

STAFF OR COMMITTEE COMMENTS

OTHER

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

OTHER

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:	May 11, 2023
SUBCATEGORY:	Approval of Minutes
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	April 13, 2023
DEPARTMENT SUMMARY RECOMMENDATION:	The Board of Zoning Appeals Minutes 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 April 13, 2023, in the Council Chambers.

ROLL CALL

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

APPROVAL OF MINUTES

1. Approval of Minutes: March 9, 2023

Board Member Hudson made a motion to approve the February 9, 2023, Minutes. Board Member Clayton seconded the motion. Motion carried unanimously. Vote: 4-0

OLD BUSINESS

2. V22-23 REV 2: 21 AND 23 Ashwood Dr. Applicant: Kerley Family Homes
Variance: To allow encroachment into the City's 25ft. impervious stream bank buffer.

David Hardegree, Planning and Development Assistant Director stated this item is tabled and would need to be removed from the table.

Continuing, Mr. Hardegree gave an overview of the case stating this is a variance application by Kerley Family Homes, for two properties located at 21 & 23 Ashwood Drive and zoned R-20 (Single Family Residential) and P-D (Planned Development). Both properties contain approximately 0.2 acres. These lots are currently undeveloped.

The applicant wishes to construct homes on these lots that will encroach into the City's 25ft. impervious buffer. No encroachment is proposed in the twenty-five foot (25ft) State streambank buffer or twenty-five foot (25ft) City Vegetative buffer. The current mitigation plan is acceptable to Public Works.

The proposed encroachment at 21 Ashwood Drive (Lot 1380) includes 422 square feet of the home constructed in the impervious streambank buffer. The proposed encroachment at 23 Ashwood Drive (Lot 1379) includes 178 square feet of the home constructed in the impervious streambank buffer. The applicant proposes to install filter strips, sod and landscaping as the mitigation solutions for each property.

Side slopes are proposed to be graded to drain into the filter strips. A berm on the backside of the filter strip will aid in directing stormwater into the strips.

The development regulation for which relief is sought is 7.5-205 (a)(2).

The variance request is for the following:

1. For 21 Ashwood Drive, allow the home to encroach into the impervious buffer for approx. 422sf; and
2. For 23 Ashwood Drive, allow the home to encroach into the impervious buffer for approx. 178sf.

Furthermore, if the variances are approved, Planning and Development staff recommend the following condition for each site:

- 1) *The City Engineer is to inspect and approve compliance of the mitigation plan for each lot prior to issuance of Certificate of Occupancy.*

Board Member Brunt made a motion to remove V22-23 from the table. Board Member Murphy seconded the motion. Motion carried unanimously. Vote: 4-0

Public hearing was opened.

Shelby Thompson, Kerley Family Homes representative, came forward to represent the application and answer any questions from the Board Members.

After extensive discussions regarding the mitigation proposal, and no one else to speak for or against the application, the public hearing was closed.

Board Member Brunt made a motion to approve the application with the following conditions:

- City Engineer be given access to inspect the mitigation area for compliance with the agreed improvements once they are installed.
- Kerley Family Homes, as owner, shall include an easement to the City of Cartersville for access to the mitigation area for periodic inspections.
- There shall be a notation on the plat of record filed with the Clerk of Courts that indicates the mitigation area and that the mitigation area is the responsibility of the subsequent owner. Responsibility of the mitigation area goes with the lot.
- Initial warranty deed from Kerley Family Homes to the first purchaser include a notation to the same effect that there is a mitigation area and should be shown on a plat that is attached to the warranty deed.
- There shall be an indication on the warranty deed that the property owner is responsible for maintenance and upkeep of the mitigation area.

Board Member Clayton seconded the motion. Motion carried unanimously. Vote: 4-0

VARIANCE CASES

3. V23-05: 215 Leake St.
Variance:

Applicant: Katherine Quick

- ***To allow an accessory structure (prefabricated building) in the front yard of a corner lot.***
- ***To allow accessory structure encroachment into side yard setback.***

Board Member Brunt recused herself from this application and left the room.

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

Continuing, Mr. Hardegree gave a detailed overview stating variance application by applicant Katherine Quick for property located at 215 Leake St. It is a corner lot at the intersection of Leake Street and Etowah Drive. Zoning is P-S, Professional Services. Setbacks are Front - 20ft and Side- 10ft. Said property contains approximately 0.33 acres.

The applicant proposes to install a prefabricated storage shed (accessory structure) along the front yard with Etowah Drive. The property has three (2) front yards. Accessory structures are to be located in the side and rear yards per Zoning Ordinance Sec. 4.9, *Accessory uses, buildings or structures*. The applicant is also requesting to allow the accessory structure to encroach into the side yard setback approximately 9'8". The side yard setback is 10ft per sec. 9.1, *P-S Professional services district*.

The HPC reviewed the shed and approved the shed with conditions at the March 21st meeting. COP23-06. Those conditions are as follows:

- BZA review and approve the variance requests for the shed.
- The proposed storage must have cosmetic requirements for curb appeal.
 - Paint to match house.
 - Shutters to match house.
 - Tin roof to match house.

A storage shed previously existed in the same area of the yard but was replaced by this proposed shed. No variance was requested for the previous shed, but HPC did review the previous shed and approved it on 8-18-09, COP09-09.

Chairman Pendley opened the public hearing.

Katherine Quick, 215 Leake St., came forward to represent the application and answer any questions from the Board Members.

Susan Wade, 27 Etowah Dr., came forward to speak against the application.

With no one else to come forward, Chairman Pendley closed the public hearing.

Chairman Pendley clarified that voting would be separated for each item.

Board Member Murphy made a motion to approve the accessory structure with the recommended conditions from Historic Preservation Commission. Board Member Cooley seconded the motion. Motion carried unanimously. Vote: 4-0 w/ Chairman Pendley voting.

Board Member Brunt made a motion to approve V23-04 with the understanding that the fence will be moved off of the right of way. Board Member Clayton seconded the motion. Motion carried unanimously. Vote: 4-0

5. V23-07: 329 Brown Farm Rd. Applicant: Kyle Hoyt, PE (Rep.)
Variance: To omit the sidewalk requirement for site development

Mr. Hardegree stated that all adjacent property owners had been notified and the property had been properly posted and advertised. Continuing, he gave an overview stating the variance application by Southern Freight Lines for property located at 329 Brown Farm Road, zoned H-I, Heavy Industrial. Said property contains approximately 139.95 acres. The lot has approx. 1,950ft of frontage along Brown Farm Road.

The topography and utility conflicts along this section of Brown Farm Road make sidewalk installation challenging. Sidewalk requirements along the south side of Brown Farm Road have been omitted previously along the southern side of Brown Farm and along Friction Drive per V08-19.

Chairman Pendley opened the public hearing.

Mattson Wiksell, 346 Seacoast Pkwy. Mt. Pleasant, SC., came forward to represent the application and to answer any questions from Board Members.

Accompanying Mr. Wiksell, Gary Berenni joined the podium to also address the Board Members.

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 the application. Board Member Murphy seconded the motion. Vote: 3-1 with Board Member Clayton in opposition.

Julia Drake, City Clerk, stated the motion did not pass since this board requires four votes to pass.

Chairman Pendley called for a motion again to allow himself to vote.

Board Member Brunt made a motion to approve the application. Board Member Murphy seconded the motion. Vote: 4-1 with Board Member Clayton in opposition and Chairman Pendley voting.

6. V23-08: 10 Charley Harper Dr. Applicant: Village Hill Eckstein, LLC
Variance: To allow Accessory Structures (Trash Compactor and Loading Dock) in the front yard of a commercial site.

Mr. Hardegree stated that all adjacent property owners had been notified and the property had been properly posted and advertised. Continuing, he gave an overview stating the Variance application by Village Hill Eckstein, LLC for property located at 10 Charlie Harper Drive, zoned G-C (General Commercial). Setbacks are Front- 20ft and Side- 10ft. Said property contains approximately 3.04 acres.

The applicant has submitted site plans for two (2) 17,280 S.F. warehouses on the property. City Development Regulations require the site to have a dumpster pad. The proposed layout of the site puts the dumpster pad in the front yard along Charlie Harper Drive. The site also purposes a loading dock to service the warehouses. This is also located in the front yard along Charlie Harper Drive. The zoning ordinance for commercial accessory structures, Sec. 4.9, requires accessory structures to be installed within a side or rear yard while complying with the setbacks for the district.

The proposed location of the dumpster pad and loading dock does not encroach into the Charlie Harper Drive right-of-way and is behind the 20ft front yard setback.

Chairman Pendley opened the public hearing.

Mark Harris, 700 Douthit Ferry Rd., came forward to represent the application and answer questions from Board Members.

With no one else to come forward, the public hearing was closed.

Board Member Clayton made a motion to approve V23-08. Board Member Brunt seconded the motion. Motion carried unanimously. Vote: 4-0

With no other business to discuss, Board Member Murphy made a motion to adjourn at 6:32 P.M.

May 11, 2023
Date Approved

/s/ _____
Chair



BOARD OF ZONING APPEALS ITEM SUMMARY

MEETING DATE:	May 11th
SUBCATEGORY:	Variance
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	V23-09. 32 Cassville Rd. Applicant: Calvin Evans
DEPARTMENT SUMMARY RECOMMENDATION:	Applicant proposes to construct an accessory structure (detached garage) in the front yard of a corner lot.
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: May 3, 2023
 Re: File # V23-09

Summary: To allow an Accessory Structure (detached garage) in the front yard of a corner lot.

Section 1: Project Summary

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). A copy of the approval letter is included.

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

1. To allow a detached garage to be placed in the front yard of a corner lot.

Section 2. Department Comments

Electric Department: The Electric System takes no exception.

Fibercom: No comments received.

Fire Department: CFD takes no exceptions to the variance request for the property located at 32 Cassville Rd. to allow a detached garage in the front yard of a corner lot provided all city adopted codes and ordinances are followed.

Gas Department: 4/20/23: In response to your following email and attachment, the Gas System takes no exception provided the new structure is preferably 10' from the existing natural gas service line, but a minimum of 5'.

From JB Hudson email dtd 5-4-23: The gas dept. Came by 32 Cassville and confirmed that the gas line was greater than 20' away from foundation

Public Works Department: Takes no Exception

Water Department: Takes no exception.

Section 3. Public Comments Received by Staff

No comments received as of 5/3/2023.

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. 4.16. - Accessory uses, buildings or structures.

- A. Accessory uses, buildings, or structures on residential lots shall be located within a rear yard only and be a minimum of five (5) feet from all property lines which do not abut a street right-of-way. A detached garage or carport may be allowed in a side yard of a residential lot and, if so placed, shall comply with the side yard setback requirements of the district. In the case of a residential corner lot, in which a lot abuts or adjoins the intersection of two (2) or more streets other than an alley, an accessory structure may be allowed in a side yard and, if so placed, shall comply with the side yard setback requirements of the district.
- B. Accessory uses, buildings, or structures on nonresidential lots shall not be allowed in the front yard and must comply with side and rear yard requirements established for

the zoning district in which such accessory buildings or uses are located. The following accessory uses, buildings, or structures on nonresidential lots may be allowed in a front yard of a nonresidential lot and, if so placed, shall comply with the front yard setback requirements of the district: ATMs (automated teller machines) and service stations.

- C. All accessory uses, buildings, or structures in all zoning districts shall be subordinate to the principal structure. An accessory building's floor area shall be no larger than fifty (50) percent of the principal structure floor area. Accessory structures shall not exceed the height of the most prevalent roof top of the principal building on the property.
- D. Outdoor play structures or play sets in commercial districts, commonly associated with fast-food eating establishments, shall be located in a side or rear yard only and shall comply with the required yard setbacks of the district.
- E. All site plans for multifamily, commercial, and industrial buildings shall include a solid waste container pad that has easy and safe access for a front-end loader. Solid waste containers shall be screened from all streets and adjoining properties with a solid, opaque fence or wall which shall be a minimum of six (6) inches taller than the container.
- F. An amenity, as defined by this chapter, shall not be considered an accessory structure.

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.*



Cartersville Historic Preservation Commission
 10 N. Public Square
 P.O. Box 1390
 Cartersville, Georgia 30120

April 20, 2023

Calvin Evans
 32 Cassville Rd
 Cartersville, GA 30120

RE: COP23-13 – Accessory structure demolition and reconstruction

Mr. Evans,

This letter confirms the outcome of the Certificate of Preservation (COP) application to the Cartersville Historic Preservation Commission (HPC) for property located at 32 Cassville Rd. On April 18, 2023, the HPC **approved** the following items listed in the HPC Application and/or requested at the meeting:

Project Description:

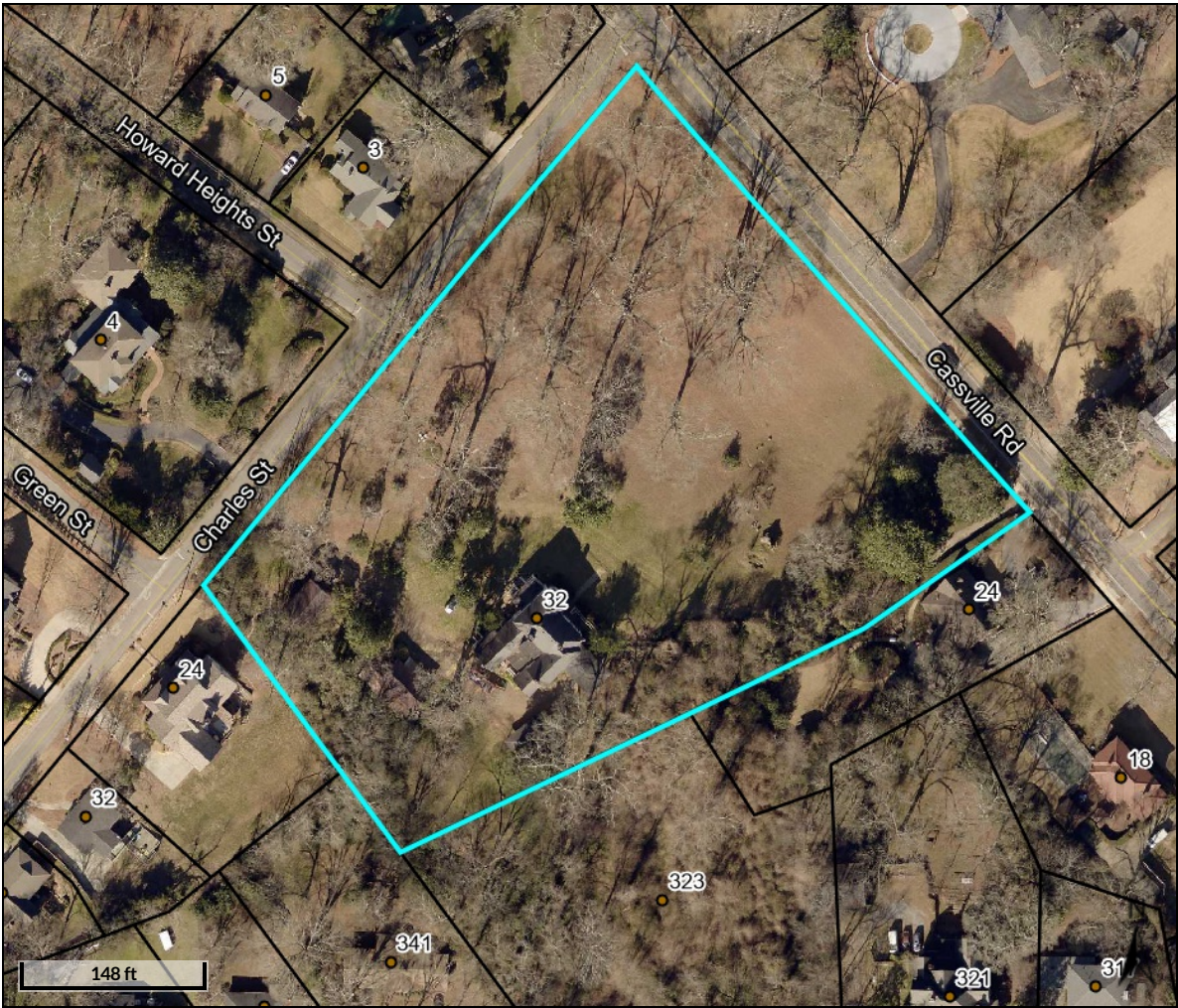
1. Demolish approx. 20ft x 30ft. historic carriage house.
2. Construct a new detached garage in place of the carriage house, approx. 20ft. x 30ft.
3. Add concrete slab on grade.
4. Walls to be brick, painted.
5. Roof to be slate to match house. Roof pitch: 14/12.
6. Add cast stone corbels to corners.
7. Add (2) 9ft. x 7ft. wood, carriage style doors on south side.
8. Add (1) ¾ light, wood standard door on east side.
9. Add metal awning over door on east side.
10. Add (2) simulated divided light, wood windows 26" x 50", to north side. Pain config. 2x3.
11. Add (1) simulated divided light, wood windows window, 26" x 50", to west side. Pain config. 2x3.

If you modify or make additions to the approved scope of work, you must reapply to the Historic Preservation Commission and receive approval before continuing the project.

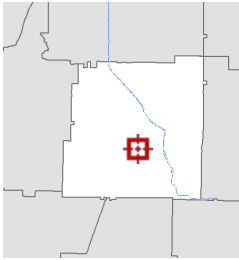
If you have any questions please contact me directly or by calling the City of Cartersville Planning Department at 770-387-5600.

Sincerely,

David Hardegree, AICP
 City Planner
 770-387-5614
 dhardegree@cityofcartersville.org



Overview



Legend

- Parcels
- Structural Numbers**
- Abandoned or Inactive
- Active
- Proposed
- <all other values>
- Roads

Parcel ID	C002-0016-007	Alternate ID	32251	Owner Address	EVANS CALVIN H & TAMMY
Sec/Twp/Rng	n/a	Class	Residential		PO BOX 1505
Property Address	32 CASSVILLE RD	Acreage	4.25		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL452-3 LD4				

(Note: Not to be used on legal documents)

Date created: 4/12/2023
 Last Data Uploaded: 4/11/2023 8:50:33 PM

Developed by Schneider
 GEOSPATIAL

City of Cartersville
Application for Variance
Board of Zoning Appeals

Hearing Date: 5/11/23 5:30pm

Application Number: V23-09

Date Received: 3-30-23

Applicant Calvin Evans / c/o Brandon Bowen Office Phone 770/387-1373
 (printed name)
 Address 15 S. Public Sq. Mobile/ Other Phone 404/680.5087
 City Cartersville State GA Zip 30120 Email b.bowen@jswpp.com
Brandon Bowen Phone (Rep) _____
 Representative's printed name (if other than applicant) Email (Rep) _____

 Representative Signature Applicant Signature
 Signed, sealed and delivered in presence of: My commission expires:

 Notary Public

* Titleholder Calvin Evans Phone _____
 (titleholder's printed name)
 Address 32 Cassville Rd. Email _____
 Signature _____
 Signed, sealed, delivered in presence of: My commission expires:

 Notary Public

Present Zoning District Chevoke-Cassville HD. / R.20 Parcel ID No. C002-0016-007
 Acreage 4.25 Land Lot(s) 453 District(s) 4 Section(s) _____
 Location of Property: 32 Cassville Rd.
 (street address, nearest intersections, etc.)
 Zoning Section(s) for which a variance is being requested: 4.9.
 Summary Description of Variance Request: Front setback ^{variance} requested to rebuild
accessory structure
 (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 14 Section 4.9 Subsection _____
 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 variance is to allow applicant to rebuild detached garage / carriage house that was not structurally sound.

JENKINS, BOWEN & WALKER, P.C.

ATTORNEYS AT LAW

Item 2.

FRANK E. JENKINS, III
BRANDON L. BOWEN
ROBERT L. WALKER
ERIK J. PIROZZI
ELLIOT T. NOLL
C. KIMBERLY PRINE
MARK J. BLOUNT

15 SOUTH PUBLIC SQUARE
CARTERSVILLE, GEORGIA 30120-3350

TELEPHONE
(770) 387-1373

FACSIMILE
(770) 387-2396

www.jbwpc.com

March 30, 2023

VIA HAND DELIVERY

Mr. David Hardegree
City Planner
City of Cartersville

RE: 32 Cassville Road

Dear David,

As you know, the existing carriage house at 32 Cassville failed during the construction work on the property. Mr. Evans wishes to rebuild the structure in the manner shown on the attached drawings. I understand from you that both a certificate of appropriateness and variance is required for that work to be completed. As the plans show, Mr. Evans desires to rebuild the structure in a manner that is both consistent with the traditional use of the property and the historic design elements of the historic district, and we believe it would be both unreasonable and unconstitutional to deny these applications. I am enclosing both an application for HPC certificate of appropriateness and BZA variance application, along with the required fees for application and notice.

Thank you for your assistance.

Very truly yours,

JENKINS, BOWEN & WALKER, P.C.

