

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, March 05, 2015

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, March 05, 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, and Alan Oberdeck.

Staff Present: Lisa Jackson & Jonathan Gladden

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

Ms. Jackson read the rules of procedures.

4. Approval of Minutes - February 10, 2015

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			
Oberdeck, Alan M.	x			

5. Request by Douglas Wyatt for a rear yard setback variance at 1036 Dennis Station Road, SW. Presently zoned R-2. [Map 084C, Parcel 028].

Mr. Douglas Wyatt represented this request. **Mr. Wyatt** stated that he would like to add a bedroom onto the side of his residence. He stated that he is requesting a 53-foot variance being, 47 feet from the closest point to the lake, due to site issues of grading, trees and septic. **Mr. Oberdeck** 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 a 53-foot variance; being 47 feet from the nearest point to the lake on the right side of the house when facing the lake.

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			
Oberdeck, Alan M.	x			

6. *Request by Francis Kennedy for a side yard setback variance at 166 Dogwood Drive, SE. Presently zoned R-1. [Map 087C, Parcel 084].*

Mr. Francis Kennedy represented this request. **Mr. Kennedy** stated that all of his vehicles are getting old but still good mechanically. One of his neighbors was tearing down a shed that he thought could be used to protect his vehicles. He stated that the neighbor closest to that side has written a letter stating they are ok with his variance request. **Mr. Kennedy** stated that Mr. Langley and Ms. Jackson had visited the property and thought a 12-foot variance being, 8 feet from the property line would work instead of a 15 foot variance. **Mr. Oberdeck** stated he had visited the property and thought it was a very good job of shoe horning it on the narrow lot. 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 12-foot variance; being 8 feet from the 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			
Oberdeck, Alan M.	x			

7. *Request by Michael Cabe for a rear yard setback variance at 153 Tanglewood Road, SW. Presently zoned R-1. [Map 056C, Parcel 026].*

Mr. Michael Cabe represented this request. **Mr. Cabe** stated that he bought the house in July and is currently in the middle of renovations. He said the house is a full time residence which has a small deck on the back side that extends about 10 feet from the back doors. **Mr. Cabe** stated that it is not currently usable the way it is, and he is looking to extend the deck out an additional 11 feet which is why he is asking for a 50-foot variance. **Mr. Langley** stated he had visited the property and had no problems with the request. **Mr. Oberdeck** added that he had visited he 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 **Ms. Hardy** seconded. All approved.

Staff recommendation is for approval of a 50-foot variance; being 50 feet from the nearest point to the lake.

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			
Oberdeck, Alan M.	x			

8. *Request by R. Greg Waddell, agent for Greg S. and Carol A. Wright for a side yard setback variance at 104 Shoreline Court, SW. Presently zoned R-2. [Map 084A, Parcel 070].*

Mr. Greg Waddell represented this request. **Mr. Waddell** stated he would like to build a new house on the lot which previously had a manufactured home on it. He stated he did not think he would have any issues until the manufactured home was pulled off and he met with the Health Department. **Mr. Waddell** stated that Mrs. Kathryn Hill had found that the septic system had originally been put in the wrong area. He said that the lot is an extremely narrow lot in a cul-de-sac. **Mr. Waddell** stated that when they backed the house up 100 feet from the lake where the septic system would not work, they ended up encroaching on the side lines. **Mr. Waddell** stated that since he has applied for the variance he has had a surveyor come out and lay the house out on the property. He said that on his original request, he wanted 10 foot variance but after the survey was done, he realized he would be 16 feet from the left side. **Mr. Waddell** added that on the right side, there was just one small corner that was 10 feet and then the house moved further away from it. **Mr. Langley** wanted clarification that Mr. Waddell had increased the space between the property line and the structure. **Mr. Waddell** confirmed that it had increased. **Mr. Langley** stated that this was a good thing. **Mr. Waddell** stated that he actually had an updated plat if they wanted to review it. **Mr. Langley** asked what side the 16 foot setback would be on if facing the lake. **Mr. Waddell** stated the left hand side. **Mr. Oberdeck** stated he had visited the property and did not have a problem 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 10-foot variance; being 10 feet from both side property lines.

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			
Oberdeck, Alan M.	x			

9. *Request by Robert L. Collins for a side and rear yard setback variance at 962 Dennis Station Road. Presently zoned R-2. [Map 084D, Parcel 087]. **Withdrawn without prejudice.***

Mr. Robert Collins requested that this item be removed from the agenda without prejudice. **Mr. Oberdeck** made a motion to withdraw the request from Robert Collins for a side and rear yard setback variance at 962 Dennis Station Road and **Mr. Brundage** seconded. **All approved.**

Motion for approval to withdraw without prejudice made by: Alan M. Oberdeck
 Seconded by: Tommy Brundage

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

10. *Request by **Thomas B. Crowe & Gladys F. Crowe** to rezone 4.86 acres at 155 New Phoenix Road from AG-1 to R-2. [Map 106, Part of Parcel 077004].**

Mr. Thomas B. Crowe represented this request. **Mr. Crowe** stated that he and his wife owned 24.86 acres which he has cattle on. He said that he does not want to build a house on the farm but wants to separate out 4.86 acres to build a house or put a manufactured home on it. **Mr. Langley** asked if there was anyone present who would like to speak for or against this item. **Mr. Armoir Maddox** stated he had some questions and concerns. He said he was concerned about the rezoning to R-2 as opposed to R-1. **Mr. Maddox** stated that he thought R-2 is too wide a variety of a district and anything from an amusement park, to a waste treatment facility could be put in R-2. He stated that he was concerned about what might be placed there if it was rezoned to R-2 rather than R-1 for houses. **Ms. Jackson** informed Mr. Maddox that R-2 is a residential zoning class that would not allow for amusement parks or waste treatment facilities. **Mr. Maddox** stated he was going on information that had been passed on to him from someone else. **Ms. Jackson** stated that the information he received was incorrect. She said that R-2 is a single family residential zoning class just like R-1R or R-1. **Ms. Jackson** added that the primary difference in the residential zoning districts is the minimum house size that could be placed there. She further stated that more flexibility was available as to what could be on the property in AG-1 than in R-2. **Mr. Maddox** stated that his concerns had been addressed. **Ms. Jackson** stated she would give Mr. Maddox a copy of the Putnam Code of Ordinance so that he could see what is allowed in the R-2 zoning district. **Mr. Maddox** thanked her for the information. **Mr. Langley** asked Mr. Crowe if he wanted to comment but he declined. **Ms. Jackson** made a correction to the staff recommendation stating it was from AG-1 to R-2 not RR-2. 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 to rezone 4.86 acres at 155 New Phoenix Road from AG-1 to R-2.

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			
Oberdeck, Alan M.	X			

11. *Adjournment*

ATTEST:

John Langley
Vice Chairman

Lisa Jackson
P&D Director