

## ***SPECIAL USE APPLICATION SYNOPSIS***

Petition Number(s): **SU23-01**

### ***APPLICANT INFORMATION AND PROPERTY DESCRIPTION***

Applicant: **Duncan Auto Sales**  
Representative: **Robert Walker, Esq.**  
Property Owner: **Sherrie Cline**  
Property Location: **Tax ID C004-0001-012**  
Access to the Property: **From Tennessee St.**

#### ***Site Characteristics:***

Tract Size: **0.14 +/- ac.** District: **4<sup>th</sup>** Section: **3<sup>rd</sup>** LL(S): **384**

Ward:**4** Council Member: **Calvin Cooley**

### ***LAND USE INFORMATION***

Current Zoning: **M-U (Multiple Use District)**  
Proposed Zoning: **No change**  
Proposed Use: **Auto Sales/Private Garage**  
Current Zoning of Adjacent Property:  
North: **M-U (Multiple Use District)**  
South: **M-U (Multiple Use District)**  
East: **M-U (Multiple Use District)**  
West: **M-U (Multiple Use District)**

The Future Development Map designates the subject property as: **Tennessee St. Corridor**

The Future Land Use Map designates the subject property as: **Commercial – Mixed use**

## **2. City Department Comments:**

**Electric:** Takes no exception.

**Fibercom:** No comment received.

**Fire:** Cartersville Fire takes no exceptions to the special use request at 403 N. Tenn. St. provided that all city adopted codes and ordinances are followed.

**Gas:** Takes no exception.

**Public Works:** No comment received.

**Water and Sewer:** Project will not affect water or sewer service.

## **3. Public Comments:**

No comments as of 3-30-2023

## **4. Special Use Review**

Duncan Auto Sales operates an automotive sales business at 401 N. Tennessee St., zoned Multiple-Use (M-U). Property is identified as Tax ID C004-0001-013. Total property area is approximately 0.14 acres. Automotive sales lot are not allowed on Tennessee St; however, this business is considered a non-conforming use that has been at this location for many years. This special use permit request is for the expansion of a non-conforming use.

Duncan Auto Sales wishes to expand their business to the adjacent property at 403 N. Tennessee St. This parcel is also zoned Multiple-Use (M-U), identified as Tax ID C0004-0001-012. This lot would contain vehicle overflow parking and a private garage for the business. The applicant is not proposing to sell vehicles from this lot.

The 403 N. Tennessee St. lot has been used as a specialty automotive shop or for warehousing for many years. The garage is a 3-bay garage that fronts N. Tennessee St. with a parking area between the building and N. Tennessee St.

In 2018, per SU18-06, the applicant received a special use permit to allow the expansion of a non-conforming use onto the adjacent, eastern property at 306 Johnson St., a 0.12ac. lot (5,227 sf). A house was demolished and the 306 lot was subdivided to accommodate this expansion. The special use permit was approved by City Council on 12/6/18 with a favorable recommendation from the Planning Commission.

Of note, at the planning commission meeting, the owner of 403 N. Tennessee St., Cliff Cline, expressed concerns about stormwater runoff from adjacent properties citing existing drainage issues on his property.

In addition to SU18-06, a similar special use permit was approved for the expansion of a used car lot for 414 N. Tennessee St onto lot 416/ 420 N. Tennessee St. Applicant was Randy Wimpy. The special use permit was approved by City Council on 9/5/13 with a favorable recommendation from the Planning Commission.

## **5. Zoning Ordinance Findings**

*Please review the following findings, as stated in the Zoning Ordinance, which are to be utilized in determining justification for approval or denial of special use request(s).*

### **B) Article XVI. Special Uses**

#### **Sec. 16.1. Scope and intent.**

- A. This article specifies uses which are not classified as permitted uses as a matter of right in zoning districts, and are therefore only allowed through the approval of a Special use. The standards which apply to each use are enumerated and must be met in order for an application to be granted.
- B. In granting a Special use, conditions may be attached as are deemed necessary in the particular case for the protection or benefit of neighbors in order to assimilate the proposed development or use into the neighborhood with minimal impact.

#### **Sec. 16.2. Application of regulations and approval.**

Uses allowable with a Special use and the minimum standards for such uses are listed in section 16.4 of this article.

Uses in the districts enumerated herein may be authorized by Special use only. The regulations contained in this article shall not apply to any permitted use as a matter of right in any zoning district.

Any use which may be authorized by Special use shall be approved by the Mayor and Council in accordance with section 16.1, scope and intent, provided:

- A. The standards for the Special use as specified herein can be met;
- B. Recommendations have been received from the planning and development staff and other appropriate City departments.
- C. A public hearing has been held in relation to the Special use before the Planning Commission in conformance with the advertising standards outlined in article XXIV of this chapter. The Planning Commission shall make recommendations to the Mayor and Council regarding the application for a Special use; and
- D. A public hearing has been held in relation to the Special use before the Mayor and Council in conformance with the advertising standards outlined in article XXIV of this chapter.

### **Sec. 16.3. Additional restrictions.**

A. In the interest of the public health, safety and welfare, the Mayor and Council may exercise limited discretion in evaluating the site proposed for a use which requires a Special use. In exercising such discretion pertaining to the subject use, the Mayor and Council may consider the following, which shall be stated in writing by the applicant and submitted to the department of planning and development to initiate an application for a Special Use permit:

1. The effect of the proposed activity on traffic flow along adjoining streets;
2. The availability, number and location of off-street parking;
3. Protective screening;
4. Hours and manner of operation of the proposed use;
5. Outdoor lighting;
6. Ingress and egress to the property; and
7. Compatibility with surrounding land use.

