



# 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: October 31, 2023  
Re: File # V23-26

**Summary: To reduce the front yard setback for construction of building addition.**

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

Variance application by owner/applicant David Holt for property located at 216 E. Cherokee Ave., zoned multiple-use (M-U). Setbacks are 10ft Front, 20ft Rear, and 10ft Side. Said property contains approximately 0.26 acres.

The applicant proposes to build an addition to the building in the front yard. The addition consists of a 26.5' x 32.5' finished space along Cherokee Ave. The zoning ordinance section, Sec. 9.2., for the M-U zoning district requires a front yard setback of 10ft. The proposed addition will encroach approximately 7ft into the required setback.

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

1. To reduce the front yard setback from 10ft to 3ft for construction of building addition (Sec. 9.2.).

### **Section 2. Department Comments**

**Building Department:** No comments received.

**Electric Department:** Being that the existing pole line is at the back of the right-of-way, building at the proposed proximity would inhibit the replacement of the existing pole. We request maintaining a 3' clear zone from the pole(s).

**Fibercom:** No comments received.

**Fire Department:** V23-26- CFD takes exception to the variance request to reduce the setback from 10' to 1'. Setbacks help to keep the public safe in case of fire and collapse of buildings into the roadway. A reduction down to 1' could put public safety in jeopardy.

**Gas Department:** Takes no exception.

**Public Works Department:** Public Works takes exception to the variance request V23-26 due to there being limited right-of-way along East Cherokee Street. Ideally, we would have 60 feet of right-of-way to limit sight distance restrictions and allow for an adequate clear zone from buildings as well as room for utilities. I think that is why we have the 10-foot offset in place now.

**Water Department:** The water department cannot allow any structure or building footprint to be within 10' of the existing waterline for maintainability purposes.

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

No public comments received as of 10-31-2023

### **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 (½) 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.*

#### **STANDARDS FOR EXERCISE OF ZONING POWERS.**

1. *The existing land uses and zoning of nearby property.*  
**The surrounding properties are zoned M-U.**
2. *The suitability of the subject property for the zoned purposes.*  
**The property is suitable for the zoned purposes.**
3. *The relative gain to the public, as compared to the hardship imposed upon the individual property owner.*  
**The public gain would be minimal. The owner would obtain more useable commercial space.**
4. *Whether the subject property has a reasonable economic use as currently zoned.*  
**The property has a reasonable economic use as currently zoned.**
5. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*  
**The proposed variance would have no effect on the use of the subject or adjacent properties.**
6. *Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.*

**The proposed variance will not have an adverse effect on the existing use or usability of adjacent or nearby property.**

7. *Whether the zoning proposal is in conformity with the current future development plan and community agenda of the comprehensive land use plan as currently adopted or amended in the future.*

**The proposed variance has no impact on the Future Development Plan or Comprehensive Plan.**

8. *Whether the zoning proposal will result in a use which will or could adversely affect the environment, including but not limited to drainage, wetlands, groundwater recharge areas, endangered wildlife habitats, soil erosion and sedimentation, floodplain, air quality, and water quality and quantity.*

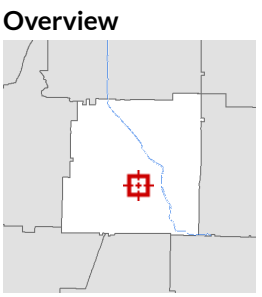
**No known environmental impacts.**

9. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.*

**The proposed variance could have an impact on visibility, utility and sidewalk maintenance along the roadway.**

10. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*

**There are no known conditions.**



**Legend**  
 □ Parcels  
 — Roads

<b>Parcel ID</b>	C001-0007-008	<b>Alternate ID</b>	31821	<b>Owner Address</b>	216 E CHEROKEE LLC
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Commercial		PO BOX 3939
<b>Property Address</b>	216 E CHEROKEE AVE	<b>Acreage</b>	0.26		CARTERSVILLE, GA 30120
<b>District</b>	Cartersville				
<b>Brief Tax Description</b>	LL456 LD4 Doug's Auto Repair				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 11/3/2023  
 Last Data Uploaded: 11/2/2023 9:18:45 PM

Developed by  **Schneider**  
 GEOSPATIAL


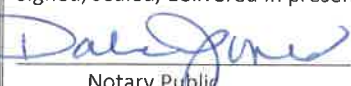
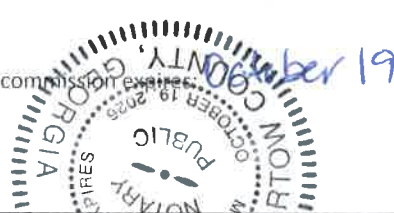
**City of Cartersville**  
**Application for Variance**  
**Board of Zoning Appeals**

Hearing Date: 11/9/23 5:30pm

Application Number: V23 26

Date Received: 9/8/23

Applicant <u>David Holt</u> <small>(printed name)</small>		Office Phone _____	
Address <u>PO Box 3939</u>		Mobile/ Other Phone <u>404-307-4677</u>	
City <u>Cartersville</u>	State <u>GA</u>	Zip <u>30120</u>	Email <u>david@holtprops.com</u>
Representative's printed name (if other than applicant) <u>Clark Holden</u>		Phone (Rep) <u>678-925-9701</u>	
Representative Signature 		Email (Rep) <u>clark@holtprops.com</u>	
Signed, sealed and delivered in presence of:		My commission expires: <u>October 19, 2026</u>	
 Notary Public			

