PAULDING COUNTY BOARD OF COMMISSIONERS
BOARD MEETING MINUTES
May 13, 2025

Watson Government Complex
Second Floor – Board of Commissioners Meeting Room

CALL TO ORDER: Timothy Estes, Chairman

INVOCATION: Jason Cathey, Fellowship of Christian Athletes

PLEDGE: North Paulding High School Army 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. ***Sandy Kaecher made a motion to approve the April 22, 2025 Work Session Minutes and the April 22, 2025 Board Meeting Minutes, seconded by Dean Schneider.***
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 2025 Government Facilities Landscape Contract to the lowest responsive bidder, Tri Scapes, LLC, in the amount of $124,510.00 with the option to renew for two (2) additional years. Funding for this contract will be allocated from General Funds***:
Keith Dunn made a motion to award the FY 2025 Government Facilities Landscape Contract to the lowest responsive bidder, Tri Scapes, LLC, in the amount of $124,510.00 with the option to renew for two (2) additional years. 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)

3. ***FY 2025 Nutanix Hardware Platform purchase to the lowest responsive bidder, PCS, in the amount of $163,652.98. Funding for this contract will be allocated from General Funds:***
Virginia Galloway made a motion to award the FY 2025 Nutanix Hardware Platform purchase to the lowest responsive bidder, PCS, in the amount of $163,652.98. 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 Finance Department)

4. ***FY 2025 Right of Way Turf Mowing and Maintenance Contract to the lowest reliable bidder, Tri Scapes, LLC, in the amount of $190,732.38. Funding for this contract will be allocated from General Funds. Project locations are in Posts 1, 2, 3 and 4:***
Dean Schneider made a motion to award the FY 2025 Right of Way Turf Mowing and Maintenance Contract to the lowest reliable bidder, Tri Scapes, LLC, in the amount of $190,732.38. 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)

5. ***FY 2025 Right of Way Roadside Mowing and Landscape Maintenance Contract - SR 92 South, to the lowest reliable bidder, Kelly Landscape Management, in the amount of $184,722.83, with a contingency up to $203,760.28, if needed. Funding for this contract will be allocated from General Funds. The project is located in Post 3:***
Virginia Galloway made a motion to award the FY 2025 Right of Way Roadside Mowing and Landscape Maintenance Contract - SR 92 South, to the lowest reliable bidder, Kelly Landscape Management, in the amount of $184,722.83, with a contingency up to $203,760.28. 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)

6. ***FY 2025 Vertical Mowing Contract II to the lowest reliable bidder, AAA Landscape Management, in the amount of $103,932.30. Funding for this project will be allocated from General Funds. Project locations are in Posts 1, 3 and 4:***
Dean Schneider made a motion to award the FY 2025 Vertical Mowing Contract II to the lowest reliable bidder, AAA Landscape Management, in the amount of $103,932.30. 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)

REPORTS FROM COMMITTEES & DEPARTMENTS: None

PUBLIC PARTICIPATION ON AGENDA ITEMS:
James Aldridge spoke regarding Rezoning Application 2025-07-Z.

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

7. ***The Paulding County Sheriff's Office would like to request the Commission to retire or surplus Sergeant Mike Quinn's Service Weapon Glock Model 21 Serial Number: AHPV963. Sergeant Quinn retired on May 9, 2025 and has met all of the policy requirments in order to retire a service weapon.***

8. ***Reappoint Division Chief Tim King to the Northwest Georgia Region 1 Emergency Medical Services Council with a term of July 1, 2025 through June 30, 2028.***

9. ***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
Sheriff	Unit S-183	1999 Jeep Cherokee	1J4FF28S2XL620782
Sheriff	Unit S-193	2015 Chevrolet Caprice	6G3NS5U28FL126237

