

MINUTES
OF
THE CARTERSVILLE BOARD OF ZONING APPEALS

The Cartersville Board of Zoning Appeals met in a regularly scheduled meeting on September 8, 2022, in the Council Chambers.

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

CALL TO ORDER

Vice Chair, Linda Brunt, called the meeting to order at 5:32 PM

ROLL CALL

APPROVAL OF MINUTES

1. Approval of Minutes: September 8, 2022

Vice Chairwoman Brunt called for a motion on the September 8, 2022 BZA meeting minutes. Board Member Hudson made a motion to approve the minutes. Motion was seconded by Board Member Cooley and carried unanimously. Vote: 4-0

VARIANCE CASES

JB Hudson recuses himself from the next item given he was the applicant.

2. V22-19: 32 Cassville Rd Applicant: Hudson and Company, Inc.
Variance: To allow a portion of a privacy fence to encroach into the front yard of a corner lot

David Hardegree, Planning and Development Assistant Director, stated that all adjacent property owners had been notified and the property had been properly posted and advertised. Continuing, Mr. Hardegree gave an overview of the case explaining the variance application applicant Hudson and Co. Inc. for property located at 32 Cassville Rd, zoned R-20 Residential. Setbacks are Front- 20ft and Side- 10ft. Said property contains approximately 4.25 acres. The lot is a corner lot with road frontages along Charles St. and Cassville Rd.

The applicant proposes to build a privacy fence along the western property line to provide additional privacy to the rear of the home. The privacy fence will encroach approx. 100ft. into the Charles St. front yard, but will be no closer than 58ft. to the Charles St. ROW. See attached plan.

The HPC reviewed the encroachment at the September 20th meeting and approved the request with a condition that the privacy fence have pickets on both sides of the fence.

Vice Chair Brunt opened the public hearing.

JB Hudson, 122 Arrowhead Dr., came forward to represent the application and answer any questions from the board.

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

Board Member McElwee made a motion to approve V22-19. Board Member Murphy seconded the motion. Motion carried unanimously. Vote: 4-0 with Vice Chair Brunt voting.

With no other business to discuss, Board Member Clayton made a motion to adjourn at 5:40 P.M.

November 10, 2022
Date Approved

/s/ _____
Chair