



**PAULDING COUNTY BOARD OF COMMISSIONERS  
BOARD MEETING MINUTES  
May 28, 2020**

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

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

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

**PRESENT:**

Chairman David Carmichael; Post I Ron Davis; Post II Sandy Kaecher; Post III Chuck Hart; Post IV Brian Stover; County Attorney Jayson Phillips; County Administrator Frank Baker; County Clerk Rebecca Merideth

**MINUTES:**

**1. Approve the May 11, 2020, Called Meeting Minutes.**

Motion made by Post II Sandy Kaecher, Seconded by Post IV Brian Stover.

Voting Yea: Chairman Carmichael, Post I Ron Davis, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover

**ANNOUNCEMENTS:** None

**INVITED GUESTS:** None

**BID AWARDS:**

**2. Construction of the detour and the replacement of two culverts on Swan Drive over Davis Mill Creek and Davis Mill Creek Tributary to the low bidder, Summit Construction and Development, LLC, in the amount of \$548,278.75. Post 3**

Motion made by Post III Chuck Hart, Seconded by Post I Ron Davis.

Voting Yea: Chairman Carmichael, Post I Ron Davis, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover (On file in the Transportation Department)

**REPORTS FROM COMMITTEES & DEPARTMENTS:** None

**PUBLIC PARTICIPATION ON AGENDA ITEMS:**

Brenda Randle spoke regarding Rezoning application 2020-05-Z. Ms. Randle stated she was concerned regarding the 40 foot buffer and the timbering of the property and her horses.

Stacy Shead spoke regarding Rezoning Application 2020-05-Z. Ms. Shead stated she would like for a stipulation to be added for the business traffic to only use the business entrance.

**CONSENT AGENDA:** Ron Davis made the motion to approve the following consent agenda items:

**3. Action to approve the renaming of a portion of Chestnut Drive to Chester Harris Drive North. Post 4 (On file in the Transportation Department)**

**4. Declare the following eleven items listed as surplus, and approve their disposal through auction or trade:**

<u>Dept.</u>	<u>Item</u>	<u>Make/Model</u>	<u>Serial #</u>
Sheriff	SWAT Truck Unit 2	1996 Ford LGT	IFDLF47F1TEB053695369
Sheriff	Car Unit 22	2006 Ford CV	1FAFP71WX6X130806
DOT	Unit 131	1996 JD 410D	T0410DB823316
DOT	Unit 132	2002 Ftrliner FL70	1FVABUCS12HJ54342
DOT	Unit 141	1999 Broce Broom	89526
DOT	Unit 143	1987 JD 670B	T06414T150616
DOT	Unit 161	1992 Hyster 530	167N
DOT	Unit 175	1997 NH LX865	98672

Motion made by Post I Ron Davis, Seconded by Post II Sandy Kaecher.

Voting Yea: Chairman Carmichael, Post I Ron Davis, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover.

**OLD BUSINESS:** None

**NEW BUSINESS:**

- 5. **Supplemental Agreement with Heath & Lineback Engineers, Inc. in the amount of \$83,816.67. Post 3**  
 Motion made by Post III Chuck Hart, Seconded by Post IV Brian Stover.  
 Voting Yea: Chairman Carmichael, Post I Ron Davis, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover
  
- 6. **Accept the following subdivision streets for perpetual maintenance by the County : White Creek Phase 2 A: Woodward Drive; White Creek Loop; White Creek Drive; Holly Court. Post 2.**  
 Motion to accept the streets made by Post II Sandy Kaecher, Seconded by Post I Ron Davis.  
 Voting Yea: Chairman Carmichael, Post I Ron Davis, Post II Sandy Kaecher, Post III Chuck Hart  
 Voting Abstaining: Post IV Brian Stover
  
- 7. **Service Agreement with Datamatx to print Water and Sewer invoices.**  
 Motion made by Post IV Brian Stover, Seconded by Post I Ron Davis.  
 Voting Yea: Chairman Carmichael, Post I Ron Davis, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover (On file in the Finance Department)

**ITEMS FROM THE 2:00 PM PLANNING & ZONING COMMISSION:**

- 8. **2020-02-LUP:** Application by **JARED YORK** for a Land Use Permit to operate a Rural Business (Truck / Auto Repair) in an R-2 (Suburban Residential District) on a 4.79 acre property. Property is located in Land Lot 864; District 2; Section 3; on the south side of Buchanan Highway (SR 120), east of White Oak Cemetery Road. (4585 Buchanan Highway). POST 2

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

- 1. Owner/Applicant agrees approval of this LUP is not transferable to another owner other than the current property owner/applicant.
- 2. Owner/Applicant agrees to limit material deliveries to the site to a maximum of two (2) per day with the delivery vehicle being no larger than a double-axle van/box truck. (Tractor trailers are prohibited).
- 3. Owner/Applicant agrees to no storage of junk vehicles and/or parts.
- 4. Owner/Applicant agrees to install a planted buffer along the western property line for screening purposes.

