

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



117 Putnam Drive, Suite B ♦ Eatonton, GA 31024
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Thursday, December 04, 2014

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, December 04, 2014 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 & 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***

Ms. Lisa Jackson read the rules of procedures.

4. ***Approval of Minutes - November 6, 2014***

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			

5. *Request by Carl M. & Rhonda W. Williams for a side and rear yard setback variance at 123 Cold Branch Road. Presently zoned R-2. [Map 112A, Parcel 008].*

Mr. Robert Greg Waddell represented this request. **Mr. Waddell** stated that the applicants would like to remove a manufactured home that has been on the property since 1980 and replace it with a new site built house. He stated that this is a unique-shaped lot which has an existing driveway and very large trees on it. **Mr. Waddell** stated that the applicants would like to build a 1700 sq. ft. house and without a variance, they will have to tear out the driveway and cut down some trees. He stated that the applicant is requesting a 5-foot side yard variance, being 15 feet from the side yard property lines, and a 60-foot rear yard variance, being 40 feet from the nearest point to the lake. **Mr. Langley** stated that he had visited the property and it is the most uniquely-shaped lot that he has ever seen. He added that the adjacent properties are also narrow. **Mr. Langley** stated that after looking over the property, he could find no other alternatives and therefore agreed with the proposed placement of the structure. **Mr. Oberdeck** and **Mr. Brundage** stated that they 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. Langley** made a motion for approval and **Mr. Oberdeck** seconded. **All approved.**

Staff recommendation is for approval of a 5-foot side yard variance, being 15 feet from the side yard property lines, and a 60-foot rear yard variance, being 40 feet from the nearest point to the lake. Presently zoned R-2. [Map 112A, Parcel 008].

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

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

New Business: Ms. Jackson stated that the January 1, 2015 P&Z Commission meeting has been rescheduled to January 8, 2015 due to the New Year's Day Holiday and that the February 5, 2015 meeting has also been rescheduled to February 10, 2015 due to the GAZA Conference. Mr. Oberdeck inquired about the status of the previous work sessions discussions. Ms. Jackson stated that the County Attorney is currently working on the items discussed in the work sessions.

6. *Adjournment*

ATTEST:

James Marshall
Chairman

Lisa Jackson
P&D Director