

SPECIAL USE APPLICATION SYNOPSIS

REQUEST SUMMARY:

Applicant requests a special use permit to construct an apartment behind an office in the same building.

Petition Number(s): **SU24-02**

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: **Josh McWhorter**
Representative: **Shane Kemp, Graphite Construction Company**
Property Owner: **Same**
Property Location: **123 Leake St. Parcel ID C002-0002-061**
Access to the Property: **Leake St.**

Site Characteristics:

Tract Size: **0.31 +/- ac.** District: **4th** Section: **3rd** LL(S): **483**

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

LAND USE INFORMATION

Current Zoning: **DBD (Downtown Business District)**
Proposed Zoning: **No change**
Proposed Use: **Apartment behind commercial/ office in same building**
Current Zoning of Adjacent Property:
North: **DBD**
South: **R-7 (Single Family Residential)**
East: **DBD**
West: **DBD**

The Future Development Map designates the subject property as: **DBD**

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

2. City Department Comments (as of Mon. 1/30/24):

Electric: Takes no exception.

Fibercom: Takes no exception.

Fire: No comment received

Gas: No comment received

Public Works: No comment received.

Water and Sewer: Cartersville Water Department has the following comment:

1. Each individual unit must be served from a separate service. Please contact Terry Jordan at (770)-607-6294 for water and sewer fees.

3. Public Comments:

1/24/24: Darla McAfee. Email Inquiry. Application emailed.

4. Special Use Review

Josh McWhorter, applicant, requests the special use permit to construct an apartment behind an office in the same building. In the DBD, a Special Use permit is required for apartments and condominiums, above, below, or behind commercial and office uses in the same building.

Per Sec. 16.4.2, the following are specific Special Use Standards for apartments and condominiums, above, below, or behind commercial and office uses in the same building:

- **Minimum square footage of a (1) bedroom apartment- 600sf. 659sf provided.**
- **Minimum parking spaces for the apartment- Two (2) Required. Two (2) provided.**
- **Minimum parking spaces for the Office space,1441sf- Five (5) spaces required (3 spaces/ 1000sf). Min. six (6) spaces provided between 123 Leake St and 162 W. Main St. See parking agreement for 162 W. Main St.**

All requirements can be met.

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).

Sec. 9.4. downtown Business District

See attached.

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 (Staff response):

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 Leake St. is anticipated.

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

How Standard #2 has / will be met: 3-4 spaces are available on site. A parking agreement for (5) spaces has been executed for spaces at 162 W, Main St. See agreement.

Standard #3: Protective screening.

How Standard #3 has / will be met: Not required. Site is developed.

Standard #4: Hours and manner of operation:

How Standard #4 has / will be met: Apartment use is as required. Office use is expected to be normal business hours.

Standard #5: Outdoor lighting

How Standard #5 has / will be met: None required or proposed.

Standard #6: Ingress and egress to the property.

How Standard #6 has / will be met: Leake 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:

16.4.2. Apartment, above, below, or behind commercial and office uses in the same building.

A. Allowable districts: DBD, M-U, P-D, O-C, and G-C.

B. Standards:

1. The dwelling unit shall comply with all applicable City of Cartersville building and fire codes.
2. Minimum floor area requirements for a dwelling unit shall be the following:
 - *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.
3. Minimum number of parking spaces: Two (2) spaces for each dwelling unit plus three (3) spaces for each one thousand (1,000) square feet of commercial use.
4. Parking lot outdoor lighting shall be directed away and shielded from residential above or behind commercial use and from abutting residential districts or use. Freestanding street lighting fixtures shall have a maximum height of thirty-five (35) feet.
5. Reserved.
6. Sound-deadening construction materials and techniques should be used and bedrooms should be oriented away from noise sources.



8. Staff Recommendation: Staff does not oppose the application with the following condition:


- 1) The Special Use Permit is nullified if the building use changes and the apartment is removed.


123 Leake St

Parking spaces for 123 Leake St as of 2012.

Legend

-  123 Leake St
-  M Faye McCord



123 Leake St 
M Faye McCord 


90 ft

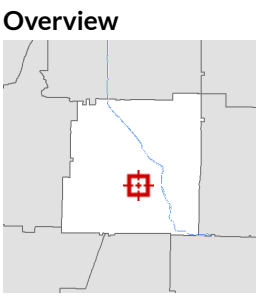
123 Leake St

Parking spaces for 123 Leake St as of 2021.

Legend

-  123 Leake St
-  M Faye McCord

123 Leake St 
M Faye McCord 



Legend
 □ Parcels
 — Roads

Parcel ID	C002-0002-016	Alternate ID	32099	Owner Address	MCCORD M FAYE
Sec/Twp/Rng	n/a	Class	Commercial		509 BOATNER AV
Property Address	123 LEAKE ST	Acreage	0.31		CARTERSVILLE, GA 30120
District	Downtown Development Authority				
Brief Tax Description	LL483 LD4				
	(Note: Not to be used on legal documents)				

Date created: 12/22/2023
 Last Data Uploaded: 12/21/2023 9:40:51 PM

Developed by **Schneider**
 GEOSPATIAL

Application for Special Use
City of Cartersville

Case Number: SU24-02
Date Received: 12-21-23

Public Hearing Dates:

Planning Commission 2/6/24 5:30pm 1st City Council 2/15 7:00pm 2nd City Council 3/7 7:00pm

Applicant Josh McWhorter (printed name) Office Phone (770) 386-0022
Address 162 W. Main St Ste 303 Mobile/ Other Phone _____
City Cartersville State GA Zip 30120 Email josh@mcwhortercp.com
Shane Kemp Phone (Rep) (404) 468-7663
Representative's printed name (if other than applicant) Email (Rep) shane@graphiteconstructioncompany.com

Representative Signature
Signed, sealed and delivered in presence of _____ My commission expires: 5/6/27
J L Cagle Notary Public

* Titleholder Josh McWhorter, Manager (titleholder's printed name) Phone (770) 386-0022
Address Same
Signature _____
Signed, sealed, delivered in presence of: _____ My commission expires: 5/6/27
J L Cagle Notary Public

Present Zoning District DBD ~~1-111~~ Parcel ID No C002-002-061
Acreage .31 Land Lot(s) ≡ 483 District(s) 4 Section(s) 3
Location of Property: 123 Leake Street
(street address, nearest intersections, etc.)
Reason for Special Use Request: Partner in Real Estate Firm wishes to use portion of residence for business use.
(attach additional statement as necessary)

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

CAMPAIGN DISCLOSURE REPORT
FOR ZONING ACTIONS

Pursuant to O.C.G.A. 36-67A-3 any and all applicants to a zoning action must make the following disclosures:

