



# CARTERSVILLE PLANNING COMMISSION MEETING

Council Chambers, Third Floor of City Hall  
Tuesday, August 10, 2021 at 5:30 PM

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## AGENDA

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### COMMISSIONERS:

Lamar Pinson – Chairman  
Greg Culverhouse  
Harrison Dean  
Lamar Pendley  
Jeffery Ross  
Travis Popham  
Steven Smith

### CITY CLERK:

Julia Drake

### PLANNING DIRECTOR:

Randy Mannino

### CITY PLANNER:

David Hardegree

### ASSISTANT CITY ATTORNEY:

Keith Lovell

### CALL TO ORDER

### ROLL CALL

### APPROVAL OF MINUTES

1. June 8, 2021 Meeting Minutes

### STAFF UPDATE ON PREVIOUS CASES

2. Update on Previous Cases

### OLD BUSINESS- NONE

### DE-ANNEXATION

3. AZ21-06. 1405 and 1413 Hwy 113.

### SPECIAL USE PERMIT

4. SU21-05. 323 N. Tennessee St.

### STAFF OR COMMITTEE COMMENTS

5. Appointment of Chair and Vice-Chair

### OTHER

**\* City Council 1st Reading: August 19, 2021 at 7:00 P.M. Council Chambers. 3rd fl City Hall.**

**\*\* City Council 2nd Reading (Final Action): September 2, 2021 at 7:00 P.M. Council Chambers. 3rd fl City Hall.**

The next meeting of the Planning Commission will be September 7, 2021 at 5:30 P.M.

## **ADJOURNMENT**

*Persons with disabilities needing assistance to participate in any of these proceedings should contact the human resources office, ADA coordinator, 48 hours in advance of the meeting at 770-387-5616.*

**P.O Box 1390 – 10 N. Public Square – Cartersville, Georgia 30120**  
**Telephone: 770-387-5616 – Fax 770-386-5841 – [www.cityofcartersville.org](http://www.cityofcartersville.org)**



## PLANNING COMMISSION ITEM SUMMARY

<b>MEETING DATE:</b>	July 6, 2021
<b>SUBCATEGORY:</b>	Planning Commission
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	June 8, 2021 Meeting Minutes
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	Minutes from the June 8, 2021 Planning Commission Meeting have been uploaded for your review and approval.
<b>LEGAL:</b>	N/A

## 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.



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 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

/s/ \_\_\_\_\_  
Lamar Pinson, Chairman



## PLANNING COMMISSION ITEM SUMMARY

<b>MEETING DATE:</b>	August 10 <sup>th</sup> , 2021
<b>SUBCATEGORY:</b>	
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	Update on Previous Cases
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	AZ21-05, 49 Floyd Rd. SU21-04, 81 Peeples Valley Rd, Ste 101-102. Z21-02, 1006 & 1008 N. Tennessee St.
<b>LEGAL:</b>	N/A



## PLANNING COMMISSION ITEM SUMMARY

<b>MEETING DATE:</b>	August 10 <sup>th</sup> , 2021
<b>SUBCATEGORY:</b>	De-Annexation
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	AZ21-06. 1405 and 1413 Hwy 113.
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	Joint application for two properties located at 1405 and 1413 Hwy 113. The applicants are requesting that their properties, be de-annexed into Bartow County. The properties are 1.89 and 1.71 acres, respectively.
<b>LEGAL:</b>	N/A



## ZONING & DE-ANNEXATION SYNOPSIS

Petition Number(s): AZ21-06

### APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Property #1 Address: 1405 Hwy 113  
 Applicant: Benedikt and Ashlee Quosigk  
 Representative: Same  
 Total Acreage: 1.89 acres

Property #2 Address: 1413 Hwy 113  
 Applicant: Robert Milam  
 Representative: Same  
 Total Acreage: 1.712 acres

### **LAND USE INFORMATION**

Current Zoning: R-20 (Single Family Residential)

Proposed Zoning: County A-1

Proposed Use: Single Family Residential

#### **Current Zoning of Adjacent Property:**

North: County A-1 (Agriculture); County R-1 wC (Residential); City H-I (Heavy Industrial)  
 South: County A-1; County R-1 wC  
 East: County R-1 wC  
 West: County A-1; City H-I

#### **For All Tracts:**

District: 4<sup>th</sup> Section: 3<sup>rd</sup>  
 Land Lots: 873 and 874  
 Ward: 3 Council Member: Cary Roth

The Future Development Plan designates the subject properties as: Workplace Center

The Future Land Use Map designates adjacent or nearby city properties as: Low and Medium Density Residential

## **ANALYSIS**

### **City Departments Reviews**

**Electric:** *Not In Service Area*

**Fibercom:** *Takes no exception*

**Fire:** *No comments received*

**Gas:** *Takes no exception*

**Public Works:** *No comments received.*

**Water and Sewer:** *Takes no exception.*

*This property is located in the Bartow County Water Department's water service area. Contact Bartow County Water Department on comments regarding impact of de-annexation on water service. This property is currently served by septic tank.*

**Cartersville School District:** *Takes No Exception*

**Bartow County Water Dept.:** No comments received

**Bartow County Administrator:** No Objections

**Bartow County Planning and Development:** No Objections

### **Public comments:**

*None received as of 8-2-21.*

### **REQUEST SUMMARY:**

This is a joint application for two properties located at 1405 and 1413 Hwy 113 west/ southwest of the Cartersville-Bartow County airport. The applicants are requesting that their properties, be de-annexed into Bartow County. The properties are 1.89 and 1.71 acres, respectively.

The properties were originally annexed into the city in 1990 and 1991 in what appears to be for purposes of attending City schools without the added non-resident fees. School age children resided at both properties at the time of annexation and the children at the 1413 property attended city schools.

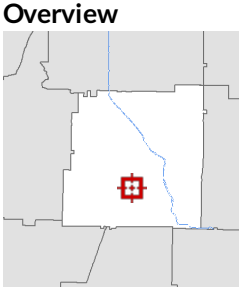
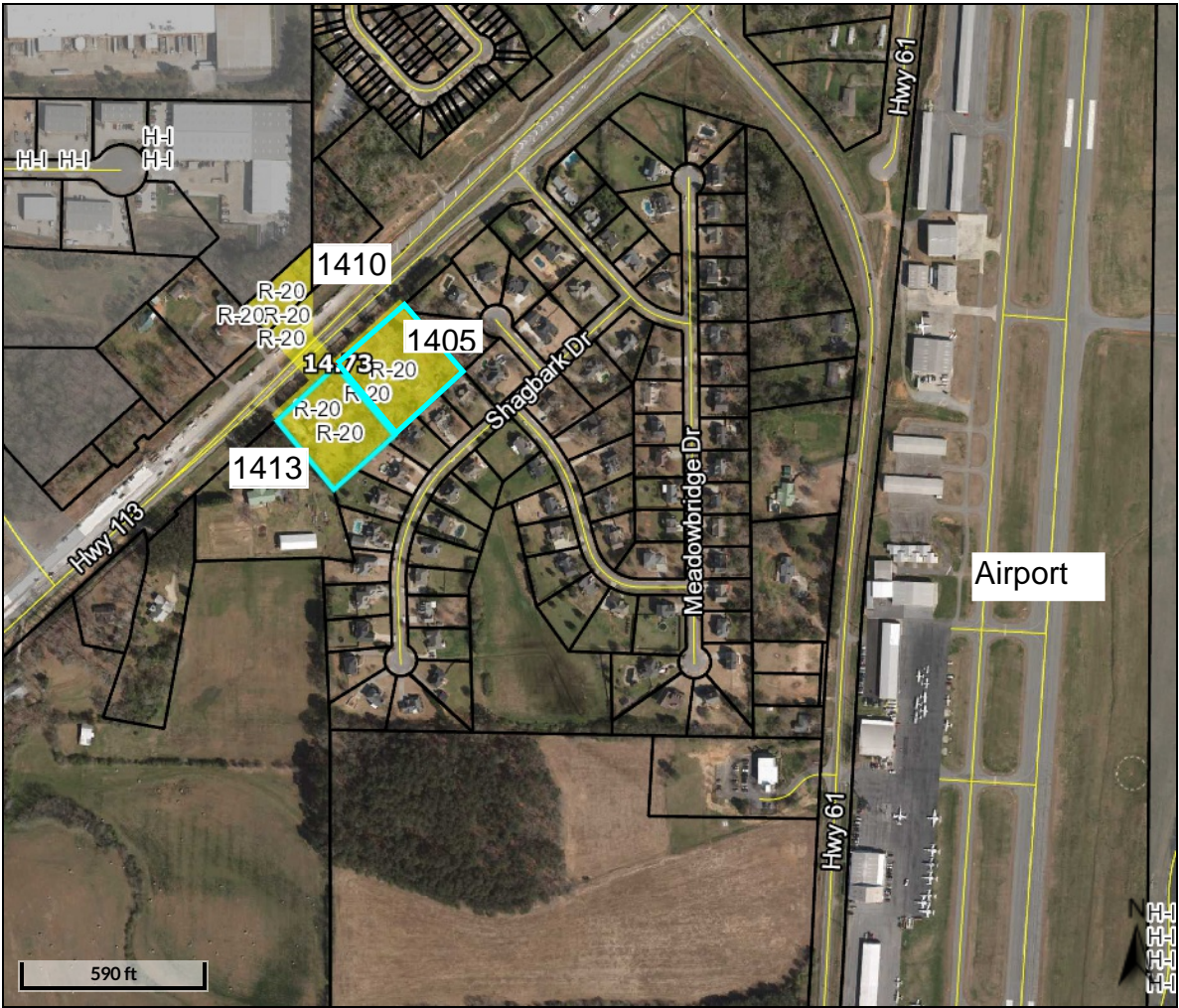
**STANDARDS FOR EXERCISE OF ZONING POWERS.**