* Titleholder <u>David Holt</u> <small>(titleholder's printed name)</small>		Phone <u>404-307-4677</u>	
Address <u>PO Box 3939 Cartersville, GA 30120</u>		Email <u>david@holtprops.com</u>	
Signature 			
Signed, sealed, delivered in presence of:		My commission expires: <u>October 19, 2026</u>	
 Notary Public			

Present Zoning District <u>M-U</u>	Parcel ID No. <u>001-0007-008</u>		
Acres <u>.26</u>	Land Lot(s) <u>456</u>	District(s) <u>4th</u>	Section(s) <u>3rd</u>
Location of Property: <u>216 E Cherokee Ave Cartersville, GA 30120</u> <small>(street address, nearest intersections, etc.)</small>			
Zoning Section(s) for which a variance is being requested: <u>9.2.3 Development standards</u>			
Summary Description of Variance Request: <u>Adding an Addition to the front of building, extending to the property line. Requesting a variance for the 10ft setback.</u>			
<small>(Additional detail can be provided on Justification Letter)</small>			

**\* 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>  9  </u>	Section <u>  2  </u>	Subsection <u>  B  </u>
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 addition will be used as a calm space for our Class A office space.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



P2021000119

FILED IN OFFICE  
CLERK OF COURT  
05/18/2021 09:56 AM  
MELBA SCOGGINS, CLERK  
SUPERIOR COURT  
BARTOW COUNTY, GA

*Melba Scoggins*

9071166258  
7067927936

PARTICIPANT ID  
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

**Conformity Statement**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

KEVIN COONEY - GA PLS 2980

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

BOUNDARY RETRACEMENT SURVEY FOR:

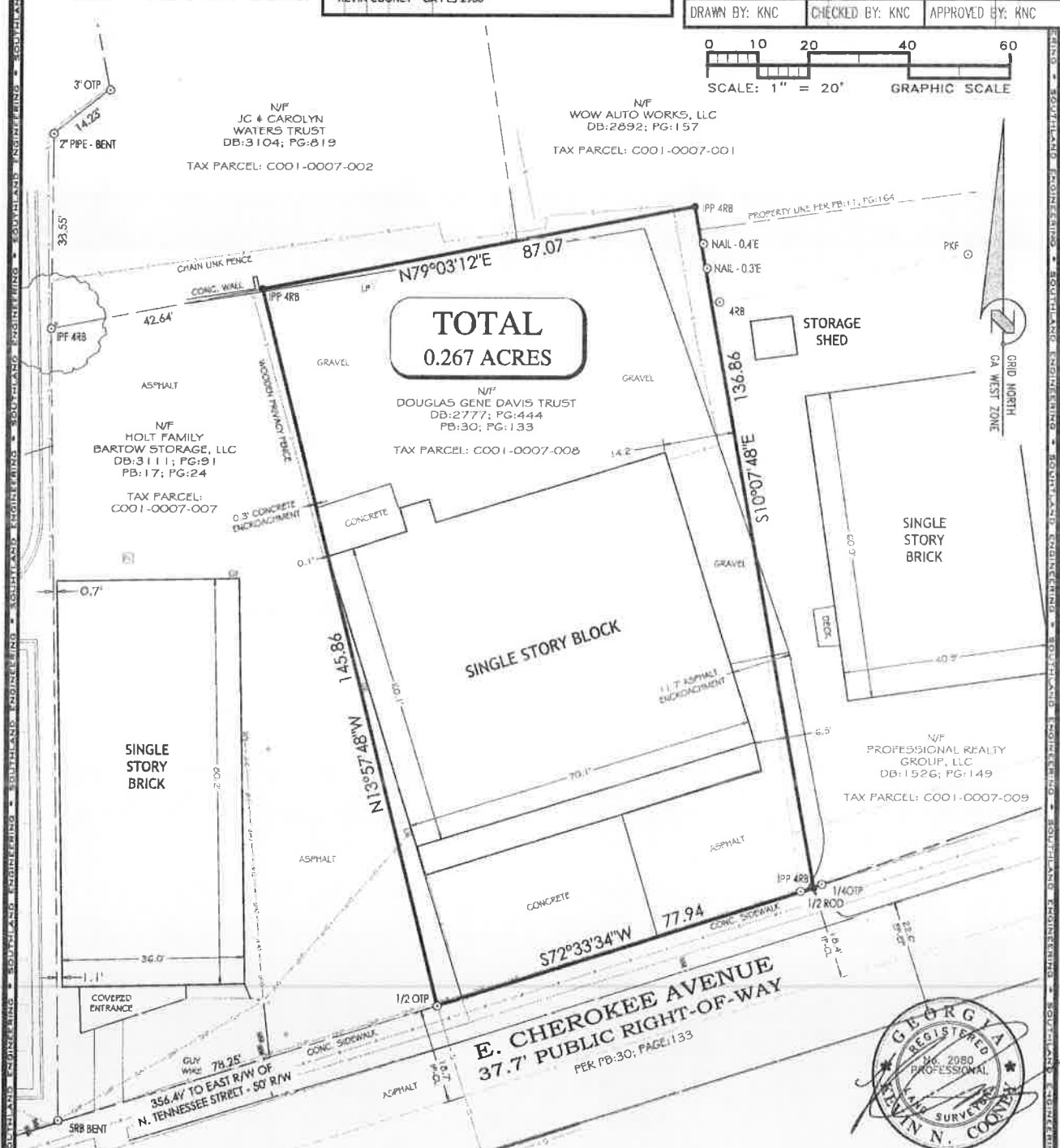
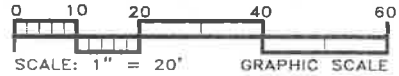
**DAVID HOLT**

