



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Agenda

Thursday, January 07, 2021 ♦ 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 - December 3, 2020

### Requests

5. Request by **James Pawson** for a side yard setback variance at 117 Lake Forest Drive. Presently zoned R-1R. [Map 103D, Parcel 150, District 3]. **The applicant is requesting to withdraw without prejudice.**
6. Request by **Michael & DeeAnna May** for a side yard setback variance at 115 Little Riverview Road. Presently zoned R-2. [Map 057D, Parcel 012, District 4].
7. Request by **Henry Darby, agent for Preston Wilder** for a side yard setback variance at 167 Thunder Road. Presently zoned R-1. [Map 102B, Parcel 074, District 3]. **This item has been removed from the agenda.**

### 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 Commissioners 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 January 19, 2021 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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.

**File Attachments for Item:**

4. Approval of Minutes - December 3, 2020



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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

## Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, December 3, 2020, at 6:30 P.M. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

### Opening

1. Call to Order

Chairman James Marshall, Jr. called the meeting to order

2. Attendance

Ms. Lisa Jackson called the roll

#### PRESENT:

Chairman James Marshall, Jr.

Vice-Chairman Tim Pierson

Member Maurice Hill, Jr.

Member Martha Farley

Member John Mitchell (not eligible for voting due to training requirements)

#### ABSENT:

Courtney Andrews

#### STAFF:

Lisa Jackson

Ben Schmitt

3. Rules of Procedures

Mr. Ben Schmitt read the Rules of Procedures.

### Minutes

4. Approval of Minutes- November 5, 2020

Motion to approve the November 5, 2020 minutes made by **Member Hill**, Seconded by **Member Farley**

Voting Yea: **Chairman Marshall, Vice-Chairman Tim Pierson, Member Hill, Member Farley**

### Requests

5. Request by **Glenn Hulett** for a side yard setback variance at 169 N. Steel Bridge Road. Presently zone R-2. **[Map 110B, Parcel 153, District 3]. Mr. Hulett** represented this request. He stated that because the lot is narrow, he wanted a setback of 10 feet to address the drainage on the property and construct a driveway. **No one spoke in opposition to the request.**

**Staff recommendation is for approval of a 10-foot side setback variance, being 10 feet from the left-side property line when facing the lake at 169 N. Steel Bridge [Map 110B, Parcel 153].**

Motion to approve the request by **Glenn Hulett** for a 10-foot side yard setback variance, being 10 feet from the left-side property line when facing the lake at 169 N. Steel Bridge [Map 110B, Parcel 153] made by **Vice-Chairman Pierson**, seconded by **Member Farley**.  
Voting Yea: **Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill.**

6. Request by **Ronald Peterson** for a rear yard setback variance at 145 Northshore Drive. Presently zoned R-2. [Map 056B, Parcel 097, District 4]. **Mr. Peterson** represented this request. He wanted to add 240 square feet to the existing structure. It's a ranch-style home, and he wanted to keep the original roofline of the home by adding this 12-foot extension, which is why he requested the variance. **No one spoke in opposition to this request.**

**Staff recommendation is for approval of a 48-foot rear yard setback variance, being 52 feet from the nearest point to the lake at 145 Northshore Drive [Map 056B, Parcel 097].**

Motion to approve the request by **Ronald Peterson** for a 48-foot rear yard setback variance, being 52 feet from the nearest point to the lake at 145 Northshore Drive [Map 056B, Parcel 097] made by **Member Farley**, and seconded by **Member Hill**.  
Voting Yea: **Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill.**

7. Request by **C. Roy Embry** for conditional use at 621 New Phoenix Road. Presently zoned C-1. [Map 075, Parcel 050, District 2]. \* **Mr. Embry** represented this request. He stated that the property used to be a concrete plant, and now he wanted to fix the property to store fertilizer. That is the reason he requested the conditional use. **No one spoke in opposition to this request.**

**Staff recommendation is for approval of a conditional use for a fertilizer storage/blending facility located on New Phoenix Rd NE [Map 075, Parcel 050].**

Motion to approve the request by **C. Roy Embry** for a conditional use for a fertilizer storage/blending facility at 621 New Phoenix Road [Map 075, Parcel 050] made by **Member Farley** and seconded by **Vice-Chairman Pierson**.

Voting Yea: **Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill.**

8. Request by **Willie David Copelan** to rezone 5.00 acres from AG-2 to C-2 at 931 Pea Ridge Road. [Map 092, Part of Parcel 017001001, District 2]. \* **Mr. Copelan** represented this request. He stated that he was previously here in September with this property; after meeting with the county commissioners and had learned of their safety concerns, he addressed them with his engineers. He wanted to address those concerns, to speak further on this, he asked **Mr. Larry Moore** to speak. **Mr. Moore** noted that the safety issues had

been addressed. The drawings rendered had been updated to show a deceleration lane on the property, which matches the specifications of the deceleration lane at Harmony Crossing by McDonald's. The Georgia Department of Transportation has approved these plans and will reexamine them once approved by zoning. He also noted that there are pockets of commercial zone properties in that area. Further, he pointed out that the nearest gas station is in Eatonton on Sumter Street and that it is over 10 miles to the next station on 16 and Long Shoals. The station on Scuffleboro Road to Harmony Crossing is also 10 miles. The Copelan's property is strategically located in the center between the other stations. It was his opinion that the convenience store is needed there as well. To address concerns about the placement of a commercial property on a scenic highway, Mr. Moore noted that he is the Chairman of the Historic Scenic Byway Corporation. He indicated that they are in favor of this rezoning. The property in question is not a historical, cultural, archeological, or recreational site that needs protection. He also noted that the project would not negatively impact the scenery. **No one spoke in opposition to this request.**

**Member Hill** asked if they had a hazmat plan in place. **Mr. Copelan** noted that yes, one would be done; otherwise, they will not be able to proceed with their project. **Chairman Marshall** asked where on the lot is the building going to be located, because the property is long and narrow. Will it be facing Pea Ridge or 16? **Mr. Copelan** showed the location of the proposed building to the board.

**The staff recommendation is for approval to rezone 5.00 acres at 931 Pea Ridge Road [Map 092, Parcel 017001001, District 2] from AG-2 to C-1 with the following conditions:**

- (1) The developer shall construct a deceleration lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the entrance on Pea Ridge Road of the development.**
- (2) Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county.**

Motion to approve the request by **Willie David Copelan**, to rezone 5 acres at 931 Pea Ridge Road [Map 092, Parcel 017001001, District 2] from AG-2 to C-1 with the following conditions:

- 1.) The developer shall construct a deceleration lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the entrance on Pea Ridge Road of the development.
- 2.) Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county.

Made by **Member Farley**, seconded by **Vice-Chairman Pierson**

Voting Yea: **Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill.**

9. Request by **Zeke Long**, agent for **Tyler Land Holdings, LLC**, to rezone 2.76 acres from C-1 to C-2 on Greensboro Road. [Map 103A, Part of Parcel 062, District 3]. \* **Mr. Mathew Zeig, Mr. Rett Tyler, and Mr. Roger Harderman** represented this request. **Mr. Zeig** noted that they intend to build a new Skier's Marine and boat sells facility. The business will be a sales and service dealership with direct access to Greensboro Road.

Customer traffic is estimated at two per day and five on the weekends. It will have minimal impact on traffic because of the low volume of customers. **No one spoke in opposition to this request.**

**Vice-Chairman Pierson** asked about the potential noise levels because of the business's boat repair portion. **Mr. Tyler** noted that this store would not be as busy as some of their other locations. The only time a boat would be running would be to check their fluid levels. If it took longer than two to three minutes, they would take it to the lake. The building they have proposed has an overhang, and you cannot see it from the front of the building. The only products they would sell are smaller ski boats and wake boats. **Vice-Chairman Pierson** noted that his office is across the street and is not worried about that. However, there are houses located behind the proposed business. **Mr. Tyler** again stated that if a boat needs more than five to six minutes to run, they would take it to the lake.

**Chairman Marshall** asked the staff to explain the C-1 section of the ordinance that requires all displays be done within a permanently enclosed building. **Ms. Jackson** noted that C-1 was changed so that everything done in that zoning would have to be done inside a building. Historically, Highway 44 "Greensboro Highway", the county has tried to maintain C-1 development along that corridor. That is why the recommendation was for denial rezoning from C-1 to C-2. She added that although there are a few C-2 properties along that strip, they have been grandfathered in. However, the county traditionally tried to maintain C-1 along that corridor along Lake Oconee.

**Mr. Zeig** noted that they were not asking for anything speculative and knew exactly what their business will do. The zoning can be contingent that if Skier's Marine does not occupy the building that it loses that zoning. **Vice-Chairman Pierson** asked for clarification that zoning stays with the property regardless of occupant. **Ms. Jackson** answered, yes. **Vice-Chairman Pierson** noted that while that is a good thought, it just will not work that way.

**Member Hill** asked about the hours of operation for the business. This question is because of the proximity of the business to residential homes. **Mr. Tyler** noted that their hours of operation are 8:30 am to 5:30 pm during the summer (closed Sunday and Monday). 8:30 am to 5:00 pm Monday-Friday, and 8:00 am to 1:00 pm on Saturdays during fall and winter.

**Staff recommendation is for denial to rezone 2.76 acres on Greensboro Road [Map 103A, Part of Parcel 062] from C-1 to C-2.**

Motion for denial of the request to rezone 2.76 acres along Greensboro Road [Map 103A, Part of Parcel 062] from C-1 to C-2 made by **Vice-Chairman Pierson** and seconded by **Member Farley**

Voting Yea: **Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill.**

**Chairman Marshall** added that the applicants should reconsider their request and work with the staff some more. We also recommend that the applicant presents this before the Board of Commissioners, they have the right to overturn this board's recommendation. **Mr. Tyler** asked how often does the county commission overrule this board? **Ms. Jackson** noted that this board only makes a recommendation on rezoning and conditional uses, and it is not final. This board has made a recommendation for denial; however, the Board of

Commissioners has the final decision on the matter. Which he can attend on the 15<sup>th</sup> of this month at 6:30 pm in this room and make your presentation to them as well.

New Business

The GAZA conference in February has been postponed; it will be moved to later in the year. Due to the current pandemic. A meeting was held with the representatives from the University of Georgia and inquired about the online platform. After further discussions with them, we determined that in person would be better than online for getting registration up.

Adjournment

The meeting adjourned at approximately 7:10 P.M.

Attest:

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Lisa Jackson  
Director

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James Marshall, Jr.  
Chairman

**File Attachments for Item:**

5. Request by **James Pawson** for a side yard setback variance at 117 Lake Forest Drive. Presently zoned R-1R. **[Map 103D, Parcel 150, District 3]**.





# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ◊ Eatonton, GA 31024

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Putnam County  City of Eatonton

APPLICATION FOR:  VARIANCE

Permit # 2020-020608

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

James Pawson

Phone# 678-425-5135

Owner name

Phone#

Applicant name (if different from above)

2671 Ivy creek Rd

Buford

GA

30519

MAILING ADDRESS

CITY

STATE

ZIP

Pawson @ Bellsouth.net

EMAIL ADDRESS

PROPERTY LOCATION: 117 Lake Forest Dr Eatonton GA 30124 TOTAL ACREAGE .697

MAP: \_\_\_\_\_ PARCEL: 103D150 PRESENTLY ZONED: R-1R DISTRICT: 3rd

SETBACKS: Front: 200+ Rear: 40' Lakeside: ~~10'~~ <sup>10'</sup> Left: 7 1/2' Right: 20'

*only requested change*

Arterial/State Road. Yes: \_\_\_\_\_ No:

TOTAL SQ. FT. (existing structure) 3583 TOTAL FOOTPRINT (proposed structure) 119

LOT LENGTH (the total length of the lot) 417

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 99'

REASON FOR REQUEST: To convert one of 4 bedrooms into a master bedroom. The 119 feet add a closet and master bathroom

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: [Signature]

DATE: 11-10-20

\*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>11-23-2020</u>	FEE: \$ <u>200.00</u>	CK. NO. _____	CASH _____	C. CARD. <input checked="" type="checkbox"/>	INITIALS <u>[Signature]</u>
RECEIPT # _____	DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____	PLANNING & ZONING HEARING: _____	RESULT: _____	COMMISSIONERS/CITY COUNCIL HEARING: _____
				RESULT: _____	

**Recorded & eRecorded**  
 DATE: 11/11/2020  
 TIME: 9:59 AM  
 BOOK: 00037  
 PAGE: 104  
 RECORDING FEES: \$110.00  
 PARTICIPANT ID: 3133517043  
 CLERK: Shells H. Peery  
 Putnam County, GA



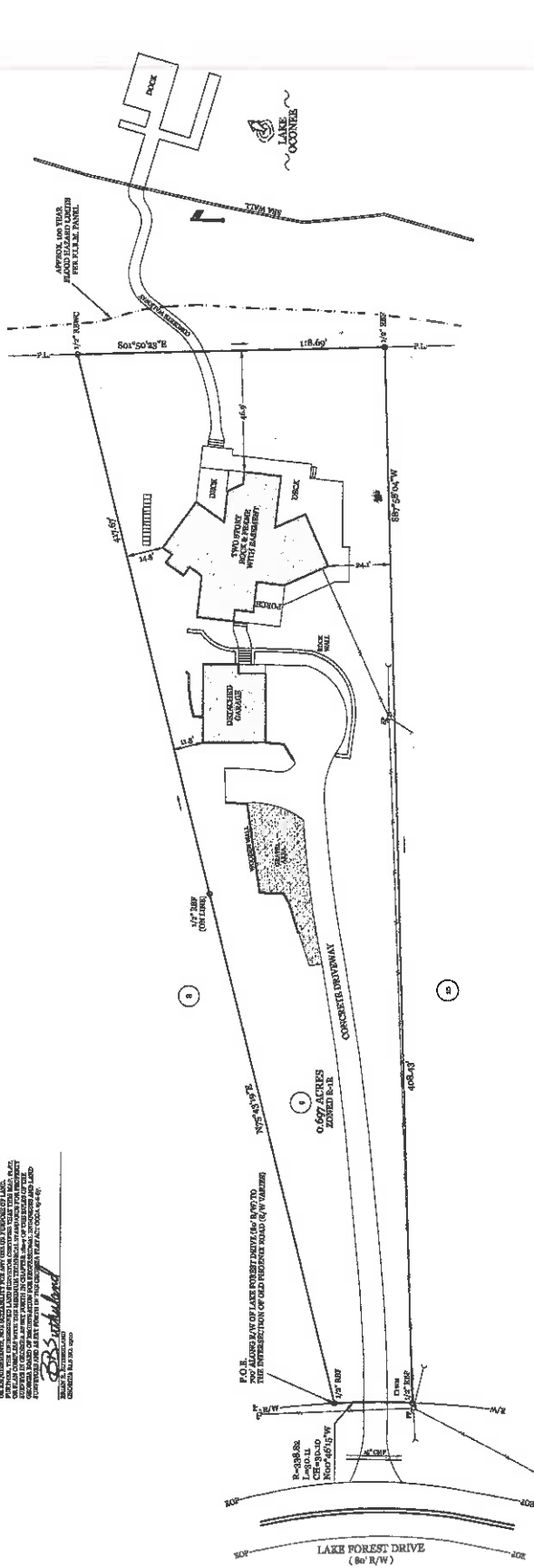
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 PROFESSIONAL ENGINEERING OR ARCHITECTURAL SERVICES.

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 PROJECT.

A TOTAL AREA OF 0.656 ACRES  
 WAS SURVEYED AND FOUND TO BE  
 ACCURATE TO ± 0.01 ACRES  
 WITHIN A ± 1/2" PER 100 FEET  
 TOLERANCE. THIS SURVEY WAS  
 CONDUCTED ON SEPTEMBER 14, 2020.  
 THE SURVEY WAS CONDUCTED BY  
 JAMES RAWSON, SURVEYOR.  
 THE SURVEY WAS CONDUCTED BY  
 KATHERINE RAWSON, SURVEYOR.  
 THE SURVEY WAS CONDUCTED BY  
 JAMES RAWSON, SURVEYOR.  
 THE SURVEY WAS CONDUCTED BY  
 KATHERINE RAWSON, SURVEYOR.

**03 Southland**  
 SURVEYING & ENGINEERING  
 20543 W. LANE  
 WOODBRIDGE, GA 30097  
 (770) 944-1100  
 www.03southland.com



**LEGEND**  
 10' = 10' WIDE ROAD  
 12' = 12' WIDE ROAD  
 15' = 15' WIDE ROAD  
 20' = 20' WIDE ROAD  
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 180' = 180' WIDE ROAD  
 190' = 190' WIDE ROAD  
 200' = 200' WIDE ROAD

**REPLACEMENT SURVEY FOR**  
 JAMES RAWSON &  
 KATHERINE RAWSON  
 217 WEST PARKWAY DRIVE  
 DUNWOODY, GA 30134



Date: 09/14/2020  
 County: PUTNAM, GEORGIA  
 State: GA  
 Scale: 1" = 40'  
 Drawing No.: AS  
 Sheet No.: 104

THIS SURVEY WAS CONDUCTED IN COMPLIANCE WITH THE TECHNICAL  
 STANDARDS AND PRACTICES OF THE SURVEYING BOARD OF GEORGIA  
 AND THE RULES OF THE BOARD OF SURVEYORS OF GEORGIA.  
 THIS SURVEY WAS CONDUCTED IN COMPLIANCE WITH THE  
 TECHNICAL STANDARDS AND PRACTICES OF THE SURVEYING  
 BOARD OF GEORGIA AND THE RULES OF THE BOARD OF  
 SURVEYORS OF GEORGIA.

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 IN COMPLIANCE WITH THE TECHNICAL STANDARDS AND  
 PRACTICES OF THE SURVEYING BOARD OF GEORGIA  
 AND THE RULES OF THE BOARD OF SURVEYORS OF  
 GEORGIA.



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 180' = 180' WIDE ROAD  
 190' = 190' WIDE ROAD  
 200' = 200' WIDE ROAD

**Letter of Intent:**

**James and Kathleen Pawson 117 Lake Forest Drive, Eatonton GA 31024 (11/10/2020)**

**Putnam County Planning & Development Director Lisa Jackson 117 Putnam Dr., Suite B Eatonton, Ga 31024**

**Dear Putnam County Planning & Development:**

**We own the existing home and property located at 117 Lake Forest Drive, and plan to build a small addition to convert the home into our retirement home. We are requesting a variance on the left side setback (20'), to a reduction of (7.5'). We request the change to the setback on the left side in order to best accommodate an 8' x 12' addition to one of the bathrooms to qualify the bedroom as the master bedroom. Our hope is to drastically improve the quality of the home and its usefulness as a livable home instead of a weekend lake house. We feel that this addition will improve the value of the home and its community.**

**The challenges of the skinny pie shaped lot have already required the home and detached garage (prior to our ownership) to encroach into 11 feet and 14 feet on that left side of the lot. Our requested construction will only grow the home 8 feet and change its shape some to get 7.5 feet closer to the left side of the lot than the home currently sits.**

**The septic field lines are in the rear of the home and will be unaffected by anything related to the small addition.**

**General building information: The home addition we propose to build would have 119 square feet. It will add 8' of an extension to the home's closet and bathroom. The adjacent property's home sits in a way that this addition will not encroach its location.**

**If you would like additional information about this request, you can telephone Jim at 678-425-5135.**

**Sincerely,**



**Jim and Kathleen Pawson**

# Existing On-site Sewage Management System Performance Evaluation Report Form

Property Owner/System Owner Name: <u>James Lawson</u>		678-425-5135		Reason for Existing Sewage System Evaluation: (circle) (1) Loan Closing for Home Sale (2) Refinance (3) Home Addition (Non-bedroom) Type: <u>Multi-Bath + enclosed Deck</u> (4) Swimming Pool Construction (5) Structure Addition to Property Type: _____ (6) Mobile Home Relocation
Property/System Address: <u>117 Lake Forest Drive</u>				
Subdivision Name: <u>W Plantation Lake</u>	Lot: <u>9</u>	Block:		
Existing System Information: Water Supply (circle) <input checked="" type="radio"/> Public <input type="radio"/> Private Well <input type="radio"/> Community		Number of Bedrooms/GPD: <u>4</u>	Garbage Grinder: (circle) <input type="radio"/> Yes <input checked="" type="radio"/> No	

### SECTION A – System on Record

<input type="radio"/> Yes <input type="radio"/> No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	Comments: _____ _____ _____ _____	
<input checked="" type="radio"/> Yes <input type="radio"/> No	A copy of the original On-site Sewage Management System Inspection Report is attached.		
<input type="radio"/> Yes <input type="radio"/> No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.		
<input type="radio"/> Yes <input type="radio"/> No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.		
Evaluating Environmentalist:	Title:	Date:	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

