



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, December 7, 2023 ♦ 6:30 pm

Opening

1. Call to Order

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

2. Attendance

Mrs. Angela Waldroup called the Attendance.

Present: Member Charles Hurt, Member Harold Jones, Chairman John Mitchell

Staff: Attorney Tom, Director Lisa Jackson, Zoning Coordinator Angela Waldroup

3. Rules of Procedures

Chairman John Mitchell read the Rules of Procedures.

Minutes

4. Approval of Minutes- 11/2/2023

Motion: **Member Jones** made the motion to approve the 11/2/2023 P&Z minutes

Second: **Member Hurt**

Voting Yea: **Member Hurt, Member Jones, Chairman Mitchell**

The minutes were approved by a vote of 3.

Requests

5. Request by **Bobby J. Wilder** for a conditional use at 641 Dennis Station Road. Presently zoned AG [Map 082, Parcel 059, District 4].

Chairman Mitchell read the request by Mr. Wilder. He stated that the applicant has requested to table this item until the January 4, 2024 regular scheduled meeting. Mr. Wilder was unable to be at the meeting.

No one spoke in opposition of this request.

Staff Recommendation was for approval to table this item until the January 4, 2024 regular scheduled meeting.

Motion: **Member Jones** made the motion to approve the request to table the item until the January 4, 2024 regular scheduled meeting.

Second: **Member Hurt**

Voting Yea: **Member Hurt, Member Jones, Chairman Mitchell**

The motion was approved by a vote of 3.

6. Request by **Darin L. Simmons** to rezone 10 acres on Pea Ridge Road from AG to C-2. [Map 088, Part of Parcel 008006, District 4].*

Mr. Simmons represented this request. He stated that if approved, that he would like to open and operate a country store with a fresh meat market. He would also like to employ about 14 local people.

Member Jones asked if it would be an equivalent to Strippings.

Mr. Simmons stated that it would be a convenience store like Strippings locations but more of a grocery store.

No one spoke in opposition of this request.

Staff Recommendation was for approval to rezone 10 acres from AG to C-2 on Pea Ridge Road [Map 088, Part of Parcel 008006, District 4].*

Motion: **Member Hurt** made the motion to approve the request to rezone 10 acres on Pea Ridge Road from AG to C-2 [Map 088, Part of Parcel 008006, District 4].

Second: **Member Jones**

Voting Yea: **Member Hurt, Member Jones, Chairman Mitchell**

The request was approved by a vote of 3.

Items 7-10 were heard as one.

7. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone 1.03 acres on Old Phoenix Road from RM-1 to C-1. [Map 103A, Parcel 086, District 1].*

Mr. Rick McAllister represented this request as the agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust. He stated that the intent of the rezoning request for the four parcels is to combine them into one. He would like to rezone them from residential to commercial. The conceptual plan illustrates a convenience store with fuel stations. If approved, the total combined acreage will be 3.63 acres with a total of 500 feet of road frontage along Old Phoenix Road. The 2022 Comprehensive Land Use Plan illustrates commercial from Hwy 44 to roughly Cuscowilla Drive along the Old Phoenix Road corridor. This site is just below that. South of Cuscowilla Drive illustrates residential but the corridor of this area from Cuscowilla Drive to Lake Oconee is about 3,600 linear feet of Old Phoenix Road frontage. The zoning map illustrates about 60 percent of those parcels are already zoned commercial and represents about 75 percent of the total road frontage. The proposed parcels are already surrounded by commercial on three sides and residential on one. There are buffers and setbacks included on the conceptual plan. This proposed use is considered high volume due to the fuel pumps. As suggested in the traffic report, adjustments will be made to Old Phoenix Road to accommodate the proposed use in the way of turning lanes.

Member Jones stated that the proposed road changes would have to be agreed upon by the county.

Mr. McAllister responded that he agreed.

Member Jones asked if it is in the rebuttal or recommendations.

Director Lisa Jackson stated that it will be a condition of the recommendation.

No one spoke in opposition of this request.

