



OPMENT

PUTNAM COUNTY PLANNING &

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Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, May 3, 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, John Langley

Staff: Lisa Jackson, Karen Pennamon, Jonathan Gladden

Absent: Alan Oberdeck

3. Rules of Procedures

Mrs. Karen Pennamon read the Rules of Procedures.

Minutes

4. Approval of Minutes – March 1, 2018

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

5. Proclamation

Mr. James Marshall, Jr., Chairman, presented a Proclamation to Mr. John Langley for years of outstanding service on the Planning & Zoning Commission. Mr. Langley thanked everyone for the acknowledgement and thanked Mr. Billy Webster, former Commissioner who appointed him to the board. Mr. Billy Webster thanked Mr. Langley for his service on the Planning & Zoning Commission.

Requests

- Request by **Ruby G. Cannon** for a side yard setback variance at 213 N. Steel Bridge Road. Presently zoned R-2. [Map 109B, Parcel 046]. **Request to withdraw without prejudice.**

Staff recommendation is to withdraw without prejudice. No one spoke in opposition to this request.

Mr. Langley made a motion to withdraw without prejudice and Mr. Brundage seconded. All approved.

7. Request by **Harry Binion** for a side yard setback variance at 177 Lakeshore Drive. Presently zoned R-2. **[Map 056B, Parcel 041]**. **Mr. Harry Binion** represented this request. **Mr. Binion** stated that he is requesting a 10-foot side yard variance, being 10-feet from the left side property line when facing the lake to construct a garage on the property. He added that this is a narrow lot and the only suitable area for the proposed garage is in the location requested. **Mr. Binion** added that he would like to construct the garage in line with the existing house. **Mr. Langley** stated that he had visited the property and met with the applicant. He added that due to the narrowness of the property he has no problem with the request.

Staff recommendation is for approval of a 10-foot side yard variance, being 10-feet from the left side property line when facing the lake. No one spoke in opposition to this request.

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

8. Request by **Teleworld Solutions, agent for Lamar Billboard/Sprint Spectrum, LP** for a telecommunication tower conditional use at 1010 Greensboro Road. Presently zoned C-1. **[Map 103, Parcel 005]**. * **Mr. John Milisitz** represented this request. He stated that the applicant is requesting to install a lattice antenna on top of an existing billboard. **Mr. Milisitz** explained how the traditional technology was changing and this antenna was part of the new small cell technology. Traditional sites require 10 to 12 antennas but this site will require one that is two feet tall with a box that is 3x3 instead of a 10x12. He stated he chose the location because of the high traffic area, as well as the billboard being existing. The antenna will be placed three feet above the billboard. The proposed location would provide immediate coverage to Greensboro Road and Old Phoenix Road. **Mr. Langley** asked about the range transmission and reception rate for the unit in question. He stated that there was an attachment within the packet that shows the coverage area. **Mr. Milisitz** commented that with the small cell technology, the goal is to have the antenna as high as possible so the coverage will be as expansive as possible. He added that before this new technology multiple towers would have to be constructed, now the device can be placed on existing billboards. **Mr. Langley** asked which carrier would be utilizing the structure. **Mr. Milisitz** stated it would be Sprint. **Mr. Adam Nelson**, Putnam County Attorney, stated that after reviewing the request he thought it was important that the commission was aware that we have an ordinance that sets a protective corridor along State Route 44 with respect to telecommunication towers being put in place. There is some ambiguity within that code section that creates the corridor. There is an exception with respect to this corridor. In the agenda packet, there is a picture that provides the schematics of the request. He stated the tower itself would be obscured from vision, except for the top

portion of the sign. The ordinance states that there are specific exceptions for monopoles but also exceptions for alternative tower structures of stealth design which he believes refers to antennas that are designed to blend in with the surroundings or antennas of this making. He stated we also have certain provisions regarding attaching to existing structures. He stated there has been some requests from citizens as well as this body having to look at request for placing antennas in this corridor. He stated it was not a crystal-clear picture drawn by the ordinances, however, it does appear that it would be reasonable to expect that a design of this nature that would be on an existing structure and does have a stealth design would be appropriate. He stated as a board it is important to be consistent. If the decision for the conditional use is granted, then it would be setting precedence on the standards that are not in place now by your actions. **Mr. Marshall** asked if the ordinance needs to be reviewed and changes made. **Mr. Nelson** stated that the technology is going in a different direction than the current ordinance in place. He stated the technology has evolved from big monopole structures everywhere to structures more like what was being presented. If that is the case it might be time to discuss if the code is what is wanted or if it needs to be defined better. **Mr. Ward** asked for guidance from the attorney on the request. **Mr. Nelson** stated he thought it was a reasonable interpretation of the ordinance and his view was that he thought this was what the ordinance was going after. He stated the important aspect to him was defining this request as the stealth design they are intending. **Ms. Jackson** stated they are allowing it under Section 58-5(3) - antennas attached to buildings or structures. **Mr. Nelson** stated that code of ordinances anticipated there being a freestanding antenna or something on top of a building, but putting one on a billboard was not anticipated. He added that it is important that the board be consistent in what they do and if they approve this it will be in line with what they think would meet that definition. **Mr. Milisitz** stated that they chose this location due to it is the only existing structure in the area with the height requirement that they needed.

