



# 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: David Archer  
Date: May 3, 2023  
Re: File # V23-10

**Summary: To reduce minimum lot area and minimum lot frontage in M-U zoning district**

### Section 1: Project Summary

Variance application by owner/applicant, Donna Jones, for property located at 115 Ford St, zoned M-U, Multiple Use District. The lot is a double frontage lot with road frontages along Ford Street and Roosevelt Street. Setbacks are Front- 10ft. and Side- 10ft. Said property contains approximately 0.41 acres.

The applicant proposes to split the current lot into three separate lots. Currently, there are three houses on the property. The zoning ordinance for M-U (Multiple Use District), Sec. 9.2, requires a minimum of 7,000 square feet of lot area per lot and a minimum of 60 feet of road frontage per lot.

Tract 3 with a proposed 5,420sf shown on the attached survey cannot meet the 7,000 square foot minimum lot size, and therefore requires a variance to reduce the lot size.

The Water Department is requiring that a 5ft wide strip of land be platted for Tract 2 for a new sewer line installation adjacent to Tract 1. The current sewer line serving Tract 2 is buried under the house on Tract 1. The portion of the existing sewer line serving Tract 2 must be abandoned and the new sewer line installed within the new 5ft strip of land. Because this 5ft. strip of land is required, it causes Tract 2 to become double frontage lot unable to meet the minimum 60ft. street frontage requirement along Ford St.

**The variance request is for the following and per the submitted survey:**

1. To reduce the minimum lot area on Tract 3 (Sec. 9.2.3(E)).
2. To reduce the minimum road frontage for Tract 2. (Sec. 9.2.3(H)).

## **Section 2. Department Comments**

**Electric Department:** Takes no exception.

**Fibercom:** No comments received.

**Fire Department:** CFD takes no exceptions to the variance request for the property located at 115 Ford St. to subdivide into three lots provided all city adopted codes and ordinances are followed.

**Gas Department:** Takes no exception.

**Public Works Department:** Public Works has no comments regarding this variance request.

**Water Department:** WATER SERVICE COMMENTS:

This property is located in the City of Cartersville Water Department's water service area. The requested variance will have no effect on water service to this site.

SEWER SERVICE COMMENTS:

This property is located in the City of Cartersville Water Department's sewer service area. The sewer service for Tract 2 house currently crosses Tract 1 property that would therefore need to be relocated at the owner's expense. The new service for the Tract 2 house can run along the edge of the north property line and tap into the sewer main. We recommend that the lot be split survey be revised to include a 5' strip along Tract 1 property line to run a new sewer service line.

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

No public comments received as of 5-3-2023

## **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.

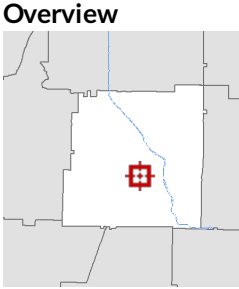
21.3.4. *Conditions.* In granting a variance, the board of appeals may attach such conditions regarding the location, character and other features of the proposed building, structure, property, development standards or use as it may deem advisable so that the purpose of this chapter will be served, public 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.*





- Legend**
- Parcels
  - Structural Numbers**
  - Abandoned or Inactive
  - Active
  - Proposed
  - <all other values>
  - Roads

<b>Parcel ID</b>	C004-0002-004	<b>Alternate ID</b>	32608	<b>Owner Address</b>	JONES DONNAN
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Residential		274 NALLY RD
<b>Property Address</b>	115 FORD ST	<b>Acreage</b>	0.41		RYDAL, GA 30171
<b>District</b>	Cartersville				
<b>Brief Tax Description</b>	LL 384 D 4				

(Note: Not to be used on legal documents)

Date created: 4/11/2023  
 Last Data Uploaded: 4/11/2023 12:25:05 AM

Developed by **Schneider**  
 GEOSPATIAL

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

Hearing Date: May 11<sup>th</sup> 5:30pm

Application Number: V23-10

Date Received: 4/11/23

Applicant <u>Donna N Jones</u> <small>(printed name)</small>	Office Phone _____
Address <u>279 Nally Rd.</u>	Mobile/ Other Phone <u>770-655-0520</u>
City <u>Rydal</u> State <u>GA</u> Zip <u>30127</u> Email <u>donnajones@yahoo.com</u>	
<u>MELISSA ELEJADE</u> Representative's printed name (if other than applicant)	Phone (Rep) <u>678-743-1106</u>
_____	Email (Rep) _____
Representative Signature _____	Applicant Signature <u>Donna N. Jones</u>
Signed, sealed and delivered in presence of: <u>Jack Nally</u> Notary Public	My commission expires: <u>9-29-23</u>

