



**PAULDING COUNTY BOARD OF COMMISSIONERS
BOARD MEETING MINUTES
September 26, 2022**

Watson Government Complex
Second Floor – Board of Commissioners Meeting Room

CALL TO ORDER: David L. Carmichael, Chairman

INVOCATION & PLEDGE: David L. Carmichael, Chairman

PRESENT: David L. Carmichael, Chairman; Keith Dunn, Post I; 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. The September 13, 2022 Work Session Minutes and the September 13, 2022 Board Meeting Minutes:
Sandy Kaecher made a motion to adopt the September 13, 2022 Work Session Minutes and the September 13, 2022 Board Meeting Minutes, seconded by Virginia Galloway. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover.

ANNOUNCEMENTS: None

INVITED GUESTS: None

BID AWARDS:

2. Purchase of a Crime Scene Scanner from FARO Technologies, Inc. in the amount of \$75,166.02 SPLOST funds will be used:
Sandy Kaecher made a motion to award the purchase of a Crime Scene Scanner from FARO Technologies, Inc. in the amount of \$75,166.02, SPLOST funds will be used, seconded by Brian Stover. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (On file in the Finance Department)

REPORTS FROM COMMITTEES & DEPARTMENTS: None

PUBLIC PARTICIPATION ON AGENDA ITEMS: None

- CONSENT AGENDA:** Keith Dunn made a motion to approve the following consent agenda items:
- 3. Authorize the Chairman to sign the Contract with American Tower amending the current lease to allow for additional equipment to be located on the tower. (On file in the Finance Department)*
 - 4. Adopt Amendments to Resolution 22-22 authorizing the Finance Director and County Manager as primary signers and authorizing them to designate alternate signers on the accounts. (See Attachment "A")*
 - 5. Declare the following item listed as surplus, and approve the disposal through auction or trade.*

Surplus Items		
Department	Item Name	Serial Number
Fleet	Unit 305	1997 Ford F150 1FTTDF1728VNB90752

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

OLD BUSINESS: None

NEW BUSINESS:

6. *Agreement with Heath and Lineback Engineers, Inc. for the Engineering Services Master Agreement in the amount of \$500,000 for one (1) year period with the option to renew upon approval of additional funding. Services will be used for preliminary & final engineering of transportation SPLOST projects:*
Brian Stover made a motion to table until the October 11, 2022 Board Meeting, to authorize the Chairman to enter into an Agreement with Heath and Lineback Engineers, Inc. for the Engineering Services Master Agreement in the amount of \$500,000 for one (1) year period with the option to renew upon approval of additional funding. Services will be used for preliminary & final engineering of transportation SPLOST projects. Seconded by Keith Dunn. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover.

7. *Extend the 2022 Asphalt Contract II with Baldwin Paving Company, Inc. in the amount of \$184,129.79 for additional subdivision street paving:*
Brian Stover made a motion to authorize the Chairman to extend the 2022 Asphalt Contract II with Baldwin Paving Company, Inc. in the amount of \$184,129.79 for additional subdivision street paving. Seconded by Sandy Kaecher. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (On file in the Transportation Department)

8. *Enter into a Supplemental Agreement with Southeastern Engineers in the amount of \$64,658.75. SPLOST funds will be used for preliminary engineering design services for the Ridge Road Widening from SR 92 to Laird Road Project, located in Posts 3:*
Virginia Galloway made a motion to authorize the Chairman to enter into a Supplemental Agreement with Southeastern Engineers in the amount of \$64,658.75. SPLOST funds will be used for preliminary engineering design services for the Ridge Road Widening from SR 92 to Laird Road Project, located in Posts 3. Seconded by Brian Stover. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (On file in the Transportation Department)

9. *Resolution 22-35 A Resolution and Order authorizing condemnation of a tract of land for the Macland Road, Bobo Road, Mt. Tabor Church Road Corridor Improvement Project comprised of 0.102 acres of Fee Simple Right-of-Way and a total of 0.104 acres of Permanent Easement being, Project Parcel No. 8 Tax Parcel No. R011469 A/K/A 140.2.4.017.0000 2nd District, 3rd Section of Paulding County, Georgia by the Declaration of Taking Method:*
Keith Dunn made a motion to adopt Resolution 22-35 A Resolution and Order authorizing condemnation of a tract of land for the Macland Road, Bobo Road, Mt. Tabor Church Road Corridor Improvement Project comprised of 0.102 acres of Fee Simple Right-of-Way and a total of 0.104 acres of Permanent Easement being. Project Parcel No. 8 Tax Parcel No. R011469 A/K/A 140.2.4.017.0000 2nd District, 3rd Section of Paulding County, Georgia by the Declaration of Taking Method. Seconded by Sandy Kaecher. Voting Year: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Brian Stover. (See Attachment "B")

10. *2022-11-Z:* Virginia Galloway made a motion to deny; the motion failed for a lack of a second. Keith Dunn made a motion to approve with the following thirteen (13) stipulations; Application by ADAM BAKER / BOYD AUSTIN: requesting to rezone 95 acres from R-2 (Suburban Residential) to R-55 (Active Adult Residential District) for a proposed community consisting of approximately 262 age restricted single-family dwellings. Property is located in Land Lots 1208 – 1210 & 1239 -1241; District 2; Section 3; site address is 2428 Dallas Nebo Road. POST 3.

