

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Tuesday, June 16, 2020 ♦ 6:30 PM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Tuesday, June 16, 2020 at approximately 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

Chairman Billy Webster
Commissioner Kelvin Irvin
Commissioner Daniel Brown
Commissioner Bill Sharp

STAFF PRESENT

County Attorney Adam Nelson
County Manager Paul Van Haute
County Clerk Lynn Butterworth
Planning & Development Director Lisa Jackson

Opening

1. Welcome - Call to Order

Chairman Webster called the meeting to order at approximately 6:31 p.m.
(Copy of agenda made a part of the minutes on minute book page _____.)

2. Approval of Agenda

Motion to approve the Agenda.

Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp

3. Invocation

County Attorney Adam Nelson gave the invocation.

4. Pledge of Allegiance (KI)

Commissioner Irvin led the Pledge of Allegiance.

Zoning/Public Hearing

Chairman Webster opened the Public Hearing at approximately 6:34 p.m. County Attorney Nelson read the rules for public hearings. Chairman Webster read the agenda items and advised that items 5-9 will be taken together.

5. Request by Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC to rezone 2.14 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 030, District 3] (staff-P&D)
6. Request by Howard McMichael, agent for Lick Creek Holding's LLC to rezone 21.40 acres on Collis Road from AG-1 to RM-3. [Map 104, Parcel 032001, District 3] (staff-P&D)
7. Request by Howard McMichael, agent for Mallard's Overlook, LLC to rezone 29.58 acres on Collis Road from AG-1 to RM-3. [Map 104, Parcel 032, District 3] (staff-P&D)
8. Request by Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC to rezone 3.5 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 033, District 3] (staff-P&D)
9. Request by Howard McMichael, agent for Oconee Overlook, LLC to rezone 0.63 acres/27,298 square feet on Doug Lane from R-1 to RM-3. [Map 104B, Parcel 001, District 3] (staff-P&D)

The following individuals spoke in support of the rezoning requests:

Doug Dillard - submitted documents and presented the requested conditions of the applicant.

1. The hotel concept plans (substantially conform) may be built with townhomes, condominiums, cottages and accessory buildings on Map 104 Parcel 032, Map 104 Parcel 033 and Map 104B Parcel 001. The Building Permit for the primary Hotel structure on Map 104 Parcel 032 shall be issued prior to any permits for townhomes, condominiums, cottages, and accessory buildings on Map 104 Parcel 032, Map 104 Parcel 033, and Map 104B Parcel 001.
2. RM-3 zoning shall apply to Map 104 Parcel 032001 and Map 104 Parcel 030.
3. Primary access shall be from Collis Road. Emergency access shall be from Collis Marina Road and shall be restricted via signage or gate.
4. 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 of parcels identified as Map 104 Parcel 030, Map 104 Parcel 032, Map 104 Parcel 032001, Map 104 Parcel 033, and Map 104B 001.

Josh Sprayberry

Lauren Sprayberry

Walter C. Rocker, III, on behalf of the Putnam Development Authority

Cynthia Wallace

Brandon Burgess

Howard McMichael

The following individuals spoke against these items:

Pete Wardlaw (submitted documents)

Ron Ryland

Denise Moore

Mark Jones

Mark Street

Kathy Wardlaw

Kitty Burgess (submitted documents)

Danny Cook

Kristie McLeod

Jeff McLeod

Steve Burgess (submitted documents)

Paul Reeves

Lori Reeves

Sonya Cook

Mr. Dillard used the remainder of his time for rebuttal.

Staff recommendation was for approval of the proposed rezoning, subject to the following conditions:

1. To restrict the available uses of the property as follows:
 - a. Hotel
 - i. The hotel shall substantially conform to the submitted scaled conceptual plans and renderings submitted in support of the proposed rezoning application, to include the buildings, ingress and egress improvements, and other structures;
 - ii. No more than ten percent (10%) of the total number of guest rooms may contain stoves, conventional ovens or full-size refrigerators (larger than 11.5 cubic feet). No more than ten percent (10%) of the total number of guest rooms shall be rented or leased by the same person for continuous periods in excess of ten (10) days;
 - iii. Buildings shall be constructed of brick and/or stacked stone on all sides. The hotel building may utilize contrasting architectural metal panels or accents;
 - iv. Not to exceed the proposed total of 175 room as stated in the application. Any increase beyond this total will require approval from the Board of Commissioner;
2. The application of green infrastructure (bioswales/biorention, etc) in combination of water quality retention ponds, will require implementation to minimize the negative effects of imperviousness and stormwater runoff to the water quality of Lake Oconee. The Georgia Stormwater Manual will be applied to the project under review. The manual's water quality template will be used to assess the various water quality BMP options.
3. Provide at least one 3-inch caliper tree per 3 parking spaces. Trees shall be placed in tree islands within the footprint of the parking lot. Location of trees shall be determined by the county during the site development review (LDP phase). Provide

