

# PUTNAM COUNTY BOARD OF COMMISSIONERS



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117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

## Minutes

**Tuesday, September 17, 2019 ♦ 6:30 PM**

*Putnam County Administration Building – Room 203*

The Putnam County Board of Commissioners met on Tuesday, September 17, 2019 at approximately 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

### *PRESENT*

Chairman Billy Webster  
Commissioner Kelvin Irvin  
Commissioner Daniel Brown  
Commissioner Bill Sharp  
Commissioner Trevor Addison

### *STAFF PRESENT*

County Attorney Adam Nelson  
County Manager Paul Van Haute  
Deputy County Manager Lisa Jackson  
County Clerk Lynn Butterworth

### **Opening**

1. Welcome - Call to Order

Chairman Webster called the meeting to order at approximately 6:30 p.m.

(Copy of agenda made a part of the minutes on minute book page \_\_\_\_\_.)

2. Invocation

The invocation was given by Pastor Paul McCain of Lake Country Baptist Church.

3. Pledge of Allegiance (BS)

Commissioner Sharp led the Pledge of Allegiance.

### **Zoning Public Hearing**

4. Request by Mike Cobb, Patsy Craig, Henry Craig for a conditional use at 813 Milledgeville Road. Presently zoned C-2 [Map 087A, Parcel 022, District 4] (staff-P&D)

County Attorney Nelson went over the rules for the Zoning Public Hearing.

Mr. Wes Cobb spoke in support of this request. No one signed in to speak against this item.

Planning & Development Staff recommendation was for approval of conditional residential use at 813 Milledgeville Road [Map 087A, Parcel 022, District 4] with the following condition: Any future improvements or changes made to the property, other than converting to the residential use, must be approved by the Putnam County Health Department.

**Motion to approve the request by Mike Cobb, Patsy Craig, Henry Craig for a conditional use at 813 Milledgeville Road [Map 087A, Parcel 022] with the following condition: any future improvements or changes made to the property, other than converting to the residential use, must be approved by the Putnam County Health Department.**

**Motion made by Commissioner Addison, Seconded by Commissioner Irvin.**

**Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp, Commissioner Addison**

5. Request by Mark & Patricia Higgins, Fun Lake Inc. to rezone 1.90 acres at 800 Harmony Road from C-1 to C-2 [Map 097, Parcel 069, District 3] (staff-P&D)

Mr. Mark Higgins spoke in support of this request. No one signed in to speak against this item.

Planning & Development Staff recommendation was for approval to rezone 1.90 acres from C-1 to C-2 at 800 Harmony Road [Map 097, Parcel 069, District 3].

**Motion to approve the request by Mark & Patricia Higgins, Fun Lake Inc. to rezone 1.90 acres at 800 Harmony Road from C-1 to C-2 [Map 097, Parcel 069].**

**Motion made by Commissioner Sharp, Seconded by Commissioner Addison.**

**Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp, Commissioner Addison**

6. Request by 1054 Lake Oconee Parkway LLC as successor-in-interest to Applicant Janice Allred to rezone 1.65 acres at 1054 Greensboro Road, Units A-F from R-1 to C-1 [Map 102D, Parcel 133, District 3] (staff-P&D)

Mr. Kyle Williams, attorney for the applicant spoke in support of this request. Ms. Linda Dunlavy, attorney for the opposition, spoke against this item. In addition, the following individuals also spoke against this item: Mr. Ernie Davis, Mr. Tom Parham, Mr. Randy Payne, on behalf of neighbor Ms. Katherine Keeney (letter submitted), Mr. Tom Mertz, Ms. Erin Olson, Ms. Renee Burgdorf (handout submitted), Mr. Ray Holloway, Ms. Sylbie Yon, and Mr. Cory Olson. The following individuals also spoke in support of this item: Mr. Josh Sprayberry and Mr. Ben Windham. Mr. Kyle Williams spoke again in rebuttal.

Planning & Development Staff recommendation was for approval to rezone 1.65 acres from R-1 to C-1 at 1054 Lake Oconee Parkway [Map 102D, Parcel 133, District 3] with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

