



# City of Cartersville

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PLANNING AND DEVELOPMENT

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

## MEMO

To: BZA  
From: Randy Mannino/David Hardegree/ Zack Arnold  
CC: Keith Lovell  
Date: June 1, 2023  
Re: File # V23-14

**Summary: To reduce the min. parking space requirement.**

### **Section 1: Project Summary**

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

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

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

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

### **The variance request is for the following:**

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

## **Section 2. Department Comments**

**Electric Department:** Takes No Exception

**Fibercom:** No comments received

**Fire Department:** No comments received

**Gas Department:** Takes No Exception

**Public Works Department:** Takes No Exception

**Water Department:** Not in Service Area

**Bartow County Engineering and Water Departments:** No comments received

## **Section 3. Public Comments Received by Staff**

None as of 6/1/23

## **Section 4. Variance Justification:**

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

### **Sec. 17.6. Number of parking spaces.**

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

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

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

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

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

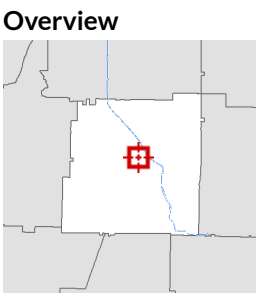
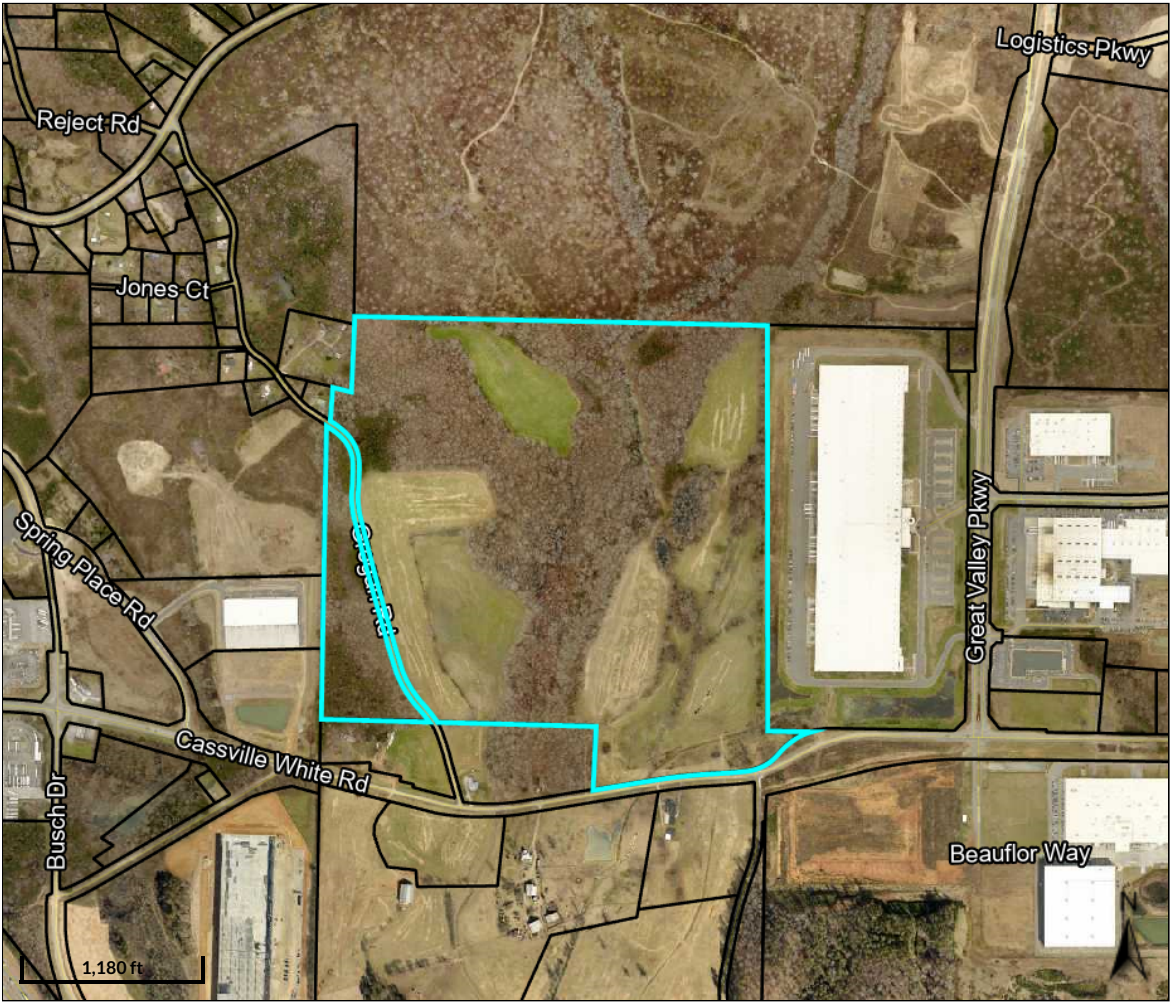
The board of zoning appeals shall have the following powers and duties:

