



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: May 3, 2023
Re: File # V23-12

Summary: To reduce the min. parking space requirement.

Section 1: Project Summary

Variance application by Bohler Engineering GA, LLC for property located at 251 (751) Great Valley Pkwy, zoned H-I, Heavy Industrial. Said property contains approximately 59.01 acres. The lot is currently part of the larger 360 ac. tract, Tax ID C123-0001-002. The site is located in the Business Park Overlay District. There are no guidelines in the Overlay District that address parking requirements.

This project, now known as Hanwha EVA, is associated with the QCells project to be constructed on the parent tract to the north and northwest sections of this parcel. QCells will manufacture solar panels.

The applicant is requesting a variance to reduce the min. parking requirement from 614 to 300. The proposed warehouse facilities depend on automation for production, so there are proportionately fewer workers required for production than the requirements of the parking space formula. Fewer workers equate to fewer parking spaces needed.

Office space and warehouse space are factored into the parking request.

The site is large enough that should additional parking be needed in the future, then there is space available for parking expansion. The additional greenspace created by reducing the amount of impervious surface improves the drainage and stormwater management requirements for the site.

The variance request is for the following:

1. Reduce the min. parking requirement for an industrial warehouse from 614 to 300. (Ord. Sec. 17.6.18 and 17.6.21).

Section 2. Department Comments – Full site plans are under review by City & County departments. At the time of publication, no comments have been received concerning the variance request.

Electric Department:

Fibercom:

Fire Department:

Gas Department:

Public Works Department:

Water Department: Not in Service Area

Bartow County Engineering and Water Departments:

Section 3. Public Comments Received by Staff

None as of 5/4/23

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.

17.6.21. Office, professional building, or similar use. One (1) space for each four hundred (400) 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. *Variations.* The board of appeals has the power to hear requests for variations 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.

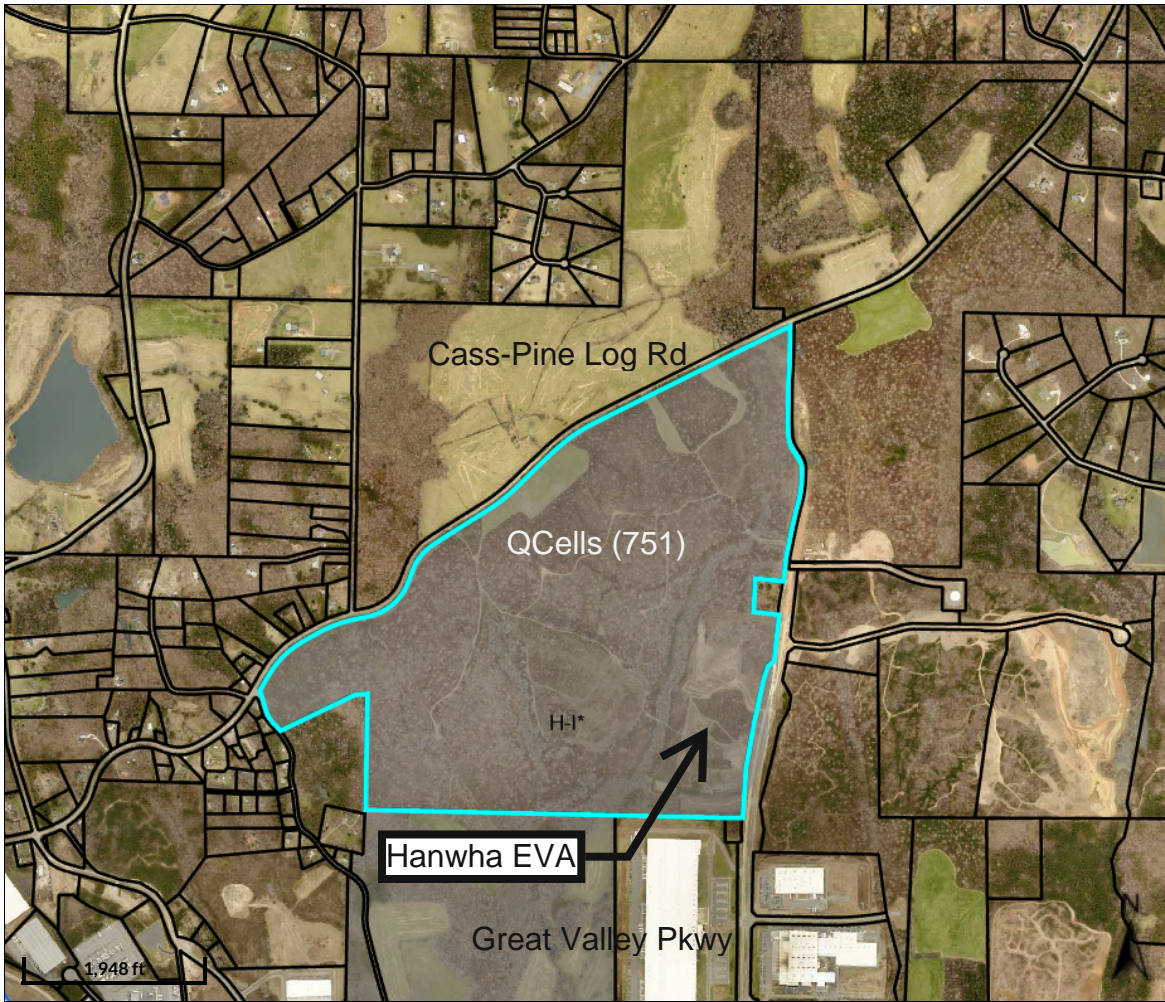
Variance decisions shall be issued in writing within ten (10) business days of the hearing.