- A. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*  
**The request is not expected to change the residential use of the properties.**
- B. *Whether the zoning proposal will create an isolated district unrelated to adjacent and nearby districts.*  
**The proposed application will not create an isolated district. An undeveloped R-20 lot will remain at 1410 Hwy 113. This lot was annexed when 1413 was annexed in 1990. This R-20 lot is zoning compatible with the County A-1 lots that border the 1410 lot.**
- C. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.*  
**The proposed county zoning should not adversely affect the existing use of the properties.**
- D. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*  
**The properties have a reasonable economic use as zoned.**
- E. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.*  
**No change in use or burden to the infrastructure is expected.**
- F. *Whether the zoning proposal is in conformity with the adopted local Comprehensive Land Use Plan.*  
**The de-annexation and county zoning should conform to the land use plan for the area.**
- G. *Whether the zoning proposal will result in a use which will or could adversely affect the environment, including but not limited to drainage, wetlands, groundwater recharge areas, endangered wildlife habitats, soil erosion and sedimentation, floodplain, air quality, and water quality and quantity.*  
**The zoning proposal should not have an adverse environmental effect.**
- H. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*  
**No additional conditions are known.**

**RECOMMENDATION**

Staff has no objection to the de-annexation requests.

**PLANNING COMMISSION RECOMMENDATION:**



- Legend**
-  Parcels
  -  Roads
- Cartersville Zoning**
-  AG
  -  DBD
  -  G-C
  -  G-C\*
  -  H-I
  -  H-I\*
  -  L-I
  -  L-I\*
  -  M-U
  -  M-U\*
  -  MF-14
  -  MF-14\*
  -  MN
  -  O-C
  -  O-C\*
  -  P-D
  -  P-D\*
  -  P-I
  -  P-S
  -  P-S\*
  -  R-10
  -  R-10\*
  -  R-15
  -  R-15\*
  -  R-20
  -  R-20\*
  -  R-7
  -  R-7\*
  -  R-D
  -  RA-12
  -  RA-12\*

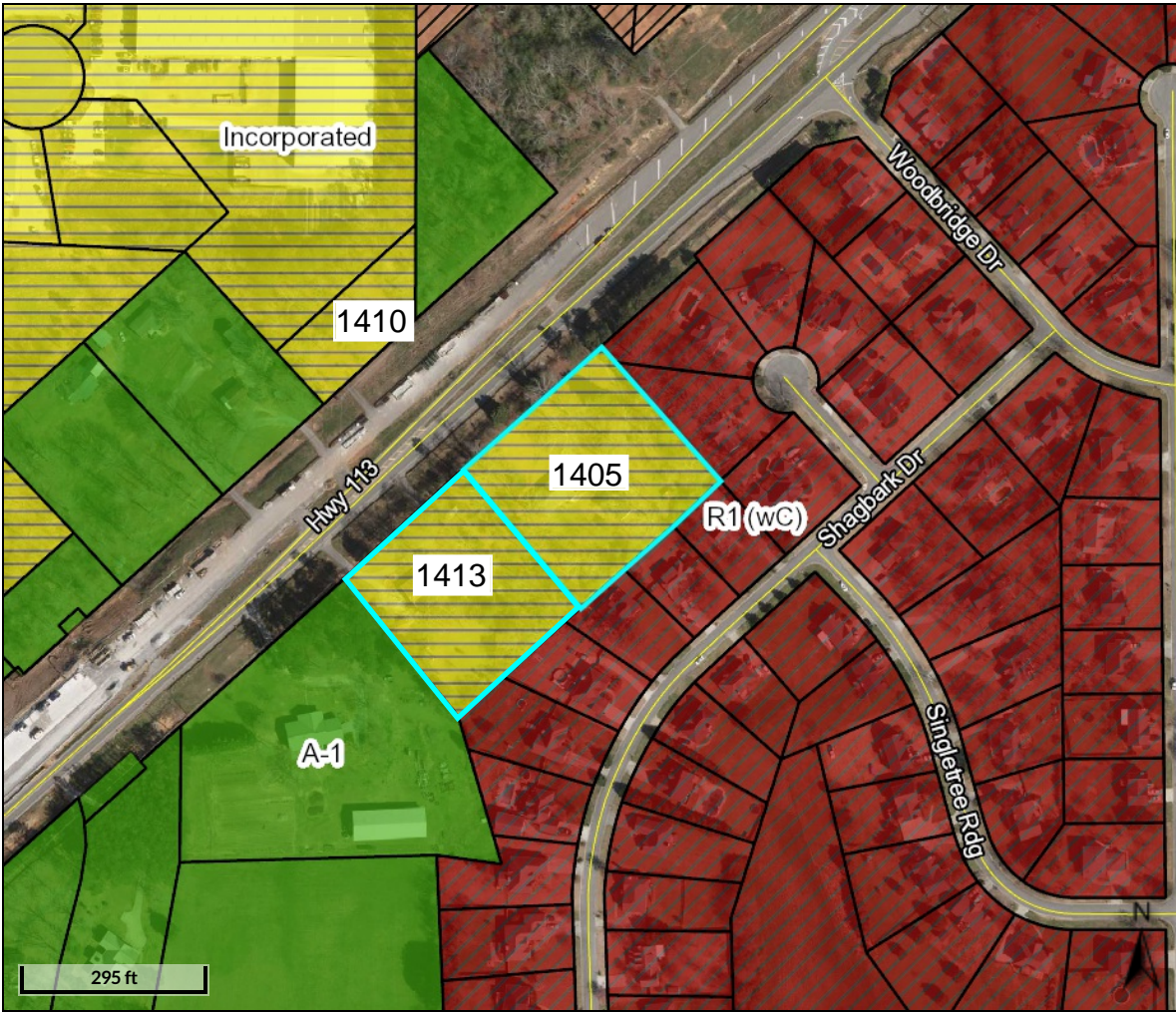
Brief Tax Description LL855 LD4  
 (Note: Not to be used on legal documents)

Date created: 6/14/2021  
 Last Data Uploaded: 6/11/2021 9:41:13 PM

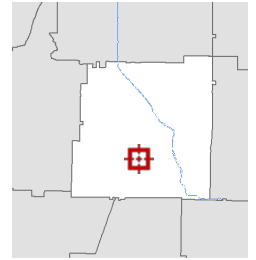


Parcel ID	C056-0874-001	Alternate ID	36523	Owner Address	MILAM ROBERT
Sec/Twp/Rng	n/a	Class	Residential		1413 HWY 113 SW
Property Address	1413 HWY 113	Acres	1.58		CARTERSVILLE, GA 30120
District	Cartersville				





