

**PAULDING COUNTY BOARD OF COMMISSIONERS
DECEMBER 10, 2019
BOARD MEETING MINUTES**

CALL TO ORDER: David L. Carmichael, Chairman

INVOCATION: Commissioner Chuck Hart

PLEDGE: Presentation of Colors by Paulding County High School JROTC

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: Sandy Kaecher made a motion to adopt the November 12, 2019, Work Session Minutes, and the November 12, 2019, Board Meeting Minutes, seconded by Brian Stover; motion carried unanimously.

ANNOUNCEMENTS: None

INVITED GUESTS: None

BID AWARDS:

Authorize the purchase of a Whole Body Security Scanning System to Tek84 in the amount of \$149,000:

Ron Davis made a motion to authorize the purchase of a Whole Body Security Scanning System to Tek84 in the amount of \$149,000. Seconded by Chuck Hart; motion carried unanimously. (On file in the Finance Department)

Award the purchase of two Flygt Pumps from Xylem in the amount of \$123,619.94:

Brian Stover made a motion to award the purchase of two Flygt Pumps from Xylem in the amount of \$123,619.94. Seconded by Chairman Carmichael; 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 twenty-one (21) consent agenda items:

1. Approve the 2020 Paulding County Board of Commissioners Regular Meeting Schedule. (See Attachment "A")
2. Approve the proposed application and public hearing dates for the Planning Commission, the Zoning Board of Appeals, the Stream Buffer Development Waiver Review Committee and the Development Waiver Review Committee for the 2020 calendar year. (See Attachment "B")
3. Confirm the 2020 Paulding County Board of Commissioners designated holiday schedule.
4. Adopt new job classification for Utility Coordinator.
5. Adopt job classification for Water Plant Supervisor.
6. Adopt Resolution 19-35 reappointing Frank Baker, County Administrator, as ACCG County Legislative Coordinator for Paulding County. (See Attachment "C")
7. Renew the Haul and Disposal Contract with BFI Transfer Systems of Georgia / Republic Services of Georgia with a 3.27% increase for calendar year 2020.

8. Authorize the Chairman to sign a Quit Claim Deed to abandon 0.587 acres of permanent easement to PR Land Investments, LLC for development of Woodland Crossing. (See Attachment “D”)
9. Reappoint Tommy Morris to the Industrial Building Authority for a three-year term ending 12/31/2022.
10. Appoint David Austin to the Northwest Georgia Regional Commission for a four-year term ending 12/31/2023.
11. Appoint Brook Mason to fill the unexpired term of Kathy Carter on the Paulding County Department of Family and Children Services Board with a term ending 6/30/2020.
12. Appoint Adam Beavers and Randy Pullen to the Alcohol License Review Board with a two-year term ending 12/31/2021.
13. Action to approve streets for perpetual maintenance:
The Falls at Raccoon Creek (Post 4)
High Falls Drive
14. Animal Control Hearing Board – Appoint with a one-year term ending 12/31/2020:
Lynn Jackson Chairman
Jessica Gullett Post I Commissioner
Vacant Post II Commissioner
Mandie Brauer Post III Commissioner
Suzanne Baker Post IV Commissioner
15. Cemetery Preservation Commission – Appoint with a one-year term ending 12/31/2020:
Todd Tibbitts Chairman
Vacant Post I Commissioner
Vacant Post II Commissioner
Kathy Bookout Post III Commissioner
Mike Pickett Post IV Commissioner
16. Fire Advisory Board – Appoint with a one-year term ending 12/31/2020:
Emory Gordy Chairman
Vacant Post I Commissioner
Randy Richard Post II Commissioner
Gary West Post III Commissioner
Chris Wheeler Post IV Commissioner
17. Keep Paulding Beautiful Board – Appoint with a three-year term ending 12/31/2022:
Curtis Miller Chairman
18. Planning and Zoning Commission – Appoint with a one-year term ending 12/31/2020:
Herb Haynes Chairman
Matt Lowe Post I Commissioner
Ellis Astin Post II Commissioner
Roger Leggett Post III Commissioner
Jody Palmer Post IV Commissioner
Jim Henson Mayor City of Dallas
Helene Fitzgerald Mayor City of Hiram
19. Recreation Commission Board – Appoint with a five-year term ending 12/31/2024:
Vacant New Hope Post I Commissioner
Toni Tibbitts Northside Post II Commissioner
Randy Pullen New Georgia Post II Commissioner
Vacant Crossroads Post IV Commissioner
20. Water/Sewer Advisory Board – Appoint with a one-year term ending 12/31/2020:
Bobby Maddox Chairman
David Barnett Chairman
Bobby Hollis Chairman
Jeremiah Fields Post I Commissioner

Resolution 19-37 confirming Executive Session for the purposes of Real Estate and Pending and Potential Litigation:

Ron Davis made a motion to adopt Resolution 19-37 confirming Executive Session for the purposes of Real Estate and Pending and Potential Litigation. Seconded by Brian Stover; motion carried unanimously. (See Attachment "G")

ITEMS FROM THE NOVEMBER 19, 2019 PLANNING AND ZONING COMMISSION MEETING

2019-23-Z

Brian Stover made a motion to approve with the five listed stipulations **2019-23-Z**: Application by CHRIS COCHRAN to rezone approximately 25.04 acres from B-1 (General Business) and PRD (Planned Residential Development) to R-55 (Active Adult Residential) for a 75 unit active adult community containing single-family dwellings. Property is located in Land Lots 537 and 538; District 3; on the north side of Seven Hills Connector, east of Prescott Drive and north of Cedarcrest Boulevard. POST 4, Seconded by Sandy Kaecher; motion carried unanimously.

