



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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## Minutes

Thursday, September 09, 2022, ♦ 6:30 pm

### Opening

1. Call to Order

Vice Chairman Maurice Hill called the meeting to order at 6:30 pm.

2. Attendance

Ms. Courtney Andrews called the Attendance.

Present: Vice Chairman Maurice Hill, Member Martha Farley, Member John Mitchell, Attorney Barry Fleming, Lisa Jackson, Courtney Andrews, Angela Waldroup

Absent: Member Harold Jones

3. Rules of Procedures

Ms. Lisa Jackson read the Rules of Procedures.

### Minutes

4. Approval of Minutes- August 4, 2022 and August 9, 2022

Motion: **Member Mitchell made the motion to approve the August 4, 2022 and August 9, 2022, minutes**

**Second: Member Farley**

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

### Requests

5. Request by **JPC Design and Const. LLC, agent for William B. Jones** to rezone 0.94 acres at 114 Briarpatch Road from R-2 to C-1. [**Map 096B, Parcel 063, District 1**].\* **Mr. Mike Horne** represented this request.

**Mr. Horne** stated that he was there on behalf of Mr. William B. Jones. They are requesting to rezone the property from R-2 to C-1. They are proposing to add an additional boat storage facility to add to the two existing boat storage units. Their existing facilities are full and they have waiting lists of people trying to get into the facilities. The proposed building is 14,500 sq.ft. It will house approximately 145 boats. It would be similar to the existing building directly below it. The original facility, located right behind the convenience store, houses approximately 206 boats. They do not propose to add any additional driveways or access into the property. Their plan is to remove a few parking spaces in order to create more paved access. A traffic study was done and showed that there would be minimal affects on both Briarpatch and Hwy 44. There will be a 50-foot planted buffer on the north end of the property that will create a buffer between the facility and the adjacent residential house.

Member Mitchel stated that he reviewed the traffic study and felt that it was performed during the off season. It did not seem that it was a fair observation of the traffic patterns during the season as well as the time frame.

Mr. Horne responded that they originally applied for the rezoning in March and could do an additional study if needed. The study is done based on peak hours. It was done between 7 and 9 in the morning and 4 to 6 in the evening. There were approximately 2,500 cars on Highway 44 during those times. He believed the study noted the latest GDOT traffic counts

from 2019 which included approximately 6,000 cars on Hwy 44 during a 24-hour period. The traffic engineer labeled them as a level B of service, being an acceptable range. They were willing to complete an additional traffic study.

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

**Rodney Nilson  
James Loar  
Ronald Moon  
Adria Riley  
Frank Prescott  
Janice Whorton  
Beth Sowell  
David Field**

**Mr. Horne used the remainder of his time for rebuttal.**

He stated that they feel like the request is an appropriate use. He was not present at the previous meeting and Mr. Crosby would be at the upcoming board of commissioners meeting. He added that he could not speak to the concerns of the neighbors from years past but asks that the board approves it.

Vice-Chairman Hill asked Mr. Horne to address the issue of parking that was one of the concerns from the neighbors.

Mr. Horne explained that they have a small site, and they plan on maximizing the parking. There are 10 spaces in the rear and approximately 25 parking spaces near the store (Referring to the concept plan in the agenda packet). They would lose 5 spaces adding the new building but gain 10 spaces and utilize the existing area. They are also willing to meet the county parking lot standards.

**Staff recommendation was for denial to rezone 0.94 acres at 114 Briarpatch Road from R-2 to C-1. [Map 096B, Parcel 063, District 1]. \***

Motion: **Member Mitchell** made the motion to deny the request by **JPC Design and Const. LLC, agent for William B. Jones** to rezone 0.94 acres at 114 Briarpatch Road from R-2 to C-1. **[Map 096B, Parcel 063, District 1].\***

Second: **Member Farley**

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

**The request was approved by a vote of 3.**

New Business

None

Adjournment

Meeting adjourned at approximately 7:09 pm

Attest:

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Lisa Jackson  
Director

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Maurice Hill  
Vice-Chairman