Overview



Legend

- Parcels
- Roads
- Bartow County Zoning**
- A-1
- A1(wC)
- A1CU
- BPD
- BPD(wC)
- C-1
- C1(wC)
- C1CU
- CN
- CN(wC)
- CNCU
- I-1
- I1(wC)
- I1CU
- I2
- I2(wC)
- I2CU
- Incorporated
- M-1
- M1(wC)
- M1CU
- O/I
- OI(wC)
- OICU
- PUD
- PUD(wC)
- PUDCU
- R-1
- R-2
- R-3
- R-4
- R-7
- R-8
- R-8 w/c
- R1(wC)

Parcel ID C056-0874-002      Alternate ID 36524  
 Sec/Twp/Rng n/a                      Class Residential  
 Property Address 1405 HWY 113      Acreage 1.89

Owner Address QUOSIGK BENEDIKT &  
 QUOSIGKASHLEE ROSE  
 PO BOX 672  
 EMERSON, GA 30137

District Cartersville  
 Brief Tax Description LL 874 D4 PLAT 29-276  
 (Note: Not to be used on legal documents)

Date created: 8/2/2021  
 Last Data Uploaded: 7/30/2021 9:57:02 PM

Developed by Schneider  
 GEOSPATIAL

- R1CU
- R2(wC)
- R2CU
- R3(wC)
- R3CU
- R4(wC)
- R4CU
- R7(wC)
- RE-1
- RE-2
- RE1(wC)
- RE1CU
- RE2(wC)
- RE2CU
- Unknown
- Zoning with Conditions

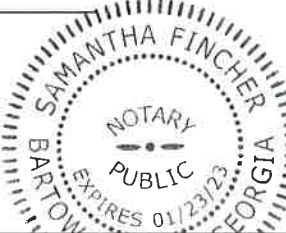
**Application for Annexation/ Zoning**  
City of Cartersville

Case Number: AZ 21-06  
Date Received: 6/29/21

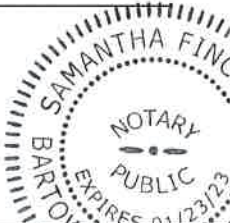
**Public Hearing Dates:**

Planning Commission 8/10/21 5:30pm    1<sup>st</sup> City Council 8/19/21 7:00pm    2<sup>nd</sup> City Council 9/2/21 7:00pm

Applicant Benedikt Quosigk Office Phone \_\_\_\_\_  
 (printed name)  
 Address 1405 Highway 113 SW Mobile/ Other Phone 404-382-0714  
 City Cartersville State GA Zip 30120 Email b.quosigk@gmail.com  
 Representative's printed name (if other than applicant) \_\_\_\_\_ Phone (Rep) \_\_\_\_\_  
 \_\_\_\_\_ Email (Rep) \_\_\_\_\_  
 Representative Signature \_\_\_\_\_ Applicant Signature [Signature]  
 Signed, sealed and delivered in presence of: \_\_\_\_\_ My commission expires: 1/23/23  
[Signature]  
 Notary Public



\* Titleholder Benedikt Quosigk Phone 404-382-0714  
 (titleholder's printed name)  
 Address 1405 Highway 113 SW Email b.quosigk@gmail.com  
 Signature [Signature]  
 Signed, sealed, delivered in presence of: \_\_\_\_\_ My commission expires: 1/23/23  
[Signature]  
 Notary Public



Present Zoning District R-20 Requested Zoning A-1 (C 056-0874-002)  
 Acreage 1.89 Land Lot(s) 874 District(s) 4th Section(s) \_\_\_\_\_  
 Location of Property: 1405 Hwy 113, south of Woodbridge Dr.  
 (street address, nearest intersections, etc.)  
 Reason for Rezoning Request: It would benefit me by putting me in the county service/school/tax district and it would benefit the city by not having to provide services this far out of city limits.  
 (attach additional statement as necessary)

\* Attach additional notarized signatures as needed on separate application pages.

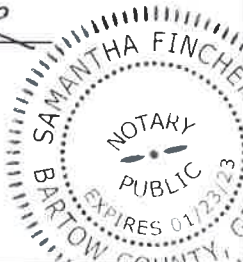
**Application for Annexation/ Zoning**  
**City of Cartersville**

Case Number: AZ21-06  
Date Received: 6/24/21

**Public Hearing Dates:**

Planning Commission 8/10/21 5:30pm    1<sup>st</sup> City Council 8/19/21 7:00pm    2<sup>nd</sup> City Council 9/2/21 7:00pm

Applicant Ashlee Quosigk Office Phone \_\_\_\_\_  
 (printed name)  
 Address 1405 Highway 113 SW Mobile/ Other Phone 770-546-4527  
 City Cartersville State GA Zip 30120 Email ashlee.quosigk@gmail.com  
 Representative's printed name (if other than applicant) \_\_\_\_\_ Phone (Rep) \_\_\_\_\_  
 \_\_\_\_\_ Email (Rep) \_\_\_\_\_  
 Representative Signature \_\_\_\_\_ Applicant Signature Ashlee Quosigk  
 Signed, sealed and delivered in presence of: \_\_\_\_\_ My commission expires: 1/23/23  
S. Fincher Notary Public



\* Titleholder Ashlee Quosigk Phone 770-546-4527  
 (titleholder's printed name)  
 Address 1405 Highway 113 SW Email ashlee.quosigk@gmail.com  
 Signature Ashlee Quosigk  
 Signed, sealed, delivered in presence of: \_\_\_\_\_ My commission expires: 1/23/23  
S. Fincher Notary Public



Present Zoning District R-20 Requested Zoning A-1 (C.056-0874-002)  
 Acreage 1.89 Land Lot(s) 874 District(s) 4th Section(s) \_\_\_\_\_  
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 (attach additional statement as necessary)

**\* Attach additional notarized signatures as needed on separate application pages.**



### Zoning Analysis for Annexation/ Zoning

#### Specifics of Proposed Use

Case Number: \_\_\_\_\_

Tax Map Parcel(s) #	<u>C056-0874-002</u>	Voting Ward(s)	<u>3 (Roth)</u>
Current Land Use	<u>Residential</u>	Current Zoning	<u>R-20</u>
Proposed Land Use	<u>Residential</u>	Proposed Zoning	<u>A-1</u>
Number of Dwelling Units	<u>2</u>	Number of Occupants	<u>6</u>
Owner Occupied?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Number of School-aged Children	<u>3</u>	Grade Level(s) of School-aged Children	<u>K, 1, 2</u>
School(s) to be attended:	<u>Homeschool</u>		
<b>Current Utility Service Providers (Check Service provider or list if Other)</b>			
Water:	_____ City _____ County	<input checked="" type="checkbox"/> Well/ Other	
Sewer:	_____ City _____ County	<input checked="" type="checkbox"/> Septic/ Other	
Natural Gas:	_____ City _____ Other (List)	<u>N/A</u>	
Electricity:	_____ City <input checked="" type="checkbox"/> GA Power _____ Greystone		
	_____ Other (List)		



**SURVEYOR'S CERTIFICATE**

That the undersigned, a Georgia Registered Land Surveyor, on behalf of the above Annexation/ zoning applicant do certify the following:

- 1) That the attached survey contains no fewer than four surveyed map regulation points and recorded with the Georgia Coordinate System of 1985.
- 2) That the attached survey shows the boundaries of the area being annexed and the existing boundaries of the area being annexed and the existing boundaries of the annexing municipality between the points at which these boundaries close, if applicable.
- 3) That the attached survey meets the requirements of O.C.G.A. 15-6-67 and Section 180-7-01 Technical Standards for Property Survey, Rules and Regulations of the State of Georgia.
- 4) That the map demarcation of the map registration points are well distributed along, within, or near the boundary of the annexed area.
- 5) That at least one-eighth of the aggregate external boundary or fifty (50) feet of the area to be annexed, whichever is less, either abuts directly on the municipal boundary or would directly abut on the municipal boundary if it were not otherwise separated from the municipal boundary by other lands owned by the municipal corporation, by lands owned by this State, or by the definite width of any street or street right of way; any creek or river; any right of way of a railroad or other public service corporation, which divides the municipal boundary from any area proposed to be annexed.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Georgia Registered Land Surveyor (Seal)

**ZONING ADMINISTRATOR:**

1. Case Number: AZ 21-06

2. Yes  No

The above property complies with the City of Cartersville minimum size requirements to construct a building or structure occupiable by persons or property under the policies, ordinance, or regulations of the City of Cartersville.

