



# 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)

## Agenda

**Tuesday, July 02, 2019 ♦ 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 – May 2, 2019

### Requests

5. Request by **R. Greg Waddell, agent for Kerry & Laura Murphy** for a rear yard setback variance at 109 Willow Cove. Presently zoned R-1. [**Map 087B, Parcel 077, District 4**].
6. Request by **Lauren K. Sprayberry** for a rear yard setback variance at 1054 Lake Oconee Parkway. Presently zoned C-1. [**Map 102D, Parcel 133, District 3**].
7. Request by **Robert T. Attaway III** to rezone 7.85 acres at 205 Napier Drive from AG-1 to AG-2. [**Map 055A, Parcel 055, District 4**]. \*
8. Request by **Thomas Price** to rezone 5.5 acres at 242 Bluegill Road from AG-1 to R-2. [**Map 083, part of Parcel 003, District 4**]. \*

### 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 July 16, 2019 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.

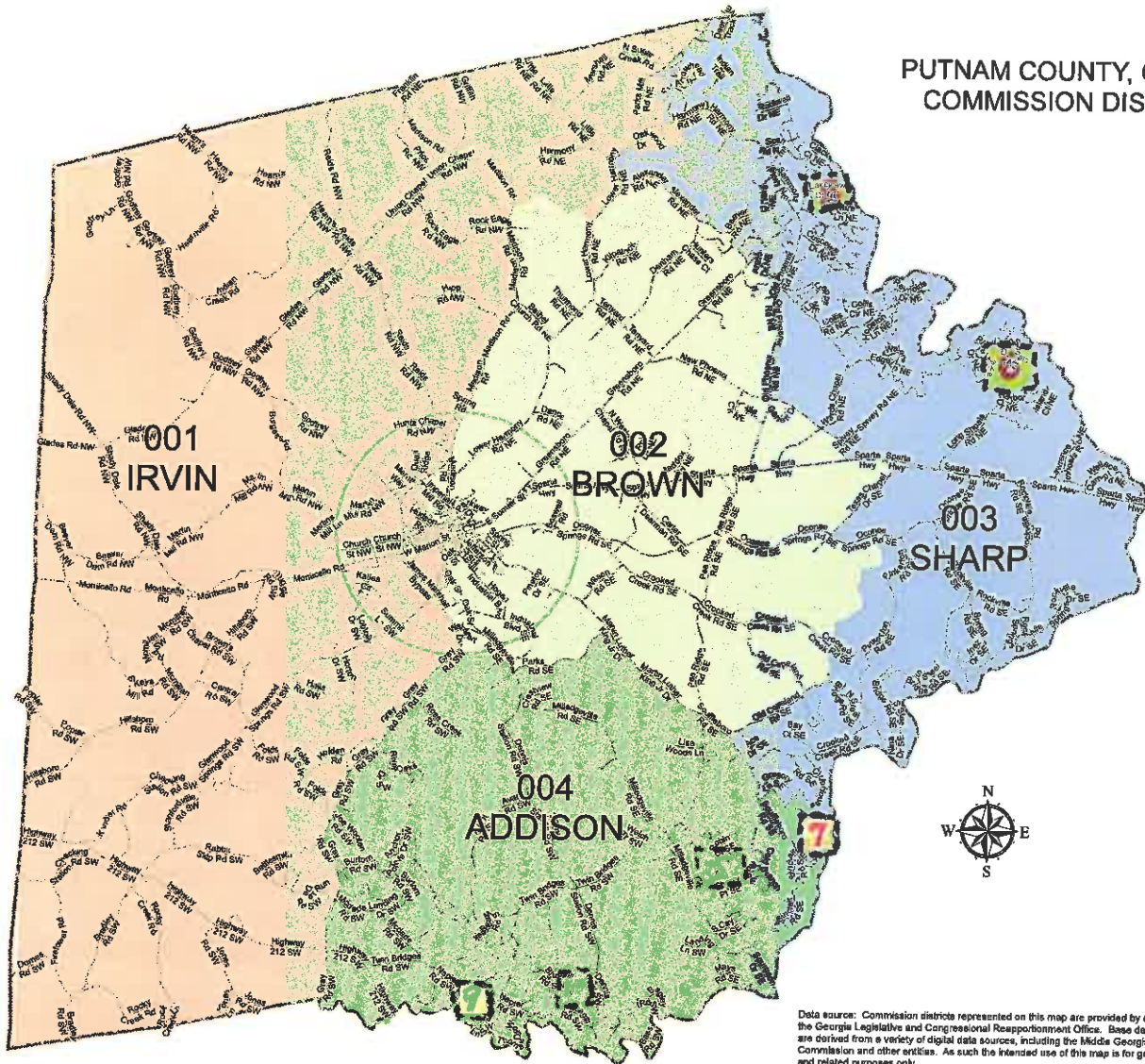
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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.

**Item Attachment Documents:**

4. Request by **R. Greg Waddell**, agent for **Kerry & Laura Murphy** for a rear yard setback variance at 109 Willow Cove. Presently zoned R-1. [**Map 087B, Parcel 007, District 4**].

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



MAP SCALE: 1" = 6,697.28' SCALE RATIO: 1:68,367.34 DATE: MARCH 2019

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7. Request by **Russell W. Wall**, agent for **Benjamin R. Griffith** for a rear yard setback variance at 212 Twisting Hill Road. Presently zoned R-2. [Map 111C, Parcel 024, District 4].
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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: R GREG WADDELL

MAILING ADDRESS: 984 DENPES STATION RD  
EATONTON GA 31024  
 PHONE: 478-457-4048  
 EMAIL: TANGLE RIDGE BUILDER@gmail.com

PROPERTY OWNER IF DIFFERENT FROM ABOVE: KERRY V AND LARRA V MURPHY  
 MAILING ADDRESS: 5429 BOWAN ROAD ST 203  
MACON GA 31210  
 PHONE: 478-737-7400

PROPERTY LOCATION: LOT 35, 109 WILLOW CREEK FOREST LAKE VILLAGE  
 MAP 087B PARCEL 077 TOTAL ACREAGE: .51 PRESENTLY ZONED R-1.4

TOTAL SQ. FT. (existing structure) N/A TOTAL FOOTPRINT (proposed structure) 2424

LOT LENGTH (the total length of the lot) 279

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 112'

REASON FOR REQUEST: TO MEET SEPTIC TANK REQUIREMENTS WE ARE REQUESTING A VARIANCE OF 35' FROM REAR FRONT CORNER ON THE LAKE SIDE OF THE HOUSE

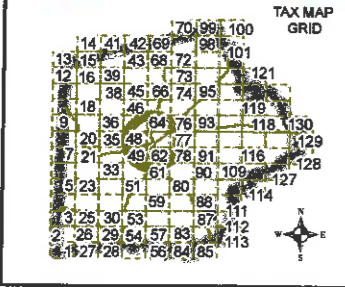
SUPPORTING INFORMATION ATTACHED TO APPLICATION:  
 RECORDED PLAT:  LETTER OF AGENCY  LETTER OF INTENT   
 SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

PROPOSED LOCATION MUST BE STAKED OFF.

\*SIGNATURE OF APPLICANT: [Signature] DATE: 3-28-2019

\*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.

TE FILED 3-28-19 FEE: \$ 200.00 CK. NO. 12590 CASH  C. CARD  INITIALS \_\_\_\_\_  
 SEPT # 03197  
 OF NEWSPAPER AD: \_\_\_\_\_ DATE SIGN POSTED: \_\_\_\_\_  
 PLANNING & ZONING HEARING: \_\_\_\_\_ RESULT: \_\_\_\_\_  
 COMMISSIONERS/CITY COUNCIL HEARING: \_\_\_\_\_ RESULT: \_\_\_\_\_



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

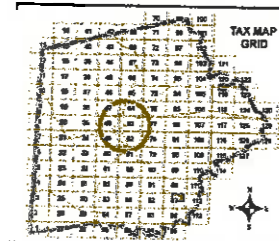
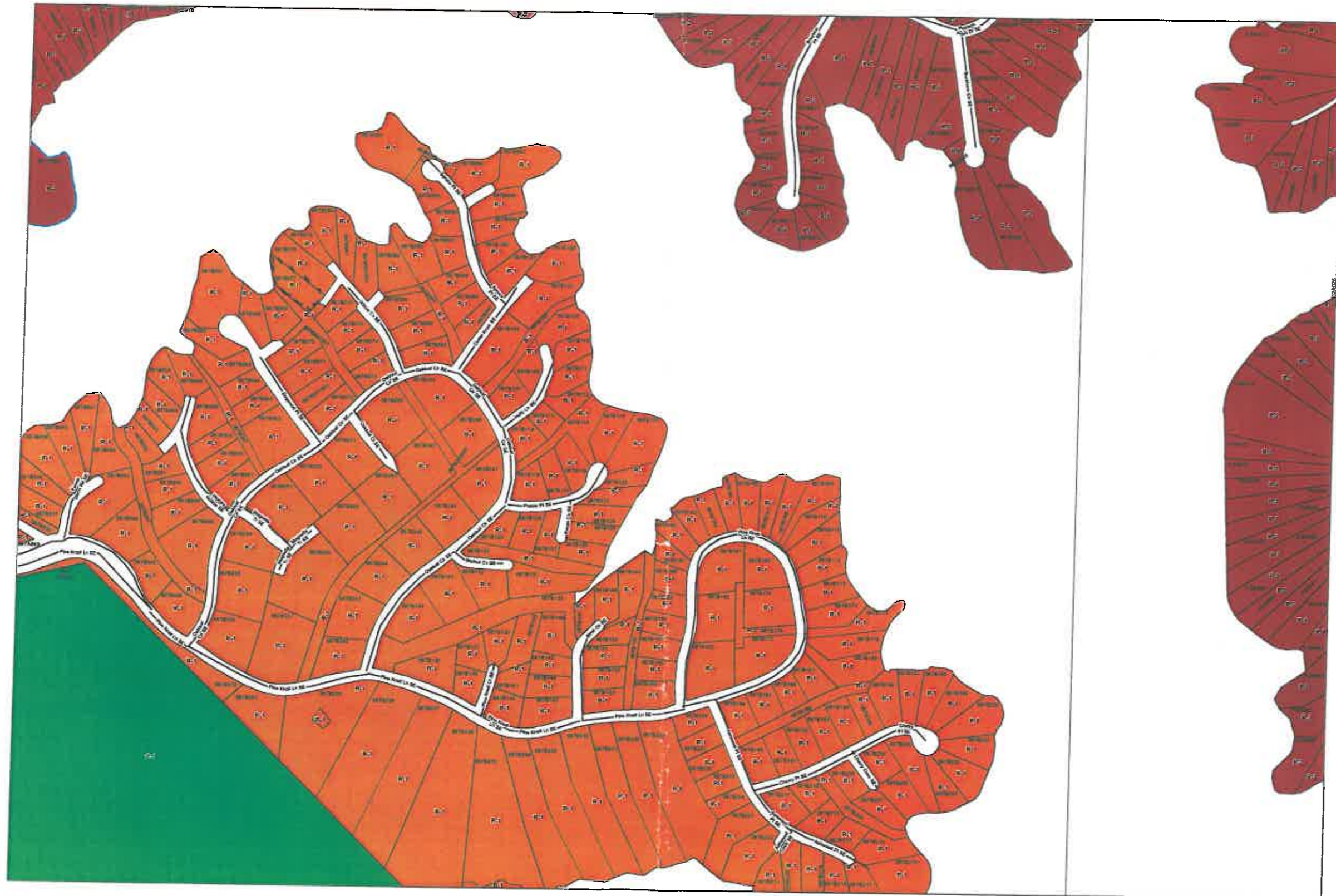
Zoning		GEOGRAPHIC FEATURE LEGEND									
	No Code		AG-2		C-2 CITY		IND-2 CITY		R - 1 CITY		RM-2
	AG-1		C-1		I-M		MHP		R - 2 CITY		R-1R
	AG-1 CITY		C-1 CITY		IND-1 CITY		PUBLIC		R - 3 CITY		R-2
			C-2		IND-2		PUBLIC CITY		R - 4 CITY		RM-1
											VILLAGE

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6180  
(478) 751-6517  
Web:  
www.middlegeorgiareg.com  
Email:  
i@mgrc.org

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

**MAP 087B**

MAP SCALE: 1" = 525'  
SCALE RATIO: 1:5,300  
DATE: MAY 2019



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel Hooks

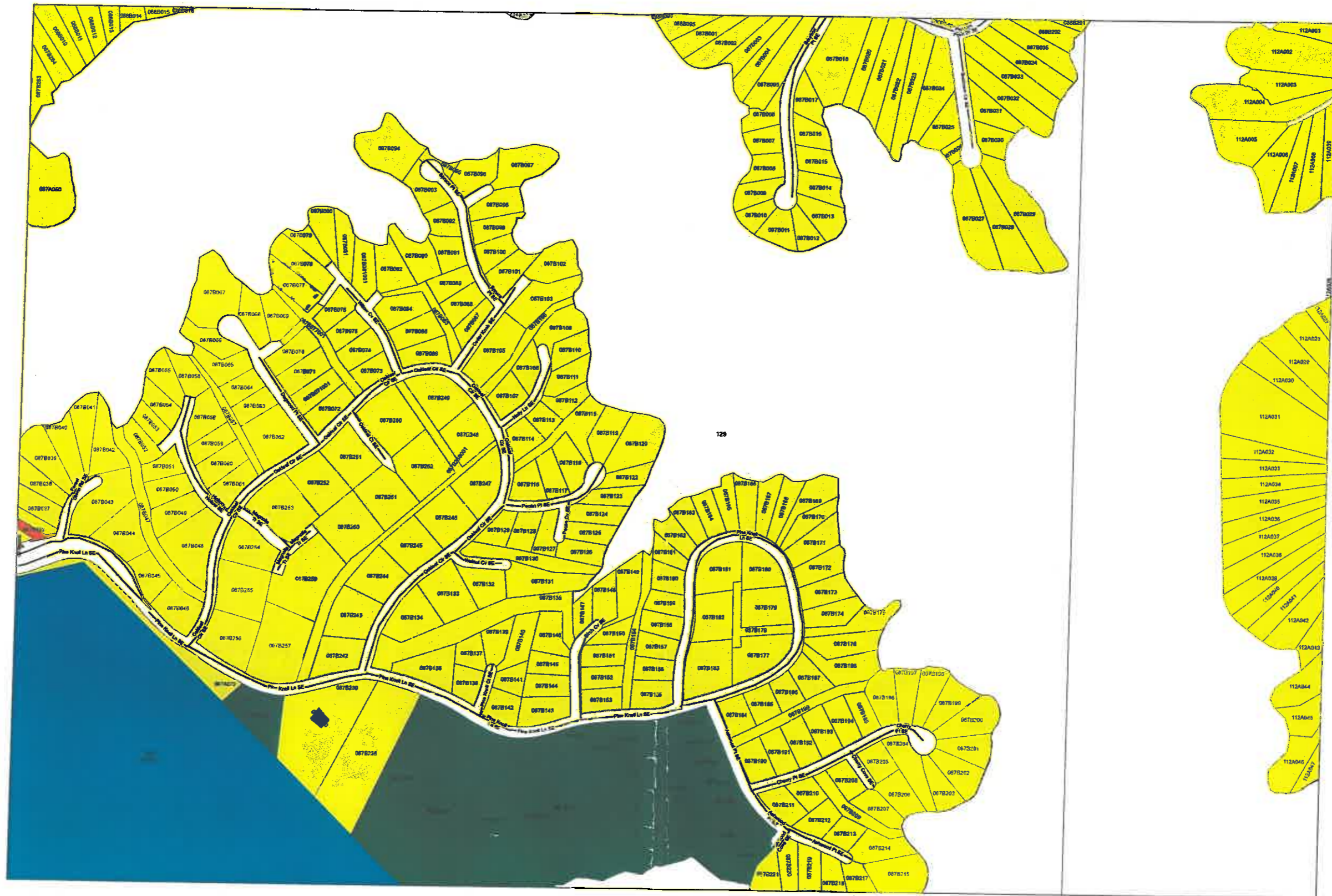
Zoning		GEOGRAPHIC FEATURE LEGEND										
No Code	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	R-1	RM-2	C-1	I-M	MHP	R - 2 CITY	R-1R	RM-3
AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	R-2	VILLAGE	C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1	

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suva, GA 31217  
(478) 761-8180  
(478) 761-8617  
Web: [www.middlegeorgia.org](http://www.middlegeorgia.org)  
Email: [mgrc@mgrc.org](mailto:mgrc@mgrc.org)

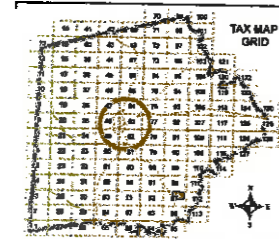
**PUTNAM COUNTY, GEORGIA**  
**ZONING MAPS**

