

PAULDING COUNTY PLANNING COMMISSION MEETING
September 17, 2020

The regular meeting of the Paulding County Planning Commission was held on September 17, 2020 at 2:00 p.m., in the Watson Government Administration Building. Planning Commission members in attendance were Chairman Jody Palmer, Ellis Astin, Jim Henson; Roger Leggett, and Helene Fitzgerald. Commissioner Board Chairman Dave Carmichael, Commissioner Sandy Kaecher, Commissioner Brian Stover, and County Attorney J. Jayson Phillips were present. Staff present were Community Development Director, Ann Lippmann; Planning and Zoning Division Manager, Chris Robinson; Planning and Zoning Planner/Administrative Assistant, Leah Wilson; Water System Director, Laurie Ashmore; Department of Transportation Director George Jones; Director of Operations, Scott Greene; Chief Trevor Hess and Corporal Tommy Biggs from the Paulding County Marshal Bureau. Chief Operations Officer for the Paulding County School District, Erick Hofstetter was also present.

Matt Lowe and Debra Sever were not present at today's meeting.

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

Approval of Minutes

Ellis Astin made a motion to adopt the Planning Commission meeting minutes from August 25, 2020 as presented and was Jim Henson seconded by. The motion carried. (4-0-1)

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

The reading of Conduct of Hearing was dispensed. Printed copies were available for the public. Mr. Leggett requested everyone turn off all mobile devices, and to be mindful of social distancing regulations from the Board of Commissioner Chairman.

Policy and Procedures state applicants and anyone speaking on behalf of the application will have fifteen 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 p.m.

New Business

2020-17-Z: Application by **CAROL TUTHEROW**, to rezone 6.52 acres from R-2 (Suburban Residential) to I-1 (Light Industrial) to use existing house as an office building for a towing service and impound lot. Property is located in Land Lot 374; District19; Section 2 at 1891 Poplar Springs Rd, Hiram GA. **POST 1**

Jonathan Jones with Elite Engineering, representative on behalf of the applicant, stated the intent to rezone the property and conduct an impound lot. Mr. Jones stated the applicant was in agreement to the stipulations and recommendations, and proposed a 50 ft. fenced-in buffer. The existing building would serve as a home office.

Planning Commission, staff and representative discussed respective concerns.

Planning and Zoning Division Manager, Chris Robinson, noted there had not been any calls in opposition, only a concerned neighbor.

Support/Input/Comments

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

Opposition/Input/Comments

There was no one to speak in opposition of the application.

Ellis Astin motioned for approval of application 2020-17-Z with the four recommended stipulations, and one addition stipulation:

1. Owner/Developer agrees the site shall be limited to this specific I-1 permitted use only (wrecker service with impound lot) and any future changes would be required to be approved by the Board of Commissioners through the rezoning process.
2. Owner/Developer agrees this rezoning and proposed use would be subject to satisfying infrastructure improvements requested by Cobb County Government for the access driveway where it intersects Poplar Springs Road.
3. Owner/Developer acknowledges this development is within the mandatory Coppermine Sewer Service Basin.
4. Owner/Developer acknowledges that sewer availability is not expressly implied as a result of zoning.
5. Owner/Developer agrees to use Best Management Practices to protect all ponds, streams, and lakes.

Ms. Helene Fitzgerald seconded the motion. The motion carried (4-0-1).

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

The recommendation will be forwarded to the Paulding County Board of Commissioners meeting this evening at 7:00 p.m. 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 of the Paulding County Zoning Ordinance (2003-as amended). The amendment is in regards to Article VIII, Section W, creating a new MPR Master Planned Residential District, and other provisions relating to the creation of the new district. **(Agenda item was tabled from the August 25, 2020 Planning Commission meeting).**

Community Development Director, Ms. Ann Lippmann summarized a new addendum – (MPR) Master Planned Residential District, which will serve as the successor to the PRD- Planned Residential District. This district will designate special exception uses including: allowing ten percent of the development to contain townhomes, up to fifteen percent of a B-1 (General Business) commercial component within the district.

The MPR will adopt from the R-55 district: house elevation plans, as well as introduce the Astro-plane residential individualized site specific development plan.

Comments and questions were made by the Board of Commissioners, Planning Commission, the County Attorney and Ms. Ann Lippmann.

Ellis Astin motioned for approval of the **Zoning Ordinance Text Amendment**. Jim Henson seconded the motion. The motion carried (4-0-1).

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

The recommendation will be forwarded to the Paulding County Board of Commissioners meeting this evening at 7:00 p.m. for consideration. Applicant and all interested parties should attend.

There being no further business, a motion to adjourn was made by Ellis Astin and seconded by Jim Henson. The motion carried (4-0-1).

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

The meeting adjourned at 2:27 p.m.

Jody Palmer, Chairman

Roger Leggett, Vice-Chairman