



PLANNING COMMISSION ITEM SUMMARY

MEETING DATE:	April 7, 2026
SUBCATEGORY:	Zoning
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	SU26-05. 407 Douglas St. Applicant: LifePoint Congregational Methodist Church, Inc
DEPARTMENT SUMMARY RECOMMENDATION:	<i>Applicant requests a special use permit to expand an existing religious institution. Staff does not oppose the application.</i>
LEGAL:	N/A

SPECIAL USE APPLICATION SYNOPSIS

REQUEST SUMMARY:

LifePoint Congregational Methodist Church, Inc has requested a Special Use Permit for 407 Douglas Street to expand an existing religious institution.

Application Number: **SU26-05**

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: LifePoint Congregational Methodist Church, Inc
Representative: Greg Bates
Location: 407 Douglas St.
Total Acreage: 2.92 +/- acres plus additional 0.71 +/- acres of adjacent property to be combined.

LAND USE INFORMATION

Current Zoning: M-U (Multiple Use)
Proposed Zoning: Same
Proposed Use: Religious Institution
Current Zoning of Adjacent Property:

North: M-U
South: M-U & R-D
East: M-U
West: R-D

For All Tracts:

District: 4th **Section:** 3rd **LL(S):** 338
Ward: 1 **Council Member:** Kari Hodge

The Future Development Map designates adjacent properties as: North Towne Revitalization Area

**The Future Land Use Map designates adjacent or nearby city properties as:
Commercial – Mixed Use**

2. City Departments Reviews

Electric:

Fibercom:

Fire:

Gas:

Planning and Development:

Public Works:

Cartersville Water and Sewer:

Public comments:

4. Special Use Review

LifePoint Congregational Methodist Church, Inc has submitted development plans to expand the existing footprint of the religious institution at 407 Douglas St. This expansion will encompass multiple adjacent properties that the institution currently owns but does not operate. These properties are 401 Douglas St, Tax Parcel ID C010-0013-009, 618 N. Tennessee St, Tax Parcel ID C010-0013-003, 620 N. Tennessee St, Tax Parcel ID C010-0013-004, and 407 E. Porter St, Tax Parcel ID C010-0013-005. All of these properties are to be combined with the parent parcel at 407 Douglas St, Tax Parcel ID C010-0013-008, therefore the Special Use request is for the 407 Douglas St. address only. The M-U zoning district requires religious institutions to obtain a special use permit to operate. City staff is aware that a religious institution has been operating at the 407 Douglas Street property since the 1950's, thus making the current use legal non-conforming. Due to the expansion and acquisition of the adjoining parcels, City staff feel that now is the appropriate time to bring the property in compliance with current ordinance standards.

This expansion project also consists of a full site plan review by city staff. These plans were submitted on February 4, 2026, and are currently under review. The project also expands across multiple zoning districts (M-U, P-S, and R-D). A zoning application for the property at 401 Douglas Street has been submitted to rectify part of this issue. That case, Z26-02, is being heard simultaneously to this case. Additional zoning actions are likely in the future to correct the split zoning at 407 Douglas St, Tax Parcel ID C010-0013-008.

Additionally, the project requires a variance for the construction of a dumpster enclosure along the Douglas St. road frontage. This case, V26-01, is to be heard on April 9, 2026 by the Cartersville Board of Zoning Appeals.

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).

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 assessment):

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

How Standard #1 has / will be met: Minimal negative effect to traffic along N. Tennessee St. and adjacent streets is possible.

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

How Standard #2 has / will be met: City Ordinance calls for 182 parking spaces for the expansion. 282 are proposed. There has been some discussion about dedication of right-of-way along Porter St. The loss of parking spaces due to the dedication would not place the site below the minimum standard.

Standard #3: Protective screening.

How Standard #3 has / will be met: Protective screening will not be required.

Standard #4: Hours and manner of operation:

How Standard #4 has / will be met: Typical standard business hours are anticipated.

Standard #5: Outdoor lighting

How Standard #5 has / will be met: Will be addressed during site plan review.

Standard #6: Ingress and egress to the property.

How Standard #6 has / will be met: The property has multiple ingress and egress points along Tennessee St., Mary St., and Porter St.

Standard #7: Compatibility with surrounding land use.

How Standard #7 has / will be met: No compatibility conflicts have been identified.

Sec. 16.4. - Minimum special use standards

16.4.12. *Religious institution.*

- A. *Allowable districts:* AG, R-20, R-15, R-10, R-7, R-D, RA-12, P-S, M-U, N-C, DBD, O-C, G-C, L-I.
- B. *Standards:*
 - 1. In addition to required setbacks, a minimum fifteen-foot wide buffer shall be required along all property lines adjoining a residential district or use to provide a visual screen in accordance with section 4.17 of this chapter.
 - 2. A cemetery use in conjunction with a religious institution in a residential district shall not be allowed.
 - 3. Noise levels in decibels measured at the property line adjacent to single-family residential uses shall not exceed seventy (70) decibels. Noise levels are measured as constant, consistent sounds and not intermittent noise. All measurements shall be taken at property lines. It is the intent of this section to regulate noise in a manner to prohibit it from exceeding levels of sound that could become a nuisance to adjacent property under Georgia law.

