



PUTNAM COUNTY PLANNING & DEVELOPMENT

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Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, December 3, 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 James Marshall, Jr. called the meeting to order

2. Attendance

Ms. Lisa Jackson called the roll

PRESENT:

Chairman James Marshall, Jr.

Vice-Chairman Tim Pierson

Member Maurice Hill, Jr.

Member Martha Farley

Member John Mitchell (not eligible for voting due to training requirements)

ABSENT:

Courtney Andrews

STAFF:

Lisa Jackson

Ben Schmitt

3. Rules of Procedures

Mr. Ben Schmitt read the Rules of Procedures.

Minutes

4. Approval of Minutes- November 5, 2020

Motion to approve the November 5, 2020 minutes made by **Member Hill**, Seconded by **Member Farley**

Voting Yea: **Chairman Marshall, Vice-Chairman Tim Pierson, Member Hill, Member Farley**

Requests

5. Request by **Glenn Hulett** for a side yard setback variance at 169 N. Steel Bridge Road. Presently zone R-2. [**Map 110B, Parcel 153, District 3**]. **Mr. Hulett** represented this request. He stated that because the lot is narrow, he wanted a setback of 10 feet to address the drainage on the property and construct a driveway. **No one spoke in opposition to the request.**

Staff recommendation is for approval of a 10-foot side setback variance, being 10 feet from the left-side property line when facing the lake at 169 N. Steel Bridge [Map 110B, Parcel 153].

Motion to approve the request by **Glenn Hulett** for a 10-foot side yard setback variance, being 10 feet from the left-side property line when facing the lake at 169 N. Steel Bridge [Map 110B, Parcel 153] made by **Vice-Chairman Pierson**, seconded by **Member Farley**.
Voting Yea: **Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill.**

6. Request by **Ronald Peterson** for a rear yard setback variance at 145 Northshore Drive. Presently zoned R-2. [Map 056B, Parcel 097, District 4]. **Mr. Peterson** represented this request. He wanted to add 240 square feet to the existing structure. It's a ranch-style home, and he wanted to keep the original roofline of the home by adding this 12-foot extension, which is why he requested the variance. **No one spoke in opposition to this request.**

Staff recommendation is for approval of a 48-foot rear yard setback variance, being 52 feet from the nearest point to the lake at 145 Northshore Drive [Map 056B, Parcel 097].

Motion to approve the request by **Ronald Peterson** for a 48-foot rear yard setback variance, being 52 feet from the nearest point to the lake at 145 Northshore Drive [Map 056B, Parcel 097] made by **Member Farley**, and seconded by **Member Hill**.
Voting Yea: **Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill.**

7. Request by **C. Roy Embry** for conditional use at 621 New Phoenix Road. Presently zoned C-1. [Map 075, Parcel 050, District 2]. * **Mr. Embry** represented this request. He stated that the property used to be a concrete plant, and now he wanted to fix the property to store fertilizer. That is the reason he requested the conditional use. **No one spoke in opposition to this request.**

Staff recommendation is for approval of a conditional use for a fertilizer storage/blending facility located on New Phoenix Rd NE [Map 075, Parcel 050].

Motion to approve the request by **C. Roy Embry** for a conditional use for a fertilizer storage/blending facility at 621 New Phoenix Road [Map 075, Parcel 050] made by **Member Farley** and seconded by **Vice-Chairman Pierson**.
Voting Yea: **Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill.**

8. Request by **Willie David Copelan** to rezone 5.00 acres from AG-2 to C-2 at 931 Pea Ridge Road. [Map 092, Part of Parcel 017001001, District 2]. * **Mr. Copelan** represented this request. He stated that he was previously here in September with this property; after meeting with the county commissioners and had learned of their safety concerns, he addressed them with his engineers. He wanted to address those concerns, to speak further on this, he asked **Mr. Larry Moore** to speak. **Mr. Moore** noted that the safety issues had been addressed. The drawings rendered had been updated to show a deceleration lane on the

property, which matches the specifications of the deceleration lane at Harmony Crossing by McDonald's. The Georgia Department of Transportation has approved these plans and will reexamine them once approved by zoning. He also noted that there are pockets of commercial zone properties in that area. Further, he pointed out that the nearest gas station is in Eatonton on Sumter Street and that it is over 10 miles to the next station on 16 and Long Shoals. The station on Scuffleboro Road to Harmony Crossing is also 10 miles. The Copelan's property is strategically located in the center between the other stations. It was his opinion that the convenience store is needed there as well. To address concerns about the placement of a commercial property on a scenic highway, Mr. Moore noted that he is the Chairman of the Historic Scenic Byway Corporation. He indicated that they are in favor of this rezoning. The property in question is not a historical, cultural, archeological, or recreational site that needs protection. He also noted that the project would not negatively impact the scenery. **No one spoke in opposition to this request.**

Member Hill asked if they had a hazmat plan in place. **Mr. Copelan** noted that yes, one would be done; otherwise, they will not be able to proceed with their project. **Chairman Marshall** asked where on the lot is the building going to be located, because the property is long and narrow. Will it be facing Pea Ridge or 16? **Mr. Copelan** showed the location of the proposed building to the board.

