



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, October 7, 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 Alan Foster called the meeting to order
2. Attendance
Ms. Courtney Andrews called the Attendance.

PRESENT:

Chairman Alan Foster
Member Martha Farley
Member Maurice Hill
Member Harold Jones (not eligible for voting due to training requirements)
Member John Mitchell

STAFF:

Ms. Lisa Jackson
Ms. Courtney Andrews
Mrs. Angie Larson

3. Rules of Procedures
Ms. Lisa Jackson read the Rules of Procedures.

Minutes

4. Approval of Minutes- September 2, 2021
Motion to approve the September 2, 2021, minutes made by **Member Hill**, Seconded by **Member Mitchell**
Voting Yea: **Member Hill, Member Farley, Member Mitchell, Chairman Foster**

Requests

5. Request by **Rick McAllister, agent for Featherfield LLC** for conditional use on Old Phoenix Road. [Map 104, Parcel 002, District 3]. * **Mr. Rick McAllister** represented this request. He explained that the proposed conditional use parcel is located on historic Scenic Loop Three, at the intersection of Old Phoenix and Wards Chapel. It includes the original site of Baldwin County Courthouse, also the Wards Chapel Church Cemetery, and the Alice Walker driving tour. If approved, the applicant feels that this project can become one of the county's "Stop, Look, and See places". He added that it could expand cultural opportunities and agricultural experiences. The proposed event venue, will include an open chapel and barn, to hold weddings and festival-related events. The area for the conditional use is

approximately 7 acres of a 24-acre parcel. They would also like to add a small provision market to one of the proposed buildings, which will be utilized by the guests on the site. **Mr. McAllister** stated that Featherfield will be a natural farm-like setting designed for the guest to enjoy nature and retreat from their busy lives. He explained that each parcel divided in the AG zoning must be at least 5 acres. They are requesting more than the 5 acres due to any unforeseen design constraints. The applicants are proposing a 25-foot buffer on both the Wards Chapel roadside and the adjacent residential property. **Mr. McAllister** indicated that event venues are included in the AG zoning with a conditional use permit.

Member Hill asked for an outline some of the additional uses. **Mr. McAllister** responded that owners are going to subdivide the parent parcel into agricultural lots per the AG zoning code requirements. He explained that they would have a pond, an onsite farmers market, and agricultural tracts for gardening. In addition, the owners plan to incorporate stormwater utilization for irrigation purposes. This project will give guests the opportunity to escape their “city life” and enjoy nature for the weekend. **Member Jones** asked where parking and the entrance into the project would be located. **Mr. McAllister** stated that all parking would be on the site having one main entrance onto the property.

Chairman Foster requested a maximum number of attendees for an event due to occasions where 200-300 people were anticipated, but 1500 attended. **Mr. McAllister** explained that each event dictates the attendees. However, it is not the owners' intention to have large-scale concerts or festivals. In the case of a big events, they would rent the necessary facilities to use on a temporary basis for accommodation.

The following people spoke in favor of the request and were given 3 minutes each.

Robert Murphy
Louise Murphy
Kathy Wardlaw

Mr. McAllister is working with the fire chief to install adequate fire protection. He explained that the provision store will be more of a pantry for the guests of the property. He stated that the traffic would be looked at more with the preliminary plat application. This would give them a better idea of what Wards Chapel is currently rated and how much traffic can be put in that area. He explained that the hours of operation could differ for the weekends. They will have individual wells located on the property that will help supplement the pond and dwelling units. **Member Mitchell** asked if there could be a limitation to hold the wedding events solely on the weekend to help prevent traffic. **Mr. Robert Murphy** (owner of Featherfield, LLC) stated that they would not envision a wedding event consisting of more than 150 people. **Chairman Foster** asked if there was a maximum number of guests that they wouldn't exceed. **Mrs. Louise Murphy** (owner of Featherfield, LLC) stated that they are looking to have an intimate venue. The maximum at a wedding wouldn't exceed more than 200 guests. In the event of having 1,500 guests, it would be a ticketed event and limited to the parking availability. She added that her ideal number for a wedding would be 130 guests. **Chairman Foster** stated that he wanted a maximum number to prevent having 1,000 guests. **Mrs. Murphy** stated that she had not done a lot of research but would not want more than 200 guests nor does she want wedding scheduled every weekend. **Member Farley** stated that she visited the site and was very impressed with the concept of a getaway.

Staff recommendation is for approval of the proposed conditional use located on Old Phoenix Road, and identified as Map 104, Part of Parcel 002 with the following conditions:

- 1. This conditional use approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.**
- 2. A 25-foot undisturbed vegetated buffer must be established along Wards Chapel Road and along the property lines that abut Map 104, Parcel 001 and Map 104, Parcel 024.**
- 3. The uses allowed under the conditional use shall be limited to those that conform with a barn style (event venue), open air chapel, parking, a residential dwelling and any other use or accessory use allowed within AG-1.**
- 4. Hours of operation shall not exceed 1:00am.**
- 5. Owners shall present a parking plan, prepared by a design professional which shall be approved by the Planning Director and executed prior to the issuance of a business registration.**

Motion to approve the request by **Rick McAllister, agent for Featherfield LLC** for conditional use on Old Phoenix Road identified as Map 104 Part of Parcel 002 with the following conditions and one amendment to 4. **Hours of operation shall not exceed 11:00pm Monday-Thursday:**

- 1. This conditional use approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.**
- 2. A 25-foot undisturbed vegetated buffer must be established along Wards Chapel Road and along the property lines that abut Map 104, Parcel 001 and Map 104, Parcel 024.**
- 3. The uses allowed under the conditional use shall be limited to those that conform with a barn style (event venue), open air chapel, parking, a residential dwelling and any other use or accessory use allowed within AG-1.**
- 4. Hours of operation shall not exceed 11:00pm Monday-Thursday and 1:00am on the weekends.**
- 5. Owners shall present a parking plan, prepared by a design professional which shall be approved by the Planning Director and executed prior to the issuance of a business registration.**

made by **Member Hill**, seconded by **Member Farley**.

Voting Yea: **Member Hill, Member Farley, Member Mitchell, Chairman Foster**

New Business

Future locations of the GAZA conferences.

Training for new board members.

Adjournment

The meeting adjourned at approximately 7:15 P.M.

Attest:

Lisa Jackson
Director

Alan Foster
Chairman