LOCATED IN LAND LOT 456  
4th DISTRICT, 3rd SECTION  
CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA

DATE: JAN. 12, 2021 REV: JOB NO: 20169

DATE OF FIELDWORK: JAN. 8, 2021

DRAWN BY: KNC CHECKED BY: KNC APPROVED BY: KNC



**General Notes**

1. ALL PROPERTY CORNERS ARE 1/2" REBAR, EXCEPT AS SHOWN.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 14,400 FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 300,000 FEET.
4. EQUIPMENT USED: TOPCON 3005W, TOTAL STATION, WITH DATA COLLECTOR.
5. RIGHTS OF WAY ARE BASED UPON PINS FOUND AND/OR CENTERLINES OF PATHS OF TRAVEL.

⊙ = IRON PIN FOUND	⊕ = GAS VALVE	⊗ = SEWER MANHOLE	⊚ = POWER POLE
⊠ = CONCRETE MON. FOUND	⊖ = GAS METER	⊙ = CLEAN OUT	⊙ = GUY WIRE
⊙ = IRON PIN PLACED	⊕ = TELEPHONE MANHOLE	⊙ = WATER VALVE	⊙ = ELECTRIC METER
⊙ = BREAK POINT	⊕ = ELECTRIC MAN-HOLE	⊙ = WATER METER	⊙ = TRANSFORMER
⊙ = PHOTO REFERENCE	⊕ = TELEPHONE PEDESTAL	⊙ = FIRE HYDRANT	⊙ = LIGHT POLE
⊙ = EXCEPTIONS	⊕ = SIGN	⊙ = IRRIGATION CONT. VALVE	⊙ = FLOW ARROW
⊙ = PARKING BOLLARD	⊕ = BENCHMARK	⊙ = WELL	⊙ = MAIL BOX
— = OVERHEAD PWR.	— = WATER LINE	— = COMM. LINE	
— = FENCE LINE	— = GAS LINE	— = UNDERGROUND PWR.	



**Overview**



**Legend**

- Parcels
- Roads
- Land Lots

<b>Parcel ID</b>	C001-0007-008	<b>Alternate ID</b>	31821	<b>Owner Address</b>	216 E CHEROKEE LLC
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Commercial		PO BOX 3939
<b>Property Address</b>	216 E CHEROKEE AVE	<b>Acreage</b>	0.26		CARTERSVILLE, GA 30120
<b>District</b>	Cartersville				
<b>Brief Tax Description</b>	LL456 LD4 Doug's Auto Repair (Note: Not to be used on legal documents)				

Date created: 9/7/2023

Last Data Uploaded: 9/6/2023 9:03:53 PM

Developed by  **Schneider**  
GEOSPATIAL



**FLOOR PLAN NOTES:**

THE GC SHALL ABIDE BY AND BE RESPONSIBLE FOR ALL REQUIREMENTS STATED IN THE AIA DOCUMENT A201-GENERAL CONDITIONS (CURRENT ISSUE), UNLESS NOTED OTHERWISE.

THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS, CONDITIONS, AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ARCHITECT AT ONCE. NO ALLOWANCE WILL BE MADE ON BEHALF OF THE CONTRACTOR OR SUBCONTRACTORS FOR FAILURE TO VISIT THE SITE.

THE CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING FOR CARPET, FURNISHINGS, AND FINISHES IN EXISTING AREAS NOT DESIGNATED FOR DEMOLITION OR NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK OR ANY SUBCONTRACTOR. IN PARTICULAR, THE CONTRACTOR SHALL MAINTAIN A DUST-FREE ENVIRONMENT WITHIN THE MAGNET VAULT.

THE CONTRACTOR SHALL VERIFY THAT NEW CEILINGS CAN BE INSTALLED IN EXISTING SPACES TO CLEAR DUCTWORK AND OTHER CONSTRUCTED ITEMS AND MAINTAIN FLOOR TO CEILING HEIGHTS INDICATED ON DRAWINGS. IF DISCREPANCIES OCCUR DUE TO EXISTING CONDITIONS, CONSULT WITH THE ARCHITECT BEFORE PROCEEDING.

THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS IS BASED ON FIELD OBSERVATIONS AND/OR THE ORIGINAL CONSTRUCTION DOCUMENTS OF THE FACILITY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING DEFECTIVE WORK IN EXISTING CONSTRUCTION WITHIN THE LIMITS OF THE CONSTRUCTION AREA. THIS INCLUDES, BUT IS NOT LIMITED TO, UNEVEN SURFACES AND FINISHES AT PLASTER OR GYPSUM BOARD. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH NEW ADJACENT SURFACES.