The staff recommendation is for approval to rezone 5.00 acres at 931 Pea Ridge Road [Map 092, Parcel 017001001, District 2] from AG-2 to C-1 with the following conditions:

- (1) The developer shall construct a deceleration lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the entrance on Pea Ridge Road of the development.**
- (2) Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county.**

Motion to approve the request by **Willie David Copelan**, to rezone 5 acres at 931 Pea Ridge Road [Map 092, Parcel 017001001, District 2] from AG-2 to C-1 with the following conditions:

- 1.) The developer shall construct a deceleration lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the entrance on Pea Ridge Road of the development.
- 2.) Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county.

Made by **Member Farley**, seconded by **Vice-Chairman Pierson**

Voting Yea: **Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill.**

9. Request by **Zeke Long, agent for Tyler Land Holdings, LLC**, to rezone 2.76 acres from C-1 to C-2 on Greensboro Road. [Map 103A, Part of Parcel 062, District 3]. * **Mr. Mathew Zeig, Mr. Rett Tyler, and Mr. Roger Harderman** represented this request. **Mr. Zeig** noted that they intend to build a new Skier's Marine and boat sells facility. The business will be a sales and service dealership with direct access to Greensboro Road. Customer traffic is estimated at two per day and five on the weekends. It will have minimal

impact on traffic because of the low volume of customers. **No one spoke in opposition to this request.**

Vice-Chairman Pierson asked about the potential noise levels because of the business's boat repair portion. **Mr. Tyler** noted that this store would not be as busy as some of their other locations. The only time a boat would be running would be to check their fluid levels. If it took longer than two to three minutes, they would take it to the lake. The building they have proposed has an overhang, and you cannot see it from the front of the building. The only products they would sell are smaller ski boats and wake boats. **Vice-Chairman Pierson** noted that his office is across the street and is not worried about that. However, there are houses located behind the proposed business. **Mr. Tyler** again stated that if a boat needs more than five to six minutes to run, they would take it to the lake.

Chairman Marshall asked the staff to explain the C-1 section of the ordinance that requires all displays be done within a permanently enclosed building. **Ms. Jackson** noted that C-1 was changed so that everything done in that zoning would have to be done inside a building. Historically, Highway 44 "Greensboro Highway", the county has tried to maintain C-1 development along that corridor. That is why the recommendation was for denial rezoning from C-1 to C-2. She added that although there are a few C-2 properties along that strip, they have been grandfathered in. However, the county traditionally tried to maintain C-1 along that corridor along Lake Oconee.

Mr. Zeig noted that they were not asking for anything speculative and knew exactly what their business will do. The zoning can be contingent that if Skier's Marine does not occupy the building that it loses that zoning. **Vice-Chairman Pierson** asked for clarification that zoning stays with the property regardless of occupant. **Ms. Jackson** answered, yes. **Vice-Chairman Pierson** noted that while that is a good thought, it just will not work that way.

Member Hill asked about the hours of operation for the business. This question is because of the proximity of the business to residential homes. **Mr. Tyler** noted that their hours of operation are 8:30 am to 5:30 pm during the summer (closed Sunday and Monday). 8:30 am to 5:00 pm Monday-Friday, and 8:00 am to 1:00 pm on Saturdays during fall and winter.

Staff recommendation is for denial to rezone 2.76 acres on Greensboro Road [Map 103A, Part of Parcel 062] from C-1 to C-2.

Motion for denial of the request to rezone 2.76 acres along Greensboro Road [Map 103A, Part of Parcel 062] from C-1 to C-2 made by **Vice-Chairman Pierson** and seconded by **Member Farley**

Voting Yea: **Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill.**

Chairman Marshall added that the applicants should reconsider their request and work with the staff some more. We also recommend that the applicant presents this before the Board of Commissioners, they have the right to overturn this board's recommendation. **Mr. Tyler** asked how often does the county commission overrule this board? **Ms. Jackson** noted that this board only makes a recommendation on rezoning and conditional uses, and it is not final. This board has made a recommendation for denial; however, the Board of Commissioners has the final decision on the matter. Which he can attend on the 15th of this month at 6:30 pm in this room and make your presentation to them as well.

New Business

The GAZA conference in February has been postponed; it will be moved to later in the year. Due to the current pandemic. A meeting was held with the representatives from the University of Georgia and inquired about the online platform. After further discussions with them, we determined that in person would be better than online for getting registration up.

Adjournment

The meeting adjourned at approximately 7:10 P.M.

Attest:

Lisa Jackson
Director

James Marshall, Jr.
Chairman