

## MINUTES OF THE CARTERSVILLE PLANNING COMMISSION

The Cartersville Planning Commission met in a regularly scheduled meeting on Tuesday, May 10, 2022, at 5:30 p.m. in the City Hall Council Chambers.

Present: Lamar Pendley, Jeffery Ross, Greg Culverhouse, Steven Smith, Travis Popham, and Fritz Dent  
Absent: Harrison Dean  
Staff Members: Randy Mannino, Samantha Fincher, David Hardegree, Zack Arnold, and David Archer

### CALL TO ORDER: 5:30 PM

### ROLL CALL

Chairman Pendley stated to the audience that the Planning Commission is a recommending body only and that for all cases heard, recommendations would be forwarded to City Council for consideration.

### APPROVAL OF MINUTES

#### 1. April 12, 2022, Meeting Minutes

Chairman Pendley called for a motion on the April 12, 2022 meeting minutes.

Board Member Popham made a motion to approve the minutes. Board Member Culverhouse seconded the motion. Motion carried unanimously. Vote: 5-0.

### PREVIOUS ZONING CASE UPDATE- ZMA22-01

David Hardegree, Planning and Development Assistant Director, stated that the Annual Zoning Map Amendment ZMA22-01 was approved by City Council on May 5, 2022.

### DE-ANNEXATION

#### 2. AZ22-02. De-annex 3.23 acres. Zoning is R-10 with conditions. Applicant: CAE, LLC

Mr. Hardegree stated the applicant is requesting to de-annex property identified as Parcel No. C108-0002-014 which contains 3.23 acres into Bartow County to support a mixed-use residential development planned on parcel, 0078-0101-001, and zoned R-3CU (Bartow County). It has been properly posted and advertised. City staff does not object to the de-annexation request. The Gas Department has requested an executed utility easement to accommodate a future natural gas main extension prior to City Council's decision on the de-annexation.

Chairman Pendley opened the public hearing.

Karl Lutjens, Engineer, 114 Old Mill Road, came forward and stated the developer does not object to providing a necessary easement for the gas line on the property but would like to reserve the right to choose the location of the easement.

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

Board Member Smith made a motion to approve the de-annexation of 3.23 acres. Location of easement subject to the developer. Board Member Popham seconded the motion. Motion carried unanimously. Vote: 5-0.

Board Member Culverhouse made a motion to amend the motion to include that the easement is no wider than 20 feet. Board Member Popham seconded the motion. Motion carried unanimously. Vote: 5-0.

## ZONINGS

### 3. **Z22-01. Rezone 103.85 acres from R-20 to RA-12. Applicant: Prime Engineering, Inc.**

Mr. Hardegree stated the applicant is requesting the rezoning of Parcel No. C108-0001-001 which contains 103.85 acres from R-20 (Single Family Residential) to RA-12 (Single Family Residential, Attached) for the development of 199 townhomes. It has been properly posted and advertised. The number of bedrooms is unknown, which could be a concern for the School Board. Public Works does not support this project. Due to water service restrictions above the 1100 ft. elevation, development is limited to the southern half of the property. Conditions have been proposed by staff.

Chairman Pendley opened the public hearing.

Justin Purucker, Prime Engineering, 3715 Forsyth Ave, Macon, Georgia came forward to present a slide show and answer questions from the Board. He proposed to develop 35 of the 103.85 acres. The development would include 7 units per acre, a minimum 2,000 square foot lot, 34 buildings, and 199 units.

Harrison Merrill, Jr., owner/developer, 8000 Capps Ferry Rd, Douglasville, Georgia came forward to answer questions from the Board. He stated the number of bedrooms per unit is undecided at this time but estimated it would be 50/50 2-3 bedrooms. The development would include a pool, clubhouse, and sports lawn.

Robert Walker, Representative for Tilley Properties, 15 S. Public Square, came forward to request that the owner/developer is required to leave in place the unnamed county service road on property identified as Tax Parcel C108-0001-001 and access to Center Road from adjoining properties, identified as Tax Parcel ID Nos. 0078-0172-001 and 0078-0101-001, or to provide an alternative solution for access to Center Road for said adjoining properties.

Sherry Rys, 22 Canyon Trail, came forward to oppose, concerned about traffic and safety.

Ann Byrne, 15 Everest Drive, came forward to oppose, concerned about traffic and safety.

Terri Rodriguez, 11 Everest Drive, came forward to oppose, concerned about traffic, safety, and water pressure.

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

Board Member Smith made a motion to deny the rezoning request of 103.85 acres from R-20 to RA-12. Board Member Popham seconded the motion. Motion carried. Vote: 4-1. Board Member Culverhouse opposed.

## PRELIMINARY PLAT

### 4. Preliminary Plat approval for Green Subdivision at Litchfield D

Mr. Hardegree presented a final draft of the preliminary plat for the Green Subdivision. The final draft includes the actual location of the Hammond family cemetery in the greenspace area.

Board Member Culverhouse made a motion to approve the preliminary plat. Board Member Popham seconded the motion. Motion carried unanimously. Vote:5-0.

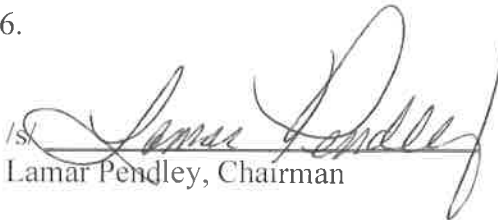
Chairman Pendley announced the resignation of Board Member Harrison Dean and welcomed new Board Member, Fritz Dent.

The Board Members discussed their concerns about the number of new multifamily and rental properties and suggested meeting with City Council.

Board Member Smith made a motion to adjourn.

The meeting adjourned at 7:16.

Date Approved:

  
Lamar Pendley, Chairman