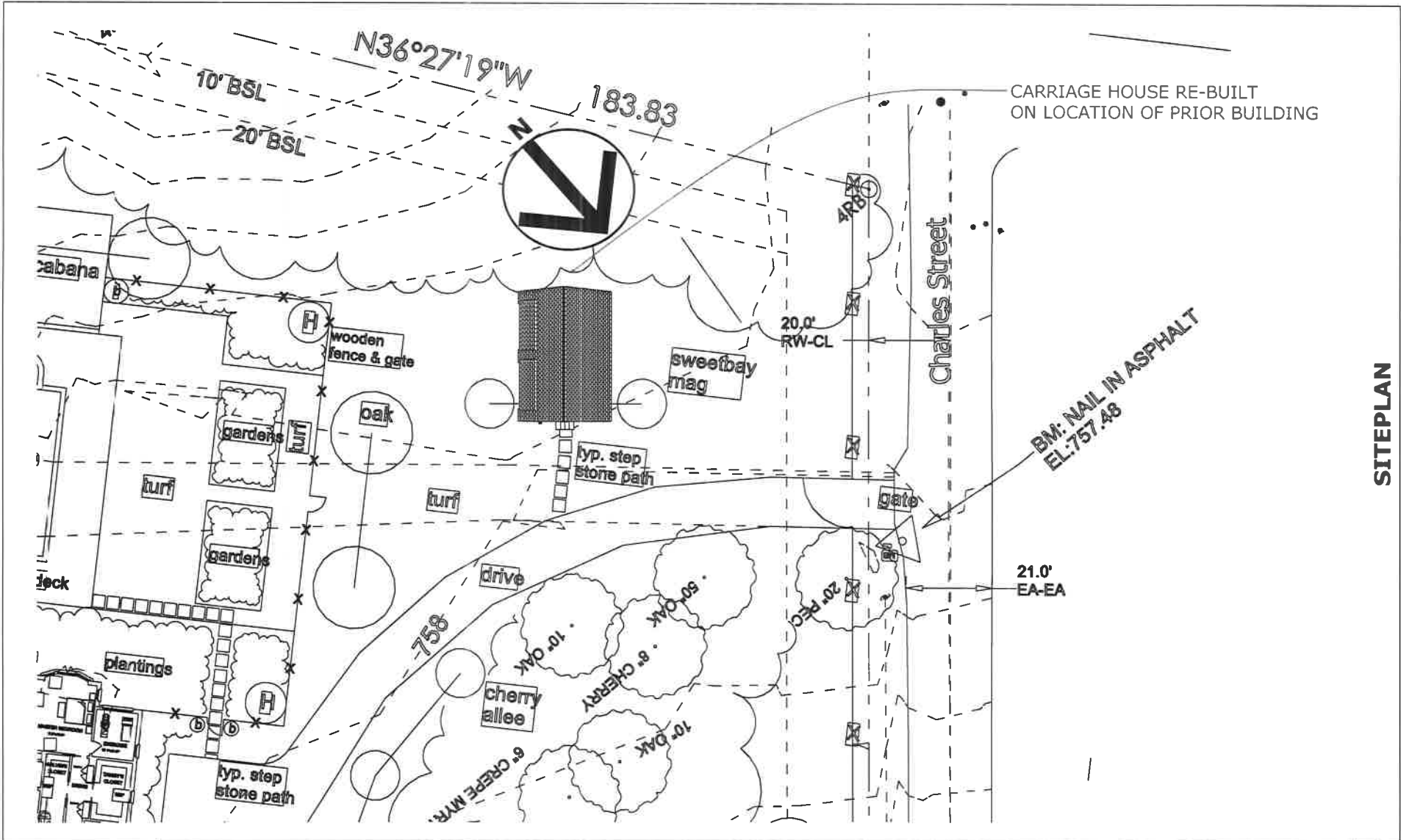


Brandon L. Bowen

Enclosures







SITEPLAN

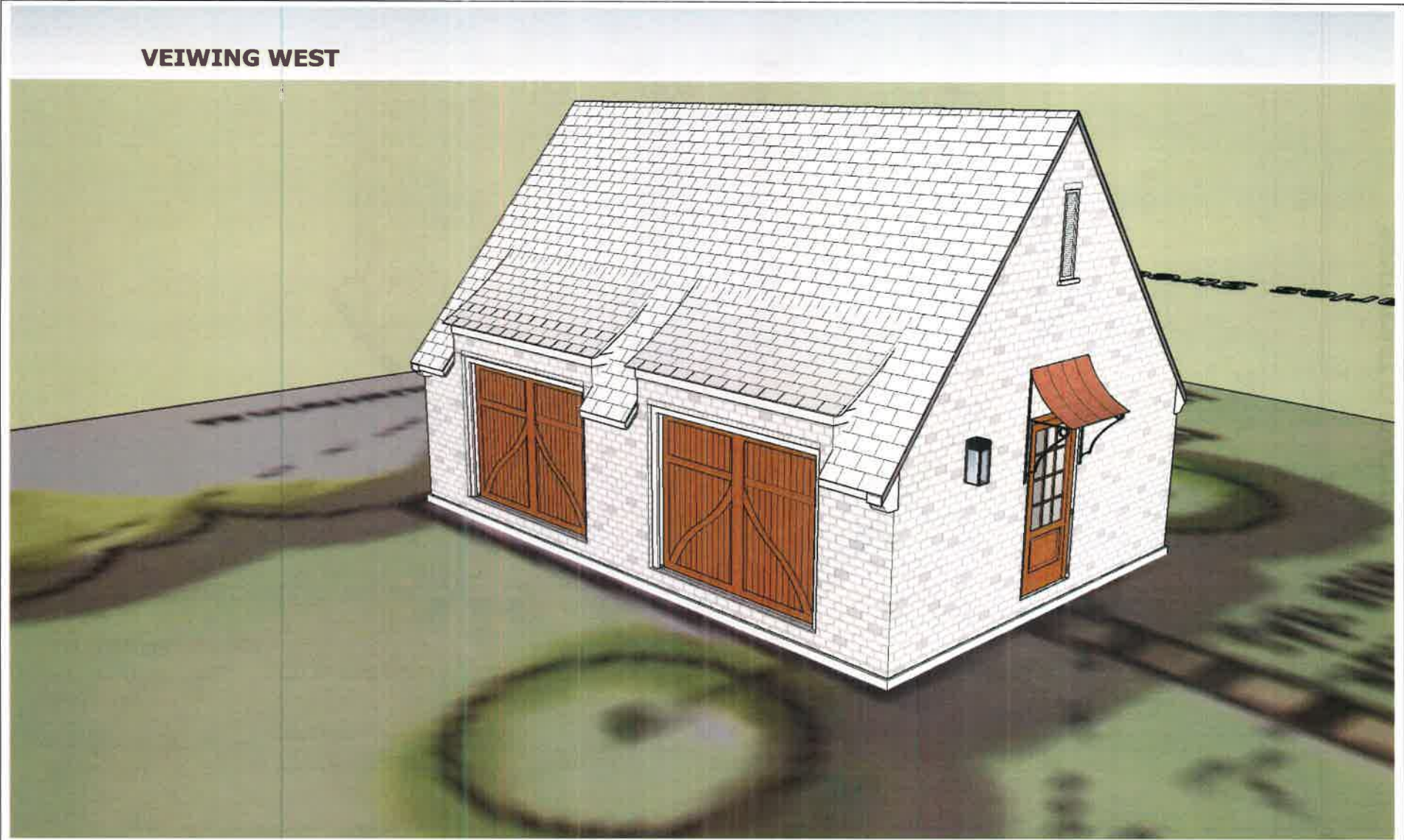


March 22, 2023

32 Cassville Road | Carriage House

A 01

VEIWING WEST

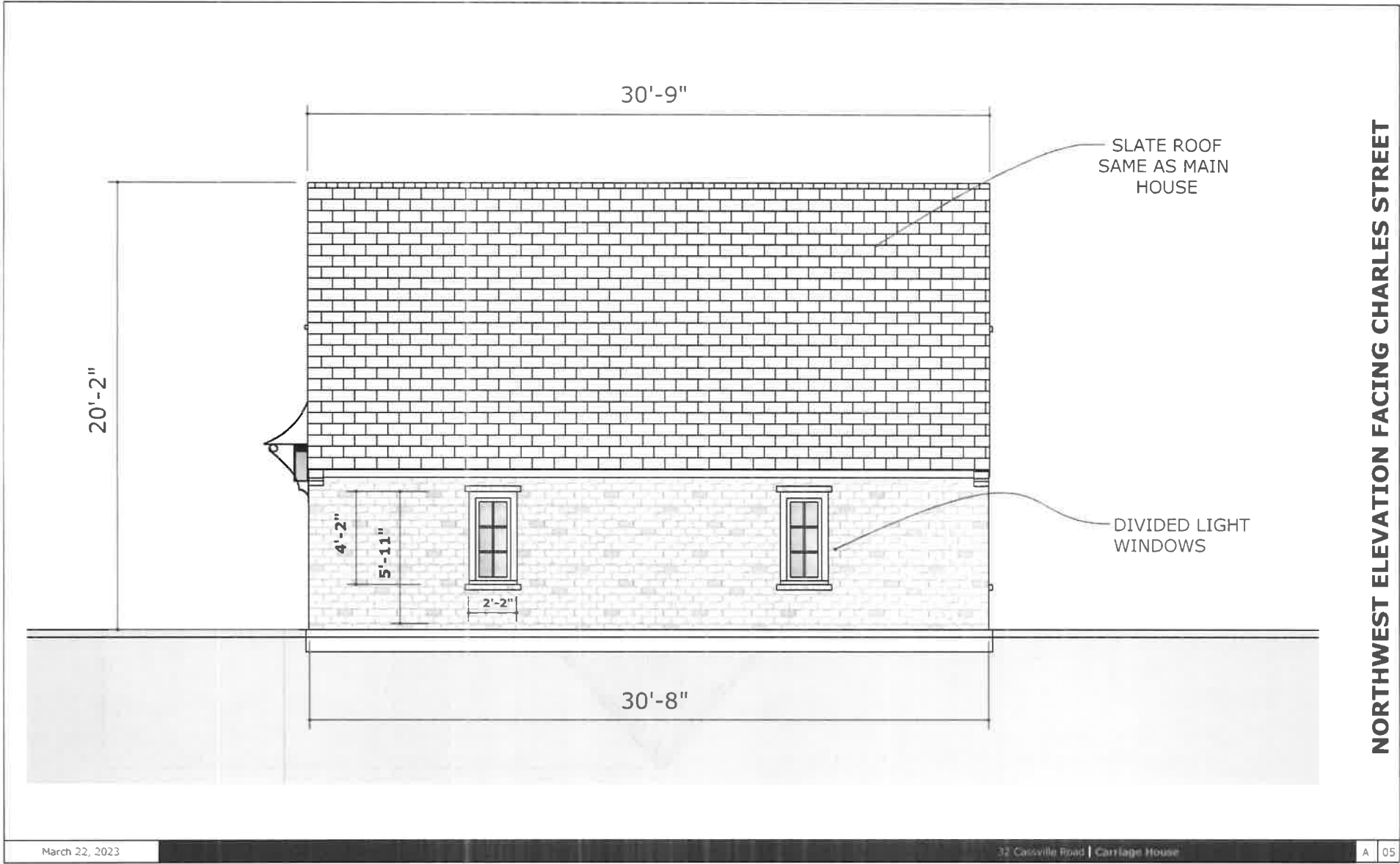


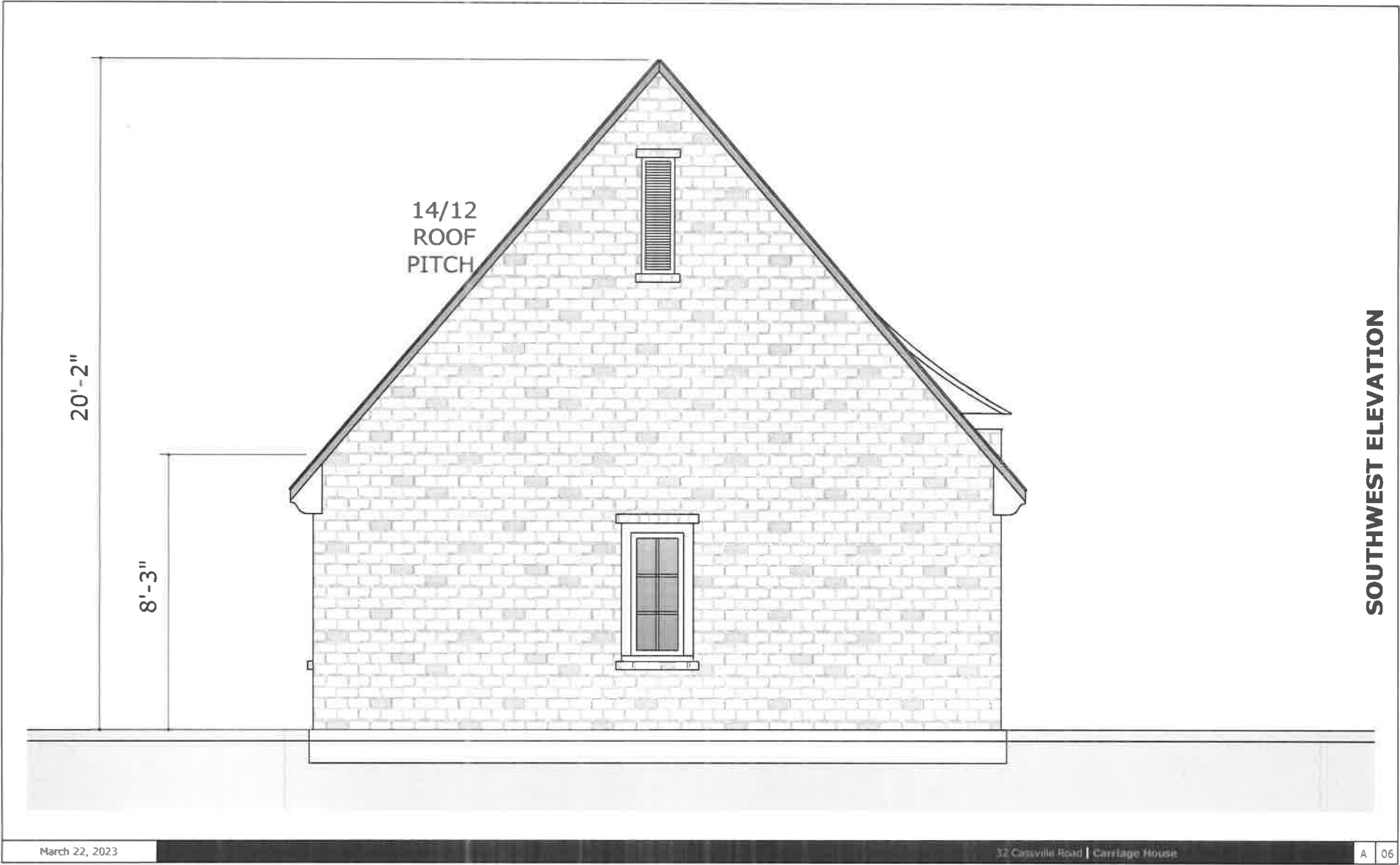
March 22, 2023

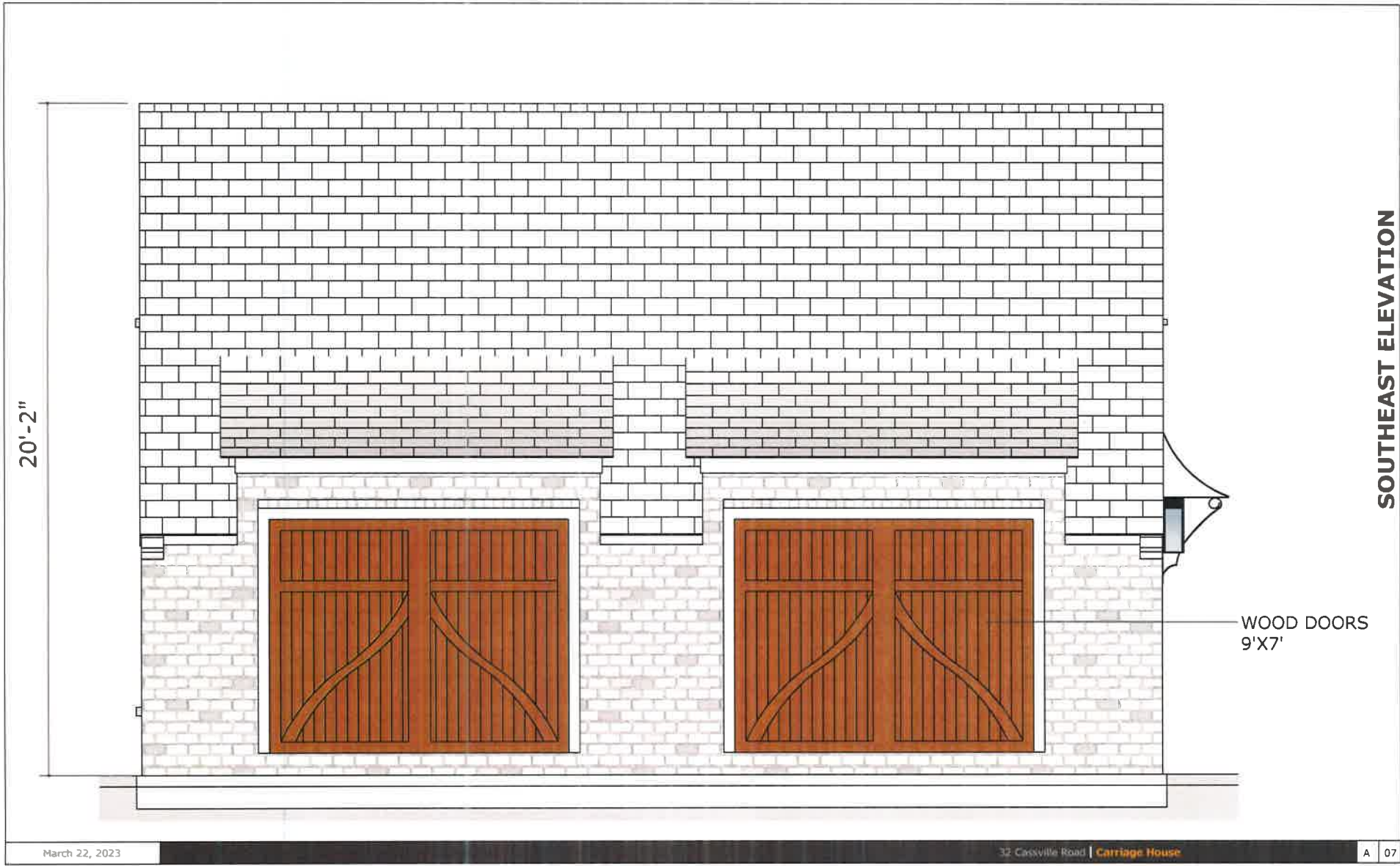
32 Cassville Road | Carriage House

A 03







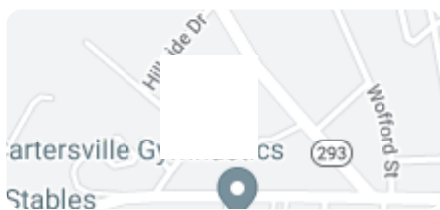


//



Cartersville, Georgia
Google Street View
Jun 2022 See more dates

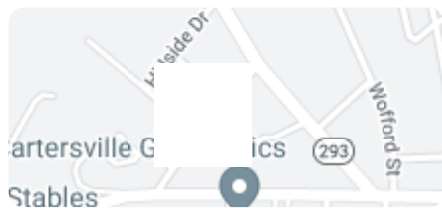
Image capture: Jun 2022 © 2023 Google



Cartersville, Georgia
Google Street View
Jun 2022 See more dates



Image capture: Jun 2022 © 2023 Google

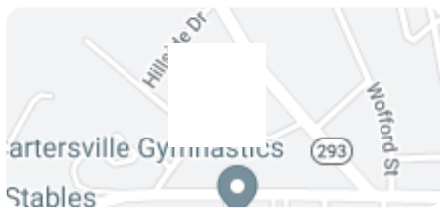


//

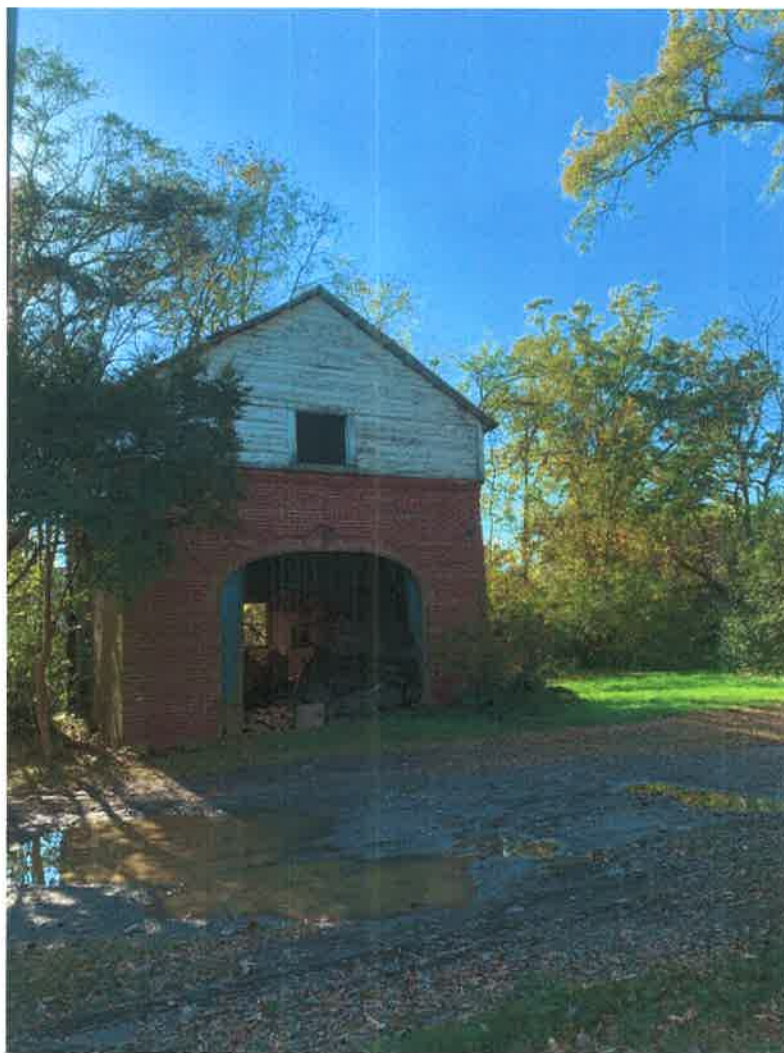
Cartersville, Georgia
Google Street View
Sep 2012 See latest date



Image capture: Sep 2012 © 2023 Google



COP20-32



Brick Carriage House



View towards South

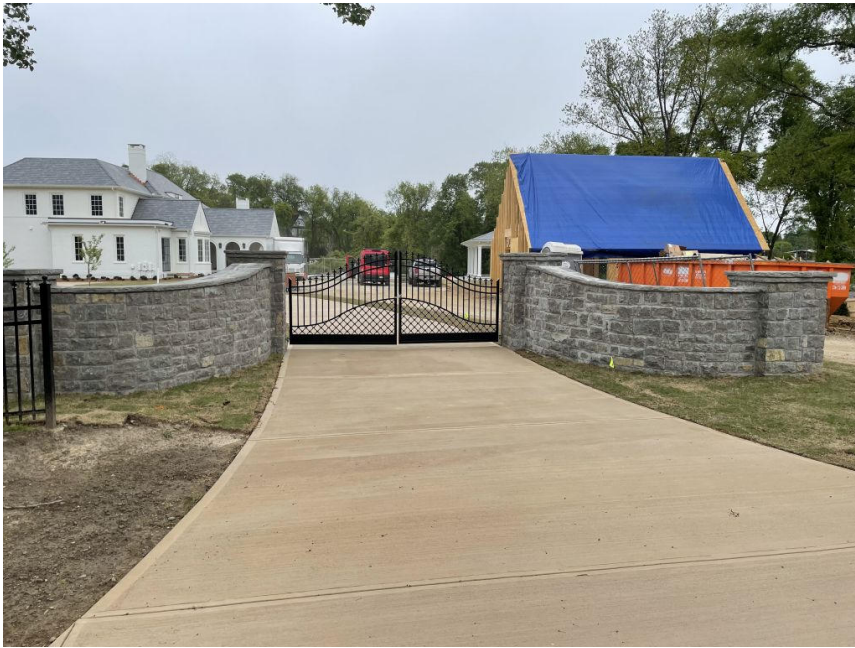






Image taken 4-20-23





BOARD OF ZONING APPEALS ITEM SUMMARY

MEETING DATE:	May 11th
SUBCATEGORY:	Variance
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	V23-10. 115 Ford St. Applicant: Donna N. Jones
DEPARTMENT SUMMARY RECOMMENDATION:	Applicant proposes to subdivide an existing lot into 3 lots and requires a variance to reduce the min. lot size and to reduce the min. street frontage.
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: David Archer
 Date: May 3, 2023
 Re: File # V23-10

Summary: To reduce minimum lot area and minimum lot frontage in M-U zoning district

Section 1: Project Summary

Variance application by 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)).

