

### 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

June 11, 2019. 5:30 PM.

3<sup>rd</sup> Floor, City Hall. City Council Chambers

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes from May 7, 2019 Meeting**
4. **Staff update on previous cases**
  - A. AZ19-02: Annexation of 232 Euharlee Rd, 9.7 +/- acres.
5. **Old Business-**
  - A. SU19-03: Special use permit for religious institution **Applicant:** Four Points Church
  - B. Z19-01: Rezone 212 +/- acres from R-20 to R-10 for single family detached development along Belmont Drive in Carter Grove. **Applicant:** Avanti Properties Group
6. **New Business**
  - A. SU19-04. Special Use permit for Apartments above, below, or behind commercial in the same building. **Applicant:** Barry Henderson
  - B. Z19-04. Rezone 7.28 +/- acres from H-I/ MN to H-I. **Applicant:** Tilley Holdings LLC.
  - C. Z19-03. Rezone 4.18 +/- acres from G-C to H-I. **Applicant:** Tilley Properties Inc.
7. **Staff or Commission Comments**
8. **Adjourn**

**City Council 1st Reading: June 20, 2019 at 7:00 p.m. City Hall, 3<sup>rd</sup> Floor. Council Chambers.**

**City Council 2nd Reading (Final Action): Tuesday, July 2, 2019 at 7:00 p.m. City Hall, 3<sup>rd</sup> Floor, Council Chambers.**

The next meeting of the Planning Commission will be Tuesday, July 9<sup>th</sup>, 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, May 7, 2019 at 5:30 p.m. in the City Hall Council Chambers.

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

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes from May 7, 2019 Meeting**

Chairman Pinson called for a motion on the minutes for the May 7, 2019 meeting. Board Member Ross made a motion to approve the minutes as presented. The motion was seconded by Board Member Pendley and carried unanimously. Vote: 6-0.

4. **Staff Update on Previous Cases**

a. **SU19-02. 128 Leake St. Accessory Apartment. Applicant: Tom Wyant**

Randy Mannino, Planning and Development Director, stated the special use permit went to Council with Planning Commission recommendation and was approved.

b. **ZMA19-01: Zoning Map adoption Applicant: City of Cartersville**

The zoning map was approved by Council.

5. **Old Business**

None.

6. **New Business**

A. **AZ19-02: Annexation of 232 Euharlee Rd, 9.7 +/- acres. Applicant: Steeden Preferred Properties LLC**

Mr. Mannino stated this case has been properly posted, advertised, no conflicts of interest and all adjacent property owners have been notified. Mr. Mannino gave a summary of the case and stated the property has been properly posted and advertised with no conflicts of interest.

Chairman Pinson opened the floor for the public hearing for the rezoning:

Steve Nunley came forward as the applicant to speak for the application and stated he would like the property to be rezoned for the school district.

Public hearing was closed.

The Board discussed the following: divide into 3 lots for a total of 3, but only 2 additional houses.

Chairman Pinson opened the floor for a public hearing for the annexation.

Mr. Mannino stated Public Works will charge stormwater fees and for solid waste services.

No one came forward and the public hearing was closed.

Motion to approve the proposed annexation was made by Board Member Popham and seconded by Board Member Smith. Motion carried unanimously. Vote: 6-0.

Motion to approve the proposed rezoning with the condition of limiting the property to a total of 3 lots was made by Board Member Popham and seconded by Board Member Smith. Motion carried unanimously. Vote: 6-0.

First reading before City Council will be May 16<sup>th</sup> and the second reading will be June 6<sup>th</sup>.

Chairman Pinson stated this case will be heard before Council for a first reading on April 18, 2019 and then a second reading on May 2, 2019.

**B. SU19-03: Special use permit for religious institution. Applicant: Four Points Church**

Mr. Mannino gave an overview of the application. Mr. Mannino stated this case has been properly posted, advertised, no conflicts of interest and all adjacent property owners have been notified. Chairman Pinson opened the floor for the public hearing.

Scott Machan, with Four Points Church came forward to speak for the application and stated they would like a short term lease. The lease could be 2 to 4 years and he would want to look at another location in the future.

Beth Tilley, 49 Cassville Rd, came forward to speak against the application, because she believes that it violates her Constitutional rights. Ms. Tilley would like something from the City that guarantees her property is 300 feet away from the Church. Ms. Tilley would not be able to put in a convenience store or restaurant at this location.

Public Hearing was closed.

The following was discussed: Ms. Tilley stated she is fine with preparing before the next Council meeting to have something ready to present. Mr. Machan stated he would be fine with moving the front door of the church.

Motion to deny the Special Use Permit was made by Board Member Smith. With no one seconding the motion the died.

Planning Commission did not give a recommendation for Council

**C. Z19-01: Rezone 212 +/- acres from R-20 to R-10 for single family detached development. Belmont Drive in Carter Grove. Applicant: Avanti Properties Group**

Mr. Mannino stated this case has been properly posted, advertised, no conflicts of interest and all adjacent property owners have been notified.

The floor was opened for the public hearing:

Joe Harris, attorney representing Avanti Properties, came forward to speak for the application. Chris Easterwood, representative of the original development team, was also present.

Ralph Miller came forward and stated he is restricted to 1 house an acre. 10,000 square feet a lot is not the direction for Cartersville. Mr. Miller stated he figures each child costs the School System \$16,000.

Danny Morris, 14 Stardust Trail, came forward and stated he is not necessarily against the application, but is concerned with road maintenance.

Public Hearing was closed.

The following was discussed: green space on the property will be owned by the HOA.

No motion was made to approve or deny. No recommendation was made to Council.

**7. Staff or Commission Comments**

The next meeting will be June 11<sup>th</sup>.

**8. Adjourn**

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

Date Approved:

/s/ \_\_\_\_\_  
Lamar Pinson, Chairman