

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

The Cartersville Planning Commission met in a regularly scheduled meeting on Tuesday, November 7, 2023, at 5:30 p.m. in the City Hall Council Chambers.

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

### **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 the City Council for consideration. Furthermore, the cases would be heard before Council at the November 16, 2023, and December 7, 2023, Council Meeting.

### **APPROVAL OF MINUTES**

#### **1. October 10, 2023, Meeting Minutes**

Board Member Dent made a motion to approve the minutes. Board Member Popham seconded the motion. Motion carried unanimously. Vote: 5-0

Keith Lovell, City Attorney, stated that the third item on the agenda, Z23-06, would be removed from the agenda and would be heard at a later date.

### **ZONINGS**

#### **2. Z23-04. Mimosa Lane Residential Senior Living                      Applicant: Windsong Properties**

David Hardegree, Planning and Development Assistant Director stated that all adjacent property owners had been notified and the property had properly been posted and advertised.

Continuing, Mr. Hardegree gave an overview of the application stating the applicant proposes to rezone three properties totaling approx. 3.5 acres from Multiple Use (M-U) to Residential Senior Living (RSL) for the development of a single family attached, 55+ age restricted community. The M-U portion (approx. 0.20 of 6.0ac) of two additional properties is also proposed to rezone from M-U to RSL. The 3.5 acres would be combined with the existing 5.8+/- acres to the east already zoned RSL to create a 9.4 +/- acre development (Site survey shows 9.33 acres). The existing 5.8 acre tract was rezoned to RSL per Z18-05.

Z18-05 also changed the lone zoning condition for the property identified as 1001 N. Tennessee St. by increasing the multi-family unit density from six (6) units/ ac to eight (8) units/ac. No changes to this condition are proposed on this application. If apartments were to be developed on this remaining 0.69-acre tract, the total number of units allowed would be limited to four (4) units under the current zoning condition.

Survey sheets and a concept plan have been submitted with the application. The following are proposed:

- 73 units grouped in blocks containing 4 to 8 units.
- Proposed unit dimensions are approx. 28' x 50' (1,400sf)
- Single car garages.
- Clubhouse/amenities area.
- Green space.
- One entry point on Wildwood Dr.
- An Owners Association will be required.

Chairman Pendley opened the public hearing.

Brandon Bowen, 15 S. Public Sq., came forward to represent the applicant and stated this is proposed to be an active adult community with fee-simple townhomes.

Mark Carruth, Roswell, Ga., came forward and stated he was the CEO of Windsong Properties and gave more insight on the proposed benefits of an active senior living neighborhood and proceeded with information of low impact to traffic.

Caleb Eyl, 6230 Hwy 30 W., Jasper, came forward as the representative of land acquisitions for Windsong Properties to speak about the proposed amenities of the project and stated that until the detention area is finalized, specifics of the amenity area cannot be promised but that amenity areas are a big focus with Windsong Properties in senior living communities.

Larry Tidwell, 3 Birch Way, came forward to inquire why only one entrance was proposed.

Gene Bunch, 5 Chestnut St., came forward in opposition of the proposal due to traffic concerns.

Lolita Holloway, 210 Wildwood Dr., came forward in favor of the proposal.

Devon Phillips, 102 Pine Forest Rd., came forward in opposition of the application.

Mr. Bowen returned to address questions and stated each unit is proposed to have front entry, single pad. Furthermore, he stated there is only one entrance proposed due to the city ordinance only requiring one entrance/exit for up to 199 homes. This project is proposed to have 73 units.

With no one else to speak for or against the application, the public hearing was closed.

Board Member Popham made a motion to approve Z23-04 with the conditions mentioned to remain. Board Member Dent seconded the motion. Motion carried unanimously. Vote: 5-0

With no other business to discuss, Board Member Culverhouse adjourned the meeting.

The meeting adjourned at 6:21 PM.

Date Approved: December 12, 2023.

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