

PAULDING COUNTY PLANNING COMMISSION MEETING
April 25, 2023

The regular meeting of the Paulding County Planning Commission was held on April 25, 2023 in the Watson Government Administration Building. Planning Commission members in attendance were Chairman Jody Palmer; Roger Leggett; Jim Henson, Ellis Astin, Helene Fitzgerald and Jacob Wix. Board of Commissioners Chairman Dave Carmichael, 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 Division Manager Chris Robinson, Planning and Zoning Senior Administrative Assistant, Leah Wilson; Department of Transportation Director, George Jones; Department of Transportation Deputy Director, Erica Parish; Director of Operations, Scott Greene; 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

Jim Henson made a motion to adopt the Planning Commission meeting minutes from March 28, 2023; seconded by Helene Fitzgerald. Motion carried. (5-0-1).

FOR: Astin, Fitzgerald, Henson, Leggett and Wix

AGAINST: None

ABSTAIN: Palmer

Printed copies of the agenda and 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.

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 May 9, 2023 at 2:00 p.m.

Planning and Zoning Division Manager Chris Robinson announced applications **2023-10-Z; 2023-06-SUP; 2023-07-Z; 2023-08-Z and 2023-09-Z** have been forwarded to the May 23rd Planning Commission meeting.

2023-10-Z: Application by **TURNSTONE GROUP / BRANDON BOWEN**, requesting to rezone 5.65 acres from R-2 (Suburban Residential) to B-2 (Highway Business) to develop a self-storage facility, which would include a three-story building and a one-story building. Property is located in Land Lot 354; District 2; Section 3; south of Bonnie Lane and Jimmy Campbell Pkwy and east of Tucker Blvd. **POST 2.**

Planning & Zoning Division Manager Chris Robinson stated there has been one call with questions regarding the application, but no opposition. Staff recommends approval with six (6) stipulations as to the rezoning, and three (3) stipulations as to the SUP.

Chairman Jody Palmer mentioned presenting both applications at the same time, but to vote on each application separately.

Brandon Bowen, attorney for property owners, stated his intention to acquire the property for the purposes of developing a three-story self-storage facility. The owners have had obstacles in selling the property as residential due to the lack of sewer connectivity and topography/terrain challenges. Mr. Bowen is agreeable to staff's recommendations and stated he believes the request is the best use for the property, and falls within the County's Comprehensive Plan.

Adam Goldsten with Turnstone Group, presented his views and plans for the project with photographs to the Commission. Mr. Goldsten believes his self-storage projects are good neighbors, increase job opportunities and would not have a significant increase or change in surrounding traffic.

There was a brief discussion between Commission members, Staff, and the applicant regarding a possible traffic signal and road access.

D.O.T. Deputy Director Erica Parish mentioned based on the traffic study, there is no need for a traffic control device at this location; as to the road access, staff would coordinate with city of Dallas during plan review to work out details.

Support/Input/Comments

There was one individual to speak on behalf of the application.

Don Edwards, realtor for property owners, reiterated the challenges of trying to sell property as residential since 2017, and is in support of rezoning.

Opposition/Input/Comments

There was no one with comments or concerns to the application.

Mr. Robinson announced an amendment to stipulation #2 in which the applicant is agreeable to the change.

Ellis Astin made a motion to **APPROVE** application **2023-10-Z** with six stipulations and amending stipulation #2 as listed:

- 1. Owner/Developer agrees access to the development shall be determined during the plan review process, which shall include coordination with PDOT, GDOT and the City of Dallas.**
- 2. Owner/Developer agrees to coordinate with the City of Dallas and the Paulding County Water System regarding public utilities including water and/or sewer services.**
- 3. Owner/Developer agrees to no billboards on the property.**

4. **Owner/Developer agrees the proposed buildings will be consistent in their architecture with the building elevations submitted as part of this rezoning.**
5. **Owner/Developer agrees to install a six foot (6 ft.) black vinyl chain-linked fence around the buildings and parking areas.**
6. **Owner/Developer agrees any changes in B-2 (Highway Business) District permitted uses, must be approved by the Board of Commissioners through the rezoning process.**

Seconded by Jacob Wix. Motion carried (5-0-1).

FOR: Astin, Fitzgerald, Henson, Leggett and Wix

AGAINST: None

ABSTAIN: Palmer

2023-06-SUP: Application by **TURNSTONE GROUP / BRANDON BOWEN**, requesting Special Use Permit concurrent with rezoning application **2023-10-Z** to develop a self-storage facility and RV/Boat storage, which would include a three-story building and a one-story building with parking. Property is located in Land Lot 354; District 2; Section 3; south of Bonnie Lane and Jimmy Campbell Pkwy and east of Tucker Blvd. **POST 2.**

Jim Henson made a motion to **APPROVE** application **2023-06-SUP** with the three (3) listed stipulations:

1. **Owner/Developer agrees to operate gate hours from 7:00 am to 10:00 pm.**
2. **Owner/Developer agrees the proposed buildings will be consistent in their architecture with the building elevations submitted as part of this rezoning.**
3. **Owner/Developer agrees to install a six foot (6 ft.) black vinyl chain-linked fence around the buildings and parking areas.**

Seconded by Ellis Astin. Motion carried (5-0-1).

FOR: Astin, Fitzgerald, Henson, Leggett and Wix

AGAINST: None

ABSTAIN: Palmer

The recommendation will be forwarded for consideration to the Paulding Board of Commissioners' meeting on May 9, 2023 at 2:00 PM. Applicant must be present for it to be considered.

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

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

The meeting adjourned at 4:18 PM.

Jody Palmer, Chairman

Roger Leggett, Vice-Chairman