



PUTNAM COUNTY PLANNING AND ZONING COMMISSION

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Agenda

Tuesday, February 12, 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 - January 3, 2019

Requests

5. Request by **Randall T. & Alesia B. Lowe** for a side yard setback variance at 108 Buck Horn Circle. Presently zoned R-2. [**Map 087B, Parcel 027, District 4**].
6. Request by **Chris Fuhr** for a front yard setback variance at 108 Julep Drive. Presently zoned R-2. [**Map 056B, Parcel 229, District 4**].
7. Request by **Jim Anthony, agent for George Williams** to rezone 16.260 acres at 223 Fawnfield Drive from AG-1 to R-1R. [**Map 070, Parcel 009, District 1**]. *

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on February 19, 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.

2

Backup material for agenda item:

4. Approval of Minutes - January 3, 2019

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, January 03, 2019 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Opening

1. Call to Order

Mr. James Marshall, Jr. called the meeting to order.

2. Attendance

Mr. Jonathan Gladden called the roll.

Present

Chairman James Marshall
Member Frederick Ward
Member Alan Oberdeck

Absent

Member Tommy Brundage
Member Joel Hardie

Staff

Director Lisa Jackson
Administrative Assistant Karen Pennamon
Administrative Technician Jonathan Gladden
Permit Technician Courtney Andrews

3. Rules of Procedures

Ms. Courtney Andrews read the Rules of Procedures.

Minutes

4. Approval of Minutes - December 6, 2018

Motion for approval made by Member **Oberdeck**, Seconded by Member **Ward**.
Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Oberdeck**

Requests

- 5. Request by **Allen S. & Linda F. Mason** for a rear yard setback variance at 202 Winding River Road. Presently zoned R-1R [Map 123D, Parcel 023, District 3].
Mr. Allen Mason represented this request. **Mr. Mason** stated that they are requesting a 11-foot rear yard setback variance, being 89 feet from the nearest point to the lake to construct a 16x30 square foot swimming pool. He stated that the builder of the existing house constructed it on the 100-foot setback line from the lake and a variance is required to construct the pool between the Georgia Power property line and the back of the house. **Mr. Oberdeck** stated that he had visited the property and the proposed location is the only suitable place for the pool. No one spoke in opposition to this request.

Staff recommendation is for approval of an 8-foot rear yard setback variance, being 92-feet from the nearest point to the lake.

Motion for approval of staff recommendation made by Member **Oberdeck**, Seconded by Member **Ward**.
Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Oberdeck**

- 6. Request by **Kevin J & Linda Lords** for a side yard setback variance at 113A South Shore Road. Presently zoned R-2. [Map 084A, Parcel 003, District 4].
Mr. Kevin Lords represented this request. **Mr. Lords** stated that he is requesting a 5-foot side yard setback variance, being 15 feet from the right-side property line when facing the lake to construct a 12x36 foot addition onto the existing house. He stated that the existing house was built close to the side property lines and they will not impede any closer than 15 feet from the property line to construct the addition. **Mr. Lord** added that he has obtained approval from the health department to utilize the existing septic system for the addition. He stated that the variance approval will allow for better utilization of his property. **Mr. Oberdeck** stated that he had visited the property and had no problems with the request. No one spoke in opposition to this request.

Staff recommendation is for approval of a 5-foot side yard setback variance, being 15 feet from the right-side property line when facing the lake.

Motion for approval made by Member **Oberdeck**, Seconded by Member **Ward**.
Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Oberdeck**

- 7. Request by **Greg Waddell, agent for Gerald R. Grady** for a side yard setback variance at 376 Possum Point Drive. Presently zoned R-2. [Map 088B, Parcel 179, District 4].
Greg Waddell represented this request. He stated that the applicant is requesting a 9-foot side yard setback variance, being 11 feet from the left side property line and a 6-foot side yard setback variance, being 14 feet from the right-side property line when facing the lake to construct a house. **Mr. Waddell** stated that there are two old existing structures on the property. He added that the existing septic system is in the rear of the property just inside the 100-foot setback. **Mr. Waddell** stated that this is a pie shaped lot and in order to stay out of the 100-foot setback in the rear of the property, a variance is required. **Mr. Oberdeck** stated that he had visited the property and he had no problems with the request. **Mr. Ward** asked if

the two-existing structure were going to be removed. **Mr. Waddell** replies yes. No one spoke in opposition to this request.

Staff recommendation is for approval of a 9-foot side yard setback variance, being 11 feet from the left side property line and a 6-foot side yard variance, being 14 feet from the right-side property line when facing the lake.

