

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



117 Putnam Drive, Suite B ♦ Eatonton, GA 31024
706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamga.com

Tuesday, July 02, 2013

The Putnam County Planning & Zoning Commission conducted a public hearing on Tuesday, July 02, 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. *Welcome - Call to Order*

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

2. *Rules of Procedures*

Ms. Jackson read the Rules of Procedure.

3. *Approval of Minutes June 6, 2013*

Motion for approval by: John D. Langley

Second by: Tommy Brundage

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 **Celia Sunne and Susan Durden** for a side yard setback variance at 372A Possum Point Drive. Presently zoned R-2. [Map 088B, Parcel 182].

Ms. Celia Sunne represented this request. She stated that she is requesting a 15-ft side yard variance, being 5 feet from the right side property line when facing the lake to build a garage due to the narrowness of the lot. She stated that she had spoken to Ms. Jackson and Mr. Oberdeck regarding this request and was advised that the staff recommendation would be for a 10 ft variance instead of the 15 ft variance as requested. She indicated that she understood the reason for that recommendation. She also added they agreed that the left side of the property would be a more suitable location for being at least 10 ft off the property line. After measuring for the placement of the garage she discovered that at exactly 10 ft off the property line would cause the garage to be skewed and the corner near the road would end up 12 ft or more from the property line. This would give her even less room to turn in and out of the garage. She stated that she was trying to get at least 35 ft. of turnaround area because that is what the

contractor said would be needed. She stated that if the current request was followed the garage would probably be skewed. In order to make the garage square or in line with the house, she would require an 8ft variance instead of a 10 ft. variance from the side property line. She asks to amend her original request to a 12-foot side yard variance, being 8 feet from the left side property line when facing the lake. **Mr. Oberdeck** stated that because of the measurements he and Ms. Jackson had taken when they visited the property, he believed the house was squared to the fence line. **Mr. Langley** stated that he would like to see the side of the garage that faces the property line in line with the structure of the house. **Ms. Sunne** agreed and said that the goal is to make sure it is in line with the structure. She asked if the additional two feet would be something the Planning & Zoning Commission would consider. **Mr. Marshall** stated that he had no problems with the request and suggests that a motion be made to grant approval for the 12-foot side yard variance, being 8 feet from the left side property line. There were no oppositions to the request.

Staff recommendation was for approval of a 12-foot side yard variance, being 8 feet from the left side property line when facing the lake.

Motion to for approval 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 **Katherine D. Keeney**, agent for SSI Properties, for a side yard setback variance at 114 Thunder Road. Presently zoned R-1. [Map 102B, Parcel 104].

Ms. Katherine Keeney, agent for SSI Properties, represented this request. She is requesting a 10-ft. side yard variance, being 10 ft from her side property line to build a garage due to a very narrow lot and the encroachment of her neighbors home. She showed a survey of where everything lies on her property and her neighbors. **Mr. Langley's** understanding was that when the properties were developed the current rules were not enforced so they put the houses much closer than they are today. He asked if that was the situation Ms. Kenney was facing. **Ms. Keeney** stated that was the case. She said that because of the aesthetics of it she would prefer to put the garage on the other side. In her view the illusion is given that the property looks closer to one side than the other. However, according to the survey this isn't the case. There were no oppositions to the request.

Staff recommendation was for approval of a 10-ft. side yard variance, being 10 feet from the left side property line when facing the lake.

Motion for approval 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			

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

Mr. Marshall stated that no one was present to represent this request. He then proceeded to read the letter of intent that was submitted with the rezoning application. Mr. Langley made a motion to defer due to the absence of the applicant.

Staff recommendation is to defer the request until next month’s public hearing.

Motion to defer this item until the next month’s public hearing was 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			

7. Request by **Gerald Lee Davis, Jr.** to rezone 14.093 acres at 163 Winding Creek Road, SW from R-1 to AG-2. **[Map 087, Parcel 011].***

Mr. Gerald Lee Davis, Jr. represented this request. He stated that he is requesting to rezone his property from R-1 to AG-2 to be in compliance with the requirements for the Conservation Land Program. He stated that this property has been used for agriculture purposes such as raising horses for about 35 years, which is why he originally placed the property into conservation in January of 2008. He recently received a letter from the Tax Assessors’ Office informing him that due to recent upgrading of their software program there are several parcels in the conservation program based on use and not zoning, his included, which puts him in violation of the conservation covenants. Therefore, the Tax Assessors’ Office is giving him until January 1, 2014 to rezone his parcel(s) to agriculture or he will be penalized and removed from the program. **Mr. Oberdeck** stated that Mr. Davis has a nice organization there and has no problems with this request. There were no oppositions to the request.

Staff recommendation is for approval with the following conditions: 1.)The minimum size site built or modular home shall be 1,200 square feet; 2.) The minimum size manufactured home shall be 1000 square feet and; 3.) No campgrounds shall be allowed

Motion for approval by: John D. Langley
 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			

8. Request by **Maurice L. and Nancy Lucas** to rezone 39.67 acres at 135 Friendship Road from R-2 to AG-1. **[Map 061, Parcel 032].***

Mr. Maurice Lucas represented this request. He has a two-story barn, garden and fruit trees on his property; and is currently using it to grow and process timber. When purchasing the property in 2000 he was informed by the sellers that the property was currently zoned agriculture. He placed the property into conservation in 2000 and renewed it in 2010 based on this belief. He also added that the property on both sides and behind him is zoned agriculture. He recently received a letter from the Tax Assessors office informing him that due to recent upgrading of their software program there are several parcels in the conservation program based on use and not zoning, including his, which puts him in violation of the conservation covenants. Therefore, the Tax Assessors' Office is giving him until January 1, 2014 to rezone his parcel(s) to agriculture or he will be penalized and removed from the program. He is requesting to rezone his property from R-2 to AG-1 to be in compliance with the requirements for the Conservation Land Program. **Mr. Oberdeck** stated that he had visited this property and has no problems with this request. There were no oppositions to the request.

Staff recommendation is for approval to rezone 39.67 acres at 135 Friendship Road from R-2 to AG-1.

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

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

New Business

Ms. Jackson discussed the Summer GAZA Conference on August 28-30 in St. Simon Island. She reminded everyone of the work session scheduled for July 3, 2013 at 9:00 a.m. and added that the County Attorney will be attending to discuss family apartments. She introduced Jonathan Gladden to the Planning & Zoning Commission. Jonathan is the new intern for Planning & Development and is working on a degree in public administration.

Adjournment

ATTEST:

 Lisa Jackson
 P&D Director

 James Marshall
 Chairman