Room Schedule			
Number	Name	Level	Area
1	OFFICE 1	LEVEL 1	134 SF
2	OFFICE 6	LEVEL 1	75 SF
3	OFFICE 7	LEVEL 1	77 SF
4	OFFICE 3	LEVEL 1	91 SF
5	OFFICE 8	LEVEL 1	172 SF
6	OFFICE 9	LEVEL 1	87 SF
7	OFFICE 10	LEVEL 1	80 SF
8	OFFICE 4	LEVEL 1	104 SF
9	OFFICE 5	LEVEL 1	127 SF
10	OFFICE 11	LEVEL 1	66 SF
11	OFFICE 12	LEVEL 1	149 SF
12	OFFICE 13	LEVEL 1	149 SF
13	OFFICE 14	LEVEL 1	129 SF
14	OFFICE 15	LEVEL 1	129 SF
15	OFFICE 16	LEVEL 1	108 SF
17	HALL	LEVEL 1	285 SF
18	HI-TECH CONFERENCE	LEVEL 1	300 SF
20	CALM ROOM	LEVEL 1	682 SF
21	ENTRY	LEVEL 1	143 SF
22	SMALL CONFERENCE 2	LEVEL 1	126 SF
23	SMALL CONFERENCE 1	LEVEL 1	122 SF
24	WOMEN'S	LEVEL 1	114 SF
25	MEN'S	LEVEL 1	98 SF
26	JANITOR	LEVEL 1	18 SF
27	STORAGE	LEVEL 1	9 SF
28	KITCHENETTE	LEVEL 1	89 SF
29	OFFICE 2	LEVEL 1	85 SF
31	ENTRY PORCH	LEVEL 1	394 SF

