



PUTNAM COUNTY PLANNING & DEVELOPMENT

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Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, November 7, 2019 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Opening

1. Call to Order
Member Martha Farley called the meeting to order.
2. Attendance
Mr. Jonathan Gladden called the roll.

PRESENT:

Member Joel Hardie
Member Maurice Hill, Jr. (not eligible for voting due to training requirements)
Member Martha Farley
Member Tim Pierson

ABSENT:

Chairman James Marshall, Jr.

STAFF:

Lisa Jackson
Courtney Andrews
Jonathan Gladden

3. Rules of Procedures
Ms. Courtney Andrews read the Rules of Procedures.

Minutes

4. Approval of Minutes – October 3, 2019
5. Request by **Chris & Heather Willis, agents for Richard Delisle** for a rear yard setback variance at Lot 32 Rockville Springs Court. Presently zoned R-1. [**Map 127A, Parcel 010, District 3**]. **Mr. Willis** represented this request. He stated that he and his wife are retired and want to build their retirement home on the lake. **Mr. Willis** stated that they withdrew their original variance request due to the discovery of the well on both adjacent lots. He added that they had to redesign the septic fields and move their structure back from the lake. With help from the Health Department, they were able to change the location of the proposed home. **Mr. Willis** stated that they reduced the building area by 25% and the home would be positioned 120 feet from the nearest point to the lake on the left side. The side where the inlet is located, makes the proposed structure 53 feet where it dips into the lot. There were some

star soils that could not be touched that were discovered in the soils report making the foundation difficult to use.

Mr. Miller Edwards spoke in opposition of this request.

Ms. Lisa Jackson, Director of Planning and Development, stated that the applicant was asking to be 52 feet from the nearest point to the lake. However, upon visiting the site and speaking with Kathryn Hill at the Putnam County Health Department, there is room for the proposed structure to be slightly pushed back so that they can be at least 60 feet from the nearest point to the lake.

Although the applicants are seeking a 48-foot rear yard setback variance, being 52 feet from the nearest point to the lake, staff recommendation is for approval of a 40-foot rear yard setback variance, being 60 feet from the nearest point to the lake at Lot 32 Rockville Springs Court [Map 127A, Parcel 010, District 3].

Motion to approve the request by **Chris & Heather Willis, agents for Richard Delisle**, per staff recommendation, for a 40-foot rear yard setback variance being 60 feet from the nearest point to the lake at Lot 32 Rockville Springs Court made by Member Hardie, Seconded by Member Pierson

Voting Yea: Member Farley, Member Pierson, Member Hardie

6. Request by **Jeff Treadway** for a rear yard setback variance at Lot 3 East Riverbend Court. Presently zoned R-1. **[Map 119C, Parcel 080, District 3]. Mr. Treadway** represented this request. He stated that he currently lives in Macon but wants to retire to this half acre lake lot. He added that this is a very small lot and all the good soil for the septic tank is located towards the road. Mr. Treadway stated that the proposed house will be 1,900 square foot. He further stated that in order to build the house with the septic system on the front side of the property, a 25-foot variance is needed. No one spoke in opposition of this request.

Staff recommendation is for approval of a 25-foot rear yard setback variance, being 75 feet from the nearest point to the lake at Lot 3 East Riverbend Court [Map 119C, Parcel 080, District 3].

Motion to approve the request by **Jeff Treadway** for a 25-foot rear yard setback variance, being 75 feet from the nearest point to the lake at Lot 3 East Riverbend Court made by Member Hardie, Seconded by Member Pierson

Voting Yea: Member Farley, Member Pierson, Member Hardie

7. Request by **Ronnie & Lynn Smith** for a side yard setback variance at 108 Sunset Drive. Presently zoned R-2. **[Map 053B, Parcel 056, District 4]. The applicants would like to withdraw without prejudice.**

Staff recommendation is for approval to withdraw without prejudice at 108 Sunset Drive [Map 053B, Parcel 056, District 4].

Motion to approve the request by **Ronnie & Lynn Smith** to withdraw without prejudice at 108 Sunset Drive made by Member Hardie, Seconded by Member Pierson
Voting Yea: Member Farley, Member Pierson, Member Hardie

8. Request by **Hugh & Rosemary Foskey** for a rear yard setback variance at 115 Little River Court. Presently zoned R-2. [Map 058A, Parcel 052, District 4]. **Mrs. Foskey** represented this request. She stated that they moved to Lake Sinclair in 2016 with plans to retire to the Lake Sinclair area. She added that when she bought the home in 2016, she was not aware of a variance request. **Mrs. Foskey** stated that they are requesting a variance to extend their back deck which currently sits 75 feet from the lake. The extension would be 11.5 feet closer to the lake. She described that she has double stairwells that lead to the deck that she believes is a safety issue. **Member Pierson** asked for clarification of the submitted photo of the current deck. **Ms. Jackson** stated that the picture shows the deck from the stairs. She added that there is area to the side of the deck, that is not pictured, that is not developed. **Ms. Jackson** stated that at the site visit, she recommended they extend to the sides instead of further encroaching the lake setback for a deck which is not living space but accessory space. **Mrs. Foskey** stated that she had additional pictures if the board would like to see them. **Member Hardie** asked to see the additional photos.

