



PUTNAM COUNTY PLANNING & DEVELOPMENT

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Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, December 06, 2018 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Opening

1. **Call to Order**

Mr. Alan Oberdeck called the meeting to order.

2. **Attendance**

Mr. Jonathan Gladden called the roll.

Present:

Chairman James Marshall, Jr.

Member Tommy Brundage

Member Joel Hardie

Member Alan Oberdeck

Member Frederick Ward

Staff:

Director Lisa Jackson

Administrative Assistant Karen Pennamon

Administrative Technician Jonathan Gladden

Permit Technician Courtney Andrews

3. **Rules of Procedures**

Ms. Courtney Andrews read the Rules of Procedures.

Minutes

4. Approval of Minutes

a. Approval of Minutes - October 26, 2018 Special Called Meeting

b. Approval of Minutes - November 1, 2018

Motion made by Member **Ward**, Seconded by Member **Hardie**.

Voting Yea: Member **Ward**, Member **Brundage**, Member **Oberdeck**, Member **Hardie**. **All approved.**

Voting Abstaining: Chairman **Marshall**, Jr. had a late arrival to meeting.

Requests

Approved Minutes
December 06, 2018

5. Request by **Joye Marshall** for a rear yard setback variance at 211 Thomas Drive. Presently zoned R-2. [**Map 056C Parcel 152, District 4**].

Mr. Warren P. Smith represented this request. He stated that they initially requested a 37-foot rear yard setback variance, being 63 feet from the nearest point to the lake for an (24x36) 864 square foot addition onto the existing 832 square foot cabin. Mr. Smith added that when staff came out and measured the existing deck, there was less footage from the lake than what the applicant had measured. He stated that the staff measurements for the rear right corner of the existing house is 45 feet from the nearest point to the lake and the proposed addition is 47 feet from the nearest point to the lake. Mr. Smith added that the proposed structure would meet all of the other setback requirements. No one spoke in opposition to this request.

Staff recommendation is for approval of a 53-foot rear yard setback variance, being 47 feet from the nearest point to the lake.

Motion made by Member **Hardie**, Seconded by Member **Brundage**.

Voting Yea: Member **Ward**, Member **Brundage**, Member **Oberdeck**, Member **Hardie**. **All approved.**

Voting Abstaining: Chairman **Marshall**

6. Request by **Levi & Lauren Eidson** for a side yard setback variance at 136 Woodhaven Drive. Presently zoned R-2. [**Map 110B, Parcel 086, District 3**].

Mr. Levi Eidson represented this request. He stated that he initially requested a 10.3-foot side yard setback variance, being 9.7 feet from both side property lines to place his (76x30) 2,280 square foot manufactured home on the property. **Mr. Oberdeck** stated he had visited the property with **Mr. Hardie** and after taking measurements, they recommended that the applicants be at least 10 feet from both side property lines. Mr. Eidson stated that they had remeasured the side yard setbacks and were 10.6 feet on both sides. No one spoke in opposition to this request.

Staff recommendation is for approval of a 10-foot side yard setback variance, being 10 feet from both side property lines.

Motion made by Member **Oberdeck**, Seconded by Member **Ward**.

Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Brundage**, Member **Oberdeck**, Member **Hardie**. **All approved.**

7. Request by **Albert A. Bassett** for a side yard setback variance at 216 Fawnfield Court. Presently zoned R-1. [**Map 070A, Parcel 007, District 1**].

Mr. Albert A. Bassett represented this request. He stated that he is requesting a 10-foot side yard setback variance, being 10 feet from the right-side property line when facing the lake to construct a (29x12) 336 square foot pole barn on the property. Mr. Bassett added that he wanted to put the free-standing aluminum building onto an existing slab to be able to park a camper that he recently purchased. No one spoke in opposition to this request.

Staff recommendation is for approval of a 10-foot side yard setback variance, being 10 feet from the right-side property line when facing the lake.

Motion made by Chairman **Marshall**, Seconded by Member **Hardie**.
Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Brundage**, Member **Oberdeck**,
Member **Hardie**. **All approved.**

New Business

The Planning and Zoning Commission discussed changes to the 2019 meeting schedule. The February Public Hearing Meeting date has been changed from February 7, 2019 to February 12, 2019 due to the GAZA Conference scheduled that week. The July Public Hearing Meeting date has been changed from July 4, 2019 to July 9, 2019 due to the Independence Day Holiday.

Motion made by Member **Oberdeck**, Seconded by Chairman **Marshall**.
Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Brundage**, Member **Oberdeck**,
Member **Hardie**

Adjournment

Meeting adjourned at 7:06 p.m.

Attest:

Lisa Jackson
Director

James Marshall, Jr.
Chairman