

SPECIAL USE APPLICATION SYNOPSIS

Petition Number(s): **SU23-02**

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: **Richard Wiernek**
Representative: **Same**
Property Owner: **J Botha Holdings, LLC/ Carla Botha**
Property Location: **645 Henderson Dr (659, Suite I). Tax ID C022-0004-011**
Access to the Property: **Henderson Dr.**

Site Characteristics:

Tract Size: **2.85 +/- ac.** District: **4th** Section: **3rd** LL(S): **594**

Ward:**2** Council Member: **Jayce Stepp**

LAND USE INFORMATION

Current Zoning: **O-C (Office- Commercial District)**
Proposed Zoning: **No change**
Proposed Use: **Auto Sales/ Indoor Storage (warehousing)**
Current Zoning of Adjacent Property:
North: **O-C**
South: **O-C**
East: **O-C**
West: **O-C/ G-C (General Commercial)**

The Future Development Map designates the subject property as: **Highway Commercial**

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

2. City Department Comments:

Electric: Takes no exception.

Fibercom: No comment received.

Fire: CFD has the following comments on the application request: The amount of fuel in the vehicles cannot total more than 30 gallons. This is the total of fuel in all vehicles combined, not per vehicle. If the total amount of fuel exceeds 30 gallons, the building will be considered a hazardous occupancy and will require a fire sprinkler system capable of protecting the commodities within. In speaking with the applicant this should not be an issue.

Gas: Takes no exception.

Public Works: No comment received.

Water and Sewer: The special use permit application, SU23-02, will have no effect on water service to this site.

3. Public Comments:

12/4/23: General inquiry from business owner at 683 Henderson Dr. Supports the permit if limited to applicant only.

4. Special Use Review

Richard Wiernek, applicant, is the company owner and broker for specific and unique vintages of classic and off-road vehicles. Mr. Wiernek would like to locate his business in Cartersville as he has been in or associated with the auto sales industry for most of his life. The inventory would be stored inside the warehouse at 645 Henderson Dr. (659 Building, Suite I). There would be an office at this location, but would only be used as needed for showings or business operations, typically a few hours a week.

The special use permit is required because staff approached this request as an auto sales business which does require a special use permit in the O-C zoning district. This business could also be viewed as an office-warehouse operations which is not allowed in the O-C district; however, the buildings were designed and constructed in 1986 & 1987 as office warehouses with loading docks and circular access on the rear side of the buildings. Other office-warehouse uses have been and are currently located here.

For an auto sales business in the O-C district, properties must front an arterial or major collector street only; however, this requirement is intended for traditional auto sales lots with inventory and displays that generate high traffic volumes and require a street designed to accommodate high traffic volumes. Currently, Henderson Drive is categorized as a local street with West Avenue/ Hwy 113 categorized as an Arterial street and Old Mill Road is categorized as a Major Collector street per the City's Street Classification map and Sec. 7.5-65, Street Design Criteria of the Development Regulations.

Given the growth in Cartersville and updates to the Georgia Department of Transportation (GDOT) policy manuals and design standards, it is staff's belief that Henderson Drive does function as a Collector street bridging office and commercial uses between Arterial and Collector Streets- West Ave. and Old Mill Rd.

GDOT defines a Local road as a street that primarily provides access to land with little or no through movement and is not an arterial or connector street. See attached definitions. Updates to the City's Street Classification Map are needed.

Fire department comments regarding fuel storage should be followed for the applicant to avoid installing a fire suppression system.

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. 9.5. Office Commercial

Subsec. 9.5.2. Permitted Uses

*Automotive and truck sales or rental (properties fronting an arterial or major collector street only) (SU).**

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 Henderosn Drive is anticipated.

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

How Standard #2 has / will be met: Parking is available along the front side of the buildings.

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: By appointment only. Office use as needed by applicant.

Standard #5: Outdoor lighting

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

Standard #6: Ingress and egress to the property.

How Standard #6 has / will be met: Henderson Dr.

Standard #7: Compatibility with surrounding land use.

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

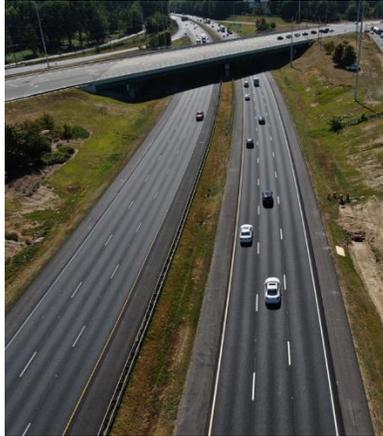
7. Additional standards from Zoning Ordinance section 16.4 for use applied for and how they are met:

N/A

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

- 1) The special use permit is only for the applicant and for the applicant's business.
- 2) No outdoor storage or display of inventory.

Design Policy Manual



11/27/2023
Revision 7.0
Atlanta, GA 30308

Bifurcate – An asymmetrical median that typically exceeds a normal median width where both directions of the roadway have independent alignments. The median area may be very wide and may contain natural vegetation and topography. Recommended for use on rural interstates and freeways.