Section 2. Department Comments

Electric Department: Takes no exception.

Fibercom: No comments received.

Fire Department: CFD takes no exceptions to the variance request for the property located at 115 Ford St. to subdivide into three lots provided all city adopted codes and ordinances are followed.

Gas Department: Takes no exception.

Public Works Department: Public Works has no comments regarding this variance request.

Water Department: WATER SERVICE COMMENTS:

This property is located in the City of Cartersville Water Department's water service area. The requested variance will have no effect on water service to this site.

SEWER SERVICE COMMENTS:

This property is located in the City of Cartersville Water Department's sewer service area. The sewer service for Tract 2 house currently crosses Tract 1 property that would therefore need to be relocated at the owner's expense. The new service for the Tract 2 house can run along the edge of the north property line and tap into the sewer main. We recommend that the lot be split survey be revised to include a 5' strip along Tract 1 property line to run a new sewer service line.

Section 3. Public Comments Received by Staff

No public comments received as of 5-3-2023

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. 9.2. M-U Multiple use district.

9.2.1. *M-U district scope and intent.* Regulations in this section are the M-U district regulations. The M-U district is intended to provide land areas for medium to high density residential land uses and commercial uses complimentary to office and institutional uses as further described in section 3.1.15 of this chapter and where existing and projected traffic patterns encourage such development. The M-U district is intended to:

- A. Encourage the development of tracts of land in the community;
- B. Encourage flexible, innovative, and creative concepts in site planning;
- C. Encourage efficient use of land;
- D. Provide a stable multiple use environment compatible with surrounding uses; and
- E. Protect neighboring residential properties by locating less intense uses adjacent to residential developments or by locating buffers between nonresidential and residential uses.

9.2.2. *Use regulations.* Within the M-U district, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section shall be prohibited.

A. *Permitted uses.* Structures and land may be used for only the following purposes:

- Accessory apartments (SU).*
- Amateur radio transmitter.
- Amenities (as defined by this chapter).
- Amusement, indoor.
- Apartments and condominiums, above, below, or behind commercial uses in the same building (SU).*
- Art galleries.
- Assembly halls.
- Automotive and light truck rental facility (allowed on properties fronting an arterial or major collector street only).
- Automotive specialty shops (allowed on properties fronting an arterial or major collector street only and shall be limited to four (4) bays).
- Barber shops.
- Beauty salons.
- Bed and breakfast inn (SU).*
- Brewpub.
- Catering, carry out, delivery.
- Clinics (excludes veterinary).
- Clubs or lodges (noncommercial) (SU).*
- Colleges and universities.
- Community center buildings.
- Condominiums.
- Construction contractors:
 - ▲ General building contractors (provided there is no exterior storage of equipment, materials, and construction vehicles).
 - ▲ Heavy equipment contractors (provided there is no exterior storage of equipment, materials, and construction vehicles).
 - ▲ Special trade contractors; including but not limited to, construction subcontractors, engineers, architects, and land surveyors (provided there is no exterior storage of equipment, materials, or construction vehicles).
- Convenience stores.
- Dancing schools.
- Day care facilities.
- Delicatessens.
- Distillery (SU).*
- Dry cleaners.

- Duplex dwellings.
- Family day care.
- Financial establishments.
- Funeral homes (allowed on properties fronting an arterial or major collector street only) (crematories may be allowed in conjunction with a funeral home with approval of a special use).*
- Group homes (SU).*
- Guest house.
- Gymnasiums/health clubs.
- Home occupations.
- Homeless shelters (SU).*
- Hospices (SU).*
- Hotels (allowed on properties fronting an arterial or major collector street only).
- Institutions of higher learning including business colleges, music conservatories, and similar institutions.
- Laboratories (medical and dental).
- Laundromats.
- Libraries.
- Medical offices (excludes veterinary).
- Microbreweries (SU).*
- Multifamily dwellings.
- Museums.
- Nursing home facilities.
- Offices, general.
- Parking lots.
- Parks, private.
- Patio homes.
- Pawn shops and/or title pawn (SU).*
- Pet grooming.
- Personal care homes (SU).*
- Places of assembly (SU).*
- Printing establishments.
- Pubs and taverns.
- Public utility facilities.
- Radio and television broadcast stations.
- Radio, television, or other communication towers.
- Religious institutions (SU).*
- Repair services, light (shoes, small appliances or similar).
- Restaurants (drive-thru restaurants as SU).*
- Retail, general.
- Retail package stores (including liquor and malt beverages and/or wine sales only in a multi-tenant shopping center development consisting of a minimum of seven (7) business suites and additionally, that detached, stand alone, retail package stores shall not be permitted).

- Retirement centers (SU).*
- Reupholstery shops.
- Schools, private (SU).*
- Service stations (allowed on properties fronting an arterial or major collector street only).
- Single-family attached dwellings.
- Single-family detached dwellings.
- Stadiums (allowed on properties fronting an arterial or major collector street only).
- Storage, warehouse (allowed on properties fronting an arterial or major collector street only).
- Theaters.
- Townhouses.
- Wholesale sales office.

* Special use approval required.

- B. *Accessory uses.* Structures and land may be used for uses customarily incidental to any permitted use and a dwelling may be used for a home occupation.

9.2.3. Development standards.

- A. *Height regulations.* Single-family residential buildings shall not exceed a height of thirty-five (35) feet or two and one-half (2½) stories, whichever is higher; multifamily and nonresidential buildings shall not exceed a height of forty-five (45) feet or three and one-half (3½) stories, whichever is higher.
- B. *Front yard setback:* Ten (10) feet.
- C. *Side yard setback:* Ten (10) feet.
- If single-family attached, ten (10) feet end of each row.
- D. *Rear yard setback:*
- *Office/institutional/commercial:* Twenty (20) feet.
 - *Multifamily:* Twenty-five (25) feet.
 - *Townhouse:* Twenty (20) feet.
 - *Single-family attached:* Twenty (20) feet.
 - *Single-family detached:* Twenty (20) feet.
 - *Duplex dwellings:* Twenty (20) feet.
- E. *Minimum lot area.*
- *Townhouse/attached:* Two thousand (2,000) square feet.
 - *Single-family detached and duplex dwellings:* Seven thousand (7,000) square feet.
- F. *Maximum density.*
- *Multifamily:* Fourteen (14) dwelling units per acre.
 - *Townhouse/attached:* Twelve (12) dwelling units per acre.
- G. *Minimum lot width at building line.*
- *Office/institutional/commercial:* One hundred ten (110) feet per lot.
 - *Multifamily:* One hundred ten (110) feet.
 - *Townhouse:* Twenty (20) feet per lot.
 - *Single-family attached:* Fifty (50) feet per lot.
 - *Single-family detached:* Sixty (60) feet per lot.
 - *Duplex dwellings:* Fifty (50) feet per lot.

- H. *Minimum lot frontage.*
- *Office/institutional/commercial:* One hundred ten (110) feet per lot.
 - *Multifamily:* One hundred ten (110) feet per lot.
 - *Townhouse:* Twenty (20) feet per lot.
 - *Single-family attached:* Fifty (50) feet per lot.
 - *Single-family detached:* Sixty (60) feet per lot.
 - *Duplex dwellings:* Thirty-five (35) feet per lot.
- I. *Minimum heated floor area per dwelling unit.*
- *Multifamily:*
 - ▲ *3-bedroom:* Nine hundred (900) square feet.
 - ▲ *2-bedroom:* Seven hundred fifty (750) square feet.
 - ▲ *1-bedroom:* Six hundred (600) square feet.
 - ▲ *Studio/loft (in existing buildings):* Four hundred fifty (450) square feet.
 - *Townhouse/attached:* One thousand (1,000) square feet.
 - *Single-family detached:* One thousand (1,000) square feet.
 - *Duplex:* Nine hundred (900) square feet.
- J. *[Metal panels, metal sheathing, standard gray concrete block.]* The use of metal panels or metal sheathing and/or standard gray concrete block on the exterior walls of any building or structure shall be prohibited with the exception that such materials may be used if finished with a product consisting of brick, stone, hard-coat stucco, or fiber cement siding.
- K. *[Air conditioning units and HVAC systems.]* Air conditioning units and HVAC systems shall be thoroughly screened from view from the public right-of-way and from adjacent properties by using walls, fencing, roof elements, or landscaping on multifamily and nonresidential properties.
- L. *[Gable or hip roofs.]* Gable or hip roofs shall have a minimum roof pitch of 6/12. Both gable and hip roofs shall provide overhanging eaves on all sides that extend a minimum of one (1) foot beyond the building wall.
- M. *[Front building facade.]* The front building facade of all principal buildings shall be oriented toward street fronts or adjacent arterial street fronts.
- N. *Minimum buffer requirements.* In addition to required setbacks, all nonresidential and/or multifamily property uses within the M-U district which abut a single-family residential district or use shall provide a minimum fifteen-foot wide buffer, five (5) feet of which can be within required setback, to provide a visual screen in accordance with section 4.17 of this chapter.
- O. *Minimum open space.* Multifamily developments shall have a minimum twenty (20) percent of gross acreage set aside as open space and shall provide recreational areas within said open space.
- P. *Maximum commercial building floor area:* Twenty thousand (20,000) square feet.
- Q. *Accessory structure requirements.* See section 4.9 of this chapter.
- R. *Other standards.*
1. Townhouse developments shall have a minimum development area of one-half ($\frac{1}{2}$) acre. In addition to required setbacks, a fifteen-foot wide buffer is required along all property lines which abut a single-family district or use to provide a visual screen in accordance with section 4.17 of this chapter.
 - (a) Minimum lot depth: one hundred (100) feet.
 - (b) No fewer than three (3) dwelling units in a row shall be allowed.
 - (c) Alley or private drive access required.
 - (d) Required parking shall be allowed in the rear yard only.
 - (e) Principal buildings shall front a private drive or public right-of-way.
 2. Multifamily developments shall comply with section 7.1.3.K. and N. of this chapter.

- 3. Outdoor storage of landscape supplies and materials may be allowed in the side and rear yards of a non-residential land use with a special use (SU) permit.

S. *Guest house.* In addition to standards required in this chapter, the following standards shall be met for a guest house:

- 1. No more than one (1) guest house structure per lot.
- 2. A minimum lot size of fifteen thousand (15,000) square feet shall be required.
- 3. A guest house shall be occupied by relatives, employees that work on the property, or guests only.
- 4. Heated floor area shall not exceed fifty (50) percent of the heated floor area of the principal building.
- 5. A guest house structure shall comply with the principal setbacks of the district.
- 6. A guest house shall not be allowed in the front yard.
- 7. A guest house shall not exceed the height of the principal building on the lot.
- 8. Requires owner-occupancy of the principal building on the lot.

9.2.4. *Other regulations.* The headings below contain additional, but not necessarily all, provisions applicable to the M-U district.

- City of Cartersville Landscaping Ordinance.
- City of Cartersville Sign Ordinance.

(Ord. No. 69-12, § 2, 12-6-12; Ord. No. 01-13, § 6, 1-3-13; Ord. No. 11-13, § 1, 7-1-13; Ord. No. 02-18, § 2, 1-18-18; Ord. No. 09-18, § 1, 4-19-18; Ord. No. 11-18, § 2, 5-17-18; Ord. No. 34A-18, § 1, 12-6-18; Ord. No. 30-19, § 1, 8-1-19)

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.

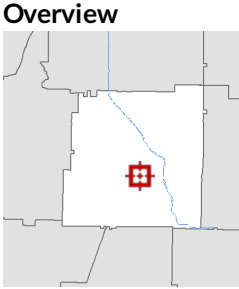
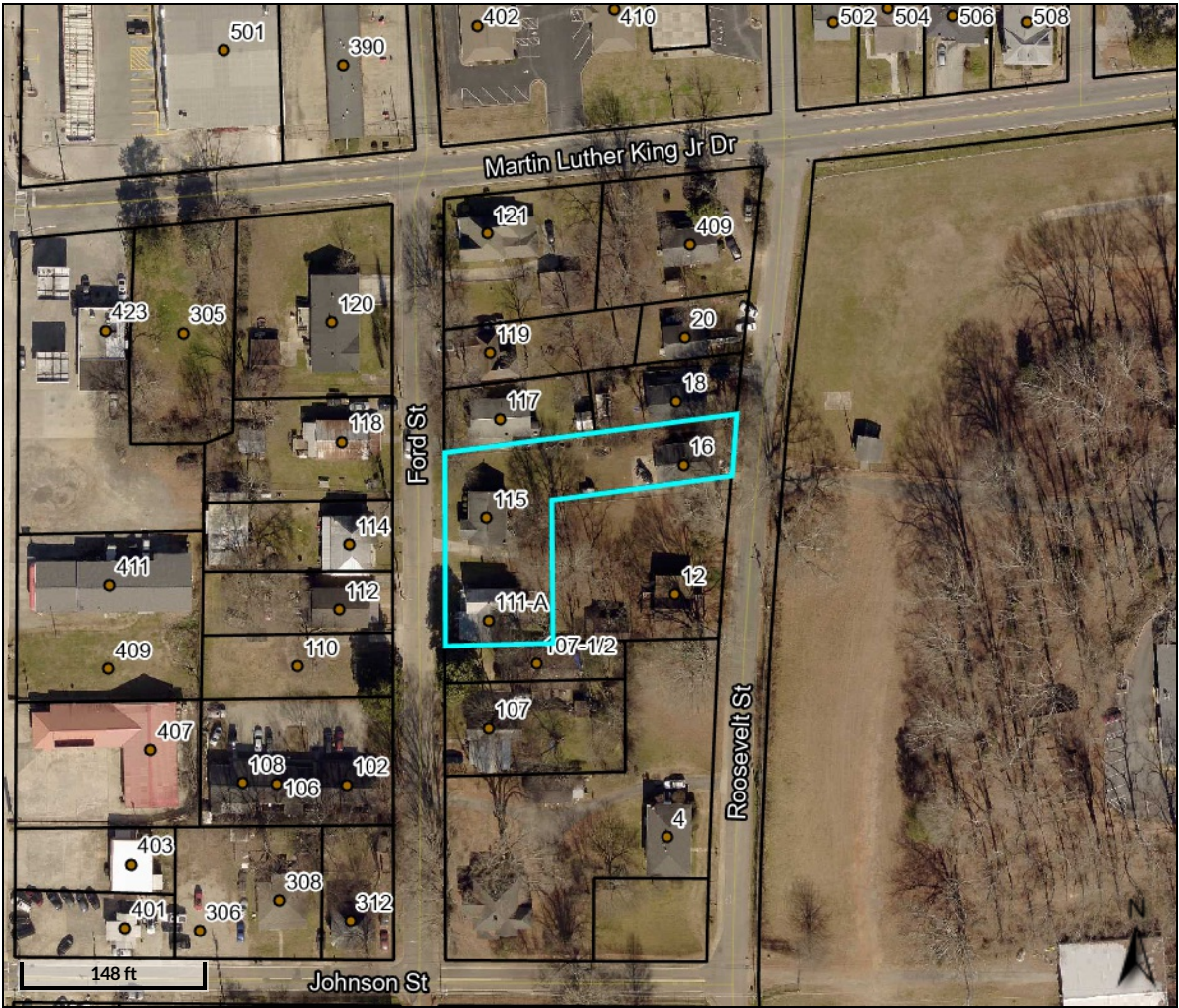
Variance decisions shall be issued in writing within ten (10) business days of the hearing.

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
 - Structural Numbers**
 - Abandoned or Inactive
 - Active
 - Proposed
 - <all other values>
 - Roads

Parcel ID	C004-0002-004	Alternate ID	32608	Owner Address	JONES DONNA N
Sec/Twp/Rng	n/a	Class	Residential		274 NALLY RD
Property Address	115 FORD ST	Acreage	0.41		RYDAL, GA 30171
District	Cartersville				
Brief Tax Description	LL 384 D 4				

(Note: Not to be used on legal documents)

Date created: 4/11/2023
 Last Data Uploaded: 4/11/2023 12:25:05 AM

Developed by Schneider
 GEOSPATIAL

City of Cartersville
Application for Variance
Board of Zoning Appeals

Hearing Date: may 11th 5:30pm

Application Number: V23-10

Date Received: 4/11/23

Applicant Donna N Jones Office Phone _____
(printed name)
 Address 279 Nally Rd. Mobile/ Other Phone 770-655-0520
 City Rydal State GA Zip 30127 Email donnajones@yahoo.com
MELISSA ELEJADE Phone (Rep) 678-743-1106
Representative's printed name (if other than applicant)
 Email (Rep) _____
 Representative Signature _____ Applicant Signature Donna N. Jones
 Signed, sealed and delivered in presence of: My commission expires:
Jack Nally 9-29-23
 Notary Public

* Titleholder Donna N. Jones Phone 770.655.0770
(titleholder's printed name)
 Address 111 Ford Street, Cartersville 30120 Email _____
 Signature Donna N. Jones
 Signed, sealed, delivered in presence of: My commission expires:
Jack Nally 9-29-23
 Notary Public

Present Zoning District M-U Parcel ID No. C004-0002-004
 Acreage 0.41 Land Lot(s) 384 District(s) 4 Section(s) 3
 Location of Property: 111 Ford St.
(street address, nearest intersections, etc.)
 Zoning Section(s) for which a variance is being requested: m-u 9.2.3
 Summary Description of Variance Request: subdivide lots need Relief From
ZONING STANDARDS
(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 _____ Section 9.2.3 (E) Subsection _____
 Article _____ Section 9.2.3 (H) 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: We need to subdivide the lot and relief on 2 of the zoning requirements

GEORGIA SURVEYOR CERTIFICATION

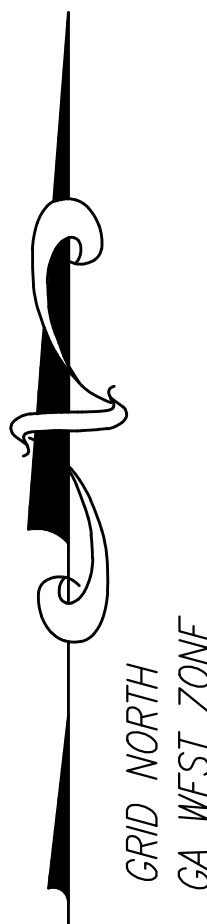
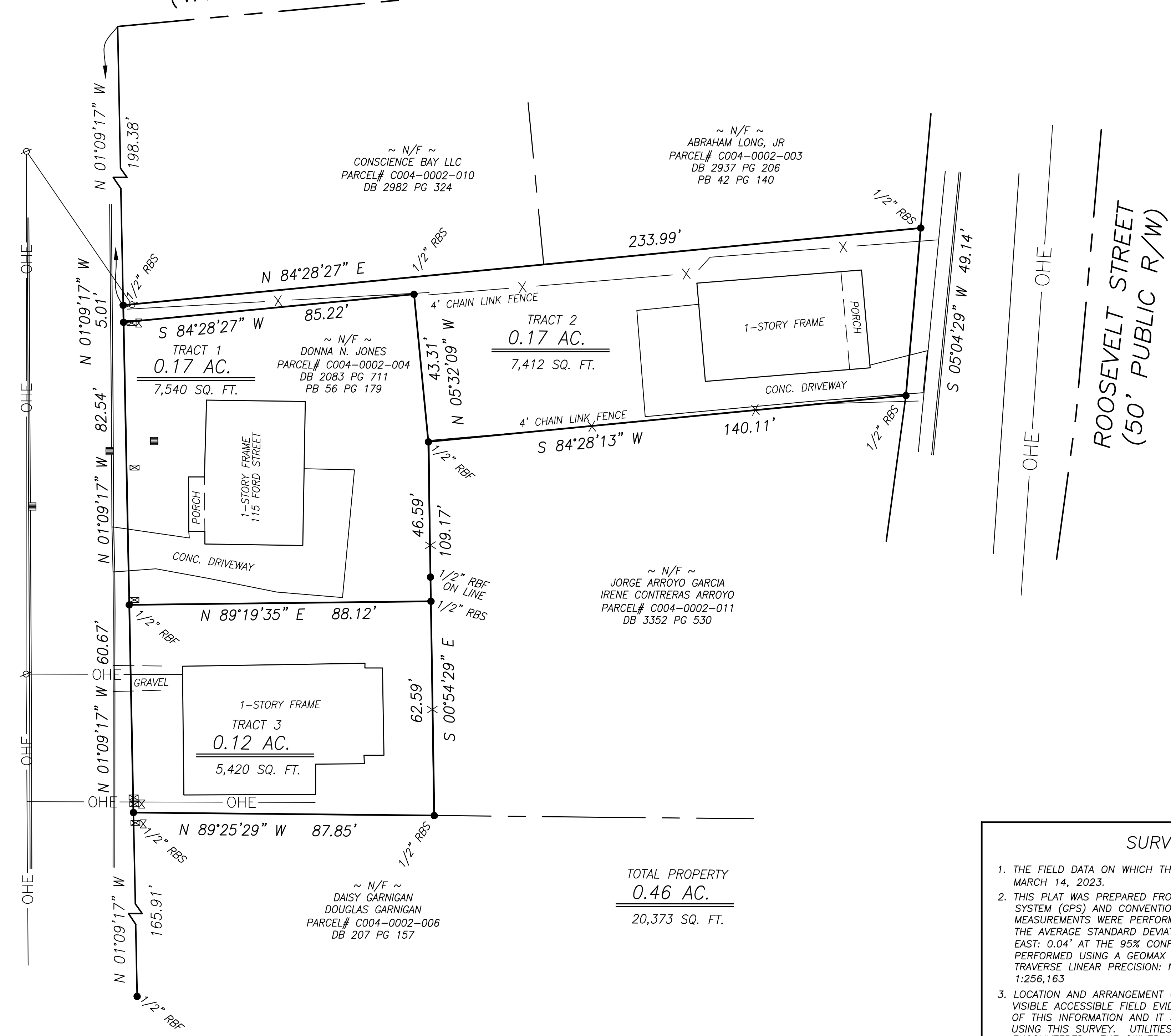
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

RESERVED FOR THE CLERK OF SUPERIOR COURT



LEGEND	
	UTILITY POLE
	SANITARY SEWER MANHOLE
	SANITARY CLEANOUT
	STORM DRAIN PIPE
	DOUBLE-WING CATCH BASIN
	SINGLE-WING CATCH BASIN
	JUNCTION BOX
	DROP INLET
	SANITARY SEWER LINE
	WATER LINE
	GAS LINE
	ELECTRIC LINE
	FORCE MAIN
	FIBER OPTIC
	FENCE
	TOP OF BANK
	CENTERLINE
	GUARDRAIL
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGNAL BOX
	POWER POLE
	LIGHT POLE
	TELEPHONE/CABLE BOX
	ELECTRICAL TRANSFORMER BOX
	SIGN
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	WELL
	MONITORING WELL/ MON. WELL W/ BOLLARDS AND SIGN
	GAS VALVE
	GAS METER
	LIQUIFIED PROPANE GAS

MARTIN LUTHER KING JR DRIVE
(VARIABLE PUBLIC R/W)



FORD STREET
(50' PUBLIC R/W)

ROOSEVELT STREET
(50' PUBLIC R/W)

SURVEYOR'S NOTES

1. THE FIELD DATA ON WHICH THIS PLAT IS BASED WAS COMPLETED ON MARCH 14, 2023.
2. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING BOTH GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL MEASUREMENT TECHNIQUES. GPS MEASUREMENTS WERE PERFORMED USING A CARLSON 6+ DUAL FREQUENCY RECEIVERS. THE AVERAGE STANDARD DEVIATION OF POINTS USED WAS FOUND TO BE: NORTH: 0.03", EAST: 0.04" AT THE 95% CONFIDENCE LEVEL. TERRESTRIAL MEASUREMENTS WERE PERFORMED USING A GEOMAX 90 TOTAL STATION FOR LINEAR AND ANGULAR MEASUREMENTS. TRAVERSE LINEAR PRECISION: N/A, ANGULAR ERROR: N/A, LINEAR MAP PRECISION = 1:256,163
3. LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES ARE PROVIDED BY VISIBLE ACCESSIBLE FIELD EVIDENCE. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS SURVEY. UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THIS SURVEYOR IS NOT RESPONSIBLE FOR THE SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION PROVIDED HEREON.