RECOMMENDATION FROM THE PLANNING COMMISSION: APPROVAL (6-0-1).

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. 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.
2. Owner/Developer agrees access to the development shall be determined during the plan review process.
3. 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.
4. Owner/Developer to provide master re-use plan and report at preliminary plat. (Carried over from previous zoning)
5. Owner/Developer to participate in off-site sewer improvements on Westbrook Outfall, Lift Station # 5 upgrade, and force mains to Pumpkinvine WRF in an amount up to \$500 per lot.

2019-25-Z

Chuck Hart made a motion to approve with seven listed stipulations **2019-25-Z**: Application by ALL THINGS OUTDOORS, LLC/FRANKIE WILLINGHAM to rezone approximately 5.56 acres from B-1 (General Business) to B-2 (Highway Business) for a full service landscape company. Property is located in Land Lot 615; District 2; Section 3; on the northeast side of Rosedale Drive, south of Depot Drive (331 Rosedale Drive). POST 3, seconded by Ron Davis; motion carried unanimously.

RECOMMENDATION FROM THE PLANNING COMMISSION: APPROVAL (6-0-1).

1. Owner/Developer agrees the development of the site is subject to the Highway Corridor Overlay District.
2. Owner/Developer agrees access to be determined during the plan review process.
3. Owner/Developer agrees to a donation to accommodate a 66 foot R.O.W which would be 33 feet from the centerline of Rosedale Drive.
4. Owner/Developer agrees to offset improvements to accommodate future improvements at the intersection of Rosedale Drive/Seaboard Avenue/Depot Drive.
5. Owner/Developer acknowledges this property is within the mandatory Coppermine Sewer Basin.
6. Owner/Developer acknowledges that sewer availability is not expressly implied as a result of zoning.
7. Owner/Developer agrees to relocate water and sewer mains out from under Accel/Decel lanes, if required.

2019-26-Z

Brian Stover made a motion to approve with twelve listed stipulations **2019-26-Z**: Application by BLUE RIVER DEVELOPMENT, LLC C/O JOEL L. LARKIN to rezone approximately 92.18 acres from R-2 (Suburban Residential) to R-2 with Sewer (Suburban Residential with Sewer) for 132 lot single-family residential development. Property is located in Land Lots 1247, 1248 and 1273; District 3; Section 3; on the north side of Dallas Acworth Highway, east of Silver Oak Drive. (3887 Dallas Acworth Highway). POST 4, Seconded by Ron Davis; motion carried unanimously.

Commissioner Stover asked Mr. Larkin to give an update on the concerns of the easement and the neighbor's driveway. Mr. Larkin stated they intend to work something out with the neighbor and have already walked the property with him. Commissioner Stover stated he wanted to make sure the neighbor's driveway is not blocked by the development.

RECOMMENDATION FROM THE PLANNING COMMISSION: APPROVAL (6-0-1).

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 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 to provide an archaeological investigational study for historical and archaeological significance of the site that will be prepared by an archaeological consultant which meets the Secretary of the Interior's Professional Qualification Standards.
4. Owner/Developer agree access to the development shall be determined during the plan review process.
5. Owner/Developer agrees to a donation of property to accommodate a 120 foot R.O.W. which would be 60 feet from the centerline of Dallas-Acworth Hwy.
6. 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.
7. Owner/Developer acknowledges sewer service would be through the City of Dallas.
8. Owner/Developer agrees to relocate water and sewer mains out from under Accel/Decel lanes, if required.
9. Owner/Developer agrees to enter into a development agreement with Paulding County if offsite water line improvements are required.
10. Owner/Developer agrees all dwelling units will meet the following design standards:
 - (a) Building Design.
All dwelling units including attached garages or carports that are subject to the Low Density Quality Residential Development District shall be designed with traditional architectural design elements. Each dwelling unit that is part of a Residential Development subject to the Low Density Quality Residential Development District must utilize at least (five) of the following architectural design features:
 1. Dormers.
 2. Bay or bow windows.
 3. Garage setback at least 2 ft. behind the façade of the principal structure.
 4. Covered porch entry (covered front porch).
 5. Transoms or sidelights.
 6. Off-sets on building face or roof (minimum 2 ft.).
 7. A roof with a pitch of 8:12 or greater and a minimum overhang of 12 inches on all sides.
 8. Columns, pillars, or posts on façade.
 9. Arched or Palladian windows.
 10. Hip or gable roof lines.

11. Front stoops and/or step made of rock, brick, marble or other material as approved by the Community Development Department.
- (b) Building materials. Dwellings constructed in the Low Density Quality Residential Development District shall be subject to the following requirements:
 1. Building materials for exterior walls are limited to the following: brick, stone, cement board siding, and glass. Vinyl components – not horizontal siding may be permitted for aesthetic purposes with Community Development Department approval.
 2. Building materials for roofs may be one of the following:
 - a. Architecturally textured composition shingles.
 - b. Slate shingles.
 - c. Standing seam metal roof approved by the Director of Community Development.
 3. Flat roofs (pitch less than 1:12) shall not be permitted on any building roof consisting of more than 200 sq. ft. in area.
11. Owner/Developer agrees to no Land Disturbance Permits until July1, 2020 and to no Building Permits until January 1, 2021.
12. Owner/Developer agrees to install a fence or natural barrier along the existing easement.

CONCLUSION OF REGULAR BUSINESS

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS: None

EXECUTIVE SESSION: None

Commissioners wished everyone a Merry Christmas.

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

Rebecca Merideth, County Clerk

David L. Carmichael, Chairman