

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



117 Putnam Drive, Suite B ♦ Eatonton, GA 31024
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Thursday, June 1, 2017

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, June 1, 2017 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

1. Call to Order

Mr. John Marshall, Chairman, called the meeting to order.

2. Attendance

Mrs. Karen Pennamon called the roll.

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

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 – May 4, 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 Lakeview Senior Gardens, L.P. for a parking variance at 104 Scott Road. Presently zoned RM-2. [Map 102A, Parcel 051001].

Mr. Phil Ellen represented this request. He stated the applicant is requesting a parking variance, for 1.5 parking spaces per unit instead of the required 2 parking spaces as listed in the Putnam County Code of Ordinances Sec. 66-94(h). The variance is for a proposed 48-unit multi-family development restricted to senior (55+) residents. **Mr. Ellen** stated the current requirements for parking is 2 slots for every 1 unit, this would result in a reduction from 96 required parking spaces to 72 spaces. **Mr. Oberdeck** stated he had visited the property and in his opinion the request is reasonable. No one spoke in opposition to the request. Staff recommendation is for approval of a parking variance for 1.5 parking spaces per dwelling unit. **Mr. Oberdeck** made a motion for approval and **Mr. Ward** seconded. **All approved.**

Staff recommendation is for approval of a parking variance for 1.5 parking spaces per dwelling unit.

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.	x			

6. Request by **Brad J. Evans, agent for TAC Southern Pine Properties, LLC** for a conditional use for a kennel at 128 Spivey Road. Presently zoned AG-1. [Map 106, Parcel 080]. *

No one was present to represent this request. Mr. Marshall stated the staff recommendation was to withdrawal from the agenda due to the fact that the use was allowed under the current zoning classification. Staff recommendation is to withdraw. **Mr. Oberdeck** made a motion to approve the request for withdrawal. **Mr. Langley** seconded. No one spoke in opposition to the request. All approved. **Approved to be withdrawn.**

Staff recommendation is for withdrawal.

Motion for withdrawal from agenda 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 **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]. * **Request to withdraw without prejudice**

Rick McAllister, agent for Shaifer/Griffin, LLC. made a request to withdraw without prejudice. **Mr. Ward** made a motion to approve the request to withdraw without prejudice. **Mr. Langley** seconded. No one spoke in opposition to the request. All approved. **Approved to be withdrawn without prejudice.**

Staff recommendation is for withdrawal without prejudice.

Motion for withdrawal without prejudice made by: Frederick Ward

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			

8. *Adjournment*

ATTEST:

Lisa Jackson
P&D Director

James Marshall, Jr.
Chairman