



**PAULDING COUNTY BOARD OF COMMISSIONERS  
BOARD MEETING MINUTES  
May 25, 2021**

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

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

**INVOCATION:** Sandy Kaecher, Post II Commissioner

**PLEDGE:** Presentation of Colors by Scouts BSA Troop 773G

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

**MINUTES:**

**1. Action to adopt the May 11, 2021 Work Session Minutes and the May 11, 2021 Board Meeting Minutes.**

Brian Stover made a motion to adopt the May 11, 2021 Work Session Minutes and the May 11, 2021 Board Meeting Minutes, seconded by Sandy Kaecher. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover.

**ANNOUNCEMENTS:** None

**INVITED GUESTS:** None

**BID AWARDS:**

**2. Award the purchase of replacement computers to the lowest responsible bidder, CDW-G in the amount of \$223,622.70.**

Sandy Kaecher made a motion to award the purchase of replacement computers to the lowest responsible bidder, CDW-G in the amount of \$223,622.70, seconded by Chuck Hart. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover. (On file in Finance Department)

**3. Award a Contract to DAF Concrete, Inc. for the Annual Paving and Concrete Work Contract providing services including paving, concrete work and landscaping services over the next 12 months at a unit cost not to exceed \$585,650.00.**

Brian Stover made a motion to award a Contract to DAF Concrete, Inc. for the Annual Paving and Concrete Work Contract providing services including paving, concrete work and landscaping services over the next 12 months at a unit cost not to exceed \$585,650.00, seconded by Keith Dunn. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post II Chuck Hart, Post IV Brian Stover. (On file in Finance Department)

**REPORTS FROM COMMITTEES & DEPARTMENTS:** None

**PUBLIC PARTICIPATION ON AGENDA ITEMS:** None

**CONSENT AGENDA:** Chuck Hart made a motion to approve the following consent agenda items:

- 4. Adopt Water System job classification for Capital Projects Inspections Specialist.**
- 5. Adopt Resolution 20-11, A Resolution of Paulding County, Georgia to adopt the 2021 Amendment to the Joint Comprehensive Plan for Paulding County. (See Attachment "A")**
- 6. Adopt the revised job description and reclassification of the Senior Administrative Assistant to the BOC Chair.**



7. *Sgt. Ted Carpenter is retiring from the Sheriff's Office on May 31, 2021; the policy to retire a service pistol to a Deputy has been met by Sgt. Carpenter. The Sheriff's Office request to retire Sgt. Carpenter's Glock Pistol.*

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

**NEW BUSINESS:**

8. *Adopt Resolution 21-12, imposing a 180-day Moratorium on single family residential build to rent land use activities.*  
Brian Stover made a motion to adopt Resolution 21-12, imposing a 180-day Moratorium on single family residential build to rent land use activities, seconded by Keith Dunn. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post II Chuck Hart, Post IV Brian Stover. (See Attachment "B")

9. *Adopt Resolution 21-13 confirming Executive Session for the purposes of Real Estate.*  
Sandy Kaecher made a motion to adopt Resolution 21-13 confirming Executive Session for the purposes of Real Estate, seconded by Brian Stover. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover. (See Attachment "C")

10. *Approve a Lease Renewal with the Georgia Department of Family and Children's Services (DFCS) for its current office at 1387 Industrial Boulevard North.*  
Brian Stover made a motion to approve a Lease Renewal with the Georgia Department of Family and Children's Services (DFCS) for its current office at 1387 Industrial Boulevard North, seconded by Chuck Hart. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post II Chuck Hart, Post IV Brian Stover. (On file in the County Clerk's Office)

**OLD BUSINESS:** None

**ITEM FROM THE 2:00 PM PLANNING AND ZONING COMMISSION:**

11. **2020-22-Z:** Brian Stover made a motion to approve with one (1) stipulation application by **DUSAN (DAN) DJORDJEVICH**, requesting to rezone 11.56 acres from R-2 (Suburban Residential) to A-1 (Agricultural) for a small hobby farm and agricultural purposes. Property is located in Land Lots 728 and 785; District 3; Section 3; on the east side of Cartersville Highway (SR 61) and south of Dabbs Bridge Rd at 6140 Cartersville Hwy. Post 4 seconded by Sandy Kaecher. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover.

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

1. Owner/Applicant agrees to no swine facilities, structures or uses on the property.

12. **2021-03-SUP:** Chuck Hart made a motion to approve with four (4) stipulations application by **CYNGUS GA, LLC / ANDY CUMMINGS**, requesting a Special Use Permit on 8.26 acres zoned B-2 (Highway Business) for a paid parking storage lot with up to 122 parking spaces. Property is located in Land Lot 543; District 2; Section 3; on the east side of Hiram-Acworth Highway, north of US 278. Post 3 seconded by Chairman Carmichael. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover.

