



PLANNING COMMISSION ITEM SUMMARY

MEETING DATE:	April 7, 2026
SUBCATEGORY:	Zoning
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	Z26-02. 401 Douglas St. Applicant: LifePoint Congregational Methodist Church, Inc
DEPARTMENT SUMMARY RECOMMENDATION:	<p>LifePoint Congregational Methodist Church, Inc, applicant, requests a change in zoning from P-S (Professional Services) to M-U (Multiple Use) for the expansion of the adjacent religious institution, LifePoint Church.</p> <p>Staff does not oppose the application.</p>
LEGAL:	N/A

ZONING SYNOPSIS

Petition Number(s): Z26-02

REQUEST SUMMARY:

LifePoint Congregational Methodist Church, Inc, applicant, requests a change in zoning from P-S (Professional Services) to M-U (Multiple Use) for the expansion of the adjacent religious institution, LifePoint Church.

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: LifePoint Congregational Methodist Church, Inc
Representative: Greg Bates
Location: 401 Douglas Street
Total Acreage: 0.38 +/- acres

LAND USE INFORMATION

Current Zoning: P-S (Professional Services)
Proposed Zoning: M-U (Multiple Use)
Proposed Use: Expansion of LifePoint Church located at 407 Douglas St.

Current Zoning of Adjacent Property:

North: R-D (Residential Duplex)
South: R-D (Residential Duplex)
East: M-U (Multiple Use)
West: R-D (Residential Duplex)

Tract Information:

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

ANALYSIS

City Departments Reviews

Electric: No comments received

Fibercom: Takes no exception

Fire: No comments received

Gas: No comments received

Planning and Development: Takes no exception.

Public Works: Takes no exception

Water/Sewer: Takes no exception

Cartersville School District; No comments received.

Public comments: None received as of 3-25-2026.

STAFF SUMMARY:

Applicant requests to rezone the property from P-S to M-U for the expansion of LifePoint Church, located at 407 Douglas St.

Historically, the property has been used as a single-family residence. According to tax records, Lifepoint Church purchased the property in 2017. In early 2026 the church submitted development plans for the expansion of the existing church at 407 Douglas St. These plans include the demolition of the existing single-family home at 401 Douglas St, and the construction of a dumpster enclosure and parking for the proposed church expansion. The proposed plans also include the combination of 401 Douglas St. and 407 Douglas St. Since 407 Douglas St. will become the parent parcel, city staff requested the church submit a rezoning request to eliminate the currently isolated P-S zoning district at 401 Douglas St. and allow the property to be combined with 407 Douglas Street under the same zoning district. The property at 407 Douglas St. is currently split zoned (M-U and R-D). This will be remediated via zoning action at a later date.

To be complaint with city ordinance, the expansion project also requires some additional zoning actions. A Special Use permit is required for a church to operate in the M-U zoning district. This case SU26-05 has been submitted and is being heard concurrently with this application.

A variance is also required for the dumpster enclosure to be constructed in a front yard of a non-residential use property. That case V26-01 will be heard on April 9, 2026.

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 zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
- B. *Whether the zoning proposal will create an isolated district unrelated to adjacent and nearby districts.*
The proposed zoning will, if approved, remediate an isolated zoning district.
- C. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.*
The proposed zoning should not adversely affect the existing use or usability of adjacent property.
- D. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*
The property has a reasonable economic use as currently 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.*
The zoning proposal and associated expansion project could increase traffic in the area.
- F. *Whether the zoning proposal is in conformity with the adopted local Comprehensive Land Use Plan.*
The proposed zoning does not conflict with the city's land use plan for the property (Commercial-Mixed Use).
- 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 does not oppose the rezoning.

Application for Rezoning

City of Cartersville

Application Number: 226-02

Date Received: 2-19-26

Public Hearing Dates:

Planning Commission 4-7-26
5:30pm

1st City Council 4-16-26
7:00pm

2nd City Council 5-7-26
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) _____
Email (Rep) _____

Representative Signature [Signature] Applicant Signature [Signature]

Signed, sealed and delivered in presence of: _____ My commission expires: _____

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: _____ My commission expires: _____

Notary Public [Signature]



Present Zoning District ~~R-D, P-S, M-U~~ P-S Requested Zoning: Combine to M-U zoning

Acreage ~~3.89 acres~~ 0.38 Land Lot(s) 338 District(s) 4th Section(s) 3rd

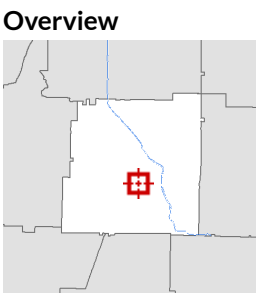
Location of Property: 401 Douglas Street Parcel ID No. ~~C010-0013-008~~
(street address, nearest Intersections, etc.) C010-0013-009

Reason for Rezoning Request: Property currently has 3 different zoning districts.

