PAULDING COUNTY BOARD OF COMMISSIONERS
BOARD MEETING MINUTES
January 14, 2025

Watson Government Complex
Second Floor – Board of Commissioners Meeting Room

CALL TO ORDER: Tim Estes, Chairman

INVOCATION & PLEDGE: Pastor Johnny McBurrows with Shiloh Missionary Baptist Church

PRESENT: Tim Estes, Chairman; Keith Dunn, Post I; Sandy Kaecher, Post II; Virginia Galloway, Post III; Dean Schneider, Post IV; Jayson Phillips, County Attorney; Rebecca Merideth, County Clerk

MINUTES:

1. ***Virginia Galloway made a motion to adopt the December 10, 2024 Work Session Minutes and the December 10, 2024 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: None

REPORTS FROM COMMITTEES & DEPARTMENTS:
Chief Garrett Brubaker, Paulding County Fire Department spoke to the Commissioners and the audience regarding Departmental Updates.

PUBLIC PARTICIPATION ON AGENDA ITEMS:
Ricky Hess spoke regarding Agenda Item #25, Zoning Application 2024-29-Z.

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

2. ***Adopt Water & Sewer job classifications for: Maintenance Mechanic III, Senior Environmental Specialist, and Maintenance Mechanic I.*** (On file in the Human Resources Department)

3. ***Adopt the Sheriff's Office job classifications for: Chief Communication Officer and Lt. Community Relations Unit.*** (On file in the Human Resources Department)

4. ***Adopt Parks, Recreation and Cultural Affairs job classification for: Events Coordinator.*** (On file in the Human Resources Department)

5. ***Authorize the Chairman to sign the paperwork to accept the ACCG Internship Grant.*** (On file in the Finance Department)

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

Surplus Items			
Department	Item Name	Make/Model	Serial Number
DOT	Unit 102D	2004 Ford F750	3FRXF75324V611852
Water/Sewer	Unit 245	1999 Ford F-350	1FDWF36F1XEE27136
CDEV	Unit 403	2006 Ford Ranger	1FTYR11U16PA94941
Landfill	Unit 383-Backhoe	2015 JD 410L	1T0410LXJFF280130
Landfill	Unit 386 – Mower	2007 Exmark 46"	706375

Landfill	Unit 387–Track Loader	1989 CAT 931C	02BJ00300
Landfill	Unit 390 -Dozer	1990 CAT D6H	4RC04083
Recreation	Unit 633 -60" Mower	2003 Exmark	413098
Sheriff	Unit P-82	2014 Chev Caprice	6GNS5U24EL980141
Sheriff	Unit P-84	2014 Chev Caprice	6GN3NS5U23EL980141
Sheriff	Unit P -87	2013 Chev Caprice	6G1MK5U22DL826272
Sheriff	Unit S-194	2015 Chev Caprice	6GN3NS5US2FL126245

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

7. ***Virginia Galloway made a motion to approve 2024-29-Z with the 15 stipulations and the addition of a $600.00 donation to the Paulding County Department of Transportation on stipulation #13: Application by ARDENT ACQUISITIONS, LLC requesting to rezone the 305.140-acre parcel portion from R-2 (Suburban Residential District) to MPR (Master Planned Residential District) for the development of 399 residential units including 61 attached residential units. Property is located in Land Lots: 1143-1144, 1160-1164 & 1214-1217; District 3; Section 3; on the east and west side of Cartersville Highway (SR 61), south of High Shoals Road. POST 4. Tabled from the November 12, 2024 Board of Commissioners Meeting. Tabled from the December 14, 2024 Board Meeting.***

RECOMMENDATION: APPROVAL (5-0-1).

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.
3. 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,
4. Owner/Developer agrees to enter into a Development Agreement with Paulding County for the realignment and improvements to Snote Jones Road to meet a 35mph speed limit and the Paulding County Development Regulations.
5. Owner/Developer will install mail kiosk(s) on both sides of Highway 61.
6. No townhomes or other attached homes shall be permitted. All homes shall be detached single family homes.
7. All Lots shall be a minimum of 75 feet wide, a minimum lot size of 12,000 square feet, and shall have a minimum of 2,400 square feet under roof.
8. Provide security cameras on both mail kiosk locations.
9. Sidewalks shall be installed on both sides of all internal streets.
10. Garages shall be set back a minimum of 27 feet from the right of way.
11. Owner Developer agrees to limit construction of homes to detached dwelling units only, all of which shall be designed with traditional architectural design elements and that each detached dwelling unit must utilize at least four of the following architectural design features:
    a. Dormers.
    b. Bay or bow windows.
    c. Garage setback at least 2 ft. behind the facade of the principal structure.
    d. Covered porch entry (covered front porch).
    e. Transoms or sidelights.
    f. Off-sets on building face or roof (minimum 2 ft.).
    g. A roof with a pitch greater than 8:12 and a minimum overhang of 12 inches on all sides.
    h. Columns, pillars, or posts on face.
    i. Arched or Palladian windows.
    j. Hip or gable roof tines.
    k. Front stoops and/or step made of rock, brick, marble or other material as approved by the Community Development Department.

