

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



117 Putnam Drive, Suite B ♦ Eatonton, GA 31024
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Thursday, April 07, 2016

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, April 07, 2016 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

Present: John Langley, Vice Chairman, Tommy Brundage, and Alan Oberdeck.

Absent: James Marshall, Jr., Yvonne Hardy

Staff Present: Karen Pennamon and Jonathan Gladden

1. *Call to Order*

Mr. John Langley, Vice 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 - February 9, 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			
Oberdeck, Alan M.	X			

5. ***Request by Patrick F. Clancy for a side yard setback variance at 119 Parks Mill Court. Presently zoned R-1. [Map 099A, Parcel 056].***

Mr. Patrick F. Clancy represented this request. **Mr. Clancy** is requesting an 8-foot variance, being 12 feet from the right side property line when facing the house. He is proposing to build a 24x24 foot 2-car garage on an existing concrete slab. **Mr. Clancy** stated that this lot narrows

towards the rear of the property and one corner of the garage will extend beyond the 20 foot side setback requirement. He commented that he purchased this property approximately 20 years ago and there is no homeowners association in this area. **Mr. Clancy** stated that in order to build the proposed garage or make any improvements on the right side of his property a variance is required. **Mr. Oberdeck** stated that he had visited the property with **Mr. Brundage**. He stated he had no problems with the request. No one spoke in opposition to this request. Staff recommendation is for approval of an 8-foot variance, being 12 feet from the right side property line when facing the house. **Mr. Oberdeck** made a motion for approval and **Mr. Brundage** seconded. All approved.

Staff recommendation is for approval of an 8-foot variance, being 12 feet from the right side property line 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			
Oberdeck, Alan M.	x			

6. ***Request by Philip M. Whitmer for a side yard setback variance at 116 Allen's Alley. Presently zoned R-2. [Map 055A, Parcel 012].***

Mr. Philip M. Whitmer represented this request. **Mr. Whitmer** stated that he is requesting a 13-foot variance, being 7 feet from the right side property line when facing the house. He is proposing to build a 22x12 foot addition for a laundry room and half-bath with a bonus room above it. **Mr. Whitmer** adds that the addition will be in line with the existing house which is approximately 10 feet from the right side property line. **Mr. Oberdeck** stated that he had visited the property with Mr. Brundage. He stated that he had no problems with the request. **Mr. Langley** commented that the existing house is located on a peninsula and asked why the house was placed so far up on the property. **Mr. Whitmer** stated that he was going to build two houses on the property but decided to only build one which is why the house is in this location. **Mr. Langley** asked about the location of the septic lines. **Mr. Whitmer** stated that the septic lines are located on the left side of the house. No one spoke in opposition to this request. Staff recommendation is for approval of a 13-foot variance, being 7 feet from the right side property line when facing the house. **Mr. Oberdeck** made a motion for approval and **Mr. Brundage** seconded. **All approved.**

Staff recommendation is for approval of a 13-foot variance, being 7 feet from the right side property line 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			
Oberdeck, Alan M.	X			

7. *Request by **Santiago & Diann Herrera** for a side and rear yard setback variance at 106 W. Riverbend Drive. Presently zoned R-1R. [Map 119A, Parcel 140].*

Mr. Santiago Herrera represented this request. **Mr. Herrera** stated that he is requesting a 10-foot variance, being 10 feet from both side property lines and a 30-foot variance, being 70 feet from the lake. He stated that they had purchased the property 14 years ago and would like to build a 76x40 foot house and a detached garage/workshop on it. **Mr. Herrera** stated that this is a pie shaped lot and it has been a challenge for them to find a suitable location for the house. He added that for safety reasons such as a fire, they would like to have a distance of 15'3" between the house and the garage. **Mr. Herrera** submitted a plan showing the distances between the two structures. No one spoke in opposition to this request. Staff recommendation is for approval of a 10-foot variance, being 10 feet from both side property lines when facing the house and a 25 foot variance, being 75 feet from the lake. **Mr. Herrera** stated that he is requesting to be 70 feet from the lake because if he moves the structures further toward the front of the lot it will reduce the space between the two structures. **Mr. Langley** stated that there is ample room to move the structures closer to the 100 foot lot width setback line which will place the structures 75 feet from the lake. **Mr. Oberdeck** stated that he had visited the property with Mr. Brundage and he agreed with the staff recommendation. **Mr. Herrera** stated that he concurred with the recommendation. **Mr. Oberdeck** 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 both side property lines when facing the house and a 25 foot variance, being 75 feet from the lake.