Request to combine into M-U zoning for the entire property.

(attach additional statement as necessary)

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

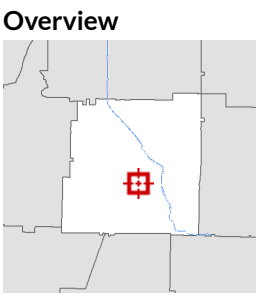
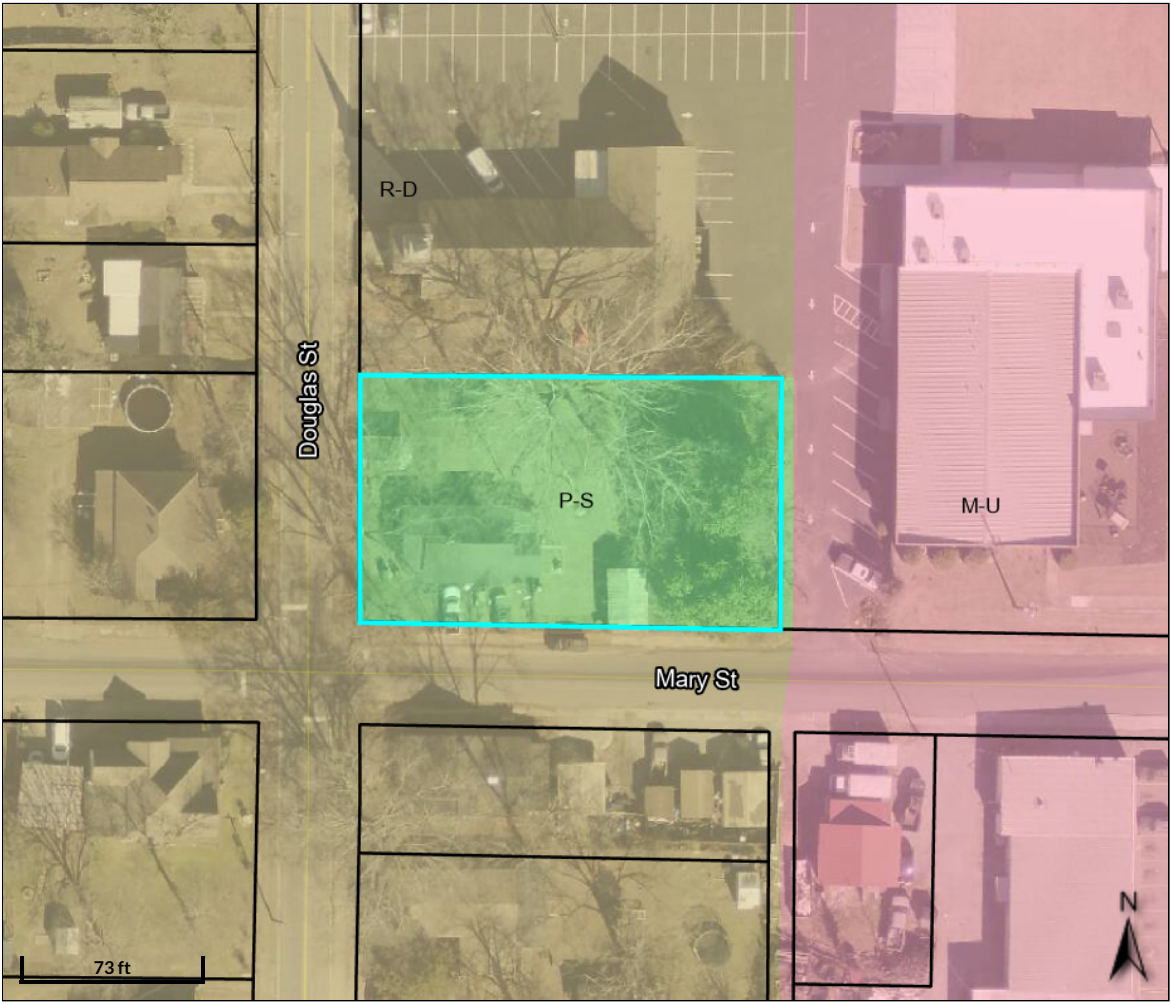