- 21.3.1. *Appeals.* To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the zoning administrator in the enforcement of this chapter. Appeals to the board of appeals may be taken by any person aggrieved or by any officer, department, board, or agency of the City of Cartersville affected by any decision of the zoning administrator. Such appeal shall be taken within thirty (30) days of said decision by filing with the zoning administrator a written notice of appeal specifying the grounds thereof. Decisions on appeals shall be issued in writing within ten (10) business days of the hearing on the appeal.
- 21.3.2. *Continuance of a nonconforming use.* The board of zoning appeals may allow a nonconforming use to be reestablished after discontinuance for twelve (12) consecutive months. The procedure for the request shall be the same as if it was a variance. If it is deemed by the board of zoning appeals that one (1) or more of the following apply, the board may grant said request.
- A. The design, construction, and character of the building is not suitable for uses permitted in the district in which the nonconforming use is situated; and
  - B. Undue hardships to the property owner would result in not allowing the building to be reopened for a nonconforming use; and
  - C. Adjacent property would not be unduly damaged by such use of the building; and
  - D. The use is to be identical or similar to the prior nonconforming use of the building.
- 21.3.3. *Variances.* The board of appeals has the power to hear requests for variances from the provisions of this chapter. Variance may be granted only if the board finds all of the following to exist:
- A. That one (1) of the following is true, through no action or fault of the property owner or predecessor:
    - 1. The property is exceptionally narrow, shallow or unusually shaped;
    - 2. The property contains exceptional topographic conditions;
    - 3. The property contains other extraordinary or exceptional conditions; or
    - 4. There are existing other extraordinary or exceptional circumstances; and
  - B. That the strict application of the requirements of this chapter would result in practical difficulties to, or undue hardship upon, the owner of this property; and
  - C. That the requested variance relief may be granted without substantially impairing the intent and purpose of this chapter.

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

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

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



**Legend**  
 □ Parcels  
 — Roads

<b>Parcel ID</b>	C123-0001-001	<b>Alternate ID</b>	42063	<b>Owner Address</b>	IDIL CARTERSVILLE RANCH LLC
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Industrial		1197 PEACHTREE ST STE 600
<b>Property Address</b>	GROGAN RD	<b>Acreage</b>	165.6		ATLANTA, GA 30361
<b>District</b>	Cartersville				
<b>Brief Tax Description</b>	LL 206 207 227 LD				
	<i>(Note: Not to be used on legal documents)</i>				

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



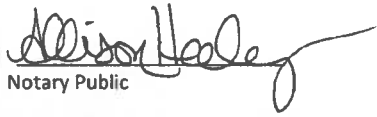

Developed by  **Schneider**  
 GEOSPATIAL

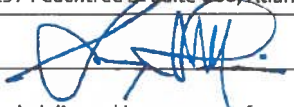
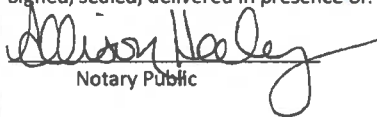

**City of Cartersville**  
**Application for Variance**  
Board of Zoning Appeals

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

Application Number: V23-14

Date Received: 4-27-23

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

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

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

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

## CONDITIONS VERIFICATION

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

Article XVII                      Section 17                      Subsection 6.18  
 Article \_\_\_\_\_                      Section \_\_\_\_\_                      Subsection \_\_\_\_\_  
 Article \_\_\_\_\_                      Section \_\_\_\_\_                      Subsection \_\_\_\_\_

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

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

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

Additional Comments by Applicant: The Buildings being constructed on this property are primarily used as logistics warehouses. The square footage being built will be used for operation and not occupied by workers, hence no need for additional parking.

Building 1 - 54% reduction	Building 2 - 20% reduction
Building 3 - 25% reduction	Building 4 - 55% reduction

April 28, 2023

Justification Letter IDI Cartersville Ranch, LLC.

City of Cartersville Board of Zoning Appeals,

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

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

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

Building 1

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

Building 2

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

Building 3

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

Building 4

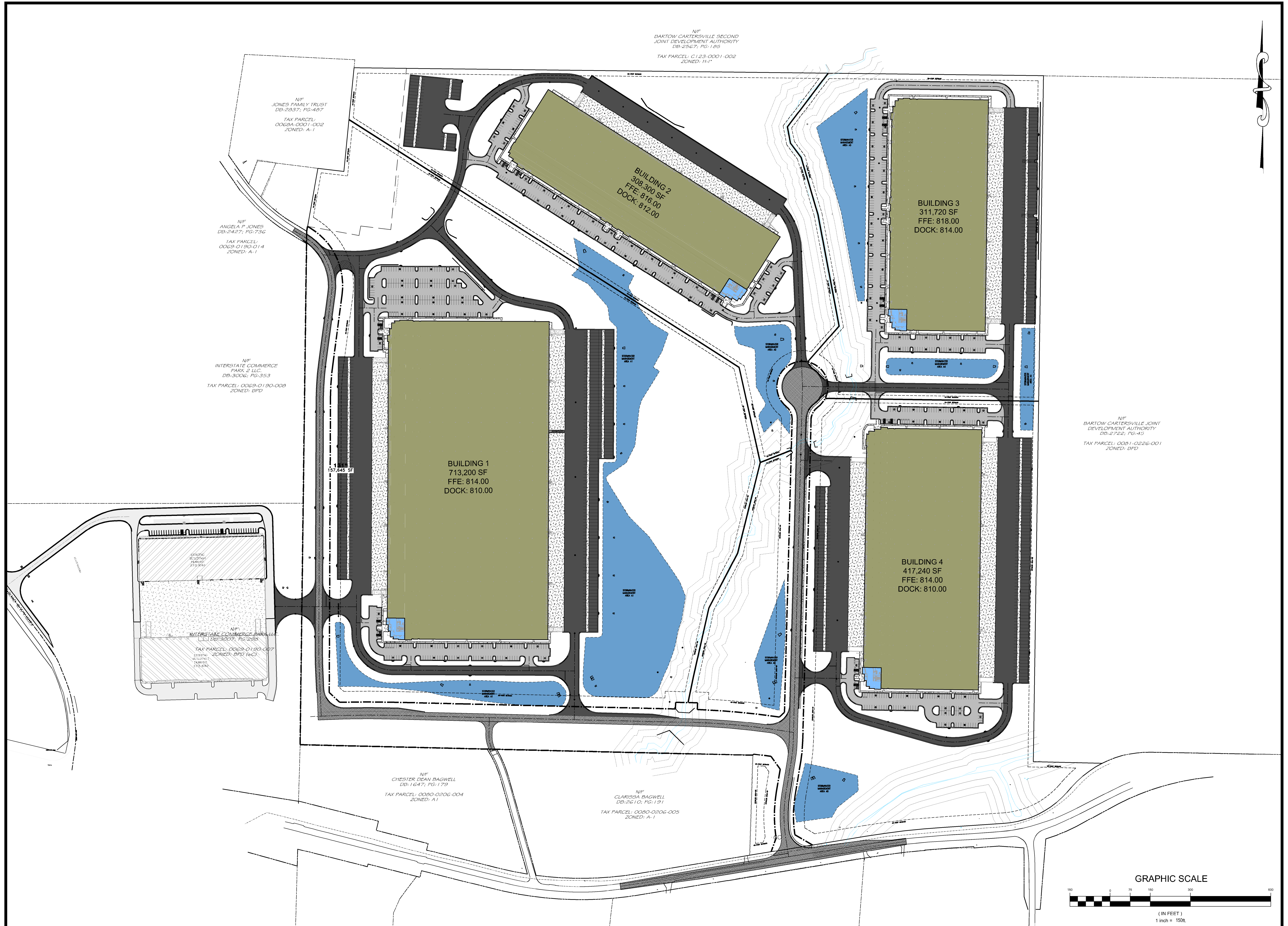
- Required by code: 417 spaces
- Requesting: 187 spaces
- Reduction: 55%