Motion for approval made by Member **Oberdeck**, Seconded by Member **Ward**.
Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Oberdeck**

- 8. Request by **Chris Howington** for a side and rear yard setback variance at 315 Thomas Drive. Presently zoned R-2. [Map 056C, Parcel 085, District 4].

Mr. Chris Howington represented this request. **Mr. Howington** stated that he is requesting a 5.4-foot side yard setback variance, being 14.6 feet from both side property lines and a 20-foot rear yard setback variance, being 80 feet from the nearest point to the lake to construct a house and garage. He stated that this is a pie shaped lot that narrows toward the road. **Mr. Howington** stated that there is an existing old house on the property which has been condemned. He added that he is requesting to build in the same location as the existing house. **Mr. Ward** stated that he had visited the property and had no problems with the request. No one spoke in opposition to this request.

Staff recommendation is for approval of a 5.4-foot side yard setback variance, being 14.6 feet from both side property lines and a 20-foot rear yard setback variance being 80 feet from the nearest point to the lake.

Motion for approval made by Member **Oberdeck**, Seconded by Member **Ward**.
Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Oberdeck**

New Business

Adjournment

Meeting adjourned at 6:57 p.m.
Attest:

Lisa Jackson
Director

James Marshall, Jr.
Chairman

6

Backup material for agenda item:

5. Request by **Randall T. & Alesia B. Lowe** for a side yard setback variance at 108 Buck Horn Circle. Presently zoned R-2. [**Map 087B, Parcel 027, District**].



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

February 1, 2019

TO: Planning & Zoning Commission

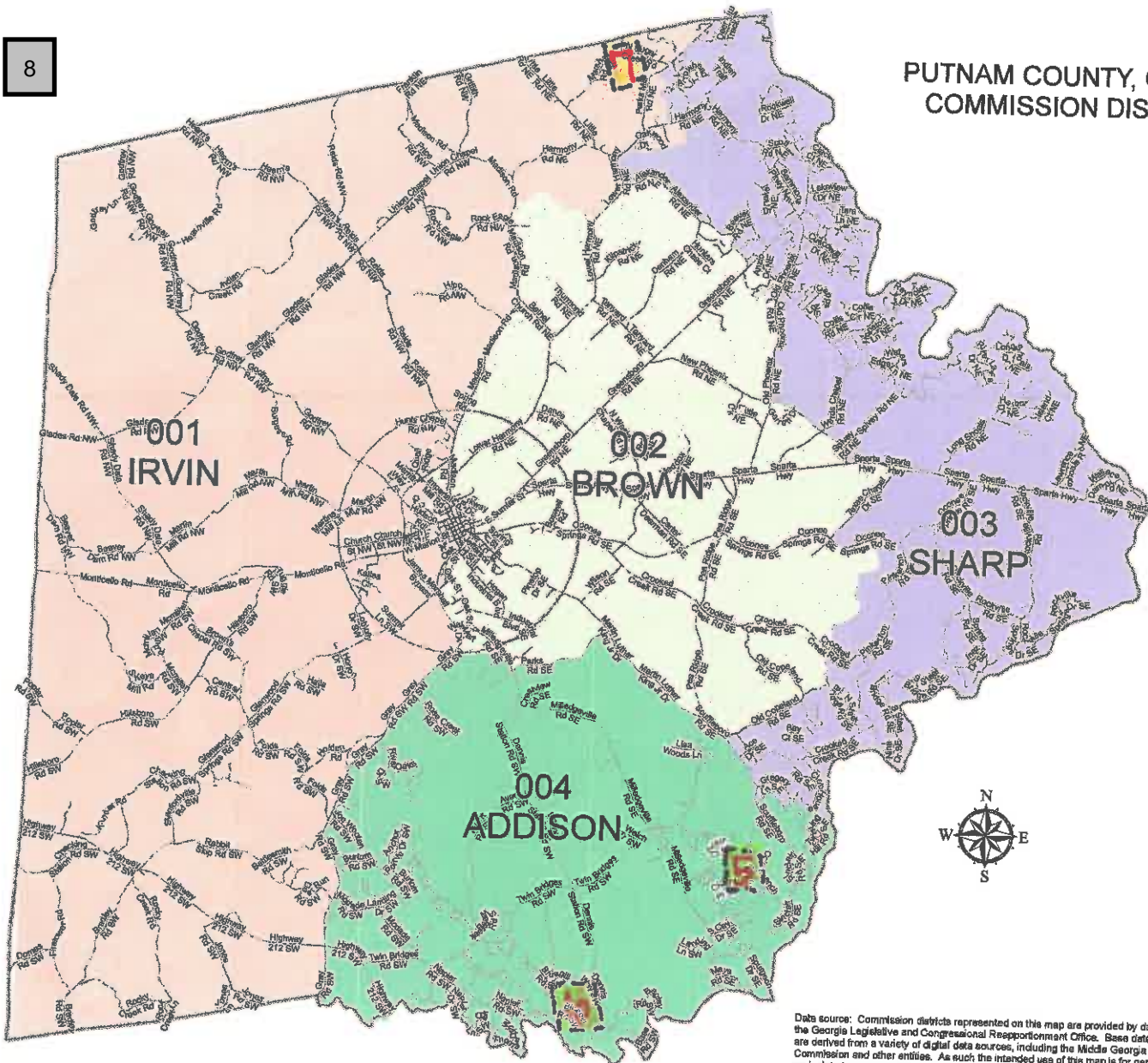
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 2/12/2019

