

- 2004-85-Z: Wayne Kirby made a motion to approve with the stipulations, including amendments to stipulation #12, 2004-85-Z, application by RAYMOND PHILLIPS to rezone approximately 38.04 acres from A-1 (Agriculture District) to R-2 with sewer (Suburban Residential District) for a 64-lot residential subdivision. Property is located in Land Lot 521, District 1, Section 3, south side of Belmont Road, east of Villa Rica Highway (AKA SR 61) and west of Melvin Road.

PLANNING COMMISSION RECOMMENDATION: APPROVAL (6-0-1) with the following stipulations:

1. Owner/Developer agrees to install Invensys "radio read" meters or approved equal.
2. Owner/Developer agrees to provide a water system analysis demonstrating 1,000 gpm of fire flow at hydrants throughout the proposed development.
3. Owner/Developer agrees to submit a master water and sewer system plan prior to construction plan approval.
4. Owner/Developer agrees to install a manhole and donate a 50' wide minimum construction easement and a 20' wide permanent easement to the proposed property lines for all major drainage features to the north, east, south and west, as applicable. Specific locations to be determined during the plan review process. Installation of said gravity sewer shall be completed along with all recorded easements prior to final platting of any lots within the proposed development.
5. Owner/Developer agrees that any force main associated with the development will be Class 350 Ductile Iron Pipe with sewer identification tape.
6. Owner/Developer agrees that any lift station built for the proposed development will be sized to accommodate the entire drainage basin and shall contain Flygt pumps or approved equal, an on site generator, an on site electrical hoist, and a black vinyl coated fence. The lift station will be located above the 100-year flood plain on a 75' by 75' level graded pad. Compatible SCADA monitoring shall be provided.
7. Owner/Developer agrees to provide a re-use plan before construction plan approval that will demonstrate the proposed developments ability to receive re-use water in the amount equal to the wastewater discharged.
8. Owner/Developer acknowledges that no building permits will be issued until such time the off site infrastructure to be used to convey this development's wastewater to Paulding County's treatment facilities has been constructed, inspected and accepted.
9. Owner/Developer shall donate an additional 10 feet of Right-of-Way along the entire frontage of Melvin Road.
10. Owner/Developer shall donate sufficient right of way to accommodate a 25 feet mitre at the intersection of Belmont Road and Melvin Road.
11. Owner/Developer shall install landscaped entrances with green areas to be designed by a design professional. Landscaping shall include evergreen trees, other acceptable vegetative material, berms, or a combination thereof. The design shall be a page incorporated in the construction plan set, and be approved by the Planning and Zoning Department during the Construction Site Plan Review.
12. Owner/Developer agrees to extend a water line to the intersection of Melvin Road if Paulding County Public Works Department can provide water service available to current residents on Melvin Road in concurrence with the development. The offsite water line improvements will be a part of a separate development agreement.

Seconded by Hal Echols; motion carried three (3) for and one (1) opposed, Larry Ragsdale.

- 2004-86-Z: Hal Echols made a motion to approve with stipulations 2004-86-Z, application by ACTION CAPITAL PROPERTIES, LLLP to rezone approximately 84.31 acres from R-2 (Suburban Residential District) to PRD (Planned Residential District) for a 236-lot single-family residential development. Property is located in Land Lots 917, 955, 956, 990, 1026, 1027, 1062 and 1063, District 3, Section 3, east of Gum Springs Road, north of Electric Dam Road.

PLANNING COMMISSION RECOMMENDATION: APPROVAL (6-0-1) with the following stipulations:

1. *Public access to county maintained detention/retention areas located on the site shall not be permitted. Design of such facilities shall incorporate measures to ensure public safety. This stipulation will not apply to privately owned and maintained detention/retention areas.*
2. *Owner/Developer shall submit detailed landscaping plans prepared by a registered design professional during the plan review process for entrances, amenity, and required buffer areas for review/approval by the Planning and Zoning Division prior to the approval of the Construction Plans.*
3. *Owner/Developer acknowledges that all required landscape buffers, detention area lots, lift station lots, and utility easements may not be accounted for as inclusion of greenspace area calculations during the Plan Review process.*
4. *Owner/Developer shall be responsible for the placement and upkeep of common 4" tree protection tape to identify all required buffers and greenspace.*
5. *Owner/Developer agrees to install Invensys "radio read" meters or approved equal.*
6. *Owner/Developer agrees to provide a water system analysis demonstrating 1000 gpm of fire flow at hydrants throughout the proposed development.*
7. *Owner/Developer agrees to submit a master water and sewer system plan prior to construction plan approval.*
8. *Owner/Developer agrees to install a manhole and donate a 50' wide minimum construction easement and a 20' wide permanent easement to the proposed property lines for all major drainage features to the north, east, south and west, as applicable. Specific locations to be determined during the plan review process. Installation of said gravity sewer shall be completed along with all recorded easements prior to final platting of any lots within the proposed development.*
9. *Owner/Developer agrees that any force main associated with the development will be Class 350 Ductile Iron Pipe with sewer identification tape.*
10. *Owner/Developer agrees that any lift station built for the proposed development will contain Flygt pumps or approved equal, an on site generator, an on site electrical hoist, and a black vinyl coated fence. The lift station will be located above the 100-year flood plain on a 75' by 75' level graded pad. Compatible SCADA monitoring shall be provided.*
11. *Owner/Developer shall enter into a development agreement with Paulding County BOC to participate in the required off-site sewer system infrastructure needed for the proposed development. The development agreement must be signed and received by Paulding County before construction plans will be approved.*
12. *Owner/Developer acknowledges that no building permits will be issued until such time the off site infrastructure to be used to convey this development's wastewater to Paulding County's treatment facilities has been constructed, inspected and accepted.*
13. *Owner/Developer shall upgrade Gum Springs Road to meet the criteria of an S3 street as defined in the Paulding County Development Regulations.*
14. *Owner/Developer shall provide 50 feet of Right-of-Way from the northern most property line of the development to Electric Dam Road to accommodate #13 above or improvements to be determined at Plan Review by the Paulding County Department of Transportation.*
15. *Owner/Developer shall provide a traffic impact study with specific attention drawn to the intersection of Gum Springs Road and Electric Dam Road and the intersection of Electric Dam Road and Old Cartersville Road.*

16. *Owner/Developer shall be responsible for additional roadway improvements required to maintain a minimum Level of Service "C" for the intersections mentioned above.*

Seconded by Wayne Kirby; motion carried unanimously.

2004-87-Z: Wayne Kirby made a motion to approve with stipulations **2004-87-Z**, application by RUSSELL W. TIBBITTS to rezone approximately 106.38 acres from R-2 (Suburban Residential District) to PRD (Planned Residential District) for a 319-lot single-family residential development. Property is located in Land Lots 917, 956, 957, 958, 959, 986, 987, 988, District 3, Section 3, on the west side of the western portion of Ivey Gullede Road, north of Dooley Road.

PLANNING COMMISSION RECOMMENDATION: APPROVAL (6-0-1) with the following stipulations:

1. *Public access to county maintained detention/retention areas located on the site shall not be permitted. Design of such facilities shall incorporate measures to ensure public safety. This stipulation will not apply to privately owned and maintained detention/retention areas.*
2. *Owner/Developer shall submit detailed landscaping plans prepared by a registered design professional during the plan review process for entrances, amenity, and required buffer areas for review/approval by the Planning and Zoning Division prior to the approval of the Construction Plans.*
3. *Owner/Developer acknowledges that all required landscape buffers, detention area lots, lift station lots, and utility easements may not be accounted for as inclusion of greenspace area calculations during the Plan Review process.*
4. *Owner/Developer shall be responsible for the placement and upkeep of common 4" tree protection tape to identify all required buffers and greenspace.*
5. *Owner/Developer agrees to install Invensys "radio read" meters or approved equal.*
6. *Owner/Developer agrees to provide a water system analysis demonstrating 1000 gpm of fire flow at hydrants throughout the proposed development.*
7. *Owner/Developer agrees to submit a master water and sewer system plan prior to construction plan approval.*
8. *Owner/Developer agrees to install a manhole and donate a 50' wide minimum construction easement and a 20' wide permanent easement to the proposed property lines for all major drainage features to the north, east, south and west, as applicable. Specific locations to be determined during the plan review process. Installation of said gravity sewer shall be completed along with all recorded easements prior to final platting of any lots within the proposed development.*
9. *Owner/Developer agrees that any force main associated with the development will be Class 350 Ductile Iron Pipe with sewer identification tape.*
10. *Owner/Developer agrees that any lift station built for the proposed development will be sized for the entire basin and shall contain Flygt pumps or approved equal, an on site generator, an on site electrical hoist, and a black vinyl coated fence. The lift station will be located above the 100-year flood plain on a 75' by 75' level graded pad. Compatible SCADA monitoring shall be provided.*
11. *Owner/Developer shall enter into a development agreement with Paulding County BOC to participate in the required off-site sewer system infrastructure needed for the proposed development. The development agreement must be signed and received by Paulding County before construction plans will be approved.*
12. *Owner/Developer acknowledges that no building permits will be issued until such time the off site infrastructure to be used to convey this development's wastewater to Paulding County's treatment facilities has been constructed, inspected and accepted.*

