

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



117 Putnam Drive, Suite B ♦ Eatonton, GA 31024
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Thursday, October 5, 2017

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, October 5, 2017 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

1. Call to Order

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

2. Attendance

Mr. Jonathan Gladden called the roll.

Present: James Marshall Jr., Chairman, John Langley, Tommy Brundage, Alan Oberdeck, Frederick Ward

Staff Present: Karen Pennamon and Jonathan Gladden

3. Rules of Procedures

Mr. Jonathan Gladden read the Rules of Procedures.

4. Approval of Minutes – September 7, 2017

Motion for approval made by: Alan M. Oberdeck

Seconded by: John Langley

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			
James Marshall, Jr.	x			

5. *Request by **John Wright** for a side yard setback variance at 128 Haralson Drive. Presently zoned R-2. [Map 112B, Parcel 065].*

Request to withdraw without prejudice.

Motion for approval of the request to withdraw without prejudice made by: John D. Langley
 Seconded by: Tommy Brundage

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			
James Marshall, Jr.	x			

6. *Request by **Hazel W. Comer and Mary Jae DeLeeuw** for a side and rear yard setback variance at 114 Crooked Creek Bay Road. Presently zoned R-2. [Map 110D, Parcel 061].*

Mrs. Hazel W. Comer and Mary Jae DeLeeuw represented this request. **Mrs. Comer** stated that they are requesting a 12-foot variance, being 8 feet from the left side property line when facing the lake and a 46-foot rear yard setback variance, being 54 feet from the nearest point to the lake. She stated that there is currently a small manufactured home on the property which she is planning to remove and replace with a two bedroom, two-bathroom cottage in the same location. **Mrs. Comer** said that if the proposed structure was moved closer to the road, a new septic system would have to be put in which would be a financial burden. She stated the Putnam County Health Department has approved the use of their current septic system for the proposed structure. **Mr. Oberdeck** stated he had visited the property and did not have a problem with the request. **Mr. Langley** stated that he had also visited the property with **Mr. Ward** and **Mrs. Pennamon**. He stated that after taking measurements of the property he agreed with the staff recommendation that there is ample room for the proposed structure to be located an additional 4 feet from the left side property line making it at least a minimum of 12 feet from that side property line. No one spoke in opposition to this request. Staff recommendation is for approval of an 8-foot setback variance, being 12 feet from the left side property line when facing the lake and a 46-foot rear yard setback variance, being 54 feet from the nearest point to the lake. **Mr. Oberdeck** made a motion for approval. **Mr. Langley** seconded. **All approved.**

Staff recommendation is for approval of an 8-foot setback variance, being 12 feet from the left side property line when facing the lake and a 46-foot rear yard setback variance, being 54 feet from the nearest point to the lake.

Motion for approval made by: Alan M. Oberdeck
 Seconded by: John D. Langley

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			
James Marshall, Jr.	x			

7. Request by **John Williams** for a side yard setback variance at 138 South Leisure Lane. Presently zoned R-1. [Map 086B, Parcel 009].

Mr. John Williams represented this request. He stated that he is requesting a 16-foot setback variance, being 4 feet from the left side property line when facing the lake and a 6-foot setback variance, being 14 feet from the right-side property line for a storage shed. **Mr. Williams** stated that his lot is small and narrow with no storage capability and he would like to put a 10x12 shed on the lot. **Mr. Langley** stated he had visited the property and did not have a problem with the request. No one spoke in opposition to the request. Staff recommendation is for approval of a 16-foot setback variance, being 4 feet from the left side property line when facing the lake and a 6-foot setback variance, being 14 feet from the right-side property line. **Mr. Langley** made a motion for approval. **Mr. Ward** seconded. **All approved.**

Staff recommendation is for approval of a 16-foot setback variance, being 4 feet from the left side property line when facing the lake and a 6-foot setback variance, being 14 feet from the right-side property line.

Motion for approval made by: John D. Langley
 Seconded by: Frederick Ward

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			
James Marshall, Jr.	x			

8. Request by **Michael and Tonya Miller** for a side yard setback variance at 139 Mags Path. Presently zoned R-1. [Map 104A, Parcel 109].

Mr. Michael & Mrs. Tonya Miller represented this request. **Mr. Miller** stated that they are requesting a 5-foot setback variance, being 15 feet from both side property lines when facing the lake to construct a house. He said this lot is long and narrow and due to the topography of the lot, the proposed structure could not have a basement. In order to compensate for the lack of the basement they reduced the house plans from side to side, but elongated the structure from front to back, hence the reason the variance is needed. **Mr. Miller** stated they are trying to keep everything on one level for his elderly parents to move in at some point. No one spoke

in opposition to this request. Staff recommendation is for approval of a 5-foot setback variance, being 15 feet from both side property lines when facing the lake. **Mr. Oberdeck** stated he had visited the property and had no problem with the request. **Mr. Oberdeck** made a motion for approval. **Mr. Brundage** seconded.. **All approved.**

Staff recommendation is for approval of a 5-foot setback variance, being 15 feet from both side property lines when facing the lake

9. Request by **Charles Randolph Rich** for a rear yard setback variance at 106 Clack Circle. Presently zoned R-1. [Map 102B, Parcel 0122].

Request to withdraw without prejudice.

Motion for approval of the request to withdraw without prejudice made by: Alan Oberdeck
 Seconded by: Frederick Ward

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			
James Marshall, Jr.	x			

10. Request by **Gary and Alicia Pierson** for a rear yard setback variance at 110 Glad Cove. Presently zoned R-2. [Map 111C, Parcel 031].