### SECTION B – System Not on Record

<input checked="" type="radio"/> Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation.	Comments: _____ _____ _____ _____	
<input checked="" type="radio"/> Yes <input type="radio"/> No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.		
<input checked="" type="radio"/> Yes <input type="radio"/> No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.		
<input checked="" type="radio"/> Yes <input type="radio"/> No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.		
<input checked="" type="radio"/> Yes <input type="radio"/> No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.		
Evaluating Environmentalist:	Title:	Date:	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
<u>Kathryn Hill REHS</u>	<u>EHSC. III.</u>	<u>11/18/2020</u>	

### SECTION C – System Not Approved

<input type="radio"/> Yes <input type="radio"/> No	The On-site Sewage Management System was disapproved at the time of the initial installation and is thus not considered an approved system.	Comments: _____ _____ _____	
<input type="radio"/> Yes <input type="radio"/> No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.		
<input type="radio"/> Yes <input type="radio"/> No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.		
Evaluating Environmentalist:	Title:	Date:	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

### SECTION D – Addition to Property or Relocation of Home (section completed in conjunction with A, B, or C above)

<input checked="" type="radio"/> Yes <input type="radio"/> No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments: _____ _____	
<input checked="" type="radio"/> Yes <input type="radio"/> No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.		
Evaluating Environmentalist:	Title:	Date:	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
<u>Kathryn Hill REHS</u>	<u>EHSC. III.</u>	<u>11/18/2020</u>	

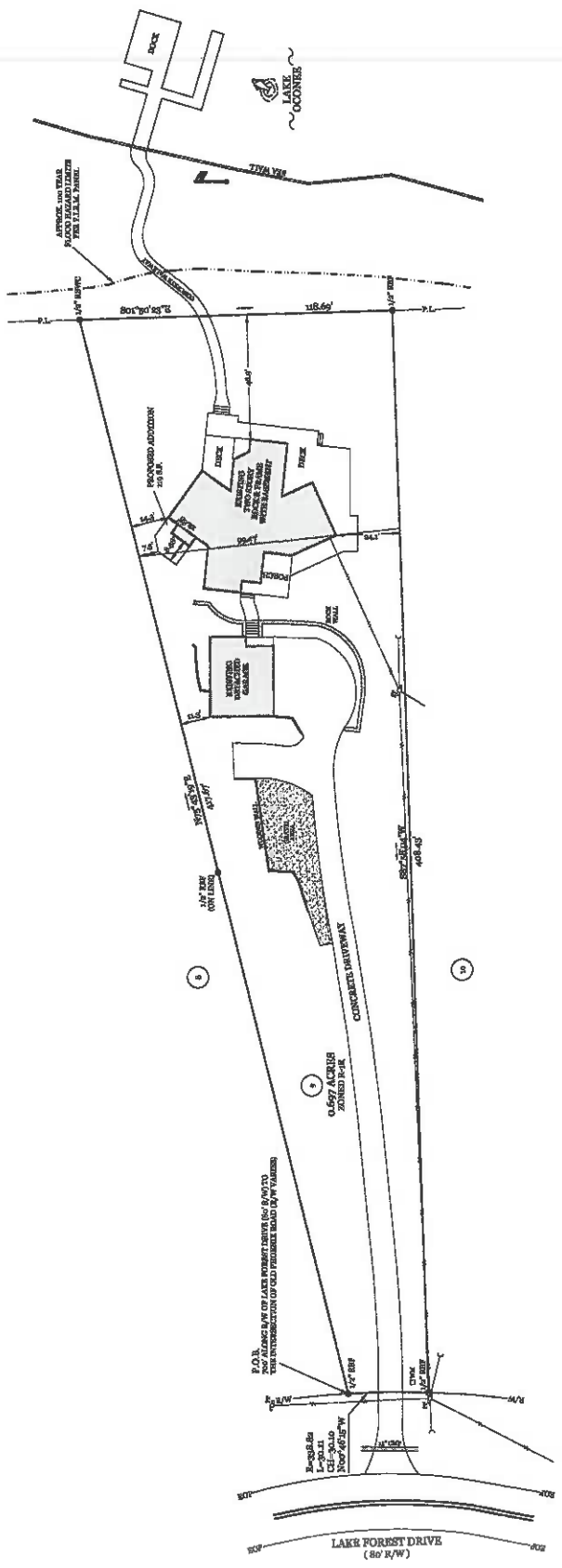
GEORGIA PREMIER LAND SERVICES, INC. IS NOT RESPONSIBLE FOR ANY DATA NOT SHOWN ON THIS SITE PLAN THAT MAY BE OBTAINED FROM THE RECORD PLANS OF THE LOCAL JURISDICTIONS, AND IS NOT RESPONSIBLE FOR ANY DATA THAT MAY BE OBTAINED FROM THE RECORD PLANS OF THE LOCAL JURISDICTIONS, AND IS NOT RESPONSIBLE FOR ANY DATA THAT MAY BE OBTAINED FROM THE RECORD PLANS OF THE LOCAL JURISDICTIONS.

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THIS PROJECT MUST COMPLY WITH ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS, AND THE APPLICABLE FEDERAL AND STATE REGULATIONS, AND THE APPLICABLE FEDERAL AND STATE REGULATIONS, AND THE APPLICABLE FEDERAL AND STATE REGULATIONS, AND THE APPLICABLE FEDERAL AND STATE REGULATIONS.

THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL JURISDICTIONS, AND IS NOT RESPONSIBLE FOR ANY DATA NOT SHOWN ON THIS PLAN THAT MAY BE OBTAINED FROM THE RECORD PLANS OF THE LOCAL JURISDICTIONS, AND IS NOT RESPONSIBLE FOR ANY DATA THAT MAY BE OBTAINED FROM THE RECORD PLANS OF THE LOCAL JURISDICTIONS.

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**GRAPHIC SCALE**  
1" = 30' ft.

THIS DRAWING WAS PREPARED FOR THE PROJECT BY THE PROFESSIONAL ENGINEER AND LAND SURVEYOR IN CHARGE OF THE PROJECT, AND IS NOT GUARANTEED AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ENGINEER AND LAND SURVEYOR ASSUME NO LIABILITY FOR ANY DAMAGE, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE USE OF THIS DRAWING.

THE SERVICES WERE PREPARED IN COMPLIANCE WITH THE PROFESSIONAL ENGINEER AND LAND SURVEYOR IN CHARGE OF THE PROJECT, AND IS NOT GUARANTEED AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ENGINEER AND LAND SURVEYOR ASSUME NO LIABILITY FOR ANY DAMAGE, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE USE OF THIS DRAWING.

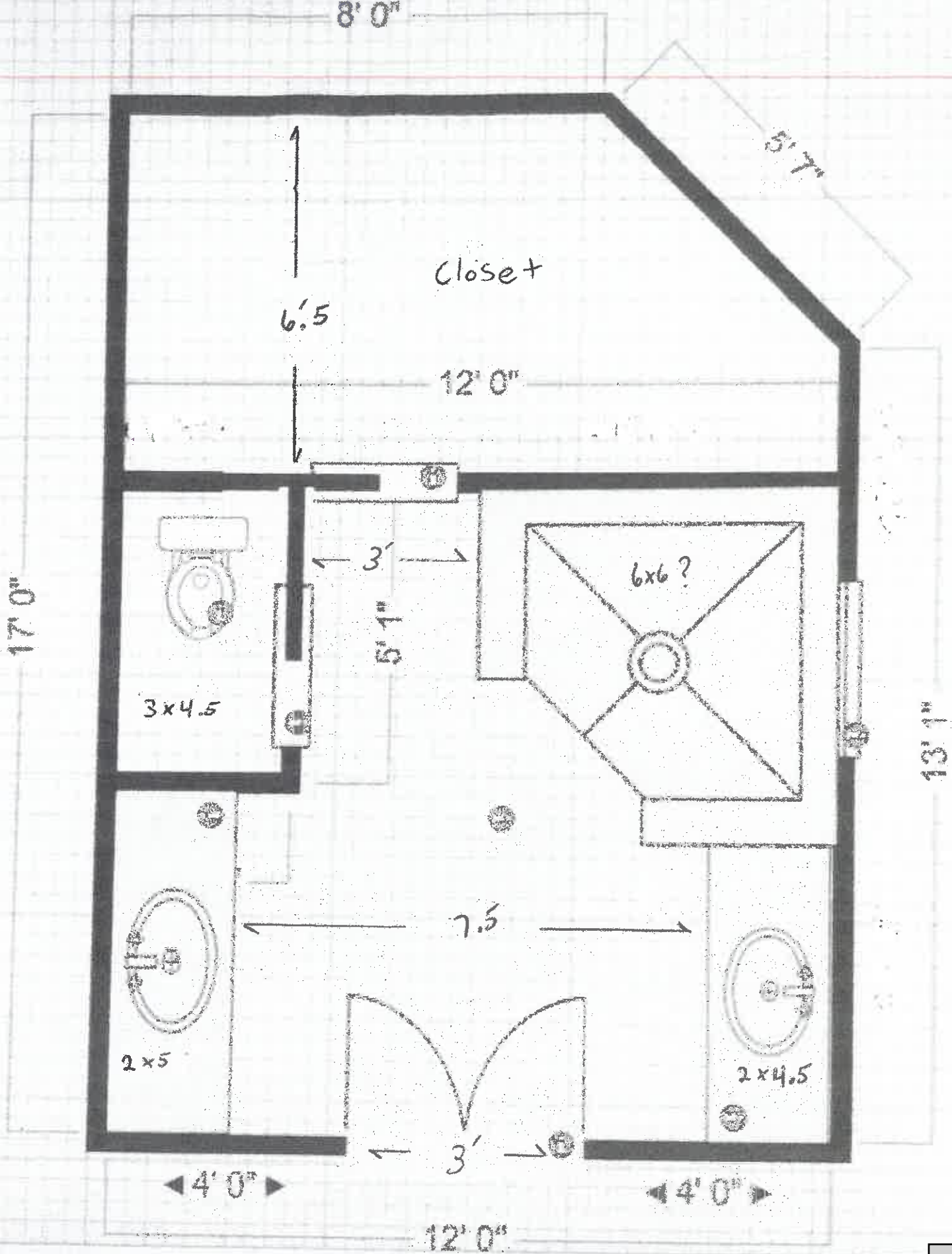
THIS DRAWING WAS PREPARED FOR THE PROJECT BY THE PROFESSIONAL ENGINEER AND LAND SURVEYOR IN CHARGE OF THE PROJECT, AND IS NOT GUARANTEED AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ENGINEER AND LAND SURVEYOR ASSUME NO LIABILITY FOR ANY DAMAGE, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE USE OF THIS DRAWING.