Big Box Retailer – A large retail establishment (50,000+ sqft.) that is characteristic of a large windowless rectangular single-story building and large parking areas with few community or pedestrian amenities.

Broken Back Curves – See Curves: Broken Back

Capacity – the maximum hourly rate at which persons or vehicles reasonably can be expected to traverse a point or uniform segment of a lane or roadway during a given period under prevailing roadway, traffic, and control conditions.

Centerline – (1) For a two-lane road, the centerline is the middle of the traveled way; and for a divided road, the centerline may be the center of the median. For a divided road with independent roadways, each roadway has its own centerline. (2) The defined and surveyed line shown on the plans from which road construction is controlled.

Center Turn Lane – See Lanes: Center Turn Lane.

Central Business District – the commercial core of a city that can be typified by a concentration of commercial and retail land uses and the greatest concentration and number of pedestrians and traffic.

Central Island – See Island, Central Island

Channelizing Island – See Islands, Channelizing Island

Chevron Alignment Sign – Sign that is typically used on a roadway indicate alignment, a curve, or intersection. Chevron Alignment Signs are characterized by single or multiple reflectorized arrows.

Circulatory Roadway: The roadway around the central island on which circulating vehicles travel in a counterclockwise direction. The width of the circulatory roadway depends mainly on the number of entry lanes and the radius of vehicle paths.

Clear Zone – The area beyond the roadway edge of travel which provides an environment free of fixed objects, with stable, flattened slopes which enhance the opportunity for reducing crash severity. For further clarification on the definition of Clear Zone, refer to the current edition of the *AASHTO Roadside Design Guide*.

Cloverleaf Interchange – See Interchanges, Cloverleaf Interchange.

Collector – Functional classification for a street or highway that provides a less highly developed level of service than an arterial, at a lower speed for shorter distances by collecting traffic from local roads and connecting them with arterials.

Passing Lane –

(1) A section of two-lane, two-directional road where sufficient clear sight distance exists to allow a safe passing maneuver to be performed.

(2) An additional (third) lane that has been added to a two-lane roadway specifically for passing.

Turn Lane – A traffic lane within the normal surfaced width of a roadway, or an auxiliary lane adjacent to or within a median, reserved for vehicles turning left or right at an intersection.

Traffic Lane – The portion of the traveled way for the movement of a single line of vehicles in one direction.

Letting – The date GDOT opens sealed bids from prospective contractors.

Level of Service – A qualitative rating of a road's effectiveness relative to the service it renders to its users (from A-best to F-worst). LOS is measured in terms of a number of factors, such as operating speed, travel time, traffic interruptions, freedom to maneuver and pass, driving safety, comfort, and convenience.

Lighting

High Mast Roadway Lighting– Illumination of a large area by means of a group of luminaires designed to be mounted in fixed orientation at the top of a high mast, generally 80 feet or higher (AASHTO *Roadway Lighting Design Guide*, 2005).

Pedestrian Lighting – Illumination of public sidewalks for pedestrian traffic generally not within rights-of-way for vehicular traffic roadways. Included are skywalks (pedestrian overpasses), sub-walks (pedestrian tunnels), walkways giving access to park or block interiors and crossings near centers of long blocks (AASHTO *Roadway Lighting Design Guide*, 2005).

Roadway Lighting - Illumination of roadways by means of fixed luminaires in order to reduce driver conflict with other vehicles and pedestrians.