B. Any use which may be authorized by special use shall comply with all other City regulations, zoning district regulations and other regulations contained herein, and conditions of zoning approval if applicable. Whenever a standard contained in this section is in conflict with another provision of this chapter, the more restrictive provision shall prevail.

### **6. How General Standards Are Met:**

***Standard #1: The effect of the proposed activity on traffic flow along adjoining streets.***

**How Standard #1 has / will be met:** No negative effect to traffic along Tennessee St. is anticipated.

***Standard #2: The availability, location, and number of off-street parking.***

**How Standard #2 has / will be met:** No parking plan has been included with the application. No off-street parking is proposed for customers per the application. The parking area is to be used to park, repair and service vehicles to be sold by Duncan Auto Sales. The parking area likely cannot hold more than 10-12 automobiles based on the approx. 45ft x 70ft dimensions. The applicant responded to this standard with 5-10 automobiles maximum on this site.

***Standard #3: Protective screening.***

**How Standard #3 has / will be met:** Not required since redevelopment of the site is not proposed. No residential land uses are adjacent site, currently.

**Standard #4: Hours and manner of operation:**

**How Standard #4 has / will be met:** Information provided by applicant for this standard shows hours of operation will be M-F, 9:30-5:30. Saturday and Sunday will be by appointment only. If the garage is to service only automobiles for Duncan Auto Sales, why are weekend appointments an option?

**Standard #5: Outdoor lighting**

**How Standard #5 has / will be met:** It is presumed that existing street lights or building lights are the primary light sources. Applicant states that there are lights on the building.

**Standard #6: Ingress and egress to the property.**

**How Standard #6 has / will be met:** Access is provided off of Tennessee St.

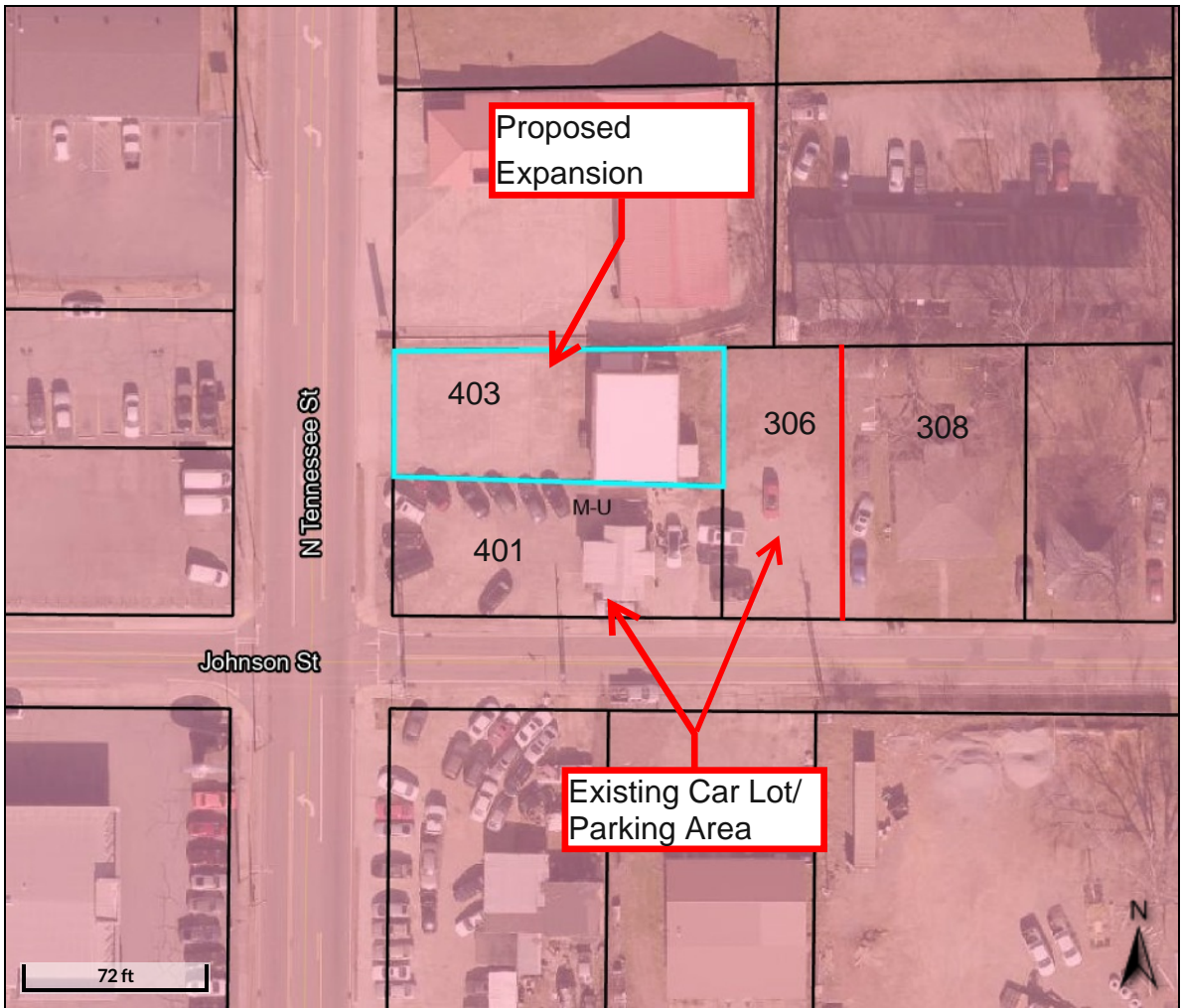
**Standard #7: Compatibility with surrounding land use.**

