

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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Thursday, September 7, 2017

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, September 7, 2017 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

1. Call to Order

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

2. Attendance

Ms. Lisa Jackson called the roll.

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

Staff Present: Lisa Jackson, Karen Pennamon and Jonathan Gladden

3. Rules of Procedures

Mrs. Karen Pennamon read the Rules of Procedures.

4. Approval of Minutes – July 6, 2017

Motion for approval made by: Alan M. Oberdeck

Seconded by: Tommy Brundage

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			
James Marshall, Jr.	x			

5. *Request by Gary Manring, agent for Phillip Stancil for a side yard setback variance at 156 Collis Road. Presently zoned R-1. [Map 104B, Parcel 045].*

Mr. Gary Manring represented this request. **Mr. Manring** stated he is requesting a 5-foot setback variance, being 15 feet from the right-side property line when facing the house in order to construct 9x6 balcony which will extend from a bonus room over a garage. **Mr. Oberdeck** stated he had visited the property and thought the footprint and plan would work. **Mr. Langley** stated he had also visited the property and it wasn't a terribly large encroachment and he does not have a problem with the request. No one spoke in opposition to the request. Staff recommendation is for approval of a 5-foot setback variance, being 15 feet from the right-side property line when facing the house. **Mr. Oberdeck** made a motion for approval and **Mr. Langley** seconded. **All approved.**

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

Motion for approval made by: Alan M. Oberdeck

Seconded by: John D. Langley

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			
James Marshall, Jr.	x			

6. *Request by Greg Waddell, agent for Jeff Stansell for a side yard setback variance at 104 Possum Point Circle. Presently zoned R-2.*

Mr. Greg Waddell, agent for Jeff Stansell represented this request. **Mr. Waddell** stated the applicant is requesting a 4-foot setback variance, being 16 feet from both side property lines to construct a 2,800-square foot house and attached garage. **Mr. Waddell** stated the lot currently has a manufactured home on it and they are hoping to build a new residence. **Mr. Waddell** stated the lot was a pie shaped lot and very steep. **Mr. Langley** stated he visited the property and had no problem with the request. **Mr. Oberdeck** and **Mr. Ward** also stated they had visited the property, and they had no problem with the request. No one spoke in opposition to this request. Staff recommendation is for approval of a 4-foot setback variance, being 16 feet from both side property lines. **Mr. Langley** made a motion for approval. **Mr. Brundage** seconded. **All approved.**

Staff recommendation is for approval of a 4-foot setback variance, being 16 feet from both side property lines.

Motion for approval made by: John D. Langley

Seconded by: Tommy Brundage

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			
James Marshall, Jr.	x			

7. *Request by **Randy Daniel**, agent for **Edward and Shari Donatell** for a rear yard setback variance at 322 Sinclair Road. Presently zoned R-2. [Map 112B, Parcel 051].*

Mr. Randy Daniel, agent for **Edward and Shari Donatell** represented this request. He is requesting a 54.3-foot variance, being 45.7 feet from the nearest point to the lake to construct a 3,900-square foot house. **Mr. Daniel** stated the property currently has a dwelling and four other out buildings, and due to the house being a point lot and the Georgia Power Contour Line makes the placement of the structure difficult. He also stated he tried to get the surveyor to rotate the house in order to be closer to a 50-foot variance however, they could not make the rotation work due to the contour line. **Mr. Daniel** stated the positives would be removing the four out buildings as well as having the residence sitting further back than it is currently. **Mr. Langley** stated the Commission tries to keep requests within that 50% and stated the staff recommendation is keeping with that. **Mr. Daniel** then proceeded to illustrate on the map the size, structure, and shape of the property and how even if the structure was moved in different directions a problem with setbacks would still occur. **Ms. Jackson** illustrated the spot where a possible buildable area could take place, however the 343 Georgia Power Contour line was still interfering. **Mr. Marshall** suggested moving the structure further up, **Mr. Daniel** stated this proposal might work. **Ms. Jackson** asked if that were to occur if he would maintain the other setbacks indicated. **Mr. Daniel** stated he would. Staff recommendation is for approval of a 50-foot setback variance, being 50 feet from the nearest point to the lake. **Mr. Langley** made a motion for approval. **Mr. Ward** seconded. No one spoke in opposition to the request. **All approved.**

Staff recommendation is for approval of a 50-foot setback variance, being 50 feet from the nearest point to the lake.

