

**PAULDING COUNTY PLANNING COMMISSION MEETING**  
**October 27, 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, Matt Lowe, Helene Fitzgerald and Debra Sever. Commissioner Board Chairman Dave Carmichael, Commissioner Sandy Kaecher, Commissioner Brian Stover, Commissioner Chuck Hart 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 Administrative Assistant/Planner, Leah Wilson; Water System Director, Laurie Ashmore; Department of Transportation Director George Jones; Director of Operations, Scott Greene; Chief Trevor Hess and Sargent Brian Smith from the Paulding County Marshal Bureau. Chief Operations Officer for the Paulding County School District, Erick Hofstetter was also present.

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

**Approval of Minutes**

Jim Henson made a motion to adopt the Planning Commission meeting minutes from September 17, 2020 as presented and was seconded by Matt Lowe. The motion carried. (6-0-1)

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

The reading of Conduct of Hearing was dispensed. Printed copies were available for the public. Mr. Palmer requested everyone turn off all mobile devices.

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**

**2020-18-Z:** Application by **JAMES LOSSICK TRUSTEE**, requesting to rezone approximately 7.278 acres from B-1 (General Business) to R-2 (Suburban Residential). The property is located on Land Lots 1071 & 1072; District 2; Section 3; at 5035 Villa Rica Highway. **POST 3**

Planning and Zoning Division Manager, Chris Robinson, noted there had not been any calls in opposition and recommends approval with three stipulations.

James Lossick, applicant, stated his intention of rezoning property to residential with no future plans of commercial development; and is agreeable to the stipulations.

There were questions from the Planning Commission members and discussion followed.

**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 **2020-18-Z** with the three recommended stipulations:

- 1. Owner/Developer shall provide a 20-foot R.O.W. way miter at both corners of the intersection of Jane Harris Road and State Route 61. (All prior zoning conditions no longer apply)**

2. **Owner/Developer acknowledges property is in the mandatory Sweetwater Sewer Service Basin and dividing property into more than three (3) lots will trigger certain requirements be met from the Intergovernmental Wastewater Treatment Agreement for the Sweetwater Creek Basin between Paulding County, Georgia and Cobb County, Georgia dated July 17, 2007.**
3. **Owner/Developer acknowledges that sewer availability is not expressly implied as a result of zoning.**

Roger Leggett seconded the motion. The motion carried (6-0-1).

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

#### **New Business**

**2020-19-Z:** Application by **MARGARET RHODES**, requesting to rezone 14.72 acres from R-2 (Suburban Residential) to A-1 (Agricultural) for use as a riding stable. Existing barn will be used to house horses. Property is located on Land Lot 758; District 2; Section 3; at 370 Angham Road, west of Metromont Road and east of Arnold Road. **POST 3**

Planning and Zoning Division Manager, Chris Robinson, noted there had not been any calls in opposition and recommends approval of the application.

Margaret Rhodes, applicant, stated her ambitions to use the property for horseback riding and return the property to its prior agricultural use.

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

#### **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.

Matt Lowe motioned for approval of application **2020-19-Z**; seconded by Helene Fitzgerald. The motion carried (6-0-1).

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

#### **New Business**

**2020-20-Z:** Application by **JOEL L. LARKIN ON BEHALF OF HIRAM FIRST BAPTIST CHURCH, INC.,** requesting to rezone the entirety of the property from PRD (Planned Residential Development) to R-2 (Suburban Residential) to unify the zoning and facilitate applicant's expansion of the existing church uses. Applicant would also like to remove the conditions presently applicable to the PRD zoning. Property is located on Land Lots 764 and 821; District 2; Section 3; at 4211 Hiram Sudie Road on the north side of Hiram Sudie Road, east of New Harmony Church Road. **POST 1**

Planning and Zoning Division Manager, Chris Robinson, noted there was one call with questions, no noted opposition and recommends approval of the application with five stipulations.

Joel L. Larkin, applicant, presented a brief history of First Hiram Baptist Church and stated the intention to rezone and unify the church campus. Applicant is agreeable to the recommended stipulations.

No questions from the Planning Commission or Board of Commissioners.

**Support/Input/Comments**

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

**Opposition/Input/Comments**

There was one person with concerns.

