



CARTERSVILLE BOARD OF ZONING APPEALS

Council Chambers, Third Floor of City Hall
Thursday, August 11, 2022 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. June 9, 2022

VARIANCE CASES

2. V22-13. 34 Jackson Farm Rd. Applicant: Anita Bartlett
3. V22-14. 1790 West Ave. Applicant: Dennis Graham

STAFF OR COMMITTEE COMMENTS

OTHER

The next meeting of the Board of Zoning Appeals will be September 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:	July 14, 2022
SUBCATEGORY:	Approval of Minutes
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	June 9, 2022
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 June 9, 2022, in the Council Chambers.

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

CALL TO ORDER

Chairman Pendley called the meeting to order at 5:30 PM

ROLL CALL

APPROVAL OF MINUTES

1. Approval of Minutes: May 12, 2022

Chairman Lamar Pendley called for a motion on the May 12, 2022 BZA meeting minutes. Board Member Clayton made a motion to approve the minutes. Motion was seconded by Board Member Cooley and carried unanimously. Vote: 4-0

VARIANCE CASES

2. V22-12. 107 Mitchell Ave.

Applicant: Jerry Baker

David Hardegree, Planning and Development Assistant Director, stated that all adjacent property owners had been notified and the property had been properly posted and advertised. Continuing, Mr. Hardegree gave an overview of the case and stated no exceptions were taken by departments.

Chairman Pendley opened the public hearing.

Jerry Baker, 107 Mitchell Ave., applicant, came forward and stated he was not aware he was in violation when the storage building was placed and apologized to the Board for the oversight and stated he would move the building and had planned to plant new covering vegetation to try to camouflage the storage building.

Libby Baker, 107 Mitchell Ave, came forward to speak for the variance case.

Lori Layton, 101 Terrell Dr., came forward to speak against the variance case. Ms. Layton stated she was concerned with the aesthetics of the neighborhood.

Mr. Hardegree reviewed the variance case before the Board again for clarification.

Mr Baker returned to the podium and stated he had met with an arborist and stated he was willing to plant fast growing trees that would provide coverage to the storage building once the building was moved.

With no other comments from the public and from the Board, the public hearing was closed.

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

- The storage building is to be moved to be in compliance with city ordinance,
- Owners of the building should keep the building painted and in good condition, and
- Owners are to install a landscape buffer within 90 days.

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

Board Member Clayton made a motion to approve V22-10 with the condition that no more than 36” of the 6’ retaining wall would be used as a retaining wall. Board Member Hudson seconded the motion. Motion carried unanimously. Vote: 4-0

With no other business to discuss, Board Member McElwee made a motion to adjourn at 6:07 P.M.

June 9, 2022
Date Approved

/s/ _____
Chair



BOARD OF ZONING APPEALS ITEM SUMMARY

MEETING DATE:	August 11th, 2022
SUBCATEGORY:	Variance
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	V22-13. 34 Jackson Farm Rd. Applicant: Anita Bartlett
DEPARTMENT SUMMARY RECOMMENDATION:	To allow a privacy 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
CC: Keith Lovell
Date: August 3, 2022
Re: File # V22-13

Summary: To allow a privacy fence in the front yard of a corner lot.

Section 1: Project Summary

Variance application by Anita Barnett for property located at 34 Jackson Farm Rd, zoned P-D, Planned Development with conditions. Said property contains approximately 0.26 acres. The lot is a corner lot with road frontages and front yards along Jackson Farm Rd. and Belfast Ave. Setbacks are Front- 20ft and Side- 10ft.

Ms. Barnett would like to enclose the backyard for privacy. The fence will encroach 9ft into the front yard along Belfast Ave. The length of the encroachment is approximately 45 ft. as shown on the applicant’s sketch. The fence will be installed approximately 2ft offset from the edge of a drainage easement and parallel to Lot 111.

Belfast Ave. is classified as a “local street” on the street classification map.

The zoning conditions do not affect the variance.

The variance request is are for the following:

1. To allow a portion of a 6ft. privacy fence be installed in the front yard of a corner lot (Sec. 4.16 (B) (1), (2) & (4)).

Section 2. Department Comments

Electric Department: Takes No exception.

Fibercom: No comment

Fire Department: Takes No exception.

Gas Department: Takes No exception.

Public Works Department: No exception [from my standpoint] as long as drainage easement remains in perpetuity and is not encroached upon.

Water Department: The requested variance will not affect water service to this site. The requested variance will not affect sewer service to this site.

Section 3. Public Comments Received by Staff

None as of 8/3/22.

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. 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:

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

(Ord. No. 20-21, § 1, 4-1-2021)

