

**PAULDING COUNTY BOARD OF COMMISSIONERS
SPECIAL CALLED MEETING MINUTES
OCTOBER 11, 2019, 2:00 p.m.**

CALL TO ORDER: David L. Carmichael, Chairman

INVOCATION & PLEDGE: Jayson Phillips, County Attorney

PRESENT: David L. Carmichael, Chairman; Ron Davis, Post I; Sandy Kaecher, Post II; Chuck Hart, Post III; Jayson Phillips, County Attorney; Frank Baker, County Administrator; Steve Grimsley, Deputy County Clerk

MINUTES: None

ANNOUNCEMENTS: None

INVITED GUESTS: None

REPORTS FROM COMMITTEES & DEPARTMENTS: None

PUBLIC PARTICIPATION ON AGENDA ITEMS:

Mr. Bill Sherfesce stated that he lived one mile from the property in case 2019-15-Z. He was concerned about the business plan not being specific about the number of dogs. Also, he was concerned about decreasing property values and people dropping off dogs.

Mr. Charles Garrod stated that he lived a one and a half miles from the property in case 2019-15-Z. He was concerned about dogs escaping from the property or being dropped off. He did not like that there was not a limit to the number of dogs that would be on the property. Also, he was worried about Pit Bull breeding and the safety of nearby animals if a dog(s) was to escape from the property.

Ms. Kirsten Liberty stated that she is concerned about the misinformation being heard at this meeting. She stated that Mr. Flatt has no intention of breeding Pit Bulls. He has agreed to all of the stipulations. She stated that he has a plan for this property. She stated that Mr. Flatt has been very helpful to the community and county both financially and with his time.

OLD BUSINESS: None

NEW BUSINESS:

Rezoning Case 2019-15-Z:

Sandy Kaecher made a motion to approve with five (5) stipulations Rezoning Case **2019-15-Z** Application by **JASON M. FLATT** to rezone approximately 45.95 acres from R-2 (Suburban Residential) to a-1 (Agricultural) for animal care facility. Property is located in Land Lot 209; District 19; Section 3; on the southwest side New Vinson Mountain Road and west side of Crawford Road. POST 2 (Post 2), seconded by Ron Davis; there was discussion, motion carried unanimously.

Sandy Kaecher stated that she visited Mr. Flatt's current property. She was very impressed with its appearance and cleanliness. She stated that the dogs were attended to and supervised at all times. She stated that she doesn't see a problem.

Ron Davis gave his appreciation to Mr. Flatt for his community involvement. He stated Mr. Flatt has helped the community with his time and resources, especially animal control. Also, he wanted to thank him for his perseverance and patience during this process. Commissioner Davis stated that he learned a lot and believed that Mr. Flatt had as well.

Chairman Carmichael stated that he has seen many people speak and has had no confidence in what they said. He stated that he has confidence in what Mr. Flatt has said.

Chairman Carmichael stated he has confidence in the Planning & Zoning Commission recommendation and in this board. Mr. Carmichael stated that he has received much correspondence regarding Mr. Flatt. All of it was positive.

Chuck Hart stated that he appreciated the fact that Mr. Flatt had been in the county 10-plus years and has had no incidents with his dogs. He appreciated that Mr. Flatt had looked for property that was away from people. Also, he appreciated Mr. Flatt's community service.

RECOMMENDATION: APPROVAL (4-1-1) with the following stipulations:

1. Owner/Applicant agrees that development of the site/facility is subject to the County's Plan Review Processes.
2. Owner/Applicant agrees access to the development shall be determined during the plan review process.
3. Owner/Applicant acknowledges the facility is subject to all applicable Local, State, and Federal Regulations/Standards.
4. Owner/Applicant agrees to install a perimeter fence around all facilities.
5. Owner/Applicant agrees to locate the main building within the central portion of the property as conditions allow.

Rezoning Case 2019-16-Z:

Chuck Hart made a motion to approve with two (2) stipulations Rezoning Case **2019-16-Z** Application by **SHAMAIZ RUPANI** to rezone approximately 7.83 acres from R-2 (Suburban Residential) to B-1 (General Business) for convenience store/gas station. Property is located in Land Lots 356; District 2; Section 3; on the north side of Jimmy Campbell Parkway (US 278), east of Homer Cochran Road. POST 4 (Post 3), seconded by Ron Davis; motion carried unanimously.

RECOMMENDATION: APPROVAL (5-0-1) with the following stipulations:

1. Owner/Applicant acknowledges this property is within the City of Dallas Sewer Service Area.
2. Owner/Applicant agrees to mandatory sewer connection to the City of Dallas Sewer System.

Rezoning Case 2019-17-Z:

Ron Davis made a motion to approve with three (3) stipulations Rezoning Case **2019-17-Z** Application by **PTR HOLDINGS, LLC** to rezone approximately 1.45 acres from R-2 (Suburban Residential) to B-2 (Highway Business) for landscape contracting facility. Property is located in Land Lot 21; District 2; Section 3; on the north side of Industrial Boulevard North, west of Dallas Acworth Highway. POST 4, seconded by Sandy Kaecher; motion carried unanimously.

RECOMMENDATION: APPROVAL (5-0-1) with the following stipulations:

1. Owner/Developer agrees the access to the development shall be determined during the plan review process.
2. Owner/Developer acknowledges this property is within the City of Dallas Sewer Service Area.
3. Owner/Developer agrees to relocate water mains out from under Accel/Decel lanes, if required.

CONCLUSION OF REGULAR BUSINESS

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS: None

EXECUTIVE SESSION: None

ADJOURNMENT: Chuck Hart made a motion to adjourn, seconded by Ron Davis; motion carried unanimously.

Steven R. Grimsley, Deputy County Clerk

David L. Carmichael, Chairman