



PUTNAM COUNTY PLANNING & DEVELOPMENT

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Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, March 4, 2021, 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

Mr. Ben Schmitt called the Attendance.

PRESENT:

Chairman James Marshall, Jr.

Vice-Chairman Tim Pierson

Member Maurice Hill, Jr.

Member Martha Farley

Member John Mitchell

STAFF:

Ms. Lisa Jackson

Ms. Courtney Andrews

Mr. Ben Schmitt

3. Rules of Procedures

Ms. Courtney Andrews read the Rules of Procedures.

Minutes

4. Approval of Minutes- February 4, 2020

Motion to approve the February 4, 2020 minutes made by **Member Hill**, Seconded by **Vice-Chairman Pierson**

Voting Yea: **Chairman Marshall, Vice-Chairman Tim Pierson, Member Hill, Member Farley**

Requests

5. Request by **Jeremy Hobbs** for a side yard setback variance at 151 Collis Marina Road.

Presently zoned R1. [**Map 104B, Parcel 014, District 3**]. **Mr. Hobbs** represented this request. According to Mr. Hobbs, there is currently a mobile home and a shack on the property, with the mobile home being five feet from the property line. He plans to demolish the mobile home and shack to place a site-built home and detached garage. The applicant is seeking a side yard setback variance for both the house and the garage. Mr. Hobbs indicated that his neighbor and the Enclave are 10 feet from the property line, and this request aligns with this area's established precedent. No one spoke in opposition to this request.

Vice-Chairman Pierson did not have any questions and noted that he did not see any other way to build the proposed structures without a variance.

A correction was made by staff to change the staff recommendation from, Staff recommendation is for approval of 5-foot side yard setback variance being 10 feet from the left-side property line when facing the lake and a 10-foot side yard setback variance being 10 feet from the left front corner when facing the lake at 151 Collis Marina Road [Map 104B, Parcel 014] to, Staff recommendation is for approval of 5-foot side yard setback variance being 10 feet from the right-side property line when facing the lake and a 10-foot side yard setback variance being 10 feet from the left front corner when facing the lake at 151 Collis Marina Road [Map 104B, Parcel 014].

Staff recommendation is for approval of 5-foot side yard setback variance being 10 feet from the right-side property line when facing the lake and a 10-foot side yard setback variance being 10 feet from the left front corner when facing the lake at 151 Collis Marina Road [Map 104B, Parcel 014].

Motion to approve the request by **Jeremy Hobbs** for a side yard setback variance at 151 Collis Marina Road. Presently zoned R1. [Map 104B, Parcel 014, District 3] made by **Vice-Chairman Pierson** and seconded by **Member Farley**.

Voting Yea: **Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill, and Member Mitchell.**

6. Request by **Carrie Louvonn Benjamin Kimble** to rezone 5.00 acres from AG to R-1 on Glenwood Springs Road. [Map 033, Parcel 029, District 1]. * **Ms. Kimble** represented this request. She seeks to rezone the property to subdivide it. After subdivided, a 2-acre parcel would be sold to a family; to build a single-family home on the lot. The other 3-acres would remain in her possession; the 3-acre parcel would remain forested for the foreseeable future. A surveyor would be hired to map the parcels so both have road access. No one spoke in opposition to this request.

Staff recommendation is for approval to rezone 5 acres from AG to R-1 on Glenwood Springs Road [Map 033, Parcel 029] with the following condition: 1.) This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

Motion to approve the request by **Carrie Louvonn Benjamin Kimble** to rezone 5.00 acres from AG to R-1 on Glenwood Springs Road. [Map 033, Parcel 029, District 1] made by **Member Hill** and seconded by **Member Farley**.

Voting Yea: **Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill, and Member Mitchell.**

7. Request by **Colia Farley** to rezone 4.12 acres from AG to R-2 at 672 Gray Road. [Map 052, Parcel 024001, District 1]. * **Mr. Farley** represented this request. His intention is to rezone 4.12 acres of land from agriculture to R-2 to place a mobile home on the property. No one spoke in opposition to this request.

Staff recommendation is for approval to rezone 4.12 acres from AG to R-2 at 672 Gray Road [Map 052, Parcel 024001] with the following condition: 1.) This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

Motion to approve the request by **Colia Farley** to rezone 4.12 acres from AG to R-2 at 672 Gray Road. [Map 052, Parcel 024001, District 1] made by **Member Hill** and seconded by **Member Farley**.