**OCCUPANCY LOAD:**  
4997 PERSONS/ 150 SF/PERSON=

**-TOTAL: 33 PERSONS**

**PLUMBING FIXTURE COUNT:**  
-1 PER 25-1ST 50 PEOPLE-  
1/50 REMAINING PERSONS

**-TOTAL: 2 (3 TOILETS PROVIDED)**

LAVATORIES : 1/40 -1ST 80 -  
1/80 REMAINING PERSONS

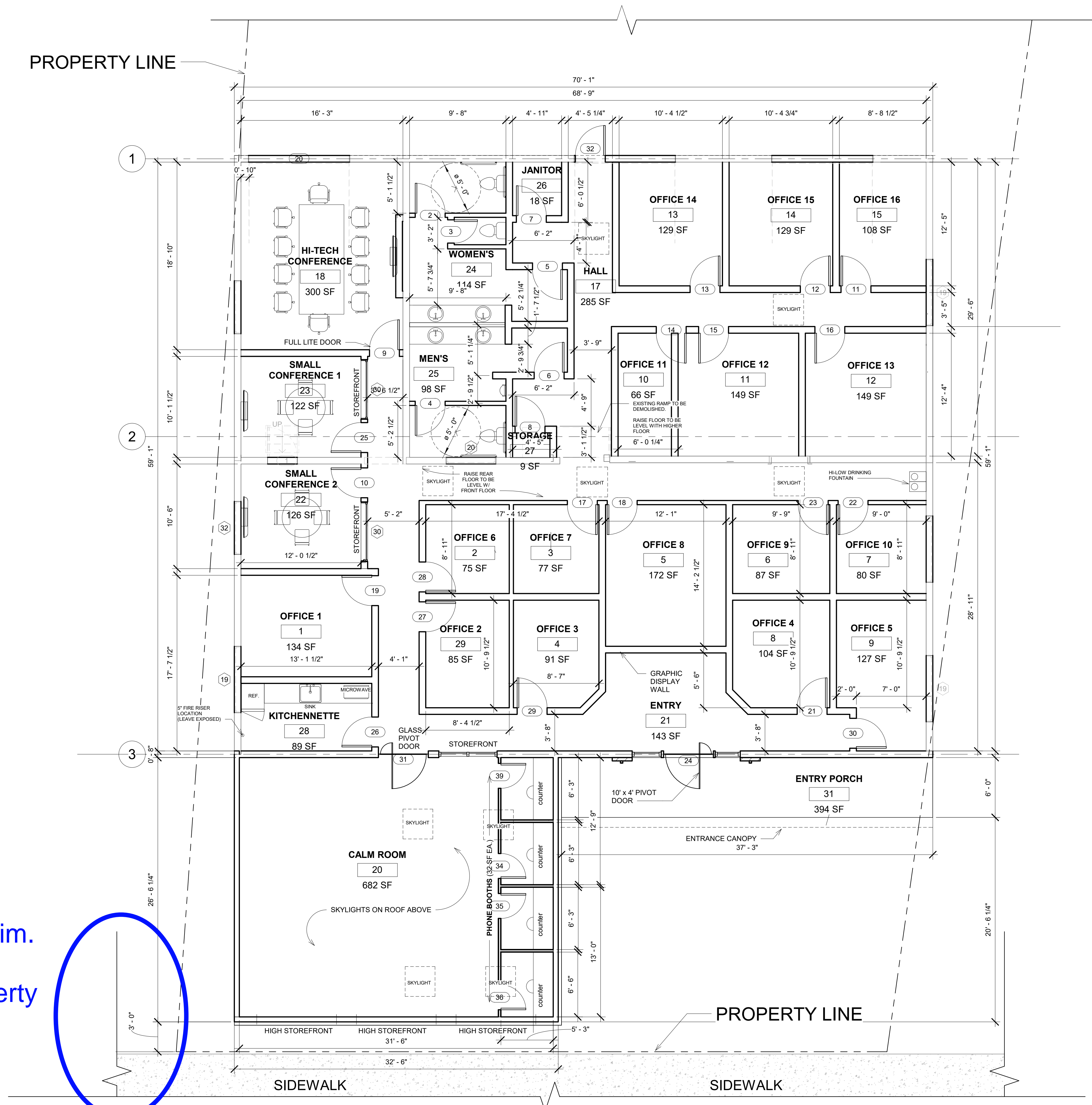
**-TOTAL: 2 PROVIDED**

DRINKING FOUNTAINS  
REQUIRED : 1

**-TOTAL: 2 PROVIDED**

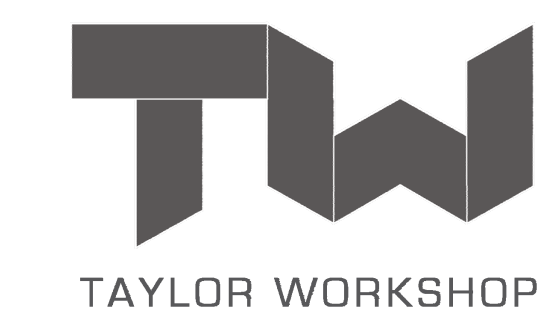
3ft. dim.  
from  
property  
line

PROPERTY LINE



① LEVEL 1  
3/16" = 1'-0"

COPYRIGHT NOTICE: All rights reserved. No part of this document or any of its contents may be reproduced, copied, modified, or adapted without the prior written consent of the author, unless otherwise indicated for stand-alone materials.



**EAST END CLASS A OFFICE SPACE**  
216 E CHEROKEE AVE, CARTERSVILLE, GA 30120

RESERVED FOR REGISTRATION/STAMP

Revisions		
NO.	ISSUE	DATE

**PROPOSED FLOOR PLAN**

Sheet Information Sheet  
Date: 10.05.2023  
Drawn: SCOTT HARRISON  
Checked: LIBBY HANKAL  
Approved: RICHARD TAYLOR

