

# PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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Thursday, October 01, 2015

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, October 01, 2015 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

**Present:** James Marshall, Jr., 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 - September 3, 2015*

Motion for approval made by: John D. Langley

Seconded by: Yvonne Hardy

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 by **Raymond & Donna Mayfield** for a side and rear yard setback variance at 140 Angeline Circle. Presently zoned R-2. [Map 111A, Parcel 112].*

**Mr. Raymond Mayfield** represented this request. **Mr. Mayfield** stated that they had recently purchased this property. He stated that this is a long narrow shaped lot with a lot width of only 92 feet at the building setback. Mr. Mayfield is requesting a 6-foot variance, being 14 feet from both side property lines to place a 26X60 manufactured home. He stated that they are not able to

move the home closer to the lake because they will be beyond the 100 ft. setback requirement and cannot move the house closer to the road due to the location of the septic system. **Mr. Oberdeck** stated that he had visited the property with **Mr. Brundage** and he has no problems with the request. **Mr. Langley** stated that he had visited the property with **Ms. Jackson** and **Mrs. Pennamon** and he had no problems with the request. No one spoke in opposition to this request. Staff recommendation is for approval. **Mr. Oberdeck** made a motion for approval and **Ms. Hardy** seconded. **All approved.**

*Staff recommendation is for approval of a 6-foot rear yard variance, being 14 feet from both property lines.*

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			
Marshall, James P.	x			
Oberdeck, Alan M.	x			

6. *Request by **Vincent & Ginger Mongato** for a side yard setback variance at 193B Lakeshore Dr. Presently zoned R-2. [Map 056B, Parcel 052 001].*

**Mr. Vincent Mongato** represented this request. **Mr. Mongato** stated that they are requesting a 9.6 foot variance, being 10.4 feet from the left side property when facing the house to construct a garage. He added that they needed the extra room for storage. **Mr. Mongato** stated that this is a narrow lot and due to his septic system which runs from the right side and across the rear of the property, this is the only suitable location to build the garage. **Mr. Langley** stated that he had visited the property with **Ms. Jackson** and **Mrs. Pennamon**. He agreed that this is the only suitable location for the garage. No one spoke in opposition to this request. Staff recommendation is for approval. **Mr. Langley** made a motion for approval and **Mr. Oberdeck** seconded. **All approved.**

*Staff recommendation is for approval of a 9.6-foot rear yard variance, being 10.4 feet from the left side property line.*

Motion for approval made by: John D. Langley  
 Seconded by: Yvonne Hardy

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

7. *Request by James E. Dupree, Jr., agent for Edna Dupree for a side yard setback variance at 112 Red Oak Trail. Presently zoned R-1. [Map 071A, Parcel 045].*

**Mr. James E. Dupree, Jr., agent for Edna Dupree** represented this request. **Mr. Dupree** stated that the applicant would like to construct a garage on the right side of her property when facing the house. He stated that this is a narrow lot and due to the location of the septic system in the rear of the property, they are requesting a 4-foot variance being 16 feet from the right side property line. **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. **Mr. Oberdeck** made a motion for approval and **Mr. Langley** seconded. **All approved.**

*Staff recommendation is for approval of a 4-foot side yard variance, being 16 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			
Marshall, James P.	x			
Oberdeck, Alan M.	x			

8. *Request by Rick McAllister, agent for Eagles Rest at Cuscowilla, LLC for a front, side and rear yard setback variance at Martin Oaks Boulevard. Presently zoned R-1. [Map 103B, Parcel 043].*