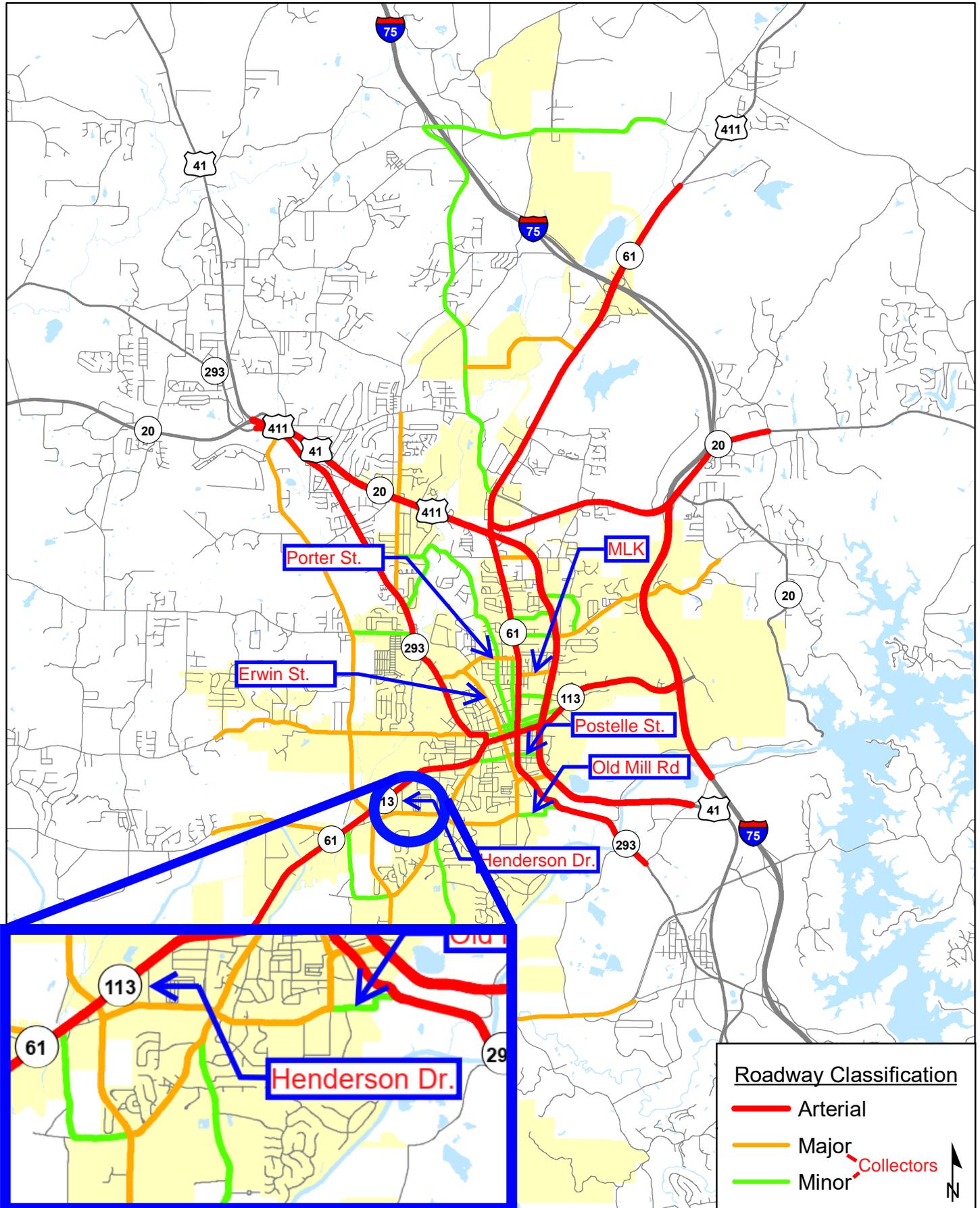
Limited Access Facility – A street or highway to which owner or occupants abutting land have little or no right of access.

Local Road – Functional classification that consists of all roads not defined as arterials or collectors; primarily provides access to land with little or no through movement.

Longitudinal Barrier – A barrier that is intended to safely redirect an errant vehicle away from a roadside or median hazard (CODOT, 2006)

Loop Detector – A traffic monitoring tool that is used to detect the presence of vehicles at an intersection to activate a traffic signal.

