

PAULDING COUNTY PLANNING COMMISSION MEETING
April 29, 2021

The regular meeting of the Paulding County Planning Commission was held on April 29, 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 and James Steele. Commissioner Board Chairman Dave Carmichael; Commissioner Keith Dunn; Commissioner Sandy Kaecher; Commissioner Chuck Hart; 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; County Administrator, Frank Baker; Chief Trevor Hess and Sergeant Tommy Biggs from the Paulding County Marshal Bureau.

Planning Commission Chairman Jody Palmer called the meeting to order at 2:01 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 March 23, 2021 as presented; seconded by Helene Fitzgerald. Motion carried. (5-0-1).

FOR: Astin, Fitzgerald, Henson, Leggett and Steele

AGAINST: None

ABSTAIN: Palmer

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.

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.

Planning and Zoning Manager, Chris Robinson, announced application: 2021-06-Z by Shane Osmer has been forwarded to the May 25, 2021 Planning Commission meeting at 2 PM; and application 2021-02-SUP has been withdrawn by the applicant.

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

2021-07-Z: Application by **JEFF LANDERS**, requesting to rezone 3.91 acres from A-1 (Agricultural) to R-2 (Suburban Residential) to construct a single-family dwelling. Property is located in Land Lot 1025; District 19; Section 3; on the west side of Billy Bullock Rd and south of Billy Bullock extension. **POST 2.**

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

Applicant Jeff Landers, representing Mortgage Guaranteed Investments, LLC, stated his intent to rezone 3.91 acres of this property, which is surrounded by mobile and manufactured/modular homes, for the purpose of upgrading the area by building residential homes; and plans to re-sell the remaining eight (8) acre parent parcel to neighbors.

There was discussion between Planning Commission and applicant regarding the lot sizes and price point of newly built homes. Mr. Landers stated the 3.91 acres would be further split into approximately 1.66 acres and sold upwards around \$300,000.

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.

Roger Leggett made a motion to approve application **2021-07-Z**; seconded by James Steele. Motion carried (5-0-1).

FOR: Astin, Fitzgerald, Henson, Leggett and Steele

AGAINST: None

ABSTAIN: Palmer

PAULDING COUNTY AND THE MUNICIPALITIES OF BRASWELL, DALLAS, and HIRAM COMPREHENSIVE PLAN BROADBAND AMENDMENT:

Paulding County and the Municipalities of Braswell, Dallas and Hiram have prepared an amendment to add a Broadband Element to the Paulding County, Georgia 2017 Joint Comprehensive Plan. The draft Broadband Element was prepared according to the 2018 Minimum Planning Standards set by the Georgia Department of Community Affairs and the Georgia Planning Act of 1989. The draft Broadband Element includes an Action Plan including a narrative and map of unserved areas, Goals, Needs/Opportunities and Community Work Program items.

Community Director Ann Lippmann presented an overview of the update to the Comprehensive Plan which would increase the broadband services for Paulding County residents in unserved and underserved areas.

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

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

Chairman Jody Palmer further thanked Community Director Ann Lippmann and Staff, on behalf of the City of Hiram, for their continued hard work on the Comprehensive Broadband Amendment Plan.

There being no further business, a motion to adjourn was made by James Steele, seconded by Helene Fitzgerald. Motion carried (5-0-1).

FOR: Astin, Fitzgerald, Henson, Leggett and Steele

AGAINST: None

ABSTAIN: Palmer

The meeting adjourned at 2:17 PM.

Jody Palmer, Chairman

Roger Leggett, Vice-Chairman