Thank you,

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



G:\21000\21092 - IDI ROLLINS - CASS WHITE\CIVIL DESIGN\21092 - DESIGN\29.dwg



NF  
BARTOW-CARTERSVILLE SECOND  
JOINT DEVELOPMENT AUTHORITY  
DB-2567; PG-185  
TAX PARCEL: C123-0001-002  
ZONED: H-1\*

NF  
JONES FAMILY TRUST  
DB-2037; PG-467  
TAX PARCEL: 0069A-0001-002  
ZONED: A-1

NF  
ANGELA P. JONES  
DB-2427; PG-736  
TAX PARCEL: 0069-0190-014  
ZONED: A-1

NF  
INTERSTATE COMMERCE  
PARK 2 LLC  
DB-3006; PG-353  
TAX PARCEL: 0069-0190-008  
ZONED: BFD

NF  
INTERSTATE COMMERCE PARK LLC  
DB-3007; PG-256  
TAX PARCEL: 0069-0190-007  
ZONED: BFD (R/C)

NF  
CHESTER DEAN BAGWELL  
DB-1647; PG-179  
TAX PARCEL: 0090-0206-004  
ZONED: A-1

NF  
CLARISSA BAGWELL  
DB-2610; PG-191  
TAX PARCEL: 0090-0206-005  
ZONED: A-1

NF  
BARTOW-CARTERSVILLE JOINT  
DEVELOPMENT AUTHORITY  
DB-2562; PG-43  
TAX PARCEL: 0091-0226-001  
ZONED: BFD

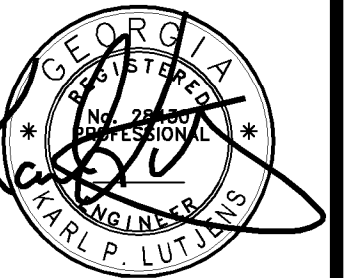
PROJECT NO.:  
21092

DATE:  
7/8/22

REVISIONS:	DATE	DESCRIPTION
1	10-21-22	ERISION REVISIONS
2	11-04-22	DTY/COMIT COMMENTS
3	12-16-22	THE PWRBAT 2900S
4	1-27-23	DTY/COMIT COMMENTS
5		
6		

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

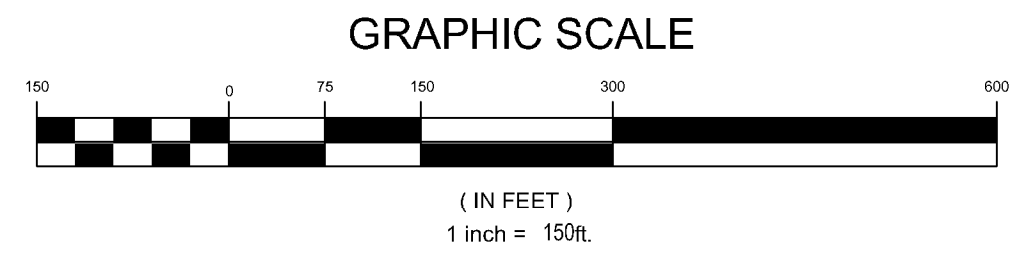
**CARTERSVILLE RANCH**  
**LOGISTICS CENTER**  
LOCATED IN LAND LOT 206 & 207  
5TH DISTRICT, 3RD SECTION  
CARTERSVILLE, GEORGIA