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

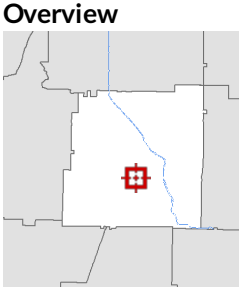
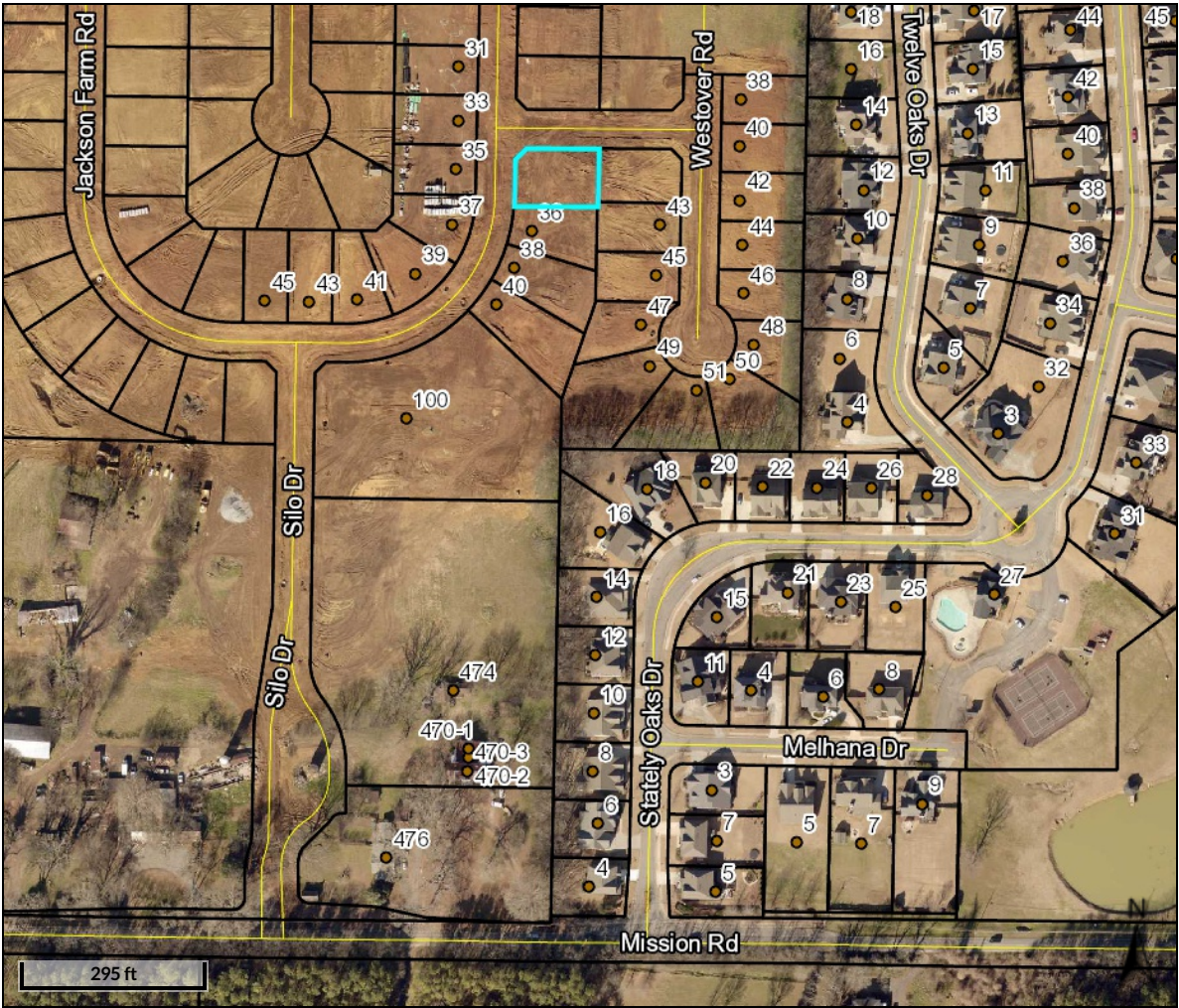
The board of zoning appeals shall have the following powers and duties:

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

Parcel ID	C025-0011-112	Alternate ID	49353	Owner Address	SDH ATLANTA LLC
Sec/Twp/Rng	n/a	Class	Residential		110 VILLAGE TRAIL STE 215
Property Address	34 JACKSON FARM ROAD	Acres	0.26		WOODSTOCK, GA 30188
District	Cartersville				
Brief Tax Description	LL 416, 449 D4 3rd SEC Jackson Farm Lot 112				
	(Note: Not to be used on legal documents)				

Date created: 8/4/2022
 Last Data Uploaded: 8/3/2022 10:03:23 PM

Developed by Schneider
 GEOSPATIAL


City of Cartersville
Application for Variance
Board of Zoning Appeals

Hearing Date: 8-11-2022 5:30pm


Application Number: V22-13

Date Received: 6-23-2022

Applicant Anita Barnett Office Phone 678-899-9507
(printed name)
 Address 34 Jackson Farm Rd Mobile/ Other Phone _____
 City Cartersville State GA Zip 30120 Email Anita.Barnett930@gmail.com
 Representative's printed name (if other than applicant) _____ Phone (Rep) _____
 Email (Rep) _____
 Representative Signature Anita Barnett Applicant Signature
 Signed, sealed and delivered in presence of: _____ My commission expires: 12/31/23
Stinner
 Notary Public



* Titleholder Smith Douglas Phone 770-334-3744
(titleholder's printed name)
 Address 110 Village trail Suite 215 Woodstock GA 30188
 Signature Sharon Burchfield Email sburchfield@smithdoug.com
 Signed, sealed, delivered in presence of: _____ My commission expires: 12/31/23
Stinner
 Notary Public



Present Zoning District P-D
 Acreage .26 Land Lot(s) 416 District(s) 4 Section(s) 3
 Location of Property: 34 Jackson Farm Road
(street address, nearest intersections, etc.)
 Zoning Section(s) for which a variance is being requested: Article 4, Section 4.16, Subsection B
 Summary Description of Variance Request: Request to build fence in front yard of corner lot.
 (Additional detail can be provided on Justification Letter)

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

Belfast Ave.