REVISED 4/24/23 ~ REVISE PROPERTY LINES

Survey No.:	G881
Ordered By.:	MELISSA ELEJALDE
Description:	
Date Prepared:	03-27-2023
Scale:	1"=20'

JACOB & HEFNER ASSOCIATES
3440 Blue Springs Road NW, Suite 101
Kennesaw, GA 30144
PHONE: (770) 672-2276
www.jacobandhefner.com

BOUNDARY SURVEY AND LOT SPLIT:
JERRY BROADED
LOCATED IN LAND LOT 384 ~ 4TH DISTRICT ~ 3RD SECTION,
BARTOW COUNTY, GEORGIA



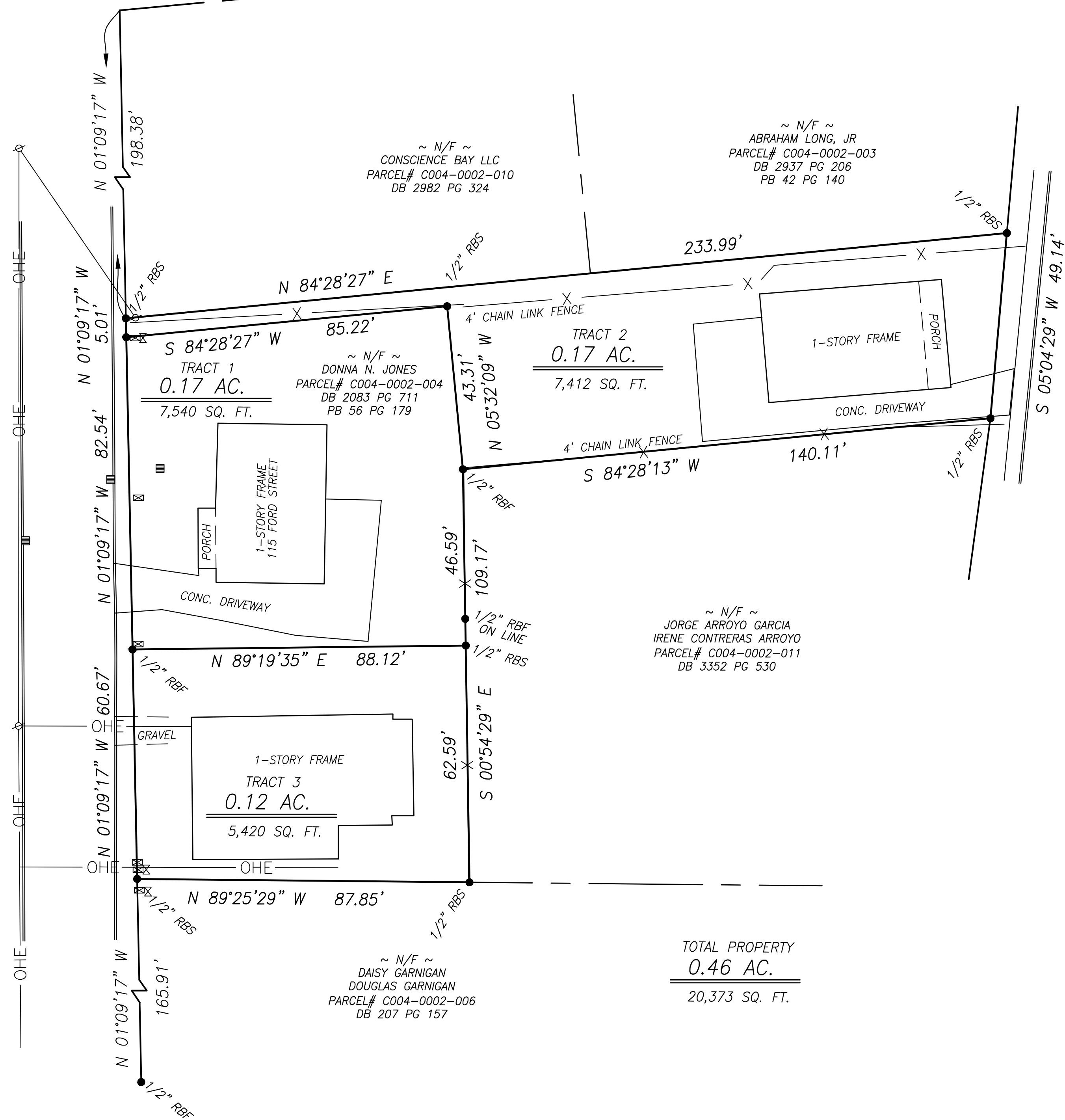
FLOOD NOTE

THIS PROPERTY DOES NOT LIE WITHIN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER FEMA FIRM MAP # 13015 C 0266 H DATED OCTOBER 5, 2016. PROPERTY LIES WITHIN A FLOOD HAZARD AREA DESIGNATED AS ZONE X.

MARTIN LUTHER KING STREET
(VARIABLE PUBLIC R/W)

FORD STREET
(50' PUBLIC R/W)

ROOSEVELT STREET
(50' PUBLIC R/W)



~ N/F ~
CONSCIENCE BAY LLC
PARCEL# C004-0002-010
DB 2982 PG 324

~ N/F ~
ABRAHAM LONG, JR
PARCEL# C004-0002-003
DB 2937 PG 206
PB 42 PG 140

~ N/F ~
DONNA N. JONES
PARCEL# C004-0002-004
DB 2083 PG 711
PB 56 PG 179

~ N/F ~
JORGE ARROYO GARCIA
IRENE CONTRERAS ARROYO
PARCEL# C004-0002-011
DB 3352 PG 530

~ N/F ~
DAISY GARNIGAN
DOUGLAS GARNIGAN
PARCEL# C004-0002-006
DB 207 PG 157

TOTAL PROPERTY
0.46 AC.
20,373 SQ. FT.

SURVEY

1. THE FIELD DATA ON WHICH THIS P...
MARCH 14, 2023.
2. THIS PLAT WAS PREPARED FROM A...
SYSTEM (GPS) AND CONVENTIONAL...
MEASUREMENTS WERE PERFORMED...
THE AVERAGE STANDARD DEVIATION...
EAST: 0.04' AT THE 95% CONFIDEN...
PERFORMED USING A GEOMAX 90...
TRAVERSE LINEAR PRECISION: N/A,
1:256,163
3. LOCATION AND ARRANGEMENT OF U...
VISIBLE ACCESSIBLE FIELD EVIDENC...
OF THIS INFORMATION AND IT SHAL...
USING THIS SURVEY. UTILITIES AN...
ENCOUNTERED. THE OWNER HIS...





Tract 1- 115 Ford St.



Images Taken 5-3-23



Tract 3- 111A Ford St (house behind sign)





Tract 2- 16 Roosevelt St.







BOARD OF ZONING APPEALS ITEM SUMMARY

MEETING DATE:	May 11th
SUBCATEGORY:	Variance
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	V23-11. 407 Douglas St. Applicant: Lifepoint Church
DEPARTMENT SUMMARY RECOMMENDATION:	Applicant seeks a variance for a playground and decorative fence in the front yard of a corner lot.
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: May 3, 2023
 Re: File # V23-11

**Summary: To allow an outdoor play structure in the front yard; and,
 To allow a 6ft tall decorative fence in the front yard of a double frontage lot.**

Section 1: Project Summary

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.

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

1. To allow an outdoor play structure in the front yard of a commercial use property.
2. To allow a 6ft tall decorative fence in the front yard of a double frontage lot.

Section 2. Department Comments

Electric Department: CES takes no exceptions.

Fibercom: No comments received.

Fire Department: CFD takes no exceptions to the variance request to allow for a fence and playground in the front yard at 610 N. Tenn. St. provided all city adopted codes and ordinances are followed.

Gas Department: Takes no exceptions.

Public Works Department: Has no objection

Water Department: Takes no exceptions.

Section 3. Public Comments Received by Staff

None received as of 5-3-23.

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. 9.2. M-U Multiple use district.

9.2.1. *M-U district scope and intent.* Regulations in this section are the M-U district regulations.

The M-U district is intended to provide land areas for medium to high density residential land uses and commercial uses complimentary to office and institutional uses as further described in section 3.1.15 of this chapter and where existing and projected traffic patterns encourage such development. The M-U district is intended to:

- A. Encourage the development of tracts of land in the community;
- B. Encourage flexible, innovative, and creative concepts in site planning;
- C. Encourage efficient use of land;
- D. Provide a stable multiple use environment compatible with surrounding uses; and
- E. Protect neighboring residential properties by locating less intense uses adjacent to residential developments or by locating buffers between nonresidential and residential uses.

9.2.2. *Use regulations.* Within the M-U district, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section shall be prohibited.

A. *Permitted uses.* Structures and land may be used for only the following purposes:

- Accessory apartments (SU).*
- Amateur radio transmitter.
- Amenities (as defined by this chapter).
- Amusement, indoor.
- Apartments and condominiums, above, below, or behind commercial uses in the same building (SU).*
- Art galleries.
- Assembly halls.
- Automotive and light truck rental facility (allowed on properties fronting an arterial or major collector street only).
- Automotive specialty shops (allowed on properties fronting an arterial or major collector street only and shall be limited to four (4) bays).
- Barber shops.
- Beauty salons.
- Bed and breakfast inn (SU).*
- Brewpub.
- Catering, carry out, delivery.
- Clinics (excludes veterinary).
- Clubs or lodges (noncommercial) (SU).*
- Colleges and universities.
- Community center buildings.
- Condominiums.
- Construction contractors:
 - ▲ General building contractors (provided there is no exterior storage of equipment, materials, and construction vehicles).
 - ▲ Heavy equipment contractors (provided there is no exterior storage of equipment, materials, and construction vehicles).
 - ▲ Special trade contractors; including but not limited to, construction subcontractors, engineers, architects, and land surveyors (provided there is no exterior storage of equipment, materials, or construction vehicles).
- Convenience stores.
- Dancing schools.
- Day care facilities.
- Delicatessens.
- Distillery (SU).*

- Dry cleaners.
- Duplex dwellings.
- Family day care.
- Financial establishments.
- Funeral homes (allowed on properties fronting an arterial or major collector street only) (crematories may be allowed in conjunction with a funeral home with approval of a special use).*
- Group homes (SU).*
- Guest house.
- Gymnasiums/health clubs.
- Home occupations.
- Homeless shelters (SU).*
- Hospices (SU).*
- Hotels (allowed on properties fronting an arterial or major collector street only).
- Institutions of higher learning including business colleges, music conservatories, and similar institutions.
- Laboratories (medical and dental).
- Laundromats.
- Libraries.
- Medical offices (excludes veterinary).
- Microbreweries (SU).*
- Multifamily dwellings.
- Museums.
- Nursing home facilities.
- Offices, general.
- Parking lots.
- Parks, private.
- Patio homes.
- Pawn shops and/or title pawn (SU).*
- Pet grooming.
- Personal care homes (SU).*
- Places of assembly (SU).*
- Printing establishments.

- Pubs and taverns.
- Public utility facilities.
- Radio and television broadcast stations.
- Radio, television, or other communication towers.
- Religious institutions (SU).*
- Repair services, light (shoes, small appliances or similar).
- Restaurants (drive-thru restaurants as SU).*
- Retail, general.
- Retail package stores (including liquor and malt beverages and/or wine sales only in a multi-tenant shopping center development consisting of a minimum of seven (7) business suites and additionally, that detached, stand alone, retail package stores shall not be permitted).
- Retirement centers (SU).*
- Reupholstery shops.
- Schools, private (SU).*
- Service stations (allowed on properties fronting an arterial or major collector street only).
- Single-family attached dwellings.
- Single-family detached dwellings.
- Stadiums (allowed on properties fronting an arterial or major collector street only).
- Storage, warehouse (allowed on properties fronting an arterial or major collector street only).
- Theaters.
- Townhouses.
- Wholesale sales office.

* Special use approval required.

- B. *Accessory uses.* Structures and land may be used for uses customarily incidental to any permitted use and a dwelling may be used for a home occupation.

9.2.3. *Development standards.*

- A. *Height regulations.* Single-family residential buildings shall not exceed a height of thirty-five (35) feet or two and one-half (2½) stories, whichever is higher; multifamily and nonresidential buildings shall not exceed a height of forty-five (45) feet or three and one-half (3½) stories, whichever is higher.
- B. *Front yard setback:* Ten (10) feet.
- C. *Side yard setback:* Ten (10) feet.

- If single-family attached, ten (10) feet end of each row.
- D. *Rear yard setback:*
- *Office/institutional/commercial:* Twenty (20) feet.
 - *Multifamily:* Twenty-five (25) feet.
 - *Townhouse:* Twenty (20) feet.
 - *Single-family attached:* Twenty (20) feet.
 - *Single-family detached:* Twenty (20) feet.
 - *Duplex dwellings:* Twenty (20) feet.
- E. *Minimum lot area.*
- *Townhouse/attached:* Two thousand (2,000) square feet.
 - *Single-family detached and duplex dwellings:* Seven thousand (7,000) square feet.
- F. *Maximum density.*
- *Multifamily:* Fourteen (14) dwelling units per acre.
 - *Townhouse/attached:* Twelve (12) dwelling units per acre.
- G. *Minimum lot width at building line.*
- *Office/institutional/commercial:* One hundred ten (110) feet per lot.
 - *Multifamily:* One hundred ten (110) feet.
 - *Townhouse:* Twenty (20) feet per lot.
 - *Single-family attached:* Fifty (50) feet per lot.
 - *Single-family detached:* Sixty (60) feet per lot.
 - *Duplex dwellings:* Fifty (50) feet per lot.
- H. *Minimum lot frontage.*
- *Office/institutional/commercial:* One hundred ten (110) feet per lot.
 - *Multifamily:* One hundred ten (110) feet per lot.
 - *Townhouse:* Twenty (20) feet per lot.
 - *Single-family attached:* Fifty (50) feet per lot.
 - *Single-family detached:* Sixty (60) feet per lot.
 - *Duplex dwellings:* Thirty-five (35) feet per lot.
- I. *Minimum heated floor area per dwelling unit.*
- *Multifamily:*
 - ▲ *3-bedroom:* Nine hundred (900) square feet.
 - ▲ *2-bedroom:* Seven hundred fifty (750) square feet.

- ▲ *1-bedroom*: Six hundred (600) square feet.
- ▲ *Studio/loft (in existing buildings)*: Four hundred fifty (450) square feet.
 - *Townhouse/attached*: One thousand (1,000) square feet.
 - *Single-family detached*: One thousand (1,000) square feet.
 - *Duplex*: Nine hundred (900) square feet.
- J. *[Metal panels, metal sheathing, standard gray concrete block.]* The use of metal panels or metal sheathing and/or standard gray concrete block on the exterior walls of any building or structure shall be prohibited with the exception that such materials may be used if finished with a product consisting of brick, stone, hard-coat stucco, or fiber cement siding.
- K. *[Air conditioning units and HVAC systems.]* Air conditioning units and HVAC systems shall be thoroughly screened from view from the public right-of-way and from adjacent properties by using walls, fencing, roof elements, or landscaping on multifamily and nonresidential properties.
- L. *[Gable or hip roofs.]* Gable or hip roofs shall have a minimum roof pitch of 6/12. Both gable and hip roofs shall provide overhanging eaves on all sides that extend a minimum of one (1) foot beyond the building wall.
- M. *[Front building facade.]* The front building facade of all principal buildings shall be oriented toward street fronts or adjacent arterial street fronts.
- N. *Minimum buffer requirements.* In addition to required setbacks, all nonresidential and/or multifamily property uses within the M-U district which abut a single-family residential district or use shall provide a minimum fifteen-foot wide buffer, five (5) feet of which can be within required setback, to provide a visual screen in accordance with section 4.17 of this chapter.
- O. *Minimum open space.* Multifamily developments shall have a minimum twenty (20) percent of gross acreage set aside as open space and shall provide recreational areas within said open space.
- P. *Maximum commercial building floor area:* Twenty thousand (20,000) square feet.
- Q. *Accessory structure requirements.* See section 4.9 of this chapter.
- R. *Other standards.*
 1. Townhouse developments shall have a minimum development area of one-half ($\frac{1}{2}$) acre. In addition to required setbacks, a fifteen-foot wide buffer is required along all property lines which abut a single-family district or use to provide a visual screen in accordance with section 4.17 of this chapter.
 - (a) Minimum lot depth: one hundred (100) feet.
 - (b) No fewer than three (3) dwelling units in a row shall be allowed.
 - (c) Alley or private drive access required.
 - (d) Required parking shall be allowed in the rear yard only.
 - (e) Principal buildings shall front a private drive or public right-of-way.
 2. Multifamily developments shall comply with section 7.1.3.K. and N. of this chapter.

3. Outdoor storage of landscape supplies and materials may be allowed in the side and rear yards of a non-residential land use with a special use (SU) permit.
- S. *Guest house.* In addition to standards required in this chapter, the following standards shall be met for a guest house:
1. No more than one (1) guest house structure per lot.
 2. A minimum lot size of fifteen thousand (15,000) square feet shall be required.
 3. A guest house shall be occupied by relatives, employees that work on the property, or guests only.
 4. Heated floor area shall not exceed fifty (50) percent of the heated floor area of the principal building.
 5. A guest house structure shall comply with the principal setbacks of the district.
 6. A guest house shall not be allowed in the front yard.
 7. A guest house shall not exceed the height of the principal building on the lot.
 8. Requires owner-occupancy of the principal building on the lot.

9.2.4. *Other regulations.* The headings below contain additional, but not necessarily all, provisions applicable to the M-U district.

- City of Cartersville Landscaping Ordinance.
- City of Cartersville Sign Ordinance.

(Ord. No. 69-12, § 2, 12-6-12; Ord. No. 01-13, § 6, 1-3-13; Ord. No. 11-13, § 1, 7-1-13; Ord. No. 02-18, § 2, 1-18-18; Ord. No. 09-18, § 1, 4-19-18; Ord. No. 11-18, § 2, 5-17-18; Ord. No. 34A-18, § 1, 12-6-18; Ord. No. 30-19, § 1, 8-1-19)

Sec. 4.9. Accessory uses, buildings or structures.

Accessory uses, buildings, or structures on residential lots shall be located within a rear yard only and be a minimum of five (5) feet from all property lines which do not abut a street right-of-way. A detached garage or carport may be allowed in a side yard of a residential lot and, if so placed, shall comply with the side yard setback requirements of the district. In the case of a residential corner lot, in which a lot abuts or adjoins the intersection of two (2) or more streets other than an alley, an accessory structure may be allowed in a side yard and, if so placed, shall comply with the side yard setback requirements of the district.

Accessory uses, buildings, or structures on nonresidential lots shall not be allowed in the front yard and must comply with side and rear yard requirements established for the zoning district in which such accessory buildings or uses are located. The following accessory uses, buildings, or structures on nonresidential lots may be allowed in a front yard of a nonresidential lot and, if so placed, shall comply with the front yard setback requirements of the district: ATMs (automated teller machines) and service stations.

All accessory uses, buildings, or structures in all zoning districts shall be subordinate to the principal structure. An accessory building's floor area shall be no larger than fifty (50) percent of the principal structure floor area. Accessory structures shall not exceed the height of the most prevalent roof top of the principal building on the property.

Outdoor play structures or play sets in commercial districts, commonly associated with fast-food eating establishments, shall be located in a side or rear yard only and shall comply with the required yard setbacks of the district.

All site plans for multifamily, commercial, and industrial buildings shall include a solid waste container pad that has easy and safe access for a front-end loader. Solid waste containers shall be screened from all streets and adjoining properties with a solid, opaque fence or wall which shall be a minimum of six (6) inches taller than the container.

An amenity, as defined by this chapter, shall not be considered an accessory structure.

Sec. 4.16. - Fences and walls.

A. In all zoning districts:

1. No fence or wall shall constitute an obstruction to the vision for or create a hazard to vehicular traffic.
2. No fence or wall, including retaining walls, shall be constructed of exposed concrete block, tires, junk or other discarded materials.
3. The fencing standards as stated in this section shall not apply to fencing for detention ponds.
4. The wall standards as stated in this section shall not apply to retaining walls approved by the plan review process for planned developments.

B. In all residential and commercial zoning districts:

1. Any fence or wall which extends into the front yard shall be ornamental or decorative, and shall not be opaque. Any such fence or wall may be constructed of brick, stone, wood, wrought iron, split rail, or other decorative material as approved by the zoning administrator.
2. Fences and walls shall not exceed four (4) feet in height in a front yard and shall not exceed eight (8) feet in height in a side or rear yard.
3. Chain-link fencing material may be used in the front yard with prior approval of a variance by the board of zoning appeals. No variance is required if chain link fencing material is used in a side or rear yard.
4. For a corner lot or double frontage lot, a screening or opaque fence may be installed to the rear of the principal structure at a maximum of eight (8) feet in height provided that the fence shall be located behind the required front yard setback and shall not be located adjacent to or abutting a collector or arterial street.
5. Razor wire (ribbon) shall be prohibited.

C. In all industrial zoning districts:

Fences or walls shall not exceed (8) feet in height in front, side and rear yards

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

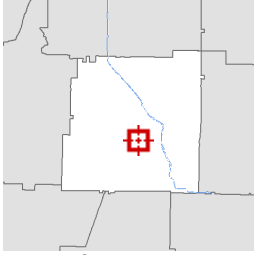
- C. That the requested variance relief may be granted without substantially impairing the intent and purpose of this chapter.

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.

