

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.*
10. *Installation of said gravity sewer shall be completed along with all recorded easements prior to final platting of any lots within the proposed development.*
11. *Owner/Developer agrees that any force main associated with the development will be Class 350 Ductile Iron Pipe with sewer identification tape.*
12. *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.*
13. *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. (Agreement in backup file)*
14. *Owner/Developer acknowledges that no building permits will be issued until such time the on-site and off-site infrastructure to be used to convey this development's wastewater to Paulding County's treatment facilities has been constructed, inspected and accepted.*

Seconded by Hal Echols; motion carried unanimously.

**2005-28-Z:** Don Powell made a motion to approve with stipulations **2005-28-Z** amended application by **RESIDENTIAL LAND DEVELOPER, INC** to rezone approximately 102.125 (to be adjusted, see stipulation #8) from R-2 (Suburban Residential District) to PRD (Planned Residential District) for a 158 lot single-family residential development. Property is located in Land Lots 592, 593, 599, 600, 601, and 671, District 1, Section 3; on the west side of Villa Rica Highway (AKA SR 61), south of Sweetwater Bend.

**RECOMMENDATION BY PLANNING COMMISSION: APPROVAL (6-0-1)** with the following amended 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 greenspace areas.*
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. All other paragraphs in Section E shall also be strictly enforced such that the entire 15-foot buffer strip provides a natural or planted screening prior to any Certificates of Occupancy.*
6. *Owner/Developer agrees that the front building setback for each residential lot be 25 feet as measured from street right-of-way.*
7. *Owner/Developer agrees to provide a minimum 25-foot planted and/or undisturbed buffer along the entire Villa Rica Highway frontage for all planned residential portions of the site.*

8. *Owner/Developer agrees to remove from this rezoning a portion of the site (lots 159 thru 171) along Villa Rica Highway for future commercial development.*
9. *Owner/Developer agrees to install masonry-board siding on a minimum three sides with brick or stone fronts, or a combination of the above-mentioned material with masonry-board on house fronts.*
10. *Owner/Developer shall be responsible for incorporating traffic calming practices. All practices shall be approved by the Paulding County Department of Transportation and designed in accordance with the Institute of Transportations Engineers (ITE) manual for Traffic Calming.*
11. *Owner/Developer agrees to install Invensys "radio read" meters or approved equal.*
12. *Owner/Developer agrees to provide a water system analysis demonstrating 1000 gpm of fire flow at hydrants throughout the proposed development.*
13. *Owner/Developer agrees to submit a master water and sewer system plan prior to construction plan approval.*
14. *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.*
15. *Owner/Developer agrees that any force main associated with the development will be Class 350 Ductile Iron Pipe with sewer identification tape.*
16. *Owner/Developer agrees that any lift station built for the proposed development will be sized for the 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.*
17. *Owner/Developer agrees to provide a re-use plan before construction plan approval that will demonstrate the proposed development's ability to receive re-use water in the amount equal to the wastewater discharged.*
18. *Owner/Developer acknowledges that no building permits will be issued until such time the on-site off-site infrastructure to be used to convey this development's wastewater to Paulding County's treatment facilities has been constructed, inspected and accepted.*
19. *Owner/Developer agrees to withdraw lots 158-171 with all road frontage being dedicated to commercial development.*

Seconded by Larry Ragsdale; motion carried unanimously.

**2005-29-Z:** Wayne Kirby made a motion to approve with stipulations **2005-29-Z** application by **LAURA L. MORRIS** to rezone approximately 1.83 acres from R-2 (Suburban Residential District) to O & I (Office and Institutional District) for a Montessori school in an existing structure. Property is located in Land Lot 389, District 3, Section 3; on the east side of Harmony Grove Church Road, north of Flagstone Way.

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

1. *Owner/Developer shall be limited to normal security, indirect, or shielded lighting for all parking and storage areas.*
2. *Owner/Developer shall install brick, rock, stucco or combination thereof on the facades of all new buildings, unless otherwise approved by the Planning and Zoning Department.*
3. *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.*