

MINUTES OF THE CARTERSVILLE BOARD OF ZONING APPEALS

The Cartersville Board of Zoning Appeals met in a regularly-scheduled meeting on May 9, 2024, in the Council Chambers.

ROLL CALL

Board Members Present: Lamar Pendley, Linda Brunt, John Clayton, JB Hudson, and Jacqueline Hendricks
Absent: Kevin McElwee and Patrick Murphy
Staff Present: Randy Mannino, David Hardegree, Zack Arnold and Julia Drake

APPROVAL OF MINUTES

1. April 11, 2024

Board Member Clayton made a motion to approve the minutes from April 11, 2024. Board Member Hudson seconded the motion. Motion carried unanimously. Vote: 4-0

VARIANCE CASES

2. V24-12: 310 S. Tennessee St.

Applicant: Angie Vittur

Variance: To increase the area of a wall sign

Board Member Clayton recused himself from this case.

David Hardegree, Assistant Planning and Development Director stated that all adjacent property owners had been properly notified and property had been advertised. Continuing, he gave an overview of the case stating this was a variance application by applicant, Angie Vittur, for property located at 310 S. Tennessee St., zoned M-U (Multiple Use). Said property contains approximately 1.07 acres.

The applicant has painted a new wall sign on an accessory structure to promote her car sales business. The sign is approximately 8ft tall by 20ft long, totaling 160 square feet of sign area. The City Ordinance for wall signs, Sec. 20-26., requires wall signs to not exceed 2 square feet for every linear foot of building frontage, up to a maximum of 200 square feet in total area. The applicant's building has a frontage of 20ft, which would allow for 40 square feet of total sign area. The applicant's request is to exceed the allotted size by 120 square feet of sign area.

Chairman Pendley opened the public hearing.

Angie Vittur, 1382 Varner Road, Marietta, came forward to represent the application and to answer any questions from the board.

Dorothy Reavis, 308 List Lane, Acworth, came forward and stated she was the artist of the mural and to speak for the application.

Hannah Cook, Director of Art in Bartow, came forward to speak for the application.

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

Board Member Hudson made a motion to approve V24-12. Board Member Brunt seconded the motion. Motion carried unanimously. Vote: 4-0 with Chairman Pendley voting.

Board Member Clayton rejoined the meeting.

3. V24-13: 10 Bob White Trail

Applicant: Leonard Mathias

Variance: To allow an accessory structure to exceed 50% of the principal structure

Mr. Hardegree gave an overview of the case stating this was a variance application by applicant, Leonard Mathias for property located at 10 Bob White Trail, zoned R-20, Single-family Residential. Said property contains approximately 0.99 acres. Setbacks are Front/Rear- 20ft and Side- 10ft.

Mr. Mathias requests to add on to an existing auto garage. The existing garage is approximately 1,985 square feet which exceeds 50% of the size of the primary structure that is allotted by ordinance. Since the existing garage was constructed before the Zoning Ordinance was adopted, a variance was not necessary for the initial construction. The new addition Mr. Mathias is proposing would add 1,280 square feet to the structure, making the garage a total of 3,264 square feet.

The Zoning Ordinance referring to accessory structure (Sec. 4.9.) states that accessory building floor area shall be no larger than 50% of the principal structure area. According to tax records, Mr. Mathias' primary structure is 2,828 square feet. If approved, the request would increase the allotted accessory structure size to 115% of the primary structure.

The variance requests are for the following and per the submitted surveys and site plan sketch:

1. To increase the allowed floor area of an accessory structure from 50% to approx. 115% of the principal structures' floor area (Sec. 4.9, para. 3);

Chairman Pendley opened the public hearing.

Leonard Mathias came forward to represent the application and to answer questions from the board members. Continuing, he stated that he enjoys restoring old Mustangs and does take in cars to work on and simply needs more room. The proposed addition will be the same roof height and same color as the existing garage.

Board Member Brunt inquired if the applicant is running a business at this location, to which Mr. Mathias stated he was not. However, by definition, of the work that is being performed, it was determined that a business is being conducted in the garage. Additionally, Ms. Brunt inquired if any individual would be living in the garage, to which Mr. Mathias responded with 'no'.

Greg Culverhouse, 3 Bob White Trail, came forward to speak against the application for the purposes that a business is being operated in the garage and provided a handout for the Board which entailed advertising of said business on Facebook (see Exhibit A) and the applicant does not

possess an Occupational Tax Certificate. Additionally, this type of business is not allowed in a residential area. Continuing, this application does not meet any of the requirements for a variance.

