



PUTNAM COUNTY PLANNING & DEVELOPMENT

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Minutes

Thursday, December 02, 2021, ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

1. Call to Order
Chairman Alan Foster called the meeting to order
2. Attendance
Present: Chairman Alan Foster, Member Maurice Hill, Member Martha Farley, Member Harold Jones (not eligible for voting due to training requirements), Member John Mitchell, Lisa Jackson, Courtney Andrews, Angie Larson
Ms. Courtney Andrews called the Attendance.
3. Rules of Procedures
Ms. Lisa Jackson read the Rules of Procedures.

Minutes

4. Approval of Minutes- none

Requests

5. Request by **Marvin Leamon** for a side yard setback variance at 70 Franklin Road. Presently zoned R-2 [**Map 053C, Parcel 006, District 4**]. **Mr. Mike Wood** represented this request.

Mr. Wood stated that Mr. Leamon is a veteran who uses a wheelchair and cannot access the bathroom with his chair. They would like to remodel the bathroom and make it handicap accessible with a roll-in shower. Therefore, the bathroom has to be redesigned and cantilevered out on the side of the house about 1.2 feet, but it will be in line with the existing overhang, which is currently 13.58 feet from the property. Thus the proposed addition will not encroach the setback beyond the existing structure.

Kimberly Leamon spoke in favor of the request.

No one spoke in opposition to the request.

Staff recommendation is for approval of a 6.42-foot side yard setback variance being 13.58 feet from the left side property line when facing the lake at 70 Franklin Road [Map 053C, Parcel 006, District 4].

Motion: **Member Mitchell** made the motion to approve the request by **Marvin Leamon** for a 6.42-foot side yard setback variance being 13.58 feet from the left side property line when facing the lake at 70 Franklin Road

Second: **Member Farley**.

Voting Yea: **Member Hill, Member Farley, Member Mitchell, Chairman Foster**

6. Request by **W. David (Danny) Copelan** to rezone 5.00 acres from AG to C-1 at 931 Pea Ridge Road. [**Map 092, Parcel 017001001, District 2**]. * **Attorney Russell Wall** represented this request.

Mr. Wall stated that the property owner would like to rezone the property from AG to C-1 with a goal to eventually place a country-themed convenience store on the property. They have been working with the Scenic Byway Committee also. He made reference to the previous public hearing back in July 2020, where it was unanimously approved with conditions to add a deceleration lane and dedicate additional right-of-way to the county for a shoulder, but the BOC denied it. After hearing the commissioners' concerns, they are back in hopes of a different outcome. Mr. Wall stated that the concept plan had been altered, adding the deceleration lanes and a wider entrance moved farther down Pea Ridge as requested. A study was done to determine if there is a need for this type of project at the proposed location. The particular site sits in between four existing convenience stores. There is a high daily traffic count and high out-of-town count as well, with it being the connector to and from Milledgeville, Lake Oconee and Sparta. He stated that the request is consistent with the existing zonings along Hwy 16 at the various intersections. He specifically referenced Hwy 16 and Old Pheonix, an undeveloped commercial parcel, Hwy 16 and New Phoenix (Dollar General), and Hwy 16 and Long Shoals (Long Shoals Convenience Store). He further stated that the property directly across the road on Hwy 16 was previously zoned for commercial and was a gun club but has since been rezoned by the current owners for residential use. Thus, he suggests that the proposed project is not uncommon at an intersection of the main thoroughfare such as Hwy 16. He added that they have the support of the Scenic Byway Committee, which spoke on their behalf at the previous BOC meeting. He stated that Mr. Copelan has lived at this property all his life as a dairyman, and it is evident that there is no longer a demand for the dairy industry in this area. Therefore, he is looking for the best use for this property in order to make a living while maintaining his full-time residence a quarter of a mile from the property.

In response to Member Mitchell and Hill's concerns, Attorney Wall stated that the store would have normal operating hours, no extreme lighting, or additional activities.

Chairman Foster asked Mr. Walls to elaborate on the distance that the proposed driveway will be from the intersection of Pea Ridge and Hwy 16, given that there are concerns about the current sight distance and difficulties.

Attorney Wall explained the changes and stated that they were willing to make additional changes if need be.

Scott Martin, Tracey Martin, and John King spoke in opposition.

Attorney Wall responded to the concerns raised by those that opposed the request. Mr. Copelan has been there all his life and does not want to see the area trashed, and he will not tolerate it. An expert firm did the impact analysis, and it speaks for itself. He added that one takes a risk when purchasing a property that fronts on a State Highway or a major thoroughfare. This intersection has been heavily traveled by people from out of town and over for a long time. Therefore the volume of traffic will not increase due to this project. The project should be an improvement to this intersection if given the opportunity. He ended with the proposed convenience store being a much better alternative than having a hog palor, considering the associated smell.

Staff recommendation is for approval to rezone 5.00 acres at 931 Pea Ridge Road [Map 092, Parcel 017001001, District 2] from AG 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: **Member Farley** made the motion to approve the request by **W. David (Danny) Copelan** to rezone 5.00 acres from AG to C-1 at 931 Pea Ridge Road **per staff recommendation**

Second: **Member Mitchell.**

Chairman Foster, Member Jones, and Hill all expressed their thoughts and concerns for both sides of the issue, and all stated that they were faced with a tough decision.

Chairman called for the vote:

Voting Yea: **Member Hill, Member Farley, Member Mitchell**

Voting No: **Chairman Foster**

New Business

Approval of the 2022 P&Z Meeting Schedule & Deadlines

Motion: **Member Hill** made the motion to approve the 2022 P&Z Meeting Schedule & Deadlines

Second: **Member Mitchell**

Voting Yea: **Member Hill, Member Farley, Member Mitchell, Chairman Foster**

Consideration of Appointment -Vice Chairman of the Putnam County Planning and Zoning Commission

Motion: **Member Mitchell** made the motion to appoint Member Hill to Vice-Chairman

Second: **Member Farley**

Voting Yea: **Member Hill, Member Farley, Member Mitchell, Chairman Foster**

Adjournment

The meeting adjourned at approximately 7:47 P.M.

Attest:

Lisa Jackson
Director

Alan Foster
Chairman