MINUTES OF THE
CARTERSVILLE PLANNING COMMISSION

The Cartersville Planning Commission met in a regularly scheduled meeting on Tuesday, June 10, 2025, at 5:30 p.m. in the City Hall Council Chambers.

CALL TO ORDER: 5:30 PM

Chairman Lamar 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 the City Council for consideration. Furthermore, the cases would be heard before the Council June 19, 2025, at 7:00PM and July 3, 2025, at 7:00PM, at the City Council Meeting.

ROLL CALL

Present:	Lamar Pendley, Jay Milam, Matt Womack, Greg Culverhouse,
Absent:	Annisa Cooley, Fritz Dent, John Clayton
Staff Members:	David Hardegree, Randy Mannino, Julia Drake, Zack Arnold

APPROVAL OF MINUTES

1. **May 6, 2025, Meeting Minutes**

Board Member Milam made a motion to approve the minutes. Board Member Culverhouse seconded the motion. Motion carried. Vote: 4-0 with Chairman Pendley voting.

ANNEXATIONS

2. **AZ25-01 – Annexation/Zoning** **Applicant : Switch, Ltd.**

David Hardegree, Planning and Development Assistant Director, gave an overview of this application stating the Applicant requests to annex (2) wooded, undeveloped properties identified as Tax Parcel 0075-1103-002 containing 28.86 +/- acres, located along a portion of Etowah Ridge Trail and Tax Parcel 0074-1277-001 located along the Paulding County line, and containing 36.71 +/- acres.

The properties have been acquired by Switch LTD for the Data Center campus. The properties are currently intended to be combined with the primary campus property and used to buffer the data centers. No development on these properties is currently anticipated.

Staff does not oppose the annexation or Technology District (T) zoning if the following conditions are applied to zoning. Conditions 1 to 9 were adopted with the original zoning per file Z23-03, approved 11-2-23. Condition 10 has been added for this zoning application. Said conditions are as follows:

1. All minimum zoning development standards for the "T" zoning district are followed per Text Amendment, T23-04.
2. A minimum 100 ft. natural landscape buffer for the purposes of visual screening remain in place along all adjacent residential use or zoned properties. The 100 ft. buffer may include the building setback.

3. If the minimum 100 ft. natural landscape buffer is disturbed, then the buffer is to be planted with landscape material appropriate to re-establish the buffer and visual screen.
4. Public entrance shall be on Old Alabama Road; no access from Carter Grove Blvd; access from Bates Road, shall be limited to emergency access as required by governmental authorities, construction access until 60 days after GDOT construction on Old Alabama Road is completed, and private access. Upon the completion of GDOT construction on Old Alabama Road, any permitted construction activities on the site shall have a construction entrance that does not require use of Bates Road.
5. Upon submission by the current property owner, Council shall terminate the Carter Grove Development Agreement, to the extent it covers the property which is the subject of this application.
6. Access to landlocked properties is to be negotiated between Switch LTD and affected property owners, as requested by the property owner.
7. Access to the NRCS flood control structures be negotiated between Switch LTD and the NRCS or their representative, as required.
8. All site plans for future development phases after Phase 1 are to be shared with the Paulding County Community Development office.
9. The subject property's principal use shall be limited to data processing, storage, hosting and related services and accessory uses shall include principal uses listed as permitted uses in the Technology district ordinance which are associated with data processing, storage, hosting and related services as well as security and customary accessory uses.
10. No access shall be allowed to or from Etowah Ridge Trail, including access for construction activities.

Chairman Pendley opened the public hearing for the zoning portion of the application.

Karl Lutgens, 114 Old Mill Rd., came forward to represent the application and answer any questions from the Board Members. Mr. Lutjens stated that the applicant agrees with all conditions. However, the applicant is requesting an 'Emergency Only' gravel driveway access from Etowah Ridge Trail. This would be a second 'Emergency Only' access with the other access being on Bates Road.

David Calhoun, 200 Etowah Ridge Trail, came forward and stated that he was in opposition of the access road on Etowah Ridge Trail and did not see the benefit to the city to annex.

Don Wright, 65 Etowah Ridge Overlook, came forward and stated that he was not in opposition of the application, but was more concerned with how electricity would be supplied to the property.

Discussion continued regarding the potential of a water tank being installed on this property to serve the surrounding area.

With no one else to come forward to speak for or against the zoning portion of AZ25-01, the public hearing was closed.

Chairman Pendley opened the public hearing for the annexation portion of the application.

Keith Lovell, City Attorney, stated the record needed to reflect that all comments made during the zoning portion of the public hearing were to be reflected in the annexation portion as well.

Mr. Calhoun returned to the podium and inquired if these two (2) properties were successfully annexed into the city, could he and his neighbors be able to apply for annexation and what benefits there would be to being annexed.

Mr. Lovell stated that they would be able to apply to be annexed and that if he were successfully annexed into the city limits of Cartersville, they would have all the same benefits that City residents have.

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

Mr. Lovell stated that if Bartow County were to utilize a portion of the property for a water tank, then Bartow County would not have to adhere to any zoning conditions set forth.

