

MINUTES OF THE CARTERSVILLE PLANNING COMMISSION

The Cartersville Planning Commission met in a regularly scheduled meeting on Tuesday, April 9, 2024, at 5:30 p.m. in the City Hall Council Chambers.

CALL TO ORDER: 5:30 PM

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 the Council April 18, 2024, and May 2, 2024, at the City Council Meeting.

Additionally, Chairman Pendley welcomed our two new board members, Mr. Matt Womack, and Mr. Jay Milam.

ROLL CALL

Present: Lamar Pendley, Anissa Cooley, Jay Milam, John Clayton, Greg Culverhouse, and Fritz Dent, Matt Womack

Absent:

Staff Members: Randy Mannino, Julia Drake, David Hardegree, Zack Arnold

APPROVAL OF MINUTES

1. March 12, 2024, Meeting Minutes

Board Member Dent made a motion to approve the minutes. Board Member Clayton seconded the motion. Motion carried. Vote: 5-0-1 with Board Member Womack abstaining.

Chairman Pendley made there would be a change in the agenda and that Z24-02 – 496 Mission Road would be moved to the front of the agenda due to a Board Member having to leave at 6:30 PM.

ANNEXATIONS

2. AZ24-01: 144 Cassville Rd

Applicant: Old Castle APG South, Inc.

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, he gave an overview of the application stating the applicant requests annexation into the city. The proposed zoning is H-I (Heavy Industrial). If approved, staff recommends the following zoning conditions:

- A. Stormwater runoff and stormwater quality solutions are required for the site as outlined in City of Cartersville's Code of Ordinances, CHAPTER 7.5, DEVELOPMENT REGULATIONS, ARTICLE IX, POST-CONSTRUCTION STORMWATER MANAGEMENT FOR NEW DEVELOPMENT AND REDEVELOPMENT.

B. If the applicant desires to dispose of inert waste onsite then an inert landfill must be designed, reviewed, and permitted through the GA EPD.

Keith Lovell, City Attorney, stated that the State recommends all local jurisdictions to eliminate any islands.

Chairman Pendley opened the public hearing for the zoning portion of the application.

Brandon Bowen, 15 Public Square, came forward to represent the applicant and gave an overview stating that the owner was looking to incorporate this island with a zoning of H-I (Heavy Industrial) along with the southwest corner to rezone from residential to H-I.

Ryan Kirby, 820 Bedford Park, Peachtree City, VP of Operations for Georgia Masonry Supply (GMS), came forward to give an overview of the type of masonry products that the Cartersville plant provides and their plans for expansion.

Karl Lutjens, 114 Old Mill Rd., came forward to explain that prior to the expansions, the stormwater and flood plain violations would be resolved. Continuing, Old Castle APG South, Inc. has no plans to make this an inert landfill and is not opposed to the proposed conditions. The clean up process will be a part of the Land Disturbance Permit application.

Mr. Lutjens and Mr. Bowen, collectively, answered questions from the board members regarding whether the company uses the railway system for transport, impeding environmental issues, and plans to address those issues.

Chairman Pendley asked Mr. Kirby to return to the podium to allow Board Members to ask questions. With no questions from the Board, the public hearing was closed for the zoning portion of the application.

Chairman Pendley opened the public hearing for the annexation portion of the application.

Mr. Bowen stated that all previous comments from the zoning portion were to also be carried over to the annexation portion.

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

Mr. Lovell stated that voting should commence for the annexation portion of the application and any conditions should be placed on the zoning portion of the application.

Board Member Milam made a motion to approve the annexation portion of AZ24-01: 144 Cassville Rd. Board Member Dent seconded the motion. Motion carried unanimously. Vote: 6-0

Mr. Lovell stated pertaining to discussions, the second condition would need to be rephrased to not allow an inert landfill.

Board Member Clayton made a motion to approve the zoning portion of the application with the two proposed conditions, with the second condition being rephrased. Board Member Womack seconded the motion. Motion carried unanimously. Vote: 6-0

ZONINGS

3. Z24-04: 144 Cassville Rd.

Applicant: Old Castle APG South, Inc.

Chairman Pendley opened the public hearing.

Mr. Lovell stated that all comments from AZ24-01 were to be carried over from the previous hearing.

With no additional comments, the public hearing was closed.

Board Member Dent made a motion to approve Z24-04 with the suggested conditions from Public Works with the rephrasing of condition B to state that an inert landfill would not be allowed:

- A. Concrete waste on Parcel C025-0006-092 needs to be removed from the floodplain disposed of properly in an inert landfill as a condition of zoning approval per our local floodplain management standard as outlined in Article VI of our local development regulations (Z24-04).
- B. If Oldcastle desires to dispose of inert waste onsite then an inert landfill must be designed, reviewed, and permitted through the GA EPD.
- C. Requirements for stormwater runoff and stormwater quality should be required for the site as outlined in City of Cartersville's Code of Ordinances - ARTICLE IX.-POST-CONSTRUCTION STORMWATER MANAGEMENT FOR NEW DEVELOPMENT AND REDEVELOPMENT.

Board Member Cooley seconded the motion. Motion carried unanimously. Vote: 6-0

4. Z24-03: 0 Thornwood Dr.

Applicant: WJDS, Inc.

Mr. Hardegree stated that all adjacent property owners had been notified and the property had properly been posted and advertised. Continuing, he gave an overview of the application stating the Applicant requests a change in zoning from G-C to RA-12 (Residential Attached) to construct approximately 96 for-rent townhomes on the 9.5 acre tract.

Staff do not oppose the rezoning with the following conditions for utilities.

- A. Developer to provide a City of Cartersville utility easement with a width suitable to locate all proposed and future utilities with adequate separation. A utility easement along Thornwood Drive is required to extend 30 feet from the centerline of Thornwood Drive.
- B. Developer to extend the existing water line on Thornwood Drive and to loop the proposed water line inside the development.

Chairman Pendley opened the public hearing.

Chuck Hardin, 160 Three Rivers Dr., Rome, GA., came forward as the engineering representative of the application. Continuing, he gave an overview of the proposed product stating there were 96 townhomes proposed on the 9.5 acres site. All units would be one/two bedroom units with two parking spaces per unit. Those spaces would be one space in the garage and one space in the driveway. Additional common parking areas were to be provided

throughout the development. A preliminary review of the existing detention pond would be done to ensure that the existing pond could accommodate this development.

Board Members expressed their concerns regarding the limited parking availability which would hinder residents from having guests. Additionally, they suggested reducing the density of the project to allow for more parking for the future residents.

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

Board Member Clayton made a motion to deny Z24-03. Board Member Dent seconded the motion. Motion carried unanimously. Vote: 6-0

With no further business to discuss, Board Member Womack made a motion to adjourn the meeting.

The meeting adjourned at 7:38 PM.

Date Approved: May 7, 2024.

/s/ _____
Lamar Pendley, Chairman