

**PAULDING COUNTY
DEVELOPMENT WAIVER REVIEW COMMITTEE**

February 15, 2022

The meeting of the Paulding County Development Waiver Review Committee was held Tuesday, February 15, 2022, 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; George Jones, Department of Transportation Director; Water System Director, Laurie Ashmore; County Administrator, Frank Baker and Bruce Coyle, County Engineer. Also present: J. Jayson Phillips, County Attorney; Commissioner Chair, Dave Carmichael; Senior Planner/GIS Analyst, Mark Long; Leah Wilson, Planning & Zoning Senior Administrative Assistant and Deputy Rick Mahan with the Paulding County Marshall Bureau.

Ms. Ann Lippmann called the meeting to order at 2:01 PM and asked for all audible devices to be silenced or turned off, and the members of the Committee introduced themselves.

Ms. Ann Lippmann asked if there were any questions or corrections regarding the minutes from the December 21, 2021 meeting.

Approval of Minutes

Mr. Jones made a motion to approve the minutes from the December 21, 2021 meeting; seconded by Mr. Coyle. Motion carried unanimously (5-0-0).

FOR: Ashmore, Baker, Coyle, Jones, and Lippmann

AGAINST: None

ABSTAIN: None

2022-01-W: Application by **JONATHAN PRESSLEY**, requesting to waive PDOT recommended regulations of a left and right turn lane for new construction. Property is located in Land Lot 520; District 2; Section 3; located on the south side of Hay Renfroe Drive and east of Villa Rica Highway.
POST 1.

Boyd Austin, representing the applicant, reiterated the proposed waiver request and presented key points from conclusions of a traffic study report (information was included in the Staff Packet).

There was discussion between the Committee and representatives, Mr. Austin and Adam Baker.

Support/Input/Comments

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

Opposition/Input/Comments

There was one individual with concerns or questions regarding the application.

Mike Hulsey, a resident and business owner adjacent to the property, voiced his concerns of a potential increase in traffic.

Mr. Austin's rebuttal referenced any concerns over increased traffic were addressed during the rezoning process and the city of Dallas public council hearing.

Mr. George Jones suggested to vote on each request separately; then, motioned to **APPROVE** the first request to waive a left turn lane westbound toward SR 61, provided there is full access granted during plan review.

Seconded by Mrs. Ashmore. Motion carried. (5-0-0).

FOR: Ashmore, Baker, Coyle, Jones, and Lippmann

AGAINST: None

ABSTAIN: None

Mr. Jones motioned to **DENY** the second request to waive the right turn lane eastbound of SR 61; seconded by Mr. Coyle. Motion carried (5-0-0).

FOR: Ashmore, Baker, Coyle, Jones, and Lippmann

AGAINST: None

ABSTAIN: None

2022-02-W: Application by **JONATHAN JONES**, requesting to **1)** waive County development regulations requiring curb & gutter and streetlights on 20 feet of public road for lots less than 2 acres; and, **2)** waive PDOT recommended regulations for right and left turn lanes for entrances for new construction. Property is located in Land Lot 271; District 3; Section 3; east of Dabbs Bridge Road and Cartersville Highway intersection; project site is Saddle Ridge subdivision. **POST 4.**

Jonathan Jones explained the intention of the subdivision being unique to Paulding County in that it is an equestrian-type development consisting of 14 lots less than an acre on public road.

There was discussion between the Committee and applicant with regards to ditches and water quality enhancements.

Ms. Lippmann and Mr. George Jones noted this request is similar to one previously submitted last August. Jonathan Jones agreed and stated the developer wants to make certain the development has uniformity.

Support/Input/Comments

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

Opposition/Input/Comments

There was one individual with concerns or questions regarding the application.

Glenn Gaines, an adjacent property owner, handed out printed materials to aide in his presentation concerning the creek which runs through the proposed site. Mr. Gaines also asked the Committee to

table the applicant's request until all soil perk tests and stormwater drainage solutions are complete.

Ms. Lippmann clarified the duties of the Committee with regards to the particulars of the requested waivers, and asked Mr. Jones whether this project has gone through the Plan Review process.

Mr. Jones stated this project is on hold until the waivers have been voted on. He also stated not every home will have a horse on the lot; and reiterated this is an equestrian-style subdivision where special permissions and accommodations would be required for those wishing to house horses on their lot(s).

Ms. Lippmann suggested to vote on each request separately.

Mr. Jones motioned to **APPROVE** the request to waive streetlights and curb & gutter for lots less than one (1) acre; seconded by Mr. Coyle. Motion carried (5-0-0).

FOR: Ashmore, Baker, Coyle, Jones, and Lippmann

AGAINST: None

ABSTAIN: None

Mr. Jones' second request, to waive right and left turn lanes at the entrances, was presented to the Committee and accompanied by referencing a trip generation chart report.

Ms. Lippmann asked for clarification on whether the request to waive right and turn lanes for both entrances or for the three lots.

Mr. Jones stated it was brought up in case there were concerns about not having the proposed road a private easement and being made into a public road.

Support/Input/Comments

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

Opposition/Input/Comments

There was one individual with concerns or questions regarding the application.

Mr. Gaines returned to the lectern with questions regarding the Dabbs Bridge Road expansion.

D.O.T. Director George Jones addressed Mr. Gaines' concerns with the Dabbs Bridge Road expansion project, in which Mr. Jones stated this is a long-term project and at the moment there are no concrete updates.

Ms. Lippmann noted the Committee will need to make four (4) separate motions in consideration of the waiver requests by the applicant.

Mr. Jones motioned to **APPROVE** the first request to waive the right turn lane to the east of Saddle Ridge Subdivision; seconded by Mr. Coyle. Motion carried unanimously (5-0-0).

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

Mr. Jones motioned to **APPROVE** the second request to waive the left turn lane to the east of Saddle Ridge Subdivision; seconded by Mrs. Ashmore. Motion carried unanimously (5-0-0).

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

Mr. Jones motioned to **APPROVE** the third request to waive the right turn lane to the west of Saddle Ridge Subdivision; seconded by Mr. Coyle. Motion carried unanimously (5-0-0).

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

Mr. Jones motioned to **APPROVE** the fourth request to waive the left turn lane to the west of Saddle Ridge Subdivision; seconded by Mrs. Ashmore. Motion carried unanimously (5-0-0).

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

There being no further business, Mr. Baker made a motion to adjourn; seconded by Mr. Coyle. Motion carried unanimously (5-0-0).

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

The meeting adjourned at 2:40 PM.

Ann Lippmann, Community Development Director
Development Waiver Review Committee Chairman