**How Standard #7 has / will be met:** No compatibility conflicts have been identified.

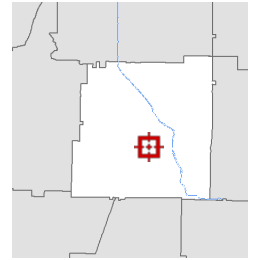
**7. Additional standards from Zoning Ordinance section 16.4 for use applied for and how they are met:**

N/A

**8. Staff Recommendation:** Staff does not oppose the application.



**Overview**



**Legend**

- Parcels
- 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 C004-0001-012  
 Sec/Twp/Rng n/a

Alternate ID 32600  
 Class Commercial

Owner Address CLINE SHERRIE C  
 142 OLD RUDY YORK RD



# 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](http://www.cityofcartersville.org)

December 6<sup>th</sup>, 2018

J.C. Waters  
P.O. Box 1672  
Cartersville, GA 30120

**RE: SU18-06:** 306 Johnson Street Special Use Permit Approval Letter

Mr. Waters,

This letter serves as verification of the outcome of your Special-Use Permit application, SU18-06, to the City Council to:

*Extend a nonconforming use (car lot) onto Johnson Street*

The application was **APPROVED** by City Council on December 6<sup>th</sup>, 2018:

No further action is required regarding this Special Use application.

The next steps in the project approval process require building and site plans to be reviewed and approved by the City of Cartersville. Connor Hooper, 770-607-3947 and [chooper@cityofcartersville.org](mailto:chooper@cityofcartersville.org), will be the point of contact for the site plan approval process. David Dye, Building Official, will be the point of contact for the building plan review.

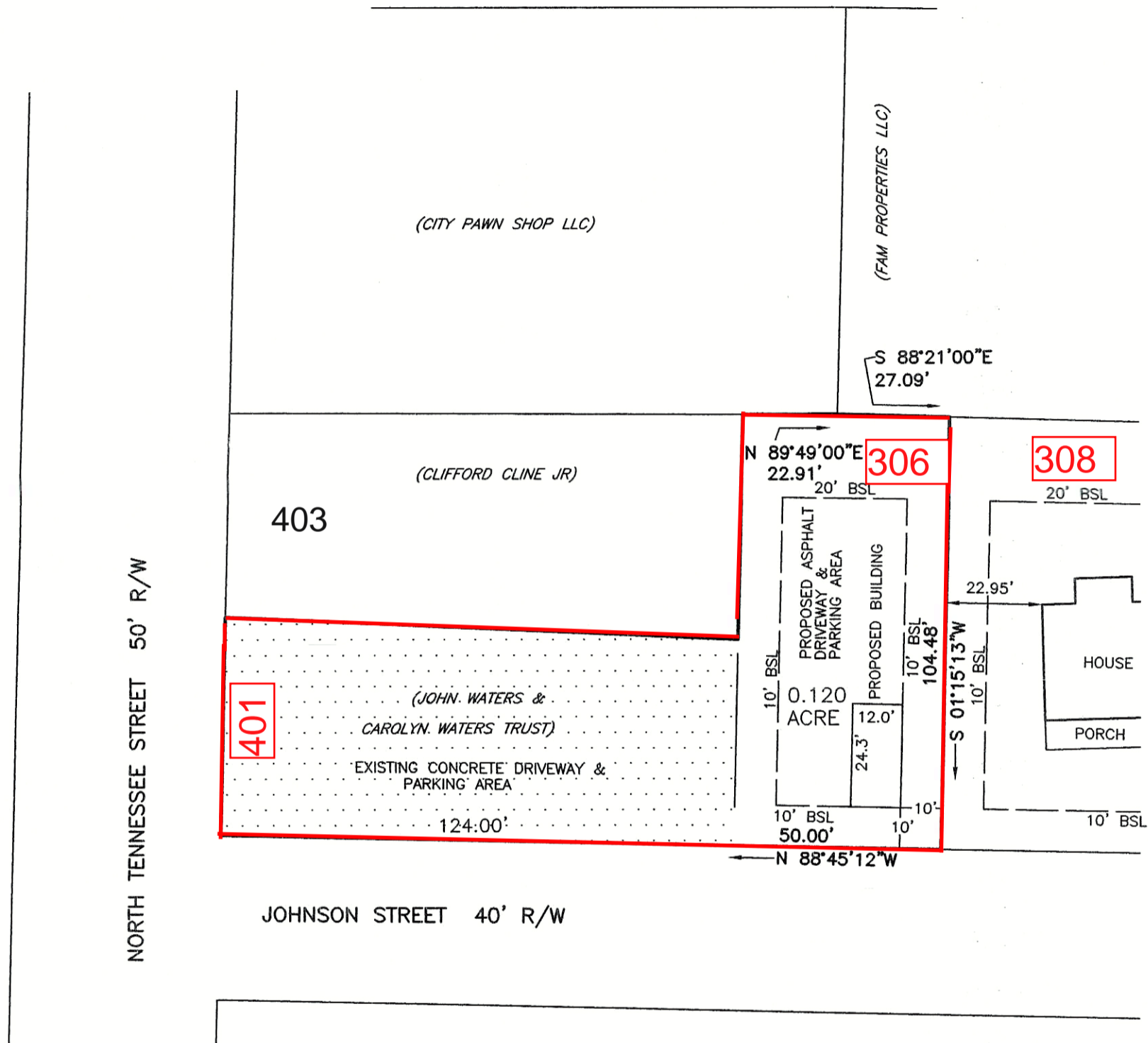
Please contact me with any questions.