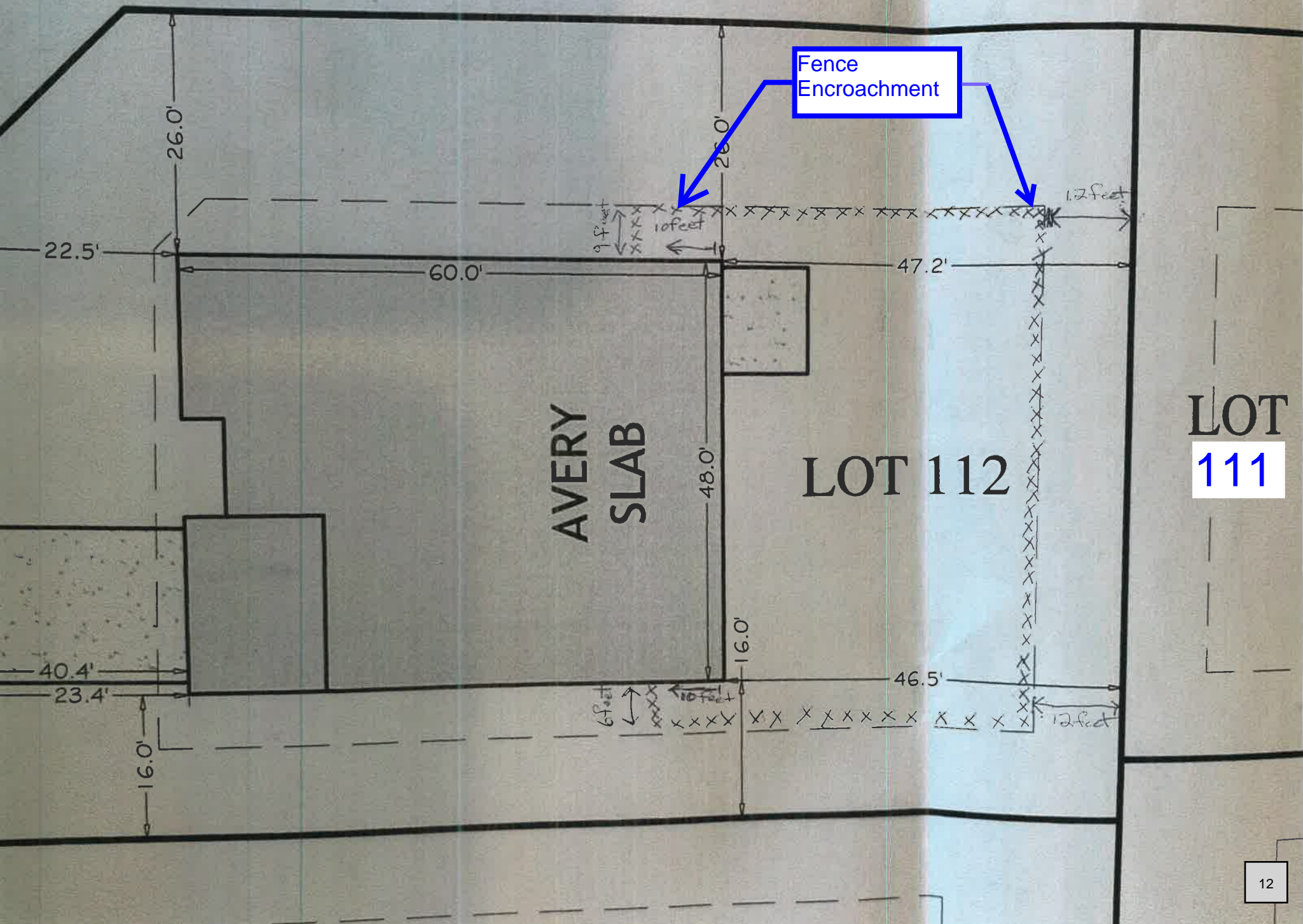
Item 2.

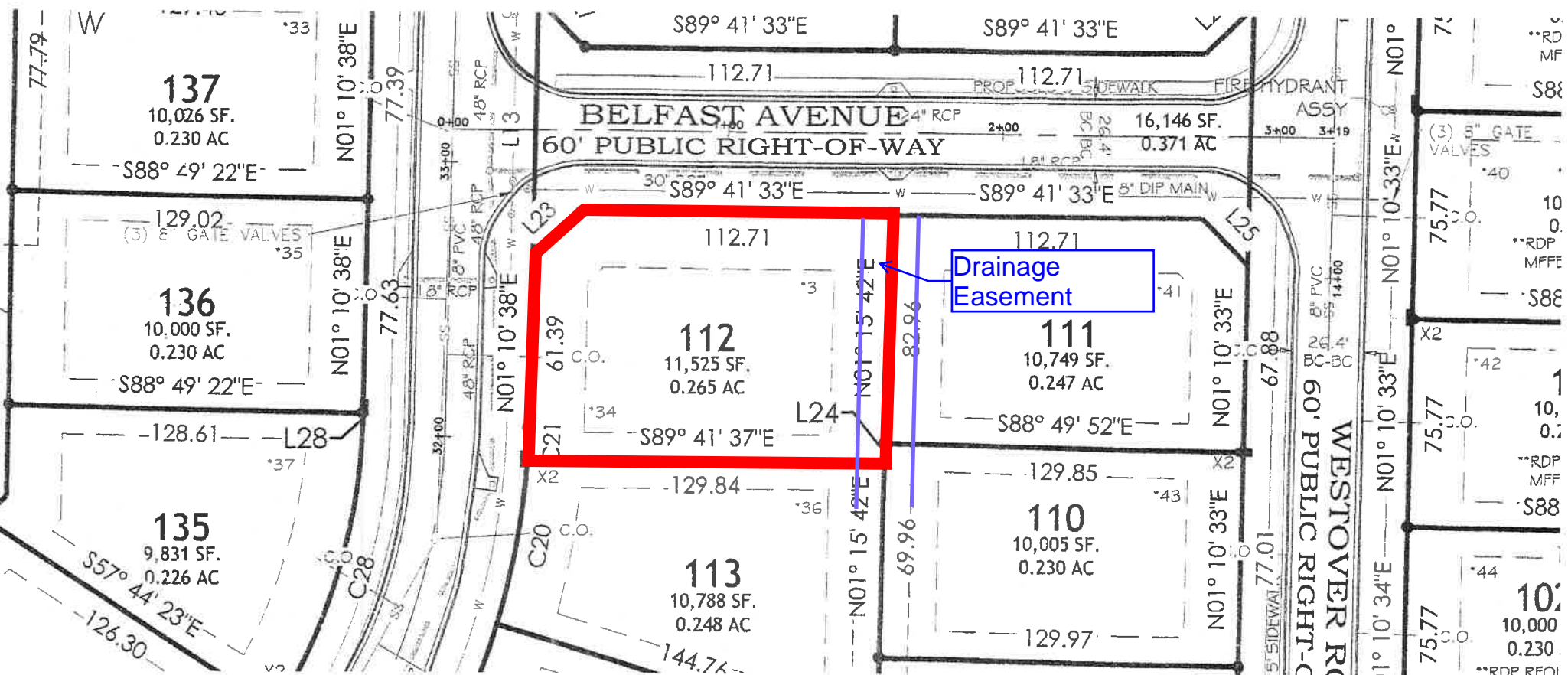
Fence
Encroachment

AVERY
SLAB

LOT 112

LOT
111











BOARD OF ZONING APPEALS ITEM SUMMARY

MEETING DATE:	August 11th, 2022
SUBCATEGORY:	Variance
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	V22-14. 171 West Ave. Applicant: Dennis Graham
DEPARTMENT SUMMARY RECOMMENDATION:	To omit the sidewalk requirement for new development.
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
 CC: Keith Lovell
 Date: August 4, 2022
 Re: File # V22-14

Summary: To omit the sidewalk requirement from a development project

Section 1: Project Summary

Variance application by Dennis Graham for property located at 1790 West Ave. (Hwy 113), zoned H-I, Heavy Industrial. Said property contains approximately 16.80 acres. The lot has approx. 691ft of frontage along West Ave.