Voting Yea: **Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill, and Member Mitchell.**

8. Request by **Steve Parkes and Lorrie Anne Parkes, agent for Ana Castillo and Kristofer J. Shepard** to rezone 56.31 acres from RM-3 to AG on Harmony Road. [Map 098, Parcel 029, District 3]. * **Ms. Logan and Ms. Zak** represented this request. Ms. Logan stated that the property owners are seeking to rezone the land for agriculture and equestrian use. They intend to respect the neighboring community and will do board fencing. In addition, there are other agricultural lots in the vicinity of the lot in question. No one spoke in opposition to this request.

Ms. Logan noted that the owners do not wish for the zoning to change unless the buyers go through on the contract. If the contract does not go through, then the owners would like to keep it residential. Is that an issue?

Ms. Jackson explained that a property is rezoned once approved. Once it is approved and rezoned, the owners cannot come back and change it back for 12 months from the approval date. If Ms. Logan believed this is an issue with the request. Without knowledge of the contract's duration, if there is time allowed within the contract to discuss the matter with the owners. If that is a factor, then Ms. Jackson would recommend that Ms. Logan request to withdraw without prejudice and come back if this will be binding. If this is no issue, then the requested rezoning can move forward. Otherwise, Ms. Jackson would strongly recommend withdrawing without prejudice if this could be an issue and discuss it with them.

Ms. Logan noted that the buyers would terminate this deal if this zoning request is not done today.

Ms. Jackson inquired if the contract is under negotiations today?

Ms. Zak responded that financing had been approved; it is contingent on this rezoning getting approval.

Ms. Jackson noted that the final approval would not be until the Board of Commissioners meeting on March 16, 2021.

Ms. Zak responded that it is fine. Closing for the contract is not until the 31st.

Staff recommendation is for approval to rezone 56.31 acres from RM-3 to AG on Harmony Road [Map 098, Parcel 029].

Motion to approve the request by **Steve Parkes and Lorrie Anne Parkes, agent for Ana Castillo and Kristofer J. Shepard** to rezone 56.31 acres from RM-3 to AG on Harmony Road. [Map 098, Parcel 029, District 3] made by **Vice-Chairman Pierson** and seconded by **Member Mitchell**.

Voting Yea: **Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill, and Member Mitchell**.

Chairman Marshall noted to the board that at the suggestion from Ms. Jackson, they could combine items 9, 10, and 11 to be heard as one item.

Motion to combine requests 9, 10, and 11 to be heard as one item made by **Vice-Chairman Pierson** and seconded by **Member Farley**.

Voting Yea: **Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill, and Member Mitchell**.

The following items 9-11 were heard as one before the board.

9. Request by **North Georgia Marine LLC, agent for June B. Smith** to rezone 1.1 acres from C-1 to C-2 at 808 Harmony Road. [Map 097, Parcel 066, District 3]. * **Mr. Markham** represented these requests. He is the owner of North Georgia Marine and Young Harris Watersports, and he is seeking to rezone these three pieces of land to combine them and build a boat dealership and service center. He will sell and service boats out of this property. A new steel structure will be erected in the center of the property.

Staff recommendation is for approval to rezone 1.1 acres from C-1 to C-2 at 808 Harmony Road [Map 097, Parcel 066 with the following condition: 1.) This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

10. Request by **North Georgia Marine LLC, agent for Jerry O. Smith** to rezone 1.78 acres from C-1 to C-2 at 804 Harmony Road. [Map 097, Parcel 067, District 3]. *

Staff recommendation is for approval to rezone 1.78 acres from C-1 to C-2 at 804 Harmony Road [Map 097, Parcel 067 with the following condition: 1.) This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

11. Request by **North Georgia Marine LLC, agent for Jerry O. Smith** to rezone 1 acre from C-1 to C-2 at 804 Harmony Road. [Map 097, Parcel 068, District 3]. *

Staff recommendation is for approval to rezone 1.00 acres from C-1 to C-2 804 Harmony Road [Map 097, Parcel 068] with the following condition: 1.) This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

Motion to approve the request by **North Georgia Marine LLC, agent for Jerry O. Smith and June B. Smith** to rezone 1.1, 1.78, and 1 acres from C-1 to C-2 at 808 and 804 Harmony Road. [Map 097, Parcel 066, District 3], [Map 097, Parcel 067, District 3],

and [Map 097, Parcel 068, District 3] made by Vice-Chairman Pierson and seconded by Member Mitchell.

Voting Yea: Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill, and Member Mitchell.

Mr. Markham noted that he would have a representative for him at the Board of Commissioners meeting on the 16th.

Ms. Jackson responded that if this representative is not listed on the application, the agent would need a letter of agency delivered to Ms. Andrews for him to represent this request.

New Business

Adjournment

The meeting adjourned at approximately 7:00 P.M.

Attest:

Lisa Jackson
Director

James Marshall, Jr.
Chairman