PAULDING COUNTY BOARD OF COMMISSIONERS
BOARD MEETING MINUTES
February 11, 2025

Watson Government Complex
Second Floor – Board of Commissioners Meeting Room

CALL TO ORDER: Timothy B. Estes, Chairman

INVOCATION: Pastor Bryant White, Sweet Home MBC

PLEDGE: Presentation of Colors by Hiram High School US Army JROTC

PRESENT: Tim Estes, Chairman; Keith Dunn, Post I; Sandy Kaecher, Post II; Virginia Galloway, Post III; Dean Schneider, Post IV; Jayson Phillips, County Attorney; Rebecca Merideth, County Clerk

MINUTES:

1. ***Virginia Galloway made a motion to adopt the January 28, 2025 Work Session Minutes and the January 28, 2025 Board Meeting Minutes. Seconded by Sandy Kaecher. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider.***

ANNOUNCEMENTS: None

INVITED GUESTS: None

BID AWARDS:

2. ***Award the Stormwater Maintenance Project located at 336 Pine Way to Ardito Construction, LLC in the amount of $89,536.80. Funding for this project will be allocated from Stormwater Department General Funds. Project is located in Post 1:***
   Keith Dunn made a motion to award the Stormwater Maintenance Project located at 336 Pine Way to Ardito Construction, LLC in the amount of $89,536.80. Seconded by Dean Schneider. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Water Systems Department)

REPORTS FROM COMMITTEES & DEPARTMENTS: None

PUBLIC PARTICIPATION ON AGENDA ITEMS: None

CONSENT AGENDA: Sandy Kaecher made a motion to approve the following consent agenda items:

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

Surplus Items			
Department	Item Name	Make/Model	Serial Number
Sheriff	Unit P-60	2012 Caprice	6G1MK5U28CL660211
Sheriff	Unit P-65	2011 Chev Caprice	6G1MK5T24BL541815
Sheriff	Unit P-69	2014 Chev Caprice	6G3NS5U27EL936876
Sheriff	Unit S-237	1998 Ford F-250	1FTPF28WXWNB12169
Fire	Unit 520	2003 Ford F450	1FDXF46P33EC65491

4. Amend the Janaury 28, 2025 work Session Minutes and Board meeting Minutes to amend the term dates for the Department of Behavioral Health & Developmental Disabilities (DBHDD) Advisory Council as ending on December 31, 2026.

5. Amend the January 28, 2025 Work Session Minutes and Board Meeting Minutes to reflect the ending terms of The Recreation Board for Randy Pullen, Melissa Kollenberg and PJ Bucci to end December 31, 2029.

6. Approve the Chairman to enter into a Supplement Agreement with AAA Landscape Management, LLC for the first renewal of the FY 2025 Countywide Shoulder Maintenance Services Contract, in the amount of $869,085.00. The Contract provides multiple cycles for mowing, trimming and litter pick up on 520 miles of County roads and 21 miles of four lane State Highways. Funded by General Funds. (On file in the Transportation Department)

7. Authorize the County to participate in multi-district Settlement Agreements regarding PFAS contamination with Tyco/Chemguard and BASF and authorize the Chairman, County Attorney and Water System Director to execute all documentation related thereto.

8. Adopt the Sheriff Office's job classification for a Media Productions Coordinator.

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

OLD BUSINESS: None

NEW BUSINESS:

9. ***Authorize the Chairman to sign the Grant Agreement with Georgia Department of Natural Resources/Environmental Protection Division for the Tire Products Grant in the amount of $96,500.00:***
   Dean Schneider made a motion to authorize the Chairman to sign the Grant Agreement with Georgia Department of Natural Resources/Environmental Protection Division for the Tire Products Grant in the amount of $96,500.00. Seconded by Virginia Galloway. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Finance Department)

10. ***Authorize the Chairman to enter into a Supplemental Agreement with Heath & Lineback Engineers in the amount of $20,000.00 for additional preliminary engineering design services for the roadway realignment and design of Seven Hills Boulevard and Gulledge Road, south of Wild Timber Subdivision. Funding will be allocated from General Funds and Developer Contributions. Project is located in Post 4:***
    Dean Schneider made a motion to authorize the Chairman to enter into a Supplemental Agreement with Heath & Lineback Engineers in the amount of $20,000.00 for additional preliminary engineering design services for the roadway realignment and design of Seven Hills Boulevard and Gulledge Road, south of Wild Timber Subdivision. Seconded by Keith Dunn. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Transportation Department)