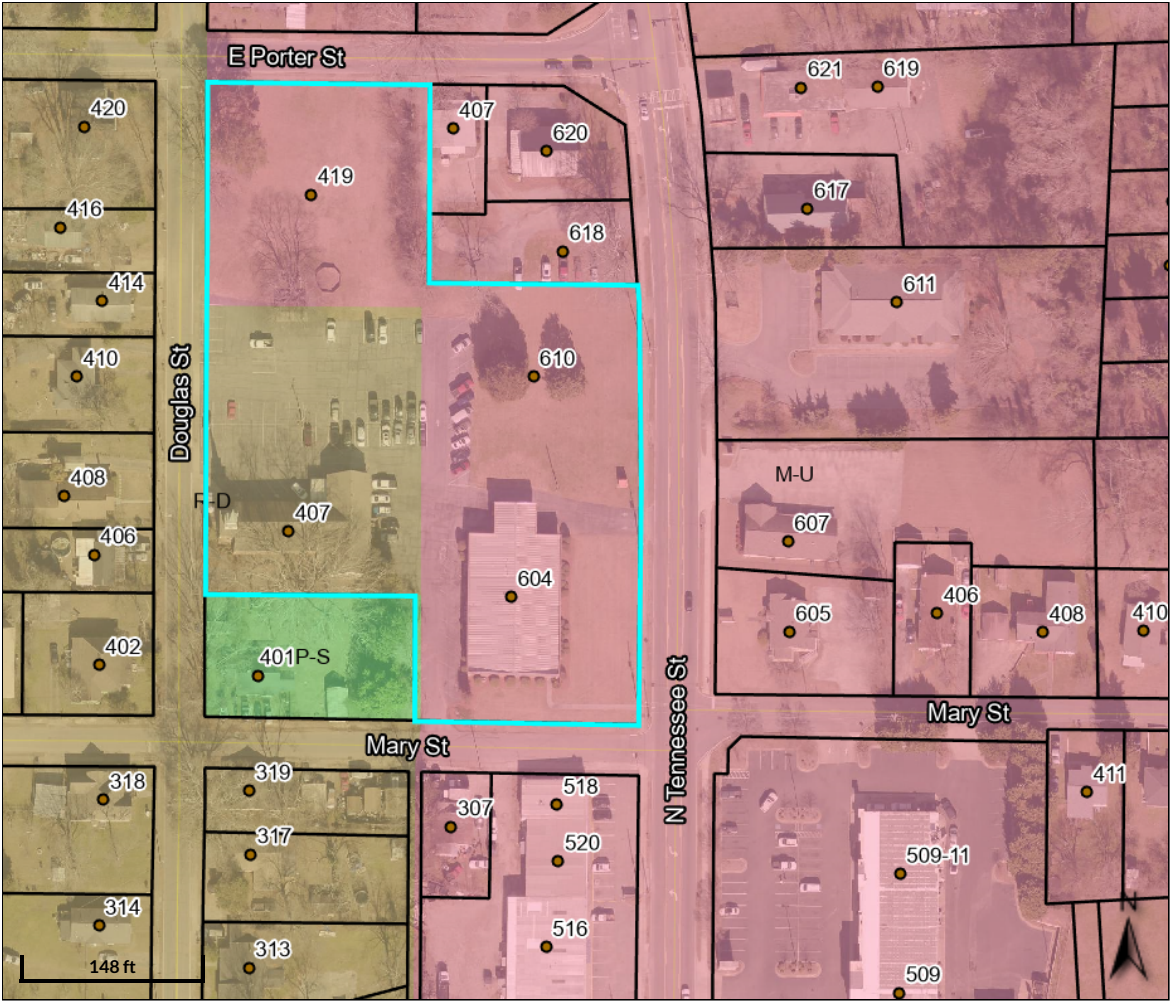
Sections 21.3.7, *Place of worship*, and 21.3.8, *Group homes*, omitted. *Not applicable.*

Overview



Legend

- Parcels
- Structural Numbers**
 - Abandoned or Inactive
 - Active
 - Proposed
 - <all other values>
- Roads
- Cartersville Zoning**
 - AG
 - DBD
 - G-C
 - G-C*
 - H-I
 - H-I*
 - L-I
 - L-I*
 - M-U
 - M-U*
 - MF-14
 - MF-14*
 - MN
 - O-C
 - O-C*
 - P-D
 - P-D*
 - P-I
 - P-S
 - P-S*
 - R-10
 - R-10*
 - R-15
 - R-15*
 - R-20
 - R-20*
 - R-7
 - R-7*
 - R-D
 - RA-12
 - RA-12*
 - RSL






City of Cartersville
Application for Variance
Board of Zoning Appeals

Hearing Date: 5-11-2023 5:30pm

Application Number: V23-11

Date Received: 3-18-2023

Applicant LIFEPPOINT CHURCH Office Phone 770-382-2040
 (printed name)
 Address 610 N. TENNESSEE ST. Mobile/ Other Phone _____
 City CARTERSVILLE State GA Zip 30120 Email _____
 Representative's printed name (if other than applicant) ERIC R. BRUTON Phone (Rep) 678-986-5587
 Email (Rep) ebruton@heatco.com
 Representative Signature  Applicant Signature 
 Signed, sealed and delivered in presence of: _____ My commission expires: _____
Bain 3-16-23
 Notary Public

* Titleholder LIFEPOINT CONGREGATIONAL Phone 770-382-2040
 (titleholder's printed name)
 Address 610 N. TENNESSEE ST. Email jw28jw@yahoo.com
 Signature 
 Signed, sealed, delivered in presence of: _____ My commission expires: _____
Bain 3-16-23
 Notary Public

Present Zoning District CARTERSVILLE (DISTRICT 01) Parcel ID No. C010-0613-008
 Acreage 2.92 Land Lot(s) 157-164, 179-185 District(s) 338/4 Section(s) _____
 Location of Property: 610 N. TENNESSEE ST. 1/2 MARY ST.
 (street address, nearest intersections, etc.)
 Zoning Section(s) for which a variance is being requested: 4.16(4) 1/2 4.9
 Summary Description of Variance Request: INSTALL PLAYGROUND AND 6 FT. TALL FENCE

 (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 IV Section 4.16 Subsection _____
 Article IV Section 4.9 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: BASED ON ORIENTATION OF BUILDING AND ENTRANCE, THE DESIRED PLAY GROUND AND FENCE ARE LOCATED IN THE SIDE YARD. THE FENCE LOCATED AROUND THE PLAYGROUND NEVER GETS CLOSER TO THE ROAD(S) THAN THE CURRENT BUILDING. (43 FT. FROM TENNESSEE ST.) (40 FT. FROM MARYS ST.) DESIRED FENCE TO BE 6 FT. TALL COMMERCIAL GRADE ALUMINUM FENCE (DARK BRONZE) WE ARE REPLICATING WHAT TABERNACLE BAPTIST CHURCH HAS FOR PLAYGROUND PLACEMENT AND TALLER FENCE (ALSO ON TENNESSEE ST.)

Justification Letter

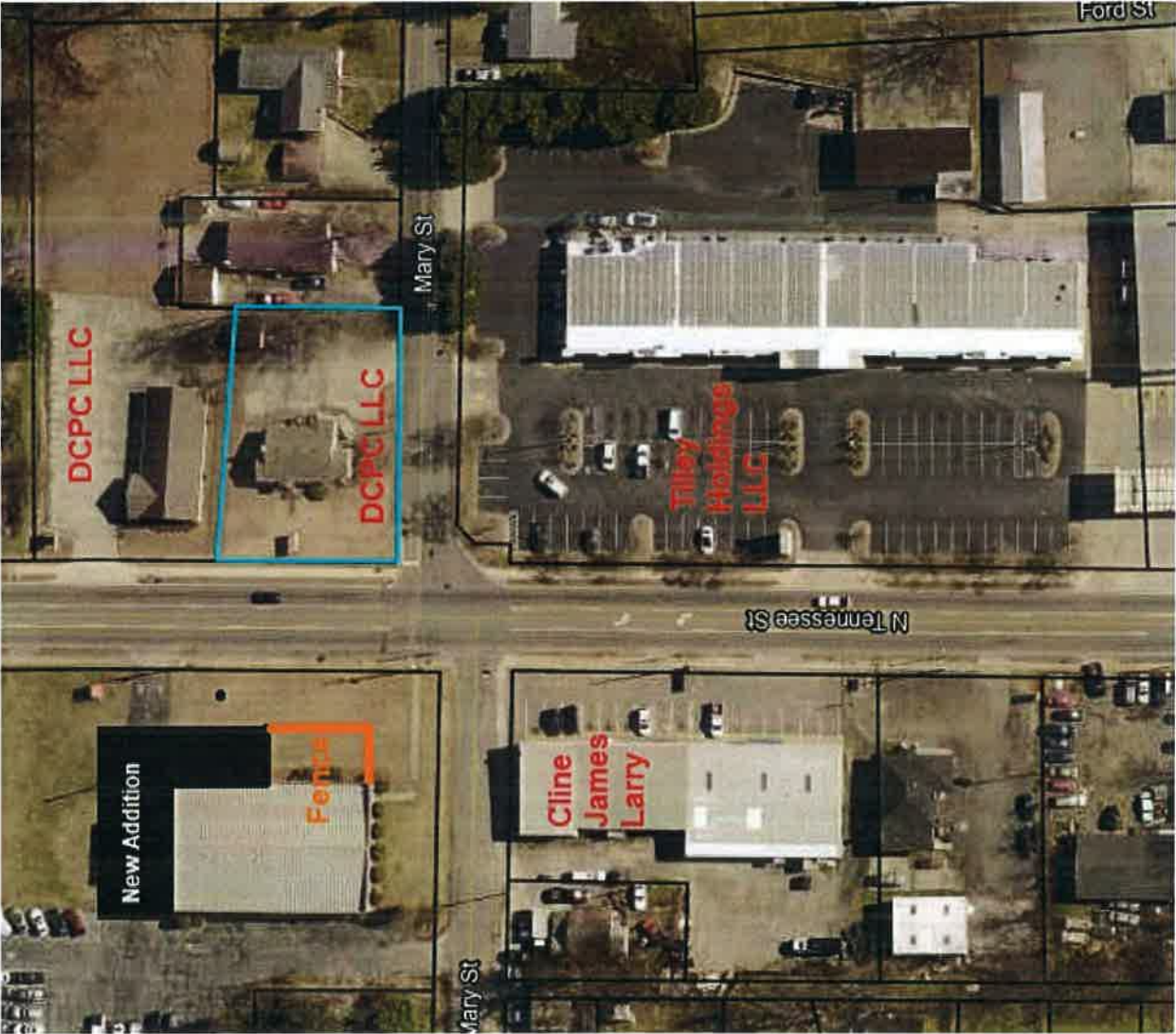
To whom it may concern,

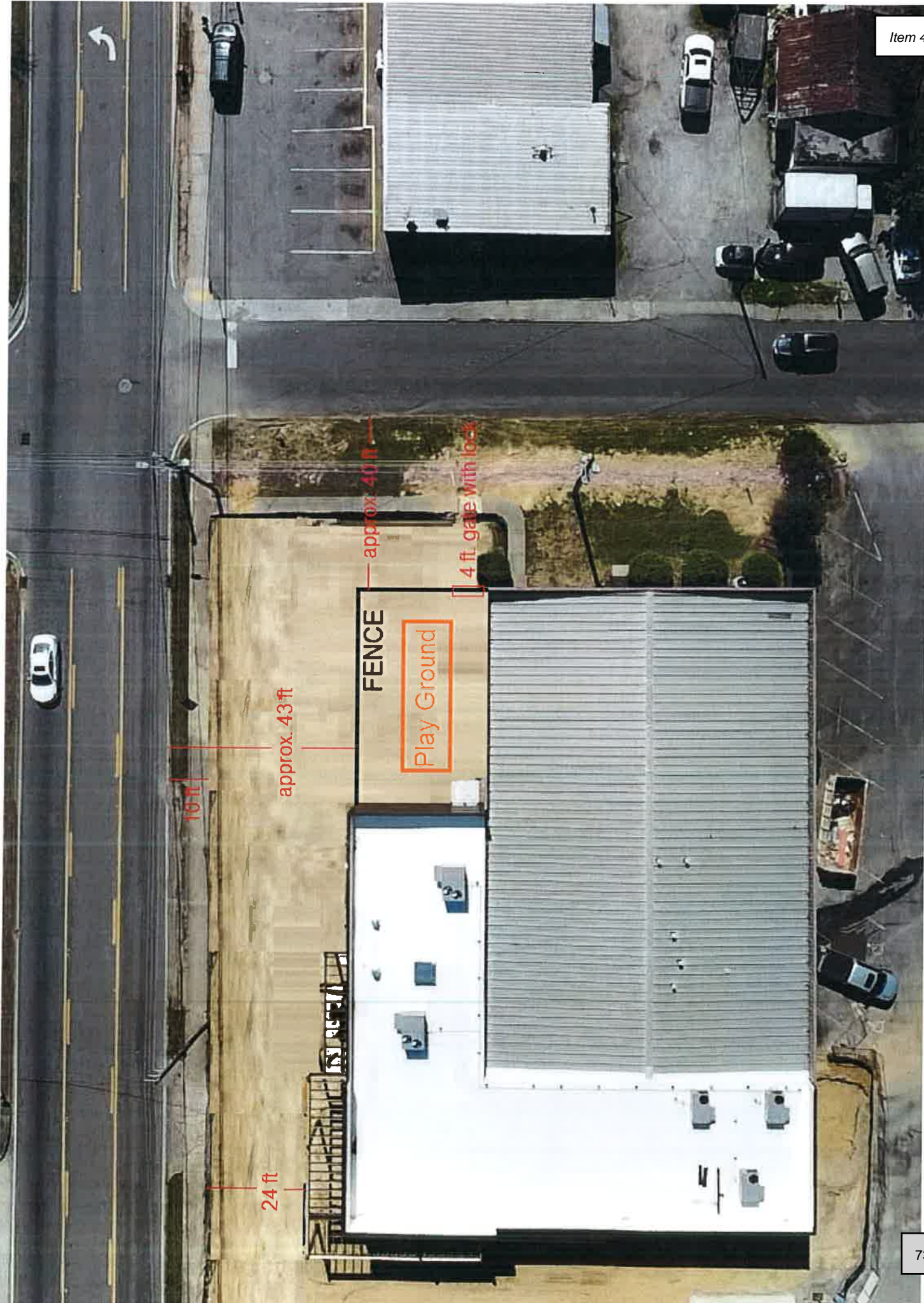
Lifepoint Church is looking to install a playground and a 6 ft tall fence on the corner of our property that is located at N. Tennessee St. and Mary St. We are asking for variance due to the clauses in the City Ordinance that are filled out in their entirety within this application.

We feel that our proposed variance will not lead to degradation of aesthetics or value of neighboring properties. In all honesty, what Lifepoint Church wants to do should only increase property value for everyone in the area. The proposed fence that encloses the playground never encroaches on the streets any more than the current church building. Proper setbacks and clearances are all met with the proposed fence. We ask for a variance in fence height because the fence will house a playground and children. We feel as a safety precaution, a 6 ft fence would provide more safety and confidence than the City Ordinance requirement of no more than 4 ft in a front yard. The fence will be a painted aluminum (dark bronze) 6 ft tall fence as shown in the attached paperwork.

The other variance we are asking for is the placement of a playground in the "front yard". The proposed playground is in the back/side yard if you take into consideration the orientation of the building. When assessing other properties on Tennessee St. we found that Tabernacle Baptist church has the same set up. They have a playground between the church and Tennessee St. and a fence that surrounds it that is taller than 4 ft.

We will also be doing landscaping around the proposed fence at Lifepoint Church. There will be a mix of bushes and small trees that act as eventual shade and will also allow for more privacy.





24 ft

10 ft

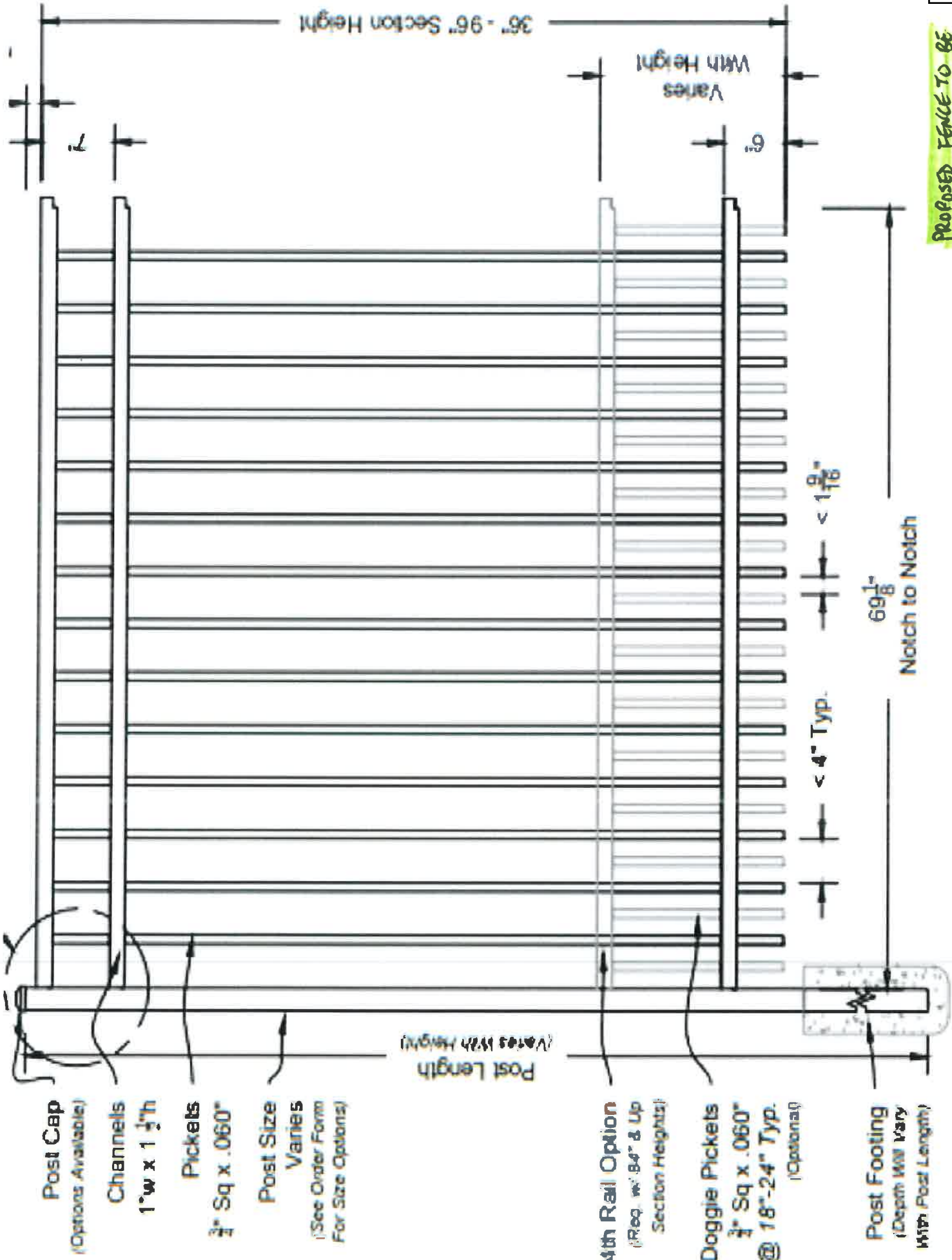
approx. 43 ft

FENCE

Play Ground

approx. 40 ft

4 ft gate with lock



PROPOSED FENCE TO BE 6 FT. (72") TALL

Lona Islander #300 6ft Fence Panel

Utilities Protection Center, Inc.



IF YOU DIG GEORGIA
CALL US FIRST!
1-800-282-7411
It's The Law!

24 Hr Emergency Contact:

Nathan Sanders
(770)298 6185

*** MAINTENANCE STATEMENT ***

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED ACCORDING TO THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.

*** ELEVATION NOTE ***

TOPOGRAPHIC INFORMATION IS BASED ON A FIELD SURVEY CONDUCTED BY SMITH & SMITH LAND SURVEYORS. IT IS CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL EXISTING AND PROPOSED ELEVATIONS AND GRADES ON STREET, STORM DRAINS, AND UTILITIES PRIOR TO CONSTRUCTION. IF ANY DISCREPANCY IS FOUND, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER.