Cartersville Roadway Classification





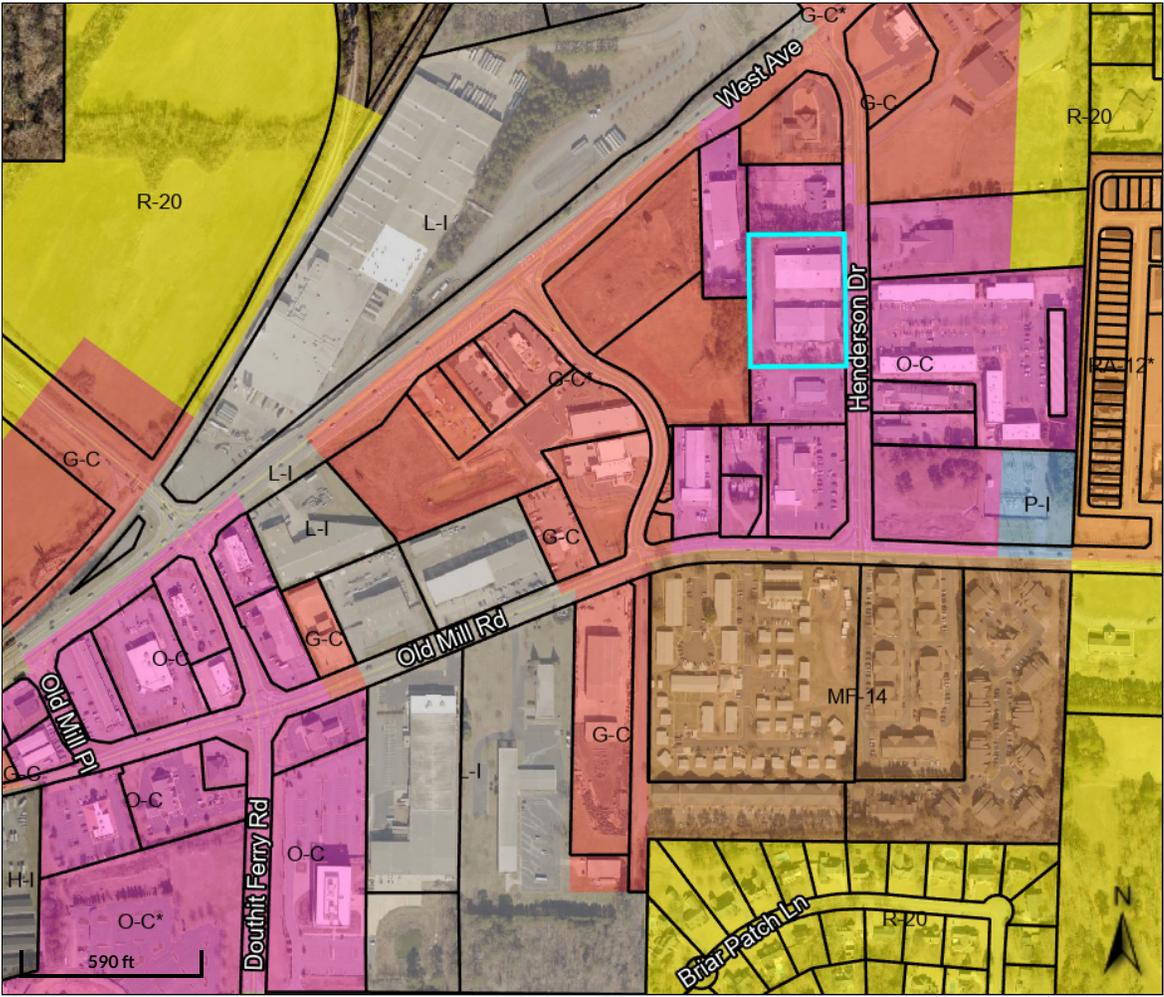
Legend

- Parcels
- Structural Numbers**
 - Abandoned or Inactive
 - Active
 - Proposed
 - <all other values>
- Roads

Parcel ID	C022-0004-011	Alternate ID	34888	Owner Address	RHODES CARY
Sec/Twp/Rng	n/a	Class	Commercial		645 HENDERSON DR
Property Address	645 HENDERSON DR	Acreage	2.85		STE 2
					CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL 594 LD 4 Henderson Business Park				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 10/24/2023
 Last Data Uploaded: 10/23/2023 9:05:06 PM





- 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*

Parcel ID C022-0004-011
 Sec/Twp/Rng n/a
 Property Address 645 HENDERSON DR

Alternate ID 34888
 Class Commercial
 Acreage 2.85

Owner Address RHODES CARY
 645 HENDERSON DR
 STE 2
 CARTERSVILLE, GA 30120

District
Brief Tax Description

Cartersville
LL 594 LD 4 Henderson Business Park
(Note: Not to be used on legal documents)

Date created: 10/24/2023

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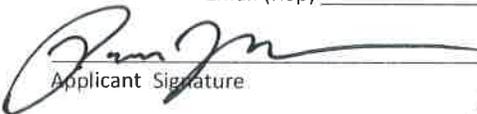
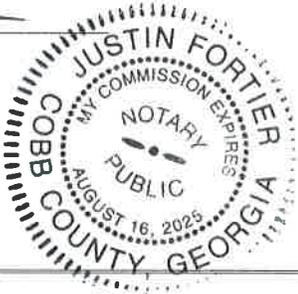
Developed by  **Schneider**
GEOSPATIAL

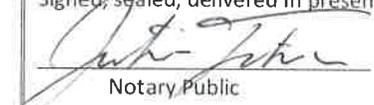
Application for Special Use
City of Cartersville

Case Number: SV23-02
Date Received: 10-20-23

Public Hearing Dates:

Planning Commission 12/12/23 5:30pm 1st City Council 12/21 7:00pm 2nd City Council 1/4/24 7:00pm

Applicant Richard Wiernek Office Phone 404-273-6445
(printed name)
Address 1061 Bradshaw Estates Drive Mobile/ Other Phone _____
City Canton State GA Zip 30115 Email richard@backroadclassics.com
Representative's printed name (if other than applicant) _____ Phone (Rep) _____
Email (Rep) _____
Representative Signature _____ Applicant Signature 
Signed, sealed and delivered in presence of: _____ My commission expires: Aug 16 2025
 Notary Public 

* Titleholder CARLA BOTHA Phone 404 751 6936
(titleholder's printed name)
Address 141 BOND MOUNTAIN RD Email cbotba@jbotbaholdings.com
ADAIRSVILLE GA 30103
Signature 
Signed, sealed, delivered in presence of: _____ My commission expires: Aug 16 2025
 Notary Public 

Present Zoning District O-C Parcel ID No. C022-0004-011
Acreage 2.85 Land Lot(s) 594 District(s) 3rd Section(s) 4th
Location of Property: 659 Henderson Drive Suite I Cartersville, GA 30120
(street address, nearest intersections, etc.)
Reason for Special Use Request: Automotive and Truck Sales

(attach additional statement as necessary)

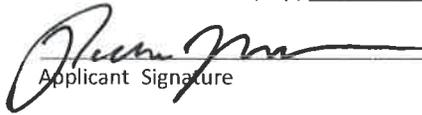
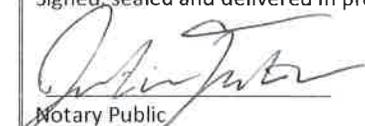
* Attach additional notarized signatures as needed on separate application pages.

