



**PAULDING COUNTY BOARD OF COMMISSIONERS
BOARD MEETING MINUTES
June 28, 2022**

Watson Government Complex
Second Floor – Board of Commissioners Meeting Room

CALL TO ORDER: Brian Stover, Chairman Pro-Tem

**INVOCATION
& PLEDGE:** Jayson Phillips, County Attorney

PRESENT: Brian Stover, Chairman Pro-Tem; Chairman Carmichael (Via Phone); Keith Dunn, Post I; Sandy Kaecher, Post II; Jayson Phillips, County Attorney; Frank Baker, County Manager; Rebecca Merideth, County Clerk

MINUTES:

1. Adopt the June 14, 2022 Work Session Minutes and the June 14, 2022 Board Meeting Minutes: Sandy Kaecher made a motion to adopt the June 14, 2022 Work Session Minutes and the June 14, 2022 Board Meeting Minutes, seconded by Keith Dunn. Voting Yea: Chairman Pro-Tem Brian Stover, Chairman Carmichael (Via Phone), Post I Keith Dunn, Post II Sandy Kaecher.

ANNOUNCEMENTS: None

INVITED GUESTS: None

BID AWARDS: None

REPORTS FROM COMMITTEES & DEPARTMENTS: None

PUBLIC PARTICIPATION ON AGENDA ITEMS:

CONSENT AGENDA: Sandy Kaecher made a motion to approve the following consent agenda items:

2. Authorize the Chairman to grant a temporary construction easement to Chattahoochee Technical College consisting of approximately 0.28 acres near Airport Parkway and adjacent to the Aviation Academy (TCSG-363, RPR No. 12519). (See Attachment "A")

3. Authorize the Chairman to sign a quit claim deed to exchange right of way along the relocated Gann Cemetery Road, Lane Cemetery Road, & Monroe Cole Road to Weatherstone LLC. (See Attachment "B")

Seconded by Chairman Carmichael (Via Phone). Voting Yea: Chairman Pro-Tem Brian Stover, Chairman Carmichael (Via Phone), Post I Keith Dunn, Post II Sandy Kaecher.

OLD BUSINESS: None

NEW BUSINESS:

4. Contract with KCI Technologies Inc. in the amount of \$145,677.77 for preliminary engineering design services for the Carter Road Trailhead Project:

Sandy Kaecher made a motion to authorize the Chairman to enter into a contract with KCI Technologies Inc. in the amount of \$145,677.77 for preliminary engineering design services for the Carter Road Trailhead Project. This project is funded through SPLOST and is in Post 2.

Seconded by Keith Dunn. Voting Yea: Chairman Pro-Tem Brian Stover, Chairman Carmichael (Via Phone), Post I Keith Dunn, Post II Sandy Kaecher. (On file in the Transportation Department)

5. Authorize the additional cost of the emergency gravity sewer line replacement under Highway 381 into Homestead Drive along with additional cost of extending the force main to Frey Road with Wade Coots Company in an amount not to exceed \$185,566.58:

Keith Dunn made a motion to authorize the additional cost of the emergency gravity sewer line replacement under Highway 381 into Homestead Drive along with additional cost of extending the force main to Frey Road with Wade Coots Company in an amount not to exceed \$185,566.58. This project is funded through the Renewal and Extension Funds and is in Post 1. Seconded by Chairman Carmichael (Via Phone). Voting Yea: Chairman Pro-Tem Brian Stover, Chairman Carmichael (Via Phone), Post I Keith Dunn, Post II Sandy Kaecher. (On file in the Water System Department)

6. *Contract with Heath & Lineback Engineers in the amount of \$147,387.74 for preliminary engineering design services for the roadway extension of Harmony Grove Church Road near Westbrook Creek:*

Brian Stover, Chairman Pro-Tem, made a motion to authorize the Chairman to enter into a contract with Heath & Lineback Engineers in the amount of \$147,387.74 for preliminary engineering design services for the roadway extension of Harmony Grove Church Road near Westbrook Creek. This project is funded through SPL OST and is in Post 4. Seconded by Sandy Kaecher. Voting Yea: Chairman Pro-Tem Brian Stover, Chairman Carmichael (Via Phone), Post I Keith Dunn, Post II Sandy Kaecher. (On file in the Transportation Department)