13. *Owner/Developer shall donate an additional 10 feet of right of way along the entire frontage of Ivey Gullede Road.*
14. *Owner/Developer shall install a left turn lane on Ivey Gullede Road at the entrance to the proposed development.*
15. *Owner/Developer shall be responsible for installing Paulding County Department Of Transportation approved traffic calming devices where required.*
16. *Owner/Developer shall enter into a Development Agreement with the Paulding County Department of Transportation.*

Seconded by Hal Echols; motion carried unanimously.

2004-88-Z: Hal Echols made a motion to approve with stipulations **2004-88-Z**, application by ARROWHEAD DEVELOPMENT, INC. to rezone approximately 319.44 acres from R-2 (Suburban Residential District), A-1 (Agricultural) and I-1 (Light Industrial) to PRD (Planned Residential District) for a 679-lot single-family residential development. Property is located in Land Lots 1233, 1234, and 1235, District 19, Section 3 and 36, 37, 38, 127, 128, and 182, District 1, Section 3, on the south side of Mulberry Rock Road, west of Ray Cole Road.

PLANNING COMMISSION RECOMMENDATION: APPROVAL (6-0-1) with the following stipulations:

1. *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 prior to the submittal of a final plat for Phase I.*
2. *Public access to county maintained detention/retention areas located on the site shall not be permitted. Design of such facilities shall incorporate measures to ensure public safety. This stipulation will not apply to privately owned and maintained detention/retention areas.*
3. *Owner/Developer acknowledges that all required landscape buffers, amenity areas, detention area lots, lift station lots, easements, parking areas, and buildings may not be accounted for as inclusion of greenspace area calculations during the Plan Review stage.*
4. *Owner/Developer shall be responsible for the placement and upkeep of common 4" tape to identify both the 15' permanent perimeter buffer, and all areas reserved as green/open space. This shall apply both prior to, and throughout the period of land disturbance.*
5. *Owner/Developer agrees that where the site is substantially devoid of existing trees, or where it is absolutely necessary to disturb the existing natural/undisturbed area, a planted/landscaped buffer shall be established in accordance with Article VI, Section E of the zoning ordinance. Similarly, all other paragraphs in Section E shall be strictly enforced such that the entire 15' strip either provides existing natural screening, or is planted as such prior to any Certificates of Occupancy.*
6. *Owner/Developer agrees to install Invensys "radio read" meters or approved equal.*
7. *Owner/Developer agrees to provide a water system analysis demonstrating 1,000 gpm of fire flow at hydrants throughout the proposed development.*
8. *Owner/Developer agrees to submit a master water and sewer system plan prior to construction plan approval.*
9. *Owner/Developer agrees to install a manhole and donate a 50' wide minimum construction easement and a 20' wide permanent easement to the proposed property lines for all major drainage features to the north, east, south and west, as applicable. Specific locations to be determined during the plan review process. Installation of said gravity sewer shall be completed along with all recorded easements prior to final platting of any lots within the proposed development.*
10. *Owner/Developer agrees that any force main associated with the development will be Class 350 Ductile Iron Pipe with sewer identification tape.*