* Titleholder <u>Donna N Jones</u> <small>(titleholder's printed name)</small>	Phone <u>770.655.0770</u>
Address <u>111 Ford Street, Cartersville</u>	Zip <u>30120</u>
Signature <u>Donna N. Jones</u>	Email _____
Signed, sealed, delivered in presence of: <u>Jack Nally</u> Notary Public	My commission expires: <u>9-29-23</u>

Present Zoning District <u>M-U</u>	Parcel ID No. <u>C004-0002-004</u>
Acreage <u>0.41</u> Land Lot(s) <u>384</u>	District(s) <u>4</u> Section(s) <u>3</u>
Location of Property: <u>111 Ford St.</u> <small>(street address, nearest intersections, etc.)</small>	
Zoning Section(s) for which a variance is being requested: <u>M-U 9.2.3</u>	
Summary Description of Variance Request: <u>subdivide lots need Relief From</u> <u>ZONING STANDARDS</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 \_\_\_\_\_ Section 9.2.3 (E) Subsection \_\_\_\_\_  
Article \_\_\_\_\_ Section 9.2.3 (H) 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: We need to subdivide the lot and relief on 2 of the zoning requirements

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**GEORGIA SURVEYOR CERTIFICATION**

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

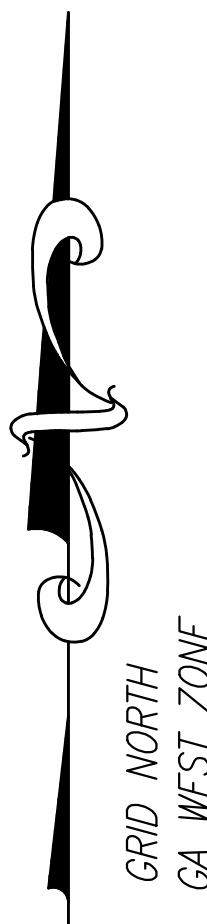
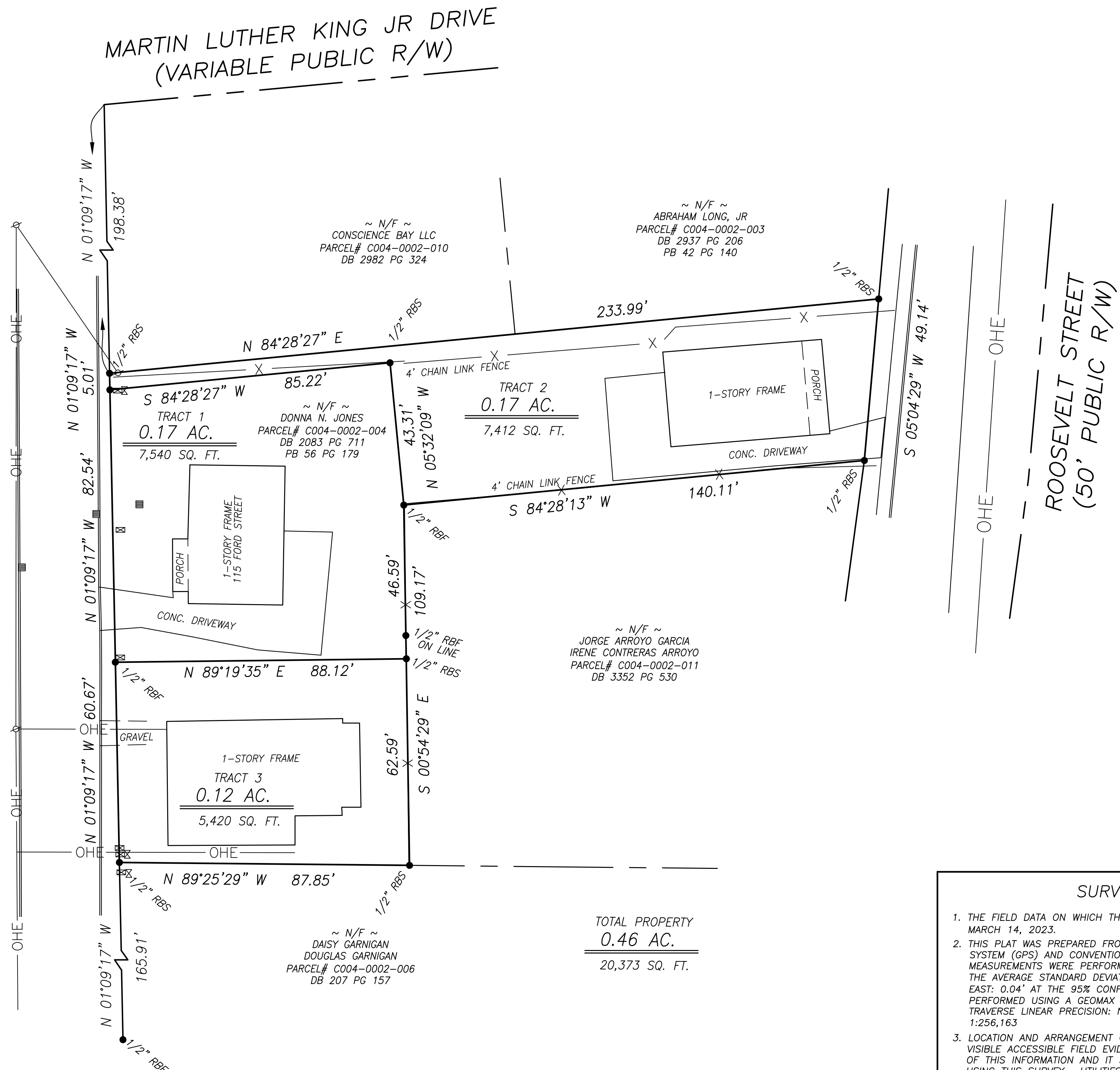
RESERVED FOR THE CLERK OF SUPERIOR COURT