5. Request by **Randall T. & Alesia B. Lowe** for a side yard setback variance at 108 Buck Horn Circle. Presently zoned R-2. [**Map 087B, Parcel 027, District 4**]. The applicants are requesting a 30-foot rear yard setback variance, being 70 feet from the nearest point to the lake to place a (24x52) 1,248 square doublewide mobile home on the property. This is a unique shaped lot which has water surrounding both the rear and right-side property lines. The lot width at building setback is 135 feet and the lot length is 509 feet. After taking measurement, staff found that the proposed location of the house is 76 feet from the nearest point to the lake. Due to the property sloping downward toward the lake and the location of the existing septic system and drain lines, the proposed location is the only suitable option for the proposed doublewide mobile home. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c) (1).

Staff recommendation is for approval of a 24-foot rear yard setback variance, being 76-feet from the nearest point to the lake.

PUTNAM COUNTY, GEORGIA COMMISSION DISTRICTS



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

MAP SCALE: 1" = 5,697.28' SCALE RATIO: 1:68,387.34 DATE: DECEMBER 2018

5. Request by **Randall T. & Alesia B. Lowe** for a side yard setback variance at 108 Buck Horn Circle. Presently zoned R-2. [Map 087B, Parcel 027, District 4].
6. Request by **Chris Fuhr** for a front yard setback variance at 108 Julep Drive. Presently zoned R-2. [Map 056B, Parcel 229, District 4].
7. Request by **Jim Anthony**, agent for **George Williams** to rezone 16.260 acres at 223 Fawnfield Drive from AG-1 to R-1R. [Map 070, Parcel 009, District 1]. *



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- Putnam County
- City of Eatonton

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: RANDALL T. & ALESIA B. LOWE

MAILING ADDRESS: 108 BUCK HORN CIR
EATONTON GA. 31024
 PHONE: 478 733-8137 478 361-7554
 EMAIL: upndnman@gmail.com



PROPERTY OWNER IF DIFFERENT FROM ABOVE: _____
 MAILING ADDRESS: _____
 PHONE: _____

PROPERTY LOCATION: 108 BUCK HORN CIR.

MAP 087B PARCEL 027 TOTAL ACREAGE: 1.16 PRESENTLY ZONED R-2 *CJA*

TOTAL SQ. FT. (existing structure) 910 TOTAL FOOTPRINT (proposed structure) 1248 SQ. FT. 24x52

LOT LENGTH (the total length of the lot) 509' FT.

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 135' FT.

