



PUTNAM COUNTY PLANNING & DEVELOPMENT

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Minutes

Thursday, August 03, 2023, ♦ 6:30 pm

Opening

1. Call to Order

Chairman John Mitchell called the meeting to order at 6:30 pm.

2. Attendance

Mrs. Courtney Andrews called the Attendance.

Present: Chairman Mitchell, Member Charles Hurt, Member Harold Jones

Absent: Vice Chairman Maurice Hill, Member Shad Atkinson

Staff: Assistant Director Courtney Andrews, Zoning Coordinator Angela Waldroup

3. Rules of Procedures

Chairman John Mitchell read the Rules of Procedures.

Minutes

4. Approval of Minutes- No minutes were voted on

Requests

5. Request by **Christopher Conrad** for a rear yard setback variance at 157 B Thunder Road. Presently zoned R-1. [Map 102B, Parcel 069, District 3].

Mr. Conrad stated that his request is for a rear yard setback to be able to build a pool. He just purchased his home a few months ago. This property has an existing concrete structure, and this is where he will be placing the pool.

Member Jones stated that Mrs. Courtney Andrews took the measurements for this property and asked if it was in the staff recommendations.

Mrs. Courtney Andrews stated that he was referring to the next property on the agenda.

No one spoke in opposition of this request.

No questions from the Board

Staff Recommendation of a 25-foot rear yard setback variance, being 40 feet from the nearest point to the lake at 157 B Thunder Road [Map 102B, Parcel 069, District 3].

Motion: **Member Jones** made the motion to approve the request

Second: **Member Hurt**

Voting Yea: **Member Hurt, Member Jones, Chairman Mitchell**

The request was approved by a vote of 3.

6. Request by **Jef Hulgan, agent for David Cozart** for a left and right-side yard setback variance at 331 Shelton Drive. Presently zoned R-2. [Map 057C, Parcel 238, District 4].

Mr. Hulgan stated that they are asking for a setback variance on both sides of the lot. This lot was purchased with a house already in place. The lot is not 100 ft in width at any point. They want to change the look on the roadside and add a room on the lakeside. They are asking for an 11 ft variance on the left side and 17.5 ft variance on the right side. They will not exceed the footprint of the existing home.

Member Jones stated that this is the property that he was referring to about the measurements that Mrs. Courtney Andrews took.

Mrs. Courtney Andrews stated that they changed their application to match the correct measurements.

No one spoke in opposition of this request.

No questions from the Board

Staff Recommendation is for approval of a 2.5-foot side yard setback variance, being 17.5 feet from the left side property line when facing the lake and a 9-foot side yard setback variance being 11 feet from the right-side property line when facing the lake at 331 Shelton Drive [Map 057C, Parcel 238, District 4].

Motion: **Member Jones** made the motion to approve the request

Second: **Member Hurt**

Voting Yea: **Member Hurt, Member Jones, Chairman Mitchell**

The request was approved by a vote of 3.

7. Request by **Peyton Robinson** to rezone 1.1 acres at 905 Harmony Road from C-1 to C-2. [Map 102D, Parcel 044, District 3].*

Mr. Robinson stated that they bought the property a couple of years ago and renovated it and would like to rezone it from C-1 to C-2 to bring more value and flexibility to the property. There are two C-1 properties and one C-2 property touching it.

No one spoke in opposition of this request.

No questions from the Board.

Staff recommendation is for approval to rezone 1.1 acres at 905 Harmony Road from C-1 to C-2 [Map 102D, Parcel 044, District 3].

Motion: **Member Jones** made the motion to approve the request

Second: **Member Hurt**

Voting Yea: **Member Hurt, Member Jones, Chairman Mitchell**

8. Request by **Steven A. Rowland agent for Norman E. Coleman Jr** to rezone 8.85 acres at 886 Milledgeville Road from C-1/C-2 to C-2. [Map 087, Part of Parcel 028, District 4].

9. Request by **Steven A. Rowland agent for Norman E. Coleman Jr** to rezone 47.81 acres at 886 Milledgeville Road from C-1/C-2 to AG. [Map 087, Part of Parcel 028, District 4].
10. Request by **Steven A. Rowland agent for Norman E. Coleman Jr** to rezone 4.71 acres on Milledgeville Road from C-1/C-2 to C-2. [Map 087, Part of Parcel 029, District 4].

Motion: **Member Jones** made the motion to consolidate requests 8 through 10

Second: **Member Hurt**

Voting Yea: **Member Hurt, Member Jones, Chairman Mitchell**

No one spoke in opposition of this request.

No questions from the Board

Steven A. Rowland is representing this request by Norman E. Coleman. The property that we are seeking this request for has a total of 61.4 acres with an existing two parcels. The zoning splits both of those properties, the front 500 ft is zoned C-1 and beyond is zoned C-2. They seek to create a parcel along the frontage of 441 to be zoned C-2 and the remainder of the property to be agriculture. It will fit the current and future use. The back side of the property currently has livestock, which does not fit the current zoning. They plan on having a building material supply business and because of the outdoor storage requirement they are requesting the C-2 zoning.

No one spoke in opposition of this request.

No questions from the Board.

Staff recommendation is for approval to rezone 8.85 acres at 886 Milledgeville Road from C-1/C-2 to C-2. [Map 087, Part of Parcel 028, District 4]. * with the following condition:

1. **The developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut Map 087, Parcel 032 as stated in Section 66-107(g) of the Putnam County Code of Ordinances.**

Staff recommendation is for approval to rezone 47.81 acres at 886 Milledgeville Road from C-1/C-2 to AG. [Map 087, Part of Parcel 028, District 4]. *

Staff recommendation is for approval to rezone 4.71 acres on Milledgeville Road from C-1/C-2 to C-2. [Map 087, Parcel 029, District 4]. * with the following condition:

1. **The developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut Map 087, Parcel 032 as stated in Section 66-107(g) of the Putnam County Code of Ordinances.**

Motion: **Member Hurt**

Second: **Member Jones**

Voting Yea: **Vice Chairman Hill, Member Hurt, Member Jones, Chairman Mitchell**

No questions from the Board

The request was approved by a vote of 3.

New Business

Gaza is this month on August 23, 2023 through August 25, 2023. Everyone has been registered.

Adjournment

Meeting adjourned at approximately 6:50 pm

Attest:

Lisa Jackson
Director

John Mitchell
Chairman