8. Staff Recommendation: Staff does not oppose the application.

Application for Special Use
City of Cartersville

Application Number: SU26-05
Date Received: 3-20-2026

Public Hearing Dates:
Planning Commission 4-7-2026 5:30pm 1st City Council 4-16-2026 7:00pm 2nd City Council 5-7-2026 7:00pm

LifePoint Congregational Methodist Church Inc.
 Applicant LifePoint Congregational Methodist Church Inc. Office Phone 770-298-6185 (Nathan Sanders)
 (printed name)
 Address P.O. Box 961 Mobile/ Other Phone 770-298-6185 (Nathan Sanders)
 City Cartersville State GA Zip 30120 Email nathan@wearelifepoint.com
 Representative's printed name (if other than applicant) Nathan Sanders Phone (Rep) 770 298 6185
 Representative Signature [Signature] Email (Rep) nathan@wearelifepoint.com
 Signed, sealed and delivered in presence of: [Signature] My commission expires: Sept. 23, 2028
 Notary Public [Signature]



LifePoint Congregational Methodist Church Inc.
 * Titleholder LifePoint Congregational Methodist Church Inc. Phone 770-298-6185 (Nathan Sanders)
 (titleholder's printed name)
 Address P.O. Box 961, Cartersville, GA 30120 Email nathan@wearelifepoint.com
 Signature [Signature]
 Signed, sealed, delivered in presence of: [Signature] My commission expires: Sept. 23, 2028
 Notary Public [Signature]



Present Zoning District R-D-P-S, M-U Parcel ID No. C010-0013-008
C010-0013-008
 Acreage 3.89 Land Lot(s) 338 District(s) 4th Section(s) 3rd
 Location of Property: 407 Douglas Street (Porter St., Mary St.
 (street address, nearest intersections, etc.)
 Reason for Special Use Request: Special use permit for church to operate at 407 Douglas St per zoning code
 (attach additional statement as necessary)

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

CAMPAIGN DISCLOSURE REPORT
FOR ZONING ACTIONS

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

Date of Application: 3-16-26

Date Two Years Prior to Application: 3-16-24

Date Five Years Prior to Application: 3-16-21

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

	YES	NO
Mayor: Matt Santini	_____	X
Council Members:		
Ward 1- Kari Hodge	_____	X
Ward 2- Jayce Stepp	_____	X
Ward 3- Cary Roth	_____	X
Ward 4- Calvin Cooley	_____	X
Ward 5- Gary Fox	_____	X
Ward 6- Alyssa Cordell	_____	X
Planning Commission:		
Lamar Pendley, Chair	_____	X
Anissa Cooley	_____	X
Don Jackson	_____	X
Fritz Dent	_____	X
Jay Milam	_____	X
John Clayton	_____	X
Matt Womack	_____	X

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] 3/19/26
Signature Date

GREER BATES *REF. for NATHAN STANARDS*
Print Name *LIFEPOINT CHURCH*

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:

Place of worship

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

How Standard #1 has / will be met:

Site has roadways on all 4 sides of property. Driveway spacing will be adequate

in proximity to nearest street intersections.

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

How Standard #2 has / will be met:

278 spaces proposed.

Required parking: $1 \text{ space}/4 \text{ seats} = 560 \text{ seats}/4 = 182 \text{ spaces required.}$

Standard #3: Protective screening.

How Standard #3 has / will be met:

Protective screening will be provided around proposed dumpster area.

No other zoning buffers/screening required.

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

How Standard #4 has / will be met:

Services held Sunday 9:00 a.m. and 10:45 a.m.

Other hours: Monday, Tuesday, Thursday hours are 8:00 a.m. to 4:30 p.m. , Wednesday 8:00 a.m. - 8:00 p.m

Standard #5: Outdoor lighting.

How Standard #5 has / will be met:

Parking lot outdoor lighting will have a maximum height of 45 feet, and will be directed away
and shielded from abutting residential districts.

Standard #6: Ingress and egress to the property.

How Standard #6 has / will be met:

Ingress/egress will be at entrances on Porter Street, Douglas Street and Mary Street.

Standard #7: Compatibility with surrounding land use.

How Standard #7 has / will be met:

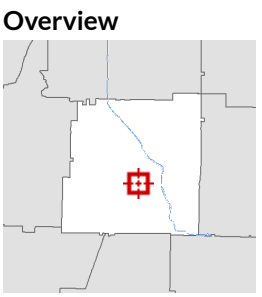
There are neighboring commercial use properties.

