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

Watson Government Complex
Second Floor – Board of Commissioners Meeting Room

CALL TO ORDER: Timothy Estes, Chairman

INVOCATION & PLEDGE: William Hancock with Legacy Baptist Church

PRESENT: Tim Estes, Chairman; Keith Dunn, Post I; Sandy Kaecher, Post II; Dean Schneider, Post IV; Jayson Phillips, County Attorney; Tabitha Pollard, County Manager; Rebecca Merideth, County Clerk.

MINUTES:

1. ***Dean Schneider made a motion to adopt the June 23, 2026 Work Session Minutes, and the June 23, 2026 Board Meeting Minutes.*** Seconded by Sandy Kaecher. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post IV Dean Schneider.

ANNOUNCEMENTS: None

INVITED GUESTS: None

BID AWARDS:

2. ***Authorize the purchase of two (2) pumper apparatus from the Fire Department's capital outlay FY27 projected budget in the amount of $1,994,257.74. Requested funds will be from Fire Tax/SPLOST:***
   Sandy Kaecher made a motion to approve the purchase of two (2) pumper apparatus from the Fire Department's capital outlay FY27 projected budget in the amount of $1,994,257.74. Requested funds will be from Fire Tax/SPLOST. Seconded by Keith Dunn. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post IV Dean Schneider. (On file in the Finance Department)

REPORTS FROM COMMITTEES & DEPARTMENTS: None

PUBLIC PARTICIPATION ON AGENDA ITEMS:
Dani Blumenthal Re: 2026-03-SPSA

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 sale, auction, trade or government donation:***

Department	Item Name	Make/Model	Serial Number
DA	Unit 852	2007 Ford Crown Vic	2FAFP71W57X107404
DA	Unit 854	2008 Ford Crown Vic	2FAFP71V38X170011
TA	Unit 370	2004 Ford Ranger	1FTYR10D14PA55815
REC	Unit 444	1997 Exmark Mower	130244
REC	Unit 636	2015 Exmark Mower	315604390
REC	Unit 641	2012 Bobcat 9425	94251400626
REC	Unit 643	2000 Honda TRX 4 wheeler	478TE224XY4117091
REC	Unit 647	2006 Exmark Mower	654267

4. ***In accordance with the Paulding County Sheriff's Office Policy and Procedures approval of request to retire or declare surplus the assigned service weapon, Glock 47 Serial Number CEXG904, to Deputy Michael Webb, who is retiring from the Paulding County Sheriff's Office effective August 3, 2026, and to present the firearm to Deputy Webb upon retirement.***

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

OLD BUSINESS: None

NEW BUSINESS:

5. ***Contract not to exceed $97,000.00 with Kimley-Horn for utility relocation design services for the New Hope Corridor Water and Sewer Utility Relocation. This purchase is funded through the Renewal and Extension Fund. The project is located in Posts 1 and 4:***
   Keith Dunn made a motion to approve a contract not to exceed $97,000.00 with Kimley-Horn for utility relocation design services for the New Hope Corridor Water and Sewer Utility Relocation. This purchase is funded through the Renewal and Extension Fund. The project is located in Posts 1 and 4. Seconded by Dean Schneider. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post IV Dean Schneider. (On file in the Water Systems Department)

6. ***Kendall Increased Service and Support (KISS) Annual Services and Support Agreement with Kendall Supply Company, Inc. in the amount of $67,600.00. This Purchase is funded through the Renewal and Extension fund. This project is located in all 4 Posts:***
   Dean Schneider made a motion to approve the Kendall Increased Service and Support (KISS) Annual Services and Support Agreement with Kendall Supply Company, Inc. in the amount of $67,600.00. Seconded by Sandy Kaecher. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post IV Dean Schneider. (On file in the Water Systems Department)

7. ***Contract with Raftelis to update the financial model for the Water and Sewer Fund, in an amount not to exceed $56,285.00:***
   Sandy Kaecher made a motion to approve the Contract with Raftelis to update the financial model for the Water and Sewer Fund, in an amount not to exceed $56,285.00. Seconded by Keith Dunn. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post IV Dean Schneider. (On file in the Finance Department)

