

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



117 Putnam Drive, Suite B ♦ Eatonton, GA 31024
706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

Tuesday, February 09, 2016

The Putnam County Planning & Zoning Commission conducted a public hearing on Tuesday, February 09, 2016 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

Absent: James Marshall, Jr.

Staff Present: Lisa Jackson, 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 - January 7, 2016*

Motion for approval made by: Alan M. Oberdeck

Seconded by: Tommy Brundage

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

5. *Request by **Derek Welch, agent for Jim Huth** for a side yard setback variance at 152 Misty Lane. Presently R-1R. [Map 103D, Parcel 006].*

Mr. Jim Huth represented this request. Mr. Huth 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 23x18 foot extension onto his existing garage toward the cul-de-sac for use of a sewing and a laundry room.

Mr. Huth stated that the extension will be 23 feet wide by 18 feet deep. He stated that this is a pie shape lot and the narrow part of the lot is closest to the road and in order to make any improvements on the front side of the house he will need a variance. Mr. Huth said this extension will keep in line with the existing house which does not meet the minimum setback standards in the area nearest to the road. Mr. Langley asked if it would be a one level building. Mr. Huth responded yes it is currently a ranch style home and will remain a ranch style home. Mr. Oberdeck stated that he had visited the site and did not have any problems with the request. Mr. Langley stated he had also visited the site with Ms. Jackson and Mrs. Pennamon. He stated he had no problems with this 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			
Hardy, Yvonne	x			
Langley, John D.	x			
Oberdeck, Alan M.	x			

6. *Request by **Gerald Brewer** for a side yard setback variance at 132 Little River Trail. Presently zoned R-2. [Map 057A, Parcel 152].*

Mr. Gerald Brewer represented this request. Mr. Brewer stated he wanted to build a lean-to over his house to build a wheel chair ramp for his handicap wife due to weather concerns when leaving and entering his home. He stated he was told he would not be able to do this as it would be too close to the property line. Mr. Brewer stated Karen came out to his property the other day and told him instead of the 16 feet he wanted from his house to ask for 10 feet. He stated he was just trying to make the property safer for himself and his wife. Mr. Brewer stated that everything would be done on his land and he did not see why there was a problem in doing this. Mr. Langley asked if a 10 foot overhang would be sufficient. Mr. Brewer stated his house already had an overhang but not enough to accommodate for the wheel chair ramp he would like to add. Mr. Oberdeck stated that in his opinion, Mr. Brewer could get a wheel chair ramp snaked around because it is 8 feet wide. Mr. Brewer stated again that Karen asked him to adjust his request to a 10 ft. variance. He stated this variance would be sufficient. Ms. Jackson stated that to clarify the record that she was the one that spoke with Mr. Brewer and went out to the property not Mrs. Pennamon. She stated the original request was for 12 feet but the staff recommendation is for more at 10 feet. Ms. Jackson stated that he originally asked for an 8 foot variance being 12 feet from the property line. She stated that is recommending an additional 2 feet. Ms. Jackson added that the way the proposed structure is laid out it will be less than 5 feet from the property line, therefor Mr. Brewer would have to reduce it back in size. Ms. Jackson stated that she had left a

flag out on the property as a guideline. Mr. Brewer stated that the 10 foot variance would give him a dry spot and room to maneuver. 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. Langley stated the reason for the recommendation is if the adjacent property owner wanted to do something similar nature it would be so close to the property line and there would be no room for emergency equipment or trucks to get through. He added that the concern has to be with every property so that if a fire erupts on any property it does not have the chance to spread from one property to another. Mr. Brewer stated he was aware of that and does not like that he cannot do as he pleases on his own property. Mr. Oberdeck made a motion for approval and Ms. Hardy 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: Tommy Brundage

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

7. *Request by **Harmony Crossing LLC** to rezone 1.03 acres at Harmony Road-Harmony Crossing from C-2 to C-1. [Map102D, Parcel 057].**

Mr. Lowell White represented the request. Mr. White is requesting to rezone 1.03 acres at Harmony Road-Harmony Crossing from C-2 to C-1. He stated that he has an assisted living that is currently zoned C-1. He is proposing to build an addition to the facility on an adjacent lot which is currently zoned C-2 and needs to be C-1 as well. Mr. White said that he did not realize when he bought the property that it was C-2 and not C-1. He said that it has been a vacant lot for 10 years and he wants to combine the two parcels which will enable him to continue the expansion of the assisted living facility. Mr. Oberdeck stated that he thought it was the only option available for this property. 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 1.03 acres at Harmony Rad from C-2 to C.1. Mr. Oberdeck made a motion for approval and Ms. Hardy seconded. All approved.

Staff recommendation is for approval to rezone 1.03 acres at Harmony Road from C-2 to C-1.

Motion for approval made by: Alan M. Oberdeck
 Seconded by: Yvonne Hardy

Commissioner	YES	NO	ABSTAIN	RECUSE

Brundage, Tommy	X			
Hardy, Yvonne	X			
Langley, John D.	X			
Oberdeck, Alan M.	X			

8. Request by **Harmony Crossing LLC** to rezone 2.19 acres at Sammons Parkway, NE from C-2 to C-1. [Map102D, Parcel 056001].*

Mr. Lowell White represented the request. Mr. White is requesting to rezone 2.19 acres at Sammons Parkway, NE from C-2 to C-1. He stated that he would like to rezone this property from C-2 to C-1 to expand his assisted living facility. Mr. White has adjacent property that he would like to combine with this property and in order to do so this property needs to be rezoned to C-1. Mr. Langley stated it made sense to conjoin the two pieces together this way to keep it uniformed. Mr. Oberdeck stated he had visited the property and thought that conjoining would be the best option. No one spoke in opposition to this request. Staff recommendation is for approval to rezone 2.19 acres at Harmony Road from C-2 to C-1. Mr. Oberdeck made a motion for approval and Mr. Brundage seconded.

Staff recommendation is for approval to rezone 2.19 acres at Harmony Road from C-2 to C-1.

Motion for approval made by: Alan M. Oberdeck
 Seconded by: Yvonne Hardy

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

9. *Adjournment*

ATTEST:

 John Langley, Vice Chairman
 Chairman

 Lisa Jackson
 P&D Director