Date of Application: 12/15/23


Date Two Years Prior to Application: 12/15/21

Date Five Years Prior to Application: 12/15/18

1. Has the applicant within the five (5) years preceding the filing of the zoning action made campaign contributions aggregating \$250.00 or more to any of the following:

	YES	NO
Mayor: Matt Santini	_____	✓
Council Member:		
Ward 1- Kari Hodge	_____	✓
Ward 2- Jayce Stepp	_____	✓
Ward 3- Cary Roth	_____	✓
Ward 4- Calvin Cooley	_____	✓
Ward 5- Gary Fox	_____	✓
Ward 6- Taff Wren	_____	✓
Planning Commission		
Lamar Pendley, Chair	_____	✓
Anissa Cooley	_____	✓
Fritz Dent	_____	✓
Greg Culverhouse	_____	✓
Jeffery Ross	_____	✓
Stephen Smith	_____	✓
Travis Popham	_____	✓

2. If the answer to any of the above is **Yes**, please indicate below to whom, the dollar amount, date, and description of each campaign contribution, during the past five (5) years.



 Signature

12/15/23

 Date

Josh McWhorter

 Print Name

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:

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

How Standard #1 has / will be met:

No effect on traffic is anticipated.

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

How Standard #2 has / will be met:

Property has (5) five parking spots located behind structure.

Standard #3: Protective screening.

How Standard #3 has / will be met:

No land disturbance will occur during construction or occupation.



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

How Standard #4 has / will be met:

Typical 9-5 office setting. Business operational for ~8hrs. Mon-Fri.

Standard #5: Outdoor lighting.

How Standard #5 has / will be met:

No New exterior lighting proposed. Any existing ext. lights will be maintained

Standard #6: Ingress and egress to the property.

How Standard #6 has / will be met:

Wrap around drive way is existing and will be utilized.

Standard #7: Compatibility with surrounding land use.

How Standard #7 has / will be met:

Business & Residency at 123 Leake St. will work in conjunction with surrounding businesses.

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

Signed, [Signature]
Applicant or Representative
Date 12/15/23

PARKING SPACE RENTAL AGREEMENT

I. **The Parties.** This agreement dated January 2, 2024 is by and between 162 West Main Street Village, LLC with a mailing address of 162 W. Main Street, Suite 303, Cartersville, Georgia, 30120 (Hereinafter known as the 'Lessor') and The McWhorter Group, LLC with a street address of 162 W. Main Street, Suite 303, Cartersville, Georgia, 30120 (Hereinafter known as the 'Lessee') for five (5) parking spaces located at 162 W. Main Street, Suite 303, Cartersville, Georgia, 30120. Other Details: Parking will be in the rear of the building adjacent to and reserved for 123 Leake Street.

II. **Term.** The tenancy shall be on a fixed term.

This agreement begins on January 2, 2024 and ends on November 30, 2025.

III. **Rent.** The payment of rent by the Lessee to the Lessor shall be due on the first (1st) of every year in the amount of \$250.00 (US Dollars). Payment shall be delivered to the Lessor by the Lessee in the following manner: Rent shall be sent via check to the Lessor's mailing address provided.

IV. **Subletting.** The Lessee is not allowed to sublease (sublet) the space without the direct written consent from the Lessor.

V. **Current Registration & Insurance.** Lessee may only use the space for vehicles that are up-to-date with all State and local registration. In addition, all vehicles must maintain current with insurance that is legal under the State of registration.


VI. **Maintenance.** Lessee is required to keep the vehicle in good repair and free of hazardous leaks of oils or liquids. No repairs of any type are allowed on the parking space and, if needed, must be towed to a location that allows such activities.

VII. **Use of Space & Damage.** The use of the space may only be for the parking of a vehicle that is owned/leased by the owner. No storage of personal property may be allowed in the space. Lessor is not liable for any damage done to the vehicle or personal property taken from it. All liability to the vehicle and personal property will be responsibility of the Lessee.

VIII. **Governing Law.** This agreement shall be governed under the laws in the State of Georgia.

This agreement was signed on January 2, 2024.

Lessor's Signature  _____
162 West Main Street Village, LLC

Lessee's Signature  _____
The McWhorter Group, LLC



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

Residential Permit Application

NOTICE: THIS FORM MUST BE COMPLETED, SIGNED AND SUBMITTED BEFORE A PERMIT MAY BE ISSUED. NO WORK MAY COMMENCE BEFORE THE ISSUANCE OF THE PERMIT

*** ATTACH SITE PLAN THAT INDICATES LOCATION OF THE STRUCTURE AND SETBACKS***

*** ORIGINAL SIGNATURE OF GC REQUIRED ON EACH APPLICATION***

SUBDIVISION: _____ LOT # _____

PROJECT ADDRESS: 123 Leake Street Cartersville 30120
CITY ZIP

OWNERS NAME: Josh McWhorter ADDRESS: 123 Leake St. Cartersville PHONE#: 770-386-0022

CONSTRUCTION TYPE: VB VALUATION/CONSTRUCTION COST \$30,000.00 SQ. FT: 603 BATHROOMS 1 BEDROOMS: 1

NEW HOME _____ ADDITION _____ REMODEL EXTERIOR X REMODEL INTERIOR X DETACHED ACCESORY BUILDING _____

OF STORIES: 1 SPLIT LEVEL: _____ GARAGE: _____ BASEMENT: YES ___ or NO X HISTORIC DISTRICT: YES X or NO ___ FLOODPLAIN: YES ___ or NO ___

DESCRIBE WORK Demolition, Carpet, Paint, Mill-work (Cabinetry) Exterior Paint and Siding, Patch & Repair

Contractors Name: Graphite Construction Company

EMAIL: dillonr@graphiteconstructioncompany.com CELL # 678-800-6408

ADDRESS: 102 North Bartow Street Cartersville

CITY ZIP

STATE LICENSE #: GCQA006720 BUSINESS LICENSE #: LCC201900345
(CONTRACTOR) EFFECTIVE 7/1/07

SIGNATURE: Dillon Richoz _____ NAME OF CI

THIS MUST BE SIGNED IN FRONT OF PERMIT CLERK

*****OFFICAL USE ONLY*****

SETBACKS _____

NOTES _____

APPROVAL: ZONNING ADMINISTRATOR _____ DATE _____

APPROVAL: BUILDING INSPECTIONS _____ DATE _____

PROJECT CONTACT:



Graphite Construction Company
162 W. Main Street, Suite 307
Cartersville, Georgia 30120
Phone 770 334 2774

DRAWN BY:

CHC

Leake Street Law Office/Residence

123 Leake Street
Cartersville, Georgia 30120

Christian H. Crookless, RA, NCARB

3613 Hampstead Lane, Northeast

Roswell, Georgia 30075

678.662.3904 | www.crookless@gmail.com

GENERAL NOTES:

THE INFORMATION SHOWN IN THESE DRAWINGS IS BASED ON ACTUAL FIELD MEASUREMENTS AND OTHER INFORMATION OF RECORD. ALL WORK DESCRIBED IN THESE PLANS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE FOLLOWING CONSTRUCTION CODES.

