

**PAULDING COUNTY
DEVELOPMENT WAIVER REVIEW COMMITTEE
August 16, 2022**

The meeting of the Paulding County Development Waiver Review Committee was held Tuesday, August 16, 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; Senior Planner/GIS Analyst, Mark Long; Leah Wilson, Planning & Zoning Senior Administrative Assistant; Sergeant Tommy Biggs and Chief Trevor Hess with the Paulding County Marshall Bureau.

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

The members of the Committee introduced themselves.

Ms. Ann Lippmann asked if there were any questions or corrections regarding the minutes from the May 17, 2022 meeting.

Approval of Minutes

Mrs. Ashmore made a motion to approve the minutes from the May 17, 2022 meeting; seconded by Mr. Coyle. Motion carried unanimously (4-0-0).

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

2022-13-W: Application by **TERRY S. BOOMER P.E on behalf of GX DEVELOPMENT, LLC,** requesting to waive the condition of a proposed sewer system plan for the initial development phase for a proposed 3,600 sqft convenience store and five (5) mechanical pumps for gasoline. Property is located in Land Lot 1185; District 2; Section 3; project site is located eastside of Hiram Douglasville Hwy and Williams Lake Rd intersection. Property address is 873 Williams Lake Rd. **POST 3.**

Terry Boomer stated his intention of requesting a waiver requirement of a sewer system to the proposed outparcel, and instead suggested considering plumbing the site for dry sewer. Mr. Boomer stated this project is not cost-effective, as well as the lack of gravity available for a force main out of the right of way. If or when in the future, Mr. Boomer is amenable to pay for any tap fees for sewer connection.

There was a brief discussion between the Committee and applicant.

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.

Darrell Galloway, an elder at the Church of the Ridge, stated he is not in opposition of the convenience store, however, voiced concerns over the proximity to schools and the local church as far as alcohol sales, pornography and gambling machines on the premises.

Mr. Boomer answered only the uses permitted within the zoning would be exercised on the property. He concluded there would be no pornography and no hard liquor will be sold on the premises. Any beer, wine or malt liquor would require a sort of sale distance.

Ms. Ann Lippmann mentioned he may want to speak with staff present from the Marshall Bureau at the conclusion of the meeting regarding alcohol sales and distance requirements.

No further questions from the Committee.

Mrs. Ashmore motioned to **APPROVE** application **2022-13-W** with three (3) stipulations:

- 1. Waive mandatory connection to sewer with the provision to connect to public sewer within 60 days of availability.**
- 2. Owner/Developer agrees to pay Cobb County portion tap fees prior to construction.**
- 3. Owner/Developer agrees to install dry sewer outside of paved areas to avoid future conflicts.**

Seconded by Mr. Coyle. Motion carried. (4-0-0).

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

There being no further business, Mr. Jones made a motion to adjourn; seconded by Mr. Coyle. Motion carried unanimously (4-0-0).

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

The meeting adjourned at 2:10 PM.

Ann Lippmann, Community Development Director
Development Waiver Review Committee Chairman