

# PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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Minutes- Thursday, January 5, 2017

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, January 5, 2017 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 204, Eatonton, Georgia

**1. Call to Order**

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

**2. Attendance**

Mr. Jonathan Gladden called the roll.

**Present:** James Marshall, Chairman, John Langley, Tommy Brundage, Alan Oberdeck

**Absent:** Yvonne Hardy

**Staff Present:** Karen Pennamon and Jonathan Gladden

**3. Rules of Procedures**

Mrs. Karen Pennamon read the Rules of Procedures.

**4. Approval of Minutes – September 1, 2016**

Motion for approval made by: John Langley

Seconded by: Alan Oberdeck

Commissioner	YES	NO	ABSTAIN	RECUSE
Brundage, Tommy	X			
Langley, John D.	X			
Marshall, James P.	X			
Oberdeck, Alan	X			

- 5. Request by Erik Duane Hortman for a rear yard setback at 362 Sinclair Road, Presently zoned R-2. [Map 112B, Parcel 040]. Mr. Erik Duane Hortman represented the request. Mr. Hortman stated he is requesting a 50-foot variance, being 50 feet from the nearest point to the**

lake to construct a house and pool. He stated due to the shape of his lot it would be difficult to build and meet the 100-foot variance. Mr. Langley stated after visiting the property that he agreed with Mr. Hortman's statement. Mr. Langley stated when he was measuring the distance with the string line to the seawall was 47 ft. in length from where the house would be, unless someone misplaced the string line. Mr. Langley reminded Mr. Hortman when he does build to make sure he is 50 feet from the nearest point to the lake. Mr. Hortman asked for clarification on the measuring. He asked if he measured from stake to stake that the surveyor placed if that would be the correct measurement. Ms. Jackson reminded him the setback is from the nearest point to the lake and that is where the measurement has to occur. 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 when facing the house. **Mr. Langley** made a motion for approval. **Mr. Brundage** seconded. **All approved.**

Commissioner	YES	NO	ABSTAIN	RECUSE
Brundage, Tommy	x			
Langley, John D.	x			
Marshall, James P.	x			
Oberdeck, Alan	x			

6. Request by **Dan Crowe** for a side yard setback variance at 131 Lakeview Dr. Presently zoned R-1. [Map 102D, Parcel 040]. **Item removed from agenda.**

7. Request by **Rufus Terrell Clopton, Jr.** for a side yard setback variance at 1100 Crooked Creek Road. Presently zoned R-2[Map 112B, Parcel 040]. **Mr. Rufus Terrell Clopton, Jr.** represented this request. He stated he is requesting a 5-foot variance, being 15 feet from the right side property line in order to construct a 360 square foot garage/storage building. He stated a soil and erosion plan had been produced and he believed the septic system was going to be located down in front of the house. He stated if they had kept to the 20-foot setback, it would put the garage in their secondary septic drain field and they were trying to avoid that. Due to the location of the secondary drain field and the location of the driveway, the options are limited as to where he can place the structure. He also stated his neighbor had no objection on the request. Mr. Oberdeck stated that upon his visit that he thought what Mr. Clopton is proposing would work very well. No one spoke in opposition to the request. Staff recommendation is for approval of a 35-foot variance, being 65 feet from the nearest point to the lake when facing the house. **Mr. Oberdeck** made a motion for approval and **Mr. Brundage** seconded. **All approved.**

Commissioner	YES	NO	ABSTAIN	RECUSE
Brundage, Tommy	x			
Langley, John D.	x			
Marshall, James P.	x			
Oberdeck, Alan	x			

8. Request by **Steven R. Emerick** for a side and front yard setback variance at 325 A Shelton Drive. Presently zoned R-2. [Map 057C, part of Parcel 236]. **Mr. Steven Emerick** represented this request. He stated he is requesting a 3.10 foot variance being 16.2 feet from the left side property line and a 9.4 variance being 20.8 feet from the front side property line when facing the house. He stated he had recently moved to Putnam and the intention was to build a shop on the property. He stated after removing some trees and having a survey done that what they were planning on building would extend slightly past their property lines. Mr. Langley asked for clarification on when facing the house from the roadway on the adjacent property there is a rebar pin in the ground and on the opposing side there is a wooden stake. Mr. Langley inquired if this was where Mr. Emerick measured from. Mr. Emerick replied that it was. Mr. Langley also stated he was concerned where the 50 foot right away began on the property. Mr. Emerick stated the surveyor was able to correctly identify this when the property was staked off. Staff recommendation is for approval of a 3.10-foot variance, being 16.2 feet from the left side property line and a 9.4-foot variance being 20.8 feet from the front side property line when facing the house. No one spoke in opposition to the request. **Mr. Langley** made a motion for approval and **Mr. Oberdeck** seconded. **All approved.**

Commissioner	YES	NO	ABSTAIN	RECUSE
Brundage, Tommy	x			
Langley, John D.	x			
Marshall, James P.	x			
Oberdeck, Alan	x			

9. Request by **John T. Mitchell, Sr.** for a side yard setback variance at 195 Lakeshore Drive. Presently zoned R-2. [Map 056B, Parcel 053.] **Mr. John T. Mitchell Sr.** represented this request. He stated he is requesting 7-foot variance, being 13 feet from the right side property line and a 10-foot variance being 10 feet from the left side property line when facing the house. Mr. Mitchell stated he is requesting the variance in order to build a 2,170 square foot house. He stated he had collected six different letters from his surrounding neighbors who are all in support of his request. Staff recommendation is for approval of a 7-foot variance, being 13 feet from the right side property line and a 10-foot variance being 10 feet from the left side of the property line when facing the house. No one spoke in opposition to this request. **Mr. Langley** made a motion for approval and **Mr. Oberdeck** seconded. **All approved.**

Commissioner	YES	NO	ABSTAIN	RECUSE
Brundage, Tommy	x			
Langley, John D.	x			
Marshall, James P.	x			
Oberdeck, Alan	x			

## 10. Adjournment

ATTEST:

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Lisa Jackson  
P&D Director

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James Marshall  
Chairman