11. ***Adopt Resolution 25-04, Acquisition of Real Property for the Cedarcrest Road widening project, PI 001370:***
    Virginia Galloway made a motion to adopt Resolution 25-04, Acquisition of Real Property for the Cedarcrest Road widening project, PI 001370. Seconded by Sandy Kaecher. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (Attachment "A")

12. ***Adopt Resolution 25-05 Confirming Executive Session for the purpose of Personnel:***
    Sandy Kaecher made a motion to adopt Resolution 25-05 Confirming Executive Session for the purpose of Personnel. Seconded by Virginia Galloway. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (Attachment "B")

PAULDING COUNTY PLANNING COMMISSION MEETING

PLANNING COMMISSION RECOMMENDATIONS

From January 28, 2025

13. ***2025-01-SPSA (Site Plan / Stipulation Amendment) Keith Dunn made a motion to approve with twenty-five (25) voluntary stipulations and two (2) additional stipulations the application by PULTE HOME COMPANY, LLC c/o ADAM J. ROZEN requesting to revise previous approved site plan and stipulations of rezoning application 2020-13-Z to allow for the development of approximately 17.30 acres within the R-55 (Active Adult Residential District) with up to 51 single-family detached homes. Property is located in***

Land Lot 321; District 3; Section 3; south of Graves Road and Cedarcrest Road at Cedarcrest Village Drive. POST 1.

RECOMMENDATION: APPROVAL (4-2-1).

Applicant's request to amend and/or remove the submitted stipulations #9, #12, #13, #14, #16, #17, #18, #22 and #24. (as submitted by the applicant and listed below).

1. Owner/Developer shall construct a right turn lane on Cedarcrest Village Drive at the intersection of Cedarcrest Road unless proven to not be warranted, based on a traffic engineering study.

2. Owner/developer agrees to enter into a development agreement with the PCDOT to participate in mitigation to address traffic concerns on Cedarcrest Road.

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 acknowledges water, sewer, and reuse infrastructure installed to serve the development must be dedicated to the county.

5. Owner/Developer acknowledges the development is in the mandatory Pumpkinvine Sewer Service Basin.

6. Owner/Developer agrees to provide a re-use plan at time of preliminary plat submittal including an analysis of existing infrastructure that will demonstrate the proposed development's ability to receive re-use water in the amount equal to the wastewater discharged. Improvements may be required.

7. Owner/Developer acknowledges sewer availability is not expressly implied as a result of zoning.

Voluntary Stipulations

8. Owner/Developer agrees the minimum lot width at the building line to be 60-foot, 50 foot for curves and cul-de-sac lots.

9. Owner/Developer agrees to a minimum dwelling size of ~~1,800 to 2,400~~ 1,600 square feet.

10. Owner/Developer agrees to offset front architecture.

11. Owner/Developer agrees to the requirement for front porches with a minimum size of 4 feet deep and 6 feet wide.

~~12. Owner/Developer agrees windows are required in gables facing street.~~

13. Owner/Developer agrees to the following home requirements: combination fronts with brick, stone, siding, shakes and cedar with at least two required. Never siding and shakes without either brick or stone accents. Siding to include board and batten.

14. Owner/Developer agrees to a minimum 2-bedroom, 2 bath floor plans

15. Owner/Developer agrees to two (2) car garages (mandatory).

~~16. Owner/Developer agrees that home values will start at $335,000 in today's dollars.~~

17. Owner/Developer agrees the architecture and look of the homes will be very similar to those revised renderings shown in the photos attached in Exhibit A.

18. Owner/Developer agrees to build a 20' X 26' pavilion with walking trails around the central garden area.

19. Owner/Developer to install sidewalks on both sides of the street and tying into the pavilion, walking path and garden area.

20. Owner/Developer agrees to a 35' perimeter buffer whereas the rear setback is the common line of said buffer.

21. Owner/Developer agrees that upon completion of construction in the new development, the Owner/Developer at their expense will freshly pave Cedarcrest Village Drive and Cedarcrest Village Way to restore them to County engineering specifications including any needed repair of curbing and storm drains. During the time of construction and until completion, the Owner/Developer will keep these roads in good condition free of potholes and break-ups in pavement.

