

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



117 Putnam Drive, Suite B ♦ Eatonton, GA 31024
706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, October 4, 2018 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Opening

1. Call to Order

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

2. Attendance

Mr. Jonathan Gladden called the roll.

Present:

Chairman James Marshall, Jr.
Member Joel Hardie
Member Alan Oberdeck
Member Frederick Ward

Absent:

Member Tommy Brundage

Staff:

Director, Lisa Jackson
Administrative Technician, Jonathan Gladden
Permit Technician, Courtney Andrews

3. **Rules of Procedures**

Ms. Courtney Andrews read the Rules of Procedure.

4. **Approval of Minutes - September 6, 2018**

Motion for approval made by Member **Oberdeck**, Seconded by Member **Ward**.
Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Oberdeck**, Member **Hardie**. **All approved.**

5. Request by **David Tim Sherrod** for a side yard setback variance at 106 Gloria Drive. Presently zoned R-1. **[Map 086C, Parcel 067, District 4]**.

No one was present to represent this request. **Ms. Jackson** stated the item would have to be moved to the next month's agenda.

Staff recommendation is to move this item to the November public hearing due to no representation.

Motion for approval of staff recommendation made by Member **Hardie**, Seconded by Member **Ward**.

Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Oberdeck**, Member **Hardie**. **All approved.**

6. Request by **Charles Harrington** for a side yard setback variance at 374 Cold Branch Road. Presently zoned R-2. **[Map 112C, Parcel 016, District 4]**.

Mr. Charles Harrington represented this request. He stated he is proposing to build a garage/pole barn. **Mr. Harrington** stated he attached a picture of his neighbors three bay garage which will be similar to what he is proposing to do. He stated a section of the proposed garage will be enclosed, with part open. **Mr. Harrington** added that when the subdivision was originally developed there was a 10-foot variance required. He stated he had spoken with the neighbors on either side of him and they were not opposed to the structure. **Mr. Harrington** stated his plan is to keep the garage in line with his house but due to the location of his existing residence he will need a variance. He added that the proposed garage would be at least 100 feet away from any neighbor's residences. **Mr. Harrington** stated he had met with **Ms. Jackson** and illustrated where the proposed structure would be. **Ms. Jackson** stated that adding the proposed structure to the existing house is the only suitable location for the garage. No one spoke in opposition to this request.

Staff recommendation is for approval of a 10-foot side yard setback variance, being 10 feet from the right-side property line when facing the lake.

Motion for approval of staff recommendation made by Member **Hardie**, Seconded by Member **Ward**.

Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Oberdeck**, Member **Hardie**. **All approved.**

7. Request by **James Mallory, agent for Robert & Mariann Letson** for a rear yard setback variance at 106 Glad Cove. Presently zoned R-2. **[Map 111C, Parcel 032, District 4]**. **Request to withdraw without prejudice.**

The applicants requested to withdraw without prejudice.

Staff recommendation is to approve staff recommendation to withdraw without prejudice.

Motion for approval to withdraw without prejudice made by Member **Hardie**, Seconded by Member **Ward**.

Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Oberdeck**, Member **Hardie**.

All approved.

8. Request by **Lemie Bales III, agent for Sally Hannah & Mary Long** for a rear yard setback variance at 139 Woodhaven Drive. Presently zoned R-2. **[Map 110B, Parcel 084, District 3]**. **Mr. Lemie Bales III represented this request.** He stated he had recently purchased the property and wants to enclose the existing deck and add a porch onto the rear of the house. **Mr. Oberdeck** stated he had visited the property and had no problems with the request. No one spoke in opposition to this request.

Staff recommendation is for approval of a 13.4-foot rear yard setback variance being 86.6 feet from the nearest point to the lake and a 42.10-foot rear left yard setback variance, being 57.9 feet from the nearest point to the lake.

Motion for approval of staff recommendation made by Member **Oberdeck**, Seconded by Member **Ward**.

Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Oberdeck**, Member **Hardie**. **All approved.**

9. Request by **Sandra G. Rivers** for a side yard setback variance at 149B Southshore Drive. Presently zoned R-2. **[Map 056B, Parcel 206, District 4]**. **Item removed from agenda.**

Staff recommendation is to remove the item from agenda for incomplete information.

Planning and Zoning members concurred.

10. Request by **Gary Fowler** for a rear yard setback variance at 124 W. Little River Court. Presently zoned R-2. **[Map 053C, Parcel 091, District]**. **Item removed from agenda.**

Staff recommendation is to remove the item from agenda for incomplete information.

Planning and Zoning members concurred.

11. Request by **Howard McMichael, agent for Janice Allred** to rezone 1.65 acres at 1054 Greensboro Road, Units A-F from R-1 to C-1. **[Map 102D, Part of Parcel 133, District 3]**. * **Mr. Howard McMichael** represented this request. He stated Ms. Allred owns Jerry's Bait and Tackle which covers two parcels; one of which is a C-1 parcel (front) the other a R-1 parcel (rear). **Mr. McMichael** added that with Ms. Allred getting older and the economy trending positive, she would like to rezone and sell the property. He explained that the rear parcel is deeded to Mr. Allred's trust while the front parcel is just in Ms. Allred's name. **Ms. Jackson** asked Mr. McMichael if the applicant was planning on subdividing the parcel. He replied she was not. **Ms. Jackson** asked if everything being rezoned will stay as one parcel. **Mr. McMichael** stated yes, and it would be combined with the front commercial parcel. **Mr. Ward** asked if the part of the property near the lake is part of the property. **Mr. McMichael** replied no that was Georgia Power owned. **Mr. Ernie Davis** spoke on this request. He stated a sign was originally put on the back of the property, and today he noticed the sign had been moved to the front of the property. He stated if anyone had been opposed to this they wouldn't have been able to see it. **Mr. Davis** asked what would be built there. **Mr. McMichael** stated nothing new would be built, the request is just concerning the convenience store. **Ms. Jackson** clarified that the

original placement of the sign was by the buildings and on the parcel that was being rezoned. **Mr. Davis** stated he was satisfied. No one spoke in opposition to this request.

Staff recommendation is for approval to rezone 1.65 acres from R-1 to C-1.

Motion for approval of staff recommendation made by Member **Oberdeck**, Seconded by Member **Ward**.

Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Oberdeck**, Member **Hardie**. **All approved.**

12. Request by **Alan W. McDade, agent for Lawson J. & Carolyn W. McDade** to rezone 12.46 acres at 142 McDade Road from AG-1 to AG-2. [**Map 053, Part of Parcel 023, District 4**]. *
Item removed from agenda.

Staff recommendation is to remove item from the agenda due to issues with notice.

Motion to remove item from the agenda made by Member **Hardie**, Seconded by Member **Ward**.

Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Oberdeck**, Member **Hardie**. **All approved.**

New Business

Adjournment

Meeting adjourned at 7:10 p.m.

Attest:

Lisa Jackson
Director

James **Marshall, Jr.**
Chairman