RECOMMENDATION FROM THE PLANNING COMMISSION: APPROVAL (3-1-1).

1. Owner/Developer agrees to install a 75 ft. planted landscape buffer along Dallas-Nebo Road and Sam Alexander Road for screening purposes (The required 50 ft. buffer is included in the requested 75 ft. buffer). The required 50 ft. perimeter buffer will continue to apply to the remainder of the development.
2. 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 Construction Plan Review Process.

3. Owner/Developer agrees to a maximum of 262 single-family detached age-restricted dwelling units.
4. Owner/Developer agrees access to the development shall be determined during the plan review process.
5. Owner/Developer agrees that no access, other than an emergency access, will be permitted along the property frontage of Sam Alexander Road.
6. Owner/Developer agrees to donate sufficient Right of Way along property frontage to accommodate a 60' Right of Way along Sam Alexander Road (30' from centerline).
7. Owner/Developer agrees to donate sufficient Right of Way for a 40' miter at the intersection with of Sam Alexander Road and Dallas-Nebo Road.
8. Owner/Developer shall be responsible for incorporating horizontal traffic calming practices within the development, if required by PCDOT. 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 the property is in the mandatory Sweetwater Sewer Service Basin and requirements from the Intergovernmental Wastewater Treatment Agreement for the Sweetwater Creek Basin between Paulding County, Georgia and Cobb County, Georgia dated July 17, 2007 must be followed. Flow may be transferred to Copermine if capacity is available.
10. Owner/Developer acknowledges that sewer availability is not expressly implied as a result of zoning.
11. Owner/Developer agrees to relocate the existing water main out from under pavement along Dallas-Nebo Road for installation of the roundabout (including left turn lane if required).
12. Variance to remove the requirement of a 50 ft. perimeter buffer along the common boundary line of the proposed adjacent R-3 development.
13. Owner/Developer agrees to build/construct the roundabout on Dallas-Nebo Road at their cost/expense.

Seconded by Brian Stover.

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

11. 2022-12-Z: Brian Stover made a motion to approve with the following eleven (11) stipulations; Application by ADAM BAKER / BOYD AUSTIN, requesting to rezone 128.4 acres from R-2 (Suburban Residential) to R-3 (Sewered Suburban Residential) for a proposed community consisting of approximately 50 single-family dwellings. Property is located in Land Lots 1208, 1210, 1239 – 1241 and 1281; District 2; Section 3; site address is 2428 Dallas Nebo Road. POST 3.

RECOMMENDATION FROM THE PLANNING COMMISSION: APPROVAL (3-1-1).

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 agrees public access to County maintained detention/retention areas located on the site shall not be permitted. Design of such facilities shall incorporate measures to ensure public safety. This stipulation will not apply to privately owned and maintained detention/retention areas.
3. Owner/Developer agrees to a 75 ft. landscape buffer along Dallas-Nebo Road (The required 50 ft. buffer is included in the requested 75 ft. buffer). The required 50 ft. perimeter buffer will continue to apply to the remainder of the development.
4. Owner/Developer agrees access to the development shall be determined during the plan review process.
5. Owner/Developer agrees to donate sufficient Right of Way for a 40' miter at the intersection with Dallas-Nebo Road and Sam Alexander Road.
6. Owner/Developer shall be responsible for incorporating horizontal traffic calming practices within the development, if required by PCDOT. 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.
7. Owner/Developer acknowledges the property is in the mandatory Sweetwater Sewer Service Basin and requirements from the Intergovernmental Wastewater Treatment Agreement for the Sweetwater Creek Basin between Paulding County, Georgia and Cobb County, Georgia dated July 17, 2007 must be followed. Flow may be transferred to Copermine if capacity is available.
8. Owner/Developer acknowledges that sewer availability is not expressly implied as a result of zoning.
9. Variance to include the required 50 ft. perimeter buffer within the residential lots along the common boundary line of the proposed adjacent R-55 development.

10. Owner/Developer agrees to build/construct the roundabout on Dallas-Nebo Road at their cost/expense.
11. Owner/Developer agrees that no more than 20% of the homes can be rental.

Seconded by Chairman Carmichael.

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

CONCLUSION OF REGULAR BUSINESS

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS: None

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

Commissioner Galloway reminded the audience of the Public Meeting on Thursday, September 29, 2022 regarding the Transportation Plan at the Events Center in Hiram from 5:00 pm to 7:00 pm. She further stated this is the opportunity for citizens to give feedback on roads and highways. If you are unable to attend you can visit the County Social Media sites.

Chairman Carmichael asked Frank Baker to speak on the upcoming Rides for Wishes event.

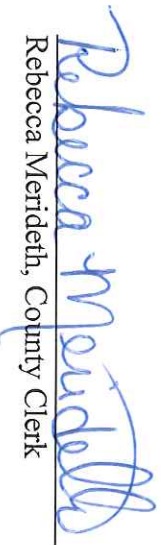
Mr. Baker stated the event will be held on October 8, 2022 and will began early. He further stated that 100% of the proceeds goes to the Make a Wish Foundation.

Commissioner Kaecher asked Mr. Baker to explain where the funds go.

Mr. Baker stated that all of the funds that are raised in Paulding County is used for Paulding kids.

EXECUTIVE SESSION: None

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