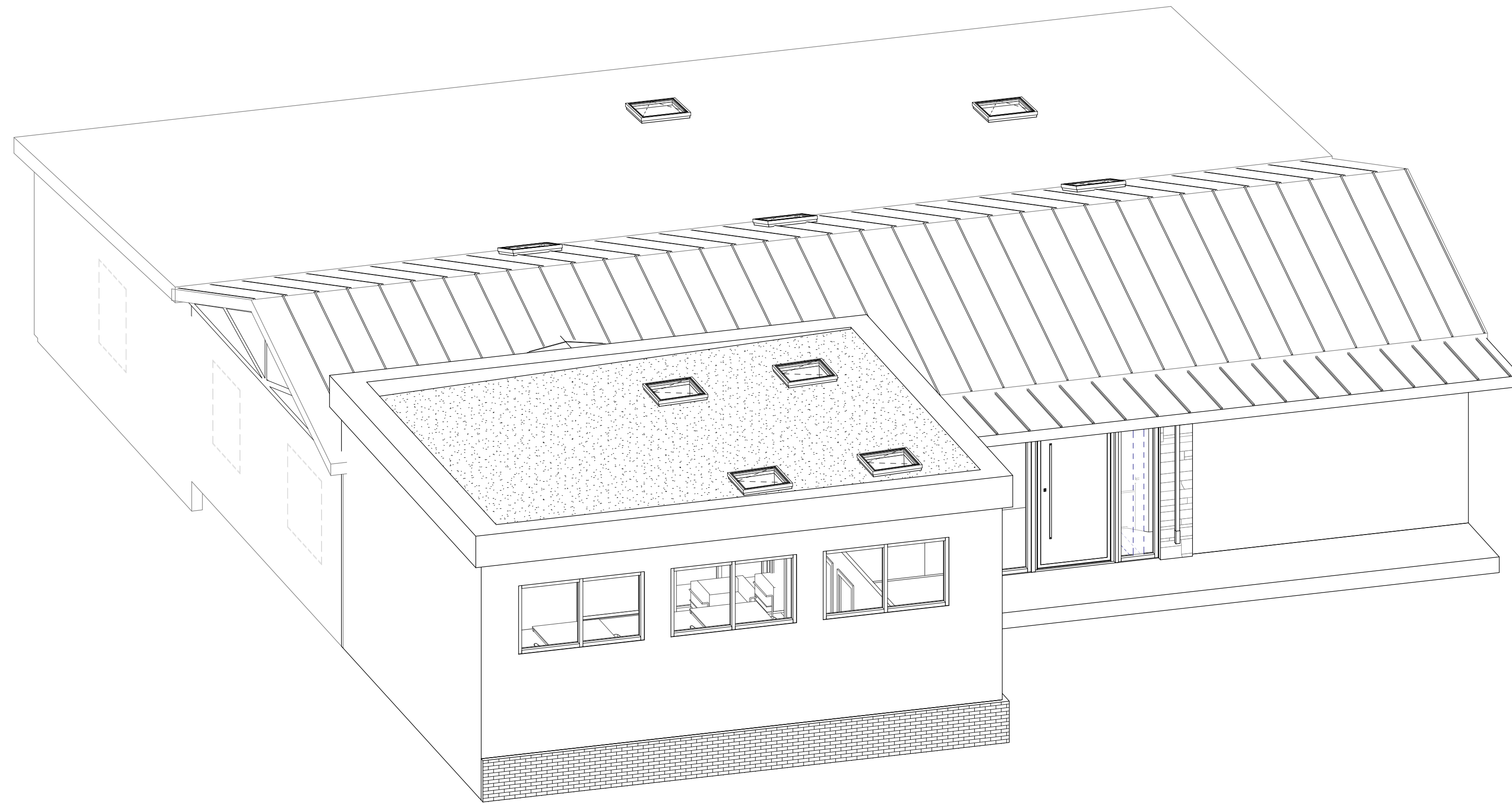
**A102**

**ISSUED FOR CONSTRUCTION**

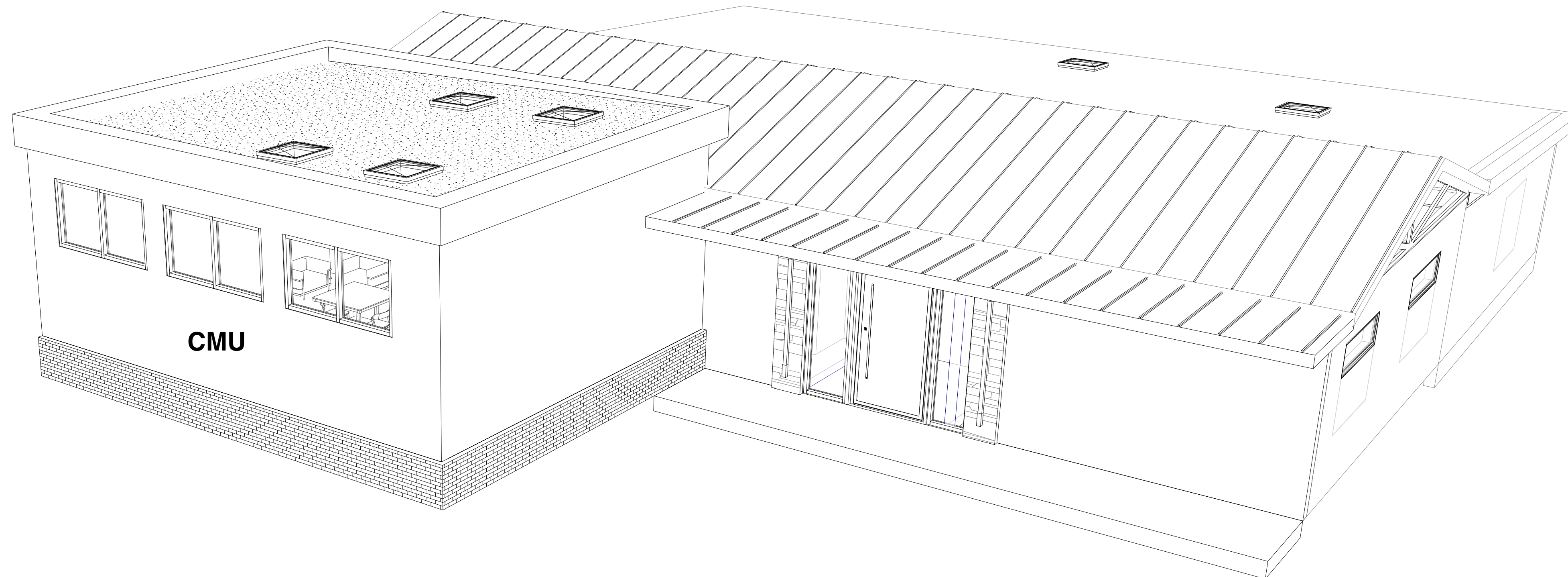


# EAST END CLASS A OFFICE SPACE

216 E CHEROKEE AVE, CARTERSVILLE, GA 30120



2 3D 2



3 3D View 2

COPYRIGHT NOTICE: All rights reserved. No part of this document or any of its contents may be reproduced, copied, modified, or adapted without the prior written consent of the author, unless otherwise indicated for stand-alone materials.

RESERVED FOR REGISTRATION/STAMP

Revisions

NO.	ISSUE	DATE

PERSPECTIVE AT ENTRY

Sheet Information Sheet

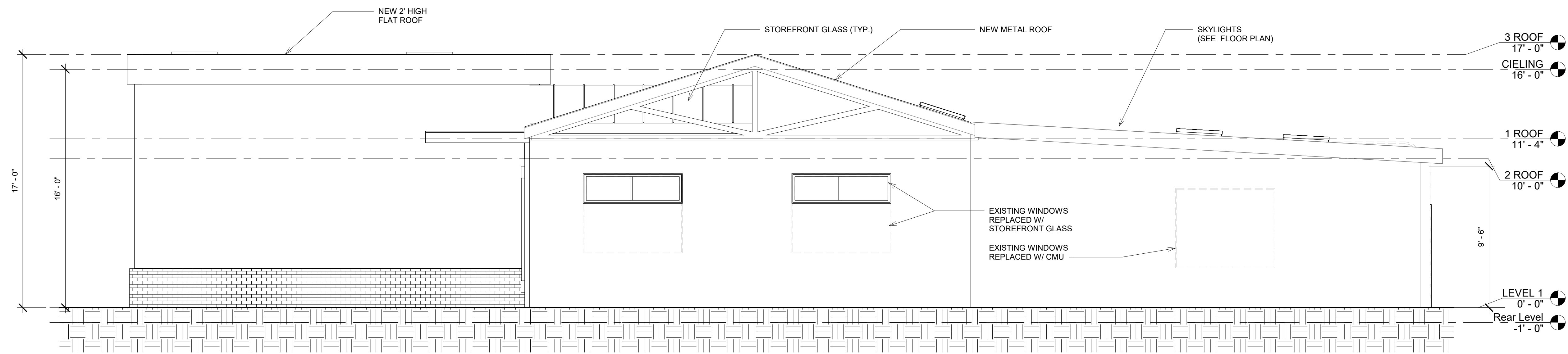
Date 10.05.2023  
 Drawn SCOTT HARRISON  
 Checked LIBBY HANKAL  
 Approved RICHARD TAYLOR

