



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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Minutes

Thursday, January 4, 2024 ♦ 6:30 pm

Opening

1. Call to Order

Vice Chairman Hill called the meeting to order at 6:30 pm.

2. Attendance

Mrs. Angela Waldroup called the Attendance.

Present: Vice Chairman Hill, Member Hurt, Member Jones, Member Atkinson

Absent: Chairman John Mitchell

Staff: Attorney Adam Nelson, Director Lisa Jackson, Assistant Director Courtney Andrews, Zoning Coordinator Angela Waldroup

3. Rules of Procedures

Vice Chairman Maurice Hill read the Rules of Procedures.

Minutes

4. Approval of Minutes- 12/7/2023

Motion: **Member Jones** made the motion to approve the 12/7/2023 P&Z minutes

Second: **Member Hurt**

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

The minutes were approved by a vote of 4.

Requests

5. Request by **Bobby J. Wilder** for a conditional use at 641 Dennis Station Road. Presently zoned AG [**Map 082, Parcel 059, District 4**].

Mr. Bobby Wilder represented this request. He stated that he lives in the area on Casters Branch and that he would like to have a covered boat and rv storage facility.

Member Jones asked Mr. Wilder if he knew how many units he was looking to have.

Mr. Wilder stated that he was looking to have 22-24 storage units and 15-20 rv and boat spots. Once those were full he wanted to fill 100-150 spots. This facility would also have security cameras.

Member Jones asked Ms. Jackson if there were any restrictions on the amount of units Mr. Wilder could have.

Ms. Jackson stated that there were not a set number of units for this type of development but there is a percentage of impervious coverage on a lot. Mr. Wilder would have to submit a plan with the number of units for us to review.

No one spoke in opposition of this request.

Staff recommendation was for approval of a conditional use at 641 Dennis Station Road. Currently zoned AG. [Map 082, Parcel 059, District 4].* with the following conditions:

- 1. The development shall substantially comply with the submitted plans in support of the conditional use application and**
- 2. Subject to Section 66-157(b) of the Putnam County Code of Ordinances, this conditional use permit shall be issued to the applicant solely, is not transferrable, and shall extinguish upon cessation of such activity for a period of 12 months.**
- 3. No unsheltered/uncovered outdoor storage of watercraft, recreational vehicles, or other material shall be permitted.**

Motion: Member Atkinson made the motion to approve the request for a conditional use at 641 Dennis Station Road. Currently zoned AG. [Map 082, Parcel 059, District 4].* with the following conditions:

- 1. The development shall substantially comply with the submitted plans in support of the conditional use application and**
- 2. Subject to Section 66-157(b) of the Putnam County Code of Ordinances, this conditional use permit shall be issued to the applicant solely, is not transferrable, and shall extinguish upon cessation of such activity for a period of 12 months.**
- 3. No unsheltered/uncovered outdoor storage of watercraft, recreational vehicles, or other material shall be permitted.**

Second: Member Hurt

Voting Yea: Vice Chairman Hill, Member Hurt, Member Jones, Member Atkinson

The motion was approved by a vote of 4.

Items 6-7 were heard as one.

6. Request by Rick McAllister, agent for Shaifer Oconee LLC to rezone 158.2 acres on Scott Road from C-PUD to R-PUD. [Map 102, Parcel 002, District 3].*

Mr. Rick McAllister represented this request on behalf of Shaifer Oconee LLC. The site is located along 4,000 linear frontage of Scott Road with a combined area of approximately 165 acres. Surrounding land uses include C-1 opposite of the road to the North and East. C-2 use is the majority of surrounding areas to the South and West. There are two existing ponds that are located internally to the site which combined are approximately 20 acres which was important for an open space calculation. Existing road access includes Scott Road and Sammons Industrial Parkway. The conceptual plan includes an additional attachment to Hwy 44, via the second parcel. The intended land use for this request is residential with various sizes of single-family lots and single-family townhomes. The conceptual plan illustrated the proposed amount of each use including the conceptual layout of interior roads. The rezone request was in response to market demands for residential needs within the Hwy 44/Lake Oconee development corridor which is right along Hwy 44. In August of 2020, he came before the board to request a C-3 zoning which was changed to a C-PUD zoning in 2021, due to a ordinance update. The traffic study included recommendations for all 3

intersections. Scott Road would be the main intersection which would include right-turn and left-turn lane improvements along Scott Road. There would be standard two-way traffic connections to the existing road which connects Hwy 44. An additional two-way intersection with stop sign (stop-control) would be on Sammons Industrial Parkway. The Future Land Use Plan reflects mixed use of commercial and residential and it would still remain that way. He read the development standards of R-PUD as written in the Code of Ordinances.

Michael Crope spoke in favor of the request and was given 3 minutes to speak.

No one spoke in opposition of this request.