**PROFESSIONAL ENGINEER AND LAND SURVEYOR**  
 JAMES PAWSON & KATHLEEN PAWSON  
 277 LAKE FOREST DRIVE  
 GEORGIA PREMIER LAND SERVICES, INC.  
 1000 WOODBURN DRIVE, SUITE 100  
 DALY CITY, CALIFORNIA 94015  
 TEL: 415-962-1234  
 FAX: 415-962-1235  
 www.gplsi.com

**DATE:** 03/21/2023  
**PROJECT:** 277 LAKE FOREST DRIVE  
**SHEET:** 1 OF 1

**SCALE:** 1" = 30' ft.

**PROJECT NO.:** 277-LF-23-01



## Courtney Andrews

---

**From:** JAMES PAWSON <pawson@bellsouth.net>  
**Sent:** Tuesday, December 29, 2020 12:24 PM  
**To:** Courtney Andrews  
**Subject:** Re: 1-7-21 P&Z Public Hearing Meeting

Please remove our request for variance hearing for January without prejudice and move us to the February hearing so to allow time to adjust our request for variance.

James and Kathleen Pawson  
117 Lake Forest Drive  
Eatonton GA 31024

On Monday, December 14, 2020, 1:07:37 PM EST, Courtney Andrews <candrews@putnamcountyga.us> wrote:

Good Afternoon,

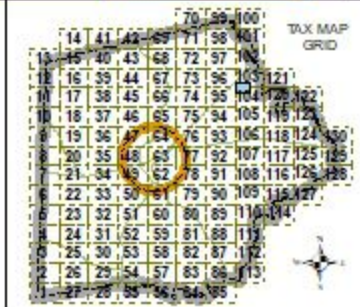
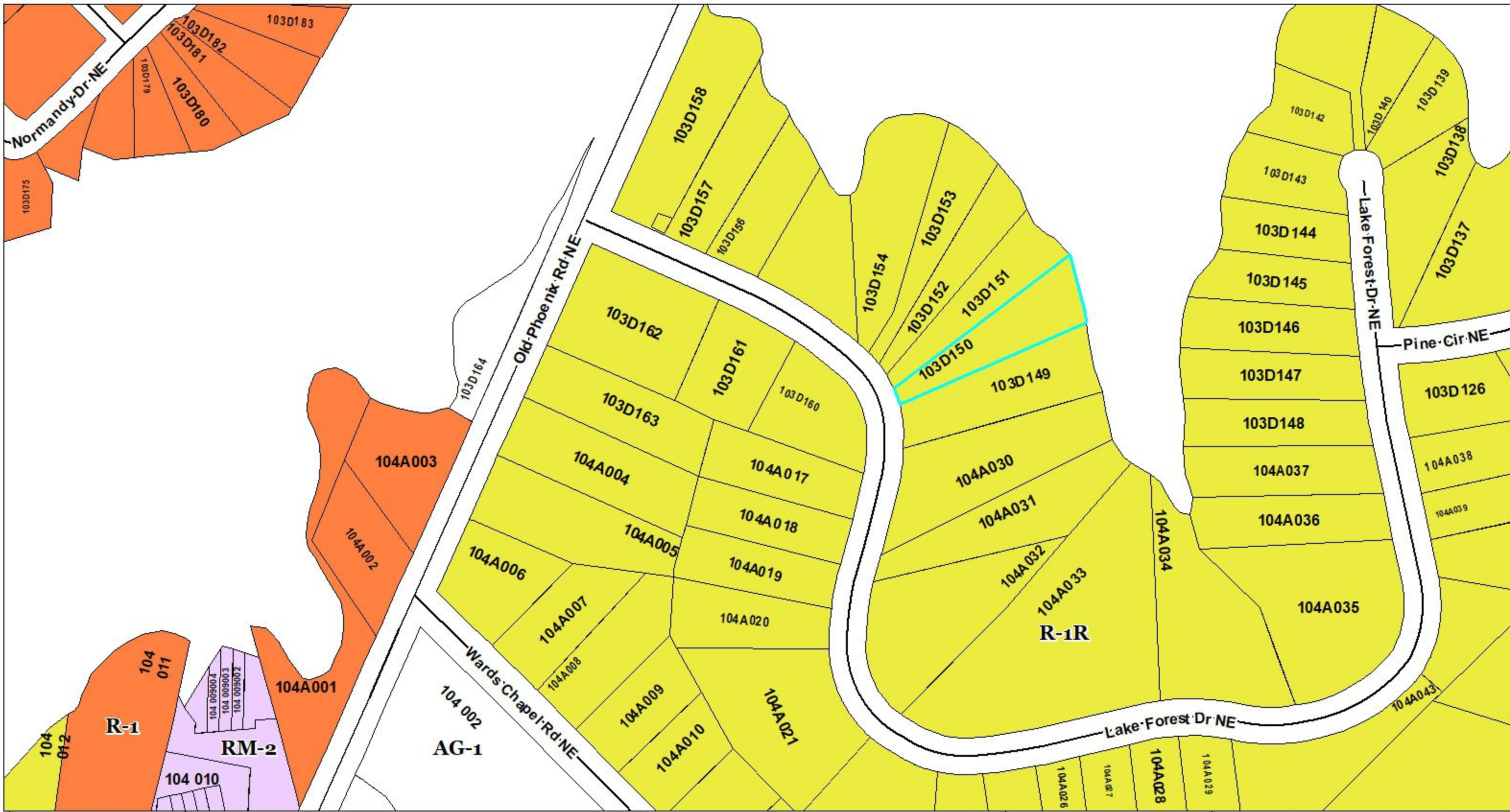
I have attached a copy of the January 1, 2021 P&Z Public Hearing agenda. Please let me know if you have any questions or concerns. Thank you!

## Courtney Andrews

Putnam County Planning & Development

Zoning Coordinator

706-485-2776



**GEOGRAPHIC FEATURE LEGEND**

Estonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R-1 CITY	R-1	RM-2
County Boundary	No Code	C-1	I-M	MHP	R-2 CITY	R-1R	RM-3
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R-3 CITY	R-2	VLLAGE
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R-4 CITY	RM-1	
Parcel_Hooks							

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-8180  
Web:  
www.middlegeorgiarc.org

