

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



117 Putnam Drive, Suite B ♦ Eatonton, GA 31024
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Thursday, May 07, 2015

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, May 07, 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, Yvonne Hardy, and Alan Oberdeck.

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 - April 2, 2015

Motion for approval 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			

5. Request by Charles Miller for a rear yard setback variance at 133 S. Look Lane, NE. Presently zoned RM-3. [Map 120A, Parcel 242]. Request to withdraw without prejudice.

Mr. Charles Miller requested that this item be removed from the agenda without prejudice. **Mr. Oberdeck** made a motion to withdraw without prejudice the request from Charles Miller, agent for Paul Bowen for a rear yard variance at 133 S. Look Lane, NE and **Mr. Langley** seconded. **All approved.**

Motion for approval 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			

6. Request by *Thomas D. Baker* for a side and rear yard setback variance at 150 Forest Hill Drive. Presently zoned R-1. [Map 111A, Parcel 074].

Mr. Thomas Baker represented this request. **Mr. Baker** stated that he is requesting a 15-foot variance, being 85 feet from the nearest point to the lake and a 5-foot variance; being 15 feet from the right side property line when facing the lake. **Mr. Langley** stated that he had visited the property with Ms. Jackson and had met with Mr. Baker. He stated that after looking over the layout of the land, the 5 foot variance on the right side of the property is not an issue because the structure is already there. **Mr. Langley** stated that the applicant’s intention is to build on the opposite side of the building and no variance is required there. He added that he had a question that he had asked Mr. Baker about previously which concerned moving the structure back 15 feet from the lake. **Mr. Langley** stated that there is ample room to move the structure back 15 feet from the lake. **Mr. Baker** agreed. **Mr. Langley** stated that this would be his recommendation because the reasons for that variance do not fit within the parameters of the code. He added that the code allows variances for different reasons but not for what was explained to the board. **Mr. Baker** explained that the existing lake side of his property had a foundation that supported his rear screened porch. He said that they had torn that down and were going to rebuild the porch on the existing foundation but he will accept whatever the Planning & Commission approves. **Mr. Langley** stated that he could continue with his plans but would have to move the structure back 15 feet from the lake. Staff recommendation is for a 5-foot variance; being 15 feet from the right side property line when facing the lake. No one spoke in opposition to this request. **Mr. Langley** made a motion for approval of a 5-foot variance; being 15 feet from the right side property line when facing the lake and **Ms. Hardy** seconded. **All approved.**

Staff recommendation is for approval of a 5-foot variance, being 15 feet from the right side property line when facing the lake.

Motion for approval made by: John D. Langley
 Second 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			
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7. *Request by Dontrail L. Cobb, agent for Bertha M. Farley to rezone 6 acres at 104 Edward Reeves Road from AG-1 to AG-2. [Map 061, Part of Parcel 020].**

Mr. Dontrail L. Cobb, agent for Bertha M. Farley represented this request. **Mr. Cobb** stated that the applicant is requesting to rezone 6 acres at 104 Edwards Reeves Road from AG-1 to AG-2 in order to sell a portion of this property. **Mr. Brundage** stated that he had visited the property with Mr. Oberdeck and has no problems with the request. Staff recommendation is for approval. No one spoke in opposition to this request. **Mr. Brundage** made a motion for approval and **Mr. Langley** seconded. **All approved.**

Staff recommendation is for approval.

Motion for approval made by: Tommy Brundage

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			

8. *Request by Dontrail L. Cobb, agent for Bertha M. Farley to rezone 1.5 acres at 104 Edward Reeves Road from AG-1 to R-2. [Map 061, Part of Parcel 020].**

Mr. Dontrail L. Cobb, agent for Bertha M. Farley represented this request. **Mr. Cobb** stated that the applicant is requesting to rezone 1.5 acres at 104 Edwards Reeves Road from AG-1 to R-2 in order to sell it to Mr. Dontrail Cobb. **Mr. Brundage** stated that he had visited the property with Mr. Oberdeck and has no problems with the request. Staff recommendation is for approval. No one spoke in opposition to this request. **Mr. Brundage** made a motion for approval and **Mr. Langley** seconded. **All approved.**

Staff recommendation is for approval.

Motion for approval made by: Tommy Brundage

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			

9. *Request by Ann Foster, agent for Margaret A. Eidson to rezone 5.0 acres at 117 LoValley Drive from AG-1 to AG-2. [Map 032, Part of Parcel 021].**

Ms. Ann Foster represented this request. **Ms. Foster** stated that the applicant has 50 acres with a home currently on the property. She stated that in the last few years, they have had difficulty selling the property for Mrs. Eidson. **Ms. Foster** stated that the applicant is an elderly woman whose husband had

recently passed away. She said that in an attempt to get the house sold, the applicant would have to split out the piece of property with the house on it. **Ms. Foster** stated that they are requesting to rezone 5.0 acres at 117 LoValley Drive from AG-1 to AG-2. **Mr. Langley** stated that he had visited the property and fully understands the reasoning for the request. Staff recommendation is for approval. No one spoke in opposition to this request. **Ms. Hardy** made a motion for approval and **Mr. Langley** seconded. **All approved.**

Staff recommendation is for approval.

Motion for approval made by: Yvonne Hardy
 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			

10. Adjournment

ATTEST:

 James Marshall
 Chairman

 Lisa Jackson
 P&D Director

 Date