

### **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**

**September 10, 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 August 6, 2019 Meeting**
- 4. Staff update on previous cases**
  - A. T19-04: Allow electronic signs on MLK Jr. Dr.

### **5. New Business**

- A. **SU19-04: Special Use Permit to allow apartments above retail in a mixed-use development.**

**Location:** Hwy 411 and Hwy 20.      **Applicant:** JB Henderson Properties

- B. **SU19-06: Special Use Permit to allow a Title Pawn or Pawn Shop.**

**Location:** 323 N. Tennessee St.      **Applicant:** Auto Cash- Cartersville LLC.

- C. **Z19-02: Rezone 111 +/-acres from R-20 to MF-14.**

**Location:** Center Rd at I-75.      **Applicant:** Etowah Venture Partners II LLC

- 6. Preliminary Plat sign-off:** Light Industrial Site at Brown Farm Rd and Fiber Dr.

### **7. Staff or Commission Comments**

### **8. Adjourn**

**City Council 1st Reading: September 19<sup>th</sup>, 2019 at 9:00 a.m. City Hall, 3<sup>rd</sup> Floor. Council Chambers.**

**City Council 2nd Reading (Final Action): October 3rd, 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, October 8<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, August 6, 2019 at 5:30 p.m. in the City Hall Council Chambers.

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

Absent:

1. **Meeting Call to Order**
2. **Roll Call**
3. **Approval of Minutes from July 9, 2019 Meeting**

Chairman Pinson called for a motion on the minutes for the July 9, 2019 meeting. Board Member Pendley made a motion to approve the minutes as presented. The motion was seconded by Board Member Popham and carried unanimously. Vote: 6-0.

4. **Staff update on previous cases**

**A. Z19-02**

David Hardegree, City Planner, stated that Z19-02 has been removed from the agenda for the third time.

**B. T19-02/SU19-05: Homeless Shelter text amendment/special use permit**

David Hardegree stated City Council approved the homeless shelter text/special use permit recommended by the Planning Commission.

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**

Chairman Pinson called for the next item on the agenda. David Hardegree, City Planner, came forward and stated the applicant American Legion Post 42 proposes a revision to the Sign Ordinance, Section 20-25, Freestanding signs, to add MLK Jr. Drive (from corner of N. Tennessee St. to Rowland Springs Road) as an allowed road for electronic freestanding signs. American Legion is proposing this change in order to replace their existing static sign with a new digital sign.

Chairman Pinson opened the floor for a public hearing.

Tim Gilstrap, owner of New Beginning Signs came forward to answer questions from the board. The Board discussed: brightness, content of the digital sign, and the possibility of turning off the sign at night.

Public hearing was closed.

Board Member Smith made a motion to approve to the text amendment. Motion was seconded by Board Member Popham. Motion carried unanimously. Vote: 6-0.

Council Meeting first reading: August 15, 2019 and second reading: September 5, 2019.

#### **6. Preliminary Plat sign-off: 232 Euharlee Road**

David Hardegree, City Planner, stated the preliminary plat has been reviewed and approved by all utility departments, and it is recommended for the chairman to sign.

Chairman Pinson opened the floor for a public hearing and no one came forward. Public hearing was closed.

Board Member Pendley made a motion to approve to the preliminary plat sign off. Motion was seconded by Board Member Culverhouse. Motion carried unanimously. Vote: 6-0.

#### **7. Staff or Commission Comments**

Howard Hinesley, 17 Hepwoth Lane, came forward and gave his background on the school system. Mr. Hinesley expressed his concerns about the impact that apartments bring to the community and went over statistics. Mr. Hinesley encouraged the board to establish a nowner occupied home-ownership policy of not less than 60% when evaluating projects.

The Board thanked Mr. Hinesley and asked that he send his proposal to staff for review.

The next meeting will be September 10, 2019.

#### **8. Adjourn**

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

Date Approved:

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