

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, March 1, 2018 at 6:30 PM 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

Mrs. Karen Pennamon called the roll.

Present: James Marshall, Jr., Chairman, Frederick Ward, Tommy Brundage, Alan Oberdeck

Staff: Lisa Jackson & Karen Pennamon

Absent: John Langley, Vice-Chairman

3. Rules of Procedures

Mrs. Karen Pennamon read the Rules of Procedures.

Minutes

4. Approval of Minutes - January 4, 2018

Mr. Oberdeck made a motion for approval. Mr. Ward seconded. All approved.

Requests

- Request by **Alan D. Faver** for a side and rear yard setback variance at 112 Lakemont Drive. Presently zoned R-1. [**Map 086B, Parcel 027**].

Mr. Alan D. Faver represented this request. **Mr. Faver** stated he is requesting a 10-foot side yard setback variance, being 10 feet from the right-side property line when facing the lake and a 15-foot rear yard setback variance, being 85 feet from the nearest point to the lake to construct a 22x25 square foot garage. **Mr. Faver** stated that due to the narrowness of the lot and layout of the septic drain field that both a rear and side variance is required to construct the garage. He stated that when the septic system and drain fields were installed, they were installed sideways across the lot due to the location of a well on the property.

Mr. Faver stated he would like to place the proposed garage on the front side of the

property. **Mr. Oberdeck** stated he had visited the property with **Mr. Brundage** and stated **Mr. Faver** did a good job of finding the best suitable location to place the garage. **Mr. Ward** stated he had also visited the property and had no problem with the request. No one spoke in opposition to the request.

Staff recommendation is for approval of a 10-foot side yard setback variance, being 10 feet from the right-side property line and a 15-foot rear yard setback variance, being 85 feet from the nearest point to the lake.

Mr. Brundage made a motion for approval. Mr. Oberdeck seconded. All approved.

6. Request by Clara Stogner for a rear yard setback variance at 163 Lakeview Drive. Presently zoned R-1. **[Map 102C, Parcel 018].**

Mr. Eric and Mrs. Clara Stogner represented this request. **Mr. Stogner** stated they are requesting a 52.4-foot rear yard setback variance, being 47.6 feet from the nearest point to the lake on the rear left side of the house when facing the lake. He is also requesting a 22-foot rear yard setback variance, being 78 feet from the nearest point to the lake on the rear right side of the house when facing the lake. **Mr. Stogner** stated that they are proposing to construct a 5,332-square foot addition to the existing 2,580 square foot house and extend the existing porch out two feet toward the lake. He stated they are also proposing to align a section of the proposed porch with the seams in the interior walls in the existing house. **Mr. Oberdeck** stated he had visited the property and agrees with the staff recommendation for denial of a 52.4-foot rear yard setback variance, being 47.6 feet from the nearest point to the lake on the rear left side of the house when facing the lake and approval of a 22-foot rear yard setback variance, being 78 feet from the nearest point to the lake on the rear right side of the house when facing the lake. **Mr. Marshall** stated he concurred with the staff recommendation as it would prevent further encroachment to the water. **Ms. Lisa Jackson** clarified that the extension would not occur beyond the existing house and not extend beyond the width of the existing deck. No one spoke in opposition to the request.

Staff recommendation is for denial of the a 52.4-foot rear yard setback variance, being 47.6 feet from the nearest point to the lake on the rear left side of the house when facing the lake and for approval of a 22-foot rear yard setback variance, being 78 feet from the nearest point to the lake on the rear right side of the house when facing the lake.

Mr. Stogner asked that an alternate request be considered for approval of an additional three feet on the left side of the existing rear deck to be in line with the interior wall of the existing house. **Ms. Jackson** asked **Mr. Stogner** to show what he was proposing on the projected map. The Planning & Zoning Commission discussed and agreed to the additional three-foot extension on the left side of the existing rear deck keeping in line with the existing deck; and approval of the right side rear deck extension keeping in line with the existing deck and right corner of the existing house when facing the lake. They agreed that **Mr. Stogner's** proposal would not extend beyond the existing house nor extend beyond the width of the existing deck.

Mr. Oberdeck made a motion to amend the staff recommendation and Mr. Brundage seconded. All approved.

Mr. Brundage made a motion to approve the amended staff recommendation for a 46.5-foot rear yard setback variance, being 53.50 feet from the rear left side of the house when facing the lake and approval of a 22-foot rear yard setback variance, being 78 feet from the rear right side of the house when facing the lake. Mr. Oberdeck seconded. All approved.

