

**MINUTES OF THE
CARTERSVILLE PLANNING COMMISSION**

The Cartersville Planning Commission met in a regularly scheduled meeting on Tuesday, March 9, 2021 at 5:30 p.m. in the City Hall Council Chambers.

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

- 1. Call to Order at 5:30 PM**
- 2. Roll Call**
- 3. Approval of Minutes from February 9, 2021 Meeting**

Chairman Pinson called for a motion on the February 9, 2021 meeting minutes. Board Member Culverhouse made a motion to approve the minutes as presented. The motion was seconded by Board Member Popham and carried unanimously. Vote: 4-0.

4. Staff Updates

A. AZ20-04/Z20-03: Annexation and rezoning for apartments by Kroger.

David Hardegree, City Planner, gave an update on AZ20-04/Z20-03 stating that it was recommended by Planning Commission and was approved by Council at the March 4, 2021 meeting.

B. AZ21-01/-02: Annexation/zoning for (4) residential lots on Royal Lake Cove.

Mr. Hardegree gave an overview stating the Planning Commission had denied the annexation and rezoning of said properties. However, Council voted to approve both cases at the March 4, 2021 meeting.

5. Old Business - None

6. New Business

A. AZ21-03: Annexation for 112 Euharlee Rd. Owners/Applicant: Courtney Stanley. Zoned: County A-1 (Agriculture). Proposed zoning: R-20 (Residential). Acres: 0.61.

Mr. Hardegree gave an overview of the application and stated that this property was posted, properly advertised, and adjacent property owners were notified. Staff recommends approval.

Chairman Pinson opened the public hearing for the Zoning portion.

Makevia Crosby, 112 Euharlee Rd, came forward to speak for the Zoning and Annexation.

With no one else to come forward, Chairman Pinson closed the Zoning portion of the public hearing.

Chairman Pinson opened the public hearing for the Annexation portion.

Ms. Crosby's remarks from the previous public hearing were to be recorded for the Annexation portion of the public hearing.

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

Motion to approve the annexation portion of the application was made by Board Member Culverhouse and seconded by Board Member Pendley. Motion carried unanimously. Vote: 4-0.

Motion to approve the zoning portion of the application was made by Board Member Culverhouse and seconded by Board Member Pendley. Motion carried unanimously. Vote: 4-0

B. SU21-01: Special Use Permit for a Religious Institution. 807 West Ave, Suite D. Owner/Applicant: Glenda Brazille. Zoned O-C (Office-Commercial). Acres: 0.9.

Mr. Hardegree gave an overview of the application and stated that this property was posted, properly advertised, and adjacent property owners were notified. Furthermore, he explained the concerns expressed by the Building Department and Fire Marshal explaining that the current use is Mercantile and using the space as a religious institution would change the occupancy class to Assembly. Prior to changing the occupancy class to Assembly, the space would require fire separation on both sides of the suite and possibly sprinklered. These requirements would need to be met prior to occupancy.

Chairman Pinson opened the public hearing.

James Brown, 36 Francis Way, Cartersville, came forward to speak for the application.

Board Member Culverhouse asked for clarification on the sprinkler and fire separation requirements. It was unknown if the building is sprinklered. He also clarified

with Mr. Brown that although Mr. Brown has had the lease for several months, no services have been held and the space remains vacant until permits can be obtained.

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

A motion was made to approve SU21-01 by Board Member Popham and seconded by Board Member Dean. Motion carried unanimously. Vote: 4-0

C. SU21-02: Special Use Permit for an Accessory Apartment. 215 West Ave. Owner/Applicant: Kevin Paulk. Zoned: R-7 (Residential) Acres: .64

Board Member Popham stated he was recusing himself from this application and vote due to the fact that his company has a financial interest in this application.

Randy Mannino, Planning and Zoning Director, reminded Chairman Pinson will need to vote.

Mr. Hardegree gave an overview of the application and stated that this property was posted, properly advertised, and adjacent property owners were notified. No objections from staff.

Chairman Pinson opened the public hearing.

Boyd Morris, 125 Postell Rd., came forward to speak for the application.

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

A motion was made to approve SU21-02 by Board Member Culverhouse and seconded by Board Member Pendley. Motion carried unanimously. Vote: 4-0

D. T21-01: Text Amendment to Zoning Ordinance. Applicant: City of Cartersville.

Mr. Hardegree gave an overview for the amendment to the fence requirement ordinance.

Chairman Pinson opened the public hearing.

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

7. Staff or Commission Comments: Felton Walk Update

Mr. Hardegree gave an overview to Board Members to explain that applicant was unable to obtain funding for the Mixed Use portion of the development. Due to this unforeseen obstacle, the applicant has revised the plan to propose a front entry townhome

expansion. This revision will be heard before the Board of Zoning Appeals to apply for front entry townhomes in the area of the previously proposed Mixed Use area.

8. Adjourn

A motion was made to adjourn the meeting at 6:40PM by Board Member Culverhouse and seconded by Board Member Popham.

4-6-21
Date Approved:

/s/ 
Lamar Pinson, Chairman