Board Member Womack made a motion to approve the annexation portion of AZ25-01. Chairman Pendley seconded the motion. Motion failed with a vote of 2-1-1 with Board Member Milam in opposition and Board Member Culverhouse abstaining. Board Member Milam seconded the motion. Motion carried unanimously. Vote: 6-0

With no one else moving forward with a motion, Mr. Lovell explained to the Board Members that they are a recommending body and that a motion to approve or deny must be made.

Discussion commenced.

Board Member Womack made a motion to approve the annexation portion of AZ25-01. Board Member Culverhouse seconded the motion. Motion carried unanimously. Vote 4-0

Board Member Milam made a motion to approve the zoning portion of AZ25-01 with all ten (10) zoning conditions. Chairman Pendley seconded the motion. Motion carried with a vote 3-1 with Board Member Womack in opposition of the tenth zoning condition.

ZONINGS

3. Z25-02: 350 N. Erwin St Applicant: Barry Springfield

Mr. Hardegree gave an overview of the application stating the applicant requests to rezone the property from L-I to G-C for the operation of a used car lot and an automotive repair garage. The sales and garage were in operation prior to this application and notified of the zoning violation by code enforcement.

The property was previously used as a car sales lot. In 2019, per zoning application Z19-05, the zoning was changed from G-C to L-I for use as a storage lot for a construction contractor. The previous business was closed, and the property is now under new ownership (applicant). The applicant wishes to return the zoning to G-C to accommodate the current uses that are allowed in the G-C zoning district.

A single building exists on site with some outdoor storage occurring in the rear yard of the property. All the property is in the FEMA floodplain. A stream flows across the back edge of

the property and a small, non-compliant stream buffer does exist. The stream buffer should remain in place and intact.

A chain link fence was installed by the previous owner. The current owner may remove all or a portion of the fence to improve visibility to the lot.

Chairman Pendley opened the public hearing.

Barry Springfield, 114 Highland Ln., came forward to represent the application and answer questions from the Board Members.

Chairman Pendley closed the public hearing.

Board Member Culverhouse made a motion to approve Z25-02. Board Member Womack seconded the motion. Motion carried unanimously. Vote: 4-0

4. Z25-03: 0 Thornwood Dr. **Applicant: ReNew Homes, LLC**

Mr. Hardegree gave an overview of the application and stated the applicant requests to rezone 9.2 acres (+/-) located along Thornwood Drive north of Joe Frank Harris Pkwy and Clubview Drive on Tax Parcel C082-0002-100. The property is currently undeveloped. A regional detention pond for the area is located on site near the property line with the Thornwood Subdivision.

ReNew Homes LLC, applicant, requests a change in zoning from G-C (General Commercial) to RA-12 (Residential Attached) to construct approximately fifty-two (52) fee simple, detached houses on the 9.2-acre tract. This will be determined during the construction document phase. All streets will be privately owned. City gas, water, stormwater and County sewer utilities are available in the area.

Per the concept plan, most RA-12 zoning development requirements can be met. Variances may be required to decrease the side yard setback for the single-family houses from 10ft to 5ft and to allow the single family detached units to be accessed from the front.

The proposed density of the development is 5.6 un/acre. If (4) additional houses can be constructed by reducing the pond area, the density increases to 6.1 un/acre.

Several concepts for commercial and residential projects have been proposed for this site since 2018. Despite having utilities and stormwater systems in place or nearby, this private street section of Thornwood Drive complicates the development process. The western property line for this property is the centerline of Thornwood Dr. The developer understands design solutions will be needed to accommodate the city's request for utility easements. This would be required on any project at this location. The developer is also willing to include reasonable improvements to the stormwater pond and system that may also benefit the adjacent properties in the ponds' watershed.

Chairman Pendley opened the public hearing.

Robby Stewart, 408 Terrell Dr., came forward as the representative for ReNew Homes, LLC. He stated that if approved, a variance would be needed to allow one row of homes to be forward facing.

Additionally, authorization was requested to allow up to 55 homes if the detention pond can be decreased.

Wayne Bearden, 335 Kingston Hwy 293, came forward to speak for the zoning application.

Discussion commenced pertaining to the adjacent development and their watershed issues.

Jonathan Mattox, 1310 Joe Frank Harris Pkwy., came forward to represent the Cartersville Country Club and stated that Cartersville Country Club and ReNew Homes, LLC. had come to an agreement on previous concerns and that Cartersville Country Club was in favor of this zoning application.

Keith Kirkland, 9 Windfield Dr., came forward to speak against the application due to the number of homes being proposed, lack of green space, and traffic concerns in that area.

Mr. Stewart returned to the podium to clarify that there would be a 10% max on rental units.

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

Board Member Womack made a motion to approve Z25-03 with the following conditions:

1. Minimum 4' ornamental fence with no gates to be installed between subject property and Cartersville Country Club;
2. Rental maximum should not exceed 10%;
3. Maximum number of units should be limited to 52.

Board Member Culverhouse seconded the motion. Motion carried unanimously. Vote: 4-0

With no further business to discuss, Board Member Womack made a motion to adjourn the meeting.

The meeting adjourned at 7:20 PM.

Date Approved: July 8, 2025.

/s/ Lamar Pendley
Lamar Pendley, Chairman