PAULDING COUNTY BOARD OF COMMISSIONERS
BOARD MEETING MINUTES
April 14, 2026

Watson Government Complex
Second Floor – Board of Commissioners Meeting Room

CALL TO ORDER: Timothy Estes, Chairman

INVOCATION: John Grant, Communication Director

PLEDGE: Presentation of Colors by South Paulding High School ROTC

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

MINUTES:

1. ***Virginia Galloway made a motion to adopt the March 24, 2026 Work Session Minutes and the March 24, 2026 Board Meeting Minutes, seconded by Sandy Kaecher. Voting Yea: Chairman Estes, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider.***

ANNOUNCEMENTS: None

INVITED GUESTS: None

BID AWARDS:

2. ***FY2026 Bridge Barrier Improvement Project - Friendship Church Road Bridge over Sweetwater Creek and Laird Road Bridge over Lick Log Creek, to the lowest reliable bidder, CMES Inc. in the amount of $762,909.70. Funds for the project will be allocated from SPLOST. This project is located in Posts 2 and 3:***
Virginia Galloway made a motion to award the FY2026 Bridge Barrier Improvement Project - Friendship Church Road Bridge over Sweetwater Creek and Laird Road Bridge over Lick Log Creek, to the lowest reliable bidder, CMES Inc. in the amount of $762,909.70. Funds for the project will be allocated from SPLOST. This project is located in Posts 2 and 3. Seconded by Sandy Kaecher. Voting Yea: Chairman Estes, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Transportation Department)

3. ***FY2026 Asphalt Project Contract I to the lowest reliable bidder, South Georgia Milling, LLC in the amount of $7,027,926.66. Funding of the project will be from the GDOT LMIG Grant in the amount of $2,554,386.83, General Funds in the amount of $2,766,316.05, and the remaining balance of $1,707,223.78 from SPLOST. Roads scheduled in the Contract are located in all four Commission Posts:***
Dean Schneider made a motion to award the FY2026 Asphalt Project Contract I to the lowest reliable bidder, South Georgia Milling, LLC in the amount of $7,027,926.66. Funding of the project will be from the GDOT LMIG Grant in the amount of $2,554,386.83, General Funds in the amount of $2,766,316.05, and the remaining balance of $1,707,223.78 from SPLOST. Roads scheduled in the Contract are located in all four Commission Posts. Seconded by Virginia Galloway. Voting Yea: Chairman Estes, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Transportation Department)

4. ***Exterior Painting of the Shipp Road Water Tank Contract for construction services to Utility Service Group Water Solutions, LLC in an amount not to exceed $161,894.00. This purchase is funded through the Renewal and Extension Fund. The project is located in Post 3:***
Virginia Galloway made a motion to award the Exterior Painting of the Shipp Road Water Tank Contract for construction services to Utility Service Group Water Solutions, LLC in an amount not to exceed $161,894.00. This purchase is funded through the Renewal and Extension Fund. The project is located in Post 3. Seconded by Dean Schneider. Voting Yea: Chairman Estes, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Water System Department)

5. ***Compressed Air and Lubrication System Contract for Fleet Maintenance to Reliable Hydraulics, Inc. in the total amount of $169,112.10. Funding will be allocated through General Funds:***
   Sandy Kaecher made a motion to award the Compressed Air and Lubrication System Contract for Fleet Maintenance to Reliable Hydraulics, Inc. in the total amount of $169,112.10. Funding will be allocated through General Funds. Seconded by Virginia Galloway. Voting Yea: Chairman Estes, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Finance Department)

6. ***Purchase of a new aerial apparatus to Willliams Fire Apparatus, Inc in the amount of $1,945,864.95. Requested funds will be from Fire Tax/SPLOST:***
   Dean Schneider made a motion to Purchase of a new aerial apparatus to Willliams Fire Apparatus, Inc in the amount of $1,945,864.95. Requested funds will be from Fire Tax/SPLOST. Seconded by Virginia Galloway. Voting Yea: Chairman Estes, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Finance Department)

