

PLANNING AND ZONING

February 12, 2018

5:30 P.M.

Present were Dale Davenport, Neil Snyder, Joan Schick, John Henkle, Will Cline, Bill Oaks, Brock Powell and Debbie Cornell. Dale Davenport opened the meeting.

Nathan Grant from Clayton Homes talked to planning and Zoning about placing a 28 by 76 foot manufactured home(2100 square foot) at Burch and Kentucky for Dale and Loretta McCall. It will meet all set back regulations and will be set on a block foundation with all wheels removed. He said he would bring full plans in at the time that permits are obtained. Neil Snyder abstained. Dale Davenport-yes, Joan Schick-yes, John Henkle-yes, Bill Oaks-yes, and Brock Powell-yes. Five yes , one abstain and one absent, motion carried to take to council.

Alex Watkins would like to purchase 2 lots a Pine and Clay and put 2 houses on the lots that would be 1200 square feet. He also would like to get 5 lots on Clay and build 1400 to 1500 square foot homes. He said that he would like to talk to the city about putting in a lift station at the Summer's development. Will told him all he had to do was to bring the proposal to the board so that they could review it. Will also told the committee that the homes meet the 900 or larger square footage. This meets in the codes so no variance is needed to go before the council.

Next the Committee reviewed some suggestions for the mobile homes for planning and zoning and for the City Code Book. Some suggestions made was to eliminate skirting and make cinder block 8" requirement. Define manufacture. No single wide, Date of no older than five years. Define grandfather or remove the words grandfather. Have a timeline of 90 days of no occupancy to not be able to upgrade. Must have a Certificate of Occupancy. Agreed upon was must meet the 900 square feet, permanent foundation, no single wide and no older than 5 years and up to code with inspection. Eliminate mobile home parks allowance in the code book. Remove grandfather clause. Any replacements must meet new restrictions. Chapter 415 to have both R1 and R2 to state no mobile homes.

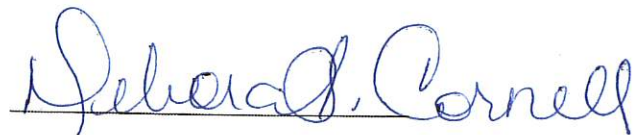
Next Neil Snyder said that he heard that the apartment building had been sold. This building has been vacant for nearly 20 years. All of the electric in the building will have to be upgraded.

John Henkle asked about the Privacy fence that Brad Coffey had come to the Planning and Zoning had approved. Will said that he is thinking about possibly putting up a pole barn instead. He will need to attend Planning and zoning to finalize anything he decides.

Brock Powell made the motion to adjourn, John Henkle made the second, all agreed. Motion carried. The meeting was over at 7:07 p.m. Next meeting will be February 27, 2018 at 5:30 p.m.



Mayor



City Clerk

PLANNING AND ZONING

February 27, 2018

5:30 P.M.

Present were Dale Davenport, Neil Snyder David Comstock, John Henkle, Will Cline, Bill Oaks, Brock Powell and Debbie Cornell. Dale Davenport opened the meeting with a quorum present. Visitors present were Becky and Everett Crane, Mickey Bulger and Garry Greek.

Becky and Everett Crane came to talk to the Committee about the letter received on the trailer that had burnt on Tennessee. Becky Crane told the committee that they had been trying to remove the trailer on their own but it was a slow process. They now have hired Query Construction to take the trailer out. Also on the sewer issue, the first company hired to fix it did not do it correct and they have now hired Hillbilly pumping to make the sewer repairs. She said that she would like to see the requirements for a trailer park. Mayor Davenport told Becky Crane that after doing research there is no dedicated trailer parks in Cartersville. It was a word of mouth and had never been voted on to zone the areas for a trailer park. Mayor Davenport also said that due to that mistake any business license for trailer park needs to be refunded. Will Cline said that the County has deemed the trailers as real estate not personal property as trailer parks are personal property. All Planning and zoning from the past even showed those areas as residential not trailer parks. Becky Crane also wanted to know what she needed to know going forward. Garry Greek told the committee that him and his wife would like to know for the future what is allowed and what procedures will need to be done. Mayor Davenport said that is what the committee is finalizing tonight to go back to the council. Will Cline stated that last August the code book was passed stating that R-2 does not allow trailers, so to put a trailer back in a variance needs to be granted. Becky Crane said that she wanted to put a tiny house in. Mayor Davenport stated that could not be done because the requirements are 900 square feet living area. Everett Crane said he has a problem with 900 square feet and with putting a permanent block foundation in. They have no plans to move out any trailer they place. Becky Crane said that she cannot fit one that size in that area. John Henkle said that the committee needs to make sure that the rules are consistent to all in the city not just some on what is done with the rules. Will Cline said that the City needs to set up the rules for mobile homes or parks on whether they will or will not be allowed. Becky Crane said that there is a leak at 404 Tennessee that is causing a swimming pool in the yards. Chisum Devoe said that the leak had been fixed. There was some lines that no one knew about that needed to be taken out and that is what the crew did. Mayor Davenport told them they were welcome to stay, but the committee needed to move on with the other business. Everett still said that he does not feel that putting in a foundation is cost effective.