**MAP 087B**

MAP SCALE: 1" = 200'    SCALE RATIO: 12,400    DATE: AUGUST 2017



129



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel Hooks

**GEOGRAPHIC FEATURE LEGEND**

- Agriculture/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant

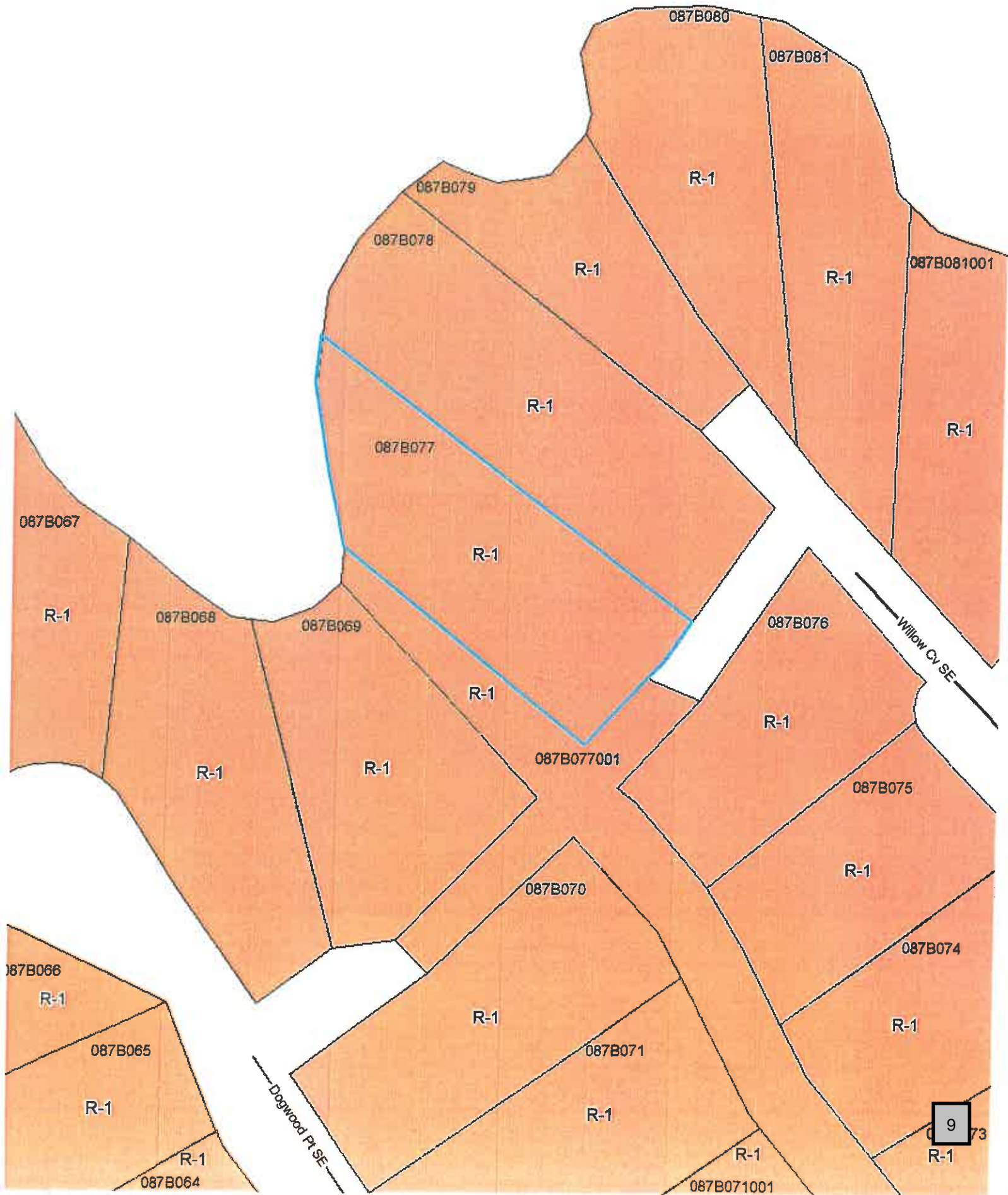
**MGRC**  
IT &S Services  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suva, Georgia 31217  
(478) 751-6100  
(478) 751-6597  
Web: [www.mgcr.com](http://www.mgcr.com)  
Email: [mg@mgcr.org](mailto:mg@mgcr.org)

**PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS**

**MAP 087B**

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: APRIL 2019





Planning and Development  
117 Putnam Drive, Suite B  
Eatonton GA 31024

11/29/2019

RE: Lot 35 Sec II Forest Lake Subdivision, Willow Cove, Eatonton GA

To whom it may concern,

We are requesting a variance for Lot 35 Sec II of Forest Lake Subdivision, which is just off Willow Cove, Eatonton GA Putnam County. We propose to build a new home that is 52' in depth with a porch that adds 12' of depth and 32" in Length with a porch that add 14' to the length. The total new heated and cooled square footage will be approximately 2711 square feet, 1664 on the main level and 1047 on the basement level. We are requesting a variance of 35' for the Lakeside setback. This would place the left lakeside corner of the home 65' from the lake. The lot width at the house site is 112' in width. The total length of the lot is approximately 270'. The reason for the request is due to the irregular shape of the lot and the requirements of the Putnam County Health Department for the placement of the septic system on the property. (See attached Letter) This lot only has a small area that will accept a septic system. We have kept the footprint of the home at 32x52 to make this system work. Thank your help and for your consideration.

Sincerely,



R. Greg Waddell  
Tangle Ridge Builders, LLC  
478-457-4048





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LETTER OF AGENCY- \_\_\_\_\_

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Greg Waddell, Tangle Ridge Builders TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR a variance OF PROPERTY DESCRIBED AS MAP 087B PARCEL 077, CONSISTING OF 51 ACRES, WHICH HAS THE FOLLOWING ADDRESS: \_\_\_\_\_ EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR a variance ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. FOR AND IN CONSIDERATION OF THE CITY OF EATONTON/PUTNAM COUNTY ACCEPTING THIS LETTER OF AGENCY, WE HEREBY INDEMNIFY AND HOLD HARMLESS THE CITY OF EATONTON/PUTNAM COUNTY AND ITS AGENTS AND/OR EMPLOYEES IN THE EVENT THAT THE ABOVE NAMED AGENT SHOULD MISUSE THIS LETTER OF AGENCY AND WE SUFFER DAMAGES AS A RESULT.

THIS 28<sup>th</sup> DAY OF March, 2018.

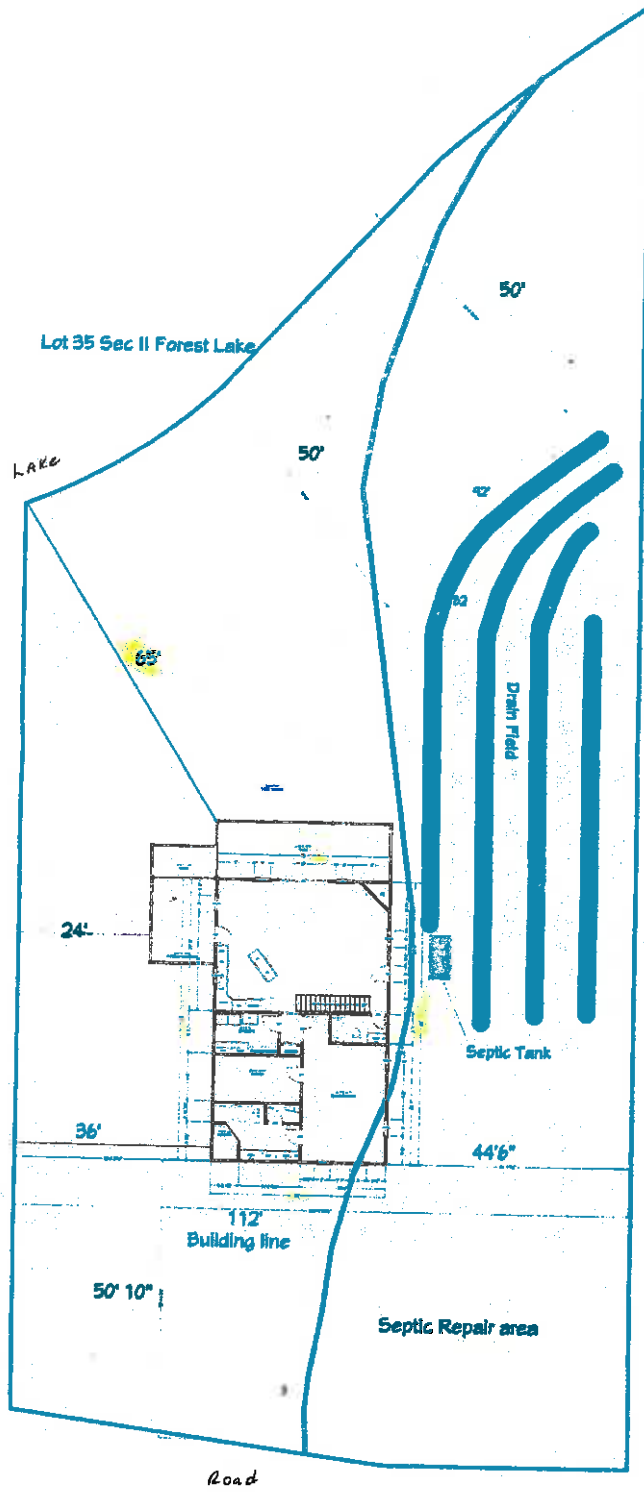
PROPERTY OWNER(S): Kerry V. & Laura V. Murphy

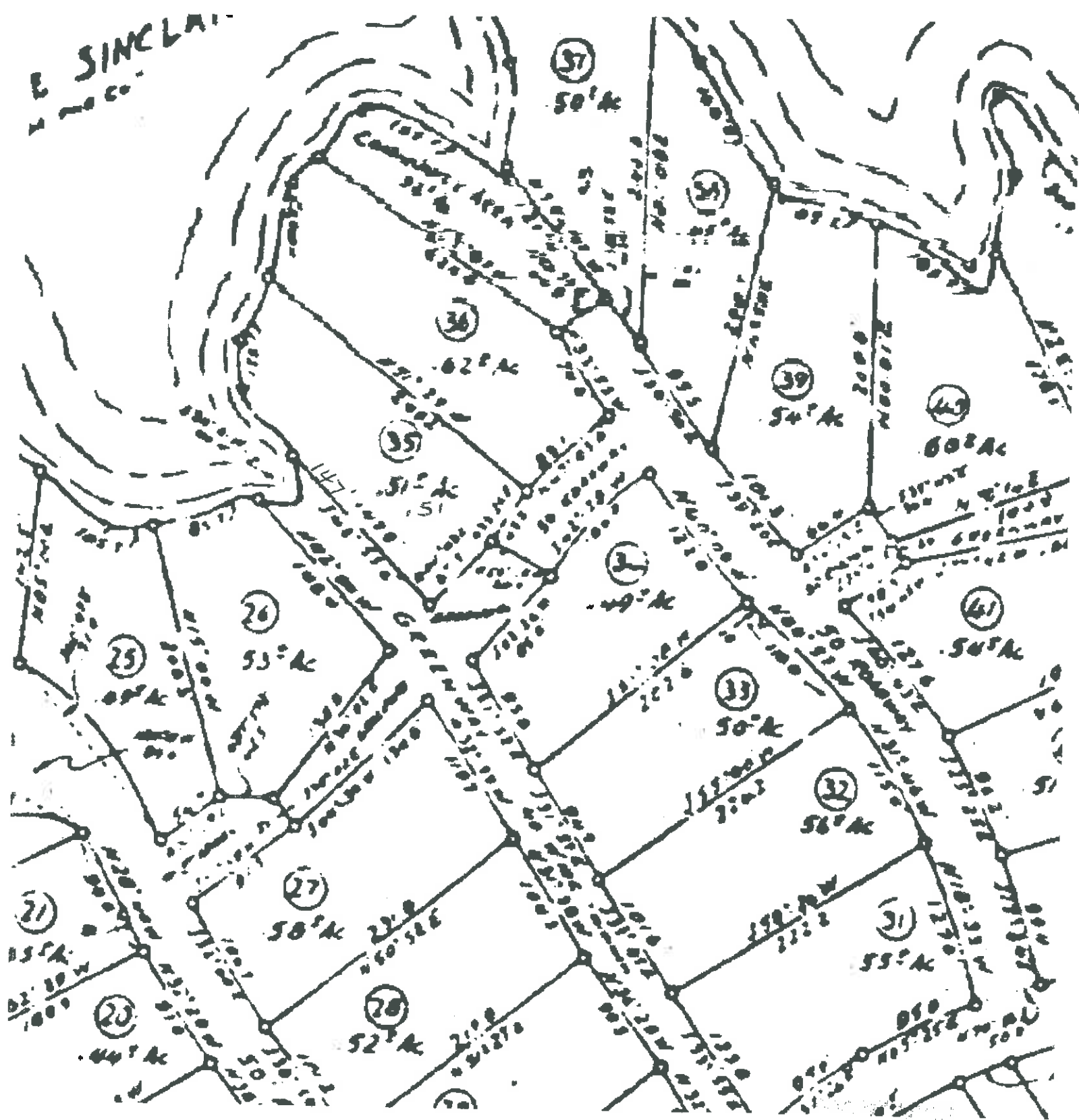
[Signature] NAME (PRINTED)  
[Signature] SIGNATURE  
ADDRESS: 5429 Bowman Road Suite 203 Macon GA 31210  
PHONE: 478-737-7400

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 28<sup>th</sup> DAY OF March, 2018

[Signature]  
NOTARY  
MY COMMISSION EXPIRES: Oct 18, 2021

CAMERON J. BROWN  
NOTARY PUBLIC  
BIBB COUNTY, GEORGIA  
EXPIRES OCTOBER 18TH, 2021





Raynell Beitt  
Deputy Clerk  
3/28/19

Lot 35 Willow Cove Court SE Parcel ID 087B077

I hereby apply for a construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Human Resources, Chapter 290-5-26. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.

PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE: <i>Scott Loftgren - (Kerry Murphy)</i>		DATE: <i>7/26/17</i>
PROPERTY OWNER'S NAME: <i>Kerry Van Murphy Buyer</i>	PHONE NUMBER: <i>478-737-7400</i>	ALTERNATE PHONE NUMBER: <i>478-737-7400</i>
PROPERTY OWNER'S ADDRESS: <i>133 Broadleaf Dr Macon GA 31210</i>		
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER): -	PHONE NUMBER: -	RELATIONSHIP TO OWNER: -

**Section A - General Information**

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, sinkholes, streams, etc.) EVALUATED: <input checked="" type="radio"/> (1) Yes <input type="radio"/> (2) No	5. TYPE OF STRUCTURE (single/multi family residence, commercial, restaurant, etc.): <i>Single Family residence</i>	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.): <i>Wedowee</i>
2. WATER SUPPLY: <input checked="" type="radio"/> (1) Public <input checked="" type="radio"/> (2) Private <input type="radio"/> (3) Community	6. WATER USAGE BY: <input checked="" type="radio"/> (1) Bedroom Numbers <input type="radio"/> (2) Gallons per Day	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: <i>45</i>
3. SEWAGE SYSTEM TO BE PERMITTED: <input checked="" type="radio"/> (1) New <input type="radio"/> (2) Repair <input type="radio"/> (3) Addition	7. NO. OF BEDROOMS / GPD: <i>2</i> <i>2</i>	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): <i>48</i>
4. LOT SIZE (SQUARE FEET / ACRES): <i>22,000 / .51</i>	8. LEVEL OF PLUMBING OUTLET: <input checked="" type="radio"/> (1) Ground Level <input type="radio"/> (2) Basement <input type="radio"/> (3) Above Ground Level	12. SOIL TEST PERFORMED BY: <i>Richard Tawlyn</i>

**Section B - Primary / Pretreatment**

1. DISPOSAL METHOD: <input checked="" type="radio"/> (1) Septic Tank <input type="radio"/> (2) Privy <input type="radio"/> (3) Aerobic Unit <input type="radio"/> (4) Other:	3. SEPTIC TANK CAPACITY (GALLONS): <i>1500</i>	4. AEROBIC UNIT CAPACITY (GALLONS):	5. DOSING TANK CAPACITY (GALLONS): <i>1000</i>	6. GREASE TRAP CAPACITY (GALLONS):
2. GARBAGE DISPOSAL: <input checked="" type="radio"/> (1) Yes <input type="radio"/> (2) No	7. PRESCRIBED TANK LOCATION / REMARKS: <i>Set back at back right corner of proposed house. 2 bedroom max. May require permit.</i>			

**Section C - Secondary Treatment**

1. ABSORPTION FIELD DESIGN: <input type="radio"/> (1) Level Field <input checked="" type="radio"/> (2) Serial <input type="radio"/> (3) Drip <input type="radio"/> (4) Distribution Box <input type="radio"/> (5) Mound / Area Fill	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: <i>600</i>	7. NUMBER OF ABSORPTION TRENCHES:
2. ABSORPTION FIELD PRODUCT: <i>Conv. Pipe + Gravel</i>	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: <i>200</i>	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES:
3. AGGREGATE DEPTH (inches): <i>12</i>	6. DEPTH OF ABSORPTION TRENCHES (range in inches): <i>24 - 24</i>	9. DISTANCE BETWEEN ABSORPTION TRENCHES:
10. PRESCRIBED ABSORPTION FIELD LOCATION: <i>See page 2 for completion prior to building permit. Install in Wedowee soil. Maintain setback of 50' for lake. See soil report.</i>		

**Permit**

A PERMIT IS HEREBY GRANTED TO INSTALL THE ON-SITE SEWAGE MANAGEMENT SYSTEM DESCRIBED ABOVE. THIS PERMIT IS NOT VALID UNLESS PROPERLY SIGNED BELOW. THIS PERMIT EXPIRES TWELVE (12) MONTHS FROM DATE OF ISSUANCE.

ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO ISSUANCE OF A PERMIT MAY RENDER PERMIT VOID. FAILURE TO FOLLOW SITE PLAN MAY RENDER PERMIT VOID. ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO FINAL INSPECTION BY COUNTY HEALTH DEPARTMENT, WHICH ADVERSELY AFFECTS THE FUNCTION OF THE ON-SITE SEWAGE MANAGEMENT SYSTEM, MAY RENDER APPROVAL VOID. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPER DISTANCES FROM BUILDINGS, WELLS, PROPERTY LINES, ETC.

ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM, AND SUBSEQUENT APPROVAL OF SAME BY REPRESENTATIVES OF THE GEORGIA DEPARTMENT OF HUMAN RESOURCES OR COUNTY BOARD OF HEALTH, SHALL NOT BE CONSTRUED AS A GUARANTEE THAT SUCH SYSTEMS WILL FUNCTION SATISFACTORILY FOR A GIVEN PERIOD OF TIME; FURTHERMORE, SAID REPRESENTATIVE(S) DO NOT, BY ANY ACTION TAKEN IN EFFECTING COMPLIANCE WITH THESE RULES, ASSUME ANY LIABILITY FOR DAMAGES WHICH ARE CAUSED, OR WHICH MAY BE CAUSED, BY THE MALFUNCTION OF SUCH SYSTEM.

