



PUTNAM COUNTY PLANNING & DEVELOPMENT

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Minutes

Thursday, November 03, 2022, ♦ 6:30 pm

Opening

1. Call to Order

Vice Chairman Maurice Hill called the meeting to order at 6:30 pm.

2. Attendance

Ms. Courtney Andrews called the Attendance.

Present: Vice Chairman Maurice Hill, Member Martha Farley, Member Harold Jones, Member John Mitchell, Lisa Jackson, Courtney Andrews

3. Rules of Procedures

Ms. Lisa Jackson read the Rules of Procedures.

Minutes

4. Approval of Minutes- September 1, 2022

Motion: Member Jones made the motion to approve the September 1, 2022 minutes

Second: Member Mitchell

Voting Yea: Vice Chairman Hill, Member Farley, Member Jones, Member Mitchell

Requests

5. Request by **Vernon G. Clark** to rezone 31.98 acres at 1261 Crooked Creek Road from R-2 to AG. [Map 110D, Parcel 008, District 1]. * **Mr. Vernon Clark** represented this request.

Mr. Clark stated that he and his wife purchased the property in 2020. They want to rezone it to AG so that they can develop the property and have some animals and a pond. He was raised in Putnam County and wanted to raise his family in Putnam County on a homestead with a few cows and goats. **No one spoke in opposition.**

Member Mitchell asked for clarification on the number of ponds he was looking to construct and where would it be located.

Mr. Clark stated that he would only build one pond and they had no thoughts of subdividing the parcel. He added that the pond would be located around the center of the parcel.

Member Farley asked Mr. Clark where he currently lived and when he would want to begin building.

Mr. Clark stated that he lived on Dennis Station and was not sure when he would begin but he did have a plan to start construction in the next couple of years. He added that he has the capability to turn this parcel into an asset for himself and the county.

Staff recommendation was for approval to rezone 31.98 acres at 1261 Crooked Creek Road from R-2 to AG. [Map 110D, Parcel 008, District 1]. * with the following conditions:

1. A 100 ft natural undisturbed buffer shall be established and maintained where the property abuts the adjacent R-2 parcels.
2. The applicant will be restricted to the uses allowed in Section 66-71(a) excluding the following: campground, child daycare center, landing strip private, helipad, fairgrounds and amusement parks, hospice care facility general and limited, kennel commercial and noncommercial, meat processing and packaging facility, recreation outdoor, public and private hunting club, racetrack, shooting range indoor, slaughterhouse, helipad recreational vehicle park, and zoos.
3. The applicant will be restricted to the following uses allowed in Section 66-171(b): riding stable private, animal care limited, workshop limited and a family accessory dwelling unit only.

Mr. Clark asked for clarification on the 100-foot buffer and building a fence.

Director Lisa Jackson clarified that the fence did not have to be past the 100-foot buffer and could be along the property line. It was not a requirement to come into the property 100 feet and then build the fence.

Mr. Clark asked if he could clean up and underbrush the 100-foot buffer.

Director Jackson stated that the thickness is what provides the buffer and barrier.

Mr. Clark had no further questions.

Motion: **Member Mitchell** made the motion to approve the request by **Vernon Clark** to rezone 31.98 acres at 1261 Crooked Creek Road from R-2 to AG. [Map 110D, Parcel 008, District 1]. * with the following conditions:

1. A 100 ft natural undisturbed buffer shall be established and maintained where the property abuts the adjacent R-2 parcels.
2. The applicant will be restricted to the uses allowed in Section 66-71(a) excluding the following: campground, child daycare center, landing strip private, helipad, fairgrounds and amusement parks, hospice care facility general and limited, kennel commercial and noncommercial, meat processing and packaging facility, recreation outdoor, public and private hunting club, racetrack, shooting range indoor, slaughterhouse, helipad recreational vehicle park, and zoos.
3. The applicant will be restricted to the following uses allowed in Section 66-171(b): riding stable private, animal care limited, workshop limited and a family accessory dwelling unit only.

Second: **Harold Jones**

Voting Yea: **Vice Chairman Hill, Member Farley, Member Jones, Member Mitchell**

The request was approved by a vote of 4.

6. Request by **Precision Landworks, LLC** to rezone 12.42 acres at 140 Sammons Parkway from C-2 to I-M. [Map 102D, Parcel 082, District 3], [Map 102D, Parcel 083, District 3], [Map 102D, Parcel 084, District 3], [Map 102D, Parcel 085, District 3], [Map 102D Parcel 086, District 3]. * **Mr. Brian Key** represented this request.

Mr. Key stated that they were looking to rezone their property to industrial. They plan to take wood products that would normally be wasted into a landfill and turn it into repurposed mulch or other landscaping products. He gave a background of his business. He would be taking wasted materials and turn them into various types of reusable materials.

Member Jones asked if they would be burning anything there.

Mr. Key stated that they would not burn anything at all.

Staff recommendation was for approval to rezone 12.42 acre from C-2 to I-M at 140 Sammons Parkway [Map 102D, Parcel 082, District 3], [Map 102D, Parcel 083, District 3], [Map 102D, Parcel 084, District 3], [Map 102D, Parcel 085, District 3], [Map 102D Parcel 086, District 3]. *

Motion: **Member Jones** made the motion to approve the request by **Precision Landworks, LLC to rezone 12.42 acres at 140 Sammons Parkway from C-2 to I-M. [Map 102D, Parcel 082, District 3], [Map 102D, Parcel 083, District 3], [Map 102D, Parcel 084, District 3], [Map 102D, Parcel 085, District 3], [Map 102D Parcel 086, District 3]. ***
Second: **Harold Jones**

Voting Yea: **Vice Chairman Hill, Member Farley, Member Jones, Member Mitchell**

The request was approved by a vote of 4.

New Business

None

Adjournment

Meeting adjourned at approximately 6:56 pm

Attest:

Lisa Jackson
Director

Maurice Hill
Vice-Chairman