

**PAULDING COUNTY  
DEVELOPMENT WAIVER REVIEW COMMITTEE**

**February 16, 2021**

The meeting of the Paulding County Development Waiver Review Committee was held Tuesday, February 16, 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 J. Jayson Phillips, County Attorney; Leah Wilson, Planning & Zoning Administrative Assistant/ Planner; Corporal Tommy Biggs and Lt. Brian Smith from the Paulding Marshall Bureau.

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

Ms. Ann Lippmann announced application **2021-01-W** has been withdrawn and no further action will be taken.

Ms. Ann Lippmann asked if there were any questions or corrections regarding the minutes from the January 19, 2021 meeting.

**Approval of Minutes**

Frank Baker made a motion to approve the minutes from the January 19, 2021 meeting; seconded by Bruce Coyle. The motion carried unanimously (5-0-0).

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

Ms. Ann Lippmann read: **2021-01-SBV**: Application by **BEAZER HOMES, LLC** requesting 2,911 sf of disturbance within the 50 foot undisturbed buffer of PHS II of the Brookstone West project. Property is located in Land Lots 757, 828 & 829; District 3; Section 3; located in Phase II Brookstone West Hickory Branch Dr and Old Burnt Hickory Rd. **POST 1.**

Representative for Beazer Homes was present and stated the intentions to encroach into undisturbed buffer area with minimal land disturbance to facilitate a stormwater management pond.

There was a brief discussion between the applicant and Committee member Bruce Coyle.

**Support/Input/Comments**

There was one person to speak on behalf of the application.

Mac Fisher, with Beazer homes, expressed support for approval of application as in the past with the

Phase I project by Beazer Homes.

**Opposition/Input/Comments**

There were several individuals to speak in opposition and voice concerns with the application.

Paul Unitas asked for clarification on the impact of where the buffer to be disturbed is located.

Ms. Ann Lippmann called for a ten minute at 2:12 PM recess to allow the applicant time to address concerns of the citizens present with regards to the location of the proposed land [lot] disturbance.

Frank Baker made a motion for a ten minute recess, seconded by Laurie Ashmore. The motion carried unanimously (5-0-0).

FOR: Lippmann, Ashmore, Baker, Coyle and Jones

AGAINST: None

ABSTAIN: None

Meeting called back to order at 2:23 PM.

Steve Clayton, resident adjacent to subdivision development project, addressed concerns of privacy once hardwoods are destroyed and the impact on the value of neighboring homes. Mr. Clayton asked “why grant waivers” and requested a clearer picture of what exactly is going on. Additionally, Mr. Clayton voiced concerns regarding environmental issues and consideration for an alternate plan.

Robert Peppers, resident, stated similar concerns as Mr. Clayton.

Paul Unitas reiterated similar concerns as the other residents.

Christian Shockley, stated lots could be reduced and buffers to stay as they are.

Ms. Ann Lippmann closed the floor for public comments and read the County development regulations to differentiate between requesting a variance and a rezoning.

The applicant was asked to respond to the questions and concerns of the citizens.

There were questions and discussion from the Committee to the applicant in relation to an alternate plan and other relative concerns.

No further questions from the Committee.

Bruce Coyle motioned to deny application **2021-01-SBV**, seconded by Frank Baker. The motion carried unanimously (5-0-0).

FOR: Lippmann, Ashmore, Baker, Coyle and Jones

AGAINST: None

ABSTAIN: None

Ms. Ann Lippmann read: **2021-02-SBV**: Application by **BEAZER HOMES, LLC** requesting 2,983 sf of disturbance within the impervious and undisturbed buffers of PHS III of the Brookstone West project. Property is located in Land Lots 757, 828 & 829; District 3; Section 3; located in Phase III – Brookstone West Hickory Branch Dr and Old Burnt Hickory Rd. **POST 1.**

Representative for Beazer Homes, Bryan McCranie was present and stated intentions to construct homes in the lower end of development project within the 75 ft undisturbed buffer with minimal disturbance.

### **Support/Input/Comments**

There was one person to speak on behalf of the application.

Mac Fisher, developer with Beazer homes, asked Committee for consideration of approval of this application.

### **Opposition/Input/Comments**

There were several individuals to speak in opposition and voice concerns with the application.

Christian Shockley suggested there are other ways besides encroachment especially since there has not been any road construction or grading begun at this time.

Paul Unitas expressed the same points made by Mr. Shockley, and stated he felt the applicant was being untruthful with his explanation of the development project.

Steve Clayton, same concerns as previously stated developers should “build within the buffers” as they knew beforehand what parameters to work with.

Mrs. Unitas, same concerns as previous residents.

Ms. Ann Lippmann closed the floor for public comments, and applicant was asked to respond to the concerns and comments.

There was discussion between the Committee and applicant addressing road design and any alternative plans to offset the buffer.

No further questions from the Committee.

Frank Baker motioned to deny application **2021-02-SBV**, seconded by Laurie Ashmore. The motion carried unanimously (5-0-0).

FOR: Lippmann, Ashmore, Baker, Coyle and Jones

AGAINST: None

ABSTAIN: None

There being no further business, George Jones made a motion to adjourn; seconded by Ann Lippmann. The motion carried unanimously (5-0-0).

FOR: Lippmann, Ashmore, Baker, Coyle and Jones

AGAINST: None

ABSTAIN: None

The meeting adjourned at 2:44 PM.

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Ann Lippmann, Community Development Director  
Development Waiver Review Committee Chairman