



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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## Minutes

Thursday, June 02, 2022, ♦ 6:30 pm

### Opening

1. Call to Order

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

2. Attendance

Ms. Courtney Andrews called the Attendance.

Present: Chairman Alan Foster, Vice Chairman Maurice Hill, Member Harold Jones, Member John Mitchell, Lisa Jackson, Courtney Andrews, Angela Waldroup

Absent: Member Martha Farley

3. Rules of Procedures

Ms. Courtney Andrews read the Rules of Procedures.

### Minutes

4. Approval of Minutes- May 05, 2022

Motion: **Vice Chairman Hill** made the motion to approve the May 05, 2022 minutes

Second: **Member Mitchell**.

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

### Requests

5. Request by **Roger Reaves to rezone 13.51 acres on Edward Reaves Road from AG to R-1. [Map 061, Part of Parcel 023, District 2]. \* Mr. Dyrral Reaves** represented this request.

**Mr. Reaves** stated that they wanted to divide the land among the family and needed to rezone it R-1 to meet the minimum zoning requirements. **No one spoke in opposition.**

**Staff recommendation was for approval to rezone 13.51 acres on Edwards Reaves Road from AG to R-1 [Map 061, Part of Parcel 023, District 2].**

Motion: **Member Mitchell** made the motion to approve the request by **Roger Reaves to rezone 13.51 acres on Edward Reaves Road from AG to R-1. [Map 061, Part of Parcel 023, District 2]. \***

Second: **Vice Chairman Hill**

**Chairman Foster opened the floor for discussion from the board.**

**No further discussion**

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

**The request was approved by a vote of 4.**

6. Request by **Jeremy Crosby, agent for William B. Jones** to rezone 0.94 acres at 114 Briarpatch Road from R-2 to C-1. **[Map 096B, Part of Parcel 063, District 1]. \* Mr. Jeremy Crosby** represented this request via zoom.

**Mr. Crosby** requested to withdraw without prejudice. **No one spoke in opposition.**  
**Staff recommendation was for approval to withdraw without prejudice at 114 Briarpatch Road [Map 096B, 063, District 3].**

Motion: **Member Jones** made a motion to approve the request by **Jeremy Crosby, agent for William B. Jones** to withdraw without prejudice at 114 Briarpatch [Map 096B, 063, District 3].

Second: **Member Mitchell**

**Chairman Foster opened the floor for discussion from the board.**

**No further discussion**

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

**The request was approved by a vote of 4.**

7. Request by **Brandon Burgess, agent for Molfin Investments, LLC** for conditional use at **170 Scott Road [Map 102, Parcel 001002, District 3].** \* **Brandon Burgess** represented this request.

**Mr. Burgess** stated that he owns the property and there was once a car museum located at the existing building. He is turning the buildings back into suites for rental. He has a boat dealership interested in leasing approximately 8,500 sq.ft. of space for retail and boat sales interior only. Retail is allowed in C-1 but are not and he is requesting a conditional use for interior only boat sales. **No one spoke in opposition.**

**Director Lisa Jackson** referenced that there was similar use already at the property. This use is a continuation of the previous use making it a unique situation.

**Staff recommendation was for approval of the proposed conditional use located at 170 Scott Road [Map 102, Parcel 001002, District 3] \* with the following conditions:**

- 1) **All storage and display of boats shall be wholly within the existing building, and no outside display or storage shall be allowed as stated in Section 66-102 of the Putnam County Code of Ordinances.**
- 2) **This use shall not expand beyond the established showroom area of the previous owner.**
- 3) **The uses allowed under the conditional use shall be limited to those that conform to boat sales only and any other use or accessory use allowed within C-1.**

**Director Jackson** needed clarification on the area of space used for the showroom

**Mr. Burgess** stated that if the showroom was in both buildings on the property.

**Director Jackson** clarified that she was amending the second condition of the staff recommendation to the use not expanding beyond the 14,000 sq.ft. building.

**Mr. Burgess** agreed.

**The amended staff recommendation was for approval of the proposed conditional use located at 170 Scott Road [Map 102, Parcel 001002, District 3] \* with the following conditions:**

- 1) All storage and display of boats shall be wholly within the existing building, and no outside display or storage shall be allowed as stated in Section 66-102 of the Putnam County Code of Ordinances.**
- 2) This use shall not expand beyond the established showroom area of the previous owner of 14,000 sq.ft.**
- 3) The uses allowed under the conditional use shall be limited to those that conform to boat sales only and any other use or accessory use allowed within C-1.**

**Member Jones** asked Director Jackson if the applicant could move the accessory uses in the other building.

**Director Jackson** clarified that he could only have accessories and no boats, jet skis, or motorized vehicles in the other building.

**Member Mitchell** asked for clarification of the vehicle allowance in the 14,000 sq.ft. building.

**Director Jackson** stated that boats are only allowed. Based on the application, it is a showroom for the boats that they sale. The car museum only displayed cars and we are making an exception. It was her professional opinion that we set limitations on what could be there and be specific on what we would allow.

**No further discussion**

Motion: **Member Jones** made a motion to approve the request by **Brandon Burgess, agent for Molfin Investments, LLC for conditional use at 170 Scott Road [Map 102, Parcel 001002, District 3] with the following conditions:**

- 1) All storage and display of boats shall be wholly within the existing building, and no outside display or storage shall be allowed as stated in Section 66-102 of the Putnam County Code of Ordinances.**
- 2) This use shall not expand beyond the established showroom area of the previous owner of 14,000 sq.ft.**
- 3) The uses allowed under the conditional use shall be limited to those that conform to boat sales only and any other use or accessory use allowed within C-1.**

Second: **Member Mitchell**

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

**The request was approved by a vote of 4.**

New Business

Summer & Winter GAZA Conference and Sponsorships

Adjournment

Motion: **Vice Chairman Hill** made a motion to adjourn the meeting.

Second: **Member Jones**

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

Meeting adjourned at approximately 6:54 pm

Attest:

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Lisa Jackson  
Director

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Alan Foster  
Chairman