3. Survey attached? 12-16-86

7/1/21  
Date

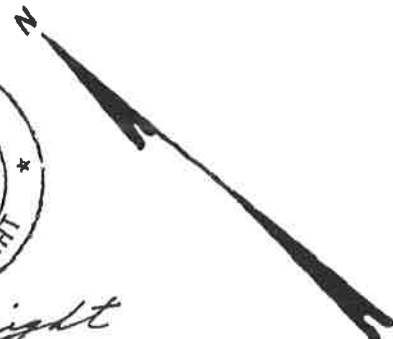
  
Zoning Administrator

29-276

SURVEYED FOR  
**LOUISE C. BROWN**

1.994 ACRES IN LAND LOT 874, 4TH. DISTRICT,  
3RD. SECTION, BARTOW COUNTY, GEORGIA.  
DATE 11-11-86 SCALE 1"=60'  
KNIGHT & KNIGHT LAND SURVEYORS.

FIELD DATA:  
CLOSURE: 1 IN 58,963  
EQUIPMENT: TOPCON GT3-3  
ANGULAR ERROR 06" PER ANGLE POINT  
BEARINGS ARE MAG. CAL. FROM ANGLES  
TURNED.

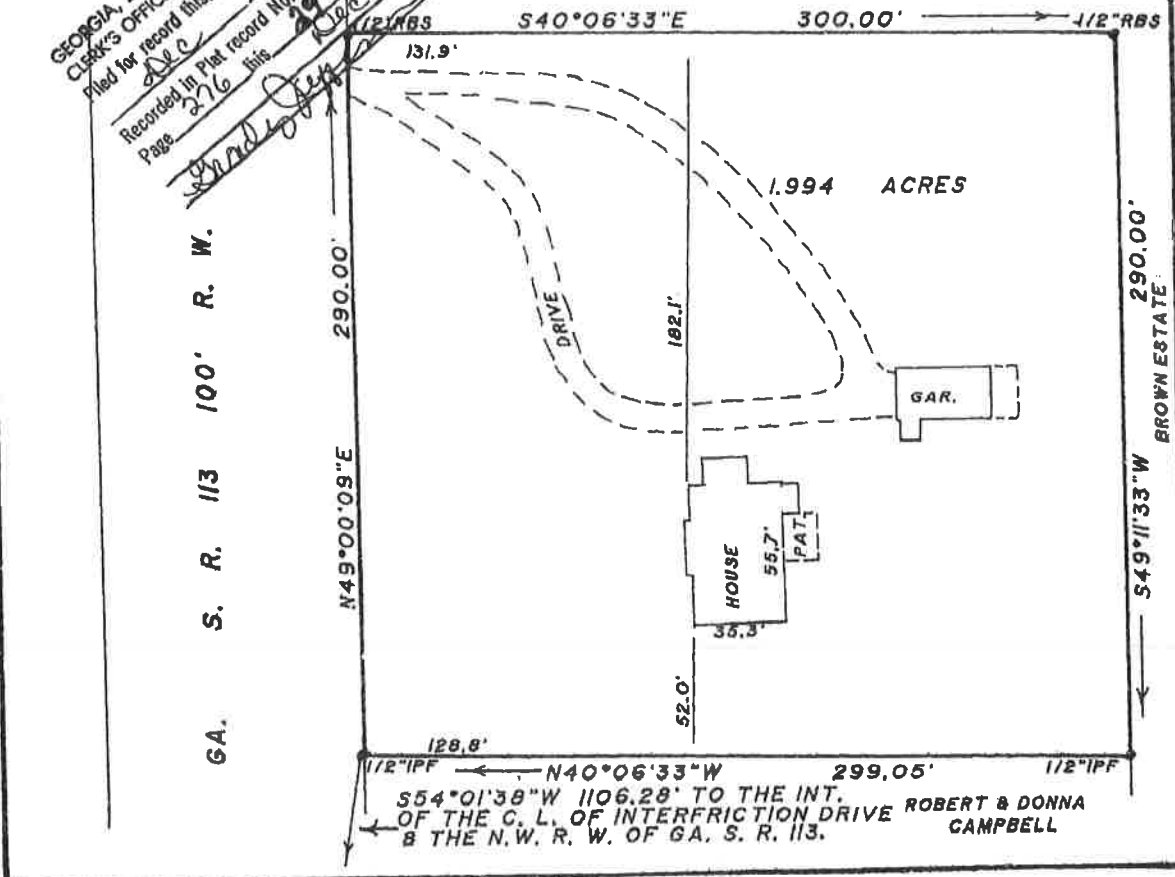


"FIA FLOOD HAZARD MAP" 0005 A  
SHOWS THIS PROPERTY OUT OF  
FLOOD ZONE.

*Johnny R. Knight*

BROWN ESTATE

GEORGIA, BARTOW COUNTY  
Clerk's OFFICE SUPERIOR COURT  
Filed for record this 16 day of  
Dec 19 86 at 4:45 o'clock P.M.  
Recorded in Plat record No. 276  
Page 276  
1986  
Check



STUDIOS

CRUISE SYSTEMS

DDC# 004721  
FILED IN OFFICE  
5/7/2015 11:49 AM  
BK: 275B PG: 827-827  
MELBA SCOGGINS  
CLERK OF SUPERIOR  
BARTOW COUNTY  
*Melba Scoggins*  
REAL ESTATE TRANSFER T  
AX  
PAID: \$187.50  
PT-61 008-2015-001508

Return Recorded Document to:  
BENEDIKT QUOSIGK  
1405 HIGHWAY 113 SW  
CARTERSVILLE GA 30120



**LIMITED WARRANTY DEED**

STATE OF GEORGIA,  
COUNTY OF BARTOW

File #: 48538LL

This Indenture made this 30th day of April, 2015 between MABEL E. BALDES, as party or parties of the first part, hereinafter called Grantor, and BENEDIKT QUOSIGK, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH that:** Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 874 OF THE 4TH DISTRICT, 3RD SECTION, BARTOW COUNTY, GEORGIA, CONTAINING 1.994 ACRES, MORE OR LESS, AS SHOWN ON THAT SURVEY RECORDED IN PLAT BOOK 29, PAGE 276, BARTOW COUNTY, GEORGIA RECORDS. LESS AND EXCEPT THAT PORTION OF LAND CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED DATED 10/4/2004 AND RECORDED IN DEED BOOK 1849, PAGES 721-725, AFORESAID RECORDS. BEING MORE COMMONLY KNOWN AS 1405 HIGHWAY 113 SW, CARTERSVILLE, GA 30120**

**THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantee in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

**AND THE SAID Grantor will warrant and forever defend** the right and title to the above described property unto the said Grantee against the claims of all persons arising under Grantor only.

**IN WITNESS WHEREOF**, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

*[Handwritten signature]*

Witness

*[Handwritten signature]*

Notary Public

*[Handwritten signature]* (Seal)  
MABEL E. BALDES



5

DOC# 021526  
 FILED IN OFFICE  
 10/14/2004 12:29 PM  
 BK:1849 PG:721-725  
 GARY BELL  
 CLERK OF SUPERIOR  
 COURT  
 BARTOW COUNTY

Return to:  
 Robert M. Dyer  
 291 E. Main St.  
 Canton, GA 30114

**GEORGIA DEPARTMENT OF TRANSPORTATION  
 P.O. BOX 10, CARTERSVILLE, GA. 30120  
 RIGHT OF WAY DEED**

GEORGIA, BARTOW COUNTY

PROJECT NO. STP-018-1(56)  
 P. I. NO. 621255

THIS CONVEYANCE made and executed the 4th day of October, 2004.

WITNESSETH that John Douglas Baldes and Mabel E. Baldes the undersigned (hereinafter referred to as "Grantor"), is the owner of a tract of land in BARTOW COUNTY, through which the reconstruction of SR 113/SR 61 from CR 533 to CS 866 known as Project No. STP-018-1(56) has been laid out by the Department of Transportation being more particularly described in a map and drawing of said road in the office of the Department of Transportation, No. 2 Capitol Square, Atlanta, Georgia, to which reference is hereby made.

NOW THEREFORE, in consideration of the benefit to said property by the construction and maintenance of said road, and in consideration of ONE DOLLAR (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, Grantor does hereby grant, sell and convey to said Department of Transportation, and their successors in office so much land as to make a right of way for said road as surveyed, being more particularly described as follows:

All that tract or parcel of land lying and being in the Land Lot 855 & 874 of the 4th Land District, 3<sup>rd</sup> Section of BARTOW County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by this reference.