8. ***Local Government Lighting Project Agreement (LGLPA) with the Georgia Department of Transportation for the Roundabout Project located at SR 61 (Cartersville Highway) at Harmony Grove Church Road/Cochran Road, PI 001964, located in Post 4:***
   Dean Schneider made a motion to authorize the Chairman to enter into a Local Government Lighting Project Agreement (LGLPA) with the Georgia Department of Transportation for the Roundabout Project located at SR 61 (Cartersville Highway) at Harmony Grove Church Road/Cochran Road, PI 001964, located in Post 4. Seconded by Sandy Kaecher. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post IV Dean Schneider. (On file in the Transportation Department)

9. ***Government Lighting Project Agreement (LGLPA) with the Georgia Department of Transportation for the Roundabout Project located at SR 61 Business, Macland Road and Butler Industrial Drive, PI 0019896, located in Post 1:***
   Keith Dunn made a motion to authorize the Chairman to enter into a Local Government Lighting Project Agreement (LGLPA) with the Georgia Department of Transportation for the Roundabout Project located at SR 61 Business, Macland Road and Butler Industrial Drive, PI 0019896, located in Post 1. Seconded by Dean Schneider. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post IV Dean Schneider. (On file in the Transportation Department)

10. ***Agreement to terminate the 2023 Intergovernmental Agreement Providing School Resource Officers:***
    Sandy Kaecher made a motion to authorize the Commission Chairman to sign the Agreement to terminate the 2023 Intergovernmental Agreement Providing School Resource Officers. Seconded by Dean Schneider. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post IV Dean Schneider. (See Attachment "A")

11. ***Intergovernmental Agreement between Paulding County School District, Paulding County Sheriff's Office and Paulding County Government regarding jurisdictional and operational matters with the Paulding County School District Police Department:***
    Keith Dunn made a motion to authorize the Commission Chairman to sign the Intergovernmental Agreement between Paulding County School District, Paulding County Sheriff's Office and Paulding County Government regarding jurisdictional and operational matters with the Paulding County School District Police Department. Seconded by Dean

Schneider. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post IV Dean Schneider. (See Attachment "B")

12. ***Installation of 700 feet of County supplied pipe and ancillaries on the 16-inch transmission main on SR 92 at the future Due West Intersection, with Eidson Underground LLC, in the amount of $61,000.00. This purchase is funded through the Renewal and Extension Fund. The Project is in Post 1:***
Keith Dunn made a motion to approve the installation of 700 feet of County supplied pipe and ancillaries on the 16-inch transmission main on SR 92 at the future Due West Intersection, with Eidson Underground LLC, in the amount of $61,000.00. This purchase is funded through the Renewal and Extension Fund. The Project is in Post 1. Seconded by Dean Schneider. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post IV Dean Schneider. (On file in the Water Systems Department)

PAULDING COUNTY PLANNING COMMISSION MEETING
PLANNING COMMISSION RECOMMENDATIONS
June 23, 2026
July 14, 2026 (BOC)

13. **Dean Schneider made a motion to approve with the added stipulations,** 2026-03-SPSA: Application by GASKINS & LECRAW / DANI BLUMENTHAL requesting a site plan revision for prior rezonings (2013-15-Z & 2022-06-SUP / 2025-05-Z & 2025-01-SUP). The site is zoned B-2 (Highway Business) District and is approximately 7.36 acres. The proposed use is for a self-storage facility with retail space. Property is located in Land Lot 851; District 2; Section 3; east side of Villa Rica Highway (SR 61), south of Hiram-Sudie Road and north of Campground School Road. POST 3.

RECOMMENDATION BY THE PLANNING COMMISSION: APPROVAL (4-0-0).

