



PUTNAM COUNTY PLANNING & DEVELOPMENT

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Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, August 5, 2021, at 6:30 P.M. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Opening

1. Call to Order
Vice-Chairman Tim Pierson called the meeting to order
2. Attendance
Ms. Courtney Andrews called the Attendance.

PRESENT:

Vice-Chairman Tim Pierson
Member Maurice Hill, Jr.
Member Martha Farley
Member John Mitchell

STAFF:

Ms. Lisa Jackson
Ms. Courtney Andrews
Mrs. Kenteria Williams

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

Minutes

4. Approval of Minutes- July 1, 2021
Motion to approve the July 1, 2021, minutes made by **Member Hill**, Seconded by **Member Mitchell**
Voting Yea: **Vice-Chairman Pierson, Member Hill, Member Farley, Member Mitchell**

Requests

5. Request by **Wallace Gerald Wright** for a side yard setback variance at 149 Collis Marina Road. Presently zoned R-1 [**Map 104B, Parcel 013, District 3**]. **Mr. Wright** represented this request. He stated that they were requesting a variance to build their retirement home. The property has a double wide and propane tank that they plan to remove. **Mr. Wright** added that they wanted to make this lot their permanent home. He specified that the front left of the home would be 10 feet from the property line; the left rear would be 15 feet from the property line; and the right side of the home would be 16 feet from the property line. **No one spoke in opposition of this request.**

Staff recommendation is for approval of a 4-foot side yard setback variance being 16 feet from the right-side property line, when facing the lake; and a 5-foot side yard setback being 15 feet from the left rear corner, when facing the lake; and a 10-foot side yard setback variance being 10 feet from the left front corner, when facing the lake at 149 Collis Marina Road [Map 104B, Parcel 013, District 3].

Motion to approve the request by **Wallace Gerald Wright** for a 4-foot side yard setback variance being 16 feet from the right-side property line, when facing the lake; and a 5-foot side yard setback being 15 feet from the left rear corner, when facing the lake; and a 10-foot side yard setback variance being 10 feet from the left front corner, when facing the lake at 149 Collis Marina Road made by **Member Hill**, seconded by **Member Farley**.

Voting Yea: **Vice-Chairman Pierson, Member Hill, Member Farley, Member Mitchell**

6. Request by **Thomas Ralston** for a rear yard setback variance at 189 S. Spring Road. Presently zoned R-2 [Map 115C, Parcel 019, District 3]. **Mrs. Gwen Ralston** represented this request. She stated that staff came out to view the property. She added that she does not have a back door facing the lake. The space facing the road is located behind a retention wall. The wall limited them when they added on to the house in the 90s. **Mrs. Ralston** stated that they get a lot of sun from the lakeside that reflects from the lake and enters through their living room windows. She added that they also experience rain hitting the windows. **Mrs. Ralston** explained that the porch would help solve their energy efficiency issue in the house. It gets 10-15 degrees hotter in this location other than the rest of the house. She stated that she has replaced the bay windows twice because of the damage and this will be the third time. She specified that if they had a porch or overhang, it would solve the problem and give them access to the view to the lake. **No one spoke in opposition of this request.**

Staff recommendation is for denial of a 24-foot rear yard setback variance, being 41 feet to the nearest point to the lake at 189 S. Spring Road [Map 115C, Parcel 019].

Motion to deny the request by **Thomas Ralston** for a 24-foot rear yard setback variance, being 41 feet to the nearest point to the lake at 189 S. Spring Road made by **Member Hill** and seconded by **Member Farley**.

Voting Yea: **Vice-Chairman Pierson, Member Hill, Member Farley, Member Mitchell**

7. Request by **Thomas W Gardner** for a side and rear yard setback variance at 348A Cold Branch Road. Presently zoned R-2 [Map 112C, Parcel 009, District 4]. **The applicant is requesting to withdraw without prejudice.** No one spoke in opposition of this request.

Staff recommendation is for approval to withdraw without prejudice at 348A Cold Branch Road [Map 112C, Parcel 009, District 4].