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

Signed,

Margaret (KACZMAREK) for LifePoint Church
Applicant or Representative

3-19-26
Date



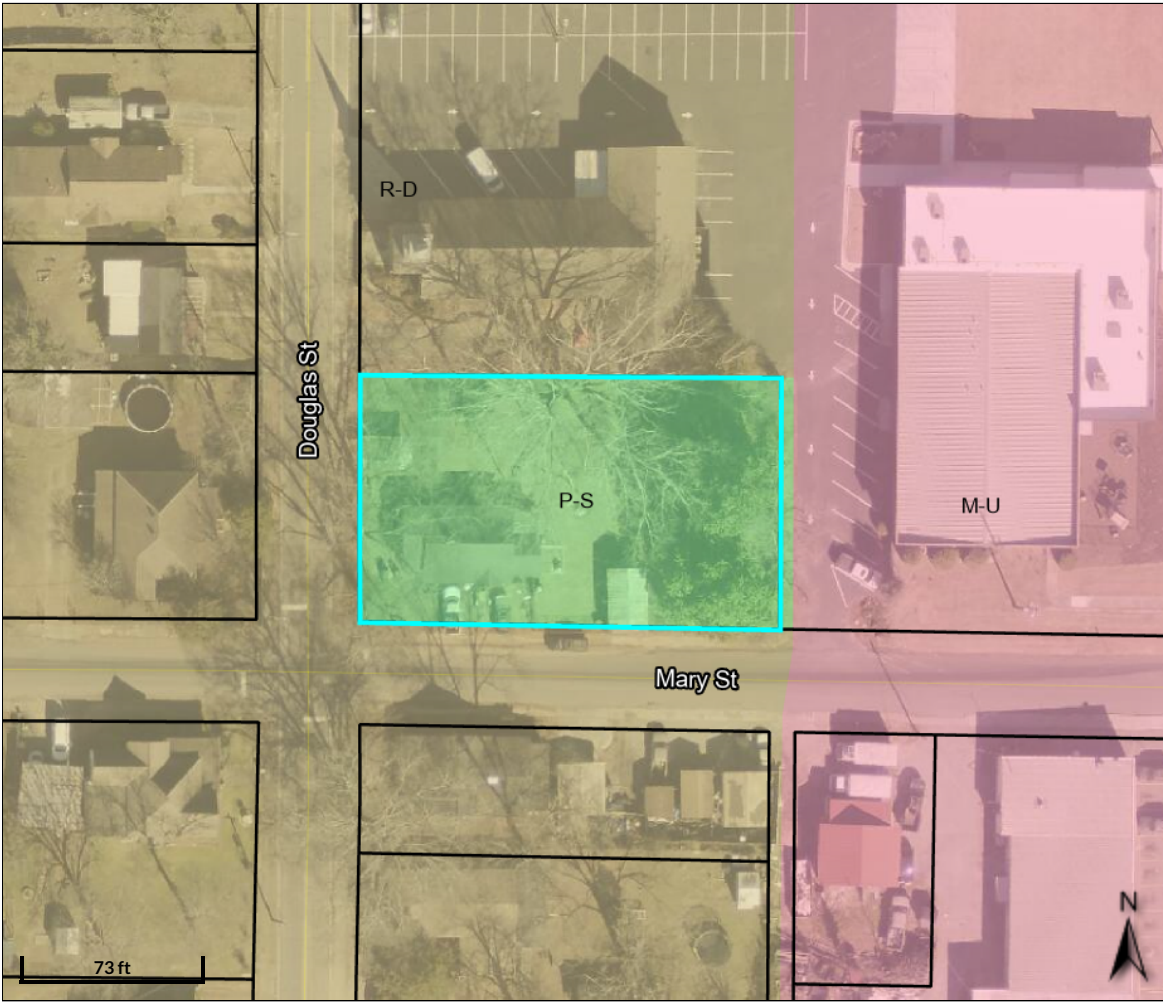
Legend

- Parcels
- Roads

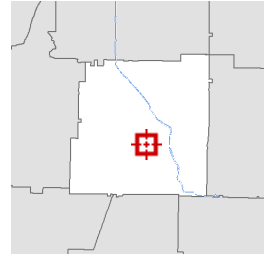
Parcel ID	C010-0013-009	Alternate ID	33418	Owner Address	
Sec/Twp/Rng	n/a	Class	Residential	CHURCH INC	
Property Address	401 DOUGLAS ST	Acreage	0.38	PO BOX 961	
				CARTERSVILLE, GA 30120	
				C010-0013-009-LIFE POINT CONGREGATIONAL METHODIST	
District	Cartersville				
Brief Tax Description	LL 338 D 4 401 DOUGLAS LOTS 155-156 LOWNDES				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 3/25/2026
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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*

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				C010-0013-009-LIFE POINT CONGREGATIONAL METHODIST

District Cartersville
Brief Tax Description LL 338 D 4 401 DOUGLAS LOTS 155-156 LOWNDES
(Note: Not to be used on legal documents)

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Nathan Sanders
770-298-6185

***** MAINTENANCE STATEMENT *****
EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED ACCORDING TO THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.

***** ELEVATION NOTE *****
TOPOGRAPHIC INFORMATION IS BASED ON A FIELD RUN TOPOGRAPHIC MAP PROVIDED BY PROFESSIONAL LAND SURVEYORS LLC. IT IS CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL EXISTING AND PROPOSED ELEVATIONS AND GRADES ON STREET, STORM DRAINS, AND UTILITIES PRIOR TO CONSTRUCTION. IF AN DISCREPANCY IS FOUND THEN IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER.