Staff Recommendation was for approval to rezone 158.2 acres from C-PUD to R-PUD on Scott Road [Map 102, Parcel 002, District 3].*with the following conditions:

- 1. Scott Road at Proposed Driveway #1: (a) Provide a full-movement driveway: to be stop-control (b) Provide one entry lane and one exit lane (c) Install a westbound right-turn deceleration lane (d) Install an eastbound left-turn deceleration lane.**
- 2. Connection to existing road to the SR 44/Lake Oconee Parkway at Thunder Road Intersection at Proposed Driveway #2: (a) No geometric changes recommended.**
- 3. Sammons Industrial Parkway at Proposed Driveway #3: (Note: The driveway creates the 3rd leg northern leg of the T-intersection) (a) Provide a full-movement driveway; one entry lane and one exit lane (b) Install a stop sign (stop-control) for the eastbound approach of Sammons Industrial Parkway**
- 4. Staff also recommends that the comp plan be amended to reflect current and future commercial and residential development in this area.**

Motion: **Member Jones** made the motion to approve the request to rezone 158.2 acres on Scott Road from C-PUD to R-PUD [Map 102, Parcel 002, District 3].* with the following conditions:

- 1. Scott Road at Proposed Driveway #1: (a) Provide a full-movement driveway: to be stop-control (b) Provide one entry lane and one exit lane (c) Install a westbound right-turn deceleration lane (d) Install an eastbound left-turn deceleration lane.**
- 2. Connection to existing road to the SR 44/Lake Oconee Parkway at Thunder Road Intersection at Proposed Driveway #2: (a) No geometric changes recommended.**
- 3. Sammons Industrial Parkway at Proposed Driveway #3: (Note: The driveway creates the 3rd leg northern leg of the T-intersection) (a) Provide a full-movement driveway; one entry lane and one exit lane (b) Install a stop sign (stop-control) for the eastbound approach of Sammons Industrial Parkway**
- 4. Staff Staff also recommends that the comp plan be amended to reflect current and future commercial and residential development in this area.**

Second: **Member Hurt**

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

The motion was approved by a vote of 4.

7. Request by **Rick McAllister**, agent for **Shaifer Oconee LLC** to rezone 5.89 acres at 113 Scott Road from C-1 to R-PUD. [Map 102A, Parcel 104003, District 3].*

Staff Recommendation was for approval to rezone 5.89 acres from C-1 to R-PUD at 113 Scott Road [Map 102A, Parcel 104003, District 3]* with the following conditions:

1. **Scott Road at Proposed Driveway #1:** (a) Provide a full-movement driveway: to be stop-control (b) Provide one entry lane and one exit lane (c) Install a westbound right-turn deceleration lane (d) Install an eastbound left-turn deceleration lane.
2. **Connection to existing road to the SR 44/Lake Oconee Parkway at Thunder Road Intersection at Proposed Driveway #2:** (a) No geometric changes recommended.
3. **Sammons Industrial Parkway at Proposed Driveway #3:** (Note: The driveway creates the 3rd leg northern leg of the T-intersection) (a) Provide a full-movement driveway; one entry lane and one exit lane (b) Install a stop sign (stop-control) for the eastbound approach of Sammons Industrial Parkway
4. Staff also recommends that the comp plan be amended to reflect current and future commercial and residential development in this area.
5. This parcel must be combined with the adjacent parcel, identified as Map 102 Parcel 002, and cannot be used or sold as a standalone parcel.
6. This rezoning shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of the approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

Mr. McAllister requested to alter the 60 days to 120 days

Motion: **Member Jones** made the motion to approve the request to rezone 5.89 acres at 113 Scott Road from C-1 to R-PUD [Map 102A, Parcel 104003, District 3] with the following conditions:

1. **Scott Road at Proposed Driveway #1:** (a) Provide a full-movement driveway: to be stop-control (b) Provide one entry lane and one exit lane (c) Install a westbound right-turn deceleration lane (d) Install an eastbound left-turn deceleration lane.
2. **Connection to existing road to the SR44/Lake Oconee Parkway at Thunder Road Intersection at Proposed Driveway #2:** (a) No geometric changes recommended.
3. **Sammons Industrial Parkway at Proposed Driveway #3:** (Note: The driveway creates the 3rd leg northern leg of the T-intersection) (a) Provide a full-movement driveway; one entry lane and one exit lane (b) Install a stop sign (stop-control) for the eastbound approach of Sammons Industrial Parkway
4. Staff also recommends that the comp plan be amended to reflect current and future commercial and residential development in this area.
5. This parcel must combine with the adjacent parcel, identified as Map 102 Parcel 002, and cannot be used or sold as a standalone parcel.

6. **This rezoning shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 120 days of the approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.**

Second: **Member Hurt**

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

The motion was approved by a vote of 4.

New Business

Approval of the 2024 Planning and Zoning Public Hearing Agenda and Deadline Schedule

Motion: **Member Jones** made the motion to approve the 2024 Planning and Zoning Public Hearing Agenda and Deadline Schedule.

Second: **Member Hurt**

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

The 2024 Planning and Zoning Public Hearing Agenda and Deadline was approved by a vote of 4.

Adjournment

Meeting adjourned at approximately 7:09 pm

Attest:

Lisa Jackson
Director

John Mitchell
Chairman