

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

Thursday, July 6, 2017

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

1. Call to Order

Mr. John Langley, Vice-Chairman, called the meeting to order.

2. Attendance

Mr. Jonathan Gladden called the roll.

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

Staff Present: Lisa Jackson, Karen Pennamon and Jonathan Gladden

3. Rules of Procedures

Mrs. Karen Pennamon read the Rules of Procedures.

4. Approval of Minutes – June 1, 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			
James Marshall, Jr.				

5. Request by Arthur Rubino for a side yard setback variance at 112 Little River Court. Presently zoned R-2. [Map 057A, Parcel 020].

Mr. Arthur Rubino represented this request. He stated he is proposing to build a 30'x60' garage on the property, and is asking for a 10-foot variance, being 10 feet from the right-side property line when facing the house, in order to give a proper turnaround area for his boat

trailer. Mr. Rubino stated due to the topography of the lot this would be the best placement, he also added he had previously taken down two out buildings on his property in order to make more room. He has obtained letters from his neighbors who do not have a problem with his request. **Mr. Oberdeck** stated he had visited the property and it was his opinion that Mr. Rubino would definitely need a turn area. **Mr. Ward** stated he had visited the property and concurred that a turn-around area would be a problem without a variance. **Mr. Langley** stated he had visited the property as well and went on to explain that the goal of the commission is to get compliance with the code as much as possible. He stated in this case after visiting the property he along with staff feel more comfortable giving a 5-foot variance being 15 feet off the right-side property line. No one spoke in opposition to the request. Staff recommendation is for approval of a 5-foot variance, being 15 feet from the right-side property line when facing the house. **Mr. Oberdeck** made a motion for approval of a 5-foot variance, being 15 feet from the right-side property line when facing the house. **Mr. Brundage** seconded. **Mr. Ward** voted nay. **Motion approved.**

Staff recommendation is for approval of a 5-foot variance, being 15 feet from the right side property line when facing the house.

Motion for approval made by: Alan M. Oberdeck
 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.				

6. Request by **Julie and Tim Jones** for a rear yard setback variance at 131 Tyler Court. Presently zoned R1-R. [Map 101A, Parcel 048].

Mr. Tim Jones represented this request. Mr. Jones stated he had purchased the lot in the mid eighties and plans to sell his current house in Atlanta and move to Putnam full time. He stated he is requesting the 22-foot variance, being 78 feet from the nearest point to the lake in order to build a garage and add on to his existing screened porch. **Mr. Oberdeck** stated he visited the property and the house and has no problem with the request. **Mr. Langley** stated he had visited the property as well and has no problem with the request. No one spoke in opposition to the request. Staff recommendation is for approval of a 22-foot variance, being 78 feet from the nearest point to the lake. **Mr. Oberdeck** made a motion for approval and **Mr. Ward** seconded. All approved.

Staff recommendation is for approval of a 22-foot variance, being 78 feet from the nearest point to the lake.

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

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 **Don and Debra Presley, agent for Clinton Whiddon and Dawn Walker** for a rear yard setback variance at 154 Sequoia Court. Presently zoned R-1. [Map 102A, Parcel 037].

Mr. Don Presley, agent for Clinton Whiddon and Dawn Walker represented this request. Mr. Presley stated he and his wife were in the process of making an offer on this lot. He stated due to the covenants in the neighborhood he could not meet the minimum building requirements of the neighborhood with the lot as is. In addition, being on a cul-de-sac, and having to be 50 feet off the front property line really eats into the buildable area. Due to the aforementioned reasons Mr. Presley is requesting a 50-foot variance, being 50 feet from the nearest point to the lake to construct a 2,700 square foot house. He stated all the required approval for a septic field and system had been approved as well. Mr. Oberdeck stated he had visited the property and asked if he would be pumping the sewage out of the lot. Mr. Presley stated more than likely not as they had figured out from the elevations that they could drain from the house to the septic tank. No one spoke in opposition to the request. Staff recommendation is for approval of a 50-foot variance, being 50 feet from the nearest point to the lake. **Mr. Oberdeck** made a motion for approval and **Mr. Brundage** seconded. All approved.

