

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, May 4, 2017

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, May 4, 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., John Langley, Tommy Brundage, Alan Oberdeck, Frederick Ward

Staff Present: Lisa Jackson and Karen Pennamon

Absent: Jonathan Gladden

3. Rules of Procedures

Mrs. Karen Pennamon read the Rules of Procedures.

4. Approval of Minutes – April 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 James and Sharon Cobb for a rear yard setback variance at 107 W. Bear Creek Road, S.W. Presently zoned R-2. [Map 057B, Parcel 178].

Mr. James Cobb represented this request. He is requesting a 35-foot variance, being 65 feet from the nearest point to the lake to construct a 38' x 28' house. He stated that this is a long narrow lot that has an existing double wide manufactured home on it that is 34.5 feet from the nearest point to the lake. Mr. Cobb stated the front corner of the proposed structure will be 65 feet from the nearest point to the lake. The proposed septic system will be on the right side of the property. **Mr. Langley** stated he had visited the property several times and his opinion is that there is ample room to move the proposed structure further toward the front of the property to be further from the lake and closer to what is required by the Putnam County Code of Ordinances. He added that one benefit is that they will gain use of the property between the house and lake and if they needed to move the septic drain field into that area they could do so as opposed to going alongside the property and removing trees. **Mr. Oberdeck** stated that he had visited the property with **Mr. Brundage** and he stated that he agreed that the location of the proposed structure should be back further from the lake. No one spoke in opposition to the request. Staff recommendation is for approval of a 15-foot variance, being 85 feet from the nearest point to the lake when facing the house. **Mr. Langley** made a motion for approval for a 15-foot variance, being 85 feet from the nearest point to the lake when facing the house and **Mr. Oberdeck** seconded. **All approved.**

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

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 **Tim Jones, agent for Julia Ann Jones** for a rear yard setback variance at 131 Tyler Court. Presently zoned R-1R. [Map 101A, Parcel 048]. **Request to withdraw without prejudice.** Applicant submitted a written request to withdraw without prejudice. **Mr. Oberdeck** made a motion to approve the request to withdraw without prejudice. **Mr. Langley** seconded. **All approved. Approved to be withdrawn without prejudice.**

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 **Jody Harper, agent for James Crawford** for a rear yard setback variance at 103 Sunfish Trail. Presently zoned R-2. [Map 083A, Parcel 052]. **Mr. Harper** represented this request. Mr. Harper stated that the applicant is requesting a 35-foot variance, being 65 feet from the nearest point to the lake to construct a 14'x28' swimming pool. He stated that this is a long narrow lot which slopes down toward the lake and this is the only suitable location to construct the pool. The lot width at building setback is 90 feet. Mr. Langley stated that he had

visited the property with Ms. Jackson and Mrs. Pennamon. He stated the proposed location is the only suitable location for the pool. Mr. Oberdeck stated that he had visited the property with Mr. Brundage and he agreed that this is the only suitable location to construct the pool. Mr. Langley made a motion for approval and Mr. Brundage seconded. All approved.

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 **Christine D. Wood** for a rear yard setback variance at 300 Sinclair Road. Presently zoned R-2. [Map 112B, Parcel 056]. **Mrs. Christine Wood** represented this request. Mrs. Wood stated that she is requesting a 48-foot variance, being 52 feet from the nearest point to the lake to construct a 567-square foot addition onto her house. The existing house was constructed in 1963 and is 70 feet from the lake. Mr. Langley stated that he had visited the property with Ms. Jackson and Mrs. Pennamon. He stated that due to the location of the existing structure any modifications to it will require a variance. Mr. Langley stated that he had no problems with the request. Mr. Oberdeck stated that he had visited the property with Mr. Brundage and he has no problems with the request. Mr. Langley made a motion for approval and Mr. Ward seconded. All approved.

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

9. Request by **Donna A. Brumbelow** to rezone 5.02 acres at 143 North Sugar Creek Road from AG-1 to R-1R. [Map 071, Parcel 034]. * **Request to withdraw with prejudice.** Applicant submitted a written request to withdraw with prejudice. **Mr. Langley** made a motion to approve the request to withdraw with prejudice. **Mr. Ward** seconded. **All approved.**
Approved to be withdrawn with prejudice.

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 **Rick McAllister, agent for Shaifer/Griffin, LLC** for a front and side yard setback variance at 1024 Lake Oconee Parkway. Presently zoned AG-1. **[Map 103, Parcel 015]. Request to withdraw without prejudice.** Applicant submitted a written request to withdraw without prejudice. **Mr. Oberdeck** made a motion to approve the request to withdraw without prejudice. **Mr. Langley** seconded. **All approved. Approved to be withdrawn without prejudice.**

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

11. Request by **Rick McAllister, agent for Shaifer/Griffin, LLC** to rezone 23.11 acres at 1024 Lake Oconee Parkway from AG-1 to C-3. **[Map 103, Parcel 015]. * Request to withdraw without prejudice.** Applicant submitted a written request to withdraw without prejudice. **Mr. Oberdeck** made a motion to approve the request to withdraw without prejudice. **Mr. Ward** seconded. **All approved. Approved to be withdrawn without prejudice.**

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

9. *Adjournment*

ATTEST:

 Lisa Jackson
 P&D Director

 James Marshall, Jr.
 Chairman