



**PAULDING COUNTY BOARD OF COMMISSIONERS
BOARD MEETING AGENDA
July 09, 2024**

**Watson Government Complex
Second Floor – Board of Commissioners Meeting Room**

CALL TO ORDER: David L. Carmichael, Chairman

INVOCATION & PLEDGE: David L. Carmichael, Chairman

MINUTES:

- Action to adopt the June 25, 2024 Work Session Minutes and the June 25, 2024 Board Meeting Minutes.
 Motion: _____ By: _____ 2nd: _____
 For: _____ Against: _____ Abstain: _____

ANNOUNCEMENTS: None

INVITED GUESTS: None

BID AWARDS: None

REPORTS FROM COMMITTEES & DEPARTMENTS: None

PUBLIC PARTICIPATION ON AGENDA ITEMS:

CONSENT AGENDA: Action to approve the following consent agenda item:

- Declare the following item listed as surplus, and approve their disposal through auction, trade or donation to Georgia Public Safety Training Center:

Surplus Items

<u>Department</u>	<u>Item Name</u>	<u>Make/Model</u>	<u>Serial Number</u>
Senior Center	Unit 765	2015 Ford Transit	1FBZX2ZM3FKA46217
Senior Center	Unit 767	2015 Ford Transit	1FBZX2ZM5FKA46218
Marshal	Unit 799	2001 Ford Explorer	1FMZU63E61ZA03886

Motion: _____ By: _____ 2nd: _____
 For: _____ Against: _____ Abstain: _____

OLD BUSINESS:

- Action on 2024-01-SPSA: (Site Plan / Stipulation Amendment): Application by RAHIM BHAMANI requesting to amend a previous rezoning stipulation in application 2020-16-Z concerning the hours of operation limitation to 7AM - 7PM. The property is located in Land Lots 101; District 1; Section 3; property address is 4281 Ridge Road. POST 3. (Tabled from the June 11, 2024 Board of Commissioners Meeting)

RECOMMENDATION: APPROVAL (5-1-1).

- Owner/Applicant agrees to limit hours of operation and deliveries from 6:00 am to 10:00 pm.

Motion: _____ By: _____ 2nd: _____
 For: _____ Against: _____ Abstain: _____

NEW BUSINESS: None

- Action to adopt Ordinance 2024-09 amending chapter 58 of the Official Paulding County Code to redirect Fire works Display Permitting to the Local Fire Authority.
 Motion: _____ By: _____ 2nd: _____
 For: _____ Against: _____ Abstain: _____

- 5. Action to approve a project funding allotment increase in the amount of \$21,000, for the Signal and Striping of the Harmony Grove Church Road Extension Project to Reedwick LLC. Allotment increase will be funded by SPLOST. This project is located in Post 1 and Post 4.
 Motion: _____ By: _____ 2nd: _____
 For: _____ Against: _____ Abstain: _____
- 6. Action to adopt Resolution 2024-17 confirming Executive Session for the purpose of Personnel.
 Motion: _____ By: _____ 2nd: _____
 For: _____ Against: _____ Abstain: _____

**PAULDING COUNTY PLANNING COMMISSION MEETING
 PLANNING COMMISSION RECOMMENDATIONS
 June 25, 2024
 July 9, 2024 (BOC)**

- 7. 2024-22-Z: Application by BRITTANY HELLER requesting to rezone 17.31 acres from R-2 (Suburban Residential District) to A-1 (Agricultural) with for a small farm with livestock and gardens including a Special Use Permit request to include a potbelly pig rescue. Property is located in Land Lot 465; District 1; Section 3; south of Florence Road and west of Hiram-Douglasville Highway (SR 92). POST 3.

RECOMMENDATION: APPROVAL (4-0-1).

- 1. Owner/Applicant agrees to the Plan Review Process to include access, traffic projections, parking, truck deliveries, signage, and employment.

Motion: _____ By: _____ 2nd: _____
 For: _____ against: _____ Abstain: _____

- 8. 2024-08-SUP: Application by BRITTANY HELLER requesting a Special Use Permit for the purposes of having a rescue facility for potbelly pigs. Property is located in Land Lot 465; District 1; Section 3; south of Florence Road and west of Hiram Douglasville Hwy. POST 3.

RECOMMENDATION: APPROVAL (4-0-1).

- 1. Owner/Applicant agrees that any structures, buildings and/or pens for the swine be a minimum of 100 ft. from all property lines.

Motion: _____ By: _____ 2nd: _____
 For: _____ against: _____ Abstain: _____

- 9. 2024-09-SUP: Application by BROCK INVESTMENTS INC. (CHARLES BROCK) requesting a Special Use Permit on a 2.63 acre property zoned B-2 (Highway Business District) for a proposed gasoline station with convenience store. The applicant is also seeking variances to encroach within the required 40 ft. undisturbed buffers for access purposes from Mt. Tabor Church Road and East Paulding Drive. Property is located in Land Lots 42, 43 & 103; District 2; Section 3; located on the northwest corner of the intersection of East Paulding Drive and Mt. Tabor Church Road. POST 1.