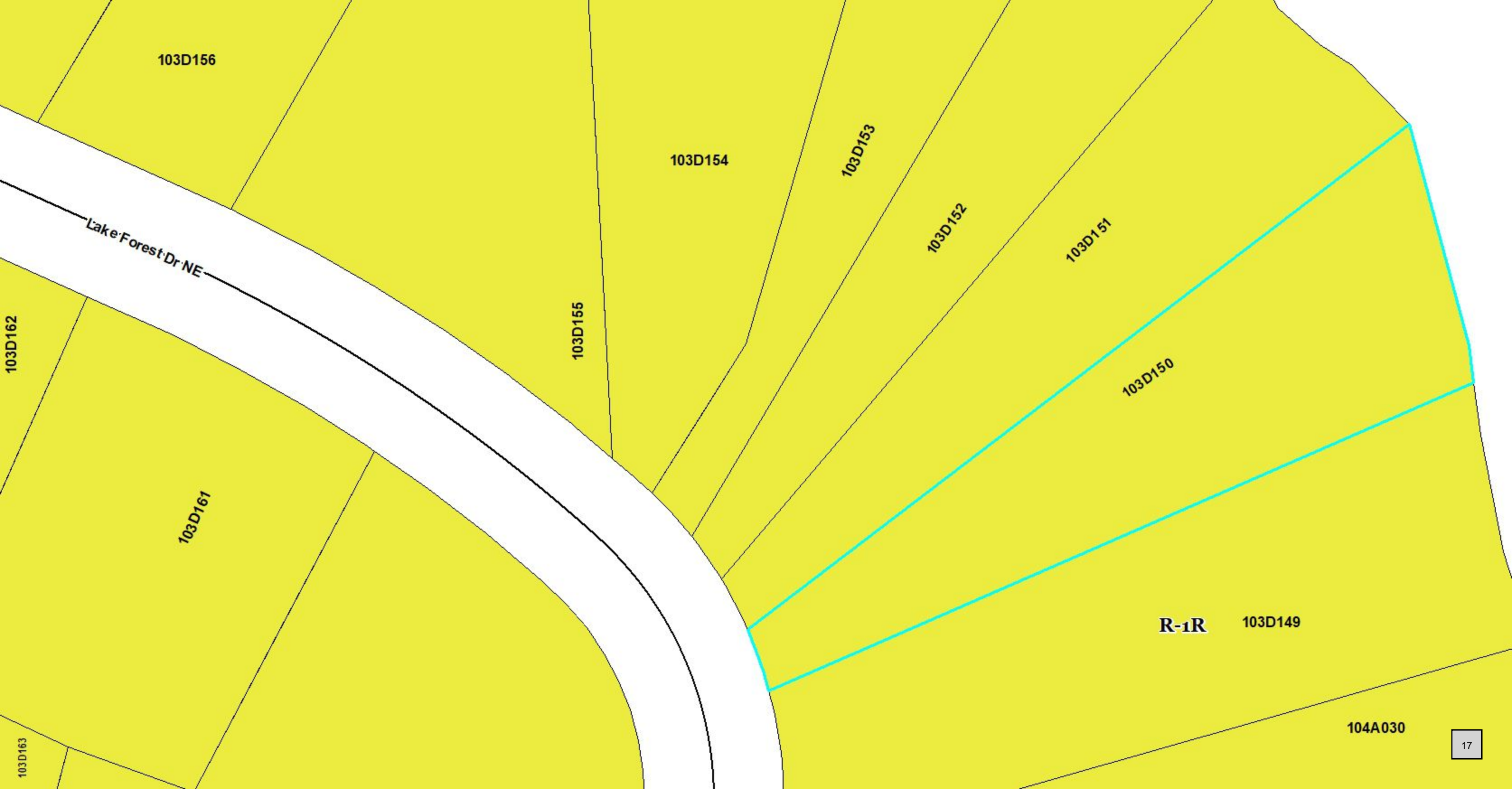
PUTNAM COUNTY, GEORGIA  
ZONING MAPS

**MAP 103D**

MAP SCALE: 1" = 200'  
SCALE RATIO: 1:2,400  
DATE: DECEMBER 2016

16





103D156

103D154

103D153

103D152

103D151

103D150

**R-1R**

103D149

103D155

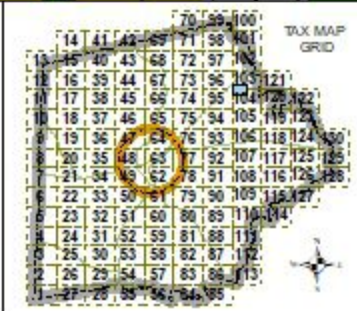
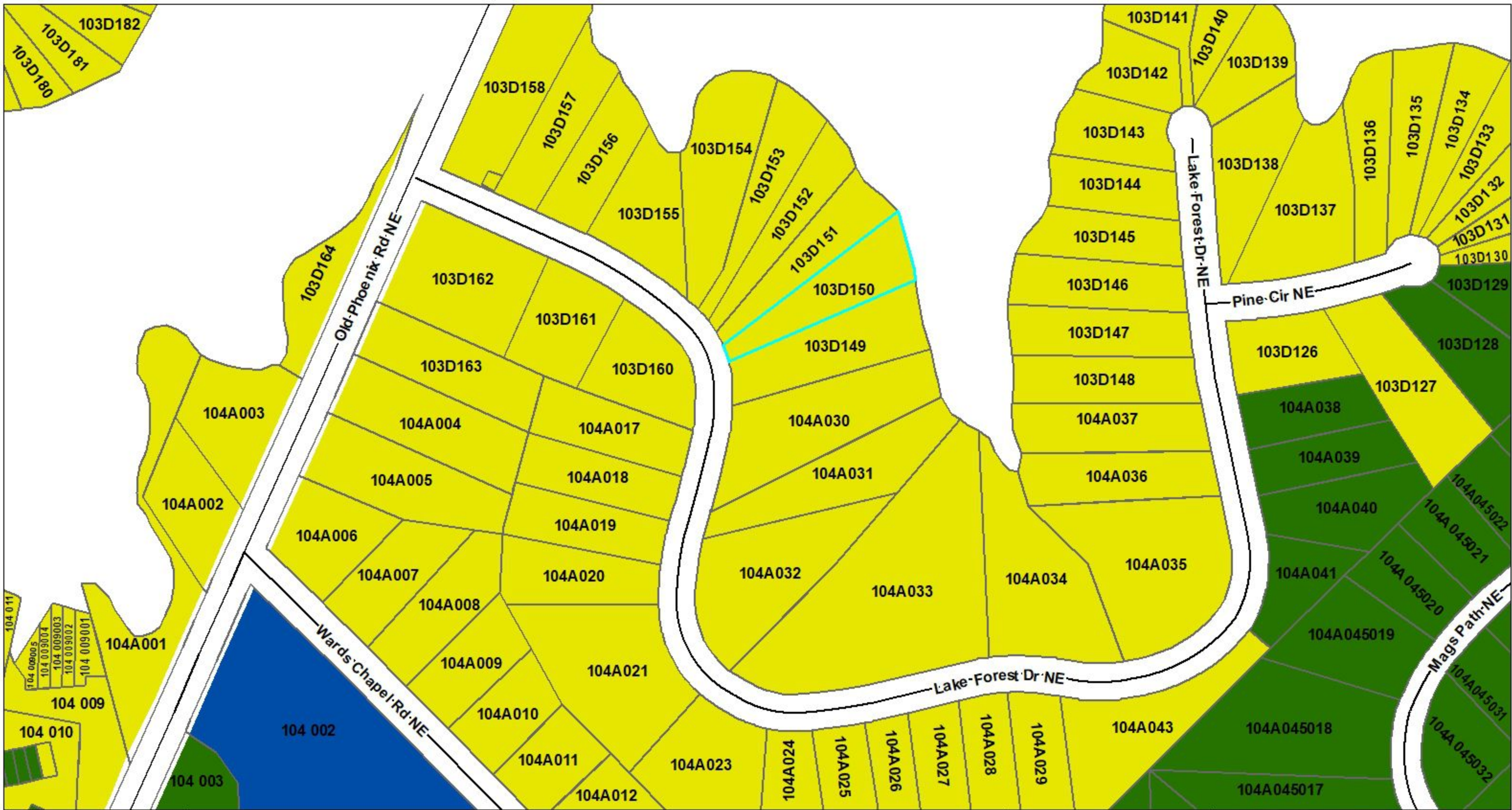
Lake Forest Dr NE

103D162

103D161

104A030

103D163



**GEOGRAPHIC FEATURE LEGEND**

Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/institutional	Undeveloped/Vacant
Parcels			
Parcel_Hooks			

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-8160  
Web:  
[www.middlegeorgiarc.org](http://www.middlegeorgiarc.org)

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

**MAP 103D**

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

18



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Agenda

Thursday, January 07, 2021 ♦ 6:30 PM

Putnam County Administration Building – Room 203

### Opening

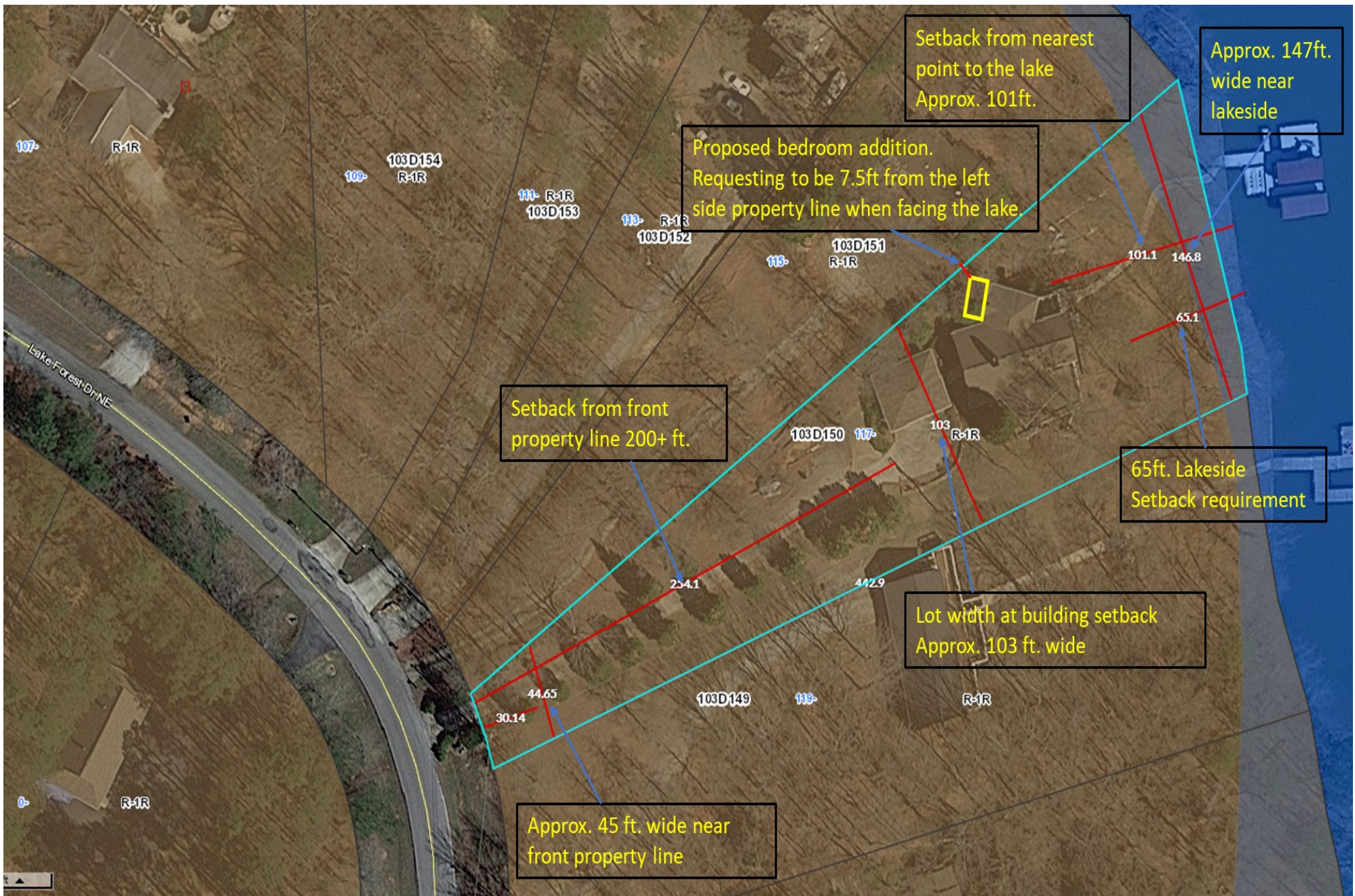
1. Call to Order
2. Attendance
3. Rules of Procedures

### Minutes

4. Approval of Minutes - December 3, 2020

### Requests

5. Request by **James Pawson** for a side yard setback variance at 117 Lake Forest Drive. Presently zoned R-1R. [Map 103D, Parcel 150, District 3]. The applicant is requesting a 12.5-foot side setback variance, being 7.5 feet from the left side property line. He is seeking to add 8x12 (119sq.ft.) to the master bathroom. He would like to convert one of the 4 bedrooms into a master bedroom. This is a pie shaped lot that widens towards the lake. It has a lot length of 454ft. and a lot width at building setback of approximately 103ft. The proposed 119 sq.ft. will be added to the existing 3,583 sq.ft. home. As outlined in Putnam County Code of Ordinances Chapter 66-79 (g), there is a minimum 1,600 heated sq.ft requirement for this R-1R zoning district. The current home more than doubles the minimum requirement. Putnam County Code of Ordinances Chapter 66-79 (c) states that the minimum lot width at building setback is 100ft. This lot is conforming because it exceeds the minimum lot width requirement. Staff visited the property and determined that the addition should stay in line with the current home's footprint. This would place the addition approximately 14ft. from the left side property line. There were no topographic or any extraordinary conditions establishing any undue hardship upon the owner of the property. Moreover, staff could not establish an undue hardship to justify recommending approval for this request. Therefore, this request does not meet the conditions as stated in the Putnam County, Code of Ordinances, Chapter 66-157(c)(2). It is recommended by staff that the addition is to be no closer than 14 ft to the property line. **The applicant is requesting to withdraw without prejudice.**



The staff recommendation is for approval to withdraw without prejudice at 117 Lake Forest Drive [Map 103D, Parcel 150, District3].

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 Commissioners 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 January 19, 2021 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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.