Said right of way is hereby conveyed, consisting of 0.100 acres, more or less, as shown colored yellow on the plat of the property prepared by the Department of Transportation, dated April 15, 2003 revised August 6, 2004 said plan attached hereto and made a part of this deed as Exhibit "B".

For the same consideration Grantor hereby conveys and relinquishes to the Department of Transportation all rights of access between the limited access highway and approaches thereto on the above numbered highway project and Grantor's remaining real property from which said right of way is taken except at such points as designated and shown on the attached plat prepared by the Department of Transportation.

TO HAVE AND TO HOLD the said conveyed premises in fee simple and any rights Grantor has or may have in and to existing public rights of way are hereby quitclaimed and conveyed unto the Department of Transportation.

Grantor hereby warrants that Grantor has the right to sell and convey said land and bind himself, his heirs, executors and administrators forever to defend by virtue of these presents.

Parcel No. 11

BK:1849 PG:722

IN WITNESSETH WHEREOF. Grantor has hereunto set his hand and seal the day above written

Signed, Sealed and Delivered this  
4th day of Oct  
20 04, in the presence

[Signature] (L.S.)  
John Douglas Baldes

[Signature] (L.S.)  
Mabel E. Baldes

[Signature]  
Witness

[Signature]  
Notary Public

Notary Public, Cherokee County, Georgia  
My Commission Expires May 10, 2006

Parcel No. 11

DOT 118  
Revised 01/00

**PARCEL**  
11

**PROJECT**  
STP-018-1(56)

**AREA REQUIRED**  
BK = 180400 AEG = 723

All that tract or parcel of land lying and being in Land Lot 855 & 874 of the 4th Land District, 3rd Section in Bartow County being more particularly described as follows:

**BEGINNING** at a point 85.10 feet right of and opposite centerline station 10 + 194.40 on Georgia Highway Project Number STP-018-1(56).

From the **POINT OF BEGINNING**.

Thence N 47-58'04"E for a distance of 289.90 feet to a point. Thence S 41-10'19" E for a distance of 13.37 feet to a point. Thence S 47-58'35" W for a distance of 205.71 feet to a point. Thence S 39-26'44" W for a distance of 66.35 feet to a point. Thence S 47-58'35" W for a distance of 18.75 feet to a point. Thence N 41-06'40" W for a distance of 23.17 feet to the **POINT OF BEGINNING**. Containing 0.100 acres more or less.

Also granted is the right to construct a driveway within the easement area shown colored pink on the attached plat. This driveway easement becomes effective at the beginning of construction of the above numbered project and will expire upon completion and final acceptance of said project by the Department of Transportation.

**EXHIBIT "A"**







Results:  
 Parcel ID - C056-0874-002  
 Alt Id - 36524  
 Address - 1405 HWY 113  
 Owner - QUOSIGK BENEDEKTI  
 &  
 QUOSIGK ASHLEE ROSE  
 Acres - 1.89  
 View Report | Field Definitions



Parcel ID	C056-0874-002	Alternate ID	36524
Sec/Twp/Rng	n/a	Class	Residential
Property Address	1405 HWY 113	Acreage	1.89
District	Cartersville	Owner Address	QUOSIGK BENEDEKTI & QUOSIGK ASHLEE ROSE PO BOX 672 EMERSON, GA 30137
Brief Tax Description	LL 874 D4 PLAT 29-276 <i>(Note: Not to be used on legal documents)</i>		


**Application for Annexation/ Zoning**  
City of Cartersville

Case Number: AZ21-06  
Date Received: 5/6/2021

Item 3.

Public Hearing Dates:  
Planning Commission 7/6/21 5:30pm    1<sup>st</sup> City Council 7/15/21 7:00pm    2<sup>nd</sup> City Council 8/5/21 7:00pm

Applicant Robert R. Milam Office Phone N/A  
(printed name)  
 Address 1413 Highway 113 SW Mobile/ Other Phone 770-875-9661  
 City Cartersville State GA Zip 30120 Email rmilam4@yahoo.com  
 Representative's printed name (if other than applicant) \_\_\_\_\_  
 Phone (Rep) \_\_\_\_\_  
 Email (Rep) \_\_\_\_\_  
 Representative Signature \_\_\_\_\_  
 Applicant Signature [Signature]  
 Signed, sealed and delivered in presence of: \_\_\_\_\_ My commission expires: 10/6/2021  
[Signature] Notary Public 

\* Titleholder Robert R. Milam Phone 770-875-9661  
(titleholder's printed name)  
 Address 1413 Highway 113 SW, Cartersville, GA 30120 Email rmilam4@yahoo.com  
 Signature [Signature]  
 Signed, sealed, delivered in presence of: \_\_\_\_\_ My commission expires: 10/6/2021  
[Signature] Notary Public 

Present Zoning District Cartersville District 1, Zoned as R-20 Requested Zoning Bartow County District 6, Zoned as A-1 or R-1  
 Acreage 1.712 Land Lot(s) 873 & 874 District(s) 4th Section(s) 3rd C056-0874-001  
 Location of Property: 1413 Highway 113 SW, Cartersville, GA 30120  
(street address, nearest intersections, etc.)  
 Reason for Rezoning Request: To be deannexed from city of Cartersville and annexed into Bartow County. This will help the city with not having to provide services this far outside of the city and will put me in a county school/service/tax district.  
(attach additional statement as necessary)

\* Attach additional notarized signatures as needed on separate application pages.



### Zoning Analysis for Annexation/ Zoning

#### Specifics of Proposed Use

Case Number: \_\_\_\_\_

Tax Map Parcel(s) # C056-0874-001 Voting Ward(s) 3

Current Land Use Residential Current Zoning R-20

Proposed Land Use Residential Proposed Zoning A-1 or R-1

Number of Dwelling Units 1 Number of Occupants 1

Owner Occupied? Yes  No

Number of School-aged Children 0 Grade Level(s) of School-aged Children N/A

School(s) to be attended: N/A

**Current Utility Service Providers (Check Service provider or list if Other)**

Water: \_\_\_\_\_ City  \_\_\_\_\_ County  Well/ Other

Sewer: \_\_\_\_\_ City \_\_\_\_\_ County  Septic/ Other

Natural Gas: \_\_\_\_\_ City \_\_\_\_\_ Other (List) Propane Tank

Electricity: \_\_\_\_\_ City  GA Power \_\_\_\_\_ Greystone

\_\_\_\_\_ Other (List) \_\_\_\_\_



**SURVEYOR'S CERTIFICATE**

That the undersigned, a Georgia Registered Land Surveyor, on behalf of the above Annexation/ zoning applicant do certify the following:

- 1) That the attached survey contains no fewer than four surveyed map regulation points and recorded with the Georgia Coordinate System of 1985.
- 2) That the attached survey shows the boundaries of the area being annexed and the existing boundaries of the area being annexed and the existing boundaries of the annexing municipality between the points at which these boundaries close, if applicable.
- 3) That the attached survey meets the requirements of O.C.G.A. 15-6-67 and Section 180-7-01 Technical Standards for Property Survey, Rules and Regulations of the State of Georgia.
- 4) That the map demarcation of the map registration points are well distributed along, within, or near the boundary of the annexed area.
- 5) That at least one-eighth of the aggregate external boundary or fifty (50) feet of the area to be annexed, whichever is less, either abuts directly on the municipal boundary or would directly abut on the municipal boundary if it were not otherwise separated from the municipal boundary by other lands owned by the municipal corporation, by lands owned by this State, or by the definite width of any street or street right of way; any creek or river; any right of way of a railroad or other public service corporation, which divides the municipal boundary from any area proposed to be annexed.

5/6/21  
Date

\_\_\_\_\_  
Georgia Registered Land Surveyor (Seal)

**ZONING ADMINISTRATOR:**

1. Case Number: AZ 21-06

2. Yes  No

The above property complies with the City of Cartersville minimum size requirements to construct a building or structure occupiable by persons or property under the policies, ordinance, or regulations of the City of Cartersville.