APPROVING ENVIRONMENTALIST: <i>[Signature]</i>	TITLE: <i>EHS</i>	DATE: <i>8-7-17</i>	CONSTRUCTION PERMIT NUMBER: <i>11700969</i>
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Form 3382 (Rev. 10 - 2005)

pd \$25 8.23.18 etw-vc-issue expiration



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

May 31, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 6/6/2019

5. Request by **R. Greg Waddell, agent for Kerry & Laura Murphy for a rear yard setback variance at 109 Willow Cove. Presently zoned R-1. [Map 087B, Parcel 077, District 4].** The applicants are requesting a 35-foot rear yard setback variance, being 65 feet to the nearest point to the lake to construct a 1,664 square foot home. This is a long shallow lot that narrows to the right side towards the lake. The lot length is 270 feet and the lot width at building setback is 112 feet. This lot has very little area for the placement of the septic system, which makes it difficult to position any structure on the property accordingly. The septic tank and drain field are located to the right and rear of the proposed location of the house. The repair area for the septic tank is in front of the proposed location for the house, restricting any further movement towards the front property line. Due to the location of the septic tank and drain fields, the proposed location is the only location for the proposed structure. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).

**Staff recommendation is approval of a 35-foot rear yard setback variance, being 65 feet from the nearest point to the lake.**

New Business

Adjournment

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\*The Putnam County Board of Commissioners will hear these agenda items on July 16, 2019 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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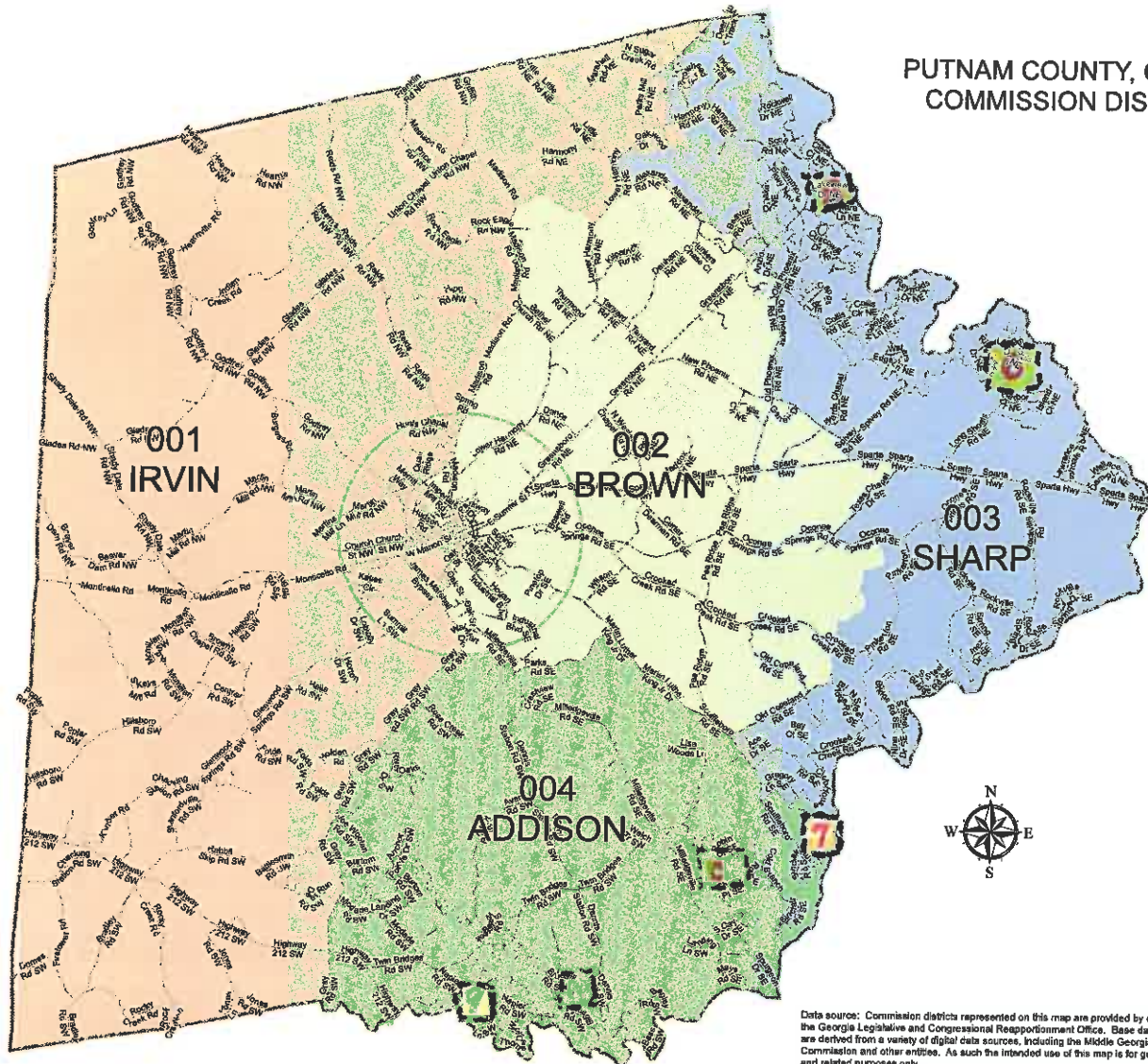
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**Item Attachment Documents:**

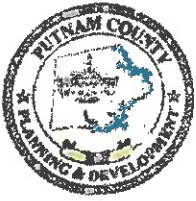
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PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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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.

1054 Lake Oconee Parkway, LLC # 770 - 313 - 7898

Owner name  
Lauren K. Sprayberry # 770 - 313 - 7898

Applicant name (If different from above)  
6350 Lake Oconee Pkwy Suite 110 PMB 33 Greensboro GA 30642  
MAILING ADDRESS CITY STATE ZIP

PROPERTY LOCATION: 1054 Lake Oconee Parkway

MAP \_\_\_\_\_ PARCEL 102D133 TOTAL ACREAGE: 2.697 PRESENTLY ZONED C1 *KP*  
102D135  
SETBACKS: Front: 50 Rear: 50 Lakeside: 100 Left: 60 Right: N/A *KP*  
borders R

\*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: X No: \_\_\_\_\_

TOTAL SQ. FT. (existing structure) \_\_\_\_\_ TOTAL FOOTPRINT (proposed structure) 26,875

LOT LENGTH (the total length of the lot) 488.11

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 142.98

REASON FOR REQUEST: Proposed building corner encroaches into 100' setback from lake.

### SUPPORTING INFORMATION ATTACHED TO APPLICATION:

RECORDED PLAT: X LETTER OF AGENCY X LETTER OF INTENT X  
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT N/A - Sewer

**\*PROPOSED LOCATION MUST BE STAKED OFF\***

APR 2019 APR 24

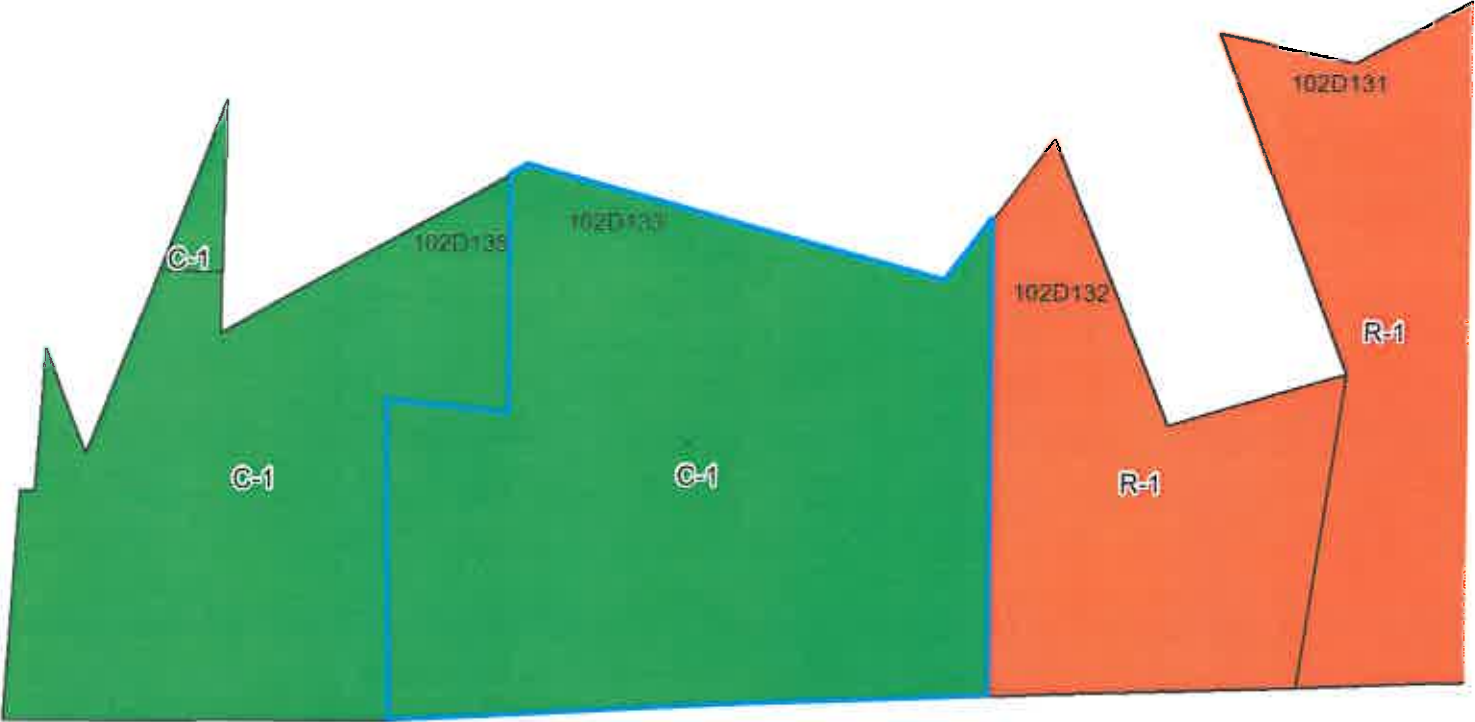
\*SIGNATURE OF APPLICANT: Lauren K. Sprayberry DATE: 4/24/19 *KP*  
on behalf of 1054 Lake Oconee Parkway, LLC

\*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>4-24-19</u>	FEE: \$ <u>200.00</u>	CK. NO. <u>1182</u>	CASH _____	C. CARD _____	INITIALS <u>KP</u>
RECEIPT # <u>032522</u>					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS'/CITY COUNCIL HEARING: _____	RESULT: _____				



Greensboro Rd NE





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

**GEOGRAPHIC FEATURE LEGEND**

- Agriculture/Forestry
- Park/Recreation/Conservation
- Undeveloped/Vacant
- Commercial
- Public/Institutional
- Industrial
- Residential
- Mixed Use
- Transportation/Communication/Utilities

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
178 Gray Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6100  
(478) 751-6517  
Web: [www.mgarc.org](http://www.mgarc.org)  
Email: [mg@mg-rc.org](mailto:mg@mg-rc.org)

**PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS**



**MAP 102D**

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

# 1054 LAKE OCONEE PARKWAY, LLC

Mailing: 6350 Lake Oconee Parkway, Suite 110, PMB #33

Greensboro, GA 30642

Contact: Lauren K. Sprayberry

Phone: 770-313-7898

April 24, 2019

**TO: PUTNAM COUNTY PLANNING & DEVELOPMENT**

117 Putnam Drive, Suite B

Eatonton, GA 31024

**RE: Letter of Intent for Variance Request**

Dear Planning and Development,

A variance is requested for the property located in Putnam County, Georgia at 1054 Lake Oconee Parkway, Eatonton, Georgia.

The reason for the variance is due to the property being extremely narrow and due to the irregular shape of the property.

The total square footage of the proposed structure is 26, 785 square feet.

The total lot length is 475 feet which is the measurement parallel to Lake Oconee. The total lot width is 196 feet which is the measurement perpendicular to Lake Oconee. Please refer to the attached site plan for additional details.

The lot width at building setback is 143 feet.

Thank you for your time and consideration.

Kindest regards,



Lauren K. Sprayberry

On behalf of 1054 Lake Oconee Parkway, LLC

REC'D 2019 APR 24  
KP



April 30, 2019

Ms. Lisa Jackson  
Putnam County Planning & Zoning

Subject: Water & Sewer Service – 1054 Lake Oconee Parkway

Dear Ms. Jackson:

Piedmont Water Company is currently capable of providing both water and sewer service to the address referenced above. Sewer capacity has already been purchased for this site, up to 4,000 gallons per day. Any on-site infrastructure required to connect to the sewer system is the developer's responsibility.

Water service will be provided once the meter size requirements have been defined and the associated tap fees have been paid.

Please feel free to contact me at 770-255-7984 with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "W. J. Matthews", written over a horizontal line.

W. J. Matthews  
Vice President of Operations

RCUD 2019 APR 30

Ko



FILED IN OFFICE  
CLERK OF COURT  
05/15/2019 09:35 AM  
SHEILA M. PERRY, CLERK  
SUPERIOR COURT  
PUTNAM COUNTY, GA

*Sheila M. Perry*

BK:36 PG:100-100

P201900045

3134240975  
PARTICIPANT ID

For Clerk of Courts Stamp

**\*\*Recombination Plat\*\***

Recombination Note:  
Tract 1 and 2 are to be combined.

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

*A. Wayne Cowherd*  
W. Wayne Cowherd, Ga RLS 3023 Date: 05/14/2019

APPROVED FOR RECORDING ONLY  
PUTNAM COUNTY  
PLANNING AND DEVELOPMENT  
MAY 14 2019

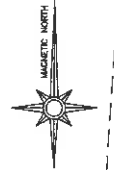
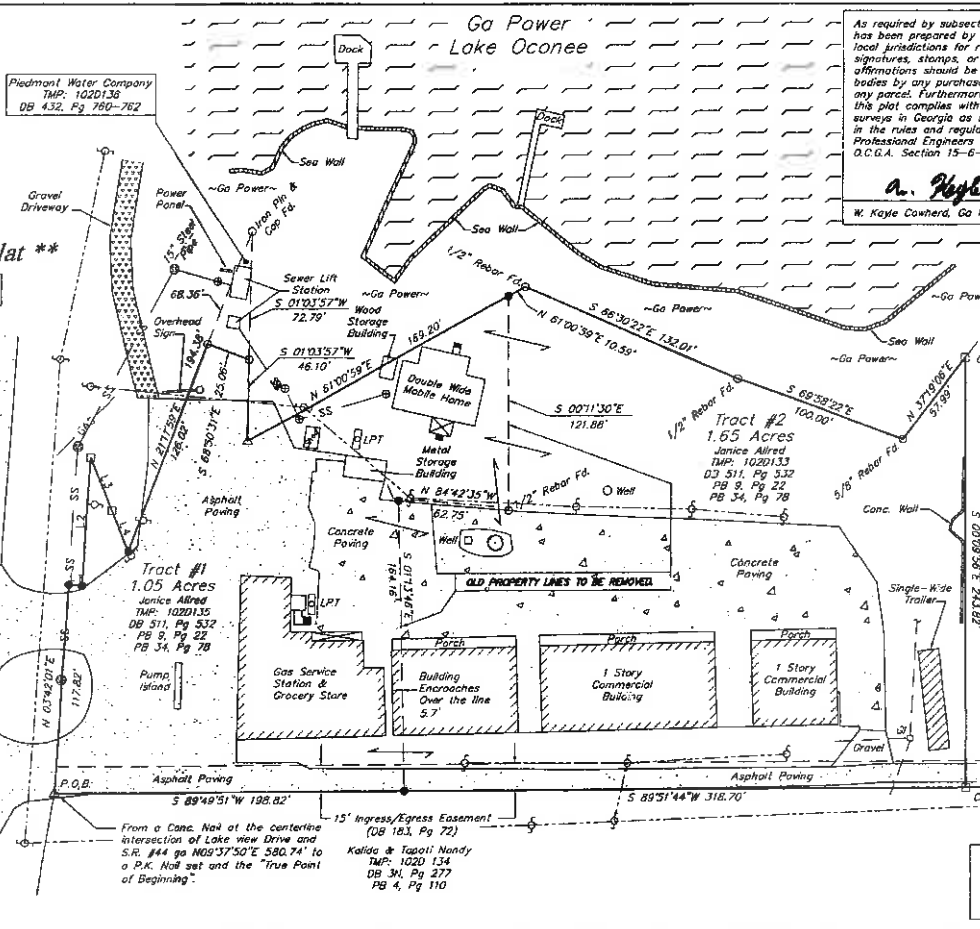
*Veronica Collins Davis Brown*  
Veronica Collins Davis Brown  
TAP: 1020132  
DB 507, Pg 347  
PB 23, Pg 15  
PB 9, Pg 22

Total Area  
2.70 Acres

Survey References:  
Plat by Howland Alcoladi Assoc., Inc.  
Dated: 08-15-1991  
For: Gerald & Janice Allred  
DB 511, Pg 532  
PB 9, Pg 22 & 60

Course	Bearing	Distance
L1	S 86°17'59" E	7.59'
L2	N 03°42'01" E	72.74'
L3	S 21°55'07" E	32.57'
L4	S 21°55'07" E	24.99'

\*\*\* Plot Revision 01/05/2019  
Revised Plat after a site visit on 01/02/2019.  
No encroachments were noted. The boundary is the same as shown on our final plat for Janice W. Allred dated: 11/16/2013.



State Route 44 (R/W Varies) (44' Pwint.)  
To Easton  
To Conover

Survey Form: 1054 Lake Oconee Parkway, LLC.