**LEGEND**

	UTILITY POLE
	SANITARY SEWER MANHOLE
	SANITARY CLEANOUT
	STORM DRAIN PIPE
	DOUBLE-WING CATCH BASIN
	SINGLE-WING CATCH BASIN
	JUNCTION BOX
	DROP INLET
	SANITARY SEWER LINE
	WATER LINE
	GAS LINE
	ELECTRIC LINE
	FORCE MAIN
	FIBER OPTIC
	FENCE
	TOP OF BANK
	CENTERLINE
	GUARDRAIL
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGNAL BOX
	POWER POLE
	LIGHT POLE
	TELEPHONE/CABLE BOX
	ELECTRICAL TRANSFORMER BOX
	SIGN
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	WELL
	MONITORING WELL/ MON. WELL
	W/ BOLLARDS AND SIGN
	GAS VALVE
	GAS METER
	LIQUIFIED PROPANE GAS
	REBAR FOUND
	REBAR PIN SET
	RIGHT-OF-WAY MONUMENT
	CONCRETE
	REBAR PIN FOUND
	IRON PIN FOUND
	OPEN TOP PIPE FOUND
	CRIMP TOP PIPE FOUND
	OVERHANG
	R/W MONUMENT FOUND
	GRAVE HEADSTONE

FORD STREET  
(50' PUBLIC R/W)



**SURVEYOR'S NOTES**

1. THE FIELD DATA ON WHICH THIS PLAT IS BASED WAS COMPLETED ON MARCH 14, 2023.
2. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING BOTH GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL MEASUREMENT TECHNIQUES. GPS MEASUREMENTS WERE PERFORMED USING A CARLSON 6+ DUAL FREQUENCY RECEIVERS. THE AVERAGE STANDARD DEVIATION OF POINTS USED WAS FOUND TO BE: NORTH: 0.03", EAST: 0.04" AT THE 95% CONFIDENCE LEVEL. TERRESTRIAL MEASUREMENTS WERE PERFORMED USING A GEOMAX 90 TOTAL STATION FOR LINEAR AND ANGULAR MEASUREMENTS. TRAVERSE LINEAR PRECISION: N/A, ANGULAR ERROR: N/A, LINEAR MAP PRECISION = 1:256,163
3. LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES ARE PROVIDED BY VISIBLE ACCESSIBLE FIELD EVIDENCE. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS SURVEY. UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THIS SURVEYOR IS NOT RESPONSIBLE FOR THE SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION PROVIDED HEREON.

REVISED 4/24/23 ~ REVISE PROPERTY INES

**JACOB & HEFNER ASSOCIATES**  
3440 Blue Springs Road NW, Suite 101  
Kennesaw, GA 30144  
PHONE: (770) 672-2276  
www.jacobandhefner.com

BOUNDARY SURVEY AND LOT SPLIT:  
JERRY BROADED  
LOCATED IN LAND LOT 384 ~ 4TH DISTRICT ~ 3RD SECTION,  
BARTOW COUNTY, GEORGIA