Legend

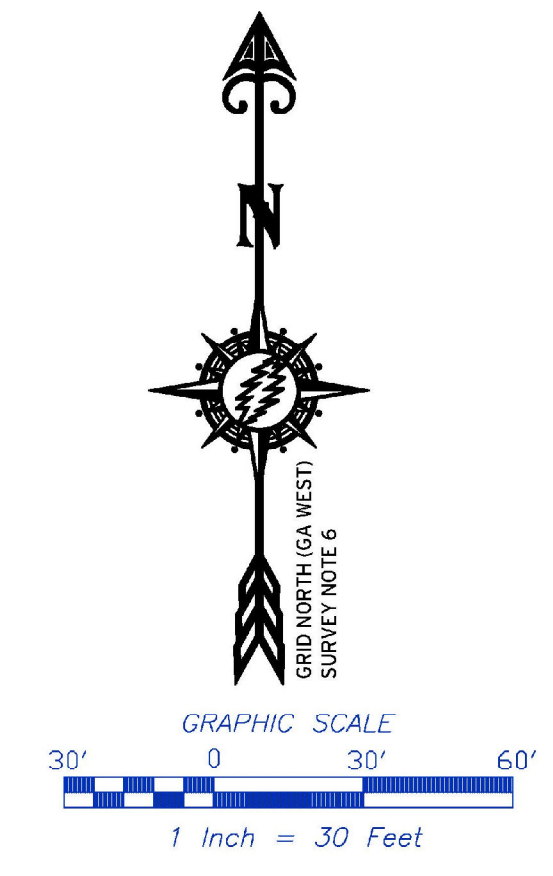
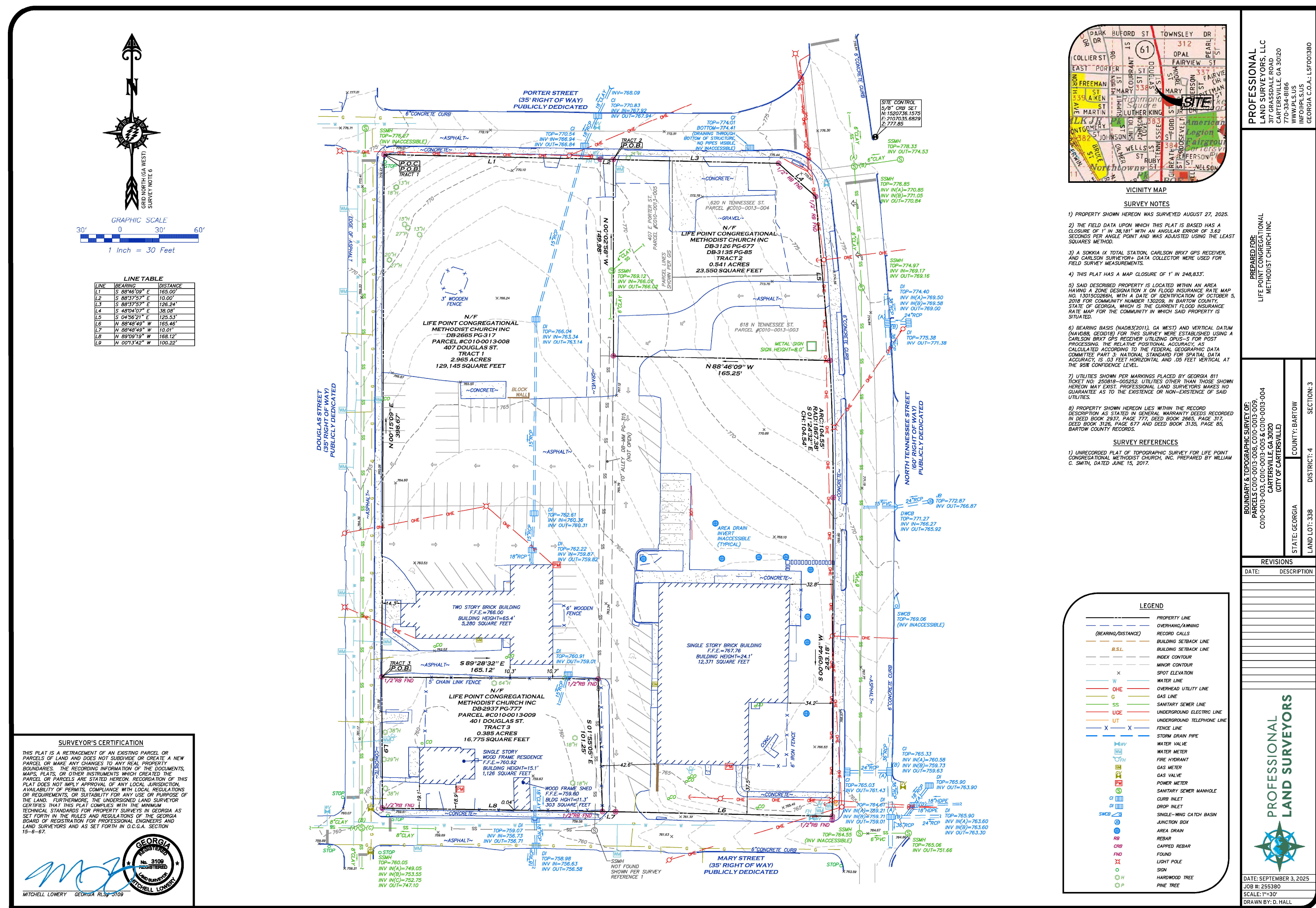
- Parcels
- Roads

