



PUTNAM COUNTY PLANNING & DEVELOPMENT

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Minutes

Thursday, October 5, 2023, ♦ 6:30 pm

Opening

1. Call to Order

Chairman John Mitchell called the meeting to order at 6:30 pm.

2. Attendance

Mrs. Angela Waldroup called the Attendance.

Present: Chairman Mitchell, Vice Chairman Maurice Hill, Member Charles Hurt, Member Harold Jones, Member Shad Atkinson

Staff: Attorney Adam Nelson, Director Lisa Jackson, Assistant Director Courtney Andrews

3. Rules of Procedures

Chairman John Mitchell read the Rules of Procedures.

Minutes

4. Approval of Minutes- 8/14/2023 & 9/7/2023

Motion: **Member Jones** made the motion to approve the 8/14/2023 and 9/7/2023 P&Z minutes

Second: **Member Hurt**

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

The minutes were approved by a vote of 5.

Requests

5. Request by **John D. Knab for a side yard setback variance from the lake at 130 Emma Drive. Presently zoned R-1. [Map 086C, Parcel 149, District 4].**

Mr. Knab represented this request and asked for a variance to build a 2-car garage where he currently has a shed. The shed was built around 1980 and is 38 ft from the nearest point to the lake. If approved, the existing shed will be demolished and replaced with the proposed garage. The new garage will sit further from the lakeside at 46.5 ft from the nearest point to the lake and will be up to code.

No one spoke in opposition of this request.

Staff Recommendation was for approval of a 18.5-foot side yard setback variance, being 46.5 feet from the nearest point to the lake at 130 Emma Drive [Map 086C, Parcel 149, District 4].

Motion: **Member Jones** made the motion to approve the 18.5-foot side yard setback variance being 46.5 feet from the nearest point to the lake at 130 Emma Drive [Map 086C, Parcel 149, District 4] with the recommendations.

Second: **Vice Chairman Hill**

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

The motion was approved by a vote of 5.

6. Request by **Rick McAllister, Agent for Harmony 40 LLC** to rezone 20.85 acres at 842 Harmony Road from AG to RM-3. [Map 097, Part of Parcel 060, District 1].* **Mr. Rick**

Mr. McAllister represented this request as the agent for Harmony 40 LLC, 1341 Beverly Drive, Athens Georgia. He indicated that this parcel had been rezoned twice and this is the third attempt to get this project going. In May 2022 they rezoned to a combination plat that included C-2/RM-3. That zoning was reverted to agriculture because one of the conditions was not met of the original rezoning, which was to file a combination plat. He wants to rezone only a portion of the site to RM-3. This site is located along 800 plus ft of Harmony Road frontage with approximately 40 acres. The surrounding land includes undeveloped Ag, R-1 single family lots, C-1 and C-2 commercial use. The intended land use for this property is single family residential for approximately 20 of the 40-acre parcel. The smallest they can do in RM-3 zoning is 20 acres. The conceptual plan illustrates 43 units with approximately 10 acres of open space. Proposed lots will range from .16 acres to .44 acres and the setbacks proposed are 30 ft from the front, 20 ft from the rear, and 10 ft from the sides. The proposed lots will connect to Harmony Road via a proposed interior road. 50 ft required buffers are included per the county ordinance on their conceptual plan. The proposed plan includes a residential density of just over 2 units per acre and the proposed zoning adheres to the 2022 future land use map. The surrounding zoning is a use of commercial and residential. A revised traffic impact study has been prepared and attached to the application. Water and sewers will be provided by Piedmont Water Company. He also stated that they are only doing 43 lots because that is all the infrastructure in the area will allow. To follow the RM-3 zoning guidelines, they will have the 20-acre minimum.

No one spoke in opposition of this request.

Staff Recommendation was for approval to rezone 20.85 acres from AG to RM-3 at 842 Harmony Road [Map 097, Part of Parcel 060, District 1] with the following conditions:

- 1. The developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut remaining AG zoned acres of Map 097 Parcel 060, Map 097 Parcel 061, Map 097 Parcel 033, Map 097 Parcel 033001, Map 097 Parcel 037, Map 097 Parcel 056006, Map 097 Parcel 056007, and Map 097 Parcel 056008 as stated in Section 66-104 (g) of the Putnam County Code of Ordinances.**
- 2. The developer should also install a right-hand turning lane and a right-hand passing lane at the entrance of the development based on GDOT guidelines.**
- 3. This rezoning approval 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.**

Motion: **Vice Chairman Hill** made the motion to approve the request to rezone 20.85 acres at 842 Harmony Road from AG to RM-3 [Map 097 Part of Parcel 060, District1]

Second: **Member Hurt**

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

The motion was approved by a vote of 5.