Motion to approve the request by **Thomas W Gardner** to withdraw without prejudice at 348A Cold Branch Road made by **Member Mitchell** and seconded by **Member Hill**.

Voting Yea: **Vice-Chairman Pierson, Member Hill, Member Farley, Member Mitchell**

8. Request by **Mt. Pleasant Baptist Church** for a side yard setback variance at 1628 Godfrey Road NW. Presently zoned AG. [Map 016, Parcel 015, District 1]. **Mr. Jessie Little** represented this request. He stated that they are finally financially able to make additions to

their church. They proposed to enlarge the fellowship hall, pastor's study, and kitchen as well as add some classrooms. They requested a 10-foot side variance on the right side of the building so that they can begin the additions. **Mr. Little** added that they could not place the addition to the left side of the building because it would significantly decrease the parking and it is unsafe to park on the street. He explained that they could only extend 10 feet to the rear due to the location of the septic system, drain lines, and cemetery. The only option would be to add to right side. **No one spoke in opposition of this request.**

Staff recommendation is for approval of a 10-foot side yard setback variance, being 10 feet from the right-side property line at 1628 Godfrey Road [Map 016, Parcel 015, District 1].

Motion to approve the request by **Mt. Pleasant Baptist Church** for a 10-foot side yard setback variance, being 10 feet from the right-side property line at 1628 Godfrey Road made by **Member Farley** and seconded by **Member Mitchell**.

Voting Yea: **Vice-Chairman Pierson, Member Hill, Member Farley, Member Mitchell**

9. Request by **SDH Atlanta LLC, Agent for Maddox Family Partnership LLLP** for a side yard setback variance on Old Phoenix Road. Presently zoned AG. **[Map 106, Parcel 002, District 2]. Attorney Jay Dell** represented this request. He stated that they had a request for both a variance and a rezoning. He added that SDH has a contract to purchase the property contingent upon getting the property rezone. The intent is to rezone the property to R-PUD. They are also requesting a 10-foot side yard variance. They plan to build 53 ranch style homes between 1,400 and 2,500 square feet. All homes will have 3-4 bedrooms and a 2-car garage. The target price is in the low 200s, and the target market is local families and workers. This project is immediately adjacent to the Phoenix Crossing Subdivision. They are hoping to get the same side setbacks of Phoenix Crossing. **Attorney Dell** added that Phoenix Crossing averages about 5 sales per month and will have all the lots sold by the end of September. He stated that if everything goes as planned, this project will begin in the Spring of 2022. It will be the "Sister Community" of Phoenix Crossing, with separate covenants and HOAs. He explained that there would be an entrance on Old Phoenix Road and Garrett Road, in Phoenix Crossing. **No one spoke in opposition of this request.**

Staff recommendation is for approval of a 10-foot side yard setback variance, being 10 feet from the left and right-side property line on Old Phoenix Road [Map 106, Parcel 006, District 2].

Motion to approve the request by **SDH Atlanta LLC, Agent for Maddox Family Partnership LLLP** for a 10-foot side yard setback variance, being 10 feet from the left and right-side property line on Old Phoenix Road made by **Member Farley** and seconded by **Member Hill**.

Voting Yea: **Vice-Chairman Pierson, Member Hill, Member Farley, Member Mitchell**

10. Request by **SDH Atlanta LLC, agent for Maddox Family Partnership LLLP** to rezone 29.54 on Old Phoenix Road from AG to R-PUD. **[Map 106, Parcel 002, District 2]. * Attorney Jay Dell** represented this request. He stated that the intent is to develop the property the same as Phoenix Crossing. He added that the proposed use was suitable for the zoning and development of neighboring properties. It will not affect the value of nearby or adjacent properties and is consistent with the future comprehensive plan. They will acquire

both water and sewer from Piedmont Water. **Attorney Dell** stated that the Phoenix Crossing Subdivision has been a vibrant neighborhood that has taken off and it shows a need for this type of housing. **No one spoke in opposition of this request.**