***** CAUTION *****
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. IF THERE ARE ANY DISCREPANCIES THE ENGINEER MUST BE NOTIFIED. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

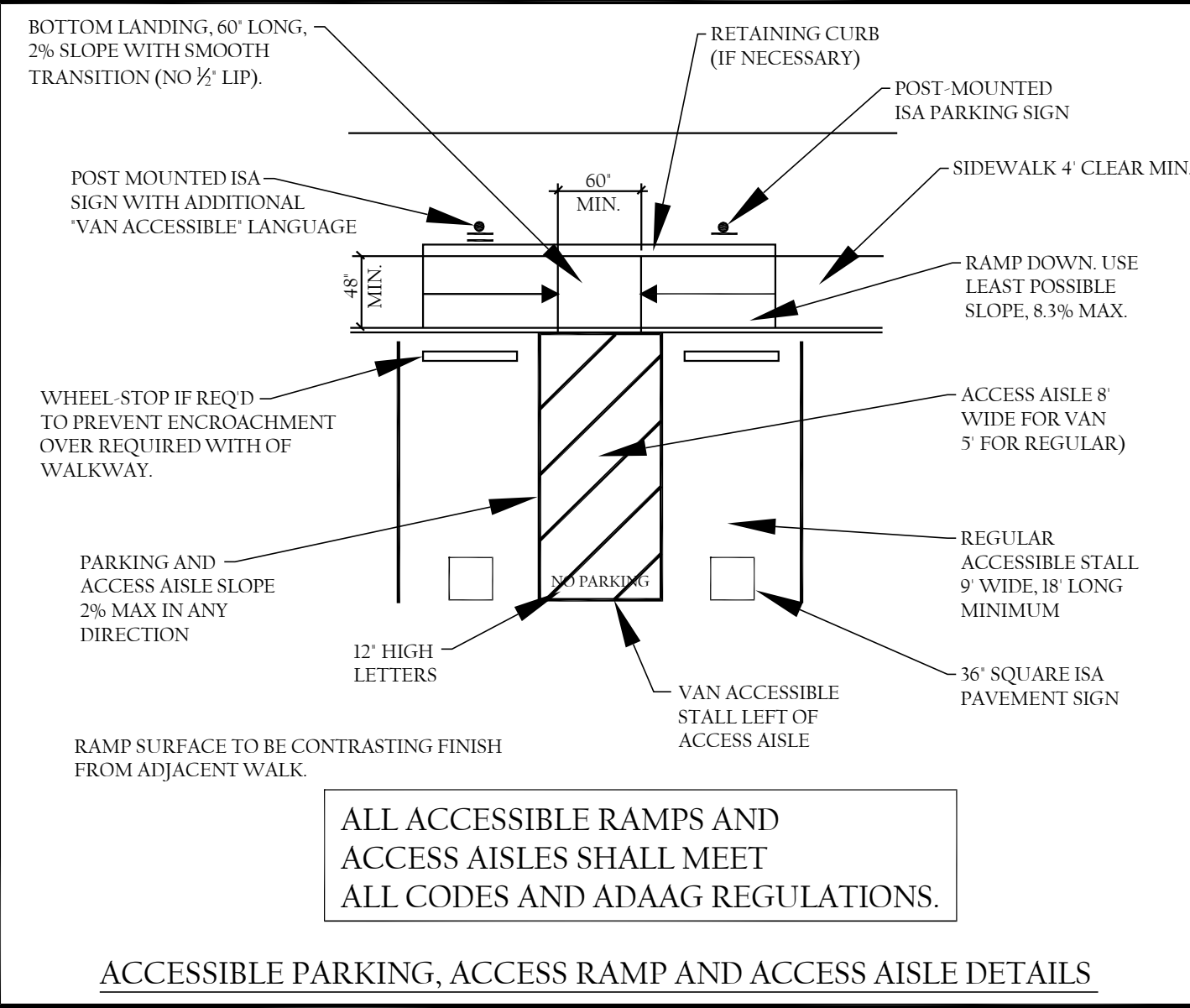
*****INSTALLATION OF INFRASTRUCTURE*****
THE OWNER, DEVELOPER AND CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THE INSTALLATION OF ANY AND ALL INFRASTRUCTURE SHALL COMPLY TO ALL CITY OF CARTERSVILLE AND ANY APPLICABLE UTILITY COMPANY, RULES, REGULATIONS AND SPECIFICATIONS. THIS REQUIREMENT APPLIES TO ALL MATERIALS, INSPECTIONS, AND INSTALLATION PROCEDURES REQUIRED FOR THIS PROJECT. BY ANY DEPARTMENT OF THE CITY OF CARTERSVILLE. THIS MAY INCLUDE REQUIREMENTS THAT ARE NOT SHOWN SPECIFIC DETAIL ON THIS PLAN BUT ARE STILL REQUIRED BY THE CITY OF CARTERSVILLE. IF THERE IS ANY QUESTION PERTAINING TO THIS REQUIREMENT, THE OWNER, DEVELOPER AND CONTRACTOR MUST CONTACT THE APPROPRIATE DEPARTMENT TO ENSURE ALL WORK IS DONE IN ACCORDANCE WITH ALL SPECIFICATIONS.

*****SANITARY SEWER INSTALLATION NOTE*****
IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY ALL EXISTING AND PROPOSED SANITARY SEWER INVERTS. PRIOR TO CONSTRUCTION OR INSTALLATION, ALL INVERTS MUST BE VERIFIED TO ENSURE THAT PROPOSED SANITARY CLEANOUTS, SERVICES, ETC. WILL BE INSTALLED TO MEET ALL REQUIREMENTS SET FORTH BY THE CITY OF CARTERSVILLE.