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

1. Owner/Developer agrees to install a 50 ft. planted buffer along the Hiram-Acworth Highway frontage to adequately screen the parking facility.
2. Owner/Developer agrees access to the development must be permitted through the Georgia Department of Transportation (GDOT).
3. Owner/Developer agrees to coordinate with the Georgia Department of Transportation (GDOT) on proposed widening on SR 92 (Hiram Acworth Highway).
4. Owner/Developer agrees to limit the number of rental parking spaces to 122 as proposed on the zoning concept plan.



- 13. 2021-09-Z:** Chuck Hart made a motion to approve with eight (8) stipulations application by **METRODERM, P.C.**, requesting to rezone 2.17 acres from R-2 (Suburban Residential) to B-2 (Highway Business) to develop a 30,000 sq. ft. medical office building. Property is located in Land Lot 476; District 2; Section 3; on the west side of Breezy Valley Rd; south of US 278. Post 3 seconded by Brian Stover. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover.

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

1. Owner/Developer to no billboards be permitted on the site.
2. Owner/Developer agrees the development of the site will conform to the Corridor Overlay District.
3. Owner/Developer agrees access to the development shall be determined during the plan review process.
4. Owner/Developer agrees the development will need to be set back to accommodate easements required for the Breezy Valley Road roadway realignment project.
5. Owner/Developer agrees to enter into a Development Agreement with PCDOT for off-site roadway improvements along Breezy Valley Road needed to accommodate development traffic.
6. Owner/Developer acknowledges Paulding County does not guarantee water service above an elevation of 1130 MSL.
7. Owner/Developer acknowledges this property is within the mandatory Coppermine Sewer Service Basin.
8. Owner/Developer acknowledges that sewer availability is not expressly implied as a result of zoning.
- 14. 2021-10-Z:** Keith Dunn made a motion to approve with five (5) stipulations application by **NEAL CRAIG RAINWATER**, requesting to rezone approximately 1 acre from R-2 (Suburban Residential) to B-2 (Highway Business) to construct a 2,500 sq. ft. warehouse in association with the adjacent existing business. Property is located in Land Lot 253; District 2; Section 3; on the eastside of Hiram-Acworth Highway (SR 92) and south of Charles Hardy Parkway (SR 120). Post 1 seconded by Sandy Kaecher. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover.

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

1. Owner/Developer shall submit detailed landscaping plans prepared by a registered design professional for the proposed entrance for review/approval by the Planning and Zoning Division during the Plan Review Process.
2. Owner/Developer agrees proposed access to the development must be permitted through GDOT.
3. Owner/Developer agrees to coordinate with the Georgia Department of Transportation (GDOT) on proposed widening of SR 92 (Hiram Acworth Highway)
4. Owner/Developer acknowledges this property is within the mandatory Coppermine Sewer Service Basin.
5. Owner/Developer acknowledges that sewer availability is not expressly implied as a result of zoning.
- 15. 2021-11-Z:** Sandy Kaecher made a motion to approve application by **DAVID W. & CATHERINE L. WILEY**, requesting to rezone approximately 10.48 acres (four tracts) from A-1 (Agricultural) to R-2 (Suburban Residential) to be in zoning conformance and sell as residential. Property is located in Land Lots 956 and 1005; District 19; Section 3; on the west side of Billy Bullock Rd and south of Buchanan Highway (SR 120). Post 2 seconded by Chairman Carmichael. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover.

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

16. Brian Stover made a motion to adopt **Ordinance 2021-04**, Zoning Ordinance Text Amendment: Text amendment of the Paulding County Zoning Ordinance (2003-as amended) to Article VIII, seconded by Chuck Hart. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover. (See Attachment "D")

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

**CONCLUSION OF REGULAR BUSINESS**

**PUBLIC PARTICIPATION ON NON-AGENDA ITEMS:**

Mr. Mike Howell Re: Paulding County Animal Control; **Mr. Howell was not present to speak on this item.**

**EXECUTIVE SESSION:** None

**Chairman Carmichael** shared the good news of Commission Kaecher getting a great report from her Oncologist.

**Sandy Kaecher** invited everyone to participate in the Super Hero parade at Paulding Wellstar for all cancer survivors.

**Keith Dunn** wished everyone a good and safe Memorial Day weekend.

**ADJOURNMENT:** Sandy Kaecher made a motion to adjourn, seconded by Brian Stover. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post II Chuck Hart, Post IV Brian Stover.



Rebecca Merideth, County Clerk



David L. Carmichael, Chairman