

MINUTES OF THE CARTERSVILLE PLANNING COMMISSION

The Cartersville Planning Commission met in a regularly scheduled meeting on Tuesday, April 11, 2023 at 5:30 p.m. in the City Hall Council Chambers.

Present: Lamar Pendley, Travis Popham, Jeffery Ross, Greg Culverhouse, Steven Smith, and Fritz Dent
Absent: Annisa Cooley
Staff Members: Randy Mannino, Julia Drake, David Hardegree, Zack Arnold

CALL TO ORDER: 5:27 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 case heard would be heard before Council at the April 20, 2023 and May 4, 2023 Council Meeting.

APPROVAL OF MINUTES

1. March 7, 2023 Meeting Minutes

Board Member Popham made a motion to approve the minutes. Board Member Smith seconded the motion. Motion carried unanimously. Vote: 5-0.

STAFF UPDATES ON PREVIOUS CASES

David Hardegree, Planning and Development Assistant Director stated the at the March 7, 2023 Planning Commission meeting, the Board approved Z23-01 and Z23-02. On April 6, 2023, the Mayor and City Council approved both.

ANNEXATIONS

2. AZ23-01. 226 E Felton Rd

Applicant: Christopher Huth

Mr. Hardegreestated that all adjacent property owners had been properly notified and the property had been properly posted and advertised. Continuing, Mr. Hardegree gave an overview of the application stating applicant requests to annex 0.46 acres (+/-) located at 226 E. Felton Road (Tax ID 0078B-0006-011). The property that is proposed to be annexed is bordered by a residential zoned property to the east (City R-20) and by County zoned A-1 (Agricultural) on all other sides.

R-20 Residential zoning is requested for the parcel. The existing zoning is County A-1 (Agriculture).

City gas, electric, water, sewer and stormwater utilities are available in the area. Staff does not oppose the annexation or R-20 zoning.

Public hearing was opened for the zoning portion of the application.

Britta Huth, applicant, came forward to represent the application and to answer questions from the Board Members.

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

Public hearing was opened for the annexation portion of the application. With no one to come forward to speak for or against, the public hearing was closed.

Board Member Culverhouse made a motion to approve the zoning portion of the application. Board Member Popham seconded the motion. Motion carried unanimously. Vote: 5-0

Board Member Culverhouse made a motion to approve the annexation portion of the application. Board Member Dent seconded the motion. Motion carried unanimously. Vote: 5-0

SPECIAL USE PERMIT

3. SU23-01. 4401 & 403 N. Tennessee St. Applicant: Duncan Auto Sales, Inc.

Mr. Hardegree stated that all adjacent property owners had been properly notified and the property had been properly posted and advertised. Continuing, Mr. Hardegree gave an overview of the application stating Duncan Auto Sales operates an automotive sales business at 401 N. Tennessee St., zoned Multiple-Use (M-U). Property is identified as Tax ID C004-0001-013. Total property area is approximately 0.14 acres. Automotive sales lot are not allowed on Tennessee St; however, this business is considered a non-conforming use that has been at this location for many years. This special use permit request is for the expansion of a non-conforming use.

Duncan Auto Sales wishes to expand their business to the adjacent property at 403 N. Tennessee St. This parcel is also zoned Multiple-Use (M-U), identified as Tax ID C0004-0001-012. This lot would contain vehicle overflow parking and a private garage for the business. The applicant is not proposing to sell vehicles from this lot.

The 403 N. Tennessee St. lot has been used as a specialty automotive shop or for warehousing for many years. The garage is a 3-bay garage that fronts N. Tennessee St. with a parking area between the building and N. Tennessee St.

In 2018, per SU18-06, the applicant received a special use permit to allow the expansion of a non-conforming use onto the adjacent, eastern property at 306 Johnson St., a 0.12ac. lot (5,227 sf). A house was demolished and the 306 lot was subdivided to accommodate this expansion. The special use permit was approved by City Council on 12/6/18 with a favorable recommendation from the Planning Commission.

Of note, at the planning commission meeting, the owner of 403 N. Tennessee St., Cliff Cline, expressed concerns about stormwater runoff from adjacent properties citing existing drainage issues on his property.

In addition to SU18-06, a similar special use permit, SU13-07, was approved for the expansion

of a used car lot for 414 N. Tennessee St onto lot 416/ 420 N. Tennessee St. Applicant was Randy Wimpy. The special use permit was approved by City Council on 9/5/13 with a favorable recommendation from the Planning Commission.

Chairman Pendley opened the public hearing.

Robert Walker, attorney with Jenkins, Bowen & Walker, P.C., located at 15 S. Public Square came forward to represent the applicant and to answer any questions from the Board Members.

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

Board Member Popham made a motion to approve SU23-01. Board Member Smith seconded the motion. Motion carried unanimously. Vote: 5-0

Board Member Ross made a motion to adjourn.

The meeting adjourned at 5:55 PM.

Date Approved: May 9, 2023

/s/ _____
Lamar Pendley, Chairman