*** CAUTION ***

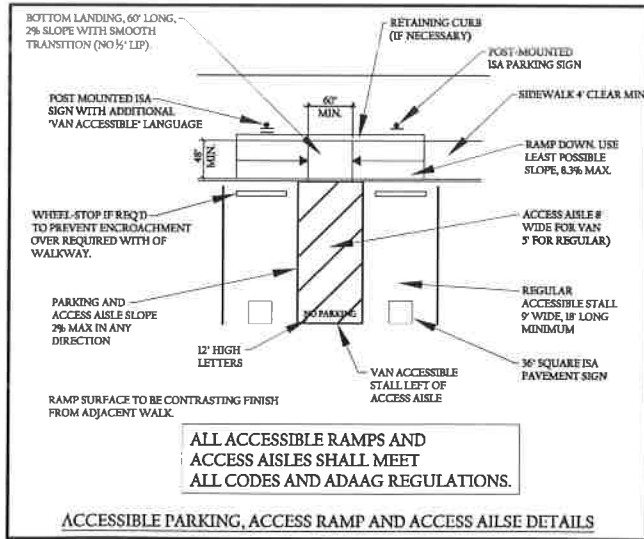
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION, DEPTH, AND SIZE OF UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. IF THERE ARE ANY DISCREPANCIES, THE ENGINEER MUST BE NOTIFIED. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



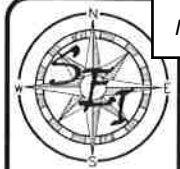
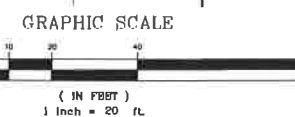
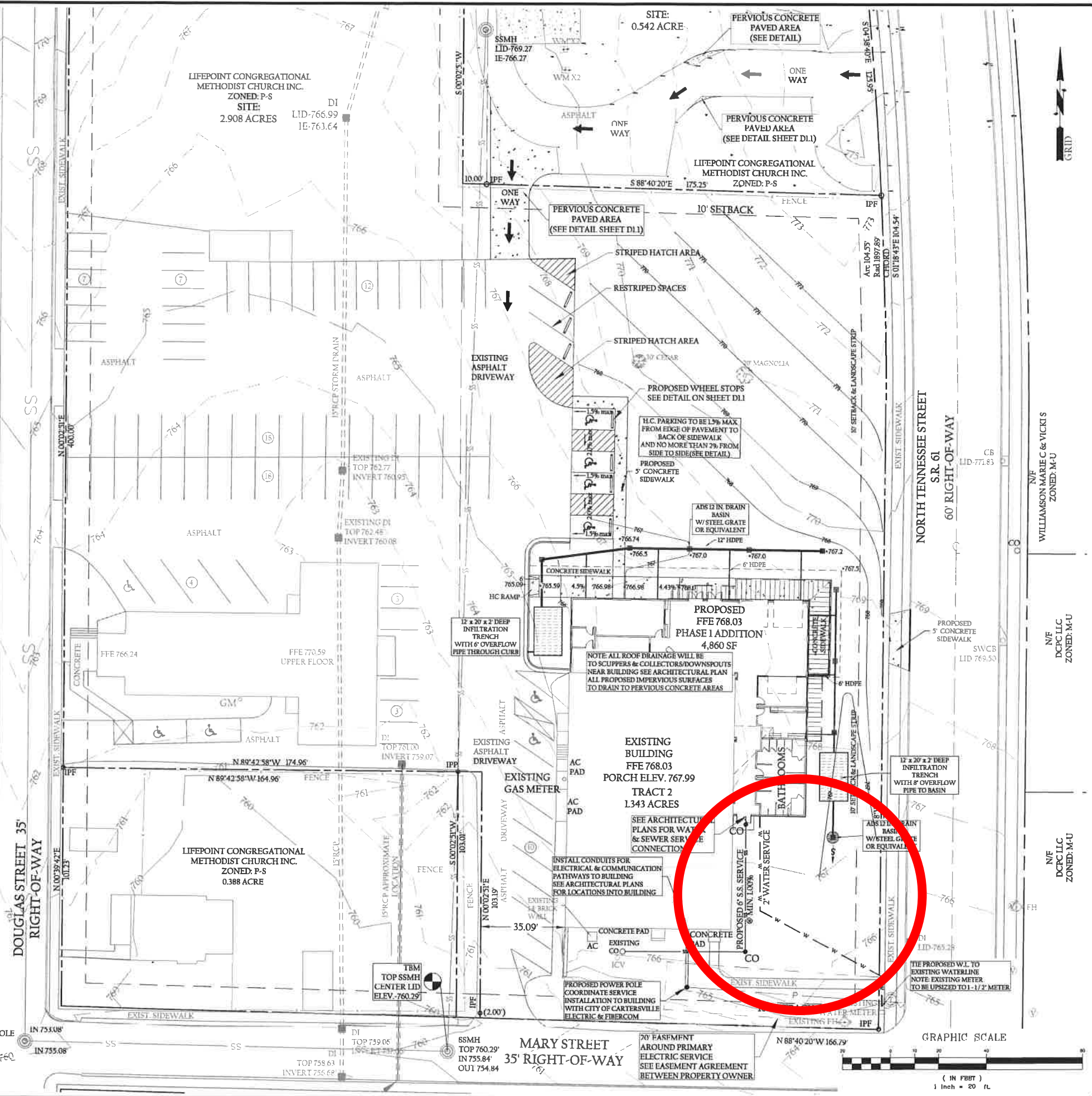
PERVIOUS CONCRETE AREAS
SEE SHEET D1.2 FOR DETAILS

*** INSTALLATION OF INFRASTRUCTURE ***

THE OWNER, DEVELOPER AND CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THE INSTALLATION OF ANY AND ALL INFRASTRUCTURE SHALL COMPLY WITH ALL CITY OF CARTERSVILLE AND ANY APPLICABLE UTILITY COMPANY RULES, REGULATIONS AND SPECIFICATIONS. THIS REQUIREMENT APPLIES TO ALL UTILITIES INSPECTIONS AND INSTALLATION FROM THE DATE OF THIS PROJECT. IF ANY DEPARTMENT OF THE CITY OF CARTERSVILLE HAS ANY REQUIREMENTS THAT ARE NOT SHOWN IN SPECIFIC DETAIL ON THIS PLAN, BUT ARE STILL REQUIRED BY THE CITY OF CARTERSVILLE, THE CONTRACTOR MUST CONTACT THE APPROPRIATE DEPARTMENT FOR FURTHER INFORMATION TO BE IN ACCORDANCE WITH ALL REGULATIONS.



SANITARY SEWER MANHOLE
TOP 760.28' INV. 747.78'



STEPHENSON ENGINEERING INC.
CIVIL ENGINEERING
LAND PLANNING &
DEVELOPMENT CONSULTING
PO BOX 2000
100 N. TENNESSEE BL. SUITE D
CARTERSVILLE, GEORGIA 30130
MAIL: STEPHENSONENGINEERING.COM
PHONE: (770)817-7777
FAX: (770)817-7742

REVISION	DATE



ENGINEER GSW/C# 0000020015
THE HOLDER OF THIS DOCUMENT HAS NO ALL CLAIMS AGAINST STEPHENSON ENGINEERING INC. IN CONNECTION WITH ANY PROJECT. THIS PROJECT IS A PROFESSIONAL SERVICE PROVIDED BY AN ENGINEER INCORPORATED WHO IS NOT A MEMBER OF THE STATE BAR OF GEORGIA. ALL RIGHTS OF COMMON LAW, STATUTE AND OTHERWISE RESERVED.

OWNER/DEVELOPER:
LifePoint Church
PO Box 961
Cartersville, GA 30130
Attn: Nathan Sanders
Phone: (770) 298-6185

Life Point Congregational Methodist Church, INC.
Located in Land Lot 242,
4th District, 3rd Section
City of Cartersville, Georgia

PROJECT: 20-035 DATE: 5-25-21

SHEET TITLE: Site & Grading

SHEET NO: C2.1

Item 4.

Images Taken 5-3-23







Imagen Taken 4-20-23





BOARD OF ZONING APPEALS ITEM SUMMARY

MEETING DATE:	May 11th
SUBCATEGORY:	Variance
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	V23-12. 251 (751) Great Valley Pkwy. Applicant: Bohler Engineering GA, 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: May 3, 2023
 Re: File # V23-12

Summary: To reduce the min. parking space requirement.

Section 1: Project Summary

Variance application 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.

The variance request is for the following:

1. Reduce the min. parking requirement for an industrial warehouse from 614 to 300. (Ord. Sec. 17.6.18 and 17.6.21).

Section 2. Department Comments – Full site plans are under review by City & County departments. At the time of publication, no comments have been received concerning the variance request.

Electric Department:

Fibercom:

Fire Department:

Gas Department:

Public Works Department:

Water Department: Not in Service Area

Bartow County Engineering and Water Departments:

Section 3. Public Comments Received by Staff

None as of 5/4/23

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.
- 17.6.21. Office, professional building, or similar use. One (1) space for each four hundred (400) 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

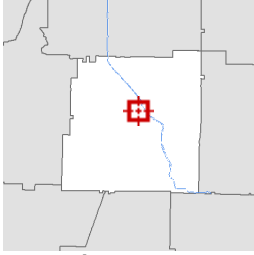
- 4. There are existing other extraordinary or exceptional circumstances; and
- B. That the strict application of the requirements of this chapter would result in practical difficulties to, or undue hardship upon, the owner of this property; and
- C. That the requested variance relief may be granted 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.

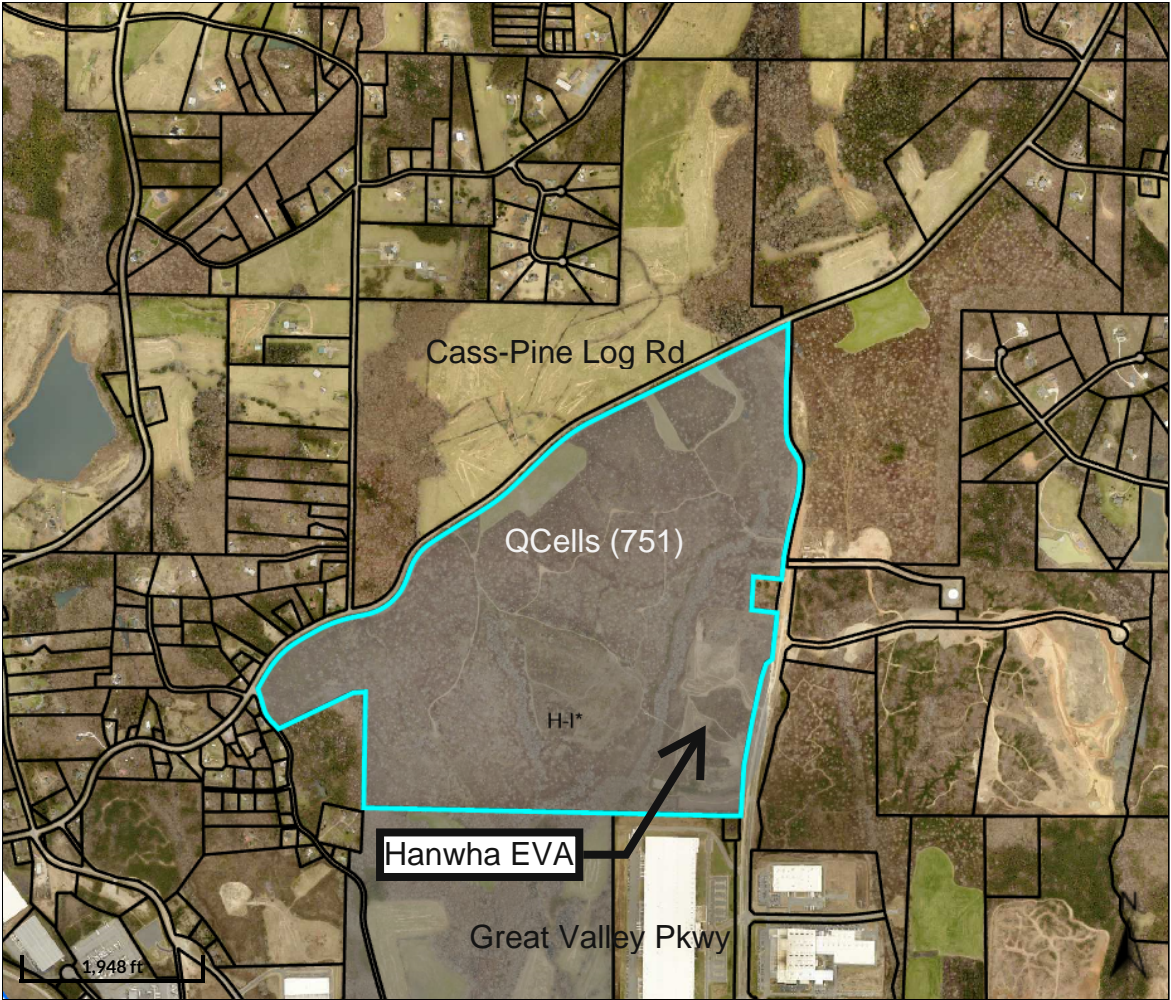
Sections 21.3.7, *Place of worship*, and 21.3.8, *Group homes*, omitted. *Not applicable.*

Overview



Legend

- ▭ Parcels
- Structural Numbers**
 - Abandoned or Inactive
 - Active
 - Proposed
 - <all other values>
- Roads**
- Cartersville Zoning**
 - AG
 - DBD
 - G-C
 - G-C*
 - H-I
 - H-I*
 - L-I
 - L-I*
 - M-U
 - M-U*
 - MF-14
 - MF-14*
 - MN
 - O-C
 - O-C*
 - P-D
 - P-D*
 - P-I
 - P-S
 - P-S*
 - R-10
 - R-10*
 - R-15
 - R-15*
 - R-20
 - R-20*
 - R-7
 - R-7*
 - R-D
 - RA-12
 - RA-12*
 - RSL



Parcel ID C123-0001-002
Sec/Twp/Rng n/a
Property Address 751 GREAT VALLEY PKWY

Alternate ID 40597
Class Exempt
Acreage 380.8

Owner Address BARTOW CARTERSVILLE JOINT
DEVELOPMENT AUTHORITY
PO BOX 2224
CARTERSVILLE, GA 30120

Item 5.

District Cartersville
Brief Tax Description LL 208 209 224 225
(Note: Not to be used on legal documents)

Date created: 5/3/2023
Last Data Uploaded: 5/2/2023 9:11:46 PM

Developed by  Schneider
GEO SPATIAL

City of Cartersville
Application for Variance
Board of Zoning Appeals

Hearing Date: 5/11/23
~~4/13/2023~~ 5:30pm

Application Number: V23-12

Date Received: 3/30/23

Applicant Bohler Engineering GA, LLC Office Phone 678-695-6800
(printed name)
 Address 211 Perimeter Center Pkwy, Suite Mobile/ Other Phone _____
 City Atlanta State GA Zip 30346 Email Acolasurdo@bohlereng.com
AJ Colasurdo, PLA Phone (Rep) 678-695-6800
 Representative's printed name (if other than applicant) Email (Rep) _____

 Representative Signature Applicant Signature
 Signed, sealed and delivered in presence of My commission expires: 7/29/24

 Notary Public



Bartow-Cartersville Joint
 * Titleholder Development Authority Phone N/A
(titleholder's printed name)
 Address PO Box 2224, Cartersville GA 30120 Email N/A
 Signature _____
 Signed, sealed, delivered in presence of: My commission expires:

 Notary Public

Present Zoning District H-1 (HIGHWAY INDUSTRIAL) Parcel ID No. C123-0001-002
BUSINESS PARK OVERLAY DISTRICT
 Acreage 59.01 Land Lot(s) 208, 224 & 225 District(s) 5 Section(s) 3
 Location of Property: 251 Great Valley Pkwy White GA, 30184
(street address, nearest intersections, etc.)
 Zoning Section(s) for which a variance is being requested: Chapter 26, Zoning, Article XVII, Off-Street Parking Req., Sec. 17.6.18:17.6.18
 Summary Description of Variance Request: The variance request is to reduce the number of parking spaces from 614 to 300

 (Additional detail can be provided on Justification Letter)

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

City of Cartersville
Application for Variance
Board of Zoning Appeals

Hearing Date: 5/11/23
~~4/13/23~~ 5:30pm

Application Number: V23-12

Date Received: 3/30/23

Applicant Bohler Engineering GA, LLC Office Phone 678-695-6800
(printed name)

Address 211 Perimeter Center Pkwy, Suite Mobile/ Other Phone _____

City Atlanta State GA Zip 30346 Email Acolasurdo@bohlereng.com

AJ Colasurdo, PLA Phone (Rep) 678-695-6800
Representative's printed name (if other than applicant)

[Signature] Email (Rep) _____
Representative Signature

Signed, sealed and delivered in presence of _____ My commission expires: 7/29/24

[Signature] Notary Public



* Titleholder Bartow-Cartersville Joint Phone N/A
Development Authority
(titleholder's printed name)

Address PO Box 2224, Cartersville GA 30120 Email N/A

Signature [Signature]

Signed, sealed, delivered in presence of _____ My commission expires: _____

[Signature] Notary Public



Present Zoning District H-1 (HIGHWAY INDUSTRIAL) Parcel ID No. C123-0001-002
BUSINESS PARK OVERLAY DISTRICT

Acreege 59.01 Land Lot(s) 208, 224 & 225 District(s) 5 Section(s) 3

Location of Property 251 Great Valley Pkwy White GA, 30184
(street address, nearest intersections, etc)

Zoning Section(s) for which a variance is being requested: Chapter 26, Zoning, Article XVII, Off-Street Parking Req. Sec 17.6.18:17 6 18

Summary Description of Variance Request: The variance request is to reduce the number of parking spaces from 614 to 300

(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 17.6 Subsection 17.6.18

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. _____ 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: The intent of the variance is to reduce the number of parking spaces from 614 to 300.

The manufacturing client only requires a total of 300 spaces to operate the facility. Providing more parking than is needed is a disservice to the land and provide unnecessary increased construction costs.

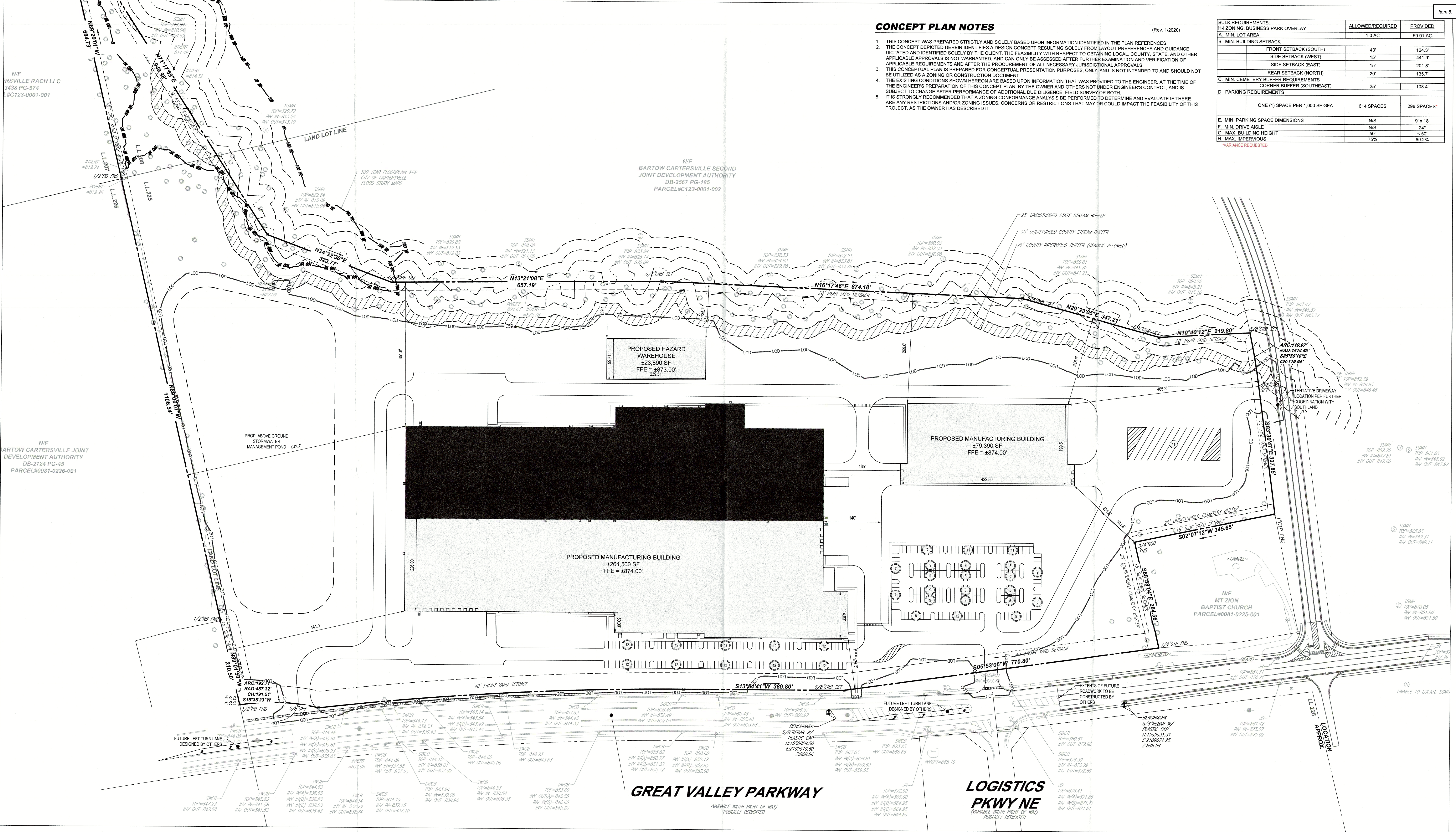
CONCEPT PLAN NOTES

(Rev. 1/2020)

1. THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON INFORMATION IDENTIFIED IN THE PLAN REFERENCES.
2. THE CONCEPT DEPICTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING SOLELY FROM LAYOUT PREFERENCES AND GUIDANCE DICTATED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED, AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND AFTER THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.
3. THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES, ONLY, AND IS NOT INTENDED TO AND SHOULD NOT BE UTILIZED AS A ZONING OR CONSTRUCTION DOCUMENT.
4. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS PROVIDED TO THE ENGINEER, AT THE TIME OF THE ENGINEER'S PREPARATION OF THIS CONCEPT PLAN, BY THE OWNER AND OTHERS NOT UNDER ENGINEER'S CONTROL, AND IS SUBJECT TO CHANGE AFTER PERFORMANCE OF ADDITIONAL DUE DILIGENCE, FIELD SURVEY OR BOTH.
5. IT IS STRONGLY RECOMMENDED THAT A ZONING CONFORMANCE ANALYSIS BE PERFORMED TO DETERMINE AND EVALUATE IF THERE ARE ANY RESTRICTIONS AND/OR ZONING ISSUES, CONCERNS OR RESTRICTIONS THAT MAY OR COULD IMPACT THE FEASIBILITY OF THIS PROJECT, AS THE OWNER HAS DESCRIBED IT.

BULK REQUIREMENTS	ALLOWED/REQUIRED	PROVIDED
H. ZONING BUSINESS PARK OVERLAY		
A. MIN. LOT AREA	1.0 AC	59.01 AC
B. MIN. BUILDING SETBACK		
FRONT SETBACK (SOUTH)	40'	124.3'
SIDE SETBACK (WEST)	15'	441.9'
SIDE SETBACK (EAST)	15'	201.8'
REAR SETBACK (NORTH)	20'	135.7'
C. MIN. CEMETERY BUFFER REQUIREMENTS		
CORNER BUFFER (SOUTHEAST)	25'	108.4'
D. PARKING REQUIREMENTS		
ONE (1) SPACE PER 1,000 SF GFA	614 SPACES	298 SPACES
E. MIN. PARKING SPACE DIMENSIONS		
MIN. DRIVE AISLE	N/A	9' x 18'
G. MAX. BUILDING HEIGHT	N/A	< 50'
H. MAX. IMPERVIOUS	75%	69.2%

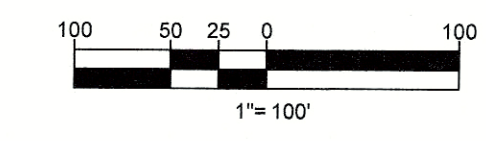
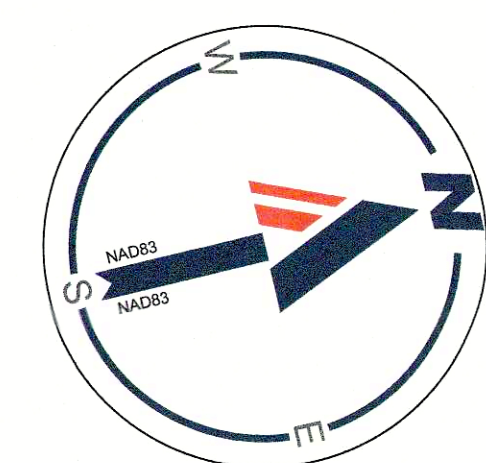
*VARIANCE REQUESTED



211 PERIMETER CENTER PKWY NE,
SUITE 425
ATLANTA, GEORGIA 30346
Phone: (678) 695-6800
GA@BohlerEng.com

PROPOSED MANUFACTURING FACILITY - VARIANCE SITE PLAN

251 GREAT VALLEY PKWY, WHITE, GA 30184 | PLAN REV. A0







BOARD OF ZONING APPEALS ITEM SUMMARY

MEETING DATE:	May 11th
SUBCATEGORY:	Variance
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	V23-13. 751 Great Valley Pkwy. Applicant: Jack Williams, AIA. Stantec.
DEPARTMENT SUMMARY RECOMMENDATION:	Applicant seeks a variance to reduce the min. required parking spaces, to reduce parking lot landscape requirements, and to allow accessory structures in the front yard of a corner lot.
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: May 3, 2023
 Re: File # V23-13

Summary: Allow accessory structures in the front yard of a corner lot, To reduce the min. parking space requirement, partially omit landscape requirements

Section 1: Project Summary

Variance application 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).