Motion for approval made by: John D. Langley
 Seconded by: Frederick Ward

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			
James Marshall, Jr.	x			

8. *Request by **Ryan Miller, agent for Eddie Richardson & Jameelah Gater** for a rear yard setback variance at 105 Sapelo Pointe. Presently zoned RM-3. [Map 103B, Parcel 043006].*

Mr. Eddie Richardson represented this request. **Mr. Marshall** stated that **Ms. Jackson** would be recusing herself from the item as a professional relationship existed between herself and the applicant. **Mr. Richardson** stated he is requesting a 25-foot rear yard setback variance, being 40 feet from the nearest point to the lake to build a patio and pool. He stated the reason the variance is needed is due to the very odd shape of this peninsula lot. **Mr. Richardson** stated the request is for the pool and patio not the residence. He stated the lot was very narrow as it comes off the road and per the Cuscowilla ordinance he was prohibited from a straight drive in garage. Due to the aforementioned, he is trying to get the garage far enough off the road so he can pull around and in per Cuscowilla ordinance. **Mr. Richardson** stated at the closest they would be 40-feet from the Georgia Power line. He stated the pool and patio would also be aesthetically the same as the landscape around it. **Mr. Richardson** then illustrated on the screen the layout of his proposed structure, current structure, and the Georgia Power encroachments. **Mr. Marshall** asked if the house itself was not encroaching on the 65-foot setback. **Mr. Richardson** stated that was correct. **Mr. Oberdeck** stated he would have to recuse himself as the doctor had treated him previously and they were acquaintances that attend the same church. **Mr. Langley** stated he had visited the property and that **Mr. Richardson** had a very large house on a small piece of property. He also stated that previously when developing this particular development in Cuscowilla that the Planning & Zoning Commission suggested and the Board of Commissioners approved a blanket 65 foot variance to be applied with no future variances to be granted. **Mr. Langley** stated this was done so the new development would maintain the aesthetics of the existing Cuscowilla development, and this variance request by **Mr. Richardson** would be in excess. **Mr. Langley** recommended denial of the request based upon the staff recommendation. **Mr. Richardson** then asked if it would be possible to get within 50 feet of the setback instead of the 65 feet currently in play. **Mr. Langley** stated he understood the situation but due to the previously imposed 65 foot variance and the stipulation that no future variance would be granted left the commission with little wiggle room. **Mr. Marshall** further explained that the developers as part of the planned unit development concept, in order to get the number of lots they needed to be financially feasible, they had to reduce the lot size in the development and change the zoning to a multi family RM-3 district. Due to the previously mentioned, pre set setbacks were put into the planning. **Mrs. Pennamon** stated the subdivision was approved with those said setbacks on the plat. **Mr. Marshall** stated that since it is such an odd shaped lot perhaps there was a way for **Mr. Richardson** to appeal to the Cuscowilla Homeowners Association to get garage structure moved back perhaps another ten feet which would pull

the whole project into compliance. **Mr. Marshall** also suggested a withdrawal without prejudice in order to see if a resolution could occur. **Mr. Richardson** made a request to withdraw without prejudice. Mr. Langley made a motion to withdraw without prejudice. Mr. Ward seconded. No one spoke in opposition to the request. **All approved.**

Request to withdraw without prejudice.

Motion for approval of the request to withdraw without prejudice made by: John D. Langley
 Seconded by: Frederick Ward

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck			x	
Frederick Ward	x			
James Marshall, Jr.	x			

9. *Request by **Chad Keller** for a rear yard setback variance at 111 Riverview Drive. Presently zoned R-2. [Map 057C, Parcel 213].*

Request to withdraw without prejudice

Motion for approval of the request to withdraw without prejudice made by: Alan M. Oberdeck
 Seconded by: Frederick Ward

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			
James Marshall, Jr.	x			

10. *Request by **Drew Jones Construction, LLC, agent for Celia Sunne** for a rear yard setback variance at 134 Whipporwill Court. Presently zoned R-2. [Map 087A, Parcel 050].*

Mr. Drew Jones represented this request. He stated he is requesting a 25-foot variance in order to construct a 4,023-square foot split level house. **Mr. Jones** illustrated on the screen where the house would be built on the lot. **Mr. Marshall** stated the request looked reasonable. **Mr. Langley** stated he had visited the property and had no problem with the request. Staff recommendation is for approval of a 25-foot setback variance, being 75 feet

from the nearest point to the lake to construct a house. **Mr. Langley** made a motion for approval. **Mr. Brundage** seconded. No one spoke in opposition to this request. **All approved.**

Staff recommendation is for approval of a 25-foot setback variance, being 75 feet from the nearest point to the lake to construct a house.

Motion for approval made by: John D. Langley

Seconded by: Tommy Brundage

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			
James Marshall, Jr.	x			

ATTEST:

Lisa Jackson
P&D Director

James Marshall, Jr.
Chairman