PAULDING COUNTY BOARD OF COMMISSIONERS
BOARD MEETING MINUTES
September 08, 2026

Watson Government Complex
Second Floor – Board of Commissioners Meeting Room

CALL TO ORDER:	Timothy Estes, Chairman
INVOCATION:	Jason Cathey with Fellowship of Christian Athletes
PLEDGE:	Presentation of Colors by East Paulding High School JROTC
PRESENT:	Tim Estes, Chairman; Keith Dunn, Post I; 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. ***Sandy Kaecher made a motion to Adopt the August 25, 2026 Work Session Minutes and the August 25, 2026 Board Meeting Minutes. Seconded by Keith Dunn.*** 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. ***Purchase to the lowest responsive quote, Tricounty Upfitters, for the final upfitting of 20 Police Patrol Vehicles in the amount of $395,444.60. Funding for this purchase will be from SPLOST:***
   Keith Dunn made a motion to approve the purchase to the lowest responsive quote, Tricounty Upfitters, for the final upfitting of 20 Police Patrol Vehicles in the amount of $395,444.60. Funding for this purchase will be from SPLOST. 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. ***Paulding County Fire Rescue to proceed with the purchase of four (4) Ford Maverick vehicles from Hardy Family Ford through the State of Georgia Contract for a total vehicle purchase price of $127,360.00, with the remaining $12,640.00 of the approved $140,000.00 FY2027 project allocation utilized for departmental lettering and warning lights. Funding for this project will be allocated from SPLOST:***
   Sandy Kaecher made a motion to authorize the Paulding County Fire Rescue to proceed with the purchase of four (4) Ford Maverick vehicles from Hardy Family Ford through the State of Georgia Contract for a total vehicle purchase price of $127,360.00, with the remaining $12,640.00 of the approved $140,000.00 FY2027 project allocation utilized for departmental lettering and warning lights. Funding for this project will be allocated from SPLOST. 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:
Mr. Joel Larkin spoke regarding application 2026-06-SPSA and asked the Board to approve the change in hours of operation.

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

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

Dept.	Item Name	Make/Model	Serial Number
Sheriff	Unit 60	2011 Ford Crown Vic	2FABP7BV4BX155764
Sheriff	Unit S-123	2006 Ford Explorer	1FMEU72E36UA85571
Water	Unit 747	2012 Ford F-150	1FTMF1CM9CFA23167
Elections	Unit 859	2007 Ford Focus	1FAFP34N57W152902

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: None

NEW BUSINESS:

5. ***Resolution 2026-37 authorizing the submission of Congestion Mitigation and Air Quality Program grant application to the Georgia Department of Transportation for the proposed project for Cedarcrest Road improvement project from Harmony Grove Church Road to the Cobb County Line, PI0013700, located in Post 1 and Post 4 and Gold Mine Road at SR 101 Intersection Improvement project, PI0019801, located in Post 2:***
   Keith Dunn made a motion to adopt Resolution 2026-37 authorizing the submission of Congestion Mitigation and Air Quality Program grant application to the Georgia Department of Transportation for the proposed project for Cedarcrest Road improvement project from Harmony Grove Church Road to the Cobb County Line, PI0013700, located in Post 1 and Post 4 and Gold Mine Road at SR 101 Intersection Improvement project, PI0019801, located in 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. (See Attachment "A")

6. ***Resolution 2026-38 confirming Executive Session for the purpose of Real Estate and Litigation:***
   Dean Schneider made a motion to adopt Resolution 2026-38 confirming Executive Session for the purpose of Real Estate and Litigation. 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")

PAULDING COUNTY PLANNING COMMISSION MEETING
PLANNING COMMISSION RECOMMENDATIONS
August 25, 2026
September 8, 2026 (BOC)

7. ***Ordinance 2026-07 Text amendment amending Title 1: Administration and Title 2: Zoning of the Unified Development Ordinance (UDO) for Paulding County, Georgia and for other purposes:***
   Virginia Galloway made a motion to adopt Ordinance 2026-07 Text amendment amending Title 1: Administration and Title 2: Zoning of the Unified Development Ordinance (UDO) for Paulding County, Georgia and for other purposes. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider. (See Attachment "C")

8. Keith Dunn made a motion to approve ***2026-01-TAA:*** Application by **GREENLEAF INVESTMENT PARTNERS L130 LLC / MARK BUCHANAN** requesting a text amendment to the Unified Development Ordinance, Title 2, Zoning, Chapter 210 (Light Industrial District), Section 210-240.02 (Permitted Uses) to allow the following uses as permitted by right "Health and fitness facilities, including health clubs, fitness centers, gymnasiums, and fitness instruction studios" of the UDO (Unified Development Ordinance).

