

# PUTNAM COUNTY PLANNING AND ZONING COMMISSION



117 Putnam Drive, Suite B ♦ Eatonton, GA 31024  
706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

## Agenda

**Thursday, December 06, 2018 ♦ 6:30 PM**  
Putnam County Administration Building – Room 203

### Opening

1. Call to Order
2. Attendance
3. Rules of Procedures

### Minutes

4. Approval of Minutes
  - a. Approval of Minutes - October 26, 2018 Special Called Meeting
  - b. Approval of Minutes – November 1, 2018

### Requests

5. Request by **Joye Marshall** for a rear yard setback variance at 211 Thomas Drive. Presently zoned R-2. [**Map 056C Parcel 152, District 4**].
  
6. Request by **Levi & Lauren Eidson** for a side yard setback variance at 136 Woodhaven Drive. Presently zoned R-2. [**Map 110B, Parcel 086, District 3**].
  
7. Request by **Albert A. Bassett** for a side yard setback variance at 216 Fawnfield Court. Presently zoned R-1. [**Map 070A, Parcel 007, District 1**].

### New Business

### Adjournment

The Planning & Zoning Commission meeting will be conducted pursuant and in accordance with O.C.G.A. Chapter 36-66.

**Notice:** All opponents to any rezoning request on the Planning & Zoning Commission and the Board of Commission agendas must file a disclosure of campaign contributions with the Planning & Development Department within five calendar days prior to public hearings if you have contributed \$250.00 or more to an elected official in Putnam County within the last five years.

\*The Putnam County Board of Commissioners will hear these agenda items on December 18, 2018 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

The full meeting package can be reviewed in the Planning & Development office upon request.

The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits.

The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

**Backup material for agenda item:**

4. Approval of Minutes
  - a. Approval of Minutes - October 26, 2018 Special Called Meeting
  - b. Approval of Minutes - November 1, 2018

# PUTNAM COUNTY PLANNING AND ZONING COMMISSION



117 Putnam Drive, Suite B ♦ Eatonton, GA 31024  
706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

## Special Called Meeting Agenda Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Friday, October 26, 2018 at 6:30 p.m. 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

Mr. Jonathan Gladden called the roll.

#### Present:

Chairman James Marshall, Jr.  
Member Joel Hardie  
Member Frederick Ward

#### Absent:

Member Tommy Brundage  
Member Alan Oberdeck

#### Staff:

Administrative Technician, Jonathan Gladden  
Permit Technician, Courtney Andrews

#### 3. Rules of Procedures

Ms. Courtney Andrews read the Rules of Procedure

#### 4. Request by Alan W. McDade, agent for Lawson J. & Carolyn W. McDade to rezone 12.46 acres at 142 McDade Road from AG-1 to AG-2. [Map 053, Part of Parcel 023, District 4].

Mr. Alan McDade represented this request. He stated that he is the agent for his parent Carolyn and Lawson McDade who request to rezone 12.46 acres out of 64.23 from AG-1 to AG-2 to sell to a potential buyer. Mr. Ward stated that he has visited the property and he

has no problems with the request. No one spoke in opposition to this request.

**Staff recommendation is for approval to rezone 12.46 acres from AG-1 to AG-2 with the following conditions: (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.**

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

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

**New Business**

**Adjournment**

Meeting adjourned 7:20 p.m.

Attest:

\_\_\_\_\_  
Jonathan Gladden  
Administrative Technician

\_\_\_\_\_  
James Marshall, Jr.  
Chairman

# PUTNAM COUNTY PLANNING AND ZONING COMMISSION



117 Putnam Drive, Suite B ♦ Eatonton, GA 31024  
706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

## 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 year 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:

\_\_\_\_\_  
Karen Pennamon  
Administrative Assistant

\_\_\_\_\_  
James Marshall, Jr.  
Chairman

**Backup material for agenda item:**

5. Request by **Joye Marshall** for a rear yard setback variance at 211 Thomas Drive. Presently zoned R-2. [**Map 056C Parcel 152, District 4**].



## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ [www.putnamcountyga.us](http://www.putnamcountyga.us)

November 21, 2018

TO: Planning & Zoning Commission

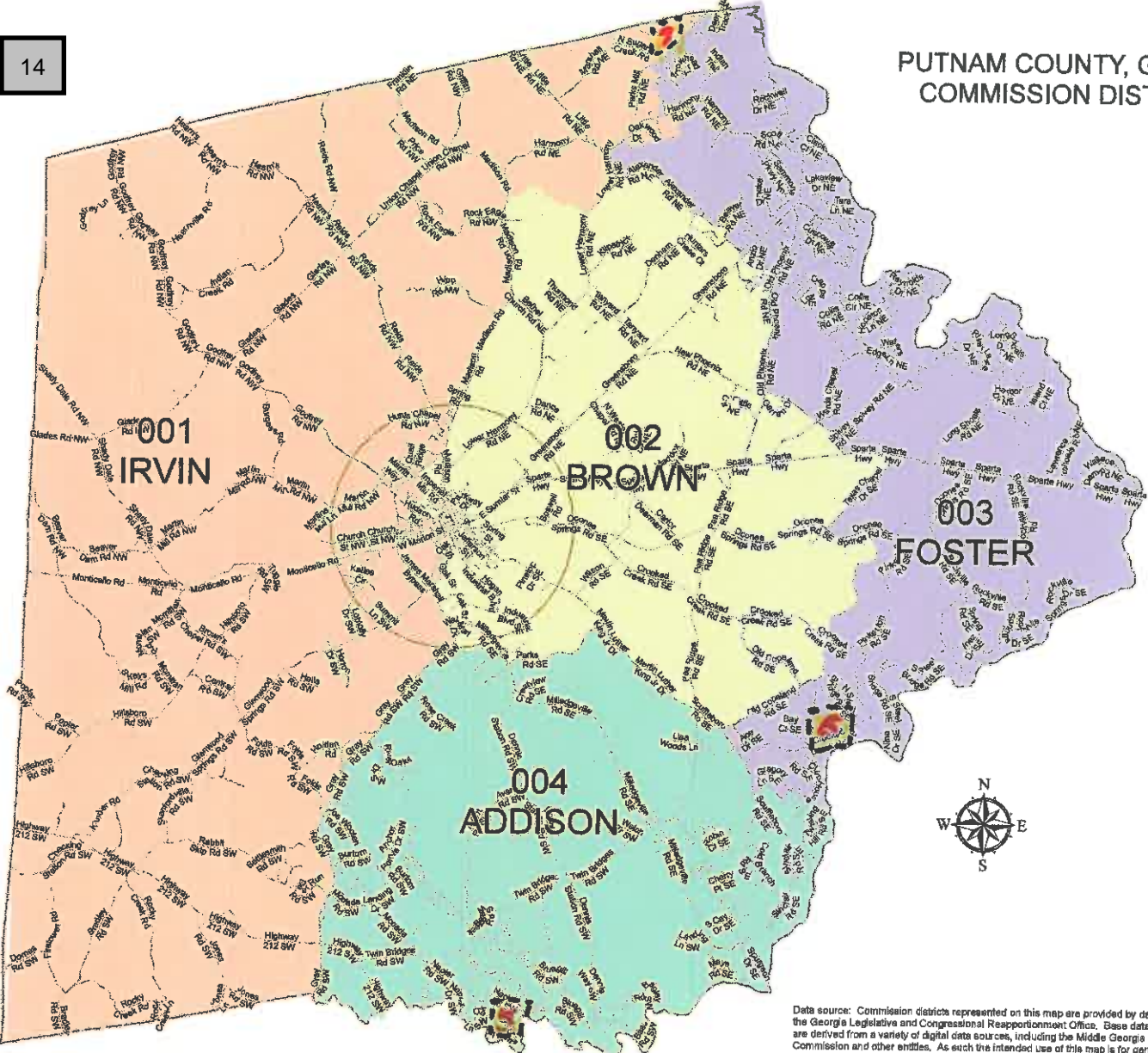
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 12/6/2018

