

## **MINUTES OF THE CARTERSVILLE PLANNING COMMISSION**

The Cartersville Planning Commission met in a regularly scheduled meeting on Tuesday, March 10, 2026, 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 March 19, 2026, at 7:00PM and April 2, 2026, at 7:00PM, at the City Council Meeting.

### **ROLL CALL**

Present: Lamar Pendley, Annisa Cooley, Don Jackson, Matt Womack, John Clayton, and Fritz Dent

Absent: Jay Milam

Staff Members: Zack Arnold, Randy Mannino, and Ashley Peters

### **APPROVAL OF MINUTES**

#### **1. February 10, 2026, Meeting Minutes**

Board Member Womack made a motion to approve the minutes. Board Member Jackson seconded the motion. Motion carried. Vote: 5-0

### **SPECIAL USE PERMIT**

Zack Arnold, Assistant City Planner, stated that all properties had been properly advertised and posted.

#### **2. SU26-03. 235 S Dixie Ave.**

**Applicant : Naresh Parikh**

Mr. Arnold stated that Naresh Parikh, property owner and applicant, requests a special use permit to allow apartments and condominiums, above, below, or behind commercial uses in the same building as part of a mixed-use redevelopment in the M-U, Multiple Use, Zoning District.

The site was developed for a hotel and currently serves as a Quality Inn Hotel. The proposed project would redevelop the site into a mixed-use development with ground floor retail/ commercial space with multi-family residential (apartments) above, below and behind the commercial space. Townhomes are proposed along the western property line behind the commercial space and multi-family units.

All requirements can be met in Ordinance Sec. 9.2, Multiple Use Zoning District, and Sec. 16.4.2, Special Use Requirements for *Apartment, above, below, or behind commercial and office uses in the same building*.

The proposed development components per the conceptual site plan are listed below:

1. Total ground Floor Retail/ Commercial space: 16,450sf. Leasable space- 8,225sf.
2. Total multi-family units (apartments): Forty-Two (42 Units). (2) Buildings x 21 units each.
  - a. 1 BR (8 Units) x 2 Buildings= 16 total units
  - b. 2 BR (9 Units) x 2 Buildings= 18 total units
  - c. 3 BR (4 Units) x 2 Buildings= 8 total Units
3. Townhomes- 4 Units x Buildings (8 Total Units)

Staff does not oppose the application with the following conditions:

**Condition:**

1. If approved, the approval is per the project data provided on the special use application and concept plan, and.
2. This special use permit terminates when the approved special use changes or ceases or if the property is rezoned.

Chairman Pendley opened the public hearing.

Thomas Lemberg, 179 Fischer Spur, came forward for the project to discuss any questions that the board might have.

Board Member Womack asked why a special use permit would be needed. Mr. Arnold stated that all of the uses individually are allowed in the district, but since they want to have apartments on top of commercial the special use would be required.

Board Member Dent asked what type of commercial business' he is desiring. The Applicant stated that they would want a small coffee shop or more retail type stores. They do not have a set idea, but it is really what the market demands.

Board Member Jackson asked if a more detailed drawing would be provided with elevations. The applicant stated that there would be a more detailed layout once it's approved to move forward and get to planning stages.

Board Member Clayton asked regarding about the top parking lot if it will be privately owned. The applicant stated that it is already owned by the applicant and that their plans are to extend it into a parking lot for the retail space.

Board Member Clayton asked if the owners are preparing to change the zoning, then sell the property as a development opportunity or are the owners keeping the property and fully developing it. The applicant stated that the owners are planning to develop the property and sell the townhomes to individual owners.

Rajiv Goswami, 185 Farnworth Ln, came forward as a partner and stated that the development will remain with the company and they will sell off the townhomes. The retail and apartments will be managed by the company.

Chairman Pendley asked if there is a regulation on if how many owners. Mr. Arnold stated that there is not any regulation. Chairman Pendley stated that it could possibly all be bought by the investor. Mr. Arnold stated that it could possibly be since there is nothing regulated.

Chairman Pendley asked if Fire has approved the layout as it looks like it could be too tight. Mr. Arnold stated that fire did comment on the project but there was nothing regarding the firetrucks access to the property. The applicant stated that they are giving more space to the city to provide more access on road frontage.

Chairman Pendley asked if there would be an amenities area for the residents. The applicant stated there is a dog park but there are not set amenities for the property.

Chairman Pendley asked the applicant to go over the count of each apartment type. The applicant stated the listed apartments in the description of the property. Chairman Pendley asked Mr. Arnold if that matched what was listed. Mr. Arnold stated it was.

Chairman Pendley asked if they are planning on sticking the drawings provided or will there be a change once it is approved. The applicant stated that the layout provided is what they will be sticking with.

Barry Green, 975 Mission Rd, came forward in regards the road in front of the property which is the N Dixie Ave. Stated that it might hinder his tenants from being able to use the N Dixie cut through that is present in front of the hotel now. The applicant stated that N. Dixie Ave ends at the property line and that the area he was discussing was deeded to the owners of the property by the City. The plans are to extend the Dixie Ave Road into the parking lot all the way through. This would still provide access for their tenants to use the parking lot to get out onto Hwy 41.

Discussion commenced regarding the ownership of the road.

Chairman Pendley believed that this application should be tabled due to the conflicts in the ownership of the road in front of Quality Inn. Stated that he would like it to be brought back in front of the commission once ownership has been determined. Mr. Arnold asked the board would a written agreement and transfer notice be sufficient. Chairman Pendley stated it would.

The applicant stated that the parking lot was deeded over between 1965 to 1973.

Board Member Womack stated he had no problem going ahead and voting since he has only known it to be a parking lot for as long as he can remember.

Board Member Dent made a motion to table to application until ownership has been proved. Board Member Clayton seconded the motion. Motioned passed 4-0 with Matt Woman abstaining.

## **ZONINGS**

### **3. ZMA26-01: Annual Zoning Map Amendment**

This is the annual adoption of the official zoning map of the City of Carterville. It includes the annexation and zoning actions approved by City Council in the last 12 months. The last zoning map adoption was March 5, 2025.

Board Member Clayton made a motion to approve ZMA26-01. Board Member Cooley seconded the motion. Motion carried unanimously. Vote 5-0.

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

The meeting adjourned at 6:15 PM.

Date Approved: April 1, 2026.

/s/ \_\_\_\_\_  
Lamar Pendley, Chairman