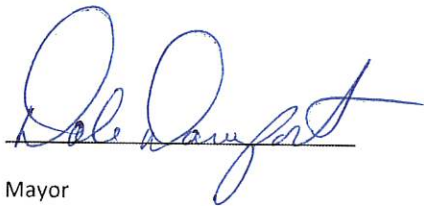
Mickey Bulger next talked to the committee, representing Phillip Woolsey on the 515 East Main. The Committee needs to recognize that it is a R-2. It failed to be marked as such in the map for zoning. It has always been an R-2 at the county. John Henkle made the motion to recognize that 515 East Main been put on the map as an R-2, Bill Oaks made the second and all agreed. Motion carried. Mickey Bulger told the council that it use to be 6 units, but he will be changing it to 4 units. Neil Snyder told the committee that Mr. Wolsey is doing it right and he will be spending a lot of money in doing so. Mickey Bulger told the committee that Mr. Moyer next to the property is going to give him utility easements for both water and sewer. He would like to be considered to have diagonal parking. Lyle Hoover with Empire is working with them to make sure all the electric is upgraded properly. Neil Snyder stated that he would like to get all the pages of the building permit.

Will next started the discussion with the committee on the corrections (Copy of which is attached.) that they would like to present to the council next week. The committee had discussion on the changes. They were in agreement that the trailer needs to run parallel to the roadway. Also he wanted to make sure that the 900 square

foot living space was included. Will said that the footage was in there. Bill Oakes made the motion to send the corrects and additions to the council for final approval next week with the addition of Be placed upon parcel of land such that the broadside of the structure runs parallel with the roadway. On corner lots, either roadway may be considered frontage at the discretion of the applicant, Brock Powell made the second and all agreed. Motion carried.

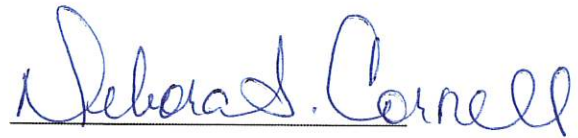
The committee set that their meeting would be the last Monday of the month to give time between council and Planning and Zoning for the council to review any recommendations. The next meeting will be Monday March 26, 2018 at 5:30 p.m..

Brock Powell made the motion to adjourn, John Henkle made the second, all agreed. Motion carried. The meeting was over at 7:07 p.m.



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Mayor



Handwritten signature of Deborah S. Cornell in blue ink, written over a horizontal line.

City Clerk

PLANNING AND ZONING

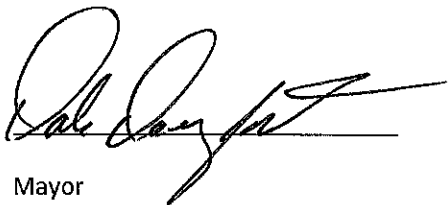
May 29, 2018

5:30 P.M.