**Mr. Rick McAllister, agent for Eagles Rest at Cuscowilla, LLC** represented this request. **Mr. McAllister** stated that this property is located adjacent to Cuscowilla, Lake Oconee and the Martin Oaks development. He said that the intent for Eagles Rest at Cuscowilla, LLC is to be annexed into the Cuscowilla development. **Mr. McAllister** stated that as part of the annexation, Eagles Rest will continue real estate development similar to the existing Cuscowilla design standards and covenants. He stated that designs standards for Planned Unit Development have been removed from the Putnam County development code and only exist today within grandfathered developments like Cuscowilla. **Mr. McAllister** stated that plan characteristics such as buffer and open space give the old PUD standards merit over the current development code. He said the sense of community is achieved by maintaining interior access with the community road system. **Mr. McAllister** added that that Eagles Rest is currently bordered by 2,200 linear feet of Martin Oaks Boulevard road frontage and this area represents approximately 20% of the Eagles Rest parcel. He stated that this area represents the majority of open space contained in the Eagles Rest plans. **Mr. McAllister** said that while open space is important to the Cuscowilla standard, this area will equally benefit the residents of Martin Oaks by maintaining existing tree canopy and no individual residential driveway access along Martin Oaks Boulevard. He stated that the Eagles Rest plan represents a lower density than the current zoning entitlements allow. **Mr. McAllister** said that the units they have planned are located on the remaining 80% of the parcel with some additional open area interior to development. He said

that given the existing border constraints between Lake Oconee and Cuscowilla, the planned residential lots will require some adjustments in the current development code. **Mr. McAllister** stated that given a standard development pattern single road with double fronted lots, they are requesting a variance from the lake of 35 feet, side setback between lots of 5 feet and right of way width of 20 feet. He said that one of the natural land forms along the lake will be utilized for an amenity area and the developer would like to place a community structure which will require a 60 foot setback variance from the lake. **Mr. McAllister** stated that a very significant measure of how this development will be successful is its inclusion into Cuscowilla. He thanked the board for their consideration of this variance request. Ms. Jackson stated that the applicants are applying for a rezoning and the recommendation has been made for approval of the rezoning to the RM-3 District. She added that within the RM-3 district they would only need the lakeside variance, because RM-3 allows them to set their own setbacks on the side and the front property lines. Ms. Jackson stated that they will only be requesting the lakeside variance of 100 feet from the lake and that is why it is reflected as such. Mr. Adam Nelson, County Attorney, commented that since the applicants are requesting a rezoning and variance, he would suggest that the Planning and Zoning Commission make the variance a condition on the Board of Commissioners approval of the rezoning. Mr. Langley stated that he had no problems with the request. No one spoke in opposition to this request. Staff recommendation is for approval of the requested variance of 35 feet being 65 feet from the nearest point to the lake with all dwelling units and a 60-foot variance, being 40 feet from the nearest point to the lake in the amenity area as shown on the proposed plat, subject to approval of the applicant’s pending rezoning application by the Putnam County Board of Commissioners. Mr. Oberdeck made a motion for approval and Mr. Langley seconded. All approved.

***Staff recommendation is for approval of the requested variance of 35 feet being 65 feet from the nearest point to the lake with all dwelling units and a 60-foot variance, being 40 feet from the nearest point to the lake in the amenity area as shown on the proposed plat.***

Motion for approval made by: Alan M. Oberdeck  
 Seconded 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			

9. ***Request by Rick McAllister agent for Eagles Rest at Cuscowilla, LLC to rezone 47.30 acres at Martin Oaks Boulevard from R-1 to RM-3. [Map 103B, Parcel 043].\****

**Mr. Rick McAllister, agent for Eagles Rest at Cuscowilla, LLC** represented this request. **Mr. McAllister** stated the applicants would like to rezone 47.30 acres from R-1 to RM-3 so that it can be combined and developed in conjunction with Cuscowilla Subdivision. He added that this property is adjacent to Cuscowilla at Lake Oconee and Martin Oaks development. **Mr. McAllister** stated that the property which will be called Eagles Rest at Cuscowilla has approximately 4,000 linear feet of Lake Oconee shoreline. He explained that Cuscowilla is

