



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Agenda

Friday, October 5, 2018 ♦ 9:00 AM

Putnam County Administration Building – Room 203

Opening

1. Welcome - Call to Order
2. Invocation
3. Pledge of Allegiance

Regular Business Meeting

4. Public Comments
5. Approval of Agenda
6. Consent Agenda
 - a. Approval of Minutes - September 18, 2018 (staff-CC)
 - b. Approval of 2018 Alcohol License (staff-CC)
7. Appeal of the Planning & Zoning Commission's decision for a request by Chris Daniels, agent for The Three Daniels, LLC for a right and rear yard setback variance at 149 Mockingbird Drive. Presently zoned R-2 [Map 030A, Parcel 011, District 1] (staff-P&D)
8. Discussion and possible action on the issue of the aquatic weed nuisance issue in Lakes Oconee and Sinclair (AF)
9. Discussion and possible action regarding change to the 2018 BOC Meeting Schedule - cancellation of November 20, 2018 meeting (staff-CM)

Reports/Announcements

10. County Manager Report
11. County Attorney Report
12. Commissioner Announcements

Closing

13. Adjournment

The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits. The meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The board can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda. Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

Backup material for agenda item:

6. Consent Agenda
 - a. Approval of Minutes - September 18, 2018 (staff-CC)
 - b. Approval of 2018 Alcohol License (staff-CC)

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PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Tuesday, September 18, 2018 ♦ 6:30 PM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Tuesday, September 18, 2018 at approximately 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia

PRESENT

- Chairman Stephen Hersey
- Commissioner Kelvin Irvin
- Commissioner Daniel Brown
- Commissioner Alan Foster
- Commissioner Trevor Addison

STAFF PRESENT

- County Attorney Adam Nelson
- County Manager Paul Van Haute
- Assistant County Manager Lisa Jackson
- County Clerk Lynn Butterworth

Opening

1. Welcome - Call to Order

Chairman Hersey called the meeting to order at approximately 6:32 p.m. (Copy of agenda made a part of the minutes on minute book page _____.)

2. Invocation

Fire Chief Shane Hill gave the invocation.

3. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Hersey.

Zoning Public Hearing

4. Request by Charles D. Carter to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road [Map 117, Part of Parcel 028 - District 3] (staff-P&D)

Mr. Charles Carter spoke in support of this request. No one signed in to speak against this item. Planning and Development staff recommendation was for approval to rezone 1.1 acres from AG-1 to R-1 with the following conditions: (1) the 7.98 acres must be combined with the adjacent parcel: Map 117 Parcel 031 and cannot be used or sold as a standalone parcel, and (2) 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 Charles D. Carter to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road, Map 117, part of Parcel 028 with the staff recommended conditions.

Motion made by Commissioner Foster, Seconded by Commissioner Addison.

Voting Yea: Chairman Hersey, Commissioner Irvin, Commissioner Brown, Commissioner Foster, Commissioner Addison

5. Request by Marshall & Angela Criscoe to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road [Map 072, Part of Parcel 010 - District 1] (staff-P&D)

Mr. Duncan Criscoe spoke in support of this request. No one signed in to speak against this item. Planning and Development staff recommendation was for approval to rezone 15 acres from AG-1 to AG-2 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 Marshall & Angela Criscoe to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road, Map 072, part of Parcel 010 with the staff recommended condition.

Motion made by Commissioner Irvin, Seconded by Commissioner Foster.

Voting Yea: Chairman Hersey, Commissioner Irvin, Commissioner Brown, Commissioner Foster, Commissioner Addison

6. Request by Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1 [Map 090, Part of Parcel 002 - District 2] (staff-P&D)

Ms. Mary Margaret Oliver spoke in support of this request. No one signed in to speak against this item. Planning and Development staff recommendation was for approval to rezone 1.89 acres from AG-1 to R-1 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 Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1, Map 090, part of Parcel 002 with the staff recommended condition.

Motion made by Commissioner Brown, Seconded by Commissioner Addison.

Voting Yea: Chairman Hersey, Commissioner Irvin, Commissioner Brown, Commissioner Foster, Commissioner Addison

7. Request by Terry Aaron to rezone 3 acres at 706 Twin Bridges Road from AG-1 to C-2 [Map 057, Part of Parcel 002 - District 4] (staff-P&D)

Mr. Terry Aaron spoke in support of this request. No one signed in to speak against this item. Planning and Development staff recommendation was for approval to rezone 3 acres from AG-1 to C-2 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 Terry Aaron to rezone 3 acres at 706 Twin Bridges Road from AG-1 to C-2, Map 057, part of Parcel 002 with the staff recommended condition.

Motion made by Commissioner Addison, Seconded by Commissioner Irvin.

Voting Yea: Chairman Hersey, Commissioner Irvin, Commissioner Brown, Commissioner Foster, Commissioner Addison

Code of Ordinances Public Hearing

8. Proposed Adoption of changes to the Putnam County Code of Ordinances - Chapter 30 (Environment) (staff-P&D)

No one signed in to speak on this item. Planning and Development Director Lisa Jackson advised that the changes were made to conform to state law.

Motion to adopt the changes to the Putnam County Code of Ordinances-Chapter 30 (Environment) as presented.

Motion made by Commissioner Foster, Seconded by Commissioner Irvin.

Voting Yea: Chairman Hersey, Commissioner Irvin, Commissioner Brown, Commissioner Foster, Commissioner Addison

(Copy of code changes made a part of the minutes on minute book pages _____ to _____.)

Regular Business Meeting

9. Public Comments

Mr. Jerry Hobbs, member of the Masonic lodge, invited the board to the Bicentennial celebration of the 200th year of the Rising Star Lodge No. 4 on October 13th at 11:00 a.m. at Rock Eagle.

10. Approval of Agenda

Commissioner Addison requested the addition of an item as #14.1: "Discussion of DATE Fund Committee."

Motion to approve the Agenda as modified.

Motion made by Commissioner Addison, Seconded by Commissioner Irvin.

Voting Yea: Chairman Hersey, Commissioner Irvin, Commissioner Brown, Commissioner Foster, Commissioner Addison

11. Consent Agenda

a. Approval of Minutes - September 7, 2018 (staff-CC)

Motion to approve the Consent Agenda.

Motion made by Commissioner Foster, Seconded by Commissioner Irvin.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Foster, Commissioner Addison

Voting Abstaining: Chairman Hersey (due to his absence from the September 7, 2018 meeting)

12. Presentation by the Georgia Government Finance Officers Association (staff-Fin)
Ms. Tina Wetherford, President of the Georgia Government Finance Officers Association (GGFOA), presented a Certificate of Achievement for Excellence in Financial Reporting (CAFR) to Finance Director Linda Cook. This is the fifth year in a row that the Putnam County Finance Department has won this award.

13. Request by the Rockville Volunteer Fire Department Association for Putnam County to accept property (staff-CM)

Ms. Deirdre Sapp and Mr. George Morrell spoke in support of and explained that Piedmont Water Company had deeded a parcel of land to the Association for installation of a water tank. Fire Chief Shane Hill answered questions.