Mr. Gary Pierson represented this request. He stated that he is requesting a 43-foot setback variance, being 57 feet from the nearest point to the lake to construct an addition. **Mr. Pierson** stated that this is a very narrow lot. He stated he needs an additional bedroom and bathroom. **Mr. Pierson** stated the existing house is only 35 feet from the nearest point to the lake; the new addition would be 57 feet from the nearest point to the lake and due to the narrowness and topography of the lot, a variance is needed. He added that he is aware a new septic system would have to be put in. **Mr. Langley** stated he had visited the property and was pleased that the addition to the house would be further back from the location of the existing house. **Mr. Oberdeck** stated he had visited the property as well, and did not have a problem with the request. Staff recommendation is for approval of a 43-foot setback variance, being 57 feet from the nearest point to the lake. **Mr. Langley** made a motion for approval. **Mr. Oberdeck** seconded. **All approved.**

Staff recommendation is for approval of a 43-foot setback variance, being 57 feet from the nearest point to the lake.

Motion for approval made by: John D. Langley
 Seconded by: Alan Oberdeck

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			
James Marshall, Jr.	x			

11. Request by **Dan Coleman** for a rear yard setback variance at 107 Twisting Hill Dr. Presently zoned R-2. [Map 111C, Parcel 038].

Mr. Dan Coleman represented this request. He stated he is requesting a 30-foot setback variance, being 70 feet from the nearest point to the lake to construct an addition onto his house. **Mr. Coleman** stated that the existing house is 74 feet from the lake and the proposed master bedroom will be 70 feet from the lake. **Mr. Langley** stated he had visited the property with **Mr. Ward** and **Mrs. Pennamon** and he has no problems with the request. No one spoke in opposition to this request. Staff recommendation is for approval of a 30-foot setback variance, being 70 feet from the nearest point to the lake. **Mr. Langley** made a motion for approval. **Mr. Ward** seconded. **All approved.**

Staff recommendation is for approval of a 30-foot setback variance, being 70 feet from the nearest point to the lake.

Motion for approval made by: John Langley
 Seconded by: Frederick Ward

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			
James Marshall, Jr.	x			

12. Request by **Andy Holder** for a conditional use for an event center at 206 McMillian Road. Presently zoned AG-1. [Map 022, Parcel 001002].

Request to withdraw without prejudice.

Motion for approval of the request to withdraw without prejudice made by: Frederick Ward
 Seconded by: Tommy Brundage

Commissioner	YES	NO	ABSTAIN	RECUSE
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Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			
James Marshall, Jr.	x			

13. Request by **Jarrell Jackson Colter, Jr. & Dan Turner Tomlin** at 104 Napier Road to rezone 36.710 acres from AG-1 to AG-2. *[Map 057, Parcel 003]. **

Mr. Jarrell Jackson Colter, Jr. & Dan Turner Tomlin represented this request. **Mr. Colter** stated the reason for the rezoning request is that under the current AG-1 zoning class the property could not be divided into lots smaller than 20 acres. They are requesting to rezone 36.710 acres from AG-1 to AG-2 in order to subdivide it into smaller lots that are at least 5 acres in size. **Mr. Marshall** clarified that in their letter of intent they are proposing to subdivide between 4 or 5 tracts with an average of 8 acres. He added that the minimum lot size requirement in AG-2 is 5 acres. **Mr. Langley** stated he had visited the property and has no problems with the request. No one spoke in opposition to this request. Staff recommendation is for approval to rezone 36.710 acres from AG-1 to AG-2. **Mr. Langley** made a motion for approval. **Mr. Oberdeck** seconded. **All approved.**

Staff recommendation is for approval to rezone 36.710 acres from AG-1 to AG-2.

Motion for approval made by: John D. Langley

Seconded by: Alan Oberdeck

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			
James Marshall, Jr.	x			

14. Request by **Jarrell Jackson Colter, Jr. & Dan Turner Tomlin** at 114 Napier Road to rezone 120.582 acres from AG-1 to AG-2. *[Map 057, Parcel 005]. **

Mr. Jarrell Jackson Colter, Jr. & Dan Turner Tomlin represented this request. **Mr. Colter** stated the reason for the rezoning request is that under the current AG-1 zoning class the property could not be divided into lots smaller than 20 acres and they are anticipating cutting the property into roughly 17 lots. **Mrs. Pennamon** stated that if they decide to create a subdivision of 5 plus acre parcels they would be required to submit a preliminary plat approval process, which includes creating interior subdivision roads developed to county standards. **Mr. Colter** stated they have no intention to develop a subdivision and all the proposed locations would have road access. He presented a plan and illustrated to the board what the lots would look like and where they would be located. **Mr. Colter** expressed concern on getting the

property surveyed out and then a potential buyer wanting to buy more or less land than what was surveyed. **Mr. Marshall** explained the preliminary plat approval process is a required process for the subdivision of 5 or more parcels. **Mr. Colter** asked if what he presented would suffice. **Mr. Marshall** replied no and informed Mr. Colter there is a two-step process. The current request was for rezoning, if they were looking to subdivide that would come after the rezoning and they would have to work with staff and present a proposal on the request to meet the requirements for the new district that they were rezoned to. No one spoke in opposition to this request. Staff recommendation is for approval to rezone 120.582 acres from AG-1 to AG-2. **Mr. Langley** made a motion for approval. **Mr. Ward** seconded. **All approved.**

Staff recommendation is for approval to rezone 120.582 acres from AG-1 to AG-2.

Motion for approval made by: John D. Langley

Seconded by: Frederick Ward

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			
James Marshall, Jr.	x			

ATTEST:

Karen Pennamon
Administrative Assistant

James Marshall, Jr.
Chairman