

Planning Commission Members

Lamar Pinson, Chairman
Greg Culverhouse
Harrison Dean
Lamar Pendley
Jeffery Ross
Travis Popham
Steven Smith

Secretary

Meredith Ulmer

Assistant City Attorney

Keith Lovell

Staff

Randy Mannino, Planning Director
David Hardegree, City Planner
Connor Hooper, Asst. City Planner

PLANNING COMMISSION MEETING

**August 6, 2019. 5:30 PM.
3rd Floor, City Hall. City Council Chambers**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes from July 9, 2019 Meeting**
- 4. Staff update on previous cases**
 - A. T19-02/SU19-05: Homeless Shelter text amendment/special use permit

5. New Business

- A. T19-04: Text amendment to add MLK Jr. Drive as an allowed street for electronic freestanding signs
Applicant: American Legion Post 42

6. Preliminary Plat sign-off: 232 Euharlee Road

7. Staff or Commission Comments

8. Adjourn

City Council 1st Reading: August 15th, 2019 at 7:00 p.m. City Hall, 3rd Floor. Council Chambers.

City Council 2nd Reading (Final Action): September 5th, 2019 at 7:00 p.m. City Hall, 3rd Floor, Council Chambers.

The next meeting of the Planning Commission will be Tuesday, September 10th, 2019 @ 5:30 PM

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES OFFICE, ADA COORDINATOR, 48 HOURS IN ADVANCE OF THE MEETING AT 770-387-5616.

MINUTES OF THE
CARTERSVILLE PLANNING COMMISSION

The Cartersville Planning Commission met in a regularly scheduled meeting on Tuesday, July 9, 2019 at 5:30 p.m. in the City Hall Council Chambers.

Present: Members: Lamar Pinson, Jeffery Ross, Greg Culverhouse, Steven Smith and Travis Popham
Staff Members: Randy Mannino, David Hardegree, Connor Hooper, Meredith Ulmer and Keith Lovell
Absent: Harrison Dean and Lamar Pendley

1. Meeting Call to Order

2. Roll Call

3. Approval of Minutes from June 11, 2019 Meeting

Chairman Pinson called for a motion on the minutes for the June 11, 2019 meeting. Board Member Culverhouse made a motion to approve the minutes as amended. The motion was seconded by Board Member Pendley and carried unanimously. Vote: 4-0.

4. Staff update on previous cases

Randy Mannino, Planning and Development Director stated that Z19-02 has been removed from the agenda for a second time and should be heard at the August meeting.

A. SU19-03: Special-use permit for a religious institution

Mr. Mannino stated Planning Commission recommended approval with conditions and City Council voted to approve it.

B. Z19-01: Rezoning from R-20 to R-10 (212+/- acres in Carter Grove)

Mr. Mannino stated Planning Commission recommended approval with conditions and City Council voted to approve it, but with single story ranch homes requiring a minimum of 1,650 square feet.

C. Z19-03: Rezoning from H-I/MN to H-I (approx. 7.28 acres)

Mr. Mannino stated Planning Commission recommended approval and City Council voted to approve it.

D. Z19-04: Rezoning from G-C to H-I (approx. 4.18 acres)

Mr. Mannino stated Planning Commission recommended approval and City Council voted to approve it.

5. New Business

**A. Z19-02: Rezone 111 +/- acres from R-20 to MF-14 Applicant: Etowah
Venture Partners II LLC**

This item was removed from the agenda.

**B. T19-02: Text Amendment to allow homeless shelters in the M-U zoning district with
a special use permit Applicant: Homeless Shelter Action Committee Inc.**

Chairman Pinson called for the next item. Mr. Mannino provided a summary of the text amendment.

Floor was opened for a public hearing.

Nathan Sanders, Homeless Shelter Board Member and Pastor at Life Pointe Church came forward in favor of the proposed text amendment.

Tony Rogers of Tony Rogers Insurance came forward against the proposed text amendment.

Public Hearing was closed.

The Board went into discussion and addressed the following: complaints at the current Porter Street location. Mr. Sanders and Mr. Mannino both stated there have been no issues or complaints that they are aware of. Mr. Mannino stated Homeless Shelters were not included originally in the MU district, because it was just not discussed. No specific reason.

Chairman Pinson reopened the public hearing:

Cami James, Homeless Shelter Manager came forward to speak for the text amendment.

Jennifer Blocker of 27 Townsley Drive came forward to speak for the text amendment.

Public hearing was closed.

Motion to approve the text amendment as presented was made by Board Member Popham and seconded by Board Member Smith. Motion carried unanimously. Vote 4-0.

This text amendment will go before City Council for a first reading on July 18 and a second reading on August 1.

**C. SU19-05: Special use permit to allow a homeless shelter in the M-U zoning district
Applicant: Homeless Shelter Action Committee Inc.**

Mr. Mannino stated now the text amendment has passed, this is an application for a Special Use permit from the Good Neighbor Homeless Shelter in the MU District. Mr. Mannino gave a summary of the application and stated staff had no concerns.

Chairman Pinson reopened the public hearing:

Cami James came forward to speak for the special use permit.

Patricia Sullivan, former Good Neighbor Homeless Shelter Board Chair, came forward to speak for the special use application.

Jennifer Walker came forward to speak for the application.

Tony Rogers came forward to speak against the special use application.

Justin Blocker, 27 Townsley Drive came forward neither for or against. Mr. Blocker inquired about his property value being affected and crime activity.

Keith Lovell, City Attorney stated the City could not comment on the effect of his property value and if Mr. Blocker observes any criminal activity then he should call the police.

The Board went into discussion: Board Member Smith requested to Mr. Mannino a record check from the Police Department to determine if any criminal activity has taken place in the area.

Board Member Smith made a motion to approve the application and the motion was seconded by Board Member Culverhouse. Motion carried unanimously. Vote: 4-0.

This Special Use Permit application will go before Council for a first hearing on July 18 and a second reading on August 1.

Board Member Popham made a motion to adjourn. Meeting adjourned.

Date Approved:

/s/ _____
Lamar Pinson, Chairman