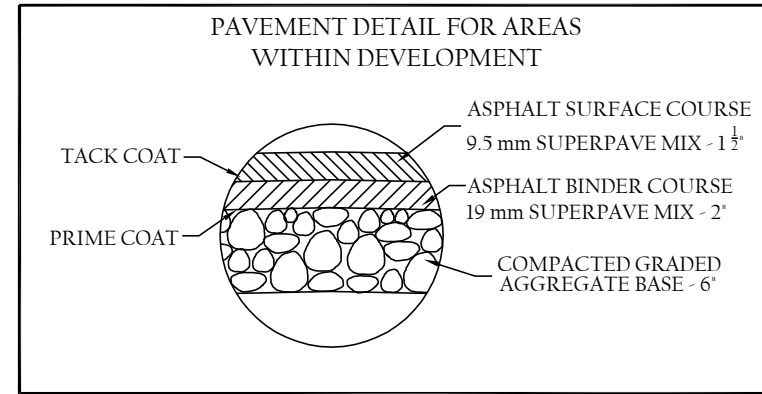
*****PARKING-OUTDOOR LIGHTING*****
PARKING LOT OUTDOOR LIGHTING SHALL HAVE A MAXIMUM HEIGHT OF FOURTY-FIVE (45) FEET AND SHALL BE DIRECTED AWAY AND SHIELDED FROM ADJUTING RESIDENTIAL DISTRICTS.

*****OUTDOOR STORAGE*****
IN G AND U DISTRICTS, OUTDOOR STORAGE MUST BE LOCATED IN A SIDE OR REAR YARD AND SCREENED FROM ALL RIGHTS OF WAY AND RESIDENTIAL DISTRICTS THAT ADJUT THE OUTDOOR STORAGE AREA. SUCH STORAGE SHALL BE SCREENED IN ACCORDANCE WITH THE REQUIREMENTS UNDER ZONING ORDINANCE SECTION 4.2.5.

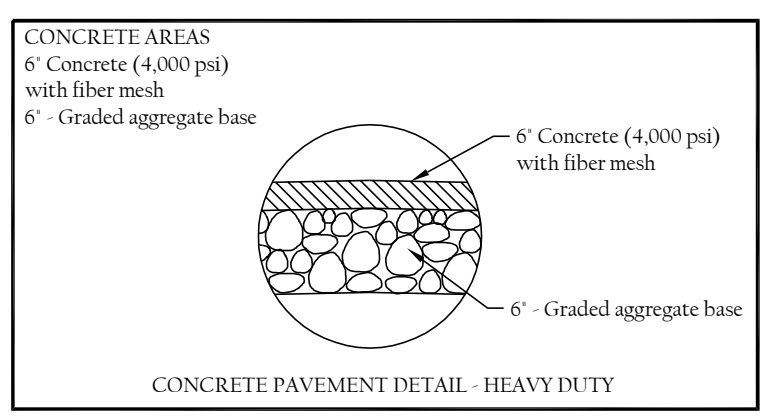
***** OFF-STREET PARKING *****
OFF-STREET PARKING MUST BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.



