

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, September 5, 2013

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, September 5, 2013 at 6:30 PM in the new Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

Staff Present: Lisa Jackson & Jonathan Gladden

Absent: Tommy Brundage

1. *Welcome- Call to Order*
Mr. Marshall called the meeting to order at approximately 6:30 p.m.

2. *Rules of Procedure*
Ms. Jackson read the rules of procedure.

3. *Approval of Minutes - August 1, 2013*

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

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

5. *Request by **John T. Mitchell Sr.**, for a side and rear yard setback variance at 195 Lakeshore Drive. Presently zoned R-2. [Map 056B, Parcel 053]*

Mr. Marshall stated that no one was present to represent this request. He stated that Mr. Mitchell submitted a letter to withdraw without prejudice. Mr. Langley made a motion to accept the withdrawal without prejudice.

Staff recommendation is that this item be withdrawn from the agenda without prejudice.

Motion for withdrawal without prejudice made by: John D. Langley
 Second by: Alan M. Oberdeck

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

6. *Request by **Larry Lord**, for a side yard setback variance at 187 Pinewood Drive. Presently zoned R-2. [Map 110B, Parcel 021].*

Mr. Lord represented this request. Mr. Lord stated that the lots in the area were developed in the 1970's and were exceptionally narrow, his included. He purchased this property from his mother-in-law, so it has been in the family for years. He stated he tore down the house that was on the property and the lot is now in its raw state. The lot is 84 ft. wide and he would like to build a 54 ft. house which will require a 5 ft. variance on each side. In addition, Mrs. Kathrine Hill from the Health Department has approved the property for a septic tank and its placement in conjunction with the request. Mr. Marshall asked Mr. Lord if his lot is located on the lakeside. Mr. Lord replied that it is and, in addition, all of the old buildings have been removed from the property. Mr. Oberdeck stated he has visited the site and has found the plans submitted by Mr. Lord to be very appropriate for the property. He asked Mr. Lord how he would enter his garage. Mr. Lord replied that the door would be moved from the front to the side. Mr. Oberdeck also asked if Mr. Lord had an opportunity to watch the runoff during a rainstorm. Mr. Lord replied he has a water plan for when the house is brought up to grade. Mr. Marshall stated that Mr. Lord was lucky as the rest of the lots he has seen are exceptionally narrow. Mr. Oberdeck made a motion to accept, and Ms. Hardy seconded.

Staff recommendation is for approval of a 5-foot side yard variance, being 15 feet from both side property lines.

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.	x			
Oberdeck, Alan M.	x			

7. *Adjournment*

Motion for adjournment made by: John D. Langley

Second by: Alan M. Oberdeck

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

ATTEST:

James Marshall, Jr.
Chairman

Lisa Jackson
P&D Director

Date