THE GEORGIA STATE MINIMUM CODES:

- INTERNATIONAL BUILDING CODE - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS
INTERNATIONAL RESIDENTIAL CODE - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS
INTERNATIONAL FIRE CODE - 2018 EDITION (CONTACT STATE FIRE MARSHALL BELOW)
INTERNATIONAL PLUMBING CODE - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS
INTERNATIONAL MECHANICAL CODE - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS
INTERNATIONAL FUEL GAS CODE - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS
NFPA NATIONAL ELECTRICAL CODE - 2020 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE - 2015 EDITION WITH 2020 GEORGIA STATE SUPPLEMENTS AND AMENDMENTS
INTERNATIONAL SWIMMING POOL & SPA CODE - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS

FOR INFORMATION AND QUESTION REGARDING THE LIFE SAFETY CODE (FPA 101), IFC GEORGIA OR THE GEORGIA ACCESSIBILITY CODE, PLEASE CONTACT THE STATE FIRE MARSHALLS OFFICE

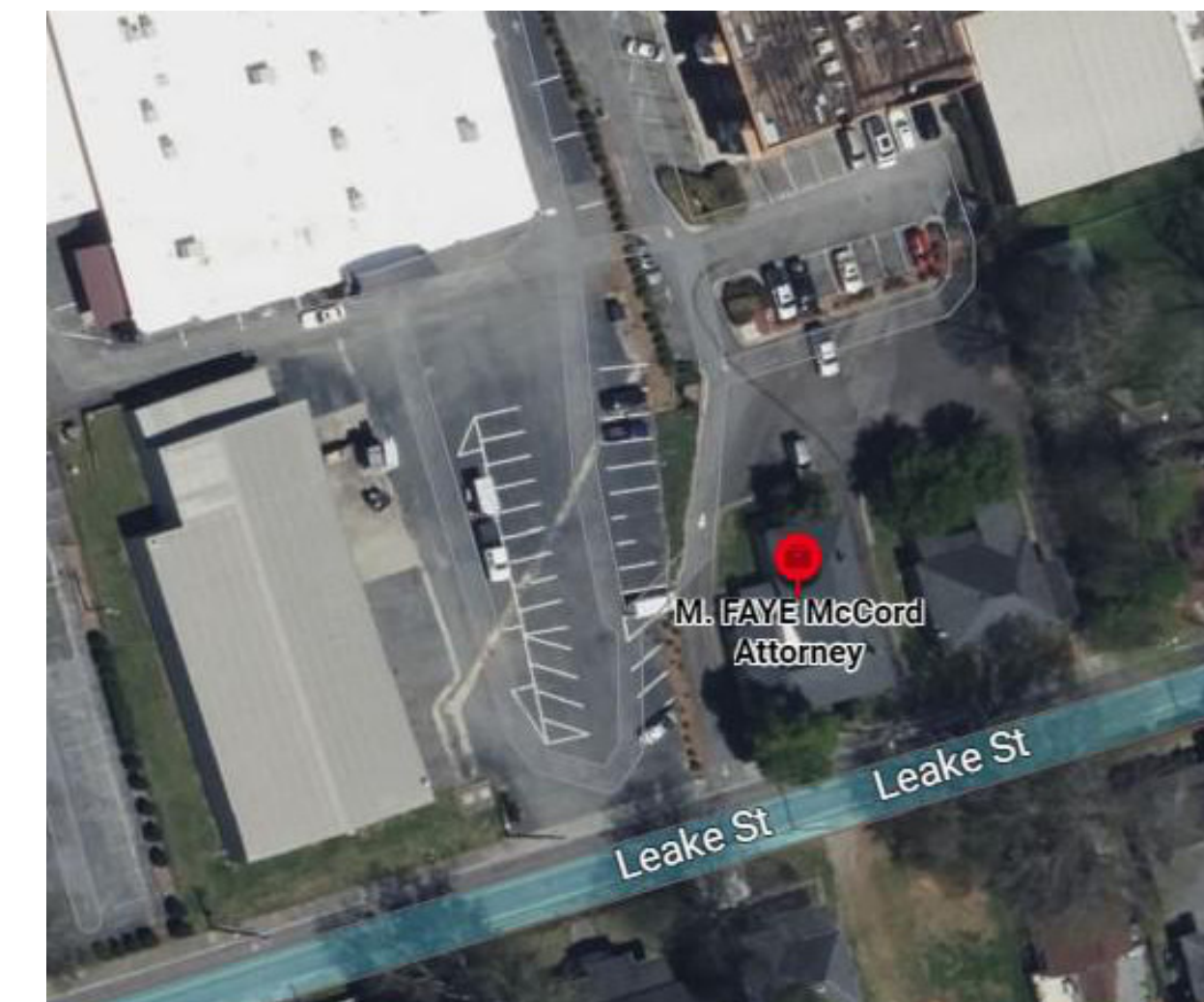
2020 GEORGIA STATE AMENDMENTS HAVE NFPA 101, 2018 EDITION AS GOVERNING LIFE SAFETY COMPONENTS AND ISSUES FOR STRUCTURES AND TENNANTS.

