

# PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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117 Putnam Drive, Suite B ♦ Eatonton, GA 31024  
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## Minutes

**Thursday, November 01, 2018 ♦ 6:30 PM**  
*Putnam County Administration Building – Room 204*

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, November 1, 2018 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 204, Eatonton, Georgia.

### Opening

#### 1. Call to Order

Chairman James Marshall called the meeting to order.

#### 2. Attendance

Mr. Jonathan Gladden called the roll.

#### **Present:**

Chairman James Marshall, Jr.  
Member Joel Hardie  
Member Alan Oberdeck

#### **Absent:**

Member Frederick Ward  
Member Tommy Brundage

#### **Staff:**

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 – October 4, 2018

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

### **Requests**

5. Request by **David Tim Sherrod** for a side yard setback variance at 106 Gloria Drive. Presently zoned R-1. [**Map 086C, Parcel 067, District 4.**] **Mr. Tim Sherrod** represented this request. He stated that he is requesting a 13-foot side yard setback variance, being 7 feet from the right-side property line when facing the lake to add a carport in line with the existing house with the same roof line to store his vehicles. **Mr. Sherrod** added that he has removed some trees on the property to add the carport. He stated that his neighbor has no issues with him placing the carport in the proposed location. No one spoke in opposition to this request.

**Staff recommendation is for approval of a 13-foot side yard setback variance, being 7 feet from the right-side property line when facing the lake.**

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

Voting Yea: Chairman **Marshall**, Member **Oberdeck**, Member **Hardie**. **All approved.**

6. Request by **Sandra G. Rivers** for a side yard setback variance at 149B Southshore Road. Presently zoned R-2. [**Map 056B, Parcel 206, District 4.**] **Mrs. Sandra Rivers** represented this request. She stated that she is requesting an 8-foot side yard setback variance, being 12 feet from the right-side property line when facing the lake to construct a garage. **Mrs. Rivers** stated that a year ago she purchased this property with an existing manufactured home on it. She said they currently use the property on the weekends but she and her husband plan to retire and move to Eatonton. **Mrs. Rivers** stated that the house is centered in the middle of the property and the location of the driveway will require a variance to place the garage in line with the house. She added that the adjacent property has a structure that is 12 feet from her driveway and the other adjacent property has a house that is 20 feet from her property line. She added that these are exceptionally narrow lots, and this will allow them to use the property more effectively. No one spoke in opposition to this request.

**Staff recommendation is for approval of an 8-foot side yard setback variance, being 12 feet from the right-side property line when facing the lake.**

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

Voting Yea: Chairman **Marshall**, Member **Oberdeck**, Member **Hardie**. **All approved.**

7. Request by **Gary Fowler** for a rear yard setback variance at 124 W. Little River Court. Presently zoned R-2. [**Map 053C, Parcel 091, District 4.**] **Mr. Gary Fowler** represented this request. He stated that he is requesting a 12-foot rear yard setback variance, being 88 feet from the nearest point to the lake to construct a deck/porch on to the rear of an existing manufactured home. **Mr. Fowler** stated that after moving the structure he only needs an 8-foot rear yard setback variance. **Mr. Marshall** stated that staff had visited the property and

after taken precise measurements arrived at a 7-foot rear yard setback variance, being 93 feet from the nearest point to the lake. No one spoke in opposition to this request.

**Staff recommendation is for approval of a 7-foot rear yard setback variance, being 93 feet from the nearest point to the lake.**

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

Voting Yea: Chairman **Marshall**, Member **Oberdeck**, Member **Hardie**. **All approved.**

8. Request by **Equity Trust Co. FBO Joseph P. Kurelic & Suzanne M. Kurelic** for a side yard setback variance at 117 Meadow Court. Presently zoned R-1. [**Map 095A, Parcel 039, District 2**]. **Mr. Joseph Kurelic** represented this request. He stated that they are requesting a 10-foot side yard setback variance, being 10 feet from both side property lines to construct a house. **Mr. Kurelic** added that this is a pie shaped lot in a cul-de-sac and after considering the lot dimensions and location of the septic system, they will need every bit of space available in order to build. **Mr. Kurelic** said that this is a narrow lot and the proposed location is the only suitable area for the proposed structure. He said that traditionally in this neighborhood there were 10-foot setbacks and it was later changed to a standard 20-foot setback. No one spoke in opposition to this request.