**C & A Cowherd & Associates**  
Land Surveyors

Site Planning - Boundary surveys - Tree Surveys  
Plot Plans - Topographical Surveys - Subdivisions  
2885 Mazers Road - Union Point, Ga 30089 - (706)-768-3372

COPYRIGHT © 2019 BY Cowherd & Cowherd, LLC  
Georgia Certificate of Authorization No. LSF000739  
doe Cowherd & Associates Land Surveyors  
ALL RIGHTS RESERVED

G.M.D. | 389 | Putnam County, Georgia  
Address: | 1054 Lake Oconee Pkwy.  
Conover Ga. 30024

Job Number | 803-58-3 | Land Lot 369  
Tax Map No. | 102B 135 | District 3rd  
Field work date: | 11/16/2013  
Final plat date: | 11/16/2013  
Plat Revision Date: | 05/14/2019 (Recombo)

Graphic Scale  
Scale: 1" = 40'  
0 20 40 80 120

The public records referenced on this plat are the only ones used and/or necessary to the establishment of the boundary of this property. They are not and do not constitute a title search. This plat is subject to all legal assessments, right-of-ways, and consents public and private. This plat or survey is intended for the sole use of the names listed herein and no other use is strictly prohibited, in my professional opinion this plat is a true and correct representation of the land plotted. The field data upon which this map or plat is based has a closure precision of one foot in 38,898 feet and an angular error of 100" per angle point and was adjusted using the compass adjustment rule. This map or plat has been calculated for closure and is found to be accurate within one foot in 38,898 feet. All underground utilities are not shown hereon. This surveyor does not certify or guarantee the size, shape, pressure, material, and direction of any underground utility.

O/S = Offset  
PL = Property Line  
CL = Contour Line  
C&D = Curve and Offset  
U/P = Underground Power  
CLF = Chain Link Fence

R/W = Right of Way  
P.O.B. = Point of Beginning  
P.L.C. = Point of Commencement  
T.M.P. = Tax Map Parcel Number  
G = Gate Post  
LPT = Liquid Propane Tank

Flood Hazard Note:  
No portion of this property lies within a Flood Hazard Zone "A" as shown on F.I.R.M. Map #1323700025C with an Effective Date of September 26, 2008.

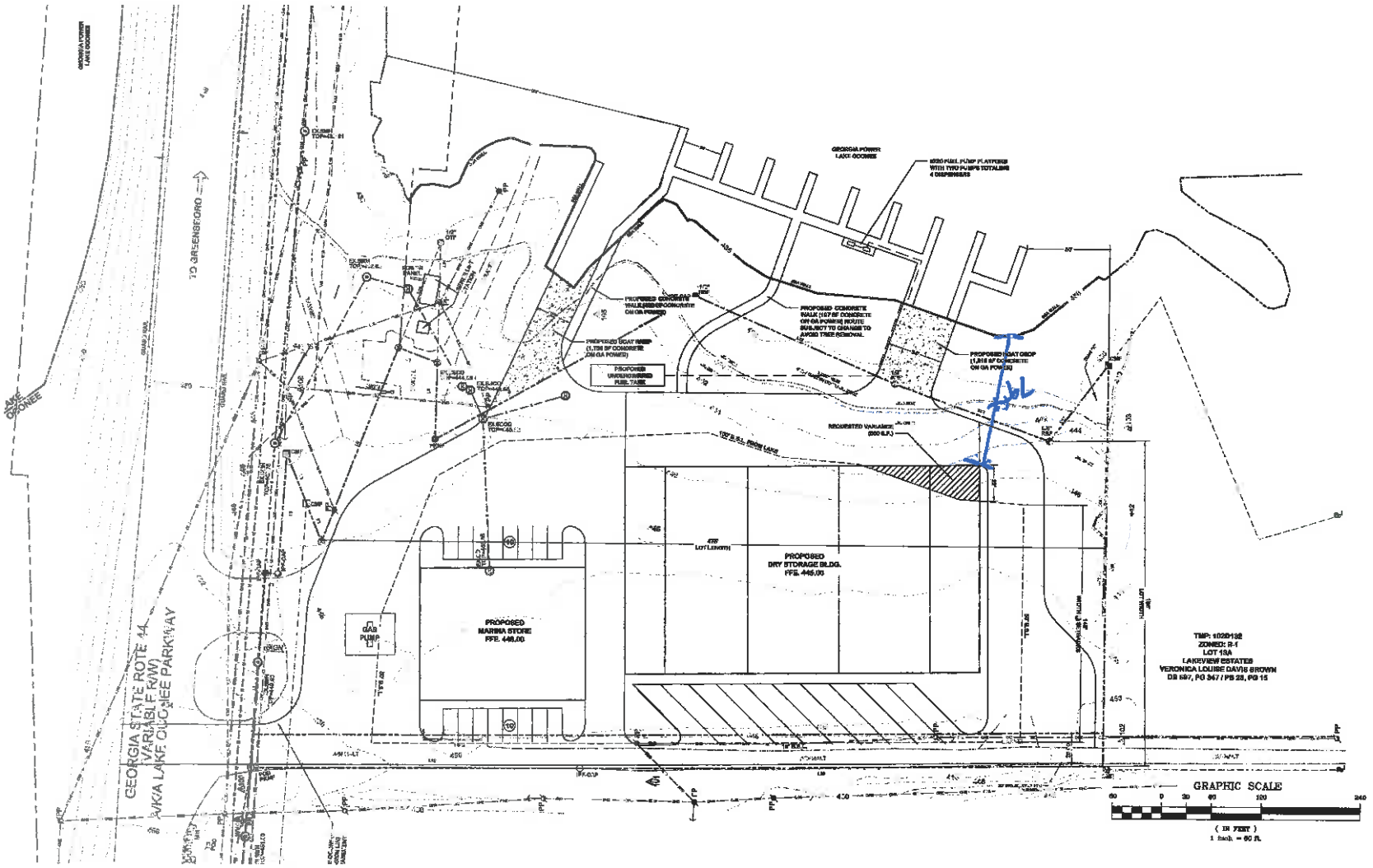
Equipment Used:  
 Topcon 211D  
 Topcon 550AR  
 Carlson GPS  
 with eGPS RIK  
 Leica TC 405

- Legend
- = Iron Pin & Cap Set
  - = Iron Pin (Found Case)
  - = IPF Conc. Monument
  - △ = P.C. Nail Set
  - ⊙ = Computed Point (no Pin)
  - ⊕ = Power Pole
  - ⊞ = Power Transformer
  - ⊠ = Telephone Pedestal
  - ⊞ = Sewer Clean Out
  - ⊞ = Water Valve
  - ⊞ = Fire Hydrant
  - ⊞ = Water Meter
  - ⊞ = Manhole
  - = Tree
  - ⊞ = Sharp



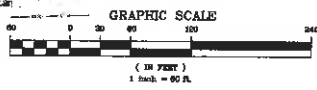
RECORDED MAY 15 2019  
16

*Raynell Biott*  
Deputy Clerk  
5/15/19



GEORGIA STATE ROUTE 44  
 VARIABLE R/W  
 WAKA LAKE OULCREE PARKWAY

TO GREENSBORO →



TMP: 1000152  
 ZONING: R-1  
 LOT 53A  
 LAKEVIEW ESTATES  
 VERONICA LOUISE DAVIS BROWN  
 DB 687, PG 247 / PG 28, PG 15

APR 2018 24  
 JCD



RCVD 2019 APR 24

KP



## 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)

May 31, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/2/2019

8. Request by **Lauren K. Sprayberry** for a rear yard setback variance at 1054 Lake Oconee Parkway. Presently zoned C-1. [**Map 102D, Parcel 133, District 3**]. The applicant is requesting a 21-foot rear yard setback variance, being 79 feet from the nearest point to the lake to construct a 26,875 square foot boat storage marina. Of the 26,875 square feet, approximately 860 square foot of the building requires a variance. This lot extends 488.11 feet in length with a lot width of 142.98 feet at building setback. The 860 square feet of the proposed structure will be located at the rear left corner adjacent to the lake and a variance is needed due to the natural contour of the lake which has not been altered or influenced by the owner or previous owner. Therefore, the hardship of not being able to meet the required setback is not created or dictated by the owners. Furthermore, the proposed building meets all other setback requirements except for this specific corner. Due to the contour of the lake, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1) & (2).

**Staff recommendation is approval of a 21-foot rear yard setback variance, being 79 feet from the nearest point to the lake.**

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 July 16, 2019 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.

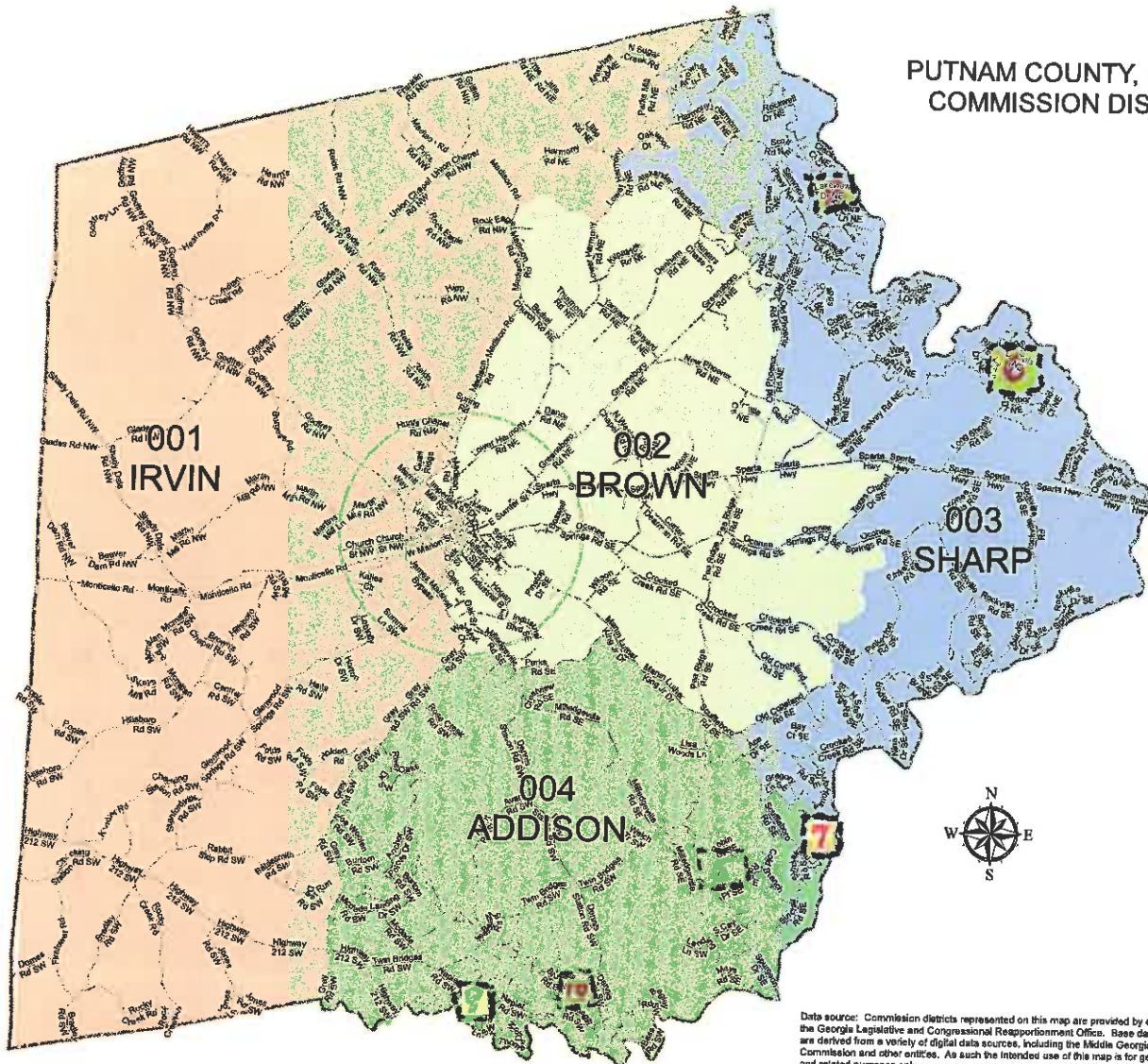
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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.

**Item Attachment Documents:**

6. Request by **Robert T. Attaway, III** to rezone 7.85 acres at 205 Napier Drive from AG-1 to AG-2. [**Map 055A, Parcel 055, District 4**].\*

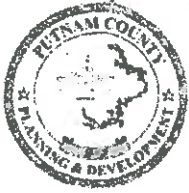
PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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" = 6,897.28' SCALE RATIO: 1:68,367.34 DATE: MARCH 2019

5. Request by **R. Greg Waddell**, agent for **Kerry & Laura Murphy** for a rear yard setback variance at 109 Willow Cove. Presently zoned R-1. [Map 087B, Parcel 077, District 4].
6. Request by **Jody Harper**, agent for **John & Lisa Threlkeld** for a front and side yard setback variance at 129 Forest Ridge Circle. Presently zoned R-1R. [Map 122A, Parcel 030, District 3].
7. Request by **Russell W. Wall**, agent for **Benjamin R. Griffith** for a rear yard setback variance at 212 Twisting Hill Road. Presently zoned R-2. [Map 111C, Parcel 024, District 4].
8. Request by **Lauren K. Sprayberry** for a rear yard setback variance at 1054 Lake Oconee Parkway. Presently zoned C-1. [Map 102D, Parcel 133, District 3].
9. Request by **Robert T. Attaway III** to rezone 7.85 acres at 205 Napier Drive from AG-1 to AG-2. [Map 055A, Parcel 055, District 4]. \*
10. Request by **Thomas Price** to rezone 5.5 acres at 242 Bluegill Road from AG-1 to R-2. [Map 083, part of Parcel 003, 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

## APPLICATION FOR REZONING

APPLICATION NO 2019-00657

DATE: April 24, 2016

MAP 055A PARCEL 055

1. Name of Applicant: Robert T. Attaway III

2. Mailing Address: 520 Hwy 22 West, Milledgeville, GA

3. Phone: (home) 478-452-0759 (office) 478-628-1235 (cell) 478-456-6156

4. The location of the subject property, including street number, if any: End of Napier Drive  
(No address assigned)

5. The area of land proposed to be rezoned (stated in square feet if less than one acre):  
7.85 acres

6. The proposed zoning district desired: AG 2

7. The purpose of this rezoning is (Attach Letter of Intent)  
Rezone the property to the same zoning class as the adjoining 18.254 acres owned by owner that fronts on Phillips Road so the two properties can be platted together for future use.

8. Present use of property: AG-1 Desired use of property: AG-2

9. Existing zoning district classification of the property and adjacent properties:  
Existing: AG-1  
North: AG-2 South: R-2 East: R-2 West: AG-2 & R-2

10. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.

11. Legal description and recorded plat of the property to be rezoned.

12. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): Residential

13. A detailed description of existing land uses: The subject property is vacant, undeveloped land with waterfrontage adjacent to Lake Sinclair on the GA Power lease access strip. (See Plat Bk 31 p28)

14. Source of domestic water supply: well \_\_\_\_\_, community water X, or private provider \_\_\_\_\_. If source is not an existing system, please provide a letter from provider.



15. Provision for sanitary sewage disposal: septic system X, or sewer \_\_\_\_\_. If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.

16. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. 36-67A).

17. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property. (Please attach on separate sheet.) N/A

18. Proof that property taxes for the parcel(s) in question have been paid.

19. Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)

20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)

THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

Robert A. White II 4/24/19

Signature (Property Owner)

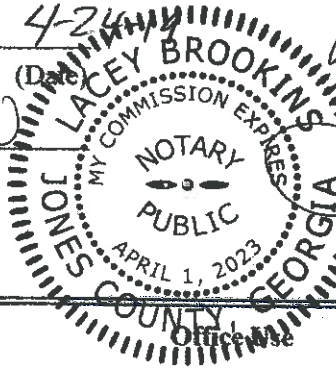
(Date)

[Signature] 4/24/19

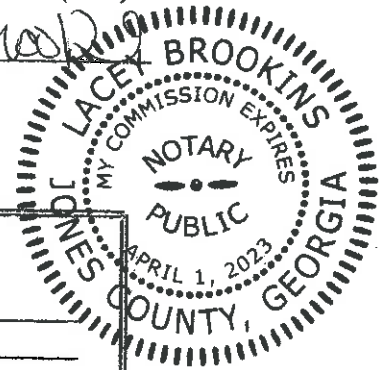
Signature (Applicant)

(Date)

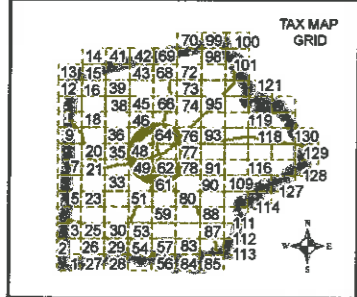
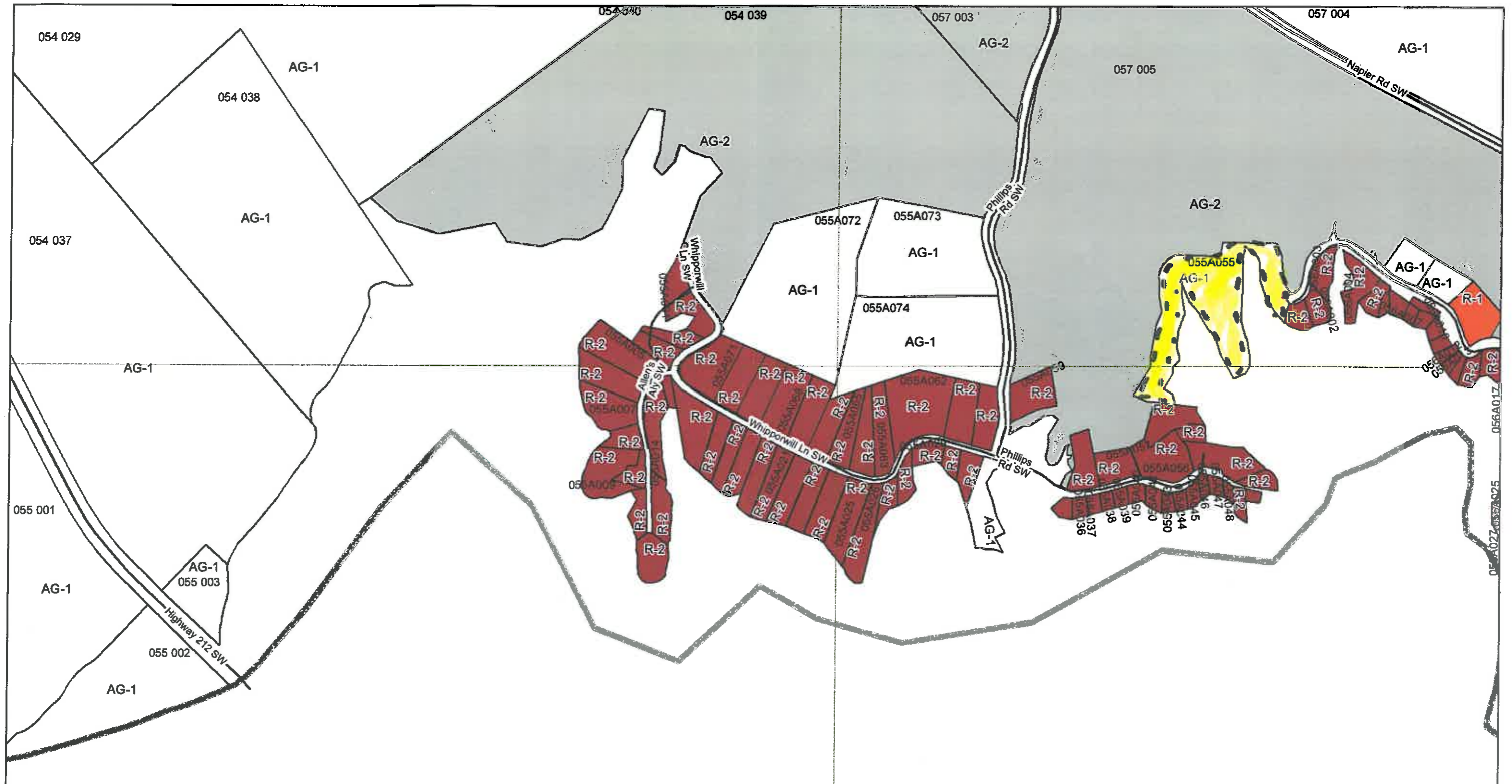
[Signature]  
Notary Public



[Signature]  
Notary Public



Paid: \$ <u>250.00</u> (cash) _____ (check) <u>8308</u> (credit card) _____
Receipt No. <u>032531</u> _____ Date Paid: <u>4.25.19</u> _____
Date Application Received: <u>4.25.19</u> _____
Reviewed for completeness by: <u>[Signature]</u> _____
Submitted to TRC: _____ Return date: _____
Date of BOC hearing: _____ Date submitted to newspaper: _____
Date sign posted on property: _____ Picture attached: yes _____ no _____



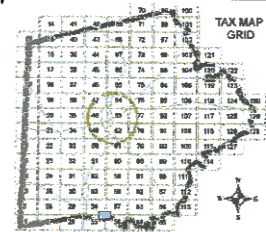
<ul style="list-style-type: none"> <li> Eatonton Limits</li> <li> County Boundary</li> <li> Roads</li> <li> Parcels</li> <li> Parcel_Hooks</li> </ul>	<p><b>Zoning</b></p> <ul style="list-style-type: none"> <li> No Code</li> <li> AG-1</li> <li> AG-1 CITY</li> <li> AG-2</li> <li> C-1</li> <li> C-1 CITY</li> <li> C-2</li> <li> C-2 CITY</li> <li> I-M</li> <li> IND-1 CITY</li> <li> IND-2</li> <li> IND-2 CITY</li> <li> MHP</li> <li> PUBLIC</li> <li> PUBLIC CITY</li> <li> R-1 CITY</li> <li> R-2 CITY</li> <li> R-3 CITY</li> <li> R-4 CITY</li> <li> R-1</li> <li> R-1R</li> <li> R-2</li> <li> RM-1</li> <li> RM-2</li> <li> RM-3</li> <li> VILLAGE</li> </ul>
---	--

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6100  
(478) 751-6517  
Web:  
www.middlegeorgiaregion.com  
Email:  
it@mg-rc.org

**PUTNAM COUNTY, GEORGIA  
ZONING MAPS**

MAP 055A

MAP SCALE: 1" = 525'    SCALE RATIO: 1:6,300    DATE: MAY 2019



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

**GEOGRAPHIC FEATURE LEGEND**

- |                      |  |                    |
|----------------------|--|--------------------|
| Agriculture/Forestry | Park/Recreation/Conservation           | Undeveloped/Vacant |
| Commercial           | Public/Institutional                   |                    |
| Industrial           | Residential                            |                    |
| Mixed Use            | Transportation/Communication/Utilities |                    |



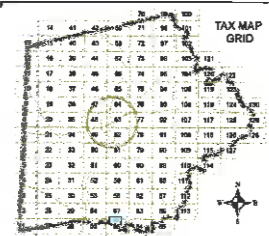
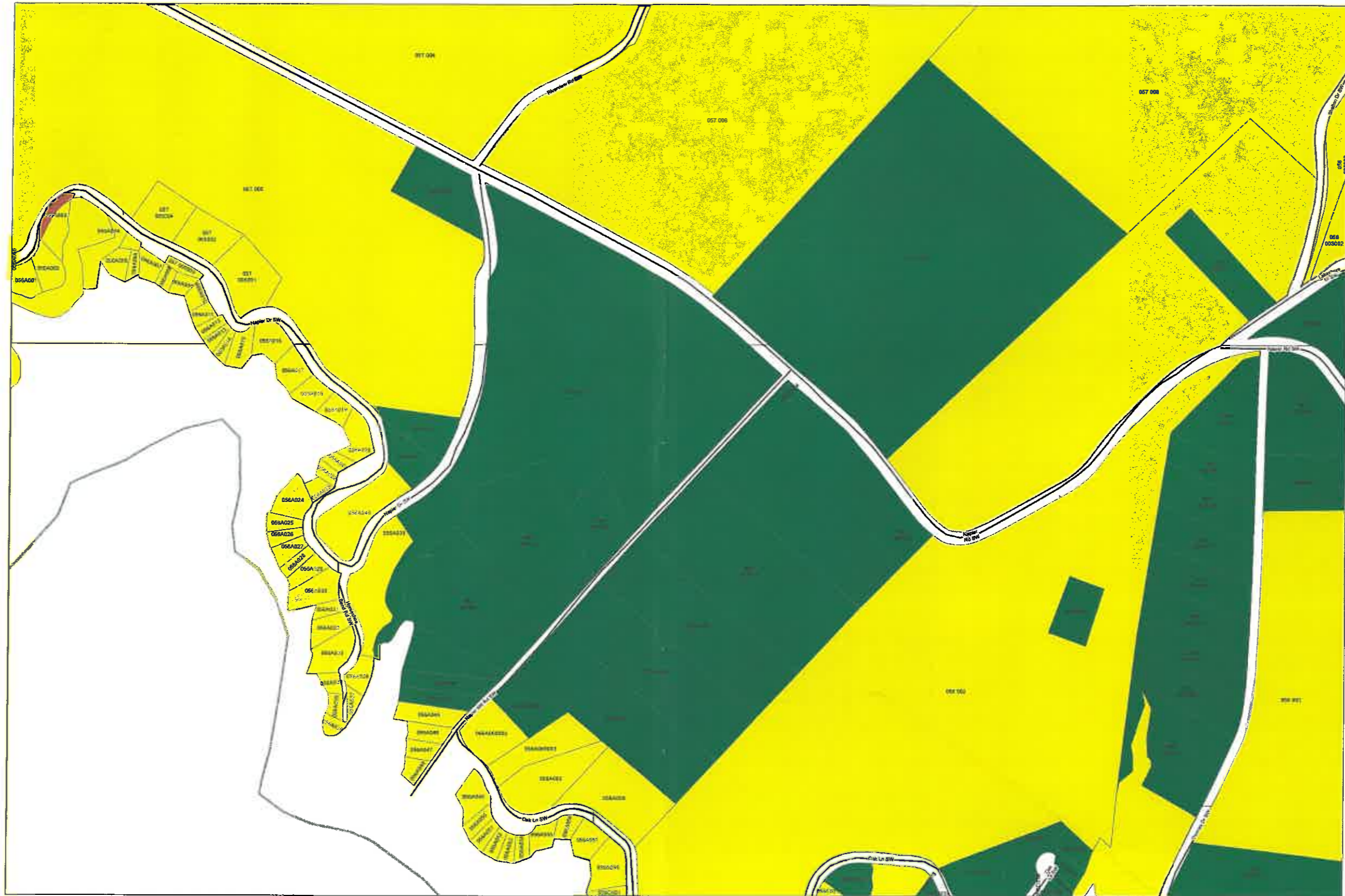
Middle Georgia Regional Commission  
 175 Etnay Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 (478) 751-6517  
 Web:  
[www.middlegeorgiaregional.com](http://www.middlegeorgiaregional.com)  
 Email:  
[mgrc@mg-rc.org](mailto:mgrc@mg-rc.org)

**PUTNAM COUNTY, GEORGIA  
 FUTURE LAND USE MAPS**



**MAP 055A**

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: MAY 2019



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

**GEOGRAPHIC FEATURE LEGEND**

- Agriculture/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant



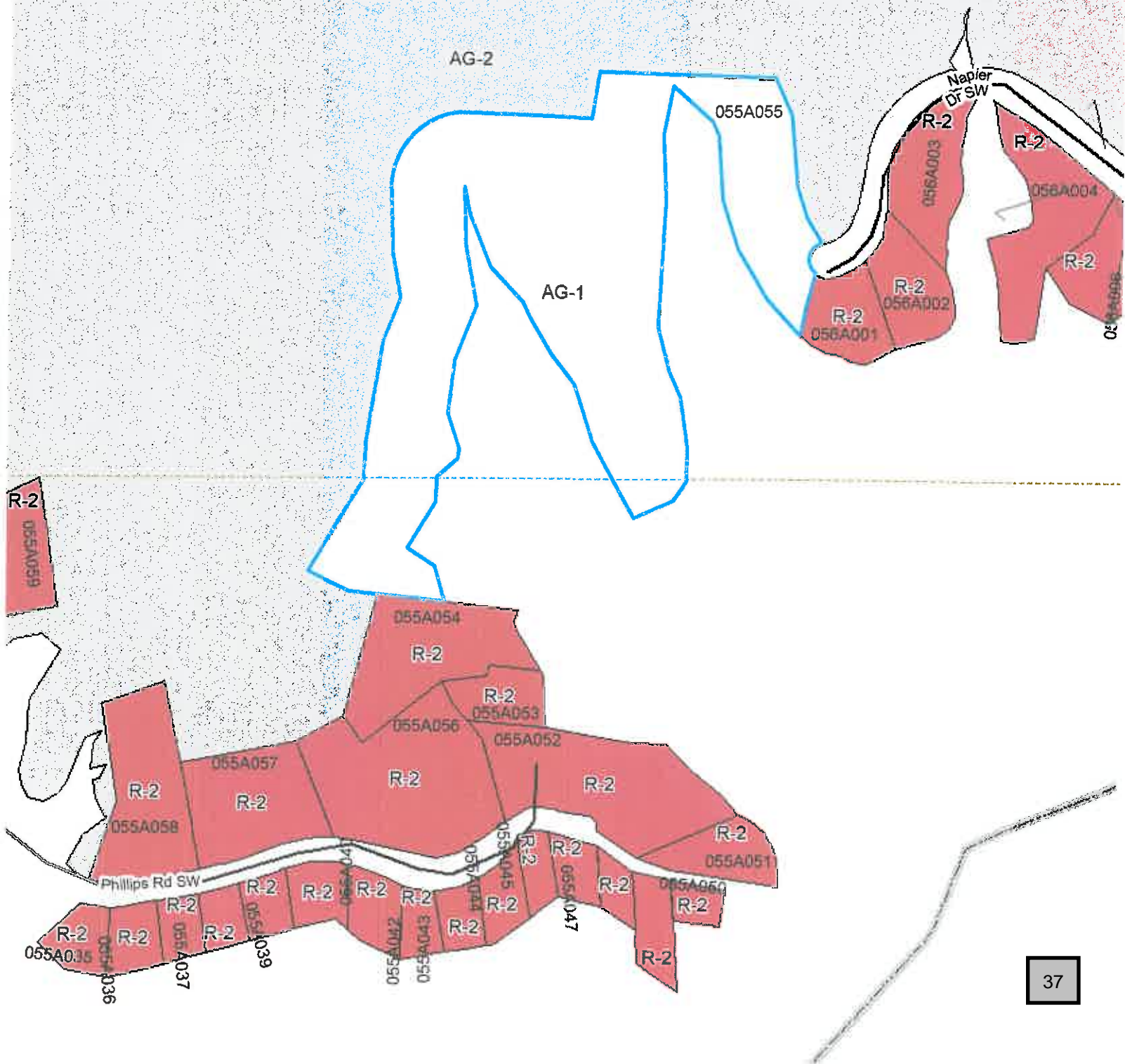
Middle Georgia Regional Commission  
 176 Emory Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 754-5180  
 (478) 754-4517  
 Web: www.middlegeorgiaarc.org  
 Email: mg@mg-rc.org

**PUTNAM COUNTY, GEORGIA  
 FUTURE LAND USE MAPS**



**MAP 056A**

MAP SCALE: 1" = 200'    SCALE RATIO: 12,400    DATE: MAY 2019



**LETTER OF INTENT TO REZONE PROPERTY**

**Putnam County, Georgia**

**April 24, 2019**

Owner Name: Robert T. Attaway III

Address: 520 Hwy 22 West, Milledgeville, GA 31061

Subject Property: Tax Map 055A – 055

Current Zoning: AG 1

Property Location: End of Napier Drive

The owner desires to rezone the subject 7.85 acres from AG 1 to AG 2. He purchased the subject property in August 2007 as a vacant undeveloped property with limited road frontage. He purchased an additional 18.254 acres (Plat attached) which joins the subject property on the west side and fronts Phillips Road. The 18.254 acres is zoned AG 2. The owner would like to have both properties the same zoning class so the two properties can be combined and re-platted with AG 2 zoning.

Sincerely,



Robert T. Attaway III

REC'D OF 11  




# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- Rezoning Application

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT WILLIAM H. BREINER TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR REZONING OF PROPERTY DESCRIBED AS MAP 055A PARCEL 055, CONSISTING OF 7.85 ACRES, WHICH HAS THE FOLLOWING ADDRESS: NAPIER DRIVE (end of road no address assigned) EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR ROBERT T. ATTAWAY III ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. FOR AND IN CONSIDERATION OF THE CITY OF EATONTON/PUTNAM COUNTY ACCEPTING THIS LETTER OF AGENCY, WE HEREBY INDEMNIFY AND HOLD HARMLESS THE CITY OF EATONTON/PUTNAM COUNTY AND ITS AGENTS AND/OR EMPLOYEES IN THE EVENT THAT THE ABOVE NAMED AGENT SHOULD MISUSE THIS LETTER OF AGENCY AND WE SUFFER DAMAGES AS A RESULT.

THIS 24th DAY OF April, 2019.