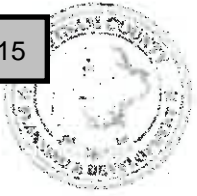
5. Request by **Joye Marshall** for a rear yard setback variance at 211 Thomas Drive. Presently zoned R-2. [Map 056C Parcel 152, District 4]. The applicant is requesting a 37-foot rear yard setback variance, being 63 feet from the nearest point to the lake for an (24x36) 864 square foot addition onto the current 832 square foot residence. This is a unique-shaped lot which slopes down toward the lake. The lot width at building setback is 100 feet and the lot length is 221 feet. After taking measurement, staff found that the rear right corner of the existing house is 45 feet from the nearest point to the lake and the proposed addition is 47 feet from the nearest point to the lake. There is limited buildable area on the left side of this property when facing the lake, due to the septic system and drain lines. Due to the location of the existing house and septic system, the proposed location is the only suitable option for the proposed addition. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c) (1).

*Staff recommendation is for approval of a 53-foot rear yard setback variance, being 47-feet from the nearest point to the lake.*

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



5. Request by **Joye Marshall** for a rear yard setback variance at 211 Thomas Drive. Presently zoned R-2. [Map 056C Parcel 152, District 4].
6. Request by **Levi & Lauren Eidson** for a side yard setback variance at 136 Woodhaven Drive. Presently zoned R-2. [Map 110B, Parcel 086, District 3].
7. Request by **Albert A. Bassett** for a side yard setback variance at 216 Fawnfield Court. Presently zoned R-1. [Map 070A, Parcel 007, District 1].



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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- Putnam County
- City of Eatonton

APPLICATION FOR:  VARIANCE  CONDITIONAL USE

THE UNDERSIGNED HEREBY REQUESTS THE CONSIDERATION OF A VARIANCE/CONDITIONAL USE AS SPECIFIED.

APPLICANT: Joye Marshall

MAILING ADDRESS: 211 Thomas Dr  
Eatonton GA 31024

PHONE: 478-997-9429

EMAIL: Joye59@cox.net

PROPERTY OWNER IF DIFFERENT FROM ABOVE:  
MAILING ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

PROPERTY:

LOCATION: 211 Thomas Dr Eatonton GA 31024

MAP 056C PARCEL 056C152 PRESENTLY ZONED R-2

TOTAL ACREAGE: \_\_\_\_\_

REASON FOR REQUEST: Requesting 37 feet variance. Request house addition be 63 feet from lake.

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

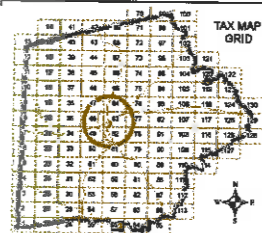
RECORDED PLAT:  LETTER OF AGENCY NA LETTER OF INTENT   
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT \_\_\_\_\_

PROPOSED LOCATION MUST BE STAKED OFF.

\*SIGNATURE OF APPLICANT: Joye Marshall DATE: 10/25/18

\*APPLICANT HEREBY AFFIRMS THAT APPLICANT IS THE PROPERTY OWNER OR HAS THE LEGAL AUTHORITY TO SIGN THIS FORM ON OWNER'S BEHALF, AND APPLICANT AGREES TO INDEMNIFY AND HOLD PUTNAM COUNTY/CITY OF EATONTON HARMLESS IN THE EVENT IT IS DETERMINED APPLICANT DOES NOT HAVE SUCH LEGAL AUTHORITY.

DATE FILED: <u>10/25/18</u>	FEE: \$ <u>200.00</u>	CK NO. _____	CASE _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>JM</u>
RECEIPT # _____					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel\_Hooks

- Zoning**
- No Code
  - AG-1
  - AG-1 CITY
  - AG-2
  - C-1
  - C-1 CITY
  - C-2
  - C-2 CITY
  - I-M
  - IND-1 CITY
  - IND-2
  - IND-2 CITY
  - MHP
  - PUBLIC
  - PUBLIC CITY
  - R-1
  - R-1 CITY
  - R-2
  - R-2 CITY
  - R-3 CITY
  - R-4 CITY
  - R-1R
  - RM-2
  - RM-3
  - VILLAGE

**GEOGRAPHIC FEATURE LEGEND**



Middle Georgia Regional Commission  
 175 E. Henry Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 (478) 751-6917  
 Web: www.mgarc.org  
 Email: mg@mgarc.org

**PUTNAM COUNTY, GEORGIA  
 ZONING MAPS**



**MAP 056C**

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: MAY 2013



056C154

R-2

056C154001

17

R-2

056C153

R-2

056C152

R-2

056C151

R-2

056C149

R-2

R-2

056C150

Thomas Dr SW



We are the owners of the property at 211 Thomas Drive. We are requesting a 37-foot rear yard variance being 63 feet to the nearest point of the lake to build an addition onto the current residence. The current residence is 832 square feet. The proposed addition would be 864 square feet with dimensions of 24x36. The lot length is 221 feet. The lot width at building setback is 100 feet. This variance is needed because the location of the septic tank and well prevent building elsewhere. In addition, the lot is narrow.

