



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ [www.putnamcountyga.us](http://www.putnamcountyga.us)

## Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, October 01, 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  
Mr. Ben Schmitt 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:

#### STAFF:

Lisa Jackson  
Courtney Andrews  
Ben Schmitt

3. Rules of Procedures  
Ms. Courtney Andrews read the Rules of Procedures.

### Minutes

4. Approval of Minutes- August 6, 2020  
Motion to approve the August 6, 2020 minutes made by **Member Pierson**, Seconded by **Member Hill**  
Voting Yea: **Chairman Marshall, Vice Chairman Pierson, Member Hill, Member Farley**

### Requests

5. Request by **Russell & Linda White** for a side yard setback variance at 105 Southshore Road. Presently zoned R-2. [Map 083A, Parcel 122, District 4]. **Mr. Russel White** represented this request. He stated, they would like to put a new home that is 56 feet wide, and the lot is 82 feet wide. So, they were asking for roughly an 8-9-foot variance on the side. They are good on the front and on the back. No one spoke in opposition to the request.

**Staff recommendation was for the approval of an 8-foot side yard setback variance, being 12 feet from the left side property line, and a 7-foot side yard setback variance, being 13 feet from the right side property line at 105 Southshore Road [Map 083A, Parcel 122].**

Motion to approve the request by **Russel & Linda White** for an 8-foot side yard setback variance, being 12 feet from the left side property line, and a 7-foot side yard setback variance, being 13 feet from the right side property line at 105 Southshore Road [Map 083A, Parcel 122, District 4] made by **Member Farley**, Seconded by **Vice-Chairman Pierson**

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

6. Request by **Thomas Long** for a side and rear yard setback variance at 142 S Leisure Lane. Presently zoned R-1. [Map 086B, Parcel 007, District 4]. **Mr. Long** represented this request. He stated his family bought this place 25 years ago, and they had four kids, and now have ten grandkids. They have outgrown the home and would like to add 8 feet on one-side. No one spoke in opposition to the request.

**Staff recommendation was approval of a 10-foot side yard setback variance, being 10 feet from the right-side property line when facing the lake, and a 50-foot rear yard setback variance, being 50 feet from the nearest point to the lake at 142 S Leisure Lane [Map 086B, Parcel 007].**

Motion to approve the request by **Thomas Long** for a 10-foot side yard setback variance, being 10 feet from the right-side property line when facing the lake, and a 50-foot rear yard setback variance, being 50 feet from the nearest point to the lake at 142 S Leisure Lane [Map 086B, Parcel 007] made by **Vice-Chairman Pierson**, Seconded by **Member Farley**  
Voting Yea: **Chairman Marshall, Vice Chairman Pierson, Member Hill, Member Farley**

7. Request by **Bill & Dawn Johnson** for a side and rear yard setback variance at 170 Sinclair Circle. Presently zoned R-2. [Map 112B, Parcel 026, District 4]. **Mrs. Johnson** represented this request. She stated that they have a beautiful lot and are so proud to build their lifelong home in Georgia. However, the lot is really unique and currently has a mobile home on it, and they are going to put a new build home on it. **Mrs. Johnson** added that they are asking for a 70-foot setback on the left, right, and side closest to the lake because it is a point lot. She stated that when you look at this lot, you think, "Wow, they have so much land!" but the topography and the shape of it is false. The lot goes straight down towards the lake, and that is why they are asking for the 70-foot setback so they can have room for their new build. No one spoke in opposition to the request

**Staff recommendation was approval of a 30-foot side and rear yard setback variance, being 70 feet from the nearest point to the lake at 170 Sinclair Circle [Map 112B, Parcel 026].**

Motion to approve the request by **Bill & Dawn Johnson** for a 30-foot side and rear yard setback variance, being 70 feet from the nearest point to the lake at 170 Sinclair Circle [Map 112B, Parcel 026]. Made by **Member Farley**, seconded by **Vice-Chairman Pierson**

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

8. Request by **Scott Jackson** for a side yard setback variance at 113 Little River Trail. Presently zoned R-2 [**Map 057A, Parcel 117, District 4**]. **Mr. Jackson** represented this request. He stated that he bought their property at 113 Little River Trail back in July. He has the building permit and is requesting a 5-foot setback on the left side of the lot to fit a 41-foot wide house on the lot. No one spoke in opposition to the request.