Staff recommendation is for a telecommunication tower conditional use at 1010 Greensboro Road No one spoke in opposition to this request.

Mr. Ward made a motion for approval for a telecommunication tower conditional use at 1010 Greensboro Road and Mr. Brundage seconded. All approved.

9. Request by **Nathan Mason** to rezone 9.49 acres at 142 Halls Road from AG-1 to R-1. **[Map 033, Parcel 052]**. * **Mr. Nathan Mason** represented this request. **Mr. Mason** stated that he purchased this property for his children to build houses on. He stated that he has had a survey done which will equally divide the property between the two siblings. There will be (2) 3.57 acre parcels and (2) 1.175 acre parcels. **Mr. Ward** stated that he had visited the property and has no problem with the request.

Staff recommendation is for approval to rezone 9.49 acres at 142 Halls Road from AG-1 to R-1 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 to rezone 9.49 acres at 142 Halls Road from AG-1 to R-1 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, and Mr. Langley seconded. All approved.

10. Request by **Bonnie Beatrice Roberts, agent for BDL Land Company, LLC** to rezone 9.09 acres at 365 Scuffleboro Road from R-1 to AG-2. [Map 111, Parcel 001048].
* Request to withdraw without prejudice.

Staff recommendation is to withdraw without prejudice. No one spoke in opposition to this request.

Mr. Langley made a motion to withdraw without prejudice and Mr. Brundage seconded. All approved.

11. Request by **Connie Covington** to rezone 5 acres at 122 Denham Road from AG-1 to R-1. [Map 074, Parcel 052]. * **Mrs. Connie Covington** represented this request. **Mrs. Covington** stated that she had an older manufactured home on the property that recently caught on fire. The fire damage was extensive and she is going to replace it with a newer home. She is requesting to rezone and subdivide this property. **Ms. Jackson** clarified that there is an existing structure on the property and Ms. Covington is requesting to put another structure on the property, however to do so she must subdivide the property because the ordinance does not allow two structures on this property.

Staff recommendation is for approval to rezone 5 acres at 122 Denham Road from AG-1 to R-1 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 to rezone 5 acres at 122 Denham Road from AG-1 to R-1 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, and Mr. Brundage seconded. All approved.

12. Request by **William Pettit, agent for Mary Katherine Lucius, Executrix** to rezone 1.24 acres at 883 Harmony Road from C-1 to C-2. [Map 102D, Parcel 039]. * **Ashley Goodroe, Coldwell Banker**, represented this request. **Ms. Goodroe** stated applicant is requesting to rezone this property from C-1 to C-2 to relocate an existing business. The existing structure on the property was formerly Shuckers restaurant which has been closed for several years. She added that B&A Marine sales is proposing to relocate their business from across the street to this location. The business will sell lawn movers, atv's and such. The existing building will be demolished and replaced with a new building which will be a great improvement to the property. **Ms. Goodroe** stated that there are adjacent C-2 parcels behind this property and down Harmony Road. **Mr. Langley** stated that he had visited the property with Mrs. Pennamon. He stated that he has no problems with the request given the area has been developed so much for business as it is.

Staff recommendation is for approval to rezone 1.24 acres from C-1 to C-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. Langley made a motion for approval to rezone 1.24 acres at 883 Harmony Road from C-1 to C-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, and Mr. Ward seconded. All approved.

- 13. Request by Robert H. Blount, agent for Jack Pierce to rezone 3.71 acres at 906 Crooked Creek Road from AG-1 to R-2. [Map 110, Part of Parcel 060]. * Mr. Robert Blount represented this request. Mr. Blount stated that he is requesting to rezone 3.71 acres at 906 Crooked Creek road from AG-1 to R-2. He added that he has resided at his current residence for 30 years and is looking to downsize to a smaller home. He owns several lots across the street from where he lives and would like to combine four of his parcels with 3.71 acres which he intends to purchase from his friend, Jack Pierce. Mr. Pierce's property is located directly behind his property; however, this property is zoned AG-1. He stated that the Putnam County Code of Ordinances require that he rezone the 3.71 acres that he wants to purchase and combine with the R-2 parcels he owns.**

Staff recommendation is for approval to rezone 3.71 acres from AG-1 to R-2 with the following conditions: (1) the 3.71 acres must be combined with the adjacent parcels: Map 110B Parcel 125, Map 114A Parcel 004, Map 114A Parcel 005 and Map 114A Parcel 006, (2) the 3.71 acres cannot be used or sold as a standalone parcel, (3) 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 to rezone 3.71 acres from AG-1 to R-2 with the following conditions: (1) the 3.71 acres must be combined with the adjacent parcels: Map 110B Parcel 125, Map 114A Parcel 004, Map 114A Parcel 005 and Map 114A Parcel 006, (2) the 3.71 acres cannot be used or sold as a standalone parcel, (3) 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, and Mr. Brundage seconded. All approved.

New Business
None

Adjournment
Meeting adjourned 7:10 p.m.

Attest:

Lisa Jackson
Director

James Marshall, Jr.
Chairman