Respectfully,

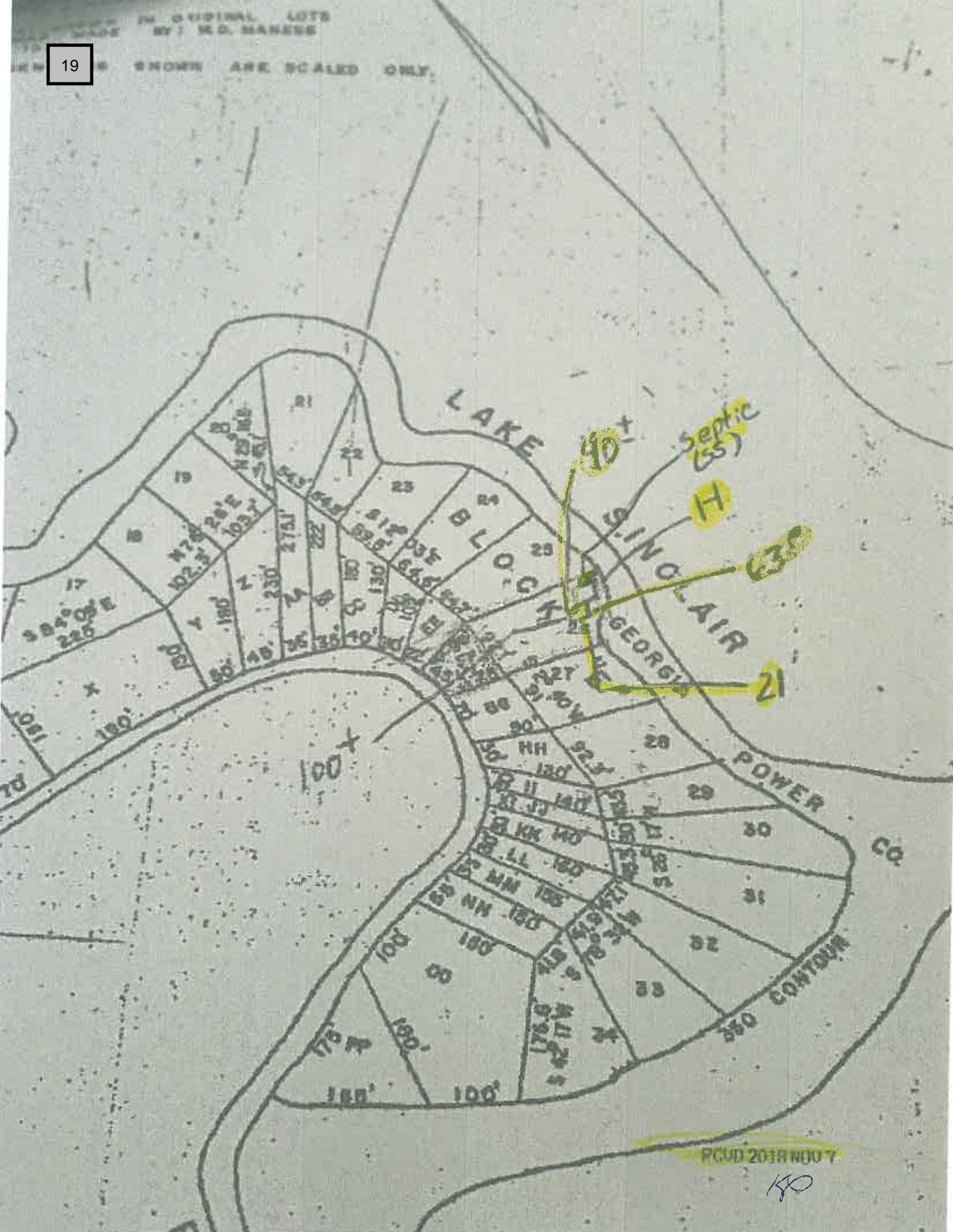


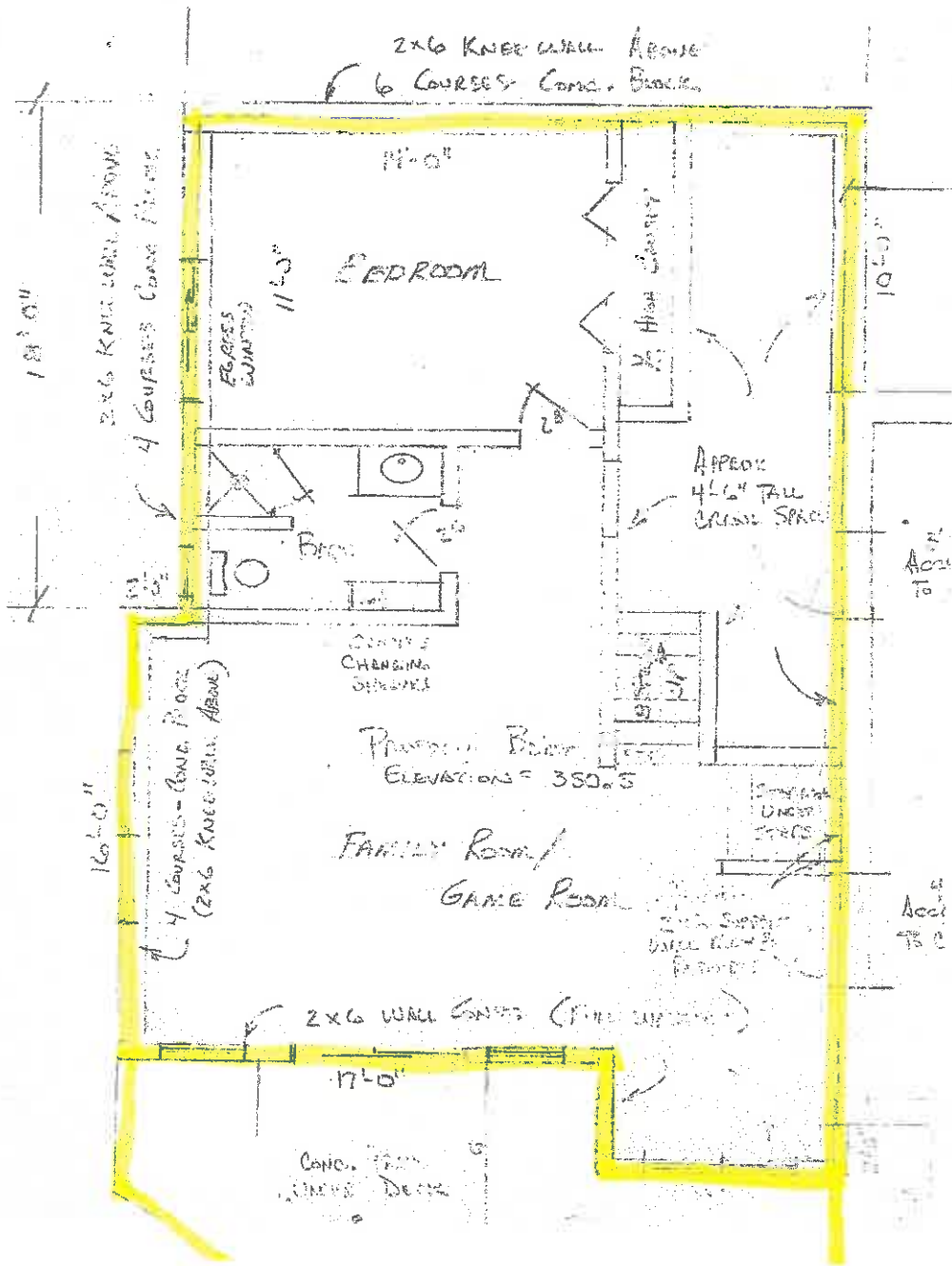
RECEIVED

SEP 15 2018



SHOWN ARE SCALED ONLY.





**Backup material for agenda item:**

6. Request by **Levi & Lauren Eidson** for a side yard setback variance at 136 Woodhaven Drive. Presently zoned R-2. [**Map 110B, Parcel 086, District 3**].



## PUTNAM COUNTY PLANNING & DEVELOPMENT

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Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ [www.putnamcountyga.us](http://www.putnamcountyga.us)

November 21, 2018

TO: Planning & Zoning Commission

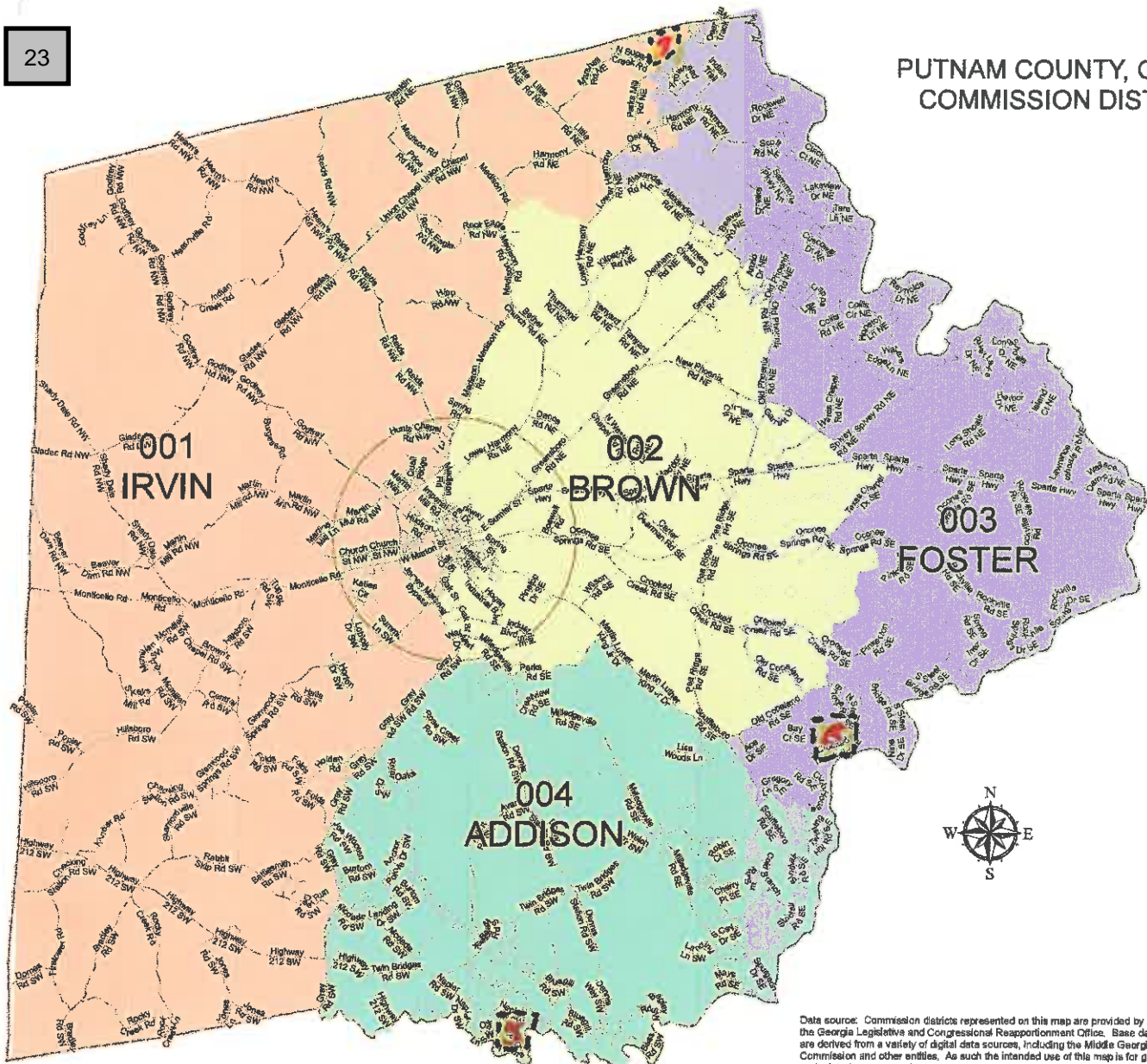
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 12/6/2018

6. Request by **Levi & Lauren Eidson** for a side yard setback variance at 136 Woodhaven Drive. Presently zoned R-2. [Map 110B, Parcel 086, District 3]. The applicants are requesting a 10.3-foot side yard setback variance, being 9.7 feet from both side property lines to place a (76x30) 2,280 square foot manufactured home on the property. This is a unique-shaped lot that is narrow at the roadside and widens toward the lake. The lot width at building setback is 94 feet and the lot length is 372 feet. The applicants request to be 9.7 feet from both side property lines, however, there is ample room to move the proposed structure toward the rear of the property and maintain a 10-foot yard setback from both side property lines. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).