Motion to approve the county accepting property, identified as Parcel 126B028, from the Rockville Volunteer Fire Department Association for use by the Putnam County Fire Department.

Motion made by Commissioner Foster, Seconded by Commissioner Irvin.

Voting Yea: Chairman Hersey, Commissioner Irvin, Commissioner Brown, Commissioner Foster, Commissioner Addison

(Copy of documents made a part of the minutes on minute book pages _____ to _____.)

14. Authorization for Chairman to sign letters of compliance for Georgia Power (staff-CM)

a. CCR Surface Impoundments comply with local zoning and land use ordinances

b. CCR Landfill complies with local zoning and land use ordinances

Mr. Zack Taylor from Georgia Power explained the request and answered questions.

Motion to authorize the Chairman to sign letters of compliance for CCR Surface Impoundments and CCR Landfill for Georgia Power Company.

Motion made by Commissioner Addison, Seconded by Commissioner Irvin.

Voting Yea: Chairman Hersey, Commissioner Irvin, Commissioner Brown, Commissioner Foster, Commissioner Addison

(Copy of letters made a part of the minutes on minute book pages _____ to _____.)

14.1 Discussion of DATE Fund Committee

Commissioner Addison requested an update on the status of a new DATE Fund Committee. Chairman Hersey advised that he made appointments to the DATE Fund Committee via email today and will try to schedule a meeting in early October. He further advised that he has received affirmative responses from Brenda Trammell, Michael Gailey, and Eric Arena. Commissioner Addison requested that the entire board be included on future correspondence. Commissioner Irvin requested that expenditures of the DATE funds be reported to the board. No action was taken.

Reports/Announcements

15. County Manager Report

County Manager Van Haute reported the following:

- Planning and Development is hosting a Lunch & Learn to go over new fees and application procedures. All members of the board are invited to attend as well.
- Tri County EMC sent an invitation to their annual meeting on October 18th at 2:00 p.m. at the Tri County office in Gray
- The Middle Georgia Regional Commission sent an invitation to their 2018 annual meeting on October 11th at the Lake Tobesofkee pavilion with a reception beginning at 5:00 p.m. and dinner at 6:00 p.m.
- The Tuesday evening meeting in November is November 20th which is just two days before Thanksgiving. Now is the time to think about upcoming plans and possibly moving or cancelling the meeting.
- The Service Delivery Strategy paperwork has been received from the MGRC and is in the process of being signed by the county and city.

16. County Attorney Report

No report.

17. Commissioner Announcements

Commissioner Irvin: none

Commissioner Brown: none

Commissioner Foster: none

Commissioner Addison: none

Chairman Hersey: none

Closing

18. Adjournment

Motion to adjourn the meeting.

Motion made by Commissioner Irvin, Seconded by Commissioner Brown.

Voting Yea: Chairman Hersey, Commissioner Irvin, Commissioner Brown, Commissioner Foster, Commissioner Addison

Meeting adjourned at approximately 7:23 p.m.

ATTEST:

Lynn Butterworth
County Clerk

Stephen J. Hersey
Chairman



Office of the County Clerk
117 Putnam Drive, Suite A ♦ Eatonton, GA 31024
706-485-5826 (main office) ♦ 706-485-1877 (direct line) ♦ 706-923-2345 (fax)
lbutterworth@putnamcountyga.us ♦ www.putnamcountyga.us

Approval of 2018 Alcohol License

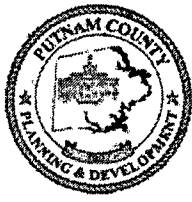
The following alcohol license application (which is available for review in the County Clerk’s office) has been approved by the Sheriff, Fire Marshal, Building Inspector, and Tax Commissioner and is ready for BOC approval:

Individual Name	Business Name	Address	License Type
Shanil Surani	Terry’s One Stop (new owner)	271 Scuffleboro Road	Retail Package Sale: Beer & Wine

Backup material for agenda item:

7. Appeal of the Planning & Zoning Commission's decision for a request by Chris Daniels, agent for The Three Daniels, LLC for a right and rear yard setback variance at 149 Mockingbird Drive. Presently zoned R-2 [Map 030A, Parcel 011, District 1] (staff-P&D)

The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits. The meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The board can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda. Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024
Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

City of Eatonton
Putnam County

APPEAL APPLICATION

THE UNDERSIGNED HEREBY REQUESTS AN APPEAL BEFORE THE:
PLANNING & ZONING COMMISSION

BOARD OF COMMISSIONERS/CITY COUNCIL

APPLICANT: Chris Daniels/The Three Daniels LLC

ADDRESS: 8164 Witley Rd.
Tosomsboro, GA 31098

PHONE: (478) 946-7199

APPEAL IS AGAINST: (check one of the following)

Decision made by the Director of Planning & Development

Building Permit # _____

Planning & Zoning Commission Decision

RECEIVED
SEP 17 2018
DE

REASON FOR APPEAL:

Undue burden placed upon applicant.
Please see attached.

FILING FEE (\$50.00 - CHECK NO. 2980 CASH _____)

SIGNATURE OF APPLICANT: Chris Daniels DATE: 9/17/18

* ALL APPEALS MUST BE FILED WITHIN TEN DAYS OF SAID DECISIONS PER THE PUTNAM COUNTY CODE OF ORDINANCES, CHAPTER 66 - ZONING, SEC. 66-157(d)(1) AND SEC. 66-158 (e)(1).

OFFICE USE: DATE FILED: 9/17/18 RECEIVED BY: DeVans
DATE OF DECISION MADE BY DIRECTOR OF PLANNING & DEVELOPMENT: _____
DATE BUILDING PERMIT ISSUED: _____
DATE HEARD BEFORE PLANNING & ZONING COMMISSION: _____



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024
Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

12
SEP 11 4:28 PM

September 11, 2018

Chris Daniels/The Three Daniels, LLC
8164 Wriley Road
Toombsboro, GA 31090

Reference: Map 030A, Parcel: 011

Dear Applicant:

This is to confirm that the Planning and Zoning Commission considered your Variance Request at 149 Mockingbird Drive on September 6, 2018 at 6:30 p.m., at the Putnam County Administration Building. **It was approved for a 10-foot side yard setback variance, being 10 feet from the right-side property line and a 50-foot rear yard setback variance, being 50 feet from the creek.**

If you have any questions, please call me at (706) 485-2776.

Sincerely,

A handwritten signature in cursive script that reads "Karen Pennamon".

Karen Pennamon
Administrative Assistant

RCVD SEP 17 '18

Handwritten initials "DE" in a stylized cursive font.

To: Putnam County Commissioners

From: Chris Daniels (The Three Daniels LLC)

Subject: Request to adjust variance at 149 Mockingbird Dr.

Reference: Map 030A, Parcel: 011

We the owners of 149 Mockingbird Dr. are in thanks to the Planning and Zoning board to allow a 50 ft variance on the back setback and 10 ft on the side setback at our property. Our original request was for a 75 ft variance to allow room to build a home. We are requesting this appeal to review and hopefully approve our original request.

