

MINUTES OF THE CARTERSVILLE PLANNING COMMISSION

The Cartersville Planning Commission met in a regularly scheduled meeting on Tuesday, June 6th, 2023 at 5:30 p.m. in the City Hall Council Chambers.

Present: Lamar Pendley, Travis Popham, Jeffery Ross, Greg Culverhouse, Steven Smith, Anissa Cooley and Fritz Dent

Absent:

Staff Members: Randy Mannino, Julia Drake, David Hardegree, Zack Arnold

CALL TO ORDER: 5:30 PM

ROLL CALL

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 City Council for consideration. Furthermore, the cases would be heard before Council at the June 15th, 2023, and July 6th, 2023, Council Meeting.

APPROVAL OF MINUTES

1. April 11th, 2023, Meeting Minutes

David Hardegree, Planning and Development Assistant Director, stated there were a few errors in the minutes that Julia Drake, City Clerk, had already corrected. Those errors included Ms. Cooley's name was misspelled, and the address was incorrect on the Special Use Permit item.

Board Member Culverhouse made a motion to approve the minutes. Board Member Dent seconded the motion. Motion carried unanimously. Vote: 6-0.

MAP AMENDMENT

2. ZMA23-01. Zoning Map Amendment.

Applicant: City of Cartersville

Mr. Hardegree gave an overview stating this is annual update to the zoning map to include zoning minutes and deannexations/annexations.

Board Member Culverhouse made a motion to approve ZMA 23-01. Board Member Popham seconded the motion. Motion carried unanimously. Vote: 6-0

TEXT AMMENDMENT

3. T23-03 Amendments to the Zoning Ordinance

Applicant: City of Cartersville

Mr. Hardegree gave an overview referencing HB1405 changes which included:

- to revise provisions related to judicial review of zoning decisions.

- to revise definitions;
- to provide for requirements for zoning decisions by boards or agencies using delegated powers;
- to provide additional notice and hearing provisions for changes to zoning ordinances that revise single-family residential classifications and definitions so as to authorize multifamily residential property uses;
- to require review procedures for decisions made by boards or agencies using delegated powers;
- to provide for judicial review of zoning decisions; and
- to require certain designations relating to appeals of quasi-judicial decisions.

Multiple revisions to the City's Zoning ordinance are required as demonstrated in the revised sections, attached. Key revisions to the city ordinance include:

- Removing the administrative variance option;
- Defining "Quasi-Judicial" (board or action)
- Increasing the public notification period from 15 days to 30 days for variance hearings;
- Incorporating the ten (10) *Standards for governing the exercise of zoning power* for review of variance and special use permit applications;
- Clarifying public notification process for single family to multi-family zoning decisions; and,
- Updating the judicial appeals process.

Board Member Smith made a motion to approve T23-03. Board Member Popham seconded the motion. Motion carried unanimously. Vote: 6-0

Board Member Ross made a motion to adjourn.

The meeting adjourned at 5:44 PM.

Date Approved: July 11th, 2023

/s/ _____
Lamar Pendley, Chairman