



**PAULDING COUNTY BOARD OF COMMISSIONERS
BOARD MEETING AGENDA
June 11, 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 Minutes for the May 28, 2024 Work Session Meeting and the May 28, 2024 Board Meeting Minutes.
 Motion: _____ By: _____ 2nd: _____
 For: _____ Against: _____ Abstain: _____

ANNOUNCEMENTS: None

INVITED GUESTS: None

BID AWARDS:

- Action to award the FY 2024 Bituminous Surface Treatment Contract 1 Project to the lowest responsive bidder, Russell Standard, in the amount of \$454,155.50. Funds for the project will be allocated from the Paulding County General Fund. Roads in this project are located in all Posts.
 Motion: _____ By: _____ 2nd: _____
 For: _____ Against: _____ Abstain: _____
- Action to approve the purchase of (3) Inmate Transport Tahoe's and (1) LT Tahoe from Hardy Chevrolet in the amount of \$223,806.97.
 Motion: _____ By: _____ 2nd: _____
 For: _____ Against: _____ Abstain: _____
- Action to award the 2024 Asphalt Project Contract V to the lowest responsive bidder, Northwest Georgia Paving Inc., in the amount of \$2,938,294.55. Project will be funded by GDOT LMIG funds of \$2,669,711.54 and Paulding County General Funds of \$268,583.01. Streets scheduled in the Contract are located in all Posts.
 Motion: _____ By: _____ 2nd: _____
 For: _____ Against: _____ Abstain: _____
- Action to award the Repair and Overlay of the asphalt parking lot at 210 Paulding Lane to J & W Concrete and Asphalt Construction, Inc. in the amount of \$157,590.00. SPLOST funds will be used for this project, located in Post 2.
 Motion: _____ By: _____ 2nd: _____
 For: _____ Against: _____ Abstain: _____

REPORTS FROM COMMITTEES & DEPARTMENTS: None

PUBLIC PARTICIPATION ON AGENDA ITEMS:

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

- Adopt Water job classification for Meter Services Specialist.
- Declare the following listed items as surplus, and approve their disposal through auction, trade or donation to GPSTC.

Surplus Items			
Department	Item Name	Make/Model	Serial Number
DOT	Unit 125D	2015 Ford F-350	1FDRF3HT1FEB12268
DOT	Unit 110	1991 Mack RD600S	1M2P264C8MM008597
Water/Sewer	Unit 718	2006 Ford Ranger	1FTYR10U46PA72322
Sheriff	Unit S-83	2003 Ford Crown Vic	2FAFP71W13X170817

Sheriff	Old Unit 15 GEMA	1985 CHEV MILITARY	1GCGD34JXFF386617
Sheriff	GEMA	1987 CHEV MILITARY	1GCHD34J6HF308598
Sheriff	GEMA	1984 CHEV MILITARY	1GCHD34J2EF300655
Sheriff	GEMA	1986 CHEV MILITARY	1GCGD34J3GF307631
Fire	Unit 512 Eng 4	2000 Freightliner FL80	1FV6JLCB81HH27712
Fire	Unit 521 Fire Eng 6	2000 Freightliner FL80	1FV6JLCB7YHH27713
Fire	Unit 527 Fire Eng. 7	2001 Freightliner FL80	1FV6JLCB11HH27714

8. Approve the following street to be accepted for perpetual maintenance.

Whitley Crossing
Whitley Crossing

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

OLD BUSINESS: None

NEW BUSINESS:

9. Action to adopt Ordinance No. 2024-06 an Ordinance Regulating the Operation of Coin Operated Amusement Machines within Paulding County.

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

10. Action to adopt Resolution 2024-14 authorizing the Chairman to execute the modification documents and all other documents related to the GEFA Loan number CW2021022.

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

11. Action to authorize the Chairman to sign the grant agreement with Criminal Justice Coordinating Council to accept the VAWA Grant with a match of \$16,000.00 from General Funds for a total amount of \$66,667.00.

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

12. Action to authorize the Chairman to sign the grant award documents for the Drug Court for the grant period of July 1, 2024 - June 30, 2025.

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

13. Action to authorize the Chairman to sign the grant award documents for the Mental Health Court for the grant period of July 1, 2024 - June 30, 2025.

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

14. Action to authorize the Chairman to sign the grant award documents for the DUI Court for the grant period of July 1, 2024 - June 30, 2025.

