

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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Thursday, October 03, 2013

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, October 03, 2013 at 6:30 PM in the new Putnam County Administration Building, 117 Putnam Drive, Room 203.

1. Welcome- Call to Order

Mr. Langley called the meeting to order at approximately 6:30 p.m.

2. Attendance

Mrs. Pennamon called the roll.

Absent: Tommy Brundage and James Marshall, Jr.

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

Staff Present: Lisa Jackson, Karen Pennamon and Jonathan Gladden

3. Rules of Procedure

Ms. Jackson read the rules of procedure.

4. Approval of Minutes – September 5, 2013

Motion for approval made by: Alan M. Oberdeck

Second by: Yvonne Hardy

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

5. Request by Jefferson Ward Yearwood, for a side and rear yard setback variance at Lot 11, Southland Drive. Presently zoned R-2. [Map 053C, Parcel 208].

Withdrawn without prejudice.

Staff recommendation is that this item be withdrawn from the agenda without prejudice.

Motion to withdraw without prejudice made by: Alan M. Oberdeck
 Second by: Yvonne Hardy

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

6. *Request by **Ernie Dorough, agent for Gary & Patty Nicholson**, for a rear yard setback variance at 116 Rock Island Lane, Presently zoned R-1R. [Map 123C, Parcel 016].*

Mr. Ernie Dorough represented this request. He stated that the owners would like to pour a pad on the lakeside of their property for a small patio. They are requesting a 40.8 foot variance, being 59.4 feet from the nearest point to the lake. This request is to add a small patio on the back side of the house which will be no closer to the lake than the existing garage which is approximately 57 feet from the nearest point to the lake. They are also adding an attached carport to the side and enclosing an open area on the lake side of the house which does not require a variance. Mr. Oberdeck stated that he had visited the property and has no problems with the request. Mr. Langley stated that he and Ms. Jackson had visited the property and he has no problems with the request. No one signed in to speak in objection to this request.

Staff recommendation is for approval of a 40.8 foot variance, being 59.4 feet from the nearest point to the lake.

Motion for approval made by: Alan M. Oberdeck
 Second by: Yvonne Hardy

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

7. *Request by **Kenny Holloway, agent for Ray Holloway**, for a rear yard setback variance at 120 Briarpatch Road. Presently zoned R-2. [Map 096B, Parcel 023].*

Withdrawn without prejudice.

Staff recommendation is that this item be withdrawn from the agenda without prejudice.

Motion to withdraw without prejudice made by: Alan M. Oberdeck
 Second by: Yvonne Hardy

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

8. *Request by Jerry D. Tammen to rezone 1.58 acres at 1670 Madison Road from C-2 to R-2. [Map 042-004, Parcel 001].**

Withdrawn without prejudice.

Staff recommendation is that this item be withdrawn from the agenda without prejudice.

Motion to withdraw without prejudice made by: Alan M. Oberdeck
 Second by: Yvonne Hardy

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

9. *Request by Franklin D. & Mary Ann B. Kenney to rezone 18.42 acres at 137 Fletcher Road from R-2 to AG-2. [Map 115B, Parcel 057].**

Mrs. Kenney represented this request and stated that she had received a letter from the Tax Assessors office saying that in order for them to remain in the Conservation Land Program they would have to rezone their property from R-2 to one of the agricultural districts. She added that they have been in the Conservation Program for nine years and are requesting to rezone this property to remain in the program. No one signed in to speak in objection to this request.

Staff recommendation is for approval with the condition that no campgrounds shall be allowed.

Motion for approval with condition made by: Alan M. Oberdeck
 Second by: Yvonne Hardy

Commissioner	YES	NO	ABSTAIN	RECUSE
Brundage, Tommy				
Hardy, Yvonne	x			

Langley, John D.	x			
Marshall, James P.				
Oberdeck, Alan M.	x			

10. New Business: Ms. Jackson stated that she is waiting on the Regional Commission to set up a date for the Comprehensive Plan Review. As soon as Laura Mathis from the Regional Commission notifies her she will notify the Board. Mr. Langley stated that the Planning & Zoning Commission is looking forward to getting together and working on the Land Use Plan.

11. Adjournment

Motion to adjourn made by: Alan M. Oberdeck

Second by: Yvonne Hardy

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

ATTEST:

 Lisa Jackson
 P&D Director

 John Langley
 Vice Chairman