

# PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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Thursday, August 01, 2013

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, August 01, 2013 at 6:30 PM in the new Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

**Staff Present:** Lisa Jackson & Karen Pennamon

1. *Call to Order*

Mr. Marshall called the meeting to order at approximately 6:30 pm.

2. *Rules of Procedures*

Ms. Jackson read the Rules of Procedures

3. *Approval of Minutes - July 2, 2013*

Motion for approval made by: John D. Langley

Second by: Alan M. Oberdeck

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

4. *Request by **James E. Baker**, for a side and rear yard setback variance at 121 Twisting Hill Lane, Presently zoned R-2. [Map 111C, Parcel 049].*

Mr. Baker represented this request. He stated that he is the owner of a Georgia Power leased lot at 121 Twisted Hill Lane. The shape and dimensions of the lot make it difficult if not impossible to build the planned house with the current setback requirements. There is currently a doublewide manufactured home on the lot and according to the plat it is 19.6 ft from the lake. He stated that he intends to remove that home and build a new one. He is requesting a variance to

be 60 ft. from the water on the east side and 70 ft. from the water on the south side. Mr. Langley stated that he and Ms. Jackson had visited the property and after taking into consideration where the septic system field must be that he could not find any reason to find any problems with the request. Mr. Oberdeck stated that he had visited the property and to him it looks like the most suitable location for it. No one signed in to speak in objection to this request.

**Staff recommendation is for approval of a 30-foot side yard variance, being 70 feet from the nearest point of the lake on the left side when facing the lake and a 40-foot rear yard variance, being 60 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
Brundage, Tommy	X			
Hardy, Yvonne	X			
Langley, John D.	X			
Marshall, James P.	X			
Oberdeck, Alan M.	X			

5. *Request by **Lana G. Harris**, for a side yard setback variance at 123C Haralson Drive. Presently zoned R-2. [Map 112B, Parcel 069].*

Mrs. Harris represented this request. She stated that she and her husband had bought the property in December of last year and it already had a house on it. They would like to build a garage on this property and added that there are no plans to connect water or sewer to the garage. She stated that they are current residents of Rockdale County and would eventually like to move to Putnam County. She is requesting a 3-foot side yard variance, being 17 feet from the left side property line when facing the house. Her neighbors Shad and Pam Atkinson have given their approval of their request. She stated that Katherine Hill and Lisa Jackson had given her approval with the stipulation that a fence be erected to block the existing drain field; the fence has already been erected. Mr. Marshall stated that it was his understanding that one side of the lot had undergone a lot of excavating and stump removal and grinding because of the soft earth. Mrs. Harris stated that was the case. She added she had removed over 20 stumps from the property and was afraid to build over one stump because she feared the garage would sink; that was why they had to move to another location. Mr. Langley stated that he and Ms. Jackson had visited the property. He added that he was in complete sympathy with Mrs. Harris because their situation is not unique to the properties on Lake Sinclair; most of these lake properties are small. He added that he thought they had a particularly severe situation due to the existing wells that are in the area. He stated that this would be the best possible location to build the garage. Mr. Oberdeck stated that he had visited the property and he thought it was the best location for it. No one signed in to speak in objection to this request.

**Staff recommendation is for approval of a 3-foot side yard variance, being 17 feet from the left side property line when facing the house.**

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

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

6. *Request by Putnam Property Holdings, LLC to rezone 991.093 acres at Price Road from RM-3 to AG-1 [Map 043, parcel 003].\**

Mr. Brad Glover, agent for Putnam Property Holdings, LLC represented this request. He stated that this property had been placed in the conservation program in 2009 and cannot be developed. They would like to change the zoning to agriculture because it is mostly timberland. Mr. Marshall stated that on the application they said they wanted to harvest timber and had no plans for any development. He stated that this is one of the conservation program updates we have received from the Tax Assessor’s office. He added that he saw no adverse affect this rezoning would have on the adjoining property. Mr. Oberdeck asked what would happen to the two houses that are in repair on that property. Mr. Glover said he could not speak to what is going to happen to them. He stated he had just started working for the company six months ago and was not familiar with the history of the property, he was just sent to represent the request. He stated that all he was aware of was that the property is under the conservation program and could not be developed. No one signed in to speak in objection to this request.

