

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



117 Putnam Drive, Suite B ♦ Eatonton, GA 31024
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Thursday, December 1, 2016

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, December 1, 2016 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 – November 3, 2016

Motion for approval made by: John Langley

Seconded by: Tommy Brundage

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

5. Request by Gale Kilgore, agent for Richard C. Shell for a side and front yard setback at 167 Sugar Creek Trail, N.E. Presently zoned R-1. [Map 098A, Parcel 135]. Mrs. Gale Kilgore represented this request. She stated she is requesting a 10-foot variance, being 10 feet from the

left side property line when facing the house and a 5-foot variance, being 25 feet from the front property line to construct a 32x36 garage. Mrs. Kilgore stated the proposed location would serve everyone best, as it would not block the view of the lake for surrounding neighbors. She stated that they were trying to make the least amount of impact to the area and those that live around them. Mrs. Kilgore stated the lot is adjacent to the lot Mr. Shelton now owns, so it would not be an inconvenience on that side. She stated they were trying to avoid putting the building where it would be taking up some of the existing driveway and the corner section of the property. If this area was not approved the alternate building location would end up blocking the lake view of at least four different properties. Mr. Oberdeck stated he had looked at the property and there was room on the lot to put the building in another location, and due to this, it is his recommendation that the request be denied. Mr. Langley stated he believed the reasons for the request were for convenience and not based on any of the qualifications needed for a variance. He further stated that the property had so much room they could not justify granting a variance based on convenience. Mrs. Kilgore stated there were other properties in the area that had buildings that did not look as though they would fit the appropriate setbacks. Mr. Langley stated they could not justify or litigate buildings that were constructed in the past before the code was enacted, they could only focus on what is being done now and in the future. Therefore, he agrees with the staff recommendation for denial. No one spoke in opposition to this request. Staff recommendation is for denial. **Mr. Oberdeck** made a motion for denial and **Mr. Langley** 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 Drive. Presently zoned R-1. **[Map 102D, Parcel 126]. Mr. Crowe** 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
Brundage, Tommy	x			
Langley, John D.	x			
Marshall, James P.	x			
Oberdeck, Alan	x			

7. Request by **Arthur Newcomb** for a side yard setback variance at 127 Little River Dr. Presently zoned R-2**[Map 057A, Parcel 016]. Mr. Arthur Newcomb** represented this request. He stated he is requesting a 10-foot variance, being 10 feet from the right side property line to place a 10x14 shed. Mr. Newcomb stated he had purchased a small shed unaware that a permit was needed. He stated he visited the Planning & Development office to purchase a permit, and was told he would need a variance. Mr. Newcomb stated he placed the shed in the spot where he wanted the variance, and had planned to move the shed if the variance was not approved. He stated he could not put the structure in the back due to the septic system and lines. In addition, the front of the yard has a steep incline which would make it hard to access for his handicapped

wife. Mr. Newcomb mentioned his neighbors were not in opposition as well as the fact the shed is portable and could be moved at any time in the future if a problem arose or if he was to sell the residence in the future. Mr. Langley stated he had visited the property on three different occasions and could not justify granting a variance for the shed. He stated that the front yard provided ample room for further placement. In addition, as a secondary concern the structure is too close to the house without a proper fire wall. Mr. Langley reiterated this was not the main concern and did not have any bearing on the variance request, however it could be a problem to Mr. Newcomb in the future. Mr. Oberdeck stated he had visited the property as well and thought the structure could be placed elsewhere. No one spoke in opposition to this request. Staff recommendation is for denial. **Mr. Langley** made a motion for denial 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			

8. Request by **Craig Steven Alvarado** for a rear yard setback at 119 Cold Branch Road Presently zoned R-2. [**Map 112A, Parcel 010**]. **Mr. Craig Steven Alvarado** represented this request. He stated he is requesting a 37-foot variance, being 63 feet from the nearest point to the lake to place a 24x48 doublewide manufactured home. Mr. Alvarado stated since turning in his paperwork for a variance, he had measured his property again and will actually be 68 feet away from the nearest point of the lake, instead of the original 63 feet requested. Mr. Alvarado stated the new manufactured home will be placed in the original location of the old trailer, however due to the width of the new trailer a variance would be needed. Mr. Langley stated he visited the property and since the property is narrow and difficult to work with he can see the need for a variance. No one spoke in opposition to this request. Staff recommendation is for approval of a 32-foot variance being 63 feet to the nearest point to the lake. Mr. Langley made a motion to amend the staff recommendation for approval of a 32-foot variance being 68 feet to the nearest point to the lake. **Mr. Langley** 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			

9. Request by **Lisa and Stephen Valero** for a side and rear yard setback variance at 130 Spurgeon Drive Presently zoned R-1. [**Map 086B, part of Parcel 068**]. **Mr. Stephen Valero** represented this request. He stated he is requesting a 10-foot variance being 10 feet from both side property lines when facing the house and a 50-foot variance being 50 feet from the nearest point to the lake to construct a 2,000-2,300 square foot house. Mr. Valero stated the current structure on the property is an older home and shed and they are wishing to demolish those and construct a new house. With the shape of the lot being narrow, the proposed location would be best suited. Mr. Langley stated he had visited the property and had no problems with the request. No one spoke

in opposition to this request. Staff recommendation is for approval of a 10-foot variance, being 10 feet from both side property lines and a 50-foot variance, being 50 feet from the nearest point to the lake. **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. Request by **Julian T. Owens, IV** for a side yard setback variance at 132 Flat Rock Road. Presently zoned R-2. [**Map 088A, Parcel 063**]. **Mr. Owens** represented this request. He stated he is requesting an 8-foot variance, being 12 feet from the right side property line when facing the house to construct a 1,024 square foot house. He stated due to the narrowness of the lot and the layout of the septic system in the rear of the property, this is the most suitable location for the house. Mr. Langley stated he had visited the property and has no problems with the request. No one spoke in opposition to this request. Staff recommendation is for approval of an 8-foot variance, being 12 feet from the right side property line 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			

11. Adjournment

ATTEST:

 Lisa Jackson
 P&D Director

 James Marshall
 Chairman