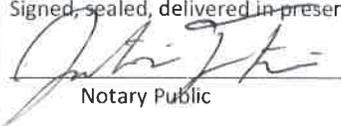
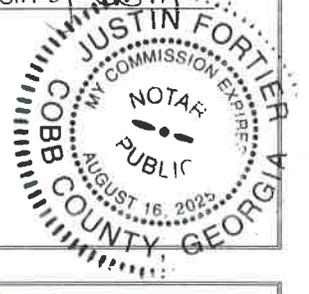
Application for Special Use
City of Cartersville

Case Number: 5023-02
Date Received: 10-28-23

Public Hearing Dates:

Planning Commission 12/12/23 5:30pm 1st City Council 12/21 7:00pm 2nd City Council 1/4/24 7:00pm

Applicant Richard Wiernick Office Phone 404-273-6445
 (printed name)
 Address 1061 Bradshaw Estates Dr. Mobile/ Other Phone _____
 City Canton State GA Zip 30115 Email richard@backroadclassics.com
 Representative's printed name (if other than applicant) _____ Phone (Rep) _____
 Email (Rep) _____
 Representative Signature _____ Applicant Signature 
 Signed, sealed and delivered in presence of: My commission expires: Aug 16, 2025
 Notary Public 

* Titleholder J Botha Holdings LLC Phone 404 751 6936
Carla Botha
 (titleholder's printed name)
 Address 659 Henderson Dr. Email chotha@jbothaholding.com
Cartersville GA 30120
 Signature 
 Signed, sealed, delivered in presence of: My commission expires: Aug 16, 2025
 Notary Public 

Present Zoning District O-C Parcel ID No. C022-0004-011
 Acreage 2.85 Land Lot(s) 594 District(s) 3rd Section(s) 4th
 Location of Property: 659 Henderson Drive Suite I Cartersville, GA 30120
 (street address, nearest intersections, etc.)
 Reason for Special Use Request: Automotive and Truck Sales

 (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: Automotive and truck sales

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

How Standard #1 has / will be met:

Majority of business is conducted virtually, or by appointment-only. Not open to the public unless approved ahead of time, therefore traffic flow will be very minimal. As a specialty, classic-car broker we typically average 2-3 sales a month and do not frequently interact with our customers in person.

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

How Standard #2 has / will be met:

In accordance with Zoning Ordinance 17.6.4, the 2,000 sq. ft. unit that we intend to lease in the building offers significantly more than four parking spaces -- please see attached plat.

Standard #3: Protective screening.

How Standard #3 has / will be met:

All inventory and subsequent business is conducted inside the facility, we do not operate on an outdoor lot or present our vehicles for sale to the passing public. We do not accept "walk-in" business, therefore therefore screening our inventory and operations is paramount to our business operations.

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

How Standard #4 has / will be met:

Standard operational hours for two employees (both of whom are owner/operators): Monday-Saturday 9am-5pm
Any vendor or customer is scheduled within this timeline.

Standard #5: Outdoor lighting.

How Standard #5 has / will be met:

Entire property is equipped with ample lighting, as are the entrances/exits. Lighting at front door of
and rear ramp of our leased unit is in place as well.

Standard #6: Ingress and egress to the property.

How Standard #6 has / will be met:

There are three clearly marked entrances and exits into the business park, all of which are accessed
via Henderson Drive.

Standard #7: Compatibility with surrounding land use.

How Standard #7 has / will be met:

Surrounding business/land use (including other units on the property) is a mixture of retail and commercial
businesses. As we do not plan on adding much traffic to the area, we see no potential for any disruptions to our
neighbors and surrounding community.

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

Signed,


Applicant or Representative

10/20/23
Date

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: 10/20/2023

Date Two Years Prior to Application: 10/20/2021

Date Five Years Prior to Application: 10/20/2018

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	_____	X _____
Council Member:		
Ward 1- Kari Hodge	_____	X _____
Ward 2- Jayce Stepp	_____	X _____
Ward 3- Cary Roth	_____	X _____
Ward 4- Calvin Cooley	_____	X _____
Ward 5- Gary Fox	_____	X _____
Ward 6- Taff Wren	_____	X _____
Planning Commission		
Lamar Pendley, Chair	_____	X _____
Anissa Cooley	_____	X _____
Fritz Dent	_____	X _____
Greg Culverhouse	_____	X _____
Jeffery Ross	_____	X _____
Stephen Smith	_____	X _____
Travis Popham	_____	X _____

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 _____ Date 10/20/23
Richard Wiernick
 Print Name _____

BK:2023 PG:349-349

P2023000302

FILED IN OFFICE
CLERK OF COURT
06/25/2023 02:06 PM
MELBA SCOGGINS, C.ER.
SUPERIOR COURT
BARTOW COUNTY, GA

Melba Scoggins

THIS SPACE RESERVED FOR
THE CLERK OF SUPERIOR COURT

CLOSURE STATEMENT

FIELD EQUIPMENT— TOPCON 5 SECOND TOTAL STATION
AND ZENITH 500 RTK GPS USING TOPNET AND MAKING
REDUNDANT MEASUREMENTS.
POSITIONAL TOLERANCE— .05' HORIZONTAL
PLAT CLOSURE 1:100,000

3330562076
PARTICIPANT ID

****SURVEYOR'S CERTIFICATION****

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR
PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A
NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL
PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF
THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS
WHICH CREATED THE PARCEL OR PARCELS ARE STATED
HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY
APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF
PERMITS, COMPLIANCE WITH LOCAL REGULATIONS, OR
SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

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. ...