Staff recommendation is for approval to rezone 29.54 acres from AG to R-PUD on Old Phoenix Road [Map 106, Parcel 006, District 2] with the following conditions:

- (1) The developer shall construct a deceleration lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the main entrance on Old Phoenix Road.**
- (2) Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the County.**

Motion to approve the request by **SDH Atlanta LLC, agent for Maddox Family Partnership LLLP** to rezone 29.54 acres from AG to R-PUD on Old Phoenix Road [Map 106, Parcel 006, District 2] with the following conditions:

- (1) The developer shall construct a deceleration lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the main entrance on Old Phoenix Road.**
- (2) Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the County.**

made by **Member Hill** and seconded by **Member Mitchell**.

Voting Yea: **Vice-Chairman Pierson, Member Hill, Member Farley, Member Mitchell**

11. Request by **Duane Gentes** to rezone 5.40 acres on Emory Drive from R-1 to R-2. [**Map 111, Parcel 001044, District 4**]. * **Mr. Duane Gentes** represented this request. He stated that he owns two pieces of property, and he would like to join them together. He would like to rezone the 5.40 acres to R-2. He added that he wanted to place a garage on the property, but he couldn't because the 5.40-acre lot didn't have a primary residence. It will be the same zoning as the property where his home is located. No one spoke in opposition of this request.

Staff recommendation is for approval to rezone 5.40 acres from R-1 to R-2 on Emory Drive [Map 111, Parcel 001044, District 4].

Motion to approve the request by **Duane Gentes** to rezone 5.40 acres on Emory Drive from R-1 to R-2 made by **Member Mitchell** and seconded by **Member Hill**.

Voting Yea: **Vice-Chairman Pierson, Member Hill, Member Farley, Member Mitchell**

The following items 12-13 were heard as one before the board.

12. Request by **James Stiff, Goodwill Industries of Middle Georgia, Inc., Agent for Peggy Allen & Susan Fox** to rezone 66.56 acres at 916 Harmony Road from AG to C-PUD. [**Map 103, Parcel 001001, District 3**]. * **Mr. James Stiff** represented this request. He stated that he was the president of Goodwill Industries of Middle Georgia. They are requesting to rezone the 71 acres so that they can complete the purchase of the property on Harmony Road, to create a campus for Goodwill and Helms College. Helms College is affiliated with Goodwill. He added that they came to Putnam County in 2010 with the Goodwill store and has since expanded to Milledgeville. They would like to grow their presence on the lake. They had a plan to create an agritourism campus, where the students could learn about

culinary agriculture and be involved with an agritourism business. They would also have applied learning on the farm that would be a part of the campus, and an applied learning area for students in the school of hospitality. He explained that they are developing a bachelor's degree in hospitality management. It would be applied learning in a hotel and villas. **Mr. Stiff** stated that they were working on an agreement to develop a hotel that would allow for planned applied learning for the students. The front of the property would have a town center where they would create new economic energy for the community. He added that they would also have Goodwill businesses and relocate the Goodwill retail store from Lake Oconee Parkway. He stated that he has had community outreach meetings and gained a lot of insight on the project. **Mrs. Ellen Garland** explained that the proposed development includes: a town center, green space for community gatherings, retail, restaurants, institutional use for Helms College, Hotel and Retreat Center, gardens, plants, outdoor amenities, as well as a housing component. She added that the project is expected to move forward in multiple stages and will be completed based on market conditions. **Mrs. Garland** stated that they intend on implementing staff recommendations based on the traffic study. She added that the only additional request they had was to use Lakemore for gated golf cart access. **Member Mitchell** asked Mrs. Garland to explain the duration of the phases. **Mrs. Garland** stated that they were expecting a 3–4-year buildout with multiple phases. This will be based on the market conditions for the various uses.

At this time those who signed in to speak in favor of the request, were given 3 minutes.

Rush Atly
Tom Fry

At this time those who signed in to speak in opposition of the request, were given 3 minutes.

