



**PAULDING COUNTY BOARD OF COMMISSIONERS  
BOARD MEETING AGENDA  
May 09, 2023**

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

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

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

**COLORS:** North Paulding High School JROTC

**MINUTES:**

1. Action to adopt the April 25, 2023 Work Session Minutes and the April 25, 2023 Board Meeting Minutes.

Motion: \_\_\_\_\_ By: \_\_\_\_\_ Second: \_\_\_\_\_

For: \_\_\_\_\_ Against: \_\_\_\_\_ Abstain: \_\_\_\_\_

**ANNOUNCEMENTS:** None

**INVITED GUESTS:** None

**BID AWARDS:**

2. Action to award the purchase of a F-450 with Service Body to Hardy Ford in the amount of \$63,127.00.

Motion: \_\_\_\_\_ By: \_\_\_\_\_ Second: \_\_\_\_\_

For: \_\_\_\_\_ Against: \_\_\_\_\_ Abstain: \_\_\_\_\_

3. Action to award the purchase of a F-250 to Hardy Ford in the amount of \$52,003.00.

Motion: \_\_\_\_\_ By: \_\_\_\_\_ Second: \_\_\_\_\_

For: \_\_\_\_\_ Against: \_\_\_\_\_ Abstain: \_\_\_\_\_

4. Action to award the Taylor Farm Building Improvement and Renovation Project to Osprey Management through a Cooperative Agreement with Sourcewell in the amount of \$618,007.60. The project is located in Post 3 and will be funded by SPLOST and general funds.

Motion: \_\_\_\_\_ By: \_\_\_\_\_ Second: \_\_\_\_\_

For: \_\_\_\_\_ Against: \_\_\_\_\_ Abstain: \_\_\_\_\_

**REPORTS FROM COMMITTEES & DEPARTMENTS:** None

**PUBLIC PARTICIPATION ON AGENDA ITEMS:**

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

5. Adopt the job classification for an Assistant Director of Community Development.

- 6. Authorize the Chairman to enter into a Development Agreement with Tamarack Land – Serenity at Seven Hills, LLC, for the Serenity Subdivision. This project is located in Post 4.
- 7. Authorize the County Manager to approve payment in the amount of \$10,000.00 to the City of Dallas to establish sanitary sewer service for existing airport facilities.
- 8. Declare the attached listed item as surplus, and approve their disposal through auction or trade. (See attachment)

Motion: \_\_\_\_\_ By: \_\_\_\_\_ Second: \_\_\_\_\_  
 For: \_\_\_\_\_ Against: \_\_\_\_\_ Abstain: \_\_\_\_\_

**OLD BUSINESS:**           None

**NEW BUSINESS:**

- 9. Action to approve Change Order #3 for Magnum Construction in the amount of \$12,180.00 for sewer force main repair and additional grassing as part of the Mulberry Rock Park Phase 2 Construction Contract.

Motion: \_\_\_\_\_ By: \_\_\_\_\_ Second: \_\_\_\_\_  
 For: \_\_\_\_\_ Against: \_\_\_\_\_ Abstain: \_\_\_\_\_

- 10. Action to adopt Resolution 23- confirming Executive Session for the purpose of Pending and Potential Litigation.

Motion: \_\_\_\_\_ By: \_\_\_\_\_ Second: \_\_\_\_\_  
 For: \_\_\_\_\_ Against: \_\_\_\_\_ Abstain: \_\_\_\_\_

- 11. Approval of the Mutual Release and Compromise Agreement (or in a form substantially similar thereto) between Paulding County, Georgia; the Paulding County Airport Authority; Silver Comet Terminal Partners, LLC; and Silver Comet Partners wherein each party will release all existing and future claims between the parties stemming from the airport Lease Option letter agreement dated as of October 24, 2012 between the Authority and Silver Comet Partners, (ii) the Commercial Lease and Airport Use Agreement dated as of November 28, 2012 between the Airport Authority, Silver Comet Partners, and the Paulding County Industrial Building Authority, and (iii) the Bond Agreement dated as of October 2013 between the Airport Authority and Silver Comet Terminal Partners.

Motion: \_\_\_\_\_ By: \_\_\_\_\_ Second: \_\_\_\_\_  
 For: \_\_\_\_\_ Against: \_\_\_\_\_ Abstain: \_\_\_\_\_

**ITEMS FROM THE PAULDING COUNTY PLANNING  
 COMMISSION MEETING  
 April 25, 2023**

- 12. **2023-10-Z:** Application by **TURNSTONE GROUP / BRANDON BOWEN**, requesting to rezone 5.65 acres from R-2 (Suburban Residential) to B-2 (Highway Business) to develop a self-storage facility, which would include a three-story climate-controlled building and a one-story building. Property is located in Land Lot 354; District 2; Section 3; south of Bonnie Lane and Jimmy Campbell Pkwy (US 278) and east of Tucker Blvd. POST 2.

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

1. Owner/Developer agrees access to the development shall be determined during the plan review process, which shall include coordination with PDOT, GDOT and the City of Dallas.
2. Owner/Developer agrees to coordinate with the City of Dallas and the Paulding County Water System regarding public utilities including water and/or sewer services.
3. Owner/Developer agrees to no billboards on the property.
4. Owner/Developer agrees the proposed buildings will be consistent in their architecture with the building elevations submitted as part of this rezoning.
5. Owner/Developer agrees to install a six foot (6 ft.) black vinyl chain-linked fence around the buildings and parking areas.
6. Owner/Developer agrees any changes in B-2 (Highway Business) District permitted uses, must be approved by the Board of Commissioners through the rezoning process.

Motion: \_\_\_\_\_ By: \_\_\_\_\_ 2nd: \_\_\_\_\_  
 For: \_\_\_\_\_ against: \_\_\_\_\_ Abstain: \_\_\_\_\_

- 13. 2023-06-SUP:** Application by **TURNSTONE GROUP / BRANDON BOWEN**, requesting Special Use Permit concurrent with rezoning application 2023-10-Z to develop a self-storage facility and RV/Boat storage, which would include a three-story climate-controlled building and a one-story building with parking. Property is located in Land Lot 354; District 2; Section 3; south of Bonnie Lane and Jimmy Campbell Pkwy (US 278) and east of Tucker Blvd. POST 2.

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

1. Owner/Developer agrees to operate gate hours from 7:00 am to 10:00 pm.
2. Owner/Developer agrees the proposed buildings will be consistent in their architecture with the building elevations submitted as part of this rezoning.
3. Owner/Developer agrees to install a six foot (6 ft.) black vinyl chain-linked fence around the buildings and parking areas.

Motion: \_\_\_\_\_ By: \_\_\_\_\_ 2nd: \_\_\_\_\_  
 For: \_\_\_\_\_ against: \_\_\_\_\_ Abstain: \_\_\_\_\_

**CONCLUSION OF REGULAR BUSINESS**

**PUBLIC PARTICIPATION ON NON-AGENDA ITEMS:** None

**EXECUTIVE SESSION:** None

**ADJOURNMENT**