

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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Thursday, June 02, 2016

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, June 02, 2016 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

Present: James Marshall, Chairman, John Langley, Tommy Brundage, Yvonne Hardy, and Alan Oberdeck.

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

Mrs. Karen Pennamon called the roll.

3. Rules of Procedures

Mr. Jonathan Gladden read the Rules of Procedures.

4. Approval of Minutes - May 5, 2016

Motion for approval made by: John D. Langley

Seconded by: Alan M. Oberdeck

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

5. Request by *James M. Hillier* for a side yard setback variance at 158 Hickory Point Drive. Presently zoned R-1. [Map 070A, Parcel 047].

Mr. Hillier represented this request. He stated that he is requesting a 4-foot variance being 16 feet from the left side property line when facing the house to add a bathroom. **Mr. Hillier** stated that there is no bathroom in the downstairs area only upstairs, and the addition will be beneficial for him and his elderly friends. He is also requesting a 10-foot variance, being 10 feet from the right side property line when facing the house to build a 14'x24' garage. **Mr. Hillier** stated that he would like to construct the garage in line with the left side of the house. **Mr. Oberdeck** stated that he had visited the property with **Mr. Brundage** and he has no problems with the request. **Mr. Hillier** stated that this a narrow lot that is only 65 feet at the building setback. **Mr. Langley** stated that he had visited the property with **Ms. Jackson** and **Mrs. Pennamon** and he has no problems with the request. No one spoke in opposition to this request. Staff recommendation is for approval of a 4-foot variance, being 16 feet from the left side property line and a 10-foot variance, being 10 feet from the right side property line when facing the house. **Mr. Oberdeck** made a motion for approval and **Mr. Brundage** approved.

Staff recommendation is for approval of a 4-foot variance, being 16 feet from the left side property line when facing the house and a 10-foot variance, being 10 feet from the right side when facing the house.

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			

6. *Request by **Robert & Charlene Taylor** for a side and rear yard setback variance at 241 Lakeshore Drive. Presently zoned R-2. [Map 056B, Parcel 069].*

Mrs. Charlene Taylor represented this request. **Mrs. Taylor** stated that she is requesting a 10-foot variance being 10 feet from the right side of the property line and a 30-foot variance being 70 feet from the nearest point to the lake to build a 49'x65' house. She stated that the lot drops off towards the lake and on the left side of the property. **Mrs. Taylor** stated that the property to the left of her property is a point lot so they do not have a good view to the lake. She added that the property to the right of her lot is further towards the water than the normal setback so their proposed structure will not block the view of either neighbor. **Mrs. Taylor** stated that they would like to have a walkout basement with a large 9 foot wall and the closer to the water they are will help them utilize the hill for the basement. **Mr. Langley** stated he had visited the property with **Ms. Jackson** and **Mrs. Pennamon**. He said that after taking some measurements of the property that even though he understands her needs and reasons for them, they do not fall in line in with the variance allowances. **Mr. Langley** stated that there is ample room to move the proposed structure further from the lake. **Mr. Oberdeck** commented that he agreed with **Mr. Langley**. **Mrs. Taylor** asked if the patio has to be within the 100 foot setback. **Ms. Jackson** stated yes, that all construction starts wherever the setback is. No one spoke in opposition to this request. Staff recommendation is for approval of a 10-foot variance, being 10 feet from the right side property line when facing the house and a 15-foot variance, being 85 feet from the nearest

point to the lake. **Mr. Langley** made a motion for approval and **Mr. Brundage** seconded. **All approved.**

Staff recommendation is for approval of a 10-foot variance, being 10 feet from the right side property line when facing the house and a 15-foot variance, being 85 feet from the nearest point to the lake.

Motion for approval made by: John D. Langley

Seconded by: Tommy Brundage

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

7. *Request by Calvin Koerner Trustee, agent for I.Q. Auditing Business Trust to rezone 40.22 acres at 388 Wards Chapel Road from AG-1 to AG-2. [Map, 105, Parcel 028].**

Mr. Calvin Koerner represented this request. **Mr. Koerner** stated that he would like to rezone 20 acres of his 40.22 acres from AG-1 to AG-2 to subdivide the property into smaller tracts for his immediate family. He stated that he currently lives in Florida and purchased this property to build on once he retires. **Mr. Koerner** stated that he would like to build a farm on this property. He stated that initially he intended to separate the AG-1 property into 5 lots and rezone the entire 40.22 acres to AG-2 but after talking to the Planning and Development department, he learned that he would not be able to have livestock on AG-2 property. **Mr. Koerner** stated that he is now requesting to rezone 20 acres from AG-1 to AG-2 and leave the remaining 20.22 acres AG-1 so that he can have a small farm. **Mr. Holt Spivey** asked if the property is being surveyed. **Ms. Jackson** clarified that it will be surveyed if it is approved. **Mr. Spivey** asked if the property behind the 20 acres is included in the rezoning. **Mr. Marshall** stated that the 20.22 acres will remain AG-1. **Mr. Oberdeck** stated that he had visited the property with **Mr. Brundage** he has no problems with the request. No one spoke in opposition to this request. Staff recommendation is for approval to rezone 20 acres from AG-1 to AG-2. **Mr. Oberdeck** made a motion for approval and **Mr. Brundage** seconded. **All approved.**