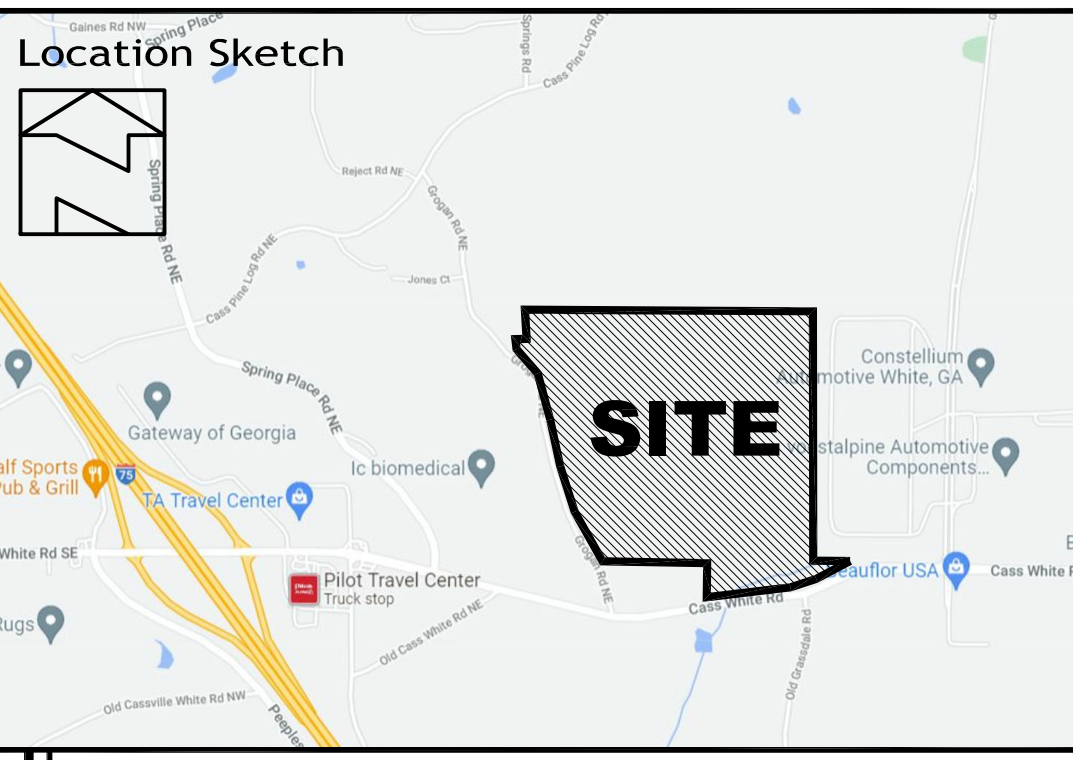


SHEET TITLE:  
**OVERALL  
SITE PLAN  
(PHASE 1)**

SHEET NO.:

C200





**Flood Statement**  
 THE F.I.R.M. (FLOOD INSURANCE RATE MAP) SHOWS THE REFERENCED PARCEL TO BE IN ZONE X AND IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. ACCORDING TO MAP NO. 13015-C-170-11, DATED OCTOBER 9, 2018. HOWEVER, AS SHOWN, THE BARTOW COUNTY REGULATORY FLOOD MAP DOES SHOW POTENTIAL 100-YR FLOOD THAT IMPACTS THE SUBJECT PROPERTY.

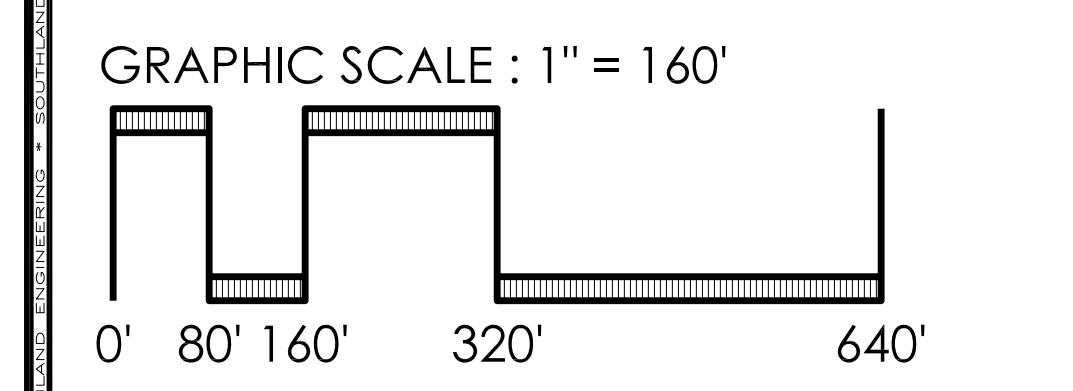
**Zoning Notes**  
 PER ZONING VERIFICATION LETTER FOR TAX PARCEL C123-0001-001, DATED NOVEMBER 4, 2021, THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF CARTERSVILLE AND IS ZONED HI (HEAVY INDUSTRIAL) WITH CONDITIONS - THE PROPERTY MUST BE INCLUDED IN THE BUSINESS OVERLAY DISTRICT.

