

MINUTES OF THE CARTERSVILLE PLANNING COMMISSION

The Cartersville Planning Commission met in a regularly scheduled meeting on Tuesday, August 9, 2022, at 5:30 p.m. in the City Hall Council Chambers.

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

CALL TO ORDER: 5:30 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 September 1, 2022 and September 15, 2022 Council Meeting.

APPROVAL OF MINUTES

1. July 12, 2022 Meeting Minutes

Chairman Pendley called for a motion on the May 12, 2022 meeting minutes.

Board Member Culverhouse made a motion to approve the minutes. Board Member Ross seconded the motion. Motion carried unanimously. Vote: 6-0.

CASE UPDATES

2. SU22-02: 40 Curtis Ct.

Applicant: Andrew Schultz

David Hardegree, Planning and Development Assistant Director, stated that SU22-02 was presented to Mayor and Council and upon recommendation from the Planning Commission, Council did approve the Special Use Permit.

ZONINGS

Board Member Culverhouse made a motion to remove Z22-02 from the table. Board Member Popham seconded the motion. Motion carried unanimously. Vote: 6-0

3. Z22-02: 6 Smith Rd

Applicant: Jenny Smith

Mr. Hardegree gave an overview of the case stating the applicant is requesting the rezoning of property located at 6 Smith Rd from R-7 and R-15 (Single Family Residential) to M-U (Multiple-Use) in order to provide a professional office space. There are two residential structures on site identified as 6 and 7 Smith Rd. The structure at 6 Smith Rd will continue to serve as a residence. The structure at 7 Smith Rd will be renovated and converted to a

professional office space. A floor plan, scope of work and cost estimate were included with the application.

Furthermore, at the July 12, 2022 Planning Commission Meeting, the Planning Commission had requested that Ms. Smith subdivide the property to a small tract so that only the small tract would be rezoned as MU (Multi-Use).

Mr. Hardegree stated after further investigation, it was discovered that in 2020, 1.145 acres of 7 Smith Rd, the property under review was subdivided, approved, and recorded. Therefore, the smaller tract of land now meets the requirements proposed by the Planning Commission on July 12, 2022. The case file does reflect these changes along with the three conditions proposed.

Chairman Pendley opened the public hearing.

Board Member Smith inquired about the conditions.

Keith Lovell, Assistant City Attorney, stated the conditions were as follows:

1. Land uses are limited to single family residential, office or retail.
2. Future development of the site is limited to a single structure not to exceed the approximate area and height of the existing structure.
3. The rezoning may be conditioned to the proposed floor plan, scope of work and associated cost estimate for 7 Smith Rd. included with the application.

Board Member Ross asked if the proposed floor plan was existing to which Randy Mannino, Planning and Development Director, stated the renovations were underway for the office use.

With no other comments, questions, or concerns from the public or Board Members, Chairman Pendley closed the public hearing.

Board Member Smith made a motion to approve SU22-02 with the conditions set forth by city staff. Board Member Dent seconded the motion. Motion carried unanimously. Vote: 6-0

OTHER COMMENTS

Mr. Hardegree stated that there is a 5-year update to the comprehensive plan underway and the Planning Commission has been assigned to reviewing those proposed plans and to provide any comments, if needed.

Board Member Ross made a motion to adjourn.

The meeting adjourned at 5:43 pm.

Date Approved: September 6, 2022

/s/ _____
Lamar Pendley, Chairman