

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



117 Putnam Drive, Suite B ♦ Eatonton, GA 31024
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Thursday, April 6, 2017

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, April 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, Tommy Brundage, Alan Oberdeck, Frederick Ward

Absent: James Marshall, Jr.

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 – March 23, 2017

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			

5. Request by *Beth Taylor* for a side yard setback variance at 160 Paramount Drive. Presently zoned R-2. [Map 115B, Parcel 101].

Ms. Beth Taylor represented this request. She is requesting a 10-foot variance, being 10 feet from the left side property line when facing the house in order to construct a garage. Ms. Taylor stated that she has a single-family home that does not have a garage, storage space, or shed. The aforementioned is why she is requesting the variance. **Mr. Oberdeck** stated he had visited the property with **Mr. Brundage** and they agreed that the proposed location is the only logical place to construct the garage. **Mr. Langley** stated he and **Ms. Pennamon** had also visited the property and he agreed with **Mr. Oberdeck** concerning the location of the structure. No one spoke in opposition to the request. Staff recommendation is for approval of a 10-foot variance, being 10 feet from the left side property line when facing the house. **Mr. Oberdeck** made a motion for approval and **Mr. Brundage** seconded. **All approved.**

Staff recommendation is for approval of a 10-foot variance, being 10 feet from the left side property line when facing the house.

Motion for approval made by: Alan M. Oberdeck
 Second by: Tommy Brundage

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

6. *Request by **Tonya C. Epps** to rezone 11 acres at 172 Spivey Road from AG-1 to AG-2. [Map 106, Parcel 081]. **

Ms. Tonya Epps represented this request. She stated the purpose of this request was to settle a family estate. The property is to be divided per her mother’s will. Ms. Epps stated she is requesting to rezone 11 acres from AG-1 to AG-2. She stated in the AG-1 zoning district two mobile homes were not allowed, which is why she is requesting a rezoning to AG-2. She stated her brothers were intending to sell the remainder of the land they inherit. She also stated **Ms. Jackson** had been a big help in this process. **Mr. Oberdeck** stated he had visited the property with **Mr. Brundage** and has no problems with the request. **Mr. Langley** stated he had visited the property with Mrs. Pennamon and he has no problems with the request. No one spoke in opposition to the request. Staff recommendation is for approval to rezone 11 acres from AG-1 to AG-2 with the following conditions: (1) the remaining 19.15 acres must be combined with the adjacent AG-1 parcel identified as (Map 118, Parcel 001), (2) the 19.15 acres cannot be used or sold as a standalone parcel, (3) this rezoning shall also be conditioned upon resurveying and the recordation of the plat as stated in Section 66-165 (e) (3) of the Putnam County Code of Ordinances. Ms. Epps asked for clarification on the recommendation. **Ms. Jackson** stated the recommendation was stating what they had previously discussed that the adjacent 19.15 acres cannot stand alone and must be combined as it is less than 20 acres which is the minimum lot size in the district. In addition, the parcels she is requesting to be rezoned must also be platted and recorded in order for the rezoning request to be finalized. **Ms. Jackson** further clarified that this just serves as a recommendation and the rezoning is not final until the Board of

Commissioners vote. **Ms. Epps** stated she was clear concerning the recommendation. **Mr. Oberdeck** made a motion for approval with conditions and **Mr. Ward** seconded. **All approved.**

Staff recommendation is for approval to rezone 11 acres from AG-1 to AG-2 with the following conditions: (1) the remaining 19.15 acres must be combined with the adjacent Ag-1 parcel identified as (Map 118, Parcel 001), (2) the 19.15 acres cannot be used or sold as a standalone parcel, (3) this rezoning shall also be conditioned upon resurveying and the recordation of the plat as stated in Section 66-165 (e) (3) of the Putnam County Code of Ordinances.

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

7. Request by **Battle Law, PC, agent for Dekalb Properties, LLC** to rezone 1.12 acres at 942 Greensboro Road, NE from C-1 to C-2. [Map 103A, Parcel 039]. *

Request to withdraw without prejudice

Battle Law, PC agent for Dekalb Properties, LLC made a request to withdraw without prejudice. **Mr. Oberdeck** made a motion to approve the request to withdraw without prejudice. **Mr. Brundage** 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			

7. Request by **Battle Law, PC, agent for Housworth Enterprises, Inc.** to rezone .94 acres at 942A Greensboro Road, NE from C-1 to C-2. [Map 103A, Parcel 039]. *

Request to withdraw without prejudice

Battle Law, PC agent for Housworth Enterprises, Inc. made a request to withdraw without prejudice. **Mr. Oberdeck** made a motion to approve the request to withdraw without prejudice. **Mr. Brundage** 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			

9. *Adjournment*

ATTEST:

Lisa Jackson
P&D Director

John Langley
Vice-Chairman