

**PAULDING COUNTY  
DEVELOPMENT WAIVER REVIEW COMMITTEE**

**July 20, 2021**

The meeting of the Paulding County Development Waiver Review Committee was held Tuesday, July 20, 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 J. Jayson Phillips, County Attorney; Scott Green, Director of Operations; Mark Long, Planning & Zoning GIS Analyst/Planner; Leah Wilson, Planning & Zoning Administrative Assistant/ Planner; and Deputy Rick Mahan 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 June 15, 2021 meeting.

**Approval of Minutes**

Mr. Jones made a motion to approve the minutes from the June 15, 2021 meeting; seconded by Mrs. Ashmore. The motion carried unanimously (5-0-0).

FOR: Ashmore, Baker, Coyle, Jones and Lippmann

AGAINST: None

ABSTAIN: None

**2021-06-W:** Application by **MICHAEL WHITMAN**, requesting a waiver of a right and left-turn lane required under current county development regulations, for a new commercial development accessing a County Rd. Property is located on Land Lot 20; District 2; Section 3; located at 1212 Industrial Blvd North. **POST 4.**

Applicant, Michael Whitman, expressed his intention to construct a second driveway. At the time of submitting his application, Mr. Whitman was made aware per county regulations he would need a turn lane leading into the property. Mr. Whitman hired Mary Thumaty, an engineer from SEI (SOUTHEASTERN ENGINEERING, INC) to conduct a traffic study. In her findings, the data did not support the need for a turn lane into Mr. Whitman's property.

There was discussion between the Committee and applicant to clarify the proposed use of the property, which will be for a storage lot. Additionally, plans for stormwater management and fencing options were addressed.

**Support/Input/Comments**

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

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

There was no one with concerns or questions regarding the application.

No further questions from the Committee.

Mr. Jones made a motion to approve application **2021-06-W**; seconded by Mr. Coyle.

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

FOR: Ashmore, Baker, Coyle, Jones and Lippmann

AGAINST: None

ABSTAIN: None

**2021-07-W:** Application by **AARISH GROUP OF INVESTMENT LLC / BILL MILLER,** requesting a reduction of PDOT recommended right and left-turn / decel lane; also to waive the requirement of the installation of the sidewalk along the right-of-way on Cedarcrest Rd. Property is located in Land Lot 618; District 3; Section 3; located at 875 Cedarcrest Rd. **POST 4.**

Representative for Aarish Group, Joel Hart stated the intention for a waiver of reduction of right and left turn/decel lanes and sidewalks is mainly to minimize hardships placed on the developer. Bill Miller also mentioned he is not opposed to installing sidewalks at a later date; however, he does not want to install now if the County has plans of future road upgrades.

There were questions from the Committee if any research was done pertaining to public welfare regarding traffic and the number of passing vehicles; there was also the question of whether a traffic study had been done. Mr. Hart stated there had not been a traffic study acquired.

No further questions from the Committee.

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

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

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

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

Daniel Walker, a resident, provided a presentation including traffic study data, his concerns of speeding vehicles and lastly a video showing a recent vehicular crash.

Mark Jenkins, a resident, voiced his concerns of sidewalk reduction.

George Gadbois, a resident, stated he was approached by Debra Sever about a proposed land easement, but was never informed of the installation of turn/decel lanes on portions of his property. Lastly, Mr. Gadbois expressed concerns that those portions would be bought with no compensation

made toward him.

Jennifer Tolley, not a resident but a concerned citizen who typically drives through the area, and is in support of the opposition made by the residents present today.

Randy Porter, a resident since 1992, stated he has personally replaced numerous mailboxes from vehicular accidents; a good deal he believes occurred from accidents not reported to law enforcement.

Ms. Lippmann invited the applicant, Bill Miller, to address the concerns of sidewalk reduction, turn lanes, increased traffic and the video presentation made by the public.

There was a brief discussion between the Committee and applicant.

Ms. Lippmann asked the committee for a motion to hear both requests separately or jointly.

Mr. Baker motioned to consider both requests collectively; seconded by Mr. Jones.

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

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

Mr. Jones made a motion to deny application **2021-07-W**; seconded by Mr. Baker.

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

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

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

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

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

The meeting adjourned at 2:34 PM.

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Ann Lippmann, Community Development Director  
Development Waiver Review Committee Chairman