

# PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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Tuesday, February 10, 2015

The Putnam County Planning & Zoning Commission conducted a public hearing on Tuesday, February 10, 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**

Mrs. Karen Pennamon called the roll.

**3. Rules of Procedures**

Ms. Lisa Jackson read the rules of procedures.

**4. Approval of Minutes- January 8, 2015**

Motion for approval made by: Alan M. Oberdeck

Seconded 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 Douglas Reynolds for a side and rear yard setback variance at 138 Cold Branch Lane. Presently zoned R-2. [Map 112A, Parcel 004].**

**Mr. Douglas Reynolds** represented this request. **Mr. Reynolds** stated that he has a very unusual lot and any improvements to it will require a variance. He would like to extend the roofline of

the current home and add a porch. **Mr. Reynolds** stated that it will be good esthetically and architecturally to join onto the house and go forward with the patio and the roof line. He added that the current house is only 27 feet from the seawall and he thought that if he build inside the seawall it would be ok. **Mr. Reynolds** stated that after speaking to **Ms. Jackson**, she informed him that they needed to be further from the seawall. He said that Ms. Jackson's recommendation is 45 feet from both the left and right which would place the porch in the middle of the property but completely offset from the house. **Mr. Reynolds** stated that he could do that but he would have to remove a maple tree that they were hoping to keep. He said that he and his wife taped and painted orange footage lines to see what additional options were possible. **Mr. Reynolds** stated that he would need 8 more feet to be within 37 feet of the water without going outside the current roofline and to save that particular maple tree. **Mr. Reynolds** distributed photos of the three potential areas to the Planning & Zoning Commission. **Mr. Marshall** asked if he was proposing to come off the ridge of the roof to a point and straight in to the right corner of the house. **Mr. Reynolds** stated that he would match the slope of the right hand side of the house up to an equal point and then come out over the porch so it would be symmetrical. **Mr. Langley** stated that he had visited the property with **Ms. Jackson** and Mrs. Pennamon and has concerns about the proposed request. **Mr. Marshall** stated that he and **Ms. Jackson** had also visited the property. **Ms. Jackson** stated that the picture that Mr. Reynolds presented it is not a good depiction of her recommendation. She stated that she is recommending that he start at the corner of the porch and go back toward the other side. The Planning and Zoning Commission, Ms. Jackson and **Mr. Reynolds** discussed the setbacks. **Ms. Jackson** stated that her recommendation is indicated by the white lines on the photo. **Mr. Langley** stated that he understood **Mr. Reynolds** request to add width to the porch but he was not comfortable reducing it. **Mr. Marshall** stated that the staff recommendation is for 55-foot right and left side yard variance, being 45 feet from the nearest point to the lake and a 40-foot rear yard variance, being 60 feet from the nearest point to the lake. **Mr. Marshall** stated that it would be a better build architecturally, if it came off the center of the ridge and this would make them be 37 feet from the seawall. **Mr. Langley** stated that he feels that this will deviate from what they are trying to achieve with the code which requires 100 feet. He added that he is not comfortable reducing it more than 45 feet and does not want to set a precedence. **Mr. Oberdeck**, **Mr. Brundage** and **Ms. Hardy** agreed with the proposed 37 foot request. **Mr. Langley** reiterated that they normally try to stay within 50 per cent of the code and this is going way beyond that. No one spoke in opposition to this request. **Mr. Langley** made a motion to approve the staff recommendation and **Ms. Hardy** seconded. **Mr. Oberdeck** made a motion to amend the request to a 63-foot right and left side yard variance, being 37 feet from the nearest point to the lake and a 40-foot rear yard variance, being 60 feet from the nearest point to the lake, and **Mr. Brundage** seconded. **Ms. Hardy** and **Mr. Marshall** approved and **Mr. Langley** denied.

**Staff recommendation is for 55-foot right and left side yard variance, being 45 feet from the nearest point to the lake and a 40-foot rear yard variance, being 60 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
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Brundage, Tommy	X			
Hardy, Yvonne	X			
Langley, John D.		X		
Marshall, James P.	X			
Oberdeck, Alan M.	X			

6. Request by **Kelvin Irvin** for a side yard setback variance at 166 Oak Lane. Presently zoned R-2. [Map 056C, Parcel 023].

**Mr. Kelvin Irvin** represented this request. **Mr. Irvin** stated that his property is a little over three-fourth of an acre and one-half of it is Georgia Power leased area. He stated that he has to stay behind the 350 foot contour line and cannot encroach on Georgia Power property or the flood plain. **Mr. Irvin** would like to build a house on this property which is a pie shaped lot which narrows towards the road. He said that when looking at this property from the road, he will be encroaching on the right side property line. In order to align the house to the shoreline of the lake, he would like to amend his original request from a 13-foot variance to a 10-foot variance. **Mr. Langley** stated that he had visited property with **Ms. Jackson** and Mrs. Pennamon. He stated that the property is narrow at the top and wider at the bottom and therefore, he has no problems with the request. **Ms. Jackson** stated that she would be willing to amend her staff recommendation to a 10-foot variance. She stated that they had visited the property and made mention that he had a very narrow area to work with. No one spoke in opposition to this request. **Mr. Langley** made a motion to approve the amended request to a 10-foot variance, being 10 feet from the right side property line when facing the lake and **Mr. Oberdeck** seconded. **All approved.**

**Staff recommendation is for approval of a 10-foot variance, being 10 feet from the right side property line when facing the lake.**

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

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

7. Request by **Craig Wright, agent for Hughanne McDowell** for a conditional use for a car wash at 905 Harmony Road. Presently zoned C-1. [Map 102D, Parcel 044].\*

**Mr. Craig H. Wright, agent for Hughanne McDowell**, represented this request. **Mr. Wright** stated that he is currently leasing this property which was previously used as a car wash. **Mr. Wright** stated that the property has been vacant for years and a conditional use permit is required in order for him to obtain a business license. **Mr. Wright** is requesting a conditional use permit

to operate an outdoor carwash. **Mr. Oberdeck** stated that he has visited the property and has no problems with the request. **Mr. Brundage** stated that he had visited the property and has no problems with the request. **Mr. Langley** asked if he was going to leave the current structures as is or add to them. **Mr. Wright** stated that he was going to use them as is. 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 for the conditional use permit.**

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

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 William Vargo to rezone 1 acre at 860 Harmony Road from AG-1 to C-2. [Map 102, Part of Parcel 003].\**

**Mr. Oberdeck** made a motion to withdraw without prejudice the request from William Vargo to rezone 1.0 acres at 860 Harmony Road, from AG-1 to C-2 and **Mr. Langley** seconded. **All approved.**

Motion for approval to withdraw without prejudice made by: Alan M. Oberdeck  
 Seconded 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. *Adjournment*

New Business: The Planning & Zoning Commission discussed the GAZA Conference held in Athens. **Mr. Marshall** stated that it was an excellent conference with great speakers. He added that he particularly enjoyed the presentation on solar energy and model ordinance. **Mr. Oberdeck** suggested it might be beneficial to have the gentleman that did the presentation present it to the Planning & Zoning Commission and Board of Commissioners. Everyone agreed.

ATTEST:

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James Marshall  
Chairman

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Lisa Jackson  
P&D Director