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
 Last Data Uploaded: 3/25/2026 6:06:01 AM



- 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*



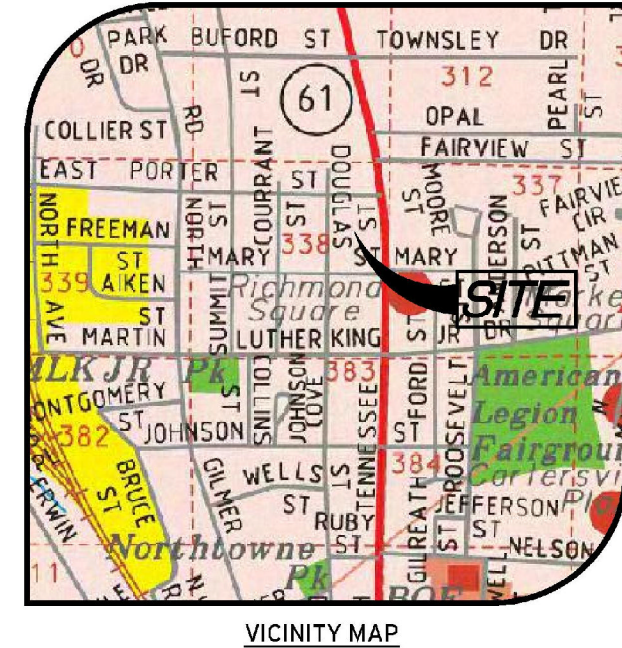
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 88°46'09" E	165.00'
L2	S 88°17'57" E	10.00'
L3	S 88°17'57" E	126.24'
L4	S 48°04'07" E	38.08'
L5	S 04°58'21" E	129.53'
L6	N 88°46'09" W	165.46'
L7	N 88°46'09" W	10.01'
L8	N 89°09'18" W	168.12'
L9	N 90°13'42" W	100.22'

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RESIGNATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 16-6-62.

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 3109
 MITCHELL LONERY



- SURVEY NOTES**
- 1) PROPERTY SHOWN HEREON WAS SURVEYED AUGUST 27, 2025.
 - 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 38,101" WITH AN ANGULAR ERROR OF 3.62 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
 - 3) A SOKKA IX TOTAL STATION, CARLSON BRX7 GPS RECEIVER, AND CARLSON SURVEYOR DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
 - 4) THIS PLAT HAS A MAP CLOSURE OF 1" IN 248,833".
 - 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 130150008A WITH A DATE OF DEVIATION OF OCTOBER 5, 2018 FOR COMMUNITY NUMBER 130208, IN BARTOW COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
 - 6) BEARING (NAD83/2011) (GA WEST) AND VERTICAL DATUM (NAVD83/2011) FOR THIS SURVEY WERE ESTABLISHED USING A CARLSON BRX7 GPS RECEIVER UTILIZING OPUS-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY WAS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3 NATIONAL STANDARD FOR SPATIAL DATA ACCURACY. IS 0.1 FEET HORIZONTAL AND 0.2 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
 - 7) UTILITIES SHOWN PER MARKINGS PLACED BY GEORGIA 811 TICKET NO. 250818-005252 UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. PROFESSIONAL LAND SURVEYORS MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
 - 8) PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEEDS RECORDED IN DEED BOOK 2937, PAGE 777, DEED BOOK 2945, PAGE 317, DEED BOOK 3126, PAGE 877 AND DEED BOOK 3135, PAGE 85, BARTOW COUNTY RECORDS.

SURVEY REFERENCES

1) UNRECORDED PLAT OF TOPOGRAPHIC SURVEY FOR LIFE POINT CONGREGATIONAL METHODIST CHURCH, INC. PREPARED BY WILLIAM C. SMITH, DATED JUNE 15, 2017.

