

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

The Cartersville Planning Commission met in a regularly scheduled meeting on Tuesday, January 10, 2023 at 5:30 p.m. in the City Hall Council Chambers.

Present: Lamar Pendley, Travis Popham, Jeffery Ross, Greg Culverhouse, Steven Smith, Annisa Cooley, and Fritz Dent

Absent:

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 City Council for consideration. Furthermore, the case heard would be heard before Council at the March 16, 2023 and April 6, 2023 Council Meeting.

### **APPROVAL OF MINUTES**

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

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

### **ZONINGS**

#### **2. Z23-01 – 405-B Old Mill Rd**

**Applicant: Berrey Properties, Inc.**

David Hardegree, Planning and Development Assistant Director, stated that all adjacent property owners had been properly notified and the property had been properly posted and advertised. Continuing, Mr. Hardegree gave an overview of the application stating the applicant is proposing the rezoning of a 0.86 acre property located at 405-B Old Mill Rd. Located east of the intersection of Old Mill Rd and Douthit Ferry Rd, the property was rezoned in 2002 from L-I to G-C for the construction of a carwash. Case No. Z02-10, approved 8-1-02. The carwash was constructed about 2005. This application proposes to return the zoning to L-I.

Z02-10, ORD 32-02, was approved with a condition that a 15ft. utility easement is required along the SW property line to access the existing power lines. This requirement will carry forward.

The applicant proposes to redevelop the site to allow Steel Materials, Inc. an existing metal fabrication business directly to the north, to expand its' operations onto the site.

Public hearing was opened.

Randy Berrey, 177 Joe Frank Harris Pkwy., came forward to answer any questions from the board.

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

Board Member Culverhouse made a motion to approve Z23-01 with the 15' easement to remain. Board Member Popham seconded the motion. Motion carried unanimously. Vote: 6-0

**3. Z23-02 – 8 Mimosa Terrace**

**Applicant: William Moore**

Mr. Hardegree stated that all adjacent property owners had been properly notified and the property had been properly posted and advertised. Continuing, Mr. Hardegree gave an overview of the application stating the applicant requests a change in zoning from R-15 (Single Family Residential) to G-C (General Commercial) for approximately 0.5 acres located at 8 Mimosa Terrace in Land Lot 241 of the 4th District, 3<sup>rd</sup> Section. Tax ID No. C030-0007-007. The applicant proposes to open a hair salon studio on the property. Hair salons are not allowed in the R-15 zoning district. Various home occupations have been allowed previously.

Staff does not oppose the rezoning if the following conditions are included with an approval:

1. A natural or planted landscape buffer remain in place along the adjacent residential use properties.
2. Hours of operation are limited to reasonable and customary hours.
3. All G-C uses except "Offices, General" and "Barber Shops and Beauty Salons" are prohibited.

Chairman Pendley opened the public hearing.

Jessica King, attorney with Tilley, Deems, and Trotter came forward to represent the applicant and stated they were good with the conditions.

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

Board Member Smith made a motion to approve the application with the three (3) conditions suggested by staff. Board Member Dent seconded the motion. Motion carried unanimously. Vote: 6-0

Board Member Ross made a motion to adjourn.

The meeting adjourned at 5:50 PM.

Date Approved: April 11, 2023

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