



**PAULDING COUNTY BOARD OF COMMISSIONERS  
BOARD MEETING MINUTES  
June 23, 2020**

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

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**CALL TO ORDER:** David L. Carmichael, Chairman

**INVOCATION & PLEDGE:** David L. Carmichael, Chairman

**PRESENT:** Chairman, David Carmichael; Post I, Ron Davis; Post II, Sandy Kaecher; Post III, Chuck Hart; Post IV, Brian Stover, County Administrator, Frank Baker; County Attorney, Jayson Phillips; County Clerk, Rebecca Merideth

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**MINUTES:**

- 1. Adopt the June 4, 2020, State of the County Meeting Minutes, the June 9, 2020, Work Session and Board Meeting Minutes, and the June 16, 2020, Called Joint Meeting Minutes.*

Brian Stover made a motion to adopt the minutes. Seconded by Sandy Kaecher; motion carried unanimously.

**ANNOUNCEMENTS:** None

**INVITED GUESTS:** None

**BID AWARDS:** None

**REPORTS FROM COMMITTEES & DEPARTMENTS:** None

**PUBLIC PARTICIPATION ON AGENDA ITEMS:**

Mr. Clay Brogdon spoke to the Board regarding 2020-05-SUP

Ms. Julie Nunn spoke to the Board in opposition of 2020-08-Z

Ms. Mary Ann Osborne spoke to the Board opposition of 2020-08-Z

Ms. Amy Bell and Ms. Nancy Bell spoke to the Board opposition of 2020-08-Z

Mr. Jeff Matthews spoke to the Board opposition of 2020-08-Z

Mr. Ryan Black spoke to the Board regarding 2020-08-Z

**CONSENT AGENDA:** Ron Davis made a motion to approve the following consent agenda items:

- 2. Appoint Debra Sever to fill the unexpired term of Herb Haynes on the Planning and Zoning Commission with a term ending December 31, 2020.*
- 3. Appoint Margaret Nickell to the Library Board of Trustees with a term beginning July 1, 2020 and ending June 30, 2023.*

Seconded by Sandy Kaecher; Voting Yea: Chairman Carmichael, Post I Ron Davis, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover.

**OLD BUSINESS:** None

**NEW BUSINESS:**

- 4. Adopt Ordinance 20-07 Amendments to the Alcohol Ordinance regarding Permits for Non-profit Organizations.* Motion made by Post IV Brian Stover, Seconded by Post I Ron Davis. Voting Yea: Chairman Carmichael, Post I Ron Davis, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover. (See Attachment "A")

5. ***Adopt Resolution 20-18 Georgia Environmental Finance Authority Loan Agreement Modifications and authorize the Chairman to execute all other documents related to loan number WS12L07WS.*** Motion made by Post III Chuck Hart, Seconded by Post IV Brian Stover. Voting Yea: Chairman Carmichael, Post I Ron Davis, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover. (See Attachment "B")
6. ***Adopt Resolution 20-19 Georgia Environmental Finance Authority Loan Agreement Modifications and authorize the Chairman to execute all other documents related to loan number CW09093.*** Motion made by Post II Sandy Kaecher, Seconded by Post I Ron Davis. Voting Yea: Chairman Carmichael, Post I Ron Davis, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover. (See Attachment "C")
7. ***Approve the repair of one Cummins Backup Power Generator for the Coppermine WRF as described on Quotation Number 132713 in the amount of \$82,457.15.*** Motion made by Post III Chuck Hart, Seconded by Post IV Brian Stover. Voting Yea: Chairman Carmichael, Post I Ron Davis, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover. (On file in the Water Department)
8. ***Approve terms of the continuing engagement with the law firm of Bentley, Bentley & Bentley not to exceed \$75,000 for assistance and legal advice regarding updates to the Paulding County Code of Ordinances, the Paulding County Zoning Ordinance, the Paulding Development Regulations and assistance with economic development strategies.*** Motion made by Post IV Brian Stover, Seconded by Post II Sandy Kaecher. Voting Yea: Chairman Carmichael, Post I Ron Davis, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover. (On file in the Clerk's Office)
9. ***Enter into a Memorandum of Agreement with The Paulding County Economic Development Inc. and authorize the Chairman to execute all necessary documents.*** Motion made by Post IV Brian Stover, Seconded by Post III Chuck Hart. Voting Yea: Chairman Carmichael, Post I Ron Davis, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover. (See Attachment "D")
10. ***Approve the Development Agreement with Abney Austin Investments L.P., Pinehill Investments LTD and authorize the Chairman to execute all necessary documents.*** Motion made by Post III Chuck Hart, Seconded by Post IV Brian Stover. Voting Yea: Chairman Carmichael, Post I Ron Davis, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover. (On file in the Clerk's Office)
11. ***Adopt Resolution 20-20 authorizing the conveyance of 0.15 acres of land to the Board of Regents of the University System of Georgia.*** Motion made by Post II Sandy Kaecher, Seconded by Post III Chuck Hart. Voting Yea: Chairman Carmichael, Post I Ron Davis, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover. (See Attachment "E")
12. ***Adopt Resolution 20-21 confirming Executive Session for the purposes of Pending and Potential Litigation.*** Motion made by Post I Ron Davis, Seconded by Post II Sandy Kaecher. Voting Yea: Chairman Carmichael, Post I Ron Davis, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover. (See Attachment "F")

