

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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Thursday, September 4, 2014

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, September 4, 2014 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

1. Call to Order

Mr. Langley, Vice Chairman, called the meeting to order.

2. Attendance

Mr. Gladden called the roll.

Present: John Langley, Vice Chairman, Tommy Brundage, Yvonne Hardy, and Alan Oberdeck.

Staff Present: Lisa Jackson and Jonathan Gladden

3. Rules of Procedures

Ms. Jackson read the Rules of Procedures.

4. Approval of Minutes – August 7, 2014

Motion for approval made by : Alan Oberdeck

Seconded by: Tommy Brundage

| Commissioner | YES | NO | ABSTAIN | RECUSE |
|-------------------|-----|----|---------|--------|
| Brundage, Tommy | x | | | |
| Hardy, Yvonne | x | | | |
| Langley, John D. | x | | | |
| Oberdeck, Alan M. | x | | | |

5. Request by *Greenbriar Properties, agent for Wilson Carter*, for a rear yard setback variance at 133 Mags Path, N.E. Presently zoned R-1. [Map 103B, Parcel 117]. *Item removed from agenda.*

6. Request by **Christopher Gareau** for a side yard setback variance at 166 Riverview Road. Presently zoned R-2. [Map 057C, Parcel 203].

Mr. Gareau represented this request. **Mr. Gareau** stated that he is requesting a side yard setback variance. He stated that there is a manufactured home on the property that he plans to remove and replace with a cottage. **Mr. Gareau** added that the requested side setback to build the cottage, which he discussed with the Planning and Development department prior to submitting the final plan, was originally 6 feet but he has been able to reduce the dwelling structure to be within 10 feet of the side property lines. **Mr. Gareau** is requesting a 10 foot side yard variance; being 10 feet from the side yard property lines. **Mr. Oberdeck** stated that he had visited the property when the surveyors were present and has no problems with the request. **Mr. Brundage** stated that he had also visited the property and has no problems with the request. No one spoke in opposition to this request. **Staff recommendation is for approval.** **Mr. Oberdeck** made a motion for approval and **Ms. Hardy** seconded. **All approved.**

Staff recommendation is for approval of a 10 foot side yard variance; being 10 feet from the side yard property lines.

Motion for approval made by: Alan Oberdeck

Seconded by: Yvonne Hardy

| Commissioner | YES | NO | ABSTAIN | RECUSE |
|-------------------|-----|----|---------|--------|
| Brundage, Tommy | x | | | |
| Hardy, Yvonne | x | | | |
| Langley, John D. | x | | | |
| Oberdeck, Alan M. | x | | | |

7. Request by **Eural Authement** for a side yard setback variance at 226 Fawnfield Court. Presently zoned R-1. [Map 070A, Parcel 003].

Mr. Authement represented this request. **Mr. Authement** stated that he would like to build a shed on the right side of his property. He stated that if they abided by the side yard setback requirement it would place the shed in the middle of the lawn; this would block the passage way to their back yard. **Mr. Authement** stated that they considered putting the shed in other locations but this is the most suitable location for it. He added that he has included a drawing of other locations in his application. **Mr. Authement** is requesting a 10 foot side yard variance; being 10 feet from the right side property line. **Mr. Langley** stated that he had visited the property with Ms. Jackson and agrees that this is the most suitable location for the shed. **Mr. Oberdeck** stated that he had visited the property and has no problems with the request. 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 10-foot variance, being 10 feet from the right side property line when facing the house.

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

| Commissioner | YES | NO | ABSTAIN | RECUSE |
|-------------------|-----|----|---------|--------|
| Brundage, Tommy | x | | | |
| Hardy, Yvonne | x | | | |
| Langley, John D. | x | | | |
| Oberdeck, Alan M. | x | | | |

8. Request by **Gregory R. Easterbrook** for a side yard setback variance at 204 Hickory Point Drive. Presently zoned R-1. [Map 070A, Parcel 022].

Mr. Easterbrook represented this request. **Mr. Easterbrook** stated that he would like to build a 14 x 24 foot garage instead of a 14 x 14 garage that is stated in the records. He is requesting a 4 foot side yard setback variance, being 16 feet from the left side property line when facing the house. **Mr. Langley** stated that there is a misprint in the records and requested that the records be changed to reflect a 14 x 24 garage. **Ms. Jackson** commented that it does not affect the variance request. **Mr. Oberdeck** stated that had visited the property with Mr. Brundage and said this is the most suitable location for the garage. **Mr. Langley** stated that he had visited the property and has no problems with this request. 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.**

9. Request by **RETEL Services, agent for New Cingular Wireless, PCS LLC (“AT&T”)** for a conditional use for a telecommunication tower at 123 Village Lane. Presently zoned C-1. [Map 103, Parcel 003].* **Withdrawn without prejudice.**

Mr. Langley read the letter from the applicant requesting to withdraw without prejudice. **Mr. Oberdeck** made a motion for approval to withdraw without prejudice and **Mr. Brundage** seconded. **All approved.**

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

| Commissioner | YES | NO | ABSTAIN | RECUSE |
|-------------------|-----|----|---------|--------|
| Brundage, Tommy | x | | | |
| Hardy, Yvonne | x | | | |
| Langley, John D. | x | | | |
| Oberdeck, Alan M. | x | | | |

10. Request by **Andrea Gable** to rezone 5.7 acres at 157 Jackson Road, SE from AG-1 to R-1. [Map 086B, Parcel 109].*

Mrs. Gable represented this request. **Mrs. Gable** stated that she would like to rezone 5.7 acres from AG-1 to R-1 to divide into two separate lots, one of which would be sold with her home, and the second

to retain as a residential lot. **Mr. Oberdeck** stated that he had visited the property and has no problems with the request. No one spoke in opposition to this request. **Staff recommendation is for approval.** **Mr. Oberdeck** made a motion for approval and Ms. Hardy seconded. **All approved.**

Staff recommendation is for approval.

Motion for approval made by: Alan M. Oberdeck

Seconded by: Yvonne Hardy

| Commissioner | YES | NO | ABSTAIN | RECUSE |
|-------------------|-----|----|---------|--------|
| Brundage, Tommy | x | | | |
| Hardy, Yvonne | x | | | |
| Langley, John D. | x | | | |
| Oberdeck, Alan M. | x | | | |

11. Request by David & Judy White to rezone 7.292 acres at 218 Tanyard Road from AG-1 to R-2. [Map 074, Parcel 046].*

Mrs. White represented this request. **Mrs. White** stated that they would like to rezone this property and divide it into two parcels, a 1.292 acre parcel and a 6 acre parcel. She stated that they want to retire and sell the 6 acres parcel so that they can retire comfortably. **Mr. Oberdeck** stated that he had visited the property and has no problems with this request. **Mr. Oberdeck** made a motion for approval and Mr. Brundage seconded. **All approved.**

Staff recommendation is for approval.

Motion for approval made by: Mr. Oberdeck

Seconded by: Tommy Brundage

| Commissioner | YES | NO | ABSTAIN | RECUSE |
|-------------------|-----|----|---------|--------|
| Brundage, Tommy | x | | | |
| Hardy, Yvonne | x | | | |
| Langley, John D. | x | | | |
| Oberdeck, Alan M. | x | | | |

12. Adjournment

ATTEST:

John Langley
Vice Chairman

Lisa Jackson
P&D Director