**Motion to approve the request by 1054 Lake Oconee Parkway LLC as successor-in-interest to Applicant Janice Allred to rezone 1.65 acres at 1054 Greensboro Road, Units A-F from R-1 to C-1 [Map 102D, Parcel 133] with the following conditions which shall be made part of the plat: (1) no outdoor storage of watercraft, equipment or other material shall be permitted; (2) the height of structures on site shall not exceed 55 feet in height, “height” being the vertical distance from grade nearest the existing easement along the southern boundary of the Subject Property to the highest point on the roof structure; (3) no watercraft shall be transferred to or from storage other than between one hour prior to sunrise and one hour after sunset Monday through Sunday; (4) the Subject Property may have one boat ramp, the use of which shall be restricted to patrons of the business; (5) no Tier 3 (2 or 1) diesel boat lifts shall be utilized on the Subject Property. Tier 4 boat lifts and electric lifts are permitted; (6) a continuous vegetated landscape buffer of 50 feet will be installed and maintained between the Subject Property and the adjacent residential property at Tax Parcel ID No. 102 D 132 along the entirety of the shared property line to provide a visual screen, with the exception of the immediate 10 feet adjacent to the existing easement along the southern boundary of the Subject Property. The buffer may not be paved nor used for parking or loading, storage or any other use with the exception of installation of utilities necessitated by the development. Storm water detention facilities may not be installed within the buffer. The buffer shall include a mixture of deciduous and evergreen trees, understory and over story trees, shrubs and ground cover. This buffer shall be planted subsequent to completion of the construction on the Subject Property but prior to the issuance of any certificate of occupancy for the boat storage building on the Subject Property. No existing healthy trees are to be removed within this buffer after the Subject Property has been fully developed and received a certificate of occupancy; (7) no mature trees shall be removed from the Subject Property adjacent to the lake unless absolutely necessary for the installation of boat docks, walk ways or ramps. If existing mature trees are removed for boat docks, walk ways or ramps, a new tree which complies with the regulations established by Georgia Power or the Department of Natural Resources shall be planted back in an effort to screen marina operations from view of residents across the lake to the north; (8) a fence shall be erected along the shared boundary line with Tax Parcel ID no. 102 D 132 along the entire length of the shared property line except where the ingress/egress easement on the south side of the Subject Property is located; (9) any existing easements running over or along the Subject Property, subject to the conditions of the specific easement, shall remain open at all times for use by holders of such easements, with the exception that such easements may be temporarily impeded for maintenance, repair, or improvement of the same, on condition that alternate access to dominant parcels be allowed; (10) lighting on the exterior of buildings on Subject Property shall be directed downward and internal to the property lines. All perimeter lighting shall be directed to the interior of the Subject Property; (11) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.**

**Motion made by Commissioner Sharp, Seconded by Commissioner Addison.**

**Amended motion made to add the following language to condition 9: the existing easement running along the southern boundary of the parcel shall be improved or constructed to satisfy applicable Georgia Department of Transportation standards regarding road construction.**

**Amended motion made by Commissioner Irvin, Seconded by Commissioner Brown.  
Voting Yea on amended motion: Commissioner Irvin, Commissioner Brown,  
Commissioner Sharp, Commissioner Addison.**

**Voting Yea for original motion as amended: Commissioner Irvin, Commissioner Brown,  
Commissioner Sharp, Commissioner Addison**

(Copy of documents made a part of the minutes on minute book pages \_\_\_\_\_ to  
\_\_\_\_\_.)

### **Regular Business Meeting**

#### 7. Public Comments

None

#### 8. Approval of Agenda

**Motion to approve the Agenda.**

**Motion made by Commissioner Addison, Seconded by Commissioner Sharp.**

**Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp,  
Commissioner Addison**

#### 9. Consent Agenda

a. Approval of Minutes - September 6, 2019 Regular Meeting (staff-CC)

b. Approval of Right-of-Way Work and Utility Bore Under Wards Chapel Road (staff-CM)

c. Authorization for Chairman to sign Accountable Executive Approval Form for GDOT  
Group Transit Asset Management (TAM) Performance Targets for Federal FY2020 (staff-  
Transit)

**Motion to approve the Consent Agenda.**

**Motion made by Commissioner Addison, Seconded by Commissioner Irvin.**

**Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp,  
Commissioner Addison**

(Copy of approval form made a part of the minutes on minute book page \_\_\_\_\_.)

#### 10. Appointments to the Lake Oconee Area Development Authority (staff-CC)

**Nomination made by Commissioner Brown to appoint Cynthia Wallace to the Lake Oconee  
Area Development Authority. Seconded by Commissioner Addison.**

**Nomination made by Commissioner Sharp to appoint Gary Sanders to the Lake Oconee  
Area Development Authority. Seconded by Commissioner Irvin.**

**Voting Yea for both nominees: Commissioner Irvin, Commissioner Brown, Commissioner  
Sharp, Commissioner Addison**

## **Reports/Announcements**

### 11. County Manager Report

County Manager Van Haute reported the following:

- Putnam County recently received LMIG funding assistance from GDOT for SR44 at Old Phoenix Road
- September 18th is the U.S. Air Force's 72 birthday
- Birthday cupcakes for Lisa will be available after the meeting

### 12. County Attorney Report

No report.

### 13. Commissioner Announcements

Commissioner Irvin: none

Commissioner Brown: none

Commissioner Sharp: thanked Planning & Development Director Jackson, County Attorney Nelson and Chairman Webster for their hard work on tonight's rezoning issue

Commissioner Addison: reminded everyone that today is Constitution Day, commended everyone for a well-organized public hearing, and thanked the Sheriff's Deputy for being here

Chairman Webster: advised that has been invited to speak at a Ladies Tea to talk about the Air Force

## **Closing**

### 14. Adjournment

**Motion to adjourn the meeting.**

**Motion made by Commissioner Irvin, Seconded by Commissioner Sharp.**

**Voting Yea: Commissioner Irvin, Commissioner Brown, Sharp, Commissioner Addison**

Meeting adjourned at approximately 8:04 p.m.

ATTEST:

Lynn Butterworth  
County Clerk

Billy Webster  
Chairman