We have plans to build a 1500 heated sq ft home with a footprint of 1900 sq ft. Our plans are to have this as our home primary personal residence. The property currently has a 20ft by 20ft cement garage that we plan to retain use of. The property has a well and septic system already located on the property.

Planning and Zoning granted a 50 ft. setback from the creek. While it is possible to move our house footprint back 25 ft, this would mandate we completely remove the cement carport that we had planned on using with our new home. In doing so there is no place for cars to park or maneuver as our current house plans do not include a new carport and it would prove unfeasible to do so.

We have flagged three options for placement of the house on the lot. One is the original but with the granted 50' set back. Another is with the house turned 45 degrees. The third option is where we had originally requested with the 25' set back.

There is a stream that runs through the property. The layout of the current landscape has the driveway running just beside the stream and leading directly into the carport. If the house plans are moved there will be no parking without extensive fill dirt put in over the stream or extensive excavation to dig into the current upper portion of the lot which could very likely be rock. The other concern with the latter option is the cost to ensure no "cliff" is created while excavating.

If we use the option of turning the house 45 degrees, we would be required to get another variance by Putnam County's code for a 30' set back from the stream. Even with this we would still have to fill in the stream area.

The third option, to keep the house plans where they were originally with the 25' variance, would be the least costly and less obtrusive to the natural layout of the land. While we recognize that there will still be some challenges with this plan they seem minor in comparison to the other two options.

RCVD SEP 17 '18

He

de
SEP 14 2:20PM

Lastly, we are planning a home that would allow "aging in place," or rather comfortable accommodations during the years of retirement. The inclusion of steps or multiple levels whether in or outside of this home would be counterproductive to the stated goal.

In conclusion, we are greatly looking forward to establishing our lives and business in Putnam County provided that we can find an amiable solution for all parties involved. This being stated, we feel that our request for the original 75' variance would provide that solution.

We thank you for your time and consideration and look forward to your correspondence!

RCVD SEP 17 '18

DE



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

Putnam County
 City of Eatonton

26 JUL '18 10:45
22

APPLICATION FOR: VARIANCE CONDITIONAL USE

THE UNDERSIGNED HEREBY REQUESTS THE CONSIDERATION OF A VARIANCE/CONDITIONAL USE AS SPECIFIED.

APPLICANT: Chris Daniels / The Three Daniels LLC.

MAILING ADDRESS: 8164 Wriley Rd.
Toomsboro Ga 31090

PHONE: 478 946 7199
EMAIL: cdaniels912@gmail.com

PROPERTY OWNER IF DIFFERENT FROM ABOVE: _____
MAILING ADDRESS: _____
PHONE: _____

PROPERTY:

LOCATION: 149 Mockingbird Dr.
MAP 28-4-78 PARCEL: 8+9 PRESENTLY ZONED R2
030A 011

REASON FOR REQUEST: To build home on existing site

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

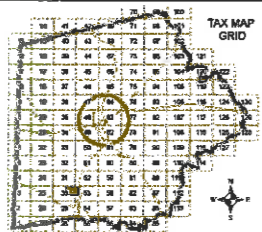
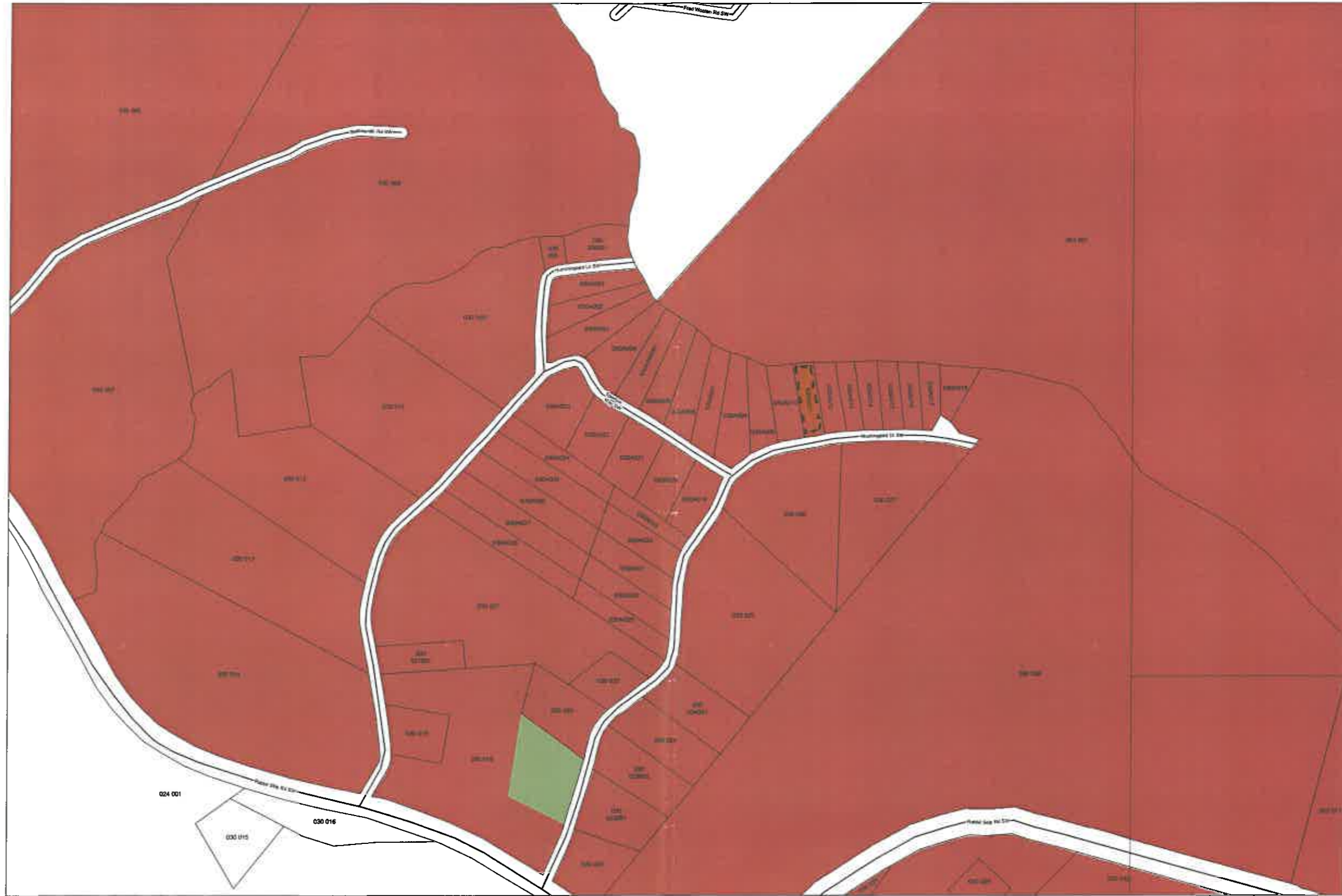
RECORDED PLAT: LETTER OF AGENCY LETTER OF INTENT
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT _____

PROPOSED LOCATION MUST BE STAKED OFF

*SIGNATURE OF APPLICANT: Chris Daniels DATE: 7-26-18

*APPLICANT HEREBY AFFIRMS THAT APPLICANT IS THE PROPERTY OWNER OR HAS THE LEGAL AUTHORITY TO SIGN THIS FORM ON OWNER'S BEHALF, AND APPLICANT AGREES TO INDEMNIFY AND HOLD PUTNAM COUNTY/CITY OF EATONTON HARMLESS IN THE EVENT IT IS DETERMINED APPLICANT DOES NOT HAVE SUCH LEGAL AUTHORITY.