Staff recommendation is for denial for a rear yard setback variance at 115 Little River Court [Map 058A, Parcel 052, District 4].

Motion to deny the request by **Hugh & Rosemary Foskey** for a 38-foot rear yard setback variance being 62 feet from the nearest point to the lake at 115 Little River Court made by Member Pierson, Seconded by Member Hardie
Voting Yea: Member Farley, Member Pierson, Member Hardie

9. Request by **Robert Alan Council** for a side yard setback variance at 164 Spurgeon Drive. Presently zoned R-1. [Map 086C, Parcel 121, District 4]. **Mr. Scott Council, agent for Robert Alan Council** represented this request. He stated that there is a 20-foot setback requirement and they are requesting to be 15.4 from both side property lines. There is a 60-foot singlewide on the property that will be replaced by a 32x52 doublewide. **Ms. Jackson** explained that when staff visited the property and took the measurements based on how the property was staked, the left side measured 15 feet and the right side measured 12 feet from the side property line. Therefore, staff is recommending No one spoke in opposition of this request.

Although the applicants are seeking a 7-foot side yard setback variance, being 13 feet from the left and right side property line, staff recommendation is for approval of a 5-foot side yard variance being 15 feet from the left side property line, when facing the lake, and an 8-foot side yard setback variance being 12 feet from the right side property line, when facing the lake at 164 Spurgeon Drive [Map 086C Parcel 121, District 4].

Motion to approve the request by **Robert Alan Council**, per staff recommendation, for a side yard setback variance being 15 feet from the left side property line, when facing the lake, and an 8-foot side yard setback variance being 12 feet from the right side property line, when facing the lake at 164 Spurgeon Drive made by Member Hardie, Seconded by Member Pierson

Voting Yea: Member Farley, Member Pierson, Member Hardie

10. Request by **Beverly Ralston** to rezone 13.70 acres at 182 Alexander Road from AG-1 to AG-2. **[Map 096, Parcel 009, District 2]**. * **Shelby Collis** represented this request. She stated that her family has owned this property since the 40's. She added that her 96-year-old grandmother lives with her mom and her plan is to buy 5 acres of the property and build a home on it. **Mrs. Collis** wants to be closer to be able to take care of both her mother and grandmother. No one spoke in opposition of this request.

Staff recommendation is for approval to rezone 13.70 acres at 182 Alexander Road [Map 096, Parcel 009, District 2] from AG-1 to AG-2.

Motion to approve the request by **Beverly Ralston** to rezone 13.70 acres from AG-1 to AG-2 at 182 Alexander Road made by Member Hardie, Seconded by Member Pierson
Voting Yea: Member Farley, Member Pierson, Member Hardie

11. Request by **Gary Thompson** to rezone 28.85 acres at 123 Beaver Dam Road from AG-1 to AG-2. **[Map 021, Parcel 007, District 1]**. * **Mr. Thompson** represented this request. He stated that someone asked if he would sell 15 acres. He added that the buyer wanted to purchase the property to be closer to family. No one spoke in opposition of this request.

Staff recommendation is for approval to rezone 28.85 acres at 123 Beaver Dam [Map 021, Parcel 007, District 1] from AG-1 to AG-2.

Motion to approve the request by **Gary Thompson** to rezone 28.85 acres from AG-1 to AG-2 at 123 Beaver Dam Road made by Member Hardie, Seconded by Member Pierson
Voting Yea: Member Farley, Member Pierson, Member Hardie

12. Request **Jason Minchey, Lazarus Investments LLC** to rezone 23.38 acres at 116 Napier Mill Road from AG-1 to AG-2. **[Map 056, Parcel 001, District 4]**. * **Mr. Minchey** represented this request. He stated that he originally bought this property to subdivide it. He later realized that the only way to subdivide the parcel into 5-acre tracts was to rezone it from AG-1 to AG-2. Mr. Minchey stated that the subject property fronts Napier Mill Road, Napier Road, and Napier Dr which gives plenty of road frontage for each tract. He added that there is a high demand for smaller agriculture tracts in the real-estate business and they intend to develop 4 5-acre AG-2 tracts. No one spoke in opposition of this request.

Staff recommendation is for approval to rezone 23.38 acres at 116 Napier Mill Road [Map 056, Parcel 001, District 4] from AG-1 to AG-2.

Motion to approve the request by **Jason Minchey** to rezone 23.38 acres from AG-1 to AG-2 at 116 Napier Mill Road made by Member Farley, Seconded by Member Pierson
Voting Yea: Member Farley, Member Pierson, Member Hardie

New Business

Adjournment

The meeting adjourned at approximately 7:19 p.m.

Attest:

Lisa Jackson
Director

James Marshall, Jr.
Chairman