

**PAULDING COUNTY PLANNING COMMISSION  
PAULDING COUNTY BOARD OF COMMISSIONERS**

**August 23, 2022**

**2:00 P.M. at the Watson Government Complex, 240 Constitution Blvd.,  
Dallas, GA in the 2<sup>nd</sup> Floor B.O.C. Meeting Room**

**AMENDED AGENDA**

1. Review minutes from the July 26, 2022 Planning Commission meeting.

**Old Business**

2. **2022-01-Z:** Application by **RICHARD BUTLER C/O HEIRS OF BUTLER ESTATE**; requesting to rezone 0.74 acres from A-1 (Agricultural) to R-2 (Suburban Residential) consisting of one single-family home and sell the family estate. Property is located in Land Lot 622; District 1; Section 3; property address is 2725 Marshall Fuller Road. **POST 2.**
3. **2022-10-Z:** Application by **TRATON, LLC- MOORE INGRAM JOHNSON & STEELE, LLP – J. KEVIN MOORE**; requesting to rezone 26.75 acres from R-2 (Suburban Residential) to R-55 (Active Adult Residential District) for a new development containing a maximum 107 detached, single-family properties are located on the southwesterly side of Rosedale Drive; northerly side of the Silver Comet Trail. **POST 3.**  
**2022-10-Z is continued to the next available Planning Commission meeting.**
4. **2022-11-Z:** Application by **ADAM BAKER / BOYD AUSTIN**; requesting to rezone 95 acres from R-2 (Suburban Residential) to R-55 (Active Adult Residential District) for a proposed community consisting of approximately 262 single-family dwellings. Property is located in Land Lots 1208 – 1210 & 1239 -1241; District 2; Section 3; site address is 2428 Dallas Nebo Road. **POST 3.**  
**2022-11-Z and 2022-12-Z are continued to the next available Planning Commission meeting.**
5. **2022-12-Z:** Application by **ADAM BAKER / BOYD AUSTIN**; requesting to rezone 128.4 acres from R-2 (Suburban Residential) to R-3 (Sewered Suburban Residential) for a proposed community consisting of approximately 50 single-family dwellings. Property is located in Land Lots 1208, 1210, 1239 – 1241 and 1281; District 2; Section 3; site address is 2428 Dallas Nebo Road. **POST 3.**

**New Business**

6. **2022-22-Z:** Application by **219 JET, LLC / YAHUI LIU**; requesting to rezone approximately 29.099 acres from R-2 (Suburban Residential) & PRD (Planned Residential Development) to R-3 (Sewered Suburban Residential District) to develop a subdivision of approximately 34 single-family detached homes. Property is located in Land Lots 542 & 543; District 3; Section 2; project site is located west of Dallas Acworth Hwy. **POST 1.**
7. **2022-23-Z:** Application by **HARKAMAL SINGH GREWAL**; requesting to rezone four parcels totaling approximately 39.75 acres from R-2 (Suburban Residential) and B-1 (General Business) to B-2 (Highway Business) for the construction of a gas distribution retail center. Property is located in Land Lots 968 & 969; District 2; Section 3; located southwest of the intersection at Hiram Douglasville Highway and Bill Carruth Parkway. **POST 3.**
8. **2022-04-SUP:** Application by **MICHAEL WHITMAN / WHITMAN PROPERTIES, LLC**; requesting a Special Use Permit to construct a parking lot for a storage facility of large trucks. Property is located in Land Lot 19; District 2; Section 3; located on the south side of Industrial Boulevard North, west of Dallas-Acworth Highway. **POST 4.**
9. **2022-05-SUP:** Application by **WHITAKER INVESTMENTS, LLC / WHITAKER W. SMITH**; requesting a Special Use Permit for the purposes of developing a gravel truck, trailer and container storage facility. Property is located in Land Lots 605 & 620; District 2; Section 3; project site is located at the intersection east side of Thompson Road and north side of Coppermine Road. **POST 3.**
10. **2022-24-Z:** Application by **CAMRAM SADI & PEYMANEH SADI**; requesting to rezone 1 acre from B-1 (General Business) back to R-2 (Suburban Residential) to be in zoning compliance with surrounding residential areas. Property is located in Land Lots 1249; District 3; Section 3; property address is 156 Chester Harris Drive. **POST 4.**