Sincerely,

David Hardegree, AICP  
City Planner  
O. 770-387-5614  
[dhardegree@cityofcartersville.org](mailto:dhardegree@cityofcartersville.org)

**ZONING NOTE**

THIS PROPERTY IS ZONED "M-U"  
 MULTIPLE USE DISTRICT  
 SET BACKS ARE AS FOLLOWS  
 FRONT 10 FEET  
 SIDE 10 FEET  
 REAR 20 FEET



SURVEY FOR  
 PROPOSED SITE LAYOUT FOR  
**JOHN WATERS &  
 CAROLYN WATERS**  
 PROPERTY IN THE CITY OF CARTERSVILLE  
 IN LAND LOT 384  
 4th DISTRICT, 3rd SECTION  
 BARTOW COUNTY, GEORGIA

FIELD TRAVERSE:  
 CLOSURE; ONE FOOT IN 20,000 FEET  
 USING A LIETZ SET 3.  
 ANGULAR ERROR; 0'00'06" PER ANGLE  
 POINT USING A LIETZ SET 3.  
 ADJUSTED; USING THE COMPASS RULE.

1025.CRD 1025-6.DWG  
 FLOOD INSURANCE RATE MAP 13015C0266 G  
 DATED SEPT.28, 2007 SHOWS THIS PROPERTY  
 IS NOT IN THE 100 YEAR FLOOD ZONE.

NOTE: IRON PINS ARE (1/2"RE-BAR)  
 EXCEPT AS SHOWN.

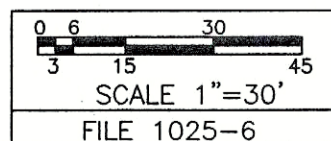
SMITH & SMITH LAND SURVEYORS, P.C.  
 LAND SURVEYOR FIRM No. LSF1000133  
 2 SOUTH AVENUE, CARTERSVILLE, GA. 30120  
 PHONE 770-382-0457  
 REGISTERED LAND SURVEYOR No. 1803



PLAT CLOSURE;  
 ONE FOOT IN  
 288,000 FEET.

SEPTEMBER 28, 2018

R/W — RIGHT OF WAY	R — RADIUS LP — LIGHT POLE
IPP — IRON PIN PLACED	-X-X- FENCE
IPF — IRON PIN FOUND	— LAND LOT LINE
CM — CONCRETE MARKER	⊙ — CENTER LINE
CH — CHORD	— POWER LINE
L OR A — LENGTH OF CURVE	PP — POWER POLE



MAG. NORTH





# 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](http://www.cityofcartersville.org)

September 18, 2013

Randy Wimpy  
414 N. Tennessee St  
Cartersville, GA 30120

Dear Mr. Wimpy,

This letter serves as verification of the outcome of your special use application to the City Council regarding property at 416 and 420 N. Tennessee Street in Cartersville, Georgia. The result was the following:

**File #SU13-04:** Special Use application by Randy Wimpy for property located at 416 and 420 N. Tennessee Street (approximately 0.38 acres) to allow expansion of the adjacent existing auto lot onto this property in the M-U zoning district.

**APPROVED**

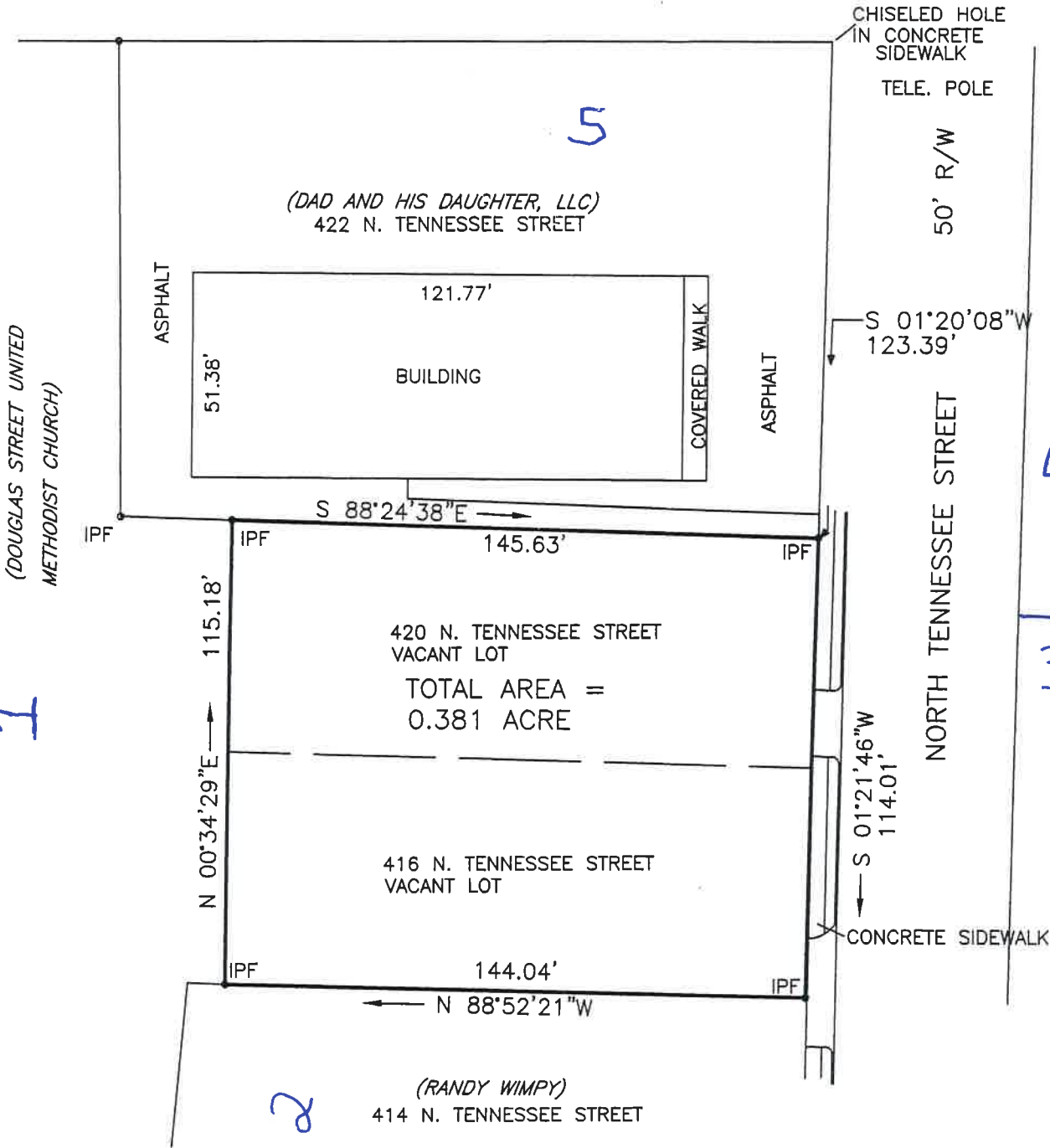
Thank you for your time, and let me know if you have any questions.

