

PAULDING COUNTY PLANNING COMMISSION MEETING

June 28, 2022

The regular meeting of the Paulding County Planning Commission was held on June 28, 2022 in the Watson Government Administration Building. Planning Commission members in attendance were Chairman Jody Palmer; Roger Leggett; Jim Henson; Helene Fitzgerald and Debra Sever. 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 Director, Laurie Ashmore; Department of Transportation Director, George Jones; Director of Operations, Scott Greene; Chief Trevor Hess and Deputy Rodney Schubert from the Paulding County Marshal Bureau. Also in attendance, Susan Browning from the Paulding County School Board.

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 approval. The Paulding Board of Commissioners next meeting will be this evening at 6:00 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.

Planning and Zoning Division Manager Chris Robinson announced application **2022-10-Z** by Traton, LLC – Moore Ingram Johnson & Steele LLP – J. Kevin Moore has been forwarded to the July 26th Planning Commission meeting.

Approval of Minutes

Jim Henson made a motion to adopt the Planning Commission meeting minutes from May 24, 2022 as printed; seconded by Debra Sever. Motion carried. (4-0-1).

FOR: Fitzgerald, Henson Leggett and Sever

AGAINST: None

ABSTAIN: Palmer

2022-15-Z: Application by **ELITE ENGINEERING – JONATHAN JONES**, requesting to rezone 24.066 acres from R-2 (Suburban Residential) to R-3 (Sewered Suburban Residential) for a new development of a 32 lot subdivision. Property is located in Land Lots 1209 & 1240; District 3; Section 3; project site address is 1933 Old Cartersville Road. **POST 4.**

Planning & Zoning Manager Chris Robinson mentioned there were no calls with questions or any noted opposition. Staff recommends approval with six (6) stipulations.

Jonathan Jones, representing on behalf of Ken Jones, explained the project site is zoned R-2 and within the city of Dallas. The city has provided the required water availability & capacity letter which states water will be provided to the development; his client adheres to the buffer requirements and meets the Future Land Use Map & 2017 Comprehensive Plan. Additionally, Mr. Jones stated the applicant is agreeable to the six (6) stipulations.

There was a brief discussion between Planning Commission, Board of Commissioners, Staff and the applicant regarding additional work to the entry point into the subdivision, construction materials and price point of the homes.

Chairman Jody Palmer asked for clarification from Mr. Jones regarding the affected school district posed by Debra Sever.

Director of Transportation George Jones addressed concerns with regard to entry-point and site-distance verification back to the east of the proposed development.

Support/Input/Comments

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

Opposition/Input/Comments

There was no one with comments and concerns with the application.

There was a brief discussion between Planning Commission, Susan Browning (PCSD) and the applicant regarding square-footage of homes, and whether the square-footage would support a two-student household in the school system.

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

Debra Sever made a motion to approve application 2022-15-Z with listed stipulations:

1. **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 Plan Review Process. Public access to county maintained detention/retention areas located on the site shall not be permitted. Design of such facilities shall incorporate measures to ensure public safety. This stipulation will not apply to privately owned and maintained detention/retention areas.**
2. **Owner/Developer agrees access to the development shall be determined during the plan review process.**
3. **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.**
4. **Owner/Developer agrees to relocate water and/or sewer lines out from under any proposed acceleration/deceleration lanes if required.**
5. **Owner/Developer acknowledges that property is within the City of Dallas Sewer Service Area.**
6. **Owner/Developer agrees the proposed single-family residential subdivision development shall not be a residential build to rent community.**

Seconded by Roger Leggett. Motion carried (4-0-1).

FOR: Fitzgerald, Henson Leggett and Sever
AGAINST: None
ABSTAIN: Palmer

The recommendation will be forwarded for consideration to the Paulding Board of Commissioners' meeting this evening at 6:00 PM. Applicant and interested parties must attend.