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

Board Member Brunt made a motion to deny V24-13. Board Member Hendricks seconded the motion. Motion carried unanimously. Vote: 4-0

OTHER

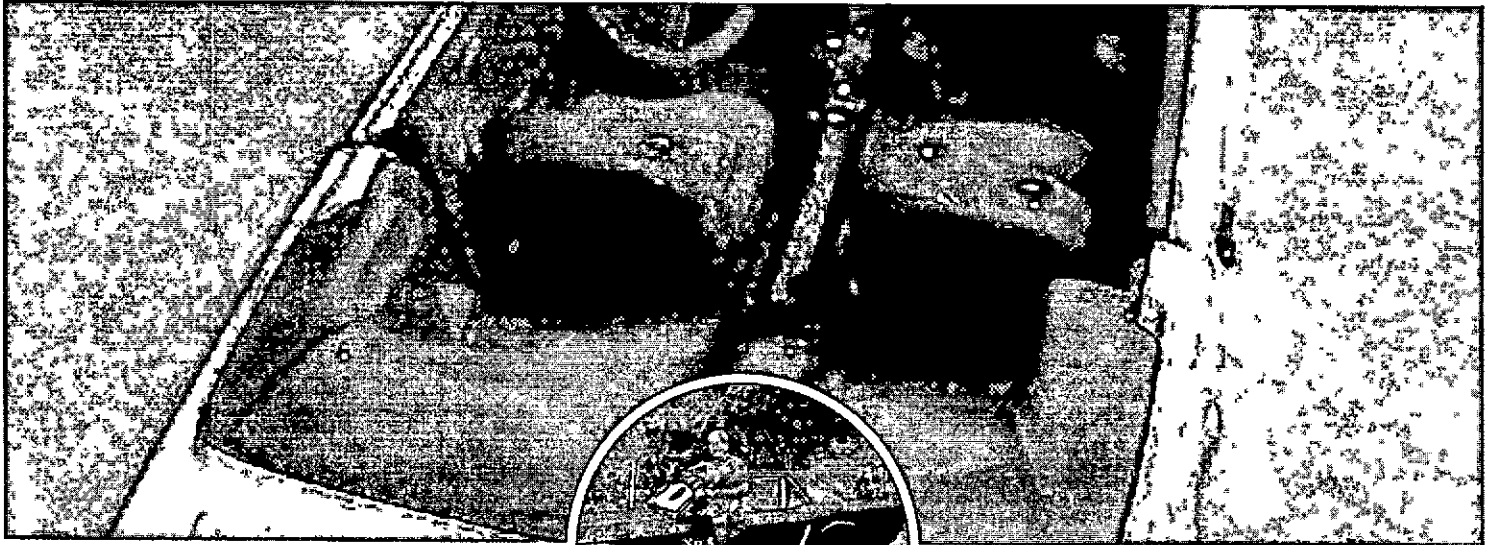
Mr. Hardegree stated that Chairman Pendley and Board Member Hudson and Board Member Clayton terms were due to expire on June 1, 2024, and inquired if these members would be willing to continue to serve. Chairman Pendley and Board Member Hudson stated they would be willing to continue to serve for an additional four (4) years with a new term expiration of June 1, 2028.

Board Member Clayton stated that he would not be willing to continue to serve as he has accepted a seat on the Planning Commission.

With no other business to discuss, Board Member Brunt made a motion to adjourn at 6:21 P.M.