**Utility Notes**  
 SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

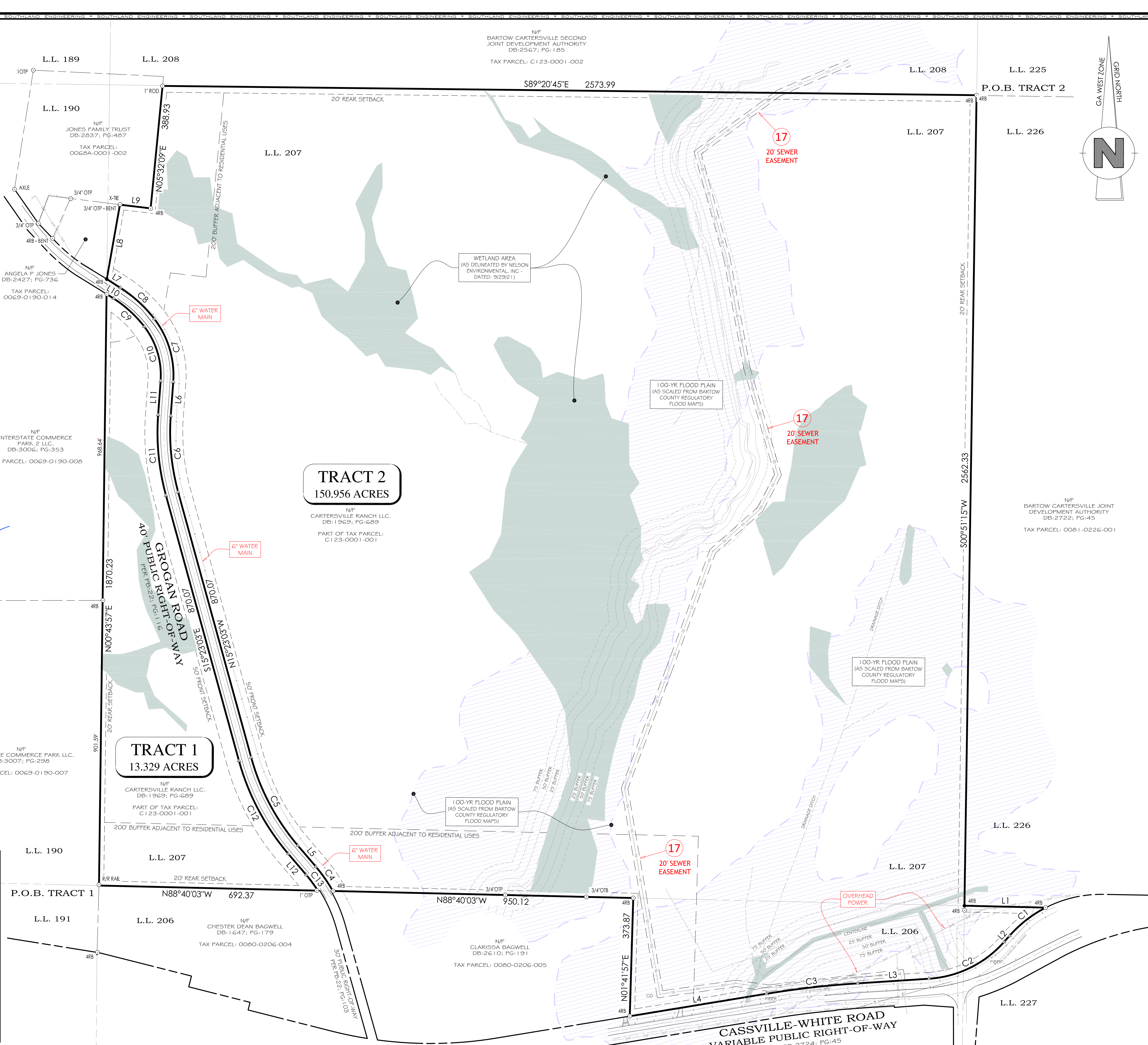
**Surveyor's Certification**  
 I, KEVIN N. COONEY, A REGISTERED LAND SURVEYOR IN THE STATE OF GEORGIA OF THE FIRM OF SOUTHLAND ENGINEERING, INC., CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA 30120 (PHONE - (770) 387-0440), HEREBY CERTIFY TO ID LOGISTICS, LLC - A DELAWARE LIMITED LIABILITY COMPANY, IDIL CARTERSVILLE RANCH, LLC - A DELAWARE LIMITED LIABILITY COMPANY, A FIRST AMERICAN TITLE INSURANCE COMPANY THAT THE PREMISES SHOWN HEREON IS A TRUE AND CORRECT PLAT OF THE PROPERTY DESCRIBED HEREON; THAT THE BUILDINGS THEREON ARE LOCATED WITH RESPECT TO PROPERTY BOUNDARIES AS SHOWN; THE SURVEY WAS PREPARED TO INCLUDE 2021 ALTA TABLE A ITEMS 1, 2, 3, 4, 6(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), 13, 14, 17, 18, AND 19. I FURTHER CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AS ARE CURRENTLY AVAILABLE AND HAVE FOUND THAT THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

WITNESS THIS 8th DAY OF December, 2022.

KEVIN N. COONEY, P.L.S. - GA REG. NO. 2980



CURVE TABLE				
LINE	BEARING	LENGTH	CURVE	CHORD
L1	S88°40'03"E	256.92	C1	145.56
L2	S41°26'57"W	26.13	C2	271.03
L3	S86°17'57"W	226.17	C3	290.14
L4	S80°40'57"W	438.43	C4	94.11
L5	N40°29'03"W	87.56	C5	317.76
L6	N04°14'57"E	107.50	C6	243.33
L7	N57°23'03"W	51.29	C7	212.75
L8	N10°01'35"E	238.76	C8	146.17
L9	S83°09'26"E	97.96	C9	132.40
L10	S57°23'03"W	26.41	C10	183.50
L11	S04°14'57"W	107.50	C11	257.04
L12	S40°29'03"E	87.56	C12	335.29
			C13	62.20