Section 2. Department Comments – Full site plans are under review by City & County departments. At the time of publication, no comments have been received concerning the variance request.

Electric Department:

Fibercom:

Fire Department:

Gas Department:

Public Works Department:

Water Department: Not in Service Area

Bartow County Engineering and Water Departments:

Section 3. Public Comments Received by Staff

None as of 5/4/23

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. 4.9. Accessory uses, buildings or structures.

Accessory uses, buildings, or structures on residential lots shall be located within a rear yard only and be a minimum of five (5) feet from all property lines which do not abut a street right-of-way. A detached garage or carport may be allowed in a side yard of a residential lot and, if so placed, shall comply with the side yard setback requirements of the district. In the case of a residential corner lot, in which a lot abuts or adjoins the intersection of two (2) or more streets other than an alley, an accessory structure may be allowed in a side yard and, if so placed, shall comply with the side yard setback requirements of the district.

Accessory uses, buildings, or structures on nonresidential lots shall not be allowed in the front yard and must comply with side and rear yard requirements established for the zoning district in which such accessory buildings or uses are located. The following accessory uses, buildings, or structures on nonresidential lots may be allowed in a front yard of a nonresidential lot and, if so placed, shall comply with the front yard setback requirements of the district: ATMs (automated teller machines) and service stations.

All accessory uses, buildings, or structures in all zoning districts shall be subordinate to the principal structure. An accessory building's floor area shall be no larger than fifty (50) percent of the principal structure floor area. Accessory structures shall not exceed the height of the most prevalent roof top of the principal building on the property.

Outdoor play structures or play sets in commercial districts, commonly associated with fast-food eating establishments, shall be located in a side or rear yard only and shall comply with the required yard setbacks of the district.

All site plans for multifamily, commercial, and industrial buildings shall include a solid waste container pad that has easy and safe access for a front-end loader. Solid waste containers shall be screened from all streets and adjoining properties with a solid, opaque fence or wall which shall be a minimum of six (6) inches taller than the container.

An amenity, as defined by this chapter, shall not be considered an accessory structure.

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.

17.6.21. Office, professional building, or similar use. One (1) space for each four hundred (400) square feet of gross floor area.

All remaining parking guidelines in this section have been omitted.

Sec. 17-66. Landscaping requirements for parking lots and vehicular use areas.

Interior landscaping. Interior landscaping of parking lots shall contain planter islands located at both ends of each single and double parking row and one (1) planter island every twelve (12) parking spaces in a row. Planter islands shall be a minimum of one hundred sixty (160) square feet in area for single parking rows and three hundred twenty (320) square feet in area for double parking rows. Planter islands in single parking rows shall contain at least one (1) small tree from the list of trees found in section 17-71 of this ordinance. Planter islands in double parking rows shall contain at least two (2) small trees from the list of trees found in section 17-71 or one (1) large tree from the list of trees found in section 17-72 of this article.

All remaining paragraphs in this section have been omitted.

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.

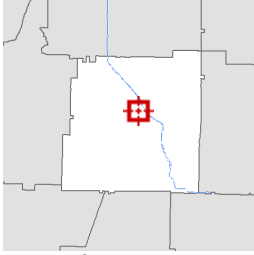
21.3.4. *Conditions.* In granting a variance, the board of appeals may attach such conditions regarding the location, character and other features of the proposed building, structure, property, development standards or use as it may deem advisable so that the purpose of this chapter will be served, public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

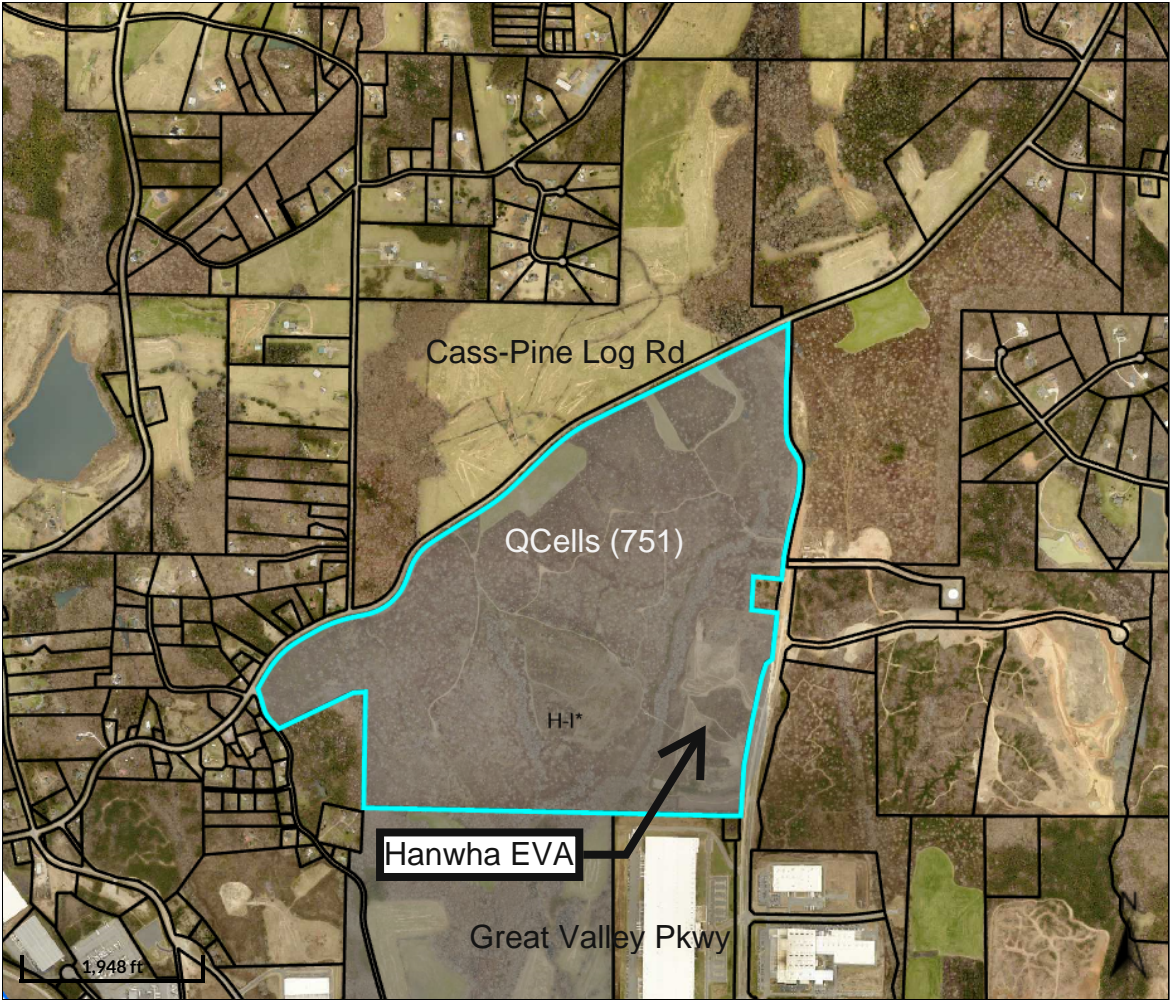
Sections 21.3.7, *Place of worship*, and 21.3.8, *Group homes*, omitted. *Not applicable.*

Overview



Legend

- Parcels
- Structural Numbers**
 - Abandoned or Inactive
 - Active
 - Proposed
 - <all other values>
- Roads**
- Cartersville Zoning**
 - AG
 - DBD
 - G-C
 - G-C*
 - H-I
 - H-I*
 - L-I
 - L-I*
 - M-U
 - M-U*
 - MF-14
 - MF-14*
 - MN
 - O-C
 - O-C*
 - P-D
 - P-D*
 - P-I
 - P-S
 - P-S*
 - R-10
 - R-10*
 - R-15
 - R-15*
 - R-20
 - R-20*
 - R-7
 - R-7*
 - R-D
 - RA-12
 - RA-12*
 - RSL



Parcel ID C123-0001-002
Sec/Twp/Rng n/a
Property Address 751 GREAT VALLEY PKWY

Alternate ID 40597
Class Exempt
Acreage 380.8

Owner Address BARTOW CARTERSVILLE JOINT
DEVELOPMENT AUTHORITY
PO BOX 2224
CARTERSVILLE, GA 30120

Item 6.

District Cartersville
Brief Tax Description LL 208 209 224 225
(Note: Not to be used on legal documents)

Date created: 5/3/2023
Last Data Uploaded: 5/2/2023 9:11:46 PM

Developed by  Schneider
GEO SPATIAL



City of Cartersville
Application for Variance
Board of Zoning Appeals

Hearing Date: 5/11/23 5:30pm

Application Number: V23-13

Date Received: 4/13/23

Applicant Jack Williams, AIA Office Phone 412-352-1784
 (printed name)
 Address 600 Grant Street, Suite 4940 Mobile/ Other Phone 412-352-1784
 City Pittsburgh State PA Zip 15219 Email JACK.WILLIAMS@STANTEC.COM
 Representative's printed name (if other than applicant) _____
 Phone (Rep) _____
 Email (Rep) _____
 Representative Signature 
 Signed, sealed and delivered in presence of: _____
 Notary Public 

* Titleholder Barrow-Cartersville Joint Development Authority Phone NA
 (titleholder's printed name)
 Address P.O. Box 2224, Cartersville, GA 30120 Email NA
 Signature 
 Signed, sealed, delivered in presence of: _____
 Notary Public 

Present Zoning District H-I Business Park Overlay District Land lots: 208, 209, 224, 225
 Acreage 380.80 Land Lot(s) C123-001-002 District(s) 5 Section(s) 3
 Location of Property: CROSSROADS OF GREAT VALLEY PARKWAY AND CASS PINE LOG ROAD
 (street address, nearest intersections, etc.)
 Zoning Section(s) for which a variance is being requested: SEE ATTACHED JUSTIFICATION LETTER
 Summary Description of Variance Request: SEE ATTACHED JUSTIFICATION LETTER
 (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 <u>IV</u>	Section <u>4.9</u>	Subsection <u>Accessory Structures in a Front Yard</u>
Article <u>XVII</u>	Section <u>17.6</u>	Subsection <u>17.6.18 - Number of Parking Spaces</u>
Article <u>Landscaping Ordinance</u>	Section <u>17-66</u>	Subsection <u>Interior Parking Aisle Plantings</u>

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: Please refer to attached narrative.



Stantec Architecture Inc.
600 Grant Street, Suite 4940
Pittsburgh PA 15219-2722

March 31, 2023

Project/File: 218011896

Zoning Review Board

City Hall
10 N. Public Square
Cartersville, Georgia 30120

Dear Zoning Review Board,

Reference: Zoning Variance Request, QCells

Stantec is excited to be working with the City of Cartersville on the new QCells Solar Panel Facility. As discussed with the City of Cartersville in previous meetings, we are submitting this application for variance relief from several zoning code requirements as they relate to the above mentioned project. They include:

1. Secondary Structures in a Front Yard
 - a. (Storage Facilities adjacent to the Factory)
 - b. (Solar Canopies in the Parking Lot)
 - c. (Site Guardhouses)
2. Reduced Parking Space Requirements
3. Interior Parking Aisle Plantings

Justification for Requests

1. Secondary Structures in a Front Yard
 - a. Storage Facility Building U6

- i. With regard to the secondary structures in the Front Yard, we are requested a variance to allow us to place a storage facility in the front yard to the East of the manufacturing facility (Primary Structure).

The storage facility to the east will be used to store spent material containers and other associated manufacturing packaging materials before disposal. The building has solid walls and a low-slope roof. It is approximately 16'-0" feet in height.

Design with community in mind

Doing business as: Stantec Architecture and Engineering (NY) | Stantec Architecture P.C. (DC, MS, MO, NE) | For a list of our registered architects, please visit stantec.com/registered-architects.

Reference: Zoning Variance Request, QCells

- ii. Locating this building at the back of the site would cause a conflicts with truck traffic and pose a potential hazard by co-mingling two types of circulation on the site.
 - b. Solar Canopies in the Parking Lot
 - i. As a Solar Panel Manufacturer, QCells would like to display their product in the front of the facility where visitors can see/experience them first hand. Additionally, the solar panels would provide charging for electric vehicles.
 - ii. The commercial truck traffic is towards the rear of the site. Placing the canopies in the rear does not allow visitors to utilize the solar panels and chargers. Additionally, locating the solar canopies at the rear of the site would be an impediment to truck traffic.
 - c. Guard Houses at Site Entries
 - i. The guardhouses are required to provide protected, secure access to the facility. Because they are required prior to entering the site, they can only be located in the front yards.
- 2. Reduced parking requirements.
 - a. The zoning code calculates parking needs based on gross floor area of the building. The ratios are 1 car per 400 gsf of office space and 1 car per 1,000 gsf of warehouse/manufacturing space. With a gross floor area in excess of 2.3 million square feet, the parking counts required would be in excess of 2,500 vehicles.
 - b. The manufacturing process in the facility is heavily automated. For example, on the process floor where manufacturing takes place, the ratio of employees to floor area is closer to 1 person per 4,000 square feet. Additionally, during peak working times the total number of persons working in the building is 770 people.
 - c. We would ask for a total requirement based on owner-stated employees and shift change overlap, with a reduction to approximately 1,000 parking spaces.
- 3. Reduced Parking Planting & Islands
 - a. The Cartersville Landscaping Ordinance requires an island for every twelve (12) parking spaces. Islands that span one space require a single tree, while islands spanning two spaces require two trees.
 - b. Where Solar Canopies would be installed, we would request a reduction in the number of planted islands required in the Cartersville Landscaping Ordinance be reduced to none or that the requirement for a tree be reduced to shrubs or groundcovers. Tree canopies would impede the ability of the solar canopies to generate electricity.

March 31, 2023
Zoning Review Board
Page 3 of 3

Reference: Zoning Variance Request, QCells

Stantec appreciates the board's attention to the requests above and is pleased to provide any additional information that may be required.

Respectfully,

STANTEC ARCHITECTURE INC.

Jack Williams
Associate
Phone: (412) 394-7066
Mobile: (412) 352-1784
jack.williams@stantec.com

Attachment: [Attachment]



Stantec Architecture Inc.
600 Grant Street, Suite 4940
Pittsburgh PA 15219-2722

March 31, 2023

Project/File: 218011896

Zoning Review Board

City Hall
10 N. Public Square
Cartersville, Georgia 30120

Dear Zoning Review Board,

Reference: Zoning Variance Request, QCells

Stantec is exciting to be working with the City of Cartersville on the new QCells Solar Panel Facility. As discussed with the City of Cartersville in previous meetings, we are submitting this application for variance relieve from several zoning code requirements as they relate to the above mentioned project. They include:

1. Secondary Structures in a Front Yard
 - a. (Storage Facilities adjacent to the Factory)
 - b. (Solar Canopies in the Parking Lot)
 - c. (Site Guardhouses)
2. Reduced Parking Space Requirements
3. Interior Parking Aisle Plantings

Justification for Requests

1. Secondary Structures in a Front Yard
 - a. Storage Facility Building U6
 - i. With regard to the secondary structures in the Front Yard, we are requested a variance to allow us to place a storage facility in the front yard to the East of the manufacturing facility (Primary Structure).

The storage facility to the east will be used to store spent material containers and other associated manufacturing packaging materials before disposal. The building has solid walls and a low-slope roof. It is approximately 16'-0" feet in height.

Reference: Zoning Variance Request, QCells

- ii. Locating this building at the back of the site would cause a conflicts with truck traffic and pose a potential hazard by co-mingling two types of circulation on the site.
 - b. Solar Canopies in the Parking Lot
 - i. As a Solar Panel Manufacturer, QCells would like to display their product in the front of the facility where visitors can see/experience them first hand. Additionally, the solar panels would provide charging for electric vehicles.
 - ii. The commercial truck traffic is towards the rear of the site. Placing the canopies in the rear does not allow visitors to utilize the solar panels and chargers. Additionally, locating the solar canopies at the rear of the site would be an impediment to truck traffic.
 - c. Guard Houses at Site Entries
 - i. The guardhouses are required to provide protected, secure access to the facility. Because they are required prior to entering the site, they can only be located in the front yards.
- 2. Reduced parking requirements.
 - a. The zoning code calculates parking needs based on gross floor area of the building. The ratios are 1 car per 400 gsf of office space and 1 car per 1,000 gsf of warehouse/manufacturing space. With a gross floor area in excess of 2.3 million square feet, the parking counts required would be in excess of 2,500 vehicles.
 - b. The manufacturing process in the facility is heavily automated. For example, on the process floor where manufacturing takes place, the ratio of employees to floor area is closer to 1 person per 4,000 square feet. Additionally, during peak working times the total number of persons working in the building is 770 people.
 - c. We would ask for a total requirement based on owner-stated employees and shift change overlap, with a reduction to approximately 1,000 parking spaces.
- 3. Reduced Parking Planting & Islands
 - a. The Cartersville Landscaping Ordinance requires an island for every twelve (12) parking spaces. Islands that span one space require a single tree, while islands spanning two spaces require two trees.
 - b. Where Solar Canopies would be installed, we would request a reduction in the number of planted islands required in the Cartersville Landscaping Ordinance be reduced to none or that the requirement for a tree be reduced to shrubs or groundcovers. Tree canopies would impede the ability of the solar canopies to generate electricity.

Reference: Zoning Variance Request, QCells

Stantec appreciates the board's attention to the requests above and is pleased to provide any additional information that may be required.

Respectfully,

STANTEC ARCHITECTURE INC.

Jack Williams

Associate

Phone: (412) 394-7066

Mobile: (412) 352-1784

jack.williams@stantec.com

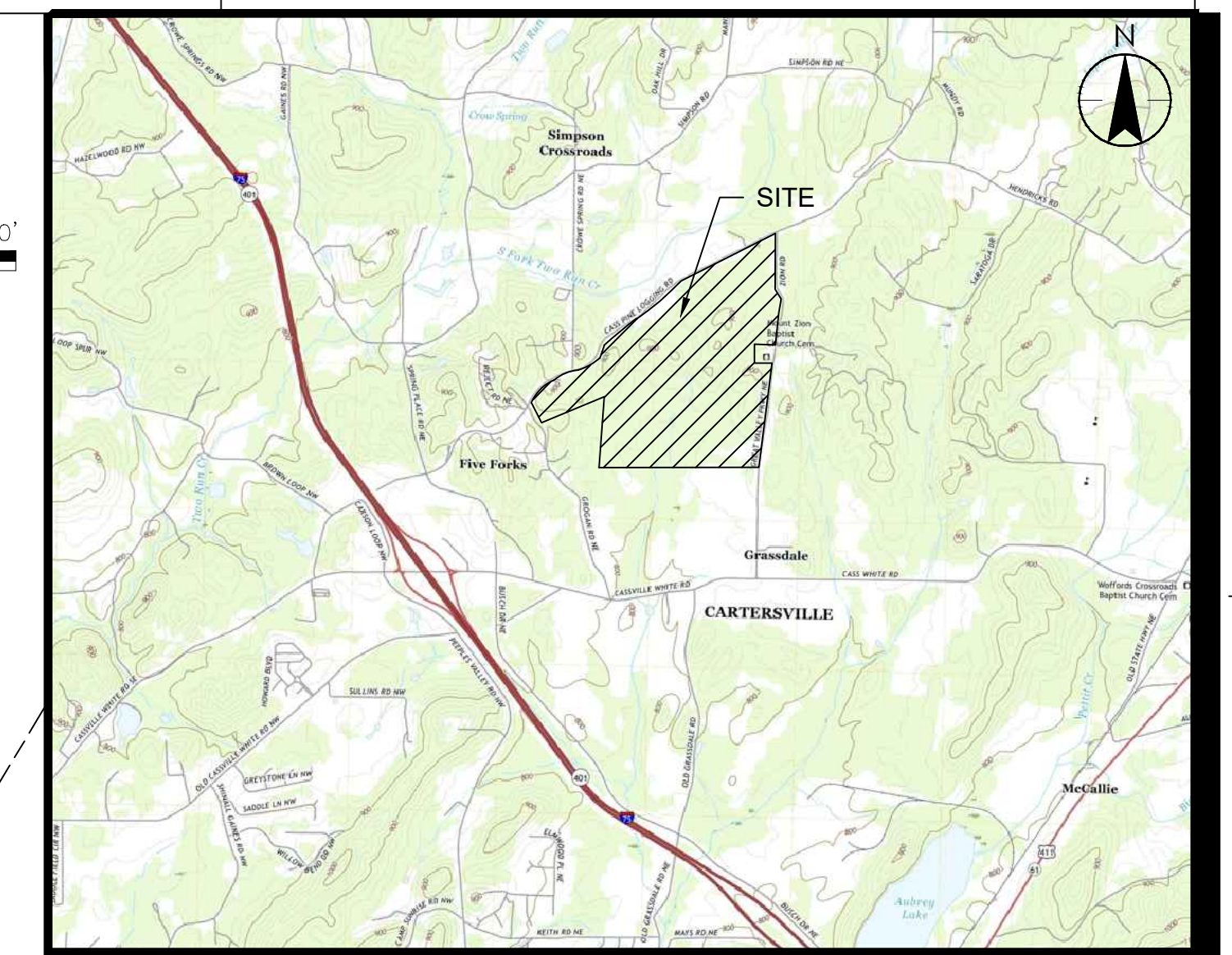
Attachment: [Attachment]



EXAMPLE OF A TYPICAL PARKING CANOPY

- SECONDARY STRUCTURE GUARD HOUSE AT SITE ENTRY
- SECONDARY STRUCTURE GUARD HOUSE AT SITE ENTRY
- SECONDARY STRUCTURE SOLAR CANOPIES SHADE STRUCTURES OVER PARKING AREAS CAPPED WITH SOLAR CELLS +/- 10 FEET IN HEIGHT