Sincerely,

Richard Osborne, AICP  
City Planner

SURVEY FOR  
DAD AND HIS DAUGHTER, LLC  
PROPERTY IN THE CITY OF CARTERSVILLE,  
IN LAND LOT 383, 4th DISTRICT,  
3rd SECTION, BARTOW COUNTY, GEORGIA

MARTIN LUTHER KING, JR. DRIVE 35' R/W



FIELD TRAVERSE:  
CLOSURE; ONE FOOT IN 20,000 FEET  
USING A LIETZ SET 3.  
ANGULAR ERROR; 0°00'06" PER ANGLE  
POINT USING A LIETZ SET 3.  
ADJUSTED; USING THE COMPASS RULE.

2623-1.CRD 2623-5.DWG  
FLOOD INSURANCE RATE MAP 13015C0266 G  
DATED SEPT. 28, 2007 SHOWS THIS PROPERTY  
IS NOT IN THE 100 YEAR FLOOD ZONE.

NOTE: IRON PINS ARE (1/2" RE-BAR)  
EXCEPT AS SHOWN.

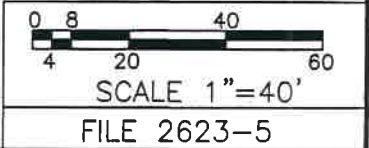
SMITH & SMITH LAND SURVEYORS, P.C.  
2 SOUTH AVENUE, CARTERSVILLE, GA. 30120  
PHONE 770-382-0457

PLAT CLOSURE;  
ONE FOOT IN  
50,000 FEET.  
MAY 30, 2013

REGISTERED LAND SURVEYOR No. 1803



R/W — RIGHT OF WAY	R — RADIUS LP — LIGHT POLE
IPP — IRON PIN PLACED	-X-X- FENCE
IPF — IRON PIN FOUND	— LAND LOT LINE
CM — CONCRETE MARKER	⊙ — CENTER LINE
CH — CHORD	—*— POWER LINE
L OR A — LENGTH OF CURVE	PP — POWER POLE



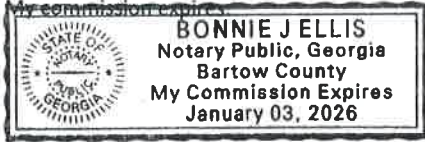
MAG. NORTH

**Application for Special Use**  
City of Cartersville

Case Number: 5023-01  
Date Received: 2-16-2023

**Public Hearing Dates:**

Planning Commission 4-11-2023 5:30pm 1<sup>st</sup> City Council 4-20-2023 7:00pm 2<sup>nd</sup> City Council 5-4-2023 7:00pm

Applicant Duncan Auto Sales, Inc. (printed name) Office Phone (770) 334-8026  
Address 401 N. Tennessee St. Mobile/ Other Phone \_\_\_\_\_  
City Cartersville State GA Zip 30120 Email duncanautosalesteam@gmail.com  
Representative's printed name (if other than applicant) Robert L. Walker, Esq. Phone (Rep) (770) 387-1373  
Robert L. Walker Email (Rep) rwalker@jbwpc.com  
Representative Signature \_\_\_\_\_ Applicant Signature \_\_\_\_\_  
Signed, sealed and delivered in presence of:  
Bonnie J. Ellis My commission expires:  
Notary Public 

\* Titleholder Sherric C. Cline (titleholder's printed name) Phone \_\_\_\_\_  
Address 142 Old Rudy York Rd. Email \_\_\_\_\_  
Signature Robert L. Walker  
Signed, sealed, delivered in presence of:  
Bonnie J. Ellis My commission expires:  
Notary Public 

Present Zoning District M-4 Parcel ID No. \_\_\_\_\_  
Acreage .14 Land Lot(s) 384 District(s) 4 Section(s) 3  
Location of Property: 403 N. Tennessee Street, Cartersville, GA 30120  
(street address, nearest intersections, etc.)  
Reason for Special Use Request: Applicant desires to use the property to park, repair and service vehicles to be sold by Duncan Auto Sales, Inc.  
(attach additional statement as necessary)

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

# SPECIAL USE JUSTIFICATION

The Mayor and City Council, upon review, may authorize a Special Use which is not classified as a permitted use by right in a zoning district.

