

# 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, January 08, 2015

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, January 08, 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

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 - December 4, 2014***

Motion for approval made by: Alan M. Oberdeck

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			

5. ***Request by Robert L. Hancock, Jr. for a side and rear yard setback variance at 384 Possum Point Drive, S.E. Presently zoned R-2. [Map 088B, Parcel 175].***

**Mr. Robert L. Hancock, Jr.** represented this request. **Mr. Hancock** stated that he would like to remove an existing 1968 manufactured home and replace it with a 48' x 28' stick built house in basically the same footprint as the existing structure. He is also attaching a 10' porch to the new structure. Due to the

narrowness of the lot, **Mr. Hancock** is requesting a 3 foot variance; being 17 feet from the left side property line and a 20 foot variance; being 80 feet from the nearest point of the lake. **Mr. Hancock** stated that this will allow him to situate the structure and allow room to turn into the garage. He intends to build this structure so that they can move there after his wife retires. **Mr. Marshall** commented that this will be an improvement to what is there. **Mr. Langley** stated that he had visited the property and had also spoken to the neighbor. He had also visited the property with **Ms. Jackson** and double checked the measurements required for a variance. He said that the proposed structure is encompassing the same footprint as the existing structure with some minor exceptions. **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 3-foot side yard variance, being 17 feet from the left side property line when facing the lake, and a 20-foot rear yard variance, being 80 feet from the nearest point to the lake. Presently zoned R-2. [Map 088B, Parcel 175].*

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			

6. Request by **Roland W. & Laura L. Camp** for a side yard setback variance at 371 Arrowhead Trail. Presently zoned RM-3. [Map 098A, Parcel 054]. **ITEM REMOVED FROM AGENDA**
7. *Adjournment*

New Business: Ms. Lisa Jackson discussed a free GPA-KSU-GAZA event for Planning & Zoning officials at Kennesaw State University Center on February 18, 2015 from 10:00 AM to 2:00 PM. She stated that Mrs. Pennamon will email them the event information.

ATTEST:

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

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