



PUTNAM COUNTY PLANNING & DEVELOPMENT

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Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, July 02, 2020 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Opening

1. Call to Order
Chairman James Marshall, Jr. called the meeting to order
2. Attendance
Ms. Lisa Jackson called the roll

PRESENT:

Chairman James Marshall, Jr.
Member Maurice Hill, Jr.
Member Martha Farley

ABSENT:

Vice Chairman Tim Pierson

STAFF:

Lisa Jackson
Putnam County Attorney, Adam Nelson

3. Rules of Procedures
Ms. Lisa Jackson read the Rules of Procedures.

Minutes

4. Approval of Minutes- June 4, 2020 & June 10, 2020
Motion to approve the June 4, 2020 & June 10, 2020 minutes made by **Member Hill**,
Seconded by **Member Farley**
Voting Yea: **Chairman Marshall, Member Hill, Member Farley**

Requests

5. Request by Tim Carrington for a side yard setback variance at 174 West River Bend Drive. Presently zoned R-1R. [Map 119A, Parcel 114, District 3]. **The applicant is requesting to withdraw without prejudice.**

Staff recommendation is for approval to withdraw without prejudice at 174 West River Bend Drive [Map 119A, Parcel 114, District 3].

Motion to approve the request by **Tim Carrington**, to withdraw without prejudice at 174 West River Bend Drive made by **Member Farley**, Seconded by **Member Hill**
Voting Yea: **Chairman Marshall, Member Hill, Member Farley**

6. Request by **Robert & Mariann Letson** for a front and rear yard setback variance at 106 Glad Cove. Presently zoned R-2. [Map 111C, Parcel 032, District 4]. **Mrs. Mariann Letson** represented this request. She stated that they would like to construct a one bay garage with storage space on their nonconforming property. She added that it is her wish that they move to the home permanently and would need extra space. **James Mallory**, contractor for Mr. & Mrs. Letson, stated that the width and shape of the lot does not allow them to meet the setbacks required by the county. The location of the proposed garage would be the least intrusive and the best spot to not impede anyone's view. No one spoke in opposition of this request.

Staff recommendation is for approval of a 15-foot front yard setback variance, being 15 feet from the front property line, and a 20-foot rear yard setback variance, being 80 feet from the nearest point to the lake at 106 Glad Cove [Map 111C, Parcel 032, District 4].

Motion to approve the request by **Robert & Mariann Letson** for a front and rear yard setback variance at 106 Glad Cove made by **Member Farley**, Seconded by **Member Farley**
Voting Yea: **Chairman Marshall, Member Hill, Member Farley**

7. Request by **Jason Sells, agent for Interfor U.S. Inc.** for a front yard setback variance at 370 Dennis Station Road. Presently zoned I-M. [Map 059, Parcel 019, District 4]. **This item has been removed from the agenda.**
8. Request by **Sharon Pennamon** for conditional use on Glenwood Springs Road. Presently zoned AG-1. [Map 050, Parcel 002001, District 1]. **Ms. Sharon Pennamon** represented this request. She approached the board and gave them individual detailed documents for her request. She stated that she is the owner of Anointed Dance Ministries Inc., a nonprofit that teaches individuals how to praise and worship the lord through dance, while also learning the word of God. The ministry has been in business for 6 years establishing relationships with Eatonton and the surrounding counties. Today she is asking for conditional use to establish a community center with a focus on charity health and educational enrichment. The mission of Compass Community Center is to provide a safe community space that fosters the growth and development of the mind, body, and spirit of all participants. The mission will be achieved through the channels of, but not limited to: physical activity, social groups, educational initiatives, and community events. The vision is to be an instrument of support, guidance, and accountability within the community of Putnam County in Eatonton, GA. The center will offer after school programs, youth develop programs, and youth apprenticeship programs. The programs will range from grades k-12. Students will have access to one on one and group homework help and tutoring, academic enrichment activities (in Science, Technology, Math, Reading, and Standardized Testing). Physical activities include nature trails and learning about wildlife, games, and more. There is an onsite family farm which will be used as agricultural educational resource for the center. The center will seek to partner with local businesses to create employment opportunities for students who successfully complete the apprenticeship program. Compass Community center will provide activities, classes, clubs, and events to meet the engagement and entertainment needs of the community. This includes:

dance classes, basketball fundamental classes, swimming and water aerobics, tumbling, art classes with open studio time, sewing, gardening, book club, chess club, and bible study. The center has no intentions of being used as a night club and no alcohol will be allowed or sold on the premises. She provided a folder to the board that contains information on Compass Community Center. It includes: the building layout, membership costs, hours of operation, a list of programs and services with a description of each program. **Chairman Marshall** stated that this is an ambitious undertaking. He asked Ms. Pennamon how long she expected for this process to take if she is approved. Ms. Pennamon responded that they are looking at 2022. **Chairman Marshall** asked what her funding strains were. **Ms. Pennamon** stated that they are looking into government grants. **Chairman Marshall** stated that the activities will keep the children safe, engaged, and out of trouble. No one spoke in opposition of this request.

Staff recommendation is for approval of conditional use for a community center located on Glenwood Springs Road and identified as map 050, Parcel 002001, with the following conditions:

1. The development shall substantially comply with the submitted plans in support of the conditional use application.
2. The uses allowed under the conditional use shall be limited to those that conform with agricultural education pursuits, to include recreational and instructional uses for youth development and afterschool programming, and any other use or accessory use allowed within A-1.
3. Subject to Section 66-157 of the Code of Ordinances, this conditional use permit shall be issued for a period of two years and will be reviewed for compliance.

Motion to approve the request by **Sharon Pennamon**, for conditional commercial use for a community center located on Glenwood Springs Road made by **Member Hill**, Seconded by **Member Farley**

Voting Yea: **Chairman Marshall, Member Hill, Member Farley**

9. Request by **Danny Copelan** to rezone 5.00 acres at 931 Pea Ridge Road from AG-2 to C-2. [Map 092, Parcel 017001001, District 3]. * **The applicant is requesting to withdraw without prejudice.**

Staff recommendation is for approval to withdraw without prejudice at 931 Pea Ridge Road [Map 092, Parcel 017001001, District 3].

Motion to approve the request by **Danny Copelan** to withdraw without prejudice at 931 Pea Ridge Road made by **Member Farley**, Seconded by **Member Hill**

Voting Yea: **Chairman Marshall, Member Hill, Member Farley**

10. Request by **Mark Smith, agent for Mary Wooten** to rezone 0.46 acres at 147 Collis Road from R-1 to RM-2. [Map 104B, Parcel 012, District 3]. * **This item has been tabled until the August 6, 2020 public hearing meeting.**

Staff recommendation is for approval to table the item until the August 6, 2020 public hearing meeting at 147 Collis Marina Road [Map 104B, Parcel 012, District 3].

Motion to table the request by **Mark Smith, agent for Mary Wooten** to rezone 0.46 acres at 147 Collis Road from R-1 to RM-2 made by **Member Hill**, Seconded by **Member Farley**
Voting Yea: **Chairman Marshall, Member Hill, Member Farley**

New Business

None

Adjournment

Motion to adjourn the meeting made by **Member Hill**, Seconded by **Member Farley**
Voting Yea: **Chairman Marshall, Member Hill, Member Farley**

The meeting adjourned at approximately 6:50 p.m.

Attest:

Lisa Jackson
Director

James Marshall, Jr.
Chairman