

# PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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## Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, January 03, 2019 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

### Opening

#### 1. Call to Order

Mr. James Marshall, Jr. called the meeting to order.

#### 2. Attendance

Mr. Jonathan Gladden called the roll.

#### Present

Chairman James Marshall  
Member Frederick Ward  
Member Alan Oberdeck

#### Absent

Member Tommy Brundage  
Member Joel Hardie

#### Staff

Director Lisa Jackson  
Administrative Assistant Karen Pennamon  
Administrative Technician Jonathan Gladden  
Permit Technician Courtney Andrews

#### 3. Rules of Procedures

Ms. Courtney Andrews read the Rules of Procedures.

### Minutes

#### 4. Approval of Minutes - December 6, 2018

Motion for approval made by Member **Oberdeck**, Seconded by Member **Ward**.

Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Oberdeck**

### Requests

5. Request by **Allen S. & Linda F. Mason** for a rear yard setback variance at 202 Winding River Road. Presently zoned R-1R [**Map 123D, Parcel 023, District 3**].

**Mr. Allen Mason** represented this request. **Mr. Mason** stated that they are requesting a 11-foot rear yard setback variance, being 89 feet from the nearest point to the lake to construct a 16x30 square foot swimming pool. He stated that the builder of the existing house constructed it on the 100-foot setback line from the lake and a variance is required to construct the pool between the Georgia Power property line and the back of the house. **Mr. Oberdeck** stated that he had visited the property and the proposed location is the only suitable place for the pool. No one spoke in opposition to this request.

Staff recommendation is for approval of an 8-foot rear yard setback variance, being 92-feet from the nearest point to the lake.

Motion for approval of staff recommendation made by Member **Oberdeck**, Seconded by Member **Ward**.

Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Oberdeck**

6. Request by **Kevin J & Linda Lords** for a side yard setback variance at 113A South Shore Road. Presently zoned R-2. [**Map 084A, Parcel 003, District 4**].

**Mr. Kevin Lords** represented this request. **Mr. Lords** stated that he is requesting a 5-foot side yard setback variance, being 15 feet from the right-side property line when facing the lake to construct a 12x36 foot addition onto the existing house. He stated that the existing house was built close to the side property lines and they will not impede any closer than 15 feet from the property line to construct the addition. **Mr. Lord** added that he has obtained approval from the health department to utilize the existing septic system for the addition. He stated that the variance approval will allow for better utilization of his property. **Mr. Oberdeck** stated that he had visited the property and 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 right-side property line when facing the lake.

Motion for approval made by Member **Oberdeck**, Seconded by Member **Ward**.

Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Oberdeck**

7. Request by **Greg Waddell, agent for Gerald R. Grady** for a side yard setback variance at 376 Possum Point Drive. Presently zoned R-2. [**Map 088B, Parcel 179, District 4**].

**Greg Waddell** represented this request. He stated that the applicant is requesting a 9-foot side yard setback variance, being 11 feet from the left side property line and a 6-foot side yard setback variance, being 14 feet from the right-side property line when facing the lake to construct a house. **Mr. Waddell** stated that there are two old existing structures on the property. He added that the existing septic system is in the rear of the property just inside the 100-foot setback. **Mr. Waddell** stated that this is a pie shaped lot and in order to stay out of the 100-foot setback in the rear of the property, a variance is required. **Mr. Oberdeck** stated that he had visited the property and he had no problems with the

request. **Mr. Ward** asked if the two-existing structure were going to be removed. **Mr. Waddell** replies yes. No one spoke in opposition to this request.

Staff recommendation is for approval of a 9-foot side yard setback variance, being 11 feet from the left side property line and a 6-foot side yard variance, being 14 feet from the right-side property line when facing the lake.

Motion for approval made by Member **Oberdeck**, Seconded by Member **Ward**.  
Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Oberdeck**

8. Request by **Chris Howington** for a side and rear yard setback variance at 315 Thomas Drive. Presently zoned R-2. [**Map 056C, Parcel 085, District 4**].  
**Mr. Chris Howington** represented this request. **Mr. Howington** stated that he is requesting a 5.4-foot side yard setback variance, being 14.6 feet from both side property lines and a 20-foot rear yard setback variance, being 80 feet from the nearest point to the lake to construct a house and garage. He stated that this is a pie shaped lot that narrows toward the road. **Mr. Howington** stated that there is an existing old house on the property which has been condemned. He added that he is requesting to build in the same location as the existing house. **Mr. Ward** stated that he had visited the property and had no problems with the request. No one spoke in opposition to this request.

Staff recommendation is for approval of a 5.4-foot side yard setback variance, being 14.6 feet from both side property lines and a 20-foot rear yard setback variance being 80 feet from the nearest point to the lake.

Motion for approval made by Member **Oberdeck**, Seconded by Member **Ward**.  
Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Oberdeck**

New Business

Adjournment

Meeting adjourned at 6:57 p.m.

Attest:

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Lisa Jackson  
Director

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James Marshall, Jr.  
Chairman