

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



117 Putnam Drive, Suite B ♦ Eatonton, GA 31024
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Thursday, July 02, 2015

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, July 02, 2015 at 6:30 PM in the new Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

Absent: Yvonne Hardy

Staff Present: Lisa Jackson, Karen Pennamon, and Jonathan Gladden

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 - June 4, 2015

Motion for approval made by: Alan M. Oberdeck

Second by: Tommy Brundage

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

5. Request by Alan and Darlene Schnieber for a rear yard setback variance at 222 Fawnfield Court. Presently zoned R-1. [Map 070A, Parcel 005].

Mr. Alan Schnieber represented this request. Mr. Schnieber stated that they are requesting a 38-foot rear yard setback variance, being 62 feet from the nearest point to the lake to build a house due to the location of the current septic and drain field. **Mr. Schnieber** stated that if he moved the house back to meet the 100 foot setback, it would put the house on top of the septic system. He added that the new home will be within the existing footprint of the current home and the garage will be angled. **Mr. Schnieber** added that the new home will stay within the general position of neighboring homes and pose no obstruction. **Ms. Jackson** stated that Mr. Schnieber could not move the house back because

the septic system is 5-6 feet from the front of the house. **Mr. Oberdeck** stated that he had visited the property and had no problems with the request. **Mr. Langley** also stated that he had visited the property and had no problems with the request. Staff recommendation is for approval of a 38-foot rear yard variance, being 62 feet from the nearest point to the lake. No one spoke in opposition to this request. **Mr. Langley** made a motion for approval and **Mr. Oberdeck** seconded. **All approved.**

Staff recommendation is for approval of a 38-foot rear yard variance, being 62 feet from the nearest point to the lake.

Motion for approval made by: John D. Langley
 Second by: Alan M. Oberdeck

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

6. Request by Edward D. Pirtle for a rear and side yard setback variance at 136 Rock Springs Road. Presently zoned R-1R. [Map 123C, Parcel 038].

Mr. Edward Pirtle represented this request. **Mr. Pirtle** stated that they had purchased this house in 1989 and due to the narrowness of this property, they will need an 8-foot side yard variance, being 12 feet from the left side property line and a 36.5-foot variance, being 63.5 feet from the nearest point to the lake for an addition to the master bedroom. He is also requesting a 12.5-foot side yard variance, being 7.5 feet from the left side property line to build a garage. **Mr. Oberdeck** stated that he had visited the property and agreed with the staff recommendation. **Mr. Brundage** stated that he had visited the property and had no problems with the request. Staff recommendation is for approval. No one spoke in opposition to this request. **Mr. Oberdeck** made a motion for approval and **Mr. Brundage** seconded. **All approved.**

Staff recommendation is for approval of the 12.5-foot side yard variance, being 7.5 feet from the left side property line when facing the lake and applies specifically to the placement of the garage.

Staff recommendation is also for approval of 8-foot side yard variance, being 12 feet from the left side property line when facing the land and 36.5-foot variance, being 63.5 feet from the nearest point to the lake. This variance applies specifically to the house expansion.

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

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

7. Request by Charles Miller, agent for Christine Arians, for a rear yard setback variance at 133 S. Look Lane NE. Presently zoned RM-3. [Map 120A, Parcel 242].

Item removed from agenda.

8. *Request by Classic Smith Construction, agent for Ronald and Angela Hattaway for a rear and front yard setback variance at 115 Allens Alley, S. W. Presently zoned R-2. [Map 055A, Parcel 013].*

Mark Smith, agent for Ronald and Angela Hattaway, represented this request. **Mr. Smith** stated that the applicants are requesting a variance to build a house due to the narrowness of their property. They are requesting an 11-foot variance being 19 feet from the front property line, and a 15-foot rear yard variance, being 85 feet from the nearest point to the lake. **Mr. Langley** stated that he had visited the property and agreed that this was the most suitable location for the house. **Mr. Langley** stated that he had also visited the property and had no problems with the request. Staff recommendation is for approval. No one spoke in opposition to this request. **Mr. Langley** made a motion for approval and **Mr. Oberdeck** seconded. **All approved.**

Staff recommendation is for approval of an 11-foot front yard variance, being 19 feet from the front property line, and a 15-foot lake side variance, being 85 feet from the nearest point to the lake.

Motion for approval made by: John D. Langley
Second by: Alan M. Oberdeck

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

9. *Request by Ron and Wanda Neislar for a rear yard setback variance at 112 Rock Springs Road. Presently zoned R-1R. [Map 123C, Parcel 032].*

Mr. Ron Neislar represented this request. **Mr. Neislar** stated that they are requesting a 32-foot variance, being 68 feet from the nearest point to the lake to build an open porch. He added that the porch would not extend beyond the furthest extent of the current structure footprint and would not intrude into the lake view of their adjacent neighbors. **Mr. Oberdeck** stated that he had visited the property and had not problems with the request. **Mr. Brundage** stated that he had also visited the property and had no problems with the request. Staff recommendation is for approval. No one spoke in opposition to this request. **Mr. Oberdeck** made a motion for approval and **Mr. Brundage** seconded. **All approved.**

Staff recommendation is for approval of a 32-foot rear yard variance, being 68 feet from the nearest point to the lake.

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

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

10. **Request by Craig A. Wright for a side yard setback variance at 905 Harmony Road. Presently zoned C-1. [Map 102D, Parcel 044].**

Mr. Craig Wright, agent for Hughanne McDowell, represented this request. **Mr. Wright** stated that he operates a car detailing business at 905 Harmony Road and is requesting a 10-foot side yard variance, being 10 feet from the left side property line for a carport. He stated that during the summer, it gets extremely hot outside and he would like to have a carport for his employees to work under while detailing vehicles. **Mr. Wright** stated that the 20 foot setback would place them in the middle of the driveway, but being 10 feet would allow them room to move the vehicles in and out of the driveway. **Mr. Oberdeck** stated that he had visited the property. He stated that during the heat of the day, the workers are washing vehicles out in the open and he agrees that the shelter is a good idea. **Mr. Oberdeck** also commented that it is not only important for the workers but also protects the vehicles. **Mr. Langley** stated that he had visited the property with Ms. Jackson. He stated that this lot is extremely narrow and not much can be done on it without a variance. **Mr. Langley** had no problems with the request. Staff recommendation is for approval. 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 10-foot side yard variance, being 10 feet from the left side property line when facing the building.

Motion for approval made by: Alan M. Oberdeck

Second by: John D. Langley

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

11. *Adjournment*

ATTEST:

James Marshall, Jr.
Chairman

Lisa Jackson
P&D Director

Date