

## MINUTES OF THE CARTERSVILLE PLANNING COMMISSION

The Cartersville Planning Commission met in a regularly scheduled meeting on Tuesday, June 11, 2024, 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 20, 2024, and July 2, 2024, at the City Council Meeting.

### ROLL CALL

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

### APPROVAL OF MINUTES

#### 1. May 7, 2024, Meeting Minutes

Board Member Clayton stated that the presented minutes showed that he was present for the May 7, 2024, meeting when he was absent and that this needed to be reflected correctly. Additionally, Anissa Cooley stated that she was reflected as being present when she, too, was absent.

Julia Drake, City Clerk, apologized for the mistake and stated that the correction would be made to the minutes.

Board Member Milam made a motion to approve the amended minutes. Board Member Dent seconded the motion. Motion carried. Vote: 5-0

### ANNEXATIONS

#### 2. AZ24-03: 1440 Hwy 113

**Applicant: Cercasbest North America LLC**

David Hardegree, Planning and Development Assistant Director, stated that all adjacent property owners had been notified and the property had properly been posted and advertised. Continuing, he gave an overview of the application stating the applicant requests the annexation and zoning of two (2) tracts totaling 0.90 acres (+/-) located at 1440 Hwy 113 and identified as Tax Parcels 0055-0873-005 and 0055-0873-006. The properties are owned by Cercasbest North America LLC, and they are currently undeveloped.

H-I, Heavy Industrial, zoning is requested for the tracts to match the existing 3.5-acre H-I tract to the north. The 3.5-acre tract is owned by the same owner. The existing zoning is County A-1 (Agriculture).

If the zoning is approved, the owner intends to combine all three tracts together to form a 4.4 acre +/- tract for future development. Currently, no projects are proposed.

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

Karl Lutjens, 114 Old Mill Rd., came forward to represent the application and to answer any questions from the Board.

With no questions from the Board Members, Chairman Pendley closed the public hearing for the zoning portion and opened the public hearing for the zoning portion of the application.

Keith Lovell, City Attorney, stated that all comments be incorporated for the annexation portion as well.

Chairman Pendley closed the public hearing for the zoning portion of the case.

Board Member Womack made a motion to approve the annexation portion of the application. Board Member Clayton seconded the motion. Motion carried unanimously. Vote 5-0.

Board Member Clayton made a motion to approve the zoning portion of the application. Board Member Dent seconded the motion. Motion carried unanimously. Vote 5-0.

## **DE-ANNEXATIONS**

### **3. AZ24-04: Walnut Grove Rd at Cummings Rd.      Applicant: Manor Restorations, LLC**

Mr. Hardegree stated that all adjacent property owners had been notified and the property had properly been posted and advertised. Continuing, he gave an overview of the application stating the applicant requests the de-annexation of a portion of the property on Walnut Grove Road at Cummings Road identified as Tax Parcel C074-0002-001 containing a total of 1.00 +/- acres. The subdivided tract to be de-annexed contains 0.29 acres +/- . This parcel is in Land Lot 735 of the 4th District, 3rd Section and is zoned P-I, Public Institutional.

If approved, the de-annexed tract will be combined with the larger development tract, Parcel ID 0073-0735-001.

The subdivision and sale of the tract to be de-annexed occurred in February of this year. De-annexing this tract is just the next step in the sale of the property.

Chairman Pendley opened the public hearing.

Mr. Lutjens returned to the podium to answer any questions from the Board.

With no questions from the Board Members, Chairman Pendley closed the public hearing.

Board Member Womack made a motion to approve AZ-24-03. Board Member Dent seconded the motion. Motion carried unanimously. Vote 5-0.

#### **STAFF OR COMMITTEE COMMENTS**

Mr. Hardegree gave an update on AZ24-02 stating that the City Council approved the application at the June 11, 2024, 9:00AM Council Meeting.

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

The meeting adjourned at 5:50 PM.

Date Approved: July 9, 2024.

/s/  Chairman  
Lamar Pendley, Chairman