DATE FILED: <u>7/26/18</u>	FEE: \$ <u>50.00</u>	CK. NO. <u>2895</u>	CASH _____	C. CARD _____	INITIALS <u>CD</u>
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel_Hooks

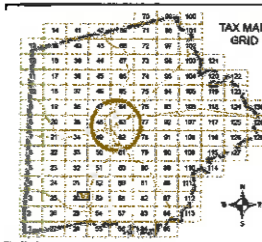
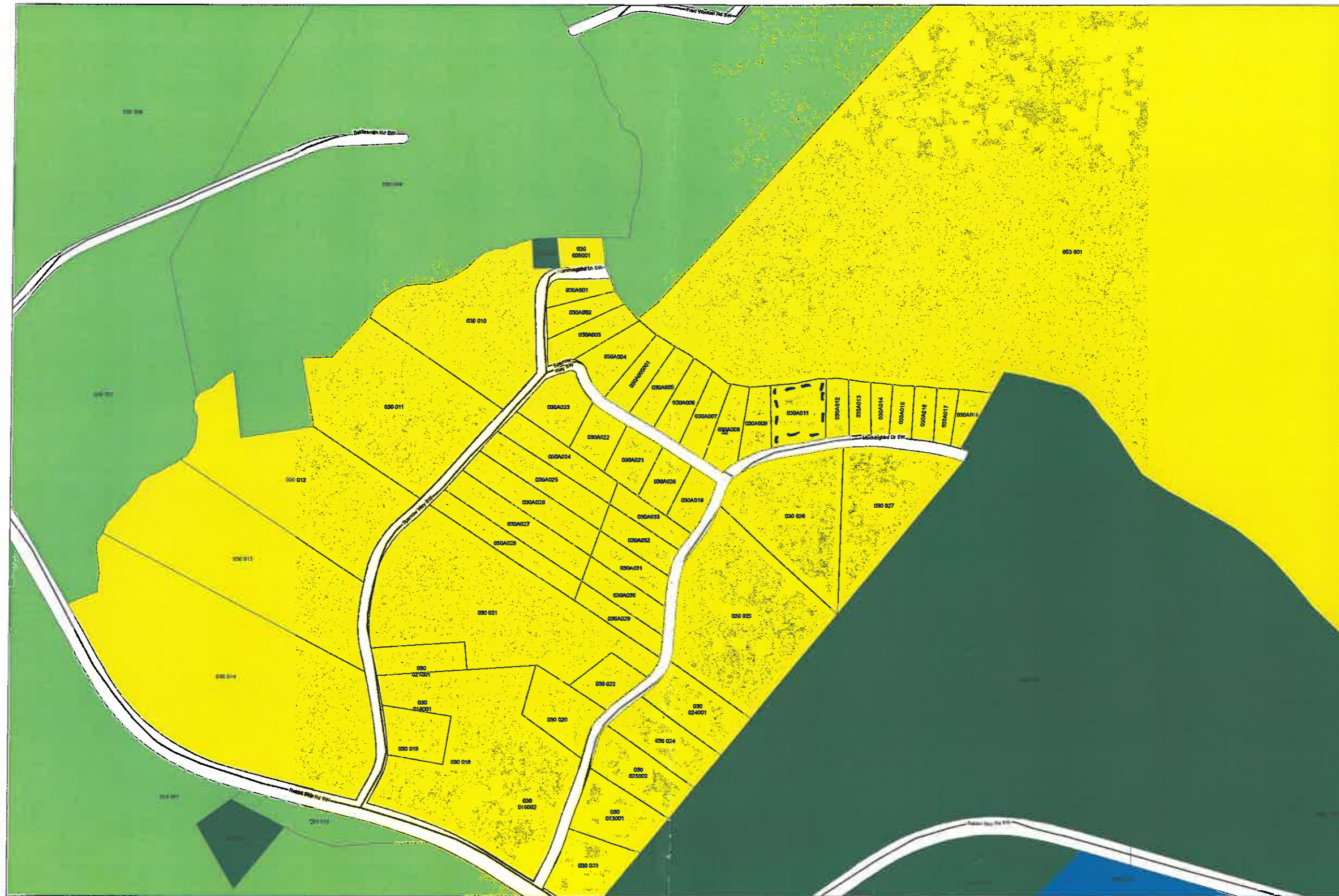
GEOGRAPHIC FEATURE LEGEND					
No Code	AG-2	C-2 CITY	IND-2 CITY	R-1 CITY	R-1
AG-1	C-1	I-M	MHP	R-2 CITY	R-1R
AG-1 CITY	C-1 CITY	IND-1 CITY	PUBLIC	R-3 CITY	R-2
C-2	IND-2	PUBLIC CITY	R-4 CITY	RM-1	RM-2
				RM-3	VILLAGE

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6180
(478) 751-6517
Web: www.middlegeorgia.org
Email: mg@mgrc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 030A

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: APRIL 2013



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel_Hooks

GEOGRAPHIC FEATURE LEGEND

- | | | |
|----------------------|--|--------------------|
| Agriculture/Forestry | Park/Recreation/Conservation | Undeveloped/Vacant |
| Commercial | Public/Institutional | |
| Industrial | Residential | |
| Mixed Use | Transportation/Communication/Utilities | |

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6180
(478) 751-6517
Web:
www.mgarc.org
Email:
mgis@mgarc.org

**PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS**



MAP 030A

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: AUGUST 2018

R-2

030A007

R-2

030A008

R-2

030A009

R-2

030A011

R-2

030A012

R-2

030A013

R-2

Mockingbird Dr SW

030 026

R-2

030 027

R-2

Sparrow Way SW

R-2

7-26-18

Letter of intent

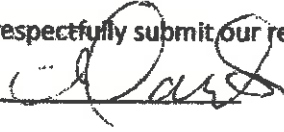
Request for variance of setback at 149 Mockingbird Dr. Eatonton, GA 31024

We are requesting a 75-foot rear yard setback variance being 25 feet from the nearest point to the creek. In addition, we are also requesting 10-foot side yard variance being 10 feet from right side property line. We are requesting the aforementioned variance to build our personal residence and a future guest house on the property at some point. We purchased the property to build a home on the creek. The lot size, along with the change in height of the different levels, only allows room to build on two locations. The upper location is not conducive to our needs nor would allow ease of use of the existing carport on the lot. We also will need the upper location for a utility shop. The lot currently has an existing 400 square foot carport that we plan to use with our proposed house. The previous house burned down, but the carport and septic system remains. We plan on using the same foundation for our personal residence. There is also a small pump house located on the lot. The house we plan on building will be roughly 1,500 square feet however; our plans are not complete as we are waiting on this variance request. Our home will be built in a different type of building process using a cement/EPS foam panel. In short, an insulated cement house. It will also be fully handicap accessible due to our health conditions. The lot width at building setback is 250 feet and the lot length at building setback is 259 feet.