Highway 113 is a state highway. The most recent road widening project provided adequate shoulder width, curb and gutter and sidewalks at a stop/start point approx. 1300 feet to the northeast in front of property identified as 1 River Ct. The sidewalk and curb and gutter continue east from the 1300ft. mark.

The paved road shoulder width narrows from approx. 12ft. to 6ft at a point approx. 875ft. northeast of the applicant's property and continues at a narrow width southwest towards the airport.

There are no known plans for GDOT to add sidewalks along this section of West Ave.

The variance request is are for the following:

1. Omit the sidewalk requirement along West Ave required per Development Regulation 7.5-65. Street Design Criteria, Item 10 (A) & (B).

Section 2. Department Comments

Electric Department: Takes No exception.

Fibercom: No comment

Fire Department: No comments received.

Gas Department: Takes No exception.

Public Works Department: No comments received.

Water Department: No comments received.

Section 3. Public Comments Received by Staff

None as of 8/4/22.

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).

7.5-65. Street Design Criteria

(10) Sidewalks:

- A. Sidewalks shall be required on at least one side of all new streets in residential developments and are required along property frontage of all new developments on existing streets.
- B. Sidewalks shall be a minimum of five (5) feet in width and shall be constructed in accordance with Section 7.5-70, Standard Details, Detail 3.8.15 and located as shown in Detail 3.8.14.
- C. Sidewalks shall be backfilled and landscaped.
- D. Sidewalks shall include handicap ramps at all street intersections to meet the Americans with Disabilities Act (ADA) requirements. See Section 7.5-70, Standard Details, Detail 3.8.16a, 3.8.16b, 3.8.16c and 3.8.16d.

(Ord. No. 20-21, § 1, 4-1-2021)

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.

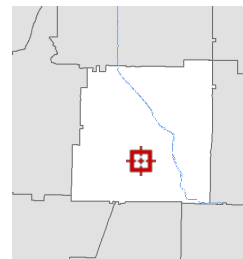
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Sections 21.3.7, *Place of worship*, and 21.3.8, *Group homes*, omitted. *Not applicable.*



Overview



Legend

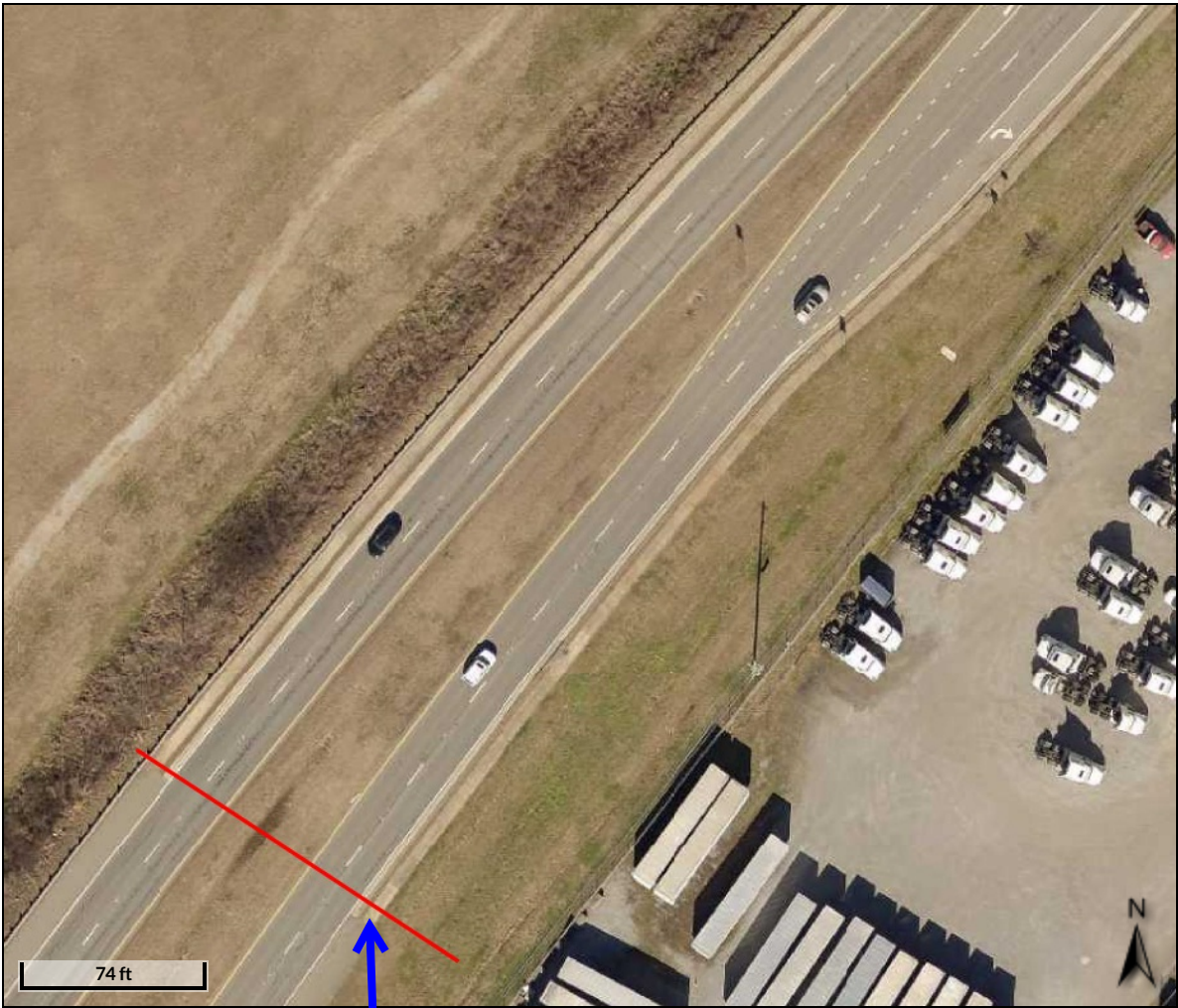
-  Parcels
-  Roads

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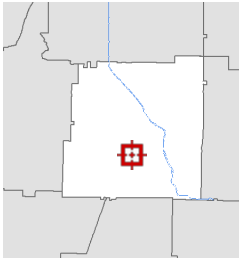
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Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

