

PAULDING COUNTY PLANNING COMMISSION MEETING
June 27, 2023

The regular meeting of the Paulding County Planning Commission was held on June 27, 2023 in the Watson Government Administration Building. Planning Commission members in attendance were Chairman Jody Palmer; Roger Leggett; Ellis Astin, Helene Fitzgerald and James Steele. Board of Commissioners Chairman Dave Carmichael, Commissioner Keith Dunn; 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 Senior Administrative Assistant, Leah Wilson; Department of Transportation Director, George Jones; Department of Transportation Deputy Director, Erica Parish; Water and Sewer Department Director, Ray Wooten; Deputy Ronnie Schubert and Chief Trevor Hess from the Paulding County Marshal Bureau.

Planning Commission Chairman Jody Palmer called the meeting to order at 2:03 PM, and requested everyone turn off or silence all audible devices.

Approval of Minutes

Ellis Astin made a motion to adopt the Specially Called Planning Commission meeting minutes from May 31, 2023; seconded by Roger Leggett. Motion carried. (4-0-1).

FOR: Astin, Fitzgerald, Steele, and Leggett
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 July 11, 2023 at 2:00 p.m.

2023-13-Z (CoH): Application by **DINA PATEL**, requesting to rezone 2.66 acres from B-2 (Highway Business District) to I-1 (Light Industrial District) for the development of a two-story self-storage facility accompanied by RV/Boat parking. Property is located in Land Lot 544; District 2; Section 3; along the north west intersection of Pace Court and Pace Road within the city limits of Hiram, Georgia. **POST 3.**

Community Development Director Ann Lippmann announced there were no calls to staff with questions or opposition. Staff does recommend denial, however if Planning Commission decides to approve the application, there are two listed stipulations.

David White, a representative for Civilogistix on behalf of Dina Patel, summarized the request to rezone the proposed property. Mr. White presented a comparison of similar properties in nearby areas while also stating this project would not generate an increase in traffic and the response from

the community has been a positive one – neighbors are looking forward to the area being developed since the prior failed hotel proposal.

Chairman Jody Palmer asked should the recommendation gain approval, if Mr. White agreed to staff's recommendations. Mr. White stated he was agreeable, however requested to waive having a traffic impact study compiled.

There was a brief discussion between Commission members, Staff, and the applicant regarding manner of inside/outside storage, parking, flammable materials and re-established buffers.

Support/Input/Comments

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

Opposition/Input/Comments

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

No questions from the Board of Commissioners or Planning Commission.

Roger Leggett made a motion to **DENY** application **2023-13-Z (CoH)**; Seconded by James Steele Motion carried (4-0-1).

DENY: Astin, Fitzgerald, Steele, and Leggett

AGAINST: None

ABSTAIN: Palmer

2023-17-Z: Application by **SW SOUTH POWDER SPRINGS, LLC**, requesting to rezone 4.598 acres from R-2 (Suburban Residential District) and B-1 (General Business) to B-1 (General Business District) to develop a 10,640 square foot commercial retail building. Property is located in Land Lots 3 & 4; District 18; Section 2; north side of Brownsville Road. **POST 3.**

Community Development Director Ann Lippmann noted there were no calls to staff with questions or opposition and recommends approval with six (6) stipulations.

Charlie Stewart and Jason Fritz, Sullivan Wickley Development, distributed and presented materials detailing their request to rezone the subject property to develop a 10, 640 square foot Dollar General. Mr. Stewart stated he has reviewed the conditions of the application for approval and willing to comply with the corridor overlay district requirements.

There was a brief discussion between the Planning Commission, Board of Commissioners and applicant regarding potential high-traffic volume, water access/tap fees and the responsibility of maintaining the outside storefront area.

Support/Input/Comments

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

Opposition/Input/Comments

There were several individuals with comments or concerns to the application.

Elaine Tidwell-Williams, neighbor to the east of the project site, voiced similar concerns as Ms. Fitzgerald over the outside maintenance of the store, suggested having an 8ft retaining wall to protect her property from trash/litter; and lastly, Ms. Tidwell-Williams voiced concerns of safety.

Virginia Karr (deaf), adjacent neighbor, objected to the application stating she does not understand why they would want to build there when there are plenty of similar stores nearby. Ms. Karr stated she lives in a nice neighborhood and is afraid the new traffic would interfere with her asthma.

Michael Karr, son living with Ms. Karr, expressed similar concerns of Ms. Karr and worries about crime, trash and rats.