We have reviewed Putnam county code under R2 zoning and it shows a 100 ft set back from a lake or river. We purchased the lot to build our home with the understanding it was on Murder Creek.

We respectfully submit our request for your consideration.

Sign



Chris Daniels agent of the Three Daniels LLC

RCVD 2018 JUL 31



Recorded May 13, 1969

Putnam, C. S. C.

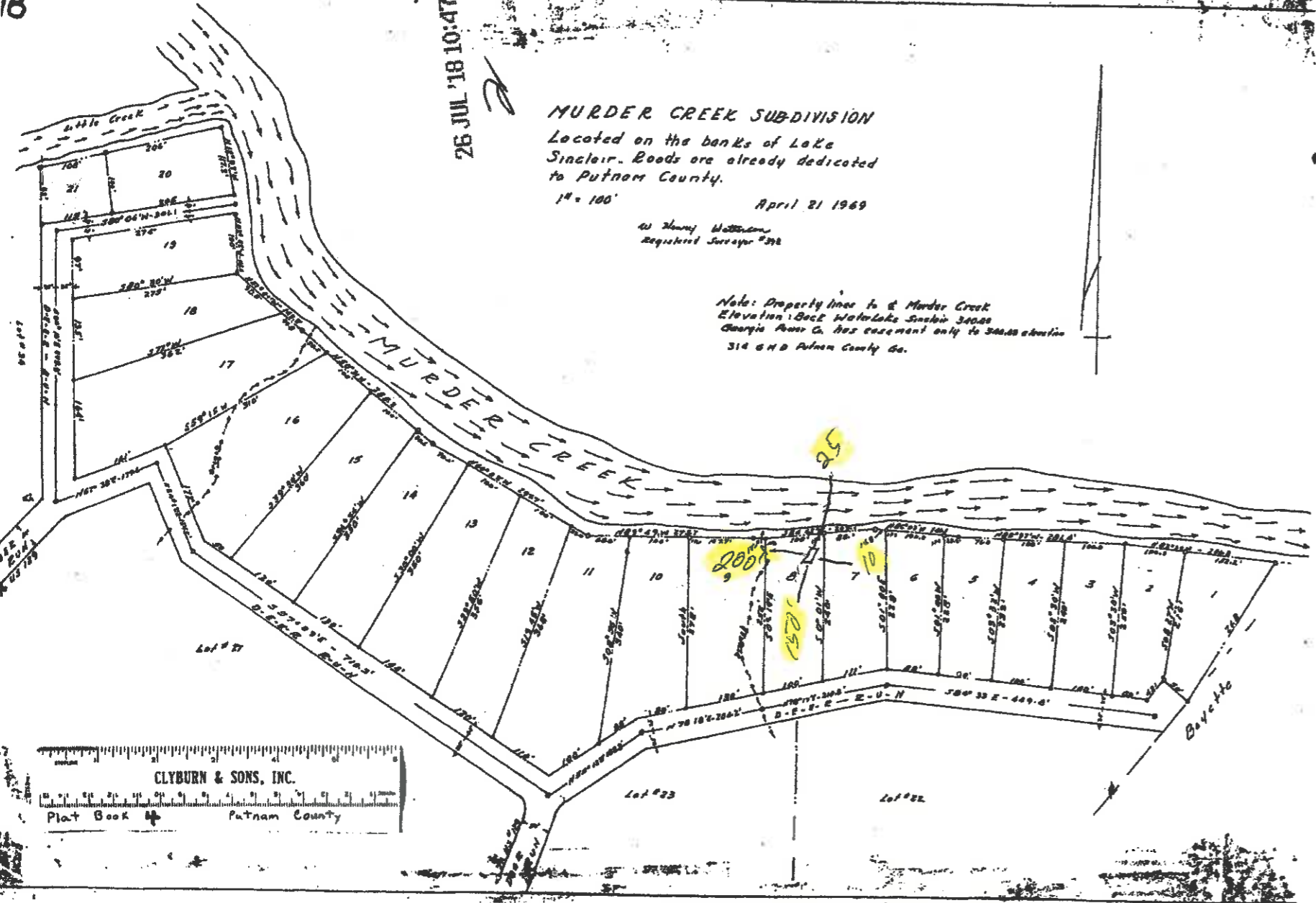
18

26 JUL '18 10:47

MURDER CREEK SUB-DIVISION
Located on the banks of Lake
Sinclair. Roads are already dedicated
to Putnam County.
1" = 100' April 21 1969

W. Henry Williams
Registered Surveyor #298

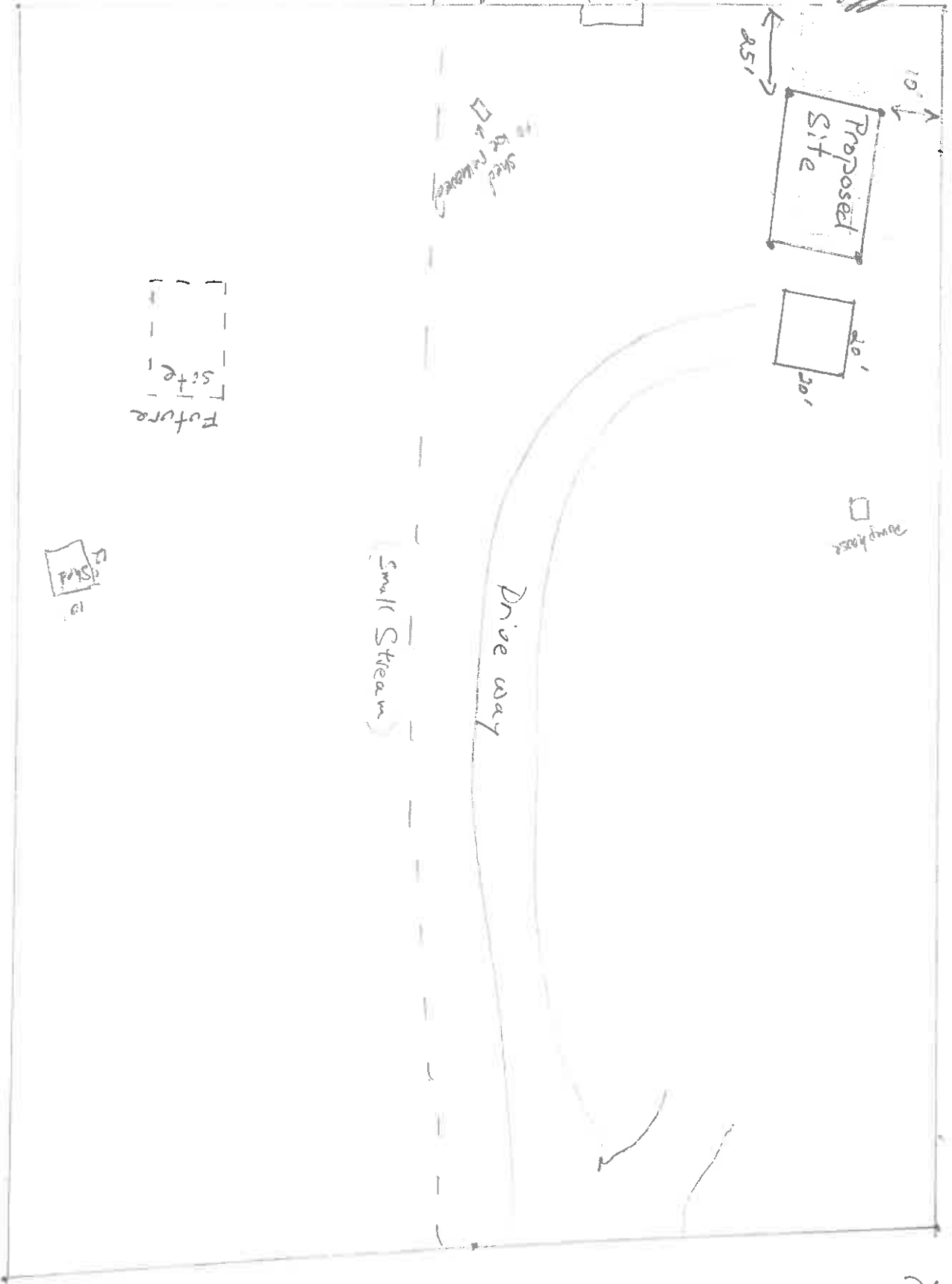
Note: Property lines to Murder Creek
Elevation Base Water Lake Station 300.00
Georgia Amer. C. has easement only to 300.00 elevation
SIA GND Putnam County Ga.