June 11, 2024
Date Approved

/s/ _____
Chairman



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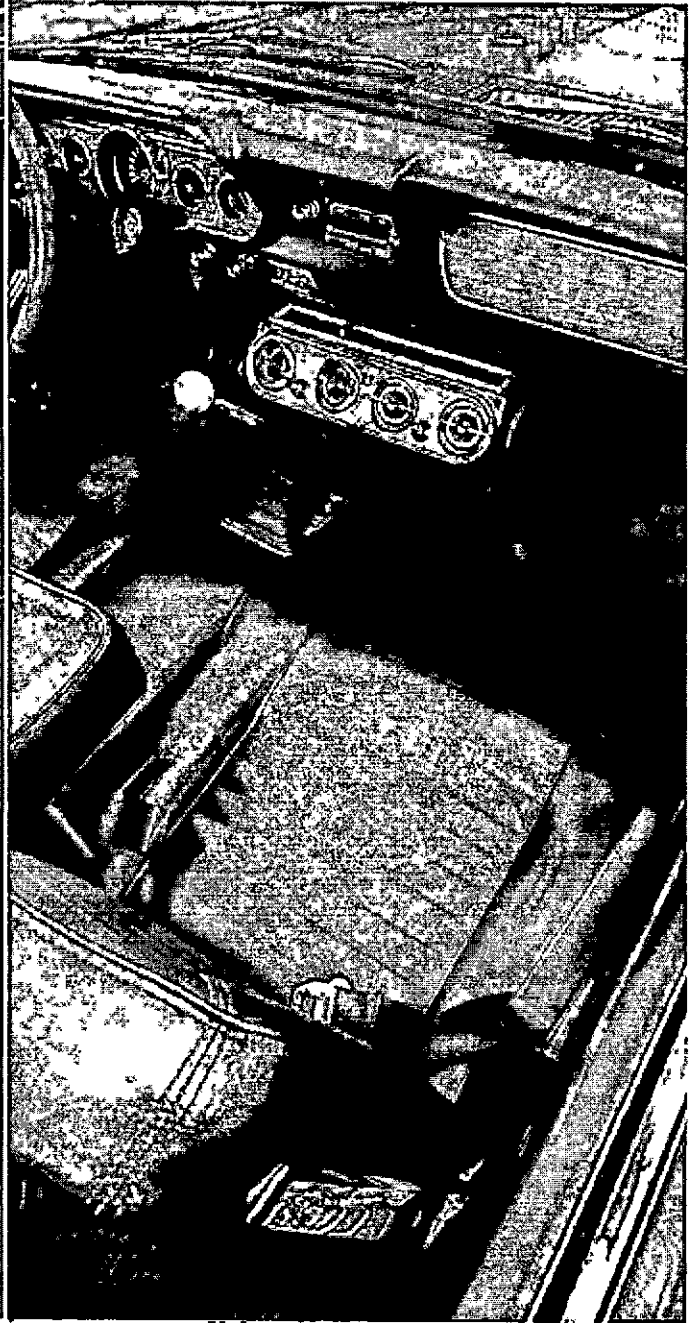
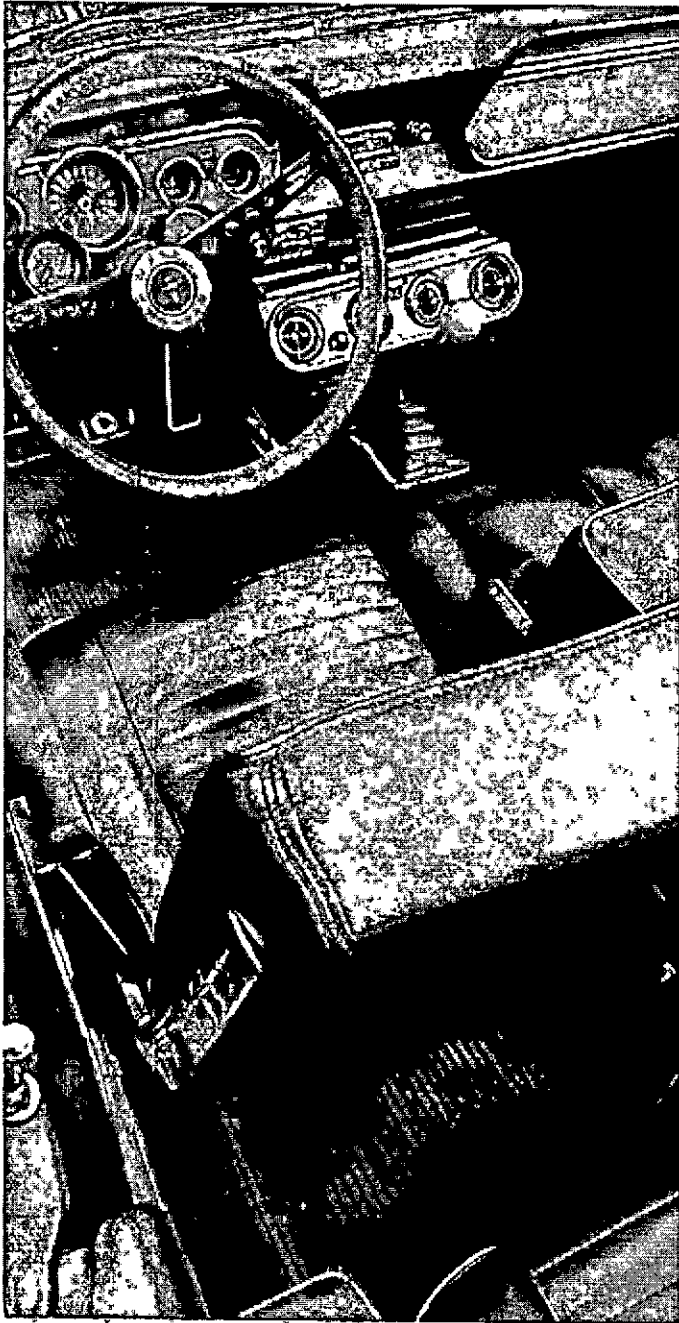
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Mustang Farm Restoration Service



