



PUTNAM COUNTY PLANNING & DEVELOPMENT

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Minutes

Thursday, October 3, 2024 ♦ 6:30 pm

Opening

1. Call to Order

Vice Chairman John Mitchell called the meeting to order at 6:30 pm.

2. Attendance

Director Lisa Jackson called the Attendance.

Present: Member Charles Hurt, Member Harold Jones, Member Shad Atkinson, Chairman John Mitchell

Staff: Attorney Thomas Watkins, Director Lisa Jackson, Zoning Coordinator Angela Waldroup

3. Rules of Procedures

Chairman John Mitchell read the Rules of Procedures.

Minutes

4. Approval of Minutes- 8/1/2024

Motion: **Member Jones** made the motion to approve the 8/1/2024 P&Z minutes

Second: **Member Hurt**

Voting Yea: **Member Hurt, Member Jones, Member Atkinson, Chairman Mitchell**

The minutes were approved by a vote of 4.

Requests

5. Request by **Scott J. Williams** for a left-side setback variance at 117 Ashwood Point. Presently zoned R-1 [**Map 087B, Parcel 212, District 4**]. **Mr. Scott Williams represented this request.**

Mr. Scott Williams stated that he and his wife bought the house last September to be their retirement home. They wanted to build a deck addition. During the pre-construction stage, he discovered that the existing temporary deck was built over the septic system. Because of this, the deck had to be relocated to the left. The new layout has the deck at 12 feet from the left side property line.

No one spoke in opposition of this request.

Staff recommendation was for approval of an 8-foot side yard setback variance, being 12 feet from the left side property line when facing the lake at 117 Ashwood Point [Map 087B, Parcel 212, District 4].

Motion: **Member Atkinson** made the motion to approve the 8-foot side yard setback variance, being 12 feet from the left side property line when facing the lake at 117 Ashwood Point. [Map 087B, Parcel 212, District 4].

Second: **Member Jones**

Voting Yea: **Member Hurt, Member Jones, Member Atkinson, Chairman Mitchell**

The motion was approved by a vote of 4.

6. Request by **Nicholas and Jennifer Marine** to rezone 5.44 acres at 133 Whitney Street from R-1R to AG. [Map 101B, Parcel 095, District 3].* **Mrs. Jennifer Marine represented this request.**

Mrs. Marine stated that there was some concern from some local neighbors about placing a commercial campground. She clarified that they agreed that there would not be any commercial uses, residential uses and no short term rentals. She explained that they did not have any plans on combining lots. They purchased some land that they thought was AG and had put that on their application but was RM-1 and is only connected by a tiny sliver across the pond. They want to rezone to align the use of the land with the AG zoning. They have used this parcel for walking, kyacking, fishing, bird and wild life viewing. It is mostly pond with a walking path and a dam that they maintain. The lot is not buildable. The staff recommendation said that this property borders a Putnam County Road where the dam is on Whitney Street and the land around the pond is agriculture, which Mrs. Marine had calculated to be around 356 acres of AG land. They own a house and another lot across from the pond that are both zoned R-1R. The 5.44 acre lot is not a part of the HOA. She clarified rumors from a HOA meeting.

The following people spoke in Opposition of the request and were given 3 minutes each:

Harle Wood

Don Hill

Beth Colie

Jeanette Burns

Raymon Burns

Jerry McCreless

Mr. Nicholas Marine stated that the reason that they switched to recreation from conservation is because you need a minimum of 10 acres to be apart of the conservation. He and his wife work with the Environmental Protection Division and the National Research Department and have invested \$95,000 into the 30 year old dam. The dam had almost collapsed and they explained this to the HOA. After meeting with the neighbors, they thought that they would have the support they needed to move forward. He specified that the HOA thought they wanted a commercial camp ground. He referenced some of the opposition letters provided in the zoning packet. Mr. Marine stated that they love their property and want to rezone it to agriculture. He clarified that the pond is a state water pond that can't be drained. He wants to enjoy his pond.

Member Jones stated that he understood Mr. Marine's point but that he was confused on why all this had happened just because he wanted to change it from residential to agriculture. He added that he was a little unclear and wanted to know what was the reason for rezoning and asked, what was it before, residential?

Member Jones

Mr. Marine replied that the lot was Agricultural and he was not sure of what the property was zoned before it was residential. He did not understand why he was having a hard time trying to protect the pond. There is nothing residential on this property and it is unbuildable.

Member Jones stated that Mr. Marine that he has 5 acres that he is trying to compare to 270 acres and that it was a huge disparity. The other property could have horses, cows, farm and trees growing everywhere. He explained again that he did not understand why he was trying to rezone this property.

Mr. Marine asked, why not?

Member Jones stated that it is causing a hardship..

Mr. Marine asked for whom?

Member Jones stated, a hardship for you and a lot of people. It had been causing issues just to change it over.

Mrs. Marine stated that they had started looking at zoning and wondered why their pond was R-1R restricted, She clarified that there is no place to put a Short Term Rental, and that it is just land with a dam and pond. Why shouldn't it be agriculture?

Member Jones asked, why it matters?

Mrs. Marine responded that it should be zoned right and that they could save a little in taxes. They are assuming that the neighborhood is going to continue to grow and so will the value of the properties. She added that the land should be natural land with wild life and agriculture. The agreed to the restrictions and don't want to harm the wildlife with any rv's, trash or people.

Mr. Marine stated that they asked Ms. Jackson to add the restrictions for a peace of mind and because of the concerns of the HOA. He asked why would they want to be in a zone that isn't proper and asked Member Jones would he want to be in a commercial zone with a house there.

Member Jones stated that this wasn't the same situation. This property is unbuildable, it's a pond and he doesn't understand why unless it was because of a tax difference.

Chairman Mitchell explained to member Jones what the Marines are trying to do.

Director Lisa Jackson clarified that the Future Land Use Map displayed the property as agriculture. She specified that it wouldn't automatically be rezoned.

There was no further discussion.

Staff Recommendation was for approval to rezone 5.44 acres from R-1R to AG at 133 Whitney Street [Map 101B, Parcel 095, District 3].*with the following conditions:

- 1. There shall be no commercial campground.**
- 2. There shall be no commercial uses.**
- 3. There shall be no residential subdivisions.**
- 4. This parcel shall not be used for Short Term Rental.**

Motion: **Member Jones** made the motion to approve the request to rezone 5.44 acres at 133 Whitney Street from R-1R to AG [Map 101B, Parcel 095, District 3].* with the following conditions:

- 1. There shall be no commercial campground.**
- 2. There shall be no commercial uses.**
- 3. There shall be no residential subdivisions.**
- 4. This parcel shall not be used for Short Term Rental.**

Second: **Member Hurt**

Voting Yea: **Member Hurt, Member Jones, Member Atkinson, Chairman Mitchell**

The motion was approved by a vote of 4.

New Business

None

Adjournment

Meeting adjourned at approximately 7:08 pm

Attest:

Lisa Jackson
Director

John Mitchell
Chairman