

PAULDING COUNTY PLANNING COMMISSION MEETING
February 23, 2021

The regular meeting of the Paulding County Planning Commission was held on February 23, 2021 at 2:00 p.m., in the Watson Government Administration Building. Planning Commission members in attendance were Chairman Jody Palmer, Jim Henson; Roger Leggett; Ellis Astin, Debra Sever and James Steele. Commissioner Board Chairman Dave Carmichael; Commissioner Keith Dunn; Commissioner Sandy Kaecher; Commissioner Chuck Hart; Commissioner Brian Stover and County Attorney J. Jayson Phillips were present. Staff present were Community Development Director, Ann Lippmann; Planning and Zoning Administrative Assistant/Planner, Leah Wilson; Water System Director, Laurie Ashmore; Department of Transportation Director George Jones; Director of Operations, Scott Greene and County Administrator, Frank Baker. Present from the Paulding County Marshal Bureau were Chief Trevor Hess and Deputy Patrick McCarthy.

Planning Commission Chairman Jody Palmer called the meeting to order at 2:01 PM.

Mr. Palmer requested everyone turn off or silence all mobile devices.

Approval of Minutes

Jim Henson made a motion to adopt the Planning Commission meeting minutes from January 26, 2021 as presented; seconded by Debra Sever. Motion carried. (5-0-1).

FOR: Astin, Henson, Leggett, Sever and Steele

AGAINST: None

ABSTAIN: Palmer

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 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.

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.

Old Business

2020-26-Z: Application by **FORESTAR (USA) REAL ESTATE GROUP, INC. C/O MILES HANSFORD & TALLANT, LLC – J. ETHAN UNDERWOOD**, requesting to rezone 50.16 acres of B-1 (General Business District) to R-55 (Active Adult Residential District) to develop 130 single-family detached dwellings designated to serve the housing needs of senior residents 55yrs of age or older. Property is located in Land Lots 530, 531, 532, 549 & 550; District 3; Section 3; at Seven Hills Blvd, west of Cedarcrest Road. **POST 4.**

Community Development Director, Ann Lippmann, noted there was one call with questions, but no one in opposition. Staff recommends approval with eight stipulations.

Applicant, Ethan Underwood thanked Planning Commission and staff for their assistance and deferral of time in order to further research concerns surrounding the application. Mr. Underwood then provided a PowerPoint presentation; also stating his agreement with staff's recommendations, but addressed stipulation concerns regarding interparcel access/connectivity.

There was discussion between Planning Commission, Board of Commissioners and George Jones, Director of Transportation and applicant with regards to ensure public safety with respect to traffic concerns.

Mr. Underwood asked Brayon Guthrie to step forward to address questions concerning the price point, lot and garage sizes.

Support/Input/Comments

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

Opposition/Input/Comments

There was one person with comments or questions concerning the application.

Barb Clark, a resident, voiced her concerns of ingress/egress, buffers and possible deforestation during development.

Discussion between Planning Commission, Board of Commissioners, Staff and applicant addressing Ms. Clark's concerns.

No further questions from Planning Commission or Board of Commissioners.

James Steele made a motion to approve application **2020-26-Z** with the eight listed stipulations:

1. Owner/Developer acknowledges this development is within the mandatory Pumpkinvine Sewer Service Basin.

2. Owner/Developer acknowledges sewer availability is not expressly implied as a result of zoning.

3. Owner/Developer agrees any reference to pump station and force main on the concept plan shall not be binding upon Paulding County and shall not be deemed as an approved infrastructure concept.

4. Owner/Developer shall make a contribution of \$650/lot which equates to \$84,500 for 130 proposed lots. The contribution is for road improvements including the widening of Seven Hills Boulevard.

5. Owner / Developer shall comply with the conditions below, as required by the Georgia Regional Transportation Authority as specified in their Notice of Decision dated October 14, 2003.

- **Provide sidewalks along both sides of all internal roadways**
- **Provide crosswalks at all internal intersections of internal residential roads and the main access drive**
- **Provide an 8' multi-use trail along property frontage of Seven Hills Boulevard**

6. Interparcel access to be provided to east property line, adjacent to parcel number 035.3.2.004.0000, at a location to be approved by PCDOT, unless determined not to be feasible by PCDOT.

7. Access to the development shall be determined during the plan review process.

8. Owner/Developer shall be responsible for incorporating horizontal traffic calming practices within the development, if required by PCDOT. All practices shall be approved by the Paulding County Department of Transportation and designed in accordance with the Institute of Transportation Engineers (ITE) Manual for Traffic Calming.

Seconded by Ellis Astin. Motion carried (4-1-1).

FOR: Astin, Henson, Sever and Steele
AGAINST: Leggett
ABSTAIN: Palmer

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

2021-04-Z: Application by **ELITE ENGINEERING**, requesting to rezone 45.97 acres from A-1 (Agricultural) District to R-2 (Suburban Residential) for the proposed development of a 48 lot single-family subdivision. Property is located in Land Lots 999, 1000, 1001, and 1016; District 3; Section 3; located on the east side of Cartersville Highway (SR 61) and south of Windmill Drive. **POST 4.**

Community Development Director, Ann Lippmann noted there had not been any calls in opposition and recommends approval of the application with four stipulations.

Will Summey, on behalf of Elite Engineering and representing Vine Creek Residential, stated his intention to rezone property for a 48 lot single-family development. Mr. Summey noted that staff has agreed the site is in conformance with the Comprehensive Plan and Future Development Map, and agrees to the stipulations provided by staff and requests approval from the committee.

There was discussion between the Planning Commission, Staff and applicant.

Support/Input/Comments

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

Opposition/Input/Comments

There was no one to speak in opposition of the application.

Jim Henson motioned for approval of application **2021-04-Z** with the four listed stipulations:

- 1. Owner/Developer agrees to a 25 ft. undisturbed / planted buffer along the perimeter of the property/development.**
- 2. Owner/Developer shall coordinate with GDOT for all access improvements.**
- 3. Access to the development shall be determined during the plan review process.**
- 4. Owner/Developer shall be responsible for incorporating horizontal traffic calming practices. All practices shall be approved by the Paulding County Department of Transportation and designed in accordance with the Institute of Transportation Engineers (ITE) Manual for Traffic Calming.**

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

FOR: Astin, Henson, Leggett, Sever and Steele
AGAINST:
ABSTAIN: Palmer

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

New Business

Zoning Ordinance Text Amendment: The Paulding County Planning Commission and Board of Commissioners to consider a text amendment of the Paulding County Zoning Ordinance (2003-as amended). The amendment is in regards to Article VI, Section H, creating a provision for "Repeal of Reuse-related Zoning Stipulations".

County Attorney J. Jayson Phillips provided a brief history of the re-use water plan as well as presented the adopted text amendment, which and through the E.P.D. (Environmental Protection Division) would use return water to creeks and rivers helping to alleviate capacities for cleaning sewage wastes.

Planning Commission, Board of Commissioners and Water System Director Laurie Ashmore, discussed respective concerns.

Mr. Jody Palmer opened the floor for public comment, in which there were none.

Ellis Astin motioned to approve the **Zoning Ordinance Text Amendment**; seconded by Roger Leggett. The motion carried (5-0-1).

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

The recommendation will be forwarded to the Paulding County Board of Commissioners' meeting this evening at 7:00 PM for consideration. Applicant and any interested parties must be present.

There being no further business, a motion to adjourn was made by Jim Henson, seconded by Roger Leggett. Motion carried (5-0-1).

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

The meeting adjourned at 2:48 PM.

Jody Palmer, Chairman

Roger Leggett, Vice-Chairman