REASON FOR REQUEST: LOT NOT WIDE ENOUGH. THIS IS OUR PRIMARY RESIDENCE

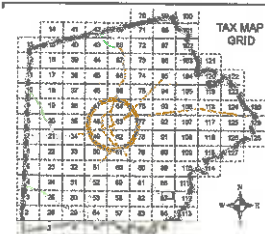
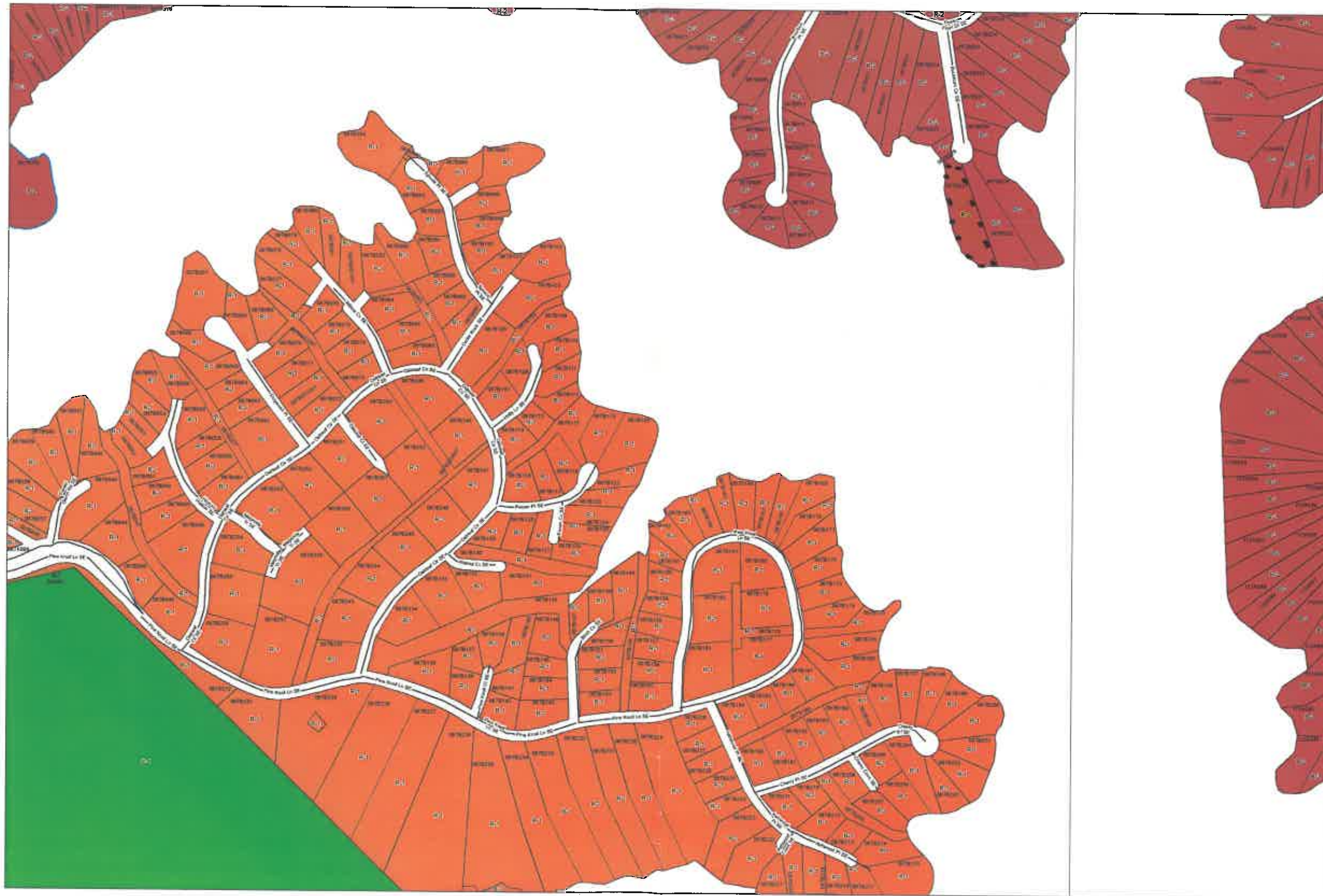
SUPPORTING INFORMATION ATTACHED TO APPLICATION:
 RECORDED PLAT: LETTER OF AGENCY NA LETTER OF INTENT
 SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT _____






PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: *Randall J. Lowe* DATE: 12/21/18
Alesia B. Lowe













*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>12-21-18</u>	FEE: \$ <u>200.00</u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>CJA</u>
RECEIPT # <u>131344</u>					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS'/CITY COUNCIL HEARING: _____	RESULT: _____				



-  Eatonton Limits
-  County Boundary
-  Roads
-  Parcels
-  Parcel_Hooks

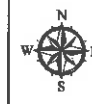
- Zoning**
-  No Code
 -  AG-1
 -  AG-1 CITY

- GEOGRAPHIC FEATURE LEGEND**
-  AG-2
 -  C-1
 -  C-1 CITY
 -  C-2
 -  C-2 CITY
 -  I-M
 -  IND-1 CITY
 -  IND-2
 -  IND-2 CITY
 -  MHP
 -  PUBLIC
 -  PUBLIC CITY