zoned RM-3 PUD and after the zoning classifications were changed in Putnam County, Cuscowilla was re-classified as RM-3. **Mr. McAllister** stated that Eagles Rest is currently zoned R-1 single family residential district with allows only one dwelling unit per lot and overall density of 4 units per acre. He said that RM-3 is a multi- family residential district which allows a maximum density of 8 units per acre with a 35% open space requirement and multiple dwelling units per lot. **Mr. McAllister** stated that the current R-1 development standards would yield approximately 100 residential lots and the Eagles Rest development standards at RM-3 would approach a maximum of 248 lots. He stated that the reason for applying for a higher density zoning is not found with a request to increase units. Mr. McAllister stated that the request is for two opportunities, one of which is to allow annexation into the existing RM-3 Cuscowilla development and the second is to create an opportunity to have multiple single-family real estate products on a single lot which is the proposed cottages. **Mr. McAllister** stated that the benefits to this rezoning also will extend to the adjacent community. He added that the RM-3 zoning classification will require a 50-foot buffer between Martin Oaks and Eagles Rest. **Mr. McAllister** added that there is no buffer requirement with the current zoning. He requested the Planning and Zoning Commissions consideration to extend the real estate mix similar to Cuscowilla and put in place mandatory buffer requirements between Eagles Rest and Martin Oaks. **Mr. Oberdeck** asked where the sewage system would be located. **Mr. McAllister** stated that there is an existing sewage plant on Cuscowilla property owned by Piedmont Water Resources and the sewer from Eagles Rest will be forced mained into that facility. **Mr. Langley** stated that the RM-3 district requires a 50-foot setback from all property lines and asked if Martin Oaks Development was the only property line of concern. **Mr. McAllister** stated that there may be one other property that is located at the end of Martin Oaks but he cannot remember if it adjoins another parcel. **Mr. Marshall** read the staff recommendation and then made a point of order stating that the number of cottages needed to be added to the staff recommendation. The Planning and Zoning Commission, Ms. Jackson, Rick McAllister and the developer, Chris Geeslin discussed changes to the conditions of the staff recommendation based on recommendations from the County Attorney, Adam Nelson. The corrected staff recommendations with conditions are: Staff recommendation is for approval with the following conditions: (1) the entire 47 acres must be combined with Cuscowilla Development and developed as such, (2) there will be no more than 27 lakeside lots, 19 interior lots having only one single family dwelling on each lot, and 19 single family cottages (3) development of the subject parcel conform with the conceptual plat offered with the rezoning application, (4) the developer maintain a maintenance bond in the amount of \$50,000.00, subject to approval by the Putnam County Superintendent of Roads and the Board of Commissioners, for the time period of installation of all sewer infrastructure, road construction, and installation of the proposed seawall as to Martin Oaks and Lakeview Estate Lane and (5) Upon completion of Eagle's Rest roads, all traffic must enter and exit through the private roads in Cuscowilla only. No one spoke in opposition to this request. **Mr. Oberdeck** made a motion to accept and approve the amended staff recommendation and **Mr. Langley** seconded. **All approved.**

**Staff recommendation is for approval with the following conditions: (1) the entire 47 acres must be combined with Cuscowilla Development and developed as such, (2) there will be no more than 27 lakeside lots, 19 interior lots having only one single family dwelling on each lot, and 19 single family cottages, (3) development of the subject parcel conform with the conceptual plat offered with the rezoning application, (4) the developer maintain a maintenance bond in the amount of \$50,000.00, subject to approval by the Putnam County Superintendent of Roads and the Board of Commissioners, for the time period of installation of all sewer infrastructure, road construction, and installation of the proposed**

**seawall as to Martin Oaks and Lakeview Estate Lane and (5) Upon completion of Eagle's Rest roads, all traffic must enter and exit through the private roads in Cuscowilla only.**

Motion for approval made by: Alan M. Oberdeck  
Seconded 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			

10. *Adjournment*

ATTEST:

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James Marshall, Jr.  
Chairman

\_\_\_\_\_  
Lisa Jackson  
P&D Director