PROPOSED LIGHT DUTY PAVEMENT
PARKING AREA PAVEMENT

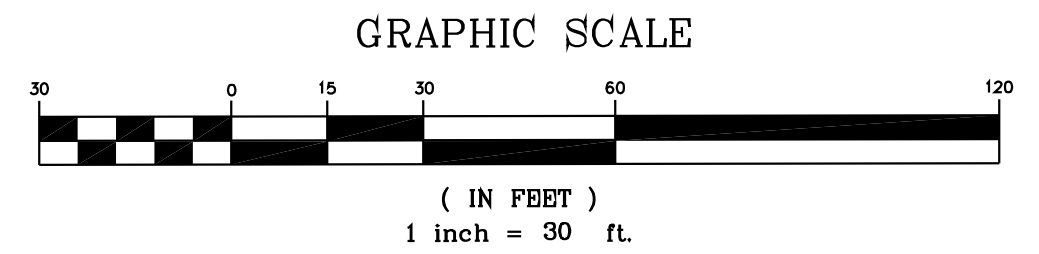
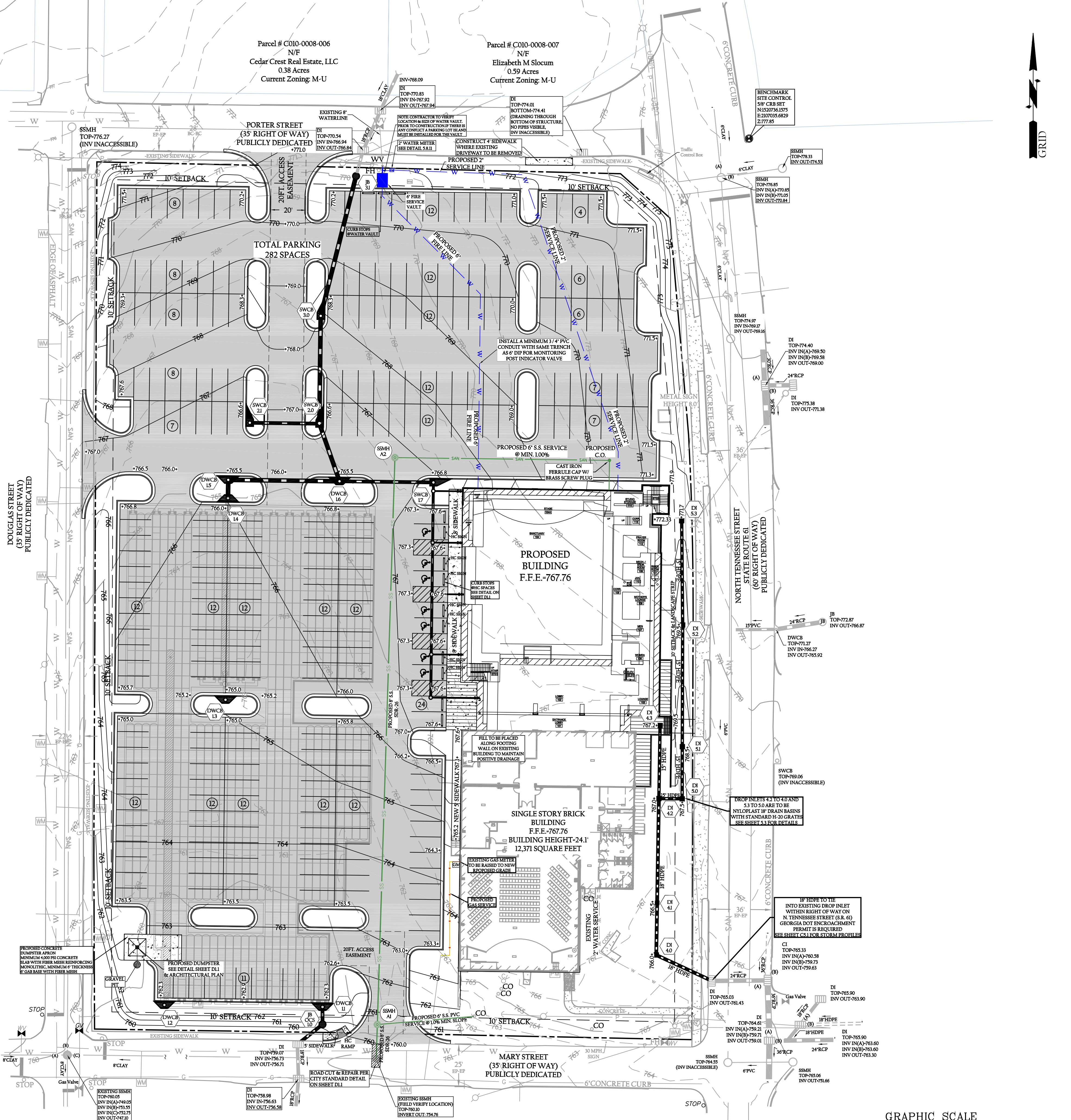


PROPOSED CONCRETE (HEAVY DUTY)



NOTE: SEE SHEET C2.2 FOR DRAINAGE BASIN AREAS TO INLETS

NOTE: SEE SHEET C3.2 FOR RADIUS DIMENSIONS ETC.



STEPHENSON ENGINEERING, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT CONSULTING
703 ROY 3008
130 N. TENNESSEE ST., SUITE D
CARTERSVILLE, GEORGIA 30120
EMAIL: STEPHENSONENGG@YAHOO.COM
PHONE: (770) 982-7877
FAX: (770) 982-3742

REVISION	DATE

REGISTERED PROFESSIONAL ENGINEER
No. 22556
1-22-26
GREGORY A. BATES

OWNER/DEVELOPER:
LifePoint Congregational Methodist Church, Inc.
Church, Inc.
PO Box 961
Cartersville, GA 30120
24-hr Contact: Nathan Sanders
Phone: 770-298-6185

Life Point Congregational Methodist Church, Inc.
Located in Land Lot 338
4th District, 3rd Section
City of Cartersville, Georgia

PROJECT# 25-006 DATE 1-22-26
SHEET TITLE Site & Grading
SHEET NO. C2.1

Sec. 9.2. - M-U Multiple use district.

9.2.1. *M-U district scope and intent.* Regulations in this section are the M-U district regulations. The M-U district is intended to provide land areas for medium to high density residential land uses and commercial uses complimentary to office and institutional uses as further described in section 3.1.15 of this chapter and where existing and projected traffic patterns encourage such development. The M-U district is intended to:

- A. Encourage the development of tracts of land in the community;
- B. Encourage flexible, innovative, and creative concepts in site planning;
- C. Encourage efficient use of land;
- D. Provide a stable multiple use environment compatible with surrounding uses; and
- E. Protect neighboring residential properties by locating less intense uses adjacent to residential developments or by locating buffers between nonresidential and residential uses.

9.2.2. *Use regulations.* Within the M-U district, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section shall be prohibited.