PROPERTY OWNER(S): ROBERT T. ATTAWAY, III

Robert T. Attaway III

NAME (PRINTED)

4/24/19

SIGNATURE

ADDRESS: 520 Hwy 22 West, Milledgeville, GA 31061

PHONE: 478-456-6156

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS

24 DAY OF April, 2019

Lacey Brooks  
NOTARY

MY COMMISSION EXPIRES: April 1, 2023



**LEGEND:**

- - 1/2" IRON PIN SET (IPS)
- ⊙ - 1/2" IRON PIN FOUND (IPF)
- ⊕ - 1" IRON PIPE FOUND (IPPF)
- - COMPUTED POINT
- ⊙ - 16" PINE TREE (JANUARY 1998)
- ⊙ - 1/2" IRON PIN SET (IPS) (JANUARY 1998)
- ⊕ - IRON FENCE POST FOUND (JANUARY 1998)
- PROPERTY LINE
- 340' APPROX. 340' CONTOUR LINE
- 350' APPROX. 350' CONTOUR LINE

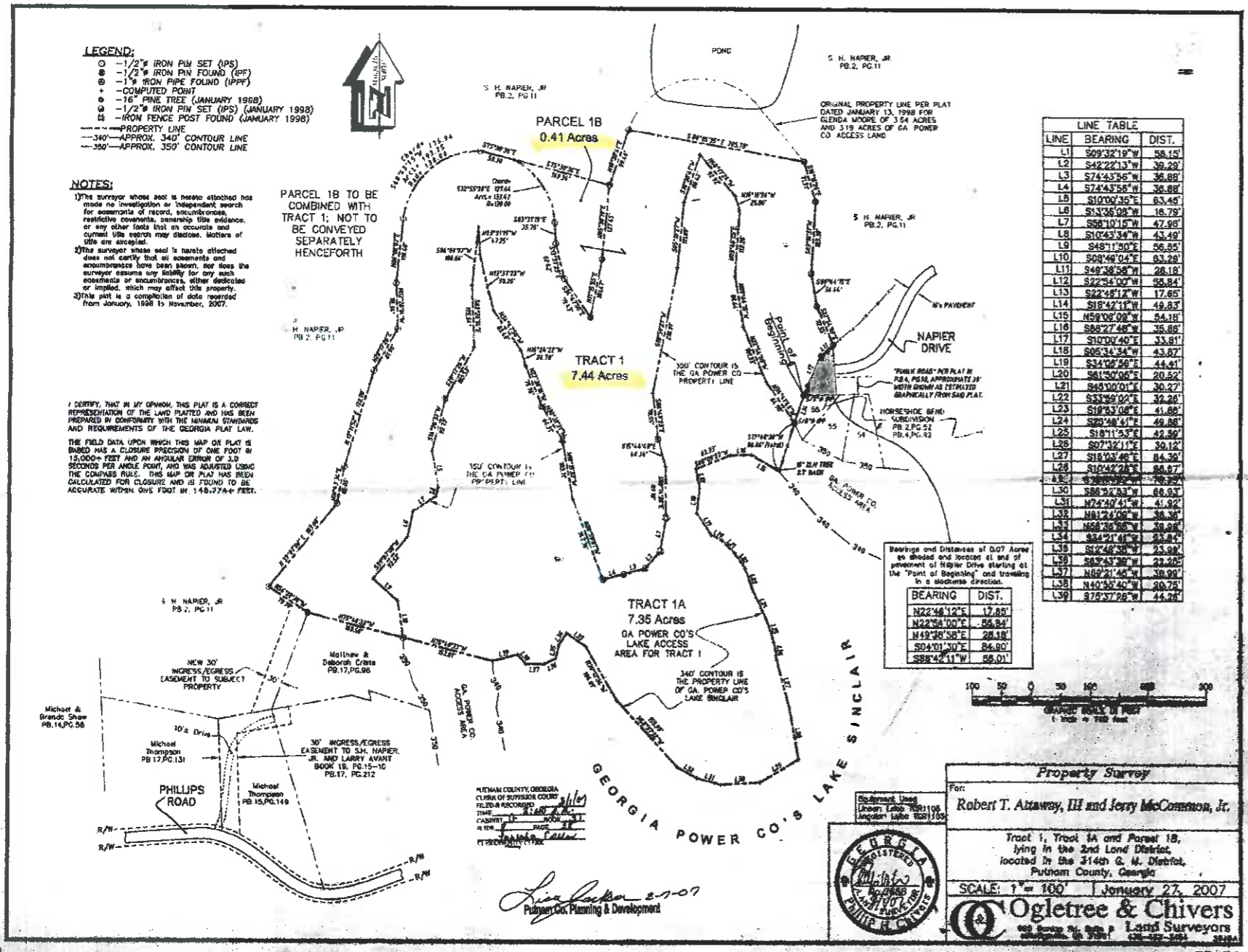
**NOTES:**

- 1) The surveyor whose seal is hereto attached has made no investigation or independent search for monuments of record, unrecorded, relative corners, generally file evidence, or any other facts that an accurate and correct file report may disclose. Matters of this are accepted.
- 2) The surveyor whose seal is hereto attached does not certify that all monuments and encumbrances have been located, nor does the surveyor assume any liability for any such omissions of monuments, either deliberate or implied, which may affect this property.
- 3) This plat is a compilation of data reported from January, 1998 to November, 2007.

I CERTIFY, THAT IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE STANDARD AND REQUIREMENTS OF THE GEORGIA PLAT LAW.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000+ FEET AND AN ANGULAR ERROR OF 3.0 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COGNATE RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 148,274+ FEET.

PARCEL 18 TO BE COMBINED WITH TRACT 1; NOT TO BE CONVEYED SEPARATELY HENCEFORTH



**LINE TABLE**

LINE	BEARING	DIST.
L1	S09°32'19"W	58.15
L2	S42°22'13"W	36.29
L3	S74°43'56"W	36.88
L4	S74°43'56"W	36.88
L5	S10°00'35"E	63.45
L6	S13°36'08"W	16.79
L7	S88°10'15"W	47.98
L8	S10°43'34"W	43.49
L9	S48°1'50"E	56.85
L10	S08°46'04"E	63.28
L11	S48°38'58"W	28.18
L12	S22°34'00"W	55.84
L13	S22°45'12"W	17.65
L14	S18°42'11"W	49.83
L15	N59°38'02"W	36.18
L16	S82°27'48"W	35.88
L17	S10°00'40"E	33.81
L18	S06°34'34"W	43.87
L19	S34°28'56"E	44.61
L20	S81°50'06"E	20.52
L21	S45°00'01"E	30.27
L22	S33°36'02"E	32.26
L23	S16°53'06"E	41.88
L24	S20°48'41"E	49.88
L25	S18°11'53"E	42.80
L26	S07°32'11"E	50.12
L27	S18°03'46"E	84.36
L28	S10°42'28"E	68.57
L29	S88°24'33"W	66.93
L30	N74°40'41"W	41.92
L31	N41°24'00"W	36.36
L32	N58°26'36"W	30.90
L33	S84°21'41"W	23.84
L34	S10°45'38"W	23.88
L35	S82°43'38"W	23.25
L36	N52°21'48"W	39.99
L37	N40°30'40"W	20.74
L38	S78°57'28"W	44.28

Bearings and Distances of 0.07 Acres are shown and located at end of pavement of Napier Drive starting at the "Point of Beginning" and traveling in a clockwise direction.

BEARING	DIST.
N22°46'12"E	17.85
N22°34'00"E	55.84
N49°38'02"E	28.18
S04°01'30"E	36.80
S88°42'11"W	68.01



**Property Survey**

For: **Robert T. Ataway, III and Jerry McCammon, Jr.**

Tract 1, Tract 1A and Parcel 18, lying in the 2nd Land District, located in the 214th G. M. District, Putnam County, Georgia

SCALE: 1" = 100' | January 27, 2007

**Ogletree & Chivers**  
 900 Avenue M, Suite 200, Land Surveyors  
 Marietta, GA 30067 | 770-572-1000



*Lisa Jackson 2-1-07*  
 Putnam Co. Planning & Development

3543A



P201900017

BK:36 PG:72-72

FILED IN OFFICE  
CLERK OF COURT  
02/25/2019 09:11 PM  
SHEILA H. PERRY, CLERK  
SUPERIOR COURT  
PUTNAM COUNTY, GA

*Sheila H. Perry*  
0353510676  
PARTICIPANT ID

LINE	BEARING	DISTANCE
L1	S89°19'44"E	64.89
L2	N41°37'26"E	160.97
L3	N41°57'28"E	173.86
L4	N39°29'32"W	258.96
L5	N57°55'25"W	250.01
L6	N54°10'41"W	203.94
L7	S37°02'55"W	204.97
L8	N45°23'00"W	109.74
L9	N14°43'22"W	12.60
L10	N14°43'22"W	40.10
L11	N02°14'33"W	27.41
L12	N02°14'33"W	27.41
L13	S89°25'51"W	21.67
L14	S11°02'27"E	18.58
L15	S17°59'03"W	15.89
L16	S85°57'28"W	47.36
L17	S38°55'48"E	16.78
L18	N18°39'40"W	23.75
L19	S38°59'21"W	28.18
L20	N18°39'40"W	28.18
L21	N13°34'18"W	72.23
L22	N02°38'02"E	58.45
L23	N07°47'24"W	123.44
L24	S07°47'24"W	123.44
L25	S13°13'24"E	75.33
L26	S89°02'03"W	305.78
L27	S07°48'01"W	99.35
L28	N88°21'21"E	228.58
L29	S04°42'34"E	110.41
L30	S13°13'24"E	75.33
L31	S18°27'25"W	81.80
L32	S08°22'15"W	172.08
L33	S00°08'44"E	85.05
L34	S08°18'38"E	163.96
L35	S87°53'58"E	79.94
L36	S08°21'27"W	175.64
L37	S89°02'39"W	82.08
L38	S87°53'58"E	208.27
L39	N18°33'59"E	109.56
L40	S77°14'18"W	108.18
L41	S08°03'28"E	177.90
L42	S18°21'03"W	140.57
L43	N35°51'21"E	50.13
L44	N02°14'33"W	17.21
L45	N17°01'40"W	16.87
L46	N18°39'40"W	33.41
L47	N18°39'40"W	33.41
L48	N84°41'45"E	12.17
L49	N54°10'41"W	31.90
L50	S82°21'05"W	28.96
L51	N10°02'00"W	44.51
L52	N40°59'04"E	28.05
L53	S61°43'07"W	33.98
L54	S38°55'48"E	106.98
L55	S39°04'30"W	34.33
L56	S87°45'40"W	21.44
L57	N74°26'06"W	16.98
L58	N33°02'28"W	27.42
L59	N04°47'01"W	49.26
L60	N05°45'51"E	87.26
L61	N19°44'39"E	107.68
L62	N05°03'00"W	47.62
L63	S90°39'27"W	24.16
L64	S44°14'00"W	47.51
L65	S01°15'51"W	46.11
L66	S78°24'29"W	37.50
L67	S50°05'35"E	39.28
L68	N05°03'00"W	126.40
L69	N84°19'51"E	105.02
L70	N03°32'01"W	214.20
L71	S86°32'43"W	220.61
L72	N04°28'55"W	152.20
L73	N24°24'24"W	84.68
L74	N04°28'23"W	47.28
L75	N31°48'28"E	171.70
L76	N14°53'28"E	34.98
L77	S18°01'45"W	116.08
L78	S89°01'21"E	285.94
L79	N48°48'49"E	41.88
L80	S21°50'04"E	89.00
L81	S43°56'00"W	185.20
L82	S55°57'43"W	199.32

ADJOINING PROPERTY OWNERS	
A	ROBERT D. PAUL DEED BOOK 598 PAGE 296 DEED BOOK 598 PAGE 297-PLAT
B	WESLEY R. & MARY P. VEREEN DEED BOOK 841 PAGE 307 PLAT BOOK 32 PAGE 65A
C	LARRY W. & MARIA KNOWLES DEED BOOK 854 PAGE 466 PLAT BOOK 2 PAGE 52
D	GEORGIA POWER COMPANY DEED BOOK 2-U PAGE 259-260
E	REGINALD & GLORIA J. SMITH DEED BOOK 868 PAGE 81 PLAT BOOK 17 PAGE 98
F	CALEB C. & AMBER L. THOMPSON DEED BOOK 860 PAGE 118 PLAT BOOK 35 PAGE 48
G	CALEB C. THOMPSON DEED BOOK 787 PAGE 612 PLAT BOOK 15 PAGE 149
H	TERESA D. BRADBERRY ET. AL. DEED BOOK 792 PAGE 490 PLAT BOOK 10 PAGE 178
J	MICHAEL S. & BRENDA L. SHAW DEED BOOK 481 PAGE 275 PLAT BOOK 14 PAGE 38
K	GEORGIA POWER COMPANY DEED BOOK 2-U PAGE 259-260
L	LUKE R. DARNELL DEED BOOK 879 PAGE 785 PLAT BOOK 17 PAGE 131

CURVE	DELTA	ANGULAR	LENGTH	TANGENT	CHORD	BEARING	CHORD	LENGTH
C1	240.03	4500.77	209.54	104.78	S31°00'59"E	288.92	288.92	
C2	704.41	4500.77	683.81	347.28	S12°01'01"E	693.17	693.17	
C3	618.48	828.12	101.40	50.75	S01°01'17"W	101.35	101.35	
C4	1327.26	508.78	118.24	60.02	S12°01'01"E	139.67	139.67	
C5	751.90	1851.80	138.38	70.03	S11°01'50"W	139.34	139.34	
C6	411.98	271.35	19.88	9.85	N39°37'45"W	19.88	19.88	
C7	1200.45	888.97	166.75	83.22	N47°59'09"W	186.41	186.41	
C8	2824.10	170.95	87.42	43.94	N39°48'49"W	169.12	169.12	
C9	3165.24	1068.08	169.92	85.14	N28°22'37"W	169.74	169.74	
C10	7011.42	134.50	64.78	32.39	N69°11'44"W	154.87	154.87	
C11	1628.28	363.71	110.33	55.53	N54°09'03"W	109.98	109.98	
C12	2828.25	139.41	69.21	34.61	N76°36'33"W	88.80	88.80	
C13	7828.25	139.41	69.21	34.61	N76°36'33"W	88.80	88.80	
C14	2847.00	288.96	150.22	76.83	S33°33'16"W	148.53	148.53	
C15	8152.00	108.68	117.45	65.13	S49°30'39"W	111.73	111.73	
C16	8511.21	130.00	193.50	119.53	S37°51'22"W	175.98	175.98	
C17	8511.21	130.00	193.50	119.53	S37°51'22"W	175.98	175.98	
C18	1158.12	578.24	72.35	36.39	N18°24'21"E	72.24	72.24	
C19	1158.12	578.24	72.35	36.39	N18°24'21"E	72.24	72.24	
C20	1158.12	578.24	72.35	36.39	N18°24'21"E	72.24	72.24	
C21	1841.01	665.88	228.75	115.57	N05°21'34"E	227.63	227.63	
C22	2014.37	673.95	236.51	120.23	N14°31'15"W	242.15	242.15	
C23	7898.12	174.24	87.12	43.56	N14°31'15"W	148.60	148.60	
C24	4307.40	288.29	201.85	108.03	N29°40'52"E	197.21	197.21	
C25	1738.27	1374.44	423.58	213.48	N16°55'36"E	421.91	421.91	
C26	3074.48	484.08	245.88	126.42	N10°39'00"E	242.15	242.15	
C27	16308.07	372.28	186.14	93.07	N14°31'15"W	148.60	148.60	
C28	3247.95	116.54	107.49	57.83	N05°25'04"E	103.61	103.61	
C29	1635.08	418.00	122.84	61.87	N23°21'02"E	122.40	122.40	

LINE	BEARING	DISTANCE
L83	S42°20'35"W	94.78
L84	N06°58'09"E	74.22
L85	N101°01'00"W	63.87
L86	N100°48'20"E	55.24

**"PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR'S CERTIFICATE"**

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF PUTNAM COUNTY, GEORGIA THIS PLAT COMPLIES WITH REQUIREMENTS OF THE PUTNAM COUNTY ZONING BOARD AND THE SUBDIVISION REGULATIONS OF PUTNAM COUNTY.

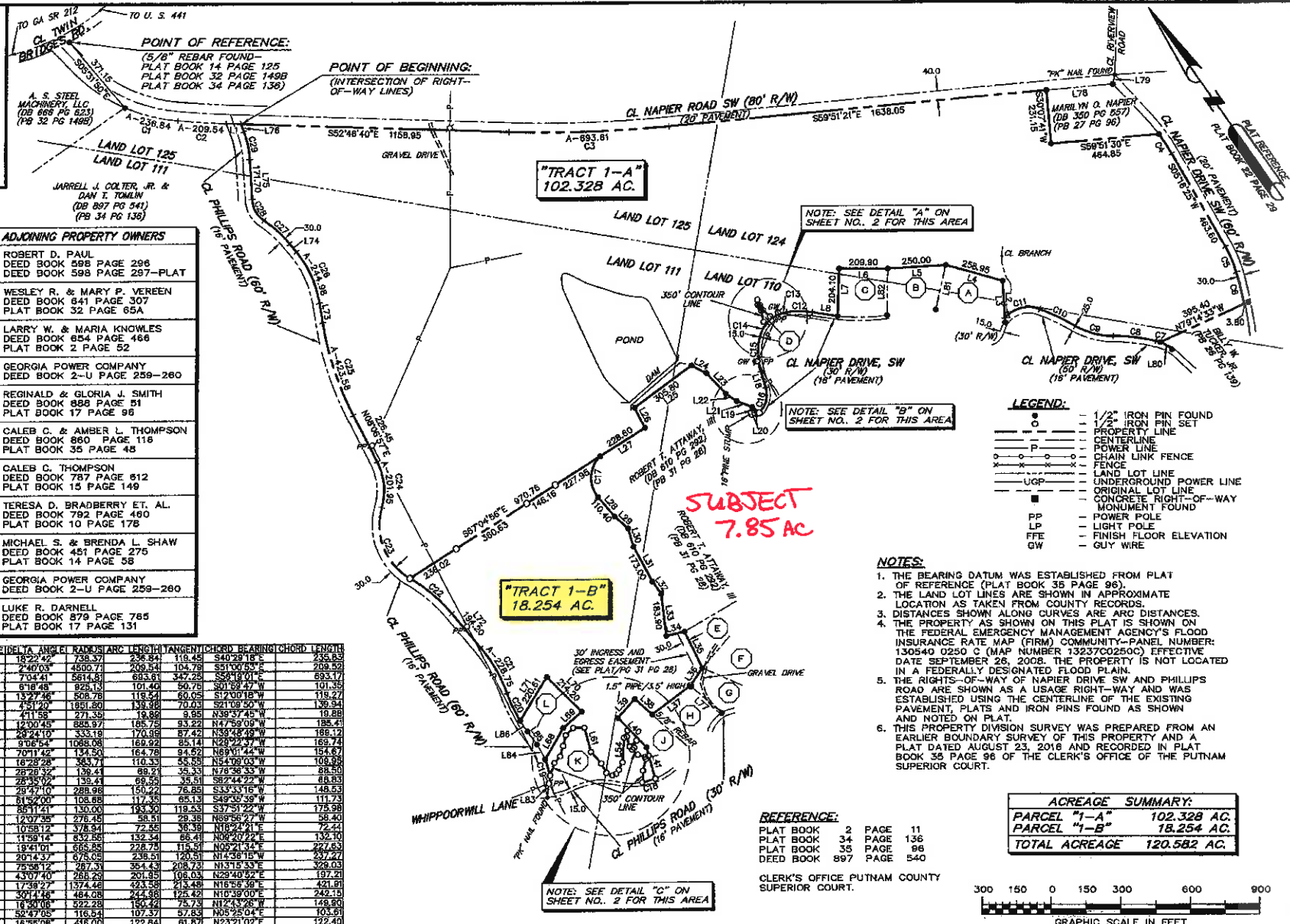
DATE: *2.02.19*  
PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR

A "LEICA TCA 1100 TOTAL STATION SN. 418328 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS. A LEICA TPS-SYSTEM 1000 PCMCIA MEMORY CARD WAS USED AS A DATA COLLECTOR TO COLLECT THE FIELD DATA.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 76,064 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES ADJUSTMENT. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,013,180 FEET.

