

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



117 Putnam Drive, Suite B ♦ Eatonton, GA 31024
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Thursday, May 05, 2016

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, May 05, 2016 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA.

Present: James Marshall, Chairman, John Langley, Tommy Brundage, and 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 - April 7, 2016*

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			

5. *Request by **Helan Roberson Andrews** for a side yard setback variance at 128 Cannon Point Road, S.E. Presently zoned R-1. [Map 086C, Parcel 081].*

Mr. Steve Andrews represented this request. **Mr. Andrews, agent for Helan Andrews**, is requesting an 18-foot variance, being 2 feet from the right side property line when facing the house. He is proposing to place an 18x20 foot prefabricated carport on this property. **Mr. Andrews** stated that his parents purchased this property in 1969. He added that this a narrow lot

with a gravel driveway on the right side of the property. **Mr. Andrews** stated that the existing house is 1900 square feet and approximately 2 feet from the right side property line. He added that the lot width at building setback is 80 feet and in order to place the proposed carport on the right side of his property a variance is required. **Mr. Langley** stated that he had visited the property with Mrs. Pennamon. He stated that this is a unique lot with limited buildable area. **Mr. Langley** stated that the access to this property is through a dirt, common driveway and the house is approximately 7 feet from the driveway. He stated that he had no problems with the request. No one spoke in opposition to this request. Staff recommendation is for approval of an 18-foot variance, being 2 feet from the right side property line when facing the house. **Ms. Jackson** stated that she would like to amend the staff recommendation for approval of an 18-foot variance, being 2 feet from the right side property line when facing the house with the condition that the construction of an open carport is permitted. **Mr. Langley** made a motion for approval and **Mr. Oberdeck** seconded. **All approved.**

Staff recommendation is for approval of an 18-foot variance, being 2 feet from the right side property line when facing the house with the condition that the construction of an open carport is permitted.

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			

6. *Request by **Laura & James Rillman** for a side yard setback variance at 160 Hickory Point Road, N.E. Presently zoned R-1. [Map 070A, Parcel 046].*

Mr. James Rillman represented this request. **Mr. Rillman** stated that he is requesting a 10-foot variance, being 10 feet from the right side property line when facing the house. He is proposing to build a 24x28 foot garage. **Mr. Rillman** stated that this is a narrow lot which is only 82 feet at the building setback. He added that the existing house is 2400 square feet. **Mr. Rillman** stated that his house is located in the middle of his lot and the septic system is on the left side of the house. He added that in order to keep from encroaching the septic system and to provide a line of view from the home to the road for safety concerns, he is requesting the 10 foot variance. **Mr. Oberdeck** stated that he had visited the property with **Mr. Brundage** and he 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 right side property line when facing the house. **Mr. Oberdeck** made a motion for approval and **Mr. Langley** 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.

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			

7. *Request by **Lottie Farley** to rezone 5.68 acres at 139 Old Macon Circle from AG-1 to R-2. [Map 051, Part of Parcel 008].**

Lucille Crawford, agent for Lottie Farley, represented this request. **Ms. Crawford** stated that they would like to rezone 5.68 acres from AG-1 to R-2 to subdivide the property into a smaller parcel. **Mr. Oberdeck** stated that he had visited the property with **Mr. Brundage** and has no problems with the request. No one spoke in opposition to this request. Staff recommendation is for approval to rezone 5.68 acres from AG-1 to R-2. **Mr. Oberdeck** made a motion for approval and **Mr. Brundage** seconded. **All approved.**

Staff recommendation is for approval to rezone 5.68 acres from AG-1 to R-2.

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			

8. *Request by **Terry C. Smith** to rezone 17.2 acres at 651 Greensboro Road from AG-1 to AG-2. [Map, 095, Parcel 011].**

The applicant, **Terry C. Smith**, was unable to attend the meeting and contacted **Ms. Jackson** to withdraw her request without prejudice. **Mr. Brundage** made a motion to withdraw the request without prejudice and **Mr. Oberdeck** seconded. **All approved.**

Staff recommendation is for approval to withdraw without prejudice.