→ A. *Permitted uses.* Structures and land may be used for only the following purposes:

- Accessory apartments (SU).*
- Amateur radio transmitter.
- Amenities (as defined by this chapter).
- Amusement, indoor.
- Apartments and condominiums, above, below, or behind commercial uses in the same building (SU).*
- Art galleries.
- Assembly halls.
- Automotive and light truck rental facility (allowed on properties fronting an arterial or major collector street only).
- Automotive specialty shops (allowed on properties fronting an arterial or major collector street only and shall be limited to four (4) bays).
- Barber shops.
- Beauty salons.
- Bed and breakfast inn (SU).*
- Brewpub.
- Catering, carry out, delivery.
-

Clinics (excludes veterinary).

- Clubs or lodges (noncommercial) (SU).*
- Colleges and universities.
- Community center buildings.
- Condominiums.
- Construction contractors:
 - ▲ General building contractors (provided there is no exterior storage of equipment, materials, and construction vehicles).
 - ▲ Heavy equipment contractors (provided there is no exterior storage of equipment, materials, and construction vehicles).
 - ▲ Special trade contractors; including but not limited to, construction subcontractors, engineers, architects, and land surveyors (provided there is no exterior storage of equipment, materials, or construction vehicles).
- Convenience stores.
- Dancing schools.
- Day care facilities.
- Delicatessens.
- Distillery (SU).*
- Dry cleaners.
- Duplex dwellings.
- Family day care.
- Financial establishments.
- Funeral homes (allowed on properties fronting an arterial or major collector street only) (crematories may be allowed in conjunction with a funeral home with approval of a special use).*
- Group homes (SU).*
- Guest house.
- Gymnasiums/health clubs.
- Home occupations.
- Homeless shelters (SU).*
- Hospices (SU).*
- Hotels (allowed on properties fronting an arterial or major collector street only).
-

Institutions of higher learning including business colleges, music conservatories, and similar institutions.

- Laboratories (medical and dental).
- Laundromats.
- Libraries.
- Medical offices (excludes veterinary).
- Microbreweries (SU).*
- Multifamily dwellings.
- Museums.
- Nursing home facilities.
- Offices, general.
- Parking lots.
- Parks, private.
- Patio homes.
- Pawn shops and/or title pawn (SU).*
- Pet grooming.
- Personal care homes (SU).*
- Places of assembly (SU).*
- Printing establishments.
- Pubs and taverns.
- Public utility facilities.
- Radio and television broadcast stations.
- Radio, television, or other communication towers.
- Religious institutions (SU).*
- Repair services, light (shoes, small appliances or similar).
- Restaurants (drive-thru restaurants as SU).*
- Retail, general.
- Retail package stores (including liquor and malt beverages and/or wine sales only in a multi-tenant shopping center development consisting of a minimum of seven (7) business suites and additionally, that detached, stand alone, retail package stores shall not be permitted).
- Retirement centers (SU).*
- Reupholstery shops.
- Schools, private (SU).*

- Service stations (allowed on properties fronting an arterial or major collector street only).
 - Single-family attached dwellings.
 - Single-family detached dwellings.
 - Stadiums (allowed on properties fronting an arterial or major collector street only).
 - Storage, warehouse (allowed on properties fronting an arterial or major collector street only).
 - Theaters.
 - Townhouses.
 - Wholesale sales office.
- * Special use approval required.

B. *Accessory uses.* Structures and land may be used for uses customarily incidental to any permitted use and a dwelling may be used for a home occupation.

9.2.3. *Development standards.*

- A. *Height regulations.* Single-family residential buildings shall not exceed a height of thirty-five (35) feet or two and one-half (2½) stories, whichever is higher; multifamily and nonresidential buildings shall not exceed a height of forty-five (45) feet or three and one-half (3½) stories, whichever is higher.
- B. *Front yard setback:* Ten (10) feet.
- C. *Side yard setback:* Ten (10) feet.
- If single-family attached, ten (10) feet end of each row.
- D. *Rear yard setback:*
- *Office/institutional/commercial:* Twenty (20) feet.
 - *Multifamily:* Twenty-five (25) feet.
 - *Townhouse:* Twenty (20) feet.
 - *Single-family attached:* Twenty (20) feet.
 - *Single-family detached:* Twenty (20) feet.
 - *Duplex dwellings:* Twenty (20) feet.
- E. *Minimum lot area.*
- *Townhouse/attached:* Two thousand (2,000) square feet.
 - *Single-family detached and duplex dwellings:* Seven thousand (7,000) square feet.
- F. *Maximum density.*
- *Multifamily:* Fourteen (14) dwelling units per acre.
 - *Townhouse/attached:* Twelve (12) dwelling units per acre.

G. *Minimum lot width at building line.*

- *Office/institutional/commercial:* One hundred ten (110) feet per lot.
- *Multifamily:* One hundred ten (110) feet.
- *Townhouse:* Twenty (20) feet per lot.
- *Single-family attached:* Fifty (50) feet per lot.
- *Single-family detached:* Sixty (60) feet per lot.
- *Duplex dwellings:* Fifty (50) feet per lot.

H. *Minimum lot frontage.*

- *Office/institutional/commercial:* One hundred ten (110) feet per lot.
- *Multifamily:* One hundred ten (110) feet per lot.
- *Townhouse:* Twenty (20) feet per lot.
- *Single-family attached:* Fifty (50) feet per lot.
- *Single-family detached:* Sixty (60) feet per lot.
- *Duplex dwellings:* Thirty-five (35) feet per lot.