**ITEMS FROM THE 2:00 PM PLANNING & ZONING COMMISSION**

13. **2020-03-Z:** Application by **ELITE ENGINEERING – JONATHAN JONES** for a rezoning stipulation amendment of prior rezoning (2006-59-Z), Stipulation 23 to be removed in its entirety. The property is zoned PRD (Planned Residential Development) District and is approximately 34.108 acres in size. The property is located in Land Lots 1033 and 1056; District 3; Section 3 on the North side of Colbert Road, east of Ivey Gullede Road. POST 4

PLANNING AND ZONING RECOMMENDATION: APPROVAL (4-0-1).

Brian Stover made a motion to approve, seconded by Dave Carmichael. Voting Yea: Chairman Carmichael, Post I Ron Davis, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover.

14. **2020-07-Z:** Application by **TERRY DOBBINS** to rezone approximately 1.58 acres from A-1 (Agricultural) to R-2 (Suburban Residential) for the purpose of constructing a single family residence. The property is located in Land Lot 298; District 1; Section 3; on the Northside of Browning Rd. POST 2

PLANNING AND ZONING RECOMMENDATION: APPROVAL (4-0-1).

Sandy Kaecher made a motion to approve, seconded by Ron Davis. Voting Yea: Chairman Carmichael, Post I Ron Davis, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover.

- 15. 2020-08-Z:** Application by **LONGVIEW CAPITAL, LLC** to rezone 25.5 acres from A-1 (Agricultural) to R-2 (Suburban Residential) for the purpose of constructing up to 19 single family homes. The property is located in Land Lot 757; District 19; Section 3; at 367 Gamel Rd.

PLANNING AND ZONING RECOMMENDATION: APPROVAL (4-0-1).

1. Owner/Developer agrees access to the development shall be determined during the plan review process.
2. Owner/Developer agrees to provide 60' R.O.W. along Gamel Road (30' from each side of the centerline of the road).
3. Owner/Developer agrees on site access improvements shall be made to include providing an 8' grass shoulder and a 2' flat bottom ditch for storm water conveyance.
4. Owner/Developer acknowledges a water line designed to meet fire flow requirements be installed through the extent of the property along Gamel Road.

Sandy Kaecher made a motion to approve with four (4) stipulations, seconded by Brian Stover. The Commission discussed the item.

Sandy Kaecher made a motion to withdraw her previous motion.

Sandy Kaecher made a motion to approve with four (4) stipulations and added a fifth (5th) stipulation, seconded by Brian Stover.

5. Owner/Developer agrees to a maximum of 19 residential lots.

Voting Yea: Chairman Carmichael, Post I Ron Davis, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover.

- 16. 2020-05-SUP:** Application by **SOUTHERN LINC (H. BUDDY ROBINSON)** for a Special Use Permit to construct a 290 ft. telecommunications tower on an 11.19 acre property within the R-2 (Suburban Residential) District. The property is located in land lots 293 and 294; District 19; Section 3. The property is located on the west side of Highway 101 N, across from Golden South Parkway. POST 2

PLANNING AND ZONING RECOMMENDATION: APPROVAL (4-0-1).

Chuck Hart made a motion to approve, seconded by Sandy Kaecher. Voting Yea: Chairman Carmichael, Post I Ron Davis, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover.

- 17. 2020-09-Z:** Application by **FLEMING & ASSOCIATES, INC.** to rezone 4.411 acres from A-1 (Agricultural) to R-2 (Suburban Residential) for the purpose of constructing two single family homes. The property is located in Land Lot 1289; District 2; Section 3; on the north side of Nebo Road, across from Stone Creek Drive. Post 3

PLANNING AND ZONING RECOMMENDATION: APPROVAL (4-0-1)

1. Owner/Developer agrees to provide 104' R.O.W along Nebo Road (52' from each side of the centerline of the road).

Chuck Hart made a motion to approve with one (1) stipulation, seconded by Brian Stover. Voting Yea: Chairman Carmichael, Post I Ron Davis, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover.

## CONCLUSION OF REGULAR BUSINESS

## PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

**EXECUTIVE SESSION:** None

**ADJOURNMENT:** Ron Davis made a motion to adjourn, seconded by Sandy Kaecher; Voting Yea: Chairman Carmichael, Post I Ron Davis, Post II Sandy Kaecher, Post III Chuck Hart, and Post IV Brian Stover.

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Rebecca Merideth, County Clerk

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David L. Carmichael, Chairman