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

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the intended use of this map is for general planning and related purpose only.

MAP SCALE: 1" = 5,697.28' SCALE RATIO: 1:58,367.34 DATE: DECEMBER 2016

5. Request by **Joye Marshall** for a rear yard setback variance at 211 Thomas Drive. Presently zoned R-2. [Map 056C Parcel 152, District 4].
6. Request by **Levi & Lauren Eidson** for a side yard setback variance at 136 Woodhaven Drive. Presently zoned R-2. [Map 110B, Parcel 086, District 3].
7. Request by **Albert A. Bassett** for a side yard setback variance at 216 Fawnfield Court. Presently zoned R-1. [Map 070A, Parcel 007, District 1].



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Putnam County  
 City of Eatonton

APPLICATION FOR:  VARIANCE     CONDITIONAL USE

THE UNDERSIGNED HEREBY REQUESTS THE CONSIDERATION OF A VARIANCE/CONDITIONAL USE AS SPECIFIED.

APPLICANT: Levi + Lauren Eidson

MAILING ADDRESS: PO BOX 4427  
eatonton GA 31024

PHONE: 404-780-5819  
EMAIL: eidsonle@yahoo.com

PROPERTY OWNER IF DIFFERENT FROM ABOVE: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

**PROPERTY:**

LOCATION: 136 woodhauen dr. eatonton GA 31024  
MAP 110B PARCEL 88080 PRESENTLY ZONED R-2 <sup>10</sup>  
TOTAL ACREAGE: \_\_\_\_\_

REASON FOR REQUEST: we would like to request 12 foot variance on each side of house. lot is pie shaped. we need the variance in order to stay 100 foot from the water

SUPPORTING INFORMATION ATTACHED TO APPLICATION:  
RECORDED PLAT:  LETTER OF AGENCY \_\_\_\_\_ LETTER OF INTENT   
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

**PROPOSED LOCATION MUST BE STAKED OFF.**

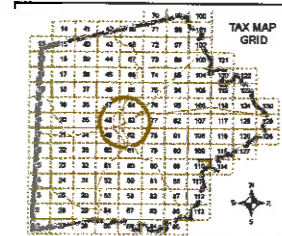
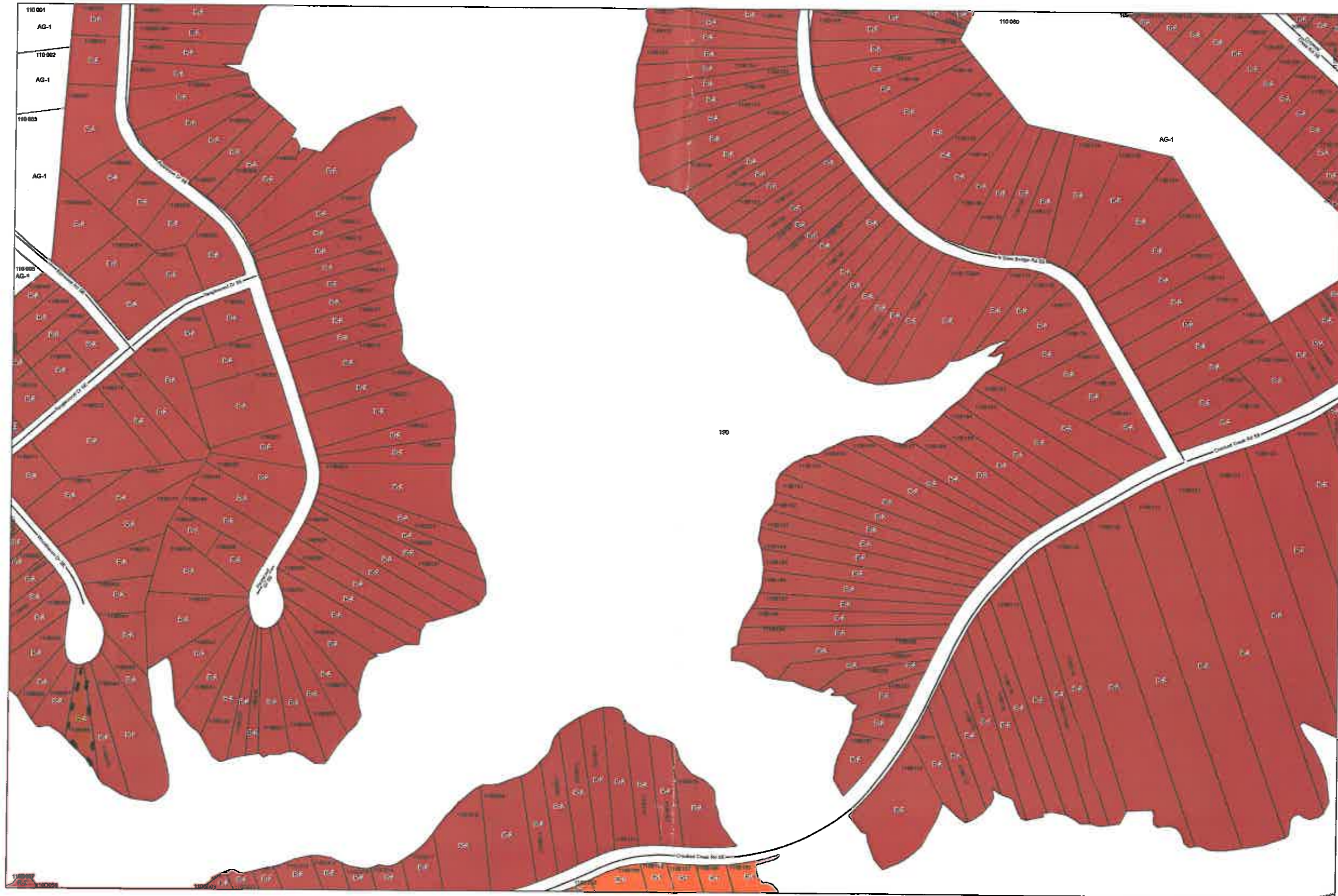
\*SIGNATURE OF APPLICANT: Lauren Eidson DATE: 9/27/18

\*APPLICANT HEREBY AFFIRMS THAT APPLICANT IS THE PROPERTY OWNER OR HAS THE LEGAL AUTHORITY TO SIGN THIS FORM ON OWNER'S BEHALF, AND APPLICANT AGREES TO INDEMNIFY AND HOLD PUTNAM COUNTY/CITY OF EATONTON HARMLESS IN THE EVENT IT IS DETERMINED APPLICANT DOES NOT HAVE SUCH LEGAL AUTHORITY.