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.

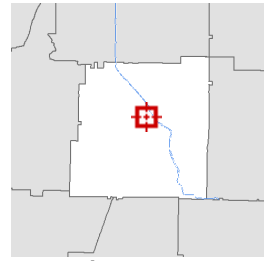
21.3.5. *Limitations on variances; improper variance requests.* Variances cannot be given to totally remove a requirement or to exempt a property or applicant entirely from a requirement. If a variance is being sought that is, in the judgment of the zoning administrator, a request that would constitute 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.*



Overview



Legend

- ▭ Parcels
- Structural Numbers**
 - Abandoned or Inactive
 - Active
 - Proposed
 - <all other values>
- Roads**
- Cartersville Zoning**
 - AG
 - DBD
 - G-C
 - G-C*
 - H-I
 - H-I*
 - L-I
 - L-I*
 - M-U
 - M-U*
 - MF-14
 - MF-14*
 - MN
 - O-C
 - O-C*
 - P-D
 - P-D*
 - P-I
 - P-S
 - P-S*
 - R-10
 - R-10*
 - R-15
 - R-15*
 - R-20
 - R-20*
 - R-7
 - R-7*
 - R-D
 - RA-12
 - RA-12*
 - RSL

Parcel ID C123-0001-002
Sec/Twp/Rng n/a
Property Address 751 GREAT VALLEY PKWY

Alternate ID 40597
Class Exempt
Acreage 380.8

Owner Address BARTOW CARTERSVILLE JOINT
DEVELOPMENT AUTHORITY
PO BOX 2224
CARTERSVILLE, GA 30120

District Cartersville
Brief Tax Description LL 208 209 224 225
(Note: Not to be used on legal documents)