7. Request by Andrew Holder for a conditional use permit at 206 McMillan Road. Presently zoned AG-1. **[Map 022, Parcel 001002]. ***

Attorney Chris Huskins represented this request. **Mr. Huskins** stated that the applicant is requesting a conditional use permit to utilize a barn on the property for wedding venues. He stated the only adjacent property owner is Mr. Holder's sister. **Mr. Huskins** added that National Forestry Service property is used to access this property. The barn is essentially in the middle of a hayfield and a great distance from the McMillan Road and Hillsboro Road. **Mr. Ward** asked if the road access would be from McMillan Road, Hillsboro Road, or both. **Mr. Huskins** replied the only road access would be from McMillan Road going through Mr. Holder's property. He stated before the property was split there was access from Hillsboro Road. **Mr. Huskins** stated that if Mr. Holder's sister would allow him to use her property than there would be access from both locations. He also added there is a strip of land between McMillan Road and Mr. Holder's home that Mr. Holder has the easement rights too as well. No one spoke in opposition to the request.

Staff recommendation is for approval of a conditional use for a community event center at 206 McMillan Road with the following conditions: 1) Owner shall present a parking plan, prepared by a design professional which shall be approved by the Planning Director and executed prior to the issuance of a business registration; 2) Hours of operation shall not exceed 12:00 a.m.

8. Request by Shelley Moore to rezone 3,920.40 square feet (.09 acres) at 133 Napier Road from AG-1 to R-1. **[Map 057, Parcel 004001]. ***

Mrs. Shelley Moore represented this request. She stated that she is requesting to rezone 3,920.40 square feet (.09 acres) at 133 Napier Road from AG-1 to R-1. **Mrs. Moore** stated she was in the process of refinancing her home, when the bank notified her that they were requiring the property be in compliance with the Putnam County Code of Ordinances. She stated her existing house is approximately two feet from the left side property line when facing the house, so she purchased 3,920.40 square feet (.09 acres) from her father's adjacent property. **Mrs. Moore** stated that due to the .09 acres being zoned AG-1 it must be rezoned to the same residential zoning district as her property which is zoned R-1. **Mr. Ward** asked why the plat shows a curve in the property line. **Mrs. Moore** stated that it was due to an even swap of the property with her father's land. She stated she would be gaining back on the right side what was being lost on the left thus explaining the curve. No one spoke in opposition to the request.

Staff recommendation is for approval to rezone 3,920.40 square feet (.09 acres) from AG-1 to R-1.

Mr. Ward made a motion for approval. Mr. Oberdeck seconded. All approved.

9. Request by Willie David Copelan to rezone 5 acres at 612 Sparta Highway from AG-1 to AG-2. [Map 092, part of Parcel 017001]. *

Mr. Willie David Copelan represented this request. **Mr. Copelan** stated he is requesting to rezone 5 acres out of 41.91 acres from AG-1 to AG-2 which would enable him to remove the property from the Putnam County Tax Assessors Conservation Program and keep the property in an agriculture zoning district. **Mr. Ward** stated he had visited the property and has no problems with the request. No one spoke in opposition to this request.

Staff recommendation is for approval to rezone 5 acres from AG-1 to AG-2.

Mr. Brundage made a motion for approval. Mr. Ward seconded. All approved.

10. Request by Willie David Copelan & Uyvonna Copelan to rezone 5 acres at 621 Wards Chapel Road from AG-1 to AG-2. [Map 104, part of Parcel 024]. *

Mrs. Uyvonna Copelan represented this request. **Mrs. Copelan** stated they are requesting to rezone 5 acres out of 99.21 acres from AG-1 to AG-2 to enable them to remove the property from the Putnam County Tax Assessors Conservation Program and keep the property in an agriculture zoning district. **Mr. Oberdeck** stated he had visited the property and has no problems with the request. No one spoke in opposition to the request.

Staff recommendation is for approval to rezone 5 acres from AG-1 to AG-2.

Mr. Oberdeck made a motion for approval. Mr. Ward seconded. All approved.

New Business: Ms. Jackson discussed last month's GAZA Conference at Lake Blackshear in Cordele and discussed the upcoming summer conference which will be held at Jekyll Island.

Adjournment

Lisa Jackson
Director

James Marshall, Jr.
Chairman