-  R - 1 CITY
-  R - 2 CITY
-  R - 3 CITY
-  R - 4 CITY
-  R-1
-  R-1R
-  R-2
-  RM-1
-  RM-2
-  RM-3
-  VILLAGE

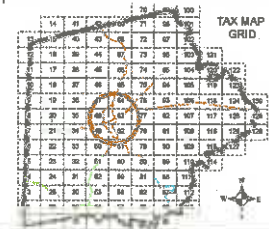
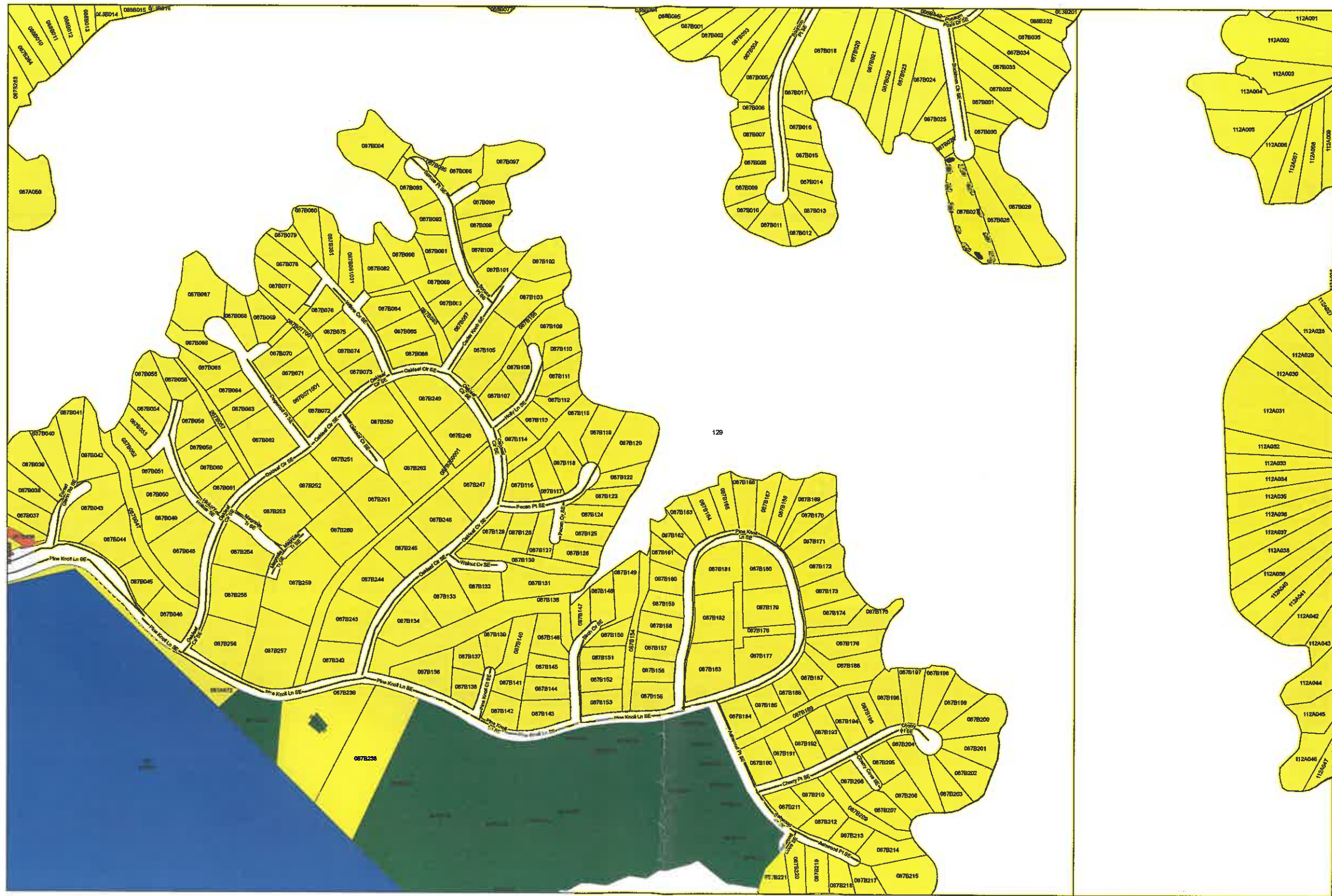
MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suva C
Macon, Georgia 31217
(478) 751-8182
(478) 751-8517
Web: www.middlegeorgiaregion.com
Email: ag@mg-rc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**



MAP 087B

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: AUGUST 2011



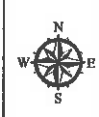
- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel_Hooks

