

MINUTES OF THE CARTERSVILLE PLANNING COMMISSION

The Cartersville Planning Commission met in a regularly scheduled meeting on Tuesday, June 8, 2021 at 5:30 p.m. in the City Hall Council Chambers.

Present: Lamar Pinson - Chairman, Lamar Pendley, Travis Popham, Jeffery Ross and Steven Smith
Absent: Greg Culverhouse and Harrison Dean
Staff Members: Randy Mannino, Julia Drake, David Hardegree

Call to Order at 5:30 PM

Roll Call

Approval of Minutes from May 11, 2021 Meeting

1. May 11, 2021 Meeting Minutes

Chairman Pinson called for a motion on the May 11, 2021 meeting minutes. Board Member Pendley made a motion to approve the minutes as presented. The motion was seconded by Board Member Ross and carried unanimously. Vote: 4-0

Staff Updates

2. AZ21-04: Annexation of 1412 Hwy 411 and 38 Oak Dr.

David Hardegree, Senior Planner, gave an update on AZ21-04 stating that it was recommended by Planning Commission and was approved by Council at the June 3, 2021 meeting.

3. SU21-03: Special Use Permit for Automotive Truck Sales/Rental. 780 West Ave.

Mr. Hardegree gave an update on SU21-03 stating that it was recommended by Planning Commission and was approved by Council at the June 3, 2021 meeting.

Annexations

4. AZ21-05: 49 Floyd Rd

Applicant: Charlotte Williams

Mr. Hardegree gave an overview of the application and stated the property had be posted and properly advertised and all adjacent property owners had been notified. Applicant owns adjacent property. In closing, Mr. Hardegree discussed staff comments and stated that there was no opposition from staff. Applicant was present.

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

Charlotte Williams, applicant, came forward to answer any questions from the Board.

Board Member Pendley inquired if applicant had any school aged children in the home to which the applicant replied 'No'.

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

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

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

A motion was made to approve the annexation portion of AZ21-05 by Board Member Pendley and seconded by Board Member Popham. Motion carried unanimously. Vote: 4-0

A motion was made to approve the zoning portion of AZ21-05 by Board Member Smith and seconded by Board Member Ross. Motion carried unanimously. Vote: 4-0

5. SU21-04: 81 Peeples Valley Rd. Ste 101/102

Applicant: Seth Arnold

Mr. Hardegree gave an overview of the application and stated the property had be posted and properly advertised and all adjacent property owners had been notified. Applicant owns adjacent property. In closing, Mr. Hardegree discussed staff comments and stated that there was no opposition from staff. Applicant was present.

Chairman Pinson opened the public hearing.

Seth Arnold, applicant, came forward to answer any questions from the Board.

Board Member Pendley inquired about number of attendees and weekly services. Mr. Arnold stated the attendees would be approximately 40-50 with one weekly service on Sunday morning.

With no one else to come forward, the public hearing was closed.

A motion was made to approve SU21-04 by Board Member Popham and seconded by Board Member Pendley. Motion carried unanimously. Vote: 4-0

6. Z21-02: 1006/1008 N. Tennessee St.

Applicant: La Mara II

Mr. Hardegree gave an overview of the application and stated the property had be posted and properly advertised and all adjacent property owners had been notified. He discussed department comments stating there was no opposition from staff. Residential lots at rear of property will be required to be buffered per the development regulations. Staff did recommend approval with the following conditions:

1. The parking lot shall be associated to, developed, and used to serve only the commercial property and business, currently known as Los Arcos Mexican Restaurant, located on the adjacent, northern property to be subdivided from the condominium property currently owned by CAT DADDY CORNER LLC;
2. No subdivision of any portion of the parking lot or parking lot property may occur without removing or modifying this condition; and,
3. No redevelopment to a different use of any portion of the parking lot or parking lot property may occur without removing or modifying this condition.

Chairman Pinson opened the public hearing.

Carl Lutjens, Southland Engineering, located at 114 Old Mill Rd, came forward to represent the applicant and to answer any questions.

Board Member Smith inquired about the number of parking spaces available and if the required buffer would be attainable.

Mr. Lutjens stated they are proposing approximately 90 parking spaces and does propose that a few spaces will be lost due to the buffer requirement which is attainable.

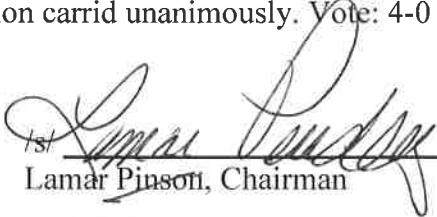
Board Member Pendley asked if a decell lane is required to which Mr. Lutjens stated that he is currently working with Department of Transportation in regards to a decell lane and he is proposing that one will be installed.

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

A motion was made to approve Z21-02 with the conditions by Board Member Pendley and seconded by Board Member Popham. Motion carried unanimously. Vote: 4-0

A motion was made to adjourn the meeting at 6:05 PM by Board Member Smith and seconded by Board Member Popham. Motion carried unanimously. Vote: 4-0

Date Approved: July 6, 2021


Lamar Pinson, Chairman