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

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

8. *Request by **Paul Burgdorf** for a side yard setback variance at 122 Thunder Road. Presently zoned R-1. [Map 102B, Parcel 100].*

Mr. Paul Burgdorf represented this request. **Mr. Burgdorf** stated that he is requesting a 10-foot variance, being 10 feet from the left side property line when facing the house. He is proposing to build a 24x24 foot detached garage. **Mr. Burgdorf** stated that this is a narrow lot with the narrowest part closest to the road. He added that is the best suitable location for the garage. **Mr. Oberdeck** stated that he had visited the property with Mr. Brundage. He stated that had no problems with the request because it could not be built closer to the other side of the

property due to the location of the driveway. **Mr. Langley** stated that he had also 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 property line when facing the house. **Mr. Oberdeck** 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 left side property line 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			
Oberdeck, Alan M.	x			

9. *Request by **Lee Christian** for a side yard setback variance at 255G Clubhouse Road. Presently zoned R-2. [Map 111B, Parcel 036].*

Mr. Lee Christian represented this request. **Mr. Christian** is requesting a 16-foot variance, being 4 feet from the left side property line and a 1.7 foot variance, being 18.3 feet from the right side property line when facing the house. He is proposing to remove an existing manufactured home and build a 28x54 foot house. **Mr. Christian** stated that he purchased this property 12 years ago and would like to make this improvement on it. **Mr. Oberdeck** stated that he had visited the property with Mr. Brundage. He stated that there is ample room to position the structure 10 feet from the side property lines. **Mr. Langley** stated that he had visited the property and he agreed with Mr. Oberdeck. 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 property line when facing the house. **Mr. Oberdeck** 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 both side property lines.

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

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

10. *Request by Clark Harper, agent for Josh & Lauren Sprayberry for a side and rear yard variance at Lot 1L, Mag's Path. Presently zoned R-1. [Map 104A, Parcel 102].*

Mr. Harper stated that the applicant is requesting a 10-foot variance, being 10 feet from each side property line. He stated that the applicant is proposing to build a 66x52 foot house with 9735 square foot of heated space. **Mr. Harper** stated that they had initially asked for a 15-foot variance but after measuring the property, a 10-foot variance from both side property lines would help them fluctuate the house on the property. **Mr. Langley** asked if he is requesting a 10-foot variance on one side of the property or both. **Mr. Harper** stated that it would be on the left side where he had asked for an 8-foot variance, being 12 feet from the property line. He stated that it would give them more room on the other side for the septic and fill lines. **Mr. Harper** stated that he had initially tried to center the house on the lot but due to the septic and fill lines, he will have to build closer to the left side property line. **Mr. Oberdeck** stated that he has no problems with the request for a 10-foot variance because it will give them more room to get equipment around the house. **Mr. Harper** stated that the only encroachment will be the corner of the garage. **Mr. Oberdeck** asked if he had a shared driveway. **Mr. Harper** stated that it is a shared driveway with a deeded easement. **Mr. Howard McMichael** stated that he was the contractor of the Chapel Springs Subdivision. He stated that there was a large culvert hole at the driveway running downhill so they made a deeded easement for the two lots. **Mr. Langley** asked if they moved from a 12 to 10 variance for the garage would it effect the opposite side where the house is. **Mr. Harper** stated that it will be 15 feet from the property line. No one spoke in opposition to this request. Staff recommendation is for approval of a 10-foot variance, being 10 feet from both side property lines. **Mr. Oberdeck** 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 both side property lines and a 25-foot variance, being 75 feet from the lake.

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

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

11. *Request by Nicole Richard, agent for Heather Street to rezone 9.94 acres at 169 Texas Chapel Road from AG-1 to R-1. [Map 106, Parcel 060].**

Ms. Nicole Richard represented this request. **Ms. Richard** stated that she is requesting to rezone 9.94 acres from AG-1 to R-1. She stated that she would like to subdivide the 9.94 acres into 2 (4.97) parcels to split between two siblings. **Ms. Richard** stated that she intends to subdivide her 4.97 acres into two lots to build a house on one parcel and leave the other parcel as raw land. She stated that in order for her to subdivide this property it must be rezoned. **Mr. Oberdeck** stated

that he had no problems with the request. **Mr. Langley** stated that he had no problems with the request. No one spoke in opposition to this request. Staff recommendation is for approval to rezone 9.94 acres from AG-1 to R-1. **Mr. Oberdeck** made a motion for approval and **Mr. Brundage** seconded. **All approved.**

Staff recommendation is for approval to rezone 9.94 acres from AG-1 to R-1.

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

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

12. *Request by H. Taylor Collis, Jr., agent for Estate of H.T. Collis to rezone 1.89 acres at 663 Greensboro Road from AG-1 to R-2. [Map 095, Part of Parcel 013].**

Mr. H. Taylor Collis, Jr., agent for Estate of H.T. Collis represented this request. **Mr. Collis** stated that he is requesting to rezone 1.89 acres from AG-1 to R-2. Mr. Collis stated that he is selling his father’s estate and his son is purchasing a portion of this property to combine with his property. He stated that in order to subdivide this property it has to be rezoned. Mr. Oberdeck stated that he had visited the property and he had no problems with the request. Mr. Langley stated that he had no problems with the request. No one spoke in opposition to this request. Staff recommendation is for approval to rezone 1.89 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 1.89 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			
Oberdeck, Alan M.	X			

13. *Adjournment*

ATTEST:

 John Langley,
 Vice Chairman

 Karen Pennamon
 Administrative Assistant