



OPMENT

PUTNAM COUNTY PLANNING &

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Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, June 7, 2018 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia 31024.

Opening

1. **Call to Order**

Mr. James Marshall, Jr. called the meeting to order.

2. **Attendance**

Mr. Jonathan Gladden called the roll.

Present: James Marshall, Jr., Chairman, Frederick Ward, Tommy Brundage, Alan Oberdeck

Staff: Karen Pennamon, Jonathan Gladden

3. **Rules of Procedures**

Mrs. Karen Pennamon read the Rules of Procedures.

Minutes

4. **Approval of Minutes – May 3, 2018**

Mr. Ward made a motion for approval. Mr. Brundage seconded. All approved.

Requests

- Request by **Anthony Tippens, agent for Bruce & Peggy Williams** for a side yard setback variance at 122 S. Steel Bridge Road. Presently zoned R-2. [**Map 114A, Parcel 011, District 3**]. **Mr. Anthony Tippens** represented this request. **Mr. Tippens** stated the applicants are requesting a 11-foot side yard setback variance, being 9 feet from the right-side property line when facing the lake. He stated this is a narrow lot which is 79 feet wide where the applicants are proposing to build a 50'x45' house. **Mr. Tippens** added that due to the narrow lot, the 20-foot side yard setback requirement would make it difficult to build a residence on it without a getting a variance. **Mr. Oberdeck** stated he had visited the property and he has no problems with the request.

Staff recommendation is for approval of a 11-foot side yard setback variance, being 9 feet from the right-side property line when facing the lake. No one spoke in opposition to this request.

Mr. Oberdeck made a motion for approval. **Mr. Ward** seconded. **All approved.**

6. Request by **Jef L. Hulgan, agent for Brian Jarrard** for a front and rear yard setback variance at 111 Glad Cove. Presently zoned R-2. [**Map 111C, Parcel 029, District 4**]. **Mr. Hulgan** represented this request. He stated the applicants are requesting a 5-foot front yard setback variance, being 25 feet from the front property line and a 20-foot rear yard variance, being 80 feet from the nearest point to the lake. **Mr. Hulgan** stated this is a triangular lot with limited buildable area due to the location of the septic system and distances they must be from the well. He added that the proposed structure would be in line with the structures on the adjacent properties.

Staff recommendation is for approval of a 5-foot front yard setback variance, being 25 feet from the front property line and a 20-foot rear yard setback variance, being 80 feet from the nearest point to the lake. No one spoke in opposition to this request.

Mr. Oberdeck made a motion for approval. Mr. Ward seconded. All approved.

7. Request by **Scott Mappes** for a side yard setback variance at 231 Jefferson Road. Presently zoned R-1. [**Map 098A Parcel 117, District 3**]. **Mr. Mappes** 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. **Mr. Mappes** added that he wanted to build a two-car garage and small office to be able to work from home. He stated he wanted to be five feet from the right-side property line, but staff is recommending he be 10 feet from the right-side property line. He stated this would reduce the footprint and instead of a two-car garage it would be a one-car garage. **Mr. Oberdeck** stated that the Planning and Zoning Commission has to be as close to the ordinance as possible when approving variances and he agreed with the staff recommendation.

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. No one spoke in opposition to this request.

Mr. Oberdeck made a motion for approval. **Mr. Brundage** seconded. **All approved.**

8. Request by **Kenneth Munger** for a side yard setback variance at 169 Briar Patch Road. Presently zoned R-2. [**Map 096B, Parcel 030, District 2**]. **Mr. Munger** represented this request. He stated he is requesting a 10-foot variance, being 10 feet from the left-side property line when facing the lake for an add on to an existing carport. The existing carport is currently 20 feet from the left side property line when facing the lake. **Mr. Munger** stated that this is a narrow lot. He is planning on placing a house on the lot which will be 65-70 feet long. **Mr. Munger** added that there are two telephone poles on his property; one on the left side of his property that can be removed and one on the right side of the property that he cannot remove. He said that the telephone poles limit the buildable area on the lot. **Mr. John Demarest**, neighbor, spoke in opposition to the request. He stated he would like the 20-foot setback requirement to remain in place to prevent encroachment to the left side property line. **Mrs. Melody Demarest**, neighbor, also spoke in opposition to the request. She stated she does not believe the lot is exceptionally narrow and would like the required side yard setbacks to be maintained. **Mr. Marshall** explained that the code

does provide relief for property owners. **Mr. Munger** added stated that he has made significant improvements to the property since purchasing it. **Mrs. Pennamon** explained that it was staff opinion that there is ample room to move the structure over 5 additional feet from the left side property line to prevent further encroachment to the left side property line. **Mr. Ward** asked if there was room to move the structure on the other side of the carport. **Mr. Munger** explained that there would not be enough room on the other side of the carport due to the location of the proposed house and telephone pole located on the right side of the property line.

Staff recommendation is for approval of a 5-foot side yard setback variance, being 15 feet from the left-side property line when facing the lake.

Mr. Ward made a motion for approval. **Mr. Oberdeck** seconded. **All approved.**

9. Request by **Kimberly & Winston Pestana** to rezone 5 acres at 335 Folds Road from AG-1 to R-2. [Map 032, Parcel 039, District 1]. * **Mrs. Pestana** represented this request. She stated she is requesting to rezone 5 acres from AG-1 to R-2 so she could subdivide the property into a 1.1-acre parcel and a 3.9-acre parcel in order to build a family apartment on the 1.1-acre parcel for her elderly parents. **Mr. Ward** asked what size apartment she is proposing to construct. **Mrs. Pestana** stated that it would be 1,000 square feet.

Staff recommendation is for approval to rezone 5 acres from AG-1 to R-2 with the following condition: 1) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances. No one spoke in opposition to this request.

Mr. Ward made a motion for approval. **Mr. Brundage** seconded. **All approved.**

10. Request by **Edward V. Macatee** to rezone 12.82 acres at 963 Sparta Highway from AG-1 to AG-2. [Map 118, part of Parcel 003, District 3]. * **Mr. Jeremy Macatee** represented this request. He stated this property belongs to his parents and they are requesting to rezone 12.82 acres out of 42.5 acres from AG-1 to R-2. **Mr. Macatee** added that they would like to retain the 12.82 acres and sale the remaining 29.68 acres which will remain in the AG-1 District.

Staff recommendation is for approval to rezone 12.82 acres from AG-1 to AG-2 with the following condition: 1) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances. No one spoke in opposition to this request.

Mr. Brundage made a motion for approval. **Mr. Ward** seconded. **All approved.**

New Business

None

Adjournment

Meeting adjourned 7:10 p.m.

Attest:

Karen Pennamon
Administrative Assistant

James Marshall, Jr.
Chairman