**Staff recommendation was for approval of a 5-foot side yard setback variance, being 15 feet from the left side property line when facing the lake at 113 Little River Trail [Map 057A, Parcel 117].**

Motion to approve the request by **Scott Jackson** for a 5-foot side yard setback variance, being 15 feet from the left side property line when facing the lake at 113 Little River Trail [**Map 057A, Parcel 117**]. Made by

**Member Farley**, seconded by **Member Hill**

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

9. Request by **Jennifer Jordan, agent for Lloyd Clyde Mitchell**, for a side and rear yard setback variance at 107 Horseshoe Court. Presently zoned R-1R. [**Map 119B, Parcel 004, District 3**]. **Mrs. Jennifer Jordan** represented this request. She stated that they under contract to buy this property from Lloyd Mitchell, and they have been doing extensive research on what kind of house they can build on this lot. She added that it is a beautiful lot with beautiful views. However, it is a pizza slice shaped lot or a pie-shaped lot that has a lot of lakefront. **Mrs. Jordan** stated that the lot is 35 feet at the entrance making it very difficult to fit a typical house plan. She added that they are looking to build a two-story four-bedroom 3,500 square foot house. The width of the house is only 75 feet, and the depth is about 40 feet. It's not a huge house and doesn't have a large footprint; however, to fit it into the lot, they are requesting a 65-foot setback from the waterline and 10 feet on both the left and right sides of the property. She understands the recommendation from your committee is to have a 70-foot setback from the waterline and 10 feet on each side, and they can work with that.

**Charles Patton spoke in opposition of this request.**

**Mark Thompson spoke in favor of this request.**

Mrs. Jordan used the remainder of her time for rebuttal.

**Mrs. Jordan** noted that this lot is unique. She added that you cannot build a home on this lot that isn't a shoebox of a house. The price of the property is such that she doubts anyone would pay it to do such. **Mrs. Jordan** stated that there is a septic tank on the property, the soil has been tested and they are able to use it. She explained that they have looked at different parameters and are not aware of any covenants that they would be breaking. She added that they are also very cognizant of where they are placing the home, especially with the homes next door to them. They would not be getting closer to the water. They spoke to all the immediate neighbors about it, and they are in support of it. **Mrs. Jordan** stated that

the neighbors were more concern about the setbacks in terms to their homes. They were happy that someone is finally going to build on this lot, because it has been vacant for so long. They would rather it be developed, and she hopes the committee will consider them developing the land in the right parameters for the good of the property and the lake.

**Chairman Marshall** stated that staff examines the applications and inspects all the properties. He added that staff, and one of the county commissioners, believes that the size of the home is a good size for the lot. **Chairman Marshall** explained that covenants often do not reflect things like lot shape or topography. He added that they often find lots in subdivisions across the county shaped in odd or particular ways, extremely deep and narrow with very low frontage. **Ms. Farley** stated that she viewed the lot and thought it would fit because they are building up and not out. The two-story house should work.

**Although the applicant was seeking a 35-foot rear yard setback variance being 65 feet from the nearest point to the lake, staff recommendation was for approval of a 30-foot rear yard setback variance, being 70 feet from the nearest point to the lake and a 10-foot side yard setback variance, being 10 feet from the left and right-side property lines at 107 Horseshoe Court [Map 119B, Parcel 004].**

Motion to approve the request by **Jennifer Jordan, agent for Lloyd Clyde Mitchell**, for a 30-foot rear yard setback variance being 70 feet from the nearest point to the lake and a 10-foot side yard setback variance, being 10 feet from the left and right-side property lines at 107 Horseshoe Court [Map 119B, Parcel 004] made by **Vice-Chairman Pierson**, seconded by **Member Farley**

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

10. Request by **Nathan Hyde, agent for James Mauldin**, to rezone .53 acres (23,182 sq. ft.) from C-1 to C-2 at 841 Harmony Road. [Map 102A, Part of Parcel 173, District 3]. **Mr. Nathan Hyde** represented this request. He stated that they are trying to rezone the property from C-1 to C-2 to join it with the adjacent lot and expand their storage on that lot. He added that they need to take some of the land from the C-1 lot and join it to the adjacent C-2 lot in order to make the expansion. No one spoke in opposition to the request.

**Staff recommendation is for approval to rezone .53 acres (23,182 sq. ft.) from C-1 to C-2 with the following conditions: 1.) This rezoning shall be conditional upon the resurveying and recordation of the plat, as stated in Section 66-165 (e)(3) of Putnam County Code of Ordinances.**

**Ms. Jackson** added that there should be a condition that it cannot be use or sold as a standalone parcel. It must be combined to the adjacent C-2 parcel with conditions.

Motion to approve the request by **Nathan Hyde, agent for James Mauldin** to rezone .53 acres (23,182 sq. ft.) from C-1 to C-2 with the following conditions:

- 1.) This rezoning shall be conditional upon the resurveying and recordation of the plat, as stated in Section 66-165 (e)(3) of Putnam County Code of Ordinances.

- 2.) It cannot be use or sold as a standalone parcel and must be combined with the adjacent C-2 parcel (Map 102A, Parcel 168) made by **Vice Chairman Pierson**, seconded by **Member Hill**  
Voting Yea: **Chairman Marshall, Vice Chairman Pierson, Member Hill, Member Farley**

New Business

All the Council Members have been supplied a new Microsoft Surface to use.  
The Board of Director's will have a GAZA meeting on October 16, 2020 to discuss the next GAZA Conference.

The meeting adjourned at approximately 7:12 P.M.

Attest:

---

Lisa Jackson  
Director

---

James Marshall, Jr.  
Chairman