

**PAULDING COUNTY PLANNING COMMISSION MEETING**  
**March 22, 2022**

The regular meeting of the Paulding County Planning Commission was held on March 22, 2022 in the Watson Government Administration Building. Planning Commission members in attendance were Chairman Jody Palmer; Roger Leggett; Jim Henson; Helene Fitzgerald; Debra Sever; James Steele and Ellis Astin. Commissioner Board Chairman Dave Carmichael; Commissioner Keith Dunn; Commissioner Sandy Kaecher; Commissioner Brian Stover 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 Senior Engineer, Corey Coates; Department of Transportation Director, George Jones; Department of Transportation Deputy Director, Erica Parish; Director of Operations, Scott Greene; Chief Trevor Hess and Deputy Rodney Schubert from the Paulding County Marshal Bureau.

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

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

It was explained this is a recommending body and any action taken today will be forwarded to the Board of Commissioners for final action, with the exception of the last agenda item which will be heard by the city council of Hiram. The Paulding Board of Commissioners next meeting will be this evening at 7:00 p.m.

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.

**Approval of Minutes**

Ellis Astin made a motion to adopt the Planning Commission meeting minutes from February 22, 2022 as printed; seconded by Jim Henson. Motion carried. (6-0-1).

FOR: Astin, Fitzgerald, Henson Leggett, Steele and Sever

AGAINST: None

ABSTAIN: Palmer

Planning & Zoning Manager Chris Robinson announced applications 2022-01-Z by Richard Butler c/o Heirs of Butler Estate, 2022-06-Z by Ashley Overton, and 2022-07-Z by Samuel & Kelly Gaw have been forwarded to the April 26, 2022 Planning Commission meeting for further review by Staff.

Chairman Palmer reminded fellow Board members and Staff to turn on microphones if wishing to speak.

**2022-03-Z:** Application by **ADAM BAKER / BOYD AUSTIN**, requesting to rezone approximately 29 acres from R-2 (Suburban Residential) to R-55 (Active Adult Residential) for a proposed development of 110 single-family dwelling units. Property is located in Land Lot 253; District 2; Section 3; property address is 174 Old Hiram Road. **POST 1**.

Planning & Zoning Manager Chris Robinson noted staff received several calls from concerned neighbors, but no noted opposition. Staff recommends approval with fifteen (15) stipulations.

Boyd Austin with Key Partners Consulting, presented this application wishing to rezone two parcels which will now total a maximum of 88 non-rental units. Mr. Austin, along with heirs of the property are in agreement this would be the best use of the land, stating the proposal is in conformance with the Comprehensive Plan and Future Development Map, and is agreeable to Staff's recommendations; however, he did mention stipulation #13 was more of an accommodation on the property line of Ms. Monnie Rainwater.

Mr. Austin directed the Board's attention to the home elevations included in their review packet for examples of floor plans.

There was discussion between Planning Commission, Board of Commissioners, Staff and applicant pertaining to Staff's recommendations, home elevation plans and price point questions.

Roger Leggett posed a question to Department of Transportation Director George Jones regarding the ongoing road widening project of Hwy 92, and how access will affect traffic going toward the proposed subdivision. Mr. Jones stated the plan is to have 2-way stop-control with full turn-lane access onto Hwy 92 with an estimated completion date of 2025.

Board of Commissioners Chairman, Dave Carmichael, commended everyone's effort on this project; he then asked if there has been discussion about sewer connectivity on Ms. Rainwater's property.

Mr. Austin stated at this point the sewer easement is currently under contract, and is open to discussion to assist in any way possible.

Planning and Zoning Division Manager, Chris Robinson, addressed Mrs. Sever's questions and concerns regarding the zoning ordinance this application request falls under; stating when submitted, the application has the right to follow the 2003 amended Zoning Ordinance as the UDO (Unified Development Ordinance) was not adopted until March 8, 2022.

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

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

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

There was one individual with comments and concerns with the application.

Craig Rainwater spoke on behalf of his mother, revisiting an earlier statement regarding eaves, gables and rooflines sloping to the rear. Mr. Rainwater mentioned he is just wanting to ensure his mother's privacy.

Mr. Austin stated he could not guarantee her privacy, however, every request made by Staff has been taken into account.

No further questions from Planning Commission or Board of Commissioners.