2022-18-Z: Application by TIMOTHY K COLEMAN requesting to rezone 3.005 acres from B-1 (General Business) to B-2 (Highway Business) while concurrently seeking a SUP (special use permit) to construct a self-storage facility. Property is located in Land Lots 267 & 268; District 19; Section 3; east side of HWY 101 north, south side of Runnell Road. Property address is 6148 Hwy 101 N in Temple, GA. **POST 2.**

2022-03-SUP: Application by TIMOTHY K COLEMAN requesting a SUP (special use permit) to construct a self-storage facility to include truck, trailer, boat and RV storage. Property is located in Land Lots 267 & 268; District 19; Section 3; east side of HWY 101 north, south side of Runnell Road. Property address is 6148 Hwy 101 N in Temple, GA. **POST 2.**

Planning & Zoning Manager Chris Robinson mentioned there were no calls with questions or any noted opposition; is asking the board to hear both applications concurrently and vote separately.

Staff recommends approval of the rezoning with five (5) stipulations with #5 would limit this as the only B-2 use which would allow B-1 uses; and approval of the Special Use Permit with six (6) stipulations.

Tim Coleman stated the property will be used as a self-storage facility with contained lighting within the property. Mr. Coleman stated although there is residential across the highway, but does not expect traffic to increase nor does he believe the school system will be affected. He stated he has been working with

Minutes: Paulding County Planning Commission

June 28, 2022

Page 2 of 5

D.O.T. to ensure proper measures are taken for entry and exit onto the site, and is agreeable to the stipulations.

Mr. Coleman stated his concern with stipulation #1 for the SUP with regard to using reflector lights to ensure safety and security in the parking areas. Planning and Zoning Manager Chris Robinson stated Staff is amenable to meeting the Corridor Overlay design standards in those areas.

Mr. Coleman mentioned there would be gate-operated passcodes in which software would be installed to limit the hours customers could access the property.

Jim Henson asked what fencing materials would be used. Mr. Coleman stated he would have a chain-linked fence with possible barbed wire for added security, but ensured he would do what was necessary to maintain a pleasing aesthetic.

Debra Sever asked what building materials would be used and whether the facility would be air-conditioned. Mr. Coleman stated to begin, the facilities would be un-conditioned and under the suggestion of Mr. Robinson – he would do whatever is aesthetically pleasing for this zoning.

There was a brief discussion regarding traffic and roadway upgrades.

Commissioner Brian Stover asked if Mr. Coleman understands under this zoning no big truck parking is allowed. Mr. Coleman agreed, stating it will only consist of RVs, campers and boats.

Commissioner Keith Dunn asked for clarification under the new UDO Special Use, vertical construction is a requirement – meaning it cannot revert back. Mr. Robinson agreed, stating you would no longer be able to have a primary stand-alone storage parking on a B-2 Site.

Support/Input/Comments

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

Opposition/Input/Comments

There was no one with comments and concerns with the application.

Roger Leggett made a motion to **APPROVE** application **2022-18-Z** with five (5) listed stipulations:

- 1. Owner/Developer shall set back improvements to accommodate the project limits and impacts of Paulding County D.O.T. project PR-SR 101 (947)(147)(146)-1 into the development plans and utilize that information for development design.**
- 2. Owner/Developer agrees access to the development shall be determined during the plan review process.**
- 3. Owner/Developer agrees access to SR 101 to be determined during the plan review process subject to GDOT requirements.**
- 4. Owner/Developer agrees to relocate water lines out from under any proposed acceleration/deceleration lanes if required.**
- 5. Owner/Developer agrees to this specific B-2 use for the site and to B-1 permitted uses only.**

Seconded by Jim Henson. Motion carried (4-0-1).

FOR: Fitzgerald, Henson Leggett and Sever
AGAINST: None
ABSTAIN: Palmer

As to the Special Use Permit application, County Attorney J. Jayson Phillips recommended amending stipulation #1 as “to eliminate pole requirement, and indicate lighting requirement should be subject to the Corridor Overlay District.”

Roger Leggett made a motion to **APPROVE** application **2022-03-SUP** with the six (6) stipulations amending the first stipulation as listed:

1. **Owner/Developer agrees to building wall lighting (packs) and any other lighting shall comply with the Corridor Overlay District requirements.**
2. **Owner/Developer agrees to operate gate hours from 6:00 am to 10:00 pm.**
3. **Owner/ Developer shall set back improvements to accommodate the project limits and impacts of Paulding County D.O.T. project PR-SR 101 (947)(147)(146)-1 into the development plans and utilize that information for development design.**
4. **Owner/Developer agrees access to the development shall be determined during the plan review process.**
5. **Owner/ Developer agrees access to SR 101 to be determined during the plan review process subject to GDOT requirements.**
6. **Owner/Developer agrees to relocate water lines out from under any proposed acceleration/deceleration lanes if required.**

Seconded by Helene Fitzgerald. Motion carried (4-0-1).

