

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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Thursday, July 7, 2016

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, July 7, 2016 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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: Tommy Brundage

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

5. Request by **Mell J. Tanner, III, RLA, agent for James Michael Price** for a rear yard setback variance at 149 Norris Lane. Presently zoned R-1R. **[Map 101B, Parcel 098].** **Mr. James M. Price** submitted a letter requesting this item be removed from the

agenda without prejudice. No one spoke in opposition to this request. Staff recommendation is for approval to withdraw without prejudice. **Mr. Oberdeck** made a motion to withdraw without prejudice the request by James M. Price for a rear yard setback variance at 149 Norris Lane and **Mr. Langley** seconded. **All approved.**

6. Request by **Daniel A. Jones, agent for John Dent** for a rear yard setback variance at 1137 Lake Oconee Parkway. Presently zoned C-1. **[Map 102B, Parcel 003]. Mr. Daniel A. Jones** represented this request. **Mr. Jones** stated that the applicant is requesting a 25-foot variance, being 75 feet from the nearest point to the lake when facing the property to build a restaurant. He stated that he is working for a potential buyer and has been asked to prepare a site plan and architectural plan for the restaurant. He stated that after reviewing the plat and considering the setback requirement for this property, they noticed that the lot width at the building setback is 30 feet which creates limited buildable area for the restaurant. **Mr. Jones** added that the sale of this property is contingent upon the variance approval. **Mr. Oberdeck** stated that he had visited the property with **Mr. Brundage** and he has no problems with the request. He commented that this would be a great improvement to this property and that it would be consistent with the adjacent properties. **Mr. Langley** asked if they have received approval from Piedmont Water for the sewer system. **Mr. Jones** stated that Piedmont Water has a sewer line at Scott Road and they said they can run a line down to the site. **Mr. Langley** asked if the other businesses between this property and Scott Road are on septic. **Mr. Jones** replied yes. **Mr. Marshall** stated that Kathryn Hill of the Putnam County Health Department has noted that this site is not approved for septic system and therefore a sewer line must be installed and serviced by Piedmont Water for the proposed project. **Mr. Langley** had concerns about the parking spaces encroaching on lake setbacks. **Ms. Jackson** stated that by the Putnam County Code of Ordinances, parking lots can be within the setback but structures are not allowed in the setback. No one spoke in opposition to this request. Staff recommendation is for approval of a 25-foot variance, being 75 feet from the nearest point to the lake with the following condition: (1) that a sewer line must be installed and serviced by Piedmont Water. **Mr. Oberdeck** made a motion for approval of a 25-foot variance, being 75 feet from the nearest point to the lake with the following condition: (1) that a sewer line must be installed and serviced by Piedmont Water, and **Mr. Langley** seconded. **All approved.**
7. Request by **Aneka McReady** to rezone 14.26 acres at 361 Gray Road from AG-1 to R-2. **[Map 051, Parcel 021].* Ms. Zina Finn,** represented this request. She stated that the applicant is requesting to rezone 14.26 acres from AG-1 to R-2 in order to cut out a few acres to sell. **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 to rezone 14.26 acres from AG-1 to R-2. **Mr. Langley** made a motion for approval and **Mr. Oberdeck** seconded. **All approved.**
8. Request by **Dawn L. Parham** to rezone 2.66 acres at 180 Dennis Station Road from AG-1 to R-2. **[Map 060, Parcel 026002].* Mrs. Dawn Parham** represented this request. She stated that she is requesting to rezone 2.66 acres from AG-1 to R-2 in order to subdivide the property. **Mrs. Parham** stated that there are two residential structures on this parcel and she would like to subdivide it so that each dwelling unit is located on separate parcels. She would like to live in one structure and her daughter

wants to live in the other one. **Mr. Langley** inquired about the square footage of each lot. **Mrs. Parham** responded that she did not know the exact square footage of each lot but the property would be split down the middle. **Mr. Langley** informed her that it would have to meet the Putnam County Code of Ordinances requirements. **Ms. Jackson** stated that she would like to revise the staff recommendation and add a condition that it must be subdivided so that each existing residential structure is on a separate parcel. No one spoke in opposition to this request. Staff recommendation, as revised, is for approval to rezone 2.66 acres from AG-1 to R-2 with the following condition: (1) that it must be subdivided so that each existing residential structure is on a separate parcel. **Mr. Oberdeck** made a motion for approval to rezone 2.66 acres from AG-1 to R-2 with the following condition: (1) that it must be subdivided so that each existing residential structure is on a separate parcel and **Mr. Brundage** seconded. **All approved.**

9. Request by **Brandy T. Huskins, agent for Farmers and Merchants Bank** to rezone 13.66 acres at 236 Denham Road from AG-1 to AG-2. [**Map 095, part of Parcel 002**].* Brandy T. Huskins, agent for Farmers and Merchants Bank, represented this request. Mrs. Huskins stated that the applicant is requesting to rezone 13.66 acres from AG-1 to AG-2. She stated that Farmers and Merchants Bank owns a 48.96 acre AG-1 tract and would like to subdivide out 13.66 acres but in order to do so the 13.66 acres must be rezoned and brought into conformity with the Putnam County Code of Ordinances. **Mr. Brundage** stated that he had visited the property with **Mr. Oberdeck** and had no problems with the request. No one spoke in opposition to this request. Staff recommendation is for approval to rezone 13.66 acres from AG-1 to AG-2. **Mr. Brundage** made a motion for approval and **Mr. Langley** seconded. **All approved.**

10. *Adjournment*

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.

ATTEST:

James Marshall
Chairman

Lisa Jackson
P&D Director