

## MINUTES OF THE CARTERSVILLE PLANNING COMMISSION

The Cartersville Planning Commission met in a regularly scheduled meeting on Tuesday, May 7, 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 May 16, 2024, and June 6, 2024, at the City Council Meeting.

### ROLL CALL

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

### APPROVAL OF MINUTES

#### 1. April 9, 2024, Meeting Minutes

Board Member Culverhouse made a motion to approve the minutes. Board Member Dent seconded the motion. Motion carried. Vote: 4-0

### ANNEXATIONS

#### 2. AZ24-02. 72, 78, & 80 Bates Rd

**Applicant: Switch**

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 annexation of (4) parcels into the city. The proposed zoning is "T" (Technology).

Staff does not oppose the annexation of Technology District (T) zoning if the following conditions are applied to zoning. No exceptions from other departments.

- a. All minimum zoning development standards for the "T" zoning district are followed per Text Amendment, T23-04.
- b. A minimum 100 ft. natural landscape buffer for the purposes of visual screening remains in place along all adjacent residential use or zoned properties. The 100 ft. buffer may include the building setback.
- c. 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.
- d. The public entrance shall be on Old Alabama Road. No public access from the Bates Road driveway.
- e. Access to landlocked properties is to be negotiated between Switch LTD and affected property owners, as requested by the property owner.

- f. Access to the NRCS flood control structures be negotiated between Switch LTD and the NRCS or their representative, as required.
- g. All site plans for future development phases after Phase 1 are to be shared with the Paulding County Community Development office.
- h. 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.

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

Brandon Bown, 15 S Public Square, gave overview of entire campus. There is one homeowner who is not willing to sell, and they are working with Switch. The other properties who have agreed to sell, the houses will end up being demolished.

Board Member Womack asked why they needed so much additional space. Mr. Bowen stated that it will help create a larger buffer and more security for the company.

Chairman Pendley closed the public hearing for the annexation portion. Opened the hearing for the zoning portion of the application.

Mr. Mannino, Planning and Development Director, stated that the staff incorporate their comments on this portion as well.

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

Board Member Dent made a motion to approve the annexation portion of the application. Board Member Milam seconded the motion. Motion carried unanimously. Vote 4-0.

Board Member Milam made a motion to approve the zoning portion with the approval of the 8 conditions. Board Member Dent seconded the motion. Motion carried unanimously. Vote 4-0.

With no further business to discuss,

Mr. Mannino wanted to bring an update on two previous cases that came before the Planning Commission. The Old Cassville ready mix site annex was approved by the council. The 90 townhomes that were denied by the planning commission were also denied by the city council.

Board Member Dent made a motion to adjourn the meeting.

The meeting adjourned at 5:45 PM.

Date Approved: June 11, 2024.

/s/   
Lamar Pendley, Chairman