7. *Contract with American Tower to allow Paulding County to locate equipment on an existing tower:*

Brian Stover, Chairman Pro-Tem, made a motion to approve the Contract with American Tower to allow Paulding County to locate equipment on an existing tower, located in Post 4. Seconded by Sandy Kaecher. Voting Yea: Chairman Pro-Tem Brian Stover, Chairman Carmichael (Via Phone), Post I Keith Dunn, Post II Sandy Kaecher. (On file in the Finance Department)

8. *Extend the 2022 Asphalt Contract I with C.W. Matthews Contracting Company, Inc. in the amount of \$252,121.80 for additional subdivision street paving:*

Keith Dunn made a motion to authorize the Chairman to extend the 2022 Asphalt Contract I with C.W. Matthews Contracting Company, Inc. in the amount of \$252,121.80 for additional subdivision street paving. This project is funded through Project Improvement Fees and SPL OST. Seconded by Sandy Kaecher. Voting Yea: Chairman Pro-Tem Brian Stover, Chairman Carmichael (Via Phone), Post I Keith Dunn, Post II Sandy Kaecher. (On file in the Transportation Department)

ITEMS FROM THE 2:00 PM PLANNING COMMISSION

2022-15-Z: Brian Stover, Chairman Pro-Tem, made a motion to approve with six (6) stipulations application by **JONATHAN JONES**, requesting to rezone 24.066 acres from R-2 (Suburban Residential) to R-3 (Sewered Suburban Residential) for the development of a 32 lot residential subdivision. Property is located in Land Lots 1209 & 1240; District 3; Section 3, on the north side of Old Cartersville Road, across from Saddle Brooke Drive (1933 Old Cartersville Road). POST 4, seconded by Keith Dunn. Voting Yea: Chairman Pro-Tem Brian Stover, Chairman Carmichael (Via Phone), Post I Keith Dunn, Post II Sandy Kaecher.

RECOMMENDATION BY PLANNING COMMISSION: APPROVAL (4-0-1).

1. Owner/Developer shall submit detailed landscaping plans prepared by a registered design professional for entrances, amenity, and required buffer areas for review/approval by the Planning and Zoning Division during the Plan Review Process. Public access to County maintained detention/retention areas located on the site shall not be permitted. Design of such facilities shall incorporate measures to ensure public safety. This stipulation will not apply to privately owned and maintained detention/retention areas.
2. Owner/Developer agrees access to the development shall be determined during the plan review process.
3. 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.
4. Owner/Developer agrees to relocate water and/or sewer lines out from under any proposed acceleration/deceleration lanes if required.

5. Owner/Developer acknowledges that property is within the City of Dallas Sewer Service Area.
6. Owner/Developer agrees the proposed single-family residential subdivision development shall not be a residential build to rent community.

2022-18-Z: Sandy Kaeher made a motion to approve with five (5) stipulations application by **TIMOTHY K COLEMAN** requesting to rezone 3.005 acres from B-1 (General Business) to B-2 (Highway Business) while concurrently seeking a SUP (special use permit) to construct a self-storage facility. Property is located in Land Lots 267 & 268; District 19; Section 3; east side of Highway 101 North and south side of Runnell Road. 6148 Highway 101 North). POST 2, seconded by Keith Dunn. Voting Yea: Chairman Pro-Tem Brian Stover, Chairman Carmichael (Via Phone), Post I Keith Dunn, Post II Sandy Kaeher.

RECOMMENDATION BY PLANNING COMMISSION: APPROVAL (4-0-1).

1. Owner/Developer shall set back improvements to accommodate the project limits and impacts of Paulding County D.O.T. Project PR-SR 101 (947)(147)(146)-1 into the development plans and utilize that information for development design.
2. Owner/Developer agrees access to the development shall be determined during the plan review process.
3. Owner/Developer agrees access to SR 101 to be determined during the plan review process subject to GDOT requirements.
4. Owner/Developer agrees to relocate water lines out from under any proposed acceleration/deceleration lanes if required.
5. Owner/Developer agrees to this specific B-2 use for the site and to B-1 permitted uses only.

