

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

The Cartersville Board of Zoning Appeals met in a regularly scheduled meeting on June 8, 2023, in the Council Chambers.

ROLL CALL

Board Members Present: Lamar Pendley, John Clayton, Malcolm Cooley, JB Hudson, and Patrick Murphy, Kevin McElwee, Linda Brunt

Absent:

Staff Present: Randy Mannino, David Hardegree, Zack Arnold, and Julia Drake

APPROVAL OF MINUTES

1. May 11, 2023

Board Member Hudson made a motion to approve the minutes from May 11, 2023. Board Member Clayton seconded the motion. Motion carried unanimously. Vote: 6-0

VARIANCE CASES

**2. V23-14 Grogan Rd at Cass- White Rd. Applicant: IDI Cartersville Ranch, LLC
*Variance: To reduce minimum parking space requirement.***

David Hardegree, Planning and Development Assistant Director, stated that all adjacent property owners had been notified and the property had been properly posted and advertised.

Continuing, Mr. Hardegree gave an overview of the case stating this is a 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.

In closing, Mr. Hardegree stated he met with Dean Bagwell who had concerns regarding storm water and he was relieved to see the parking space reduction will help towards the

stormwater run-off and supports the variance.

Chairman Pendley opened the public hearing.

Karl Lutjens, 114 Old Mill Road, came forward to represent the application and to answer any questions from the board members. Continuing Mr. Lutjens stated the required parking spaces of 1,750 would be reduced to 1,000.

With no one else to come forward to speak for or against the application, the public hearing was closed.

Board Member McElwee made a motion to approve V23-14. Board Member Brunt seconded the motion. Motion carried unanimously. Vote: 6-0

OTHER

Mr. Hardegree stated that legislature had passed HB1405. This adoption would affect this board as staff will lose their administrative variance options. Additionally, the state law will now require 30-day advertising notice vs the previous 15- day advertising notice.

With no other business to discuss, Board Member McElwee made a motion to adjourn at 5:39 P.M.

August 10, 2023
Date Approved

/s/ _____
Chair