REPORTS FROM COMMITTEES & DEPARTMENTS: None

PUBLIC PARTICIPATION ON AGENDA ITEMS: None

CONSENT AGENDA: Virginia Galloway made a motion to approve the following consent agenda items:

7. ***Resolution 2026-14 authorizing, approving and providing for the execution and delivery of an intergovernmental Contract between the Paulding County Hospital Authority and Paulding County, Georgia, relating to payments by Paulding County for the purposes of providing medical care or hospitalization for the indigent sick and others of its residents, which Contract of the Paulding County Hospital Authority's revenue anticipation certificates and other purposes. This Resolution shall be approved with a nunc pro tunc correction dating the Resolution back to March 10, 2026, the date the Intergovernmental Agreement was originally approved.*** (See Attachment "A")

8. ***Government Building job classification for Assistant Project Manager.***

9. ***Agreement with Greystone Power to install five (5) security lights at White Oak Park in an amount of $3,920.00. This project is located in Post 1.*** (On file in the Parks and Recreation Department)

10. ***Boundary line Agreement with Summas Holdings LLC for Tax Parcel 142.4.2.064.0000.*** (See Attachment "B")

11. ***Quitclaim deed and boundary line Agreement with Lovetica Leeann Tracie Worthan and to further authorize the acceptance of a quitclaim deed from Giuseppina Worthan to resolve a deed overlap between the parties regarding Tax Parcel 236.3.1.015.0000.*** (See Attachment "C")

12. ***Declare the following item listed as surplus, and approve their disposal through sale, auction, trade or government donation:***

Department	Item Name	Make/Model	Serial Number
DOT	**Unit 133**	**2000 CAT 963 Loader**	**02DS01097**

13. ***Appoint Brett Wardlaw to serve on the Northwest Georgia Region One Emergency Medical Advisory Council for the term of July 1, 2026 through June 30, 2029.***

14. ***Ordinance 2026-03 amending Paulding County Code of Ordinances Article III, Chapter 2, Section 2-168 Entitled "Grievance Procedure."*** (See Attachment "D")

15. ***Staff recommends the Board of Commissioners accept the street listed below be accepted for perpetual maintenance by the County:***
    Creekside Landing/Phase 1
    Landing Way
    River Run Drive

    Creekside Landing/Phase 2
    Bone Creek Xing

River Bank Court
River Run Drive

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

OLD BUSINESS: None

NEW BUSINESS:

16. ***Resolution 2026-15 authorizing, approving and providing for the execution and delivery of the Supplemental Agreement between the Paulding County Hospital Authority and Paulding County, Georgia, relating to payments by Paulding County for the purposes or providing medical care or hospitalization for the indigent sick and others of its residents, which ratifies the original Resolution approving the intergovernmental contract of the Paulding County Hospital Authority's revenue anticipation certificates and completes all documents associated with the 2026 bond issue:***
Virginia Galloway to adopt Resolution 2026-15 authorizing, approving and providing for the execution and delivery of the Supplemental Agreement between the Paulding County Hospital Authority and Paulding County, Georgia, relating to payments by Paulding County for the purposes or providing medical care or hospitalization for the indigent sick and others of its residents, which ratifies the original Resolution approving the intergovernmental contract of the Paulding County Hospital Authority's revenue anticipation certificates and completes all documents associated with the 2026 bond issue. Seconded by Sandy Kaecher. Voting Yea: Chairman Estes, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (See Attachment "E")

17. ***Attorney Engagement Agreement with Arnold & Itkin LLP and associated attorney's regarding potential PFAS litigation concerning Paulding County landfills:***
Sandy Kaecher made a motion to authorize the Chairman to execute the Attorney Engagement Agreement with Arnold & Itkin LLP and associated attorney's regarding potential PFAS litigation concerning Paulding County landfills. Seconded by Dean Schneider. Voting Yea: Chairman Estes, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (See Attachment "F")

