



PUTNAM COUNTY PLANNING & DEVELOPMENT

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Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, January 7, 2021, at 6:30 P.M. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Opening

1. Call to Order
Chairman James Marshall, Jr. called the meeting to order
2. Attendance
Mr. Ben Schmitt called the Attendance.

PRESENT:

Chairman James Marshall, Jr.
Vice-Chairman Tim Pierson
Member Maurice Hill, Jr.
Member Martha Farley
Member John Mitchell (not eligible for voting due to training requirements)

STAFF:

Lisa Jackson
Courtney Andrews
Ben Schmitt

3. Rules of Procedures
Ms. Courtney Andrews read the Rules of Procedures.

Minutes

4. Approval of Minutes- December 3, 2020
Motion to approve the December 3, 2020 minutes made by **Member Farley**, Seconded by **Member Hill**
Voting Yea: **Chairman Marshall, Vice-Chairman Tim Pierson, Member Hill, Member Farley**

Requests

5. Request by **James Pawson** for a side yard setback variance at 117 Lake Forest Drive. Presently zoned R-1R. [**Map 103D, Parcel 150, District 3**]. **Mr. Pawson** represented this request. The home has four-bedrooms, and each has a small bathroom and closet; however, it lacks a master bedroom suite. The bedroom that we would like to be the master bedroom is 14 feet from the property line, and the detached garage is 11 feet from the property line. The extension he wants to build will provide a walk-in closet and a new master bathroom. He requested a 7 ½ foot variance from the property line, and he also understands that it was not recommended for approval. He wanted to know if he could request 10 feet and not be denied if he returned next month?

Chairman Marshall noted that he would like the Planning Director to address this concern. **Ms. Jackson** responded that the lot is conforming, which means it conforms to the minimum lot size. The lot is 100 feet wide at the building setback. The house currently on the lot is over 3,000 square feet. We usually give variances when there is an undue hardship. An undue hardship includes a non-conforming parcel, which is when the lot doesn't meet the minimum size. Length or width, and typography is another reason, which can consist of a well or septic system's location. What we have here is a lot that is conforming and a substantial size home. The house is already 14 feet from the property line. Staff went out to the property; there was nothing there indicating we should recommend an approval of a variance. We recommend that you stay inline where the house is currently built and build in either direction instead of going closer. When you have a conforming lot and continue to build out, you are no longer respecting the ordinances. Your setbacks are there for a reason.

The applicant is requesting to withdraw without prejudice.

Motion to approve the request by **James Pawson** to withdraw without prejudice made by **Member Hill** and seconded by **Member Farley**.

Voting Yea: **Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill.**

6. Request by **Michael & DeeAnna May** for a side yard setback variance at 115 Little Riverview Road. Presently zoned R-2. [**Map 057D, Parcel 012, District 4**]. **Mrs. May** represented this request. She and her husband wish to move to their property here to make it their permanent residence. They would like to enlarge one of the rooms, build on a master suite, a sunroom, and a storage area. One of the other bedrooms will be converted into a dining room, with the number of bedrooms in the home remaining at three. The house is situated so that they are requesting a variance of 10 feet on the right side and 12.3 feet on the left side of the home. The master bedroom enlargement will be 740 square feet, and the sunroom and storage area is proposed to be 396 square feet. The total addition is 1,136 square feet.

Chairman Marshall asked the board if anyone had been to the property. **Member Farley** answered that she had been to the property in question and found the proposed project fine. **Ms. Jackson** noted that the property is a non-conforming lot; it is 75 feet wide at building setback. Therefore, the variance they are asking for does meet the minimum requirements.

The staff recommendation is for approval of a 7.7-foot side yard setback variance, being 12.3 feet from the left rear side of the property when facing the lake, and a 10-foot side yard setback variance, being 10 feet from the right side of the property when facing the lake at 115 Little Riverview Road. [Map 057D, Parcel 012]

Motion to approve the request by **Michael & DeeAnna May** for a side yard setback variance at 115 Little Riverview Road [**Map 057D, Parcel 012, District 4**] made by **Member Farley** and seconded by **Member Hill**.

Voting Yea: **Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill.**

7. Request by **Henry Darby, agent for Preston Wilder** for a side yard setback variance at 167 Thunder Road. Presently zoned R-1. [Map 102B, Parcel 074, District 3]. **This item has been removed from the agenda.**

New Business

Adoption of the new agenda for the coming year for the P&Z Board meetings.

Motion to approve the 2021 Agenda for the P&Z Board made by **Vice-Chairman Pierson** and seconded by **Member Farley**.

Voting Yea: **Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill.**

It was also noted that this year the board would not be voting for a new Vice-Chair position, but next year a vote will take place.

Search for training for Member Mitchell continues; online will be the best avenue; however, it has been challenging to find.

Winter training has been canceled, and summer training will still be held with an extra day to make up for winter. This training will be done in August at Lake Lanier, should conditions with the Corona Virus improve.

The P&Z Board will be provided with documents highlighting the Zoning Ordinance changes for the Putnam County Code of Ordinances.

Adjournment

The meeting adjourned at approximately 7:10 P.M.

Attest:

Lisa Jackson
Director

James Marshall, Jr.
Chairman