- two 3-inch caliper trees per 100 feet on the shoulder of all roadways within the development. Trees to be placed on both sides of all internal roads. Specific location of the trees adjacent to the internal roads to be determined by the county during the site development review process. These tree plantings shall not preclude the developer from installing additional vegetation as he/she deems appropriate.
4. Provide a 25-foot-wide densely planted landscape buffer along the property line on Doug Lane and where the property abuts residential parcels on Collis Marina Road. The additional plantings shall provide a 75% buffer within 3 years of planting. Landscape plan and species to be approved during the development review phase.
 5. Emergency exit required on Collis Marina Road. Emergency exit shall not be paved. "Grass Crete" or similar product shall be used as the surface treatment for this access. A removable bollard (s) or similar barrier shall be used with only emergency services being provided entryway.
 6. Preserve a 20' non-buildable strip along the Collis Road frontage measured from edge of right-of-way. The purpose of this condition is for future county acquisition as right-of-way.
 7. A minimum of 65 feet building setback from Lake Oconee will be required. This includes all structures and stormwater management facilities. Walkways/paths and boat docks are excluded from this setback requirement.
 8. Development shall have only one (1) vehicular access. Access shall be from Collis Road.
 9. Map 104, parcel 030, map 104 parcel 032, map 104 parcel 032001, map 104, parcel 033 and map 104 B, parcel 001, must be combined and cannot be used or sold as a standalone parcel.
 10. 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.

Chairman Webster made some comments and asked questions, referencing two articles from *The Eatonton Messenger* and reading some passages from Mr. Dillard's book, *Zoning and Land Use Law in Georgia*.

Motion to approve the following rezoning requests by Mr. Howard McMichael, agent for Oconee Overlook, LLC, Lick Creek Holdings, LLC, and Mallard's Overlook, LLC:

- **2.14 acres on Collis Road from R-1 to RM-3 [Map 104, Parcel 030]**
- **21.40 acres on Collis Road from AG-1 to RM-3 [Map 104, Parcel 032001]**
- **29.58 acres on Collis Road from AG-1 to RM-3 [Map 104, Parcel 032]**
- **3.5 acres on Collis Road from R-1 to RM-3 [Map 104, Parcel 033]**
- **0.63 acres on Doug Lane from R-1 to RM-3 [Map 104B, Parcel 001]**

with the following conditions:

- 1. The hotel concept plans (substantially conform) may be built with townhomes, condominiums, cottages and accessory buildings on Map 104 Parcel 032, Map 104 Parcel 033 and Map 104B Parcel 001. The Building Permit for the primary Hotel structure on Map 104 Parcel 032 shall be issued prior to any permits for townhomes, condominiums, cottages, and accessory buildings on Map 104 Parcel 032, Map 104 Parcel 033, and Map 104B Parcel 001.**
- 2. RM-3 zoning shall apply to Map 104 Parcel 032001 and Map 104 Parcel 030.**

3. **Primary access shall be from Collis Road. Emergency access shall be from Collis Marina Road and shall be restricted via signage or gate.**
4. **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 of parcels identified as Map 104 Parcel 030, Map 104 Parcel 032, Map 104 Parcel 032001, Map 104 Parcel 033, and Map 104B 001.**

Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp

(Copy of documents made a part of the minutes on minute book pages _____ to _____.)

Public Hearing ended and the meeting recessed at approximately 8:37 p.m.

Meeting reconvened at approximately 8:47 p.m.

Regular Business Meeting

10. Public Comments

None

11. Consent Agenda

- a. Approval of Minutes - June 5, 2020 Regular Meeting (staff-CC)
- b. Approval of Minutes - June 5, 2020 Executive Session (staff-CC)
- c. Approval of Minutes - June 5, 2020 Called Meeting (staff-CC)
- d. Authorization for Chairman to sign ACCG Group Health Benefits Program Health Promotion & Wellbeing Grant Application (staff-HR)

Motion to approve the Consent Agenda.

Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.

Voting Yea: Chairman Webster, Commissioner Irvin, Commissioner Sharp

Commissioner Brown stepped out of the room.

(Copy of application made a part of the minutes on minute book page _____.)

Reports/Announcements

12. County Manager Report

No report.

13. County Attorney Report

No report.

14. Commissioner Announcements

Commissioner Irvin: none

Commissioner Brown: none

Commissioner Sharp: none

Chairman Webster: none

Closing

15. Adjournment

Motion to adjourn the meeting.

Motion made by Commissioner Irvin, Seconded by Commissioner Sharp.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp

Meeting adjourned at approximately 8:50 p.m.

ATTEST:

Lynn Butterworth
County Clerk

Billy Webster
Chairman