**File Attachments for Item:**

6. Request by **Michael & DeeAnna May** for a side yard setback variance at 115 Little Riverview Road. Presently zoned R-2. **[Map 057D, Parcel 012, 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

Putnam County  City of Eatonton  
APPLICATION FOR:  VARIANCE  CONDITIONAL USE

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

Michael + DeeAnna May Phone# 229-886-4356  
Owner name

Applicant name (if different from above) \_\_\_\_\_ Phone# \_\_\_\_\_

108 Lavender Ln. Leesburg, Georgia 31763  
MAILING ADDRESS CITY STATE ZIP

PROPERTY LOCATION: 115 Little Riverview Rd. TOTAL ACREAGE .36

MAP: 057 D PARCEL: 012 PRESENTLY ZONED: R2 DISTRICT: 4

SETBACKS: Front: 30' Rear: n/a Lakeside: 90' Left: 10' Right: 12.3'  
*SMITH*

\*All setbacks are required to be met from the front, side, rear, and lakeside (nearest point) property lines\*

\*There is a 50ft mandated front yard setback requirement from all arterial road and state highways.\*

Arterial/State Road. Yes: \_\_\_\_\_ No: X

TOTAL SQ. FT. (existing structure) 1670 TOTAL FOOTPRINT (proposed structure) 1136 sq. ft.

LOT LENGTH (the total length of the lot) 138.65'

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 75'

REASON FOR REQUEST: See attached letter of intent

### 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: MM + D May DATE: 11/25/2020

\*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>11-25-2020</u>	FEE: \$ <u>200.00</u>	CK. NO. _____	CASH _____	C CARD <input checked="" type="checkbox"/>	INITIALS <u>gfa</u>
RECEIPT # _____						
DATE OF NEWSPAPER AD: <u>12-14-2020</u>	DATE SIGN POSTED: <u>12-14-2020</u>					
PLANNING & ZONING HEARING: <u>1-7-2021</u>	RESULT: _____					
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____					

## Letter of Intent

Mike and DeeAnna May  
115 Little Riverview Road  
Eatonton, GA 31024  
11/20/2020

Putnam County Planning & Development  
Director Lisa Jackson  
117 Putnam County Dr., Suite B  
Eatonton, GA 31024

Dear Putnam County Planning and Development:

We own the property located at 115 Little Riverview Road, Eatonton, GA and plan to add on to this home and move there full time. We will be moving from Albany, GA and look forward to all that Putnam County has to offer. We are asking for a variance of 12.3' on the left side of the property and 10' on the right side of the house. This property has a unique shape and our hope is to add on to this home so that it will accommodate our needs as we prepare to make it our full time residence.

We would like to remove a bedroom within the home so that an eating area and office space can be created that does not currently exist within the home. We also hope to add on a master suite (the number of bedrooms will remain the same) that will measure approximately 20 x 37 (740 sq. feet) that will better suit our needs. A storage area/sunroom is planned for the side of the house that will measure 33'x 12' (396 sq. ft). The total proposed addition will be approximately 1136 sq. feet. The current square footage is 1670 sq. ft. Our lot length is 138.65 feet and the lot width at the building setback is 75 feet.

The variance will allow us to give this home a fresh new look while accommodating the needs we will have in moving to the home full time. The addition we propose to build will fit the unique shape of the lot, be aesthetically pleasing and add value to the neighborhood. The final plan design will depend upon a favorable ruling with this variance application. The septic system has been approved and we have an existing system permit.

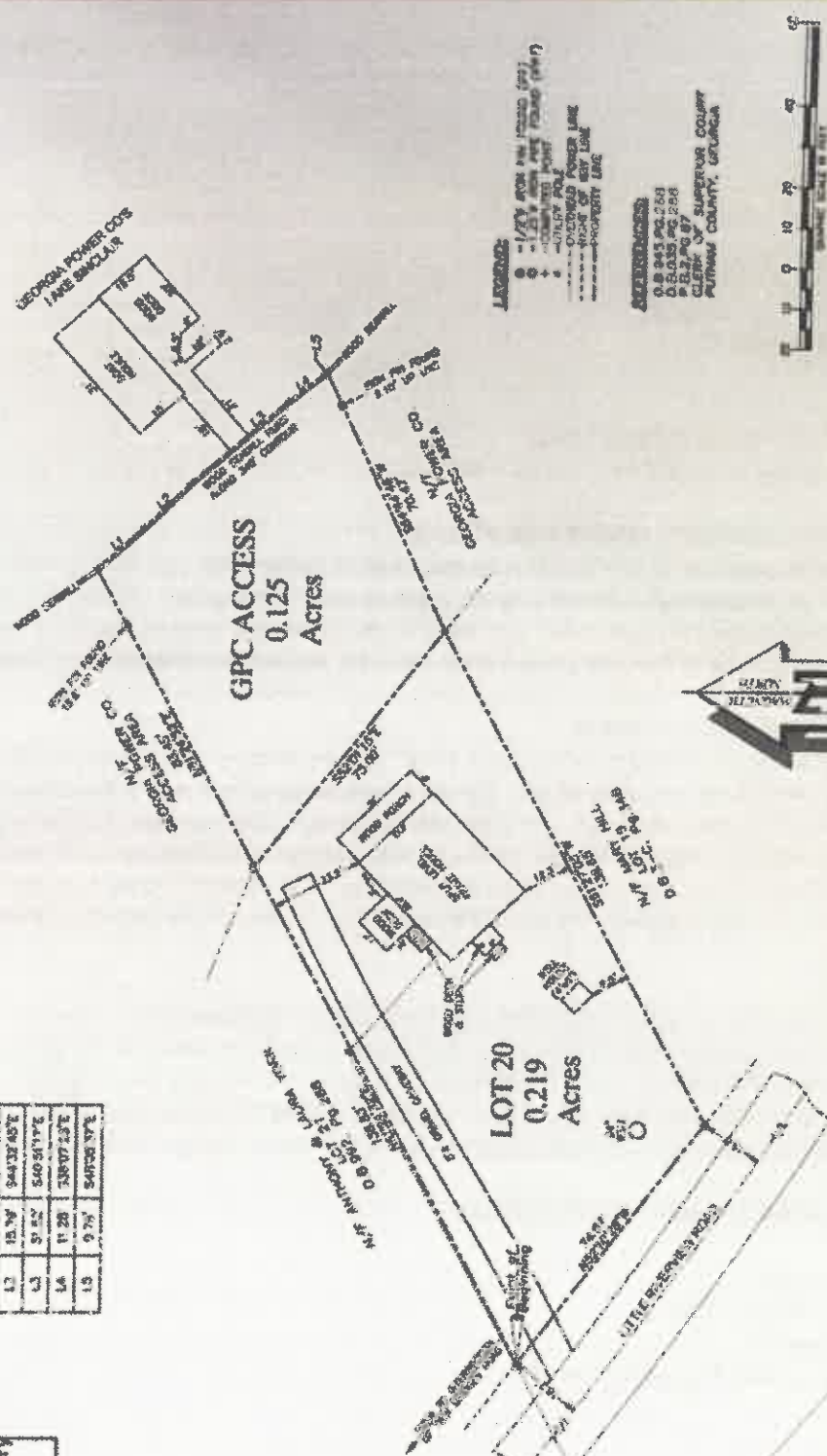
Please do not hesitate to contact us if you have any questions or concerns: 229-886-4350.  
Thank you for your time and consideration.

Sincerely,  
Mike and DeeAnna May



eFiled & eRecorded  
 DATE: 11/20/2020  
 TIME: 7:58 AM  
 PLAT BOOK: 00037  
 PAGE: 00024  
 RECORDING FEES: \$10.00  
 PARTICIPANT ID: 4490757542  
 CLERK: Sheila H. Perry  
 Putnam County, GA

Parcel Line Table		
Line #	Length	Bearing
1	55.48	S41°31'36"E
2	13.34	S44°32'40"E
3	37.82	S40°51'17"E
4	11.28	S38°07'23"E
5	9.75	S48°28'17"E



**NOTES:**  
 1. THE PROPERTY SHOWN HEREIN IS PART OF THE SURVEY...  
 2. THE PROPERTY SHOWN HEREIN IS PART OF THE SURVEY...  
 3. THE PROPERTY SHOWN HEREIN IS PART OF THE SURVEY...  
 4. THE PROPERTY SHOWN HEREIN IS PART OF THE SURVEY...  
 5. THE PROPERTY SHOWN HEREIN IS PART OF THE SURVEY...

**SUBSCRIBER CERTIFICATION:**  
 I, the undersigned, being a duly qualified and licensed Surveyor in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the subscriber...

WE HOLD OUR OWN DEEDS AS UP TO DATE & ACCURATE AND HAVE NO OTHER DEEDS OR INTERESTS IN THE PROPERTY SHOWN HEREON...

**Retracement & As-Built Survey**  
**Mike & Deanna May**  
 115 Little Riverview Road, Lot 20 of Little Riverview Subdivision, Section 4 located in the 312th G. M. District Putnam County, Georgia  
 Survey 11/20/20  
**Oglethorpe & Chivers**  
 100 North St., Suite 101, Land Surveyors  
 404-443-3444

## Existing On-site Sewage Management System Performance Evaluation Report Form

Property/Owner Name: <u>Deanna Way</u>		County/Zip: <u>229 206 4390</u>	
Property/Systems Address: <u>115 Little River Road</u>			
Subdivision Name:	Lot:	Block:	
	<u>20</u>		
Existing System (Initial/ Water Supply/ Sewer):		Number of Bedrooms:	Garage (Under/ Other):
(2) Public (2) Private Well (3) Community		<u>3</u>	(1) Yes (2) No

- Reason for Existing Sewage System Evaluation (Reason):
- (1) Loan Closing for Normal Sale
  - (2) Refinance
  - (3) Home Addition (non-bedroom) Typical Living, Kitchen Addition
  - (4) Swimming Pool Construction Pool
  - (5) Structure Addition to Property Garage
  - Type: \_\_\_\_\_
  - (6) Mobile Home Relocation

### SECTION A - System on Record

(1) Yes (2) No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	Comments: <u>Not changing bedroom numbers.</u>	
(1) Yes (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.		
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.		
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.		
Evaluating Environmentalist:		Title:	Date:

I verify this data to be correct at the time of this evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

### SECTION B - System Not on Record

(1) Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation.	Comments: <u>No one available for replacement of septic system if failure occurs wells take up all area on road side of home.</u>	
(2) Yes (2) No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.		
(1) Yes (2) No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.		
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.		
(2) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.		
Evaluating Environmentalist:		Title:	Date:
<u>John A</u>		<u>EHS III</u>	<u>11-13-20</u>

I verify this data to be correct at the time of this evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

### SECTION C - System Not Approved

(1) Yes (2) No	The On-site Sewage Management System was disapproved at the time of the initial installation and is thus not considered an approved system.	Comments: _____ _____ _____	
(1) Yes (2) No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.		
(1) Yes (2) No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.		
Evaluating Environmentalist:		Title:	Date:

I verify this data to be correct at the time of this evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

### SECTION D - Addition to Property or Relocation of Home (Section completed in conjunction with A, B, or C above)

(1) Yes (2) No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments: _____ _____	
(1) Yes (2) No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.		
Evaluating Environmentalist:		Title:	Date:
<u>John A</u>		<u>EHS III</u>	<u>11-13-20</u>