A103

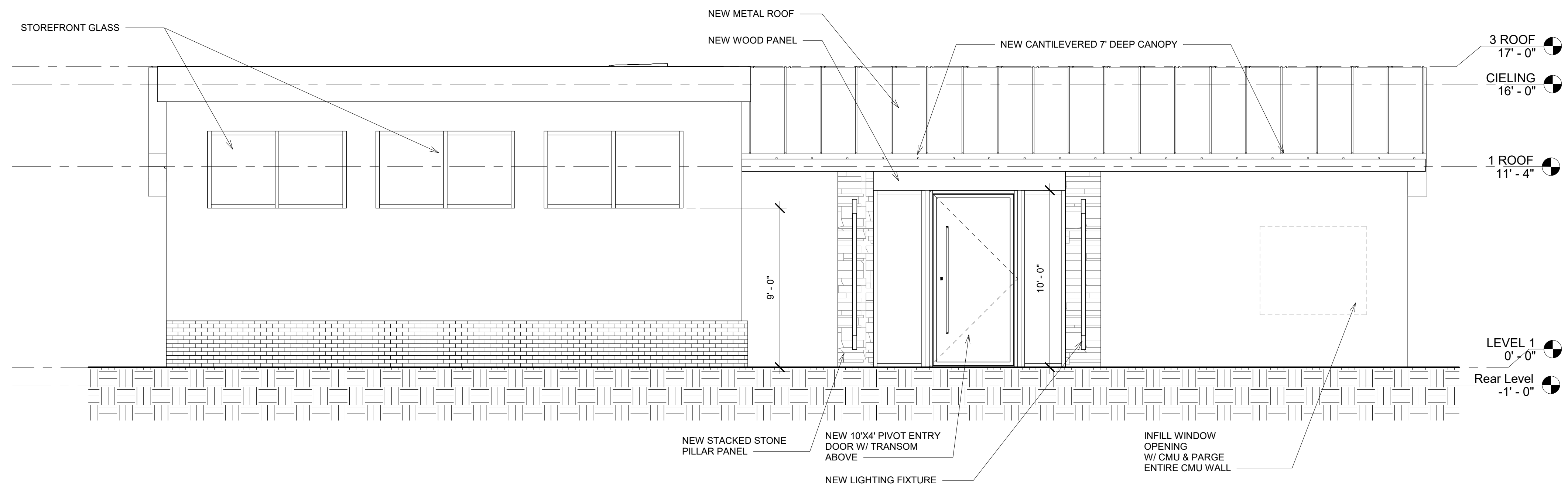
ISSUED FOR CONSTRUCTION

# EAST END CLASS A OFFICE SPACE

216 E CHEROKEE AVE, CARTERSVILLE, GA 30120



② RIGHT  
1/4" = 1'-0"



① FRONT  
1/4" = 1'-0"

COPYRIGHT NOTICE: All rights reserved. No part of this document or any of its contents may be reproduced, copied, modified, or adapted without the prior written consent of the author, unless otherwise indicated for stand-alone materials.

RESERVED FOR REGISTRATION/STAMP

Revisions		
NO.	ISSUE	DATE

PROPOSED ELEVATIONS

Sheet Information Sheet

Date 10.05.2023  
 Drawn SCOTT HARRISON  
 Checked LIBBY HANKAL  
 Approved RICHARD TAYLOR

A200

ISSUED FOR CONSTRUCTION



# EAST END CLASS A OFFICE SPACE

216 E CHEROKEE AVE, CARTERSVILLE, GA 30120

COPYRIGHT NOTICE: All rights reserved. No part of this document or any of its contents may be reproduced, copied, modified, or adapted without the prior written consent of the author, unless otherwise indicated for stand-alone materials.