Motion for approval to withdraw without prejudice 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			

9. Request by **Dean Lea** to rezone 1.24 acres at 127 Maddox Road from R-1 to AG-1. [Map, 093, Parcel 021003].*

Mr. Dean Lea represented this request. **Mr. Lea** stated that he is requesting to rezone 1.24 acres from R-1 to AG-1. He stated that 10 years ago, the property was zoned AG-1 and the prior owner rezoned the lots to R-1 so that he could build houses on them. **Mr. Lea** stated that he would like combine 4 lots together with a larger AG-1 property that he owns. **Ms. Jackson** stated that there is a parent parcel behind it and they are going to rezone all of those lots and join it into the larger parcel. **Mr. Langley** stated that he had visited the property and he had no problems with the request. **Mr. Oberdeck** stated that he had no problems with the request. No one spoke in opposition to this request. Staff recommendation is for approval to rezone 1.24 acres from R-1 to AG-1 with the condition that the 1.24 acres not be used or sold as a stand-alone parcel. **Mr. Langley** made a motion for approval and **Mr. Brundage** seconded. **All approved.**

Staff recommendation is for approval to rezone 1.24 acres from R-1 to AG-1 with the condition that the 1.24 acres shall be combined with an adjacent AG-1 parcel and can not be used or sold as a standalone parcel.

Motion for approval with a condition 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			

10. Request by **Dean Lea** to rezone 1.25 acres at 127 Maddox Road from R-1 to AG-1. [Map, 093, Parcel 021004].*

Mr. Dean Lea represented this request. **Mr. Lea** stated that he is requesting to rezone 1.25 acres from R-1 to AG-1. He stated that 10 years ago, the property was zoned AG-1 and the prior owner rezoned the lots to R-1 so that he could build houses on them. **Mr. Lea** stated that he would like combine 4 lots together with a larger AG-1 property that he owns. **Ms. Jackson** stated that there is a parent parcel behind it and they are going to rezone all of those lots and join it into the larger parcel. **Mr. Langley** stated that he had visited the property and he had no problems with the request. **Mr. Oberdeck** stated that he had no problems with the request. No one spoke in opposition to this request. Staff recommendation is for approval to rezone 1.25 acres from R-1 to AG-1 with the condition that the 1.25 acres not be used or sold as a stand-alone parcel. **Mr. Langley** made a motion for approval and **Mr. Brundage** seconded. **All approved.**

Staff recommendation is for approval to rezone 1.25 acres from R-1 to AG-1 with the condition that the 1.25 acres shall be combined with an adjacent AG-1 parcel and can not be used or sold as a standalone parcel.

Motion for approval with a condition 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			

11. Request by **Dean Lea** to rezone 1.85 acres at 127 Maddox Road from R-1 to AG-1. [Map, 093, Parcel 021005].*

Mr. Dean Lea represented this request. **Mr. Lea** stated that he is requesting to rezone 1.85 acres from R-1 to AG-1. He stated that 10 years ago, the property was zoned AG-1 and the prior owner rezoned the lots to R-1 so that he could build houses on them. **Mr. Lea** stated that he would like combine 4 lots together with a larger AG-1 property that he owns. **Ms. Jackson** stated that there is a parent parcel behind it and they are going to rezone all of those lots and join it into the larger parcel. **Mr. Langley** stated that he had visited the property and he had no problems with the request. **Mr. Oberdeck** stated that he had no problems with the request. No one spoke in opposition to this request. Staff recommendation is for approval to rezone 1.85 acres from R-1 to AG-1 with the condition that the 1.85 acres not be used or sold as a stand-alone parcel. **Mr. Langley** made a motion for approval and **Mr. Brundage** seconded. **All approved.**

Staff recommendation is for approval to rezone 1.85 acres from R-1 to AG-1 with the condition that the 1.85 acres shall be combined to an adjacent AG-1 parcel and can not be used or sold as a standalone parcel.

Motion for approval with a condition 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			

12. Request by **Dean Lea** to rezone 1.9 acres at 127 Maddox Road from R-1 to AG-1. [Map, 093, Parcel 021006].*

Mr. Dean Lea represented this request. **Mr. Lea** stated that he is requesting to rezone 1.9 acres from R-1 to AG-1. He stated that 10 years ago, the property was zoned AG-1 and the prior owner rezoned the lots to R-1 so that he could build houses on them. **Mr. Lea** stated that he would like combine 4 lots together with a larger AG-1 property that he owns. **Ms. Jackson** stated that there is a parent parcel behind it and they are going to rezone all of those lots and join it into the larger parcel. **Mr. Langley** stated that he had visited the property and he had no problems with the request. **Mr. Oberdeck** stated that he had no problems with the request. No one spoke in opposition to this request. Staff recommendation is for approval to rezone 1.9 acres from R-1 to AG-1 with the condition that the 1.9 acres not be used or sold as a stand-alone parcel. **Mr. Langley** made a motion for approval and **Mr. Brundage** seconded. **All approved.**

Staff recommendation is for approval to rezone 1.9 acres from R-1 to AG-1 with the condition that the 1.9 acres shall be combined with an adjacent AG-1 parcel and can not be used or sold as a standalone parcel.

Motion for approval with a condition 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			

13. *Adjournment*

ATTEST:

James Marshall, Jr.
 Chairman

Lisa Jackson
 P&D Director