

# PUTNAM COUNTY PLANNING AND ZONING COMMISSION



117 Putnam Drive, Suite B ♦ Eatonton, GA 31024  
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Thursday, November 3, 2016

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, November 3, 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**

Mrs. Karen Pennamon called the roll.

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

**Absent:** Yvonne Hardy, Alan Oberdeck

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

**3. Rules of Procedures**

Mr. Jonathan Gladden read the Rules of Procedures.

**4. Approval of Minutes – September 1, 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			

**5. Request by James and Sharon Cobb** for a rear yard setback at 107 W. Bear Creek Road, S.W. Presently zoned R-2. [Map 057B, Parcel 178]. **Mr. and Mrs. Cobb** made a request to withdraw without prejudice. **Mr. Langley** 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 **All approved.** *Approved to be withdrawn without prejudice.*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			

6. Request by **Steve J. Shadoan** for a rear yard setback variance at 168 Thunder Road. Presently zoned R-1. [Map 102B, Parcel 080]. **Mr. Steve Shadoan** represented this request. He stated he is requesting a 20-foot variance, being 80 feet from the nearest point to the lake when facing the house to build a stairway from his back deck. **Mr. Shadoan** stated renovations have been done to the deck and the exit from the current deck is in the front of the house. When drawing up the plans for the renovation of the deck he had forgotten to include an exit from the back deck. He stated that due to the layout of the septic system located on the right side of the property, the best way to accommodate a staircase would be to have it come off the deck 6 feet onto a 4x4 foot platform, then turn 90 degrees to make the stairs parallel to the deck. **Mr. Langley** stated had visited the property with Ms. Jackson and Mrs. Pennamon and he has no problem with the request. No one spoke in opposition to this request. Staff recommendation is for approval of a 20-foot variance, being 80 feet from the nearest point to the lake when facing the house. **Mr. Brundage** made a motion for approval. **Mr. Langley** seconded. **All approved.**

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

7. Request by **R. Greg Waddell** for a rear yard setback variance at 984 Dennis Station Road. Presently zoned R-2[Map 084C, Parcel 040]. **Mr. R. Greg Waddell** represented this request. He stated he is requesting a 35-foot variance, being 65 feet from the nearest point to the lake to build a house. **Mr. Waddell** stated the property is a lake lot with five structures on it and he will be demolishing several of the structures once the new house is built. He said the reasoning behind his request is that Georgia Power has power lines running through the middle of the lot on the side of the lot where the water comes back in. **Mr. Langley** stated he had visited the property with Ms. Jackson and Mrs. Pennamon and he has no problem with the request. 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. 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			

8. Request by **Lee and Candy Peterson** to rezone .55 acres at 873 S. Steel Bridge Road from R-2 to AG-1. [Map 115C, part of Parcel 042]. \* **Mr. Lee Peterson** represented this request. He stated he is requesting to rezone .55 acres out of 1.5 acres from R-2 to AG-1. **Mr. Peterson** stated he currently owns four lots along South Steel Bridge Road and Paramount Drive along with a 50-acre lot behind it currently zoned AG-1. He stated he is requesting to take a half an acre off the rear of the two middle lots off of South Steel Bridge Road, and combine what would then be an acre into the 50-acre lot and turn it into a 51-acre lot. **Mr. Peterson** stated they wish to build a barn for their horses. He stated there would not be any addition of AG-1 frontage on either South Steel Bridge Road or Paramount Drive. **Mr. Langley** stated he had visited the property and did not have a problem with the request. **Mr. Vince Matello** spoke on the request. He stated he was not in opposition to the request but had some concerns that needed to be addressed. His main concern is once the property is rezoned to AG-1 that in the future instead of horses, more livestock or a mini farm could be added. He stated the possibility of visibility from the road was a concern too. **Mr. Matello** stated his property is used as a vacation rental property and he is concerned with anything that might impact his revenue, especially in the future if the property is sold to someone wanting to expand the uses which are legal under the AG-1 zoning. **Mr. Peterson** illustrated on the projection screen where the rezoning would take place and the proposed barn. He stated that due to the location of the rezoning request, the structure would not be on the road. No one spoke in opposition to the request. Staff recommendation is for approval to rezone the .55 acres from R-2 to AG-1 with the following conditions: (1) The .55 acres must be combined with the adjacent AG-1 parcel (Map 115, parcel 001) and (2) it cannot be used or sold as a standalone parcel. This rezoning shall also be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165(e) (3) of the Putnam County Code of Ordinances. **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			