GEOGRAPHIC FEATURE LEGEND

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

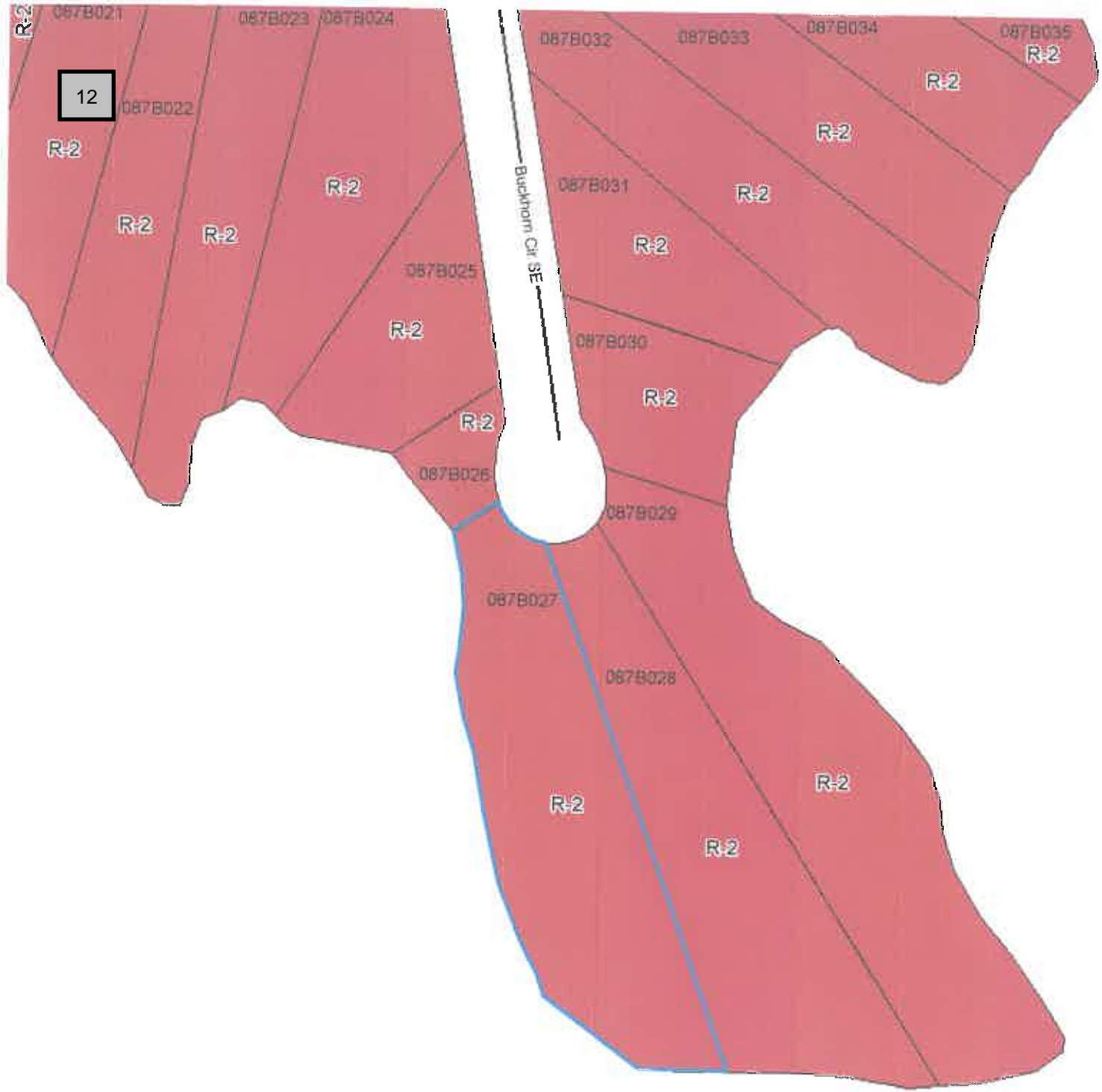
MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Bulle, Georgia 31217
(478) 751-0100
(478) 751-8517
Web: www.middlegeorgia.org
Email: it@mgrc.org