- 5. PRECAST CONC. & LAMINATED WD BEAMS AND COLUMNS TO BE BUILT AND INSTALLED IN ACCORDANCE W/ ALL MANUFACTURER'S SPECIFICATIONS AND AS REQUIRED BY LOCAL CODES, RESTRICTIONS, AND REGULATIONS.
6. PROVIDE APPROVED JOIST HANGERS AT ALL FLUSH JOIST-TO-JOIST AND JOIST-TO-BEAM CONNECTIONS
7. HEADERS IN ALL BEARING PARTITIONS AND BEARING WALLS TO BE SOLID DIMENSIONAL LUMBER SIZED AS INDICATED ON FRAMING PLANS W/ 1/2" SOLID PLYWOOD BETWEEN UNLESS OTHERWISE NOTED. LAMINATED HEADERS AND BEAMS SHALL BE NAILED AS PER MANUFACTURER'S SPECIFICATIONS.
8. ALL HEADERS IN EXCESS OF 4'-0" SHALL HAVE MIN. (2) TRIMMER JACKS ON EACH SIDE
9. PROVIDE ADDITIONAL JOIST OR TRUSS UNDER INTERIOR PARTITIONS RUNNING PARALLEL TO FLOOR JOIST AND HAVING A LENGTH GREATER THAN 6'-0". DOUBLE JOIST UNDER BATHTUBS OR SPACE JOIST AT 12" O.C.
10. ALL BEARING PARTITIONS SHALL HAVE 2 TOP PLATES - STAGGER SPLICES 4'-0" MIN. SPLICES SHALL BE CENTERED OVER TOP OF STUDS. STUDS SHALL ALIGN WITH JOISTS AND RAFTERS ABOVE AND BELOW
11. PROVIDE 2X FIRESTOP BLOCKING AS REQUIRED BY CODE THROUGHOUT.
12. HOLES BORED OR CUT INTO JOISTS SHALL NOT OCCUR WITHIN 2' OF TOP OR BOTTOM OF JOISTS OR IN CENTER ONE THIRD OF JOIST SPAN AND THE DIAMETER OF HOLES SHALL NOT EXCEED ONE THIRD OF THE DEPTH OF THE JOIST. NOTCHES SHALL NOT OCCUR IN TENSION SIDE OF JOIST. NOTCHES IN COMPRESSION SIDE OF JOISTS SHALL NOT OCCUR IN THE CENTER ONE THIRD OF THE SPAN AND SHALL NOT EXCEED ONE SIXTH OF THE DEPTH OF THE JOIST.
13. WHERE THE INSTALLATION OF PLUMBING, HEATING, OR OTHER PIPES NECESSITATES THE CUTTING OF TOP PLATES MORE THAN ONE HALF THEIR WIDTH A METAL TIE NOT LESS THAN 18 GAUGE AND 1 1/2" IN WIDTH SHALL BE FASTENED TO THE PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN (4) 16 PENNY NAILS
14. THE DIAMETER OF HOLES BORED IN BEARING WALL STUDS SHALL NOT EXCEED ONE THIRD THE WIDTH OF THE STUD. WHERE STUDS ARE CUT OR BORED IN EXCESS OF ONE THIRD THE WIDTH OF THE STUD IT SHALL BE REINFORCED TO BE EQUAL IN LOAD CARRYING CAPACITY TO A STUD NOTCHED NOT MORE THAN ONE THIRD ITS DEPTH.
15. OPENING WIDTH WOOD SIZE BEARING
0 TO 3'-0" 2-2X8 6"
5'-1" TO 6'-0" 2-2X10 10"
3'-1" TO 5'-0" 2-2X8 8"
6'-1" TO 7'-0" 2-2X12 12"

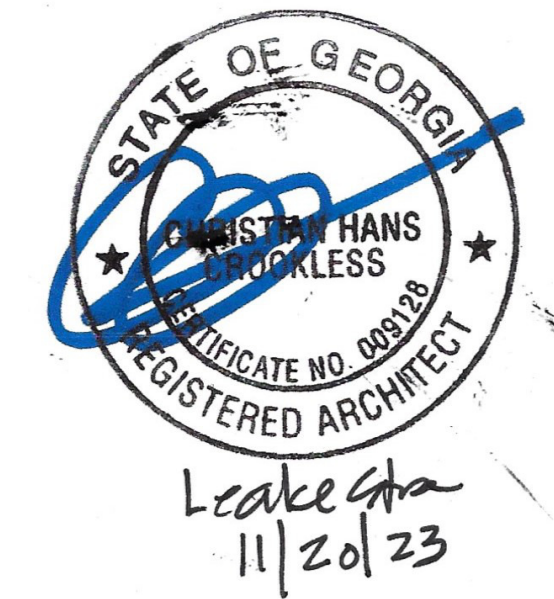
THESE DRAWINGS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT AS IN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR HOME REPRESENTATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO CHRISTIAN CROOKLESS, RA, NCARB

GENERAL NOTES:
OCCUPANCY TYPE: Business /Single Family Residential
NO. OF STORIES: One
CONSTRUCTION TYPE: VB Non Sprinklered
SCOPE OF WORK: Conversion of an Existing Law Office into New Office Space / Residential Unit

SO. FT. DATA
1441 sf Office
659 sf Residential Unit
2100 sf Total



SITE PLAN M. Faye McCord is Previous Owner



- 1. ALL MEANS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CODES, LAWS, AND REGULATIONS OF THE AUTHORITY HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO PLUES, CHIMNEY, FIREPLACE, SMOKE DETECTOR, MASONRY, WOOD CONSTRUCTION, ROOFING, PLUMBING, ELECTRICAL WIRING, EXHAUST FANS, VENTING, MECHANICAL EQUIPMENT, AND DUCTWORK, ETC., AND SUCH CODES, LAWS, AND REGULATIONS SHALL GOVERN OVER ANY CONFLICTING INFORMATION INDICATED ON THE CONSTRUCTION DOCUMENTS.
2. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK, FOR ACTS OR OMISSIONS OF THE CONTRACTORS, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND / OR IN ACCORDANCE WITH LOCAL CODES, RESTRICTIONS, AND REQUIREMENTS.
3. EACH NOTE ON ANY PAGE SHALL BE CONSIDERED AS ONE AND CONSISTENT FOR ALL PAGES.
4. ALL PLAN DIMENSIONS ARE TO FACE OF FINISH PARTITIONS UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS GOVERN OVER SCALE.
6. CONTRACTOR TO CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION - NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION

- 16. THE CONTRACTOR SHALL VERIFY ALL OPENINGS BELOW LINTELS INDICATED ARE ADEQUATE TO ACCEPT DOOR FRAMES, LOUVERS ETC. ARE SHOWN ON THE ARCHITECTURAL AND MECHANICAL DRAWINGS. NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO LINTEL INSTALLATION.
17. NO OPENINGS SHALL BE PLACED ABOVE ANY LINTEL WITHIN A HEIGHT LESS THAN OR EQUAL TO THE WIDTH OF THE CLEAR OPENING BELOW THE LINTEL, UNLESS SPECIFICALLY SHOWN OR APPROVED BY THE STRUCTURAL ENGINEER.