DATE FILED <u>9-27-18</u>	FEE: \$ <u>50.00</u>	CK. NO. <u>0096</u>	CASH _____	C. CARD _____	INITIALS <u>[Signature]</u>
RECEIPT # _____	DATE SIGN POSTED: _____				
DATE OF NEWSPAPER AD: _____	RESULT: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS'/CITY COUNCIL HEARING: _____	RESULT: _____				

*[Handwritten signature]*





- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel\_Hooks

GEOGRAPHIC FEATURE LEGEND					
No Code	AG-2	C-2 CITY	IND-2 CITY	R-1 CITY	R-1
AG-1	C-1	I-M	MHP	R-2 CITY	R-1R
AG-1 CITY	C-1 CITY	IND-1 CITY	PUBLIC	R-3 CITY	R-2
	C-2	IND-2	PUBLIC CITY	R-4 CITY	RM-1
					RM-2
					RM-3
					VILLAGE

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
179 Estery Hwy  
State C  
Macon, Georgia 31217  
(478) 781-6100  
(478) 781-6177  
Web:  
www.middlegeorgia.org  
Email:  
mg@mg-rc.org

**PUTNAM COUNTY, GEORGIA  
ZONING MAPS**

**MAP 110B**

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: SEPTEMBER 2018




26


Woodhaven  
Dr SE

110B057 R-2 110B094 110B093 110B092 110B091 110B090 110B089 110B088 110B087 110B086 110B085 110B084 110B082 110B081 110B080 R-2 110B079 110B078 R-2 110B045 R-2 110B043 R-2 110B042 R-2 110B041 R-2 110B040 R-2 110B059 R-2 110B058 R-2 110B057 R-2

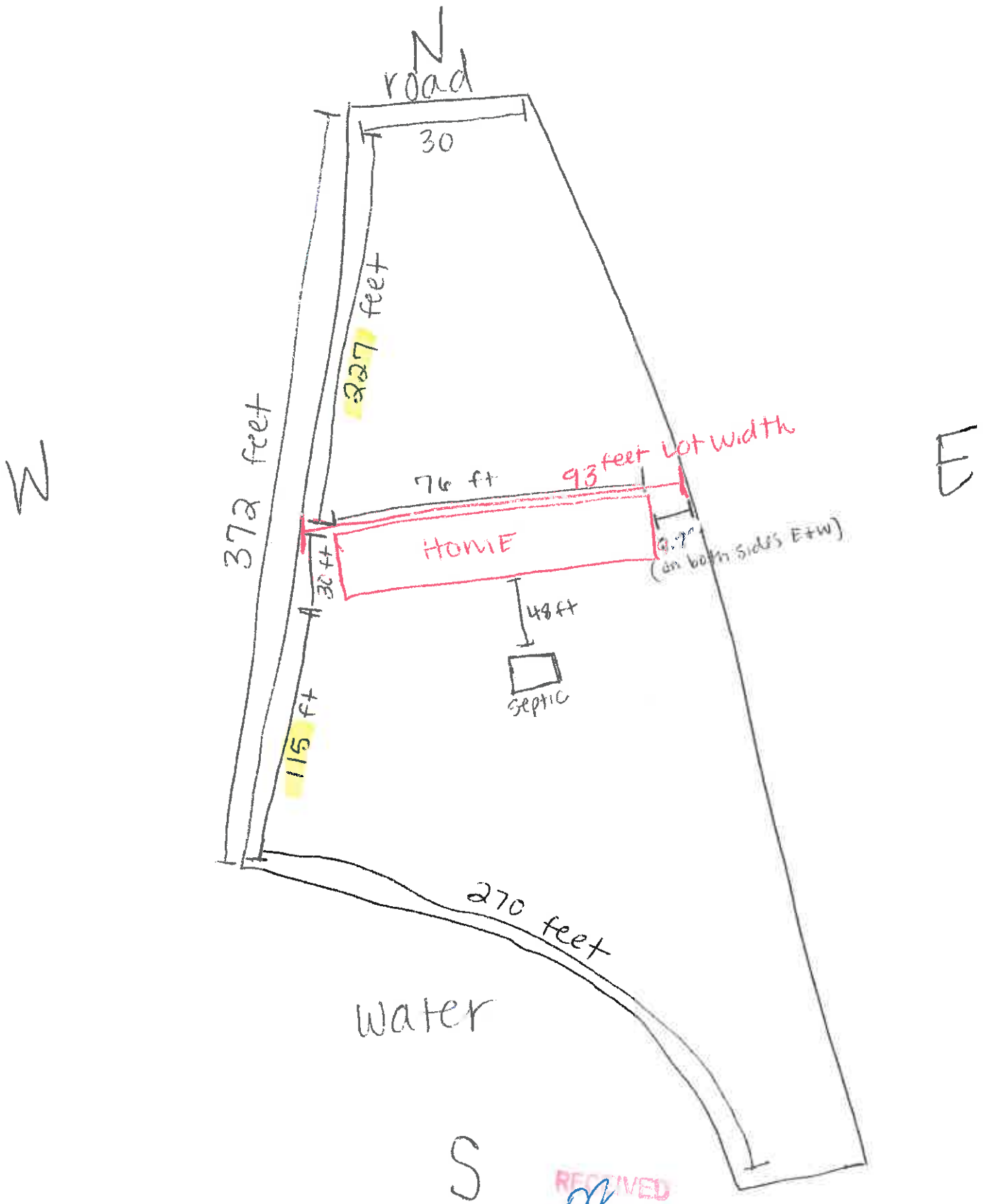
Variance Request

We are the owners of the lot located at 136 Woodhaven Dr., Eatonton GA 31024. We are requesting a 10 foot 3 inches side yard setback variance being 9 feet 7 inches from the left side property line; we are also requesting a 10 foot 3 inches side yard setback variance being 9 feet 7 inches from the right side property line. Both requested variances are needed to place a manufactured home on the property and not infringe on the 100-foot setback from the lake. The manufactured home has already been purchased. If both variances are granted our home would be positioned 227 feet from the road and 115 feet from the water. The lot currently does not have a residence. The proposed residence would be 2,280 square feet with a foot print of 76 X 30. The lot width at building setback is 95 feet 4 inches. The lot length is 372 feet. We have attached plans and pictures of the proposed layout.