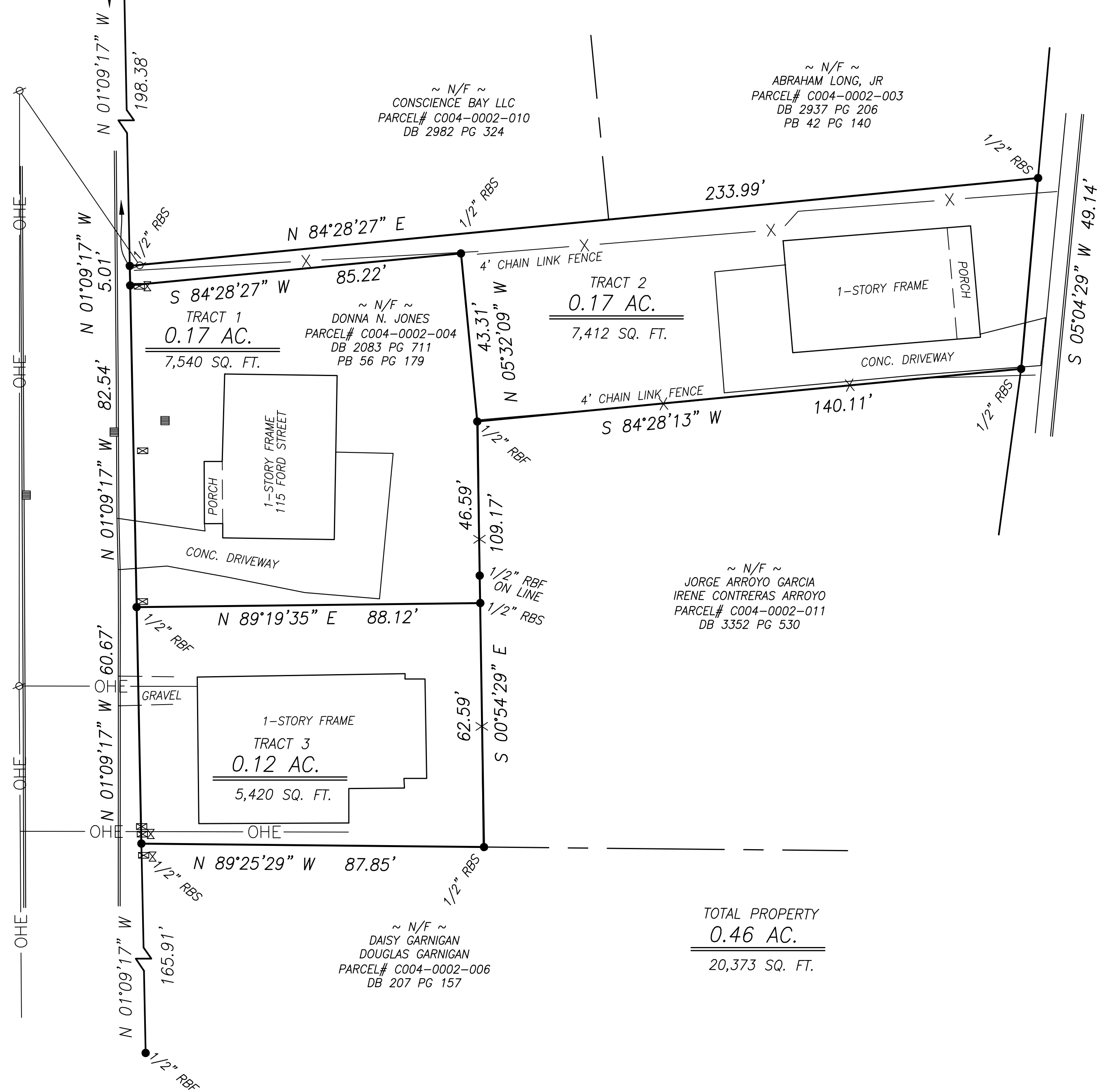
**FLOOD NOTE**  
THIS PROPERTY DOES NOT LIE WITHIN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER FEMA FIRM MAP # 13015 C 0266 H DATED OCTOBER 5, 2016. PROPERTY LIES WITHIN A FLOOD HAZARD AREA DESIGNATED AS ZONE X.

Survey No.:	G881
Ordered By.:	MELISSA ELEJALDE
Description:	
Date Prepared:	03-27-2023
Scale:	1"=20'

MARTIN LUTHER KING STREET  
(VARIABLE PUBLIC R/W)

FORD STREET  
(50' PUBLIC R/W)

ROOSEVELT STREET  
(50' PUBLIC R/W)



- SURVEY**
1. THE FIELD DATA ON WHICH THIS P...  
MARCH 14, 2023.
  2. THIS PLAT WAS PREPARED FROM A...  
SYSTEM (GPS) AND CONVENTIONAL...  
MEASUREMENTS WERE PERFORMED...  
THE AVERAGE STANDARD DEVIATION...  
EAST: 0.04' AT THE 95% CONFIDEN...  
PERFORMED USING A GEOMAX 90...  
TRAVERSE LINEAR PRECISION: N/A,  
1:256,163
  3. LOCATION AND ARRANGEMENT OF U...  
VISIBLE ACCESSIBLE FIELD EVIDENC...  
OF THIS INFORMATION AND IT SHAL...  
USING THIS SURVEY. UTILITIES AN...  
ENCOUNTERED. THE OWNER HIS...









Tract 1- 115 Ford St.





Images Taken 5-3-23



Tract 3- 111A Ford St (house behind sign)







Tract 2- 16 Roosevelt St.





Image Taken 4-20-23