3. Survey attached? Yes. dtd 6/30/86

5/6/21  
Date

Dail Halpern  
Zoning Administrator

29-69

ROBERT B. CAMPBELL  
DONNA I. CAMPBELL

1.712 ACRES IN LAND LOTS 873 & 874, 4TH. DISTRICT, 3RD. SECTION, BARTOW COUNTY, GEORGIA.

DATE 6-19-96 SCALE 1" = 60'

KNIGHT & KNIGHT LAND SURVEYORS  
GEORGIA, BARTOW COUNTY  
CLERK'S OFFICE SUPERIOR COURT

Filed for record this 19<sup>th</sup> day of June 1996 at 10:30 o'clock A.M.

FIELD DATA:

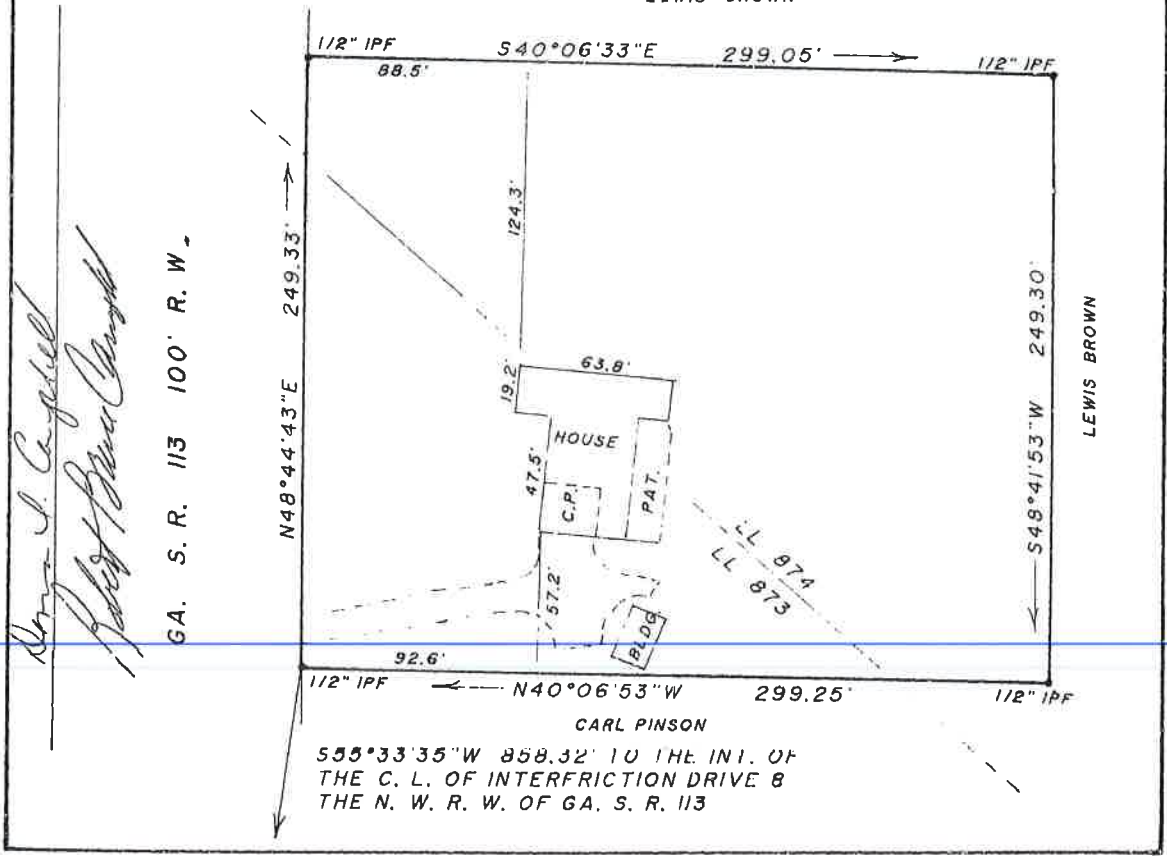
CLOSURE: 1 IN 21,000  
EQUIPMENT: TOPCON  
ANGULAR ERROR 03" PER ANGLE  
POINT  
BEARINGS ARE MAG.  
ANGLES TURNED.

Recorded in Plat record No. 29  
Page TS-319 this 16<sup>th</sup> day of July 1996  
Clerk



*Johnny R. Knight*

LEWIS BROWN



*Donna I. Campbell*  
*Robert B. Campbell*

GA. S. R. 113 100' R. W.

CARL PINSON  
555°33'35\"W 858.32' TO THE INT. OF  
THE C. L. OF INTERFRICTION DRIVE &  
THE N. W. R. W. OF GA. S. R. 113











**SPECIAL USE APPLICATION SYNOPSIS**

Petition Number(s): **SU21-05**

**APPLICANT INFORMATION AND PROPERTY DESCRIPTION**

Applicant: **Auto Cash – Cartersville LLC**

Representative: **Ms. Leslie Simmons**

Property Owner: **Lewis & Sons, Inc.**

Property Location: **323 N. Tennessee St. (Corner of Tenn. St. & Nelson St.)**

Access to the Property: **Tennessee St. & Nelson St.**

**Site Characteristics:**

Tract Size: Acres: **0.57 +/- acres** District: **4<sup>th</sup>** Section: **3rd** LL: **409**

Ward: **1** Council Member: **Kari Hodge**

**1. LAND USE INFORMATION**

Current Zoning: **M-U (Multiple Use)**

Proposed Zoning: **M-U (Multiple Use)**

Proposed Use: **Traditional Pawn Shop**

Current Zoning of Adjacent Property:

North: **M-U (Multiple Use)**

South: **M-U (Multiple Use)**

East: **M-U (Multiple Use)**

West: **M-U (Multiple Use)**

The Future Development Map designates the subject property as: **Tennessee Street Corridor**

The Future Land Use Map designates the subject property as: **Commercial- Mixed Use**

**2. City Department Comments:**

**Electric:** No comments received.

**Fibercom:** Takes no exception.

**Fire:** Cartersville Fire takes no exceptions to the special use request for 323 N. Tenn. St. provided all applicable adopted codes and ordinances are followed.

**Gas:** Takes no exception.

**Public Works:** No comments received.

**Water and Sewer:** Takes no exception.

**3. Public Comments:**

No public comments received by Planning and Development as of 8-2-21.

**4. Special Use Review**

The property is located at the SE corner of the intersection of N. Tennessee St at Nelson St. The brick building contains 3 tenant spaces addressed 319, 321 and 323. The 323 N. Tennessee St tenant space is located on the left side of the building adjacent to Nelson St. The applicant is requesting to expand the use from a title pawn shop to a full service pawn shop. A special use permit for title pawn only was approved by Council on Oct. 3<sup>rd</sup>, 2019, case no. SU19-06.

This location is in the M-U (Multiple Use) zoning district. A pawn shop or title pawn business requires a special use permit in the M-U district.

There are (3) additional Special Use permits approved for pawn shops and/ or title pawn businesses on N. Tennessee St. Per Zoning Ord. Sec. 4.25, outdoor storage is not allowed in the M-U district unless the products are landscape supplies. No outdoor storage or outdoor displays were conditions of the previous special use permits.

Case No.	Address	Approved	Conditions
SU13-03	624 N. TENNESSEE ST	7-1-13	Approved with condition that there must be no outdoor storage.
SU13-05	310 N. TENNESSEE ST	11-7-13	Approved with condition that there must be no outdoor storage.
SU14-03 (Title Pawn Only)	422 N. TENNESSEE ST	12-4-14	Approved with conditions: 1) No outside storage 2) No outside display of merchandise

## **5. Zoning Ordinance Findings**

*Please review the following findings, as stated in the Zoning Ordinance, which are to be utilized in determining justification for approval or denial of special use request(s).*

### **A) Chapter 26, Article IV. General provisions**

#### **Sec. 4.25. - Outdoor storage.**

Outdoor storage shall be allowed in G-C, L-I, and H-I districts only. In G-C and L-I districts, outdoor storage must be located in a side or rear yard and screened from all rights-of-way, and residential districts that abut the outdoor storage area. Such storage shall be screened in accordance with the requirements under section 4.17 of this chapter. In G-C and L-I districts, the use of trucks, truck bodies, enclosed containers, campers, recreational vehicles, or other types of motor vehicles for storage is prohibited. This section does not apply to incidental outside storage on properties in residential districts.