## Zoning Ordinance section 16.3.A

*In the interest of the public health, safety and welfare, the Mayor and Council may exercise limited discretion in evaluating the site which requires a Special use. In exercising such discretion pertaining to the subject use, the Mayor and Council may consider the following, which shall be stated in writing by the applicant and submitted to the department of planning and development to initiate an application for a Special use:*

1. *The effect of the proposed activity on traffic flow along adjoining streets;*
2. *The availability, number and location of off-street parking;*
3. *Protective screening;*
4. *Hours and manner of operation of the proposed use;*
5. *Outdoor lighting;*
6. *Ingress and egress to the property; and*
7. *Compatibility with surrounding land use.*

*Zoning Ordinance section 16.4 states standards for specific uses – if the use you are applying for has additional standards, these must also be addressed below.*

### Use applied for:

Parking, Repairing and Servicing vehicles to be sold by Durcan Auto Sales, Inc.

Standard #1: The effect of the proposed activity on traffic flow along adjoining streets.

### How Standard #1 has / will be met:

Traffic flow will not be adversely effected as virtually all operations involving ingress/egress by the public will remain at adjacent property at 401 N. Tennessee St.

Standard #2: The availability, number, and location of off-street parking.

### How Standard #2 has / will be met:

There is adequate parking for 5 to 10 vehicles between the building located on the property and N. Tennessee St.

Standard #3: Protective screening.

### How Standard #3 has / will be met:

There is no protective screening on the property. However, the building located on the property has 2 service bays with doors that would allow for vehicles to be pulled in and hidden from view while repairs are being performed.

Standard #4: Hours and manner of operation of the proposed use.

How Standard #4 has / will be met:

The manner of operation is the parking, repairing and servicing of vehicles to be sold by Doreen Auto Sales, Inc. Hours are M-F, 9:30 am to 5:30 pm, and Saturdays and Sundays by appointment only.

Standard #5: Outdoor lighting.

How Standard #5 has / will be met:

The only outdoor lighting is located on the exterior of the building.

Standard #6: Ingress and egress to the property.

How Standard #6 has / will be met:

There is adequate ingress/egress from N. Tennessee St. Additionally, much of the time the property will be accessed internally from the adjacent property at 401 N. Tennessee St.

Standard #7: Compatibility with surrounding land use.

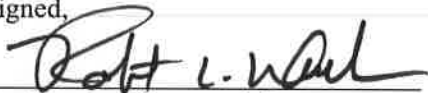
How Standard #7 has / will be met:

The use is compatible with surrounding land uses. In fact, there are identical, larger establishments in the immediate vicinity being used in the same fashion.

Additional standards from Zoning Ordinance section 16.4 for use applied for and how they are met:

Not applicable

Signed,



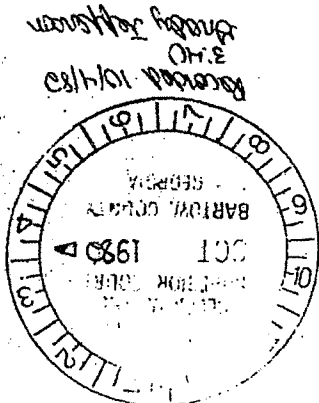
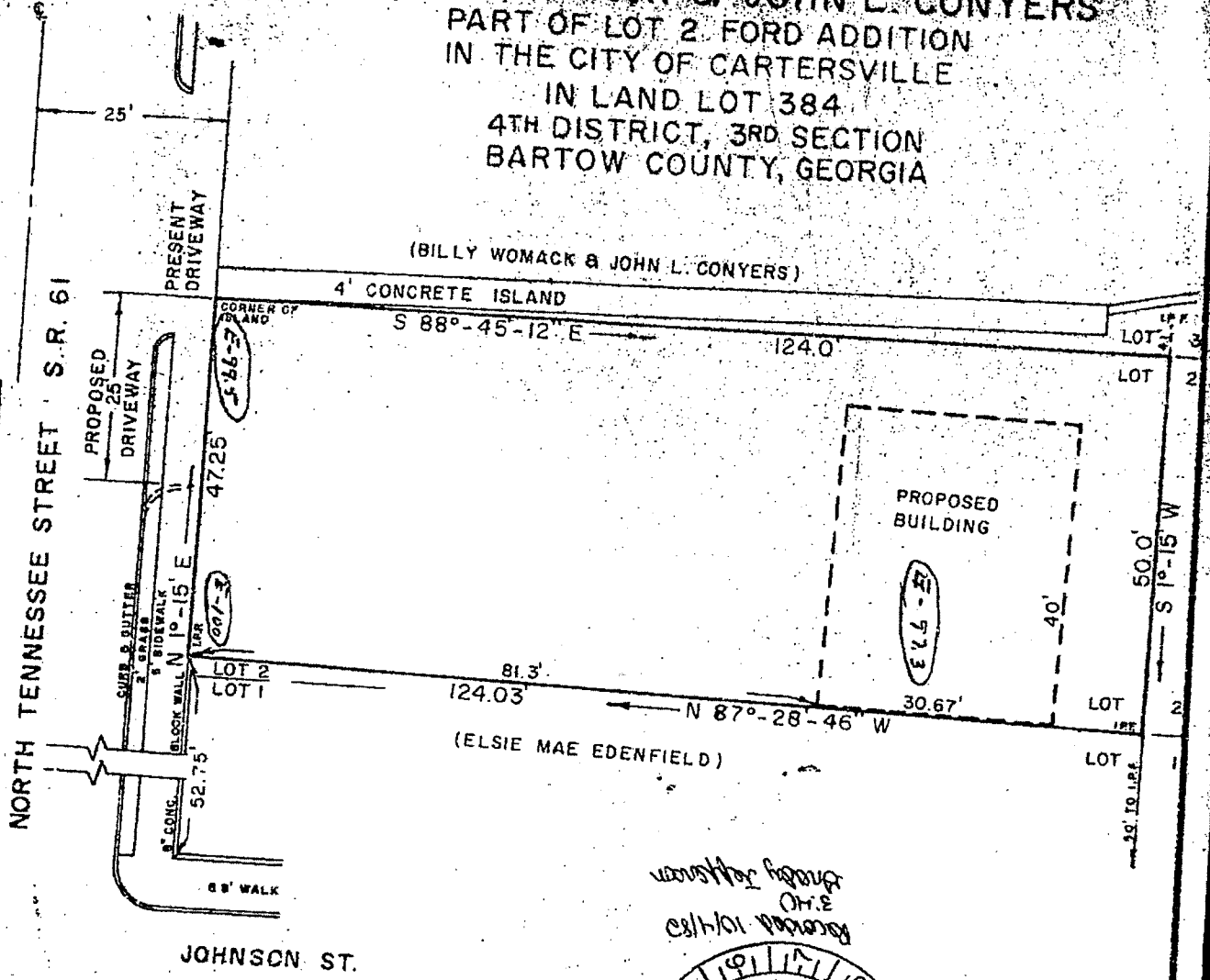
Applicant or Representative