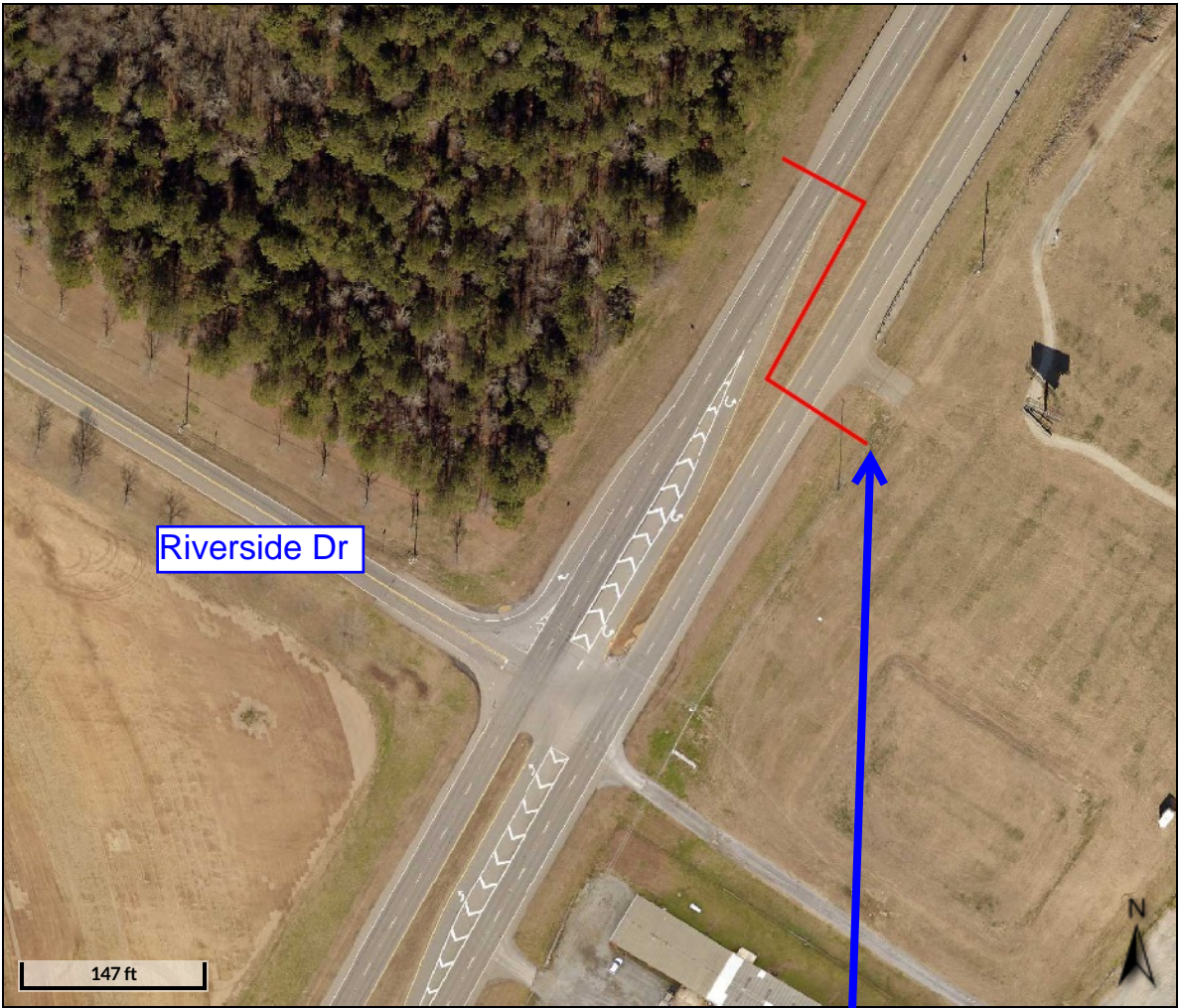
Parcel ID	C046-0002-004	Alternate ID	49502	Owner Address	DLD 113 LLC
Sec/Twp/Rng	n/a	Class	Industrial		218 E MAIN ST
Property Address	1790 WEST AVE	Acreage	12.08		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL 781,804 D 4				

(Note: Not to be used on legal documents)

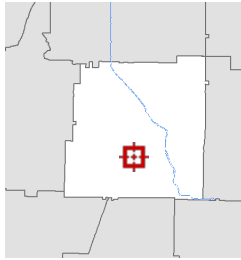
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Developed by Schneider
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Red line indicates stop/ start point of sidewalk constructed by GDOT. Location is 1 River Ct. Approx. 1300ft northeast of applicants' property.



Overview



Legend

- Parcels
- Roads

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Date created: 8/5/2022
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Developed by  Schneider
GEOSPATIAL

Red line indicates point that ROW shoulder narrows from approx. 12ft to 6ft. Location is approx. 675ft northeast of applicants' property.