In the G-C district, neither vehicles (whether operable or inoperable) nor trailers (whether on or off their axles) may be used as storage buildings. This shall apply to all vehicles and trailers, including commercial vehicles, recreational vehicles, panel vans, tractor-trailer rigs, railroad box-cars, etc. The storage of new or used tires on any G-C district property is prohibited unless the same are stored within an enclosed building or garage. It is illegal to discard or abandon tires on any property other than a lawful landfill.

In the M-U district, outdoor storage of landscape supplies and materials may be permitted per the requirements in section 9.2.3, development standards.

(Ord. No. 11-18, § 1, 5-17-18)

#### **Sec. 4.26. - Outdoor displays and yard sales.**

The displaying of goods or merchandise for sale outdoors on the property shall be allowed for goods or merchandise normally used in the outdoors. Merchandise allowed to be displayed outdoors includes, but is not limited to, lawnmowers, wheelbarrows, lawn furniture, barbecue grills, play sets, and manufactured out buildings. The keeping of goods or merchandise outdoors on the property, longer than a twenty-four-hour period shall be considered outdoor storage and shall comply with outdoor storage requirements in section 4.26 of this chapter. This section shall not apply to vehicle or manufactured housing sales lots.

Yard sales and garage sales (or carport sales) shall be permitted on any residential lot no more frequently than once per calendar quarter. Such sale may not continue for more than seventy-two (72) hours.

Yard sales shall not be permitted on any commercial or industrial use lot. Such activity shall constitute a flea market use and shall be allowed only in the Fair Ground (FG) district.

## **B) Article XVI. Special Uses**

### **Sec. 16.1. Scope and intent.**

- A. This article specifies uses which are not classified as permitted uses as a matter of right in zoning districts, and are therefore only allowed through the approval of a Special use. The standards which apply to each use are enumerated and must be met in order for an application to be granted.
- B. In granting a Special use, conditions may be attached as are deemed necessary in the particular case for the protection or benefit of neighbors in order to assimilate the proposed development or use into the neighborhood with minimal impact.

### **Sec. 16.2. Application of regulations and approval.**

Uses allowable with a Special use and the minimum standards for such uses are listed in section 16.4 of this article.

Uses in the districts enumerated herein may be authorized by Special use only. The regulations contained in this article shall not apply to any permitted use as a matter of right in any zoning district.

Any use which may be authorized by Special use shall be approved by the Mayor and Council in accordance with section 16.1, scope and intent, provided:

- A. The standards for the Special use as specified herein can be met;
- B. Recommendations have been received from the planning and development staff and other appropriate City departments.
- C. A public hearing has been held in relation to the Special use before the Planning Commission in conformance with the advertising standards outlined in article XXIV of this chapter. The Planning Commission shall make recommendations to the Mayor and Council regarding the application for a Special use; and
- D. A public hearing has been held in relation to the Special use before the Mayor and Council in conformance with the advertising standards outlined in article XXIV of this chapter.

### **Sec. 16.3. Additional restrictions.**

- A. In the interest of the public health, safety and welfare, the Mayor and Council may exercise limited discretion in evaluating the site proposed for a use which requires a Special use. In exercising such discretion pertaining to the subject use, the Mayor and Council may consider the following, which shall be stated in writing by the applicant and submitted to the department of planning and development to initiate an application for a Special Use permit:
  1. The effect of the proposed activity on traffic flow along adjoining streets;
  2. The availability, number and location of off-street parking;
  3. Protective screening;
  4. Hours and manner of operation of the proposed use;
  5. Outdoor lighting;
  6. Ingress and egress to the property; and

7. Compatibility with surrounding land use.

- B. Any use which may be authorized by special use shall comply with all other City regulations, zoning district regulations and other regulations contained herein, and conditions of zoning approval if applicable. Whenever a standard contained in this section is in conflict with another provision of this chapter, the more restrictive provision shall prevail.

## **6. How General Standards Are Met (Staff analysis)**

**Standard #1:** The effect of the proposed activity on traffic flow along adjoining streets.

**How Standard #1 has / will be met:** No negative effect to traffic along adjoining streets.

**Standard #2:** The availability, location, and number of off-street parking.

**How Standard #2 has / will be met:** Parking will remain the same as current configuration on the lot

**Standard #3:** Protective screening.

**How Standard #3 has / will be met:** Not required

**Standard #4:** Hours and manner of operation:

**How Standard #4 has / will be met:** Standard office hours

**Standard #5:** Outdoor lighting

**How Standard #5 has / will be met:** Outdoor lighting will remain the same as the current configuration on the lot

**Standard #6:** Ingress and egress to the property.

**How Standard #6 has / will be met:** Via Tennessee St. & Nelson St.

**Standard #7:** Compatibility with surrounding land use.

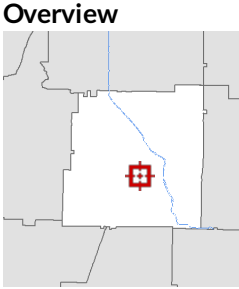
**How Standard #7 has / will be met:** The proposed use is expected to be compatible with adjacent land uses

## **7. Additional standards from Zoning Ordinance section 16.4 for use applied for and how they are met:**

None related to Pawn shops and/or title pawn

8. **Staff Recommendation:** Staff recommends approval. If approved and for emphasis, the commission may choose to condition the permit to no outdoor storage or displays per previous special use permits and per zoning ordinance Sec. 4.25.
  
9. **Planning Commission Recommendation:**





- Legend**
- Parcels
  - Structural Numbers**
  - <all other values>
  - Abandoned or Inactive
  - Active
  - Proposed
  - Roads

<b>Parcel ID</b>	C004-0004-006	<b>Alternate ID</b>	32646	<b>Owner Address</b>	LEWIS & SONS INC
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Commercial		321 N TENNESSEE ST
<b>Property Address</b>	321 N TENNESSEE ST	<b>Acreage</b>	0.57		CARTERSVILLE, GA 30120
<b>District</b>	Cartersville				
<b>Brief Tax Description</b>	LL 409 D 4				

(Note: Not to be used on legal documents)

Date created: 6/28/2021  
 Last Data Uploaded: 6/25/2021 9:27:24 PM

Developed by 

**Application for Special Use**  
City of Cartersville

Case Number: SU 21-05  
Date Received: 6/25/21


**Public Hearing Dates:**

Planning Commission 8/10/21 5:30pm 1<sup>st</sup> City Council 8/19/21 7:00pm 2<sup>nd</sup> City Council 9/2/21 7:00pm

Applicant Auto Cash-Cartersville LLC Office Phone \_\_\_\_\_  
(printed name)  
 Address P. O. Box 2875 Mobile/ Other Phone \_\_\_\_\_  
 City Cartersville State GA Zip 30120 Email \_\_\_\_\_  
Leslie Vaughan Simmons Phone (Rep) 770-382-4702  
 Representative's printed name (if other than applicant) Email (Rep) leslie@lesliesimmonsllaw.com  
 Representative Signature \_\_\_\_\_ Applicant Signature \_\_\_\_\_  
 Signed, sealed and delivered in presence of:  
Nancy Alexander  
 Notary Public



\* Titleholder Lewis & Sons, Inc. Phone 770-382-6330  
(titleholder's printed name)  
 Address 321 N. Tennessee Street  
Cartersville, GA 30120 Email \_\_\_\_\_  
 Signature C. Paul Lewis  
 Signed, sealed, delivered in presence of:  
Nancy Alexander  
 Notary Public



Present Zoning District M-U C 004-0004-006  
 Acreage 1600 Sq Land Lot(s) 409 District(s) 4th Section(s) 3rd  
 Location of Property: 323 N. Tennessee Street  
Cartersville, GA 30120  
(street address, nearest intersections, etc.)  
 Reason for Special Use Request: traditional power  
 \_\_\_\_\_  
(attach additional statement as necessary)

\* Attach additional notarized signatures as needed on separate application pages.

