



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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## Minutes

Thursday, January 06, 2022, ♦ 6:30 PM

### Opening

1. Call to Order

Chairman Alan Foster called meeting to order at 6:30pm

2. Attendance

Present: Chairman Alan Foster, Member Maurice Hill, Member Martha Farley, Member Harold Jones, Member John Mitchell, Lisa Jackson, Courtney Andrews, Angie Larson  
Ms. Courtney Andrews called the Attendance.

3. Rules of Procedures

Ms. Lisa Jackson read the Rules of Procedures.

### Minutes

4. Approval of Minutes-November 4, 2021 & December 2, 2021

Motion: **Member Mitchell** made the motion to approve the November 4, 2021 & December 2, 2021, minutes

Second: **Member Farley**.

Voting Yea: **Member Hill, Member Farley, Member Jones, Member Mitchell, Chairman Foster**

### Requests

5. Request by **Kent Campbell, agent for Housworth Properties LLC** for a rear yard setback variance at 287 Parks Mill Road. Presently zoned C-1 [Map 070A, Parcel 065, District 1]. **Mr. Kent Campbell** represented this request.

Mr. Campbell stated that they mistakenly applied for a 30-foot encroachment into the 50-foot setback and the intention was to apply for a 10 foot encroachment. Thus, positioning the structure 20 feet from the rear property line. Now they are requesting a 10-foot setback variance being 40 feet from the rear property line. This would accommodate the building in the rear and allow 60 feet of paved driving space between both buildings. Due to the existing terrain, the buildings were positioned outside of the 50-foot setback, they would need over 10 feet of retaining wall. Shifting the buildings 10 feet into the setback would reduce the height of the retaining wall to half or a third of the 10 feet. Additionally, this would give them 60 feet of safe operating space between the two buildings. The applicant agreed with the conditions set by staff to erect a solid fence and 30-foot landscape strip.

No one spoke in opposition

**Staff recommendation is for approval of a 10-foot rear yard setback variance, being 40 feet from the rear property line at 287 Parks Mill Road [Map 070A, Parcel 065, District 1] with the following conditions:**

- 1) **The developer shall develop and maintain a 30-foot undisturbed vegetated buffer along the property lines that abut Map 070A, Parcel 066**
- 2) **The developer shall install a 6-foot privacy screened fence along the outer border of the required 30-foot buffer in the first condition of this same request**

Mr. Hill stated that he was glad the item was tabled so that the necessary accommodations were able to be made.

Motion: **Member Hill** made the motion to approve the request by **Kent Campbell, agent for Housworth Properties LLC** for a 10-foot rear yard setback variance, being 40 feet from the rear property line at 287 Parks Mill Road [Map 070A, Parcel 065, District 1] with the following conditions:

- 1) **The developer shall develop and maintain a 30-foot undisturbed vegetated buffer along the property lines that abut Map 070A, Parcel 066**
- 2) **The developer shall install a 6-foot privacy screened fence along the outer border of the required 30-foot buffer in the first condition of this same request**

Second: **Member Farley.**

Voting Yea: **Member Hill, Member Farley, Member Jones, Member Mitchell, Chairman Foster**

6. Request by **Rick McAllister, agent for Shaifer Oconee, LLC** to rezone 3.096 acres on Scott Road from C-PUD to C-2. [Map 102, Part of Parcel 002, District 3]. \*  
**This item was removed from the agenda.**

New Business

Confirmation of attendance to the 2022 Winter GAZA Conference

Adjournment

The meeting adjourned at approximately 6:43 P.M.

Attest:

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Lisa Jackson  
Director

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Alan Foster  
Chairman