

# PUTNAM COUNTY PLANNING AND ZONING COMMISSION



117 Putnam Drive, Suite B ♦ Eatonton, GA 31024  
706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamga.com

Thursday, April 02, 2015

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, April 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*

Mrs. Karen Pennamon called the roll.

## 3. *Rules of Procedures*

Ms. Lisa Jackson read the rules of procedures.

## 4. *Approval of Minutes - March 5, 2015*

Motion for approval made by: Alan M. Oberdeck

Seconded by: John D. Langley

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

## 5. *Request by Mary Ann Hotchkiss for a rear yard setback variance at 308 S.*

*Steelbridge Road. Presently zoned R-2. [Map 114A, Parcel 071-001].*

**Mrs. Mary Ann Hotchkiss** represented this request. **Mrs. Hotchkiss** stated that she is requesting a 25-foot lakeside variance, being 75 feet from the nearest point to the lake to build a swimming pool in her back yard. She said that due to the unique shape of this lot, there is not enough room to meet the 100 yard lake setback requirement. **Mr. Oberdeck** stated that he and **Mr. Brundage** had visited the property and he agrees with the staff recommendation for approval. **Mr. Langley** stated that he and **Ms. Jackson** had visited the property and had spoken to one of the property owners. He said that their situation definitely fits the needs as listed in the code. **Mr. Langley** stated that he has 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 25-foot lakeside variance, being 75 feet from the nearest point to the lake.**

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

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

6. *Request by Ernie Dorough for a side yard setback variance at 133 South Rock Island Drive. Presently zoned R-1R. [Map 124A, Parcel 108].*

**Mr. Ernie Dorough** represented this request. **Mr. Dorough** stated that he is requesting an 8-foot variance, being 12 feet from the left side property line when facing the house to build a garage. He added that the proposed garage will be placed to the left of his concrete driveway and be in line with the existing house. **Mr. Oberdeck** stated that he and **Mr. Brundage** had visited the property and he has no problems with the request. **Mr. Langley** stated that he and **Ms. Jackson** had visited the property and he agrees that the proposed location for the garage is the only suitable option. 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 an 8-foot variance, being 12 feet from the left side property line when facing the lake.**

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

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

7. *Request by **Randy Daniel, agent for Ricky McIntyre**, for a front and rear yard setback variance at 206 Twisting Hills Road, S.E. Presently zoned R-2. [Map 111C, Parcel 026].*

No one represented this request. **Mr. Langley** stated that he and **Ms. Jackson** had visited this property and met with Mr. Daniel concerning the variance request. He stated that the property size and situation is such that there is no other option but to allow a variance in order to build anything on that site. **Mr. Oberdeck** stated that he and **Mr. Brundage** had also visited the property and he has no problems with the request. Staff recommendation is for approval. No one spoke in opposition. **Mr. Langley** made a motion for approval and **Mr. Oberdeck** seconded. **All approved.**

**Staff recommendation is for approval of a 40-foot lakeside variance, being 60 feet from the nearest point to the lake.**

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

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

8. *Request by **Tony Lee Caldwell & Candice Caldwell** for a side yard setback variance at 111 S. Little River Run South. Presently zoned R-2. [Map 057A, Parcel 049].*

**Mr. Tony Caldwell** represented this request. **Mr. Caldwell** stated that they are requesting a 5 foot variance, being 15 feet from the left side property line when facing the lake. **Mr. Langley** asked if he was requesting two variance because according to the application he submitted he is requesting a 4 foot and 5 foot variance. **Mrs. Candice Caldwell** stated that the project manager had visited the property and was able to push the proposed house back because it narrows toward the road. She stated that they moved it back a couple of feet to be in compliance on the right side but the left side needs a variance. **Mr. Langley** stated that he had visited the property and was on board with the original request and is more encouraged

with the changed request. **Mr. Langley** made a motion to amend the application and approve 5- foot variance, being 15 feet from the left side property line when facing the lake which and **Mr. Brundage** seconded. Staff recommendation is for approval. No one spoke in opposition to this request. **All approved.**

**Staff recommendation is for approval of a 4-foot variance, being 16 feet from the right side property line when facing the lake and a 5-foot variance, being 15 feet from the left side property line when facing the lake.**

Motion for approval made by: John D. Langley  
 Seconded by: Tommy Brundage

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

9. *Request by T&Brothers Construction, agent for Tim Dender, for a rear yard setback variance at 109 Sunfish Trail. Presently zoned R-2. [Map 083A, Parcel 049].*

**Mr. Thomas Slage** represented this request. **Mr. Slage** stated that the applicants are requesting a 20-foot lakeside variance, being 80 feet from the nearest point to the lake. He stated that due to the topography of the lot the proposed house will have to be moved forward approximately 20 feet which will require a variance. **Mr. Langley** stated that he and **Ms. Jackson** visited the site and he has 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 a 20-foot lakeside variance, being 80 feet from the nearest point to the lake.**

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

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

10. *Request by Paul & Deidre Slifko for a side and rear yard setback variance at Lot#12, Copelan Landing. Presently zoned R-1. [Map 104A, Parcel 082].*

**Mr. Paul Slifko** represented this request. **Mr. Slifko** stated that they are asking for two variances, a 25-foot variance, being 75 feet from the nearest point to the lake and a 5-foot side yard variance, being 15 feet from the right side to build a house. He added that the proposed location of the house on this unique shaped lot will allow the house to be aligned with the other adjacent houses. **Mr. Oberdeck** stated that he and **Mr. Brundage** had visited the property and he has 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 25-foot lakeside variance, being 75 feet from the nearest point to the lake and a 5-foot variance, being 15 feet from the from the right side property line when facing the lake.**

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

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

11. *Request by **Raymond B. Player** for a side and rear yard setback variance at 1067-B Milledgeville Road. Presently zoned R-1. [Map 086A, Parcel 074].*

**Mr. Raymond B. Player** requested that this item be removed from the agenda without prejudice. **Mr. Langley** made a motion to withdraw the request from Raymond B. Player for a side and rear yard setback variance at 1067-B Milledgeville Road and **Mr. Oberdeck** seconded. **All approved.**

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

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

12. *Request by **Ned D. & Janice T. Morris** to rezone 3 acres at 675 Shadydale Road from AG-1 to R-2. [Map 010, Part of Parcel 006].\**

**Mr. & Mrs. Ned D. and Janice T. Morris** requested that this item be removed from the agenda without prejudice. **Mr. Oberdeck** made a motion to withdraw the request from Mr. &

Mrs. Ned D. and Janice T. Morris to rezone 3 acres at 675 Shadydale Road from AG-1 to R-2.  
**Mr. Oberdeck** made a motion for approval and **Mr. Langley** seconded. **All approved.**

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

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

13. *Adjournment*

ATTEST

\_\_\_\_\_  
James Marshall  
Chairman

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