

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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Thursday, November 2, 2017

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, November 2, 2017 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

1. Call to Order

Mr. John Marshall, Jr., Chairman, called the meeting to order.

2. Attendance

Mrs. Karen Pennamon called the roll.

Present: John Langley, Vice-Chairman, Tommy Brundage, Alan Oberdeck, Frederick Ward

Absent: John Marshall, Jr.

Staff Present: Lisa Jackson, Karen Pennamon, and Jonathan Gladden

3. Rules of Procedures

Mr. Jonathan Gladden read the Rules of Procedures.

4. Approval of Minutes – October 5, 2017

Motion for approval made by: Alan M. Oberdeck

Seconded by: Frederick Ward

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			

5. Request by Jeff & Lisa Jones for a side yard setback variance at 125 Misty Way. Presently zoned R-1R. [Map 103A, Parcel 120].

Mr. Jeff Jones represented this request. Mr. Jones stated he is requesting a 10-foot setback variance, being 10 feet from the left side property line when facing the lake; he and his wife had remodeled the house and want to add a detached two-car garage. Mr. Jones stated that by taking into account the location of the existing structures on the long narrow lot that the proposed location would be the best site. He stated that the neighbors on the left side of their property have no problem with the request. Mr. Jones further explained that there is an ongoing civil matter involving encroachment by their neighbors on the right side of their property. He stated there is also an issue with two places on the property that would prevent the placement of the structure in those areas. The aforementioned was due to individuals in the past being allowed to bury construction debris on the property; this has made the ground hard and not buildable in those areas. Mr. Jones concluded that all the previously mentioned are reasons in addition to the location of the driveway and a heavily wooded area that the proposed location is the best suitable place for the future structure. **Mr. Oberdeck** stated he had visited the property and did not have a problem with the request. No one spoke in opposition to the request. Staff recommendation is for approval of a 10-foot setback variance, being 10 feet from the left side property line when facing the lake. **Mr. Oberdeck** made a motion for approval. **Mr. Ward** seconded. **All approved.**

Staff recommendation is for approval of a 10-foot setback variance, being 10 feet from the left side property line when facing the lake.

Motion for approval made by: Alan Oberdeck
 Seconded by: Frederick Ward

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			

6. *Request by **John Wright** for a side yard setback variance at 128 Haralson Drive. Presently zoned R-2. [Map 112B, Parcel 065].*

Mr. John Wright represented this request. **Mr. Wright** stated he is requesting a 13-foot setback variance, being 7 feet from the right-side property line when facing the lake to build a storage building. He added that the proposed location would be the logical place to put the structure. **Mr. Oberdeck** stated he had visited the property and asked about the other structures on the property. **Mr. Wright** stated that one of the structures was attached to the house via a roof. **Mr. Langley** stated he had visited the property as well but did not recall the roof line being attached. He also stated the plat showed a storage building on the left-hand side when facing the house. In addition, a carport and another building were already showing on the lot, and an additional storage shed would total three accessory buildings. Mr. Langley stated that based upon the aforementioned the staff recommendation is to deny the request because the allotted number of accessory buildings has been met. **Mr. Wright** asked if there would be any way to add a building with another type of variance. **Mr. Langley** replied no there was no

mechanism that would allow it. **Mr. Oberdeck** added that he would have to remove a structure in order to do what he was requesting. **Mr. Wright** stated the storage building that was showing on the plat on the right-hand side is a well house and asked if that was still considered an accessory structure. **Mr. Langley** stated based upon the description and what was in the building they considered it a storage building. **Ms. Jackson** added that she would have concerns even if there were just two accessory buildings on the property as he was getting too close to the property lines when there was other suitable locations and adequate space to put a structure. She asked where would an alternative location be to place the proposed structure. **Mr. Wright** stated that if the current request was not doable he would like to add a garage onto the screened porch and house, and remove the middle shed currently on the property. **Ms. Jackson** clarified that he would not be any closer to the property line then where he is currently. **Mr. Wright** responded yes, that was the case. He added that the current request was just going to be for a rental storage building. **Ms. Jackson** asked for clarification on the term. **Mr. Wright** stated he was just going to rent a storage building to place there. **Ms. Jackson** stated that the carport was excluded from the accessory structure requirement. She asked if there was anything else in that well house because on the plat it was listed as a storage building. **Mr. Wright** replied that it was used for storage. **Ms. Jackson** then replied he would have his maximum of two accessory structures if this was the case, and he might want to consider another route. She stated he could still come meet with staff to see what other options might be available to make the situation work. Instead of making a motion to deny the request **Mr. Ward** asked if Mr. Wright could request a motion to withdraw without prejudice. **Ms. Jackson** stated that was a possibility and explained to Mr. Wright that by doing this it would allow him to make a similar request instead of having to wait a year if the motion was denied. **Mr. Wright** then made a request to withdraw without prejudice. No one spoke in opposition to the request. Staff recommendation is to amend the original motion for denial to approval to withdraw without prejudice. **Mr. Oberdeck** made a motion for approval of staff recommendation. **Mr. Ward** seconded. **All approved.**

Staff recommendation is for approval to withdraw without prejudice.

