



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, July 1, 2021, at 6:30 P.M. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Opening

1. Call to Order
2. Vice-Chairman Tim Pierson called the meeting to order
3. Attendance
Ms. Lisa Jackson called the Attendance.

PRESENT:

Vice-Chairman Tim Pierson
Member Maurice Hill, Jr.
Member Martha Farley
Member John Mitchell

ABSENT:

Chairman James Marshall, Jr.

STAFF:

Ms. Lisa Jackson
Ms. Courtney Andrews
Mr. Ben Schmitt
Putnam County Attorney, Mr. Adam Nelson

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

Minutes

4. Approval of Minutes- June 3, 2021
Motion to approve the June 3, 2021 minutes made by **Member Farley**, Seconded by **Member Hill**
Voting Yea: **Vice-Chairman Pierson, Member Hill, Member Farley, Member Mitchell**

Requests

5. Request by **Thomas Ralston** for a rear yard setback variance at 189 S. Spring Road. Presently zoned R-2 [Map 115C, Parcel 019, District 3]. **Mrs. Beverly Ralston** represented this request. She stated that they are asking for a variance of 23 feet to add a covered porch on the left side of her house. That side of the house faces left, and they get a 20-50 degree change of temperature change in the house because of the heat from the sun and the reflection from the lake. She added that they replaced their bay windows twice because of the sun, heat, and rain hitting the windows. She specified that if they had a porch

or overhang, they would be able to have more shade and it would help the energy efficiency of the house. She stated that there were some discrepancies in the staff recommendation. The staff recommendations stated that there were three means of ingress and egress into the home, but they only have two. One entryway is located under the carport, and the second entrance is by the laundry room. She added that the roadside of the home faces a retaining wall and does not have a door. When they built the home, they added on to an existing cabin. In the process of building, they came across rock that would have needed to be blasted. She stated that the blast would ruin the water table, so they chose not to proceed. **Mrs. Ralston** stated that they planned on taking the bay windows out and replace them with a sliding door that would lead out to the porch. **No one spoke in opposition of this request.**

Member Mitchell asked if this was a fee simple or Georgia Power leased lot. **Mrs. Ralston** stated that it was not a Georgia Power lot. She stated that it was purchased in 1963 and there was an 800 square foot cabin on the lot that they made additions to over the years. **Mr. Mitchell** asked if the retaining wall was preventing them from another location option. **Mrs. Ralston** said yes. She added that the septic system is located on the right side of the home, and the lakeside would be the only option. **Vice-Chairman Pierson** read the staff recommendations and asked for comments. **Member Mitchell** stated that this seemed to be an extraordinary situation for the owners. He added that he realized that when the board goes against what the ordinance requires, they put themselves in jeopardy because of subsequent requests. He believed that the Ralston's request had substantial merit. He stated that he understood how uncomfortable it could be living on the lake in July and August. **Vice-Chairman Pierson** asked Member Mitchell to explain his fee simple question. **Member Mitchell** stated that he wanted to know if they were getting close to approving something that Georgia Power would not accept. **Vice-Chairman Pierson** asked for a motion.

Member Mitchell made a motion to approve the request by **Thomas Ralston** for a rear yard setback variance at 189 S. Spring Road. **Member Farley** asked what the recommendation was from staff. **Vice-Chairman Pierson** restated the staff recommendation. **Ms. Lisa Jackson** asked if she could make a statement. She stated that when she spoke with the applicants, she asked them questions about the doors, and she believed there was a misunderstanding. She added that she was under the impression that they had 3 doors on the house when they talked. The location of the doors would be one on the roadside and one on both the left and right sides of the home. **Mrs. Ralston** stated that there was no door on the roadside of the property. **Ms. Jackson** requested if they could table the item until the following month so that staff could do a reevaluation of the property, due to the misunderstanding.

There was not second to Member Mitchell's motion.

Motion to approve the recommendation by staff to **table the request at 189 S. Spring Road [Map 115C, Parcel 019]** made by **Member Hill**, seconded by **Member Farley**.

Voting Yea: **Vice-Chairman Pierson, Member Hill, Member Farley, Member Mitchell**

6. Request by **Robert & Susan Dods** for a rear yard setback variance at 101 Twisting Hill Ln. Presently zoned R-2. **[Map 111C, Parcel 043, District 4]**. **Mr. Robert Dods** represented this request. He stated that they are requesting to put an open-air carport on the backside of their house. Due to the slope and asymmetrical non-conforming lot, this was the only

location for the carport. He added that he worked with staff to find the best location for the carport. **No one spoke in opposition of this request.**

Member Hill asked if the entrance to the parking area was on the front or side of the house. **Mr. Dods** stated that it was on the side located on Twisting Hill Road with its own entrance.

Motion to approve the request by **Robert & Susan Dods** for a 28-foot rear yard setback variance, being 37 feet from the nearest point to the lake; and a 10-foot front yard setback variance being 20 feet from the road with the condition that the structure be moved over to the 84-foot buildable area at 101 Twisting Hill Ln made by **Member Hill** and seconded by **Member Farley**.

Voting Yea: **Vice-Chairman Pierson, Member Hill, Member Farley, Member Mitchell**

7. Request by **Wallace Gerald Wright** for a side yard setback variance at 149 Collis Marina Road. Presently zoned R-1 [Map 104B, Parcel 013, District 3]. **The applicant is requesting to withdraw without prejudice. No one spoke in opposition of this request.**

Motion to approve the request by **Wallace Gerald Wright** to withdraw without prejudice at 149 Collis Marina Road made by **Member Hill** and seconded by **Member Mitchell**.

Voting Yea: **Vice-Chairman Pierson, Member Hill, Member Farley, Member Mitchell**

The following items were moved to the August 5, 2021 agenda.

8. Request by **James Key (Jamie)** to rezone 1.264 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. *
9. Request by **James Key (Jamie)** to rezone 1.04 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045001, District 3]. *
10. Request by **James Key (Jamie)** to rezone 0.689 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045002, District 3]. *
11. Request by **James Key (Jamie)** to rezone 0.72 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046, District 3]. *
12. Request by **James Key (Jamie)** to rezone 0.976 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046001, District 3]. *
13. Request by **James Key (Jamie)** to rezone 1.23 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046002, District 3]. *
14. Request by **Christie Key** to rezone 0.708 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047, District 3]. *
15. Request by **Christie Key** to rezone 0.796 acres on Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047001, District 3]. *
16. Request by **Christie Key** to rezone 0.694 acres on Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 047002, District 3]. *

17. Request by **James Key (Jamie)** to rezone 0.698 acres on Crooked Creek Road from R-2 to C-1. [**Map 110D, Parcel 049, District 3**]. *

18. Request by **James Key (Jamie)** to rezone 0.881 acres on Crooked Creek Road from R-2 to C-1. [**Map 110D, Parcel 049001, District 3**]. *

New Business

Getting board members registered for the upcoming Summer GAZA conference soon.

Adjournment

The meeting adjourned at approximately 7:19 P.M.

Attest:

Lisa Jackson
Director

Tim Person
Vice-Chairman