



PAULDING COUNTY BOARD OF COMMISSIONERS  
BOARD MEETING MINUTES  
June 13, 2023

Watson Government Complex  
Second Floor – Board of Commissioners Meeting Room

CALL TO ORDER: David L. Carnichael, Chairman

INVOCATION & PLEDGE: Jayson Phillips, County Attorney

PRESENT: David L. Carnichael, Chairman; Keith Dunn, Post 1; Sandy Kaecher, Post II; Virginia Galloway, Post III; Brian Stover, Post IV; Jayson Phillips, County Attorney; Frank Baker, County Manager; Rebecca Merideth, County Clerk.

MINUTES:

1. *Adopt the May 23, 2023 Work Session Minutes and the May 23, 2023 Board Meeting Minutes:* Sandy Kaecher made a motion to adopt the May 23, 2023 Work Session Minutes and the May 23, 2023 Board Meeting Minutes. Seconded by Brian Stover. Voting Yea: Chairman Carnichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover.

ANNOUNCEMENTS: None

INVITED GUESTS: None

BID AWARDS: None

REPORTS FROM COMMITTEES & DEPARTMENTS: None

PUBLIC PARTICIPATION ON AGENDA ITEMS: None

CONSENT AGENDA: Brian Stover made a motion 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. (Attachment "A")*
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. (On file in the Transportation Department)*
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 I
- Pine Ridge Lane
- Hummingbird Trail
- Valley View Circle
- Wild Timber / Phase II
- Hummingbird Trail
- Woodlands Place
- Wild Timber / Phase III



*Hummingbird Trail  
Wildflower Trace*

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

**OLD BUSINESS:** None

**NEW BUSINESS:**

**8. 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:**

*Commissioners:*

Sandy Kaecher made a motion 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. Seconded by Chairman Carmichael. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (Attachment "B")

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

Keith Dunn made a motion to adopt Ordinance 23-07 adopting text amending Title 1: Administration, Title 2: Zoning and Appendix of the Unified Development Ordinance for Paulding County, Georgia (UDO) and for other purposes. Seconded by Brian Stover. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (Attachment "C")

**10. 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:**

Brian Stover made a motion 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. Seconded by Sandy Kaecher. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (On file in the Transportation Department)

**11. Agreement with the U.S. Department of Transportation to secure funding for a Safe Streets and Roads for All Safety Action Plan:**

Keith Dunn made a motion 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. Seconded by Virginia Galloway. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (On file in the Transportation Department)

**12. Resolution 23-13 confirming Executive Session for the purpose of Personnel:**

Brian Stover made a motion to adopt Resolution 23-13 confirming Executive Session for the purpose of Personnel. Seconded by Keith Dunn. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (Attachment "D")

**13. Appoint the Chairman's nomination of Taunia Stein to the position of Paulding County Fleet Maintenance Manager:**

Brian Stover made a motion to appoint the Chairman's nomination of Taunia Stein to the position of Paulding County Fleet Maintenance Manager. Seconded by Virginia Galloway. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover.

**ITEMS FROM THE PAULDING COUNTY PLANNING COMMISSION MEETING**

**May 31, 2023**

**14. 2023-06-Z:** Brian Stover made a motion to approve with five (5) stipulations application by JONATHAN JONES requesting to rezone approximately 4.728acres 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 Gullledge Road and Old Cartersville Road. POST 4. Seconded by Keith Dunn. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover.

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 Gullledge 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

**15. 2023-04-SUP:** Brian Stover made a motion to approve with three (3) stipulations 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 Gullledge Road and Old Cartersville Road. POST 4. Seconded by Keith Dunn. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover.

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.

**16. 2023-07-Z:** Sandy Kaecher made a motion to approve with three (3) stipulations 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. Seconded by Brian Stover. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover.

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.

**17. 2023-08-Z:** Virginia Galloway made a motion to approve with four (4) stipulations 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. Seconded by Brian Stover. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover.

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.

**18. 2023-09-Z:** Sandy Kaecher made a motion to approve with one (1) stipulation application by **JONATHAN JONES – ELITE ENGINEERING** requesting to rezone 1 acre 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. Seconded by Virginia Galloway. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover.

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.

**19. 2023-12-Z:** Virginia Galloway made a motion to approve with seven (7) stipulations 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. Seconded by Sandy Kaecher. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover.

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).

**20. 2023-02-LUP:** Virginia Galloway made a motion to approve with one (1) stipulation 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. Seconded by Sandy Kaecher. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover.

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.

**CONCLUSION OF REGULAR BUSINESS**

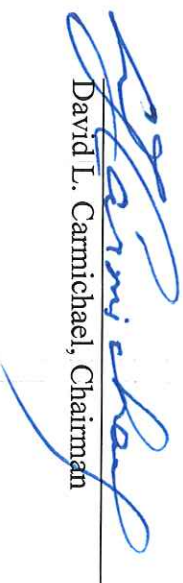
**PUBLIC PARTICIPATION ON NON-AGENDA ITEMS:** None

**Commissioner Sandy Kaecher** announced that Friday, June 16, 2023 was Commissioner Brian Stover's Birthday and wished him a Happy Birthday.

**EXECUTIVE SESSION:** None

**ADJOURNMENT:** Brian Stover made a motion to adjourn. Seconded by Chairman Carmichael. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover.

  
Rebecca Merideth, County Clerk

  
David L. Carmichael, Chairman