

**PAULDING COUNTY PLANNING COMMISSION MEETING**  
**May 25, 2021**

The regular meeting of the Paulding County Planning Commission was held on May 25, 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, Helene Fitzgerald 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 Manager, Chris Robinson; Planning and Zoning Administrative Assistant/Planner, Leah Wilson; Water System Director, Laurie Ashmore; Department of Transportation Director George Jones; County Administrator, Frank Baker; Chief Trevor Hess and Sergeant Tommy Biggs from the Paulding County Marshal Bureau.

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

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

**Approval of Minutes**

Ellis Astin made a motion to adopt the Planning Commission meeting minutes from April 29, 2021 as presented; seconded by Helene Fitzgerald. Motion carried. (5-0-1).

FOR: Astin, Fitzgerald, Henson, Leggett 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 (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.

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.

Planning and Zoning Manager, Chris Robinson, announced application: **2021-06-Z** by Shane Osmer has been withdrawn and no future hearings have been scheduled.

**New Business**

**2021-08-Z:** Application by **DUSAN (DAN) DJORDJEVICH**, requesting to rezone 11.56 acres from R-2 (Suburban Residential) to A-1 (Agricultural) for a small hobby farm and agricultural purposes. Property is located in Land Lots 728 and 785; District 3; Section 3; south of Dabbs Bridge Rd at 6140 Cartersville Hwy. **POST 4.**

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

Applicant Dan Djordjevich expressed his intent to rezone the property for purposes of operating a small hobby farm, and to restore the property's history of farming. Mr. Djordjevich is agreeable to the recommended stipulation.

**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.

Jim Henson made a motion to approve application **2021-08-Z** with the recommended stipulation:

**1. Owner/Applicant agrees to no swine facilities, structures or uses on the property.**

Seconded by James Steele. Motion carried (5-0-1).

FOR: Astin, Fitzgerald, Henson, Leggett 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 all interested parties should attend.

**2021-03-SUP:** Application by **CYNGUS GA, LLC / ANDY CUMMINGS**, requesting a Special Use Permit to allow 8.26 acres of B-2 (Business Hwy) to be used as paid parking storage for approximately 122 parking spaces. Property is located in Land Lot 543; District 2; Section 3; on Hwy 278 at 276 Georgia Hwy 92. **POST 3.**

Planning & Zoning Manager Chris Robinson noted there were a couple of calls with concerns / questions, but no one in opposition of the application; staff recommends three (3) stipulations with approval.

Applicant Dennis McKeen with Cyngus GA, LLC requesting a Special Use Permit for this property previously zoned B-2 (Business Hwy) in July 2007 for purposes of facilitating a paid parking lot for approximately 122 spaces. Mr. McKeen is agreeable to the three (3) recommended stipulations.

There was a brief discussion between Planning Commission, Staff and applicant addressing gravel, a privacy fence, buffers and overall aesthetics of the area.

**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 **2021-03-SUP** with the three (3) recommended stipulations and limited 122 parking spaces as specified by the applicant:

- 1. Owner/Developer agrees to install a 50 ft. planted buffer along the Hiram-Acworth Highway frontage to adequately screen the parking facility.**
- 2. Owner/Developer agrees access to the development must be permitted through the Georgia Department of Transportation (GDOT).**
- 3. Owner/Developer agrees to coordinate with the Georgia Department of Transportation (GDOT) on proposed widening on SR 92 (Hiram Acworth Highway).**
- 4. Owner/Developer agrees to limit the number of rental parking spaces to 122 as proposed on the zoning concept plan.**

Seconded by Ellis Astin. Motion carried (5-0-1).

FOR: Astin, Fitzgerald, Henson, Leggett 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 all interested parties should attend.

**2021-09-Z:** Application by METRODERM, P.C., requesting to rezone from R-2 (Suburban Residential) to B-2 (Business Hwy) to develop a 30,000 sq. ft. medical office building. Property is located in Land Lot 476; District 2; Section 3; interior parcel(s) situated on current vacated Breezy Valley Rd; south and near the current Hwy 278 intersection. **POST 3.**

Planning & Zoning Manager Chris Robinson noted there were no calls in opposition of the application; staff recommends eight (8) stipulations with approval.

Applicant Scott Kendall, representing METRODERM, P.C., is requesting to rezone two parcels to facilitate a growing dermatology office located near the Paulding hospital. Mr. Kendall is agreeable to the eight (8) stipulations, however was not familiar with the Coppermine Sewer Service Basin.

There was discussion from Planning Commission and Board of Commissioners regarding access to the development, easements for Breezy Valley Rd and nearby traffic.

#### **Support/Input/Comments**

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

#### **Opposition/Input/Comments**

There was one person with questions concerning the application.

Spencer Coan, a business owner to the east of this development, inquired about future plans for Breezy Valley Rd and any traffic studies done in preparation for this project.

Chairman Jody Palmer addressed future plans surrounding that area; and Director of Transportation George Jones addressed traffic and roadway projects alike.

