

**PAULDING COUNTY BOARD OF COMMISSIONERS
JULY 23, 2019
BOARD MEETING MINUTES**

CALL TO ORDER: David L. Carmichael, Chairman

INVOCATION & PLEDGE: Commissioner Chuck Hart, Post III

PRESENT: David L. Carmichael, Chairman; Ron Davis, 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: Brian Stover made a motion to adopt the July 9, 2019, Work Session Minutes, and the July 9, 2019, Board Meeting Minutes, seconded by Chuck Hart; motion carried unanimously.

ANNOUNCEMENTS: None

INVITED GUESTS: None

BID AWARDS:

Award the purchase of in-car camera system to Watch Guard in the amount of \$493,865:

Sandy Kaecher made a motion to award the purchase of in-car camera system to Watch Guard in the amount of \$493,865. Seconded by Ron Davis; motion carried unanimously. (On file in the Finance Department)

Award the contract to construct a deceleration lane on Macland Road to the lowest bidder, Kennedy & Tillman LLC in the amount of \$141,588.30:

Ron Davis made a motion to award the contract to construct a deceleration lane on Macland Road to the lowest bidder, Kennedy & Tillman LLC in the amount of \$141,588.30. Seconded by Chuck Hart; motion carried unanimously. (On file in the Finance Department)

REPORTS FROM COMMITTEES & DEPARTMENTS: None

PUBLIC PARTICIPATION ON AGENDA ITEMS: None

CONSENT AGENDA: Brian Stover made a motion to approve the one (1) consent agenda item:

1. Appoint Kimberly Freedman to the Paulding County Library Board for a three-year term, term running from July 1, 2019 to June 30, 2022.

Seconded by Chairman Carmichael; motion carried unanimously.

OLD BUSINESS: None

NEW BUSINESS:

Extend the terms of engagement initially set up in March and approve a contract with the law firm of Bentley, Bentley & Bentley not to exceed \$150,000:

Brian Stover made a motion to extend the terms of engagement initially set up in March and approve a contract with the law firm of Bentley, Bentley & Bentley not to exceed \$150,000. Seconded by Sandy Kaecher; motion carried unanimously. (See Attachment "A")

Adopt Ordinance 19-03 adopting amendments to the Code of Ordinances for Paulding County, Georgia Chapter 18 "Buildings and Building Regulations" and Chapter 58, Article IV "Fire Protection and Prevention":

Chuck Hart made a motion to adopt Ordinance 19-03 adopting amendments to the Code of Ordinances for Paulding County, Georgia Chapter 18 "Buildings and Building Regulations" and Chapter 58, Article IV "Fire Protection and Prevention". Seconded by Brian Stover; motion carried unanimously. (See Attachment "B")

Consider resuming consideration of the application of Rezoning Case 2007-04-Z for the August 27, 2019 meeting at 10:00 am and direct staff to prepare and submit the required legal advertisements:

Sandy Kaecher made a motion to consider resuming consideration of the application of Rezoning Case 2007-04-Z for the August 27, 2019 meeting at 10:00 am and direct staff to prepare and submit the required legal advertisements. Seconded by Chuck Hart; motion carried unanimously.

Approve an allotment request in the amount of \$90,000 for the completion of the 2018 Subdivision Resurfacing Project:

Brian Stover made a motion to approve an allotment request in the amount of \$90,000 for the completion of the 2018 Subdivision Resurfacing Project. Seconded by Ron Davis; motion carried unanimously. (On file in the Transportation Department)

Resolution 19-17 confirming Executive Session for the purpose of Real Estate:

Ron Davis made a motion to adopt Resolution 19-17 confirming Executive Session for the purpose of Real Estate. Seconded by Brian Stover; motion carried unanimously. (See Attachment "C")

**PAULDING COUNTY PLANNING COMMISSION MEETING
PLANNING COMMISSION RECOMMENDATIONS
JULY 23, 2019**

Sandy Kaecher made a motion to approve with one (1) stipulation **2019-05-Z:** Application by AUBREY TYSON to rezone approximately 1 acre from A-1 (Agricultural) to R-2 (Suburban Residential) for the purposes of selling in-laws a lot for the construction of single-family dwelling. Property is located in Land Lots 1007, 1024 and 1025; District 19; Section 3; east side of Billy Bullock Road, south of Billy Bullock Extension. POST 2, seconded by Ron Davis; motion carried unanimously.

RECOMMENDATION: APPROVAL (6-0-1) with the following stipulations:

1. Owner/Applicant agrees to provide R.O.W. for a 50' R.O.W. along all Billy Bullock Extension (25' from each side of centerline of the road).

