



PUTNAM COUNTY PLANNING & DEVELOPMENT

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Minutes

Thursday, December 5, 2024 ♦ 6:30 pm

Opening

1. Call to Order

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, Assistant Director Courtney Andrews, Zoning Coordinator Angela Waldroup

3. Rules of Procedures

Chairman John Mitchell read the Rules of Procedures.

Minutes

4. Approval of Minutes- None.

Requests

5. Request by **Trevor J. Addison** for a left-side setback variance at 101 Emory Drive. Presently zoned R-2 [**Map 111A, Parcel 007, District 3**]. **Mr. Trevor J. Addison represented this request.**

Mr. Trevor J. Addison stated that he had purchased the house and wanted to make it presentable to the community. He mentioned that it is a triangular lot and the house was built in 90's and placed in the bottom left corner of the property. The only exterior door other than the front door is on the left side of the house leading to the existing driveway. He is attempting to put in a covered carport on the left side of the home and have access to the exterior door. To do that, he would need a variance.

No one spoke in opposition of this request.

Staff recommendation was for approval of an 14-foot side yard setback variance, being 16 feet from the left side property line at 101 Emory Drive [Map 111A, Parcel 007, District 3].

Motion: **Member Jones** made the motion to approve the 14-foot side yard setback variance, being 16 feet from the left side property line at 101 Emory Drive. [Map 111A, Parcel 007, District 3].

Second: **Member Atkinson**

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

The motion was approved by a vote of 4.

6. Request by **William R. Jeries Jr., agent for Danny Copelan, Uyvonna Copelan, and Drew Copelan** to rezone 150 acres at 612 Sparta Hwy from AG to C-2. [Map 092, Part of Parcel 017, District 2].* **Mr. William R. Jeries Jr. represented this request on behalf of the Copelans and Tri-County EMC.**

Mr. Jeries stated that they wanted to rezone 150 acres in order to complete the sale of part of the property. The 150 acres will be used by Tri-County EMC as a service center and will be constructed within the next couple of years. The property would house the facilities, trucks and equipment that is currently located next to the sheriff's office. They agreed to the conditions presented by Ms. Jackson and her staff but asked for clarification on the third condition. **No one spoke in opposition of this request.**

Ms. Jackson clarified that according to the ordinance, it was a condition of the ordinance that if it was approved, it would have to be re-recorded.

Member Jones asked, why was it so many acres and was that the only thing available for the site.

Mr. Jeries stated that they did an exhausted search in order to accommodate the future growth and provide proper service. The 150 acres is what they felt like they needed for now and the future.

Member Jones asked if they had any plans on putting in a solar field.

Mr. Jeries responded no and added that it was not in the plans. He added that there was a small one by the current office and there may be something similar to that added but there will not be a whole hillside of solar panels .

The following signed in to speak in favor of the request and was given 3 minutes to speak.

**Greg Mullis
Trevor J. Addison
Kyle Loche**

Staff Recommendation was for approval to rezone 150 acres from AG to C-2 at 612 Sparta Hwy [Map 092, Part of Parcel 017, District 2].*with the following conditions:

- 1. Use of the property shall be limited to a utility facility, which shall conform to the applicant's submitted concept plan.**
- 2. All utility vehicles and equipment must be stored in an enclosed building or a designated screened parking lot.**
- 3. This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of the approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development 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.**

Motion: **Member Hurt** made the motion to approve the request to rezone 150 acres at 612 Sparta Hwy from AG to C-2 [Map 092, Part of Parcel 017, District2].* with the following conditions:

1. **Use of the property shall be limited to a utility facility, which shall conform to the applicant's submitted concept plan.**
2. **All utility vehicles and equipment must be stored in an enclosed building or a designated screened parking lot.**
3. **This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of the approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development 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.**

Second: **Member Jones**

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

The motion was approved by a vote of 4.

Old Business

Request by **Jennifer Bass and James Walker Jr.** for a rear and side yard setback variance at 407 East River Bend Drive. **Presently zoned R-1R. [Map 120B, Parcel 004, District 3].* Mrs. Jennifer Bass represented this request.**

Ms. Bass stated that they submitted the drawing of the proposed plan. The issue was that they connected the deck of the pool to the retaining wall. They planned to bring it back into compliance and referred to the presented site plan.

Chairman Mitchell asked Ms. Bass to briefly address the greenery.

Ms. Bass stated that they had completely severed the deck from the retaining wall. They were putting in a greenspace complete with trees to bring it into compliance.

Mr. Butler stated that he was the landscape contractor for the project. Against the retaining wall, they planted 12 6-foot tall ever green screening trees to help buffer the lot nextdoor. They also had landscape shrubs and ground covers. The ground covers would resemble a lawn but wont require mowing or maintenance. Everything from the pool deck to the retaining wall would be planted material.

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

Anne Foster

Chairman Mitchell asked if the steps applies to the variance.

Ms. Jackson stated that the attorney addressed that the steps were not part of the structure at the last meeting.

Mr. Butler added that the entire job at the Bass residence was planned, permitted and passed all inspections up until that point. The reason they were there was because they connected the deck to the retaining wall. They acknowledged that and the planting plan was the resolution to create the buffer and disconnection as required.

There was no further discussion.

Staff Recommendation was for approval of a 4-foot rear yard setback variance, being 61 feet from the nearest point to the lake on the lower right-hand corner specially as shown on the attached site plan and a 3.75-foot side yard setback variance, being 11.75 feet from the right rear corner specially as shown on the attached site plan, when facing the lake at 407 East River Bend Drive [Map 120B, Parcel 004, District 3].*

Motion: **Member Jones** made the motion to deny the 4-foot rear yard setback variance, being 61 feet from the nearest point to the lake on the lower right-hand corner specially as shown on the attached site plan and a 3.75-foot side yard setback variance, being 11.75 feet from the right corner specially as shown on the attached site plan, when facing the lake at 407 East River Bend [Map 120B, Parcel 004, District 3].

Second: **None. The motion died for lack of a second.**

Motion: **Member Atkinson** made the motion to approval of a 4-foot rear yard setback variance, being 61 feet from the nearest point to the lake on the lower right-hand corner and a 3.75-foot side yard setback variance, being 11.75 feet from the right rear corner as shown on the site plan submitted with the application for variance, on condition that the improvements within and adjacent to the side setback depicted on the submitted site plan strictly comply with the actual improvements on the property, when facing the lake at 407 East River Bend Drive [Map 120B, Parcel 004, District 3].*

Second: **Chairman Mitchell**

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

Voting Nay: **Member Jones**

The motion was approved by a vote of 3 to 1.

New Business

None

Adjournment

Meeting adjourned at approximately 7:15 pm

Attest:

Lisa Jackson
Director

John Mitchell
Chairman