**Staff recommendation is for approval to rezone 991.093 acres on Price Road from RM-3 to AG-1. [Map 043, Parcel 003].\***

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

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

7. *Request by David L. Erickson to rezone 6.46 acres (Lots 6 & 7) at corner of Pea Ridge and Scuffleboro from C-2 to AG-2. [Map 090, Parcel 032].\**

Doris Moody, agent for David L. Erickson, represented this request. She stated that David L. Erickson is currently out of state and not able to attend the meeting. She stated that he had purchased some sixty plus acres that adjoin her property on Scuffleboro Rd. The frontage from the property goes all the way up to the property that is owned by Concord Church. She stated that initially all of the property was zoned Agriculture, except for 6.46 acres. She stated that Mr. Erickson originally thought that he might have a business or something on that part of the property at Pea Ridge and Scuffleboro. He has decided that he would not, so they are asking to

rezone that area from Commercial to Agriculture. Mr. Marshall stated this was another one of the conservation program updates we have received from the Tax Assessor's office. Ms. Jackson stated that it originally started out that way, but once Mr. Erickson found out the zoning was correct, he wanted to rezone that part of the property. Mr. Brundage stated he and Ms. Jackson had visited the property and he saw no problems with the request. No one signed in to speak in objection to this request.

**Staff recommendation is for approval to rezone 6.46 acres at the corner of Pea Ridge and Scuffleboro from C-2 to AG-2. [Map 090, Parcel 032]\***

Motion for approval made by: Tommy Brundage  
 Second by: John D. Langley

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

8. *Request by Quesenberry LLC to rezone 300 acres at Quesenberry Drive, SE from R-1 to AG-1. [Map 116, Parcel 007].\**

Mr. Ron Kalpack, agent for Quesenberry LLC represented this request. He stated that in February 2013 the owner, Dr. Williams, received a letter from the Tax Assessors office saying that his property was in a conservancy program but was zoned incorrectly. He stated that the owner would like to bring his property back into compliance. The property had been purchased from Weyerhaeuser as a timber tract and he was not sure how it was zoned R-1 but apparently it is. Mr. Marshall stated that a recent upgrade to the tax assessor's software identified the discrepancies. Ms. Jackson stated that there were a total of 36 properties that had to be rezoned. Mr. Marshall stated that this seemed to be another straightforward request and he saw no problems with it. No one signed in to speak in objection to this request.

**Staff recommendation is for approval to rezone 300 acres on Quesenberry Drive, from R-1 to AG-1. [Map 116, Parcel 007].\***

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

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

9. *Text amendment to the Putnam County Code of Ordinances, Chapter 66-Zoning*

Mr. Marshall stated that they had discussed minor and substantive changes including group homes, campgrounds and family apartment definitions. He stated all the changes are in red, and asked if everyone had the chance to look over and go through them. Mr. Oberdeck stated that he had read them. Mr. Marshall asked for clarification of an insertion on page 31 concerning accessory buildings. Ms. Jackson explained that was a strikethrough. Mr. Marshall stated that everything matched up to his notes from the last meeting. He then asked if there were any suggestions or comments. Mr. Oberdeck stated that he agreed with the changes.

**Staff recommendation is for approval of the proposed text amendment to the Putnam County Code of Ordinance, Chapter 66- Zoning.**

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			
Marshall, James P.	x			
Oberdeck, Alan M.	x			

10. *Adjournment*

Ms. Jackson asked if everyone had received a copy of his or her reservations for the GAZA conference and everyone stated that they had. Ms. Jackson reminded the members that St. Simons is 4 and half hours away so they may want to plan to travel during the daytime.

Motion made to adjourn by: John D. Langley  
 Second by: Alan M. Oberdeck

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

ATTEST:

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 Lisa Jackson  
 P&D Director

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