PAULDING COUNTY BOARD OF COMMISSIONERS BOARD MEETING MINUTES
September 09, 2025

Watson Government Complex
Second Floor – Board of Commissioners Meeting Room

CALL TO ORDER:	Timothy Estes, Chairman
INVOCATION:	Adam Morris, Children's Minister Dallas First Baptist Church
COLORS & PLEDGE:	Hiram High School JROTC
PRESENT:	Tim Estes, Chairman; Keith Dunn, Post I; Sandy Kaecher, Post II; Virginia Galloway, Post III; Dean Schneider, Post IV; Tabitha Pollard, County Manager; Jayson Phillips, County Attorney; Rebecca Merideth, County Clerk

MINUTES:

1. ***Adopt the August 26, 2025 Work Session Minutes and the August 26, 2025 Board Meeting Minutes.***
   Keith Dunn made a motion to adopt the August 26, 2025 Work Session Minutes and the August 26, 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. ***FY 2026 Paulding County Right of Way Vertical Mowing Contract I to the lowest responsive and responsible bidder, AAA Landscape, in the amount of $101,597.60. Funding for this project will be allocated from General Funds. Project locations are in Post 2:***
   Sandy Kaecher made a motion to award the FY 2026 Paulding County Right of Way Vertical Mowing Contract I to the lowest responsive and responsible bidder, AAA Landscape, in the amount of $101,597.60. 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 Transportation Department)

3. ***Purchase of a 2025 Broce RCT350 from Corwin Equipment Company, Inc., in the amount of $78,823.92. This purchase was approved in the FY 2025 Capital Budget for Paulding County DOT and will be funded using General Funds:***
   Virginia Galloway made a motion to award the purchase of a 2025 Broce RCT350 from Corwin Equipment Company, Inc., in the amount of $78,823.92. This purchase was approved in the FY 2025 Capital Budget for Paulding County DOT and will be funded using General Funds. Seconded by Sandy Kaecher. 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)

4. ***Stormwater Maintenance Project located at 484 Georgetown Drive Pipe Replacement to the lowest reliable bidder, CSTE, Inc. in the amount not to exceed $109,047.36. Quotes for this project are utilized under the FY 2025 Stormwater Infrastructure Replacement and Repair Unit Price Contract. Funding for this project will be allocated from Stormwater Department General Funds. The Project is located in Post 4:***
   Dean Schneider made a motion to award the Stormwater Maintenance Project located at 484 Georgetown Drive Pipe Replacement to the lowest reliable bidder, CSTE, Inc. in the amount not to exceed $109,047.36. Quotes for this project are utilized under the FY 2025 Stormwater Infrastructure Replacement and Repair Unit Price Contract. 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 Transpiration Department)

5. ***Stormwater Maintenance Project located at 260 Ponderosa Drive to the lowest reliable bidder, CSTE, Inc. in the amount of $71,404.66. Quotes for this project are utilized under the FY 2025 Stormwater Infrastructure Replacement and Repair Unit Price Contract. Funding for this project will be allocated from Stormwater Department General Funds. The Project is located in Post 1:***
   Keith Dunn made a motion to award the Stormwater Maintenance Project located at 260 Ponderosa Drive to the lowest reliable bidder, CSTE, Inc. in the amount of $71,404.66. Quotes for this project are utilized under the FY 2025 Stormwater Infrastructure Replacement and Repair Unit Price Contract. Seconded by Sandy Kaecher. 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)

6. ***Purchase of (1) Chevrolet Tahoe from Hardy Chevrolet in the amount of $53,845.00 from the JCSA funds. This vehicle is for the Sheriff's Office:***
   Keith Dunn made a motion to approve the purchase of (1) Chevrolet Tahoe from Hardy Chevrolet in the amount of $53,845.00 from the JCSA funds. This vehicle is for the Sheriff's Office. 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 Finance Department)

REPORTS FROM COMMITTEES & DEPARTMENTS: None

PUBLIC PARTICIPATION ON AGENDA ITEMS: None

CONSENT AGENDA: Dean Schneider made a motion to approve the following consent agenda items:

7. ***Approve the new per meeting pay for Civil Service Board Members.***

8. ***Adopt the Sheriff's Office job classification for Medical Administrator.***

9. ***Adopt Public Information job classification for: Digital Communications Specialist and Digital Media Specialist.***

10. ***Action to approve streets for perpetual maintenance:***
    Picketts Ridge / Phase 1
    Camp Drive
    Landsdown Crossing

    Picketts Ridge / Phase II
    Camp Drive
    Camp Court
    Bridge Brook Court
    Landsdown Crossing
    Cheatham Hill Lane
    Jackson Brook Loop
    Jake Crossing

    Picketts Ridge / Phase III
    Jake Crossing
    Camp Drive
    Jackson Brook Loop
    Shelby Court

