



PAULDING COUNTY BOARD OF COMMISSIONERS
BOARD MEETING MINUTES
December 12, 2023

Watson Government Complex
Second Floor – Board of Commissioners
Meeting Room

CALL TO ORDER: David L. Carmichael, Chairman

INVOCATION: Commissioner Sandy Kaecher

PLEDGE: Presentation of Colors by Paulding County High School JROTC

PRESENT: David L. Carmichael, Chairman; Keith Dunn, Post 1; Sandy Kaecher, Post II; Virginia Galloway, Post III; Brian Stover, Post IV; Jayson Phillips County Attorney; Frank Baker, County Manager; Rebecca Merideth, County Clerk.

MINUTES:

1. *Brian Stover made a motion to adopt the November 14, 2023 Work Session Minutes and the November 14, 2023 Board Meeting Minutes, seconded by Sandy Kaecher. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover.*

ANNOUNCEMENTS: None

INVITED GUESTS: None

BID AWARDS:

2. *Award the Mud Green Culvert Replacement Project to the lowest reliable bidder, Precision 2000, Inc. in the amount of \$812,021.60. Funds for the project will be allocated from General Funds:*

Sandy Kaecher made a motion to award the Mud Green Culvert Replacement Project to the lowest reliable bidder, Precision 2000, Inc. in the amount of \$812,021.60. Seconded by Keith Dunn. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (On file in the Transportation Department)

3. *Contract with Kimley-Horn and Associates, Inc. in the amount of \$427,992.00, for the Paulding County Major Corridors Study 2024. Funding for this Contract will be allocated from SPLOST funds:*

Brian Stover made a motion to approve the Contract with Kimley-Horn and Associates, Inc. in the amount of \$427,992.00, for the Paulding County Major Corridors Study 2024. Seconded by Chairman Carmichael. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (On file in the Transportation Department)

4. *Award the purchase of fuel, utilizing the Sourcewell Contract, to Mansfield Oil for a one year Contract with annual renewals:*

Keith Dunn made a motion to award the purchase of fuel, utilizing the Sourcewell Contract, to Mansfield Oil for a one year Contract with annual renewals. Seconded by Virginia Galloway. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (On file in the Finance Department)

REPORTS FROM COMMITTEES & DEPARTMENTS: None

PUBLIC PARTICIPATION ON AGENDA ITEMS: None

CONSENT AGENDA: Virginia Galloway made a motion to approve the following consent agenda items:

5. *Approve the funds for the first year of 60-month Contract with Flock Safety LPR Products which will allow all current and additional LPR cameras to be included under one billing cycle for the Sheriff's Office at a cost of \$95,000 per year.* (On file in the Finance Department)
6. *Authorize the Chairman to approve and execute, in a form substantially similar, the Contract agreement for Acquisition of Right of Way with the Georgia Department of Transportation for the Cedarcrest Road Widening Project, from Harmony Grove Church Road to the Cobb County Line; GDOT PI#0013700. Federal Funding was previously secured with the Atlanta Regional Commission to fund 80% of the project, with 20% coming from SPLOST Funds for a total of \$7,000,000. This project is located in Post 1 and 4.* (On file in the Transportation Department)

Seconded by Sandy Kaecher. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover.

OLD BUSINESS: None

NEW BUSINESS:

7. *Approve and execute, in a form substantially similar, the Construction Agreement with the Georgia Department of Transportation in the amount of \$1,465,017.53 for the Burnt Hickory Road at Stout Parkway and Brownsville Extension Roundabout Project GDOT PI#0016122:* Virginia Galloway made a motion to authorize the Chairman to approve and execute, in a form substantially similar, the Construction Agreement with the Georgia Department of Transportation in the amount of \$1,465,017.53 for the Burnt Hickory Road at Stout Parkway and Brownsville Extension Roundabout Project GDOT PI#0016122. Project is located in Post 3. Seconded by Keith Dunn. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (On file in the Transportation Department)

8. *Approve and execute the application for the GDOT FY 2024 Local Maintenance and Improvement Grant (LMIG) in the amount of \$2,155,738.95 and the required 30% match funds of \$646,721.68, which will be allotted from General Funds:* Sandy Kaecher made a motion to authorize the Chairman to approve and execute the application for the GDOT FY 2024 Local Maintenance and Improvement Grant (LMIG) in the amount of \$2,155,738.95 and the required 30% match funds of \$646,721.68, which will be allotted from General Funds. Project is located in Post 2. Seconded by Chairman Carmichael. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (On file in the Finance Department)