Number of Bedrooms: <u>3</u>	Garage (Under/ Other): (1) Yes (2) No
------------------------------	---------------------------------------

I verify this data to be correct at the time of this evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

**BEFORE**

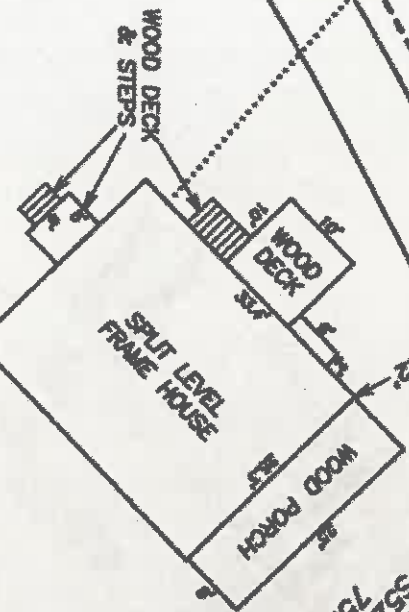
1/4 ANTHONY & LAURA YORK  
D.B. 992, Pg. 288  
138.85'  
N61°24'32"E

LOT 20  
0.219  
Acres

N/ROAD  
74.97'  
S20°28'W  
15.8'  
24' WELL

8'± GRAVEL DRIVEWAY  
WOOD DECK & STEPS

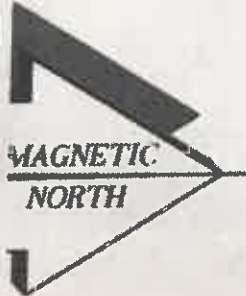
N/ F MARY HILL  
D.B. 3-C, Pg. 348  
85'  
S61°27'08"W  
138.65'



GEORGIA ACCESS  
83.45'  
N61°24'52"E

GPC ACCESS  
0.125  
Acres

GEORGIA ACCESS  
N/ F POWER C  
S86°14'45"W  
70.47'





GEORGIA POWER N/F ACCESS AREA  
 584.44' 10.47' 45.70'

AFTER

GPC ACCESS  
 0.125  
 Acres



GPC ACCESS  
 83.45' 161.24' 32.27'

S52°01'15"E  
 75.00'

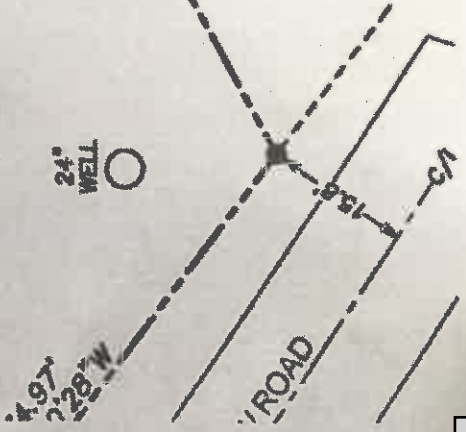
REMOVE  
 Bedroom

N/F MARY HILL  
 138.85' 561.27' 08"W



1/3 ANTHONY & LAURA YORK  
 D.B. 992, LOT 21 P. 288  
 138.85' 161.24' 32.27'E

LOT 20  
 0.219  
 Acres





## **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)

### **Variance Request Site Inspection Requirement**

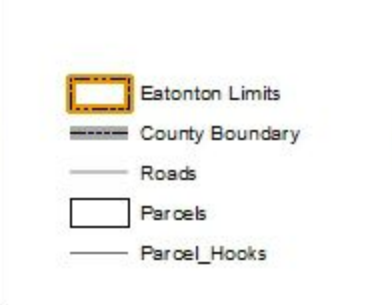
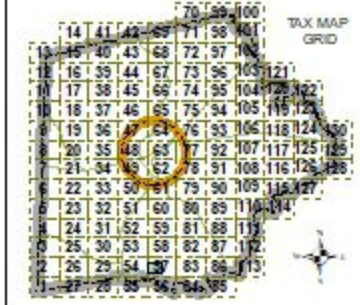
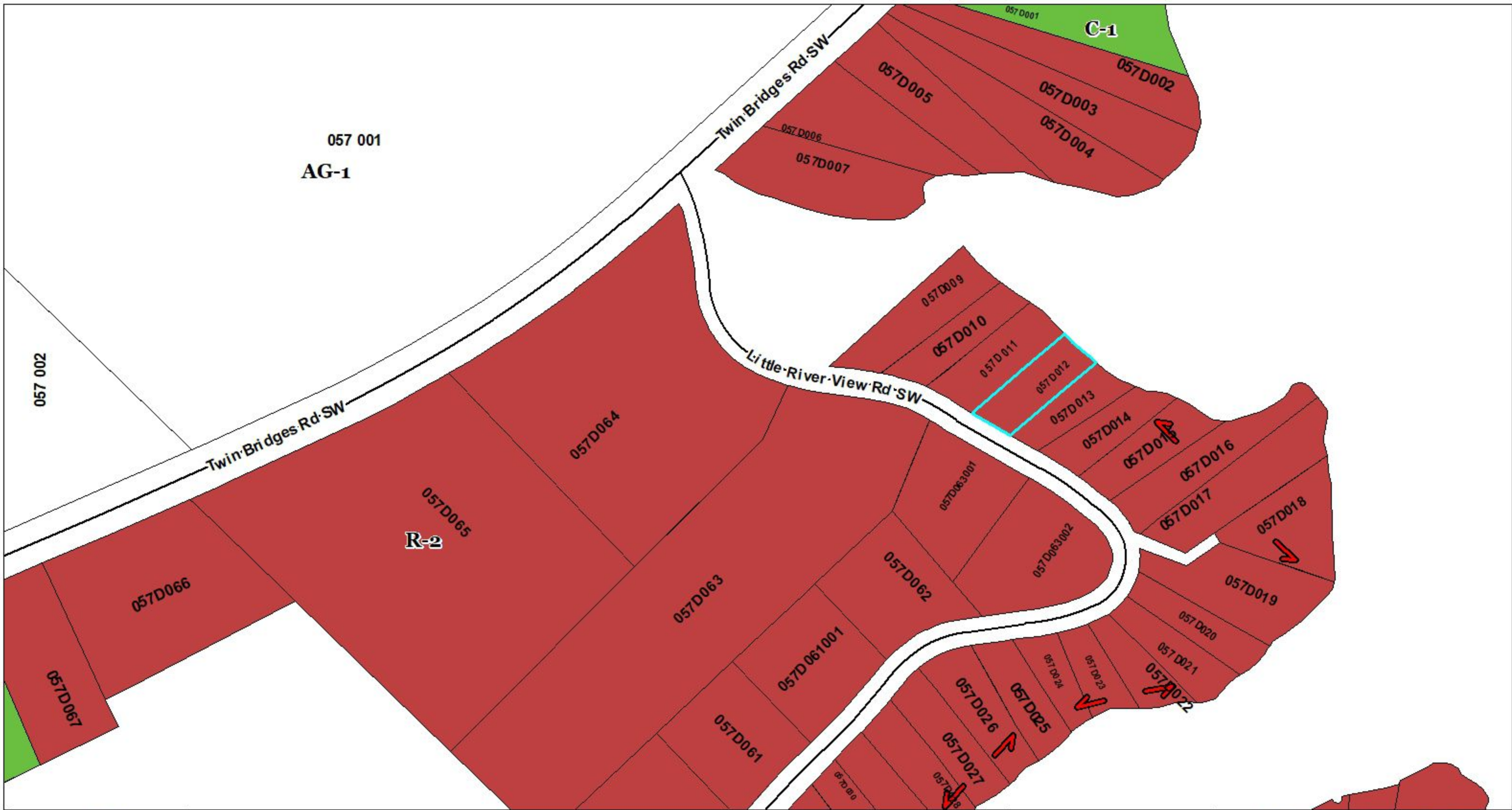
✓\*Survey and stake off property line.

✓\*Stake off area of proposed construction site.

**\*If the property is not staked off when the P&Z Board visits the property, the request will be placed on the following months agenda.**

✓\*Paint or stake off location of septic tank and drain field (as identified by health department).  
Please identify with letters (SS).

✓\*All pets and other animals must be properly contained on day of inspection.