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

Surplus Items			
Department	Item Name	Make/Model	Serial Number
Water & Sewer	Unit 297	Bobcat-Brushcat 72" Attachment	A00803161
Water & Sewer	Unit 689	2016 Ford F-150	1FTMF1C8XGFB03103

12. ***Adopt Resolution 2025-31, Acquisition of Real Property for the Bobo Road at Macland Road and Mt. Tabor Church Road Intersection Improvement Project, PR-399(371)(34)-1.*** (See Attachment "A")

Seconded by Keith Dunn. 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:

13. ***Agreement to Transfer Ownership of Bane (Dutch Shepherd) from owner Edward James Reeves to Paulding County Sheriff's Office:***
Virginia Galloway made a motion to approve the Agreement to Transfer Ownership of Bane (Dutch Shepherd) from owner Edward James Reeves to Paulding County Sheriff's Office. 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 County Clerk's Office)

14. ***Authorize the County to participate in nationwide Settlement Agreements regarding opioid litigation with Purdue Pharma, L.P. and the Sackler Family in conjunction with the State of Georgia and authorize the Chairman and County Attorney to execute all documentation related thereto:***
Virginia Galloway made a motion to authorize the County to participate in nationwide Settlement Agreements regarding opioid litigation with Purdue Pharma, L.P. and the Sackler Family in conjunction with the State of Georgia and authorize the Chairman and County Attorney to execute all documentation related thereto. Seconded by Sandy Kaecher. Voting Yea: Chairman Estes, 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. ***Resolution 2025-32 of the Paulding County Board of Commissioners authorizing acceptance of GDOT Contract and Costs associated with construction of Taxilane, Phase II Module I at the Paulding Northwest Atlanta Airport:***
Sandy Kaecher made a motion to adopt Resolution 2025-32 of the Paulding County Board of Commissioners authorizing acceptance of GDOT Contract and Costs associated with construction of Taxilane, Phase II Module I at the Paulding Northwest Atlanta Airport. Seconded by Virginia Galloway. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (See Attachment "B")

16. ***Resolution 2025-33 to authorize the acceptance of the Land and Water Conservation Fund Grant Award from the U.S Department of the Interior-National Park Service for FY 2026:***
Dean Schneider made a motion to adopt Resolution 2025-33 to authorize the acceptance of the Land and Water Conservation Fund Grant Award from the U.S Department of the Interior-National Park Service for FY 2026. Seconded by Keith Dunn. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (See Attachment "C")

17. ***Authorize the Chairman to approve the upfront cost of $47,320.00 for the twenty-six (26) poles and forty-eight (48) light fixtures, and fund the monthly energy cost of $564.00 within a Special streetlight District, for Airport Parkway. Funding will be allocated from Street Light Revenues. This Project is located in Post 2:***
Sandy Kaecher made a motion to authorize the Chairman to approve the upfront cost of $47,320.00 for the twenty-six (26) poles and forty-eight (48) light fixtures, and fund the monthly

energy cost of $564.00 within a Special streetlight District, for Airport Parkway. Funding will be allocated from Street Light Revenues. 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 Transportation Department)

18. ***Agreement with BM&K in the amount not to exceed $81,900.00 for Right of Way Acquisition services for the Bobo Road at Macland Road and Mt. Tabor Church Road Project. Funding will be allocated from SPLOST. This project is located in Post 1:***
Keith Dunn made a motion to authorize the Chairman to enter into an Agreement with BM&K in the amount not to exceed $81,900.00 for Right of Way Acquisition services for the Bobo Road at Macland Road and Mt. Tabor Church Road Project. 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 Transportation Department)

19. ***Establish a Special Streetlight District along Airport Parkway:***
Sandy Kaecher made a motion to authorize the Chairman to establish a Special Streetlight District along Airport Parkway. Seconded by Virginia Galloway. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider.

20. ***Approve Amendments to the Rules and Regulations of the Civil Service System:***
Virginia Galloway made a motion to approve Amendments to the Rules and Regulations of the Civil Service System. Seconded by Sandy Kaecher. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (on file in the Human Resources Department)

21. ***Resolution 2025-34 confirming Executive Session for the purpose of Real Estate:***
Dean Schneider made a motion to adopt Resolution 2025-34 confirming Executive Session for the purpose of Real Estate. Seconded by Virginia Galloway. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (See Attachment "D")

PAULDING COUNTY PLANNING COMMISSION MEETING
PLANNING COMMISSION RECOMMENDATIONS
August 26, 2025
September 9, 2025 (BOC)

22. *Keith Dunn made a motion to approve with the four (4) listed stipulations* ***2025-13-Z Application by ALL CONSTRUCTION CO., INC requesting to rezone 1.92 acres from R-2 (Suburban Residential District) to B-1 (General Business District) for the proposed development of a 5,000 sq. ft. office building. Property is located in Land Lot 315; District 2; Section 3; on the north side of Macland Road and east of Bobo Road. POST 1.***

RECOMMENDATION: APPROVAL (6-0-1).