9. *Atlanta Gas Light Company Encroachment and Reimbursement Agreement in the estimated amount of \$376,292.00 and authorize the Chairman to execute the same:* Brian Stover made a motion to approve the Atlanta Gas Light Company Encroachment and Reimbursement Agreement in the estimated amount of \$376,292.00 and authorize the Chairman to execute the same. Located in Post 4. Seconded by Virginia Galloway. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (On file in the Finance Department)

10. *Ordinance 23-12 amending Article 5 of the Development Regulations for Paulding County, Georgia for the following sections: 5.3.3 Project Access Improvements-Single Family Detached, Single Family Attached, and Duplex Residential Subdivisions. 5.3.4 Project Access Improvements- Multi-Family and Nonresidential Developments. 5.15.9 Turning Lanes at Intersections:* Chairman Carmichael made a motion to adopt Ordinance 23-12 amending Article 5 of the Development Regulations for Paulding County, Georgia for the following sections: 5.3.3 Project Access Improvements-Single Family Detached, Single Family Attached, and Duplex Residential Subdivisions. 5.3.4 Project Access Improvements- Multi-Family and Nonresidential Developments. 5.15.9 Turning Lanes at Intersections. Seconded by Sandy Kaecher. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (See Attachment "A")

**PLANNING COMMISSION MEETING
PLANNING COMMISSION RECOMMENDATIONS
From November 28, 2023**

11. 2023-08-SUP: Virginia Galloway made a motion to approve with the 10 stipulations application by RAMONA W. WHITFIELD requesting a Special Use Permit for a 5.63 acre property zoned R-2 (Suburban Residential District) for the proposed use of an events venue. Property is located in Land Lot 1055; District 2; Section 3; east side of Waters Road, south of Nebo road. POST 3. Seconded by Sandy Kaecher. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover.

Recommendation by the Planning Commission: APPROVAL (6-0-1).

1. Owner/Applicant agrees approval of this SUP is not transferable to another owner other than the current applicants.
2. Owner/Applicant agrees all applicable federal, state, and local regulations for event facilities / activities will be adhered.
3. Owner/Applicant agrees any expansion and/or addition of new buildings / facilities would require an amended Special Use Permit.
4. Owner/Applicant agrees to no outside audio systems.
5. Owner/Applicant agrees to low or boxed/shielded out-side lighting.
6. Owner/Applicant agrees that hours of operation would be daylight hours (dawn to 10:00 pm) with the exception of primitive (tent) camping only.
7. Owner/Applicant agrees to a maximum of 20 events per year.
8. Owner/Applicant agrees to submit a site plan through the Plan Review Process, which would include but not be limited to providing the location of entrances, parking areas, event areas and temporary restroom facilities.
9. Owner/Applicant agrees access to the development shall be determined during the plan review process.
10. Owner/Applicant agrees there will be no overnight camping in RV's, travel trailers or campers with the exception of primitive (tent) camping only.

12. 2023-23-Z: Application Withdrawn by Applicant (No action taken.): Application by ELITE ENGINEERING / WALTER HUDSON requesting to rezone 60.094 acres from A-1 (Agricultural District) to R-2 (Suburban Residential District) with the intent to build a 74-lot single-family residential subdivision. Property is located in Land Lots 956, 1006, 1025 & 1026; District 19; Section 3; east and west sides of Billy Bullock Road, south of Buchanan Highway. POST 2.

Recommendation by the Planning Commission: DENIAL (6-0-1).