Mr. Fritz addressed the questions and concerns from the citizens, offering an 8ft privacy fence with a double-row of Leyland cypress trees and roll-tainers to help control trash and debris.

Mr. Fritz went on to state Dollar General serves neighborhoods and they know their customers and where there stores are needed. He went on to say there would be no new traffic to this property, only new movement.

Chairman Jody Palmer suggested the applicant take a moment to speak with the neighbors after the meeting to answer any additional questions or concerns they may have.

Commissioner Galloway asked what the store hours would be. Mr. Fritz responded 8am – 10pm.

Ms. Lippmann shared even though this property is not located within an Overlay District, one of the recommendations made to the applicant is there will be no outdoor storage on the property.

James Steele inquired further about outdoor storage mentioning there are many stores selling items outside of the store itself; to which Ms. Lippmann reiterated the conditions of the Overlay District and made note to have code enforcement check those locations.

Roger Leggett made a motion to **APPROVE** application **2023-17-Z** with the six (6) listed stipulations and the addition of three:

1. **Owner/Developer agrees any changes to land/business use would be limited to the Neighborhood Business (NB) District permitted uses.**
2. **Owner/Developer agrees the proposed development is subject to the Corridor Overlay District standards.**
3. **Owner/Developer agrees to at 25 ft. buffer along the common boundary line of the adjacent property located to the east.**
4. **Owner/Developer agrees access to the development shall be determined during the plan review process.**

5. **Owner/Developer agrees to donate sufficient right of way along property frontage to accommodate a 104' right of way along Brownsville Road (52' from centerline).**
6. **Owner/Developer to provide a traffic impact study for this development. Study parameters and assumptions to be agreed on by Paulding County DOT.**
7. **Owner/Developer agrees to install an 8 ft. chain-link fence with screening material and a double-row of Leyland Cypress trees along the eastern and western property lines.**
8. **Owner/Developer agrees all roll-tainers will be located in an enclosed area.**
9. **Owner/Developer agrees proposed and future land uses shall tie to sewer service when it becomes available.**

Seconded by Ellis Astin. Motion carried (3-1-1).

FOR: Astin, Fitzgerald, and Leggett
AGAINST: Steele
ABSTAIN: Palmer

2023-18-Z: Application by **SETH AND KELSI ALEXANDER**, requesting to rezone .875 acres from R-2 (Suburban Residential District) to B-1 (General Business District) to allow for the expansion of the existing animal hospital. Property is located in Land Lot 1159; District 2; Section 3; east side of Villa Rica Highway, south of McGuire Road. Proposed site address is 6101 Villa Rica Highway. **POST 2.**

Community Development Director Ann Lippmann stated there were no calls to staff and recommends approval with one (1) stipulation.

Seth Alexander briefly stated his intention to expand the business in keeping with the growth of the County. Mr. Alexander provided documentation showing he met with neighbors informing them of his intention, as well as meeting and working with staff to ensure a successful development of the project.

Chairman Jody Palmer commended Mr. Alexander for his footwork beforehand.

There was a brief discussion between Planning Commission and applicant.

Support/Input/Comments

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

Opposition/Input/Comments

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

James Steele made a motion to **APPROVE** application **2023-18-Z** with the one (1) listed stipulation:

- 1. Owner/Developer to coordinate with the Georgia Department of Transportation on updating access permit due to land use change.**

Seconded by Helene Fitzgerald. Motion carried (4-0-1).

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

The recommendation will be forwarded for consideration to the Paulding Board of Commissioners' meeting on July 11, 2023 at 2:00 PM. Applicant must be present for it to be considered.

Zoning Ordinance Text Amendment: Public Hearing: The Paulding County Planning Commission will consider Zoning Ordinance Text Amendments to Title 1: Administration, Title 2: Zoning and the Appendix of the Unified Development Ordinance for the City of Hiram, Georgia.

Chairman Jody Palmer stated this action is similar to the recent UDO (Unified Development Ordinance) update, outlining information regarding newly passed house bills, legal procedural updates and corrections to the UDO (Unified Development Ordinance) for the city of Hiram.

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

There were no questions or comments from the public.

Ellis Astin motioned to **APPROVE** the recommendation for the Zoning Ordinance Text Amendment, seconded by Helene Fitzgerald. Motion carried (4-0-1).

FOR: Astin, Fitzgerald, Leggett 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 (4-0-1).

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

The meeting adjourned at 3:04 PM.

Jody Palmer, Chairman

Roger Leggett, Vice-Chairman