   Approval of the Text Amendment would add the following text:

   RRR. Health and fitness facilities, including health clubs, fitness centers, gymnasiums, and fitness instruction studios.

   RECOMMENDATION by the Planning Commission: APPROVAL (7-0-0).

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

9. Sandy Kaecher made amotion to approve ***2026-06-SPSA:*** Application by **JOEL L. LARKIN / SAMS, LARKIN & HUFF, LLP** requesting to amend zoning condition #9 from prior rezoning application **2020-16-Z** which limits the hours of operation on the property from 7:00 am to 7:00 pm. The applicant proposes hours of operation from 5:00 am to 11:00 pm. Property is located in Land Lot 101; District 1; Section 3. North side of Ridge Road and east side of Vaughn Road (4281 Ridge Road). POST 3. Seconded by Dean Schneider. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post IV Dean Schneider. Voting Against: Post III Virginia Galloway

9. Owner/Developer agrees to limit store hours of operation from 5:00 am to 10:00 pm Sunday through Thursday and 5:00 am to 11:00 pm Friday and Saturday.

The remaining stipulations for 2020-16-Z will remain in effect.

RECOMMENDATION by the Planning Commission: APPROVAL (7-0-0).

County Attorney Jayson Phillips asked for clarification that the motion was for this item to be approved with the hours of operation changed to 5:00 am - 11:00 pm seven days a week. The motion was confirmed and the votes stood at four (4) for and one (1) against (Virginia Galloway).

10. Dean Schneider made a motion to deny ***2026-02-SPSA:*** Application by **HICKORY CREEK HOMEOWNERS ASSOCIATION, INC** requesting a revision to the PRD (Planned Residential Development) site plan from rezoning case (2004-15-Z). The applicant proposes to construct a small community amenity on approximately 1.63 acres of designated greenspace. Property is located in Land Lot 892; District 3; Section 3; west side of Shady Glen and Hawthorn Drive intersection. POST 4.

RECOMMENDATION: DENIAL (7-0-0).

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

1. Owner/Applicant agrees all prior zoning stipulations from case 2004-15-Z will remain in effect.
2. Owner/Applicant agrees to no amenity area lighting.
3. Owner/Applicant agrees to maintain the required 15 ft. undisturbed buffers.
4. Owner/Applicant agrees to no vehicular parking. Bike racks are recommended.
5. Owner/Applicant agrees the amenity development is subject to the Paulding County Plan Review Process.

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

11. Virginia Galloway made a motion to approve with the four (4) listed stipulations ***2026-04-Z:*** Application by **RYAN LAWRENCE** requesting to rezone 3.15 acres from R-2 (Suburban Residential District) to I-1 (Light Industrial District) for a construction business including a proposed storage yard for lumber, skid steers, trucks and other industrial products. Applicant is also requesting a variance to reduce buffer along the north property line from 50ft to 25ft. Property is located in Land Lot 1041; District 2; Section 3; west side of Hiram-Douglasville Highway (SR 92), south of Bill Carruth Parkway. (3166 Hiram-Douglasville Highway. **POST 3**.

RECOMMENDATION by the Planning Commission: APPROVAL (5-2-0).

1. Owner/Developer agrees that access along SR 92 will be coordinated and approved by the Georgia Department of Transportation.
2. Owner/Developer agrees the site and business is subject to the County's Plan Review Process.
3. Owner/Developer agrees the site cannot be used as a park for pay vehicle storage lot.
4. Variance: Reduce the required 50 ft. buffer along the northern property line to 25 ft.

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

CONCLUSION OF REGULAR BUSINESS

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS:
Michelle Prather asked the Board to prepare a Text Amendment that creates a clear conditional path for standalone heavily screened outdoor storage of personal recreational vehicles on appropriately sizes properties.

James Bender shared his frustrations on the current construction going on with companies installing conduit and fiberoptic lines underground in Dallas.

Connie Ellis stated there are too many things we don't know behind Data Centers to move rapidly on development. She asked the Board to repeal the TPOD and to extend the Moratorium.

Michelle Wolven stated she does not believe there is a realistic or meaningful way to strengthen the current Ordinance to protect surrounding homeowners while keeping the Developers committed.

Todd Pownall asked the Board to extend the Moratorium to a minimum of March 31, 2027. He questioned what will happen on January 4, 2027, when the current Moratorium expires on January 1, 2027.

Richard Chappell stated the Data Centers that are proposed are not small, they are very large. He stated that Paulding County is a very "green" place to live where you can be self-sufficient, but acid rain from diesel pollution will slowly kill the "green spaces" in the County.

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 III Virginia Galloway, Post IV Dean Schneider.

Rebecca Merideth, County Clerk

Timothy B Estes, Chairman