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



MAP 087B

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



12

Buchhorn Cir SE

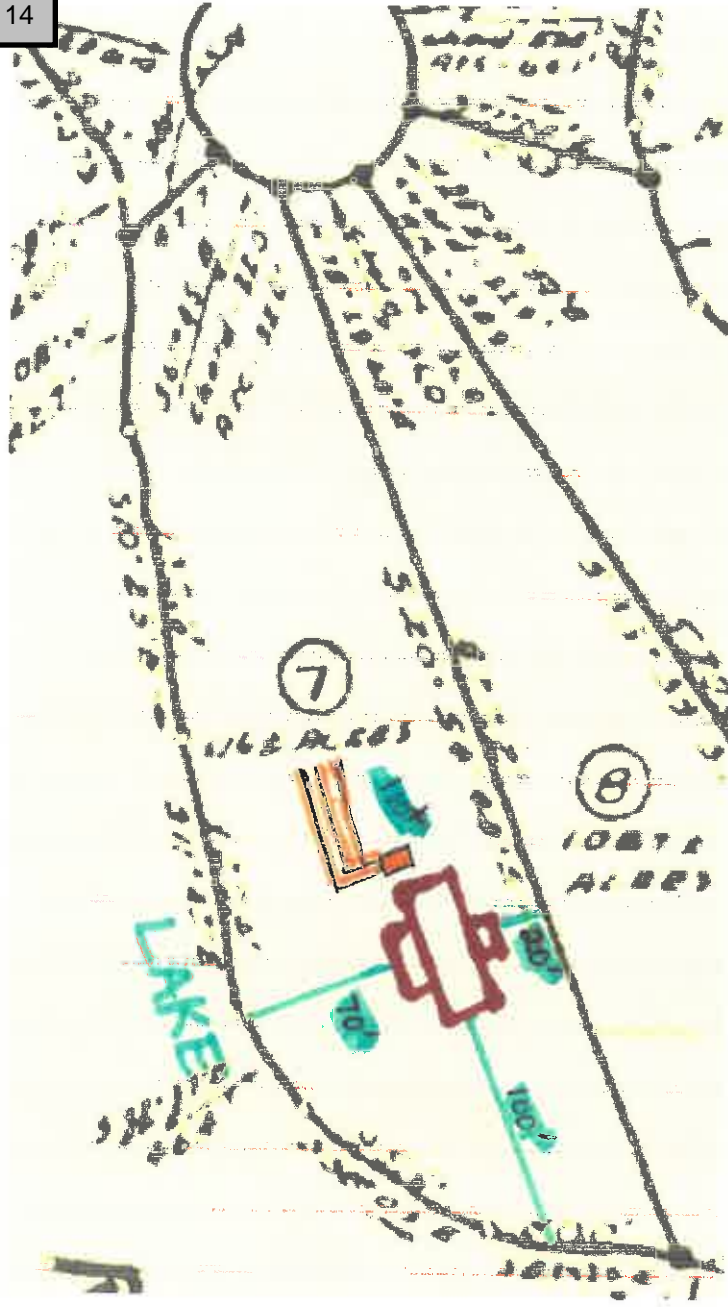
Variance Request

We are the owners of the property located at 108 Buckhorn Circle. We recently removed a singlewide mobile home from the property and we have purchased a doublewide mobile home to replace it. The doublewide mobile home we purchased has a footprint of 24x52 with a total square footage of 1,248. The lot width at building set back is 135 feet. The lot length is 509 feet. We currently have detached 18x26 metal carport totaling 468 square feet. There is also an 8x12 utility shed totaling 96 square feet. Due to the layout of the septic system and the narrowness of the lot, in addition to the location of the other structures we are before you to request a variance. Our lot is surrounded by water on the rear and ~~front~~ side when facing the ~~lake~~. We are requesting a 30-foot ~~rear~~ yard variance being 70 feet from the nearest point to the lake on the ~~right~~ side when facing the ~~lake~~. In the attached plans and pictures the red lines are the outline of the doublewide, the blue lines are distance lines, and the orange is the septic system.