Motion to approve with four (4) stipulations made by Post II Sandy Kaecher, Seconded by Post III Chuck Hart. Voting Yea: Chairman Carmichael, Post I Ron Davis, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover.

- 9. **2020-02-SUP:** Application by **JAMES D. AND CHRISTINA L. DEFOOR** for a Special Use Permit to operate a wedding/event venue in an R-2 (Suburban Residential District). The property is approximately 22.492 in area. The property is located in Land Lots 17 and 18; District 1; Section 3 and Land Lot 1252; District 19; Section 3 on the west side of McBrayer Road and north of Weaver Road. (902 McBrayer Road) POST 2

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

- 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 wedding/reception business.
- 3. Owner/Applicant agrees the development and construction of the pavilion is subject to the County's Plan Review Process include site and building development.
- 4. Owner/Applicant agrees any expansion and/or addition of new buildings / facilities would require an amended Special Use Permit.

5. Owner/Applicant agrees to low or boxed/shielded out-side lighting.
6. Owner/Applicant agrees to a maximum of 12 events per month with hours of operation during the day time (8 am to 11pm).
7. Owner/Applicant agrees to submit an engineered dry hydrant detail with the required civil drawing/sit plan for approval prior to construction/building permits.
8. Owner/Applicant agrees the proposed pavilion/building will remain under the occupant load which would require an approved sprinkler system. (County water is not available)

Motion to approve with eight (8) stipulations made by Post II Sandy Kaecher, Seconded by Post IV Brian Stover. Voting Yea: Chairman Carmichael, Post I Ron Davis, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover.

**10. 2020-05-Z:** Application by **RICHARD MARTIN** to rezone approx. 12.8 acres from A-1 (Agricultural) to B-2 (Highway Business) to construct a Self-Storage facility. The property is located in Land Lots 103 and 114; District 2; Section 3; on the south side of East Paulding Dr. and east of Mt. Tabor Church Rd. POST 1

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

1. Owner/Developer agrees no billboards will be located on the site.
2. Owner/Developer agrees access to the development shall be determined during the plan review process.
3. Owner/Developer agrees to provide 120' R.O.W along East Paulding Drive (60' from each side of centerline of the road).
4. Owner/Developer agrees the site is subject to the Highway Corridor Overlay District Standards
5. Owner/Developer acknowledges this property is within the mandatory Coppermine Sewer Basin.
6. Owner/Developer acknowledges that sewer availability is not expressly implied as a result of zoning.
7. Owner/Developer agrees to relocate water and sewer mains out from under acceleration/deceleration lanes, if required.

Motion to approve with seven (7) stipulations made by Post I Ron Davis, Seconded by Post II Sandy Kaecher.

The Commissioners discussed this item and asked questions of the staff and the applicant regarding the entrance of the building and adjacent driveway.

Ron Davis made a motion to amend his original motion to make a motion to approve with eight (8) stipulations adding the following as read:

8. Owner/Developer agrees to use the existing commercial drive for the business and not the adjoining drive subject to Transportation Department approval during the plan review process.

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

**11. 2020-04-SUP:** Application by **RICHARD MARTIN** for a Special Use Permit to construct a Self-Storage facility. The property is located on Land Lots 103 and 114; District 2; Section 3; on the south side of East Paulding Dr. and east of Mt. Tabor Church Rd. POST 1

RECOMMENDATION FROM THE PLANNING COMMISSION: APPROVAL/DENIAL (0-0-0).

1. Owner/Developer agrees to building wall lighting (packs) and no pole lights.
2. Owner/Developer agrees to operate gate hours from 6:00 am to 10:00 pm.

3. Owner/Developer agrees to no outside parking or storage

Motion to approve with three (3) stipulations made by Post I Ron Davis, Seconded by Post II Sandy Kaecher. Voting Yea: Chairman Carmichael, Post I Ron Davis, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover

**CONCLUSION OF REGULAR BUSINESS**

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

**EXECUTIVE SESSION:** None

**ADJOURNMENT:**

Motion made by Post III Chuck Hart, Seconded by Post I Ron Davis.

Voting Yea: Chairman Carmichael, Post I Ron Davis, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover

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Rebecca Merideth, County Clerk

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David L. Carmichael, Chairman