PAULDING COUNTY BOARD OF COMMISSIONERS
BOARD MEETING MINUTES
June 23, 2026

Watson Government Complex
Second Floor – Board of Commissioners Meeting Room

CALL TO ORDER: Timothy Estes, Chairman

INVOCATION & PLEDGE: Joey Meeks, Paulding County Sheriff's Office Chaplain

PRESENT: Tim Estes, Chairman; Keith Dunn, Post I; Sandy Kaecher, Post II; Virginia Galloway, Post III; Dean Schneider, Post IV; Craig Burnsed, County Attorney; Tabitha Pollard, County Manager; Rebecca Merideth, County Clerk

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MINUTES:

1. ***Action to adopt the June 9, 2026 Work Session Minutes, and the June 9, 2026 Board Meeting Minutes.*** Dean Schneider made a motion to adopt the June 9, 2026 Work Session Minutes, and the June 9, 2026 Board Meeting Minutes. Seconded by Virginia Galloway. 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. ***The 2026 Asphalt Project Contract III to the lowest reliable bidder, South Georgia Milling, LLC, in the amount of $3,105,410.72. Funding for this project will be from General Fund in the amount of $2,000,000.00 and SPLOST in the amount of $1,105,410.72. Roads scheduled in the Contract are located in Commission Posts 1 and 4:***
Keith Dunn made a motion to approve the 2026 Asphalt Project Contract III to the lowest reliable bidder, South Georgia Milling, LLC, in the amount of $3,105,410.72. Funding for this project will be from General Fund in the amount of $2,000,000.00 and SPLOST in the amount of $1,105,410.72. Roads scheduled in the Contract are located in Commission Posts 1 and 4. 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)

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:

3. ***Authorize the Chairman to sign Grant Award documents for the DUI Court through CJCC when the portal request opens, for the Grant period of July 1, 2026 through June 30, 2027, in the amount of $104,471.00.*** (On file in the Finance Department)

4. ***Authorize the Chairman to sign Grant Award documents for the Drug & Mental Health Courts through CJCC when the portal request opens, for the Grant period of July 1, 2026 through June 30, 2027, in the amount of $192,606.00 for Drug Court and $131,337.00 for the Mental Health Court.*** (On file in the Finance Department)

5. ***Approve the amended amount of $610,700 for Medical Sensors from Reassurance Solutions. This item was originally approved on March 10, 2026 in the amount of $610,000. This amendment is due to a clerical error. Funding for this will come from Opioid Funds.*** (On file in the Finance Department)

6. ***Adopt the Government Buildings job classification for PT HVAC Technician.***

7. ***Adopt the Government Buildings job classification for PT Electrical Technician.***

8. ***Adopt the Government Buildings job classification for Assistant Project Manager.***

9. ***Adopt the Juvenile Court job classification for Juvenile Court Operations Manager.***

10. ***Approve the Dallas Permanent Sewer/Temporary Construction Easement consisting of 428 sq. feet and 1,038 sq. feet respectively through the northernmost portion of Paulding Meadows.*** (Attachment "A")

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

OLD BUSINESS:

11. ***Resolution 2026-24 confirming Executive Session for the purpose of Real Estate and Litigation from the May 26, 2026 Work Session Meeting. This Resolution was inadvertently left off the June 9, 2026 Agenda for Consideration of adoption:***
Dean Schneider made a motion to adopt Resolution 2026-24 confirming Executive Session for the purpose of Real Estate and Litigation from the May 26, 2026 Work Session Meeting. This Resolution was inadvertently left off the June 9, 2026 Agenda for Consideration of adoption. 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 "B")

12. **Dean Schneider made a motion to table until October 27, 2026 Meeting 2025-19-Z:** ***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. Tabled from the April 14, 2026 Board of Commissioners Meeting.*** Seconded by Virginia Galloway. Voting Yea: Chairman Estes, Post I Keith Dunn, 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.

