

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



117 Putnam Drive, Suite B ♦ Eatonton, GA 31024
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Thursday, April 03, 2014

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, April 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, and Alan Oberdeck

Absent: James Marshall, Chairman, Yvonne Hardy

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

3. Rules of Procedures

Ms. Jackson read the Rules of Procedures

4. Approval of Minutes – January 2, 2014

Motion for approval made by: Alan M. Oberdeck

Second by: Tommy Brundage

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

5. *Request by Casey Brady for a side yard setback variance at 282 N. Rock Island Drive. Presently zoned R-1R. [Map 123B, Parcel 025].*

Mr. Casey Brady represented this request. He stated that they have resided in Putnam County since 2010 and have built a garage apartment on their property. Mr. Brady said that their master plan was to build a small place to live and build a bigger home after the sale of their house in Alpharetta, Georgia. He stated that when they built the garage apartment their homeowners association provided them with covenants which required a 10 foot side setback requirement, which they assumed applied to the County as well. They designed their new house around the 10 foot setback but when they applied for building permits, they were informed by Planning and Development that the Putnam County setback requirement is 20 feet from the side property lines. Mr. Brady stated that they redesigned the 1,800 square foot house to accommodate the 20 foot setback requirement. Due to the required location of the new septic system and a ravine on the right side of the property, he is requesting a 6 foot side yard setback variance, being 14 feet from the left side property line when facing the lake. Mr. Oberdeck stated that he had visited the property and has no problems with the request. No one signed in to speak in objection to this request.

The applicant would like to construct a 1,800 square foot house at this location and he is requesting a 6 foot variance, being 14 feet from the left side property line when facing the lake. Currently, there is a garage apartment at this location approximately 1000 square feet in size. This is a long and narrow lot with limited options for placing the house. Also, because of the required location for the new septic system, the new structure will have to be extended beyond the required minimum setback. Due to the unique shape of this lot and the location of the septic system, a variance is needed to make the desired improvements. Therefore, this request meets the variance requirements stated in Section 66-157(c).

Staff recommendation is for approval.

Motion for approval made by: Alan M. Oberdeck

Second by: Tommy Brundage

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

6. *Request by Ronald M. Gilpin for a rear and side yard setback variance at 109 Rock Lake Drive. Presently zoned R-1. [Map 126B, Parcel 064].*

This application has been removed from the agenda because the applicants is only seeking to build out to and enclose an existing area of the current structure

7. *Request by David White Custom Contracting, Inc., agent for Dennis & Susan Goss for a rear yard setback variance at 390-1 Arrowhead Trail. Presently zoned RM-3. [Map 098A, Parcel 070].*

Mr. David White, agent for Dennis & Susan Goss, represented this request. Mr. White stated the applicants would like to enclose the current deck which will be 2 feet closer toward the lake. They cannot build up because it is already two stories and cannot build out on the sides of the property. Mr. White is requesting a 20 foot rear yard setback variance, being 80 feet from the nearest point of the lake. Mr. Oberdeck stated that he had visited the property and has no problems with the request. No one signed in to speak in objection to this request.

The applicants would like to enclose the current deck, adding a 2 foot extension toward the lake. This proposal is in Arrowhead Subdivision, which consists of multi, and single family homes and they have a very uniformed cluster home design. With the extension of the decks and stairs, most of the homes are approximately 80 feet from the lake. Because of the cluster home layout of this subdivision, the only area for expansion on all the lots would be toward the lake. This is a very narrow lot and the structures in the neighborhood are built close to the property line. Due to the unique shape of this lot, a variance is needed to make the desired improvements. Therefore, this request meets the variance requirements stated in Section 66-157(c).

Staff recommendation is for approval.

Motion for approval made by: Alan M. Oberdeck

Second by: Tommy Brundage

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

8. *Request by AT&T GA5223 (by Providence Real Estate Consulting), agent for Terrell C. Dixon & Ann K. Dixon for a Conditional Use for a telecommunication tower at 1073 Godfrey Road, Presently zoned AG-1. [Map 036, Parcel 003].*

Mr. Ron Morris, agent for Terrell C. Dixon & Ann K. Dixon, represented this request. Mr. Morris stated that the applicant is requesting a conditional use permit for the construction of a 250-foot, self-supporting cell tower to fill in a coverage gap between other existing towers that surround it. Their propagation maps demonstrated a clear need and solution for this tower. Mr. Morris stated that this tower meets all of the Putnam County zoning requirements and they are not requesting any variances or any other conditions of the ordinance. Mr. Oberdeck asked if placing it close to the power lines would cause interference. Mr. Morris stated that it would not be an issue. Mr. Langley asked what precautions were in place if the tower fell. Mr. Morris stated that the towers are designed to collapse on top of themselves therefore, the power lines would not be in danger. Mr. Langley asked what the relative distance was for performance of the tower. Mr. Morris stated every one to two miles works best to accommodate all the new data

usage. He stated that the last resort for any telephone company is to build new towers and this will be a multi-tenant tower. No one signed in to speak in objection to this request.

The applicant is requesting to construct a 250-foot multi-tenant, self-supporting cell tower at the above location in an effort to improve wireless, voice and data service in Eatonton, GA to the Northwest of the city. According to the applicant, the wireless coverage for the proposed location area is very marginal and has resulted in many customer complaints. They have thoroughly examined the search area and determined that there are no existing towers or structures that would meet the coverage objectives. Based on an affidavit from the applicant, the closest existing AT&T sites that would hand off to this proposed site are on average over 4 miles away from the nearest coverage zone, and there are no existing towers within 2,500 feet of the proposed location. Therefore, there is a need and a demand for this tower in this area. Also enclosed is a FAA Aeronautical Evaluation, which approves this site for a tower at 270 feet AGL (above ground level) maximum whereas the proposed tower is 20 feet less than what is allowed. The applicant has provided documentation of their search for nearby towers to co-locate, and there appear to be none in the proposed area. The Georgia Department of Natural Resources Historic Preservation Division has reviewed the referenced project "ATT&T Site GA5223 and finds no negative impact on any historical resources in the vicinity of the proposed cell tower location.

Staff recommendation is for approval with the condition that, as stated in Section 58-6-15 of the Putnam County Telecommunication Ordinance, “The county shall be afforded the vertical real estate opportunity to place public safety radio equipment on the tower and the necessary ground real estate for all applicable supporting infrastructure at no charge (except for reinforcing the existing tower design).”

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

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

**9. Request by RETEL Services, agent Wasted Days LLC for a conditional use for a telecommunication tower at Sparta Highway. Presently zoned AG-1. [Map 118, Parcel 030].
 Withdrawn without prejudice.**

10. Adjournment

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

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

ATTEST:

John Langley
Vice Chairman

Lisa Jackson
P&D Director

Date