**Legal Description**

TRACT 1 - ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LAND LOT 207, OF THE 5TH DISTRICT, 3RD SECTION IN BARTOW COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND (R/IR) AT THE COMMON LAND LOT CORNER OF LAND LOTS 190, 191, 206, 4 207; THENCE ALONG THE WESTERN LAND LOT LINE OF LAND LOT 207 WITH A BEARING OF 0°04'35"7"E, A DISTANCE OF 1870.23 FEET TO AN IRON PIN FOUND (R/IR) ALONG THE WESTERN RIGHT-OF-WAY FROM GROGAN ROAD (40' PUBLIC ROW); THENCE ALONG SAID ROW WITH A BEARING OF S 57°23'03" E, A DISTANCE OF 26.41 FEET TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION WITH CURVE TURNING TO THE RIGHT WITH A RADIUS OF 364.41 FEET, HAVING A CHORD BEARING OF S 47°31'10" E, A CHORD DISTANCE OF 131.74 FEET AND AN ARC LENGTH OF 132.40 FEET TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 250.92 FEET, HAVING A CHORD BEARING OF S 1°42'03" E, A CHORD DISTANCE OF 179.44 FEET AND AN ARC LENGTH OF 183.50 FEET TO A POINT; THENCE WITH A BEARING OF S 04°14'57" E, A DISTANCE OF 107.50 FEET TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION WITH CURVE TURNING TO THE LEFT WITH A RADIUS OF 750.09 FEET, HAVING A CHORD BEARING OF S 09°34'03" E, A CHORD DISTANCE OF 629.79 FEET AND AN ARC LENGTH OF 252.44 FEET TO A POINT; THENCE WITH A BEARING OF S 1°23'03" E, A DISTANCE OF 870.07 FEET TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION WITH CURVE TURNING TO THE LEFT WITH A RADIUS OF 765.35 FEET, HAVING A CHORD BEARING OF S 27°56'03" E, A CHORD DISTANCE OF 332.61 FEET AND AN ARC LENGTH OF 335.25 FEET TO A POINT; THENCE WITH A BEARING OF S 40°29'03" E, A DISTANCE OF 87.56 FEET TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION WITH CURVE TURNING TO THE LEFT WITH A RADIUS OF 444.39 FEET, HAVING A CHORD BEARING OF S 36°29'03" E, A CHORD DISTANCE OF 62.15 FEET AND AN ARC LENGTH OF 62.20 FEET TO AN IRON PIN FOUND (R/IR) AT THE INTERSECTION OF THE WESTERN ROW OF GROGAN ROAD (40' PUBLIC ROW) AND THE SOUTH LAND LOT LINE OF LAND LOT 207; THENCE LEAVING SAID ROW AND TRAVELING ALONG SAID LAND LOT LINE WITH A BEARING OF N 08°40'03" W A DISTANCE OF 692.37 FEET TO AN IRON PIN FOUND (RAILROAD TRACK) AND THE POINT OF BEGINNING.

TRACT 2 - ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LAND LOTS 206, 207, 4 227 OF THE 5TH DISTRICT, 3RD SECTION IN BARTOW COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND (R/IR) AT THE COMMON LAND LOT CORNERS OF LAND LOTS 207, 208, 225, 4 226; THENCE ALONG THE EASTERN LAND LOT LINE OF LAND LOT 207 WITH A BEARING OF S 00°51'15" W A DISTANCE OF 2562.33 FEET TO A POINT AT THE COMMON LAND LOT CORNER OF LAND LOTS 206, 207, 226, 4 227; THENCE ALONG THE NORTHERN LAND LOT LINE OF LAND LOT 207 WITH A BEARING OF S 69°40'03" E A DISTANCE OF 256.92 FEET TO AN IRON PIN FOUND (R/IR) AT THE INTERSECTION OF SAID LAND LOT LINE AND THE NORTHERN RIGHT-OF-WAY FROM GROGAN ROAD (40' PUBLIC ROW); THENCE ALONG SAID ROW IN A SOUTHWESTERLY DIRECTION WITH CURVE TURNING TO THE LEFT WITH A RADIUS OF 392.51 FEET, HAVING A CHORD BEARING OF S 50°42'27" W, A CHORD DISTANCE OF 145.56 FEET AND AN ARC LENGTH OF 145.56 FEET TO A POINT; THENCE WITH A BEARING OF N 1°23'03" E, A DISTANCE OF 346.24 FEET TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION WITH CURVE TURNING TO THE RIGHT WITH A RADIUS OF 271.03 FEET TO A POINT; THENCE WITH A BEARING OF S 6°17'57" W A DISTANCE OF 226.17 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION WITH CURVE TURNING TO THE LEFT WITH A RADIUS OF 2959.79 FEET, HAVING A CHORD BEARING OF S 27°56'03" E, A CHORD DISTANCE OF 250.92 FEET AND AN ARC LENGTH OF 250.92 FEET TO A POINT; THENCE WITH A BEARING OF S 60°40'57" W A DISTANCE OF 438.43 FEET TO AN IRON PIN FOUND (R/IR); THENCE LEAVING SAID ROW WITH A BEARING OF N 01°41'57" E, A DISTANCE OF 373.87 FEET TO AN IRON PIN FOUND (R/IR) ALONG THE SOUTHERN LAND LOT LINE OF LAND LOT 207; THENCE ALONG SAID LAND LOT LINE WITH A BEARING OF N 08°40'03" W A DISTANCE OF 950.12 FEET TO AN IRON PIN FOUND (R/IR) AT THE INTERSECTION OF SAID LAND LOT LINE AND THE EASTERN ROW OF GROGAN ROAD (40' PUBLIC ROW); THENCE ALONG SAID ROW IN A NORTHWESTERLY DIRECTION WITH CURVE TURNING TO THE LEFT WITH A RADIUS OF 485.30 FEET, HAVING A CHORD BEARING OF N 1°42'03" W, A CHORD DISTANCE OF 93.96 FEET AND AN ARC LENGTH OF 94.11 FEET TO A POINT; THENCE WITH A BEARING OF N 40°29'03" W A DISTANCE OF 87.56 FEET TO A POINT; THENCE IN A NORTHWESTERLY DIRECTION WITH CURVE TURNING TO THE RIGHT WITH A RADIUS OF 725.35 FEET, HAVING A CHORD BEARING OF N 27°56'03" W, A CHORD DISTANCE OF 315.23 FEET AND AN ARC LENGTH OF 317.76 FEET TO A POINT; THENCE WITH A BEARING OF N 1°23'03" W A DISTANCE OF 870.07 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION WITH CURVE TURNING TO THE RIGHT WITH A RADIUS OF 710.09 FEET, HAVING A CHORD BEARING OF N 09°34'03" W, A CHORD DISTANCE OF 242.14 FEET AND AN ARC LENGTH OF 243.33 FEET TO A POINT; THENCE WITH A BEARING OF N 04°14'57" E, A DISTANCE OF 107.50 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION WITH CURVE TURNING TO THE LEFT WITH A RADIUS OF 290.92 FEET, HAVING A CHORD BEARING OF N 16°42'03" W, A CHORD DISTANCE OF 208.04 FEET AND AN ARC LENGTH OF 212.75 FEET TO A POINT; THENCE IN A NORTHWESTERLY DIRECTION WITH CURVE TURNING TO THE LEFT WITH A RADIUS OF 424.41 FEET, HAVING A CHORD BEARING OF N 04°14'57" E, A DISTANCE OF 107.50 FEET TO A POINT; THENCE TO A POINT AT THE INTERSECTION OF THE EASTERN ROW OF GROGAN ROAD (40' PUBLIC ROW) AND THE WESTERN LAND LOT LINE OF LAND LOT 207; THENCE LEAVING SAID ROW WITH A BEARING OF N 10°01'35" E, A DISTANCE OF 238.76 FEET TO TWO IRON PINS FOUND (R/IR) OPEN TOP PIPE AND AN X-PIPE; THENCE WITH A BEARING OF S 83°09'26" E, A DISTANCE OF 97.96 FEET TO AN IRON PIN FOUND (R/IR); THENCE WITH A BEARING OF N 05°32'09" E, A DISTANCE OF 386.93 FEET TO AN IRON PIN FOUND (R/IR) ALONG THE NORTHERN LAND LOT LINE OF LAND LOT 207; THENCE ALONG THE NORTHERN LAND LOT LINE OF LAND LOT 207 WITH A BEARING OF S 83°09'26" E, A DISTANCE OF 2573.99 FEET TO AN IRON PIN FOUND (R/IR) AT THE COMMON LAND LOT CORNER OF LAND LOTS 207, 208, 225, 4 226 AND THE POINT OF BEGINNING.

