



**PAULDING COUNTY BOARD OF COMMISSIONERS
BOARD MEETING AGENDA
September 10, 2024**

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

CALL TO ORDER: David L. Carmichael, Chairman

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

MINUTES:

- Action to adopt the August 27, 2024 Work Session Minutes and the August 27, 2024 Board Meeting Minutes.
 Motion: _____ By: _____ 2nd: _____
 For: _____ against: _____ Abstain: _____

ANNOUNCEMENTS:

The Board of Commissioners would like to welcome Terri Badour from the Red Cross to present Sergeant Wesley Mullins and Deputy James Williams an award for their life saving actions.

INVITED GUESTS: None

BID AWARDS:

- Action to award the Mt. Tabor Park Pickleball Courts to the lowest, responsible bidder, International Waste Services, LLC, in the amount of \$397,991.88. Funding for this project will be allocated from SPLOST Funds. The project is located in Post 1.
 Motion: _____ By: _____ 2nd: _____
 For: _____ against: _____ Abstain: _____
- Action to award the audio/visual project for the new County Parks, Recreation and Cultural Affairs Facility to ASW in the amount of \$288,243. 00. Funding for the project will be through SPLOST. The project is located in Post 2.
 Motion: _____ By: _____ 2nd: _____
 For: _____ against: _____ Abstain: _____

REPORTS FROM COMMITTEES & DEPARTMENTS: None

PUBLIC PARTICIPATION ON AGENDA ITEMS:

CONSENT AGENDA: Action to approve the following consent agenda items:

- Acceptance of the listed streets for perpetual maintenance by the County:
Presley Farm Phase 2
 Barnwood Drive
Seven Hills Unit D
 Lullwater Lane
 Lullwater Court
- Authorize the Chairman to enter into a Development Agreement with Eric Taylor - Trinity Carpentry Inc, regarding participating in Pine Shadows Drive at Lake Jane Roadway and Drainage Project. The project is located in Post 2.
- Approve to dissolve and eliminate the job description of Building Maintenance Manager and remove it from the Paulding County Job Class Inventory.
- Adopt the Government Buildings job classification for Project Manager.

DRAFT AGENDA

8. Declare the following items listed as surplus, and approve their disposal through auction, trade, or donation:

Surplus Items			
<u>Department</u>	<u>Item Name</u>	<u>Make/Model</u>	<u>Serial Number</u>
DOT	Unit 108D	2004 Ford F-350	1FDWW36P14EC25014
Sheriff	Unit	2017 Ford Explorer	1FM5K8AR2HGD06448

9. Adopt County Administration job discription for Director of Communications.

Motion: _____ By: _____ 2nd: _____
 For: _____ against: _____ Abstain: _____

OLD BUSINESS: None

NEW BUSINESS:

10. Action to adopt Resolution 2024-23 abandoning a portion of the County Road known as Browning Road.

Motion: _____ By: _____ 2nd: _____
 For: _____ against: _____ Abstain: _____

11. Action to authorize the Chairman to enter into a Development Agreement with Echols Development LLC, in the amount of \$250,134.83, towards improving the Left Turn Storage Length on Poplar Springs Road heading east bound on Macland Road. Funding will be allotted from SPLOST. The project is located in Post 1.

Motion: _____ By: _____ 2nd: _____
 For: _____ against: _____ Abstain: _____

12. Action to adopt Resolution 2024-24 authorizing the filing of an application with the Georgia Department of Transportation and the United States Department of Transportation, for a Grant for Public Transportation assistance under Section 5311 of the Federal Transit Laws under Chapter 53 of Title 49 U.S.C., Section 5311.

Motion: _____ By: _____ 2nd: _____
 For: _____ against: _____ Abstain: _____

13. Action to approve the Paulding County Transit Title VI Plan.

Motion: _____ By: _____ 2nd: _____
 For: _____ against: _____ Abstain: _____

14. Action to authorize the County to participate in a Multi-district Settlement Agreement regarding PFAS Litigation with 3M and Dupont and authorize the Chairman and County Attorney to execute all documentation related thereto.

Motion: _____ By: _____ 2nd: _____
 For: _____ against: _____ Abstain: _____

15. Action to approve a Contract with Landscape Workshop in the amount of \$54,392.00 to provide mowing services to County Facilities.

Motion: _____ By: _____ 2nd: _____
 For: _____ against: _____ Abstain: _____

16. Action to approve the 2024 Budget Amendments.

Motion: _____ By: _____ 2nd: _____
 For: _____ against: _____ Abstain: _____

17. Discuss action to approve the following appointments for the Airport Authority:

Georgia Senate	Travis Morris
Georgia House	Mark Caffrey
City of Hiram	Mayor Moran
City of Dallas	Mayor Kelly
BOC Appointment	Sam Hill

DRAFT AGENDA

BOC Appointment	Trey Studstill
BOC Appointment	Dave Carmichael
BOC Appointment	Kerry Tidmore
BOC Appointment	Jeff Nolan

Motion: _____ By: _____ 2nd: _____
 For: _____ against: _____ Abstain: _____

18. Action to adopt Resolution 2024-25 confirming Executive Session for the purpose of Land Acquisition.

Motion: _____ By: _____ 2nd: _____
 For: _____ against: _____ Abstain: _____

PLANNING COMMISSION RECOMMENDATIONS From August 27, 2024

19. **2024-01-LUP:** Application by **CHRISTIAN CORLEY-ANDERSON** requesting to renew existing Land Use Permit to continue the operation of her residential Be Free Fitness business. Property is located in Land Lots 783; District 19; Section 3; site address is 1884 Hwy 101 N; located north of the intersection of Hwy 101 North and Hogue Rd. (1884 Highway 101 North) **POST 2.**

RECOMMENDATION: APPROVAL (5-0-1).