1. Owner/Developer agrees access to the development shall be determined during the plan review process.
2. Owner/Developer agrees to coordinate with the Paulding County Department of Transportation (PDOT) and construction contractor on Corridor Improvements for Macland Road, Bobo Road, and Mt. Tabor Church Road; Project PR-399(371) (34)-1.
3. Owner/Developer agrees to donate one hundred and twenty feet (120') of right of way, sixty feet (60') from each side of centerline of Bobo Road.
4. Owner/Developer agrees to donate ten feet (10') of additional permanent easement along Bobo Road frontage.

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

23. Sandy Kaecher made a motion to approve with the six (6) listed stipulations **2025-14-Z** ***Application by POWDER CREEK PROPERTIES – BRENT PARIS requesting to rezone 47.56 acres from A-1 (Agricultural District) to R-1 (Rural Residential District) for the proposed development of 21 single-family residences with onsite septic. Applicant is also requesting variances for lots 9, 10, 11 & 16 from the 100 ft. lot width at road frontage to be relocated to the front building setback line. Property is located in Land Lot 1146; District 2; Section 3; south side of Pine Shadows Drive, east of Lindsey Lake Road and west of Nebo Road. POST 2.***

RECOMMENDATION: APPROVAL (4-3-0).

1. Owner/Applicant agrees access to the development shall be determined during the plan review process.
2. 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.
3. Owner/Developer agrees to a minimum 1,800 sq. ft. (heated space) for homes.
4. Owner/Developer agrees to work with the adjacent property owner to the east to install a 6 ft. privacy fence.
5. Owner/Developer agrees to no more than 10 % rental homes within the development.

Variance Request:

6. Owner/Developer request variances on Lots 9, 10, 11 and 16 to reduce the required 100 ft. road frontage per lot. A minimum 100 ft. lot width would coincide with the 40 ft. front setback line.

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

24. Sandy Kaecher made a motion to approve with eleven (11) listed stipulations **2025-16-Z** ***Application by OMEGA DEVELOPMENT CORPORATION (CHARLES BROCK) requesting to rezone 4.9 acres from R-2 (Suburban Residential District) to B-2 (Highway Business District) for the development of approximately 78,350 sq. ft. of self-storage warehouse space with a variance to waive sidewalk requirements. (UDO-Title 2, Zoning, Section 220-20.07) and street tree requirements for Masonic Drive frontage. (UDO-Title 2, Zoning, Section 240-200). Property is located in Land Lot 690; District 19; Section 3; east side of Pleasant Grove Road, west side of Hwy 101 North (SR 101 & 113) and north side of Masonic Drive [38 Masonic Drive]. POST 2.***

RECOMMENDATION: DENIAL (5-1-1).

Staff Recommended Stipulations if the Board of Commissioners approves:

1. Owner/Developer agrees to submit a landscape plan for the installation of a 10 ft. landscape strip along all road frontages as part of the Paulding County Plan Review Process.
2. Owner/Developer agrees to install a minimum 8 ft. fence around the perimeter of the property to be approved during the Plan Review Process.
3. Owner/Developer agrees to no billboard signage.
4. Owner/Developer agrees to the proposed self-storage facility as the only B-2 use for the site. Any changes in uses would require Board of Commissioner approval through the rezoning / site plan approval process.
5. Owner/Developer agrees access to the development shall be determined during the plan review process.
6. Owner/Developer to donate ten feet (10') of right of way along the entire frontage of Pleasant Grove Road, 40 feet from centerline of road.
7. Owner/Developer agrees to donate a right of way miter of twenty-five foot (25') at the intersection of Masonic Drive and Pleasant Grove Road.
8. Owner/Developer agrees to donate a twenty-five-foot (25') miter at the intersection of SR 101 and Masonic Drive.
9. Owner/Developer agrees to donate a miter at the intersection of SR 101 and Pleasant Grove Road for a future realignment project of Pleasant Grove Road at SR 101.

Variance Request:

10. Variance to waive sidewalk requirements (UDO, Title 2, Zoning, Section 220-20.07).
11. Variance to waive street tree requirements for Masonic Drive frontage. (UDO-Title 2, Zoning, Section 240-200)

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

25. Sandy Kaecher made a motion to approve with the following one (1) listed stipulation **2025-05-SUP** ***Application by OMEGA DEVELOPMENT CORPORATION (CHARLES BROCK) requesting a Special Use Permit on 4.9 acres within a proposed B-2 (Highway Business District) for a warehouse storage / parking facility. Property is located in Land Lot 690; District 19; Section 3; east side of Pleasant Grove Road, west side of Highway 101 N (SR 101 & 113) and north side of Masonic Drive [38 Masonic Drive]. POST 2.***

RECOMMENDATION: DENIAL (5-1-1).