Pamela Smith, speaking on behalf of her mother Joy, wanted to know about the impact, if any to her property.

Planning and Zoning Division Manager, Chris Robinson, stated there would be no impact to the subject property.

There was discussion between Chairman Jody Palmer and County Attorney J. Jayson Phillips regarding the language of the motion.

Roger Leggett motioned for approval of application **2020-20-Z** with the recommended five stipulations:

- 1. Owner/Developer agrees to provide 60 foot of R.O.W along Travis Lane, (30' from each side of centerline of the road).**
- 2. Owner/Developer agrees to provide 60 foot of R.O.W along New Harmony Church Road, (30' from each side of centerline of the road).**
- 3. Owner/Developer agrees access to the development shall be determined during plan review process.**
- 4. Owner/Developer agrees that driveway access onto Travis Lane will be gated and used for overflow parking/events only.**
- 5. Owner/Developer agrees to provide sufficient area for County to construct a County standard cul-de-sac at the end of Calm Waters Avenue.**

Matt Lowe seconded the motion. The motion carried (6-0-1).

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

Planning and Zoning manager, Chris Robinson, noted the next two applications will coincide with one another; Staff recommends approval with two stipulations. There was one call from Mr. Crowe with questions and no noted opposition.

**New Business**

**2020-21-Z:** Application by **JOEL L. LARKIN ON BEHALF OF LENNY OLIM**, requesting to rezone present B-1 and B-2 split property to B-2 (Business Highway) to unify the zoning and obtain special use permit to allow applicant to rebuild a burned down self-storage structure. Property is located on Land Lots 1249 & 1250; District 3; Section 3; at 143 Hosiery Mill Road, east side of Bobo Road; south of Dallas Acworth Highway. **POST 1**

Joel L. Larkin, applicant, stated the property was originally purchased in the 1990's and his client proposes to rebuild the burned storage facility, and rezone the split property in order to bring property into compliance with the current regulations.

There was discussion between the Planning Commission members, staff and applicant.

**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.

Matt Lowe motioned for approval of application **2020-21-Z** with two recommended stipulations:

1. **Owner/Developer agrees no billboards will be located on the site.**
2. **Owner/Developer agrees access to remain unchanged from existing access today for development.**

The motion was seconded by Jim Henson. Motion carried (6-0-1).

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

**2020-09-SUP:** Application by **JOEL L. LARKIN ON BEHALF OF LENNY OLIM,** requesting a Special Use Permit to make the property conforming to current applicable zoning requirements to allow applicant to rebuild the burned building. Property is located on Land Lots 1249 & 1250; District 3; Section 3; at 143 Hosiery Mill Road, east side of Bobo Road; south of Dallas Acworth Highway. **POST 1**

Joel L. Larkin, applicant, restated his client’s intention to rebuild the burned down storage facility and seeks to obtain a Special Use Permit for this purpose.

**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 **2020-09-SUP**, seconded by Matt Lowe.

The motion carried (6-0-1).

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

**New Business**

**Zoning Ordinance Text Amendment:** The Paulding County Planning Commission and Board of Commissioners will consider a text amendment of the Paulding County Zoning Ordinance (2003-as amended). The amendment is in regards to Article VIII, Section M, including “Brewery” as a Special Exception Use, and other provisions relating to the addition of the use.

Community Development Director, Ms. Ann Lippmann, presented the amendment to Article VIII, Section M to allow breweries in the B-1 (General Business) zoning district as a Special Exception Use.

Comments and questions were made by Planning Commission members and the County Attorney with respect to Breweries VS Brewery Pub and relative concerns.

Chairman Jody Palmer opened the floor for any public comments.

There being none, Mr. Palmer closed the floor to comments.

Debra Sever motioned for approval of the **Zoning Ordinance Text Amendment**. Seconded by Matt Lowe. The motion carried (6-0-1).

FOR: Astin, Fitzgerald, Henson, Leggett, Lowe and Sever  
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 Matt Lowe and seconded by Debra Sever. The motion carried (6-0-1).

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

The meeting adjourned at 2:37 p.m.

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Jody Palmer, Chairman

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Roger Leggett, Vice-Chairman