22. Owner/Developer must not use any water that goes through the existing Cedar Crest Village master water meter and will not connect to it. All wet utilities for the new development, including sewer and water, ~~streetlights, gas and electricity~~ must be separate from the existing Cedar Crest Village and with separate invoicing, payments and accounts.

23. Owner/Developer agrees to a landscaping plan or standards for the new development will be similar to the landscaping of the existing Cedar Crest Village.

24. Owner/Developer will not request a Land Disturbance Permit for the New Development unless the following parcels are owned by the Cedar Crest Village HOA, they are free of liens, 2019 / current property taxes paid, and the Declarant rights for Cedar Crest Village are released to the Cedar Crest Village HOA. Parcel ID Numbers: 031.2.2.032.0000, 031.2.2.061.0000, 032.1.1.26.0000, 032.1.1.48.0000 and 031.2.2.033.0000 and 032.1.1.027.0000.

25. Owner/Developer agrees to install a landscaped buffer along the border with Binkley (or successors) property located at 4478 Cedarcrest Road.

Additional Stipulations:

26. Owner/Developer agrees to remove home elevation plans (Prestige LC 113 & LC 114) from submitted renderings (Exhibit A).

27. Owner/Developer agrees to consider the use of Fire Alarm Bell Type Heat Sensors for the residential dwellings.

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

14. 2025-02-Z: Virginia Galloway made a motion to approve with six (6) stipulations the application by HAVEN DALLAS 1, LLC requesting to rezone approximately 1.747 acres from R-2 (Suburban Residential District) to B-2 (Highway Business District) in addition to Special Use Permit (2025-01-SUP) for a proposed self-storage facility. The parcel will be joined to the adjacent (5.933 acre) property to the north for a proposed retail building and self-storage facility. The Property is located in Land Lot 878; District 2; Section 3; on the east side of Villa Rica Hwy, south of Hiram-Sudie Road. POST 3.

RECOMMENDATION: APPROVAL (6-0-1).

1. Owner/Developer agrees no billboard signs will located/permitted for the site/property.

2. Owner/Developer agrees access to the development shall be determined during the plan review process.

3. Owner/Developer agrees to provide a traffic memo for the development and coordinate with Paulding County DOT on methodology and parameters of the study.

4. Owner/Developer agrees that access along SR 61 will be coordinated and approved by Georgia Department of Transportation.

5. Owner/Developer shall provide and maintain inter-parcel access to adjacent properties and maintain a connecting frontage road.

6. Owner/Developer shall coordinate site design and set back all future improvements to accommodate widening along SR 61 (GDOT Project NH000-0018-01(059) as per plans if available prior to development.

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

15. 2025-01-SUP: Virginia Galloway made a motion to approve with six (6) stipulations the application by HAVEN DALLAS 1, LLC requesting a Special Use Permit on 1.747 acres for a self-storage facility. The parcel will be joined to the adjacent (5.933 acre) property to the north for a proposed retail building and self-storage facility. Property is located in Land Lot 878; District 2; Section 3; on the east side of Villa Rica Hwy, south of Hiram-Sudie Road. POST 3.

RECOMMENDATION: APPROVAL (6-0-1).

1. Owner/Developer agrees the proposed development of the site will coincide with the submitted rezoning plan dated August 8, 2024.

2. Owner/Developer agrees to no rental parking spaces.

3. 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.

4. Owner/Developer agrees the self-storage buildings will be screened from Villa Rica Highway with minimum 40 ft. landscaped buffer. (to be included in landscape plan)

5. Owner/Developer agrees the hours of operation for the self-storage facility will be from 7:00 am to 8:00 pm, Sunday through Saturday.

6. Owner/Developer agrees the proposed retail and self-storage buildings are subject to the Corridor Overlay District.

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

CONCLUSION OF REGULAR BUSINESS

Chairman Estes asked the Commissioners if they had any comments or announcements

Commissioner Kaecher asked everyone to keep the family, friends and the City of Roswell Police Department of the fallen Officer in your thoughts and prayers.

Commissioner Galloway spoke on Homestead Exemption.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS: None

EXECUTIVE SESSION: None

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

Rebecca Merideth, County Clerk

Timothy B. Estes, Chairman