Date created: 5/3/2023
Last Data Uploaded: 5/2/2023 9:11:46 PM

Developed by  **Schneider**
GEO SPATIAL

City of Cartersville
Application for Variance
Board of Zoning Appeals

Hearing Date: 5/11/23
~~4/13/2023~~ 5:30pm

Application Number: V23-12

Date Received: 3/30/23

Applicant <u>Bohler Engineering GA, LLC</u> <small>(printed name)</small>		Office Phone <u>678-695-6800</u>
Address <u>211 Perimeter Center Pkwy, Suite</u>		Mobile/ Other Phone _____
City <u>Atlanta</u>	State <u>GA</u>	Zip <u>30346</u> Email <u>Acolasurdo@bohlereng.com</u>
Representative's printed name (if other than applicant) <u>AJ Colasurdo, PLA</u>		Phone (Rep) <u>678-695-6800</u>
		Email (Rep) _____
Representative Signature		Applicant Signature
Signed, sealed and delivered in presence of: 		My commission expires: <u>7/29/24</u>
Notary Public		

* Titleholder <u>Bartow-Cartersville Joint Development Authority</u> <small>(titleholder's printed name)</small>		Phone <u>N/A</u>
Address <u>PO Box 2224, Cartersville GA 30120</u>		Email <u>N/A</u>
Signature _____		
Signed, sealed, delivered in presence of:		My commission expires:
_____ Notary Public		

Present Zoning District <u>H-1 (HIGHWAY INDUSTRIAL) BUSINESS PARK OVERLAY DISTRICT</u>	Parcel ID No. <u>C123-0001-002</u>		
Acreage <u>59.01</u>	Land Lot(s) <u>208, 224 & 225</u>	District(s) <u>5</u>	Section(s) <u>3</u>
Location of Property: <u>251 Great Valley Pkwy White GA, 30184</u> <small>(street address, nearest intersections, etc.)</small>			
Zoning Section(s) for which a variance is being requested: <u>Chapter 26, Zoning, Article XVII, Off-Street Parking Req., Sec. 17.6.18:17.6.18</u>			
Summary Description of Variance Request: <u>The variance request is to reduce the number of parking spaces from 614 to 300</u>			
(Additional detail can be provided on Justification Letter)			

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

City of Cartersville
Application for Variance
Board of Zoning Appeals

Hearing Date: 5/11/23
~~4/13/2023~~ 5:30pm

Application Number: V23-12

Date Received: 3/30/23

Applicant Bohler Engineering GA, LLC Office Phone 678-695-6800
 (printed name)
 Address 211 Perimeter Center Pkwy, Suite Mobile/ Other Phone _____
 City Atlanta State GA Zip 30346 Email Acolasurdo@bohlereng.com
AJ Colasurdo, PLA Phone (Rep) 678-695-6800
 Representative's printed name (if other than applicant) Email (Rep) _____
 Representative Signature _____ Applicant Signature _____
 Signed, sealed and delivered in presence of _____ My commission expires: 7/29/24
 Notary Public _____



* Titleholder Bartow-Cartersville Joint Phone N/A
Development Authority
 (titleholder's printed name)
 Address PO Box 2224, Cartersville GA 30120 Email N/A
 Signature James J...
 Signed, sealed, delivered in presence of _____ My commission expires: _____
 Notary Public _____



Present Zoning District H-1 (HIGHWAY INDUSTRIAL) Parcel ID No. C123-0001-002
BUSINESS PARK OVERLAY DISTRICT
 Acreage 59.01 Land Lot(s) 208, 224 & 225 District(s) 5 Section(s) 3
 Location of Property 251 Great Valley Pkwy White GA, 30184
 (street address, nearest intersections, etc.)
 Zoning Section(s) for which a variance is being requested: Chapter 26, Zoning, Article XVII, Off-Street Parking Req. Sec 17.6.18:17 6 18
 Summary Description of Variance Request: The variance request is to reduce the number of parking spaces from 614 to 300

 (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 17.6 Subsection 17.6.18
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. _____ 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 intent of the variance is to reduce the number of parking spaces from 614 to 300.

The manufacturing client only requires a total of 300 spaces to operate the facility. Providing more parking than is needed is a disservice to the land and provide unnecessary increased construction costs.

