

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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Thursday, December 03, 2015

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, December 03, 2015 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

1. *Call to Order*

Mr. James Marshall, Jr. 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 – December 3, 2015*

Motion for approval made by: Mr. John Langley

Second by: Alan Oberdeck

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

5. *Request **Ronald A & Brenda Shook** for a side yard setback variance at 128 Tanglewood Drive. Presently R-1. [Map 057CA, Parcel 016].*

Mrs. Brenda Shook represented this request. Mrs. Shook stated that they are relocating from Cobb County to Putnam County. Mrs. Shook stated that they are requesting a 4 foot variance,

being 16 feet from the right side property line to build a 24x28 garage on their property. Mrs. Shook stated that this is a narrow lot which narrows as it approaches the road. She added that the narrowest point where the garage will be constructed is only 60' wide and they would like to be able to drive their travel trailer around it. Mr. Langley stated that he had visited the property with Ms. Jackson and Mrs. Pennamon. Mr. Langley stated that he had no problems with the request. Mr. Oberdeck stated that he had visited the property with Mr. Brundage 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 side yard variance, being 16 feet from the right side property line. Mr. Langley made a motion for approval and Mr. Brundage seconded. All approved.

Staff recommendation is for approval of a 4-foot side yard variance, being 16 feet from right side property line.

Motion for approval made by: John D. Langley

Second by: Tommy Brundage

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

6. ***Request by JP Capital & Insurance, Inc to rezone .94 acres at 108 Briarpatch Road, N.E. from R-2 to C-1 [Map 096B, Parcel 062].****

Mr. Crosby represented the request. Mr. Crosby stated that they are requesting to rezone 0.94 acres at 108 Briarpatch Road, N.E from R-2 to C-1. He stated the property is directly behind the Fishtail Marina. Mr. Crosby stated that the rezoning request is in order to have an additional boat storage building, similar to the one that they are currently working out of. He stated they are also requesting to add 42 extra parking spaces to the site in order to help with the parking issue. Mr. Oberdeck asked if he was planning on planting a berm. Mr. Crosby stated that he was planning to plant a 30 ft. berm on Briarpatch Road and the new building similar to the one at their other building. He added that he would probably plant Cyprus trees. Mr. Oberdeck asked about the buffer from the residential property. Mr. Crosby stated that for residential purposes they would have a 50 ft. buffer between them and the next property. Mr. Oberdeck asked if they would plant cypress on that side. Mr. Crosby stated that they could do that. Mr. Oberdeck asked how tall the building would be. Mr. Crosby stated it would be the same size and footprint of the current building on the adjacent lot. Mr. Oberdeck asked how many square foot the building they were proposing to build. Mr. Crosby responded 21,000 square feet. Mr. Oberdeck stated the ordinance states no more than 15,000 square feet per acre or 35% open space for the building. He stated that for 0.94 of an acre that would be around 15,000 square ft. Mr. Crosby stated that they also own the next lot behind it and they can increase the landscape buffer to meet that requirement. He said that if they needed to plat that lot to make the landscape area a little bigger to meet the requirement they would. Mr. Oberdeck suggested that might be the best answer. Mr. Oberdeck asked what the height of the proposed building would be. Mr. Crosby asked if he meant from the lake side. Mr. Oberdeck asked if it was three stories from the ground. Mr. Crosby stated that it would be the same exact building as the current building which met the height requirement at the

time. He stated that they measured it from the side facing Briarpatch Road. Mr. Crosby stated that this week they actually dug into the ground since the light rain on the end of Briarpatch Road. He asked if there was a max height on the back side in regards to footage. Mr. Oberdeck stated maximum height determined by the International Building Code is three stories. He said this is what is considered in the recommendations. Mr. Oberdeck stated the 21,000 square feet is larger than the height allowed for the acreage. Mr. Crosby stated the lot requested is .94 acres and the additional lot behind the residential is an additional .94 acres as well. He stated they might need to re-plat the property line 20 to 30 feet. Mr. Crosby stated the 35% requirement could then be met. Mr. Oberdeck stated he thought rezoning the other piece to C-1 would be the best answer and that would give them enough space to satisfy that requirement. Mr. Langley asked for clarification on whether he had a piece of property behind the residential lot. Mr. Crosby stated that was correct. Mr. Langley asked what part of the space he would use for parking as the 50 foot of buffer area could not be used for this. Mr. Crosby stated it would be the area in front of the building. He added that the majority of parking would be in that area and where the existing structure is located plus 22 spaces in between the two buildings. Mr. Langley asked if there was going to be ample space for doorways or entrances to face the other building. Mr. Crosby stated emergency exits could be facing the existing building. Mr. Oberdeck asked if what he was saying was that when people entered the building they would be entering from the lake side. Mr. Crosby said yes. Mr. Langley said he brought that up due to the last statement of the staff recommendation is that all storage entrances should face Highway 44 and no outside storage shall be allowed at any time. Ms. Jackson and Mr. Marshall stated that they would amend that recommendation. Ms. Jackson stated they will amend it so that it can face the lake and the purpose of it is so it does not face the residential property. Mr. Marshall stated the amendment they are proposing will be in part two of the conditions and state that the entrances shall face the lake and no outside storage or display shall be allowed at any time. He stated there was a still an issue with the adjacent lot that is zoned R-2. Mr. Marshall stated that is he is making that a part of this rezoning request he cannot take part of a residential lot and include it on a rezoning on C-1. He said that they cannot amend this to include both lots without advertising it which they are bound by legally. Ms. Jackson stated he would have to withdraw the current request without prejudice and come back because they cannot add it because the zoning laws require that we advertise at least 15, no more than 45 days and that includes the legal organ for the newspaper and a sign posted on the location. Mr. Marshall suggesting reducing the 21,000 square feet of the proposed building or withdraw without prejudice. Mr. Crosby asked if the buffer has to be commercially rezoning. Ms. Jackson stated that it has to be included on this commercial property. Mr. Oberdeck stated that 14,100 would be the number. Mr. Marshall said that is a substantial reduction in their square footage but the 35% percent of land coverage is required in the ordinance. Mr. Crosby stated his request to withdraw without prejudice. No one spoke in opposition to this request. Staff recommendation is for approval to rezone .94 acres from R-2 to C-1 with the following conditions: 1) A berm or a 50-foot buffer is required when any commercial use or district adjoins any residential use or district and shall be included within the required setback. 2) All storage entrances shall face the back of Hwy 44 and no outside storage or display shall be allowed at any time. Mr. Oberdeck made motion to withdraw without prejudice. Mr. Langley seconded. All approved.

Staff recommendation is amended for approval to withdraw without prejudice.

Motion to withdraw without prejudice made by: Alan M. Oberdeck
Second by: John D. Langley

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

7. *Adjournment*

ATTEST:

James Marshall
Chairman

Lisa Jackson
P&D Director