

February 5, 2013
Putnam County
Planning & Zoning Commission

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

Present: James Marshall, Chairman, Tommy Brundage, Eddie Crawford, Alan Oberdeck, and John Langley

Staff Present: Lisa Jackson & Karen Pennamon

Mr. Marshall welcomed everyone. **Ms. Jackson** read the Rules of Procedure. **Mr. Langley** made a motion to accept the minutes from December 14, 2012, as read, **Mr. Brundage** seconded. **Mr. Oberdeck** was present but not voting. **All Approved.**

1. Request by R. Greg Waddell for a rear yard setback variance at 104 Crooked Creek Bay Road. **Presently zoned R-2. [Map 110D, Parcel 055]. Mr. Greg Waddell** represented this request for Christopher and Jennifer Hall. **Mr. Waddell** stated that the applicant has a long unique shaped lot on the lake. The house that they want to build is long with solar panels in the rear and a long sloping roof. The rear left hand corner of the proposed house will be approximately 140-150 feet from the lake. They are trying to keep the house in line with the house that is to the left of this proposed structure, which is his mother's house. Due to the unique shape of the lot to the right, the proposed house will only be 85 feet from the nearest point to the lake. The applicant is requesting a 15-foot rear yard setback variance, being 85 feet from the nearest point of the lake to build a 2300 sq ft house. **Mr. Marshall** asked Mr. Oberdeck if he had any comments or concerns with the request. **Mr. Oberdeck** stated that he did not see any problems with this request. **Mr. Marshall** commented that this is a peculiar situation that they sometimes run into concerning lots that are platted extremely close to the waterline or reversed. He stated that in order to build they have to shift the houses back or forth on the properties. **Mr. Langley** stated that he and Ms. Jackson had visited the site. He asked if the extent of the house was inclusive of any deck. **Mr. Waddell** responded yes. **Mr. Langley** asked where the drain fill was located. **Mr. Waddell** stated that it is on the lake side and that he has a permit from Mrs. Catherine Hill of the Health Department. **Staff recommendation is for approval of a 15-foot rear yard setback variance; being 85 feet from the nearest point of the lake. Mr. Langley** made

a motion for approval and **Mr. Crawford** seconded. **Mr. Oberdeck** abstained from voting. **All Approved.**

2. Request by Ronald Gilpin to rezone .33 acres on Rockville Road, from **AG-1 to R-1. [Map 126, part of Parcel 004].** **Mr. Gilpin** represented this request. He stated that he has 50 acres that begins on Rockville Road and extends over to the back of the Oconee Springs Landing Subdivision off water lots. He would like to subdivide .33 acres from the 50 acres so that Mr. Kirkland can add it to his lot #66 which is located at the end of the cul-de-sac on Rock Lake Court in the Oconee Springs Landing Subdivision. The 50 acres is zoned AG-1 and the lot on Rock Lake Court is zoned R-1. This will give Mr. Kirkland direct access to the 80 acres that he owns located next to the 50 acre tract. **Mr. Langley** asked if there was an intention to build a residence on this lot or just to gain access to the other property. **Mr. Gilpin** responded that it was for access to the other property. **No one spoke in opposition of this request. Staff recommendation is for approval with condition that it must be combined with the adjacent R-1 parcel and cannot be used or sold as a standalone lot.** **Mr. Langley** made a motion for approval with the conditions listed and **Mr. Brundage** seconded. **Mr. Oberdeck** abstained from voting. **All Approved.**

New Business: Ms. Jackson and the Planning & Zoning Commission discussed the upcoming GAZA Conference in Athens. Mr. Marshall welcomed Mr. Oberdeck to the Planning & Zoning Commission.

Meeting Adjourned

Attest by:

Jim Marshall, Chairman
Planning & Zoning Commission

Lisa Jackson, Director
Planning & Development

Date: _____