18. ***Resolution 2026-16 authorizing commitment to the Richland Creek Park Project which enables the submission of the grant application for the second level Recreational Trails Program administered by Georgia Department of Natural Resources. Project is located in Post 4:***
Dean Schneider made a motion to adopt Resolution 2026-16 authorizing commitment to the Richland Creek Park Project which enables the submission of the grant application for the second level Recreational Trails Program administered by Georgia Department of Natural Resources. Project is located in Post 4. Seconded by Virginia Galloway. Voting Yea: Chairman Estes, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (See Attachment "G")

19. ***Application for the GDOT additional Local Maintenance and Improvement Grant (LMIG) for the Hiram Sudie Road (SR120) Connector at Davis Mill Road North / Davis Mill Road South Roundabout Project in the amount of $1,126,391.00, and the required 30% match funds in the amount of $337,917.30, which will be allocated from SPLOST. The project is located in Post 1 and Post 3:***
Virginia Galloway made a motion to authorize the Chairman to approve and execute the application for the GDOT additional Local Maintenance and Improvement Grant (LMIG) for the Hiram Sudie Road (SR120) Connector at Davis Mill Road North / Davis Mill Road South Roundabout Project in the amount of $1,126,391.00, and the required 30% match funds in the amount of $337,917.30, which will be allotted from SPLOST. The project is located in Post 1 and Post 3. Seconded by Sandy Kaecher. Voting Yea: Chairman Estes, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Transportation Department)

20. ***Development Agreement between Gredel Pharmacy, LLC and Paulding County to ensure the County will not receive an existing private pump station. The project is located in Post 1.***
Sandy Kaecher made a motion to approve the Development Agreement between Gredel Pharmacy, LLC and Paulding County to ensure the County will not receive an existing private pump station. The project is located in Post 1. Seconded by Dean Schneider. Voting Yea: Chairman Estes, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (On file in the Water System Department)

21. ***Quit Claim Deed to the City of Dallas to convey a remnant property parcel that is approximately 0.852 acres, located in Land Lots 55 and 90, adjacent to Industrial Boulevard North. This property is located in Post 4:***
Virginia Galloway made a motion to authorize the Chairman to execute a Quit Claim Deed to the City of Dallas to convey a remnant property parcel that is approximately 0.852 acres, located in Land Lots 55 and 90, adjacent to Industrial Boulevard North. This property is located in Post 4. Seconded by Dean Schneider. Voting Yea: Chairman Estes, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (See Attachment "H")

22. ***Application to amend the official zoning map to rezone approximately plus/minus 160.57 acres from R-2 to AML (Advances Manufacturing Logistics). AML zoning allows for a very large-scale facility for the research and development, manufacturing and transportation/logistics industries:***
Virginia Galloway made a motion to initiate an application to amend the official zoning map to rezone approximately plus/minus 160.57 acres from R-2 to AML (Advances Manufacturing Logistics). AML zoning allows for a very large-scale facility for the research and development, manufacturing and transportation/logistics industries. Seconded by Dean Schneider. Voting Yea: Chairman Estes, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider.

23. ***Resolution 2026-17 confirming Executive Session for the purpose of Real Estate:***
Dean Schneider made a motion to adopt Resolution 2026-17 confirming Executive Session for the purpose of Real Estate. Seconded by Virginia Galloway. Voting Yea: Chairman Estes, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (See Attachment "I")

PAULDING COUNTY PLANNING COMMISSION MEETING
PLANNING COMMISSION RECOMMENDATIONS
March 24, 2026
April 14, 2026 (BOC)

24. ***2025-19-Z: Dean Schneider made a motion to approve with listed stipulations Application 2025-19-Z, seconded by Virginia Galloway. Dean Schneider withdrew his application. Virginia Galloway made a motion to table until the June 23, 2026 Meeting, seconded by Dean Schneider.*** Application by **ARTISAN BUILT COMMUNITIES** requesting to rezone 15.07 acres from R-2 (Suburban Residential District) & PRD (Planned Residential Development District) to R-3 (Sewered Residential District) for the proposed development of 18 single-family detached homes. Applicant is also requesting a variance to reduce the front setback from 30ft to 20ft for all lots and a buffer reduction from 50ft to 0ft along the southern portion of the site at Mountain Ashe Lane. Property is located in Land Lots 524 and 557; District 3; Section 3; north end of Mountain Ashe Lane and north of Riverwalk Manor Drive. POST 4. Voting Yea: Chairman Estes, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider.

