



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

## Minutes

Thursday, February 03, 2022, ♦ 6:30 pm

### Opening

1. Call to Order

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

2. Attendance

Present: Chairman Alan Foster, Vice Chairman Maurice Hill, Member Martha Farley, Member Harold Jones, Member John Mitchell, Lisa Jackson, Courtney Andrews, Angie Larson

Ms. Lisa Jackson called the Attendance.

3. Rules of Procedures

Ms. Courtney Andrews read the Rules of Procedures.

### Minutes

4. Approval of Minutes- January 6, 2022

Motion: **Member Mitchell** made the motion to approve the January 6, 2022, minutes

Second: **Member Farley**.

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

### Requests

5. Request by **Jim Carlisle** for a side yard setback variance at 113 Cherry Point. Presently zoned R-1 [**Map 087B, Parcel 197, District 4**]. **Mr. Jim Carlisle** represented this request.

Mr. Carlisle stated that he moved into the house 12 years ago, and there was an old shed on the property that was falling down. He later removed it with hopes of rebuilding it in the exact spot, 7.3 feet from the left side property line. During the process of rebuilding, he discovered he would need a variance. He is hoping to obtain a variance to be 10 feet from the left side property line.

No one spoke in opposition

**Staff recommendation is for approval of a 5-foot side yard setback variance, being 10 feet from the left property line at 113 Cherry Point [Map 087B, Parcel 197, District 4].**

Motion: **Member Mitchell** made the motion to approve the request by Jim Carlisle for a 5-foot side yard setback variance being 10 feet from the left side property line when facing the lake, at 113 Cherry Point [**Map 087B, Parcel 197, District 4**].

Second: **Vice Chairman Hill**.

Voting Yea: **Vice Chairman 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/Sammons Industrial Parkway from C-PUD to C-2. [**Map 102, Part of Parcel 002, District 3**]. \* **Mr. Rick McAllister** represented this request.

Mr. McAllister stated that he was presenting a zoning amendment for a portion of a C-PUD parcel to be rezoned to C-2. The parcel is approximately 3 acres with 300+ linear feet of road frontage on Sammons Industrial Parkway. There are 48 parcels located on Sammons Industrial Parkway, and approximately a third of them are zoned industrial, and the remaining 60% are zoned C-2. The proposed use would be a contractor's services company with outdoor storage of equipment which is not allowed in the current C-PUD zoning. The project will include a 50 ft. buffer along the property line where it abuts the C-PUD. Mr. McAllister indicated that there are a number of similar land use in the area, and the proposed location would be a good fit for their business.

No one spoke in opposition

**Staff recommendation is for approval to rezone 3.096 acres on Scott Road from C-PUD to C-2 [Map 102, Part of Parcel 002, District 3].**

Motion: **Member Jones** made a motion to approve the request by **Rick McAllister, agent for Shaifer Oconee, LLC** to rezone 3.096 acres on Scott Road/Sammons Industrial Parkway from C-PUD to C-2.

Second: **Member Mitchell.**

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

7. Request by **Matt Fleming, agent for Carolyn Walton c/o Carol W. Williams** to rezone 32.11 acres on Loch Way from AG to R-1. [Map 095A, Parcel 011, District 2]. \* **Mrs. Carol Williams** represented this request.

**The applicant requested to withdraw without prejudice.**

No one spoke in opposition

**Staff recommendation is for approval to withdraw without prejudice on Loch Way [Map 095A, Part of Parcel 011, District 3].**

Motion: **Vice Chairman Hill** made a motion to approve the request by **Matt Fleming, agent for Carolyn Walton c/o Carol W. Williams** to withdraw without prejudice on Loch way [Map 095A, Part of Parcel 011, District 3].

Second: **Member Farley**

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

**Items 8 & 9 were heard as one.**

8. Request by **Jay V. Dell, agent for 5 Star Pinestraw, LLC** to rezone 1.00 acres on Lakeman Road from C-1 to C-2. [Map 097, Parcel 066001, District 3]. \* **Attorney Jay Dell** represented this request.