Paul Rogers

PAUL R. ROGERS GA. R.L.S. 2303

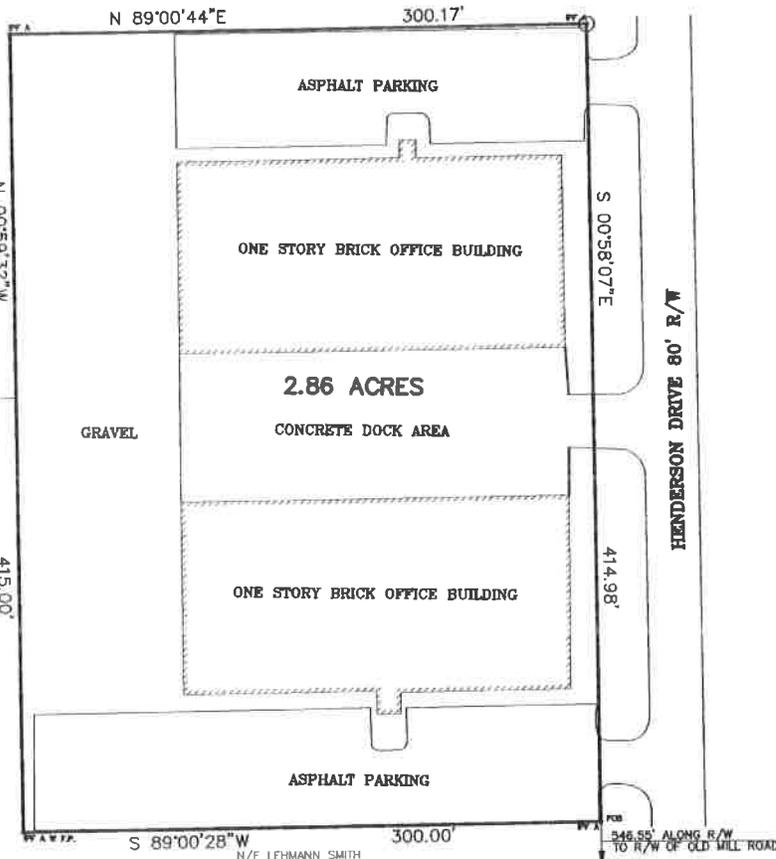
DATE

N/F STOREMASTER FUNDING VI LLC
TAX PARCEL C002-0004-008
D.B. 2709, PG. 129

N/F 824 WEST LLC
TAX PARCEL C002-0004-013
D.B. 2206, PG. 125

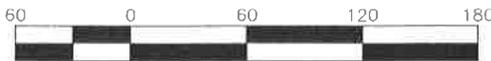
N/F EASTERN PROPERTIES LLC
TAX PARCEL C002-0004-030
D.B. 2886, PG. 159

N/F LEHMANN SMITH
TAX PARCEL C002-0004-019
D.B. 2266, PG. 925



****LEGEND****

- IPS IRON PIN SET
- IPF IRON PIN FOUND
- IPF A 1/2" REBAR FOUND
- FC FENCE CORNER
- X- FENCE
- LL LAND LOT
- CL CENTERLINE
- R/W RIGHT-OF-WAY
- N/F NOW OR FORMERLY
- DB DEED BOOK
- PB PLAT BOOK
- POB POINT OF BEGINNING
- PP POWER POLE
- FH FIRE HYDRANT
- WV WATER VALVE
- WM WATER METER



Scale 1" = 60'

RETRACEMENT SURVEY FOR
J BOTHA HOLDINGS LLC
IN THE CITY OF CARTERSVILLE
LOCATED IN LAND LOTS
5 th DISTRICT, 3rd SECTION
BARTOW COUNTY, GEORGIA
DATE OF FIELDWORK: 6/14/2023
DATE OF PLAT: 6/15/2023

JOB NO. 23181

RHODES ENGINEERING SERVICES, INC
CIVIL ENGINEERS AND LAND SURVEYORS
645 HENDERSON DRIVE, SUITE 2
CARTERSVILLE, GA 30120
PHONE 770-386-7616 LSF- 000608

Sec. 9.5. - O-C Office/commercial district.

9.5.1. *O-C district scope and intent.* Regulations in this section are the O-C district regulations. The O-C district is intended to provide land areas for office and community oriented retail and service activities which compliment a transition into more intense activity areas as further described in section 3.1.18 of this chapter.

9.5.2. *Use regulations.* Within the O-C district, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section shall be prohibited.

