

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Tuesday, February 12, 2019 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Opening

1. Call to Order
Mr. James Marshall, Jr. called the meeting to order.
2. Attendance
Mr. Jonathan Gladden called the roll.

PRESENT

Chairman James Marshall
Member Frederick Ward
Member Joel Hardie
Member Tim Pierson
Member Martha Farley

STAFF:

Lisa Jackson
Karen Pennamon
Jonathan Gladden
Courtney Andrews

3. Rules of Procedures
Ms. Courtney Andrews read the Rules of Procedures.

Minutes

4. Approval of Minutes - January 3, 2019

Motion for approval made by Member Ward, Seconded by Member Hardie.

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

Requests

5. Request by **Randall T. & Alesia B. Lowe** for a side yard setback variance at 108 Buck Horn Circle. Presently zoned R-2. [**Map 087B, Parcel 027, District 4**].

Mr. Randall T. Lowe represented this request. Mr. Lowe stated that had a singlewide manufactured home on the property and recently purchased a doublewide to replace it. Upon entering the permitting process, they realized that they did not meet the County setback requirements and needed to apply for a variance. He added that due to the narrowness of the lot and the location of the existing septic tank, the porches on the right side of the proposed home would not meet the required setback. Mr. Lowe stated that they plan on putting the doublewide back in the same location as the singlewide. **Mr. Ward** stated that he had visited the property and the proposed location was the only suitable place for the proposed structure. No one spoke in opposition to this request.

Staff recommendation is for approval of a 24-foot rear yard setback variance, being 76-feet from the nearest point to the lake.

Motion for approval made by Member **Hardie**, Seconded by Member **Ward**.

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

6. Request by **Chris Fuhr** for a front yard setback variance at 108 Julep Drive. Presently zoned R-2. [**Map 056B, Parcel 229, District 4**].

Mr. Chris Fuhr represented this request. Mr. Fuhr stated that he is requesting a 4-foot front yard setback variance, being 26 feet from the front side property line to build a porch. He added that the purpose of the porch is to double it as a storm shelter to help provide storm protection that the current house does not. Mr. Fuhr stated that this would be a safe location for his family to go during a storm. He added that his original request was for a 4-foot variance for the front yard but after remeasuring with surveying equipment, he needs a 6-foot front yard setback variance being 24 feet from the front property line. Ms. Jackson stated that this request must be tabled until the next meeting. She explained that when your request increases in size and the encroachment to the setback line becomes greater, it must be viewed before a decision can be made.

Staff Recommendation is to table this request until the next meeting.

Motion for approval to table this request made by Member **Hardie**, Seconded by Member **Ward**.

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

7. Request by **Jim Anthony, agent for George Williams to rezone 16.260 acres) at 223 Fawnfield Drive** from AG-1 to R-1R. [**Map 070, Parcel 009, District 1**]. *

Mr. Anthony stated that the applicant is requesting to rezone 16.260 acres from AG-1 to R-1R. He added that the developers had rezoned this subdivision to R-1R with this parcel being excluded. **Mr. Ward** asked if the applicant is intending to create a subdivision. **Mr. Anthony** responded no, that the owner is proposing to subdivide the parcel into four lots for his family to construct houses on them. No one spoke in opposition of this request.

Motion for approval made by Member **Ward**, Seconded by Member **Hardie**.

Staff recommendation is for approval to rezone 16.260 acres from AG-1 to R-1R.

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

New Business

The Planning & Zoning Commission discussed the events of the GAZA conference. Mr. Marshall stated that he enjoyed the sessions conducted at the conference. Mr. Marshall welcomed the newly appointed board members, Ms. Martha Farley and Mr. Tim Pierson. The board then voted to select a chairman to replace Mr. John Langley who had resigned. Mr. Marshall suggested that Member Frederick Ward be elected as Vice-Chairman.

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

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

Adjournment:

The meeting adjourned at 6:55 p.m.

Attest:

Lisa Jackson
Director

James Marshall, Jr.
Chairman