Thank you  
Lauren Edson  


RCVD 2018 NOV 26  


136 Woodhaven dr. Eatonton GA  
Lot 118



RECEIVED  
SEP 27 2018

**Backup material for agenda item:**

7. Request by **Albert A. Bassett** for a side yard setback variance at 216 Fawnfield Court. Presently zoned R-1. [**Map 070A, Parcel 007, District 1**].



## PUTNAM COUNTY PLANNING & DEVELOPMENT

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Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ [www.putnamcountygga.us](http://www.putnamcountygga.us)

November 21, 2018

TO: Planning & Zoning Commission

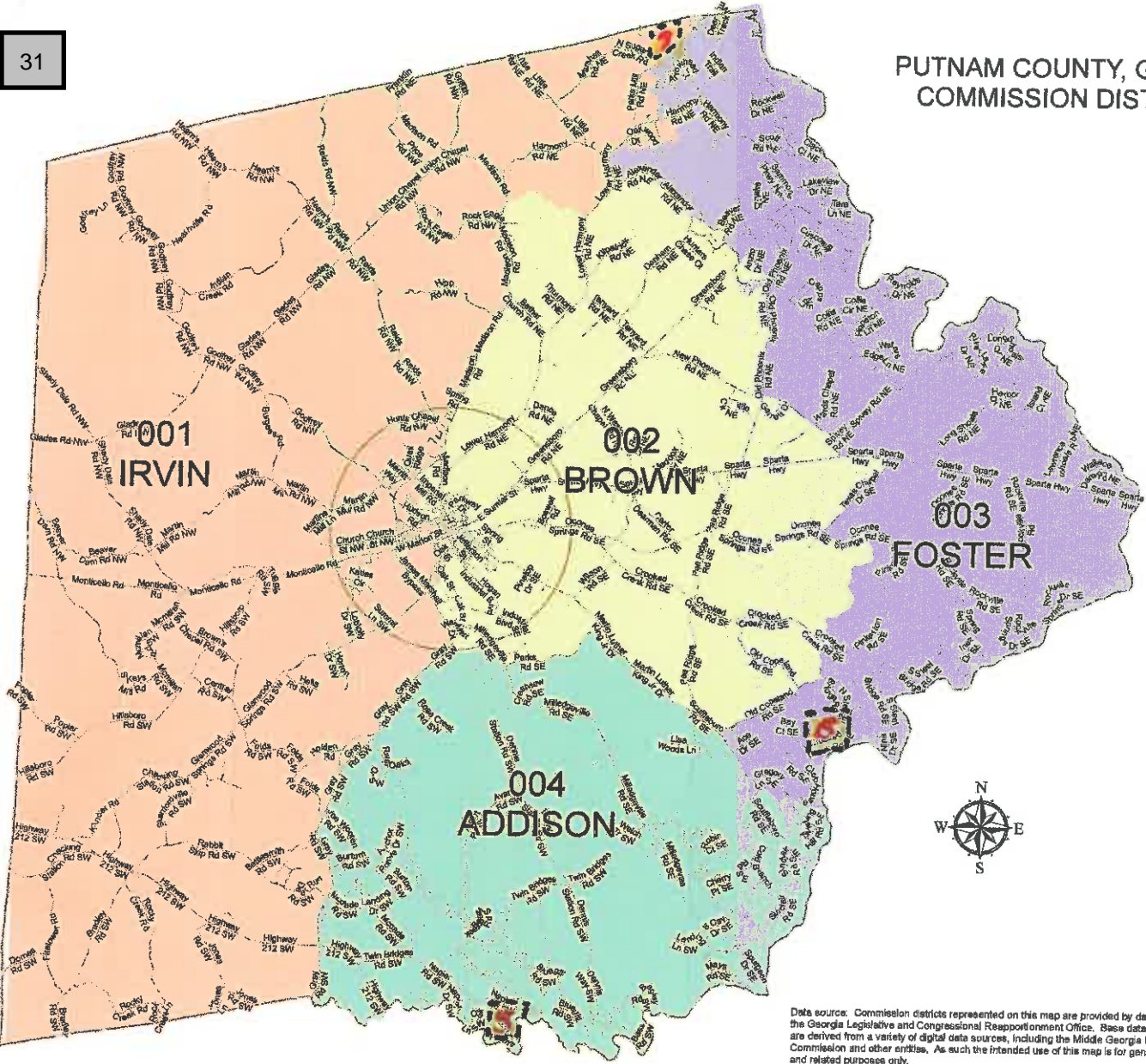
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 12/6/2018

7. Request by **Albert A. Bassett** for a side yard setback variance at 216 Fawnfield Court. Presently zoned R-1. [Map 070A, Parcel 007, District 1]. The applicant is requesting a 10-foot side yard setback variance, being 10 feet from the right-side property line when facing the lake to construct a (29x12) 336 square foot pole barn on the property. This is a pie-shaped lot with the lot width at building setback of 103 feet and lot length of 368 feet. The existing house is 1,600 square foot. The driveway entrance to this property is located on the right side of the lot when facing the lake. The applicant would like to place the proposed pole barn on an existing concrete pad located on the right side of this driveway. The left side of this property when facing the lake has limited buildable area due to the existing septic tank and drain lines. Due to the location of the existing septic tank and drain lines, the proposed location is the only suitable option for the proposed structure. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(2).

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

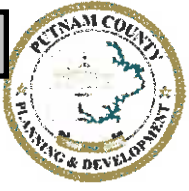
PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the intended use of this map is for general planning and related purposes only.

MAP SCALE: 1" = 5,697.26' SCALE RATIO: 1:68,367.34 DATE: DECEMBER 2018

5. Request by **Joye Marshall** for a rear yard setback variance at 211 Thomas Drive. Presently zoned R-2. [Map 056C Parcel 152, District 4].
6. Request by **Levi & Lauren Eidson** for a side yard setback variance at 136 Woodhaven Drive. Presently zoned R-2. [Map 110B, Parcel 086, District 3].
7. Request by **Albert A. Bassett** for a side yard setback variance at 216 Fawnfield Court. Presently zoned R-1. [Map 070A, Parcel 007, District 1].



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Putnam County  
 City of Eatonton

APPLICATION FOR:  VARIANCE  CONDITIONAL USE

THE UNDERSIGNED HEREBY REQUESTS THE CONSIDERATION OF A VARIANCE/CONDITIONAL USE AS SPECIFIED.