FOR: Henson, Fitzgerald, Leggett and Sever
AGAINST: None
ABSTAIN: Palmer

The recommendation will be forwarded for consideration to the Paulding Board of Commissioners' meeting this evening at 6:00 PM. Applicant and interested parties must attend.

2022-19-Z: Application by **ARPIT REALTY, LLC** requesting to rezone 6.67 acres from R-2 (Suburban Residential) to B-1 (General Business) for the purposes of expanding a gas/convenience service station. Property is located in Land Lot 1034; District 19; Section 3; north of the intersection of Georgia Hwy 120 and Georgia Hwy 101. **POST 2.**

Planning & Zoning Manager Chris Robinson mentioned there were no calls with questions or any noted opposition. Staff recommends approval with four (4) stipulations.

Mr. Robinson stated this will rezone the acre that is the current store formally Swafford's, and will bring everything into compliance while adding another five acres.

Terry Dobbins, representing Arpit Realty, LLC, stated their intention is to improve traffic situation by adding gas pumps and by cleaning up the business area.

There was a brief discussion regarding septic line re-location and the round-about implementation.

Support/Input/Comments

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

Opposition/Input/Comments

There was no one with comments and concerns with the application.

Jim Henson motioned to **APPROVE** application **2022-19-Z** with the four (4) listed stipulations:

1. **Owner/Developer shall set back improvements to accommodate the project limits and impacts of Paulding County D.O.T. project PR-SR 101 (120) into the development plans and utilize that information for development design.**
2. **Owner/Developer agrees access to SR 120 to be determined during the plan review process subject to GDOT requirements.**
3. **Owner/Developer agrees to provide a traffic impact study for this development. Study parameters and assumptions to be agreed on by Paulding County DOT.**
4. **Owner/Developer agrees to relocate water lines out from under any proposed acceleration/deceleration lanes if required.**

Seconded by Debra Sever. Motion carried (4-0-1).

FOR: Fitzgerald, Henson Leggett and Sever
AGAINST: None
ABSTAIN: Palmer

The recommendation will be forwarded for consideration to the Paulding Board of Commissioners' meeting this evening at 6:00 PM. Applicant and interested parties must attend.

2022-20-Z: Application by **CHRIS BARFIELD**, requesting to rezone 3.06 acres from A-1 (Agricultural) to R-2 (Suburban Residential) to bring into zoning compliance and build a single-family home. Property is located in Land Lots 685 and 756; District 18; Section 3; west side of Lee Road, north of Braswell Mountain Road. **POST 4.**

Planning & Zoning Manager Chris Robinson mentioned there were no calls with questions or any noted opposition. Staff recommends approval with one (1) stipulation. Mr. Robinson added this parcel was a leftover piece from a previous agricultural zoning (1994 / 95), and this rezoning would bring it all into compliance which Mr. Barfield has agreed to and is much appreciated.

Scott Barfield explained of the 21 acres, his intent is to survey out a small section of land to build a home for him and his wife. Mr. Barfield expressed for the future (estate), this section would already be taken care of for his sons to inherit. He is agreeable to the stipulation.

No questions from Planning Commission, School Board or Board of Commissioners.

Roger Leggett motioned to **APPROVE** application **2022-20-Z** with the one (1) listed stipulation:

1. **Owner/Developer agrees to work with Paulding County DOT on providing a 50 foot right of way along their property frontage on Lee Road (25' from centerline).**

Seconded by Helene Fitzgerald. Motion carried (4-0-1).

FOR: Fitzgerald, Henson Leggett and Sever
AGAINST: None
ABSTAIN: Palmer

There being no further business, a motion to adjourn was made by Jim Henson; seconded by Helene Fitzgerald. Motion carried (4-0-1).

FOR: Fitzgerald, Henson, Leggett and Sever
AGAINST: None
ABSTAIN: Palmer

The meeting adjourned at 2:46 PM.

Jody Palmer, Chairman

Roger Leggett, Vice-Chairman