

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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Thursday, September 03, 2015

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, September 03, 2015 at 6:30 PM in the new Putnam County Administration Building, 117 Putnam Drive, Room 203.

Present: John Langley, Vice Chairman, Tommy Brundage, Yvonne Hardy

Staff Present: Lisa Jackson & Jonathan Gladden

Absent: James Marshall, Alan Oberdeck

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

Mr. Jonathan Gladden read the Rules of Procedures.

4. Approval of Minutes - August 6, 2015

Motion for approval made by: Yvonne Hardy

Second by: Tommy Brundage

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

5. Request by J. Byron Dailey for a front and side yard setback variance at 140 Copelan Landing Drive. Presently zoned R-1. [Map 104A, Parcel 081].

Mr. Bryan Dailey represented this request. **Mr. Dailey** is requesting a 6 foot variance, being 14 feet from the left side property for a 12x20 portable storage building that he has purchased. He said that he thought the placement of the shed was within his property bounds but was notified that it was not. **Mr. Dailey** added that he lives on a private drive and not a county road. He said that he had checked with his neighbors and found no opposition among them to the current placement of the storage building. **Mr. Dailey** stated he wanted to petition the Commission to allow him to keep the structure where it is currently located. **Mr. Brundage** stated he thought it seemed like a good placement for the structure. **Mr. Langley** stated he had visited the property and the placement of the storage building while in a suitable location, according to his measurements, is still too close to the side property line. He said that there is sufficient room to move the structure away from the side property line in order for the structure to be within code. **Mr. Langley** stated that the staff recommendation is that a 4 foot variance be granted in order to move further away from the road. **Mr. Dailey** said his objection was that moving away from the property line would cause it to be closer to his well and could cause problems if work was needed on the well. He made the point that a 5 ft. variance was issued to his neighbor to build his house on the same side property line. **Mr. Dailey** asked why he could not receive the variance he sought since a variance was given to his neighbor. **Mr. Langley** responded by saying his neighbors variance was due to the size of his structure and the way the property lines ran. He said that there was no way he could have placed his house without interfering with a drainage ditch or being too close to the septic drain field. **Mr. Dailey** asked for the Commission to reconsider as it would be an inconvenience to move the storage building and the possibility of problems with the well. **Mr. Langley** stated that moving it away from the property line would not be a problem as there is 5 to 6 feet of space from the building to the well. He stated that he did not believe the well would be an issue but could understand the inconvenience of having to move the well. **Mr. Langley** stated there was no reason the structure could not have been placed with conformity to the code. He said that even though Mr. Dailey was not aware of the rules and because there is room to move it further away from the property line, it is his opinion that the structure should be moved. **Mr. Dailey** stated he had looked at the website and it had stated 20 feet for a permanent structure. He stated he was negligent on his part, but moving it would be a hassle. **Mr. Dailey** stated that his neighbors did not care and asked why the zoning commission is finding issue with the placement. **Mr. Langley** stated that the board strives to have everything in conformity with code, sometimes this is not possible but in his case, it is possible. He said that it is the Commissions opinion that there is plenty of room on the property to bring structure within code. He explained that if there had been another underlying issue such as a drain field, it would have been a different scenario, but since there is room that is what needs to be done. No one spoke in opposition to this request. Staff recommendation is for a 4-foot variance, being 26 feet from the front property line. **Ms. Hardy** made a motion for approval and **Mr. Brundage** seconded. **All approved.**

Staff recommendation is for approval of a 4-foot variance, being 26 feet from the front property line.

Motion for approval made by: Yvonne Hardy
 Seconded by: Tommy Brundage

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

6. *Request by **Charles & Jennifer Ray** for a side yard setback variance at 133 Southshore Road. Presently zoned R-2. [Map 056B, Parcel 217].*

Mr. Charles Ray represented this request. **Mr. Ray** stated that he would like to build a 1792 square foot house on this property and due to the current house plans and the narrowness of the lot, he is requesting a one foot variance, being 19 feet from both side property lines. **Mr. Langley** stated he had visited the property and had no problems with the request. He stated that the lake side property is very deep and narrow and due to this, this is the best suitable location for the house. No one spoke in opposition to this request. Staff recommendation is for approval. **Mr. Brundage** made a motion for approval and Ms. Hardy seconded. **All approved.**

Staff recommendation is for approval of a one foot side yard variance, being 19 feet from both side property lines.

