



PUTNAM COUNTY PLANNING & DEVELOPMENT

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Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, November 05, 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

Mr. Ben Schmitt called the roll

PRESENT:

Chairman James Marshall, Jr.

Member Maurice Hill, Jr.

Member Martha Farley

Member John Mitchell (not eligible for voting due to training requirements)

ABSENT:

Vice-Chairman Tim Pierson

STAFF:

Lisa Jackson

Courtney Andrews

Ben Schmitt

3. Rules of Procedures

Ms. Courtney Andrews read the Rules of Procedures.

Minutes

4. Approval of Minutes- October 1, 2020

Motion to approve the October 1, 2020 minutes made by **Member Farley**, Seconded by **Member Hill**

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

Requests

5. Request by **Tim & Ramona Driscoll** for a side yard setback variance at 105 Southshore Road. Presently zoned R-2. [Map 053C, Parcel 111, District 4]. **This item has been removed.**

6. Request by **Dale Barnes** for a side yard setback variance at 143 Spurgeon Dr. Presently zoned R-1. [Map 086B, Parcel 077, District 4]. **Mr. Barnes** represented this request. He stated that they would like to add an additional bay to his two-car garage. Because of the slant of his property line his addition will be 13 feet from the property line in the rear. So, he is asking for a 7-foot side yard setback variance. No one spoke in opposition to the request.

Staff recommendation is approval of a 7-foot side yard setback variance, being 13 feet from the rear right-side property line when facing the lake at 143 Spurgeon Dr. [Map 086B, Parcel 077].

Motion to approve the request by **Dale Barnes** for a 7-foot side yard setback variance, being 13 feet from the rear right-side property line when facing the lake at 143 Spurgeon Dr. [Map 086B, Parcel 007]. made by

Member Hill, Seconded by **Member Farley**

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

7. Request by **Brian Evans** for a side yard setback variance at 178 Spurgeon Drive SE. Presently zoned R-1. [Map 86C, Parcel 127, District 4]. **Mr. Evans** represented this request. He is looking for a side yard variance at 178 Spurgeon. We currently have a double wide home there, and we would like to build a larger site build home there. **Member Hill:** Asked about the air conditioner unit and if the unit will remain its current location? Because it might affect construction. **Mr. Evans:** No, sir, that unit will not be staying there. No one spoke in opposition to the request.

Staff recommendation is approval of a 10-foot side yard setback variance, being 10 feet from the left and right-side property lines at 178 Spurgeon Drive [Map 086B, Parcel 127].

Motion to approve the request by **Brian Evans** for a 10-foot side yard setback variance, being 10 feet from the left and right-side property lines at 178 Spurgeon Drive [Map 086B, Parcel 127]. Made by

Member Hill, seconded by **Member Farley**

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

8. Request by **Alexander Johnson** for a rear yard setback variance at 148 Dogwood Drive. Presently zoned R-1 [Map 112C, Parcel 090, District 4]. **Mr. Johnson** represented this request. He wants to take down the current house on his property and build a new house at 148 Dogwood Drive. The property is an acre and a quarter, which is a good size for a lake lot. The problem is the lot is long and narrow, so that if we pushed the house back to the 100-foot setbacks, we would have problems with incorporating a septic system that would work. We have site plans for our property, which places the home on the property in a way that allows for a septic system that would work. That site plan would require a 40-foot variance, and that is what we are asking for tonight. No one spoke in opposition to the request.

Staff recommendation is for approval of a 40-foot rear yard setback variance, being 60 feet from the nearest point to the lake at 148 Dogwood Drive [Map 112C, Parcel 090].

Motion to approve the request by **Alexander Johnson** for a 40-foot rear yard setback variance, being 60 feet from the nearest point to the lake at 148 Dogwood Drive [**Map 112C, Parcel 090**]. Made by **Member Hill**, seconded by **Member Farley**
Voting Yea: **Chairman Marshall, Member Hill, Member Farley**