SECONDARY STRUCTURE U6
GENERAL STORAGE BUILDING
SOLID CMU CONSTRUCTION WITH LOW-SLOPE ROOF
16 FEET IN HEIGHT



VICINITY MAP
NOT TO SCALE

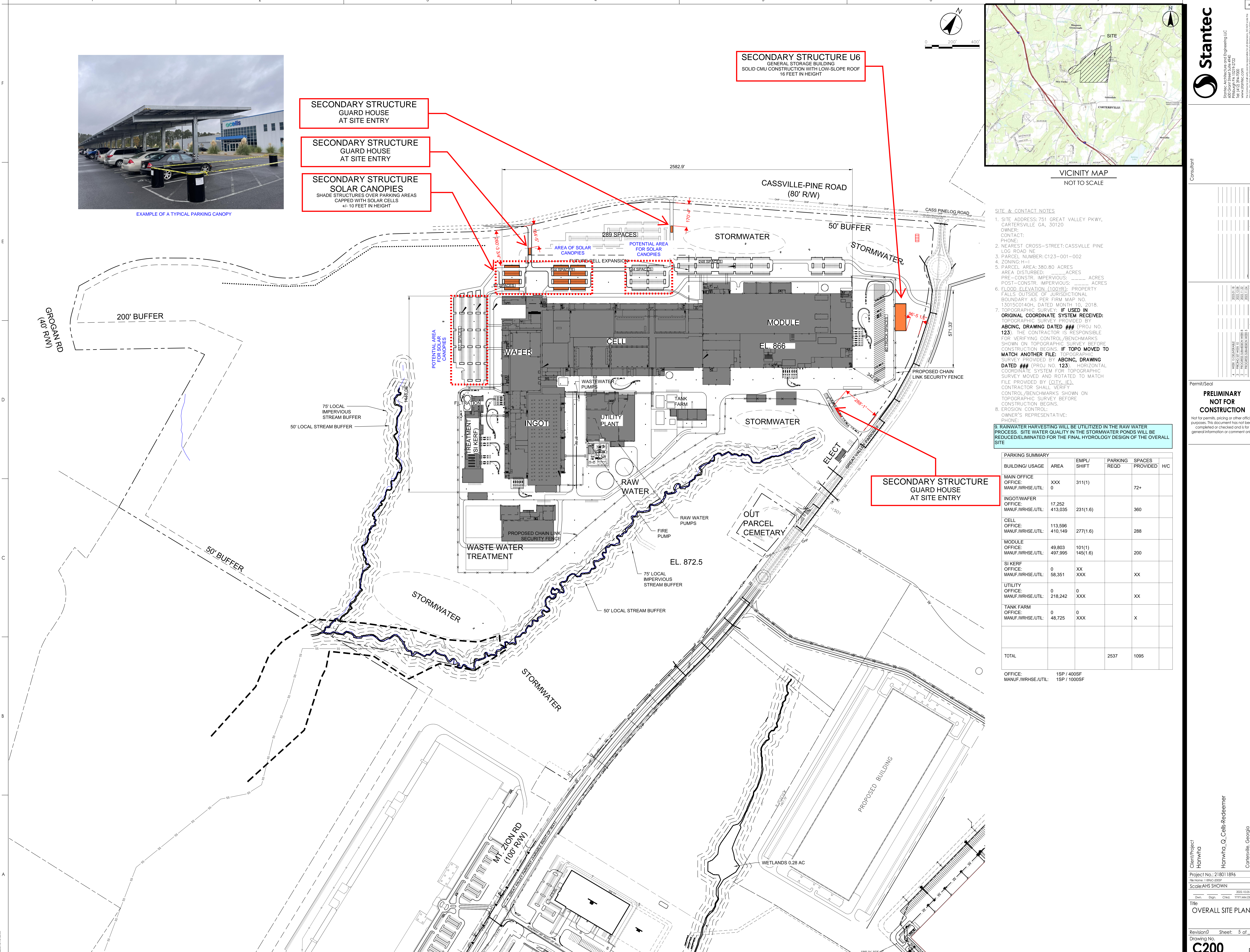
SITE & CONTACT NOTES

1. SITE ADDRESS: 751 GREAT VALLEY PKWY, CARTERSVILLE GA, 30120
- OWNER: CONTACT: PHONE:
2. NEAREST CROSS-STREET: CASSVILLE PINE LOG ROAD NE
3. PARCEL NUMBER: C123-001-002
4. ZONING: H-1
5. PARCEL AREA: 380.80 ACRES
AREA DISTURBED: _____ ACRES
PRE-CONSTR. IMPERVIOUS: _____ ACRES
POST-CONSTR. IMPERVIOUS: _____ ACRES
6. FLOOD ELEVATION (100YR): PROPERTY FALLS OUTSIDE OF JURISDICTIONAL BOUNDARY AS PER FIRM MAP NO. 13015C0140H, DATED MONTH 10, 2018.
7. TOPOGRAPHIC SURVEY: IF USED IN ORIGINAL COORDINATE SYSTEM RECEIVED: TOPOGRAPHIC SURVEY PROVIDED BY _____
ABING, DRAWING DATED ### (PROJ. NO. 123). THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONTROL/BENCHMARKS SHOWN ON TOPOGRAPHIC SURVEY BEFORE CONSTRUCTION BEGINS. IF TOPO MOVED TO MATCH ANOTHER FILE: TOPOGRAPHIC SURVEY PROVIDED BY _____
DATED ### (PROJ. NO. 123). HORIZONTAL COORDINATE SYSTEM FOR TOPOGRAPHIC SURVEY MOVED AND ROTATED TO MATCH FILE PROVIDED BY (CITY, IE). CONTRACTOR SHALL VERIFY CONTROL/BENCHMARKS SHOWN ON TOPOGRAPHIC SURVEY BEFORE CONSTRUCTION BEGINS.
8. EROSION CONTROL: OWNER'S REPRESENTATIVE: PHONE:
9. RAINWATER HARVESTING WILL BE UTILIZED IN THE RAW WATER PROCESS. SITE WATER QUALITY IN THE STORMWATER PONDS WILL BE REDUCED/ELIMINATED FOR THE FINAL HYDROLOGY DESIGN OF THE OVERALL SITE.

PARKING SUMMARY

BUILDING/USAGE	AREA	EMPL/SHIFT	PARKING REQD	SPACES PROVIDED	H/C
MAIN OFFICE					
OFFICE:	XXXX	311(1)			
MANUF./WRHSE/UTIL:	0			72+	
INGOT/WAFER					
OFFICE:	17,252				
MANUF./WRHSE/UTIL:	413,035	231(1.6)		360	
CELL					
OFFICE:	113,596				
MANUF./WRHSE/UTIL:	410,149	277(1.6)		288	
MODULE					
OFFICE:	49,803	101(1)			
MANUF./WRHSE/UTIL:	497,995	145(1.6)		200	
SI KERF					
OFFICE:	0	XX			
MANUF./WRHSE/UTIL:	58,351	XXX		XX	
UTILITY					
OFFICE:	0	0			
MANUF./WRHSE/UTIL:	218,242	XXX		XX	
TANK FARM					
OFFICE:	0	0			
MANUF./WRHSE/UTIL:	48,725	XXX		X	
TOTAL			2537	1095	

OFFICE: 1SP / 400SF
MANUF./WRHSE/UTIL: 1SP / 1000SF



Consultant

Rev	By	Appr	Rev	By	Appr
1	YTY/MLD		1	YTY/MLD	
2	YTY/MLD		2	YTY/MLD	
3	YTY/MLD		3	YTY/MLD	
4	YTY/MLD		4	YTY/MLD	
5	YTY/MLD		5	YTY/MLD	

Permit/Seal
PRELIMINARY NOT FOR CONSTRUCTION
Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.



EXAMPLE OF A TYPICAL PARKING CANOPY

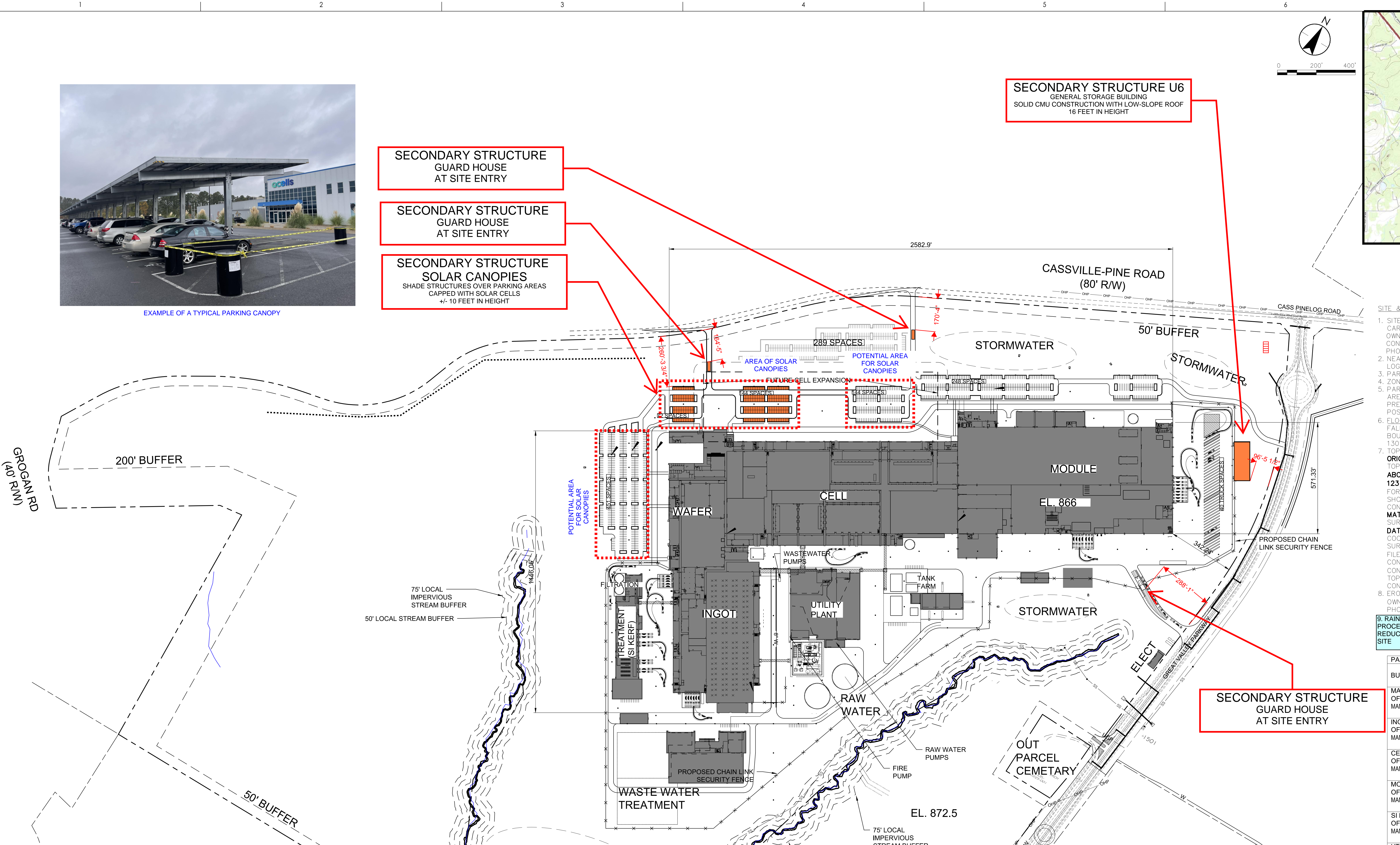
SECONDARY STRUCTURE
 GUARD HOUSE
 AT SITE ENTRY

SECONDARY STRUCTURE
 GUARD HOUSE
 AT SITE ENTRY

SECONDARY STRUCTURE
 SOLAR CANOPIES
 SHADE STRUCTURES OVER PARKING AREAS
 CAPPED WITH SOLAR CELLS
 +/- 10 FEET IN HEIGHT

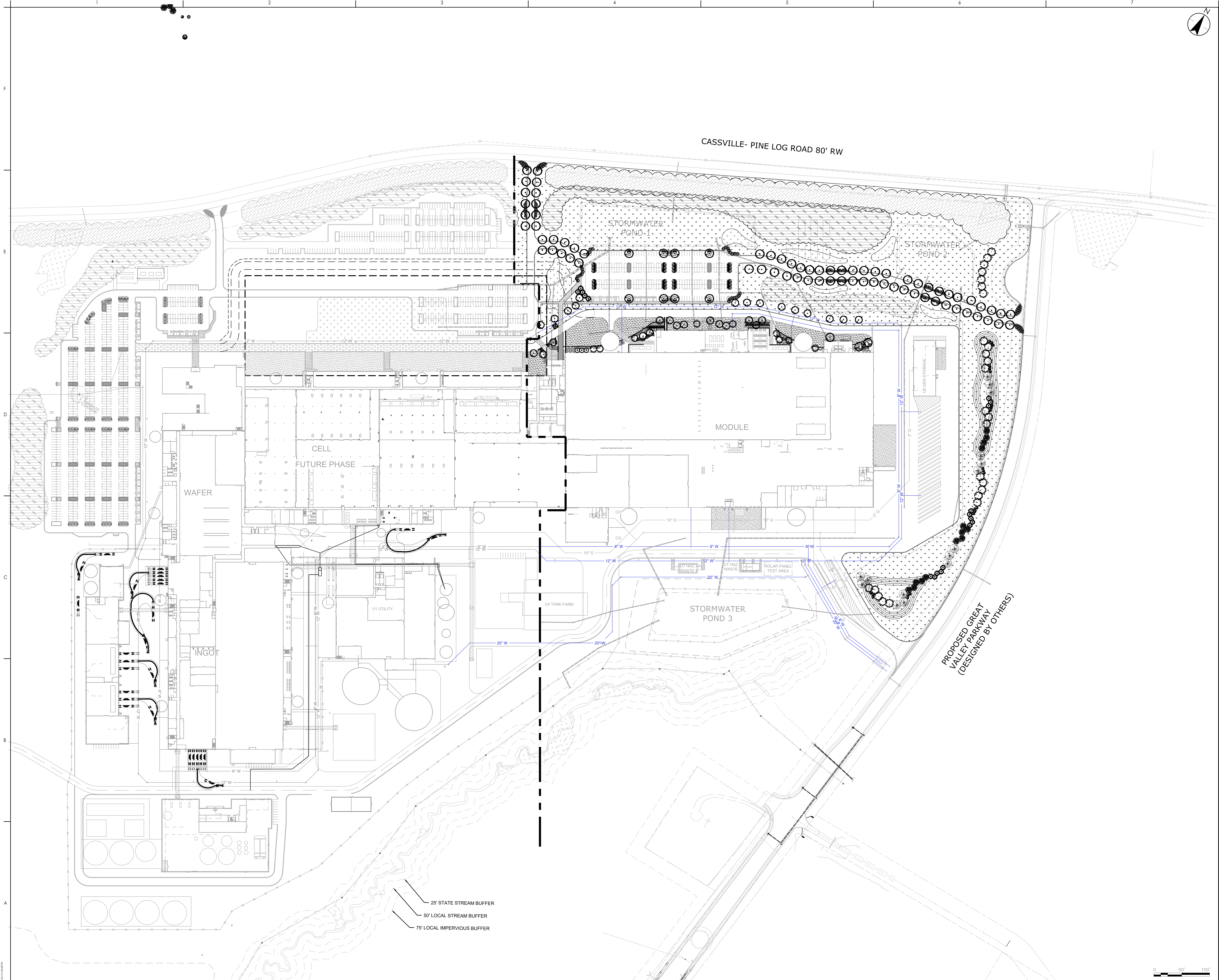
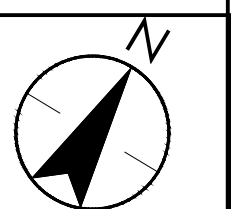
SECONDARY STRUCTURE U6
 GENERAL STORAGE BUILDING
 SOLID CMU CONSTRUCTION WITH LOW-SLOPE ROOF
 16 FEET IN HEIGHT

SECONDARY STRUCTURE
 GUARD HOUSE
 AT SITE ENTRY



- SITE & CON...**
1. SITE ADDR...
 2. NEAREST...
 3. PARCEL N...
 4. ZONING: H...
 5. PARCEL A...
 6. FLOOD ELI...
 7. TOPOGRAP...
 8. EROSION I...
 9. RAINWATER...

PARKING	
BUILDING	
MAIN OFFICE:	MANUF./WR
INGOT/WAFER OFFICE:	MANUF./WR
CELL OFFICE:	MANUF./WR
MODULE OFFICE:	MANUF./WR
SI KERF OFFICE:	MANUF./WR
UTILITY	



CASSVILLE- PINE LOG ROAD 80' RW

PROPOSED GREAT VALLEY PARKWAY (DESIGNED BY OTHERS)

- 25' STATE STREAM BUFFER
- 50' LOCAL STREAM BUFFER
- 75' LOCAL IMPERVIOUS BUFFER

Rev	By	Date	Description
1	MM	11/14/2024	ISSUED FOR PERMIT
2	MM	11/14/2024	ISSUED FOR PERMIT
3	MM	11/14/2024	ISSUED FOR PERMIT
4	MM	11/14/2024	ISSUED FOR PERMIT
5	MM	11/14/2024	ISSUED FOR PERMIT
6	MM	11/14/2024	ISSUED FOR PERMIT
7	MM	11/14/2024	ISSUED FOR PERMIT
8	MM	11/14/2024	ISSUED FOR PERMIT
9	MM	11/14/2024	ISSUED FOR PERMIT
10	MM	11/14/2024	ISSUED FOR PERMIT
11	MM	11/14/2024	ISSUED FOR PERMIT
12	MM	11/14/2024	ISSUED FOR PERMIT
13	MM	11/14/2024	ISSUED FOR PERMIT
14	MM	11/14/2024	ISSUED FOR PERMIT
15	MM	11/14/2024	ISSUED FOR PERMIT
16	MM	11/14/2024	ISSUED FOR PERMIT
17	MM	11/14/2024	ISSUED FOR PERMIT
18	MM	11/14/2024	ISSUED FOR PERMIT
19	MM	11/14/2024	ISSUED FOR PERMIT
20	MM	11/14/2024	ISSUED FOR PERMIT
21	MM	11/14/2024	ISSUED FOR PERMIT
22	MM	11/14/2024	ISSUED FOR PERMIT
23	MM	11/14/2024	ISSUED FOR PERMIT
24	MM	11/14/2024	ISSUED FOR PERMIT
25	MM	11/14/2024	ISSUED FOR PERMIT
26	MM	11/14/2024	ISSUED FOR PERMIT
27	MM	11/14/2024	ISSUED FOR PERMIT
28	MM	11/14/2024	ISSUED FOR PERMIT
29	MM	11/14/2024	ISSUED FOR PERMIT
30	MM	11/14/2024	ISSUED FOR PERMIT
31	MM	11/14/2024	ISSUED FOR PERMIT
32	MM	11/14/2024	ISSUED FOR PERMIT
33	MM	11/14/2024	ISSUED FOR PERMIT
34	MM	11/14/2024	ISSUED FOR PERMIT
35	MM	11/14/2024	ISSUED FOR PERMIT
36	MM	11/14/2024	ISSUED FOR PERMIT
37	MM	11/14/2024	ISSUED FOR PERMIT
38	MM	11/14/2024	ISSUED FOR PERMIT
39	MM	11/14/2024	ISSUED FOR PERMIT
40	MM	11/14/2024	ISSUED FOR PERMIT
41	MM	11/14/2024	ISSUED FOR PERMIT
42	MM	11/14/2024	ISSUED FOR PERMIT
43	MM	11/14/2024	ISSUED FOR PERMIT
44	MM	11/14/2024	ISSUED FOR PERMIT
45	MM	11/14/2024	ISSUED FOR PERMIT
46	MM	11/14/2024	ISSUED FOR PERMIT
47	MM	11/14/2024	ISSUED FOR PERMIT
48	MM	11/14/2024	ISSUED FOR PERMIT
49	MM	11/14/2024	ISSUED FOR PERMIT
50	MM	11/14/2024	ISSUED FOR PERMIT
51	MM	11/14/2024	ISSUED FOR PERMIT
52	MM	11/14/2024	ISSUED FOR PERMIT
53	MM	11/14/2024	ISSUED FOR PERMIT
54	MM	11/14/2024	ISSUED FOR PERMIT
55	MM	11/14/2024	ISSUED FOR PERMIT
56	MM	11/14/2024	ISSUED FOR PERMIT
57	MM	11/14/2024	ISSUED FOR PERMIT
58	MM	11/14/2024	ISSUED FOR PERMIT
59	MM	11/14/2024	ISSUED FOR PERMIT
60	MM	11/14/2024	ISSUED FOR PERMIT
61	MM	11/14/2024	ISSUED FOR PERMIT
62	MM	11/14/2024	ISSUED FOR PERMIT
63	MM	11/14/2024	ISSUED FOR PERMIT
64	MM	11/14/2024	ISSUED FOR PERMIT
65	MM	11/14/2024	ISSUED FOR PERMIT
66	MM	11/14/2024	ISSUED FOR PERMIT
67	MM	11/14/2024	ISSUED FOR PERMIT
68	MM	11/14/2024	ISSUED FOR PERMIT
69	MM	11/14/2024	ISSUED FOR PERMIT
70	MM	11/14/2024	ISSUED FOR PERMIT
71	MM	11/14/2024	ISSUED FOR PERMIT
72	MM	11/14/2024	ISSUED FOR PERMIT
73	MM	11/14/2024	ISSUED FOR PERMIT
74	MM	11/14/2024	ISSUED FOR PERMIT
75	MM	11/14/2024	ISSUED FOR PERMIT
76	MM	11/14/2024	ISSUED FOR PERMIT
77	MM	11/14/2024	ISSUED FOR PERMIT
78	MM	11/14/2024	ISSUED FOR PERMIT
79	MM	11/14/2024	ISSUED FOR PERMIT
80	MM	11/14/2024	ISSUED FOR PERMIT
81	MM	11/14/2024	ISSUED FOR PERMIT
82	MM	11/14/2024	ISSUED FOR PERMIT
83	MM	11/14/2024	ISSUED FOR PERMIT
84	MM	11/14/2024	ISSUED FOR PERMIT
85	MM	11/14/2024	ISSUED FOR PERMIT
86	MM	11/14/2024	ISSUED FOR PERMIT
87	MM	11/14/2024	ISSUED FOR PERMIT
88	MM	11/14/2024	ISSUED FOR PERMIT
89	MM	11/14/2024	ISSUED FOR PERMIT
90	MM	11/14/2024	ISSUED FOR PERMIT
91	MM	11/14/2024	ISSUED FOR PERMIT
92	MM	11/14/2024	ISSUED FOR PERMIT
93	MM	11/14/2024	ISSUED FOR PERMIT
94	MM	11/14/2024	ISSUED FOR PERMIT
95	MM	11/14/2024	ISSUED FOR PERMIT
96	MM	11/14/2024	ISSUED FOR PERMIT
97	MM	11/14/2024	ISSUED FOR PERMIT
98	MM	11/14/2024	ISSUED FOR PERMIT
99	MM	11/14/2024	ISSUED FOR PERMIT
100	MM	11/14/2024	ISSUED FOR PERMIT



Client/Project: Hanwha
 Hanwha_Q_Cells-Recbemer
 Carleville, Georgia

Project No.: 218011896
 File Name: 11896(A)-100P
 Scale: AS SHOWN

Title: LANDSCAPE PLAN

Revision: Sheet: 26 of 35
 Drawing No. L-100(a)

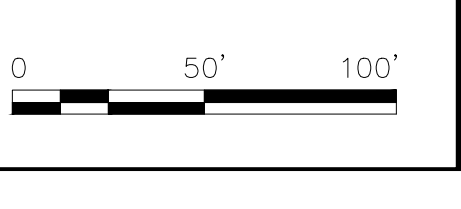


Image Taken 4-20-23

