

May 3, 2012
Putnam County
Planning & Zoning Commission

The Putnam County Planning & Zoning Commission conducted a public hearing on May 3, 2012 at 6:30 P.M. in the West Courtroom of the Putnam County Courthouse, Eatonton, Georgia.

Present: James Marshall, Chairman, Tommy Brundage, Eddie Crawford, Larry Hone

Absent: John Langley

Staff Present: Lisa Jackson, Karen Pennamon

Mr. Marshall welcomed everyone. **Ms. Jackson** read the Rules of Procedure. **Mr. Hone** made a motion to accept the minutes from April 5, 2012, as read, and **Mr. Brundage** seconded. **All approved.**

1. Request by **David Helmuth**, for a back yard setback variance at 158 Riverside Drive. **Presently zoned R-1.** [Map 102B, Parcel 043]. **Mr. Rodney Sayre**, represented this request. He stated that the owner is building a two-story room addition to the back of his house and is requesting a 10 foot back yard setback variance, being 90 feet from the lake. The layout of the home prevents this addition from being built in any other location. There is a corridor on the upstairs that runs the length of the back of the house which connects a Jack and Jill bathroom and the bedrooms. The owner would like to build a master bedroom on the top to adjoin the other two bedrooms and add a family room down below it. He would also like to build a 4 foot cantilever porch onto the upstairs bedroom so that it overlooks the lake. This would place the porch outside the actual footprint of the room addition. **Mr. Sayre** added that he had written dimensions on the variance request, but, when asked to mark the property, he pulled the tape in a different direction and realized that there was a small drainage canal there. Therefore, the corner of the footprint will be about 74 feet from the seawall in the canal. He stated that he had written 94 feet from the dock and seawall, but he did not know how the canal would factor in as far as the whole variance is concerned. **Mr. Marshall** stated that the plat showed the 90 foot setback from the house to the lake and asked if the addition would be on the lake side of the property. **Mr. Sayre** stated that the proposed addition is on the lake side and the portion of the deck that is connected to the house in the middle will be removed, and that is where the room addition will start adjoining to the foundation of the existing house. **Mr. Sayre** stated that the other side of the

house has a carport that is made into the roof structure and the only suitable location for the new addition is in the rear of the property. **Mr. Hone** stated that with the nature of the structure and the size of the lot (.7 acres) basically going up is the only way they can expand their current home. He had no objection to this request. He stated that it is reasonable and will enhance the house, property values, and the neighborhood. **Ms. Jackson** stated that he is not getting any closer than the existing house is. **Staff recommendation is amended for approval of a 26 foot back yard variance, being 74 feet from the nearest point of the lake.** **Mr. Hone** made a motion for approval as amended and **Mr. Brundage** seconded. **All approved.**

2. Request by **Bennie Register**, to rezone 1 acre at 651 Twin Bridges Road from **R-2 to C-2**. [Map 057D, Parcel 068]. **Mr. Register** represented this request. He stated that he is requesting to rezone his property to C-2 for a small engine repair shop. This property is currently zoned R-2 with a grandfathered use status for a hardware store with some small engine machinery storage and service in the rear. He no longer operates the hardware business but would like to rent this property to someone for a similar use. **Mr. Hone** asked if the repair portion would be conducted behind the building. **Mr. Register** stated that the equipment repairs would take in the rear of the property. **Mr. Hone** asked if there is fencing around the rear of the property. **Mr. Register** stated that there is a wood fence along the property line adjacent to the R-2 lot and a chain link fence along the back property line. He stated that the fence along the other side of the property is down, but they do plan on putting it back up, and it is a chain link fence as well. He also stated that there is an area between the house and this property that is heavily vegetated. **Mr. Hone** asked if the house to the left of this property is occupied. **Mr. Register** responded that it is occupied and the property to the right is an empty lot which is zoned C-1. **Mr. Hone** asked if the owners of the new business would be leaving merchandise outside of the building after hours. **Mr. Register** stated that they would not leave anything on the outside of the building and that all repairs would be conducted in back of the property. **Mr. Hone** stated that the only minor concern he had relative to the request for C-2, was that there are a lot of things that can be done in C-2 that Mr. Register may not have any intent of doing, but a future land owner could do based upon the allowed uses of C-2 which might not sit well with the residents next door. However, there are some things that we can do with the C-1 classification, which is what the adjacent property is zoned for, with some restrictions and conditions that would allow you to do what is requested. **Mr. Hone** explained that some of the things both staff and the board had considered as conditions to the C-1 zoning include: nothing can be left out doors in the front of the property after hours and that the storage of the equipment to be repaired would be behind the building. He stated that rezoning the property to C-1 with these conditions will allow the same or similar use to continue as being requested by owner. **Mr. Register**