10. ***Authorize the Chairman to enter into a Development Agreement with D.R. Horton, Inc. to provide $322,435.00 for participation in zoning case 2005-13-Z stipulation #7 to reconstruct existing road to provide for a 3-lane section along the entire frontage of Dabbs Bridge Road. This site is located in Post 4.*** (On file in the Finance Department)

Seconded by Dean Schneider. 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:

11. ***FTA5311-FY2022 Large Capital Project (New Transit Buses) Number - T007169 SA#2 in the amount of $212,658.00:***
Virginia Galloway made a motion to authorize the Chairman to sign the FTA5311-FY2022 Large Capital Project (New Transit Buses) Number - T007169 SA#2 in the amount of $212,658.00. 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 Finance Department)

12. ***Resolution 2025-10 Authorizing Acceptance of GDOT Contract and Costs Associated with Terminal Area Expansion, Access Road to Module 1 at the Paulding-Northwest Atlanta Airport in Atlanta, Ga:***
Sandy Kaecher made a motion to adopt Resolution 2025-10 Authorizing Acceptance of GDOT Contract and Costs Associated with Terminal Area Expansion, Access Road to Module 1 at the Paulding-Northwest Atlanta Airport in Dallas, Ga. 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 "A")

13. ***2025 estimated roll-back Millage rate of 4.5:***
Dean Schneider made a motion to adopt 2025 estimated roll-back Millage rate of 4.5. 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")

14. ***Authorize sale of real property identified as Amsterdam Way adjacent to Windmill Drive, as shown in Plat Book 81, Page 165 of the Paulding County Records, Windmill Creek Subdivision for $20.00, to the property owners of 241 Windmill Drive, and authorize the Chairman to execute a Quit Claim Deed conveying the property. Property is located in Post 4:***
Dean Schneider made a motion to authorize sale of real property identified as Amsterdam Way adjacent to Windmill Drive, as shown in Plat Book 81, Page 165 of the Paulding County Records, Windmill Creek Subdivision for $20.00, to the property owners of 241 Windmill Drive, and authorize the Chairman to execute a Quit Claim Deed conveying the property. Seconded by Sandy Kaecher. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (See Attachment "C")

15. ***Resolution 2025-11 Authorizing the purchase of an Automated Weather Observing System in the amount of $157,519.00. The funding source for this is a GDOT grant along with a 25% Paulding County match:***
Sandy Kaecher made a motion to approve Resolution 2025-11 Authorizing the purchase of an Automated Weather Observing System in the amount of $157,519.00. The funding source for this is a GDOT grant along with a 25% Paulding County match, 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")

16. ***Resolution 2025-12 Confirming Executive Session for the purposes of Personnel and Real Estate:***
Dean Schneider made a motion to adopt Resolution 2025-12 Confirming Executive Session for the purposes of Personnel and Real Estate, 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 "E")

17. ***Chairman's nominee April Myers to the position of Finance Director/Comptroller/CFO:***
Chairman Estes made a motion to approve the consideration of Chairman's nominee April Myers to the position of Finance Director/Comptroller/CFO, seconded by Virginia Galloway. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider.

PAULDING COUNTY PLANNING COMMISSION MEETING
PLANNING COMMISSION RECOMMENDATIONS
April 22, 2025
May 13, 2025 (BOC)

18. ***Dean Schneider made a motion to deny 2025-07-Z:*** Application by **JAMES ALDRIDGE** requesting to rezone 6.104 acres from R-2 (Suburban Residential District) to I-1 (Light Industrial District) for the intended commercial use of heavy equipment rental(s). Property is located in Land Lots 967 & 968; District 2; Section 3; at the southeast intersection of Laird Rd and Bill Carruth Pkwy [725 Laird Rd]. POST 3., seconded by Virginia Galloway. Voting Yea: Chairman Estes, Post III Virginia Galloway, Post IV Dean Schneider. Voting Against: Post I Keith Dunn, Post II Sandy Kaecher.

    RECOMMENDATION: DENIAL (4-0-1).