Mr. Dell stated that the purpose was to rezone two adjacent parcels from C-1 to C-2 for a pine straw sales business. The owners currently have a pine straw business located on Highway 44. They are considering relocating due to the future widening of the road on Highway 44 and anticipate not being able to facilitate their business on the existing parcel. They are proposing to have a similar use on the Lakeman Road properties. It will have retail

sales of pine straw along with a small office. Attorney Dell reviewed the standards for rezoning and believes they meet the standards. All of the property around this tract is zoned C-2. There is an adjacent agricultural property and they are aware of the 50-foot buffer requirement and are willing to comply. The property is adjacent to Oconee rock yard and multiple commercial businesses.

No one spoke in opposition

Mr. Mitchell asked staff for clarity regarding the map of the nearby residential property.

**Staff recommendation is for approval to rezone 1.00 acres from C-1 to C-2 on Lakeman Road [Map 097, Parcel 066001, District 3] with the following condition:**

- 1) The developer shall develop and maintain a 50-foot buffer or berm along the property lines that abut Map 097, Parcel 036 as stated in Section 66-107(g) of the Putnam County Code of Ordinances.**

Motion: Member Jones made a motion to approve the request by **Jay V. Dell, agent for 5 Star Pinestraw, LLC** to rezone **1.00 acres from C-1 to C-2 on Lakeman Road [Map 097, Parcel 066001, District 3] with the following condition:**

- 2) The developer shall develop and maintain a 50-foot buffer or berm along the property lines that abut Map 097, Parcel 036 as stated in Section 66-107(g) of the Putnam County Code of Ordinances.**

Second: **Member Mitchell**

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

9. Request by **Jay V. Dell, agent for 5 Star Pinestraw, LLC** to rezone 1.00 acres on Lakeman Road from C-1 to C-2. **[Map 097, Parcel 066002, District 3]. \***

Mr. Dell stated that the purpose was to rezone two adjacent parcels from C-1 to C-2 for a pine straw sales business. The owners currently have a pine straw business located on Highway 44. They are considering relocating due to the future widening of the road on Highway 44 and anticipate not being able to facilitate their business on the existing parcel. They are proposing to have a similar use on the Lakeman Road properties. It will have retail sales of pine straw along with a small office. Attorney Dell reviewed the standards for rezoning and believes they meet the standards. All of the property around this tract is zoned C-2. There is an adjacent agricultural property and they are aware of the 50-foot buffer requirement and are willing to comply. The property is adjacent to Oconee rock yard and multiple commercial businesses.

No one spoke in opposition

**Staff recommendation is for approval to rezone 1.00 acres from C-1 to C-2 on Lakeman Road [Map 097, Parcel 066002, District 3] with the following condition:**

- 1) The developer shall develop and maintain a 50-foot buffer or berm along the property lines that abut Map 097, Parcel 036 as stated in Section 66-107(g) of the Putnam County Code of Ordinances.**

Motion: Member Jones made a motion to approve the request by **Jay V. Dell, agent for 5 Star Pinestraw, LLC** , to rezone **1.00 acres from C-1 to C-2 on Lakeman Road [Map 097, Parcel 066001, District 3]** with the following condition:

- 2) The developer shall develop and maintain a 50-foot buffer or berm along the property lines that abut Map 097, Parcel 036 and Map 097, Parcel 033 as stated in section 66-107(g) of the Putnam County Code of Ordinances.**

Second: **Member Mitchell**

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

New Business

GAZA Conference next week.

2023 Winter GAZA Conference to be held at the Ritz Carlton on Lake Oconee.

Adjournment

Meeting adjourned at approximately 7.02 pm

Attest:

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Lisa Jackson  
Director

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Alan Foster  
Chairman