

# PUTNAM COUNTY PLANNING AND ZONING COMMISSION



117 Putnam Drive, Suite B ♦ Eatonton, GA 31024  
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Thursday, October 6, 2016

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, October 6, 2016 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, Chairman, John Langley, Yvonne Hardy, Tommy Brundage, Alan Oberdeck

**Staff Present:** Lisa Jackson, 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: Alan Oberdeck

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

5. Request by **David and Mary Cyr** for a rear yard setback at 117 Tyler Court. Presently zoned R-1R. [**Map 101A, Parcel 046**]. **Mr. David Cyr** represented this request. He stated that they are requesting a 40-foot variance, being 60 feet from the nearest point to the lake to extend the

deck on their home. The current structure is 68 feet from the nearest point to the lake and has stairs that come down either side. Their plan is to replace that structure and move the stairs to the front portion of the deck. Mr. Oberdeck stated he visited the property and did not have an issue with the request. No one spoke in opposition to this request. Staff recommendation is for approval of a 40-foot variance, being 60 feet from the nearest point of 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			
Hardy, Yvonne	x			
Langley, John D.	x			
Marshall, James P.	x			
Oberdeck, Alan M.	x			

6. Request by **R. Greg Waddell**, agent for **Dan and Barbara Bateman** for a side yard setback variance at 129 Little River Run S. Presently zoned R-2 [Map 057A, parcel 037]. **Mr. R. Greg Waddell** represented this request. He stated that the applicants are requesting an 8-foot variance, being 12 feet from both side property lines. There is currently a single wide mobile home on this property that the applicants would like to remove to build a 2600 square foot house. Mr. Waddell stated that this is a pie shaped lot on a cul-de-sac and due to the location of the septic system on the front side of the property, a setback variance is required. He stated that due to the narrowness of the lot and various structures on the property, he will have to construct the house closer to the left or right side property line. **Mr. Langley** stated he had visited the property and had a concern with the garage close to the adjoining property line and the inability for heavy machinery or emergency vehicles to access the property. He asked if it would be possible to move two to three feet in the other direction. Mr. Waddell stated that the homeowners suggested that the structure be moved to the other side of the property so this would not be an issue. No one spoke in opposition to this request. Staff recommendation is for approval of an 8-foot variance, being 12 feet from both side property lines. **Mr. Langley** made a motion for approval. **Mr. Brundage** seconded. **All Approved.**

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

7. 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. and Mrs. Cobb made a request to withdraw without prejudice. **Mr. Langley** made a motion to approve the request to withdraw without prejudice. **Ms. Hardy** seconded. **All approved.**  
*Approved to be withdrawn without prejudice.*

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

8. Request by **Donald Babb, agent for Julie and Michael Burgess** for a side yard setback variance at 160 Dogwood Drive, S.E. Presently zoned R-1. **[Map 112C, Parcel 086]. Mrs. Julie Burgess** represented this request. She stated that they are requesting a 10-foot variance, being 10 feet from the left side property line when facing the house to construct a 36x28 garage. This is a pie-shaped lot with an existing 3500 square foot house on it. Due to narrowness of the lot and location of the utility lines the proposed location is the best and only suitable option for the new construction. **Mr. Langley** stated that 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 the left side of the property line when facing the house. **Mr. Langley** made a motion for approval and **Ms. Hardy** seconded. **All approved.**

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

9. Request by **Joseph P. Larman, Jr.** to rezone 10 acres at 338 Fuller Union Chapel Road from AG-1 to AG-2. **[Map 044, part of Parcel 007]. \* Mr. Larman** represented this request. Mr. Larman stated he is requesting to rezone and subdivide 10 acres out of the 67.68 acre tract for family use or to sell. Ms. Jackson clarified that Mr. Larman wished to subdivide the 10 acres into two five acre parcels and in order to do that he will have to rezone the property. She added that Mr. Larman wants to keep the agriculture designation but reduce the size of the lot, this would require a rezoning as his plans would make the lot non-conforming to the current agriculture district he is in. No one spoke in opposition to this request. Staff recommendation is for approval to rezone 10 acres from AG-1 to AG-2. 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. **Ms. Hardy** made a motion for approval and **Mr. Brundage** seconded. **All Approved.**

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

10. Request by **John M. Farmer, agent for John M. Waller** to rezone 6.23 acres at 171 Twin Bridges Road from R-2 to AG-1. [**Map 081, part of Parcel 034.**]\* **Mr. Mike Farmer** represented this request and is the adjoining property owner to Mr. Waller. He stated that the applicant is requesting to rezone 6.23 acres out of 14.17 acres from R-2 to AG-1. Mr. Farmer stated that he has an AG-1 lot (Map 082, Parcel 044) adjacent to the applicant and he is interested in purchasing 6.23 acres from Mr. Waller to combine with this parcel. No one spoke in opposition to this request. Staff recommendation to rezone the 6.23 acres from R-2 to AG-1 with the following conditions: (1) the 6.23 acres must be combined with the adjacent AG-1 parcel (Map 082, Parcel 044) 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. Oberdeck** seconded. **All Approved.**

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

11. Request by **Mandy Gibson** to rezone 1.82 acres at 143 Shady Dale Road from C-1 to R-2. [**Map 021, Parcel 040.**]\* Ms. Mandy Gibson represented the request. Ms. Gibson stated that she is requesting to rezone 1.82 acres to place a doublewide manufactured home on the property. Ms. Jackson stated the property had originally been zoned agriculture but was rezoned to commercial in anticipation of starting a business. Ms. Gibson stated the business was never developed and she had not bothered to rezone the property back to its original designation until now. No one spoke in opposition to this request. Staff recommendation is for approval to rezone 1.82 acres from C-1 to R-2. **Ms. Hardy** made a motion for approval and **Mr. Brundage** seconded. All approved.

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

12. Request by **Lee and Candy Peterson** to rezone 1.5 acres at 873 S. Steel Bridge Road from **R-2** to AG-1. [**Map 115C, Parcel 042.**]\* **Mr. and Mrs. Peterson** made a 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
Brundage, Tommy	x			
Hardy, Yvonne	x			
Langley, John D.	x			
Marshall, James P.	x			
Oberdeck, Alan M.	x			

- 13.** Request by **Lee and Candy Peterson** to rezone 1.47 acres at 875 S. Steel Bridge Road from R-2 to AG-1. [Map 115C, Parcel 043].\* **Mr. and Mrs. Peterson** made a 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
Brundage, Tommy	x			
Hardy, Yvonne	x			
Langley, John D.	x			
Marshall, James P.	x			
Oberdeck, Alan M.	x			

- 14.** Adjournment

ATTEST:

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James Marshall  
Chairman

\_\_\_\_\_  
Lisa Jackson  
P&D Director