1. Owner/Developer acknowledges this proposed development and all future development is subject to the Corridor Overlay District.
2. Owner/Developer agrees no billboard signs will located/permitted for the site/property.
3. Owner/Developer acknowledges that the type and location of access for the proposed development shall be determined during the plan review process by the Georgia Department of Transportation.
4. Owner/Developer shall provide and maintain inter-parcel access and maintain a connecting frontage road as shown of the Zoning Site Plan dated amended to 5/26/2026.
5. 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.
6. Owner/Developer agrees to provide a master water and sewer plan prior to construction plan approval, including analysis of existing infrastructure. Improvements may be required.
7. Owner acknowledges the project lies within the Sweetwater Creek Sewer Basin and will honor the requirements set forth in the Intergovernmental Wastewater Treatment Agreement for the Sweetwater Creek Basin between Paulding County Georgia and Cobb County Georgia dated July 17, 2007. This includes provisions for dry sewer for the project and payment of commercial sewer tap fees.
8. Owner/Developer agrees to dedicate all sanitary sewer easements to Paulding County at the time the Certificate of Occupancy is granted. (Specific locations to be determined during the plan review process.)
9. Owner/Developer acknowledges that sewer availability is not expressly implied as a result of zoning.
10. Owner/Developer to provide report showing 1,000 gpm fire flow to all fire hydrants within 300 ft. of all buildings.
11. Owner/Developer agrees to install a minimum 1,500 gallon outside grease trap on all restaurants and food preparatory establishments and auto repair shops.
12. Owner/Developer agrees to no rental parking spaces.
13. Owner/Developer agrees the development of the site will coincide with the submitted Zoning Site Plan dated amended to 5/26/2026.

14. Owner/Developer agrees to relocate water mains out from under proposed asphalt paving, including acceleration/deceleration lanes, if road widening is required. This is not applicable for Phase 1 of the development.
15. Owner/Developer agrees to provide a traffic memo for the development and coordinate with Paulding County DOT on methodology and parameters of the study.
16. Owner/Developer agrees the hours of operation for the self-storage facility will be from 6:00 am to 10:00 pm with 24 hour / 7 days a week access via keypad for enrolled tenants with security / lighting controls.

County Attorney, Jayson Philips asked Chris Robinson to speak on the amended proposed stipulations submitted by Staff.

Chris Robinson stated on stipulation 4 and stipulation 13 the original stipulations submitted by the Planning & Zoning Commission were reflecting a zoning site plan from April 2026. The Applicant submitted an updated site plan 28 days prior to the Public Hearing and was apart of the staff report and recommendations from the Planning & Zoning Commission dated May 26, 2026.

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

14. ***Sandy Kaecher made a motion to approve with 2 (two) stipulations*** 2026-08-Z: Application by **PAULDING COUNTY BOARD OF COMMISSIONERS / TABITHA POLLARD [COUNTY MANAGER]** requesting to rezone approximately 163 acres from R-2 (Suburban Residential District) and B-1 (General Business District) to AML (Advanced Manufacturing Logistics) District for the proposed Paulding Airport Aerospace Park which would include mixed development uses and flex-space opportunities. The property is located in Land Lots 255-257 & 305-306; District 19; Section 3; south side of Rockmart Highway (US 278) and the east and west sides of Airport Parkway. **POST 2.**

RECOMMENDATION BY THE PLANNING COMMISSION: APPROVAL (4-0-0).

1. Owner/Developer agrees access to the development shall be determined during the plan review process.
2. Owner/Developer agrees to provide a traffic impact study for the development and coordinate with Paulding County DOT on methodology and parameters of the study.

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

15. ***Dean Schneider made a motion to approve with 12 (twelve) stipulations*** 2026-01-SUP: Application by **CHRISTOPHER ZACHAREWICZ** requesting a new Special Use Permit (SUP) to continue the operation of a mobile coffee trailer business with an interactive farm and to reduce the property boundaries of the previous SUP (**2024-12-SUP)** from 9.03 acres to 5.09 acres. The property is zoned A-1 (Agricultural District) and is located in Land Lot 102; District 19; Section 3; south of McPherson Church Road and east side of the Silver Comet Trail. **POST 4.**

RECOMMENDATION BY THE PLANNING COMMISSION: APPROVAL (4-0-0).

