

MINUTES OF THE CARTERSVILLE BOARD OF ZONING APPEALS

The Cartersville Board of Zoning Appeals met in a regularly scheduled meeting March 13, 2025, in the Council Chambers.

ROLL CALL

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

APPROVAL OF MINUTES

1. February 13, 2025

Board Member McElwee made a motion to approve the minutes from February 13, 2025. Board Member Hudson seconded the motion. Motion carried unanimously. Vote: 4-0

VARIANCE CASES

Zack Arnold, City Planner, stated that all cases had been properly advertised, and all adjacent property owners had been notified.

2. V25-07: 251 River Dr.

Applicant: Greg Wharton

Variance: 1. Reduce buffer requirements from 35 ft. to 20 ft.

2. Allow metal buildings exterior facing the public right-of-way.

Zack Arnold, Assistant City Planner, gave an overview of the application stating this was a variance application by Greg Wharton for property located at 251 River Drive, zoned L-I, Light-Industrial. Said property contains approximately 1.19 acres.

The applicant is requesting a variance to reduce the min. buffer requirements along the northern property line of the property for the construction of a new building to be used in conjunction with the existing business. In addition to the building setbacks, the L-I zoning ordinance requires a 35ft buffer adjacent to a residential use. The applicant is requesting to reduce this buffer by 15ft so that the new building can be constructed within the footprint of a previous building that was torn down. This reduction, in combination with the current building setback, would leave the new building 30ft off the property line.

Additionally, the applicant has requested relief from the front façade requirements in the L-I zoning district. The new building is proposed to have a metal exterior that faces the City right-of-way. The L-I district prohibits metal exteriors that face the ROW. It should be noted that the existing building on the site also have metal exterior finishes and the property owner is attempting to match the new construction to the existing building for aesthetic reasons.

The variance request is for the following:

1. Reduce the buffer requirements from 35ft to 20ft. (Ord. Sec. 10.1.3.(I)).
- Allow metal building exterior facing the public right-of-way (Ord. Sec. 10.1.3.(J)).

Chairman Pendley opened the public hearing.

Greg Wharton, 251 River Dr., came forward to represent the application and stated that this property is at the end of a dead-end road and asked the board to approve the application.

With no one else to come forward to speak for or against V25-07, the public hearing was closed.

Board Member McElwee made a motion to approve V25-07 with the condition to stay out of the easement. Board Member Hatfield seconded the motion. Motion carried unanimously. Vote: 4-0

3. V25-11: 117 Cassville Rd.

Applicant: David Munisteri

Variance: 1. To decrease the building setback line from 38 ft. to 20 ft.

2. To decrease the lot area from the minimum 10,382 sf to 7,000 sf.

David Hardegree, Planning and Development Assistant Director, stated this property had been properly posted and advertised. Continuing, he gave an overview of the application stating Variance application by applicant David Munisteri for property located at 117 Cassville Road, zoned R-D (Residential, Duplex). Said property contains approximately 0.16 acres.

The applicant attempted to save the existing historic house. Due to unsound construction methods and insect infestations, it was determined that saving and renovating the house was not viable.

As a result of deciding to demolish the house and build a new structure, the project is required to meet the development standards of the Cherokee-Cassville Infill Overlay District. There are (9) nine standards that must be met as determined by the proposed structures' relationship to adjacent properties, homes and public right-of-way. All infill overlay development standards can be met except for two (2). These standards are summarized below as the variance requests.

The process for determining the variances is per ordinance Sec. 27.5 and included as the supporting documentation on the following pages. The data for determining the variances was derived from the Bartow County Tax Assessor database through QPublic.com.

The HPC reviewed and approved the demolition of the existing house and new building plans on January 21, 2025. Application COP25-03.

Chairman Pendley opened the public hearing.

David Munisteri, 25 Hastings Ct., came forward to represent the application.

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

Board Member McElwee made a motion to approve V25-11. Board Member McElwee seconded the motion. Motion carried unanimously. Vote: 4-0

With no other business to discuss, Board Member McElwee made a motion to adjourn at 5:49 P.M.

April 10, 2025
Date Approved

/s/ _____
Chairman