Feb. 16, 2023

Date



SURVEYED FOR  
**BILLY WOMACK & JOHN L. CONYERS**  
 PART OF LOT 2, FORD ADDITION  
 IN THE CITY OF CARTERSVILLE  
 IN LAND LOT 384  
 4TH DISTRICT, 3RD SECTION  
 BARTOW COUNTY, GEORGIA

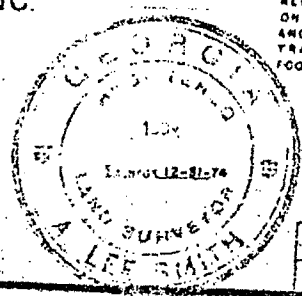


**SMITH & SMITH LAND SURVEYORS, INC.**  
 CARTERSVILLE, GEORGIA

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

*A. Lee Smith*

REGISTERED LAND SURVEYOR No. 1309



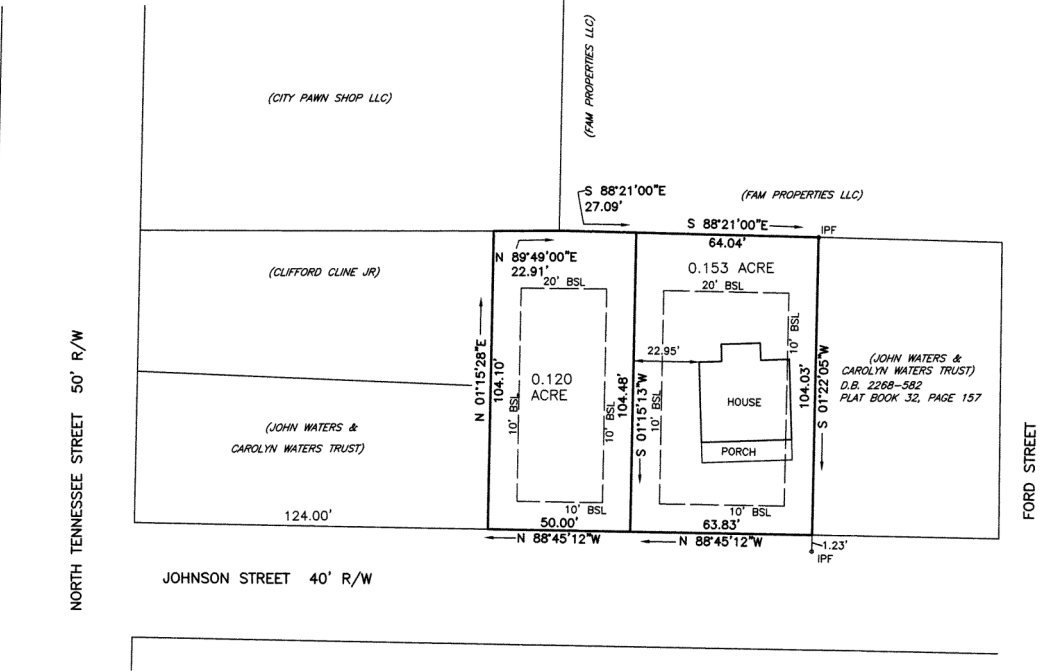
ALL BEARINGS ARE COMPUTED FROM ONE MAGNETIC BEARING AND THE ANGLES OF THE TRAVERSE. THE TRAVERSE HAS A CLOSURE OF 1 FOOT IN 10,000 FEET.

