



# 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 Tuesday, July 9, 2019 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. Jonathan Gladden called the roll.

PRESENT:

Chairman James Marshall, Jr.

Member Martha Farley

Member Tim Pierson

Member Joel Hardie

STAFF:

Lisa Jackson

Courtney Andrews

Jonathan Gladden

3. Rules of Procedures

Ms. Courtney Andrews read the Rules of Procedures.

### Minutes

4. Approval of Minutes - Tabled until the August 1, 2019 Public Hearing Meeting

Motion made by Member Hardie, Seconded by Member Pierson

Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie

### Requests

5. Request by **Russell W. Wall, agent for Benjamin R. Griffith** for a rear yard setback variance at 212 Twisting Hill Rd. Presently zoned R-2. **[Map 111C, Parcel 024, District 4]. Request to withdraw without prejudice.**

**Staff recommendation is for approval of the request to withdraw without prejudice.**

Motion for approval made by Member Hardie, Seconded by Member Pierson

Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie

6. Request by **Scott & Tanya Bailey** for a side yard setback variance at 211 Landings Lane. Presently zoned R-2. **[Map 086A, Parcel 046, District 4]. Request to withdraw without prejudice.**

**Staff recommendation is for approval of the request to withdraw without prejudice.**

Motion for approval made by Member Hardie, Seconded by Member Farley  
Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie

7. Request by **Susanne L. Marshall** for a side yard setback variance at 126 Ardennes Drive. Presently zoned R-1. [**Map 103D, Parcel 208, District 4**]. Susanne Marshall represented this request. She stated that her lot is pie shaped and the existing house sits closer to the lake. Ms. Marshall explained that she wants to put a 2-car garage on the property. No one spoke in opposition of this request.

**Staff recommendation is approval of a 7-foot side yard setback variance, being 13 feet from right-side property and a 10-foot side yard setback variance, being 10 feet from the right-side property line when facing the lake.**

Motion for approval made by Member Pierson, Seconded by Member Hardie  
Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie

8. Request by **Lana G. Harris** for a side yard setback variance at 123 C Haralson Drive. Presently zoned R-2. [**Map 112B, Parcel 069, District 4**]. Jim Harris represented this request. He stated that they are requesting a variance for a storage room and craft closet. The existing house sits 2 feet off the line on the right side and they are proposing to go in 4 more feet to build a 14x20 room for storage. The addition will be 6 feet off the property line. No one spoke in opposition of this request.

**Staff recommendation is approval of a 14-foot side yard setback variance, being 6 feet from the right-side property line when facing the lake.**

Motion for approval made by Member Hardie, Seconded by Member Pierson  
Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie

9. Request by **James & Sandra Moss** for a side yard setback variance at 104 Horseshoe Circle. Presently zoned R-1R. [**Map 119B, Parcel 035, District 3**]. **Request to withdraw without prejudice.**

**Staff recommendation is for approval of the request to withdraw without prejudice.**

Motion for approval made by Member Pierson, Seconded by Member Farley  
Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie

10. Request by **Maude Hicks, agent for Deborah & Michael Farkas** to rezone 5.68 acres at Quiet Cove/Twin Bridges Road from AG-1 to R-2. [**Map 058, Parcel 019001, District 4**]. \*  
**Item has been removed from the agenda.**

**Staff recommendation is for approval to remove this item from the agenda.**

Motion for approval made by Member Hardie, Seconded by Member Farley  
Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie

11. Request by **Jerry L. & Jo Beth Simons** to rezone 4.90 acres at 391 Harmony Road from AG-1 to R-1. **[Map 072, Parcel 020002, District 1]**. \* Jeremy York represented this request. He stated that the applicants are his mother and father-in law. Mr. York added that they want split this property in two, and change the zoning from AG-1 to R-1 to build two separate family homes on each parcel. No one spoke in opposition of this request.

**Staff recommendation is for approval to rezone 4.90 acres from AG-1 to R-1 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.**

Motion for approval made by Member Hardie, Seconded by Member Farley  
Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie

12. Request by **James P. Key** to rezone 3.00 acres at 121 Crooked Creek Drive from R-2 to C-1. **[Map 110D, Parcel 045, District 3]**. \* **Request to withdraw without prejudice.**

**Staff recommendation is for approval of the request to withdraw without prejudice.**

Motion for approval made by Member Pierson, Seconded by Member Hardie  
Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie

13. Request by **James P. Key** to rezone 2.46 acres at 119 Crooked Creek Drive from R-2 to C-1. **[Map 110D, Parcel 046, District 3]**. \* **Request to withdraw without prejudice.**

**Staff recommendation is for approval of the request to withdraw without prejudice.**

Motion for approval made by Member Pierson, Seconded by Member Hardie  
Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie

14. Request by **James P. Key** to rezone 3.07 acres at 1127 Crooked Creek Road from R-2 to C-1. **[Map 110D, Parcel 047, District 3]**. \* **Request to withdraw without prejudice.**

**Staff recommendation is for approval of the request to withdraw without prejudice.**

Motion for approval made by Member Pierson, Seconded by Member Hardie  
Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie

15. Request by **James P. Key** to rezone 1.19 acres at 1117 Crooked Creek Road from R-2 to C-1. **[Map 110D, Parcel 049, District 3]. \* Request to withdraw without prejudice.**

**Staff recommendation is for approval of the request to withdraw without prejudice.**

Motion for approval made by Member Pierson, Seconded by Member Farley  
Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie

New Business

Ms. Jackson discussed the upcoming GAZA Conference in August in Savannah Georgia.

Adjournment

The meeting adjourned at 7:04 p.m.