Staff Recommendation was for approval to rezone 1.03 acres from RM-1 to C-1 on Old Phoenix Road [Map 103A, Parcel 086, 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 103A Parcel 090.**
- 2. The developer shall install a right turn lane at the proposed intersection per state and local guidelines and**
- 3. The developer shall install a center left turn lane per state and local guidelines.**

Motion: **Member Jones** made the motion to approve the request to rezone 1.03 acres on Old Phoenix Road from RM-1 to C-1 [Map 103A, Parcel 086, District 1] with the conditions mentioned by staff.

Second: **Member Hurt**

Voting Yea: **Member Hurt, Member Jones, Chairman Mitchell**

The request was approved by a vote of 3.

8. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone 1.03 acres on Old Phoenix Road from RM-1 to C-1. [Map 103A, Parcel 087, District 1].*

Mr. Rick McAllister represented this request as the agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust. He stated that the intent of the rezoning request for the four parcels is to combine them into one. He would like to rezone them from residential to commercial. The conceptual plan illustrates a convenience store with fuel stations. If approved, the total combined acreage will be 3.63 acres with a total of 500 feet of road frontage along Old Phoenix Road. The 2022 Comprehensive Land Use Plan illustrates commercial from Hwy 44 to roughly Cuscowilla Drive along the Old Phoenix Road corridor. This site is just below that. South of Cuscowilla Drive illustrates residential but the corridor of this area from Cuscowilla Drive to Lake Oconee is about 3,600 linear feet of Old Phoenix Road frontage. The zoning map illustrates about 60 percent of those parcels are already zoned commercial and represents about 75 percent of the total road frontage. The proposed parcels are already surrounded by commercial on three sides and residential on one. There are buffers and setbacks included on the conceptual plan. This proposed use is considered high volume due to the fuel pumps. As suggested in the traffic report, adjustments will be made to Old Phoenix Road to accommodate the proposed use in the way of turning lanes.

Member Jones stated that the proposed road changes would have to be agreed upon by the county.

Mr. McAllister responded that he agreed.

Member Jones asked if it is in the rebuttal or recommendations.

Director Lisa Jackson stated that it will be a condition of the recommendation.

No one spoke in opposition of this request.

Staff Recommendation was for approval to rezone 1.03 acres from RM-1 to C-1 on Old Phoenix Road [Map 103A, Parcel 087, 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 103A Parcel 089.**
- 2. The developer shall install a right turn lane at the proposed intersection per state and local guidelines and**
- 3. The developer shall install a center left turn lane per state and local guidelines.**

Motion: **Member Jones** made the motion to approve the request to rezone 1.03 acres on Old Phoenix Road from RM-1 to C-1. [Map 103A, Parcel 087, District 1] with the conditions mentioned by staff.

Second: **Member Hurt**

Voting Yea: **Member Hurt, Member Jones, Chairman Mitchell**

The request was approved by a vote of 3.

- 9. Request by Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust to rezone 1.02 acres on Old Phoenix Road from RM-1 to C-1. [Map 103A, Parcel 088, District 1].***

Mr. Rick McAllister represented this request as the agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust. He stated that the intent of the rezoning request for the four parcels is to combine them into one. He would like to rezone them from residential to commercial. The conceptual plan illustrates a convenience store with fuel stations. If approved, the total combined acreage will be 3.63 acres with a total of 500 feet of road frontage along Old Phoenix Road. The 2022 Comprehensive Land Use Plan illustrates commercial from Hwy 44 to roughly Cuscowilla Drive along the Old Phoenix Road corridor. This site is just below that. South of Cuscowilla Drive illustrates residential but the corridor of this area from Cuscowilla Drive to Lake Oconee is about 3,600 linear feet of Old Phoenix Road frontage. The zoning map illustrates about 60 percent of those parcels are already zoned commercial and represents about 75 percent of the total road frontage. The proposed parcels are already surrounded by commercial on three sides and residential on one. There are buffers and setbacks included on the conceptual plan. This proposed use is considered high volume due to the fuel pumps. As suggested in the traffic report, adjustments will be made to Old Phoenix Road to accommodate the proposed use in the way of turning lanes.

Member Jones stated that the proposed road changes would have to be agreed upon by the county.

Mr. McAllister responded that he agreed.