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

15. Action to approve the change order to the SolaCom Guardian Refresh and Upgrade Project with AT&T in the amount of \$65,270.77 to be paid from 911 Fees.

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

16. Action to approve the Construction Material Testing and Special Inspection Services Agreement with GeoHydro Engineers for the Fire Station #13 Project in the estimated amount of \$23,248.00. The project is funded from SPLOST proceeds and is located in Post 4 on Old Cartersville Road.

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

PLANNING COMMISSION RECOMMENDATIONS

May 28, 2024

June 11, 2024 (BOC)

17. **2024-10-Z:** Application by OLDCASTLE INFRASTRUCTURE, INC / DAVID M. TOOLAN requesting to rezone 7.35 acres from R-2 (Suburban Residential District) to I-1 (Light Industrial District) to allow for a pre-cast concrete facility. Property is located in Land Lots 1163-1164; District 19; Section 3; east side of Mulberry Rock Road. Proposed site address is 3003 Mulberry Rock Road. POST 2.

RECOMMENDATION: APPROVAL (5-0-2).

1. Owner/Developer agrees to boxed and/or shielded light fixtures with a maximum height of 35 ft.
2. Owner/Developer agrees to a minimum 75 ft. buffer along all common property lines with adjacent residentially zoned properties.
3. Owner/Developer agrees to submit a landscaping plan as required by the Corridor Overlay District for the frontage of the site along Mulberry Rock Road.
4. Owner/Developer agrees access to the development shall be determined during the plan review process.
5. 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.
6. Owner/Developer acknowledges and agrees to retain stipulations of Zoning Case 536 A (BOC approval July 11, 1989).
7. Owner/Developer agrees to provide Eighty-Four (84) foot right of way along their property frontage of Mulberry Rock Road (44' from centerline).

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

18. **2024-04-SUP:** Application by OLDCASTLE INFRASTRUCTURE, INC / DAVID M. TOOLAN requesting a Special Use Permit concurrent to the prior rezoning application: 2024-10-Z to allow for a pre-cast concrete and cement facility to the existing quarry site. Property is located in Land Lots 1148-1149, 1160-1164, and 1218-1220; District 19; Section 3; east side of Mulberry Rock Road. Proposed site address is 3003 Mulberry Rock Road. POST 2.

RECOMMENDATION: APPROVAL (5-0-2).

1. Owner/Developer agrees the Special Use Permit will only pertain to the approximately 73-acre pre-cast facility site as depicted on the submitted site plan.
2. Owner/Developer agrees to box and/or shielded light fixtures with a maximum height of 35 ft.
3. Owner/Developer agrees to submit a landscaping plan as required by the Corridor Overlay District for the frontage of the site along Mulberry Rock Road.
4. Owner/Developer agrees access to the development shall be determined during the plan review process.
5. 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.
6. Owner/Developer acknowledges and agrees to retain stipulations of Zoning Case 536 A. (BOC approval July 11, 1989).
7. Owner/ Developer agrees to provide Eighty-Four (84) foot right of way along their property frontage of Mulberry Rock Road (44' from centerline).

- 8. Owner/Developer agrees to not transport product(s) or operate in the “lay-down” yard areas between the hours of 7:00 pm and 7:00 am.
- 9. Owner/Developer agrees not to operate in the auxiliary lay-down yard that is the subject of Rezoning 2024-10-Z or within 300 ft. of property boundaries with adjacent residential properties.
- 10. Owner/Developer agrees to submit a dust mitigation plan for all operations during the County Plan Review Process for approval.
- 11. Owner/Developer agrees to the use of the existing entrance into the quarry from Mulberry Rock Road with one new entrance for vehicle parking only.

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

19. **2024-17-Z:** Application by DAVID GENTRY (General Meat Company, LLC) requesting to rezone 3.025 acres from R-2 (Suburban Residential District) to B-2 (Highway Business District) for the expansion of an existing business to allow for additional building and parking for distribution needs. This rezoning application is also seeking a variance to reduce the required 40ft buffer to 10ft along the eastern property line. Property is located in Land Lots 387 & 406; District 2; Section 3; north of Atlanta Highway, and east side of Summerhill Connector. POST 1.

RECOMMENDATION: APPROVAL (6-0-1).