FINISHES:

- 2. ALL INTERIOR WALLS AND CEILINGS TO BE 5/8" THICK GYPSUM WALLBOARD EXCEPT AS OTHERWISE NOTED.
3. SHOWER AND TUB WALLS ARE TO BE CERAMIC TILE ON CEMENTINOUS TILE BACKER BOARD.
4. INTERIOR TRIM AND MOLDINGS INCLUDING BASE, CASINGS, CROWN, CHAIRRAIL, ETC. SHALL BE AS DETAILED AND/OR AS SELECTED BY OWNER

INSULATION:

- 1. INSULATION IN EXTERIOR WALLS, FLOORS, OR CEILINGS SHALL BE PAPER BACKED BLANKET OR ROLL TYPE FIBERGLASS WITH VAPOR BARRIER.
2. INSULATION IN EXT. WOOD FRAME WALLS TO BE R-13 NOM. 3 5/8" AT 2X4 WALLS AND R-19 5 1/2" AT 2X6 WALLS
3. INSULATION IN FLAT CEILINGS ADJACENT TO ATTIC SPACES TO BE NOM. 10" (R-30)
4. PROVIDE R-13 INSULATION W/ FOIL VAPOR BARRIER AT CONC. FOUNDATION WALLS
5. NEW DOORS AND WINDOWS ARE REED TO HAVE AN R-2.8 RATING MIN.

DRAINAGE OF FOOTINGS:

- 2. SLOPE DRAIN TILE AS REQUIRED TO DRAIN TO STORM SEWER OR OUTFALL.

REINFORCING:

- 1. REINFORCING STEEL SHALL BE HIGH STRENGTH NEW BILLET STEEL CONFORMING TO ASTM A615 -95C, GRADE 60 (60,000 PSI).
2. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A - 185.
3. ALL REINFORCING SHALL BE DETAILED FABRICATED AND PLACED IN ACCORDANCE WITH THE ACI'S "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES" (ACI - 315).
4. DETAILS OF REINFORCEMENT SHALL CONFORM TO ACI 318 - 95, ACI 315 - 74 AND CRSI STANDARDS.
5. ALL REINFORCING STEEL MARKED "CONTINUOUS" SHALL BE LAPPED 36 BAR DIAMETERS ST SPLICED AND AROUND CORNER OR INTERSECTION WITH A STANDARD 90 DEGREE BEND ON CORNER BARS.
6. LAP WELDED WIRE MESH ONE FULL MESH AT SIDE AND END LAPS.
7. SLABS ON GRADE SHALL BE 4" THK. CONCRETE AND REINFORCED WITH 6"X6" W1.4XW1.4 WWF LAP MESH 8" IN EACH DIRECTION. PLACE CONCRETE OVER 4 MIL. POLYETHYLENE VAPOR BARRIER AND 4" MINIMUM OF COARSE AGGREGATE OR AS RECOMMENDED BY SOILS ENGINEER. THE AGGREGATE LAYER SHALL BE PLACED OVER FIRM NATURAL SUB GRADE OR ON COMPACTED OR AND CONTROLLED FILL. FILL UNDER SLABS SHALL BE COMPACTED IN 8" LAYERS TO 95% MAXIMUM DENSITY. USE AIR ENTRAINED CONCRETE AT ALL EXTERIOR SLABS. FOUR SLABS IN ALTERNATE PANELS WITH MAXIMUM OF 800 SQUARE FEET AND PROVIDE CONTROL & CONSTRUCTION JOINTS AT 30'-0" MAXIMUM OR AS REQUIRED TO PREVENT UNCONTROLLED CRACKING.

MATERIAL SCHEDULE:

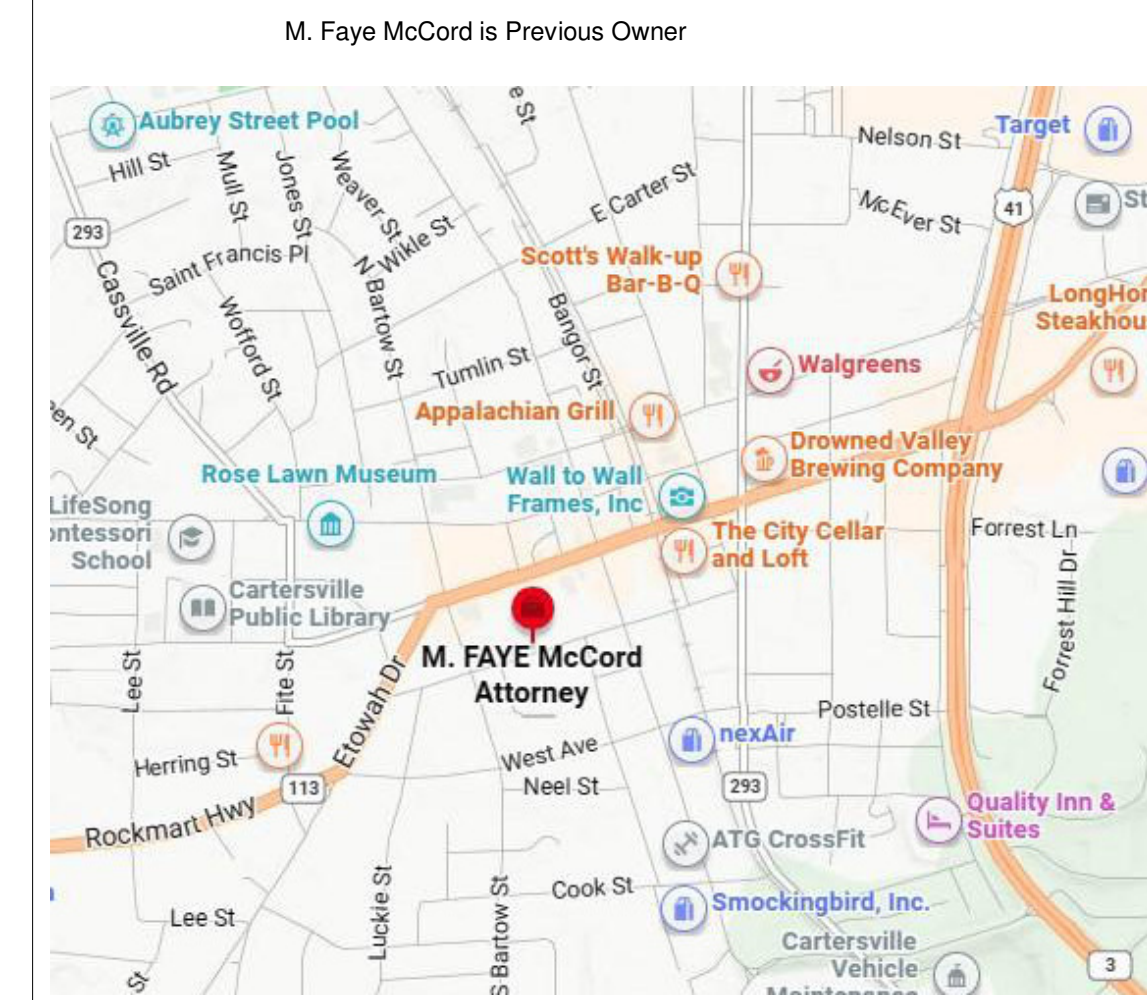
Table with 2 columns: Material Name and Symbol/Pattern. Includes items like BRICK, FINISHED WOOD, CONCRETE BLOCK, PLYWOOD or PARTICLE BOARD, SOLID CONCRETE BLOCK OR FILLED BLOCK, GLASS, CONCRETE, EXPANSION JOINT MATERIAL, GRAVEL or CRUSHED STONE, BATT INSULATION, STEEL, RIGID INSULATION or ROOF PLANK, COMPOSITION TILE, GYPSUM BOARD or GYPSUM DECK, ROUGH WOOD CONTINUOUS, EARTH.

