

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



117 Putnam Drive, Suite B ♦ Eatonton, GA 31024
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Thursday, August 07, 2014

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, August 07, 2014 at 6:30 PM in the new Putnam County Administration Building, 117 Putnam Drive, Room 203.

1. Call to Order

Mr. Marshall called the meeting to order.

2. Attendance

Mrs. Pennamon called the roll.

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

Staff Present: Lisa Jackson, Karen Pennamon, and Jonathan Gladden

3. Rules of Procedures

Ms. Jackson read the Rules of Procedures.

4. Approval of Minutes – July 3, 2014

Motion for approval made by : John D. Langley

Seconded 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 *Deborah Chapman* for a side yard setback variance at 130 Thunder Road. Presently zoned R-1. [Map 102B, Parcel 095].

Mrs. Chapman represented this request. **Mrs. Chapman** stated that her house sits at an angle on a very narrow lot. She would like to build an addition and garage on the left side of her property. **Mrs. Chapman** is requesting a 10.3 foot side yard setback variance, being 10.9 feet from the left side property line when facing the lake. **Mr. Oberdeck** stated that he had visited the property and did not have any problems with the request. **Mr. Langley** and Mr. Brundage stated that they had visited the property and did not have any 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 10.3 foot side yard variance, being 10.9 feet from the left side property line when facing the lake.

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			
Marshall, James P.	x			
Oberdeck, Alan M.	x			

6. Request by *Albert Holder* for a side yard setback variance at 187 South Shore Road. Presently zoned R-2. [Map 083A, Parcel 097].

Mr. Holder represented this request. **Mr. Holder** stated that he is requesting a 10 foot side yard variance, being 10 feet from his right side property line to add an addition to his garage. **Mr. Langley** stated he had visited the property with Ms. Jackson and they had spoken to Mr. Holder about his situation. **Mr. Langley** stated that he has no problems with the request. **Mr. Oberdeck** and Mr. Brundage stated that had visited the property and have no problems with the request. No one spoke in opposition to this request. **Staff recommendation is for approval.** **Mr. Langley** 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.

Motion for approval made by: John D. Langley
 Seconded 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			

7. Request by **Rose M. Smith** for a side and rear yard setback variance at 804 South Steel Bridge Road. Presently zoned R-2. [Map 115C, Parcel 101].

Mr. Shane Robbins represented this request. **Mr. Robbins** stated that the applicant would like to build a house on this property and is requesting a 30-foot rear yard variance, being 70 feet from the nearest point to the lake, and a 5-foot side yard variance, being 15 feet from both side property lines. He added that this is a pie shaped lot and he is proposing to be 106 feet from the shoreline. **Mr. Robbins** stated that due to the narrowness of the lot, they will be 70 ft. from the neighboring lot’s water. **Mr. Robbins** stated that there is currently a mobile home on this property which will be removed and replaced with a new house in the same location. He said that they cannot place the house any further up the hill because it gets narrower. **Mr. Oberdeck** stated that he has no problems with the request. **Mr. Brundage** stated that the lot is extremely narrow. 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 30 foot rear yard variance, being 70 feet from the nearest point to the lake, and a 5 foot side yard variance, being 15 feet from both side property lines.

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			
Marshall, James P.	x			
Oberdeck, Alan M.	x			

8. Request by **Greenbriar Properties, agent for Wilson Carter**, for a rear yard setback variance at 133 Chapel Springs Drive. Presently zoned R-1. [Map 103D, Parcel 117].

Item removed from agenda due to improper address.

9. Request by **Greenbriar Properties, agent for Wilson Carter**, for a rear yard setback variance at 157 Lake Forest Drive NE. Presently zoned R-1R. [Map 103D, Parcel 141].

Mrs. Simone Jones represented this request. **Mrs. Jones** stated that the applicant would like to build a house on this property and is requesting a 25 foot rear setback variance being 75 feet from the lake. She said that the lot configuration and size make it very difficult to stay within the 100 foot setback requirement and this is the most suitable location for the house. **Mr. Oberdeck** stated that he had visited the property and he has no problems with the request. **Mr. Langley** stated that he had visited the property with Ms. Jackson and he 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 25 foot lake side variance, being 75 feet from the nearest point to the lake.

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			
Marshall, James P.	x			
Oberdeck, Alan M.	x			

10. Request by *Greenbriar Properties, agent for Wilson Carter, for a side yard setback variance at 158 Lake Forest Drive, NE. Presently zoned R-1R. [Map 103D, Parcel 140].*

Mrs. Simone Jones represented this request for the applicant. **Mrs. Jones** stated that the applicant would like to build a new house and is requesting a 7 foot rear yard variance, being 93 feet from the nearest point of the lake and a 4.6 foot side yard variance, being 15.6 feet from the left side yard property line when facing the lake. She stated that due to the unique shape of the lot and limited buildable area, this is the most suitable location for the house. **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. Langley seconded. **All approved.**

Staff recommendation is for approval of a 7 foot rear yard variance, being 93 feet from the nearest point to the lake, and a 4.6 foot side yard variance, being 15.6 feet from the left side property lines when facing the lake.

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

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

11. Request by *James M. Dunne, agent for Douglas Alan Brewer for a rear yard setback variance at 142 Hickory Point Drive. Presently zoned R-1. [Map 070A, Parcel 055].*

Item removed from agenda.

12. Request by *Hugh C. Presley and Randy K. Presley to rezone 15.46 acres at 899 Madison Road from AG-1 to AG-2. [Map 065, Parcel 008].**

Randy Presley represented this request. **Mr. Presley** stated that he is requesting to rezone 15.46 acres from AG-1 to AG-2 to subdivide it into a 9.68 acre tract and a 5.78 acre tract. **Mr. Presley** stated that this property is currently a nonconforming AG-1 lot and the proposed change will create two conforming tracts. **Mr. Oberdeck** stated that he and **Mr. Brundage** had visited the property and he has no problems with the request. **Ms. Jackson** stated that the property is a nonconforming AG-1 lot which requires a minimum lot size of 20 acres and in order for them to subdivide it and make it smaller, they have to rezone it. She added that they also want to keep the agriculture use for this property and are requesting to rezoning it to AG-2. No one spoke in opposition to this request. **Staff recommendation is for approval.** **Ms. Hardy** made a motion for approval and **Mr. Brundage** seconded. **All approved.**

Staff recommendation is for approval to rezone 15.46 acres at 899 Madison Road from AG-1 to AG-2.

Motion for approval made by: Yvonne Hardy
 Seconded 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			

12. Adjournment

ATTEST:

 James Marshall
 Chairman

 Lisa Jackson
 P&D Director