CLYBURN & SONS, INC.
Plat Book Putnam County

26 JUL '18 10:46

Murder Creek



Mockingbird Dr

275'

240'

230'

W



Building Site (from creek to site)

Handwritten mark



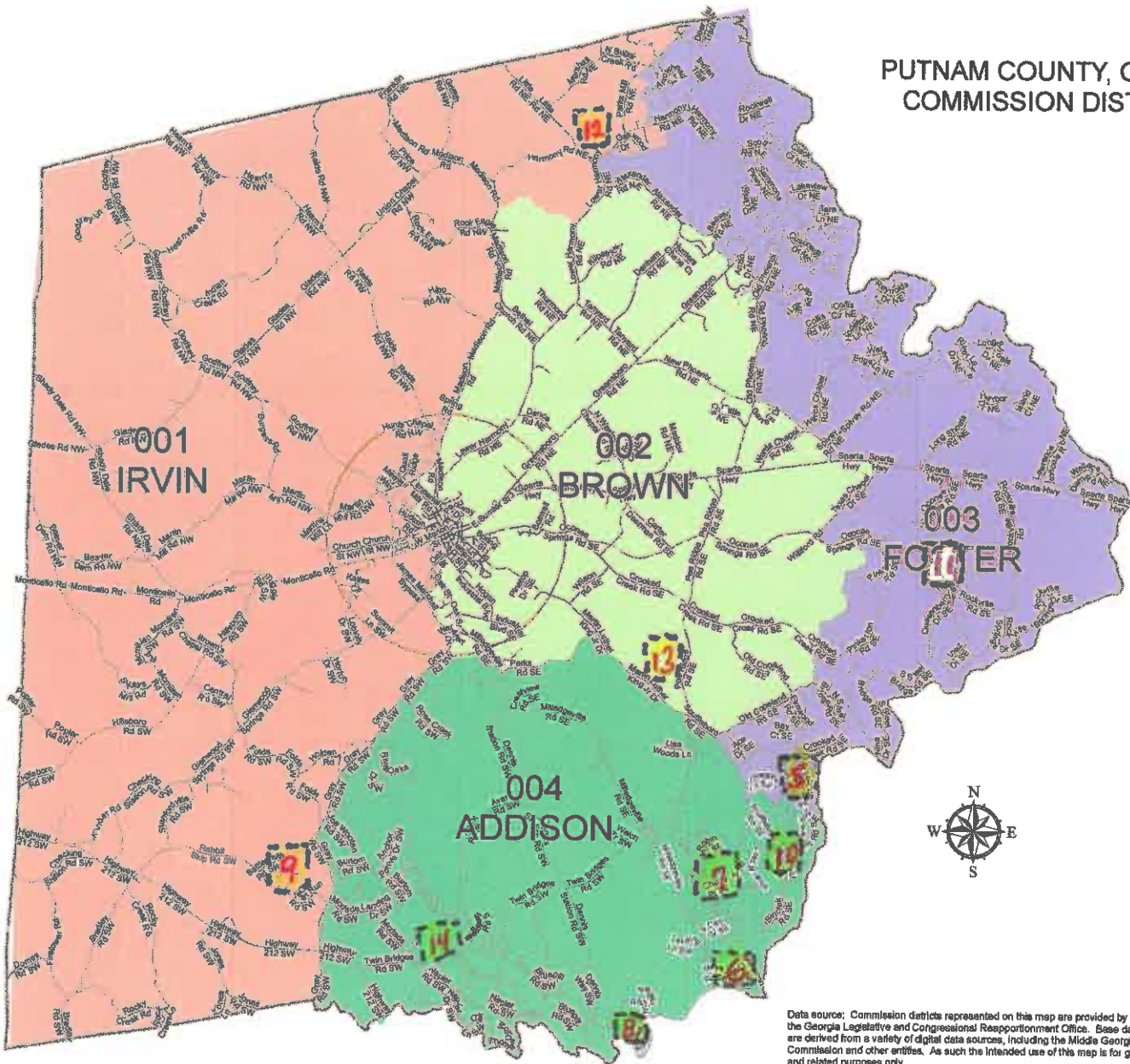


Building Site to creek



26 JUL '18 10:46

Handwritten signature or mark



Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the intended use of this map is for general planning and related purposes only.

MAP SCALE: 1" = 5,897.28' SCALE RATIO: 1:68,967.34 DATE: JULY 2016

5. Request by **Phillip & Maureen Phifer** for a front and rear yard setback variance at 126 Winfield Drive. Presently zoned R-2. [Map 111A, Parcel 125, District 3].
6. Request by **David Tim Sherrod** side yard setback variance at 106 Gloria Drive. Presently zoned R-1. [Map 086C, Parcel 067, District 4].
7. Request by **Princeton Pirkle** for a side yard setback variance at 120 Bourbon Point. Presently zoned R-2. [Map 087B, Parcel 006, District 4].
8. Request by **Shane Robbins, agent for Edward & Ellen Cherof** for a rear yard setback variance at 104 Bass Lane. Presently zoned R-2. [Map 084C, Parcel 016, District 4].
9. Request by **Chris Daniels, agent for The Three Daniels, LLC** for a right and rear yard setback variance at 149 Mockingbird Drive. Presently zoned R-2. [Map 030A, Parcel 011, District 1].
10. Request by **Bonnie B. Roberts** to rezone 9.09 acres from R-1 to AG-2 at 365 Scuffleboro Road. [Map 111, Parcel 001048, District 4]. *
11. Request by **Charles D. Carter** to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road. [Map 117 Part of Parcel 028, District 3]. *
12. Request by **Marshall & Angela Criscoe** to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road. [Map 072, Part of Parcel 010, District 1]. *
13. Request by **Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III** to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1. [Map 090, Part of Parcel 002, District 2]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