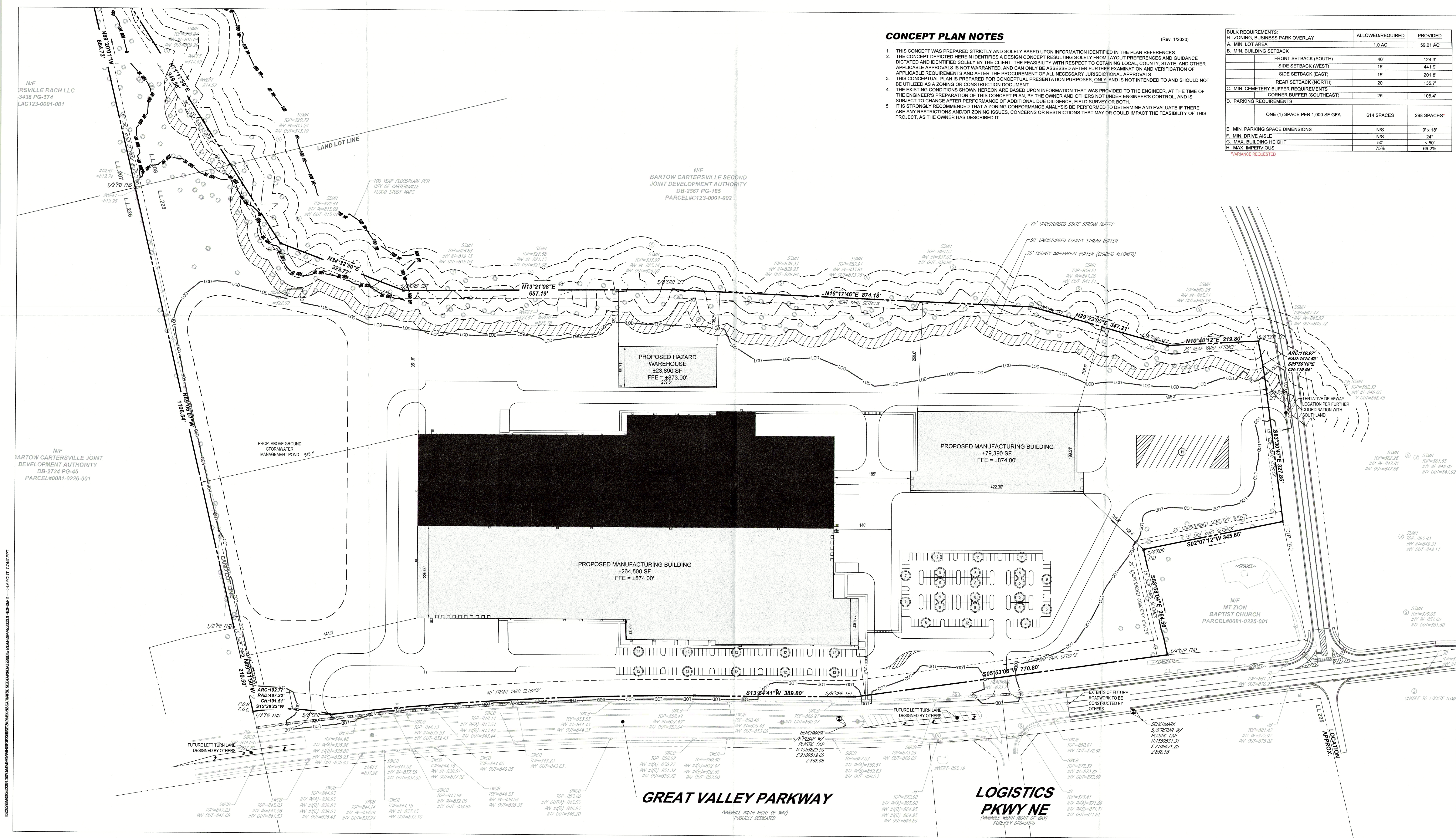
CONCEPT PLAN NOTES

(Rev. 1/2020)

1. THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON INFORMATION IDENTIFIED IN THE PLAN REFERENCES.
2. THE CONCEPT DEPICTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING SOLELY FROM LAYOUT PREFERENCES AND GUIDANCE DICTATED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED, AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND AFTER THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.
3. THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES, ONLY, AND IS NOT INTENDED TO AND SHOULD NOT BE UTILIZED AS A ZONING OR CONSTRUCTION DOCUMENT.
4. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS PROVIDED TO THE ENGINEER, AT THE TIME OF THE ENGINEER'S PREPARATION OF THIS CONCEPT PLAN, BY THE OWNER AND OTHERS NOT UNDER ENGINEER'S CONTROL, AND IS SUBJECT TO CHANGE AFTER PERFORMANCE OF ADDITIONAL DUE DILIGENCE, FIELD SURVEY OR BOTH.
5. IT IS STRONGLY RECOMMENDED THAT A ZONING CONFORMANCE ANALYSIS BE PERFORMED TO DETERMINE AND EVALUATE IF THERE ARE ANY RESTRICTIONS AND/OR ZONING ISSUES, CONCERNS OR RESTRICTIONS THAT MAY OR COULD IMPACT THE FEASIBILITY OF THIS PROJECT, AS THE OWNER HAS DESCRIBED IT.

BULK REQUIREMENTS	ALLOWED/REQUIRED	PROVIDED
H. ZONING BUSINESS PARK OVERLAY		
A. MIN. LOT AREA	1.0 AC	59.01 AC
B. MIN. BUILDING SETBACK		
FRONT SETBACK (SOUTH)	40'	124.3'
SIDE SETBACK (WEST)	15'	441.9'
SIDE SETBACK (EAST)	15'	201.8'
REAR SETBACK (NORTH)	20'	135.7'
C. MIN. CEMETERY BUFFER REQUIREMENTS		
CORNER BUFFER (SOUTHEAST)	25'	108.4'
D. PARKING REQUIREMENTS		
ONE (1) SPACE PER 1,000 SF GFA	614 SPACES	298 SPACES
E. MIN. PARKING SPACE DIMENSIONS		
MIN. DRIVE AISLE	N/A	9' x 18'
G. MAX. BUILDING HEIGHT	N/A	< 50'
H. MAX. IMPERVIOUS	75%	69.2%

*VARIANCE REQUESTED



BOHLER //

211 PERIMETER CENTER PKWY NE,
SUITE 425
ATLANTA, GEORGIA 30346
Phone: (678) 695-6800
GA@BohlerEng.com

**PROPOSED MANUFACTURING FACILITY -
VARIANCE SITE PLAN**

251 GREAT VALLEY PKWY, WHITE, GA 30184 | PLAN REV. A0

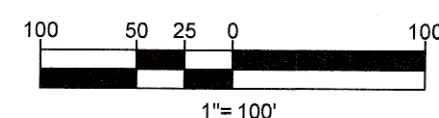
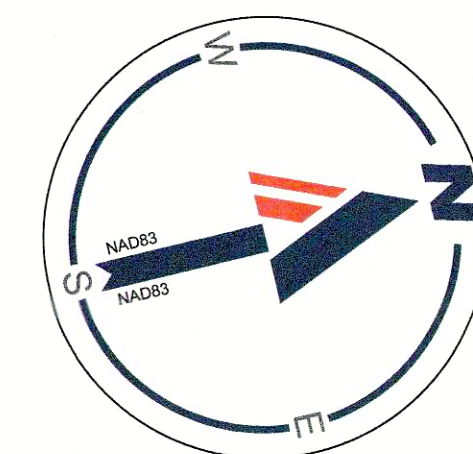


Image Taken 4/2023

