



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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## Minutes

Thursday, April 04, 2019 ♦ 6:30 PM

### Opening

1. Call to Order  
Chairman James Marshall call the meeting to order.
2. Attendance  
Mr. Jonathan Gladden called the roll.  
PRESENT  
Chairman James Marshall  
Vice Chairman Frederick Ward  
Member Tim Pierson  
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 - March 7, 2019  
Approval of Minutes  
Motion made by Member Ward, Seconded by Member Pierson.  
Voting Yea: Chairman Marshall, Member Ward, Member Pierson

### Requests

5. 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 when they originally put the trailer and addition on the lot, there wasn't enough space for the stoop. The stoop would have encroached on the front line. He stated that he would need a variance to be able to meet the front setback. Mr. Fuhr declared that when he originally came for a variance he thought that his request of 4 feet was adequate but it was not enough. He then worked with staff and went through the steps to request the 6 foot front setback variance to build the stoop. The stoop will enter into the addition and will double as a tornado shelter. Mr. Fuhr stated that he will use large concrete blocks and fill them in with concrete to build a sturdy stoop. No one spoke in opposition to this request.  
Motion made by Member Ward, Seconded by Member Pierson.  
Voting Yea: Chairman Marshall, Member Ward, Member Pierson
6. Request by **Michael Hoath** for a rear yard setback variance at 115 Cedar Cove Court. Presently zoned R-1R. [**Map 071A, Parcel 016, District 3**].  
Mr. Michael Hoath represented this request. Mr. Hoath stated that they purchased the existing home and when it was first constructed, the setback requirement was 50 feet from the lake. He declared that the conditions have since changed and there is now a 100 foot setback requirement from the lake. Mr. Hoath stated that they plan to build a moderate

17x10 foot expansion to their existing structure. He added that the existing home is an illegally nonconforming structure, due to the setback requirement being 100 feet, any expansion would cause for encroachment on the setback. Mr. Hoath stated that their improvements would stay close to the existing structure and not get any closer to the lake. Mr. Pierson stated that the property is on a hill and he didn't think that the Hoath's could've made it work any other way. No one spoke in opposition to this request.  
Motion made by Member Pierson, Seconded by Chairman Marshall.  
Voting Yea: Chairman Marshall, Member Ward, Member Pierson

7. Request by **Margaret Malasek** for a rear yard setback variance at 144 Tanglewood Ct.. Presently zoned R-1. [**Map 057C, Parcel 022, District 4**].

Mr. Jeff Malesek represented this request. Mr. Malasek stated that they previously purchased the house with the existing deck on the back. It was already within the 100 foot setback requirement to the lake. He stated that they want to add an addition on to the deck that would extend out another 5 feet on part of the house. Mr. Malasek added that the structure would only be 2 feet tall and wanted to present this request to see if it could be done. No one spoke in opposition to the request.

Motion made by Member Ward, Seconded by Member Pierson.

Voting Yea: Chairman Marshall, Member Ward, Member Pierson

8. Request by Rusty Kearns for a rear and side yard setback variance at 157 Lakeview Estates Drive. Presently zoned R-1. [**Map 102C, Parcel 036, District 3**].

Mr. Rusty Kearns represented this request. Mr. Kearns stated that the existing structure is 83 ft from the cove that comes up into the yard. He added that the lot is irregularly shaped too tight to build a house. Mr. Kearns stated that the existing trailer, with porch, is already encroaching on one side line, which will be corrected. He declared that the new structure would be placed in the same spot and will not encroach anything else that is already there. Mr. Pierson stated that he visited the property and found that it was a really odd shaped lot and felt that there was nothing else that could be done than what is presented. No one spoke in opposition to this request.

Motion made by Member Pierson, Seconded by Chairman Marshall.

Voting Yea: Chairman Marshall, Member Ward, Member Pierson

9. Request by Jody & Deirdre Sapp for a front yard setback variance at 643 Rockville Springs Drive. Presently zoned R-1. [**Map 126A, Parcel 056, District 3**]. **Request to withdraw without prejudice.**

Request to withdraw without prejudice.

Motion made by Member Pierson, Seconded by Member Ward.

Voting Yea: Chairman Marshall, Member Ward, Member Pierson

10. Request by **Tyrone & Dana King** for a rear yard setback variance at 515 Old Phoenix Road. Presently zoned AG-1. [**Map 103D, Parcel 164, District 3**].

Mr. Tyrone King represented this request. Mr. King stated that he is requesting 2 variances for the front and back. He added that the lot was unique within itself and is only about 135 feet wide and 300 or more feet long. Mr. King stated that they designed the builded to go along with the shape of the lot. He added that what they originally presented didn't agree with the requirements so they met with Ms. Jackson on the property to hear her recommendation. Mr. King declared that after speaking with Ms. Jackson, they came up with a new design. In doing so, he stated that he spoke with Ms. Kathryn Hill about the alternative septic location and they now have county water lines on the property. Mr. King then said that they have went above and beyond to meet the requirements of the county. He

stated that his wife is handicapped and this was a perfect lot for her. He added that it was something that they had been praying for 10 years. Ms. Jackson commended both applicants for working with staff. She stated that she felt that the recommendation was within reason. Ms. Jackson added that this lot is a very unique and odd shaped lot. She stated that the original request was asking to encroach the right of way, which was closer than what she was comfortable with. Ms. Jackson shared that her decision was not only for the safety of the setback but their safety as well, due to this being a very busy road. She added that the applicants worked hard and diligently to accommodate to the small building area that they have. No one spoke in opposition to this request.

Motion made by Chairman Marshall, Seconded by Member Pierson.

Voting Yea: Chairman Marshall, Member Ward, Member Pierson

11. Request by **Willie David Copelan** to rezone 5 acres at 614 Sparta Highway from AG-2 to C-2. [**Map 092, Parcel 017001001, District 2**]. **Request to withdraw without prejudice.**  
Request to withdraw without prejudice.

Motion made by Member Ward, Seconded by Member Pierson.

Voting Yea: Chairman Marshall, Member Ward, Member Pierson

12. Request by **Charles McMichael** to rezone 3.603 acres at 862 Pea Ridge Road from AG-1 to R-2. [**Map 092, part of Parcel 025, District 2**].

Mr. Charles McMichael represented this request. Mr. McMichael stated that he is trying to maintain the integrity of their farm. He added that 10 years ago his brother wanted to build a house and their father deeded him some land that at some point the bank wanted for collateral. Mr. McMichael stated that his brothers house is paid for and they are ready for it to be given to the next generation but also wants to keep the farm running. He declared that the home would be left on a 3.5 acre lot where there is currently a well and septic tank. Mr. McMichael stated that they would rezone the parcel with the house to R-2 and leave the parcel with the farm as AG-1 to keep its integrity. No one spoke in opposition to this request.

Motion made by Member Ward, Seconded by Member Pierson.

Voting Yea: Chairman Marshall, Member Ward, Member Pierson

Ms. Jackson stated that the 2nd condition will be removed from the staff recommendation.

New Business

The board members will begin using a new system where they will be able to vote from their mobile devices. The votes will be cast and displayed on the screens.

Adjournment

**Meeting adjourned at 7:11pm**

Motion made by Member Pierson, Seconded by Member Ward.

Voting Yea: Chairman Marshall, Member Ward, Member Pierson

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, April 04, 2019 at MEETINGTIME in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.