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October 10, 2024

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Mr. David Hardegree
City Planner
City of Cartersville, Georgia

Re: Oldcastle APG South, Inc. applications for annexation and rezoning

Dear David,

I am writing this letter in regards to Oldcastle APG South, Inc's variance application, which is your case V24-22, in order to better explain this application, and in advance of our hearing on October 10th. Karl Lutjens and I will be present to present the application and would like to ask you to make available the drawings that I include with this letter. I will allow Mr. Lutjens to discuss the fine points of engineering, but in laymen's terms, Oldcastle needs a height variance to a total of 61 feet in order to allow for a construction of a group of silos served by a conveyor belt to store the aggregate from which its product will be made. Without the height variance, the silos will not be able to be built in a way that allows the efficient use of the property or the facilities.¹ Further, storing the project on the ground would be very difficult because of the size of the property and the amount of floodplain.

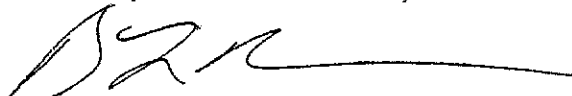
Granting this height variance will have no negative impacts; the proposed silos are situated at the back of the property, behind buildings, and lower than the more prominent existing silo, such that it is unlikely that anyone observing from the public right of way or neighboring properties would even recognize that these silos are slightly higher than the standard height limitation.

Further, I want to add that these silos themselves will not make noise or cause the release of dust, so to the extent that those concerns were to be raised, they would not be relevant to this height variance request.

Thank you for your assistance with this application and let me know if I can provide further information.

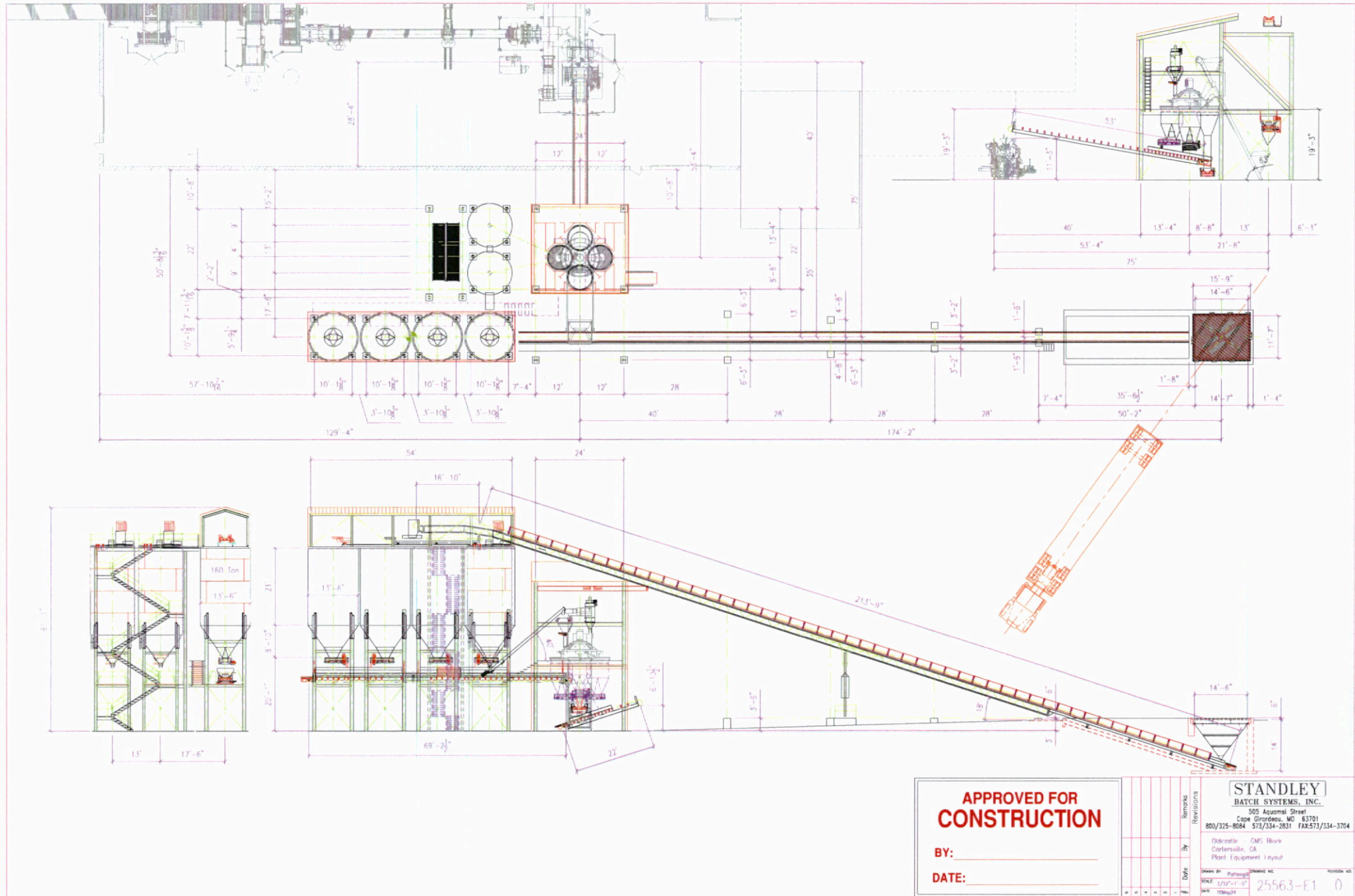
Very truly yours,

JENKINS, BOWEN & WALKER, P.C.



Brandon L. Bowen

¹ We believe that application of a fifty-foot height limitation, and any limitation up to the amount of the variance requested, would be unreasonable and unconstitutional as applied to this property, where the long-existing facility is actually several feet higher than the new proposed structure. Further, denial of the variance would frustrate development of the facility in the manner recently approved by the Mayor and City Council.





Oldcastle APG
A CRH COMPANY

View from Cassville Road

26 March 2024