

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



117 Putnam Drive, Suite B ♦ Eatonton, GA 31024
706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamga.com

Thursday, July 03, 2014

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, July 03, 2014 at 6:30 PM in the new Putnam County Administration Building, 117 Putnam Drive, Room 203.

1. Call to Order

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

2. Attendance

Mrs. Pennamon called the roll.

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

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

3. Rules of Procedures

Mrs. Jackson read the Rules of Procedures.

4. Approval of Minutes - June 5, 2014

Motion for approval made by: Alan M. Oberdeck

Second by: Yvonne Hardy

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

5. Request by *Bambi Whitley* for a rear and side yard setback variance at 149 Napier Drive. Presently zoned R-2. [Map 056A, Parcel 024].

Mrs. Whitley represented this request. **Mrs. Whitley** stated that she 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 the side property line on the left when facing the lake. **Mrs. Whitley** stated that they would like to build a retirement home and move from Bibb County so they could become Putnam County residents. She said that the narrowness of the lot in the front of their property would require a variance for the proposed house. **Mrs. Whitley** stated that her father

had built a house on this property in the 1960's but it has been removed. **Mr. Oberdeck** stated that he had visited the property and the location for the proposed home is suitable. **Mr. Langley** 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 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 the side property line on the left when facing the lake.** **Mr. Oberdeck** made a motion for approval and **Mr. Brundage** 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 the side property line on the left when facing the lake.

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			
Oberdeck, Alan M.	X			

6. Request by Jeff Green (Juliette Sierra Ventures, LLC), agent for Robert E. Stansell to rezone 1.0 acres at 874 Harmony Road from C-1 to C-2. [Map 102D, parcel 016].*

Mr. Jeff Green represented this request. **Mr. Green** stated that they had recently acquired this property. They currently have a building at 172 Sammons Drive which is near this property. **Mr. Green** stated that they needed more office space so they purchased the old Oconee Marine Building. He said that they are going to turn the front half of the building into offices and use the back half for storage which was the original use. **Mr. Green** stated that there is an adjacent gravel lot and they are trying to look for creative uses to create revenue from that property also. He stated that the adjacent parcels are zoned C-2 and this rezoning would be consistent with them. **Mr. Green** stated that there is an existing building on this property but he could not recall the distance from the back of the building to the property line. He stated that he had found a set of plans that the prior owner had which showed that building and zoning had signed off on the distance for the building. **Mr. Langley** stated that it was probably the building setbacks from the property line. **Mr. Green** stated that he had read the C-2 zoning requirements which state the setbacks. He added that he noticed that the building was built about 15 feet off the back property line. **Ms. Jackson** asked if the fence was on the property line. **Mr. Green** responded yes. **Mr. Oberdeck** stated that he had visited the property and has no problems with the request. **Mr. Oberdeck made a motion for approval with the condition of a 50-foot buffer on the rear property line and seconded by Ms. Hardy.** **Mr. Green** stated that there is an existing building on the back side of this property that would prohibit the establishment of a 50 foot buffer. He stated that the back of the building was 15 to 25 feet from the property line. **Ms. Jackson** explained that there is a 50-foot buffer requirement where commercial property abuts residential but if building is less than 25 feet away from the property line the buffer cannot be established. **Ms. Jackson** asked if the row of cypress trees were planted on his side of the property. **Mr. Green** responded yes. **Ms. Jackson** asked the commission for a 10 minute recess to review the 50-foot buffer requirements and other options. **Mr. Langley** called the meeting back to order.

Ms. Jackson amended her staff recommendation for approval with the condition that the cypress trees remain in place. No one spoke in opposition to this request. **Staff recommendation is for approval with the condition that the cypress trees remain in place.** **Mr. Oberdeck** made a motion for approval with condition and **Ms. Hardy** seconded. **All approved.**

Staff recommendation is for approval with the condition that the cypress trees remain in place.

Motion for approval with condition made by: Alan M. Oberdeck
 Second 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 Jeff Green (Juliette Sierra Ventures, LLC), agent for Robert E. Stansell to rezone 1.0 acres at 872 Harmony Road from C-1 to C-2. [Map 102D, parcel 017].**

Mr. Jeff Green represented this request. **Mr. Green** stated that they had recently acquired this property. He stated that they would like to rezone this property from C-1 to C-2 to expand their current business and to allow for a gravel storage area for future revenue producing endeavors. **Mr. Green** stated that he had recently cleaned up this property. He stated that he had read the C-2 requirements and is aware that if they decide to build on C-2 property, they would have to follow the setback requirements. **Ms. Jackson** stated that there is a required 50 foot buffer between any commercial and residential property and added that there is a heavily vegetated area behind the vacant lot. **Mr. Green** stated that the oak trees are behind the property line. **Mr. Langley** commented that the property behind this lot is residential. **Mr. Oberdeck** commented that a 50 foot buffer is required. **Mr. Green** asked what type of buffer he would have to have. **Mr. Langley** stated that it would have to be a 50 foot vegetated buffer with trees between the use and property line. **Ms. Jackson** added that when these lots were established there were no requirements for having a buffer between commercial and residential. She stated that the front parcel was rezoned to commercial prior to this requirement, so the lots remained as they were but now that he is rezoning it and because the lot is vacant, a buffer could be established. **Mr. Oberdeck** stated that the 50 foot buffer can be enforced on this lot. **Mr. Langley** stated that if the property owner of the residential property behind him decides to build house there they would have the expectation of a barrier there. He added that a 50 foot buffer can be established on this property. No one spoke in opposition to this request. **Staff recommendation is for approval with the condition that a 50-foot buffer is established on the back side of this lot.** **Mr. Oberdeck** made a motion for approval with condition and **Mr. Brundage** seconded. **All approved.**

Staff recommendation is for approval with the condition that a 50-foot buffer is established on the back side of this lot.

Motion for approval with condition made by: Alan M. Oberdeck
 Second by: Tommy Brundage

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

New Business: Ms. Jackson stated hat the upcoming GAZA training is on August 14-15, 2014 and the hotel reservations have been made for everyone that is attending.

8. Adjournment

ATTEST:

John Langley
Vice Chairman

Lisa Jackson
P&D Director