

**PAULDING COUNTY
DEVELOPMENT WAIVER REVIEW COMMITTEE**

May 18, 2021

The meeting of the Paulding County Development Waiver Review Committee was held Tuesday, May 18, 2021, at the Watson Government Complex Administration Building, in the Board of Commissioners Conference Room. Development Waiver Review Committee Members present were Ann Lippmann, Community Development Director; Frank Baker, County Administrator; Laurie Ashmore, Water System Director; George Jones, Department of Transportation Director and Bruce Coyle, County Engineer. Also present were Commissioner Chairman Dave Carmichael; Commissioner Sandy Kaecher; J. Jayson Phillips, County Attorney; Mark Long, Planning & Zoning GIS Analyst/Planner; Leah Wilson, Planning & Zoning Administrative Assistant/ Planner; Chief Trevor Hess and Sergeant Tommy Biggs from the Paulding Marshall Bureau.

Ms. Ann Lippmann called the meeting to order at 2:00 PM, and asked for all audible devices be silenced or turned off.

The members of the Development Waiver Review Committee introduced themselves.

Ms. Ann Lippmann asked if there were any questions or corrections regarding the minutes from the April 20, 2021 meeting.

Approval of Minutes

Bruce Coyle made a motion to approve the minutes from the April 20, 2021 meeting; seconded by Laurie Ashmore. The motion carried unanimously (5-0-0).

FOR: Ashmore, Baker, Coyle, Jones and Lippmann

AGAINST: None

ABSTAIN: None

Ms. Ann Lippmann read **2021-03-W**: Application by **EDISON ENGINEERING GROUP, LLC** requesting a waiver for placement of curb and gutter along Gamel Road for assignment of standard shoulder and ditch section as approved under Zoning Case #2020-08-Z; and, a waiver for placement of street lights along Gamel Road in order to preserve the rural character of the surrounding residential/agricultural area. Property is located in Land Lot 757; District 19; Section 3; address is 367 Gamel Rd. **POST 2.**

Ms. Ann Lippmann mentioned there had been one person with questions, but none in opposition to the application.

Applicant Chuck Rann, representing Longview Capital, stated this waiver is general house-keeping from the previously approved zoning application 2020-08-Z; and, the initial project proposal did not anticipate curb and gutter placement. However, continuing the project without a waiver would be in violation with the current development regulations.

Mr. Rann also reiterated that the request to waive streetlights would not deter from the rural nature of the development, and would not prevent the homeowner from contracting a power utility company to

have a light on a pole that serves in the home.

There was a brief discussion between the applicant and the Committee.

Support/Input/Comments

There was no one to speak on behalf of the application.

Opposition/Input/Comments

There were three individuals to speak with concerns or questions regarding the application.

Marianne Osbourne, resident at 299 Gamel Rd, stated her concerns surrounding additional traffic, road widening and the possibility of bring water from an outside source to Gamel Rd.

Julie Nunn, a resident, voiced similar concerns stated by Ms. Osbourne.

Jason Callihan, a 28 year resident, expressed similar concerns as the previous neighbors. Mr. Callihan also asked for clarification on water-ways, storm-water drainage and streetlight installation.

Ms. Ann Lippmann asked the applicant to return to the lectern to discuss the concerns addressed by the citizens.

There was discussion regarding installing and the extension of the waterline. Ms. Laurie Ashmore stated anyone in opposition may contact her office for information on the petition process.

George Jones and the applicant discussed the concerns of sharp ditches and curves; widening the road from Hogue Rd for an additional 20 feet of right-of-way, which would be paid by the developer at a cost of \$500.00 dollars per lot towards roadway improvements. Additionally, the streetlights would be limited to the specific lot, not the entire development.

County Attorney J. Jayson Phillips interjected to make a clarification on the issues and relevance of today's meeting, to which an application has been submitted requesting to waive curb and gutter placement, and the placement of streetlights at the subject property. Though the questions and concerns are appreciated, this Committee can only vote on the issues in which the appropriate waiver is requested.

No further questions from the Committee.

Ms. Ann Lippmann stated it would be best to vote on each request separately.

Mr. Jones made a motion to approve the waiver for placement of curb and gutter along Gamel Rd; seconded by Mr. Coyle.

The motion carried unanimously (5-0-0).

FOR: Ashmore, Baker, Coyle, Jones and Lippmann
AGAINST: None
ABSTAIN: None

Mr. Jones made a motion to approve the waiver for placement of streetlights along Gamel Rd; seconded by Mrs. Ashmore.

The motion carried unanimously (5-0-0).

FOR: Ashmore, Baker, Coyle, Jones and Lippmann
AGAINST: None
ABSTAIN: None

2021-04-W: Application by SOUTHEASTERN ENGINEERING, INC – NATHAN ADRIAN requesting a waiver for the exclusion of a left turn and right turn lane at the subject property. Property is located in Land Lots 391 & 392; District 1; Section 3; south of Georgian Parkway and west of Townsend Road. **POST 2.**

Nathan Adrian, representing D.R. Horton, is asking for a waiver for the exclusion of a left and right turn lane for the construction of a “Pod B” temporary sales building to help support the sales team of the Georgian, which will be located between 10 to 20 feet off of the Parkway.

Support/Input/Comments

There was no one to speak on behalf of the application.

Opposition/Input/Comments

There was no one to speak in opposition of the application.

Frank Baker asked if there had been any communication to Planning & Zoning of anyone in opposition to the application. Ms. Lippmann responded there had been one call with questions or concerns, but no one in opposition.

There was discussion between the Committee, applicant, and Daniel Pena (sales rep) proposing a right-bypass lane for future traffic growth at the cost of the developer and a 10 year sunset time period.

No further questions from the Committee.

Mr. Jones motioned to approve 2021-04-W with the following conditions:

Should there be 3 or more rear-end crashes, the County reserves the right to ask for a right-bypass lane, and there is to be a 10 year sunset time period.

Seconded by Mr. Coyle. Motion carried unanimously (5-0-0).

FOR: Ashmore, Baker, Coyle, Jones and Lippmann
AGAINST: None
ABSTAIN: None

There being no further business, Mrs. Ashmore made a motion to adjourn; seconded by Mr. Baker.

The motion carried unanimously (5-0-0).

FOR: Ashmore, Baker, Coyle, Jones and Lippmann
AGAINST: None
ABSTAIN: None

The meeting adjourned at 2:32 PM.

Ann Lippmann, Community Development Director
Development Waiver Review Committee Chairman

DRAFT