Member Jones asked if it is in the rebuttal or recommendations.

Director Lisa Jackson stated that it will be a condition of the recommendation.

No one spoke in opposition of this request.

Staff Recommendation was for approval to rezone 1.02 acres from RM-1 to C-1 on Old Phoenix Road [Map 103A, Parcel 088, 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 103A Parcel 089 as stated in Section 66-104(g) of the Putnam County Code of Ordinances.**
- 2. The developer shall install a right turn lane at the proposed intersection per state and local guidelines and**
- 3. The developer shall install a center left turn lane per state and local guidelines.**

Motion: **Member Jones** made the motion to approve the request to rezone 1.02 acres on Old Phoenix Road from RM-1 to C-1 [Map 103A, Parcel 088, District 1] with the conditions mentioned by staff.

Second: **Member Hurt**

Voting Yea: **Member Hurt, Member Jones, Chairman Mitchell**

The request was approved by a vote of 3.

10. Request by **Rick McAllister, agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust** to rezone .38 acres on Old Phoenix Road from RM-3 to C-1. [Map 103A, Parcel 208, District 1].*

Mr. Rick McAllister represented this request as the agent for Eugene C. Wheeler as Trustee for Eugene C. Wheeler 2016 Trust. He stated that the intent of the rezoning request for the four parcels is to combine them into one. He would like to rezone them from residential to commercial. The conceptual plan illustrates a convenience store with fuel stations. If approved, the total combined acreage will be 3.63 acres with a total of 500 feet of road frontage along Old Phoenix Road. The 2022 Comprehensive Land Use Plan illustrates commercial from Hwy 44 to roughly Cuscowilla Drive along the Old Phoenix Road corridor. This site is just below that. South of Cuscowilla Drive illustrates residential but the corridor of this area from Cuscowilla Drive to Lake Oconee is about 3,600 linear feet of Old Phoenix Road frontage. The zoning map illustrates about 60 percent of those parcels are already zoned commercial and represents about 75 percent of the total road frontage. The proposed parcels are already surrounded by commercial on three sides and residential on one. There are buffers and setbacks included on the conceptual plan. This proposed use is considered high volume due to the fuel pumps. As suggested in the traffic report, adjustments will be made to Old Phoenix Road to accommodate the proposed use in the way of turning lanes.

Member Jones stated that the proposed road changes would have to be agreed upon by the county.

Mr. McAllister responded that he agreed.

Member Jones asked if it is in the rebuttal or recommendations.

Director Lisa Jackson stated that it will be a condition of the recommendation.

No one spoke in opposition of this request.

Staff Recommendation was for approval to rezone .38 acres from RM-3 to C-1 on Old Phoenix Road [Map 103A, Parcel 208, 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 103A Parcel 089 as stated in Section 66-104(g) of the Putnam County Code of Ordinances.**
- 2. The developer shall install a right turn lane at the proposed intersection per state and local guidelines and**
- 3. The developer shall install a center left turn lane per state and local guidelines.**

Motion: **Member Jones** made the motion to approve the request to rezone .38 acres on Old Phoenix Road from RM-3 to C-1. [Map 103A, Parcel 208, District 1] with the conditions mentioned by staff.

Second: **Member Hurt**

Voting Yea: **Member Hurt, Member Jones, Chairman Mitchell**

The request was approved by a vote of 3.

11. Proposed changes to the Putnam County Code of Ordinances, Chapter 66 (Zoning).

Motion: **Member Jones** made the motion to approve the proposed changes to the Putnam County Code of Ordinances, Chapter 66 (Zoning).

Second: **Member Hurt**

Voting Yea: **Member Hurt, Member Jones, Chairman Mitchell**

The request was approved by a vote of 3.

New Business

Approval of the 2024 Planning and Zoning Public Hearing Agenda and Deadline Schedule

Adjournment

Motion: **Member Jones** made the motion to approve the closure of the meeting.

Second: **Member Hurt**

Voting Yea: **Member Hurt, Member Jones, Chairman Mitchell**

The request was approved by a vote of 3.

Meeting adjourned at approximately 7:10 pm

Attest:

Lisa Jackson
Director

John Mitchell
Chairman