1. Owner/Applicant agrees approval of this LUP for the Residential Business to operate a fitness business is not transferable to another owner.

Motion: _____ By: _____ 2nd: _____
 For: _____ against: _____ Abstain: _____

20. **2024-02-LUP:** Application by **GARRY W. STAFFORD** requesting a Land Use Permit for the operation of a Rural Business to allow heavy trucks, tractors and equipment to remain on his property for business purposes. Property is located in Land Lot 448; District 18, Section 2; at the south east corner of Mustang Path and Gresham Rd. **POST 3.**

RECOMMENDATION: DENIAL (5-0-1).

1. Owner/Applicant agrees approval of this LUP for the Rural Business to operate a forestry / landscaping business is not transferable to another owner.
2. Owner/Applicant agrees the business and development would be subject to the Paulding County Plan Review Process.
3. Owner/Application agrees access to the development shall be determined during the plan review process.
4. Owner/Applicant agrees to meeting the standards of a Rural Business with the provision of eight (8) maximum number of employees.

Motion: _____ By: _____ 2nd: _____
 For: _____ against: _____ Abstain: _____

21. **2024-30-Z:** Application by **LOUISE D. CLARK** requesting to rezone 2.269 acres from R-2 (Suburban Residential District) & B-2 (Highway Business District) to R-2 (Suburban Residential District) to allow the property to be sold in the future as residential. Property is located in Land Lot: 573; District 2; Section 3; east side of Buchanan Hwy, north side of Wheeler Lake Path (2125 Buchanan Hwy). **POST 2.**

RECOMMENDATION: APPROVAL (5-0-1).

Motion: _____ By: _____ 2nd: _____
 For: _____ against: _____ Abstain: _____

DRAFT AGENDA

22. **2024-03-Z:** Application by NW GEORGIA LAND HOLDINGS, LLC / ADAM BAKER requesting to rezone 201.146 acres from R-2 (Suburban Residential District) to I-2 (Heavy Industrial District) with subsequent Special Use Permit for the proposed construction of a mining quarry. Property is located in Land Lots: 301, 302, 303, 404, 405, 406, 407 & 411; District 1; Section 3; east side of Hwy 101 South at the Carroll County line. POST 2.

RECOMMENDATION: DENIAL (5-0-1).

Staff Recommended Stipulations upon BOC approval:

1. Owner/Developer agrees to boxed and/or shielded light fixtures with a maximum height of 35 ft. within the proposed office and parking lots only.
2. Owner/Developer agrees to a minimum 300 ft. buffer along all common property lines with adjacent residential and agricultural zoned properties.
3. Owner/Developer agrees to submit a landscaping plan as required by the Corridor Overlay District for the frontage of the site along Highway 101 South.
4. Owner/Developer agrees all business operations will be between the hours of 7:00 am and 8:00 pm.
5. Owner/Developer agrees to no operations on the site on Sundays, New Year’s Day, Thanksgiving or Christmas.
6. Owner/Developer agrees no explosives will be stored on the property.
7. Owner/Developer agrees to limit blasting operations within the hours of 10:00 am and 4:00 pm.
8. Owner/Developer agrees that any changes to another industrial land use other than the proposed mining quarry will require approval by the Board of Commissioners through the rezoning process.
9. Owner/Developer agrees to no quarry business and/or operations in Carroll County.
10. Owner/Developer agrees to submit a dust mitigation plan for all operations during the County Plan Review Process for approval.
11. Owner/Developer agrees to coordinate with Colonial Pipeline prior to any plan approval through the Paulding County Plan Review Process.
12. Owner/Developer agrees access to the development shall be determined during the plan review process including Georgia Department of Transportation review and approval.
13. Owner/Developer agrees to incorporate the approved subject conditions as identified in DRI 4131.
14. Owner/Developer agrees to provide truck route information / map for all material truck haulers.

Motion: _____ By: _____ 2nd: _____
For: _____ against: _____ Abstain: _____

23. **2024-02-SUP:** Application by NW GEORGIA LAND HOLDINGS, LLC / ADAM BAKER requesting a Special Use Permit on 201.146 acres in the I-2 (Heavy Industrial District) for the proposed construction and operation of an open-pit mining quarry. Property is located in Land Lots: 301, 302, 303, 404, 405, 406, 407 & 411; District 1; Section 3; east side of Hwy 101 South at the Carroll County line. POST 2.

RECOMMENDATION: DENIAL (5-0-1).

Staff Recommended Stipulations upon BOC approval:

DRAFT AGENDA

1. Owner/Developer agrees to boxed and/or shielded light fixtures with a maximum height of 35 ft. within the proposed office and parking lots only.
2. Owner/Developer agrees to a minimum 300 ft. buffer along all common property lines with adjacent residential and agricultural zoned properties.
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12. Owner/Developer agrees access to the development shall be determined during the plan review process including Georgia Department of Transportation review and approval.
13. Owner/Developer agrees to incorporate the approved subject conditions as identified in DRI 4131.
14. Owner/Developer agrees to provide truck route information / map for all material truck haulers.

Motion: _____ By: _____ 2nd: _____
 For: _____ against: _____ Abstain: _____

CONCLUSION OF REGULAR BUSINESS

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS None

EXECUTIVE SESSION: None

ADJOURNMENT