



PUTNAM COUNTY PLANNING & DEVELOPMENT

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Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Tuesday, February 11, 2020 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Opening

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

PRESENT:

Chairman James Marshall, Jr.
Vice Chairperson Tim Pierson
Member Maurice Hill, Jr.
Member Martha Farley
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 – December 30, 2019 & January 2, 2020

Motion to approve the December 30, 2019 Minutes made by **Vice Chairperson Pierson**,
Seconded by **Member Hardie**
Voting Yea: **Chairman Marshall, Vice Chairperson Pierson, Member Hill, Member Farley, Member Hardie**

Motion to approve the January 2, 2020 Minutes made by **Member Hardie**, Seconded by
Member Hill
Voting Yea: **Chairman Marshall, Vice Chairperson Pierson, Member Hill, Member Farley, Member Hardie**

Requests

5. Request by **Rex Millsap, Sr.** for a side yard setback variance at 233 North Steel Bridge Road. Presently zoned R-2. [Map 109B, Parcel 035, District 3]. Mr. Millsap represented this

request. He stated that he is currently constructing a new home and would like to add a parking pad to the side of his property. The lot has two driveways, one of which he shares with his neighbor. The shared driveway is split by the property line. **Mr. Millsap** added that he is seeking a 10-foot variance on the left side. He stated that he understands that the board considers undue hardships and he believes this will be an undue hardship if he does not get approved for the variance. **Vice Chairperson Pierson** asked why the parking pad was not planned for originally or why it can not be moved to a different location. **Mr. Millsap** stated that he was told that there wouldn't be a problem placing the pad in the proposed location by the person who did his soil & erosion. **Ms. Jackson**, Director of Planning & Development, stated that she spoke with Mr. Millsap while staff visited the site and believed that the parking pad should have been in the original plan. She added that it should have been addressed to reduce the footprint of the house, so that the lot could accommodate the additional structure. **Ms. Jackson** stated that she understands this is where he desires the pad to be located but, there is an optional location in front of the house. She added that the house is large, being 5,000 plus square feet, and the footprint could have been reduced. **Mr. Millsap** stated that they had to put a retaining wall to the right of where this pad would be located because of how the lot drops off. If they were to move the pad to the front, they would have to build more retaining walls.

Staff recommendation is for denial of a 10-foot side yard setback variance, being 10 feet from the left side property line when facing the lake at 233 North Steel Bridge Road [Map 109B, Parcel 035, District 3].

Motion to deny the request by **Rex Millsap, Sr.** of a 10-foot side yard setback variance, being 10 feet from the left side property line when facing the lake at 233 North Steel Bridge Road made by **Vice Chairperson Pierson**, Seconded by **Member Hardie**
Voting Yea: **Chairman Marshall, Vice Chairperson Pierson, Member Hill, Member Farley, Member Hardie**

6. Request by **Jane Klaviter** to rezone 12.15 acres at 383 Old Phoenix Road from AG-1 to AG-2. **[Map 104, Part of Parcel 019, District 2]**. * **Ms. Millicent Zamirowski** represented this request. She stated that Mrs. Klaviter purchased a home on 12.15 acres that was part of a larger 37 plus acre parcel. With the purchase, there was a new plat developed for the property. She added that when they asked to have the plat certified, it was explained that the parcel was no longer the size of an AG-1 lot but would fit into an AG-2 zoning category for the plat to be certified. No one spoke in opposition of this request.

Staff recommendation is for approval to rezone 12.15 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 to approve the request **Jane Klaviter** to rezone 12.15 acres at 383 Old Phoenix Road 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 made by **Member Farley**, Seconded by **Member Hardie**
Voting Yea: **Chairman Marshall, Vice Chairperson Pierson, Member Hill, Member Farley, Member Hardie**

7. Request by **Stephen Watson agent for, SN Watson, LLC** to rezone 1.30 acres at 100 Friendship Road from R-2 to IM. [Map 061A, Parcel 032, District 4]. * **Mr. Stephen Watson** represented this request. He stated the subject property is located in the middle of a larger IM property that he owns. He would like to rezone the subject parcel to IM as well to combine both parcels. **Mr. Watson** stated that he owns an equipment retail business and is trying to make a lot of improvements to the area. He added that he believes this property will bring better tax revenue to the county and be a low impact to the community. No one spoke in opposition of this request.

