

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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Thursday, September 1, 2016

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, September 1, 2016 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia

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

Absent: Yvonne Hardy

Staff Present: Lisa Jackson, Karen Pennamon and Jonathan Gladden

1. Call to Order

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

2. Attendance

Mr. Jonathan Gladden called the roll.

3. Rules of Procedures

Mrs. Karen Pennamon read the Rules of Procedures.

4. Approval of Minutes – June 2, 2016

Motion for approval made by: Alan M. Oberdeck

Seconded by: John Langley

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

5. Request by **Joseph P. Larman, Jr.** rezone 10 acres at 338 Fuller Union Chapel Road from AG-1 to AG-2. **[Map 044, part of Parcel 007].*** No one was present to represent this request. No one spoke in opposition to this request. **Mr. Oberdeck** made a motion

to table this item due to lack of representation and **Mr. Brundage** seconded. **All approved.**

6. 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**].* No one was present to represent this request. No one spoke in opposition to this request. **Mr. Oberdeck** made a motion to table this item due to lack of representation and **Mr. Brundage** seconded. **All approved.**

7. Request by **Brandy T. Huskins, agent for Allan R. & Judith Z. Malamy** to rezone 98.410 acres at 779 Harmony Road from R-1 to AG-1. [**Map 097, Parcel 071**].* **Mrs. Brandy T. Huskins** represented this request, stating that the applicants, Allan R. & Judith Z. Malamy, are requesting to rezone 98.410 acres to AG-1 and have a contract to sell 49.108 acres' contingent upon the successful rezoning of the property Mr. Joe D'Alessandro spoke in support of this request, stating he is looking to purchase the 49.108 acres to initiate a sustainable permaculture farm. His plans include orchards, trees, and animals, such as cows, chickens, and pigs, to help prepare the land and create the permaculture environment where healthy food can be grown and sold at local farmer's markets. He added that the intent is to create an experience where people will be educated on what it takes to create a successful permaculture and to provide potential jobs for the local community. Mr. Marshall inquired about the number of chickens involved in this endeavor and if a chicken house would be needed. Mr. D'Alessandro estimated perhaps 100, but didn't want to put limits on the number, and that a coup of some sort would be needed to protect them from predators. Mr. Oberdeck inquired about the type of fencing to be used and Mr. D'Alessandro suggested a mobile electric fence and that the wings of the chickens will be clipped to prevent escape. Mrs. Jacquie D'Alessandro also spoke in support of this request, providing a more detailed explanation of the sustainable permaculture farm. Ms. Vicki Zimmerman spoke in opposition to this request, stating she has concerns that this rezoning will affect her property of 30 acres, which is surrounded on three sides by the parcel being rezoned. Her concerns include the allowed uses in AG-1 such as slaughter houses, racetracks, fish hatcheries, and chicken houses. Ms. Zimmerman concluded by saying she is not concerned about the rezoning, just the potential uses that would be allowed. Mr. Marshall suggested that more research needed to be done and inquired about the possibility of tabling this item until the next meeting. Mrs. Huskins explained that the contract currently in place to sell the property will expire before the next meeting, so if the request is tabled all parties to the contract will have to agree. Mr. Marshall stated his concerns had been addressed and felt they should move forward. Mr. Oberdeck made a motion to approve the request by Brandy T. Huskins, agent for Allan R. & Judith Z. Malamy to rezone 98.410 acres to 779 Harmony Road from R-1 to AG-1 [Map 097, Parcel 071] with the following conditions: 1) commercial uses such as chicken houses, slaughter houses, fish hatcheries, and racetracks are not to be allowed due to the direct adverse effect the aforementioned enterprises could have on the residential parcel (Map 097, Parcel 074) which is surrounded on three sides by the parcel in question; 2) there shall be a 100 foot undisturbed natural buffer along the exterior property line where it abuts all parcels zoned for residential use; 3) there shall be a 60 foot undisturbed natural buffer along the interior property line where it abuts the residential parcel (Map 097, Parcel 074). Mr. Brundage seconded the motion. Mr. Langley made a motion to table. There was no second. Motion died for lack of a second. Original motion by Mr.

Oberdeck passed unanimously.

New Business: **Ms. Jackson** discussed the potential changes to the Putnam County Code of Ordinances and the GAZA Summer Conference on August 17-19, 2016 in Callaway Gardens

10. *Adjournment*
Meeting Adjourned at 8:05

ATTEST:

James Marshall
Chairman

Lisa Jackson
P&D Director