

**April 4, 2013**  
**Putnam County**  
**Planning & Zoning Commission**

The Putnam County Planning & Zoning Commission conducted a public hearing on April 4, 2013 at 6:30 P.M. in the new Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

**Mr. Marshall** welcomed everyone and acknowledged that Mr. Stephen Hersey, Chairman of the Putnam County Board of Commissioners, was attending the meeting. **Ms. Jackson** read the Rules of Procedure. **Mr. Langley** made a motion to accept the minutes from March 7, 2013, as read, **Mr. Oberdeck** seconded. **Ms. Hardy** was present but not voting. **All Approved.**

1. Request by Thomas D. & Donna G. McAdams for a rear yard setback variance at 135 Clearwater Circle. **Presently zoned R-1. [Map 102C, Parcel 070]. Mr. Adams** represented this request. Mr. Adams stated that they would like to build a swimming pool on his property near the lake. Due to the depth of his lot which is an acre lot they do not have enough space between the lake and back of their house to build a 20x40 pool and be within the 100 ft setback requirement. A 100 foot setback would be getting close to the steps on the back porch. They are asking for a 40-foot setback variance, being 60 feet from the nearest point of the lake. The reason he changed from a his initial request for a 65 ft setback to a 60 ft setback is because he believes that a portion of the drain fill from the septic system is adjacent to the back steps of his porch. They bought the house 6-7 years ago and it was house was built in 1989. They did not have a map and did not know where the drain fill was located but did know where the septic tank is because they have had it serviced. Mr. Langley came out and told him that they needed a professional to help them locate the drain fill. They contacted the people that serviced the septic tank and they failed to respond. Mr. Walker Ralston, they contacted him and he agreed to go out and he went out the a 33-34 inch rod he only found gravel in one place and that was close to the septic tank. He was not successful in finding it. Mr. Ralston gave him a sketch of where he would install the drain fill which would have been right in front of the back steps of the house. He has been working with Jody Harper of Pamilo Pool Company who brought a small excavator and a postal digger. His workers worked around

different areas of the yard. They have submitted a document that states that they were able to confirmed that along the 20 and 40 foot segments where they want to place the pool they found no signs of a drain fill. They dug 5 feet deep and with that he is confident that they will not find a drain fill where the pool is. They have plenty of area in their back yard to be able to run laterally out of the yard. They have a decent wooded area to the left when facing the lake. He submitted pictures taken yesterday of where they are putting the pool. Mr. Oberdeck stated that he had visited the property and did not see any problems with the request. Mr. Marshall stated that they had approval from the health department. No one objected to this request. Staff recommendation is for approval. Mr. Oberdeck made a motion for approval and Mr. Brundage seconded. **Ms. Hardy** abstained from voting. All Approved.

2. Request by Dreambuilt, LLC for a rear yard setback variance at 135 Mags Path. **Presently zoned R-1. [Map 104A, Parcel 111]. Withdrawn without prejudice.**
3. Request by Joe Hoyle for a rear and side yard setback variance at 124 Shoreline Court. **Presently zoned R-2. [Map 084A, Parcel 091]. Mrs. Virginia Hoyle represented this request. Mrs. Hoyle**
4. Request by Jay Geier to rezone 201.197 acres at 190 Harmony Road, from R-1R to AG-1. **[Map 068, Parcel 020].\* Mr. Geier** represented this request. **Mr. Geier** stated that he would like to build a storage barn on his property and use this property for recreation and hunting for his family; therefore, he is requesting to rezone this property from R-1R to AG-1. **Mr. Marshall** stated that he had reviewed all of the documents and it appears to be a straight forward rezoning back to its original AG-1 zoning. There were no oppositions to the request. **Mr. Oberdeck** made a motion for approval and **Mr. Langley** seconded. **All approved.**

New Business: Ms. Jackson and the Planning & Zoning Commission discussed the County Land Use Plan. Ms. Jackson stated that we are in the process of getting the Regional Commission to come and do an overview of our comp plan. They will do a review and update everyone on our comp plan, as well as, discuss updates and changes through the State. Brent Lansford with the Regional Commission is working on this and will schedule a date very soon for a work session.

Ms. Jackson stated that there is a new Planning & Zoning Commission member, Ms. Yvonne Hardy. We will be scheduling her for training as soon as possible. Ms.

Jackson added that Ms. Hardy will be joining them at the next Planning & Zoning Commission meeting but will not be able to vote.

Meeting Adjourned

Attest by:

\_\_\_\_\_  
Jim Marshall, Chairman  
Planning & Zoning Commission

\_\_\_\_\_  
Lisa Jackson, Director  
Planning & Development

Date: \_\_\_\_\_