



PUTNAM COUNTY PLANNING & DEVELOPMENT

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Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Monday, September 9, 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 -

Opening Statement from the County Attorney

Adam Nelson, the Putnam County attorney stated that first, the owners of the subject property are requesting that the property be rezoned from R-1 to C-1. He added that this body only makes a recommendation regarding that request. Mr. Nelson stated that the second matter involves the same parcel and is a request for a variance from the applicable rear yard setback. Unlike the rezoning request, the variance request will be denied or approved by this body. He added that regardless of the variance being denied or approved, it will be contingent upon the rezoning and will not be effective until and unless the Board of Commissioners approves the rezoning. Mr. Nelson stated that public comments are not intended to invite an open forum between the commission and the attendees. It is intended to provide the public with the right to be heard. He specified that questions from attendees will not be answered but may be referred to staff after this hearing is concluded. The board member may question the speakers and the clock will pause to answer questions. Mr. Nelson stated that everyone will receive a full opportunity to use their time. Speakers will speak in the order of which they signed in. He asked that everyone maintain civility. Mr. Nelson clarified that whatever

decision is made by this body tonight, will be heard at the September 17, 2019 Board of Commissioners meeting.

5. Request by **1054 Lake Oconee Parkway LLC as successor-in-interest to Applicant Janice Allred** to rezone 1.65 acres at 1054 Greensboro Road, Units A-F from R-1 to C-1. [**Map 102D, Parcel 133, District 3**]. * **Mr. Kyle Williams**, attorney for 1054 Lake Oconee Parkway LLC, represented this request. He stated that his clients are here in response to a resolution the commissioners adopted August 2, 2019. This resolution rescinded the October 16, 2018 rezoning and the July 2, 2019 variance of the subject property. Mr. Williams stated that he believes that the past rezoning and variance request was proper and concurred to the Putnam County Code of Ordinances. He added that the property was purchased upon the rezoning approval. He described that the property is now only a concrete slab. Mr. Williams stated that Howard McMichael, agent for Janice Allred, was clear in his initial rezoning request. He added that those who are opposed to the request will state that because of this request, the lake is changing. Mr. Williams agreed stating that this county is growing, and it needs to grow to succeed for the sustainability of the lake and the community. He added that the commercial use at this property is something that has not changed as well as the comprehensive plan. Mr. Williams explained that the property was developed in 1998 as two separate parcels. The store Jerry's bait and tackle was located in the front parcel and there were commercial businesses along with a manufactured home located on the rear parcel. He argued that this property is surrounded by multiple C-1 properties and that is what the subject property should be.

Member Pierson questioned if the future land use was factual. Ms. Lisa Jackson confirmed. Member Pierson stated that the lot was previously used as a nonconforming commercial use lot. He questioned if the rezoning would make the lot conforming. Ms. Jackson confirmed. Member Hardie questioned how long the property was used for commercial use. Mr. Josh Sprayberry confirmed since 1998.

At this time, those who signed in to speak in opposition of the rezoning request at 1054 Lake Oconee Parkway, were given 3 minutes each to speak.

Kaye Haute
Cindy Estle
Earnie Davis
Paul Burgdorf
Tom Parham
Connie Johnson
Erin Olson
Renee Burgdorf
David Nix
Cory Olson
Suzanne Pendergrass
Mike Petrillo
Linda Dunlavy

Staff recommendation is for approval to rezone 1.65 acres from R-1 to C-1 at 1054 Lake Oconee Parkway [Map 102D, Parcel 133, District 3] with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

Motion to approve the request by **1054 Lake Oconee Parkway LLC as successor-in-interest to Applicant Janice Allred** to rezone 1.65 acres at 1054 Greensboro Road, Units A-F from R-1 to C-1 made by Member Hardie, Seconded by Member Farley
Voting Yea: Chairman Marshall, Member Farley, Member Hardie
Voting Nay: Member Pierson

6. Request by **1054 Lake Oconee Parkway LLC as successor-in-interest to Applicant Lauren K. Sprayberry** for a rear yard setback variance at 1054 Lake Oconee Parkway. Presently zoned C-1. **[Map 102D, Parcel 133, District 3]**. Mr. Kyle Williams represented this request. Mr. Williams stated that the variance request reduces the setback from 100 feet to 79 feet due to the shape of the lake. He described that the criteria for the variance meets the requirements as stated in the Putnam County Code of Ordinances Section 66-157(c).

Ms. Linda Dunlavy spoke in opposition of this request.

Staff recommendation is for approval of a 21-foot rear yard setback variance, being 79 feet from the nearest point to the lake at 1054 Lake Oconee Parkway [Map 102D, Parcel 133, District 3], contingent on the Board of Commissioners rezoning of the lot to C-1.

Motion to approve the request by **1054 Lake Oconee Parkway LLC as successor-in-interest to Applicant Lauren K. Sprayberry** for a rear yard setback variance at 1054 Lake Oconee Parkway made by Member Pierson, Seconded by Member Farley
Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie

New Business
None
Adjournment

The meeting adjourned at 8:13 p.m.

Attest:

Lisa Jackson
Director

James Marshall, Jr.
Chairman