

# PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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Thursday, June 05, 2014

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, June 05, 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, Jr., Chairman, John Langley, Yvonne Hardy and Alan Oberdeck

**Absent:** Tommy Brundage

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

**3. Rules of Procedures**

Ms. Jackson read the Rules of Procedures.

**4. Approval of Minutes - May 1, 2014**

Motion for approval made by: Alan M. Oberdeck

Second by: John D. Langley

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

**5. Request by Jesse E. Ethredge for a side yard setback variance at 102 South Shore Road. Presently zoned R-2. [Map 083A, Parcel 113].**

**Mr. Ethredge** represented this request. **Mr. Ethredge** stated that he is proposing to place a 24x64 doublewide manufactured home on this property. He stated that the location where he would like to place the manufactured home is only 93 feet wide which does not allow him to meet the 20 foot setback requirement. **Mr. Ethredge** stated that he is requesting a 3.7 foot side yard variance, being 16.5 feet from both side property lines. **Mr. Langley** stated that he had visited the property with Ms. Jackson. He said that there were concerns about the location of the septic field but Stephen from the Health Department

confirmed and approved the location of the septic system. **Mr. Langley** added that he is satisfied with the proposed improvements and has no problems with this request. **Mr. Oberdeck** 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 of a 3.7-foot side yard variance, being 16.5 feet from both side property lines.**

Motion for approval made by: John D. Langley  
 Second by: Yvonne Hardy

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

**6. Request by Darrell S. Keith for a rear yard setback variance at 114 Sinclair Lane. Presently zoned R-2. [Map 112B, Parcel 015].**

**Mr. Keith** represented this request. He stated that he and his wife purchased a 1.3 acre lot located at 114 Sinclair Lane. **Mr. Keith** stated that there is an old 1960 style block house located on this property that is 62 feet from the nearest point of the lake and 18 feet from the side property line. **Mr. Keith** stated that they are requesting a 30 foot variance, being 70 feet from the nearest point of the lake to build a new home. He added that he is also moving his side setback to 28 feet which will improve both the side and rear setbacks. **Mr. Langley** stated that he had visited the property with Ms. Jackson. He stated that the applicant would be improving the existing setbacks by increasing them. **Mr. Langley** said that due to the location of the existing garage and with the applicant meeting the side setback variance, he has no problems with this request. **Mr. Oberdeck** stated that he had visited the property with Ms. Jackson and has no problems with this request. **No one spoke in opposition to this request.**

**Staff recommendation is for approval of a 30-foot variance, being 70 feet from the nearest point of the lake.**

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

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

**7. Request by LW Investments, LLC, agent for James F. Charvet to rezone 115.60 acres at Harmony Road & Jefferson Road from RM-3 to R-1R. [Map 098, Parcel 029001].\***

**Mr. Jason Henson, Blue Ridge Mountain Surveying, Inc.,** represented this request. **Mr. Henson** stated that the applicant is requesting to rezone this property from RM-3 to R-1R for 63 single-family residential lots and a common area near the intersection of Harmony Road and Jefferson Road. He stated that the property is currently vacant. **Mr. Henson** said that under the R-1R rezoning request there are 63

single-family sites as opposed to a possible 598 units under the current RM-3 zoning. **Mr. Oberdeck** stated that he had visited the property and surrounding area with Ms. Jackson and has no problems with this request. **No one spoke in opposition to this request.**

***Staff recommendation is for approval to rezone 115.60 acres located on Harmony and Jefferson Road from RM-3 to R-1R.***

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

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

***New Business: Ms. Jackson stated that Mr. Newton Galloway of Galloway & Lyndall, LLP is working on the overlay for Sugar Creek Farms and as soon as this is completed, a work session will be scheduled to discuss and draft code to the overlay.***

**8. Adjournment**

ATTEST:

\_\_\_\_\_  
James Marshall  
Chairman

\_\_\_\_\_  
Lisa Jackson  
P&D Director