# MINUTES OF THE
# CARTERSVILLE PLANNING COMMISSION

The Cartersville Planning Commission met in a regularly scheduled meeting on Tuesday, November 12, 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 Council on November 20, 2025, at 7:00PM and December 4, 2025, at 9:00AM, at the City Council Meeting.

## ROLL CALL

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

## APPROVAL OF MINUTES

1. **August 12, 2025, Meeting Minutes**

Board Member Womack made a motion to approve the minutes. Board Member Milam seconded the motion. Motion carried. Vote: 6-0

## OTHER

Board Member Culverhouse asked for an update on the last cases heard.

David Hardegree, Planning and Development Assistant Director, gave an overview of the following:

a. SU25-02 – Approved by City Council.
b. SU25-01 – Approved by City Council with conditions.
c. Z25-04 – Approved by City Council with conditions.
d. Z25-05 – Approved by City Council. Additionally, the three (3) variance cases associated with this case were also approved with conditions.

## ZONINGS

Mr. Hardegree stated that all properties had been properly advertised and posted.

2. **AZ25-03: 82 Bates Road** **Applicant: Switch Ltd.**

Mr. Hardegree gave an overview of this application stating the applicant requests to annex (1) consolidated, undeveloped property identified as Tax Parcel 0075-1032-001 containing 84.44 +/- acres, located west and adjacent of 96 Bates Rd, Tax ID 0075-1032-003.

The (4) properties that were consolidated into Tax Parcel 0075-0032-001 parcel have been acquired by Switch LTD from the Wilson family for the Data Center campus. The property is currently intended to be combined with the primary campus property and used to buffer the data centers. Some development of this property is currently anticipated.

"T", Technology, zoning is requested for the parcel to match the campus zoning. The existing zoning is County A-1 (Agriculture).

Access to the property will be through internal roads on the campus.

In closing, Mr. Hardegree stated that staff does not oppose the annexation or Technology District (T) zoning as long as the following conditions of the Technology district zoning are applied to this zoning. Conditions 1 to 9 were adopted with the original zoning per file Z23-03, approved 11-2-23. Condition 10 was added for zoning application, AZ25-01, approved 7-3-25.

**Zoning Conditions:**

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, except emergency 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 Lutjens, 114 Old Mill Rd., came forward to represent the application on behalf of Switch Ltd. He stated that the construction would be done at the rear of the property so as to not affect the look of Bates Rd. In closing, Mr. Lutjens stated his client agreed to all ten (10) Zoning conditions.

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

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

Mr. Lutjens stated that he would like his comments from the zoning portion to be reflected in the annexation portion.

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

Board Member Womack made a motion to approve the Annexation portion of AZ25-03. Board Member Clayton seconded the motion. Motion carried unanimously. Vote: 6-0

Board Member Womack made a motion to approve the Zoning portion of AZ25-03 with the ten (10) Zoning Conditions. Board Member Clayton seconded the motion. Motion carried unanimously. Vote: 6-0

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

The meeting adjourned at 5:50 PM.

Date Approved: December 9, 2025.

/s/ _____
~~Lamar Pendley, Chairman~~

John Clayton, Acting Chair
acting Chairman