APPLICANT: Albert A Bassett

MAILING ADDRESS: 216 Fawnfield Ct  
Buckhead, GA 30625

PHONE: 706-485-1280 or 706-473-7758 (cell)

EMAIL: Orance.A1@bellsouth.net

PROPERTY OWNER IF DIFFERENT FROM ABOVE: \_\_\_\_\_  
MAILING ADDRESS: SAA

PROPERTY: \_\_\_\_\_ PHONE: \_\_\_\_\_

LOCATION: 216 Lot 6 Fawnfield Subdivision Court  
MAP 070A PARCEL 007 PRESENTLY ZONED R-1 NE

REASON FOR REQUEST: 30x12 Metal Cover for Travel Trailer that is less than 10' from property line by approx. 1-2 foot. Neighbor has already given permission verbally.

SUPPORTING INFORMATION ATTACHED TO APPLICATION:  
RECORDED PLAT:  LETTER OF AGENCY N/A LETTER OF INTENT   
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

**PROPOSED LOCATION MUST BE STAKED OFF.**

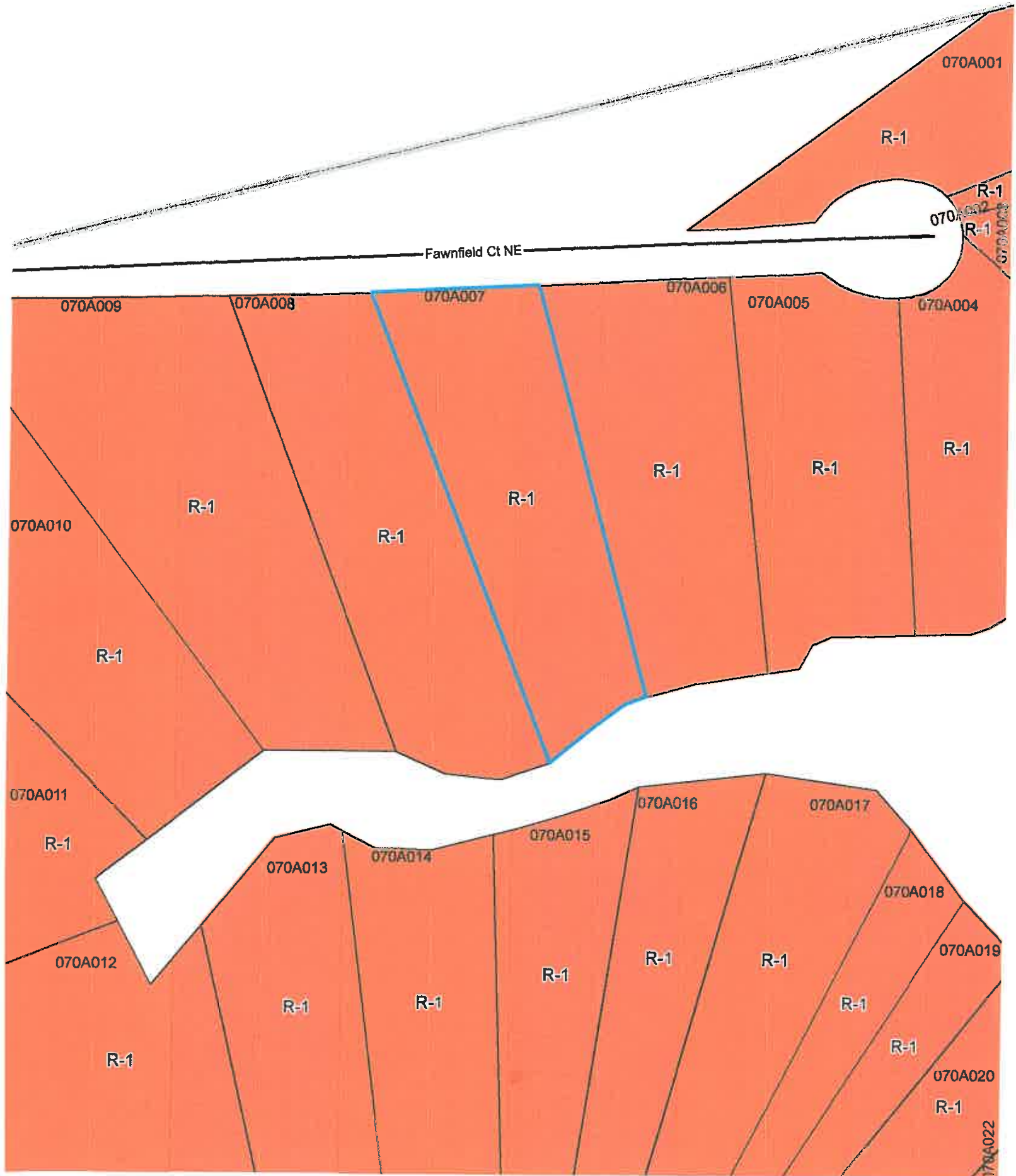
\*SIGNATURE OF APPLICANT: Albert Bassett DATE: 10-16-18 DE

\*APPLICANT HEREBY AFFIRMS THAT APPLICANT IS THE PROPERTY OWNER OR HAS THE LEGAL AUTHORITY TO SIGN THIS FORM ON OWNER'S BEHALF, AND APPLICANT AGREES TO INDEMNIFY AND HOLD PUTNAM COUNTY/CITY OF EATONTON HARMLESS IN THE EVENT IT IS DETERMINED APPLICANT DOES NOT HAVE SUCH LEGAL AUTHORITY.

DATE FILED <u>10/29/18</u>	FEE: \$ <u>200<sup>00</sup></u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>DE</u>
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____		RESULT: _____		
PLANNING & ZONING HEARING: _____	COMMISSIONERS/CITY COUNCIL HEARING: _____		RESULT: _____		







10/29/2018

We are requesting a 10 foot side yard variance being 10 feet from the right-side property line facing the lake in order to place a pole barn structure for our travel trailer. The lot length is 368 feet. The lot width at building set back is 102 feet. We currently have a residence on the property that is 1,600 square feet. There is a shed on the property that is 240 square feet. The proposed structure will be 336 square feet with a footprint of 29x12 and open on all sides. Due to the size of the camper, location of the septic system/lines, and a preexisting concrete pad this is the only suitable location for the structure.

Respectfully submitted

Albert A Bassett

216 Fawnfield CT

Buckhead, GA 30625

706 -473-7758

RCVD NOV 28 11:01



36

38  
RCD OCT 29 '18

Driveway