LEGEND

—	PROPERTY LINE
—	OVERHANG/awning
—	RECORD CALLS
—	BUILDING SETBACK LINE
—	B.S.L.
—	BUILDING SETBACK LINE
—	INDEX CONTOUR
—	MAJOR CONTOUR
x	SPOT ELEVATION
—	WATER LINE
—	OVERHEAD UTILITY LINE
—	GAS LINE
—	SANITARY SEWER LINE
—	UNDERGROUND ELECTRIC LINE
—	UNDERGROUND TELEPHONE LINE
—	FENCE LINE
—	STORM DRAIN PIPE
—	WATER VALVE
—	WATER METER
—	FIRE HYDRANT
—	GAS METER
—	GAS VALVE
—	POWER METER
—	SANITARY SEWER MANHOLE
—	UNDERGROUND ELECTRIC LINE
—	UNDERGROUND TELEPHONE LINE
—	SINGLE-WING CATCH BASIN
—	JUNCTION BOX
—	AREA DRAIN
—	REBAR
—	CAPPED REBAR
—	FOKING
—	LIGHT POLE
—	SIGN
—	HARDWOOD TREE
—	PINE TREE

PROFESSIONAL LAND SURVEYORS, LLC
 317 GRASSDALE ROAD
 CARTERSVILLE, GA 30120
 WWW.PLS.SURV
 INFO@PLS.SURV
 GEORGIA C.O.A.: LF000380

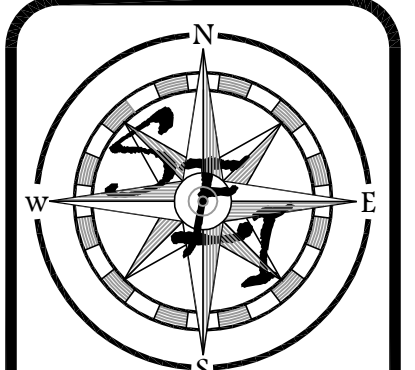
PREPARED FOR:
LIFE POINT CONGREGATIONAL METHODIST CHURCH, INC.

BOUNDARY & TOPOGRAPHIC SURVEY OF PARCELS #0010013-008, #0010013-009, #0010013-003, #0010013-005 & #0010013-004
 CARTERSVILLE (CITY OF CARTERSVILLE)

STATE: GEORGIA COUNTY: BARTOW SECTION: 3
 LAND LOT: 338 DISTRICT: 4

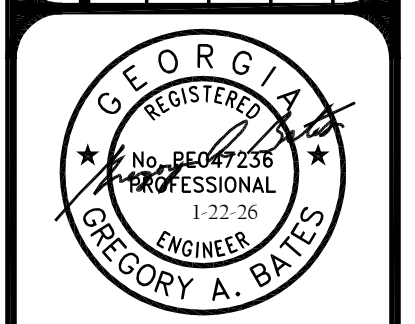
PROFESSIONAL LAND SURVEYORS

DATE: SEPTEMBER 3, 2025
 JOB #: 255380
 SCALE: 1"=30'
 DRAWN BY: D. HALL



STEPHENSON ENGINEERING, INC.
 CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT CONSULTING
 PO BOX 3888
 110 N TENNESSEE ST, SUITE D
 CARTERSVILLE, GEORGIA 30120
 EMAIL: STEPHENSON@STEPHENSONENGINEERING.COM
 PHONE: (770)82-7907 FAX: (770)82-1742

REVISION	DATE



ENGINEER GSWCC# 00001704
 ALL CLAIMS AGAINST STEPHENSON ENGINEERING, INC. SHALL BE FOR ANY UNAUTHORIZED CHANGES OR RELIANCE OF THIS DOCUMENT. THE BOARD OF PROFESSIONAL ENGINEERS IN GEORGIA (BPE) HAS REVIEWED AND APPROVED THIS DOCUMENT. BPE RETAINS ALL RIGHTS OF COMMON LAW, STATUTE AND COPYRIGHT THEREIN.

OWNER/DEVELOPER:
 Life Point Congregational Methodist Church, Inc.
 PO Box 961
 Cartersville, GA 30120
 24-hr Contact: Nathan Sanders
 Phone: 770-292-6187

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: Boundary Survey

SHEET NO.: B1

NOT TO SCALE
 BOUNDARY SURVEY SHOWN FOR REFERENCE ONLY

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www.Georgia811.com

**CONTACT 811
BEFORE YOU DIG**
811 or 1-800-282-7411
It's The Law!

24 Hr Emergency Contact:
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 CONTRACTOR'S 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.