    1. Owner/Developer agrees to a minimum 100 ft. landscaped buffer along the frontage of Bill Carruth Parkway.
    2. Owner/Developer agrees to bring the existing building into Corridor Overlay District and building code compliance prior to business use.
    3. Owner/Developer agrees to bring the property into Paulding County Code compliance prior to civil plan approval.
    4. Owner/Developer agrees access to the development shall be determined during the plan review process.
    5. 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.

19. ***Sandy Kaecher made a motion to approve with (nine) 9 stipulations 2025-04-SUP:*** Application by **WILLIAM F. HARRELSON** requesting a Special Use Permit on 51.24 acres of R-2 (Suburban Residential District) for the seasonal event operation of a containment haunted house amusement themed attraction. Property is located in Land Lots 292 & 339; District 19; Section 3;

on the south side of Holly Springs Rd, west of SR HWY 101 N. POST 2, seconded by Dean Schneider. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider.

RECOMMENDATION: APPROVAL (4-0-1).

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 any expansion and/or addition of new buildings / facilities not presented with this application would require an amended Special Use Permit.
4. Owner/Applicant agrees to low or boxed/shielded out-side lighting.
5. Owner/Applicant agrees to not have outdoors public address systems.
6. Owner/Applicant agrees to limit hours of operation from 6 pm to 11:30 pm.
7. Owner/Applicant agrees not to provide any alcohol beverages.
8. Owner/Applicant agrees access to be improved and an updated driveway permit obtained from Paulding County DOT.
9. Owner/Applicant agrees to provide a traffic control plan which details traffic control measures, that will be utilized and implemented for events, to be reviewed and approved by Paulding County.

20. ***ORDINANCE 25-04 ZONING ORDINANCE TEXT AMENDMENT: The Paulding County Planning Commission and Board of Commissioners will consider Zoning Ordinance Text Amendments to Title 1: Administration, Chapter 110 "Definitions", Section 110-40 "General Definitions", Title 2: Zoning, Chapter 210 "Base Districts", Section 210-60 "MPR Master Planned Residential District" and Section 210-100 "R-55 Active Adult Residential District", Chapter 220 "Overlay Districts", Section 220-20 "Corridor Overlay District", Chapter 240 "Standards Applying to All Districts", Section 240-10 "Dimensional Standards of Zoning Districts", Chapter 260 "Off-Street Parking Standards", Section 260-20 "Required Spaces", Chapter 280 "Planning Commission", Section 280-140 "Traffic Memo Report Contents" and Appendix, Section 3.0 "List of Amendments" of the Unified Development Ordinance for Paulding County, Georgia:***
Keith Dunn made a motion to approve with changes regarding lot size *ORDINANCE 25-04 ZONING ORDINANCE TEXT AMENDMENT:* The Paulding County Planning Commission and Board of Commissioners will consider Zoning Ordinance Text Amendments to Title 1: Administration, Chapter 110 "Definitions", Section 110-40 "General Definitions", Title 2: Zoning, Chapter 210 "Base Districts", Section 210-60 "MPR Master Planned Residential District" and Section 210-100 "R-55 Active Adult Residential District", Chapter 220 "Overlay Districts", Section 220-20 "Corridor Overlay District", Chapter 240 "Standards Applying to All Districts", Section 240-10 "Dimensional Standards of Zoning Districts", Chapter 260 "Off-Street Parking Standards", Section 260-20 "Required Spaces", Chapter 280 "Planning Commission", Section 280-140 "Traffic Memo Report Contents" and Appendix, Section 3.0 "List of Amendments" of the Unified Development Ordinance for Paulding County, Georgia, seconded by Dean Schneider. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (See Attachment "F")

RECOMMENDATION: APPROVAL (4-0-1).

CONCLUSION OF REGULAR BUSINESS

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS: None

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

EXECUTIVE SESSION: None

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

Rebecca Merideth, County Clerk

Timothy B Estes, Chairman