RECOMMENDATION: APPROVAL (4-0-1).

- 1. Owner/Developer agrees to provide a traffic impact study for the development and coordinate with Paulding County DOT on methodology and parameters of the study. Address traffic related items listed in the determination of the SUP, such as whether or not adequate provisions are made for parking and traffic considerations, whether or not adequate traffic routes and entrances must be established, adequacy and safety of road intersections, road widths on roads within and leading to the property, pavement conditions (material, thickness, age, etc.) width and **length** of property boundaries at road access areas and type of vehicles that may be used at the property.

Variance Request

- 2. The applicant also seeks a variance with this rezoning application to reduce the required 40 ft. buffer adjacent to Mt. Tabor Road and East Paulding Drive to

maximize the distance of the proposed access points from the intersection of Mt. Tabor Road and East Paulding Drive.

Motion: _____ By: _____ 2nd: _____
For: _____ against: _____ Abstain: _____

- 10. 2024-02-SPSA: Application by JOEL L. LARKIN / SAMS, LARKIN & HUFF LLP requesting to remove rezoning stipulation #13 from prior rezoning case 2005-51-Z, which required the construction of a left turn lane from Ridge Road onto Ray Lee Road. The site includes an auto parts store, restaurant, beverage (liquor) store and an out-lot. Property is located in Land Lot 261; District 1; Section 1; south side of Ridge Road, east side of Ridgeway Drive, and west side of Ray Lee Road. POST 2.

RECOMMENDATION: DENIAL (4-0-1).

Motion: _____ By: _____ 2nd: _____
For: _____ against: _____ Abstain: _____

- 11. 2024-10-SUP: Application by RINKU PATEL requesting a Special Use Permit on 1.43 acres of B-2 (Highway Business District) for a proposed gasoline station with convenience store (as indicated with rezoning application: 2023-20-Z. Property is located in Land Lots 543 & 544; District 3; Section 3; located southwest of corner of Seven Hills Connector and Kaydells Place. POST 1.

RECOMMENDATION: APPROVAL (4-0-1).

- 1. Owner/Developer agrees to provide a traffic memo addressing traffic related items listed in the determination of the SUP, such as whether or not adequate provisions are made for parking and traffic considerations, whether or not adequate traffic routes and entrances must be established, adequacy and safety of road intersections, road widths on roads within and leading to the property, pavement conditions (material, thickness, age, etc.) width and length of property boundaries at road access areas and type of vehicles that may be used at the property.
- 2. Owner/Developer agrees to provide a privacy fence along the common property line with residentially zoned properties.
- 3. Owner/Developer agrees to the hours of operation, including delivery hours, between 6 am and 11 pm.

Motion: _____ By: _____ 2nd: _____
For: _____ against: _____ Abstain: _____

- 12. 2024-23-Z: Application by NORTH PAULDING DEVELOPMENT PARTNERS LLC requesting to rezone 439.86 acres from R-2 (Suburban Residential District) to ER (Estate Residential District) for the proposed development of approximately 118 single-family residential homes with a minimum of a 3 acre lot size. Property is located in Land Lots 149, 150, 211, 222 - 224, 280, 281, 295 -298, 353 & 354; District 3; Section 3; at the north intersection of Clayroot Road and Narrowway Church Road. POST 4.

RECOMMENDATION: APPROVAL (4-0-1).

- 1. Owner/Developer agrees the minimum home size will be 2,400 sq. ft.
- 2. Owner/Developer agrees access to the development shall be determined during the plan review process.
- 3. 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.
- 4. Owner/Developer agrees to pay any fees associated with water taps and utilities.

- 5. Owner/Developer agrees to a minimum residential lot size of 3.0 acres.
- 6. Owner/Developer agrees to work with the Georgia Power Company regarding any proposed access across their property and with home construction adjacent to their property.

Additional Stipulations:

- 7. Owner/Developer agrees all subdivision roads will be paved public roads.
- 8. Owner/Developer agrees to donate 10 ft. of property for right-of-way adjacent to Clayroot Road.
- 9. Owner/Developer agrees there will no access from any lots to Harris Bottoms Path.
- 10. Owner/Developer agrees to donate \$1,500 per lot at the time of the issuance of a Certification of Occupancy for each lot to the PDOT for roadway improvement projects.

Motion: _____ By: _____ 2nd: _____
 For: _____ against: _____ Abstain: _____

CONCLUSION OF REGULAR BUSINESS

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS: None

EXECUTIVE SESSION: None

ADJOURNMENT