



PUTNAM COUNTY PLANNING & DEVELOPMENT

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Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Tuesday, July 2, 2019 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Opening

1. Call to Order

Chairman James Marshall, Jr. called the meeting to order.

2. Attendance

Mr. Jonathan Gladden called the roll.

PRESENT:

Chairman James Marshall, Jr.

Member Martha Farley

Member Tim Pierson

Member Joel Hardie

STAFF:

Lisa Jackson

Courtney Andrews

Jonathan Gladden

3. Rules of Procedures

Ms. Courtney Andrews read the Rules of Procedures.

Minutes

4. Approval of Minutes - May 2, 2019

Motion made by Member Hardie, Seconded by Member Pierson

Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie

Requests

5. Request by **R. Greg Waddell, agent for Kerry & Laura Murphy** for a rear yard setback variance at 109 Willow Cove. Presently zoned R-1. [**Map 087B, Parcel 077, District 4**]. **Mr. Waddell represented this request.** He stated that he is requesting a variance to build a house. The left corner, when facing the lake, needs a 35-foot variance placing the house 65 feet from the lake. Mr. Waddell explained that the placement of the house has been determined by the health department in order to make the septic system work on this property. He stated that this is an irregular shaped lot and the soil that is located on the left side of the proposed house is unable to be used. No one spoke in opposition to this request.

Staff recommendation is approval of a 35-foot rear yard setback variance, being 65 feet from the nearest point to the lake.

Motion for approval made by Member Pierson, Seconded by Member Hardie

Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie

6. Request by **Lauren K. Sprayberry** for a rear yard setback variance at 1054 Lake Oconee Parkway. Presently zoned C-1. [**Map 102D, Parcel 133, District 3**]. **Member Pierson** made a motion that item 6, the request by Lauren K. Sprayberry, be moved to the last agenda item due to the nature of the item.

Motion made by Member Pierson, Seconded by Member Hardie

Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie

Adam Nelson, the Putnam County attorney, made an opening statement. He stated that this agenda item is for the consideration of a grant of a rear setback variance. The property is located at 1054 Lake Oconee Parkway. This item does not impact the use of the property. It impacts the ability of the owner to build adjacent to the lake. He added that he realizes that there are several interested parties present who are going to speak on a lot of issues including the zoning, pending litigation regarding the zoning, or any other matters and he is mindful of their right to speak to those issues. Mr. Nelson specified that he wants to make sure everyone knows that this body, the Planning and Zoning Commission, can only take up matters that are before it. They can't change the zoning of property, require anyone to act in contravention of the ordinances, change the requirements for development except for this requested variance. The question before this body is whether they will allow construction within 100 feet of the lake. He asked that all comments be related to these issues, directed and limited to just the variance. Also, everyone should be mindful of each other's time, remain civil and respectful while this matter is discussed. Everyone will be allowed to speak, receiving 3 minutes of time and will see their 3-minute timer displayed on the screen. Mr. Nelson specified that the applicants would receive 10 minutes to talk and would appreciate if everyone would be conscious of repeating one another.

Ben Windum, the attorney for Lauren and Josh Sprayberry, made an opening statement for the applicants. He stated that he understands that today is the day of the litigation that was filed the previous week. Mr. Windum stated that he is aware that the property owners have council present and their position with this board does not have jurisdiction. He stated they disagree with this in good faith and would like the variance request fully considered tonight. He stated a 21 ft variance is being sought from a 100 ft. setback. He stated a similar variance although smaller had been granted not far from the site of this variance for a similar project. He concluded by saying he yielded the balance of his time to his client.

Lauren Sprayberry stated she is speaking on behalf of 1054 Lake Oconee Parkway and is asking for a variance on the rear setback of 21 feet. She added that due to the extreme narrowness of the lot and the inconsistency of the shoreline, the area in which the variance is requested is on the south east corner that directly corresponds with the irregular shape of the shoreline curving in to the property. Mrs. Sprayberry added that the only amount of the building that would be inside of the 21-foot variance is approximately 734 square feet. She asked that this variance be approved and added that she is filing a reservation of rights and constitutional objections in the event that this variance is not approved this evening with the clerk. Mrs. Sprayberry thanked the board for her time and added that she would like to reserve the right to rebuttal the remainder of her unused time.

At this time, those who signed in to speak in opposition of the variance request at 1054 Lake Oconee Parkway, were given 3 minutes each to speak.

Linda Donlavy spoke in opposition of this request.
Tom Mertz spoke in opposition of this request.
Tom Parham spoke in opposition of this request.
Erin Olson spoke in opposition of this request.
Cody Olson spoke in opposition of this request.
Lisa Peterson spoke in opposition of this request.
Veronica Brown spoke in opposition of this request.
Jarret Hill spoke in opposition of this request.
Gary R. Payne spoke in opposition of this request.
David Nix spoke in opposition of this request.
Louis Keaney spoke in opposition of this request.
Mike Petrillo spoke in opposition of this request.
Katherine Hartly spoke in opposition of this request.
Earnie Davis spoke in opposition of this request.
David Pendergrass spoke in opposition of this request.
Katherine Keeney spoke in opposition of this request.
JoAnn Stovall spoke in opposition of this request.

Staff recommendation is approval of a 21-foot rear yard setback variance, being 79 feet from the nearest point to the lake.

Motion made by Member Pierson, Seconded by Member Hardie
Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie

7. Request by **Robert T. Attaway III** to rezone 7.85 acres at 205 Napier Drive from AG-1 to AG-2. **[Map 055A, Parcel 055, District 4]. * Mr. Bill Briener represented this request.** He stated that the owner has 7.85 acres and owns and adjacent 18.25-acre lot. He added that the 7.85-acre lot is zoned AG-1. Mr. Briener stated that the owner is requesting to change the zoning from AG-1 to AG-2, which is the zoning of the adjacent 18.25-acre lot, so that both lots can be platted together. No one spoke in opposition to this request.

Staff recommendation is for approval to rezone 7.85 acres from AG-1 to AG-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

Motion made by Member Pierson, Seconded by Member Hardie
Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie

8. Request by **Thomas Price** to rezone 5.5 acres at 242 Bluegill Road from AG-1 to R-2. **[Map 083, Parcel 003, District 4]. * Mr. Thomas Price represented this request.** Mr. Price stated that he has 5.5 acres that he wants to rezone from AG-1 to R-2 so that he can split it and give his sons each one acre to put a house on. No one spoke in opposition of this request.

Staff recommendation is for approval to rezone 5.5 acres from AG-1 to R-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and

recording of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

Motion made by Member Hardie, Seconded by Member Pierson

Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie

New Business

Ms. Jackson discussed the upcoming GAZA Conference in August in Savannah Georgia. She informed the board a former Planning & Zoning Commission board member, Mr. Tommy Brundage, had passed. She added that Mr. Frederick Ward was not present at the meeting due to scheduled surgery.

Adjournment

The meeting adjourned at 8:35 p.m.