AUGUST 14, 1974

SCALE 1" = 20'  
 FILE 1035

MAG. NORTH

SPACE FOR CLERK OF SUPERIOR COURT  
**BK:2018 PG:254-254**  
**P2018000250**  
 FILED IN OFFICE  
 CLERK OF COURT  
 08/23/2018 06:55 AM  
 MELBA SCOGGINS, CLERK  
 SUPERIOR COURT  
 BARTOW COUNTY, GA  
*Melba Scoggins*  
 2670507172  
 PARTICIPANT ID



**OWNER'S CERTIFICATE**  
 The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, that all state, city and county taxes or other assessments now due on this land have been paid, that all streets, water systems, drains and drainage easements, and public places shown are dedicated to the use of the public forever.  
*John C. Waters* 08-15-2018  
 Owner Date

**SURVEYOR'S CERTIFICATE**  
 It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision, that all monuments shown hereon actually exist and their location, size, type and material are correctly shown, and that all requirements of the development and zoning regulations have been fully complied with.  
*William C. Smith* AUGUST 13, 2018  
 Surveyor Date

**CITY OF CARTERSVILLE CERTIFICATE:**  
 In accordance to the City of Cartersville Development Regulations and the City's Zoning Ordinance, all requirements of approval having been fulfilled, this plat was given final approval by the following City personnel on behalf of the City of Cartersville:  
 1. *[Signature]* 8-13-18  
 Zoning Administrator Date  
*[Signature]* 8-22-18  
 Water Superintendent Date  
 City Engineer Date?

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 GOVERNMENT BODIES BY ANY PURCHASER OR USER APPROVAL IS OF THIS PLAT AS TO INTENDED USE OF THE PARCEL.

SPACE FOR GOVERNMENT BODY APPROVAL

SURVEY FOR  
 PROPOSED LOT SPLIT FOR  
**JOHN WATERS &  
 CAROLYN WATERS**  
 PROPERTY IN THE CITY OF CARTERSVILLE  
 IN LAND LOT 384  
 4th DISTRICT, 3rd SECTION  
 BARTOW COUNTY, GEORGIA

**FIELD TRAVERSE:**  
 CLOSURE: ONE FOOT IN 20,000 FEET  
 USING A LIETZ SET 3.  
 ANGULAR ERROR: 0'00'06" PER ANGLE  
 POINT USING A LIETZ SET 3.  
 ADJUSTED; USING THE COMPASS RULE.

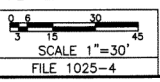
**ZONING NOTE**  
 THIS PROPERTY IS ZONED "M-U"  
 MULTIPLE USE DISTRICT  
 SET BACKS ARE AS FOLLOWS  
 FRONT 10 FEET  
 SIDE 10 FEET  
 REAR 20 FEET

1025.CRD 1025-4.DWG  
 FLOOD INSURANCE RATE MAP 13015C0266 G  
 DATED SEPT.28, 2007 SHOWS THIS PROPERTY  
 IS NOT IN THE 100 YEAR FLOOD ZONE.  
 NOTE: IRON PINS ARE (1/2"RE-BAR)  
 EXCEPT AS SHOWN.

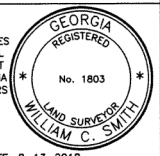
SMITH & SMITH LAND SURVEYORS, P.C.  
 LAND SURVEYOR FIRM No. LSF1000133  
 2 SOUTH AVENUE, CARTERSVILLE, GA. 30120  
 PHONE 770-382-0457  
 REGISTERED LAND SURVEYOR No. 1803



PLAT CLOSURE;  
 ONE FOOT IN  
 288,000 FEET.  
 JULY 20, 2018  
 REVISED 08-13-2018



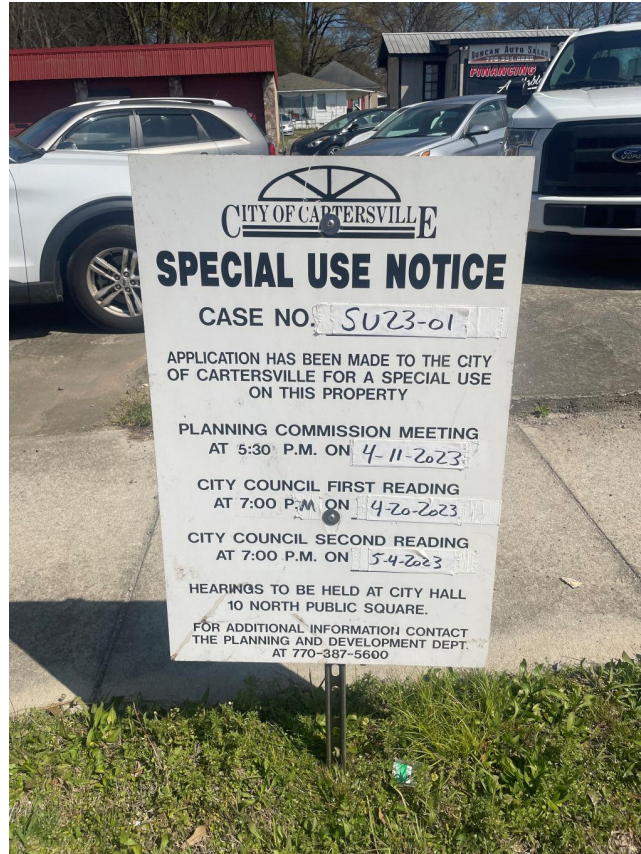
FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.  
 TO BE PROPERLY  
*William C. Smith* DATE: 8-13-2018  
 WILLIAM C SMITH, GEORGIA REGISTERED LAND SURVEYOR No. 1803  
 DATE OF LAST FIELD SURVEY WORK: 8-11-2018



MAG. NORTH



Images taken 3-23-23



Images taken 4-3-23



306 Johnson St



306 Johnson St



401 N. Tennessee St



401 N. Tennessee St



403 N. Tennessee St