Tammy Calloway

At this time Mr. Stiff used the remainder of his time. He thanked those who spoke on their behalf and assured the homeowners in opposition that they will follow all requirements of the county. He stated that they own a farm in Grovetown and are involved in some of the things Mrs. Calloway mentioned. He added that they are working with a third party for the hotel. Mr. Stiff explained that the students will only be there when they have applied learning when it is appropriate for their curriculum. There will be professional teams that will operate the various enterprises. He stated that their goal is to exceed expectations.

Staff recommendation is for approval to rezone 66.56 acres from AG to C-PUD at 916 Harmony Road [Map 103, Parcel 001001, District 3] with the following conditions:

- (1) The developer shall construct a deceleration lane and turn lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the two main entrances on Harmony Road. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county. It shall be completed by the developer prior to the completion of phase one.**
- (2) The developer shall direct construction traffic through the second main entrance located the farthest away from the intersection of Harmony Road and Hwy 44.**
- (3) There shall be no car or truck entrance/exit located on Lakemore Road. There shall be a locked gate for golf cart entrance only.**

(4) Only a gated and locked Emergency Exit shall be located on Lake Drive.

Motion to approve the request by **James Stiff, Goodwill Industries of Middle Georgia, Inc., Agent for Peggy Allen & Susan Fox** to rezone 66.56 acres at 916 Harmony Road from AG to C-PUD with the following conditions:

- (1) The developer shall construct a deceleration lane and turn lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the two main entrances on Harmony Road. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county. It shall be completed by the developer prior to the completion of phase one.
 - (2) The developer shall direct construction traffic through the second main entrance located the farthest away from the intersection of Harmony Road and Hwy 44.
 - (3) There shall be no car or truck entrance/exit located on Lakemore Road. There shall be a locked gate for golf cart entrance only.
 - (4) Only a gated and locked Emergency Exit shall be located on Lake Drive.
- made by **Member Hill** and seconded by **Member Mitchell**.
Voting Yea: **Vice-Chairman Pierson, Member Hill, Member Farley, Member Mitchell**

13. Request by **James Stiff, Goodwill Industries of Middle Georgia, Inc., Agent for Peggy Allen & Susan Fox** to rezone 5 acres at 916 Harmony Road Parcel A from AG to C-PUD. [Map 103, Parcel 001, District 3]. *

Staff recommendation is for approval to rezone 5 acres from AG to C-PUD at 916 Harmony Road [Map 103, Parcel 001001, District 3] with the following conditions:

- (1) The developer shall construct a deceleration lane and turn lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the two main entrances on Harmony Road. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county. It shall be completed by the developer prior to the completion of phase one.**
- (2) The developer shall direct construction traffic through the second main entrance located the farthest away from the intersection of Harmony Road and Hwy 44.**
- (3) There shall be no car or truck entrance/exit located on Lakemore Road. There shall be a locked gate for golf cart entrance only.**
- (4) Only a gated and locked Emergency Exit shall be located on Lake Drive.**

Motion to approve the request by **James Stiff, Goodwill Industries of Middle Georgia, Inc., Agent for Peggy Allen & Susan Fox** to rezone 5 acres at 916 Harmony Road from AG to C-PUD with the following conditions:

- (1) The developer shall construct a deceleration lane and turn lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the two main entrances on Harmony Road. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county. It shall be completed by the developer prior to the completion of phase one.
- (2) The developer shall direct construction traffic through the second main entrance located the farthest away from the intersection of Harmony Road and Hwy 44.

(3) There shall be no car or truck entrance/exit located on Lakemore Road. There shall be a locked gate for golf cart entrance only.

(4) Only a gated and locked Emergency Exit shall be located on Lake Drive.
made by **Member Hill** and seconded by **Member Mitchell**.

Voting Yea: **Vice-Chairman Pierson, Member Hill, Member Farley, Member Mitchel**

New Business

The Summer GAZA Conference

Adjournment

The meeting adjourned at approximately 7:23 P.M.

Attest:

Lisa Jackson
Director

Alan Foster
Chairman