

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

PLANNING COMMISSION MEETING

March 10, 2020. 5:30 PM.

3rd Floor, City Hall. City Council Chambers

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes from November 12, 2019 Meeting**
- 4. Staff update on previous cases**
 - A. Z19-05: Rezone .47 acres from G-C to L-I. Location: 350 N. Erwin St.
 - B. Z19-06: Rezone 8.52 acres from G-C/O-C to G-C/M-U.
Location: 1136/1138 N. Tennessee St.
 - C. SU19-07: Special Use Permit to allow a trash transfer station in the H-I zoning district.
Location: 375 Industrial Park Rd.
- 5. Old Business - None**
- 6. New Business**
 - A. Preliminary Plat. Jackson Farm Estates. Mission Rd
 - B. Preliminary Plat. McClain Property. 715 West Ave.
- 7. Staff or Commission Comments**
- 8. Adjourn**

The next meeting of the Planning Commission will be Tuesday, April 7th, 2020 @ 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, September 10, 2019 at 5:30 p.m. in the City Hall Council Chambers.

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

Absent:

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes from September 10, 2019 Meeting**

Chairman Pinson called for a motion on the minutes for the September 10, 2019 meeting. Board Member Pendley made a motion to approve the minutes as presented. The motion was seconded by Board Member Culverhouse and carried unanimously. Vote: 4-0.

4. **Staff update on previous cases**

A. **SU19-04: Special Use Permit to allow apartments above retail in a mixed-use development.** Location: Hwy 411 and Hwy 20.

David Hardegree, City Planner, stated that SU19-04 was approved by Council.

B. **SU19-06: Special Use Permit to allow a Title Pawn or Pawn Shop.** Location: 323 N. Tennessee St.

Mr. Hardegree stated this application was also approved by Council.

C. **Z19-02: Rezone 111 +/- acres from R-20 to MF-14.**
Location: Center Rd at I-75.

Mr. Hardegree stated this application was withdrawn by the applicant.

5. **New Business**

Motion to move item C to front of the list of application was made by Board Member Culverhouse and seconded by Board Member Popham. Motion carried unanimously. Vote: 6-0.

C. SU19-07: Special Use Permit to allow a trash transfer station in the H-I zoning district. Location: 375 Industrial Park Rd. Applicant: Regulated Services LLC

David Hardegree, City Planner stated a summary of the application, went over Department comments and stated Staff recommends approval of the application.

The floor was opened for a public hearing:

Brandon Bowen, 17 Rivershoals Drive, Cartersville GA came forward to represent Regulated Services and speak on behalf of the application.

Kevin Cash, 558 Faith St Marietta, GA came forward to speak for the application. Mr. Cash clarified the use of some equipment.

John Murchie, environmental consultant, came forward to speak for the application. He discussed how trash would be moved, odor control and that household garbage would be accepted.

With no one else coming forward the public hearing was closed.

Motion to approve with no chemical treatment related to the medical waste was made by Board Member Smith and seconded by Board Member Popham.

Motion was amended to the following:

Motion to approve the application with conditions that the medical wastes can not be chemically treated and that off-hour[after hour] security be provided was made by Board Member Smith and seconded by Board Member Popham. Motion carried unanimously. Vote: 5-1. Board Member Pendley voting in opposition.

A. Z19-05: Rezone .47 acres from G-C to L-I. Location: 350 N. Erwin St. Applicant: Prodigy Enterprises

Chairman Pinson called for the next item.

Mr. Hardegree gave a summary of the application and stated staff recommends approval. Mr. Hardegree also went over Department comments.

Mr. Pinson opened the floor for a public hearing:

Rachel McDonald 209 John Wesley Drive Dallas, GA came forward to speak for the application and was available for any questions.

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

B. **Z19-06: Rezone 8.52 acres from G-C/O-C to G-C/M-U.** Location: 1136/1138 N. Tennessee St.

Applicant: Tri Unity Holdings, LLC

Chairman Pinson called for the next item.

Mr. Hardegree gave an overview of the application, reviewed Department comments, and stated that staff recommends approval with the condition that the Special Use permit condition for a privacy fence remain in place.

Floor was opened for a public hearing:

Baha Kharazmi, 1138 N Tennessee Street, Cartersville, GA came forward to speak for the application.

Dean Bagwell, 1043 Cass White Road, Cartersville, GA came forward and spoke against the application.

Public hearing was closed.

Discussion was held regarding the recreation needs for 3 and 4 bedroom townhomes, managing rental vs. owner-occupied units, merits of a private vs. public street, and city's obligation to determine financial viability of a project.

Motion to deny the request was made by Board Member Ross and seconded by Board Member Culverhouse. Motion carried unanimously Vote: 6-0.

7. Staff or Commission Comments

None.

8. Adjourn

Board Member Culverhouse made a motion to adjourn and needing no seconded the meeting adjourned.

Date Approved:

/s/ _____
Lamar Pinson, Chairman