A. *Permitted uses.* Structures and land may be used for only the following purposes:

- Adolescent treatment facilities.
- Amateur radio transmitter.
- Amenities (as defined by this chapter).
- Amusement, indoor.
- Apartments and condominiums, above, below, or behind commercial and office uses in the same building (SU).*
- Art galleries.
- Assembly halls.
- Automotive and truck sales or rental (properties fronting an arterial or major collector street only) (SU).*
- Automotive specialty shops.
- Barbershops.
- Beauty salons.
- Brewpub.
- Catering, carry-out and delivery.
- Clinics (excludes veterinary clinic).
- Clubs or lodges (noncommercial) (SU).*
- Construction contractors:
 - ▲ General building contractors (provided there is no exterior storage of equipment, materials, and construction vehicles).
 - ▲ Heavy equipment contractors (provided there is no exterior storage of equipment, materials, and construction vehicles).
 - ▲ Special trade contractors; including, but not limited to, construction subcontractors, engineers, architects, and land surveyors (provided there is no exterior storage of equipment, materials, or construction vehicles).

- Colleges and universities.
- Convenience stores.
- Dancing schools.
- Day care facilities.
- Delicatessens.
- Distillery (SU).*
- Financial establishments.
- Funeral homes (crematories may be allowed in conjunction with a funeral home with approval of a special use).*
- Group homes (SU).*
- Gymnasiums/health clubs.
- Halfway houses.
- Homeless shelters (SU).*
- Hospices.
- Hospitals.
- Hotels.
- Institutions of higher learning, business colleges, music conservatories, and similar institutions.
- Laboratories (medical and dental).
- Laundromats.
- Laundry/dry cleaning pick-up stations.
- Libraries.
- Medical offices (excludes veterinary).
- Microbreweries (SU).*
- Museums.
- Nursing home facilities.
- Offices, general.
- Office parks.
- Outdoor golf driving ranges.
- Parking garages.
- Parking lots.
- Parks, private (SU)*
- Pet grooming.

- Personal care homes (SU).*
- Places of assembly (SU).*
- Plant nurseries.
- Printing establishments.
- Public utility facilities.
- Pubs or taverns.
- Radio and television broadcast stations.
- Radio, television, or other communication towers.
- Religious institutions (SU).*
- Research laboratories.
- Restaurants.
- Retail, general.
- Retail package stores (including liquor and malt beverages and/or wine sales) only in a multi-tenant shopping center development consisting of a minimum of five (5) business suites and additionally, that detached, stand alone, retail package stores shall not be permitted.
- Retirement centers (SU).*
- Reupholstery shop.
- Schools, private (SU).*
- Service stations.
- Stadiums.
- Theaters.
- Wholesale sales office.

* Special use approval required.

B. *Accessory uses.* Structures and land may be used for uses customarily incidental to any permitted use.

9.5.3. *Development standards.*

- A. *Height regulations.* Buildings shall not exceed a height of forty-five (45) feet or three and one-half (3½) stories, whichever is higher.
- B. *Front yard setback:* Twenty (20) feet.
- C. *Side yard setback:* Ten (10) feet.
- D. *Rear yard setback:* Twenty (20) feet.
- E. *Minimum lot frontage:* One hundred ten (110) feet adjoining a street.

- F. *Minimum lot width at the building line:* One hundred ten (110) feet.
- G. *Minimum heated floor area per dwelling unit.*
- *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.
- H. *Minimum buffer requirements.* In addition to required setbacks, a minimum twenty-foot wide buffer, five (5) feet of which can be within required setback, shall be required along all property lines which abut a residential district or use to provide a visual screen in accordance with section 4.17 of this chapter.
- I. *Accessory structure requirements.* See section 4.9 of this chapter.
- J. *[Metal panel exterior.]* A metal panel exterior finish product shall not be allowed on metal buildings exceeding one hundred fifty (150) square feet in gross floor area constructed or placed on lots within the O-C district with the exception that such materials may be used if finished with a product consisting of brick, stone, or hard-coat stucco.
- K. *[Air conditioning units and HVAC systems.]* Air conditioning units and HVAC systems shall be thoroughly screened from view from the public right-of-way and from adjacent properties by using walls, fencing, roof elements, or landscaping on multifamily and nonresidential properties.
- L. *[Gable or hip roofs.]* Gable or hip roofs shall have a minimum roof pitch of 6/12. Both gable and hip roofs shall provide overhanging eaves on all sides that extend a minimum of one (1) foot beyond the building wall.
- M. *[Front building facade.]* The front building facade of all principal buildings shall be oriented toward street fronts or adjacent arterial street fronts.

9.5.4. *Other regulations.* The headings below contain additional, but not necessarily all, provisions applicable to the O-C district.

- City of Cartersville Landscaping Ordinance.
- City of Cartersville Sign Ordinance.