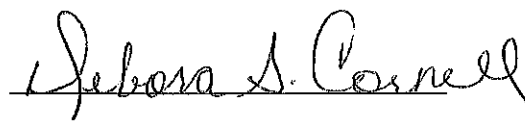
Present were Dale Davenport, David Comstock, John Henkle, Bill Oaks, Neil Snyder, Brock Powell, Clint Worley and Debbie Cornell. Dale Davenport opened the meeting with a quorum present. Visitors present were Billy Farmer

Billy Farmer said that he wanted to put a secondary tow yard and mechanic shop at the corner of Tennessee and Lewis. He was told that was zoned as residential only. After discussion the, John Henkle made the motion to set a public hearing June 25 at 5:00 p.m. along with the public hearing for a zoning change from residential to mixed use from Washington to East of the property owned by Mr. Farmer, Brock Powell made the second and all agreed. Motion carried.

David Comstock made the motion to adjourn, John Henkle made the second, all agreed. Motion carried. The meeting was over at 6:14 p.m.



Mayor



City Clerk

PLANNING AND ZONING

JULY 30, 2018

5:30 P.M.

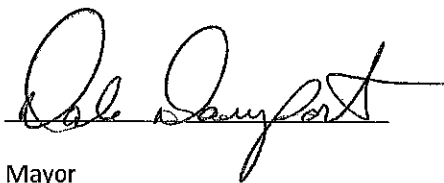
Present were Dale Davenport, John Henkle, Bill Oaks, Neil Snyder, Brock Powell, Clint Worley and Debbie Cornell. Dale Davenport opened the hearing. Citizens present were Joseph Kropp, Harlen Schick, Tim McGuirk, Zoey Burrow, Alan Griffin, Meredith Shields, Jimmy Carver,

Not in attendance were Jason Summers and a request for a modular on Lewis

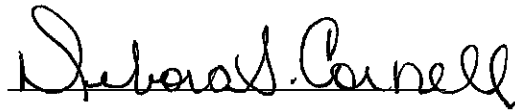
Meredith Shields was asking about the parking problem at the apartment. She said that there is already parking problems where her renters live and at her house. She said that she would buy signs herself if they could be put up. Will said that he would have to ask the attorney if that could be done on a city street. Chisum Devoe said that the apartment owner is going to put some off-street parking and if the city puts in the angle parking in front of the apartments that should take care of the problem. Mayor Davenport ask Debbie to put it on the agenda for council.

Zoey Burrows came before the council and said that she will be building an 1100 square foot home close to her dads. She requested 6 months in the travel trailer which will be located by her dads house due to it already has all the hook ups there. Mayor brought to a vote for 6 months and revisit if it goes over the 6 months for using a travel trailer while building her 1100 square foot house. Four yes, Neil cannot vote and two absent. Motion carries to move it to Council.

Neil Snyder made the motion to adjourn, Brock Powell made the second and all agreed. Motion carried. The meeting was over at 5:30 p.m.

A handwritten signature in black ink, appearing to read "Dale Davenport", written over a horizontal line.

Mayor

A handwritten signature in black ink, appearing to read "Deborah Cornell", written over a horizontal line.

City Clerk

Plan and Zone Committee

October 29, 2018

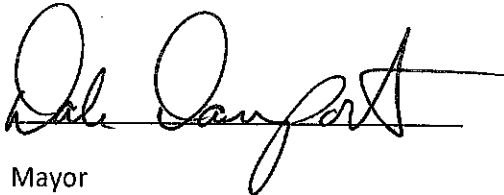
5:30 p.m.

Mayor Dale Davenport called the meeting to order. Roll call was taken: David Comstock: present, Neil Snyder: present, Joan Schick: present, Bill Oakes: present, Brock Powell: present, John Henkle: present, Dale Davenport: present. Seven present representing a quorum, the meeting was called to order.

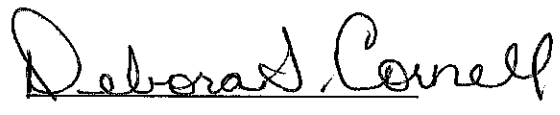
Kelsey and Joey Lewis requested to be on the agenda to approve a placement of a small house made from two sheds. They did not appear.

Neil Snyder made the motion to not have a meeting in November or December unless an emergency meeting is needed for the winter holidays, David Comstock made the second and all agreed. Motion carried.

David Comstock made the motion to adjourn, Brock Powell made the second and all agreed. The meeting was over at 5:36 p.m.



Mayor



City Clerk