2022-03-SUP: Sandy Kaeher made a motion to approve with six (6) stipulations application by **TIMOTHY K COLEMAN** requesting a SUP (special use permit) to construct a self-storage facility to include boat and RV storage. Property is located in Land Lots 267 & 268; District 19; Section 3; east side of Highway 101 North and south side of Runnell Road. (6148 Highway 101 North). POST 2, seconded by Brian Stover, Chairman Pro-Tem. Voting Yea: Chairman Pro-Tem Brian Stover, Chairman Carmichael (Via Phone), Post I Keith Dunn, Post II Sandy Kaeher.

RECOMMENDATION BY PLANNING COMMISSION: APPROVAL (4-0-1).

1. Owner/Developer agrees to building wall lighting (packs) and any other lighting shall comply with the Corridor Overlay District requirements.
2. Owner/Developer agrees to operate gate hours from 6:00 am to 10:00 pm.
3. Owner/Developer shall set back improvements to accommodate the project limits and impacts of Paulding County D.O.T. project PR-SR 101 (947)(147)(146)-1 into the development plans and utilize that information for development design.
4. Owner/Developer agrees access to the development shall be determined during the plan review process.
5. Owner/Developer agrees access to SR 101 to be determined during the plan review process subject to GDOT requirements.
6. Owner/Developer agrees to relocate water lines out from under any proposed acceleration/deceleration lanes if required.

2022-19-Z: Sandy Kaeher made a motion to approve with four (4) stipulations application by **ARPIT REALTY, LLC** requesting to rezone 6.67 acres from R-2 (Suburban Residential) to B-1 (General Business) for the purposes of expanding a gas/convenience service station. Property is located in Land Lot 1034; District 19; Section 3; north east side of Buchanan Highway (SR 120) and Highway 101 the intersection. POST 2, seconded by Chairman Carmichael (Via Phone). Voting

Yea: Chairman Pro-Tem Brian Stover, Chairman Carmichael (Via Phone), Post I Keith Dunn, Post II Sandy Kaecher.

RECOMMENDATION BY PLANNING COMMISSION: APPROVAL (4-0-1).

1. Owner/Developer shall set back improvements to accommodate the project limits and impacts of Paulding County D.O.T. project PR-SR 101 (120) into the development plans and utilize that information for development design.
2. Owner/Developer agrees access to SR 120 to be determined during the plan review process subject to GDOT requirements.
3. Owner/Developer agrees to provide a traffic impact study for this development. Study parameters and assumptions to be agreed on by Paulding County D.O.T.
4. Owner/Developer agrees to relocate water lines out from under any proposed acceleration/deceleration lanes if required.

2022-20-Z: Brian Stover, Chairman Pro-Tem, made a motion to approve with one (1) stipulation application by **CHRIS BARFIELD**, requesting to rezone 3.06 acres from A-1 (Agricultural) to R-2 (Suburban Residential) to bring into zoning compliance and build a single-family home. Property is located in Land Lots 685 and 756; District 18; Section 3; west side of Lee Road, north of Braswell Mountain Road. POST 4, seconded by Keith Dunn. Voting Yea: Chairman Pro-Tem Brian Stover, Chairman Carmichael (Via Phone), Post I Keith Dunn, Post II Sandy Kaecher.

RECOMMENDATION BY PLANNING COMMISSION: APPROVAL (4-0-1).

1. Owner/Developer agrees to work with Paulding County D.O.T. on providing a 50 foot right of way along their property frontage on Lee Road (25' from centerline).

CONCLUSION OF REGULAR BUSINESS

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS:


Mr. Tim Suddreth spoke to the Board of Commissioners regarding his concerns of the current voting machines.

EXECUTIVE SESSION: None

Chairman Pro-Tem Stover wished everyone a safe and happy Fourth of July Holiday.

ADJOURNMENT: Sandy Kaecher made a motion to adjourn, seconded by Keith Dunn. Voting Yea: Chairman Pro-Tem Brian Stover, Chairman Carmichael (Via Phone), Post I Keith Dunn, Post II Sandy Kaecher.


Rebecca Merideth, County Clerk


Brian Stover, Chairman Pro-Tem