RESERVED FOR REGISTRATION/STAMP

Revisions		
NO.	ISSUE	DATE

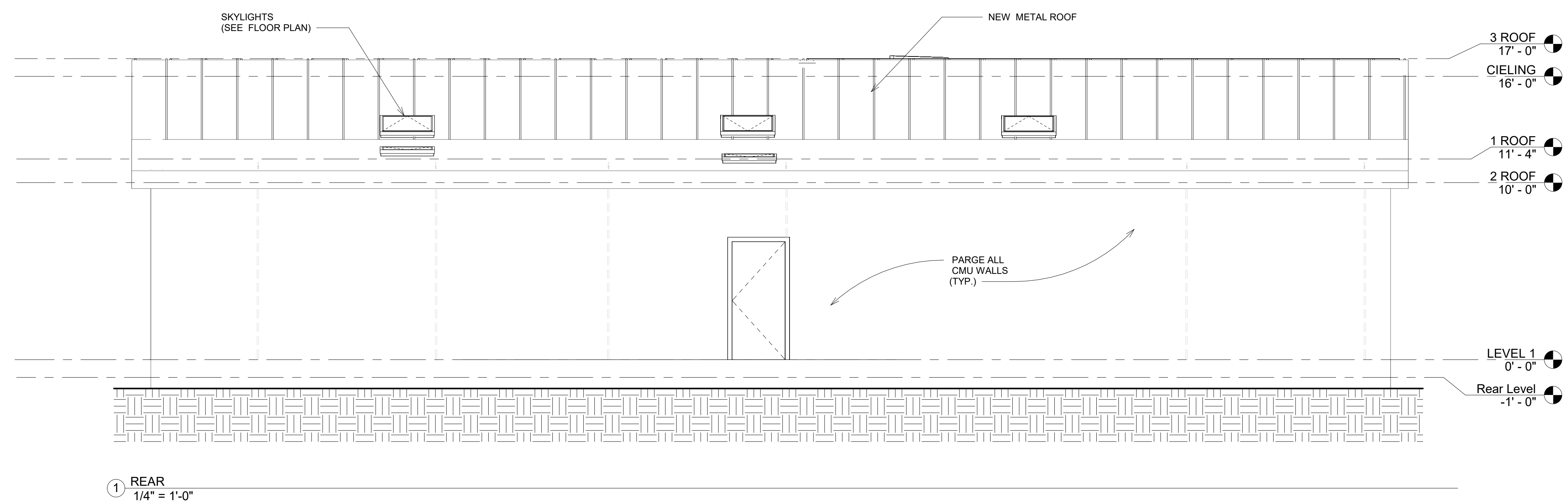
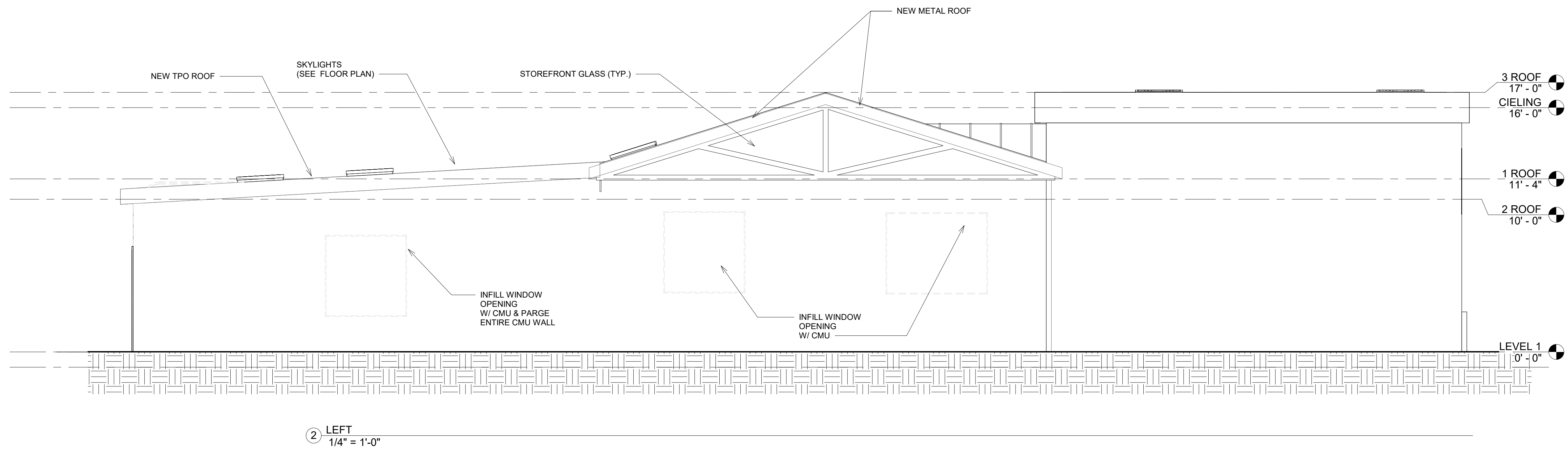
**PROPOSED ELEVATIONS**

Sheet Information Sheet

Date 10.05.2023  
 Drawn SCOTT HARRISON  
 Checked LIBBY HANKAL  
 Approved RICHARD TAYLOR

**A201**

**ISSUED FOR CONSTRUCTION**





Facing  
west

Oct 24, 2023 at 15:29:24  
216 E Cherokee Ave  
Cartersville GA 30120  
United States





Facing  
east

Oct 24, 2023 at 15:30:05  
216 E Cherokee Ave  
Cartersville GA 30120  
United States





Oct 6, 2023 at 12:58:40  
216 E Cherokee Ave  
Cartersville GA 30120  
United States

  
**CITY OF CARTERSVILLE**  
**VARIANCE NOTICE**  
CASE NO. V23-26  
APPLICATION HAS BEEN MADE  
TO THE CITY OF CARTERSVILLE  
BOARD OF ZONING APPEALS  
FOR VARIANCE ON THIS  
PROPERTY.  
A PUBLIC HEARING WILL BE  
HELD AT CITY HALL  
10 NORTH PUBLIC SQUARE  
AT 5:30PM ON 11-9-2023  
FOR ADDITIONAL INFORMATION CONTACT THE  
DEPARTMENT OF PLANNING & DEVELOPMENT  
AT 770-387-5600