

# PUTNAM COUNTY PLANNING AND ZONING COMMISSION



117 Putnam Drive, Suite B ♦ Eatonton, GA 31024  
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Thursday, August 3, 2017

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, August 3, 2017 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

**1. Call to Order**

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

**2. Attendance**

Mrs. Karen Pennamon called the roll.

**Present:** James Marshall Jr., Chairman, John Langley, Tommy Brundage, Alan Oberdeck, Frederick Ward,

**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 – July 6, 2017**

Motion for approval made by: Alan M. Oberdeck

Seconded by: John Langley

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

5. *Request by Owen Lovell & Rachel Schmelmen for a side yard setback variance at 230 Jackson Road. Presently zoned R-1. [Map 086B, Parcel 035].*

**Mr. Owen Lovell** represented this request. **Mr. Lovell** stated he is requesting a 10-foot setback variance, being 10 feet from the left-side property line when facing the house in order to construct a garage. He stated once he had purchased the property the dimensions of the current garage turned out not to be as advertised. In addition, the layout of the lot is very narrow in shape and due to the requirements of the Georgia Power lease lot coupled with septic requirements from the Putnam County Health Department the only suitable location to put the garage is in the proposed location. **Mr. Langley** stated he had visited the property and did not have a problem with the request. **Mr. Oberdeck** stated he had also 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-ft. setback variance, being 10 feet from the left side property line when facing the house. **Mr. Langley** made a motion for approval and **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 house.*

Motion for approval made by: John D. Langley  
 Seconded by: Frederick Ward

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

6. *Request by James & Ann Bush for a rear yard setback variance at 149 Norris Lane. Presently zoned R1-R. [Map 101B, Parcel 098].*

**Mr. Jay Tanner, agent for James & Ann Bush** represented this request. **Mr. Tanner** stated the applicants are requesting a 4.9-foot setback variance, being 95.10 feet from the nearest point to the lake for a pool with a deck and a 24-foot setback variance being 76 feet from the nearest point to the lake to construct a patio, due to the lot being a very narrow point lot. **Mr. Oberdeck** stated he visited the property and had no problem with the request. No one spoke in opposition to this request. Staff recommendation is for approval of a 4.9-foot setback variance, being 95.10 feet from the nearest point to the lake for a pool with a deck and a 24-foot setback variance being 76 feet from the nearest point to the lake to construct a patio. **Mr. Oberdeck** made a motion for approval. **Mr. Langley** seconded. **All approved.**

*Staff recommendation is for approval of a 4.9-ft. setback variance, being 95.10 feet from the nearest point to the lake for a pool with a deck and a 24-foot setback variance being 76 feet from the nearest point to the lake to construct a patio.*

Motion for approval made by: Alan M. Oberdeck  
 Seconded by: John Langley

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

7. *Request by Brad Clower, agent for Rick Dunkerly for a side yard setback variance at 118 Ashwood Pt. Presently zoned R-1. [Map 087B, Parcel 218].*

**Mr. Brad Clower, agent for Rick Dunkerly** represented this request. He stated he is requesting a 10-foot setback variance, being 10 feet from the left- side property line when facing the house. Due to the shape of the lot and the layout of the septic system the only suitable place to build the new proposed structure would be where the variance is being requested. He stated the garage would be aesthetically the same as the current residence. **Mr. Langley** stated he had visited the property and concurred that the buildable area is limited. **Mr. Oberdeck** stated he had visited the property as well and did not have a problem with 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 house. **Mr. Langley** made a motion for approval. **Mr. Brundage** seconded. No one spoke in opposition to the request. **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 house.*

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			
James Marshall, Jr.	x			

8. *Request by Abe Abouhamdan, agent for Matthew W. & Amy Black for a side yard setback variance at 112 Riverside Dr. Presently zoned R-1. [Map 102B, Parcel 053].*

**Mr. Abe Abouhamdan, agent for Matthew W. & Amy Black** represented this request. He stated the applicants are requesting a 10-foot setback variance, being 10 feet from the right-side property line when facing the lake to construct a garage. **Mr. Abouhamdan** stated due to the size of the lot it is difficult to place a house and garage on the property without a side yard setback variance. He stated that with the current request the garage would be blocking part of the house. **Mr. Abouhamdan** also asked if a 5 ft. variance could be added to the left side property line. **Mr. Langley** stated he had visited the property as well and after careful measurement it was his view that a variance is not needed on the left side property line for the house. **Ms. Jackson** stated that the applicants are requesting to be 11 feet from the left side and on the right side 45.5 ft. from the property line. She also stated aesthetics is not a reason that variances are granted. **Ms. Jackson** stated upon visiting the house she could see no reason why the house could not be moved over to achieve the 20 foot setback requirement on both sides. However, she did feel a variance is needed for the garage so it is not placed directly in the front yard in addition to the placement of the septic system. Staff recommendation is for approval of a 10-foot setback variance, being 10 feet from the right-side property line when facing the lake to construct a garage. **Mr. Oberdeck** stated he visited the property and made a motion for approval. **Mr. Ward** seconded. No one spoke in opposition to this request. **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 to construct a garage.*

9. *Request by Antonio Mullins for a conditional use at 202 Horton Drive. Presently zoned AG-1. [Map 050, Parcel 015]. \**

**Mr. Marshall** stated that the Planning Director **Ms. Lisa Jackson** is recusing herself from this item due to being of relation to the applicant, because of this **Mrs. Karen Pennamon** authored the staff recommendation. **Mr. Antonio Mullins** represented this request. He stated that after retiring from the military and upon returning to Putnam he purchased the venue and would like to use it as a community center. **Mr. Mullins** stated he is requesting a conditional use at 202 Horton Drive to use as a community event center. **Mr. Ward** stated he had visited the property and had no problem with the request. Staff recommendation is for approval of a conditional use for a community event center at 202 Horton Drive with the following conditions: 1) Owners shall present a parking plan, prepared by a design professional which shall be approved by the Planning Director and executed prior to the issuance of a business registration; 2) Hours of operation shall not exceed 12:00 a.m. No one spoke in opposition to this request. **Mr. Ward** made a motion for approval. **Mr. Langley** seconded. **All approved.**

*Staff recommendation is for approval of a conditional use for a community event center at 202 Horton Drive with the following conditions: 1) Owners shall present a parking plan, prepared by a design professional which shall be approved by the Planning Director and executed prior to the issuance of a business registration; 2) Hours of operation shall not exceed 12:00 a.m.*

10. Request by **James & Nina Peebles** to rezone 22.04 acres at 143 Checking Station Road from AG-1 to AG-2. [Map 024, part of Parcel 003]. \*

**Mr. James Peebles** represented this request. He is requesting to rezone 22.04 acres from AG-1 to AG-2. **Mr. Peebles** stated that the 22.04 acres has been subdivided and resurveyed into two equal lots in order to be sold and comply with the zoning district. He is wanting to keep the property zoned agriculture which is why he is requesting the AG-2 designation. **Mr. Ward** stated he had visited the property and has no problem with the request. No one spoke in opposition to this request. Staff recommendation is for approval to rezone 22.04 acres from AG-1 to AG-2. **Mr. Ward** made a motion for approval. **Mr. Oberdeck** seconded. **All approved.**

*Staff recommendation is for approval to rezone 22.04 acres from AG-1 to AG-2.*

ATTEST:

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Lisa Jackson  
P&D Director

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James Marshall, Jr.  
Chairman