

PAULDING COUNTY PLANNING COMMISSION MEETING
January 25, 2022

The regular meeting of the Paulding County Planning Commission was held on January 25, 2022 in the Watson Government Administration Building. Planning Commission members in attendance were Chairman Jody Palmer; Roger Leggett; Helene Fitzgerald; James Steele; Debra Sever and Ellis Astin. Commissioner Board Chairman Dave Carmichael; Commissioner Sandy Kaecher; Commissioner Brian Stover; Commissioner Keith Dunn and County Attorney, J. Jayson Phillips were present. Staff in attendance included Community Development Director, Ann Lippmann; Planning and Zoning Manager, Chris Robinson; Planning and Zoning Senior Administrative Assistant, Leah Wilson; Water System Deputy Director, Ray Wooten; Department of Transportation Director, George Jones; County Administrator, Frank Baker; Chief Trevor Hess and Deputy Rodney Schubert from the Paulding County Marshal Bureau.

Planning Commission Chairman Jody Palmer called the meeting to order at 2:02 PM.

Chairman Palmer requested everyone turn off or silence all audible devices; and proceeded by hearing a motion to elect officers for the 2022 Planning Commission Board.

Ellis Astin nominated Jody Palmer as Chairman; seconded by Roger Leggett.
Motion carried (5-0-1).

FOR: Astin, Fitzgerald, Leggett, Sever and Steele
AGAINST: None
ABSTAIN: Palmer

James Steele nominated Roger Leggett as Vice-Chairman; seconded by Helene Fitzgerald. Motion carried (4-0-2).

FOR: Astin, Fitzgerald, Sever and Steele
AGAINST: None
ABSTAIN: Palmer and Leggett

Approval of Minutes

Roger Leggett made a motion to adopt the Planning Commission meeting minutes from November 30, 2021 as printed; seconded by Helene Fitzgerald. Motion carried. (5-0-1).

FOR: Astin, Fitzgerald, Leggett, Sever and Steele
AGAINST: None
ABSTAIN: Palmer

Chairman Palmer announced Commission member Jim Henson would not be in attendance due to a training conference.

Planning & Zoning Manager Chris Robinson announced applications 2021-32-Z & 2022-01-SUP by Matheus Esteves, 2022-01-Z by Richard Butler c/o Heirs of Butler Estate, 2022-01-LUP by Roger Baty and 2022-02-Z by Jenny Stanfield have been continued to the February 22, 2022 Planning Commission meeting due to further review by Staff.

Printed copies of the Conduct of Hearing were made available for the public.

Policy and Procedures state applicants and anyone speaking on behalf of the application will have fifteen (15) minutes to make their presentation and any opposition will also have fifteen minutes to present. The fifteen minutes are cumulative for each side. All comments are to be addressed to the Chairman.

2021-06-SUP: Application by **TIMOTHY RHONE**, requesting a Special Use Permit to own and operate a tattoo & art studio. Property is located in Land Lot 74; District 19; Section 2; property address is 3754 Hiram Acworth Hwy. POST 1.

Planning & Zoning Manager Chris Robinson noted there were no calls in opposition to the application and recommends approval with two stipulations.

Timothy Rhone restated his intention for the special use permit to operate a tattoo studio, and he is agreeable to staff's recommended stipulations.

There were no questions from the Planning Commission or Board of Commissioners.

Support/Input/Comments

There was no one to speak on behalf of the application.

Opposition/Input/Comments

There was no one with comments or questions concerning the application.

James Steele made a motion to **APPROVE** application **2021-06-SUP** with the two listed stipulations:

- 1. Owner/Developer agrees approval of this SUP is not transferable to another owner other than the current applicant.**
- 2. Owner/Applicant agrees all applicable federal, state, and local regulations for a tattoo business to be obtained prior to business license issuance.**

Seconded by Helene Fitzgerald. Motion carried (5-0-1).

FOR: Astin, Fitzgerald, Leggett, Sever and Steele
AGAINST: None
ABSTAIN: Palmer

It was explained this is a recommending body and any action taken today will be forwarded to the Board of Commissioners for final action. The Paulding Board of Commissioners' next meeting will be this evening at 7:00 PM. Applicant and interested parties must attend.

2022-02-SUP: Application by **JESSICA MOORE**, requesting a Special Use Permit to expand and utilize the property's existing Special Use Permit for therapeutic programs, services, and pasture land. Property is located in Land Lots 1116, 1117 & 1118; District 3; Section 3; located at the west ad joiner to 3044 Due West Road; Extension of Paige Street and the Extension of Womack Avenue. POST 1.

Planning & Zoning Manager Chris Robinson noted there were no calls in opposition to the application and recommends approval with one stipulation.

Jessica Moore, Executive Director for McKenna Farms Therapy Services, Inc., presented the intention to expand additional land and the existing special use permit for wider range of therapeutic programs and services to families with children and adolescence managing disabilities.

Support/Input/Comments

There was one individual to speak on behalf of the application.

Jennilee Walters, a Paulding County resident, read a letter (which was included in the staff packet) offering kind words of support with regards to her family's experience with occupational therapy programs offered at McKenna Farms.

Opposition/Input/Comments

There was no one with comments or questions concerning the application.

There were no questions from the Planning Commission or Board of Commissioners.

Chairman Palmer offered his thanks to Jessica Moore and all the wonderful work McKenna Farms has brought to Paulding County.

Roger Leggett made a motion to **APPROVE** application **2022-02-SUP** with the listed stipulation:

- 1. Owner/Applicant agrees that if utilizing Paige Street for access, the Owner/Applicant shall donate sufficient right of way and easements in the future for a cul-de-sac to be constructed by Paulding County DOT on Paige Street.**

Seconded by Debra Sever. Motion carried (5-0-1).

FOR: Astin, Fitzgerald, Leggett, Sever and Steele
AGAINST: None
ABSTAIN: Palmer

The recommendation will be forwarded to the Paulding Board of Commissioners' next meeting this evening at 7:00 PM. Applicant and interested parties must attend.

Community Development Director, Ann Lippmann presented a five (5) year update to the Comprehension Plan in conjunction with Paulding Department of Transportation. The plan will consist of reviewing and researching five (5) target areas as well as creating a new work program, land use elements and the CTP (Comprehensive Transportation Plan). Ms. Lippmann invited the community to come out to the Open House on February 15, 2022 to the Events Place in Hiram from 5 PM – 7 PM to learn more. Additionally, the new website is now live and the public may visit: pauldingchartingcourse.com to learn more about the Comprehensive Transportation Plan & Comprehensive Plan.

There was a brief discussion between Ms. Lippmann and Board Chairman Carmichael.

Chairman Palmer opened the floor for any public comment, which there was none.

There were no further questions from the Planning Commission or Board of Commissioners.

There being no further business, a motion to adjourn was made by Debra Sever, seconded by Helene Fitzgerald. Motion carried (5-0-1).

FOR: Astin, Fitzgerald, Leggett and Steele
AGAINST: None
ABSTAIN: Palmer

The meeting adjourned at 2:19 PM.

Jody Palmer, Chairman

Roger Leggett, Vice-Chairman