



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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## Minutes

Thursday, November 2, 2023, ♦ 6:30 pm

### Opening

1. Call to Order

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

2. Attendance

Mrs. Angela Waldroup called the Attendance.

Present: Vice Chairman Maurice Hill, Member Charles Hurt, Member Harold Jones, Member Shad Atkinson

Staff: Attorney Adam Nelson, Director Lisa Jackson, Assistant Director Courtney Andrews

3. Rules of Procedures

Vice Chairman Maurice Hill read the Rules of Procedures.

### Minutes

4. Approval of Minutes- 10/5/2023

Motion: **Member Atkinson** made the motion to approve the 10/5/2023 P&Z minutes

Second: **Member Hurt**

Voting Yea: **Vice Chairman Hill, Member Hurt, Member Jones, Member Atkinson,**

**The minutes were approved by a vote of 4.**

### Requests

5. Request by **Brandon Burgess, agent for Brett Mauldin** to rezone 1.21 acres on Harmony Road from C-1 to C-2. [Map 102A, Parcel 172, District 3].

**Mr. Burgess** represented this request as the agent for Brett Mauldin and asked to rezone the currently zoned C-1 property to C-2. He stated that he would like to combine the property with the adjacent C-2 parcel at 141 Sammons Parkway to expand the existing business.

**No one spoke in opposition of this request.**

**Staff Recommendation was for approval to rezone 1.21 acres from C-1 to C-2 on Harmony Road [Map 102A, Parcel 172, District 3].**

Motion: **Member Jones** made the motion to approve the request to rezone 1.21 acres on Harmony Road [Map 102A, Parcel 172, District 3].

Second: **Member Hurt**

Voting Yea: **Vice Chairman Hill, Member Hurt, Member Jones, Member Atkinson**

**The motion was approved by a vote of 4.**

6. Request by **Rick McAllister, Agent for Nell J. McDonald** to rezone 5.31 acres at 331 New Phoenix Road from AG to C-1. [Map 105, Part of Parcel 016, District 1].\*

**Mr. McAllister represented this request** as the agent for Nell J. McDonald, 1341 Beverly Drive, Athens Georgia. He stated that the site is located along the southwest intersection of New Phoenix and Old Phoenix Roads with an area of approximately 5.31 acres. Surrounding land uses include undeveloped AG, AG related home sites, an existing C-1 zoned parcel and a utility parcel and the intended land use for this property is a mini warehouse development.

**Attorney Kristine Tarrer represented Mr. and Mrs. Manville and spoke in opposition of the request. She was given 10 Minutes.**

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

**Stuart Manville  
Amy Manville  
Steve Hersey  
Karen McGinnis  
Kay Stevens  
John Bloodworth**

**Staff Recommendation was for approval to rezone 5.31 acres from AG to C-1 at 331 New Phoenix Road [Map 105, Parcel 016, District 1] with the following conditions:**

- 1. The developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut Map 105, Parcel 017 as stated in Section 66-104(g) of the Putnam County Code of Ordinances.**

Motion: **Member Atkinson** made the motion to deny the request to rezone 5.31 acres at 331 New Phoenix Road from AG to C-1 [Map 105, Parcel 016, District 1]

Second: **Member Hurt**

Voting Yea: **Vice Chairman Hill, Member Hurt, Member Atkinson**

Voting Nay: **Member Jones**

**The request was denied by a vote of 3 to 1.**

New Business

None

Adjournment

Meeting adjourned at approximately 7:20 pm

Attest:

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Lisa Jackson  
Director

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John Mitchell  
Chairman