**Commitment no: NCS-1089142-ATL**  
**Effective Date: September 24, 2021 at 8:00 AM**

- (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT ARE DUE OR PAYABLE, AND TAXES FOR PRIOR YEARS ARISING FROM REASSESSMENTS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. - NOT A SURVEY MATTER.
- ANY FACTS, RIGHTS, INTEREST OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. - NOT A SURVEY MATTER.
- EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. - NOT A SURVEY MATTER.
- ANY ENCROACHMENTS, ENCUMBRANCES, VIOLATIONS, VARIATIONS, OR ADVERSE CIRCUMSTANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND OR THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND. - NOT A SURVEY MATTER.
- ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. - NOT A SURVEY MATTER.
- TAXES AND ASSESSMENTS FOR THE YEAR 2021, LIENS DUE AND PAYABLE, AND THE YEAR 2022 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE, AND TAXES FOR PRIOR YEARS ARISING FROM REASSESSMENTS OR DISCREPANCIES. - NOT A SURVEY MATTER.
- THE 2021 CITY OF CARTERSVILLE, STATE AND BARTOW COUNTY, GEORGIA TAXES ARE DUE NOVEMBER 15, 2021 IN THE AMOUNT OF \$8,592.96 FOR TAX MAP REFERENCE NUMBER C123-0001-001.
- NOTE: BARTOW COUNTY ORDINANCES PROVIDE FOR THE PRIORITY OF UNPAID WATER AND SANITATION BILLS AS LIENS OVER SECURITY ENCUMBRANCES, CURRENT WATER BILLS AND SANITATION BILLS FOR SUBJECT PROPERTY ARE NOT AVAILABLE IN THE PUBLIC RECORDS. PLEASE INQUIRE.
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHED SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRED FOR VALUE OF RECORD THE ESTATE OR INTEREST COVERED BY THIS COMMITMENT. - NOT A SURVEY MATTER.
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN IN THE PUBLIC RECORDS. - NOT A SURVEY MATTER.
- NO INSURANCE IS AFFORDED AS TO THE AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED IN THE LAND. - SURVEYED ACREAGE AS SHOWN.
- RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATERS OF ANY CREEK OR STREAM THAT BOUNDS OR TRAVERSES THE LAND, FREE FROM INCREASE, DECREASE OR POLLUTION. - NOT A SURVEY MATTER.
- RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY, UNDER UNRECORDED OCCUPANCY AGREEMENTS. - NOT A SURVEY MATTER.
- EASEMENTS AS CONVEYED IN RIGHT-OF-WAY DEED FROM TO DATED FILED FOR RECORD AND RECORDED IN DEED BOOK 106, PAGE 507, BARTOW COUNTY, GEORGIA RECORDS. - DOCUMENT REFERENCES THE SAME DISTRICT AND SECTION AS THE SUBJECT PROPERTY BUT NO LAND LOT NUMBERS) IS/ARE GIVEN.
- EASEMENTS AS CONVEYED IN RIGHT-OF-WAY DEED FROM R.W. KNIGHT, ETAL TO BARTOW COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED JUNE 19, 1967, FILED FOR RECORD JUNE 24, 1967, AND RECORDED IN DEED BOOK 160, PAGE 459, AFORESAID RECORDS. - DOCUMENT REFERENCES THE SAME DISTRICT AND SECTION AS THE SUBJECT PROPERTY BUT NO LAND LOT NUMBERS) IS/ARE GIVEN.
- EASEMENT FOR RIGHT-OF-WAY FROM R.W. KNIGHT TO GEORGIA POWER COMPANY, A CORPORATION, DATED JUNE 5, 1972, FILED FOR RECORD JUNE 19, 1972, AND RECORDED IN DEED BOOK 206, PAGE 662, AFORESAID RECORDS. - DOES NOT AFFECT.
- TERMS AND PROVISIONS OF SIGN LOCATION LEASE BY AND BETWEEN FRED W. KNIGHT, EXECUTOR OF THE ESTATE OF R.W. KNIGHT AND RIVERS ADVERTISING OF MURFREESBORO, TENNESSEE, DATED SEPTEMBER 21, 1972, FILED FOR RECORD OCTOBER 12, 1972, AND RECORDED IN DEED BOOK 210, PAGE 605, AFORESAID RECORDS. - DOES NOT AFFECT.
- EASEMENTS ACQUIRED PURSUANT TO JUDGMENT ENTERED IN CIVIL ACTION FILE NO. 02-CV-1345, SUPERIOR COURT OF BARTOW COUNTY, GEORGIA, STYLED GEORGIA POWER COMPANY V. IOR, INC., FILED MAY 31, 2002, AFORESAID RECORDS. - DOCUMENT APPEARS TO BE A NOTICE OF APPEARANCE AND DOES NOT DETAIL ANY JUDGMENT OR EASEMENTS ACQUIRED/GRANTED.
- SEWERLINE EASEMENT AGREEMENT BY AND BETWEEN CARTERSVILLE RANCH LLC, A GEORGIA LIMITED LIABILITY COMPANY AND BARTOW COUNTY, GEORGIA, DATED MAY 2006, FILED FOR RECORD MAY 23, 2006, AND RECORDED IN DEED BOOK 2295, PAGE 903, AFORESAID RECORDS. - MAPS ATTACHED TO SEWERLINE EASEMENT AGREEMENT ARE ILLUSTRATIVE FIELD LOCATED AUGMENTS OF SEWER LINES AS SHOWN.
- MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 22, PAGE 116, AFORESAID RECORDS. - PLAT ESTABLISHES OUTER BOUNDARIES AND RIGHT-OF-WAYS FOR (CASSVILLE-WHITE ROAD AND GROGAN ROAD) TRACT 1 AND TRACT 2. AT THIS AS SURVEYED EVIDENCE OF SUCH USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LAND FILL.
- MATTERS AS WOULD BE DISCLOSED BY A CURRENT AND ACCURATE SURVEY AND INSPECTION OF THE LAND. - AS SHOWN.