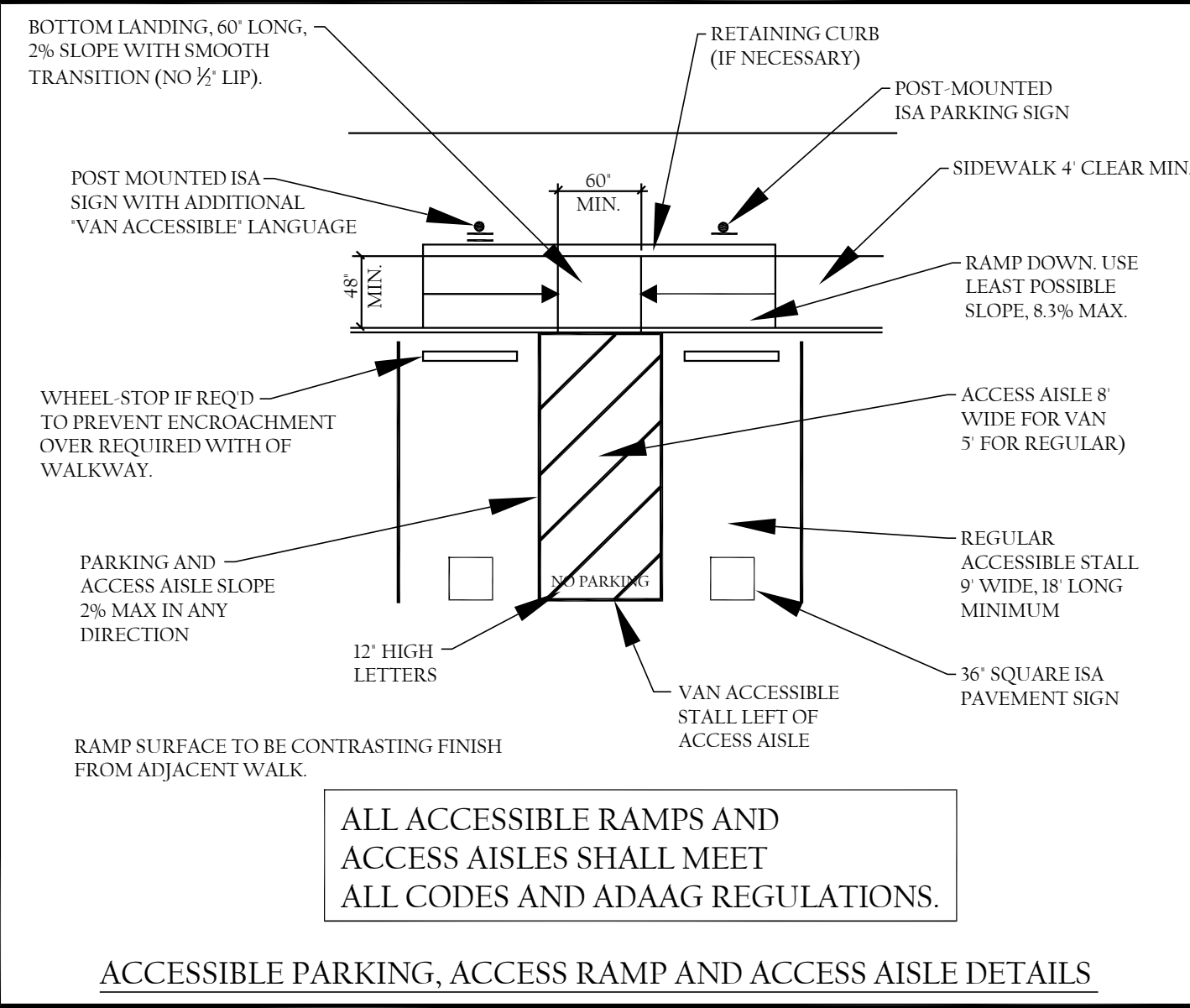
*****INSTALLATION OF INFRASTRUCTURE*****
THE OWNER, DEVELOPER AND CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THE INSTALLATION OF ANY AND ALL INFRASTRUCTURE SHALL COMPLY TO ALL CITY OF CARTERSVILLE AND ANY APPLICABLE UTILITY COMPANY, RULES, REGULATIONS AND SPECIFICATIONS. THIS REQUIREMENT APPLIES TO 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.