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117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

August 29, 2018

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 9/6/2018

9. Request by **Chris Daniels, agent for The Three Daniels, LLC** for a right and rear yard setback variance at 149 Mockingbird Drive. Presently zoned R-2. [**Map 030A, Parcel 011, District 1**]. The applicants are requesting a 10-foot side yard variance, being 10 feet from the right-side property line and a 75-foot rear yard setback variance, being 25 feet from the nearest point to the creek to construct a (32x56) 1,792-square foot house. The lot width at building setback is 250 feet and the lot length is 259 feet. The topography of this lot has different rises and falls to it but has a level area near the creek. There was a house on this property that burned down, and the applicant is proposing to build on the same foundation. According to the Putnam County Code of Ordinances, Section 66-54 (b) (1) (a), "A nonconforming structure shall not be repaired, rebuilt or altered after damage or destruction of 50 percent or more of its fair market value, unless the structure is a residence and meets all requirements set forth by the Putnam County Health Department." However, there is ample room for the proposed house to be located an additional twenty-five feet from the creek to be at least 50-foot from the creek. Therefore, staff recommendation is for approval of a 10-foot side yard variance, being 10 feet from the right-side property line and a 50-foot rear yard variance, being 50 feet from the creek. Based on the staff recommendation this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).

Staff recommendation is for approval of a 10-foot side yard variance, being 10 feet from the right-side property line and a 50-foot rear yard variance, being 50 feet from the creek.

Karen Pennamon

From: Stone, Gabriel T. <gabriel.stone@dph.ga.gov>
Sent: Tuesday, July 31, 2018 11:32 AM
To: Karen Pennamon
Subject: Re: Site Approval/Layout of Septic System

Chris Daniels has filled out a septic permit and is working with the Health Department for On-site Sewage System. I have no information for 184 Spurgeon Dr.

Thanks,
Gabe

From: Karen Pennamon <kpennamon@putnamcountyga.us>
Sent: Tuesday, July 31, 2018 11:10:55 AM
To: Stone, Gabriel T.
Subject: Site Approval/Layout of Septic System

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gabe,

I am inquiring about septic approval letters for Dorothy Jones – 184 Spurgeon Drive and Chris Daniels 149 Mockingbird Drive. They have applied to go on the September P&Z Agenda.

Thank you!

Karen Pennamon

Admin. Asst.
Putnam County Planning & Development
(706) 485-2776



PUTNAM COUNTY PLANNING & DEVELOPMENT

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Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, September 6, 2018 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Opening

1. **Call to Order**

Mr. James Marshall, Jr. called the meeting to order

2. **Attendance**

Mr. Jonathan Gladden called the roll.

Present:

Chairman James Marshall, Jr.
 Member Joel Hardie
 Member Alan Oberdeck

Absent:

Member Tommy Brundage
 Member Frederick Ward

Staff:

Lisa Jackson
 Karen Pennamon
 Jonathan Gladden
 Courtney Andrews

3. **Rules of Procedures**

Mrs. Karen Pennamon read the Rules of Procedures.

4. **Approval of Minutes – July 5, 2018**

Motion to approve made by Member **Oberdeck**, Seconded by Member **Hardie**.
 Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

5. Request by **Phillip & Maureen Phifer** for a front and rear yard setback variance at 126 Winfield Drive. Presently zoned R-2. [**Map 111A, Parcel 125, District 3**]. Mr. Phifer represented this request. He stated that he is requesting a 10-foot front yard setback variance,

being 20 feet from the front property line and a 20-foot rear yard setback variance, being 80 feet from the nearest point to the lake. Mr. Phifer stated that he is going to remove an existing house on the property and replace it with a new house. He added that the lot length is 144 feet and in order to place the house in the same location will require a variance. Mr. Oberdeck stated that he had no problems with the request. No one spoke in opposition to this request.

Staff recommendation is for approval of a 10-foot front yard setback variance, being 20 feet from the front property line and a 20-foot rear yard setback variance being 80 feet from the nearest point to the lake.

Motion to approve made by Member **Oberdeck**, Seconded by Member **Hardie**.
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All Approved.**

- 6. Request by **David Tim Sherrod** side yard setback variance at 106 Gloria Drive. Presently zoned R-1. **[Map 086C, Parcel 067, District 4]. Request to withdraw without prejudice.** The applicant submitted a request to withdraw without prejudice.

Staff recommendation is for approval to withdraw without prejudice.

Motion to withdraw without prejudice made by Member **Oberdeck**, Seconded by Member **Hardie**.
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

- 7. Request by **Princeton Pirkle** for a side yard setback variance at 120 Bourbon Point. Presently zoned R-2. **[Map 087B, Parcel 006, District 4].** – Mr. Pirkle stated that he is requesting a 17.6 - foot right side yard setback variance, being 2.4 feet from the right-side property line when facing the lake for a storage building. He stated that when he constructed the storage building the only reasonable place to put it was onto an existing carport. He stated that the area to the left of the driveway is the only way to gain access to his septic tank. Mr. Marshall stated that he had visited the property with Mrs. Pennamon. He stated that the storage building was built without a permit, variances approvals and was built 2.4 feet from the property line which is a violation of the Putnam County Code of Ordinances. Mr. Marshall read the staff recommendation which is for denial and removal of the new storage building in a timely manner. He explained to Mr. Pirkle that if he did not agree with the decision that was made, he has the right to appeal the decision to the Board of Commissioners within 10 days. He added that Staff can provide him with information on the appeal process. Mr. Pirkle stated that the subdivision map had no setbacks on it. Mr. Marshall explained that all subdivisions are bound by the rules of the Putnam County Code of Ordinances. He added that there is a plan review process for any new construction and this was not done regarding the storage building.

Staff recommendation is for denial and removal of the new storage building in a timely manner.

Motion for denial and removal of the new storage building in a timely manner was made by Member **Oberdeck**, Seconded by Member **Hardie**.
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

Mr. Pirkle spoke to motion to reopen agenda item 7.
Motion to reopen item number 7 made by Member Oberdeck, Seconded by Member Hardie.
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

Motion to put item on table made by Member **Oberdeck**, Seconded by Member **Hardie**. All approved.

Motion to table item made by Member **Oberdeck**, Seconded by Member **Hardie**. All approved.

8. Request by **Shane Robbins, agent for Edward & Ellen Cherof** for a rear yard setback variance at 104 Bass Lane. Presently zoned R-2. [**Map 084C, Parcel 016, District 4**]. Mr. Shane Robbins represented this request. Mr. Robbins stated that the applicants are requesting a 25-foot rear yard setback variance, being 75 feet from the nearest point to the lake to construct a house. He stated that Mr. Robbins has done a great job with planning the placement of the proposed house on the lot. Mr. Marshall stated that he had visited the site with Mrs. Pennamon and had no problems with the request.