Staff recommendation is for approval of a 50-foot variance, being 50 feet from the nearest point to 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			
James Marshall, Jr.	x			

8. Request by **Rick McAllister, agent for Shaifer/Griffin, LLC** for a conditional use for Ace Hardware with lumber yard at 106 Mahaffey Drive. Presently zoned C-1. [Map 103, Parcel 008]. * **Item removed from agenda**

9. Request by **Jonathan Vining, agent for Fred and Regina Auletta** to rezone 42.91 acres at 694 Greensboro Road from AG-1 to AG-2. [Map 095, Parcel 026001]. *

Mr. Fred Auletta represented this request. Mr. Auletta is requesting to rezone 42.91 acres from 694 Greensboro Road from AG-1 to AG-2. Instead of selling the property in its entirety he is proposing to split it up into two tracts: a 27 acre tract which he is selling, 15.91 acres he is keeping. He said his understanding is that since the front part was less than 20 acres it has to be rezoned and he would like to keep it in agriculture so he is requesting to rezone it to AG-2. **Mr. Brundage** stated he has visited the property and has no problem with the request. No one spoke in opposition to the request. Staff recommendation is for approval to rezone 42.91 acres from AG-1 to AG-2. **Mr. Marshall** made a motion for approval and **Mr. Brundage seconded**. All approved.

Staff recommendation is for approval to rezone 42.91 acres from AG-1 to AG-2.

Motion for approval made by: James Marshall, Jr.
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			

10. Request by **Lavenera Clements & Billy J. Clements** to rezone 7.919 acres at 524 Dennis Station Road from AG-1 to AG-2. [Map 082, part of Parcel 014]. *

Mr. Billy J. Clements represented this request. He stated he is requesting to rezone 7.919 acres at 524 Dennis Station Road from AG-1 to AG-2. He stated he wants to sell 2.731 acres out of the 10.06 acres which will be combined with the adjacent AG-1 parcel (map 082, Parcel 002001). In order to do so he has to rezone the remaining 7.919 acres to a conforming district size. **Mr. Brundage** stated he had visited the property and has no problem with the request. No one spoke in opposition to the request. Staff recommendation is for approval to rezone 7.919 acres from AG-1 to AG-2 with the following conditions: (1) the remaining 2.731 acres must be combined with the adjacent AG-1 parcel identified as (map 082, Parcel 002001), (2) the 2.731 acres cannot be used or sold as a standalone parcel, (3) this rezoning shall also be conditioned upon the resurveying and the recordation of the plat as stated in Section 66- (e)(3) of the Putnam County Code of Ordinances. **Mr. Oberdeck** made a motion for approval and **Mr. Marshall seconded**. All approved.

Staff recommendation is for approval to rezone 7.919 acres from AG-1 to AG-2 with the following conditions: (1) the remaining 2.731 acres must be combined with the adjacent AG-1 parcel identified as (map 082, Parcel 002001), (2) the 2.731 acres cannot be used or sold as a standalone parcel, (3) this rezoning shall also be conditioned upon the

resurveying and the recordation of the plat as stated in Section 66- (e)(3) of the Putnam County Code of Ordinances.

Motion for approval made by: Alan Oberdeck

Seconded by: James Marshall

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

Ms. Jackson stated two people had signed in to speak on item eight of the agenda, but as previously stated the item had been removed so there would not be a public hearing on the item. Ms. Jackson stated she had stepped out to speak with the county attorney, Barry Fleming. Mr. Fleming made it clear that a recall of an item could be done during a meeting. She asked if the board would consider recalling item 5 and it has to be done via a motion. Ms. Jackson stated the reason for recalling is when she made the recommendation she did not take into account a boat and trailer, and this made a difference in the request due to the turn radius.

11. Recall of Request by Arthur Rubino for a side yard setback variance at 112 Little River Court. Presently zoned R-2. [Map 057A, Parcel 020].

Motion made by **Mr. Langley** to recall request for a rear yard setback variance at 112 Little River Court for Arthur Rubino. Presently zoned R-2. [Map 057A, Parcel 020] motion was seconded by **Mr. Ward**. No one spoke in opposition to this request. All approved. **Motion to recall approved.**

Motion for approval made by: John 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			

12. Request by Arthur Rubino for a side yard setback variance at 112 Little River Court. Presently zoned R-2. [Map 057A, Parcel 020].

Motion made by **Mr. Oberdeck** for approval of a 10-foot variance, being 10 feet from the right side property line when facing the house. **Mr. Brundage** seconded. No one spoke in opposition to this request. All approved.

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			
James Marshall, Jr.	x			

New Business: Ms. Jackson discussed the upcoming GAZA Conference in Helen on August 23-25, 2017.

13. *Adjournment*

ATTEST:

 Lisa Jackson
 P&D Director

 John Langley
 Vice Chairman