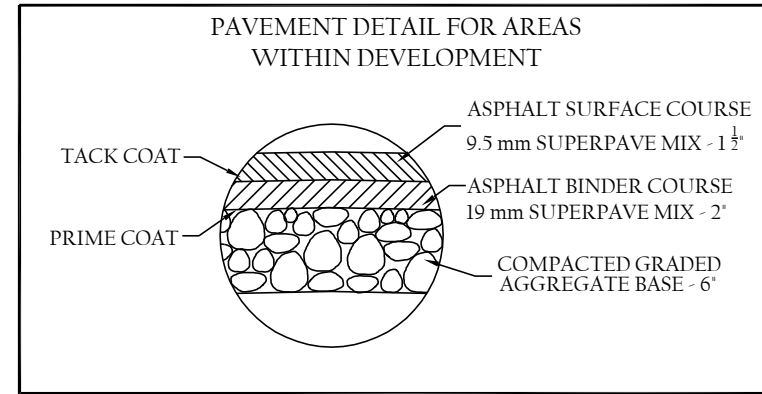
*****PARKING-OUTDOOR LIGHTING*****
PARKING LOT OUTDOOR LIGHTING SHALL HAVE A MAXIMUM HEIGHT OF FORTY-FIVE (45) FEET AND SHALL BE DIRECTED AWAY AND SHIELDED FROM ADJACENT RESIDENTIAL DISTRICTS.

*****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 ADJACENT TO THE OUTDOOR STORAGE AREA. SUCH STORAGE SHALL BE SCREENED IN ACCORDANCE WITH THE REQUIREMENTS UNDER ZONING ORDINANCE SECTION 4-2-2.

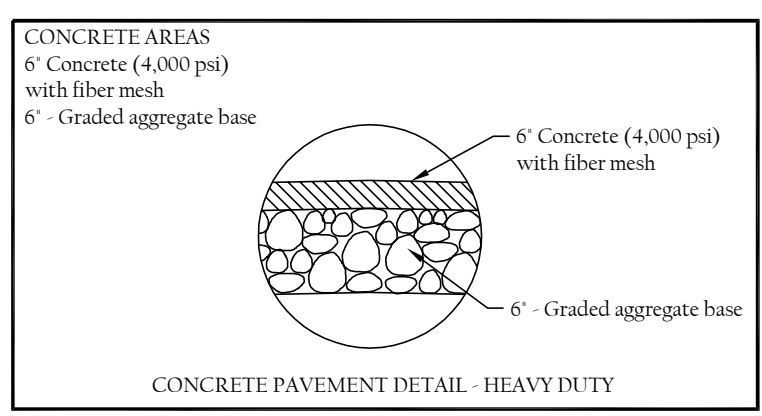
***** OFF-STREET PARKING *****
OFF-STREET PARKING MUST BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.



