



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, November 4, 2021, at 6:30 P.M. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Opening

1. Call to Order
Chairman Alan Foster called the meeting to order
2. Attendance
Ms. Courtney Andrews called the Attendance.

PRESENT:

Chairman Alan Foster
Member Martha Farley
Member Maurice Hill
Member John Mitchell

ABSENT:

Member Harold Jones (not eligible for voting due to training requirements)

STAFF:

Ms. Lisa Jackson
Ms. Courtney Andrews
Mrs. Angie Larson

3. Rules of Procedures
Chairman Alan Foster read the Rules of Procedures.

Minutes

4. Approval of Minutes- October 7, 2021
Motion to approve the October 7, 2021, minutes made by **Member Hill**, Seconded by **Member Mitchell**
Voting Yea: **Member Hill, Member Farley, Member Mitchell, Chairman Foster**

Requests

5. Request by **Kent Campbell, agent for Housworth Properties, LLC**, for a rear yard setback variance at 287 Parks Mill Road. [**Map 070, Parcel A065, District 1**]. **Mr. Kent Campbell** represented this request.

Mr. Campbell, stated that the owners purchased the commercial property in 1988 and built the storage facility around 2008. Their intention was to see how much the demand for boat storage was in the Lake Oconee area. Over the years, that need has grown, and they are now interested in expanding their business. They would like to build two additional buildings

adding 28 storage units to the property. He added that there is about a 13-foot drop from the existing buildings to the area of the proposed new structures because of the terrain. Therefore, there is an existing terrain issue with the slope and the elevation difference on this property. He stated that there have to be at least 60 feet of open space between the buildings for customers to access the units safely. Mr. Campbell noted that his clients looked at several options, including placing the buildings together and having customers come in from either side. However, it requires 180-ft of depth, whereas only 124 feet of depth is needed with the current configuration. He suggested that the 50-foot buffer requirement dramatically reduces the minimum width of the proposed buildings. The original plan had the northern building 20 feet within the 50-foot setback. If the buildings are shifted away from the buffer, a 10-foot-high retaining wall would be required, which would be very expensive. Mr. Campbell presented a revised site plan proposal to the board that showed the new buildings encroaching the 50-foot setback by only 10 feet. He stated that if they are required to shift the building back an additional ten feet, the property owner would have to raise the retaining wall an additional 5 feet, which is a significant expense. If agreed upon, the applicants would rather put in a buffer between the most northern building and the adjacent property line.

Mr. Hill questioned the positioning of the building and what would happen to the portable buildings on the blacktop.

Mr. Campbell explained how the buildings would be positioned, and the portable buildings would be removed.

Mr. Housworth detailed the designs of the buildings, lot access, and his waiting list. He discussed the variance approval for Fishtail Marina in comparison to his request.

Chairman Foster explained that the board did not have information present on Fishtail Marina and would have to do research.

Staff recommendation is for denial of a 30-foot rear yard setback variance; being 20 feet from the nearest point to the property line at 287 Parks Mill Road [Map 070A, Parcel 065, District 1].

Motion to deny the request by **Kent Campbell, agent for Housworth Properties, LLC**, for a rear yard setback variance at 287 Parks Mill Road made by **Member Mitchell**, seconded by **Member Hill**.

There was discussion about the actual request and the intended request between the board, staff, and the applicant. Although the written request was for a 30-foot variance being 20 feet from the property line, Mr. Campbell added that the original request should have been for a 20-foot variance being 30 feet from the property line. Staff confirmed that the measurements taken on-site matched what was requested.

Member Hill made an amended motion to table the request by **Kent Campbell, agent for Housworth Properties, LLC**, for a rear yard setback variance at 287 Parks Mill Road until the board has a little more clarity from the applicant so that the recommendation will reflect the actual request; seconded by Member Farley

Voting Yea: **Member Hill, Member Farley, Member Mitchell, Chairman Foster**

6. Request by **Rick McAllister, agent for Jacqueline Trinkle** to rezone 33.31 acres at 842 Harmony Road from AG to C-2. [Map 097, Part of Parcel 060, District 3]. * **Mr. Rick McAllister** represented this request. **The applicant is requesting to withdraw without prejudice.**

Mr. and Mrs. Vargo signed in to express their concerns on the rezoning request.

Mr. McAllister requested to withdraw the rezoning request.

Staff recommendation is for approval to withdraw without prejudice at 842 Harmony Road [Map 097, Parcel 060, District 0].

Motion to approve the request by **Rick McAllister, agent for Jacqueline Trinkle** to withdraw without prejudice at 842 Harmony Road made by **Member Mitchell**, seconded by **Member Hill**

Voting Yea: **Member Hill, Member Farley, Member Mitchell, Chairman Foster**

7. Request by **Rick McAllister, agent for BTC Commercial, LLC** to rezone 9.32 acres on Scott Road from C-PUD to C-2. [Map 102, Part of Parcel 002001, District 3]. * **Mr. Rick McAllister** represented this request.

Mr. McAllister stated that the site is located adjacent to Oconee Sand and Gravel and is currently zoned C-PUD. Oconee Sand and Gravel purchased the 9.32 acres in hopes of expanding their business there. They have been in business since 2004 as a retail wholesale business for outdoor supplies. Their business has been growing and need more space. If approved, the 9.32 acres will be combined with the adjacent C-2 (Oconee Sand and Gravel) lot.

Chairman Foster questioned if this project would interfere with the future plan of the Scott Road Intersection.

Mr. McAllister said that it would not interfere.

The amended staff recommendation is for approval to rezone 9.32 acres on Scott Road from C-PUD to C-2 [Map 102, Part of Parcel 002001, District 3] with the following conditions:

- 1. The parcel must be combined with the adjacent C-2 property identified as Map 1020 Parcel 065.**
- 2. There shall be a 20-foot buffer or berm along the C-PUD property line.**
- 3. This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the**

effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

Motion to approve the request by **Rick McAllister, agent for BTC Commercial, LLC** to rezone 9.32 acres on Scott Road from C-PUD to C-2 on Scott Road as recommended by staff with conditions.

Motion made by **Member Mitchell**, seconded by **Member Hill**

Mr. Rick McAllister asked if he could be granted an administrative extension for the submittal deadline of the plat.

Ms. Lisa Jackson said that his question should be deferred to the Board of Commissioners because it is written in the Putnam County Code of Ordinances. However, the P&Z Board could make a recommendation.

Member Hill made an amended motion to approve the request by **Rick McAllister, agent for BTC Commercial, LLC** to rezone 9.32 acres on Scott Road from C-PUD to C-2 on Scott Road with the following conditions:

- 1. The parcel must be combined with the adjacent C-2 property identified as Map 1020 Parcel 065.**
- 2. There shall be a 20-foot buffer or berm along the C-PUD property line.**
- 3. This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 120 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.**

Motion was seconded by **Member Farley**

Voting Yea: **Member Hill, Member Farley, Member Mitchell, Chairman Foster**

New Business

None

Adjournment

The meeting adjourned at approximately 7:38 P.M.

Attest:

Lisa Jackson
Director

Alan Foster
Chairman