(Ord. No. 01-13, § 10, 1-3-13; Ord. No. 02-18, § 4, 1-18-18; Ord. No. 34A-18, § 4, 12-6-18; Ord. No. 28-22, § 1, 11-3-22)



Legend

- Parcels
- Structural Numbers**
 - Abandoned or Inactive
 - Active
 - Proposed
 - <all other values>
- Roads

Parcel ID	C022-0004-011	Alternate ID	34888	Owner Address	RHODES CARY
Sec/Twp/Rng	n/a	Class	Commercial		645 HENDERSON DR
Property Address	645 HENDERSON DR	Acreage	2.85		STE 2
					CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL 594 LD 4 Henderson Business Park				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 10/24/2023
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Overview

Legend

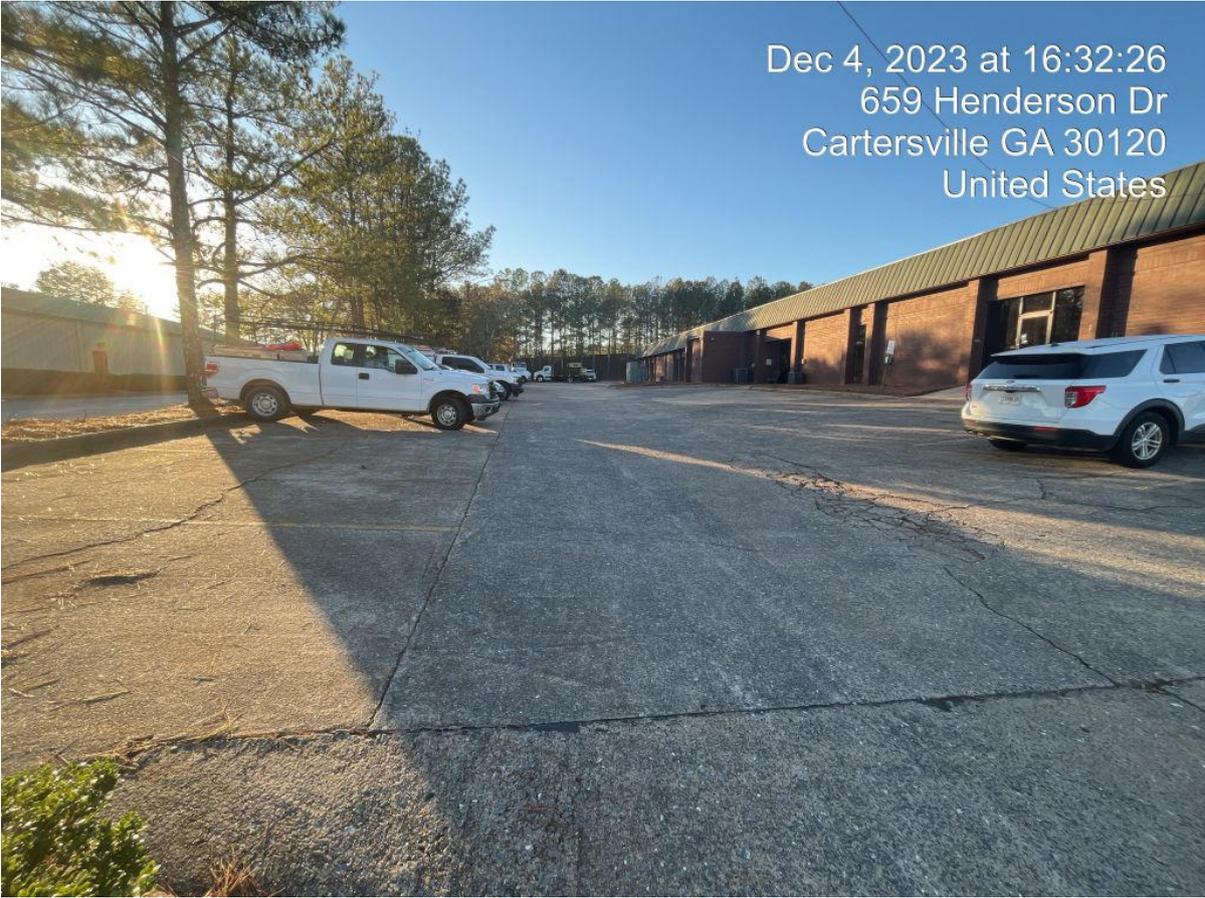
- Parcels
- Structural Numbers
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Brief Tax Description	LL 594 LD 4 Henderson Business Park				
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Developed by  Schneider
 GEOSPATIAL

 - Applicant's space
 Being leased.
 A.K.A. "659" Henderson.



Front door view of the 659 Building from the driveway entrance





Dec 4, 2023 at 16:33:29
681 Henderson Dr
Cartersville GA 30120
United States

Building 659 Suite I.



Dec 4, 2023 at 16:33:55
681 Henderson Dr
Cartersville GA 30120
United States

Building 659, West View

Dec 4, 2023 at 16:34:35
645 Henderson Dr
Cartersville GA 30120
United States



Building 659, View to rear side with ramped dock access to Suite I

Dec 4, 2023 at 16:34:46
645 Henderson Dr
Cartersville GA 30120
United States



Nov 30, 2023 at 13:13:05
659 Henderson Dr
Cartersville GA 30120
United States



Nov 30, 2023 at 13:13:00
659 Henderson Dr
Cartersville GA 30120
United States

