

RESOLUTION NO: 20-19

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF CARTERSVILLE, IN THE STATE OF GEORGIA, AUTHORIZING A TEMPORARY MORATORIUM AS OF AUGUST 15, 2019 ON ALL NEW APPLICATIONS FOR RENOVATIONS OR IMPROVEMENTS OF ANY PROPERTIES WITHIN THE CHEROKEE-CASSVILLE HISTORIC DISTRICT AND THE WEST END HISTORIC DISTRICT**

**WHEREAS**, the City of Cartersville has created several historic districts within the City of Cartersville; and

**WHEREAS**, the City of Cartersville, Georgia desires to consider if zoning ordinances and development regulations need to be revised to protect the historic integrity of the historic districts and the contributing properties as defined by City Code Section 9.25-31(a)(3)(a) therein; and

**WHEREAS**, the Mayor and City Council of the City of Cartersville desire to receive input from its planning professionals and the City of Cartersville Historic Preservation Commission in regard to proposed revisions and issues of concern; and

**WHEREAS**, the Mayor and City Council are concerned with the recent issues relating to painting over existing non painted bricks, issuance of demolition permits, sidewalks, drive cuts, setbacks, fire safety regulations, subdivision of contributing properties, parking on said properties, fencing and screening, signage, compatibility of new architecture with the contributing properties in said district, frontage requirements, lot size; and preservation of residential nature of certain historic districts within the City of Cartersville; and

**WHEREAS**, the Mayor and City Council are concerned that existing development regulations and zoning ordinances may not adequately address these issues; and

**WHEREAS**, the City of Cartersville Historic Preservation Commission has had incidents of painting non painted brick on a contributing property in violation of the current ordinance, and questions or appeals related to window alterations, roof pitches and slopes, demolition of structures, subdivision of property, landscape features, and fencing; and

**WHEREAS**, the two historic districts that these issues are most raised are in the Cherokee-Cassville Historic District and West End Historic District; and

**WHEREAS**, the Mayor and City Council of the City of Cartersville have determined that it is in the best interest of the City of Cartersville, and promotes the general public welfare, health and happiness as well as the historical integrity of the Cherokee-Cassville Historic District and West End Historic District to adopt a one hundred twenty (120) day moratorium on the issuance of demolition permits, application of variances to the

Board of Zoning appeals, rezoning applications, and the application and appeal of the subdividing of any contributing property within said districts.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CARTERSVILLE, GEORGIA, AS FOLLOWS:**

1) Effective from the 15<sup>th</sup> day of August, 2019, for a period not to exceed one hundred (120) days, that a temporary moratorium be issued for contributing properties as defined in City of Cartersville Code Section 4.25-33(a)3(a) located in the Cherokee-Cassville Historic District and West End Historic District be issued to prohibit the following:

- a) issuance of drive cuts;
- b) issuance of demolition permits;
- c) filing of an application for variance from the building codes and fire codes of the City of Cartersville;
- d) filing of rezoning applications;
- e) application and approval of subdivision of property;
- f) application and approval of preliminary or final plat; and
- g) the following are exempt from the requirements of this temporary moratorium:
  - i) projects with an active land disturbance permit issued by the City of Cartersville prior to the date of the adoption of this moratorium;
  - ii) projects that have been granted variances or a zoning amendment prior to the date of adoption of this moratorium;
  - iii) projects for Bartow County, the City of Cartersville and/or the State of Georgia;
  - iv) projects for which building permits have been issued prior to the date of the adoption of this moratorium;
  - v) demolition permits for buildings declared to be unfit for human habitation by order of the City of Cartersville Municipal Court Judge; and
  - vi) properties that have been issued a preliminary plat prior to the date of adoption of this temporary moratorium.

This moratorium is in effect from the date and time of adoption on August 15, 2019. It is anticipated that this moratorium shall last until December 13, 2019 but is subject to change by the Mayor and City Council. During the time this moratorium is in place, the City Staff and Historic Preservation Commission are hereby directed to review the City's development regulations, landscape ordinance, zoning ordinance, building codes, and Historic Preservation Ordinance and prepare appropriate revisions thereto and to submit their recommendations and proposals by September 30, 2019.

BE IT AND IT IS HEREBY RESOLVED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CARTERSVILLE, this 15<sup>th</sup> day of August,



ATTEST:

/s/ Meredith Ulmer  
Meredith Ulmer, City Clerk  
City of Cartersville, Georgia

/s/ Matthew J. Santini  
Matthew J. Santini, Mayor  
City of Cartersville, Georgia