Last Mustang Club meeting before the Hardy Ford show. One Mustang for here and a 72 convertible for their home in Germany. My two favorite Mustangers always show up when they are in the country



12

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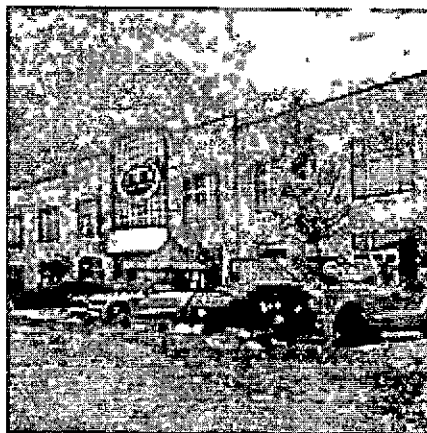
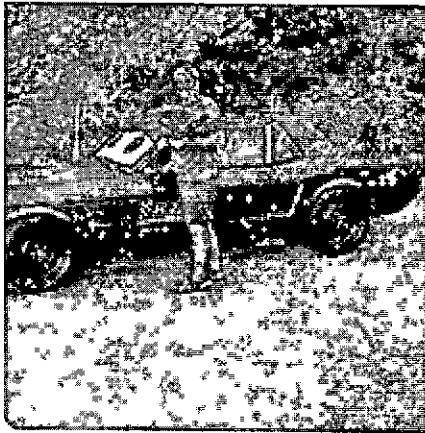
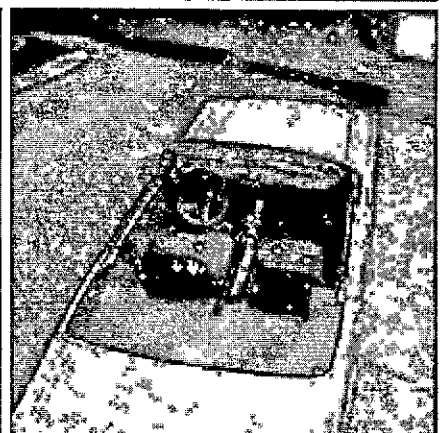
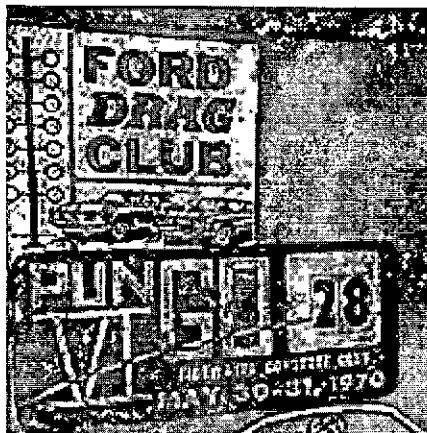
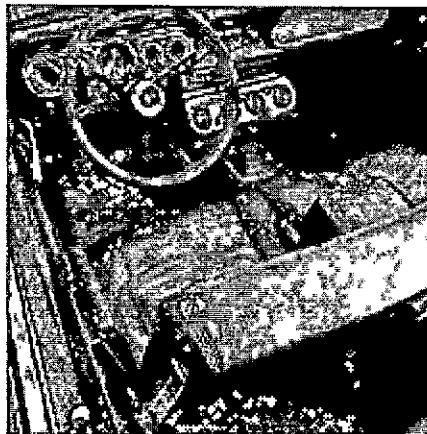
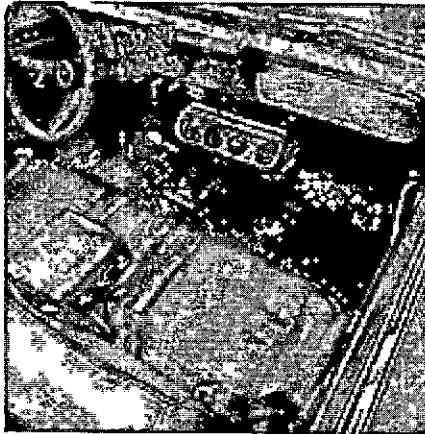




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August 7, 2023 · 🌐

