

Julia Drake

From: David Hardegree
Sent: Tuesday, September 6, 2022 2:07 PM
To: Julia Drake
Subject: FW: Opposition to SU22-03 Special Use Permit -

Also for the meeting records tonight

From: b goolsby <brenda_goolsby@hotmail.com>
Sent: Tuesday, September 6, 2022 1:49 PM
To: David Hardegree <dhardegree@cityofcartersville.org>
Cc: gregg goolsby <gregg.goolsby@hotmail.com>
Subject: [EXTERNAL] Re: Opposition to SU22-03 Special Use Permit -

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Sender: brenda_goolsby@hotmail.com

Hi David -

I trust your holiday weekend was enjoyable.

As follow-up to our conversation late Friday, I was able to speak with Mr. Cash of Cash Environmental Resources and Brandon Bowen earlier today. Based on our conversation, I continue to hold significant concerns on the nature of the proposed land use. It is clear that there will be a negative impact from the operation of the construction and municipal waste transfer station on our property value AND the operation of the 2x long term tenants in our building at 329 Industrial Park.

I appreciate if you would please forward our communication sent on Friday Sept 2nd to the Planning Commission members in advance of tonight's discussion.

I will anticipate hearing from you on Wednesday with a Planning Commission update.

best regards,

Brenda

Brenda Goolsby / brenda_goolsby@hotmail.com / 201.314.8041

From: b goolsby <brenda_goolsby@hotmail.com>
Sent: Friday, September 2, 2022 12:27 PM
To: David Hardegree <dhardegree@cityofcartersville.org>
Cc: gregg goolsby <gregg.goolsby@hotmail.com>
Subject: Opposition to SU22-03 Special Use Permit -

PLEASE DISTRIBUTE THIS COMMUNICATION TO ALL MEMBERS OF THE CITY OF CARTERSVILLE PLANNING COMMISSION AND THE MEMBERS OF THE CITY OF CARTERSVILLE CITY COUNCIL

Hi David

Thank you for taking time to speak with my husband and myself last Wednesday 8/24th. I will begin by sharing that we have serious concerns about the Special Use Permit for a Trash Transfer Station at 315 Industrial Park Road, Tax Parcel No. C061-001-004, in Land Lot 201 of the 5th District, 3rd Section.

As mentioned, we only received the mailed communication on 08/24th for a permit that was submitted in July 2022. The short timeline between receiving the notice and the Planning Commission review of the permit on 09/6th has left us limited time to inform ourselves on the matter. As mentioned, we do not reside in Georgia, and we have met with challenges retaining legal counsel due to the short horizon of the Planning Commission meeting.

For the above reasons, we are requesting the Special Use Permit SU22-03 be shifted to the October 2022 Planning Commission agenda to allow either my husband or me to attend in person. This will also allow sufficient time to secure legal representation and counsel on this important matter.

Our concerns are linked to the impact of a waste transfer station will have on the business operations of our tenants (McNaughton-McKay 17 years of operation in Cartersville, Fun Enterprises 7 years of operation in Carterville). The approval of SU22-03 will have significant impact to the operation of our tenants who run very low impact and highly specialized services. The environmental impact, air quality impact (dust from gravel drive and waste product gas exchange) and the noise of large transfer trucks 14 hours a day will place extreme harm and operational impact to our current tenants. In addition, the negative impact to our investment in this property may also be significantly in terms of appreciation and future marketability.

One final concern relates to the vague description of the intention to shift the Construction Waste transfer from 375 Industrial Park Road to 315 Industrial Park Road. In reality, the intent is to 'expand' the footprint of Cash Environmental into 315 Industrial Park Road, not simply to move to another location. Due to the extent of wetlands as a % of the buildable land would indicate the construction of two 9,500 square foot buildings, plus driveway, would be very close to our property line.

I kindly request that you distribute this communication to all members of the Planning Commission and the Cartersville City Counsel. We invested in the City of Cartersville in good faith, and we feel this Special Use of the adjoining property will indeed have a negative impact on the businesses that operate at 329 Industrial Park Road, Cartersville, GA. I support and understand the interest in expanding the commercial enterprises located in Cartersville, GA, BUT, the growth of one business should not be at the expense of another long-standing business.

Thank you for taking our communication into consideration. I look forward to hearing from you prior to the September 6th Planning Commission meeting.

best regards,
Brenda & Gregg Goolsby (Owners)
Goolsby Industrial Properties, LLC

Brenda Goolsby / brenda_goolsby@hotmail.com / 201.314.8041