9. Request by **Smith Built Homes**, for a rear yard setback variance at 147 Collis Marina Road. Presently zoned RM-2. [**Map 104B, Parcel 012, District 3**]. **Mr. Dale:** Good evening, my name is Jay Dale, and I am here on behalf of Smith Build Homes. We have been here a couple of times before on this particular property, so I am sure you are familiar with it. At this point, we are asking for a rear variance of 35 feet to 65 feet so that we can build a single-family residence on this lot. As well a side variance of 10 feet on each side so that the side setback would go from 20 feet to 10 feet. I think y'all have seen this property, this particular property is L shaped, and without these variances, it would be very difficult to build any size house on the property. The one thing I saw in the staff recommendations, which we are ok with, is that the proposed house is going to be slightly slanted on the lot. So, on the left front side of the, we need 10 feet, and on the left rear side, we only need 5 feet. Then on the right side, we need 10 in the rear and 5 in the front. It should be turned a little the right on the property. I noticed that our neighbor Ms. Wright signed the list to object to this variance request. I have spoken with her and wanted to see if there was something we can do to make her happy. Her concern, to which I will let her explain, is that she wanted to house centered on the lot. That is our intent; it is not exactly centered, but it is fairly close. As well we are not trying to crowd her property line but get it best within our means and shape/size of the lot.

At this time, those who signed in to speak in opposition of the request were given 3 minutes each.

Ms. Wright: Good evening, my name is Darlene; first off, I would like to say that I appreciate Mr. Smith for wanting to build the home. I have talked to him about the house; we are happy about the outcome of all of this. We just have a concern about the variances for this home. As it is currently steaked out at this moment, and they just surveyed it this week. The house is currently 10 foot from our property while there is 20 feet on the other side. So, we are only asking that the house be moved over 5 feet so that there are 15 feet on each side. What y'all are suggesting is that it be cocked so that it will be 10 on one side. It's really not 15 feet on the other side. So instead of cocking the house, if we could just move it over 5 feet, then it would be 15 feet on each corner; it would be exactly like he has it steak out. We were just trying to ask for that consideration, but we do thank you as well as Mr. Smith for building the house.

Chairman Marshall: Ms. Jackson, would you like to comment? **Ms. Jackson:** So, we did visit that property, and we also looked at what Mr. Smith presented. If you look at what we are giving him, it kind of considers with what you are asking. The only part of the house that can be 10 feet is just the rear of the house because the way it is positioned. Everything else will be 15 feet, isn't that right, Jay? **Mr. Dale:** That is correct. **Ms. Jackson:** The way it is position the footprint of the home causes it to be slanted slightly, and therefore it is just the back corners. That is the reason why we were specific about these corners; we specified that corner in our staff recommendation the rear corner; it cannot be parallel; it is the back corner then needs to be 15 as it comes up.

Chairman Marshall: Mr. Dale, would you like to make any comments? **Mr. Dale:** The only thing I would like to add is that as Lisa has stated, I don't believe you can get the home perfectly centered on the lot. It's just not possible because you can't push the home back far enough. So that was our intent to get it as close as possible. That is why it is that, and I would like to request it be approved as presented with Ms. Jackson.

Although the applicant is requesting a 10-foot side yard setback variance being 10 feet from the left and right side property line, staff recommendation is for approval of a 35-foot rear yard setback variance, being 65 feet from the nearest point to the lake and a 10-foot side yard setback variance, being 10 feet from the front left corner and rear right corner and a 5-foot side yard setback variance being 15 feet from the rear left corner and front right corner at 147 Collis Marina Road [Map 104B, Parcel 012] with the following conditions:

1.) Primary structure must be a site build single-family home.

Chairman Marshall: Did we have anyone visit the site? **Member Farley:** Yes, I visited the site; I think it will fine. Since you took down the other structure, I am fine with it.

Motion to approve the request by **Smith Built Homes** for a 35-foot rear yard setback variance, being 65 feet from the nearest point to the lake and a 10-foot side yard setback variance, being 10 feet from the front left corner and rear right corner and a 5-foot side yard setback variance being 15 feet from the rear left corner and front right corner at 147 Collis Marina Road [Map 104B, Parcel 012] with the following conditions:

1.) Primary structure must be a site build single-family home.

Made by **Member Farley**, seconded by **Chairman Marshall**

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

Abstaining: **Member Hill**

The following items 10-12 were heard as one before the board.

10. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on Pea Ridge Road. Presently zoned C-2. [Map 090, Parcel 032, District 2]. *

11. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on Pea Ridge Road. Presently zoned AG-1. [Map 090, Parcel 033001, District 2]. *

12. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on Pea Ridge Road. Presently zoned AG-1. [Map 090, Parcel 027001]. * **Mr. Ryan Peters** represented this request. He stated that he is an environmental engineer with SolAmerica Energy, a solar development company based out of Atlanta, Georgia. He added that the three items are a combination of three parcels, one is zoned C-2, and the other two are AG-1. All of the parcels are owned by Mr. David Erickson. SolAmerica is working with Mr. Erickson to lease 25 ½ acres of the combined 115 acres to develop a solar farm. The farm itself, meaning the solar panel array will sit on 16 acres of the 25 ½. The rest of the area will consist of a stormwater management pond, access roads, and perimeter buffers. One transformer will be on site along with some inverters to convert the power from direct to alternating current. The site should produce 2.8 megawatts of electricity, which is enough to

provide power to 570 homes. **Mr. Peters** stated that they are tying into Tri-County's existing three-phase line on Pea Ridge Road. The property is adjacent to Georgia Power's transmission line easement. The project will be 1,000 feet from Pea Ridge Road, and the nearest dwelling is over 660 feet to the north. The vegetation outside the proposed area will remain. He added that land disturbance will only be on the proposed areas. As well as our excess road which will be a 30-foot-wide easement. **No one spoke in opposition of this request.**

Member Hill asked if they are using adjustable panels that alternate to follow the sun? **Mr. Peters** stated that the panels are a fixed-tilt system and will be stationary. **Member Hill** stated that he asked because if it tilts with the sun, you could blind some drivers on the road, depending on where it is placed.

Staff recommendation is for approval of a conditional use for a solar farm located on Pea Ridge Road [Map 090, Parcel 032], [Map 090, Parcel 033001], and [Map 090, Parcel 027001] 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 solar energy production and any other use or accessory use allowed within C-2.
3. Subject to Section 66-157 of the Putnam County 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 **SolAmerica, LLC, agent for David Erickson**, for a conditional use for a solar farm located on Pea Ridge Road [Map 090, Parcel 032], [Map 090, Parcel 033001], and [Map 090, Parcel 027001] 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 solar energy production and any other use or accessory use allowed within C-2.
3. Subject to Section 66-157 of the Putnam County Code of Ordinances, this conditional use permit shall be issued for a period of two years and will be reviewed for compliance.

Made by **Member Hill** and seconded by **Member Farley**
Voting Yea: **Chairman Marshall, Member Hill, Member Farley**

13. Request by **Joshua Daniel, agent for Carolyn Walton**, to rezone 13.89 acres from AG-1 to R-1 on Loch Way. [Map 095A, Part of Parcel 011, District 2]. **Mr. Russel Wall** represented this request for Carolyn Walton. He stated that they are seeking to rezone approximately 13.891 acres from AG-1 to R-1, on the northeast corner of Highway 144 and Loch Way. The property was zoned as R-1 but rezoned to AG-1 as a cost-saving measure during the Great Recession. The property is surrounded by residential properties known as Lock Haven subdivision. It is consistent with the character of the area. **Mr. Wall** Stated that he believes the neighbors are on board. **No one spoke in opposition of this request.**

Chairman Marshall asked if the rezoning was specifically for a third of the original AG-1 piece, and the remainder will remain AG-1. **Mr. Wald** responded yes.

Staff recommendation is for approval to rezone 13.891 acres on Loch Way [Map 095A, Part of Parcel 011] from AG-1 to R-1 with the following conditions: 1.) This rezoning shall be conditional upon the resurveying and recordation of the plat, as stated in Section 66-165 (e)(3) of Putnam County Code of Ordinances.

Motion to approve the request by **Joshua Daniel, agent for Carolyn Walton**, to rezone 13.891 acres on Loch Way [**Map 095A, Part of Parcel 011**] from AG-1 to R-1 with the following conditions: 1.) This rezoning shall be conditional upon the resurveying and recordation of the plat, as stated in Section 66-165 (e)(3) of Putnam County Code of Ordinances made by **Member Farley** and seconded by **Member Hill**
Voting Yea: **Chairman Marshall, Member Hill, Member Farley**

New Business

The Board of Directors are having a meeting next morning (November 6th, 2020) in reference to the GAZA conference; it will more than likely be moved to next summer. Mr. Mitchell's training session is still being worked out with the University of Georgia; the current pandemic is affecting the timetables.

Adjournment

The meeting adjourned at approximately 7:10 P.M.

Attest:

Lisa Jackson
Director

James Marshall, Jr.
Chairman