1. Owner/Applicant agrees approval of this SUP is not transferable to another owner other than the current applicants.
2. Owner/Applicant agrees all applicable state and local regulations for an event facility will be adhered to for the site including but not limited to building, fire, life-safety, and health department codes.
3. Owner/Applicant agrees the development shall be subject to the County's Plan Review Process.
4. Owner/Applicant agrees any expansion and/or addition of new buildings / facilities not presented with this application would require an amended Special Use Permit.
5. Owner/Applicant agrees to low or boxed/shielded out-side lighting.
6. Owner/Applicant agrees to not have outdoors public address systems.
7. Owner/Applicant agrees to limit hours of operation from Tuesday – Sunday from 10 am to 5 pm.

8. Owner/Applicant agrees not to provide any alcohol beverages.
9. Owner/Applicant agrees to provide a traffic memo that provides estimated type and number of trips for the development and coordinate with Paulding County DOT on methodology and parameters of the memo.
10. Owner/Applicant agrees access to the development including required improvements shall be determined during the plan review process.
11. Owner/Applicant agrees to coordinate with adjoining property owners regarding the access easement / driveway including a maintenance agreement.
12. Owner/Applicant agrees any access / connectivity to the Silver Comet Trail will require coordination with the Georgia Department of Transportation.

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

CONCLUSION OF REGULAR BUSINESS

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS:
Marilyn Sawyer spoke on how our Water System would be affected by Data Centers. She also spoke on the water permits for the RCR, how much water currently leaves the reservoir on a daily basis and how much is projected to be used daily in 2035.

Matt Mayotte spoke on how the construction while building data centers will effect the surrounding residents daily lives due to noise, traffic and sound pollution. He asked the Board to consider the next generation that will live and grow up in Paulding County when making decisions.

Richard Chappell Jr. shared he is not anti-technology, but is opposed to putting a data center that will back up to his neighborhood. He further shared his concerns how data centers in Paulding will effect Citizens water, power, privacy and the possibility that their home will be taken over.

Rosemary James shared she has lived in Paulding for 26 years commuting to Roswell for 15 years so she could live in the country, it was affordable, nice community and natural resources. She asked the Board to reconsider putting data centers in and consider putting data centers on a ballot.

Michelle Wolven spoke on transparency and backroom deals. She further spoke on the zoning changes voted on by the Planning and Zoning Boards on August 26, 2025. She then spoke on how data centers will affect the health of Citizens.

Shannon Utz stated she is not anti-data center but against putting data centers in residential areas. She spoke on Chapter 220 of the Unified Development, spot zoning and overlay loopholes.

Renee Bates spoke on how data centers will cause long term health effects. Data centers are industrial facilities that produce low frequency noise frequency that is medically harming. She further spoke on light pollution and its effects on the health of humans, animals and insects. She also spoke on chemical drift and how they will leak and get into the water system and air.

Taylor Kim shared she moved here for a Homestead lifestyle. She asked for a moratorium to be put in place to do further research on short and long term impacts on how datacenters will affect the current and future citizens in the County.

Michelle Nelson requested the Board repeal the text amendment that created the technology park overlay district and allowed data centers in Paulding County or remove data centers, battery manufacturing substations, power backup infrastructure and related high impact uses from the overlay.

Lecia Baum shared she is concerned for our children and how they will be impacted by the choices made by the Board related to datacenters. She also stated that datacenters will impact the nature in the County.

Elizabeth Lisle shared her concerns of the loud voices opposed to any datacenter development in Paulding and the rights of private property owners and the Commissioners role as representative. She also shared her opinion on allowing citizens to vote on all new industries or businesses that comes into Paulding or interfering with private property owners.

EXECUTIVE SESSION: None

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

Rebecca Merideth, County Clerk

Timothy B Estes, Chairman