

**MINUTES
OF
THE CARTERSVILLE BOARD OF ZONING APPEALS**

The Cartersville Board of Zoning Appeals met in a regularly scheduled meeting on October 12, 2023, in the Council Chambers.

ROLL CALL

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

APPROVAL OF MINUTES

1. September 14, 2023

Board Member Clayton made a motion to approve the minutes from September 14, 2023. Board Member Cooley seconded the motion. Motion carried unanimously. Vote: 5-0 with Vice Chairwoman Brunt voting.

VARIANCE CASES

2. V23-22: 5 Riverside Dr **Applicant: Donald Long II**
Variance: To increase the area of a new wall sign

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

Continuing, Mr. Arnold gave an overview of the case stating this variance proposes to paint a new wall sign to promote the outside sales section of their landscape supplies business. The sign will be painted on a concrete wall adjacent to Highway 113. The wall is approximately 149ft long by 8ft tall, and approximately 285ft from Highway 113. The applicant's intent is for the sign to be legible from Highway 113.

The proposed wall sign will have 528 square feet of sign area. The City Ordinance for wall signs, Sec. 20-26., requires wall signs to not exceed 200 square feet in total area.

Vice Chairwoman Brunt opened the public hearing.

Donald Long, 225 Green Acre Ln., came forward to represent the application.

With no questions from the Board Members and no one else to come forward to speak for or against the application, the public hearing was closed.

Board Member Clayton made a motion to approve V23-22. Board Member Murphy seconded the motion. Motion carried unanimously. Vote: 5-0

3. V23-24: 1396 Joe Frank Harris Blvd. **Applicant: Reliance Investors, Inc.**
Variance:

- (1) To reduce the required 10ft landscape strip along Joe Frank Harris Pkwy to 2ft.*
- (2) To reduce the minimum required parking spaces from 10 spaces to 8 spaces.*

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

Continuing, Mr. Arnold gave an overview of the case stating this was a variance application by Reliance Investors, LLC, for property located at 1396 Joe Frank Harris Parkway, zoned G-C, General Commercial. Said property contains approximately 0.44 +/- acres. Tax ID C088-0001-002. The setbacks are 20ft front & rear, and 10ft sides.

This site is currently a non-functioning car wash. The owner is intending to build a Dunkin Donuts drive-thru restaurant on the property. In closing, Mr. Arnold stated Karl Lutjens with Southland Engineering was present.

Vice Chairwoman Brunt opened the public hearing.

Karl Lutjens, 114 Old Mill Rd., came forward to represent the applicant.

With no questions from the Board Members and no one else to come forward to speak for or against the application, the public hearing was closed.

Board Member Hudson made a motion to approve V23-24. Board Member Clayton seconded the motion. Motion carried unanimously. Vote: 5-0

With no other business to discuss, Board Member Clayton made a motion to adjourn at 5:42 P.M.

November 9, 2023
Date Approved

/s/ _____
Chair