**General Notes**

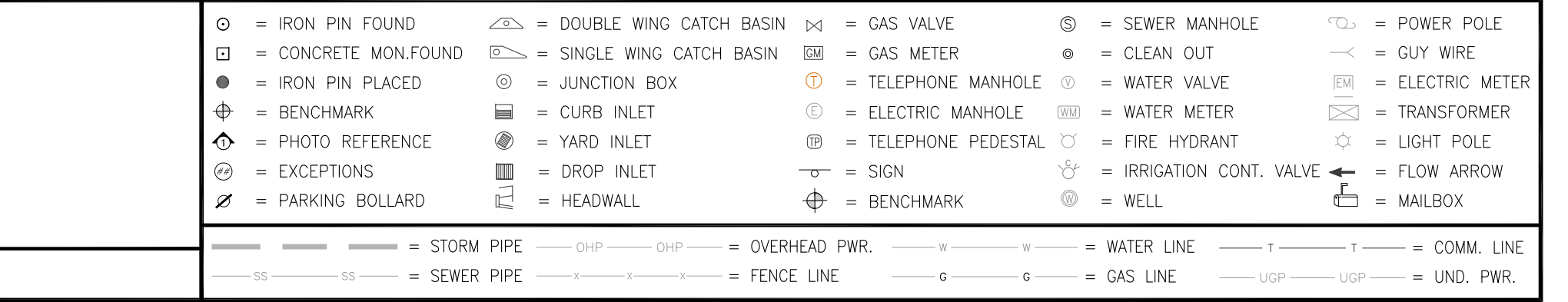
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 23,600 FEET, AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 160,000 FEET.
- EQUIPMENT USED: TOPCON 2003W, TOTAL STATION, WITH DATA COLLECTOR AND TOPCON NETWORK RTK GPS.
- RIGHTS OF WAY ARE BASED UPON THIS SURVEY AND/OR CENTRALS OF PATHS OF TRAVEL.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS.
- DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND ARE NOT SHOWN ON THIS SHEET MAY EXIST ON THIS SITE.
- THE SURVEYED LAND IS A LAWFULLY ACQUIRED PARCEL AND HAS BEEN OBSERVED IN ACCORDANCE WITH ALL APPLICABLE LAWS, STATUTES, ORDINANCES, AND REGULATIONS INCLUDING WITHOUT LIMITATION APPLICABLE SUBDIVISION ORDINANCES.
- THE SURVEYED PROPERTY IS THE SAME PROPERTY DESCRIBED IN TITLE COMMITMENT NO: NCS-1089142-ATL WITH A DATE OF SEPTEMBER 24, 2021 AT 8:00 AM.
- AT TIME OF SURVEY, NO BUILDINGS OR PARTIALS EXIST ON THE SUBJECT PROPERTY.
- AT TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF SUCH USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LAND FILL.
- AT TIME OF SURVEY, THERE WAS NO RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OF BUILDING ADDITION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- AT TIME OF SURVEY, THERE WERE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES OR EVIDENCE RECENT STREET OR SIDEWALK REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

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

DATE: DECEMBER 08, 2021 REV: FEB. 8, 2022 JOB NO: 21092-9  
 DATE OF FIELDWORK: DECEMBER 07, 2021 DR: JPC CH: KNC APP: KNC

ALTA/NSPS LAND TITLE SURVEY FOR:  
 IDI LOGISTICS, LLC, a Delaware limited liability company  
 IDIL Cartersville Ranch, LLC, a Delaware limited liability company  
 and FIRST AMERICAN TITLE INSURANCE COMPANY

LOCATED IN LAND LOT(S) 206, 207, and 227, of the 5th DISTRICT, 3rd SECTION, BARTOW COUNTY, GEORGIA





Cass- White Rd Construction Entrance



Grogan Rd Construction Entrance