



PUTNAM COUNTY PLANNING & DEVELOPMENT

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Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday March 05, 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 Marshall called the meeting to order.
2. Attendance
Mr. Jonathan Gladden called the roll.

PRESENT:

Chairman James Marshall, Jr.
Vice Chairperson Tim Pierson
Member Maurice Hill, Jr.
Member Martha Farley
Member Joel Hardie

STAFF:

Lisa Jackson
Courtney Andrews
Jonathan Gladden
Adam Nelson, Putnam County Attorney

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

Minutes

4. Approval of Minutes – February 11, 2020 P&Z Meeting

Motion to approve the February 11, 2020 Minutes made by **Member Hardie**, Seconded by **Vice Chairperson Pierson**
Voting Yea: **Chairman Marshall, Vice Chairperson Pierson, Member Hill, Member Farley, Member Hardie**

Requests

5. Request **Ronnie & Lynn Smith** for a side yard setback variance at 108 Sunset Drive. Presently zoned R-2. [**Map 053B, Parcel 056, District 4**]. **Mrs. Smith** represented this request. She stated that she talked with Southland Homes about building a home on this .56-acre lot. Towards the front of the property, the width is only about 34 ft wide and widens towards the lake. The width of the home is 44 ft wide, the depth is 39 ft, and the width of the lot measures 65.5. In order to get the width of the home to fit on the property and allow for

the septic tank, the house would need to be positioned 175 ft from the lake. No one spoke in opposition of this request.

Staff recommendation is for approval of a 10-foot side yard setback variance, being 10 feet from the left and right-side property line when facing the lake at 108 Sunset Drive [Map 053B, Parcel 056, District 4].

Motion to approve the request by **Ronnie & Lynn Smith** for a side yard setback variance, being 10 feet from the left and right-side property line when facing the lake at 108 Sunset Drive made by **Member Hardie**, Seconded by **Member Farley**
Voting Yea: **Chairman Marshall, Vice Chairperson Pierson, Member Hill, Member Farley, Member Hardie**

6. Request by **William Wilkinson**. for a side yard setback variance at 163 Lakemore Drive. Presently zoned R-1. [Map 103A, Parcel 001, District 3]. **The applicant is requesting to withdraw without prejudice.**

Staff recommendation is for approval to withdraw without prejudice at 163 Lakemore Drive [Map 103A, Parcel 001, District 3].

Motion to approve the request by **William Wilkinson** to withdraw without prejudice at 163 Lakemore Drive made by **Vice Chairperson Pierson**, Seconded by **Member Hardie**
Voting Yea: **Chairman Marshall, Vice Chairperson Pierson, Member Hill, Member Farley, Member Hardie**

7. Request by **Jerry & Lisa Collins** for a side yard setback variance at 160 A. Oak Lane. Presently zoned R-2. [Map 056C, Parcel 020, District 4]. **Mr. Jerry Collins** represented this request. He stated that the property is very narrow and measures 44 feet wide at the roadside. He added that the location where the home must be placed, due to the existing septic system, measures 49 feet wide. The original home they looked at purchasing was going to be 28 feet in width. They are now purchasing a 24-foot-wide manufactured home. He stated that he and his wife own this property and after speaking with staff, they would like to accept the staff recommendation. No one spoke in opposition of this request.

Although the applicants are seeking a 15-foot side yard setback variance, being 5 feet from both the left and right side property line when facing the lake, staff recommendation is for approval of a 10-foot side yard setback variance, being 10 feet from the right-side property line when facing the lake, and a 12 foot side yard setback variance, being 8 feet from the left side property line when facing the lake at 160 A Oak Lane [Map 056C, Parcel 020, District 4].

Motion to approve the request by **Jerry & Lisa Collins**, per staff recommendation, of a 10-foot side yard setback variance, being 10 feet from the right-side property line when facing the lake, and a 12 foot side yard setback variance, being 8 feet from the left side property line when facing the lake at 160 A Oak Lane made by **Member Hardie**, Seconded by **Member Hill**

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

Ms. Jackson stated that items 8-12 have been postponed. Chairman Marshall stated that since this was an administrative action, the Planning & Zoning Board did not have to vote.

8. Request by **Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC** to rezone 2.14 acres at Collis Road from R-1 to RM-3. [Map 104, Parcel 030, District 3]. * **Item postponed.**
9. Request by **Howard McMichael, agent for Lick Creek Holding's LLC** to rezone 21.40 acres at Collis Road from AG-1 to RM-3. [Map 104, Parcel 032001, District 3]. * **Item postponed.**
10. Request by **Howard McMichael, agent for Mallard's Overlook, LLC** to rezone 29.58 acres at Collis Road from AG-1 to RM-3. [Map 104, Parcel 032, District 3]. * **Item postponed.**
11. Request by **Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 033, District 3]. * **Item postponed.**
12. Request by **Howard McMichael, agent for Oconee Overlook, LLC** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [Map 104B, Parcel 001, District 3]. * **Item postponed.**

New Business

None

Adjournment

Motion to adjourn the meeting made by **Member Hardie**, Seconded by **Member Farley**
Voting Yea: **Chairman Marshall, Vice Chairperson Pierson, Member Hill, Member Farley, Member Hardie**

The meeting adjourned at approximately 6:43 p.m.

Attest:

Lisa Jackson
Director

James Marshall, Jr.
Chairman