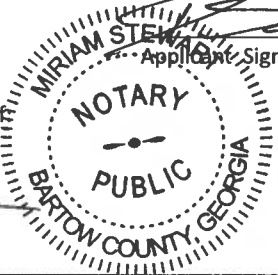
City of Cartersville
Application for Variance
Board of Zoning Appeals

Hearing Date: 8/11/2022 5:30pm

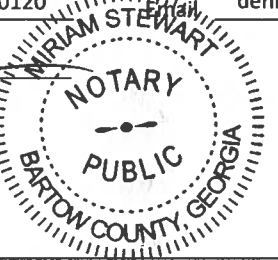
Application Number: V22-14

Date Received: 6/21/2022

Applicant Dennis Graham Office Phone _____
 (printed name)
 Address 218 E Main Street Mobile/ Other Phone 678-873-6873
 City Cartersville State GA Zip 30120 Email dennis@grahamcommercial.org
Southland Engineering, Inc. Phone (Rep) 770-387-0440
 Representative's printed name (if other than applicant) Email (Rep) mgonzalez@southladnengineers.com
 Representative Signature _____ Applicant Signature _____
 Signed, sealed and delivered in presence of _____ My commission expires: 10/11/2025
 Notary Public



* Titleholder DLD 113, LLC Phone 678-873-6873
 (titleholder's printed name)
 Address 218 E. Main St. Cartersville, Ga 30120 Email dennis@grahamcommercial.org
 Signature _____
 Signed, sealed, delivered in presence of: _____ My commission expires: 10/11/2025
 Notary Public



Present Zoning District H-1
 Acreage 16.802 Land Lot(s) 732, 781 & 804 District(s) 4th Section(s) 3rd
 Location of Property: 1790 West Ave. Cartersville, Ga 30120 State Route 113
 (street address, nearest intersections, etc.)
 Zoning Section(s) for which a variance is being requested: 7.5-65 (10) (A) & (B)
 Summary Description of Variance Request: Requesting to allow the sidewalk extension be waved due to the shoulders along state route 113 not being adequate.
 (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 Development Regulations Section 7.5-65 (10) (A) & (B) 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: The shoulders along state route 113 are not adequate for a sidewalk extension.



June 20, 2022

City of Cartersville Board of Zoning Appeals
City Hall
10 N. Public Square
Cartersville, Georgia 30120

RE : Graham Mini Storage Variance

To whom it may concern,

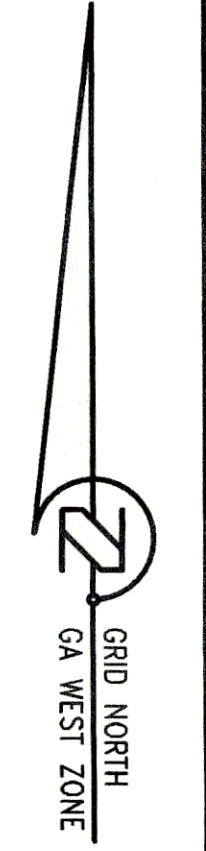
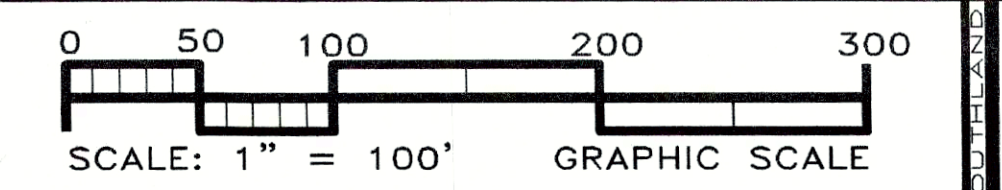
Please let this letter serve as a justification for the variance request referenced above. We are requesting a variance to Development Regulations 7.5-65 (10) (A) & (B). We ask that the sidewalk extension be waved due to the shoulders along State Route 113 not being adequate for said extension.

Thank you,
Southland Engineering, Inc.

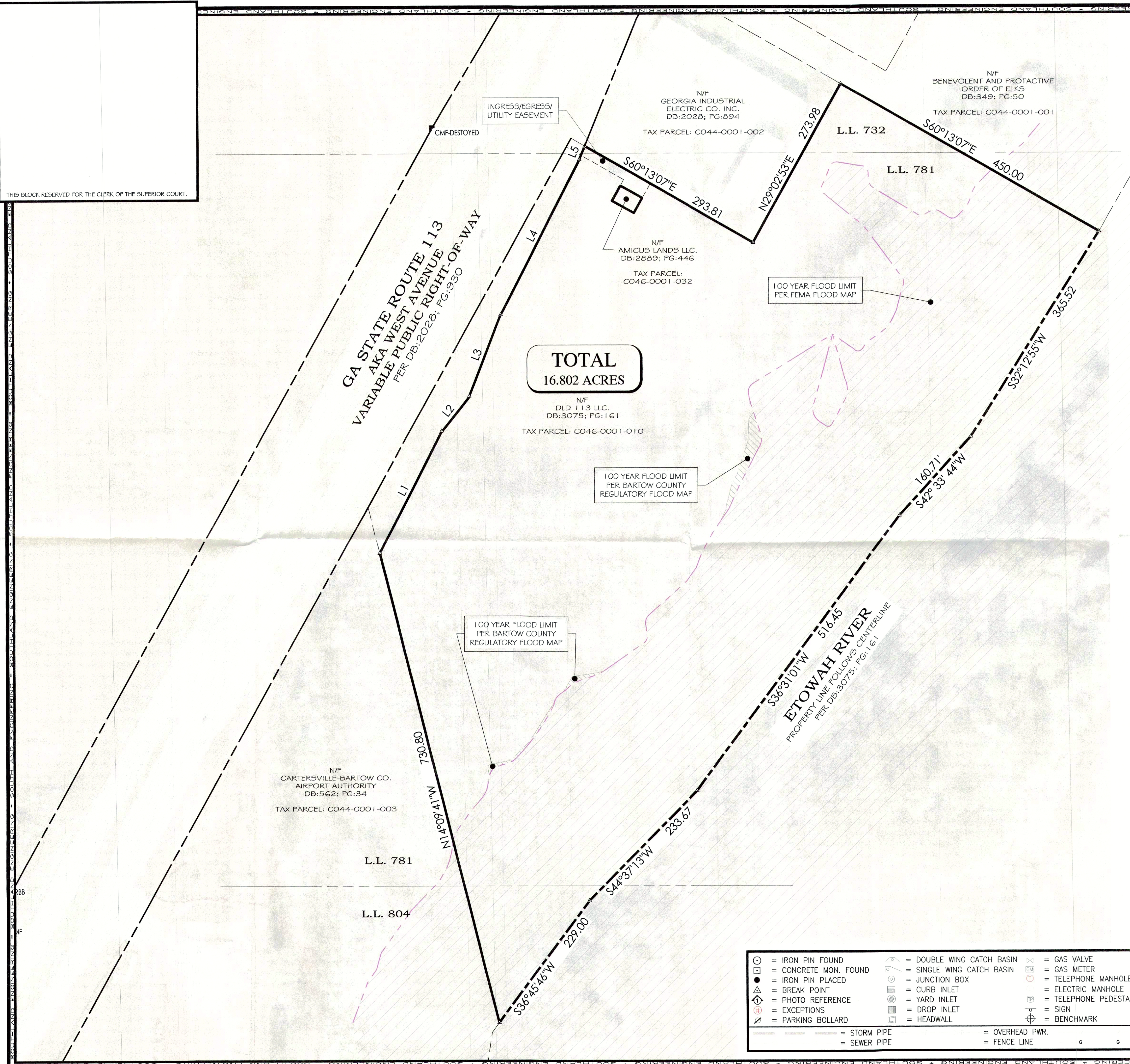
114 Old Mill Road
Cartersville, Georgia 30120
P: 770.387.0440
F: 770.607.5151