**Staff recommendation is for approval of a 10-foot side yard setback variance, being 10 feet from both side property lines.**

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

Voting Yea: Chairman **Marshall**, Member **Oberdeck**, Member **Hardie**. **All approved.**

9. Request by **Gregory & Tina Stewart** for a side yard setback variance at 123 Little River Trail. Presently zoned R-2. [**Map 057A, Parcel 112, District 4**]. **Mrs. Stewart represented this request.** She stated that they are requesting a 15-foot setback variance, being 5 feet from the left side property line when facing the lake to construct a carport. **Mrs. Stewart** stated this is a narrow lot and the only suitable place for the carport. **Mr. Marshall** stated that staff had visited the property and after taking precise measurements determined that there is ample room to move the proposed carport over 5 more additional feet which will then be 10 feet from the left-side property line when facing the lake. No one spoke in opposition to this request.

**Staff recommendation is for approval of a 10-foot left side yard variance, being 10 feet from the left side property line when facing the lake.**

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

Voting Yea: Chairman **Marshall**, Member **Oberdeck**, Member **Hardie**. **All approved.**

10. Request by **Mark & Cameron Smith, agent for Ben Eldridge** for a side setback variance at 126 Doug Lane. Presently zoned R-1. [**Map 104B, Parcel 003, District 3**]. **Mr. Cameron Smith**, represented this request. He stated that the applicant is requesting a 5-foot

side yard setback variance, being 15 feet from both side property lines to construct a house. **Mr. Smith** stated that this is a narrow lot. He added that his original request was for a 10-foot side yard variance from both side property lines but after working with staff, they reduced it to a 5-foot side yard setback variance, being 15 feet from both side property lines when facing the lake. 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 both side property lines when facing the lake.**

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

Voting Yea: Chairman **Marshall**, Member **Oberdeck**, Member **Hardie**. **All approved.**

11. Request by **David W. Humphries** for a rear yard setback variance at 234 Sinclair Road. Presently zoned R-2. [**Map 112C, Parcel 068, District 4**]. **Mr. David Humphries** represented this request. He stated that he is requesting a 37.4-foot rear yard setback variance, being 62.6 feet from the rear right-side property line and a 35.4-foot rear yard setback variance, being 64.6 feet from the rear left side property line to construct a porch onto an existing house. **Mr. Humphries** stated that due to storm damage he had to repair the front porch and extended it ten feet around the sides. He added that Georgia Power has approved the repair of the seawall and after completion, this will add more land to his property which will increase the setback from the lake. **Mr. Marshall** stated that staff had visited the property and after taking precise measurements, found that the rear left corner of the porch addition is 52 feet from the nearest point to the lake, and the rear right corner of the porch addition is 57 feet from the nearest point to the lake. No one spoke in opposition to this request.

**Staff recommendation is for approval of a 48-foot rear right yard setback variance, being 52 feet from the nearest point to the lake and a 43-foot rear left side setback variance, being 57 feet from the nearest point to the lake.**

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

Voting Yea: Chairman **Marshall**, Member **Oberdeck**, Member **Hardie**. **All approved.**

12. Request by **Jonathan J. Spitz** for a rear yard setback variance at 102 Bass Lane. Presently zoned R-2. [**Map 084C, Parcel 017, District 4**]. **Mr. Jonathan Spitz** represented this request. **Mr. Spitz** stated that he is requesting a 12-foot rear yard setback variance, being 88 feet from the nearest point to the lake to construct a deck onto an existing house. He added that they are requesting to extend the existing kitchen and rear deck out from 10 feet to 14 feet deep, which will push the structure 4 feet closer to the lake. No one spoke in opposition to this request.