Staff recommendation is for approval to rezone 1.30 acres at 100 Friendship Road [Map 061A, Parcel 032, District 1] from R-2 to IM.

Motion to approve the request by **Stephen Watson agent for, SN Watson, LLC** to rezone 1.30 acres at 100 Friendship Road from R-2 to IM made by **Member Hill**, Seconded by **Member Farley**

Voting Yea: **Chairman Marshall, Vice Chairperson Pierson, Member Hill, Member Farley, Member Hardie**

8. Request by **Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC** to rezone 2.14 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 030, District 3]. * **The item has been tabled.**

Staff recommendation is to table the request on Collis Road [Map 104, Parcel 030, District 3].

Motion to table the request by **Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC** to rezone 2.14 acres on Collis Road from R-1 to RM-3 made by **Vice Chairperson Pierson**, Seconded by **Member Hardie**

Voting Yea: **Chairman Marshall, Vice Chairperson Pierson, Member Hill, Member Farley, Member Hardie**

9. Request by **Howard McMichael, agent for Lick Creek Holding's LLC** to rezone 21.40 acres on Collis Road from AG-1 to RM-3. [Map 104, Parcel 032001, District 3]. * **The item has been tabled.**

Staff recommendation is to table the request on Collis Road [Map 104, Parcel 032001, District 3].

Motion to table the request by **Howard McMichael, agent for Lick Creek Holding's LLC** to rezone 21.40 acres on Collis Road from AG-1 to RM-3 made by **Vice Chairperson Pierson**, Seconded by **Member Hardie**

Voting Yea: **Chairman Marshall, Vice Chairperson Pierson, Member Hill, Member Farley, Member Hardie**

10. Request by **Howard McMichael, agent for Mallard's Overlook, LLC** to rezone 29.58 acres on Collis Road from AG-1 to RM-3. [Map 104, Parcel 032, District 3]. * **The item has been tabled**

Staff recommendation is to table the request on Collis Road [Map 104, Parcel 032, District 3].

Motion to table the request by **Howard McMichael, agent for Mallard's Overlook, LLC** to rezone 29.58 acres on Collis Road from AG-1 to RM-3 made by **Vice Chairperson Pierson**, Seconded by **Member Hardie**

Voting Yea: **Chairman Marshall, Vice Chairperson Pierson, Member Hill, Member Farley, Member Hardie**

11. Request by **Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 033, District 3]. * **The item has been tabled.**

Staff recommendation is to table the request on Collis Road [Map 104, Parcel 033, District 3].

Motion to table the request by **Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC** to rezone 3.5 acres on Collis Road from R-1 to RM-3 made by **Vice Chairperson Pierson**, Seconded by **Member Hardie**

Voting Yea: **Chairman Marshall, Vice Chairperson Pierson, Member Hill, Member Farley, Member Hardie**

12. Request by **Howard McMichael, agent for Oconee Overlook, LLC** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [Map 104B, Parcel 001, District 3]. * **The item has been tabled.**

Staff recommendation is to table the request on Doug Lane [Map 104B, Parcel 001, District 3].

Motion to table the request by **Howard McMichael, agent for Oconee Overlook, LLC** to rezone 0.63 acres on Doug Lane from R-1 to RM-3 made by **Vice Chairperson Pierson**, Seconded by **Member Hardie**

Voting Yea: **Chairman Marshall, Vice Chairperson Pierson, Member Hill, Member Farley, Member Hardie**

New Business

Adjournment

The meeting adjourned at approximately 6:50 p.m.

Attest:

Lisa Jackson

James Marshall, Jr.

Director

Chairman