BOUNDARY RETRACEMENT/TOPOGRAPHIC SURVEY FOR:
DLD 113 LLC.
 LOCATED IN LAND LOTS 732, 781, & 804
 4th DISTRICT, 3rd SECTION
 CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA

DATE: DECEMBER 29, 2021 REV: JOB NO: 21146
 DATE OF FIELDWORK: N/A
 DRAWN BY: JPC CHECKED BY: KNC APPROVED BY: KNC



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



TOTAL
 16.802 ACRES

N/F
 DLD 113 LLC.
 DB:3075; PG:161
 TAX PARCEL: C046-0001-010

N/F
 CARTERSVILLE-BARTOW CO.
 AIRPORT AUTHORITY
 DB:562; PG:34
 TAX PARCEL: C044-0001-003

N/F
 GEORGIA INDUSTRIAL
 ELECTRIC CO. INC.
 DB:2028; PG:894
 TAX PARCEL: C044-0001-002

N/F
 AMICUS LANDS LLC.
 DB:2889; PG:446
 TAX PARCEL: C046-0001-032

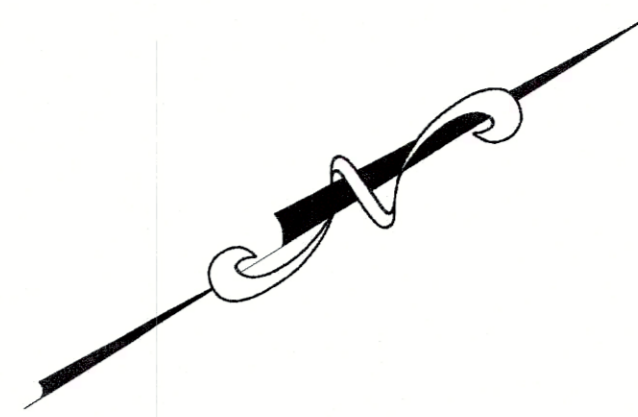
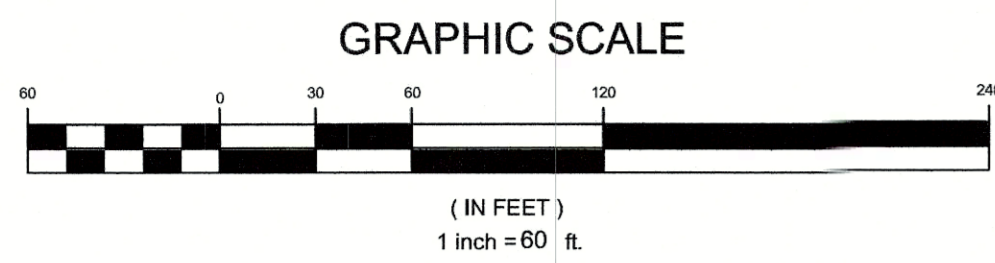
N/F
 BENEVOLENT AND PROTECTIVE
 ORDER OF ELKS
 DB:349; PG:50
 TAX PARCEL: C044-0001-001

100 YEAR FLOOD LIMIT
 PER BARTOW COUNTY
 REGULATORY FLOOD MAP

ETOWAH RIVER
 PROPERTY LINE FOLLOWS CENTERLINE
 PER DB:3075; PG:161

LINE TABLE		
LINE	BEARING	LENGTH
L1	N27°06'50"E	207.20
L2	N38°25'26"E	66.92
L3	N21°24'12"E	131.89
L4	N27°06'50"E	262.47
L5	N22°26'58"E	22.21

- = IRON PIN FOUND
- △ = BREAK POINT
- ⊕ = PHOTO REFERENCE
- ⊙ = EXCEPTIONS
- ⊗ = PARKING BOLLARD
- = STORM PIPE
- = SEWER PIPE
- = DOUBLE WING CATCH BASIN
- = SINGLE WING CATCH BASIN
- = JUNCTION BOX
- = CURB INLET
- = YARD INLET
- = DROP INLET
- = HEADWALL
- = GAS VALVE
- = GAS METER
- = TELEPHONE MANHOLE
- = ELECTRIC MANHOLE
- = TELEPHONE PEDESTAL
- = SIGN
- = BENCHMARK
- = OVERHEAD PWR.
- = FENCE LINE
- = SEWER MANHOLE
- = CLEAN OUT
- = WATER VALVE
- = WATER METER
- = FIRE HYDRANT
- = IRRIGATION CONT. VALVE
- = WELL
- = POWER POLE
- = GUY WIRE
- = ELECTRIC METER
- = TRANSFORMER
- = LIGHT POLE
- = FLOW ARROW
- = MAILBOX
- = WATER LINE
- = COMM. LINE
- = GAS LINE
- = UNDERGROUND PWR.



