



PUTNAM COUNTY PLANNING & DEVELOPMENT

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Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, March 07, 2019 at 6:30 in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Opening

1. Call to Order
Mr. Frederick Ward called the meeting to order.
2. Attendance
Mrs. Karen Pennamon called the roll.

PRESENT

Vice Chairman Frederick Ward
Member Martha Farley
Member Tim Pierson
Member Joel Hardie

STAFF:

Lisa Jackson
Karen Pennamon
Courtney Andrews

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

Minutes

4. Approval of Minutes - February 12, 2019

Requests

5. Request by **Pamlico Pool Co., agent for Will & Kim Dopson** for a rear yard setback variance at 116 Copelan Landing Drive. Presently zoned R-1. [**Map 104A, Parcel 075, District 3**]. Mr. Jody Harper represented this request. Mr. Harper stated the applicants are requesting a variance to install a pool on the property for recreation and therapeutic reasons. Member Pierson stated that he had spoken to Mrs. Dopson when he visited the property, and this is a reasonable request based on the topography of the land in the rear. Ms. Jackson stated that due to the location of the house and contour of the lake, regardless of where the pool is placed it will require them to get a variance. Mr. Ward stated that he had visited the property and has no problems with the request. Ms. Farley stated she had also visited the property and it is going to be a very small pool. No one spoke in opposition to this request.

Staff recommendation is for approval of a 32-foot rear yard setback variance, being 68 feet from the nearest point to the lake.

**Motion for approval made by Member Pierson, Seconded by Member Farley.
Voting Yea: Vice Chairman Ward, Member Farley, Member Pierson, Member Hardie**

6. Request by **Tyrone & Dana King** for a rear yard setback variance at 515 Old Phoenix Road. Presently zoned AG-1. [Map 103D, Parcel 164, District 3]. **Request to withdraw without prejudice.**

**Motion for approval to withdraw without prejudice made by Member Pierson,
Seconded by Member Farley.
Voting Yea: Vice Chairman Ward, Member Farley, Member Pierson, Member Hardie**

7. Request by **Frank & Pam Stratton** for a side yard setback variance at 146 South Leisure Lane, SE. Presently zoned R-1. [Map 086b, Parcel 005, District 4]. Mr. Frank Stratton represented this request. He stated that they are requesting a variance to build a garage and workshop on the side of their property. Mr. Stratton added that the property is very narrow where the project is planned so they have worked with Ms. Jackson and Mrs. Pennamon to get an acceptable limit from the property line. He stated they are requesting a 10-foot side yard setback variance, being 10 feet from the left side property line and an 8-foot side yard setback variance, being 12 feet from the right-side property line when facing the lake. Ms. Farley asked if they would be using a shared driveway with a neighbor because the property is narrow. Mr. Stratton responded they have separate driveways when you get down to the property. Mr. Farley asked if there would be enough room to go in and out of the garage. Mr. Stratton responded that the vehicles that they have will be able to maneuver in and out without a problem. No one spoke in opposition to this request.

Staff recommendation is for approval of a 10-foot side yard setback variance, being 10 feet from the left-side property line and an 8-foot side yard setback variance, being 12 feet from the right-side property line when facing the lake.

**Motion for approval made by Member Hardie, Seconded by Member Farley.
Voting Yea: Vice Chairman Ward, Member Farley, Member Pierson, Member Hardie**

8. Request by **Scott Mappes** for a side yard setback variance at 231 Jefferson Road. Presently zoned R-1. [Map 098A, Parcel 118, District 3]. Mr. Scott Mappes represented this request. Mr. Mappes stated that they are requesting a building addition onto the left side of the existing house for a music room/office to accommodate a baby grand piano. Mr. Mappes added that he is requesting a 5-foot side yard setback variance, being 15 feet from the left side property line when facing the lake. Mr. Pierson stated that he has spoken to Mr. Mappes when he visited that property, and this is no other place to build the addition. He added that the addition will be more than 25 feet that is required from the branch in that area. Mr. Pierson stated that he had no problems with the request. No one spoke in opposition to this request.

Staff recommendation is for approval of a 5-foot side yard setback variance, being 15 feet from the left-side property line when facing the lake.

**Motion for approval made by Member Pierson, Seconded by Member Hardie.
Voting Yea: Vice Chairman Ward, Member Farley, Member Pierson, Member Hardie**

9. Request by **Rick McAllister, agent for Switchgrass Plantation, LLC** to rezone 4.78 acres at 481 Pea Ridge Road from AG-1 to AG-2. [**Map 090, part of Parcel 008, District 2**]. Mr. Rick McAllister represented this request. He stated that the adjacent property owner, LA Development would like to purchase 4.78 acres out of this 9.38-acre parcel to combine with an adjacent AG-2 parcel. The 4.78 acres must be rezoned to AG-2 to combine with this parcel which is in the Overlook at Pea Ridge Subdivision, so that the lot size complies with the minimum lot size requirements in this district. Mr. McAllister stated that the applicant is also requesting to combine the remaining 4.60 acres with a larger AG-1 parcel on the west side to avoid creating a nonconforming parcel. Ms. Jackson commented currently this is a nonconforming 9.38-acre lot due to the minimum lot size in AG-1 being 20 acres and it must be rezoned or combined with another parcel. No one spoke in opposition to this request. Ms. Jackson recommended a change to the staff recommendation.

Member Farley made a motion for approval to rezone 4.78 acres from AG-1 to AG-2 according to the amended staff recommendation, Seconded by Member Pierson to rezone 4.78 acres from AG-1 to AG-2 with the following conditions: (1) the 4.78 acres must be combined with the adjacent parcel: Map 089, Parcel 024 and the remaining 4.60 acres must be combined with the adjacent parcel: Map 090, Parcel 001 and the acres cannot be used or sold as a standalone parcels, (2) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

Voting Yea: Vice Chairman Ward, Member Farley, Member Pierson, Member Hardie

New Business
None

Adjournment
Meeting Adjourned at 7:00 p.m.

Attest:

Lisa Jackson
Director

Frederick Ward
Vice Chairman