

**PAULDING COUNTY PLANNING COMMISSION MEETING**  
**June 22, 2021**

The regular meeting of the Paulding County Planning Commission was held on June 22, 2021 at 2:03 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 Debra Sever. 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 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 Sergeant Tommy Biggs from the Paulding County Marshal Bureau.

Planning Commission Chairman Jody Palmer called the meeting to order at 2:03 PM.

Mr. 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 May 25, 2021 as presented; seconded by Roger Leggett. Motion carried. (5-0-1).

FOR: Astin, Fitzgerald, Henson, Leggett and Sever  
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: **2021-14-Z** by Elite Engineering has been administratively forwarded to the July 27, 2021 Planning Commission meeting.

**New Business**

**2021-14-Z:** Application by **ELITE ENGINEERING**, requesting to rezone 53.23 acres from R-2 (Suburban Residential) to R-55 (Active Adult Residential) to build 119 lots to serve the housing needs of senior residents. Property is located in Land Lot 769; District 3; Section 3; located north of Gullede Road and Seven Hills Blvd intersection. **POST 4.**

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

Applicant Jonathan Jones gave a brief background introduction of the location of this property; proposed lower density, greater open-space and mentioned the site is in conformance with the Future Land Use Map. Mr. Jones is agreeable to the recommended stipulations.

There was discussion between the applicant, Staff, Planning Commission and Board of Commissioners with respect to streams, buffers, topography, home aesthetics and a few questions as to future road construction in the surrounding areas.

**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.

Ellis Astin made a motion to approve application **2021-14-Z** with the eight recommended stipulations:

- 1. Owner/Developer agrees access to the development shall be determined during the plan review process.**
- 2. Owner/Developer agrees to provide required right of way to accommodate the future divided median section of Seven Hills Boulevard, from the end of the current divided highway to Gullede Road, based on the latest plans. This shall be a 120' right of way along Seven Hills Boulevard (60' from centerline).**
- 3. Owner/Developer agrees to provide contribution of \$650.00 per lot for off-site roadway improvements on Seven Hills Boulevard.**
- 4. Owner/Developer shall be responsible for incorporating horizontal traffic calming practices within the development, if required by PCDOT. All practices shall be approved by the Paulding County Department of Transportation and designed in accordance with the Institute of Transportation Engineers (ITE) Manual for Traffic Calming.**
- 5. Owner/Developer shall submit detailed landscaping plans prepared by a registered design professional for entrances, amenity, and required buffer areas for review/approval by the Planning and Zoning Division during the Plan Review Process.**
- 6. Owner/Developer agrees to extend a minimum 12-inch water line down Gullede Road to serve the development.**
- 7. Owner/Developer acknowledges the development is in the mandatory Pumpkinvine Sewer Service Basin.**
- 8. Owner/Developer acknowledges sewer availability is not expressly implied as a result of zoning.**

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 County Board of Commissioners' meeting this evening at 7:00 PM for consideration. Applicant and all interested parties should attend.

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

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

The meeting adjourned at 2:25 PM.

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Jody Palmer, Chairman

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Roger Leggett, Vice-Chairman