Staff recommended stipulations if the BOC chooses to approve:

1. Owner/Developer agrees access to the development shall be determined during the plan review process.
2. Owner/Developer agrees that full access along Bill Bullock Road should be a minimum of 660' from Bill Bullock Extension or tie into Billy Bullock Extension.
3. Owner/Developer agrees to donate sufficient right of way along property frontage on Billy Bullock Road:
 - 80' right of way, from SR 120 to 400' south of SR 120 radii.
 - 60' right of way, from 400' south of SR 120 radii to south property limits of subdivision.
4. Owner/Developer agrees to donate sufficient right of way along property frontage to accommodate a 60' right of way along Billy Bullock Extension.
5. Owner/Developer agrees to donate sufficient right of way for a 25' miter at the intersection with Billy Bullock Extension and Billy Bullock Road.
6. Owner/Developer agrees to donate sufficient right of way for a 40' miter at the intersection of SR 120 and Billy Bullock Road.
7. Owner/Developer agrees to provide an additional 10' slope easement along each side of the proposed 80' ROW section along Billy Bullock Road.
8. 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.
9. Owner/Developer agrees to a minimum residential lot size of one (1) acre. The Board of Commissioners may change the zoning classification to R-1 (Rural Residential) District as allowed in the Unified Development Ordinance, Title 2, Zoning, Section 280-50.01.

13. 2023-32-Z: Brian Stover made a motion to approve application by CHRISTOPHER R. WELDON, requesting to rezone 1.25 acres from A-1 (Agricultural District) to R-1 (Rural

Residential District) for the proposed construction of a single-family detached residential home. Property is located in Land Lots 1013 & 1076; District 3; Section 3; west side of High Shoals Road across from Rock Store Road. (1051 High Shoals Road) POST 4. Seconded by Virginia Galloway. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover.

Recommendation by the Planning Commission: APPROVAL (6-0-1).

14. 2023-33-Z: Application Withdrawn by Applicant (No action taken.): *Application by ARTLANATIC, INC, Barry Camac & Margaret Camac Family Trust, requesting to rezone 21.29 acres from B-1 (General Business) District & R-2 (Suburban Residential) District to I-1 (Light Industrial) District for the development of a semi-truck and trailer parking facility. Property is located in Land Lot 553; District 1; Section 3. Proposed project site is located on the west side of Hiram-Douglasville Highway (SR 92), South of Hunter Road. POST 3.*

Recommendation by the Planning Commission: DENIAL (6-0-1).

Staff recommended stipulations if the BOC chooses to approve:

1. Owner/Developer agrees the semi-truck / trailer parking facility will not allow overnight truck driver occupied parking / sleeping.
2. Owner/Developer agrees access to the development shall be determined during the plan review process.
3. Owner/Developer agrees to coordinate with the Georgia Department of Transportation (GDOT) and the construction contractor on PI# 0007691 widening of SR 92 (Hiram Douglasville Highway).
4. Owner/Developer agrees that if there are any changes in industrial land uses of the site / property different from the proposed use by this rezoning application, the new industrial use must be approved by the Board of Commissioners through the rezoning process.

15. 2023-09-SUP: Application Withdrawn by Applicant (No action taken.): *Application by ARTLANATIC, INC, Barry Camac & Margaret Camac Family Trust, requesting a Special Use Permit for 21.29 acres in concurrence with the rezoning application 2023-33-Z for the development of a semi-truck and trailer parking facility. Property is located in Land Lot 553; District 1; Section 3. Proposed project site is located on the west side of Hiram-Douglasville Highway (SR 92), South of Hunter Road. POST 3.*

Recommendation by the Planning Commission: DENIAL (6-0-1).

Staff recommended stipulations if the BOC chooses to approve:

1. Owner/Developer agrees the semi-truck / trailer parking facility will not allow overnight truck driver occupied parking / sleeping.
2. Owner/Developer agrees access to the development shall be determined during the plan review process.
3. Owner/Developer agrees to coordinate with the Georgia Department of Transportation (GDOT) and the construction contractor on PI# 0007691 widening of SR 92 (Hiram Douglasville Highway).

CONCLUSION OF REGULAR BUSINESS

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS: None

Chairman Carmichael asked the Commissioners if they had any comments or announcements.

Commissioner Galloway wished everyone a Merry Christmas and gave information out for those that may need help this Christmas season.

Commissioner Kaecher announced the State of Paulding being held on Thursday, December 14th at 10:00 AM at Greystone Power Company in Hiram. Both the City of Hiram and the City of Dallas will be participating along with Chairman Carmichael.

EXECUTIVE SESSION: None

ADJOURNMENT: Virginia Galloway made a motion to adjourn, seconded by Sandy Kaecher. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover.


Rebecca Merideth, County Clerk


David L. Carmichael, Chairman