Staff recommendation is for approval to rezone 20 acres from AG-1 to AG-2.

Motion for approval made by: Alan M. Oberdeck

Seconded by: John D. Langley

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

8. Request by **Oliver G. Leonard** to rezone 5 acres at 238 Parks Mill Road from AG-1 to C-2. [Map, 071, Parcel 049].*

Mr. Oliver Leonard submitted a letter to withdraw without prejudice. **Mr. Langley** made a motion to approval the request to withdraw without prejudice and **Mr. Brundage** seconded. **All approved.**

Withdrawn without prejudice.

Motion for approval made by: Tommy Brundage
Seconded by: John D. Langley

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

9. Request by **Oliver G. Leonard** to rezone 15.21 acres at 238 Parks Mill Road from AG-1 to AG-2. [Map, 071, Parcel 049].*

Mr. Oliver Leonard submitted a letter to withdraw without prejudice. **Mr. Langley** made a motion to approval the request to withdraw without prejudice and **Mr. Brundage** seconded. **All approved.**

Withdrawn without prejudice.

Motion for approval made by: Tommy Brundage
Seconded by: John D. Langley

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

10. Request by **John V. & Beverly I. Fox** to rezone 9.987 acres at 120 Elmwood Drive from AG-1 to R-2. [Map, 110, Parcel 006].*

Mr. John Fox represented this request. **Mr. Fox** stated that he is requesting to rezone 9.987 acres out of 10.987 acres from AG-1 to R-2. He stated that the remaining 1.00 acres will be combined with an adjacent AG-1 parcel. **Mr. Fox** added that there is an existing single-family dwelling, detached garage with a small apartment above the garage located on this property and according to Ms. Jackson, another dwelling unit cannot be added to this location. He stated that he would like to cut out the portion of the lot with the existing structures on it and combine it with and adjacent parcel that he owns as well. Therefore, he would be able to construct the new house on this lot. No one spoke in opposition to this request. Staff recommendation is for

approval to rezone the 9.986 acres from AG-1 to R-2 with the following conditions: (1) the 1.00 acre must be combined with the adjacent AG-1 parcel identified as (Map 110, Parcel 007) and (2) the 1 acre 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. Oberdeck** made a motion for approval and **Mr. Brundage** seconded. **All approved.**

Staff recommendation is for approval to rezone the 9.987 acres from AG-1 to R-2 with the following conditions: (1) the 1.00 acre must be combined with the adjacent AG-1 parcel identified as (Map 110, Parcel 007) and (2) the 1 acre 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.

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			

11. *Request by Terry C. Smith to rezone 17.97 acres at 651 Greensboro Road from AG-1 to AG-2. [Map, 095, Part of Parcel 011].**

Ms. Terry Smith represented this request. **Ms. Smith** stated that she would like to rezone 17.97 acres out of 22.80 acres from AG-1 to AG-2. She stated that she would like to sell the remaining 4.83 acres to the property owner directly behind her which is currently zoned AG-1 identified as Map 095, Parcel 008. **Ms. Smith** added that the property is currently zoned AG-1 and in order for her to subdivide the 4.83 acres out, the remaining 17.97 acres has to be rezoned. She stated that she would like to keep the property in agriculture so that is why she is asking for the AG-2 zoning. No one spoke in opposition to this request. Staff recommendation is for approval to rezone the 17.97 acres from AG-1 to AG-2 with the following conditions: (1) the 4.83 acres must be combined with the adjacent AG-1 parcel identified as (Map 095, Parcel 008) and (2) the 4.83 acres 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. Brundage** made a motion for approval and **Mr. Oberdeck** seconded. **All approved.**

Staff recommendation is for approval to rezone the 17.97 acres from AG-1 to AG-2 with the following conditions: (1) the 4.83 acres must be combined with the adjacent AG-1 parcel identified as (Map 095, Parcel 008) and (2) the 4.83 acres 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.

Motion for approval made by: Tommy Brundage
 Seconded by: Alan M. Oberdeck

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

12. *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