

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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Tuesday, October 07, 2014

The Putnam County Planning & Zoning Commission conducted a public hearing on Tuesday, October 07, 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. Marshall 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 - September 4, 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 Donald J. Campisano, agent for Marilyn G. Parkerson for a rear yard setback variance at 272 Loch Way. Presently zoned R-1. [Map 103D, Parcel 174].*

Mr. Campisano represented this request. He stated that he is under contract to purchase the property at 272 Loch Way and the contract is contingent upon this request. **Mr. Campisano** stated that there are three factors driving the request. The first factor is the unique shaped lot that has an inlet of water that shoots up into the property which presents an issue for building a deck. He said that the second factor is that the house sits 66 ft. from the water which he assumes has been grandfathered in or has a prior

variance approval. **Mr. Campisano** added that the third factor is that there is no outdoor deck on the rear of the house only a side deck between the house and garage. He stated that the lack of deck space in the back of the house for his wife and three children is why the contract is written as it is. **Mr. Campisano** is requesting a 42 ft. variance being 58 ft. from the nearest point to the lake to build a deck. No one spoke in opposition to this request. **Staff recommendation is for approval. Mr. Oberdeck** made a motion for approval and **Mr. Brundage** seconded. **All approved.**

Staff recommendation is for approval of a 42-foot rear yard variance, being 58 feet from the nearest point to the lake. Presently zoned R-1. [Map 103D, Parcel 174].

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			

6. *Request by **John R. Knight, Jr.** to rezone 2.2 acres at 116 Brer Rabbit Trail, from RM-2 to R-2. [Map 087C, Parcel 009].**

Mr. Knight represented this request. He stated that he had purchased the property two years ago under the assumption that it was zoned single family residential property. He stated that when he started the permit process he realized it was residential multi family. **Mr. Knight** stated that in the past the property had been zoned residential single family and was changed several years ago. **Mr. Knight** is requesting to rezone this property to residential single family but said he had concerns about which zoning to choose. **Mr. Langley** stated that he had visited the property and explained that this property was rezoned to R-M with the intention of condos being built on it. **Mr. Langley** asked why the request was made for R-2 opposed to the R-1 zoning district. **Mr. Knight** stated he was not familiar with R-1 or R-2 zonings but had worked with the Planning and Zoning staff to arrive at the recommendation. **Mr. Knight** stated that Mrs. Pennamon had contacted him and informed him that he needed to send in a request which he emailed to her. He stated that he had made a mistake on the application as to what he wanted this property rezoned to but now he is requesting to rezone it to R-1. **Mr. Langley** explained that R-1R is the highest level of residential zoning in Putnam County followed by R-1 then R-2 which is the lowest level. He added that the other properties adjacent to Mr. Knight are zoned R-1 except for one property on the opposite side of the road which is zoned commercial. **Ms. Jackson** explained that the difference between R-1 and R-2 is the density and building sizes. She stated that she had contacted Mr. Knight and asked what size structure he plans to put on the lot and he stated that he plans on putting a double wide manufactured home and this would meet the requirements. Ms. Jackson added that the adjacent properties are R-1 properties and this property was originally R-1. **Staff recommendation was amended for approval to rezone 2.2 acres at 116 Brer Rabbit Trail, from RM-2 to R-1.** No one spoke in opposition to this request. **Mr. Langley** made motion for approval. **Ms. Hardy** seconded the motion. **All approved.**

Staff recommendation is for approval to rezone 2.2 acres at 116 Brer Rabbit Trail, from RM-2 to R-1. [Map 087C, Parcel 009].

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. *Adjournment*

ATTEST:

James Marshall
Chairman

Lisa Jackson
P&D Director