PUTNAM COUNTY PLANNING AND ZONING COMMISSION

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May 2, 2013 Agenda – Planning & Zoning Commission

The Putnam County Planning & Zoning Commission conducted a public hearing on May 2, 2013 at 6:30 p.m. in the new Putnam County Administration Building, 117 Putnam Drive, Room 203.

Present: James Marshall, Chairman, John Langley Tommy Brundage, Yvonne Hardy, and Alan Oberdeck

Staff Present: Lisa Jackson & Karen Pennamon

Mr. Marshall welcomed everyone. **Ms. Jackson** read the Rules of Procedure. **Mr. Langley** made a motion to accept the minutes from April 4, 2013, as read, **Mr. Brundage** seconded. **Ms. Hardy** was present but not voting. **All Approved.**

1. Request by Frederick and Kathleen Smith for a rear and side yard setback variance at 108 Willow Cove. **Presently zoned R-1. [Map 087B, Parcel 081]. Jerry McCommens** represented this request for Frederick and Kathleen Smith. **Mr. McCommens** stated that the applicants are requesting an 8-foot side yard setback variance, being 12 feet from the right side yard property line when facing the lake. They would like to build a house on this property but due to the required location of the septic tank and drain field, a side and rear yard variance is needed. **Mr. Langley** stated that he had visited this property several times. He said that there were some concerns on whether or not there would be enough room to build a structure on this property. **Mr. Langley** stated that he had visited the property with Katherine Hill from the Health Department and subsequently with Ms. Jackson. He added that the property is extremely small and restrictive and what they are proposing is the most suitable location for the structure. **Mr. Langley** added that the applicants have tried to do everything they could to bring it up to code but need a variance to build this structure. He commended Mr. Smith for the excellent set of plans that were submitted with his application. There were no oppositions to the request. **Staff recommendation is for approval of an 8-foot side yard variance, being 12 feet from the right side property line when facing the lake and a 30-foot rear yard variance, being 70 feet from the nearest point of the lake. Mr. Langley** made a motion for approval and **Mr. Oberdeck** seconded. **Ms. Hardy** abstained from voting. **All Approved.**

2. Request by Ernie Dorough, agent for George & Martha Pollock, for a rear yard setback variance at 132 Robin Court. **Presently zoned R-2. [Map 088B, Parcel 080]. Mr. Ernie Dorough** represented this request for George & Martha Pollock. **Mr. Dorough** stated that the applicants would like to extend an existing deck onto the back corner of their house. They would like to amend their original variance request to a 34-foot rear yard setback variance, being 66 feet from the nearest point of the lake. **Mr. Langley** stated that he had visited the property with Ms. Jackson and subsequently with **Mr. Oberdeck**. He stated that he has no problems with this request. There were no oppositions to the request. **Staff recommendation is for approval of a 33-foot rear yard variance, being 67 feet from the nearest point of the lake. Mr. Langley** made a motion for **approval to amend to a 34 foot rear yard variance, being 66 feet from the nearest point of the lake to include the concrete slab underneath** and **Mr. Oberdeck** seconded. **Ms. Hardy** abstained from voting. **All Approved.**

3. Request by **Bobby Thompson** for a rear yard setback variance at 306 South Steel Bridge Road. **Presently zoned R-2. [Map 114A, Parcel 070001]. Mr. Bobby Thompson** represented this request. He would like to install a pool on his property and is requesting a 20-foot rear yard setback variance, being 80 feet from the nearest point of the lake. **Mr. Thompson** stated that this would be the most suitable location to install a pool because of some unusual circumstances on his property. He would like to amend his request and add four additional feet for the decking on the pool. This would place him 76 feet from the nearest point of the lake instead of 80 feet. **Mr. Oberdeck** asked what type of deck he was installing. **Mr. Thompson** said it would be a concrete deck. **Mr. Oberdeck** asked if the height of the pool would be the same height as the footing on the house. **Mr. Thompson** stated that there is a drainage ditch that goes around in that area and also a knoll but the pool height will be below the first floor elevation. **Mr. Marshall** asked if he would have any retaining walls on the lake side. Mr. Thompson responded no. **Mr. Oberdeck** stated that he had visited the site and has no problems with the request. **Staff recommendation is for approval of a 20-foot rear yard variance, being 80 feet from the nearest point of the lake. Mr. Oberdeck** made a motion for **approval to amend the request to a 24-foot rear yard variance, being 76 feet from the nearest point of the lake** and **Mr. Langley** seconded. **Ms. Hardy** abstained from voting. **All Approved.**