PROPOSED LIGHT DUTY PAVEMENT
PARKING AREA PAVEMENT

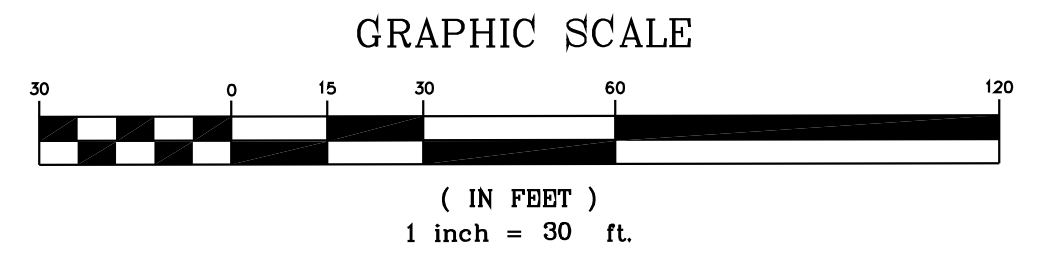
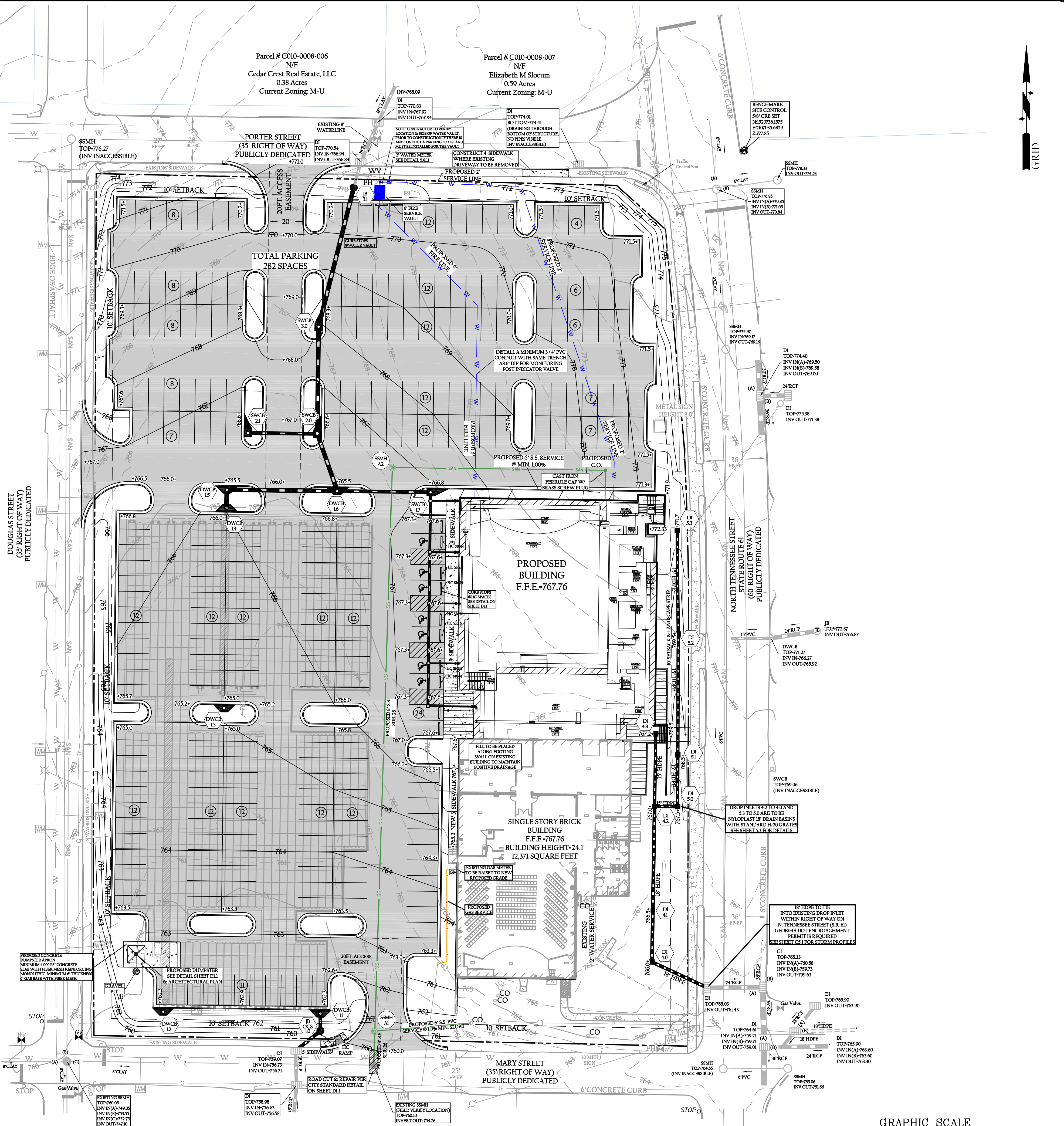


PROPOSED CONCRETE (HEAVY DUTY)



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.
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

Network: Mar 26, 2026 at 9:56:50 AM EDT
Local: Mar 26, 2026 at 9:56:50 AM EDT
N 34° 10' 38.839", W 84° 47' 40.640"
300-350 Mary St
Cartersville GA 30120
United States


VARIANCE NOTICE
CASE NO. V26-01
APPLICATION HAS BEEN MADE
TO THE CITY OF CARTERSVILLE
BOARD OF ZONING APPEALS
FOR VARIANCE ON THIS
PROPERTY.
A PUBLIC HEARING WILL BE
HELD AT CITY HALL
10 NORTH PUBLIC SQUARE
AT 5:30PM ON 04-09-2026
FOR ADDITIONAL INFORMATION CONTACT THE
DEPARTMENT OF PLANNING & DEVELOPMENT
AT 770-387-5600


ZONING NOTICE
CASE NO. Z26-02
APPLICATION HAS BEEN MADE FOR
REZONING OF THIS PROPERTY
FROM P-S TO MU
PLANNING COMMISSION MEETING
AT 5:30 P.M. ON 4-7-2026
CITY COUNCIL FIRST READING
AT 7:00 P.M. ON 4-16-2026
CITY COUNCIL SECOND READING
AT 7:00 P.M. ON 5-7-2026
HEARINGS TO BE HELD AT CITY HALL
10 NORTH PUBLIC SQUARE.
FOR ADDITIONAL INFORMATION
CONTACT PLANNING AND DEVELOPMENT
DEPT. AT 770-387-5600