

**PAULDING COUNTY
DEVELOPMENT WAIVER REVIEW COMMITTEE
October 20, 2020**

The meeting of the Paulding County Development Waiver Review Committee was held Tuesday, October 20, 2020, 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 J. Jayson Phillips, County Attorney; Leah Wilson, Planning & Zoning Administrative Assistant/ Planner.

Ms. Ann Lippmann called the meeting to order at 2:01 p.m. 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 September 15, 2020 meeting.

Approval of Minutes

George Jones made a motion to approve the minutes from the September 15, 2020 meeting; seconded by Laurie Ashmore. The motion carried (4-0-1).

FOR: Lippmann, Baker, Jones and Ashmore

AGAINST: None

ABSTAIN: Coyle

Ms. Ann Lippman read: **2020-09-V**: Application by **PR LAND INVESTMENTS, LLC, MICHAEL MILLER**, requesting a reduction of the County stream buffer from 50ft to the 25ft State stream buffer, and the reduction of the 75ft County Non-impervious buffer to 50ft to allow for the construction of a hammerhead turnaround for fire access. Property is located in Land Lots 533, 534 & 535; District 3; Section 3 at the South side of Seven Hills Connector approximately 3,200' East of Cedarcrest Road intersection. **POST 4.**

Chuck Rann, representative for the applicant, stated the intent in reducing the buffer area to construct a hammerhead turnaround, and also explained open space would be set aside within the development.

There were questions from the Committee to the representative regarding future road-widening, the length of the hammerhead turnaround, and water quality.

Support/Input/Comments

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

Opposition/Input/Comments

There was one person to speak in opposition of the application.

Ed Ledford, a resident, stated his concerns on the impact of the stream buffer, water run-offs, the potential placement of fencing down the path and the detention basin maintenance.

Chuck Rann responded to Mr. Ledford's questions, and relative concerns from the Committee.

Ms. Ann Lippmann asked if any of the Committee members had any further comments.

Bruce Coyle made a motion to approve application **2020-09-V** as submitted, seconded by George Jones. The motion carried unanimously. (5-0-0)

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

Ms. Ann Lippmann read: **2020-10-V**: Application by **ELITE ENGINEERING, LLC – JONATHAN JONES**, requesting a variance reduction of impervious buffer setback from 75 feet to 50 feet for specific lots denoted on site plan within a LDQRD (Low Density Quality Residential District). Property is located in Land Lots 962, 984, 985 & 1033; District 3; Section 3; location of property is at 402 Dooley Road; 684 Gullede Road, east of Gullede Road, South of Dooley Road and North of Colbert Road. **POST 4**

Jonathan Jones, applicant, stated his intent for requesting a reduction of the impervious buffer with no encroachments. This will enhance the overall quality of home lots leaving a smaller footprint. He explained these homes would be listed upwards around the \$300,000 range.

Support/Input/Comments

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

Opposition/Input/Comments

There was one person to speak in opposition of the application.

Jim Boyle, resident on Dooley Road, stated his concerns regarding the impact of the stream buffer on his property.

Jonathan Jones responded to Mr. Boyle's concerns and stated there would be zero impact to his property.

Planning and Zoning GIS Analyst/Planner, Mark Long noted Mr. Boyle contacted the office with these questions and concerns, and the department attempted to contact Mr. Boyle several times thereafter.

Bruce Coyle made a motion to approve application **2020-10-V** as submitted, seconded by Frank Baker. The motion carried unanimously (5-0-0).

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

Old Business

Ms. Ann Lippmann read: **2020-08-V**: Application by **ELITE ENGINEERING, LLC – JONATHAN JONES**, requesting a variance reduction of impervious surface buffer from 75 feet to 50 feet for specific lots denoted on site plan within a LDQRD (Low Density Quality Residential District). Property is located in Land Lots 401, 402, 403, 463 & 464; District 3; Section 3; at 2976 Cedarcrest Road and 2978 Cedarcrest Road. **POST 4**

Planning and Zoning GIS Analyst/Planner, Mark Long noted one call to the department with concerns about the streams.

Jonathan Jones, applicant, stated his request for a variance reduction to improve the quality of homes and lot size to increase around 15,000 sf to an acre.

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.

There were no questions from the Committee members.

Bruce Coyle made a motion to approve application **2020-08-V** as submitted, seconded by Frank Baker. The motion carried unanimously (5-0-0).

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

There being no further business, Frank Baker made a motion to adjourn; seconded by Laurie Ashmore. The motion carried unanimously. (5-0-0)

FOR: Lippmann, Ashmore, Baker, Coyle and Jones

AGAINST: None

ABSTAIN: None

The meeting adjourned at 2:38 p.m.

Ann Lippmann, Community Development Director
Development Waiver Review Committee Chairman