**CAMPAIGN DISCLOSURE REPORT  
FOR REZONING ACTIONS**

Pursuant to O.C.G.A. 36-67A-3 any and all applicants to a rezoning action must make the following disclosures:

Date of Application: 6/25/21

Date Two Years Prior to Application: 6/25/2019

Date Five Years Prior to Application: 6/25/2016

1. Has the applicant within the five (5) years preceding the filing of the rezoning action made campaign contributions aggregating \$250.00 or more to any of the following:

	YES	NO
Mayor: Matt Santini	_____	✓
Council Member:		
Ward 1- Kari Hodge	_____	✓
Ward 2- Jayce Stepp	_____	✓
Ward 3- Cary Roth	_____	✓
Ward 4- Calvin Cooley	_____	✓
Ward 5- Gary Fox	_____	✓
Ward 6- Taff Wren	_____	✓
Planning Commission		
Greg Culverhouse	_____	✓
Harrison Dean	_____	✓
Lamar Pendley	_____	✓
Lamar Pinson	_____	✓
Travis Popham	_____	✓
Jeffery Ross	_____	✓
Stephen Smith	_____	✓

2. If the answer to any of the above is **Yes**, please indicate below to whom, the dollar amount, date, and description of each campaign contribution, during the past five (5) years.

\_\_\_\_\_

Signature J. Browne Date 6/25/2021

Print Name J. BROWNE

# SPECIAL USE JUSTIFICATION

The Mayor and City Council, upon review, may authorize a Special Use which is not classified as a permitted use by right in a zoning district.

Zoning Ordinance section 16.3.A

In the interest of the public health, safety and welfare, the Mayor and Council may exercise limited discretion in evaluating the site which requires a Special use. In exercising such discretion pertaining to the subject use, the Mayor and Council may consider the following, which shall be stated in writing by the applicant and submitted to the department of planning and development to initiate an application for a Special use:

1. The effect of the proposed activity on traffic flow along adjoining streets;
2. The availability, number and location of off-street parking;
3. Protective screening;
4. Hours and manner of operation of the proposed use;
5. Outdoor lighting;
6. Ingress and egress to the property; and
7. Compatibility with surrounding land use.

Zoning Ordinance section 16.4 states standards for specific uses – if the use you are applying for has additional standards, these must also be addressed below.

Use applied for:

traditional pawn accepting firearms and jewelry

Standard #1: The effect of the proposed activity on traffic flow along adjoining streets.

How Standard #1 has / will be met:

applicant does not anticipate any change to traffic to or from adjoining streets

Standard #2: The availability, number, and location of off-street parking.

How Standard #2 has / will be met:

there are approximately four parking spaces in front of the building and two behind the building. These are sufficient to service applicants use.

Standard #3: Protective screening.

How Standard #3 has / will be met:

no changes are proposed.

Standard #4: Hours and manner of operation of the proposed use.

How Standard #4 has / will be met:

Standard office hours

Standard #5: Outdoor lighting.

How Standard #5 has / will be met:

location currently has sufficient outdoor lighting; no changes are proposed.

Standard #6: Ingress and egress to the property.

How Standard #6 has / will be met:

location has sufficient ingress and egress; no changes are proposed

Standard #7: Compatibility with surrounding land use.

How Standard #7 has / will be met:

proposed use is in keeping with the surrounding commercial use.

Additional standards from Zoning Ordinance section 16.4 for use applied for and how they are met:

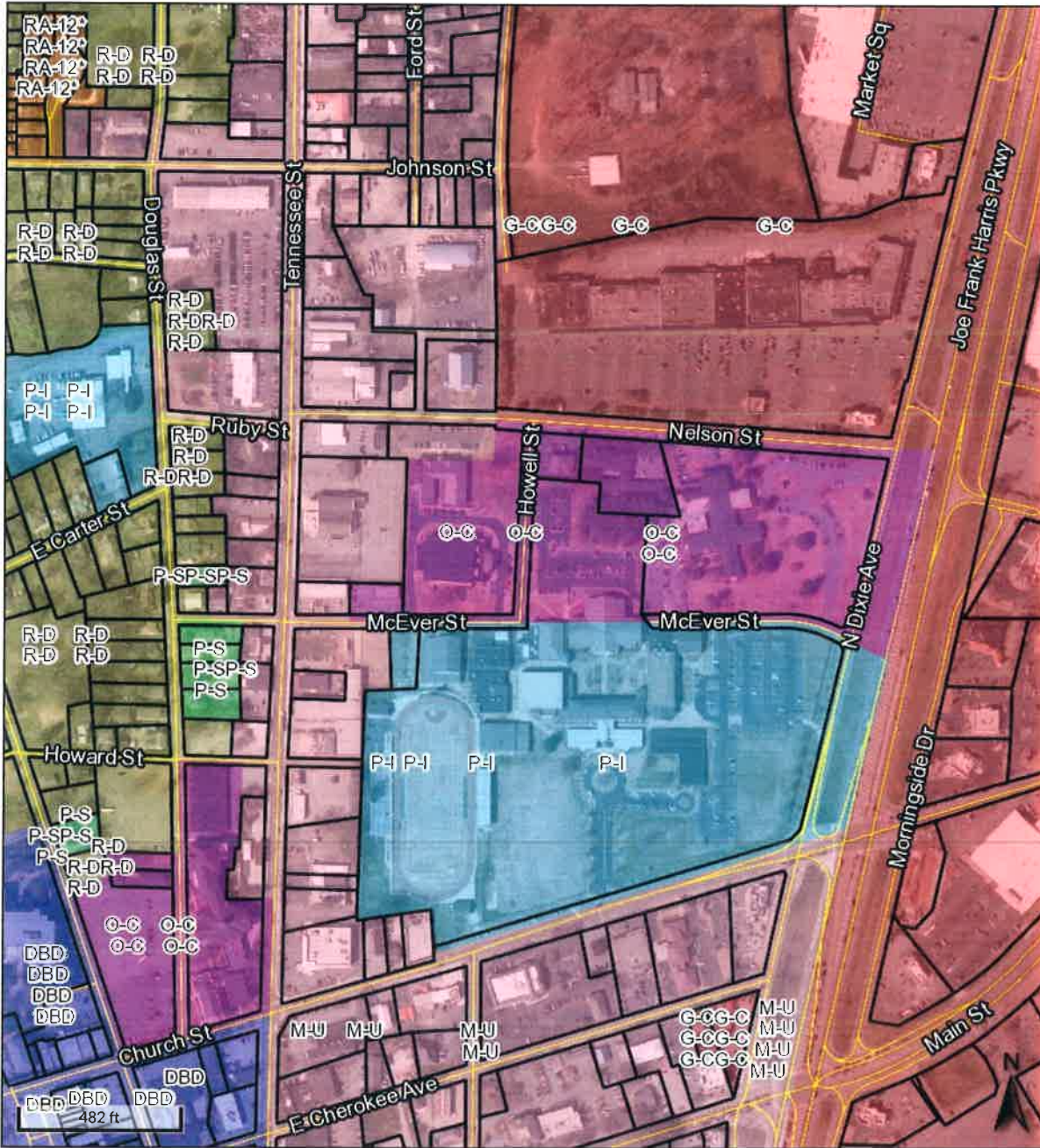
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed,

  
\_\_\_\_\_  
Applicant or Representative

6.25.2021  
Date





Overview



Legend

- Parcels
- Roads
- Cartersville Zoning**
- AG
- DBD
- G-C
- G-C\*
- H-I
- H-I\*
- L-I
- L-I\*
- M-U
- M-U\*
- MF-14
- MF-14\*
- MN
- O-C
- O-C\*
- P-D
- P-D\*
- P-I
- P-S
- P-S\*
- R-10
- R-10\*
- R-15
- R-15\*
- R-20
- R-20\*
- R-7
- R-7\*
- R-D
- RA-12
- RA-12\*



Images taken 7/22/21





## PLANNING COMMISSION ITEM SUMMARY

<b>MEETING DATE:</b>	August 10 <sup>th</sup> , 2021
<b>SUBCATEGORY:</b>	Special Use Permit
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	SU21-05. 323 N. Tennessee St.
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	Applicant wishes to expand the title pawn office to a full service pawn shop. A Special Use permit for a title pawn only office was approved by Council on Oct. 3 <sup>rd</sup> , 2019. Case No. SU19-06.
<b>LEGAL:</b>	N/A



## PLANNING COMMISSION ITEM SUMMARY

<b>MEETING DATE:</b>	August 10 <sup>th</sup> , 2021
<b>SUBCATEGORY:</b>	
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	Appointment of Chair and Vice-Chair
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	Chairman Pinson submitted his resignation letter in July effective immediately. A replacement or interim chair and vice-chair need to be chosen.
<b>LEGAL:</b>	N/A