SYMBOLS:

Table mapping symbols to construction elements: NORTH ARROW, WALL SECTION, ELEVATION, DETAIL, ENLARGED DETAIL, WINDOW SYMBOL, DOOR SYMBOL, 100 BEDROOM, ROOM NUMBER & TITLE, 9'-6" AFF, CEILING HEIGHT, KEYED NOTE, PARTITION TYPE, EXISTING CONSTRUCTION, NEW CONSTRUCTION, DEMOLITION, COLUMN CENTERLINE, ELEVATION.

ABBREVIATIONS:

Table of abbreviations for construction terms: A.C. AIR CONDITIONING, ADD. ADDITION, A.F.F. ABOVE FINISHED FLOOR, ALT. ALTERNATE, ALUM. ALUMINUM, ANG. ANGLE, APPROX. APPROXIMATELY, ARCH. ARCHITECTURAL/ARCHITECT, AT. AT, A.T. ACOUSTICAL TILE, B.D. BOARD, BLDG. BUILDING, BLK. BLOCK, BULK. BLOCKING, BOT. BOTTOM, BRG. BEARING, BSMT. BASEMENT, B.U. BUILT UP, CB. CHALKBOARD, CEM. CEMENT, C.I. CAST IRON, C.J. CONTROL JOINT, C.L. CENTERLINE, C.L.G. CEILING, CLOS. or CL. CLOSET, C.M.U. CONCRETE MASONRY UNIT, C.O. CLEAN OUT, C.O.L. COLUMN, CONC. CONCRETE, CONSTR. CONSTRUCTION, COORD. COORDINATE or COORDINATION, CORR. CORRUGATED or CORRIDOR, CONT. CONTINUOUS, C.T. CERAMIC TILE, C.TSK. COUNTERSINK, C.W.G. CLEAR WIRE GLASS, DBL. DOUBLE, DET. DETAIL, D.F. DRINKING FOUNTAIN, DIA. OR O. DIAMETER, DIM. DIMENSION, DN. DOWN, D.W.G(S) DRAWING(S), EA. EACH, E.F. EXHAUST FAN, E.I.F.S. EXTERIOR INSULATION & FINISH SYSTEM, EG. FOR EXAMPLE, EXP. EXPANSION JOINT, ELEC. ELECTRICAL, ELEV. ELEVATION or ELEVATOR, EQ. EQUIPMENT, EXH. EXHAUST, EXST. EXISTING, EXP. EXPANSION or EXPOSED, F.D. FLOOR DRAIN, FDN. FOUNDATION, FIRE HYDRANT, FIN. FINISH, FIXT. FIXTURE, FL. FLOOR, FLUOR. FLUORESCENT, FTG. FEET or FOOT, FTG. FOOTING, GA. GAUGE, GALV. GALVANIZED, GL. GLASS, GR. GRADE, G.W.B. GYPSUM WALL BOARD, GYP. GYPSUM, H.B. HOSE BIBB, HD. HEAD, HT. HEIGHT, HM. HOLLOW METAL, HR. HORIZONTAL, H.P. HIGH POINT, I.D. INSIDE DIAMETER, IN. INCH, INSUL. INSULATION, JAN. or J.C. JANITOR CLOSET, JT. JOINT, LAM. LAMINATE, L.P. LOW POINT, MAX. MAXIMUM, MATL. MATERIAL, M.C. MEDICINE CABINET, MECH. MECHANICAL, MEMB. MEMBRANE, MET. or MTL. METAL, MIN. MINIMUM, MEZZ. MEZZANINE, MFG(R) MANUFACTURE(R), MH. MANHOLE, MIN. MISCELLANEOUS, M.O. MASONRY OPENING, M.T. METAL THRESHOLD, N.J.C. NOT IN CONTRACT, NO. NUMBER, N.T.S. NOT TO SCALE, O.C. ON CENTER, O.D. OUTSIDE DIAMETER, OFF. OFFICE, OVHD. OVERHEAD, OPNG. OPENING, PART. PARTITION, PLYWD. PLYWOOD, PLYWD. RIBSER or RADIUS, STD. STANDARD, STL. STORAGE, STRUCT. STRUCTURE or STRUCTURAL, TEL. TELEPHONE, T.P.H. TOILET PAPER HOLDER, T&G. TONGUE & GROOVE, THK. THICK, TYP. TYPICAL, U.N.O. UNLESS NOTED OTHERWISE



LOCATION MAP 123 Leake Street NTS

ROOFING AND MOISTURE PROTECTION:

- 1. ALL METAL & SHINGLE ROOFING SYSTEM TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND ACCORDING TO THE GUIDELINES ESTABLISHED FOR CERTIFIED MFGRS 20 YEAR NO DOLLAR LIMIT (NDL) WARRANTY.
3. PROVIDE FLASHING AT ALL DOORS, WINDOWS AND OTHER OPENINGS AND AS NECESSARY AND AS PER CODE TO PREVENT MOISTURE PENETRATION.
4. METAL FLASHING, COUNTER FLASHING, AND COPING SHALL BE MIN #26 GAUGE NON CORROSIVE METAL AND SHALL BE USED AT ALL STEPS, VALLEYS, AND COUNTERS
5. MECHANICAL/PLUMBING/ ELECTRICAL CONTRACTORS SHALL BE REQUIRED TO SEAL ALL HORIZONTAL & VERTICAL PENETRATIONS IN THE EXTERIOR WALL CAUSED BY THEIR TRADE
6. GENERAL CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROVIDE NECESSARY STRUCTURAL, MECHANICAL ELECTRICAL AND PLUMBING SLEEVES, ANCHORS, VENT OPENINGS ETC., THAT MIGHT BE REQUIRED.