Staff Recommended Stipulations if the Board of Commissioners approves:

1. Owner/Developer agrees to operate gate hours from 6:00 am to 10:00 pm.

Commissioner Galloway asked to confirm that trucks will not be parked at this business.

Sandy Kaecher stated that no trucks will be stored only RV's and Boats.

Chris Robinson stated that it will strictly be Boats, RV's and Campers.

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

26. Virginia Galloway made a motion to approve with the three (3) following stipulations **2025-18-Z** ***Application by BRAD AUSTIN requesting to rezone one tract of .88 acres from R-2 (Suburban Residential District) to B-1 (General Business District) with a special use permit for the existing and future expansion of a gasoline station with convenience store. Property is located in Land Lot 806; District 2; Section 3; located south side of Hiram-Sudie Road (SR 120 Connector) and east of Villa Rica Highway (SR 61). POST 3.***

RECOMMENDATION: APPROVAL (6-0-1).

1. Owner/Developer agrees access to the development shall be determined during the plan review process.
2. 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.
3. Owner/Developer agrees a site plan amendment will be required for any future modifications / expansion to the site.

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

27. Virginia Galloway made a motion to approve **2025-06-SUP** ***Application by BRAD AUSTIN requesting a Special Use Permit on three (3) tracts totaling 1.99 acres referenced in the above proposed B-1 (General Business District) for the existing and future expansion of a gasoline station with convenience store. Properties are located in Land Lots 806 & 851; District 2; Section 3; on the southeast corner of the intersection of Hiram-Sudie Road (SR 120 Connector) and Villa Rica Highway (SR 61). POST 3.***

RECOMMENDATION: APPROVAL (6-0-1).

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

28. Virginia Galloway made a motion to deny **2025-03-SPSA** ***Application by WEEKLEY HOMES, LLC – J. KEVIN MOORE requesting a Site Plan / Stipulation Amendment of prior stipulation #6 from application 2005-63-Z for a 50.36-acre development zoned PRD (Planned Residential Development) to reduce the minimum required front setback from 25ft to 15ft for all lots. Property is located in Land Lots 399, 400, 464, 465 & 466; District 2; Section 3; on the south side of Old Mill Road; south of Macland Road and west of Indian Lake Court. POST 3.***

The stipulation reads as follows:

#6 Owner/Developer agrees that the front building setback for each residential lot be 25 feet from street right-of-way.

The proposed amendment to stipulation #6 submitted by the applicant is to reduce 25 ft. to 15 ft. from the street right-of-way.

RECOMMENDATION: DENIAL (5-1-1).

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

29. Keith Dunn made a motion to adopt **ORDINANCE NO. 2025-06 ZONING ORDINANCE TEXT AMENDMENT:** ***Public Hearing: The Paulding County Planning Commission and Board of Commissioners will consider Zoning Ordinance Text Amendments to Title 1: Administration, Chapter 110 "Definitions", Section 110-30 "Abbreviations", Section 110-40 "General Definitions", Title 2: Zoning, Chapter 210 "Base Districts", Section 210-10 "A-1 Agricultural District", Section 210-20 "ER Estate Residential District", Section 210-30 "R-1 Rural Residential District", Section 210-40 "R-2 Suburban Residential District", Section 210-260 "AB Agricultural Business District", Chapter 220 "Overlay Districts" Chapter 230 "Supplemental Use Standards", Section 230-40 "Special Use Permits", Chapter 240 "Standards Applying to All Districts" Section 240-10 and Chapter 260 "Off-Street Parking Standards", Section 260-20 and Title 4: Signs, Section 600-250 "Restrictions Based on Location" of the Unified Development Ordinance for Paulding County, Georgia.***

RECOMMENDATION: APPROVAL (6-0-1).

Jayson Phillips stated the public hearing was conducted two weeks ago before the Planning Commission. The actual text of each of the proposed amendments is in the backup materials. These documents are public records and are available for the public through an Open Records Request or inquiry with the Planning and Zoning Department.

Seconded by Virginia Galloway. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (See Attachment "E")

CONCLUSION OF REGULAR BUSINESS

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS: None

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

Tabitha Pollard, County Manager made an announcement for the 9-11 Memorial Service on September 11, 2025 at 8:40am at Veterans Park. She further stated there will be a run for Public Safety employees and everyone at 6:00am.

EXECUTIVE SESSION: None

ADJOURNMENT: Sandy Kaecher made a motion to adjourn, seconded by Virginia Galloway. 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