Staff recommendation is for approval of a 25-foot rear yard setback variance, being 75 feet from the nearest point to the lake.

Motion to approve made by Member **Oberdeck**, Seconded by Member **Hardie**.

Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

9. Request by **Chris Daniels, agent for The Three Daniels, LLC** for a right and rear yard setback variance at 149 Mockingbird Drive. Presently zoned R-2. [**Map 030A, Parcel 011, District 1**]. Mr. Daniels represented this request. Mr. Daniels stated that they are requesting a 10-foot side yard setback variance, being 10 feet from the right-side property line and a 75-foot rear yard setback variance, being 25 feet from the nearest point to the creek. He added that he would like to construct a new residence in the same location as the previous house that had burnt down. Mr. Daniels stated that there is an existing carport located in the proposed area which prevents moving the proposed structure further from the creek. Ms. Jackson stated that when a non-conforming existing structure is removed they must make sure the new development is in compliance with the ordinance, so the fact that it was 25 feet from the creek is because it existed prior to zoning. She added that although esthetically that is where he would like to place it, but the board must adhere to the ordinances. Ms. Jackson stated that their effort is to find the best possible remedy, so he can rebuild. She stated that because they could see a possibility for him to increase the setback and get as far from the water as possible. Mr. Daniels said the code specifically states that the setback is from the lake, but this is a creek. Ms. Jackson stated that it is open water and is considered the same. She added if E.P.D. (Environmental Protection Division) were involved, they would say it is all considered State Water. Mr. Marshall read the staff recommendation and stated that they are bound by State law to enforce the Code of Ordinances. Mr. Marshall explained to Mr. Daniel that if he did not agree with the decision that was made, he has the right to appeal the decision to the Board of Commissioners within 10 days. He added that Staff can provide him with information on the appeal process.

Staff recommendation is for approval of a 10-foot side yard setback variance, being 10 feet from the right-side property line and a 50-foot rear yard setback variance, being 50 feet from the creek.

Motion to approve made by Member **Oberdeck**, Seconded by Member **Hardie**.

Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

10. Request by **Bonnie B. Roberts** to rezone 9.09 acres from R-1 to AG-2 at 365 Scuffleboro Road. [**Map 111, Parcel 001048, District 4**]. * No one was present to represent this request. Mr. Marshall read the staff recommendation.

Staff recommendation is for approval to table item.

Motion to table item made by Member **Oberdeck**, Seconded by Member **Hardie**.
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. All approved.

11. Request by **Charles D. Carter** to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road. [**Map 117 Part of Parcel 028, District 3**]. * Mr. Carter stated that he is requesting to rezone 1.1 acres out of 9.08 acres from AG-1 to R-1 for an estate settlement. He stated his sister wants the existing house located on the property and they want to subdivide it out for her. Mr. Carter added that this land also backs up to his personal property. Ms. Jackson read the staff recommendation and explained that if the request is approved, all parcels must be re-platted which include the parcel that is being subdivided and the parcel that is being added to the adjacent parcel. She added that after both parcels are re-platted, both plats must be submitted at the same time.

Staff recommendation is for approval to rezone 1.1 acres from AG-1 to R-1 with the following conditions: (1) the 7.98 acres must be combined with the adjacent parcel: Map 117 Parcel 031 and cannot be used or sold as a standalone parcel, (2) 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 with conditions made by Member **Oberdeck**, Seconded by Member **Hardie**.
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

12. Request by **Marshall & Angela Criscoe** to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road. [**Map 072, Part of Parcel 010, District 1**]. * Mrs. Criscoe represented this request. Mrs. Criscoe stated that they are requesting to rezone 15 acres out of 84.27 from AG-1 to AG-2 to keep 15 acres and sell 67.37 acres. Mr. Marshall read the staff recommendation.

Staff recommendation is for approval to rezone 15 acres from AG-1 to AG-2 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 with conditions made by Member **Oberdeck**, Seconded by Member **Hardie**.
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

13. Request by **Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III** to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1. [**Map 090, Part of Parcel 002, District 2**]. * Attorney Mary Oliver represented this request. She stated that the applicants are requesting to rezone 1.89 acres out of 84.57 acres from AG-1 to R-1 for an estate settlement. Attorney Oliver stated that she is the court appointed administrator of the estate for the late Diane McIver. She added that Mr. and Mrs. McIver were joint title holders of this property until Mrs. McIver's death in a recent tragedy. Attorney Oliver stated that she is carrying out the wishes of Mrs. McIver's to leave 1.89 acres of this property to the Hernandez family who have lived on this property for over 17 years. Ms. Jackson gave her condolences to the family. Mr. Marshall read the staff recommendation.

Staff recommendation is for approval to rezone 1.89 acres from AG-1 to R-1 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 with conditions made by Member **Oberdeck**, Seconded by Member **Hardie**.
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

14. Request by **Terry Aaron** to rezone 3 acres at 706 Twin Bridges Road from AG-1 to C-2. [**Map 057, Part of Parcel 002, District 4**]. * Mr. Aaron represented this request. Mr. Aaron stated that he requesting to rezone 3 acres out of 25.7 acres from AG-1 to C-2 for a commercial use. Mr. Marshall read the staff recommendation.

Staff recommendation is for approval to rezone 3 acres from AG-1 to C-2 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 with conditions made by Member **Oberdeck**, Seconded by Member **Hardie**.
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

New Business

Adjournment

Meeting adjourned 7:20 p.m.

Attest:

Lisa Jackson
Director

James Marshall, Jr.
Chairman

Backup material for agenda item:

9. Discussion and possible action regarding change to the 2018 BOC Meeting Schedule - cancellation of November 20, 2018 meeting (staff-CM)

The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits. The meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The board can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda. Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024
706-485-5826 ♦ 706-923-2345 fax ♦ www.putnamcountyga.us

2018 BOC MEETING SCHEDULE

DATE	DAY	TIME
January 5, 2018	Friday	9:00 am
January 16, 2018	Tuesday	6:30 pm
February 2, 2018	Friday	9:00 am
February 20, 2018	Tuesday	6:30 pm
March 2, 2018	Friday	9:00 am
March 20, 2018	Tuesday	6:30 pm
April 6, 2018	Friday	9:00 am
April 17, 2018	Tuesday	6:30 pm
May 4, 2018	Friday	9:00 am
May 15, 2018	Tuesday	6:30 pm
June 1, 2018	Friday	9:00 am
June 19, 2018	Tuesday	6:30 pm
July 6, 2018	Friday	9:00 am
July 17, 2018	Tuesday	6:30 pm
August 3, 2018	Friday	9:00 am
August 21, 2018	Tuesday	6:30 pm
September 7, 2018	Friday	9:00 am
September 18, 2018	Tuesday	6:30 pm
October 5, 2018	Friday	9:00 am
October 16, 2018	Tuesday	6:30 pm
November 2, 2018	Friday	9:00 am
November 20, 2018 Thanksgiving-Nov. 22	Tuesday	6:30 pm
December 7, 2018	Friday	9:00 am
December 18, 2018	Tuesday	6:30 pm