Motion for approval made by: Alan M. Oberdeck
 Seconded by: Frederick Ward

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			

7. *Request by **Jody Harper, agent for John Hamilton** for a rear yard setback variance at 1103 Crooked Creek Rd. Presently zoned R-1. [Map 110C, Parcel 0036].*

Mr. Jody Harper, agent for John Hamilton represented this request. He stated he is requesting a 40-foot setback variance, being 60 feet from the nearest point to the lake to install a swimming pool. **Mr. Harper** stated the applicant must reroute and reinstall his septic and drainage system and due to the aforementioned the only suitable place to construct a pool would be the proposed location. **Mr. Oberdeck** stated he had visited the property and has no problem

with the request and concurred it was the only suitable location for the pool. No one spoke in opposition to the request. Staff recommendation is for approval of a 40-foot setback variance, being 60 feet from the nearest point to the lake. **Mr. Oberdeck** made a motion for approval. **Mr. Ward** seconded. **All approved.**

Staff recommendation is for approval of a 40-foot setback variance, being 60 feet from the nearest point to the lake.

Motion for approval made by: Alan Oberdeck
 Seconded by: Frederick Ward

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			

8. Request by **Paul & Marlene L. McKay** for a side yard setback variance at 116 Cedar Cove Court. Presently zoned R-1R. [Map 071A, Parcel 019].

Mr. Paul McKay represented this request. **Mr. McKay** stated he is requesting a 10-foot setback variance, being 10 feet from the right-side property line when facing the lake to construct a storage building. He stated there is an existing storage building located exactly in the same area where he is requesting to put this new structure. **Mr. McKay** stated he is moving from his home in Conyers, Georgia to Putnam County full time. He currently has a lot of lake toys/vehicles and would like to have an area to put those in, which is why he is proposing the storage area and variance. **Mr. McKay** stated he answered the concerns of staff as to why he could not put the structure in his front yard. He stated he was trying to avoid blocking the site line to the lake of his neighbor; in addition the placement of the structure at the proposed location would line up with similar structures in the neighborhood. He further stated that both of his neighbors were in agreement on the request. **Mr. Langley** stated that he had visited the property and was okay with the request. **Mr. Oberdeck** stated he had also visited the property and was okay with the request. No one spoke in opposition to the request. Staff recommendation is for approval of a 10-foot setback variance, being 10 feet from the right-side property line when facing the lake. **Mr. Oberdeck** made a motion for approval. **Mr. Brundage** seconded. **All approved.**

Staff recommendation is for approval of a 10-foot setback variance, being 10 feet from the right-side property line when facing the lake.

Motion for approval made by: Alan Oberdeck
 Seconded by: Tommy Brundage

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			

9. Request by **Jackson Dutch Henderson & Sandy Decker** for a side yard setback variance at 110 Turtle Court. Presently zoned R-2. [Map 088A, Parcel 146].

Mrs. Sandy Decker represented this request. **Mrs. Decker** stated she is requesting a 4-foot setback variance, being 16 feet from both side property lines when facing the lake to upgrade a single wide manufactured home to a double wide manufactured home. She stated the double wide is four feet larger and has a side door that requires a four-foot walkway. **Mrs. Decker** stated she wants to place the new structure where the old one was located. **Mr. Langley** stated he had visited the property and had an opportunity to speak to the neighbors. He stated they would have preferred that nothing go there due to visual obstruction but they understand progress will happen. **Mr. Langley** asked why the house could not go in length wise instead of width wise. **Mrs. Decker** stated it was because there would be no windows or view if it was put in length wise. **Mr. Langley** stated the staff recommendation is that the structure be moved back an additional four feet to maintain the 100-foot setback. He asked if the well was currently in use. **Mrs. Decker** stated it was for irrigation but due to the type of soil it is now being pumped uphill. No one spoke in opposition to the request. Staff recommendation is for approval of a 4-foot setback variance, being 16 feet from the both side property lines when facing the lake. **Mr. Oberdeck** made a motion for approval. **Mr. Ward** seconded. **All approved.**

Staff recommendation is for approval of a 4-foot setback variance, being 16 feet from both side property lines when facing the lake.

Motion for approval made by: Alan Oberdeck
 Seconded by: Frederick Ward

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			

10. Request by **Debra D. Wilson, agent for William L. Daniel** to rezone 9.75 acres at 355 Rabbit Skip Road from AG-1 to R-2.[Map 030, Parcel 003].*

Mrs. Debra D. Wilson, agent for William L. Daniel represented this request. **Mrs. Wilson** stated she was representing her brother and older siblings in hopes to rezone 9.75 acres of the

property from AG-1 to R-2. She stated that her family had been raised on Rabbit Skip Road. Mrs. Wilson commented the reason for the rezoning request is that she is trying to make the area suitable for her grandchildren, and great grandchildren to build residences on the land. She stated she is also working on the house so her family can continue to have gatherings there. **Mr. Ward** asked what she plans to do with the house. **Mrs. Wilson** stated she is planning to remodel the inside of the structure. She also added she had a surveyor come out and establish the property lines. **Mr. Ward** stated he is familiar with the property and has no problems with the request. No one spoke in opposition to this request. Staff recommendation is for approval to rezone 9.75 acres from AG-1 to R-2. **Mr. Ward** made a motion for approval. **Mr. Brundage** seconded. **All approved.**

Staff recommendation is for approval to rezone 9.75 acres from AG-1 to R-2.

Motion for approval made by: Frederick Ward
 Seconded by: Tommy Brundage

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			

ATTEST:

 Lisa Jackson
 Director

 John Langley
 Vice-Chairman