



PUTNAM COUNTY PLANNING & DEVELOPMENT

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Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, September 5, 2019 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Opening

1. Call to Order

Chairman James Marshall, Jr. called the meeting to order.

2. Attendance

Mr. Jonathan Gladden called the roll.

PRESENT:

Chairman James Marshall, Jr.

Member Martha Farley

Member Tim Pierson

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 - August 26, 2019

Motion to approve the August 26, 2019 minutes made by Member Pierson, Seconded by Member Hardie

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

Requests

5. Request by **William Shelnett** for a side yard and rear yard setback variance at 103 Pecan Cove. Presently zoned R-1. [**Map 087B Parcel 125, District 4**]. Mr. Shelnett represented this request. He stated that when he originally submitted his measurements, he guessed on the distance of the deck due to the impending deadline to submit the application. After a remeasured of his property, the proposed structure was found to be 12.2 feet from the left side property line rather than the original 16 feet. Staff revised the recommendation based on the changed measurements Mr. Shelnett submitted.

Staff recommendation is for approval of 6.10-foot side yard variance being 12.2 feet from the left side property line, when facing the lake, and a 39-foot rear yard setback

variance being 61 feet from the nearest point to the lake at 103 Pecan Cove [Map 087B Parcel 125, District 4].

Motion to approve the request by William Shelnett for a side and rear yard setback variance 103 Pecan Cove made by Member Hardie, Seconded by Member Farley

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

6. Request by **Elroy & Lizbeth Schuler** for a variance request for the reduction of the minimum required height for a fence in the front yard at 111 Riverview Drive. Presently zoned R-2. **[Map 057C Parcel 213, District 4]**. Mrs. Schuler represented this request. She stated that they are requesting that their fence be grandfathered in and remain at 6 feet in height. She described that the Putnam County Code of Ordinances Section 66-132 (t) states that “no fence in a required front yard in a residential district shall not exceed four feet in height.” Mrs. Schuler added that the fence was on the property when they purchased their home in 2017 and they were not aware of the 4ft requirement. She stated that since they have owned the property, no one has made a complaint about the height of their fence. Mrs. Schuler believes that the fence does not obstruct the view of anything and added that there are two similar fences located on her street. She mentioned that the price estimate to cut the fence down to the appropriate size is about \$1300. She and her husband are retired, on a fixed income, and the \$1300 is an undue financial burden to them. Member Pierson questioned if not being aware of the code a defense if someone purchases something without knowing. Adam Nelson, the attorney for Putnam County, answered no and stated that with dealing with code violations, it is not something that is brought to our attention immediately. Code enforcement in general is not something that the officer rides around looking for violations. When the issue is brought to county attention, action is taken. He added that we do take into consideration if there is an undue hardship and recommends the applicant to work with staff.

Staff recommendation is for denial of a front yard fence variance at 111 Riverview Drive [Map 057C Parcel 213, District 4].

Motion to deny the request by **Elroy & Lizbeth Schuler** for a variance request for the reduction of the minimum required height for a fence in the front yard at 111 Riverview Drive made by Member Hardie, Seconded by Member Farley

Voting Yea: Chairman Marshall, Member Farley, Member Hardie

Voting Nay: Member Pierson

New Business

None

Adjournment

The meeting adjourned at 6:56 p.m.

Attest:

Lisa Jackson
Director

James Marshall, Jr.
Chairman