



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

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

CALL TO ORDER: David L. Carmichael, Chairman

INVOCATION: Jayson Phillips, County Attorney

COLORS: Hiram High School JROTC

PRESENT: David L. Carmichael, Chairman; Keith Dunn, Post I; Sandy Kaecher, Post II; Virginia Galloway, Post III; Dean Schneider, Post IV; Jayson Phillips, County Attorney; Frank Baker, County Manager; Rebecca Merideth, County Clerk

MINUTES:

- 1. Virginia Galloway made a motion to adopt the August 27, 2024 Work Session Minutes and the August 27, 2024 Board Meeting Minutes. Seconded by Chairman Carmichael. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider.*

ANNOUNCEMENTS:

Terri Badour from the Red Cross presented Sergeant Wesley Mullins and Deputy James Williams an award for their life saving actions.

INVITED GUESTS: None

BID AWARDS:

- 2. 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.*
Keith Dunn made a motion to award the Mt. Tabor Park Pickleball Courts to the lowest, responsible bidder, International Waste Services, LLC, in the amount of \$397,991.88. Seconded by Virginia Galloway. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Finance Department)

- 3. 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.*

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

REPORTS FROM COMMITTEES & DEPARTMENTS: None

PUBLIC PARTICIPATION ON AGENDA ITEMS:

- Mr. Lawrence Miller Re: Opposition of the 101 Rock Quarry
- Ms. Doreen Hannah Re: Opposition of the 101 Rock Quarry
- Ms. Stacy Bradshaw Re: Application 2024-02-LUP
- Mr. Hud Bradshaw Re: Application 2024-02-LUP
- Mr. Ken Morrow Re: 101 Rock Quarry
- Ms. Devin Topping Re: Application 2024-02-LUP
- Mr. Adam Baker Re: 101 Rock Quarry

Virginia Galloway made a motion to allow Mr. Dobson to speak. Seconded by Keith Dunn. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider.

Mr. Patrick Dobson Re: Opposition of the 101 Rock Quarry

CONSENT AGENDA: Keith Dunn made a motion to approve the following consent agenda items:
4. 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

5. *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. (On file in the Transportation Department)*
6. *Approve to dissolve and eliminate the job description of Building Maintenance Manager and remove it from the Paulding County Job Class Inventory.*
7. *Adopt the Government Buildings job classification for Project Manager.*
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>Serial Number</u>
DOT	Unit 108D	1FDWW36P14EC25014
Sheriff	Unit	1FM5K8AR2HGD06448

9. *Adopt County Administration job description for Director of Communications.*

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

OLD BUSINESS: None

NEW BUSINESS:

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

Sandy Kaecher made a motion to adopt Resolution 2024-23 abandoning a portion of the County Road known as Browning Road. Seconded by Virginia Galloway. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (Attachment "A")

11. *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.*

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

12. *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.*

Chairman Carmichael made a motion 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. Seconded by Virginia

Galloway. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (Attachment “B”)

13. Paulding County Transit Title VI Plan.

Dean Schneider made a motion to approve the Paulding County Transit Title VI Plan. Seconded by Sandy Kaecher. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Transportation Department)

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

Keith Dunn made a motion 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. Seconded by Virginia Galloway. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the County Clerk’s Office)

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

Virginia Galloway made a motion to approve a Contract with Landscape Workshop in the amount of \$54,392.00 to provide mowing services to County Facilities. Seconded by Dean Schneider. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Transportation Department)

16. 2024 Budget Amendments.

Sandy Kaecher made a motion to approve the 2024 Budget Amendments. Seconded by Virginia Galloway. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Finance Department)

17. Approve the following appointments for the Airport Authority:

Georgia Senate	Travis Morris
Georgia House	Mark Caffrey
City of Hiram	Mayor Frank Moran
City of Dallas	Mayor James Kelly
BOC Appointment	Sam Hill
BOC Appointment	Trey Studstill
BOC Appointment	David Carmichael
BOC Appointment	Kerry Tidmore
BOC Appointment	Jeff Noles

Sandy Kaecher made a motion to approve the appointments for the Airport Authority. Seconded by Dean Schneider. Voting Yea: Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. Chairman Carmichael Abstained.

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

Virginia Galloway made a motion to adopt Resolution 2024-25 confirming Executive Session for the purpose of Land Acquisition. Seconded by Sandy Kaecher. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (Attachment “C”)

**PLANNING COMMISSION RECOMMENDATIONS
From August 27, 2024**

19. 2024-01-LUP: Sandy Kaecher made a motion to approve with one (1) stipulation 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 FROM THE PLANNING COMMISSION: 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.
Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider.

20. 2024-02-LUP: Virginia Galloway made a motion to deny 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 FROM THE PLANNING COMMISSION: 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.
Seconded by Keith Dunn. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider.

21. 2024-30-Z: Sandy Kaecher made a motion to approve 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 FROM THE PLANNING COMMISSION: APPROVAL (5-0-1).

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

22. 2024-03-Z: Sandy Kaecher made a motion to deny 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 FROM THE PLANNING COMMISSION: DENIAL (5-0-1).

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.
- Seconded by Keith Dunn. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider.
- 23. 2024-02-SUP:** Virginia Galloway made a motion to deny 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 FROM THE PLANNING COMMISSION: DENIAL (5-0-1).

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

CONCLUSION OF REGULAR BUSINESS

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS None

Chairman Carmichael asked the Commissioners if they had any announcements or comments.

Commissioner Galloway stated she hoped to see everyone at the 9/11 Memorial Service tomorrow, September 11, 2024 at 8:40am at Veterans Park.

Commissioner Kaecher stated the September 17, 2024 Work Session Meeting and the September 17, 2024 Board Meeting have both been canceled due to fall break.

EXECUTIVE SESSION: None

ADJOURNMENT: Dean Schneider made a motion to adjourn, seconded by Virginia Galloway. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider.



Rebecca Merideth, County Clerk



David L. Carmichael, Chairman