

MINUTES OF THE CARTERSVILLE PLANNING COMMISSION

The Cartersville Planning Commission met in a regularly scheduled meeting on Tuesday, July 12, 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.

In addition, Chairman Pendley welcomed Ms. Anissa Cooley to the Board.

APPROVAL OF MINUTES

1. May 10, 2022 Meeting Minutes

Chairman Pendley called for a motion on the May 10, 2022 meeting minutes.

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

ZONINGS

2. Z22-02: 6 Smith Rd

Applicant: Jenny Smith

David Hardegree, Planning and Development Assistant Director, stated the property had been properly posted and advertised and all adjacent property owners had been notified. Continuing, 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 are included with the application.

Smith Rd is a private street on an access and utility easement providing access to the property from Tennessee St.

The professional office lot will likely need to be subdivided from the residential lot per zoning ordinance requirements. (Sec. 4.3). Variances could be needed for the subdivision.

Chairman Pendley opened the public hearing.

Web and Jenny Smith, property owners and applicant, came forward to represent their application.

Michael Willerson, 216 Wildwood Dr., came forward and stated he is not in opposition of this request, however has concerns for future use, if rezoned, if Mr. and Mrs. Smith ever sell the property.

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

Discussion commenced among Board Members on how to preserve the property and ensure that larger commercial cannot be built in the event the property is ever sold.

Keith Lovell, Assistant City Attorney, suggested to survey out 1 acre, or less, of property and only rezone that section surrounding potential office space along with adequate parking. This would ensure that the remaining amount of property remains residential zoning.

Board Member Culverhouse made a motion to table this item until the August 9, 2022 meeting to allow the applicant to provide Mr. Hardegrees office with said survey. Board Member Ross seconded the motion. Motion carried unanimously. Vote: 6-0

SPECIAL USE PERMIT

3. SU22-02: 40 Curtis Ct.

Applicant: Andrew Schultz

Mr. Hardegree stated the property had been properly posted and advertised and all adjacent property owners had been notified. Continuing, Mr. Hardegree stated the applicant wishes to operate a gymnastics and indoor athletic facility within an existing warehouse building at 40 Curtis Ct. Because of the indoor space requirements, re-use of old industrial/warehouse space can be an ideal conversion for athletic training types of uses that require large, open areas. Similar applications for a pole vault and baseball training facility at 55 Zena Dr, SU 20-03 and SU20-04, were approved 1-7-21. The City allows this use by right in the Light Industrial (L-I) district.

Hours of operation will generally be 4pm-8pm with occasional classes 10am-12pm per the application. Minimal conflicts with hours of operations with adjacent businesses is anticipated.

In closing, Mr. Hardegree stated City Departments take no exceptions.

Vickie Mouser, 52 Hamilton Bv., came forward and stated that she would be running the facility and spoke for the application.

Kevin Timm, 70 Justine Rd., property owner, came forward and spoke for the application.

Andrew Schultz, 109 Hickory Ln., business owner, came forward to speak for the application.

Mr. Lovell requested that the applicant speak with the Fire Department to be sure all Fire Codes are being met to eliminate any delays in opening. Ms. Mouser stated they had already been in touch with Mr. Hathaway and everything is on track for the opening, given the application is approved.

Board Member Culverhouse made a motion to approve SU22-02. Board Member Popham seconded the motion. Motion carried unanimously. Vote: 6-0

OTHER

Board Member Ross reviewed an article posted in the June 18, 2022 *The Daily Tribune* titled 'War on Affordable Housing' and voiced his concern on certain statements made in the article.

FOLLOW UP

Mr. Hardegree stated at the May 2022 Planning Commission meeting, that the Board approved a deannexation at State Rt 20/I-75. Council did approve with the conditions set forth by Planning Commission. Also, Planning Commission denied the rezoning of Center Road. Council also denied the request.

In closing, Mr. Hardegree stated training is available for Zoning 101 (August) and Zoning 102 (September) if anyone is interested.

Board Member Ross made a motion to adjourn.

The meeting adjourned at 6:28pm.

Date Approved: August 9, 2022

/s/ _____
Lamar Pendley, Chairman