

PAULDING COUNTY PLANNING COMMISSION MEETING

July 26, 2022

The regular meeting of the Paulding County Planning Commission was held on July 26, 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 Virginia Galloway; 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; Department of Transportation Deputy Director, Erica Parish; Director of Operations, Scott Greene; Lieutenant Brian Smith and Deputy Rodney Schubert from the Paulding County Marshal Bureau. Also in attendance, Ken Elsberry from the Paulding County School Board.

Planning Commission Chairman Jody Palmer called the meeting to order at 2:00 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; **2022-11-Z** & **2022-12-Z** by Adam Baker / Boyd Austin have been forwarded to the August 23rd Planning Commission meeting for additional staff review. Mr. Robinson asked the public to check in with Planning & Zoning staff for updates.

Approval of Minutes

Jim Henson made a motion to adopt the Planning Commission meeting minutes from June 28, 2022 as printed; seconded by Debra Sever. Motion carried. (6-0-1).

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

Public Hearing: Paulding County and the Cities of Braswell, Dallas, and Hiram have prepared an update to the Joint Comprehensive Plan according to the 2018 Minimum Planning Standards set by the Georgia Department of Community Affairs and the Georgia Planning Act of 1989.

Community Development Director Ann Lippmann introduced Allison Stewart-Harris who then gave a slideshow presentation outlining goals and initiatives of the Joint Comprehensive Plan.

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

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

2022-21-Z: Application by **ERIC ALLEN AUSTIN**, requesting to rezone 274.7 acres from R-2 (Suburban Residential) to ER (Estate Residential) to develop 19 10.5 acre estate lots. Property is located in Land Lots 114, 167-169, 181-183, 238 & 239); District 19; Section 3; project site address is 3085 Willow Springs Road. **POST 4.**

Planning & Zoning Manager Chris Robinson mentioned there were several calls with questions or concerns and one email submission which is provided with the staff packet. Staff recommends approval with eight (8) stipulations.

Allen Austin agreed in response to the agenda description and restated his intention to build 19 10 ½ acre luxury, estate homes located off of Willow Springs Rd. Mr. Austin noted he is agreeable to the recommendations made by Staff.

James Steele asked could these 10 ½ acre lots potentially be split in the future.

Planning & Zoning Division Manager Chris Robinson stated a stipulation could be added restricting the lots to be subdivided.

Eric Austin stated he would be amenable to the added stipulation.

Debra Sever commended Mr. Austin on such a great idea. Ms. Sever asked about price point and whether the homes would be custom built based.

Mr. Austin stated he plans to sell the homes in the \$600,000 - \$800,000 mark while building on a case-by-case basis, meaning the buyer would submit a plan and he would build it.

No further questions from Planning Commission or School Board.

Keith Dunn suggested a stipulation of the minimum dwelling size of 2,000 sqft. Mr. Austin stated he would be agreeable.

There was a brief discussion between Planning Commission, Staff and the Board of Commissioners clarifying recommended stipulations addressing County protection from paving private roads in the future, easement rights as they relate to development standards & public safety as well as fire standards and safety due to each lot being on well water.

Board of Commissioners Chairman Dave Carmichael expressed his excitement for the County to have the first of the new zoning categories: Estate Residential.

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.

Joe Coons, a resident, stated he has property backing up to the proposed development. His concern is whether there will be one entrance to access the development and whether this development is related to another on Spring Road.

Mr. Austin stated there will only be one entrance onto the property.

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

James Steele motioned to **APPROVE** application **2022-21-Z** with eight (8) listed stipulations and two (2) additional:

- 1. Owner/Developer agrees to submit development plans for review to the Development Control Committee.**
- 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 the private road shall be meet requirements to provide sufficient access for public safety to access the development.**
- 5. Owner/Developer agrees that a joint maintenance agreement be recorded between all parcels for the private road.**

- 6. Owner/Developer agrees the private easement proposed between lots 8 and 12 will be required to extend along the private easement road to Willow Springs Road.**
- 7. Owner/Developer agrees that in addition to the Maintenance Agreement along the private road, the lots accessing the private easement will be have a second joint maintenance agreement specific to the private easement access to lots 9, 10 and 11.**
- 8. Owner/Developer agrees that the private easement to lots 9, 10 and 11 will be required to follow the requirements as listed in Section 1.7.3 Private Easement Subdivision (Development Regulations).**
- 9. Owner/Developer agrees to a maximum of 19 residential lots.**
- 10. Owner/Developer agrees to a minimum dwelling size of 2,000 sq. ft. (heated space).**

Seconded by Ellis Astin. Motion carried (6-0-1).

FOR: Astin, Fitzgerald, Henson Leggett, Steele 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.

There being no further business, a motion to adjourn was made by Debra Sever; 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.

Jody Palmer, Chairman

Roger Leggett, Vice-Chairman