



**PAULDING COUNTY BOARD OF COMMISSIONERS
BOARD MEETING AGENDA**

August 08, 2023

**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 July 25, 2023 Work Session Minutes, July 25, 2023 Board Meeting Minutes, and the July 25, 2023 Public Hearing Minutes for 9:00 am and 6:30 pm.
 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 items:

- Approval of the dedication of 13.671 sf (0.314ac) of new sanitary sewer easement area to Paulding County to maintain the sanitary sewer and transfer of 11,230 sf (0.258 ac) of abandoned sanitary sewer easement to ADC Hiram, LLC.
 Motion: _____ By: _____ 2nd: _____
 For: _____ against: _____ Abstain: _____

OLD BUSINESS:

- Action to approval of a Development Agreement name change for Bickers Construction, Inc. to Bremen Ventures, LLC and Paulding County for a developer funded \$956,000 capital contribution for the Hwy 120 Booster Station Upgrade. Located in Post 1.
 Motion: _____ By: _____ 2nd: _____
 For: _____ against: _____ Abstain: _____
- Action to declare the following items listed as surplus, and approve their disposal through donation to Georgia Public Safety Training Center:

Surplus Items			
Department	Item Name	Make/Model	Serial Number
Sheriff	Unit 2	2005 Ford CV	2FAFP71W25X146576
Sheriff	Unit P-1	2011 Ford CV	2FABP7BV5BX155773
Sheriff	Unity P-33	2008 Ford CV	2FAFP71V28X172090
Sheriff	Unit P-48	2008 Ford CV	2FAFP71VX8X170006
Sheriff	Unit P-64	2010 Ford CV	2FABP7BV4AX129020

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

NEW BUSINESS:

- Action to adopt Resolution 23-16 adopting the County M & O Millage Rate at 4.22 mills.
 Motion: _____ By: _____ 2nd: _____
 For: _____ against: _____ Abstain: _____

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- 5. Action to adopt Resolution 23-17 adopting the Debt Services Millage Rate at 1.20 mills.
 Motion: _____ By: _____ 2nd: _____
 For: _____ against: _____ Abstain: _____
- 6. Action to adopt Resolution 23-18 adopting the Fire Tax Millage Rate at 2.3 mills.
 Motion: _____ By: _____ 2nd: _____
 For: _____ against: _____ Abstain: _____
- 7. Action to adopt Resolution 23-19 adopting the County School Tax Millage Rate at 17.675 mills.
 Motion: _____ By: _____ 2nd: _____
 For: _____ against: _____ Abstain: _____
- 8. Action to adopt Resolution 23-20 authorizing the Tax Commissioner to retain a 2.09% fee for the collection of School Tax.
 Motion: _____ By: _____ 2nd: _____
 For: _____ against: _____ Abstain: _____
- 9. Action to approve an award to Kendall Supply, Inc. a Contract for construction services to install a Sensus Base Station in an amount not to exceed \$65,000.00 from the Renewal and Extension Fund. This project is located in Post 2.
 Motion: _____ By: _____ 2nd: _____
 For: _____ against: _____ Abstain: _____
- 10. Action to approve a Development Agreement between AMH Development Georgia GC TRS, LLC and Paulding County for a developer funded force main design and installation from the Cadillac Lift Station to the Coppermine WRF. Located in Post 1.
 Motion: _____ By: _____ 2nd: _____
 For: _____ against: _____ Abstain: _____
- 11. Action to adopt the Fiscal Year 2024 Budget.
 Motion: _____ By: _____ 2nd: _____
 For: _____ against: _____ Abstain: _____
- 12. Action to adopt Ordinance 23-08 adopting amendments to Chapter 14 of the Code of Ordinances Regarding the Tethering of Animals and Spay/Neuter Requirements for Classified Dogs.
 Motion: _____ By: _____ 2nd: _____
 For: _____ against: _____ Abstain: _____
- 13. Action to adopt Resolution 23-21 confirming Executive Session for the purpose of Real Estate.
 Motion: _____ By: _____ 2nd: _____
 For: _____ against: _____ Abstain: _____

PLANNING COMMISSION RECOMMENDATIONS From July 25, 2023

- 14. **2023-14-Z:** Application by **DADA REAL ESTATE, INC.** requesting to rezone 3.325 acres (two existing tracts) from B-1 (General Business District) to B-2 (Highway Business District) to develop a 5,000 square-foot convenience store with 2,500 square-feet of attached retail space. Property is located in Land Lots 1178, 1179, 1198 and 1199; District 3; Section 3; along the east side of Dallas-Acworth Highway and north of Bobo and Due West Roads (4800 & 4842 Dallas-Acworth Highway). POST 1.