Sandy Kaecher made a motion to deny **2019-11-Z:** Application by ALPHA OMEGA STOR-ALL MANAGEMENT, LLC to rezone approximately 7.936 acres from B-1 (General Business) to B-2 (Highway Business) to construct self-storage facility (mini-warehouse) to include outdoor storage of vehicles. Property is located in Land Lot 261; District 1; Section 3; south side of Ridge Road, west of Villa Rica Highway. POST 2, seconded by Chuck Hart; motion carried four (4) for and one (1) against (Ron Davis)

RECOMMENDATION: APPROVAL (5-1-1) with the following stipulations:

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 no billboards will be located on the site.
3. Owner/Developer agrees access to the development shall be determined during the plan review process.
4. Owner/Developer is required to meet all County Development Standards and Ordinances related to project improvements.
5. Owner/Developer shall donate sufficient R.O.W. to provide for 120' along Ridge Road (60' from each side of centerline of the road).
6. Owner/Developer shall donate a 10-foot permanent easement along the entire frontage of Ridge Road. This may be reduced in plan review by PCDOT if the site grading is coordinated with the future roadway typical section.
7. Owner/Developer shall provide a 25-foot R.O.W. Miter at the intersections of Ridge Road with Ray Lee Road & Ridgeway Drive.
8. Owner/Developer acknowledges Paulding County Water System does not guarantee water service above an elevation of 1130 MSL.
9. Owner/Developer acknowledges this development is in the mandatory Sweetwater Sewer Service Basin.
10. Owner/Developer acknowledges sewer availability is not expressly implied as a result of zoning.

Sandy Kaecher made a motion to deny **2019-09-SUP:** Application by ALPHA OMEGA STOR-ALL MANAGEMENT, LLC for a Special Use Permit on approximately 7.936 acres for self-storage facility (mini-warehouse) to include outdoor storage of vehicles. Property is located in Land Lot 261; District 1; Section 3; south side of Ridge Road, west of Villa Rica Highway. POST 2, seconded by Chuck Hart; motion carried unanimously.

RECOMMENDATION: APPROVAL (6-0-1) with the following stipulations:

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 that the mini-storage warehouse buildings, structures, and office is limited to one-story.
4. Owner/Developer agrees to supplemental planting along the rear 40ft. required buffer for additional screening.
5. Owner/Developer agrees the architectural building design standards including roof will be earth-tones (excluding bright red and blue colors) consistent to the building façade colors and style of the adjacent Publix Shopping Center.

Brian Stover made a motion to approve with eleven (11) stipulations **2019-12-Z:** Application by PIEDMONT RESIDENTIAL, LLC to rezone approximately 69.6 acres from I-1 (Light Industrial) to LDQRD (Low Density Quality Residential Development) for the development of a single-family residential subdivision (113 single-family lots) with public streets. Property is located in Land Lots 1205, 1206, 1243, 1244, 1245, and 1277; District 3; Section 3; east side of Old County Farm Road, north of Industrial Boulevard North. POST 4, seconded by Ron Davis; motion carried unanimously.

County Attorney Jayson Phillips read the requested additional phrase the applicant asked to add before the final vote, for clarification.

RECOMMENDATION: APPROVAL (4-3-0) with the following stipulations:

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.
2. Owner/Developer acknowledges all required landscape buffers, amenity areas, detention area lots, lift station lots, easements, parking areas, and buildings may not be accounted for as greenspace areas.
3. Owner/Developer agrees access to the development shall be determined during the plan review process.
4. Owner/Developer is required to meet all County Development Standards and Ordinances related to project improvements.
5. Owner/Developer agrees that roadway entrance improvements or other improvements shall be determined during the plan review process based upon a traffic study.
6. Owner/Developer shall provide sufficient R.O.W. to accommodate the aforementioned left turn lane (if deemed necessary by PCDOT).
7. Owner Developer shall install 5' wide sidewalk along the entire frontage of the property on Old County Farm Road and tie into the existing sidewalk.
8. Owner/Developer shall be responsible for incorporating traffic calming practices. 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.
9. Owner/Developer acknowledges sewer service will be provided by the City of Dallas.
10. Owner/Developer agrees to extend sewer service at applicant's expense to the north property line of the parcel for the benefit of the Moses Middle School facility upon commencement of construction of the development by applicant. In the event the Paulding County School District seeks to construct a sewer line through the parcel prior to applicant's commencement of construction, applicant will grant a sewer/utility easement to the Paulding County School District for the purpose without cost to the school district.
11. Owner/Developer agrees no land disturbance permit shall be granted for the parcel prior to July 1, 2020.

CONCLUSION OF REGULAR BUSINESS

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS:

Ms. Carolyn Wages spoke to the Board of Commissioners regarding a petition from citizens in her community asking water to be ran down her road.

EXECUTIVE SESSION: None

ADJOURNMENT: Sandy Kaecher made a motion to adjourn, seconded by Brian Stover; motion carried unanimously.

Rebecca Merideth, County Clerk

David L. Carmichael, Chairman