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*Edwin L. Thompson* 2/15/2019  
EDWIN L. THOMPSON RLS #1759 DATE:



**LEGEND:**

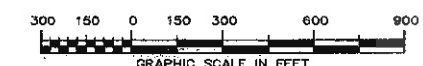
- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- PROPERTY LINE
- CENTERLINE
- POWER LINE
- CHAIN LINK FENCE
- FENCE
- LAND LOT LINE
- UNDERGROUND POWER LINE
- ORIGINAL LOT LINE
- CONCRETE RIGHT-OF-WAY
- MONUMENT FOUND
- PP — POWER POLE
- LP — LIGHT POLE
- FFE — FINISH FLOOR ELEVATION
- GW — GUY WIRE

- NOTES:**
- THE BEARING DATUM WAS ESTABLISHED FROM PLAT OF REFERENCE (PLAT BOOK 35 PAGE 96).
  - THE LAND LOT LINES ARE SHOWN IN APPROXIMATE LOCATION AS TAKEN FROM COUNTY RECORDS.
  - DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.
  - THE PROPERTY AS SHOWN ON THIS PLAT IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER: 130540 0250 C (MAP NUMBER 13237C0250C) EFFECTIVE DATE SEPTEMBER 26, 2008. THE PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD PLAIN.
  - THE RIGHTS-OF-WAY OF NAPIER DRIVE SW AND PHILLIPS ROAD ARE SHOWN AS A USAGE RIGHT-WAY AND WAS ESTABLISHED USING THE CENTERLINE OF THE EXISTING PAVEMENT, PLATS AND IRON PINS FOUND AS SHOWN AND NOTED ON PLAT.
  - THIS PROPERTY DIVISION SURVEY WAS PREPARED FROM AN EARLIER BOUNDARY SURVEY OF THIS PROPERTY AND A PLAT DATED AUGUST 23, 2016 AND RECORDED IN PLAT BOOK 35 PAGE 96 OF THE CLERK'S OFFICE OF THE PUTNAM SUPERIOR COURT.

**ACREAGE SUMMARY:**

PARCEL "1-A"	102.328 AC.
PARCEL "1-B"	18.254 AC.
<b>TOTAL ACREAGE</b>	<b>120.582 AC.</b>

**REFERENCE:**  
PLAT BOOK 2 PAGE 11  
PLAT BOOK 34 PAGE 136  
PLAT BOOK 35 PAGE 96  
DEED BOOK 897 PAGE 540



DATES: SURVEY: 02/13/2019 PLAT: 02/15/2019	<b>PROPERTY DIVISION SURVEY</b> FOR: <b>JARRELL J. COLTER &amp; DAN T. TOMLIN</b> FORMERLY PROPERTY OF S. H. NAPIER, JR. PART OF LAND LOTS 110, 111, 124 & 125 2ND. LAND DISTRICT 314TH. G. M. DISTRICT PUTNAM COUNTY, GEORGIA	
	Scale: 1" = 300.0' <b>THOMPSON LAND SURVEYORS, INC.</b> 140 KENAN DRIVE GA. REG. NO. 1759	Date: February 15, 2019 MILLEDGEVILLE, GEORGIA 31061 PHONE: 478-414-1241





# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

May 31, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 6/6/2019

9. Request by **Robert T. Attaway III** to rezone 7.85 acres at 205 Napier Drive from AG-1 to AG-2. [**Map 055A, Parcel 055, District 4**]. \*The applicant is requesting to rezone 7.85 acres from AG-1 to AG-2 to join with an adjacent AG-2 parcel, Map 057 Parcel 007. The rezoning to AG-2 will not cause any excessive or burdensome use of public facilities or services and will promote a reasonable balance between the promotion of the public health, safety and reasonable use of the subject property. The proposed residential use is consistent with the stated purpose of the AG-2 District and will not adversely affect the existing use, value or usability of adjacent or nearby properties.

**Staff recommendation is for approval to rezone 7.85 acres from AG-1 to AG-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.**

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 July 16, 2019 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.

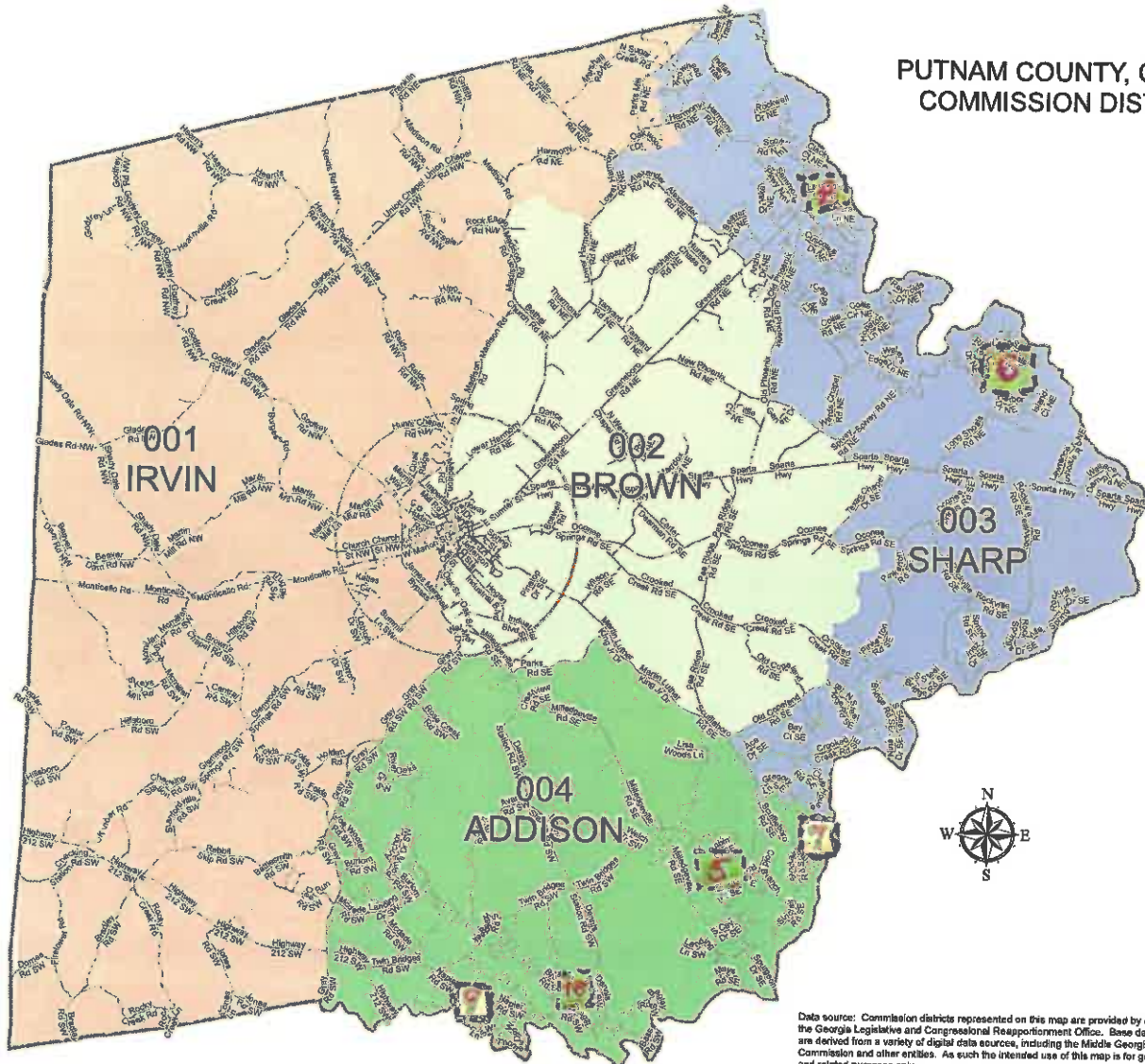
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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.

**Item Attachment Documents:**

7. Request by **Thomas Price** to rezone 5.5 acres at 242 Bluegill Road from AG-1 to R-2. [**Map 083, Parcel 003, District 4**].

**PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS**



MAP SCALE: 1" = 5,697.28' SCALE RATIO: 1:68,367.34 DATE: MARCH 2016

5. Request by **R. Greg Waddell**, agent for **Kerry & Laura Murphy** for a rear yard setback variance at 109 Willow Cove. Presently zoned R-1. [Map 087B, Parcel 077, District 4].
6. Request by **Jody Harper**, agent for **John & Lisa Threlkeld** for a front and side yard setback variance at 129 Forest Ridge Circle. Presently zoned R-1R. [Map 122A, Parcel 030, District 3].
7. Request by **Russell W. Wall**, agent for **Benjamin R. Griffith** for a rear yard setback variance at 212 Twisting Hill Road. Presently zoned R-2. [Map 111C, Parcel 024, District 4].
8. Request by **Lauren K. Sprayberry** for a rear yard setback variance at 1054 Lake Oconee Parkway. Presently zoned C-1. [Map 102D, Parcel 133, District 3].
9. Request by **Robert T. Attaway III** to rezone 7.85 acres at 205 Napier Drive from AG-1 to AG-2. [Map 055A, Parcel 055, District 4]. \*
10. Request by **Thomas Price** to rezone 5.5 acres at 242 Bluegill Road from AG-1 to R-2. [Map 083, part of Parcel 003, 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

## APPLICATION FOR REZONING

APPLICATION NO 2019-00628 DATE: 4-19-19

MAP 083 PARCEL 003

- Name of Applicant: Thomas Price
- Mailing Address: 242 Bluegill Rd Eatonton, GA 31024
- Phone: (home) 706-485-3003 (office) \_\_\_\_\_ (cell) 706-816-4040
- The location of the subject property, including street number, if any: 242 Bluegill Rd Eatonton, Ga 31024

5. The area of land proposed to be rezoned (stated in square feet if less than one acre):  
NA 5.5

6. The proposed zoning district desired: R-2 ga

7. The purpose of this rezoning is (Attach Letter of Intent)  
letter attached

8. Present use of property: my dwelling Desired use of property: Children's dwelling

9. Existing zoning district classification of the property and adjacent properties:  
Existing: A-1 ga  
North: A-1 ga South: R-2 ga East: R-2 ga West: R-2 ga

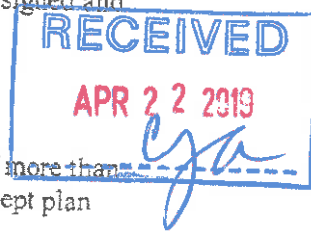
10. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.

11. Legal description and recorded plat of the property to be rezoned.

12. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): Residential xp

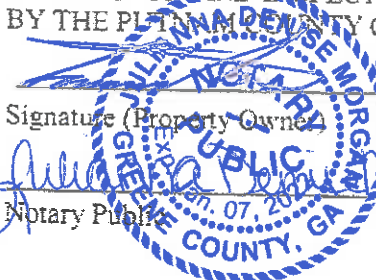
13. A detailed description of existing land uses: Residential


14. Source of domestic water supply: well , community water \_\_\_\_\_, or private provider \_\_\_\_\_. If source is not an existing system, please provide a letter from provider.



- 15. Provision for sanitary sewage disposal: septic system  or sewer \_\_\_\_\_. If sewer, please provide name of company providing same. or, if new development, provide a letter from sewer provider.
- 16. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. 36-67A).
- 17. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property. (Please attach on separate sheet.)
- 18. Proof that property taxes for the parcel(s) in question have been paid.
- 19. Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
- 20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)

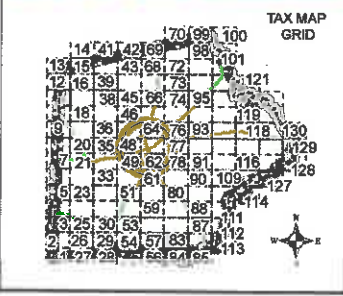
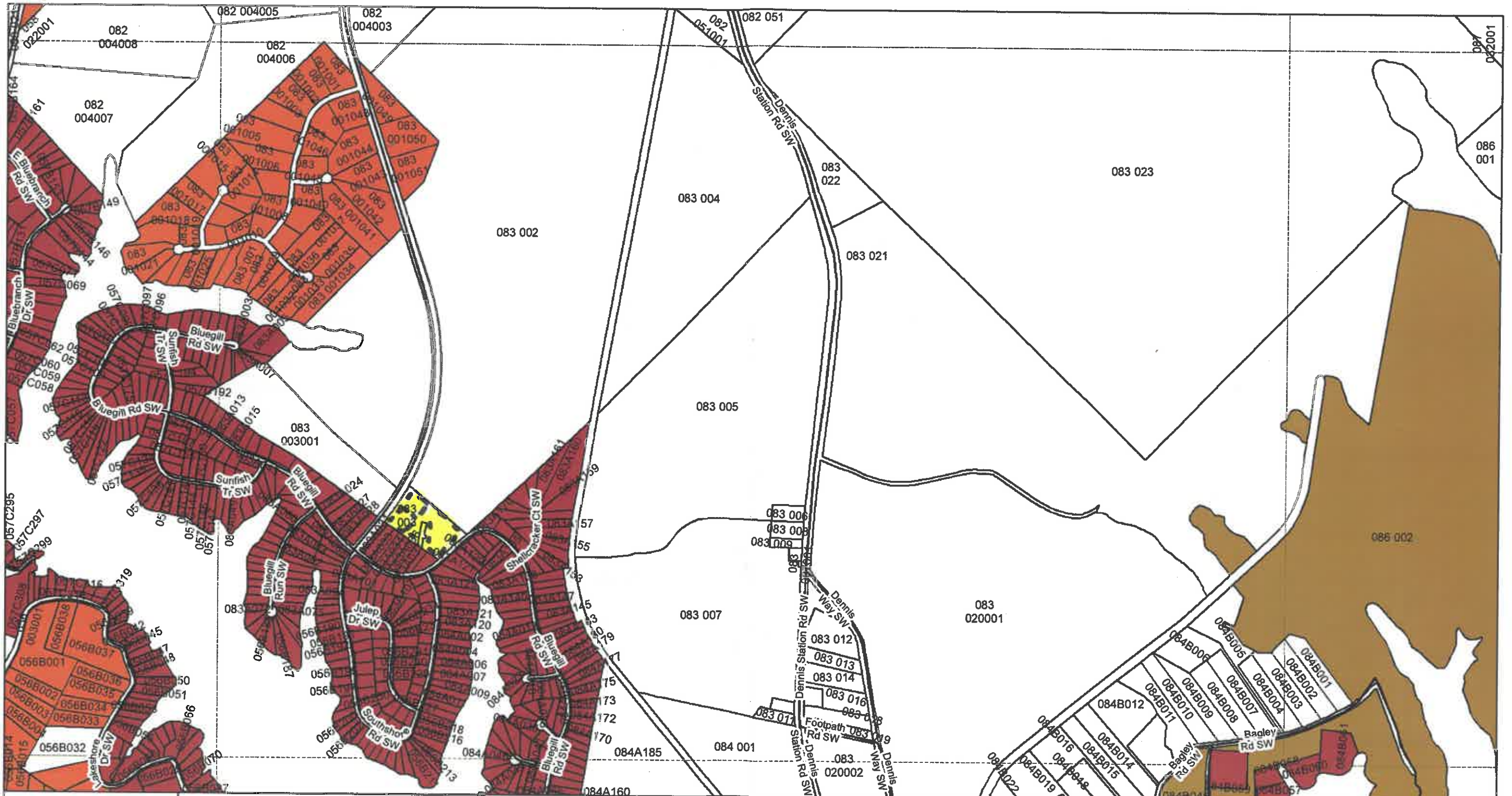
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

Signature (Property Owner) \_\_\_\_\_ (Date) 4/19/19  
  
 Notary Public \_\_\_\_\_

Signature (Applicant) \_\_\_\_\_ (Date) 4/19/19  
  
 Notary Public \_\_\_\_\_

Office Use	
Paid: \$ <u>250<sup>00</sup></u> (cash) _____ (check) <u>150</u> (credit card) _____	
Receipt No. <u>632508</u>	Date Paid: <u>4-22-19</u>
Date Application Received: <u>4-22-19</u>	
Reviewed for completeness by: _____	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