RECOMMENDATION: DENIAL (4-3-0)

If the Board of Commissioners chooses to approve, staff recommends the following stipulations:

1. Owner/Developer agrees to construct all homes to the design standards established per the Seven Hills Master Association Covenants (HOA approved house plans).

Variance Request:

2. Variance to reduce the required front building setback from 30 ft. to 20 ft. for each of the proposed 18 lots.
3. Variance to reduce the required 50 ft. perimeter buffer as required by the R-3 Zoning District to 0 ft. adjacent to the PRD zoned properties along Mountain Ashe Lane.

25. ***2025-25-Z: Sandy Kaecher made a motion to approve with stipulations application 2025-25-Z. Motion failed for the lack of a second. Dean Schneider made a motion to deny application 2025-25-Z, seconded by Virginia Galloway.*** Application by **NEBO ROAD PROPERTIES, LLC** requesting to rezone approximately 43 acres from A-1 (Agricultural District) to R-1 (Rural Residential District) for the proposed development of 25 single-family lots and one 3.5-acre farm lot. Applicant has also requested two variances. Property is located in Land Lots 1231 & 1290; District 2; Section 3; proposed site is located north of Nebo Road, east of Villa Rica Hwy. POST 2. Voting Yea: Chairman Estes, Post III Virginia Galloway, Post IV Dean Schneider. Voting against Post II Sandy Kaecher,

RECOMMENDATION: DENIAL (5-2-0)

If the Board of Commissioners chooses to approve, staff recommends the following stipulations:

1. Owner/Developer agrees access to the development shall be determined during the plan review process.
2. Owner/Developer agrees to construct 6' sidewalk along Nebo Road frontage.
3. 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.
4. Owner/Developer agrees to donate 10 ft. permanent easement along frontage of Nebo Road.

Variances:

5. Reduce the minimum required public road frontage from 100 ft. for proposed cul-de-sac lots 9, 10, 11, 15, 16 & 17 as demonstrated on the rezoning site plan. The minimum lot width at the building line will be 100 ft.
6. Reduce the required number of yard trees from 3 to 1 for each lot.

26. ORDINANCE 26-02: ZONING ORDINANCE TEXT AMENDMENT: **Public Hearing:** Sandy Kaecher made a motion to approve with additional changes of 150 feet buffer. Ann Lippmann, Community Development Director stated there was an alternative option for section 220. 40-06 to change to a buffer requirement to 150 feet. The Paulding County Planning Commission and Board of Commissioners will consider Zoning Ordinance Text Amendments to Title 1: Administration, Chapter 110 "Definitions", Section 110-50 "Definitions by Category/Chapter" and Section 120-30 "Development Waiver Review Committee", Title 2: Zoning, Chapter 220-40 Technology Park Overlay Districts, Section 240-140.03.L and Table 240.5, Chapter 280 "Planning Commission" and the Appendix of the Unified Development Ordinance for Paulding County, Georgia. Seconded by Chairman Estes. Voting Yea: Chairman Estes, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (See Attachment "J")

RECOMMENDATION: APPROVAL (7-0-0)

CONCLUSION OF REGULAR BUSINESS

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS:
Ms. Nancy Hollingshed spoke regarding Election Signage.

EXECUTIVE SESSION: None

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

Rebecca Merideth

Rebecca Merideth, County Clerk

Timothy B Estes

Timothy B Estes, Chairman