12. Additionally, all of the dwelling units shall be subject to the following requirements:
    a. Building materials for exterior walls are limited to the following: brick, stone, cement board siding and glass. Vinyl components — not horizontal siding may be permitted for aesthetic purposes with Community Development Department approval.
    b. Building materials for roofs may be one of the following: (a) Architecturally textured composition shingles (b) Slate shingles. (c) Standing seam metal roof.
    c. Flat roofs (pitch less than 1:12) shall not be permitted on any building roof consisting of more than 200 sq. ft. in area.
    d. Each home shall have a brick or stone water table installed on the front and sides at a minimum height of 24 inches.
    e. The builder of each home shall install sod in the front and side yards of each home.
    f. The builder of each home shall install a minimum of two 2inch caliper trees in the front yard of each home.
    g. Each home shall be constructed with a rear deck, porch or patio that is not less than 100 square feet.
13. Owner/Developer agrees that at the time of issuance of a building permit for any house within the development, the builder shall be required to make a donation of $600.00 to the Paulding County Board of Education.
14. Owner/Developer agrees to make the Lots in the Development subject to a mandatory Homeowners Association. The Declaration of Covenants shall include a restriction against renting more than 10% of the homes in the development; provided, however, the Declaration may include a provision allowing the Association to allow rental of additional homes on a hardship basis.
15. Project shall be developed substantially in accordance with the Site Plan dated January 8, 2025 submitted by Applicant; provided, however, Applicant shall submit a revised site plan regarding the proposed 8,000 square foot lots shown on the East side of Cartersville Highway to increase them to not less than 12,000 square feet. Said site plan revision shall be approved by the Director of Community Development and need not be resubmitted to the Board of Commissioners for approval.

Jayson Phillips, County Attorney made clarification on Stipulation #13 that the builder would make a donation of $600.00 to the Paulding County Board of Education and $600.00 to the Paulding County Department of Transportation.

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

NEW BUSINESS:

8. ***Authorize the Chairman to sign the paperwork to accept $18,000 Gang Activity Prosecution Grant through the Georgia Emergency Management and Homeland Security Agency:***
Keith Dunn made a motion to authorize the Chairman to sign the paperwork to accept $18,000 Gang Activity Prosecution Grant through the Georgia Emergency Management and Homeland Security Agency. 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)

9. ***Award Fire Station 13 Communication Project to Parker FiberNet in the amount of $149,040.00:***
Virginia Galloway made a motion to award Fire Station 13 Communication Project to Parker FiberNet in the amount of $149,040.00. Seconded by Dean Schneider. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider.

10. ***Approve the purchase of a Used Aerial Apparatus for $65,000.00 with $49,000.00 from insurance funds from the incident involving Engine 11 and $16,000.00 from Fire Tax funds. To offset this cost the department proposes a surplus, and sale of three single-cab engine apparatus:***
Keith Dunn made a motion to approve the purchase of a Used Aerial Apparatus for $65,000.00 with $49,000.00 from insurance funds from the incident involving Engine 11 and $16,000.00

from Fire Tax funds. To offset this cost the department proposes a surplus, and sale of three single-cab engine apparatus. Seconded by Virginia Galloway. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider.

11. ***Increase the residential base water and sewer rates to offset the insurance rates provided by Servline:***
Dean Schneider made a motion to approve the increase of the residential base water and sewer rates to offset the insurance rates provided by Servline. Seconded by Keith Dunn. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider.

12. ***Adopt an Ordinance 2025-01 repealing the existing Section and enacting a new Section 62-2 of the Paulding County Code of Ordinances regarding the Acquisition of Right-of-Way and Easements for Road Construction Projects:***
Sandy Kaecher made a motion to adopt an Ordinance 2025-01 repealing the existing Section and enacting a new Section 62-2 of the Paulding County Code of Ordinances regarding the Acquisition of Right-of-Way and Easements for Road Construction Projects. 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. ***Authorize the Chairman to approve and execute a Utility Easement with Carroll EMC, for Union Park located in Post 2:***
Sandy Kaecher made a motion to authorize the Chairman to approve and execute a Utility Easement with Carroll EMC, for Union Park located in Post 2. Seconded by Keith Dunn. Voting Yea: Chairman Estes, Post I Keith Dunn, Post II Sandy Kaecher, Post III Virginia Galloway, Post IV Dean Schneider.

14. ***Adopt Resolution 2025-01 Confirming Executive Session for the purpose of Personnel:***
Virginia Galloway made a motion adopt Resolution 2025-01 Confirming Executive Session for the purpose of Personnel. 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 B")

CONCLUSION OF REGULAR BUSINESS

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS: None

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

Commissioner Kaecher thanked the County First Responders and the County DOT for doing a great job this past weekend during the inclement weather.

Chairman Estes was very impressed with the operations at the 911 Center last weekend. He thanked everyone involved.

EXECUTIVE SESSION: None

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