NEW BUSINESS:

13. ***Engagement Letter and Fee Agreement with Gregory, Doyle Calhoun & Rogers, LLC, for condemnation related legal services:***
Virginia Galloway made a motion to authorize the Chairman to execute the Engagement Letter and Fee Agreement with Gregory, Doyle Calhoun & Rogers, LLC, for condemnation related legal services. 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 Clerk's Office)

14. ***Local Government Lighting Project Agreement (LGLPA) with the Georgia Department of Transportation for the Roundabout Project located at Hiram Sudie Road (SR 120 Connector) at Davis Mill Road North/Davis Mill Road South. Project is located in Posts 1 and 3:***
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 Hiram Sudie Road (SR 120 Connector) at Davis Mill Road

North/Davis Mill Road South. Project is located in Posts 1 and 3. 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)

15. ***Purchase Kubota membranes through Pump & Process Equipment, Inc. on Quotation Number 26-5040G in the amount of $114,132.00, for the replacement of existing membranes at the Pumpkinvine Water Reclamation Facility. This purchase is funded through the Renewal and Extension fund. The project is located in Post 4:***
Dean Schneider made a motion to purchase Kubota membranes through Pump & Process Equipment, Inc. on Quotation Number 26-5040G in the amount of $114,132.00, for the replacement of existing membranes at the Pumpkinvine Water Reclamation Facility. This purchase is funded through the Renewal and Extension fund. The project is located in Post 4. 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 Water Department)

16. ***Development Agreement with Traton Homes, LLC for the necessary pump station improvements at Mallard Glen Pump Station which will service the Parkstone Development, which was approved by and located within the City of Hiram. A contribution of $373,455.00 from Traton Homes, LLC will fund this project and there will be no cost to the County. This item has been recommended by the Water and Sewer Advisory Board. This project is located in Post 3:***
Virginia Galloway made a motion to approve the Development Agreement with Traton Homes, LLC for the necessary pump station improvements at Mallard Glen Pump Station which will service the Parkstone Development, which was approved by and located within the City of Hiram. A contribution of $373,455.00 from Traton Homes, LLC will fund this project and there will be no cost to the County. This item has been recommended by the Water and Sewer Advisory Board. This project is located in Post 3. 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 Water Department)

17. ***Resolution 2026-25 confirming Executive Session for the purpose of Real Estate and Personnel:***
Dean Schneider made a motion to adopt Resolution 2026-25 confirming Executive Session for the purpose of Real Estate and Personnel. 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 "C")

CONCLUSION OF REGULAR BUSINESS

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS:
Sarah Novak spoke regarding data centers and the concern of the already created zoning framework through the Technology Park Overlay District. She focused on accountability and county policy; she further stated what the residents are asking for is thoughtful planning, transparency, and public involvement.

Marianne Baer spoke regarding data centers and the technology park overlay district. Ms. Baer stated she has lived here over 25 years and has raised her family here. She loves Paulding County for the small town feel and green space. She is not anti-law enforcement or anti-technology. She understands that we need both to exist and function in our modern world. She does not believe the Board of Commissioners adequately advertised for the text amendments. She asked the Board for a referendum so that all residents can be heard.

Michelle Nelson spoke regarding data centers and technology parks, asking the question of whether Paulding County has done research, disclosed the risks, protected residents and proven this project is truly in the best interest of this community. She further asked for the residents to be provided independent studies.

Michelle Wolven stated she has lived in Paulding County for 27 years and is concerned with the direction the growth is going. She listed several reasons for not having data centers. She further questioned what the reasons were for having them especially when technology is changing daily. Ms. Wolven stated that markets show overbuilding and approving these projects now would risk turning parts of Paulding County into future stranded industrial sites and exposing the county to future law suites and utility restraints.

EXECUTIVE SESSION: None

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

Commissioner Schneider wished Commissioner Dunn a Happy Birthday.

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