**GEOGRAPHIC FEATURE LEGEND**

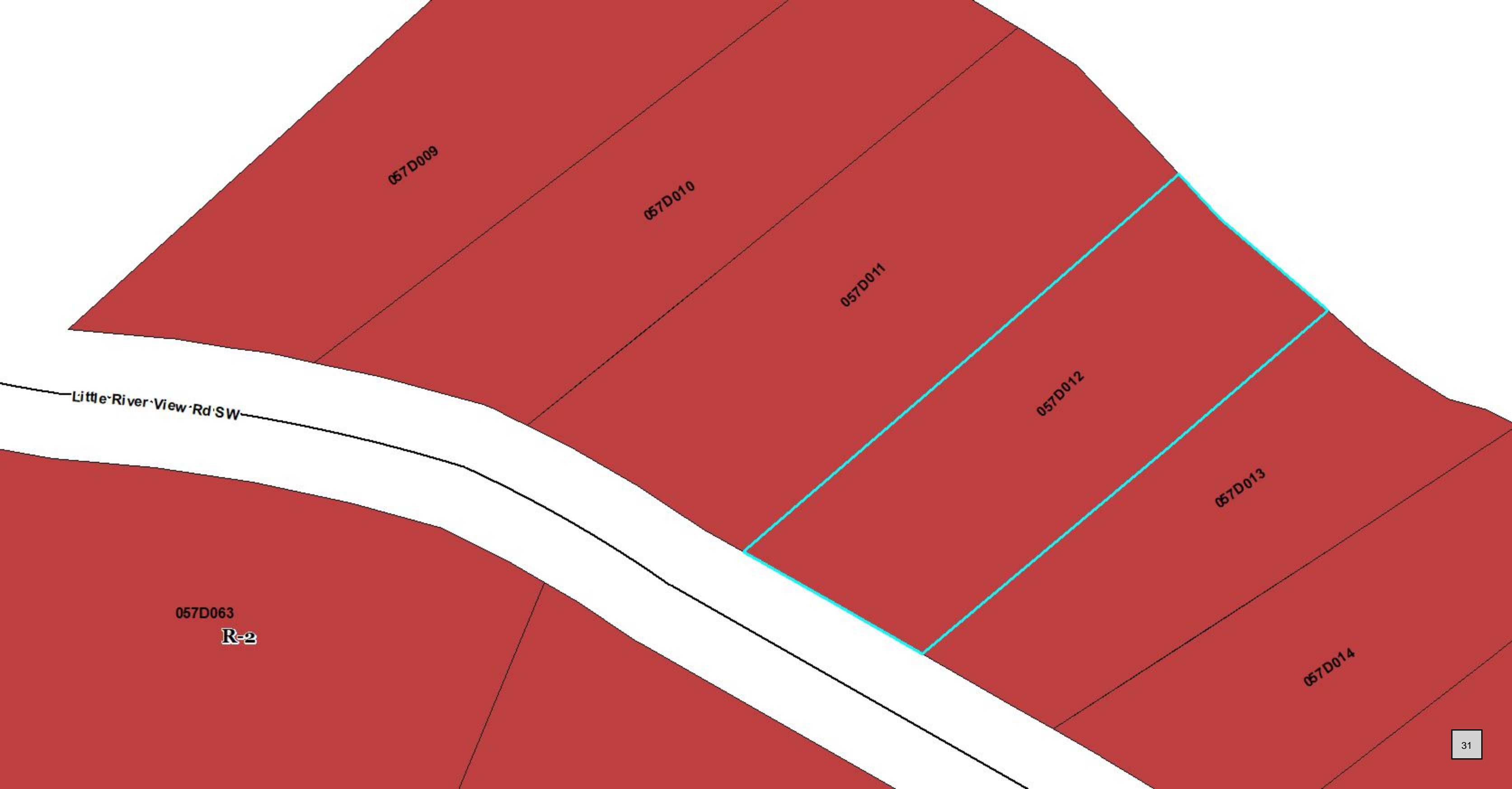
Zoning	
[Blue Box] Overlay District	[Grey Box] AG-2
[Black Box] No Code	[Green Box] C-1
[White Box] AG-1	[Light Green Box] C-1 CITY
[White Box] AG-1 CITY	[Dark Green Box] C-2
[Yellow Box] IND-2 CITY	[Light Blue Box] IND-1 CITY
[Light Blue Box] MHP	[Brown Box] PUBLIC
[Brown Box] PUBLIC CITY	[Light Blue Box] R - 4 CITY
[Orange Box] R - 1 CITY	[Light Blue Box] R - 1
[Red Box] R - 2 CITY	[Yellow Box] R-1R
[Purple Box] R - 3 CITY	[Red Box] R-2
[Light Blue Box] R - 4 CITY	[Pink Box] RM-1
[Purple Box] RM-2	[Purple Box] RM-3
[Blue Box] VLLAGE	

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-8180  
Web:  
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

**MAP 057D**

MAP SCALE: 1" = 166.67' SCALE RATIO: 1:2,000 DATE: DECEMBER 2011



057D009

057D010

057D011

057D012

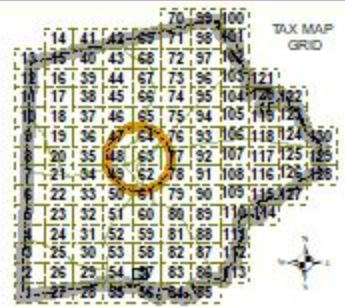
057D013

057D014

Little River View Rd SW

057D063

R-2



**GEOGRAPHIC FEATURE LEGEND**

Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/Institutional	Undeveloped/Vacant
Parcels			
Parcel Hooks			

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-8160  
Web:  
[www.middlegeorgiarc.org](http://www.middlegeorgiarc.org)

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

**MAP 057D**

MAP SCALE: 1" = 212.53'    SCALE RATIO: 1:2,550.3    DATE: DECEMBER 2011





# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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## Agenda

**Thursday, January 07, 2021 ♦ 6:30 PM**

Putnam County Administration Building – Room 203

### Opening

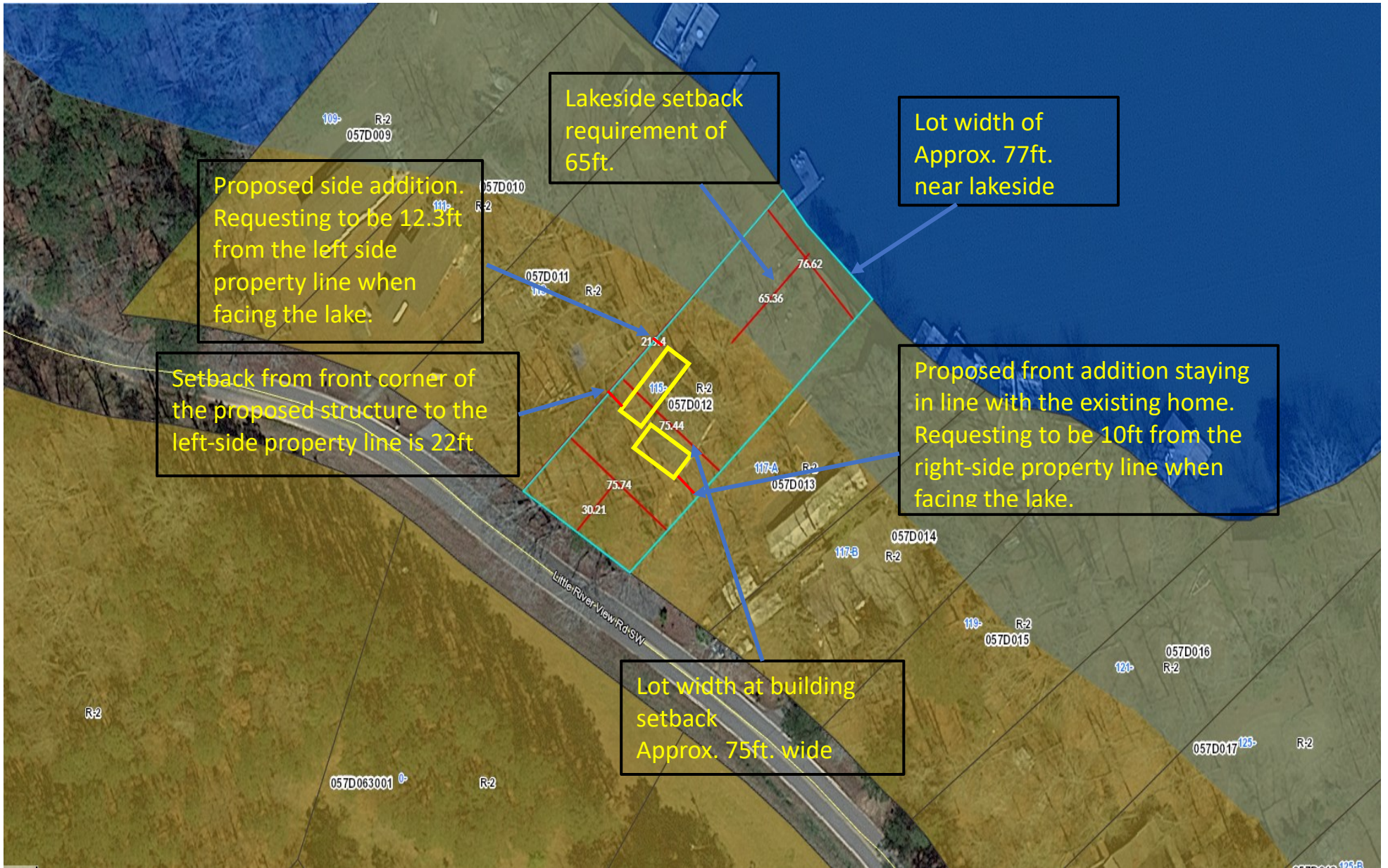
1. Call to Order
2. Attendance
3. Rules of Procedures

### Minutes

4. Approval of Minutes - December 3, 2020

### Requests

6. Request by **Michael & DeeAnna May** for a side yard setback variance at 115 Little Riverview Road. Presently zoned R-2. [Map 057D, Parcel 012, District 4]. The applicants are requesting a 10-foot side yard setback variance being 10 feet from the right-side property line when facing the lake, and a 7.7-foot side yard variance being 12.3 feet from the left side property line when facing the lake. They would like to add a 20x37 (740Sq.ft.) master bedroom addition and a 33 x 12 (396sq.ft.) storage area/sunroom. The home is currently 1,670 sq. feet and will measure approximately 2,806 sq. ft with the addition. The proposed location for the storage/sunroom is 22ft. from the left front corner and 12.3ft. from the left rear corner. The projected location for the master bedroom is 10ft. from the right-side property line, staying in line with the current home's footprint. This is an extremely small lot with a length of 138ft. and a lot width at building setback of 76 feet. Due to the size of the lot, a variance would be needed to make further improvements. Therefore, this request meets the conditions stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).



The staff recommendation is for approval of a 7.7-foot side yard setback variance, being 12.3 feet from the left rear side of the property when facing the lake and a 10-foot side yard setback variance, being 10 feet from the right side of the property when facing the lake at 115 Little Riverview Road. [Map 057D, Parcel 012]

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 Commissioners 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 January 19, 2021 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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.

**File Attachments for Item:**

7. Request by **Henry Darby, agent for Preston Wilder** for a side yard setback variance at 167 Thunder Road. Presently zoned R-1. **[Map 102B, Parcel 074, District 3]**.



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## Agenda

**Thursday, January 07, 2021 ♦ 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 - December 3, 2020

### Requests

7. Request by **Henry Darby, agent for Preston Wilder** for a side yard setback variance at 167 Thunder Road. Presently zoned R-1. [Map 102B, Parcel 074, District 3]. **This item has been removed.**

### New Business

### Adjournment

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

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**File Attachments for Item:**

8. 2021 P&Z Meeting Schedule & Deadlines



## PUTNAM COUNTY PLANNING & DEVELOPMENT

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

### 2021 P&Z PUBLIC HEARING SCHEDULE

DATE	DAY	TIME	APPLICATION SUBMITTAL DEADLINE
January 7, 2021	Thursday	6:30 pm	November 26, 2020
February 4, 2021	Thursday	6:30 pm	December 31, 2020
March 4, 2021	Thursday	6:30 pm	January 28, 2021
April 1, 2021	Thursday	6:30 pm	February 25, 2021
May 6, 2021	Thursday	6:30 pm	March 25, 2021
June 3, 2021	Thursday	6:30 pm	April 29, 2021
July 1, 2021	Thursday	6:30 pm	May 27, 2021
August 5, 2021	Thursday	6:30 pm	June 24, 2021
September 2, 2021	Thursday	6:30 pm	July 29, 2021
October 7, 2021	Thursday	6:30 pm	August 26, 2021
November 4, 2021	Thursday	6:30 pm	September 30, 2021
December 2, 2021	Thursday	6:30 pm	October 28, 2021