

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

The regular meeting of the Paulding County Planning Commission was held on February 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 and Ellis Astin. Commissioner Board Chairman Dave Carmichael; Commissioner Keith Dunn; Commissioner Sandy Kaecher; Commissioner Brian Stover; Commissioner Chuck Hart 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 Deputy Director, Ray Wooten; Department of Transportation Director, George Jones; County Administrator, Frank Baker; 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.

**Approval of Minutes**

Debra Sever made a motion to adopt the Planning Commission meeting minutes from January 25, 2022 as printed; seconded by Helene Fitzgerald. Motion carried. (5-0-1).

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

Planning & Zoning Manager Chris Robinson announced applications 2021-32-Z & 2022-01-SUP by Mattheus Esteves, 2022-01-Z by Richard Butler c/o Heirs of Butler Estate, 2022-01-LUP by Roger Baty and 2022-03-Z by Adam Baker / Boyd Austin have been forwarded to the March 22, 2022 Planning Commission meeting due to further review by Staff.

Printed copies of the Conduct of Hearing were made available for the public.

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.

**2022-02-Z:** Application by **JENNY STANFIELD,** requesting to rezone 7.66 acres of R-2 (Suburban Residential) to A-1 (Agricultural) to facilitate a small market garden. Property is located in Land Lot 1115; District 3; Section 3; north of Due West Road, on the west side of Hiram Acworth Hwy. Property address is 352 Beacham Path. **POST 1.**

Planning & Zoning Manager Chris Robinson noted staff received numerous calls, office visits and letters in opposition to the application and recommends approval with one stipulation.

Jenny Stanfield stated her intention to have a small market garden to sell produce and possibly have livestock in the future, and is agreeable to the stipulation of no canine breeding on-site.

Chairman Jody Palmer asked Ms. Stanfield if she had been approached by any neighbors with concerns or questions relating to her garden, in which she responded she had not.

The Chairman stated a few main concerns from the letters submitted; leading into discussion amongst the applicant, Planning Commission and Board of Commissioners.

**Support/Input/Comments**

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

**Opposition/Input/Comments**

There were several individuals with comments and concerns with the application.

Myra Horton, a concerned neighbor, voiced her reservations about the possible increase of traffic on Due West Road.

Charles Crow, a resident, displayed his irritation surrounding the application as a whole and voiced similar concerns as stated by Ms. Horton. Mr. Crow eluded to the property not being maintained and an excess of trash on-site.

Cindy Harvey, a neighbor, stated she legally owns the "easement" and does not wish for it to go to Agricultural. Ms. Harvey stated the community consists of retired and elderly residents concerned about a decline in their property value. She concluded with presenting pictures of Ms. Stanfield's property depicting high-volume traffic from October 2020.

Pamela Elrod, a friend speaking on behalf of Cindy Harvey, voice similar concerns.

Rusty Harvey reiterated and summarized similar concerns as expressed by Ms. Harvey.

Ms. Stanfield returned to the lectern to address the questions and concerns, responding the traffic may have been the result of social gatherings with friends and family; additionally, Ms. Stanfield stated she allows the field below her property to grow as nature intended.

There was discussion between Staff, Commissioners, Planning Commission and the applicant with regards to hours of operation, potential added recommendations, easement legalities, and clarification of uses permitted in an R-2 (Suburban Residential) vs A-1 (Agricultural) zoning district as it relates to the selling of produce and livestock.

No further questions from Planning Commission or Board of Commissioners.

Jim Henson made a motion to **DENY** application **2022-02-Z**, Seconded by Roger Leggett. Motion carried (3-2-1).

DENY: Fitzgerald, Henson and Leggett

AGAINST: Astin and Sever

ABSTAIN: Palmer

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 PM. Applicant and interested parties must attend.

**2022-04-Z:** Application by **ROCHELLE GREEN**, requesting to rezone 0.5 acres from NB (Neighborhood Business) to R-2 (Suburban Residential) to bring property into zoning compliance with the surrounding residential lots. Property is located in Land Lot 852; District 2; Section 3; located south of Scoggins Road, west of Pine Forest Drive (Pine Forest Estates) at 255 Scoggins Road. **POST 2.**

Planning & Zoning Manager Chris Robinson noted there were no calls in opposition to the application and recommends approval.

Rochelle Green stated her intention to rezone the property back to residential property to better fit into the neighborhood and surrounding area, as well as for future resale.

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

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

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

There was no one with comments or questions concerning the application.

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

Ellis Astin made a motion to **APPROVE** application 2022-04-Z, seconded by Debra Sever. Motion carried (5-0-1).

FOR: Astin, Fitzgerald, Henson Leggett 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.

Community Development Director, Ann Lippmann gave a presentation of the zoning ordinance text amendment to adopt the UDO (Unified Development Ordinance) for Paulding County. The plan consists of combining all documents dealing with development regulations and ordinances in the County dating back to 1999. During this time, NAICS (North American Industrial Classification System) recently updated their terminology and the hope is both systems will coincide effortlessly. The UDO draft is available online for public viewing as well as a public survey at: [pauldingchartingcourse.com](http://pauldingchartingcourse.com) where you may also learn more about the Comprehensive Transportation Plan & Comprehensive Plan.

There was a brief discussion between the Planning Commission and Ms. Lippmann.

Board of Commissioners Chairman Carmichael and Planning Commission Chairman Jody Palmer praised Ms. Lippmann and staff for their continued hard work on the research done to update this Plan.

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

Roger Leggett made a motion to **APPROVE** the recommendation to adopt the Unified Development Ordinance for Paulding County, seconded by Ellis Astin. Motion carried (6-0-0).

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

There being no further business, a motion to adjourn was made by Jim Henson, seconded by Roger Leggett. Motion carried (5-0-1).

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

The meeting adjourned at 3:18 PM.

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Jody Palmer, Chairman

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Roger Leggett, Vice-Chairman