James Steele made a motion to **APPROVE** application **2022-03-Z** with the fifteen listed stipulations adding a sixteenth:

- 1. Owner/Developer agrees to construct Old Hiram Road to a S2 street specification, or equivalent, per the Paulding County Development Regulations.**
- 2. Owner/Developer agrees to install a 5 foot sidewalk with no green strip, on one side of Old Hiram Road, from the Development limits, to Station 11+81 on Old Hiram Road of the SR 92 widening project.**
- 3. Owner/Developer agrees to resurface Old Hiram Road, with one (1) inch of topping, from SR 92 through their limits of construction on Old Hiram Road, no later than when the internal subdivision streets are topped out.**
- 4. Owner/Developer has the option to enter into a Development Agreement with Paulding County for completion of the items in stipulation 2, with Owner / Developer contributing \$25,000 for the County to complete this work at a later date. The \$25,000 will be due at final plat submittal.**
- 5. Owner/Developer agrees access to the development shall be determined during the plan review process.**
- 6. 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.**
- 7. Owner/Developer agrees to coordinate and maintain access for owners of 196 Old Hiram Road.**
- 8. Owner/Developer shall submit detailed landscaping plans prepared by a registered design professional for entrances, amenity, and required buffer areas for review/approval by the Planning and Zoning Division during the Construction Plan Review Process.**

9. **Owner/Developer agrees to a maximum of 88 single-family detached dwelling units.**
10. **Owner/Developer agrees to maintain a 50 ft. buffer as required by Paulding County. The northernmost boundary of the buffer shall be determined between the Owner/Developer and Planning & Zoning based on one of the following three scenarios: (1) the buffer will begin at the southern edge of the existing 30 ft. driveway easement to 196 Old Hiram Road; (2) the buffer will begin below the southern edge of the pavement within the buffer with a signed agreement from the property owner of 196 Old Hiram Road and that the property owner will not clear any portion thereof; or (3) the buffer will begin and the northernmost property line if the Owner/Developer provides access through the development to the owner of 196 Old Hiram Road. The agreed location will be shown on the final construction plans, and will be planted/maintained to Paulding County Standards.**
11. **Owner/Developer agrees the 50 ft. required buffer will be maintain by the Home Owners Association.**
12. **Owner/Developer agrees to construct a 2 ft. earthen berm with at 6 ft. privacy fence with additional planting of evergreen trees along the common boundary lines of the proposed lots 1–3 and the Monnie Rainwater property. The 50 ft. buffer will continue to be required.**
13. **Owner/Developer agrees there will be no detention/retention ponds located within the required 50 ft. perimeter buffer.**
14. **Owner/Developer acknowledges that water and sewer availability is not expressly implied as a result of zoning.**
15. **Owner/Developer acknowledges that this development is in the mandatory Coppermine Sewer Service Basin.**
16. **Owner/Developer agrees the home builder will be required to add 12 inch eaves on the sides of proposed homes.**

Seconded by Debra Sever. Motion carried (6-0-1).

FOR: Astin, Fitzgerald, Henson Leggett, Steele and Sever  
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.

**Zoning Ordinance Text Amendment:** The Paulding County Planning Commission and Board of Commissioners to consider a text amendment to The Zoning Ordinance of the city of Hiram, Georgia (2003- as amended). The amendment is in regards to Article VIII, Sec. D "R-4 Multi-Family Non Fee Simple (Rental) Residential District, Sec. G "R-7 Multi-Family Fee Simple (Non-Rental) Residential District and Sec. H "PRD" Planned Residential Development.

Chairman Palmer announced after having discussions with the County and City attorneys, Mr. Palmer suggested to bring this Text Amendment back before the Planning Commission for a more full discussion and public hearing. The intent is for city of Hiram to follow suite and adopt the Paulding County Board of Commissioners UDO (Unified Development Ordinance).

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

Chairman Palmer made an announcement: Paulding County Department of Transportation, city of Dallas and city of Hiram are conducting a study on US 278, GA 6 as it runs along Cobb County line to the Polk County line. There will be a meeting held tonight from 5 – 7 PM at the Paulding County Watson Government Complex, 240 Constitution Blvd., Dallas, GA 30132 in the first floor cafeteria.

There being no further business, a motion to adjourn was made by Jim Henson, seconded by Roger Leggett. Motion carried (6-0-1).

FOR: Astin, Fitzgerald, Henson, Leggett, Steele and Sever

AGAINST: None

ABSTAIN: Palmer

The meeting adjourned at 2:35 PM.

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Jody Palmer, Chairman

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Roger Leggett, Vice-Chairman