



**PAULDING COUNTY BOARD OF COMMISSIONERS
BOARD MEETING AGENDA
June 13, 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:

1. Action to adopt the May 23, 2023 Work Session Minutes and the May 23, 2023 Board Meeting Minutes.
Motion: _____ By: _____ Second: _____
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:

2. Appoint Carol McLeod to the Paulding County Department of Family and Children Services Board for a five (5) year term ending December 31, 2027.
3. Approve the proposed application and public hearing dates for the Planning Commission and Zoning Board of Appeals.
4. Approve the Transfer Station Tipping Fees for the City of Hiram at the rate of \$72.00 per ton.
5. Authorize the Chairman to enter into a Development Agreement with LGI HOMES-GEORGIA, LLC, in the amount of \$84,500.00, for participation in roadway improvements along Mt. Tabor Church Road to accommodate development traffic. Located in Post 1.
6. Adopt Job Classification for Assistant Director of Information Technology.
7. Accept the below list of streets for perpetual maintenance by the County:
Wild Timber / Phase 1
Pine Ridge Lane

Hummingbird Trail
Valley View Circle

Wild Timber / Phase II

Hummingbird Trail
Woodlands Place

Wild Timber / Phase III

Hummingbird Trail
Wildflower Trace

Motion: _____ By: _____ Second: _____
For: _____ Against: _____ Abstain: _____

OLD BUSINESS: None

NEW BUSINESS:

- 8. Action to adopt the IGA between the Paulding County Airport Authority and Paulding County, Georgia, and authorize the Chairman to sign and execute said IGA on behalf of the Board of Commissioners.

Motion: _____ By: _____ Second: _____
For: _____ Against: _____ Abstain: _____

- 9. Action to adopt Ordinance 23-07 adopting text amendment amending Title 1: Administration, Title 2: Zoning and Appendix of the Unified Development Ordinance for Paulding County, Georgia (UDO) and for other purposes.

Motion: _____ By: _____ Second: _____
For: _____ Against: _____ Abstain: _____

- 10. Action to approve a funding commitment with the Georgia Department of Transportation (GDOT) in the amount not to exceed \$1,143,000.00 for a single lane roundabout project located at the intersection of SR 61, Mt. Moriah Road and Rock Store Road. Funding will be from SPLOST. Located in Post 4.

Motion: _____ By: _____ Second: _____
For: _____ Against: _____ Abstain: _____

- 11. Action to authorize the Chairman to enter into an Agreement with the U.S. Department of Transportation to secure funding for a Safe Streets and Roads for All Safety Action Plan.

Motion: _____ By: _____ Second: _____
For: _____ Against: _____ Abstain: _____

- 12. Action to adopt Resolution 23-13 confirming Executive Session for the purpose of Personnel.

Motion: _____ By: _____ Second: _____
For: _____ Against: _____ Abstain: _____

- 13. Action to appoint the Chairman’s nomination of Taunia Stein to the position of Paulding County Fleet Maintenance Manager.

Motion: _____ By: _____ Second: _____
For: _____ Against: _____ Abstain: _____

**ITEMS FROM THE PAULDING COUNTY PLANNING COMMISSION MEETING
May 31, 2023**

13. **2023-06-Z:** Application by **JONATHAN JONES** requesting to rezone approximately 4.728 acres from B-1 (General Business) District to B-2 (Highway Business District) for a proposed commercial development. Property is located in Land Lot 1057; District 3; Section 3; north of Gullede Road and Old Cartersville Road. POST 4.

RECOMMENDATION FROM THE PLANNING COMMISSION: APPROVAL (3-0-1).

1. Owner/Developer agrees that the proposed mini-storage warehouse and parking facility will be the only B-2 District use allowed. Any new proposed business or land uses requiring the B-2 Zoning District would have to have Board of Commissioners approval through the rezoning process. All B-1 permitted uses would remain to be allowed on the site.
2. Owner/Developer agrees the site and development is subject to the Corridor Overlay District standards.
3. Owner/Developer agrees access to the development shall be determined during the plan review process.
4. Owner/Developer to donate sufficient right of way along property frontage to accommodate an 84’ right of way along Gullede Road (42’ from centerline).
5. Owner/Developer to provide interparcel access along Old Cartersville Road to parcels Parcel ID 083.2.2.039.0000 and Parcel ID 083.2.1.066.0000

Motion: _____ By: _____ Second: _____
For: _____ Against: _____ Abstain: _____

14. **2023-04-SUP:** Application by **JONATHAN JONES** requesting a Special Use Permit in concurrence with the 2023-06-Z commercial development rezoning to construct a self-storage facility with onsite parking. Property is located in Land Lot 1057; District 3; Section 3; north of Gullede Road and Old Cartersville Road. POST 4.

RECOMMENDATION FROM THE PLANNING COMMISSION: APPROVAL (3-0-1).

1. Owner/Developer agrees to operate gate hours only from 7:00 am to 10:00 pm.
2. Owner/Developer agrees the proposed buildings will meet Corridor Overlay architecture requirements including building elevations.
3. Owner/Developer agrees to install an eight foot (8 ft.) black vinyl chain-linked fence with safety wiring around the buildings and parking areas. Screening material is required on the fence along the daycare side.