Motion for approval made by: Tommy Brundage
 Seconded by: Yvonne Hardy

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

7. *Request by **Alcovy Builders Inc., agent for Derrell & Amy Greenway** for a side yard setback variance at 102 Thunder Trail. Presently zoned R-1. [Map 102B, Parcel 010].*

Alcovy Builders Inc., agent for Derrell and Amy Greenway. **Mrs. Amy Greenway** represented the request. She stated that they had built a home a few years ago on this pie shape lot and hoped to fit the structure between the four pecan trees, which was successful. **Mrs. Greenway** stated that they are requesting a 15' variance, being 5 feet from the left side property line to build a garage. She added that they have a letter of approval from their neighbor. **Mr. Langley** stated he had visited the property and agrees that the garage placement was tricky and that they want to stay away from the property line as much as possible in case their neighbor decides to build in the future. He also added that there also has to be enough room for emergency equipment and things of that nature. **Mr. Langley** stated that if they built the garage on the level spot on their property, they would be placing

it over the septic drain field. He added that the 5 ft. setback from the property line as requested is extremely close. He stated that the staff recommendation is for a 10 ft. variance which is within 50% of what code allows. **Mrs. Greenway** stated she could make the garage work there. No one spoke in opposition to this request. Staff recommendation is for approval of a 10 ft. variance being 10 feet from the left side property line. **Ms. Hardy** 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: Yvonne Hardy
 Seconded by: Tommy Brundage

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

8. *Request by **Greg Waddell**, agent for **William & Dawn Johnson** for a rear yard setback variance at 270 Sinclair Circle. Presently zoned R-2. [Map 112B, Parcel 026].*

Mr. Greg Waddell, agent for **William & Dawn Johnson** represented this request. **Mr. Waddell** stated the applicants were in Louisiana and unable to attend the meeting. He stated that they wanted to move the double wide currently on the property and build a 3500 square foot house. **Mr. Waddell** said that they are requesting a 30-foot side yard variance, being 70 feet from the nearest point to the lake and a 20-foot rear yard variance, being 80 feet from the nearest point to the lake due to the circular nature of the lot. **Mr. Langley** stated he and **Mr. Brundage** had visited the property and they had no problems with the request. He asked if the septic plans had been completed. **Mr. Waddell** stated that a soil test had been done, but due to new rules from the State of Georgia, the health department could not issue a permit yet because the well needed to be filled in first. He said that due to this requirement, if the variance is approved they can continue and a septic permit would be issued. No one spoke in opposition to this request. Staff recommendation is for approval. **Ms. Brundage** made motion for approval and **Ms. Hardy** seconded. **All approved.**

Staff recommendation is for approval of a 30-foot side yard variance, being 70 feet from the nearest point to the lake and a 20-foot rear yard variance, being 80 feet from the nearest point to the lake.

Motion for approval made by: Tommy Brundage
 Seconded by: Yvonne Hardy

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

9. *Request by **Billy Resseau, agent for Carolyn Ann Allen** for a side yard setback variance at 111 Riverview Drive. Presently zoned R-2. [Map 057C, Parcel 213].*

Mr. Billy Resseau, agent for Carolyn Ann Allen represented this request. **Mr. Resseau** stated that the applicant is requesting a 10-foot variance, being 10 feet from both side yard property lines to build a 900 square foot house. He stated that without the variance this lot would become unusable. **Mr. Langley** stated that he had visited the property and he had no problems with the request due to the fact that the property narrowness. No one spoke in opposition to this request. **Ms. Hardy** 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 yard setbacks.

Motion for approval made by: Yvonne Hardy

Seconded by: Tommy Brundage

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

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

Rick McAllister, agent for Eagles Rest at Cuscowilla, LLC represented this request. **Mr. Langley** stated that the applicants would like to be removed from the agenda. **Mr. Brundage** made a motion to remove the item from the agenda and **Ms. Hardy** seconded. **Ms. Jackson** stated there was a correction to the motion. She stated that the item needed to be removed without prejudice. Mr. Langley corrected the record. **All approved.**

Staff recommendation is for approval of request to be withdrawn from the agenda without prejudice

Motion for approval made by: Tommy Brundage

Seconded by: Yvonne Hardy

Commissioner	YES	NO	ABSTAIN	RECUSE
Brundage, Tommy	x			

Hardy, Yvonne	x			
Langley, John D.	x			

11. Request by **Otis D. Harrison** to rezone 2 acres at 553 Gray Road, SW from AG-1 to R-1. [Map 052, Part of Parcel 003].*

Mr. Otis Harrison represented this request. **Mr. Harrison** stated that he has 109 acres of property and would like to cut out 2 acres to build a house. He said that in order for him to cut out the 2 acre tract he would have to rezone the property to R-1. **Mr. Langley** stated he had visited the property and had no problems with this request. **Mr. Brundage** asked if there was a singlewide manufactured home on this property. **Mr. Harrison** stated that the singlewide manufactured home was on an adjacent property. No one spoke in opposition to this request. Staff recommendation is for approval. **Ms. Hardy** made motion for approval and **Mr. Brundage** seconded. **All approved.**

Staff recommendation is for approval to rezone 2 acres at 553 Gray Road, SW from AG-1 to R-1.

Motion for approval made by: Yvonne Hardy
 Seconded by: Tommy Brundage

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

12. Adjournment

ATTEST:

 John Langley
 Vice Chairman

 Lisa Jackson
 P&D Director