

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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Thursday, November 06, 2014

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, November 06, 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, and Alan Oberdeck.

Staff Present: Lisa Jackson, Karen Pennamon and Jonathan Gladden

1. Call to Order

Mr. Marshall called the meeting to order.

2. Attendance

Mrs. Pennamon called the roll.

3. Rules of Procedures

Ms. Jackson read the rules of procedures.

4. Approval of Minutes - October 7, 2014

Motion for approval made by: Alan M. Oberdeck

Second 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 Andrew Jones for a side yard setback variance at 151 Hoot Owl Lane. Presently zoned R-1R. [Map 096A, Parcel 009].

Mr. Andrew Jones represented this request. **Mr. Jones** stated that he is requesting a 10-foot side yard variance; being 10 feet from the right side property line when facing the house to build a garage. He stated that when he bought the property there was a 10 foot setback subdivision requirement but that it had been superseded by the 20 foot setback county requirement. **Mr. Marshall** asked about the location of the septic tank. **Mr. Jones** stated that it would not be affected. **Mr. Oberdeck** stated he visited the property with Mr. Brundage and he 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. Langley** seconded. **All approved.**

Staff recommendation is for approval of a 10-foot side yard variance, being 10 feet from the right side property line when facing the house. Presently zoned R-1R. [Map 096A, Parcel 009].

Motion for approval made by: Alan M. Oberdeck

Second by: John D. Langley

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

6. *Request by Erin Olson for a side yard setback variance at 137B Lakeview Drive. Presently zoned R-1. [Map 102D, Parcel 121].*

Mrs. Erin Olson represented this request. **Mrs. Olson** stated that they wanted to build a garage in place of the shed currently on the property. She said that the lot is very narrow and in order to fit the garage a 10 foot variance is needed. **Mrs. Olson** is requesting a 10-foot side yard variance, being 10 feet from the right side property line when facing the house. **Mr. Oberdeck** stated that he and Mr. Brundage had visited the property and he had no problems with the request. **Mr. Langley** asked if there is an existing structure on the property. **Mrs. Olson** stated yes that they had a portable shed which was moved to another location. **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 side yard variance, being 10 feet from the right side property line when facing the house. Presently zoned R-1. [Map 102D, Parcel 121].

Motion for approval made by: Alan M. Oberdeck

Second by: Tommy Brundage

Commissioner	YES	NO	ABSTAIN	RECUSE
Brundage, Tommy	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 043].*

ITEM REMOVED FROM AGENDA – Incomplete information.

8. *Request by Tempy D. Sharp to rezone 1.2 acres at 832 Harmony Road from AG-1 to R-2. [Map 097, Parcel 033].**

Mrs. Tempy D. Sharp represented this request. Mrs. Sharp stated that she is requesting to rezone 1.2 acres of this 62.35-acre parcel from AG-1 to R-2 to sell it. She said that in order to cut out the size she is requesting that portion must be zoned to a conforming zoning district. Mrs. Sharp stated that she had concerns about the different zoning districts but revised her original request from AG-1 to R-1 to reflect the surrounding residential districts. Mr. Oberdeck stated that he and Mr. Brundage had visited the property and he had no problems with the request. **Staff recommendation was amended for approval to rezone 1.2 acres at 832 Harmony Road, from AG-1 to R-1.** 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 1.2 areas at 832 Harmony Road from AG-1 to R-1. [Map 097, Part of Parcel 033].

Motion for approval made by: Alan M. Oberdeck

Second by: Tommy Brundage

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

9. *Adjournment*

New Business: Ms. Jackson and the Planning & Zoning Commission discussed the upcoming GAZA Conference on February 5-6, 2015.

ATTEST:

James Marshall
Chairman

Lisa Jackson
P&D Director