4. Request by Duncan Criscoe/Crooked Creek Pines Farm, LLC for a conditional use at 355 Harmony Road. **Presently zoned AG-1. [Map 072, Parcel 010]. Mr. Marshall** stated that no one was present to represent this request. He then proceeded to read the letter of intent that was submitted with the conditional use application. **Mr. Marshall** said that he had heard good thing about this company and that they have been working with the Chamber of Commerce to promote activities there. **Mr. Langley** stated that he has concerns about the fire suppression systems in the buildings. He said that any large cabin holding more than 25 people has to have a sprinkler system which does not currently exist in this building. Mr. Langley stated that there is a problem getting it installed because there is no main water system. He added that Piedmont Water cannot supply enough water pressure or volume so they have to put a 10,000 gallon storage tank somewhere near the building. Mr. Langley stated that it is for that reason and the fact that there is no one to represent the request that he feels it be deferred until the next scheduled meeting. Ms. Jackson stated that the applicant has been working with Planning & Development and they do not want to take on that expense until the conditional use is approved. She said that the Fire Marshall has already given them their letter and they know what has to been done. **Staff recommendation is for approval with the condition that a 50-foot undisturbed buffer remains along the side and rear property lines and, hours of operations are not to exceed 11pm. Mr. Langley** made a motion to defer the request until next month's meeting because there is no representation present and **Mr. Brundage seconded. Ms. Hardy** abstained from voting. **All Approved.**

5. Request by **Ashley-Belle Landings, LLC. agent for Douglas E. and Vera R. Frohman**, for a conditional use at 436 Greensboro Road. **Presently zoned AG-1. [Map 075, Parcel 031001]. Mrs. Stephanie McKleroy** represented this request for Douglas E. and Vera R. Frohman. **Mrs. McKleroy** stated that she would like to operate a business at 436 Greensboro Road for small events, weddings, reunions and offer clients packages to promote tourism in Putnam County. She added that her husband owns Sound and Lighting Solutions and has an annual Christmas light show which is broadcasted on 92.3 and channel 13 during the Christmas Holidays. They would like to have a light show at this location during the holidays which would also help to promote tourism in Putnam County. **Mrs. McKleroy** said that she is a Putnam County native but moved away to attend college after high school. She wants to come back to operate her business in Putnam County. She said that this property is already zoned AG-1 and her request is similar to a bed and breakfast which is an approved business for that property. She has spoken to the State Fire Marshall and has to meet with him to discuss plans to bring it up to code without negatively impacting the historic integrity of this old house. She stated that this is a beautiful piece of property and her goal is to maintain its historic characteristic in every way possible. **Mr. Marshall** stated that it is a good use for this property because it has been vacant for a long time and empty houses invite vandalism. **Mrs. McKleroy** stated she visits the property every couple of weeks and no vandalism has occurred. The house was built in the 1900's and is in excellent condition. She said that the septic tank has to be upgraded but she needs the conditional use approval before she can move forward with that request to the owners. **Mr. Langley** mentioned that Mrs.

McKleroy indicated in her letter of intent that she would like to build a chapel and asked her to give further details about her proposal. **Mrs. McKleroy** stated that there is a fenced in area at the entrance of the property where she would like to place a building. She wants to put the entrance of the building near the fence so that the front of the chapel-type building will mirror the existing house. **Mrs. McKleroy** stated that she had a professional architect draw up the plans for the building. This would be used for small events such as small weddings and family gatherings. **Mr. Marshall** asked if she had visited the Higdon House Bed and Breakfast in Greensboro, Georgia. **Mrs. McKleroy** stated that she has not been to the Higdon House but has spoken with the ladies there. They discussed her sending clients with large event to the Higdon House and them sending clients with small events to her. **Mr. Marshall** stated that he is excited that someone is interested in taking this property and trying to make it work. There have been several false starts there and this would be a great asset to the community and Putnam County. **Mr. Langley** asked if she had plans to build the chapel in the near future or if she is applying to get a permit to build now. **Mrs. McKleroy** stated that she is not applying for that permit now because she has to get approval for the septic system before she moves forward. It will be built before the business opens and it is a part of her five-year business plan. **Mr. Langley** added he feels that this development will be a plus and a benefit to the community as a whole and for the tourism as well. **Mrs. McKleroy** stated that this has been a dream for such a long time and she is very passionate about and committed to this project. **Mr. Marshall** commended Mrs. McKleroy for her vision and foresight for this historic site and stated that he hope everything moves forward without any glitches. No one spoke in opposition to this request. **Staff recommendation is for approval with the following conditions: 1. A 50-foot undisturbed buffer remains along the side and rear property lines; and 2. hours of operations are not to exceed 11pm.** **Mr. Langley** made a motion for approval with the conditions of staff recommendation. and **Mr. Brundage** seconded. **Ms. Hardy** abstained from voting. **All approved.**

New Business: Ms. Jackson and The Planning & Zoning Commission discussed the upcoming GAZA meeting in August.

Meeting Adjourned

Attest by:

Jim Marshall, Chairman
Planning & Zoning Commission

Lisa Jackson, Director
Planning & Development

Date: 6/6/13