Mr. Rick McAllister stated that during the Board of Commissioners meeting that he will request a little more time on the survey as it is hard to get back in a timely manner.

7. Request by **Rick McAllister, Agent for Shaifer Griffin LLC** to rezone 15.30 acres at 1024 Lake Oconee Parkway from C-1/AG to C-1. [Map 103, Part of Parcel 015, District 1].*
Mr. Rick McAllister represented this request.

Mr. McAllister stated that he is the agent for Shaifer Griffin LLC. This is an existing site that has dual zoning with over 80 acres. The highway frontage of the site is zoned C-1, possibly 400 or 500 feet from the right of way. The remainder of the site is zoned ag. The conception plan illustrates about 15 acres as existing C-1 and he is requesting that an additional 15.30 acres be rezoned from AG to C-1. His intention is to combine that plat with a final parcel. If approved, the C-1 area will be around 31 acres. The combined site is located on the corner of highway 44 and Mahaffey Drive. Surrounding uses include commercial zoning, surrounding three sides with ag and a small portion of RM-1 to the east. The proposed development is in the center of the commercial growth corridor part of this county associated with the lake. Their conceptual plan illustrates several commercial uses, anchored by a grocery store. The village area will include hardscape and patio space for common use and potential for hotel event space. The intent is conceptual in nature and the following uses will be established upon a successful rezone effort. Vehicle access to this site is illustrated as two DOT curb cuts on highway 44 pending DOT approval. The main intersection will be either traffic control access, a roundabout or stabilizing the intersection. In the second entrance, per DOT code, will be a Right-In and Right-Out situation along highway 44. This development has the potential to create hundreds of jobs and employment opportunities and will generate millions in annual tax revenue in Putnam County.

The following people spoke For the request and were given 3 minutes each:

Charles Armentrout

David G. Kopp

Member Jones stated to Mr. McAllister that on Mahaffey Drive the only entrance in and out for the 144 units, there is no common area where he will be interfering coming into that drive to be used. It doesn't look like there is an access from the propsed properties that you are representing coming into that road. It looks like you have two exits of your own.

Mr. McAllister said that their traffic study goes into detail and not only analyzes their intersection but the existing intersection of Mahaffey. If anyone has seen the proposed highway widening, it notes some sort of intersection as we note here plus a right-in and right-out for Mahaffey. So, there is the ability for them to get in and out. The comprehensive plan notes that they want to provide as much interior circulation within parcels to limit direct

access to major roads. Their first attempt was to rezone the whole parcel which provided that type of circulation.

No one spoke in opposition of this request.

Staff Recommendations was for approval to rezone 15.30 acres from C-1/AG to C-1 at 1024 Lake Oconee Parkway [Map 103, Part of Parcel 015, District 3] with the following conditions:

- 1. The developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut remaining AG zoned acres of Map 103 Parcel 015 and Map 103 Parcel 010 as stated in Section 66-104(g) of the Putnam County Code of Ordinances.**
- 2. Site driveway -1: Full-access driveway on SR 44, aligned with Harmony Crossing Main Driveway, one entering and two exiting lanes, install a traffic signal, if approved by GDOT, provide a “protect+permissive” phase for southbound left-turn and westbound left-turn movements, provide a right-turn lane for entering traffic, convert the lane geometry of Harmony Crossing Driveway to a left-turn lane and a shared through/right-turn lane, and provide adequate sight distance per AASHTO (American Association of State Highway and Transportation Officials) standards.**
- 3. Site driveway -2: Right-In/Right-Out driveway on SR 44, one entering and one exiting lane, stop-sign controlled on the driveway approach with SR 44 remaining free flow, provide a right-turn lane for entering traffic, and provide adequate sight distance per AASHTO standards.**
- 4. This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of 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.**

Motion: **Member Jones** made the motion to approve the request to rezone 15.30 acres at 1024 Lake Oconee Parkway from C-1/AG to C-1 [Map 103 Part of Parcel 015, District 3] with the recommendations.

Second: **Member Hurt**

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

The motion was approved by a vote of 5.

New Business

None

Adjournment

Meeting adjourned at approximately 7:02 pm

Attest:

Lisa Jackson
Director

John Mitchell
Chairman