FRAMING:

- 1. ALL WALL PLATES IN CONTACT W/ MASONRY OR CONC. SURFACE SHALL BE PRESSURE TREATED.
2. ALL STUDS TO BE 2X4 OR 2X6 STUD GRADE SPF WITH 1/2" CDX PLYWOOD EXTERIOR SHEATHING OR EQUAL.
3. ALL JOISTS AND RAFTERS TO BE SPRUCE/PINE/FIR #2 AND BETTER. ROOF SHEATHING TO BE 1/2" THK. C.D.X. ALL FLOOR SHEATHING TO BE 3/4" T.& G.C.D.X. EXCEPT AREAS TO RECEIVE HARDWOOD FLOORING TO BE 1/2" C.D.X. PLYWOOD SUBFLOOR. ALL PLYWOOD SUBFLOOR TO BE GLUED TO JOISTS WITH APPROVED CONSTRUCTION ADHESIVE AND NAILED PER BLDG CODE.
4. MANUFACTURED TRUSS JOIST SHALL BE INSTALLED IN ACCORDANCE WITH ALL MANUFACTURER'S SPECS. TRUSS JOIST SHALL BE TRUSS JOIST MACMILLAN TJI-PRO 250 OR TJI PRO 350 OR EQUAL WITH RIM JOIST AS PER MFG. SPECS. PROVIDE APPROVED CRUSH BLOCKS AT ALL POINT LOADS AND ALL BEARING POINTS AS RECOMMENDED BY MANUFACTURER

Table with columns: NO., REVISIONS DESCRIPTION, DATE, PROJECT # (23059), DATE (11/17/2023), PERMIT ISSUE, DRAWN BY (C.C.), SHEET # (CS)

Christian H. Crookless, RA, NCARB

3613 Hampstead Lane, Northeast

Roswell, Georgia 30075

678.662.3904 | www.crookless@gmail.com



Graphite Construction Company
162 W. Main Street, Suite 307
Cartersville, Georgia 30120
Phone 770.334.2774



Issue record

Date	Issuance

**Leake Street Law
Office / Residence**
123 Leake Street
Cartersville, Georgia 30120

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Job Number: 23059 Date: 11/17/2023