- 1. Owner/Developer shall submit detailed landscaping plans prepared by a registered design professional for the proposed entrance for review/approval by the Planning and Zoning Division during the Plan Review Process.
- 2. Owner/Developer agrees access to the development shall be determined during the plan review process.
- 3. Owner/Developer agrees to provide a traffic memo with generation that provides estimated type and number of trips, turn lane analysis, sight distance and capacity analysis for the development and coordinate with Paulding County DOT on methodology and parameters of the memo.

Variance Request:

- 4. The required 40 ft. buffer along the eastern common property lines with residential zoned property is reduced to 10 ft.

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

20. **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.

RECOMMENDATION: APPROVAL (5-1-1).

- 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: _____

21. **2024-18-Z:** Application by JOHN MOORE requesting to rezone 3.753 acres from R-2 (Suburban Residential District) to B-1 (General Business) District (1.691 acres) and B-2 (Highway Business) District (1.917 acres) for the development of a retail / office center and a climate-controlled, self-storage facility with a fourth (4th) floor office / conference space. Property is located in Land Lots 461 & 462; District 2; Section 3; located east side of Atlanta Highway, and south side of Azalea Drive, and west side of Pace Road. POST 3.

RECOMMENDATION: APPROVAL (5-1-1).

1. Owner/Developer agrees the access to the development shall be determined during the plan review process.
2. Owner/Developer agrees to provide a 25' R.O.W miter at the intersection of Azalea Drive and Pace Road and SR 6 Business and Azalea Drive.
3. Owner/Developer agrees to provide 60' R.O.W. along Azalea Drive (30' from each side of centerline of the road).
4. Owner/Developer agrees to provide 60' R.O.W. along Pace Road (30' from each side of centerline of the road).
5. Owner/Developer agrees to provide a traffic memo with generation that provides estimated type and number of trips, turn lane analysis, sight distance and capacity analysis for the development and coordinate with Paulding County DOT on methodology and parameters of the memo.
6. Owner/Developer agrees to improve Azalea Drive to a local residential roadway standard (22 feet edge of pavement with swale drainage ditches as needed.).
7. Owner/Developer agrees that a letter of concurrence will be required from the Georgia Department of Transportation (GDOT) for Intersection improvements at the State Route abutting the property.

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

22. **2024-06-SUP:** Application by JOHN MOORE requesting a Special Use Permit on a 1.917-acre tract for the development of a climate-controlled, self-storage facility with a fourth (4th) floor office / conference space. Property is located in Land Lots 461 & 462; District 2; Section 3; located east side of Atlanta Highway, and south side of Azalea Drive, and west side of Pace Road. POST 3.

RECOMMENDATION: APPROVAL (5-1-1).

1. Owner/Development agrees the access to the development shall be determined during the plan review process.
2. Owner/Developer agrees to provide a 25' R.O.W miter at the intersection of Azalea Drive and Pace Road and SR 6 Business and Azalea Drive.
3. Owner/Developer agrees to provide 60' R.O.W. along Azalea Drive (30' from each side of centerline of the road).
4. Owner/Developer agrees to provide 60' R.O.W. along Pace Road (30' from each side of centerline of the road).
5. Owner/Developer agrees to provide a traffic memo with generation that provides estimated type and number of trips, turn lane analysis, sight distance and capacity analysis for the development and coordinate with Paulding County DOT on methodology and parameters of the memo.
6. Owner/Developer agrees to improve Azalea Drive to a local residential roadway standard (22 feet edge of pavement with swale drainage ditches as needed.).
7. Owner/Developer agrees that a letter of concurrence will be required from the Georgia Department of Transportation (GDOT) for Intersection improvements at the State Route abutting the property.

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

23. **2024-20-Z:** Application by CALVIN LAMAR JONES requesting to rezone 39.106 acres from A-1 (Agricultural) to R-1 (Rural Residential District) for the proposed development of ten 1-acre residential single-family homes. Property is located in Land Lot 1147; District 3; Section 3;

located on the east side of Snote Jones Road, south of High Shoals Road; site address is 484 Snote Jones Road). POST 4.

RECOMMENDATION: APPROVAL (5-1-1).

1. Owner/Developer acknowledges that the type and location of access for the proposed development shall be determined during the plan review process.

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

CONCLUSION OF REGULAR BUSINESS

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS:

Yolanda Johnson regarding her organization that helps individuals and families experiencing economic hardships.

EXECUTIVE SESSION: None

ADJOURNMENT