I. *Minimum heated floor area per dwelling unit.*

- *Multifamily:*
 - ▲ *3-bedroom:* Nine hundred (900) square feet.
 - ▲ *2-bedroom:* Seven hundred fifty (750) square feet.
 - ▲ *1-bedroom:* Six hundred (600) square feet.
 - ▲ *Studio/loft (in existing buildings):* Four hundred fifty (450) square feet.
- *Townhouse/attached:* One thousand (1,000) square feet.
- *Single-family detached:* One thousand (1,000) square feet.
- *Duplex:* Nine hundred (900) square feet.

J. *[Metal panels, metal sheathing, standard gray concrete block.]* The use of metal panels or metal sheathing and/or standard gray concrete block on the exterior walls of any building or structure shall be prohibited with the exception that such materials may be used if finished with a product consisting of brick, stone, hard-coat stucco, or fiber cement siding.

K. *[Air conditioning units and HVAC systems.]* Air conditioning units and HVAC systems shall be thoroughly screened from view from the public right-of-way and from adjacent properties by using walls, fencing, roof elements, or landscaping on multifamily and nonresidential properties.

L.

[Gable or hip roofs.] Gable or hip roofs shall have a minimum roof pitch of 6/12. Both gable and hip roofs shall provide overhanging eaves on all sides that extend a minimum of one (1) foot beyond the building wall.

- M. *[Front building facade.]* The front building facade of all principal buildings shall be oriented toward street fronts or adjacent arterial street fronts.
- N. *Minimum buffer requirements.* In addition to required setbacks, all nonresidential and/or multifamily property uses within the M-U district which abut a single-family residential district or use shall provide a minimum fifteen-foot wide buffer, five (5) feet of which can be within required setback, to provide a visual screen in accordance with section 4.17 of this chapter.
- O. *Minimum open space.* Multifamily developments shall have a minimum twenty (20) percent of gross acreage set aside as open space and shall provide recreational areas within said open space.
- P. *Maximum commercial building floor area:* Twenty thousand (20,000) square feet.
- Q. *Accessory structure requirements.* See section 4.9 of this chapter.
- R. *Other standards.*
1. Townhouse developments shall have a minimum development area of one-half (½) acre. In addition to required setbacks, a fifteen-foot wide buffer is required along all property lines which abut a single-family district or use to provide a visual screen in accordance with section 4.17 of this chapter.
 - (a) Minimum lot depth: one hundred (100) feet.
 - (b) No fewer than three (3) dwelling units in a row shall be allowed.
 - (c) Alley or private drive access required.
 - (d) Required parking shall be allowed in the rear yard only.
 - (e) Principal buildings shall front a private drive or public right-of-way.
 2. Multifamily developments shall comply with section 7.1.3.K. and N. of this chapter.
 3. Outdoor storage of landscape supplies and materials may be allowed in the side and rear yards of a non-residential land use with a special use (SU) permit.
- S. *Guest house.* In addition to standards required in this chapter, the following standards shall be met for a guest house:
1. No more than one (1) guest house structure per lot.
 2. A minimum lot size of fifteen thousand (15,000) square feet shall be required.
 3. A guest house shall be occupied by relatives, employees that work on the property, or guests only.
 - 4.

Heated floor area shall not exceed fifty (50) percent of the heated floor area of the principal building.

5. A guest house structure shall comply with the principal setbacks of the district.
6. A guest house shall not be allowed in the front yard.
7. A guest house shall not exceed the height of the principal building on the lot.
8. Requires owner-occupancy of the principal building on the lot.

9.2.4. *Other regulations.* The headings below contain additional, but not necessarily all, provisions applicable to the M-U district.

- City of Cartersville Landscaping Ordinance.
- City of Cartersville Sign Ordinance.

(Ord. No. 69-12, § 2, 12-6-12; Ord. No. 01-13, § 6, 1-3-13; Ord. No. 11-13, § 1, 7-1-13; Ord. No. 02-18, § 2, 1-18-18; Ord. No. 09-18, § 1, 4-19-18; Ord. No. 11-18, § 2, 5-17-18; Ord. No. 34A-18, § 1, 12-6-18; Ord. No. 30-19, § 1, 8-1-19)

3/23/26, 11:06 AM
620 N Tennessee St
Cartersville GA 30120




SPECIAL USE NOTICE
CASE NO. *5026-05*
APPLICATION HAS BEEN MADE TO THE CITY
OF CARTERSVILLE FOR A SPECIAL USE
ON THIS PROPERTY
PLANNING COMMISSION MEETING
AT 5:30 P.M. ON *4-7-2026*
CITY COUNCIL FIRST READING
AT 7:00 P.M. ON *4-14-2026*
CITY COUNCIL SECOND READING
AT 7 P.M. ON *5-7-2026*
HEARINGS TO BE HELD AT CITY HALL
10 NORTH PUBLIC SQUARE.
FOR ADDITIONAL INFORMATION CONTACT
THE PLANNING AND DEVELOPMENT DEPT.
AT 770-367-5600