RECOMMENDATION FROM THE PLANNING COMMISSION: APPROVAL (4-1-1)

- 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.
- 2. Owner/Developer agrees access to the development shall be determined during the plan review process.
- 3. Owner/Developer agrees that any right-in/right-out driveway shall be a minimum distance of 330 ft. separation from next adjacent intersection, measured from radius to radius.

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- 4. Owner/Developer to provide 10 ft. right-of-way along Dallas-Acworth Highway, along frontage of property.

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

- 15. **2023-20-Z:** Application by **CHRIS COCHRAN**, requesting to rezone 1.43 acres from PRD (Planned Residential Development District) to B-2 (Highway Business District) for the purpose of developing a 5,100 sq. ft. convenience store. Property is located in Land Lots 543 & 544; District 3; Section 3; on the south side of Seven Hills Connector, west side of Kaydells Place. POST 1.

RECOMMENDATION FROM THE PLANNING COMMISSION: APPROVAL (5-0-1).

- 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.
- 2. Owner/Developer agrees access to the development shall be determined during the plan review process.
- 3. Owner/Developer agrees that any right-in/right-out driveway shall be a minimum distance of 330 ft. separation from next adjacent intersection, measured from radius to radius.
- 4. Owner/Developer to donate sufficient right-of-way along property frontage to accommodate a 60 ft. right-of-way along Kaydells Place (30 ft. from centerline).

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

- 16. **2023-21-Z:** Application by **DANE CLYDE SNELLING & CYNTHIA LOUISE BAILEY, TRUSTEES**, requesting to rezone 1 acre from A-1 (Agricultural District) to R-2 (Suburban Residential District) for the purposes of gifting an existing home and to a family member. Property is located in Land Lots 762 & 763; District 3; Section 3; north of Parker Rd, west of Dallas-Acworth Highway. POST 4.

RECOMMENDATION FROM THE PLANNING COMMISSION: APPROVAL (5-0-1)

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

- 17. **2023-22-Z:** Application by **SAMEE BHAMANI / SABEEN BHAMANI**, requesting to rezone 1.46 acres from B-2 (Highway Business District) to NB (Neighborhood Business District) for the proposed development of a small-retail convenience center with a gasoline dispensing facility. Property is located in Land Lot 101; District 1; Section 3; on the north side of Ridge Road and west side of Vaughn Road. (4281 Ridge Road). POST 3.

RECOMMENDATION FROM THE PLANNING COMMISSION: APPROVAL (5-0-1).

- 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.
- 2. Owner/Developer agrees to provide a 25 ft. right-of-way miter at the intersection of Vaugh Road and Ridge Road.
- 3. Owner/Developer agrees to provide 60 ft. right-of-way along Vaughn Road (30 ft. from each side of centerline of the road).
- 4. Owner/Developer agrees to provide 120 ft. right-of-way along Ridge Road, (60 ft. from each side of centerline of road).
- 5. Owner/Developer agrees to no access/entrance on Vaughn Road.
- 6. Owner/Developer agrees to no Coin Operated Amusement Machines (COAM's).
- 7. Owner/Developer agrees the hours of operation is 5:00 am to 11:00 pm.

Variance Request by Applicant

- 8. Variance to reduce the required 25 ft. buffer along the eastern most property line to 15 ft. to allow the location of a stormwater detention pond.

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

- 18. **2023-07-SUP:** Application by **THOMAS RAY**, requesting a Special Use Permit to relocate current pawn shop business located at 3393 Villa Rica Hwy to 7033 Villa Rica Hwy under the new business name of New Georgia Pawn Shop. Property is zoned B-2 (Highway Business) District and located in Land Lot 1292; District 2; Section 3; new proposed site is located along the corner of Nebo Road and Highway 61. POST 2.

RECOMMENDATION FROM THE PLANNING COMMISSION: APPROVAL (5-0-1).

- 1. Owner/Applicant agrees approval of this SUP is not transferable to another owner other than the current applicant.
- 2. Owner/Applicant agrees all applicable federal, state, and local regulations for a pawn shop business to be obtained prior to business license issuance.
- 3. Owner/Developer agrees access to the development shall be determined during the plan review process.
- 4. Owner/Developer agrees to work with Paulding County DOT on providing a 60 ft. right-of-way along their property frontage on Jack Weldon Drive (30 ft. from centerline).

Variance Request by Applicant

- 5. Variance to reduce the rear building setback line from the required 40 ft. to 30 ft.

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

CONCLUSION OF REGULAR BUSINESS

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS: None

EXECUTIVE SESSION: None

ADJOURNMENT