stated that Mr. Robert Salter, who was present, would be renting the building and he asked him to come forth. **Mr. Robert Salter** stated that he would be leasing the property from Mr. Register. He stated that he and his wife had been in business in Florida for 12 years before they moved to Georgia. He said that his business will be operated in accordance with all rules and regulations and that the waste oil will be picked up and disposed of by a company out of Macon named Safety Kleen. The only equipment that will be stored outside during the daytime is riding lawn mowers which will be for sale and at the end of the day would be put back on the inside. He stated that he would like to put a work bench on the backside of the building. **Mr. Hone** stated that the repair will be fine in the back of the property. He also explained that the difference between C-1 and C2 is that, in C-1 typically all business is conducted inside a building with very limited or no activity on the outside, where as C-2 will allow you to display and leave items on the outside of the building. **Mr. Salter** stated that they do not intend to leave anything outside and that he understands the board's concerns. **Mr. Marshall** asked if the privacy fence is on the side of the residential property. **Mr. Register** responded that there is a wooden fence along the side of the property that abuts the residential property in the rear of the building and there is a chain link fence in the back and around the front of the property. And as stated earlier, they will put the chain link fence back up on the side that abuts the commercial property. **Mr. Marshall** asked the board and staff if they think that the chain link fence would suffice on the C-1 side of the property with only the wooden fence blocking the view from the residential side. All agreed that the chain link fence along the side that abuts the C-1 would suffice. **Ms. Jackson** amended her recommendation to allow the chain link fence along the C-1 side of the property. **Staff recommendation is that this property be rezoned to C-1, keeping in line with the zoning of the adjacent property and the C-1 zonings on that end of Twin Bridges with the following conditions: 1. To allow outside display of new small machinery "for sale only" in front yard area with no other outside display allowed; 2. Front yard must be kept and maintained at all times in a neatly fashion; 3. To allow storage and repair of small engine machinery in the rear of property in a completely enclosed area which is not visible to any adjacent residential zoned or used properties; and 4. All other sales and services must be conducted wholly on the inside of the building. Mr. Crawford made a motion for approval of conditions as amended and Mr. Hone seconded. All approved.**

Mr. Hone stated that they the major concern was with the protection of the adjacent property owners because the zoning classification transfers with ownership.

3. Request by **Briarfield East, LLC**, for a side yard setback variance at Lot 141 Rockville Springs Road. **Presently zoned R-1.** [Map 126A, Parcel 071 001].

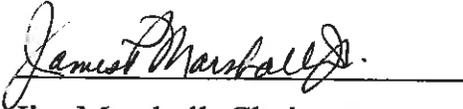
Mr. Nathan Purvis represented this request. **Mr. Purvis** stated that he would like to build a house on this property and is requesting a 5 foot side yard setback variance; being 15 feet from both side property lines. Due to the soil condition, the septic tank and drain field will have to be placed in the front yard area of the property. He stated that his lot is only 85 feet wide in the buildable area and his house plans are for a 50 foot wide house which gives him 15 feet from both sides of his property. He said that there are existing houses on both sides of his property. He also added that his neighbors are not opposed to it. He asked to amend his request for a couple of additional feet in case it is needed. **Mr. Hone** stated that he had requested a 5 foot variance and asked if 10 feet would be suitable. **Mr. Purvis** stated that it would be sufficient. **Mr. Hone** stated that he did not have a problem with his request for 10 feet. It gives him a bit of wiggle room on the orientation because a couple of degrees can make a big difference in the lake view. **Staff recommendation is amended for a 10 foot side yard variance, being 10 feet from both side property lines.** **Mr. Hone** made a motion for approval as amended and **Mr. Brundage** seconded. **All approved.**

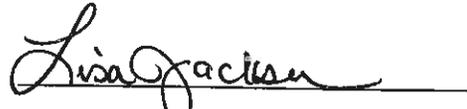
4. Request by **Cammie Neill**, for a back yard setback variance at 205 Bluegill Road. **Presently zoned R-2.** [Map 84A, Parcel 014]. **Cammie Neill** represented this request. **Ms. Neill** stated that she would like to build an outside pavilion/kitchen and is requesting a 25 foot variance, being 75 feet from the lake. She had a designer prepare plans for her, and he indicated that they had measured 75 feet from the adjacent property. **Ms. Neill** asked to amend the variance request from 75 feet from the adjacent property shoreline to 50 feet; being 75 feet from her property shoreline. She added that her house is 165 feet from the lake, and the fill lines runs caddy corner across the back yard as well. Structures are required to be at least 10 feet from the field line which pushes it further down toward the lake. Also, if future repairs have to be done, it will not obstruct or damage the pavilion at the proposed location. **Ms. Neill** discussed some issues with neighboring properties that were similar to hers. **Mr. Hone** stated that the Planning & Zoning Commission are great proponents of people enhancing lakefront property and is willing to work with homeowners, but have no flexibility with Georgia Power requirements. He also asked about their plans electrical and plumbing. **Ms. Neill** stated that they would have electricity and running water but no plans for a toilet. **Mr. Marshall** stated for the record that the request was being amended to 75 feet from the nearest point of the structure to the shoreline of her property line. **Ms. Jackson** stated that the variance is measured from the nearest point which is from the adjacent property shoreline. Therefore, the request would be amended to 50 feet from adjacent property shoreline. This would place the pavilion 75 feet from the owner's shoreline. **Ms. Neill** added that there is an existing variance associated with the house of 10 feet from the side property line. **Staff recommendation is amended for approval of a 50 foot backyard variance, being 50 feet from the nearest point of the lake**

of the adjacent property on the right facing the lake. Mr. Crawford made a motion for approval as amended and Mr. Hone seconded. All approved.

Meeting Adjourned

Attest by:


Jim Marshall, Chairman
Planning & Zoning Commission


Lisa Jackson, Director
Planning & Development

Date: 