Motion: _____ By: _____ Second: _____
For: _____ Against: _____ Abstain: _____

15. **2023-07-Z:** Application by **JONATHAN JONES** requesting to rezone 24.53 acres from R-2 (Suburban Residential District) to I-1 (Light Industrial) District (22.73 acres) and B-2 (Highway

Business) District (1.80 acres) for industrial and commercial uses including a convenience store. Property is located in Land Lot 232; District 19; Section 3; south west corner of Rockmart Hwy (US 278) and Goldmine Road intersection. Proposed project site address is 358 Goldmine Rd. POST 2.

RECOMMENDATION FROM THE PLANNING COMMISSION: APPROVAL (3-0-1).

1. Owner/Developer agrees access to the development shall be determined during the plan review process.
2. Owner/Developer to provide a traffic impact study for this development. Study parameters and assumptions to be agreed on by Paulding County DOT.
3. Owner/Developer agrees no billboard signs will be located on the site/property.

Motion: _____ By: _____ Second: _____
 For: _____ Against: _____ Abstain: _____

16. **2023-08-Z:** Application by **JONATHAN JONES** requesting to rezone 1.381 acres from R-2 (Suburban Residential) District to B-1 (General Business) District for the expansion of a previously zoned commercial property for the proposed development of a gas station. Property is located in Land Lot 1112; District 2; Section 3; south west corner of Ridge Road and Hiram Douglasville Highway (SR 92). Site address is 8328 Ridge Road. POST 3.

RECOMMENDATION FROM THE PLANNING COMMISSION: APPROVAL (3-0-1).

1. Owner/Developer agrees the site will be subject to and developed to Corridor Overlay District standards.
2. Owner/Developer agrees any full access driveway minimum distance from the intersection of Ridge Road and SR 92 shall be 660’ or as determined by the Paulding Department of Transportation during the Plan Review Process.
3. Owner/Developer to set back improvements to accommodate the County managed Ridge Road widening project at this location.
4. Owner/Developer agrees to install a 6 ft. black vinyl chain link fence with safety wiring and screening material along the southern property line.

Motion: _____ By: _____ Second: _____
 For: _____ Against: _____ Abstain: _____

17. **2023-09-Z:** Application by **JONATHAN JONES – ELITE ENGINEERING** requesting to rezone 1acre from R-2 (Suburban Residential) District to B-1 (General Business) District as an expansion of a previously zoned commercial property for the addition to an existing gas station. Property is located in Land Lot 1034; District 19; Section 3; north side of Buchanan Highway, east of Mulberry Rock Road and Buchanan Highway intersection. Site address is 9600 Buchanan Hwy. POST 2.

RECOMMENDATION FROM THE PLANNING COMMISSION: APPROVAL (3-0-1).

1. Owner/Developer agrees access to SR 120 to be determined during the plan review process subject to GDOT requirements.

Motion: _____ By: _____ Second: _____
For: _____ Against: _____ Abstain: _____

18. **2023-12-Z:** Application by **STANTON PORTER**, requesting to rezone 3.97 acres from R-2 (Suburban Residential) District to B-2 (Highway Business) District to develop a convenience store with gas pumps and retail commercial space. Property is located in Land Lots 976 & 969; District 2; Section 3; northeast corner of Hiram Douglasville Highway (SR 92) and Morningside Drive. (2883 & 2925 Hiram Douglasville Highway and 41 Morningside Drive). POST 3.

RECOMMENDATION FROM THE PLANNING COMMISSION: APPROVAL (3-0-1).

1. Owner/Developer agrees no billboard signs will be located on the site/property.
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 construction contractor on PI# 0007691 widening of SR 92(Hiram Douglasville Highway).
4. Owner/Developer agrees that any full access driveway shall be a minimum distance of 660', measured from radius to radius, from the intersection of Morningside Drive and SR 92.
5. Owner/Developer agrees that any right in/ right out driveway shall be a minimum distance of 330', measured from radius to radius, from the intersection of Morningside Drive and SR 92.
6. Owner/Developer agrees to provide a traffic impact study for this development. Study parameters and assumptions to be agreed on by Paulding County DOT.
7. Owner/Developer agrees to no Coin Operated Amusement Machines (COAM's).

Motion: _____ By: _____ Second: _____
For: _____ Against: _____ Abstain: _____

19. **2023-02-LUP:** Application by **TABITHA FARR** requesting a Land Use Permit on 5 acres within the R-2 (Suburban Residential) District to allow for an accessory structure to serve as a residential business providing professional counseling services. Property is located in Land Lot 986; District 2; Section 3; at the south west corner of the intersection of Davis Road and McClung Road, south of Rich Davis Road. (45 Davis Road). POST 3.

RECOMMENDATION FROM THE PLANNING COMMISSION: APPROVAL (3-0-1).

1. Owner/Developer agrees approval of this LUP is not transferable to another owner other than the current applicant.

Motion: _____ By: _____ Second: _____
For: _____ Against: _____ Abstain: _____

CONCLUSION OF REGULAR BUSINESS

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS: None

EXECUTIVE SESSION: None

ADJOURNMENT