Drawn by: CHC Checked by: CHC

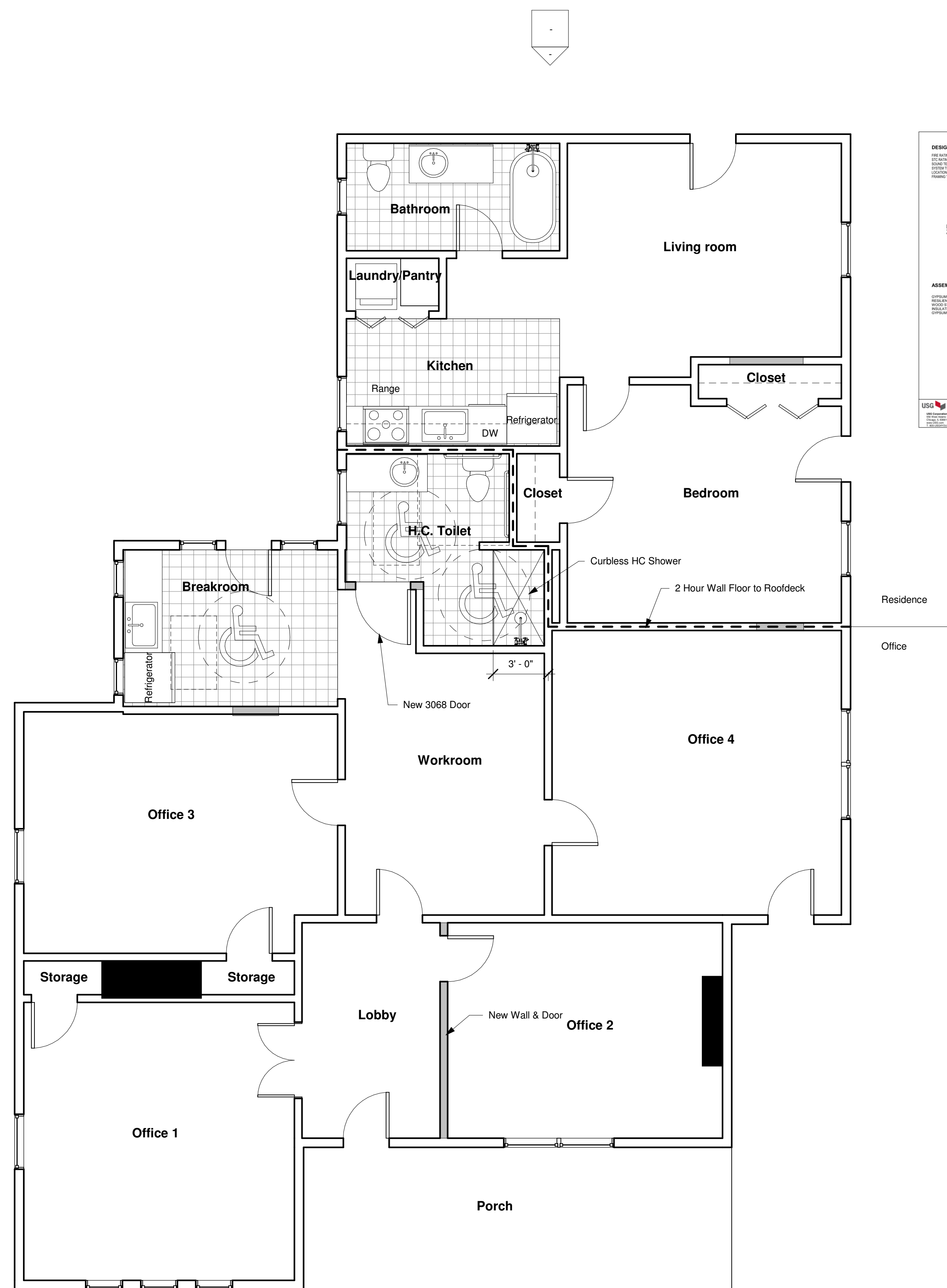
Sheet description

Proposed New Ground Floor Plan

Sheet Number

A102

of Sheets

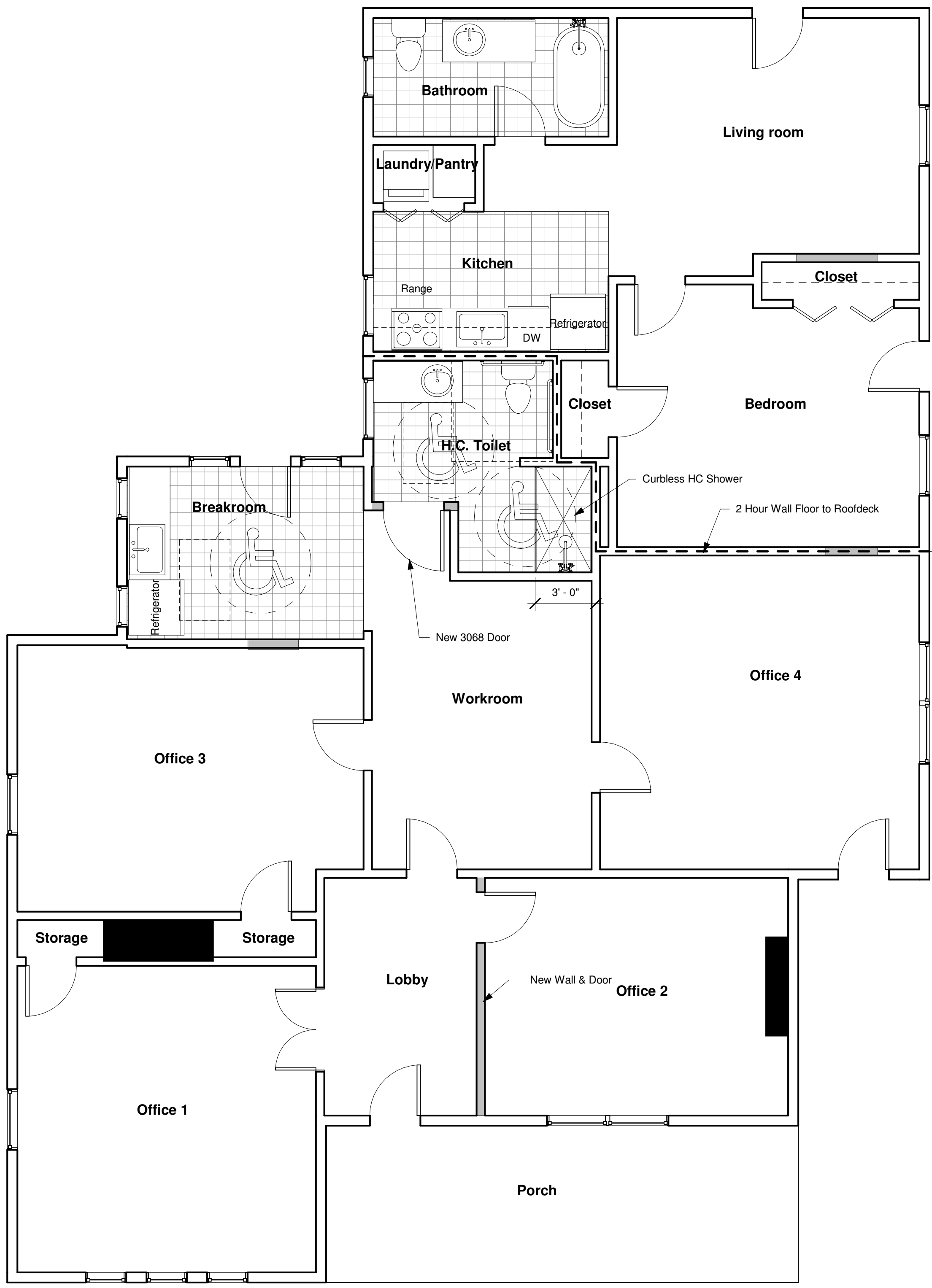
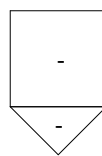


<p>DESIGN NO. UL U301</p> <p>DESIGNER: CHC</p> <p>DATE: 11/17/23</p> <p>PROJECT: LEAKE STREET LAW OFFICE / RESIDENCE</p> <p>LOCATION: 123 LEAKE STREET, CARTERSVILLE, GA 30120</p>	
<p>ASSEMBLY REQUIREMENTS:</p> <p>DOOR FRAME: 1 1/2\"</p>	<p>UL U301</p>
<p>USG CGC</p>	<p>W-P-2-07</p>

1 Proposed New Ground Floor Plan
1/4" = 1'-0"

11/17/2023 10:45:08 AM

C:\Users\chcrook\Documents\23059 - Leake St Law Office\Leake St Floorplan.rvt



DESIGN NO. UL U301

FIRE RATING: 2 1/2

STS RATING: 90

SOUND TEST: US

SYSTEM THICKNESS: 8 1/2

LOCATION: RT

FRAMING TYPE: W

ASSEMBLY REQUIREMENTS:

GYPSUM PANELS:	TY
RESILIENT CHANNEL:	TY
WOOD STUDS:	2"
INSULATION:	5"
GYPSUM PANELS:	TY

USG CGC

USG Corporation
500 West Adams Street
Chicago, IL 60601
www.usg.com
800-452-4525

Residence

Office



Dec 21, 2023 at 11:56:51
123 Leake St
Cartersville GA 30120
United States



Dec 21, 2023 at 11:57:51
123 Leake St
Cartersville GA 30120
United States



Dec 21, 2023 at 11:58:41
123 Leake St
Cartersville GA 30120
United States



Dec 21, 2023 at 11:58:46
123 Leake St
Cartersville GA 30120
United States



Dec 21, 2023 at 11:55:29
162 W Main St
Cartersville GA 30120
United States



Dec 21, 2023 at 11:56:35
162 W Main St
Cartersville GA 30120
United States



Google Street View
Oct 2023 See more dates

Image capture: Oct 2023 © 2024 Google





Cartersville, Georgia

123 Leake St. Rear Parking Area



Image capture: Oct 2023 © 2024 Google



Jan 24, 2024 at 14:00:18
116 Leake St
Cartersville GA 30120
United States


CITY OF CARTERSVILLE
SPECIAL USE NOTICE
CASE NO. 5024-02
APPLICATION HAS BEEN MADE TO THE CITY OF CARTERSVILLE FOR A SPECIAL USE ON THIS PROPERTY
PLANNING COMMISSION MEETING AT 5:30 P.M. ON 2-6-2024
CITY COUNCIL FIRST READING AT 7:00 P.M. ON 2-15-2024
CITY COUNCIL SECOND READING AT 7:00 P.M. ON 3-7-2024
HEARINGS TO BE HELD AT CITY HALL 10 NORTH PUBLIC SQUARE.
FOR ADDITIONAL INFORMATION CONTACT THE PLANNING AND DEVELOPMENT DEPT. AT 770-387-5600

Jan 24, 2024 at 14:00:36
121 Leake St
Cartersville GA 30120
United States


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