**Staff recommendation is for approval of a 12-foot rear yard setback variance, being 88 feet from the nearest point to the lake.**

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

Voting Yea: Chairman **Marshall**, Member **Oberdeck**, Member **Hardie**. **All approved.**

13. Request by **Robert T. Sims, Sr.** for a side yard setback variance at 159 Lakeshore Drive. Presently zoned R-2. [**Map 057C, Parcel 313, District 4**]. **Mr. Robert Sims** represented this request. He stated that he is requesting a 10-foot side yard setback variance, being 10-feet from the left side property line when facing the lake to construct a house. **Mr. Sims** stated that the width of the lot is only 91 feet closest to the road and down at the lake it is 100 feet. He added that this property is a lot within a lot and has a deeded easement to it. **Mr. Sims** asked for clarification on if the 30-foot front yard setback variance would be from the road or the front of his neighbor's property line. **Mr. Marshall** clarified that the front yard setback is from the property line not the road. **Mr. Marshall** asked Mr. Sims to attest that the proposed structure is more than 30 feet from the front property line. **Mr. Sims** responded yes. He added that there are two existing storage building located on the front side of this property and the reason for the request is to allow him to come down the driveway and allow access between the proposed house and storage building. No one spoke in opposition to this request.

**Staff recommendation is for approval of a 10-foot side yard setback variance, being 10 feet from the left-side property line when facing the lake.**

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

Voting Yea: Chairman **Marshall**, Member **Oberdeck**, Member **Hardie**. **All approved.**

14. Request by **Vivian Lee** for a side yard setback variance at 351 Bluegill Road. Presently zoned R-2. [**Map 057C, Parcel 102, District 4**]. **Ms. Vivian Lee** represented this request. She is requesting a 10-foot side yard setback variance, being 10 feet from the left side property line when facing the lake to construct a (10x12) 120 square foot storage building. **Mr. Marshall** stated that staff had visited the property and after taking precise measurements determined that there is ample room to move the proposed storage building over 10 more feet from the left side property line to meet the 20-foot side yard setback requirements. **Ms. Lee** stated that the 20 feet from the property line is space that she could not use and did not want to pursue the request. **Mr. Marshall** explained that a setback is unused space. He added that she can place the storage building on the property but must abide by the 20-foot side yard setback requirement. **Ms. Lee** commented that she would be losing 20 feet. **Mr. Marshall** stated that the state law and county ordinance are clear on the requirements. He added that they are based on many issues such as fire protection, topography etc. **Mr. Marshall** explained that if she had an objection to the recommendation she could appeal to the Board of Commissioners.

**Staff recommendation is for denial.**

Motion for denial made by Member **Hardie**, Seconded by Member **Oberdeck**.

Voting Yea: Chairman **Marshall**, Member **Oberdeck**, Member **Hardie**. **All approved.**

15. Request by **Rick McAllister, agent for LA Development, LLC** to rezone 117.54 acres at 475 Pea Ridge Road from R-1R to AG-2. [**Map 089, Parcel 024, District 2**]. \* **Mr. Rick McAllister represented this request.** **Mr. McAllister** stated that this property is located on

Pea Ridge Road and extends over to Martin Luther King Jr. Drive. He stated that the applicant is interested in rezoning this property in order to create a subdivision with 5-acre parcels for equestrian uses and the AG-2 District requirements are tailor made for this type of development. **Mr. Marshall** asked if this is the property with a partially built entrance gate. **Mr. McAllister** replied yes. He added that there is a road into the property which was created by another developer. **Mr. McAllister** stated that the applicant is proposing to make the lots larger than what is allowed in the R-1R District requirements and that with an equestrian type scenario this type of zoning (AG-2) allows for additional structures such as a barn. **Mr. McAllister** stated that the Comprehensive Plan Future Land Use illustrates this as being an agriculture area and coincides with the request. He added that the R-1R does not allow for the accessory and equestrian uses they needed for the proposed development. **Mr. Marshall** stated that Mr. Ward had visited the property and he had no problems with the request. **Mr. Oberdeck** stated that he has driven by this property for the last 10 years and is happy someone is finally developing this property. No one spoke in opposition to this request.

**Staff recommendation is for approval to rezone 117.54 acres from R-1R to AG-2.**

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

Voting Yea: Chairman **Marshall**, Member **Hardie**, Member **Oberdeck**. **All approved.**

#### **New Business**

None

#### **Adjournment**

Meeting adjourned at 7:11 p.m.

Attest:

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Karen Pennamon  
Administrative Assistant

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James Marshall, Jr.  
Chairman