



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

## Minutes

Thursday, March 02, 2023, ♦ 6:30 pm

### Opening

1. Call to Order

Chairman John Mitchell called the meeting to order at 6:30 pm.

2. Attendance

Mrs. Angela Waldroup called the Attendance.

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

Staff: Attorney Adam Nelson, Director Lisa Jackson, Assistant Director Courtney Andrews, Zoning Coordinator Angela Waldroup

3. Rules of Procedures

Chairman John Mitchell read the Rules of Procedures.

### Minutes

4. Approval of Minutes- December 01, 2022

**Motion: Vice Chairman Hill made the motion to approve the December 01, 2022 minutes**

**Second: Member Hurt**

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

### Requests

5. Request by **Gerald West Jr., agent for Nell J. McDonald to withdraw without prejudice at 331 New Phoenix Road. [Map 105, Parcel 016, District 1]. \* Mr. Gerald West Jr. represented this request.**

**Mr. West** stated that they originally requested to go to C-2 to develop a boatyard. After receiving the staff recommendation for denial, they wanted to withdraw the request without prejudice. He wanted to know if the opposite corner is C-1, could the board legally deny C-1 for the corner that were pursuing.

**Attorney Adam Nelson responded that he could speak with him afterwards and explain how the process works and what the board is bound to or not to.**

**Mr. West** thanked Attorney Nelson and asked if he could yield the remainder of his time to his partner.

**Chairman Mitchell** stated that donation of time was not allowed.

**Mr. Keith Fitzgerald spoke in favor of the request.**

**Mrs. Kay Stevens spoke in favor of the request.**

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

**Chairman Mitchell** stated that he was aware that they had an opportunity to review the recommendation for denial, but the main concern is C-2. He was not sure if there was an issue with C-1 and needed clarification.

**Director Lisa Jackson** stated that the request before them was for C-2 and we would have to look at C-2 and C-2 only. She added that she had spoken with someone about the property earlier and she told them that C-1 would be probably be more conducive for the ice machine. However, they practiced reaching out to the property owners once the staff recommendations are made and let them know what they are. They add that it is only a recommendation, however if it is voted on and goes according to staff recommendation as a denial and to the board of commissioners and they denied it also, they would have to wait that period of time. There is never a guarantee that there is an approval or denial. If they were to withdraw it and resubmit it as C-1, they would look at it as C-1 at that point.

**Chairman Mitchell** asked for clarification on the time frame to accomplish the C-1 zoning. He asked if they would have to wait.

**Director Jackson** responded that they would not have to wait if they would withdraw without prejudice and could come back as early as the first Thursday in May.

**Vice-Chairman Hill** asked the applicant if they were familiar with the difference between C-1 and C-2.

**Mr. Fitzgerald** stated that he did some research. He looked at the boat trailer storage, but the boat yard fell under C-2. The use is not under C-1, and he would not be able to store trailers under C-1. That is why they applied for C-2. They were not interested in storing big RV's or nothing that can be seen. It was just an idea along with the ice machine.

**No further questions from the Board**

**Staff recommendation was for approval to withdraw without prejudice at 331 New Phoenix Road. [Map 105, Parcel 016, District 1]. \***

Motion: **Vice-Chairman Hill** made the motion to approve the request by **Gerald West Jr., agent for Nell J. McDonald** to withdraw without prejudice at 331 New Phoenix Road. **[Map 105, Parcel 016, District 1]. \***

Second: **Member Hurt**

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

**The request was approved by a vote of 5.**

New Business

**Approval of the 2023 P&Z Meeting Schedule & Deadlines**

Motion: **Member Jones** made the motion to approve the 2023 P&Z Meeting Schedule & Deadlines

Second: **Member Atkinson**

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

Adjournment

Meeting adjourned at approximately 6:52 pm

Attest:

---

Lisa Jackson  
Director

---

John Mitchell  
Chairman