9. Request by **Lee and Candy Peterson** to rezone .58 acres at 875 S. Steel Bridge Road from R-2 to AG-1. [Map 115C, part of Parcel 043.] **Mr. Lee Peterson** represented this request. **Mr. Peterson** stated he originally requested to rezone .58 acres but is changing their request to rezone .55 acres from this 1.47 acre tract. He currently owns four lots along South Steel Bridge Road and Paramount Drive along with a 50-acre lot behind it currently zoned AG-1. **Mr. Peterson** stated he is requesting to take a half an acre off the rear of the two middle lots off of South Steel Bridge Road, and combine what would then be an acre into the 50-acre lot and turn it into a 51-acre lot. He stated they wish to build a barn for their horses. **Mr. Peterson** stated there would not be any addition of AG-1 frontage on either South Steel Bridge Road or Paramount Drive. **Mr. Langley** stated he had visited the property and did not have a problem with the request. **Mr. Vince Matello** spoke on the request. He stated he was not in opposition to the request but had some concerns that needed to be addressed. His main concern is once the property is rezoned to AG-1 that in the future instead of horses, more livestock or a mini farm could be added. He stated the possibility of visibility from the road was a concern too. **Mr.**

**Matello** stated his property is used as a vacation rental property and he is concerned with anything that might impact his revenue, especially in the future if the property is sold to someone wanting to expand the uses which are legal under the AG-1 zoning. **Mr. Peterson** illustrated on the projection screen where the rezoning would take place and the proposed barn. He stated that due to the location of the rezoning request, the structure would not be on the road. No one spoke in opposition to the request. Staff recommendation is for approval to rezone the .55 acres from R-2 to AG-1 with the following conditions: (1) The .55 acres must be combined with the adjacent AG-1 parcel (Map 115, parcel 001) and (2) it cannot be used or sold as a standalone parcel. This rezoning shall also be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165(e) (3) of the Putnam County Code of Ordinances. **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			

10. Request by **Joan Sizemore and Steve Mashburn** to rezone 9.25 acres at 291 Sparta Highway from AG-1 to R-2. [**Map 076, Parcel 014**]. \* **Mrs. Joan Sizemore** represented this request. She stated she is requesting to rezone 9.25 acres from AG-1 to R-2. **Mrs. Sizemore** stated that upon the death of her father, his will directed that each of his children get a parcel of his land. She stated that once subdivided it is a small parcel of land with 5 lots each being a little over an acre. **Mrs. Sizemore** pointed out the location of the easement on the plat to the commission members. She added that she had signed affidavits from her fellow heirs that the land will always remain in the family. No one spoke in opposition to the request. Staff recommendation is for approval to rezone the 9.25 acres from AG-1 to R-2. **Mr. Brundage** made a motion for approval and **Mr. Langley** seconded. **All approved.**

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

11. Request by **Gary Henderson, agent for Tehee Pewee Creek Plantation, LLC** to rezone 388.34 acres at 381 Pea Ridge Road from R-1R to AG-1. [**Map 089, Parcel 001**].\* **Mr. Gary Henderson** represented this request. He stated they are requesting to rezone 388.34 acres from R-1R to AG-1. **Mr. Henderson** stated they had purchased the lot earlier in the year for harvesting timber. He stated that the previous owners had plans for a subdivision but it was never developed. **Mr. Henderson** stated they planned to clear cut the property and plant more trees. He added that they would like to place the property in conservation for tax purposes. No one spoke in opposition to this request. Staff recommendation is for approval to rezone the 388.34 acres from R-1R to AG-1. **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			

**12. Adjournment**

ATTEST:

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 Lisa Jackson  
 P&D Director

\_\_\_\_\_  
 James Marshall  
 Chairman