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

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

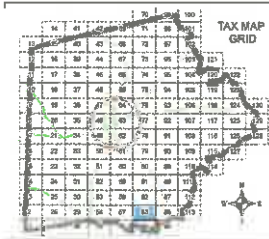
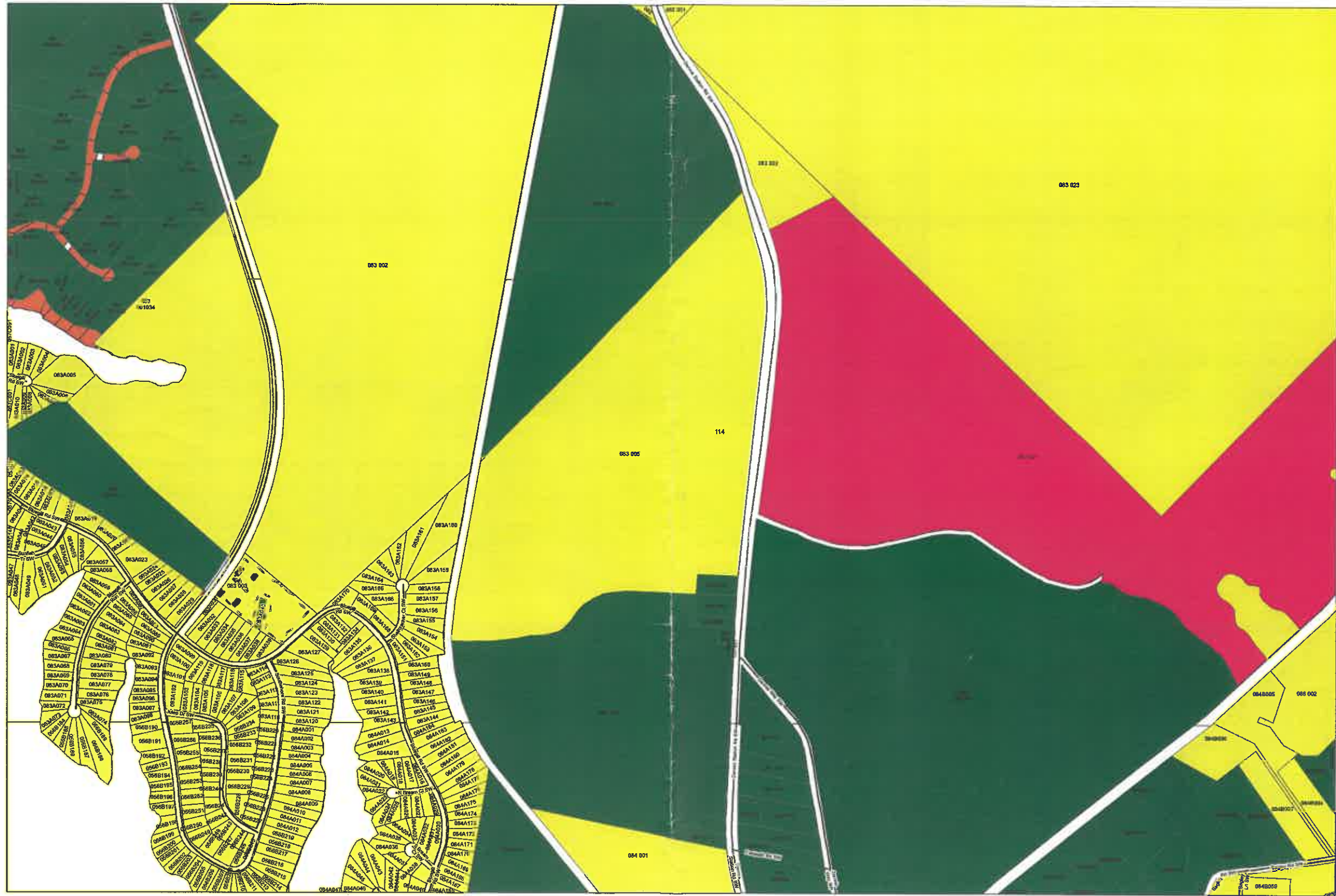
**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6100  
(478) 751-4517  
Web: www.middlegeorgiareg.com  
Email: rg@mg-rc.org

**PUTNAM COUNTY, GEORGIA  
ZONING MAPS**

**MAP 083**

MAP SCALE: 1" = 1,049.17' SCALE RATIO: 1:102,590 DATE: MAY 2019





- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel Hooks

**GEOGRAPHIC FEATURE LEGEND**

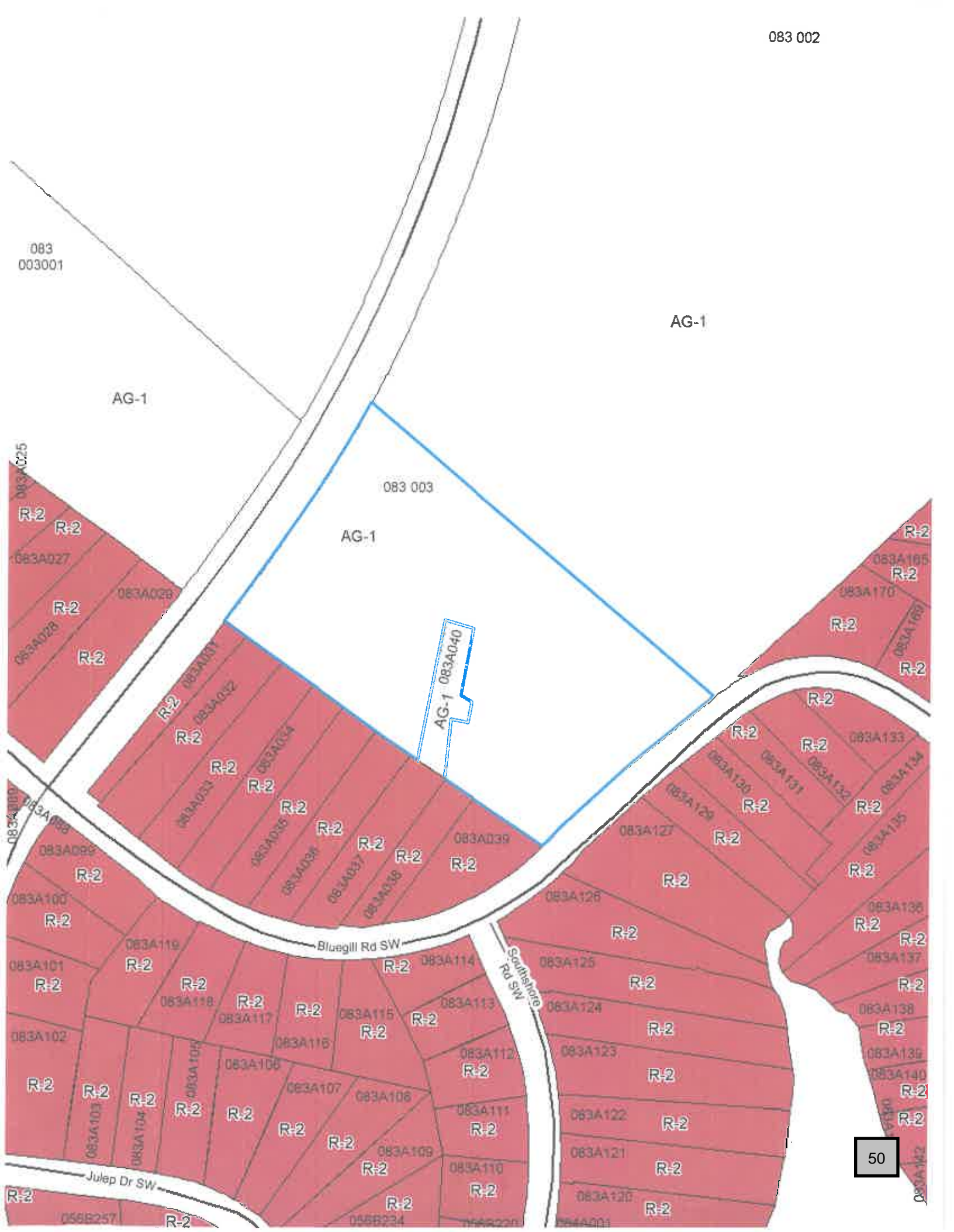
- Agriculture/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emory Hwy  
Columbus, Georgia 31917  
(478) 791-8700  
(478) 791-8517  
Web: [www.mgrc.com](http://www.mgrc.com)  
Email: [mg@mg-c.org](mailto:mg@mg-c.org)

**PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS**

**MAP 083**

MAP SCALE: 1" = 400'    SCALE RATIO: 1:4,800    DATE: MAY 2018



Letter of Intent

In Support of Request for rezoning

April 19, 2019

To Putnam County Planning & Development:

This request is for the rezoning of my current dwelling located at 242 Bluegill Rd Eatonton, Ga. The intention of rezoning my property is to allow each of my 2 children to place a manufactured home on 1.1 acres each of the 5.5 acres that I own. The current zoning of my property is AG-1 and would need to be rezoned to R-2 to permit 2 additional dwellings on the property. This proposed project would be an improvement to the neighborhood and result in an overall increase in the property's value and tax base created by the improvement.

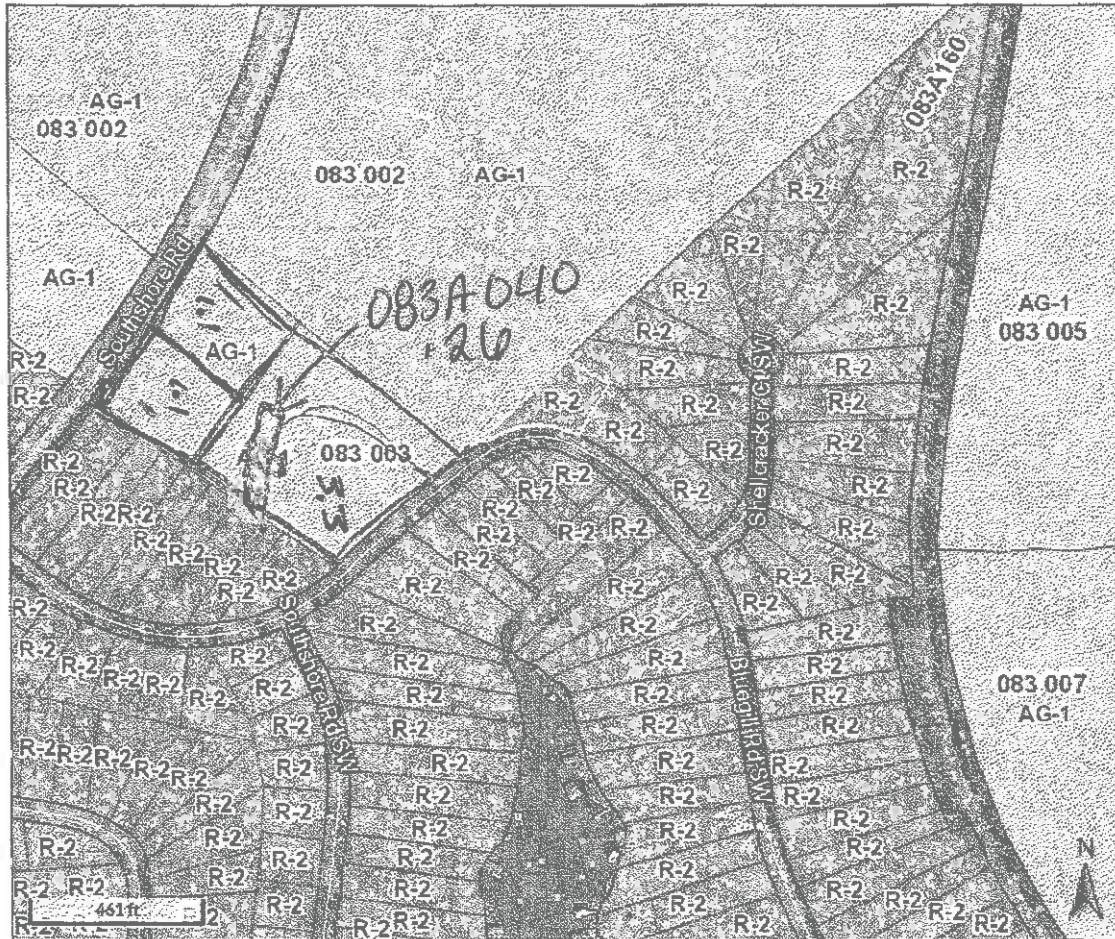
Thank you for your consideration.

Respectfully submitted,



Thomas Price





Overview

Legend

- City Limit
- Parcels
- Parcel Numbers
- Zoning**
- A-1 CITY
- A-1 and AG-1
- AG-1
- AG-2
- C-1
- C-1 CITY
- C-2
- C-2 CITY
- C-2 PUD
- I-1 CITY
- I-2 CITY
- I-M
- MHP
- PUBLIC
- PUBLIC CITY
- R-1 CITY
- R-2 CITY
- R-3 CITY
- R-4 CITY
- R-1
- R-1R
- R-2
- RM-1
- RM-2
- RM-3
- VILLAGE
- Roads

Parcel ID 083A170  
 Class Code Residential  
 Taxing District PUTNAM  
 PUTNAM  
 Acres 0.85

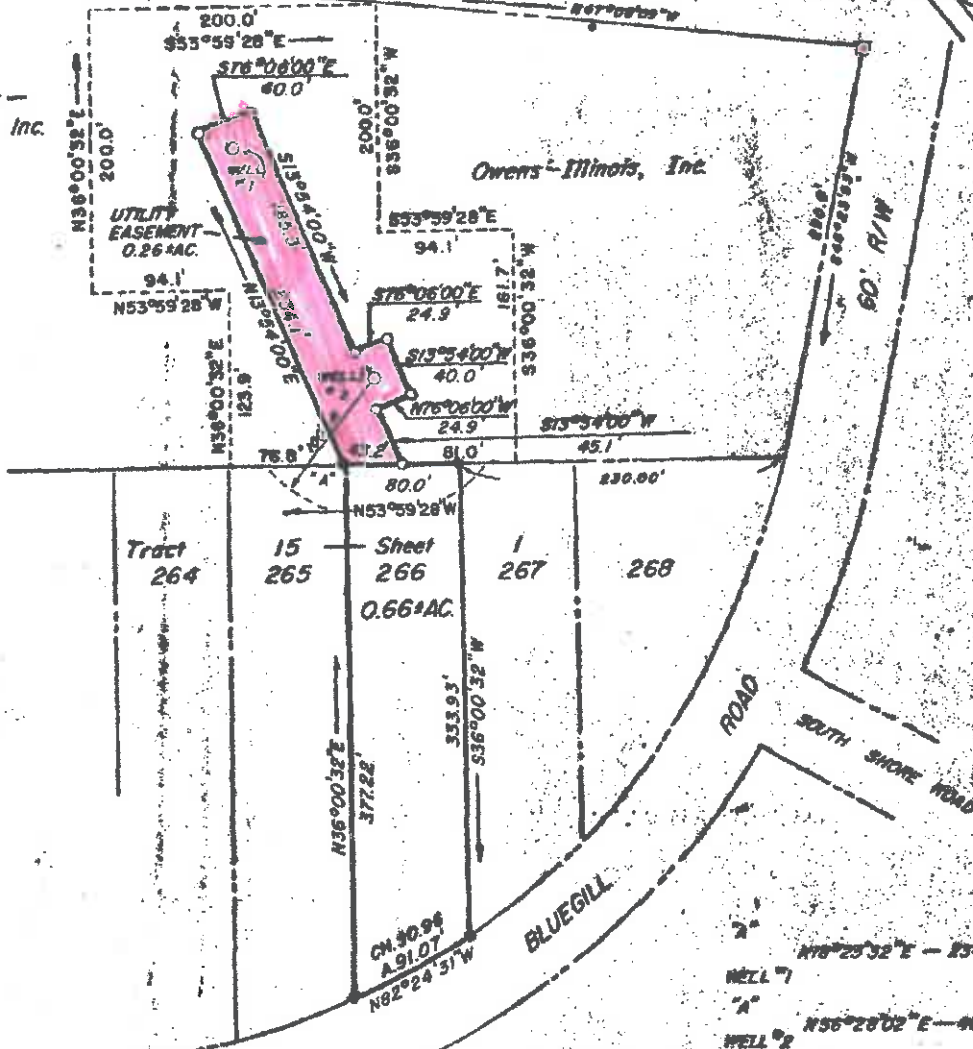
Owner CHAKLOS JOHN JR & NANCY J  
 120 S LEISURE LN  
 MILLEDGEVILLE GA 31061  
 Physical Address BLUEGILL RD  
 Assessed Value Value \$7225  
 Land Value Value \$7225  
 Improvement Value

Last 2 Sales  
 Date Price Reason Qual  
 2/4/2014 \$686 T5 U  
 9/12/1994 \$266 WD U



THIS MAP HAS BEEN PREPARED WITH BEARINGS CALCULATED FROM TURNED ANGLES AND WITH DISTANCES MADE BY HORIZONTAL MEASUREMENTS AND CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.

Owens - Illinois, Inc.

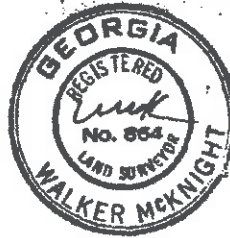


Tract 15 Sheet 1  
264 265 266 267 268  
0.66 AC

WELL #1  
"A"  
WELL #2

I CERTIFY THAT IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE GEORGIA PLAT LAW.

*Walker McKnight*  
WALKER MCKNIGHT GEORGIA REG. SURVEYOR #664



**LEGEND**  
 □ - CONCRETE MONUMENT  
 ● - IRON PIN FOUND  
 ○ - IRON PIN SET  
 --- SANITARY RESTRICTION LINE

This plat is compiled from:  
 Perimeter survey by Lieck Surveying Service, plat dated January 30, 1979  
 Subdivision survey by Lieck Surveying Service, plat dated March, 1979  
 Survey of well sites and utility easement by Walker McKnight Surveyors, Inc. as shown on this plat.

**Notes:**  
 Septic tanks and tile fields shall not encroach on the Sanitary Restriction Line as shown on this plat for lots 265, 266, 267 and Owens - Illinois, Inc. backyard surrounding utility easement.

COMPOSITE PLAT	
for	
Owens-Illinois Development Corporation	
PART OF TRACT 15 SHOWING WELLS 102 AND LOT 266	
312 S. M. D. PUTNAM COUNTY, GEORGIA	
SCALE -- 1" = 100'	DATE -- MAY, 1979
WALKER MCKNIGHT SURVEYORS, INC. MILLEDGEVILLE, GEORGIA	

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# 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)

May 31, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 6/6/2019

11. Request by **Thomas Price** to rezone 5.5 acres at 242 Bluegill Road from AG-1 to R-2. **[Map 083, Parcel 003, District 4].** \* The applicant is requesting to rezone 5.5 acres from AG-1 to R-2. to cut out two 1.1-acre tracts to place two separate dwellings on the property. The minimum lot size in AG-1 is 20 acres. In order to cut out the two smaller portions, they must be rezoned. The tracts must be a minimum of 1.1 acres to meet the requirements as stated in Section 66-34 (1) of the Putnam County Code of Ordinances for an off-lake lot with an individual well and septic system. The rezoning to R-2 will not cause any excessive or burdensome use of public facilities or services and will promote a reasonable balance between the promotion of the public health, safety and reasonable use of the subject property. The proposed residential use is consistent with the stated purpose of the AG-2 District and will not adversely affect the existing use, value or usability of adjacent or nearby properties.

**Staff recommendation is for approval to rezone 5.5 acres from AG-1 to R-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.**

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 July 16, 2019 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.