ZONE X

GA STATE ROUTE 113
AKA WEST AVENUE
VARIABLE PUBLIC RIGHT-OF-WAY
PER DB.2028; PG.930

UTILITY NOTES:

PARKING LOT OUTDOOR LIGHTING SHALL HAVE A MAXIMUM HEIGHT OF FORTY-FIVE (45) FEET. AND SHALL BE DIRECTED AWAY AND SHIELDED FROM ABUTTING RESIDENTIAL DISTRICTS.

N/F
CARTERSVILLE-BARTOW CO.
AIRPORT AUTHORITY
DB:562; PG:34
TAX PARCEL: CO44-0001-003
ZONING: H-1

N/F
DLD 113 LLC
DB:3075; PG:161
TAX PARCEL: CO46-0002-004
ZONING: H-1

INGRESS/EGRESS/
UTILITY EASEMENT

N/F
AMICUS LANDS LLC
DB:2889; PG:446

TAX PARCEL:
CO46-0001-032
ZONING: H-1

N/F
GEORGIA INDUSTRIAL
ELECTRIC CO. INC.
DB:2028; PG:894

TAX PARCEL: CO44-0001-002
ZONING: H-1

EXISTING BLDG

EXISTING BLDG

TOTAL
16.802 ACRES

POND A1

FOREBAY B

FOREBAY A

POND A2

100 YR FEMA FLOOD HAZARD AREA

FLOODWAY

75' STREAM BUFFER
50' STREAM BUFFER
25' STREAM BUFFER

N/F
BENEVOLENT AND PROTECTIVE
ORDER OF ELKS
DB:349; PG:50
TAX PARCEL: CO44-0001-001
ZONING: H-1

100 YR FEMA FLOOD HAZARD AREA

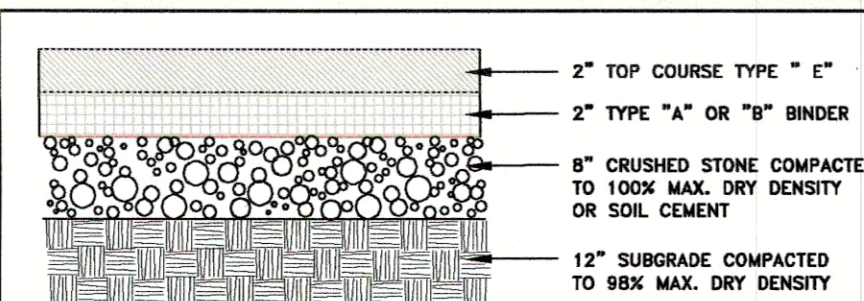
ETOWAH RIVER

PROPERTY LINE FOLLOWS CENTERLINE
PER DB:3075; PG:161

PAVING LEGEND

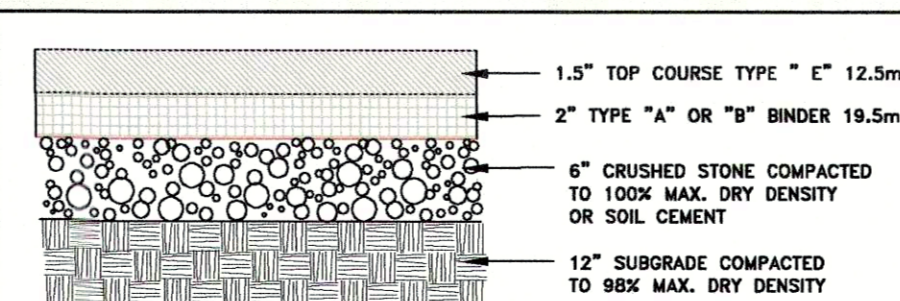
	GRAVEL
	CONCRETE PAVING
	LIGHT DUTY ASPHALT
	HEAVY DUTY PAVEMENT

24 HOUR CONTACT
DENNIS GRAHAM
678-873-6873



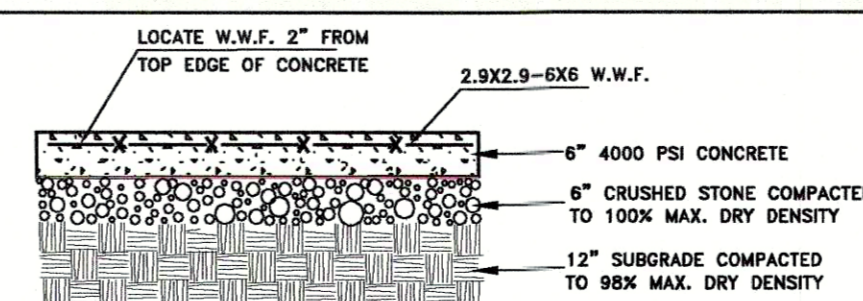
HEAVY DUTY ASPHALT DETAIL

NOT TO SCALE



LIGHT DUTY ASPHALT DETAIL

NOT TO SCALE



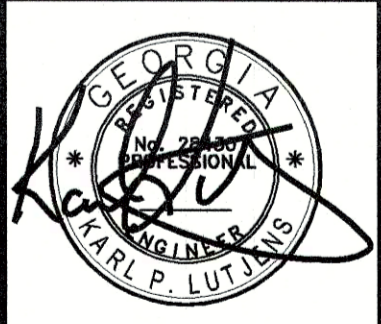
CONCRETE SECTION DETAIL

NOT TO SCALE

PROJECT	21146
DATE:	2/21/22
REVISIONS:	
DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	

SOUTHLAND ENGINEERING
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
114 OLD MILL ROAD, CARTERSVILLE, GA 30120
PH: 770.387.0440 FAX: 770.807.5151

GRAHAM STORAGE HWY 113
LOCATED IN LAND LOTS 732, 781, & 804
4TH DISTRICT, 3RD SECTION
CITY OF CARTERSVILLE, GEORGIA



SHEET TITLE:
SITE & UTILITY PLAN
SHEET NO.:
C201



Images taken 8/5/22



View NE in front of applicants' property. Narrower shoulder.



View NE in front of applicants' property- sloping shoulder



View SW in front of applicants' property



View NE near 1 River Ct.- wide shoulder. Sidewalk begins/ ends in distance



View NW in front of 1 River Ct where sidewalk/ begins/ end.





View SW from 1 River Ct. Sidewalk begins/ends. Wider shoulder.