

**MINUTES
OF
THE CARTERSVILLE BOARD OF ZONING APPEALS**

The Cartersville Board of Zoning Appeals met in a regularly scheduled meeting on August 11, 2022, in the Council Chambers.

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

CALL TO ORDER

Chairman Pendley called the meeting to order at 5:30 PM

ROLL CALL

APPROVAL OF MINUTES

1. Approval of Minutes: June 9, 2022

Chairman Lamar Pendley called for a motion on the June 9, 2022 BZA meeting minutes. Board Member McElwee made a motion to approve the minutes. Motion was seconded by Board Member Murphy and carried unanimously. Vote: 5-0

VARIANCE CASES

2. V22-13. 34 Jackson Farm Rd.

Applicant: Anita Barnett

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 that Ms. Barnett would like to enclose the backyard for privacy. The fence will encroach 9ft into the front yard along Belfast Ave. The length of the encroachment is approximately 45 ft. as shown on the applicant's sketch. The fence will be installed approximately 2ft offset from the edge of a drainage easement and parallel to Lot 111 and stated no exceptions were taken by departments.

Chairman Pendley opened the public hearing.

Anita Barnett, applicant of 114 Malbone St., 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 V22-13. Board Member Brunt seconded the motion. Motion carried unanimously. Vote: 5-0

3. V22-14. 1790 West Ave.

Applicant: Dennis Graham

Mr. Hardegree 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 that Highway 113 is a state highway. The most recent road widening project provided adequate shoulder width, curb and gutter and sidewalks at a stop/start point approx. 1300 feet to the northeast in front of property identified as 1 River Ct. The sidewalk and curb and gutter continue east from the 1300ft. mark. The paved road shoulder width narrows from approx. 12ft. to 6ft at a point approx. 875ft. northeast of the applicant's property and continues at a narrow width southwest towards the airport. There are no known plans for GDOT to add to sidewalks along this section of West Ave.

The variance request is to omit the sidewalk requirement along West Ave required per Development Regulation 7.5-65.

Chairman Pendley opened the public hearing.

Missaul Gonzalez, 114 Old Mill Rd., Southland Engineering representative, came forward to represent the application and answer any questions from the board.

Discussion commenced between Mr. Gonzalez and Board Members pertaining to the topography and GDOT Right of Way.

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

Board Member Hudson made a motion to approve V22-14. Board Member Cooley seconded the motion. Motion carried unanimously. Vote: 5-0

With no other business to discuss, Board Member McElwee made a motion to adjourn at 5:57 P.M.

September 8, 2022
Date Approved

/s/ _____
Chair