

PAULDING COUNTY PLANNING COMMISSION MEETING
March 23, 2021

The regular meeting of the Paulding County Planning Commission was held on March 23, 2021 at 2:00 p.m., in the Watson Government Administration Building. Planning Commission members in attendance were Chairman Jody Palmer, Jim Henson; Roger Leggett; Ellis Astin, Helene Fitzgerald, Debra Sever and James Steele. Commissioner Board Chairman Dave Carmichael; Commissioner Keith Dunn; 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 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 and County Administrator, Frank Baker; and Corporal Tommy Biggs from the Paulding County Marshal Bureau.

Planning Commission Chairman Jody Palmer called the meeting to order at 2:00 PM.

Mr. Palmer requested everyone turn off or silence all mobile devices.

Approval of Minutes

Ellis Astin made a motion to adopt the Planning Commission meeting minutes from February 23, 2021 as presented; seconded by Jim Henson. Motion carried. (6-0-1).

FOR: Astin, Fitzgerald, Henson, Leggett, Sever and Steele

AGAINST: None

ABSTAIN: Palmer

Planning and Zoning Manager, Chris Robinson, announced the two applications: 2021-06-Z & 2021-02-SUP by Shane Osmer have been forwarded to the April 29, 2021 Planning Commission Committee meeting at 2 PM.

Community Development Director, Ann Lippmann gave a slide presentation on the formation of a Unified Development Ordinance to serve as a backdrop for the Zoning Ordinance Text Amendment. Reformatting the existing Ordinance, eight (8) new zoning categories, and connecting the NAICS (North American Industry Classification System) to the Occupational Tax department were a few items briefly touched upon.

New Business

Zoning Ordinance Text Amendment: Text amendment of the Paulding County Zoning Ordinance (2003-as amended) to Article VIII, Section R, “Low Density Quality Residential Development Overlay District”.

Planning and Zoning Manager, Chris Robinson presented a brief historical background of the LDQRD (Low Density Quality Residential Development), and statistics on the changes after fourteen (14) years in the housing markets with regards to this specific area.

Community Development Director, Ann Lippmann stated in addition to the name change from LDQRD (Low Density Quality Residential Development) to the Sweet Water Overlay District, Planning and Zoning is looking for feedback regarding the minimum lot width for those that fall under this proposed amended district.

There was discussion between Staff, Planning Commission and Board of Commissioners.

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

Ellis Astin motioned to approve the **Zoning Ordinance Text Amendment**; with three (3) requested changes: the first being the stricter of the two standards to apply, found on Page 2 (d) – Relationship to underlying zoning district standards. In any case where the standards and requirements of the Sweetwater Overlay District conflict with those of the base zoning district or other provisions of the Paulding County Code of Ordinances including, but not limited to, subdivision regulations, the standards and requirements of the Sweetwater Overlay District shall govern; and,

Page 7; and paragraph 8 (a) – a traffic study is required for developments with more than 200 dwelling units.

Page 3; paragraph E (5) – minimum lot width requirement of 70 feet; and,

Motion seconded by Debra Sever. The motion carried (6-0-1).

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

There being no further business, a motion to adjourn was made by James Steele, seconded by Helene Fitzgerald. Motion carried (6-0-1).

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

The meeting adjourned at 2:47 PM.

Jody Palmer, Chairman

Roger Leggett, Vice-Chairman