Chairman Jody Palmer also noted, as a patron he is happy to see the development.

No further questions from the Planning Commission or Board of Commissioners.

Jim Henson made a motion to approve application 2021-09-Z with the eight (8) recommended stipulations:

- 1. Owner/Developer to no billboards be permitted on the site.**
- 2. Owner/Developer agrees the development of the site will conform to the Corridor Overlay District.**
- 3. Owner/Developer agrees access to the development shall be determined during the plan review process.**
- 4. Owner/Developer agrees the development will need to be set back to accommodate easements required for the Breezy Valley Road roadway realignment project.**
- 5. Owner/Developer agrees to enter into a Development Agreement with PCDOT for off-site roadway improvements along Breezy Valley Road needed to accommodate development traffic.**
- 6. Owner/Developer acknowledges Paulding County does not guarantee water service above an elevation of 1130 MSL.**
- 7. Owner/Developer acknowledges this property is within the mandatory Coppermine Sewer Service Basin.**
- 8. Owner/Developer acknowledges that sewer availability is not expressly implied as a result of zoning.**

Seconded by Roger Leggett. Motion carried (5-0-1).

FOR: Astin, Fitzgerald, Henson, Leggett 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 all interested parties should attend.

**2021-10-Z:** Application by **NEAL CRAIG RAINWATER**, requesting to rezone approximately 1 acre from R-2 (Suburban Residential) to B-2 (General Business) to counterpart existing property, and construct a 50x50 metal warehouse. Property is located in Land Lot 253; District 2; Section 3; on the eastside of Hwy 92 and Hwy 120 south. **POST 1.**

Planning & Zoning Manager Chris Robinson noted there were no calls in opposition of the application; staff recommends five (5) stipulations with approval.

Applicant Neal Craig Rainwater asking to rezone 1 of 2 acres to B-2, basically to clean up and come into zoning conformance to construct a storage facility to house equipment for his heating and air business. Mr. Rainwater is agreeable to the five (5) recommended stipulations.

#### **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 2021-10-Z with the five (5) recommended stipulations:

- 1. Owner/Developer shall submit detailed landscaping plans prepared by a registered design professional for the proposed entrance for review/approval by the Planning and Zoning Division during the Plan Review Process.**
- 2. Owner/Developer agrees proposed access to the development must be permitted through GDOT.**
- 3. Owner/Developer agrees to coordinate with the Georgia Department of Transportation (GDOT) on proposed widening of SR 92 (Hiram Acworth Highway)**
- 4. Owner/Developer acknowledges this property is within the mandatory Coppermine Sewer Service Basin.**
- 5. Owner/Developer acknowledges that sewer availability is not expressly implied as a result of zoning.**

Seconded by Ellis Astin. Motion carried (5-0-1).

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

**2021-11-Z:** Application by **DAVID W. & CATHERINE L. WILEY**, requesting to rezone approximately 10.48 acres (four tracts) of A-1 (Agricultural) to R-2 (Suburban Residential) to be in zoning conformance and sell as residential. Property is located in Land Lots 956 and 1005; District 19; Section 3; at Hwy 120 near Billy Bullock Rd. **POST 2.**

Planning & Zoning Manager Chris Robinson noted there were no calls in opposition of the application; staff recommends approval.

Applicant David Wiley restated his request to rezone his property from A-1 to R-2 for members of his family to build single-family residences.

There was discussion between Planning Commission and Staff to clarify the precepts of the four (4) parcels presently zoned A-1.

**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.

Ellis Astin made a motion to approve application **2021-11-Z**; seconded by Jim Henson. Motion carried (5-0-1).

FOR: Astin, Fitzgerald, Henson, Leggett 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 all interested parties should attend.

**Zoning Ordinance Text Amendment:** The Paulding County Planning Commission and Board of Commissioners to consider a text amendment to the Paulding County Zoning Ordinance (2003-as amended). The amendment is in regards to Article VIII, Sec. X, creating a new ECR E-Commerce Retail Zoning District, Sec. Y, creating a new ECBP E-Commerce Business Park Zoning District, Sec. Z, creating a new B2CL Business to Consumer Logistics Zoning District, Sec. AA, creating a new AML Advanced Manufacturing Logistics Zoning District, Sec. BB, creating a new AB Agricultural Business Zoning District and other provisions relating to the creation of the new district.

Community Director Ann Lippmann presented an overview of the update to of the new zoning ordinances, and is hopeful it be a more attractive aspect for future businesses looking to move into Paulding County. Ms. Lippmann also touched on the benefits of the NACIS system to help track business licenses and whether the business[es] would be allowed in a particular zoning district.

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

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

Roger Leggett made a motion to approve and adopt the **Zoning Ordinance Text Amendment** as written; seconded by Jim Henson. Motion carried (5-0-1).

FOR: Astin, Fitzgerald, Henson, Leggett 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 all interested parties should attend.

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

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

The meeting adjourned at 2:37 PM.

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Jody Palmer, Chairman

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Roger Leggett, Vice-Chairman