RECEIVED
DEC 21 2018
CSA

Randall S. Lowe
Alexia D Lowe

14

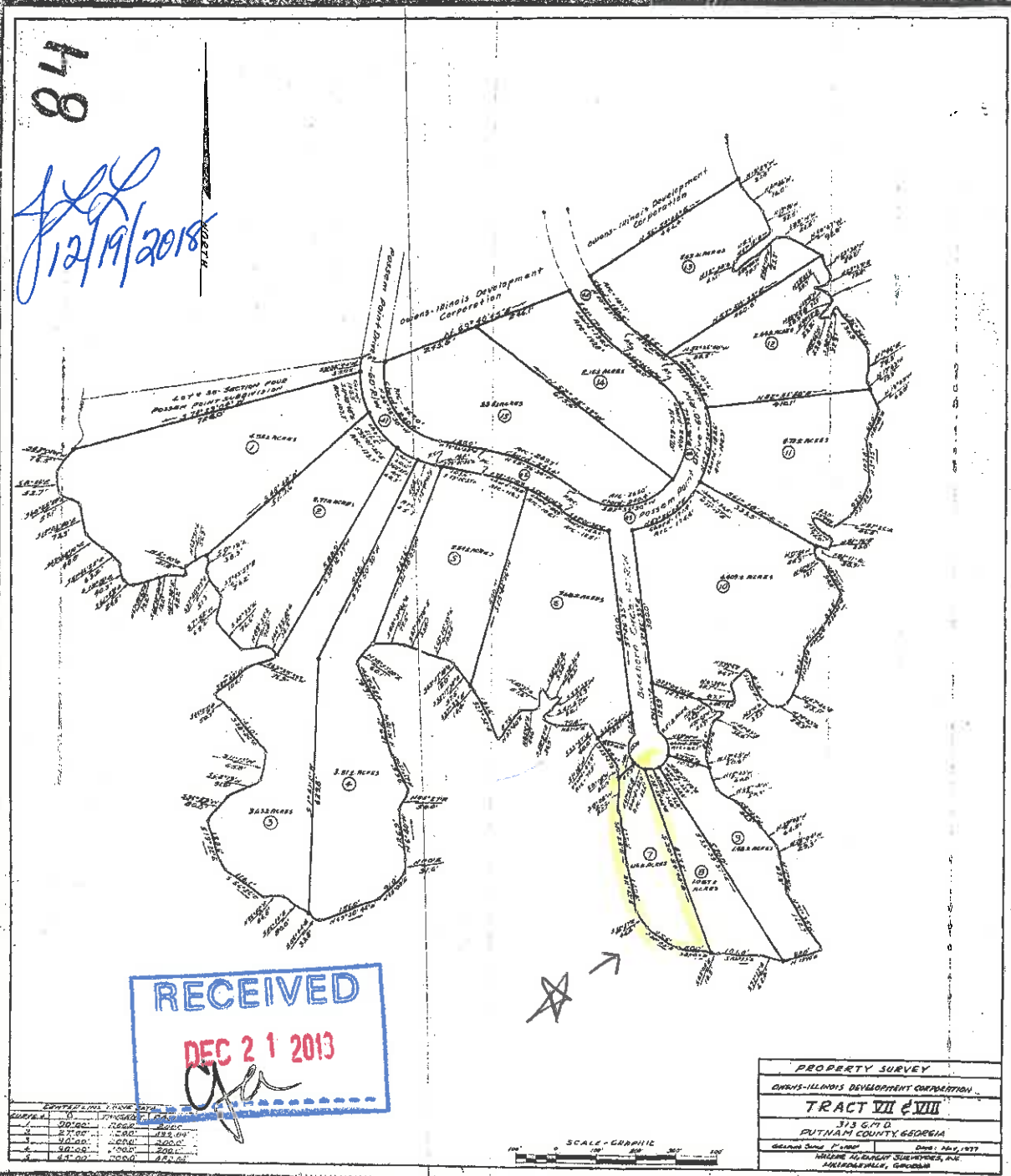


Randall & Alisia Lowe
 108 Buckhorn Cir
 Eatonton, Ga
 31024

RECEIVED
 DEC 21 2018
CFA

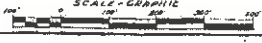
84

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12/19/2018



RECEIVED
DEC 21 2013
[Handwritten signature]

SURFACE	FINISHED	FINISHED	FINISHED
1	0.00	1.00	1.00
2	2.00	1.00	1.00
3	0.00	1.00	1.00
4	0.00	1.00	1.00
5	0.00	1.00	1.00



PROPERTY SURVEY
 OWENS-ILLINOIS DEVELOPMENT CORPORATION
TRACT VII & VIII
 315 G.M.D.
 BUTLUM COUNTY, GEORGIA
 BEARON DAVIS, PLUMBER
 12001 N.W. 11TH ST., SUITE 100
 ATLANTA, GEORGIA 30328

PLAT BOOK 8

Existing On-site Sewage Management System Performance Evaluation Report Form

16	City Owner/System Owner Name: <u>Alesia Lowe</u> Phone: <u>478-369-7954</u>	Reason for Existing Sewage System Evaluation: (circle) (1) Loan Closing for Home Sale (2) Refinance (3) Home Addition (Non-bedroom) Type: _____ (4) Swimming Pool Construction (5) Structure Addition to Property Type: _____ (6) Mobile Home Relocation
Property/System Address: <u>109 Buckhorn Circle</u>		
Subdivision Name: _____	Lot: <u>7</u>	Block: _____
Existing System Information: Water Supply (circle) (1) Public (2) Private Well (3) Community		
Number of Bedrooms/GPD: <u>3</u>	Garbage Grinder: (circle) (1) Yes (2) No	

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: _____ _____ _____ _____
(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 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

(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>Same number of bedrooms.</u> _____ _____ _____ _____
(1) 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.	
(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; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.	
Evaluating Environmentalist: <u>Moh A</u> Title: <u>EHS III</u> Date: <u>1-9-19</u>		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 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: _____ _____ RCVD 2019 JAN 10 <u>KO</u>
(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 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)

(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: <u>Moh A</u> Title: <u>EHS III</u> Date: <u>1-9-19</u>		Number of Bedrooms/GPD: <u>3</u> Garbage Grinder: (circle) (1) Yes (2) No
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.		

Backup material for agenda item:

6. Request by **Chris Fuhr** for a front yard setback variance at 108 Julep Drive. Presently zoned R-2. [**Map 056B, Parcel 229, District**].



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February 1, 2019

TO: Planning & Zoning Commission

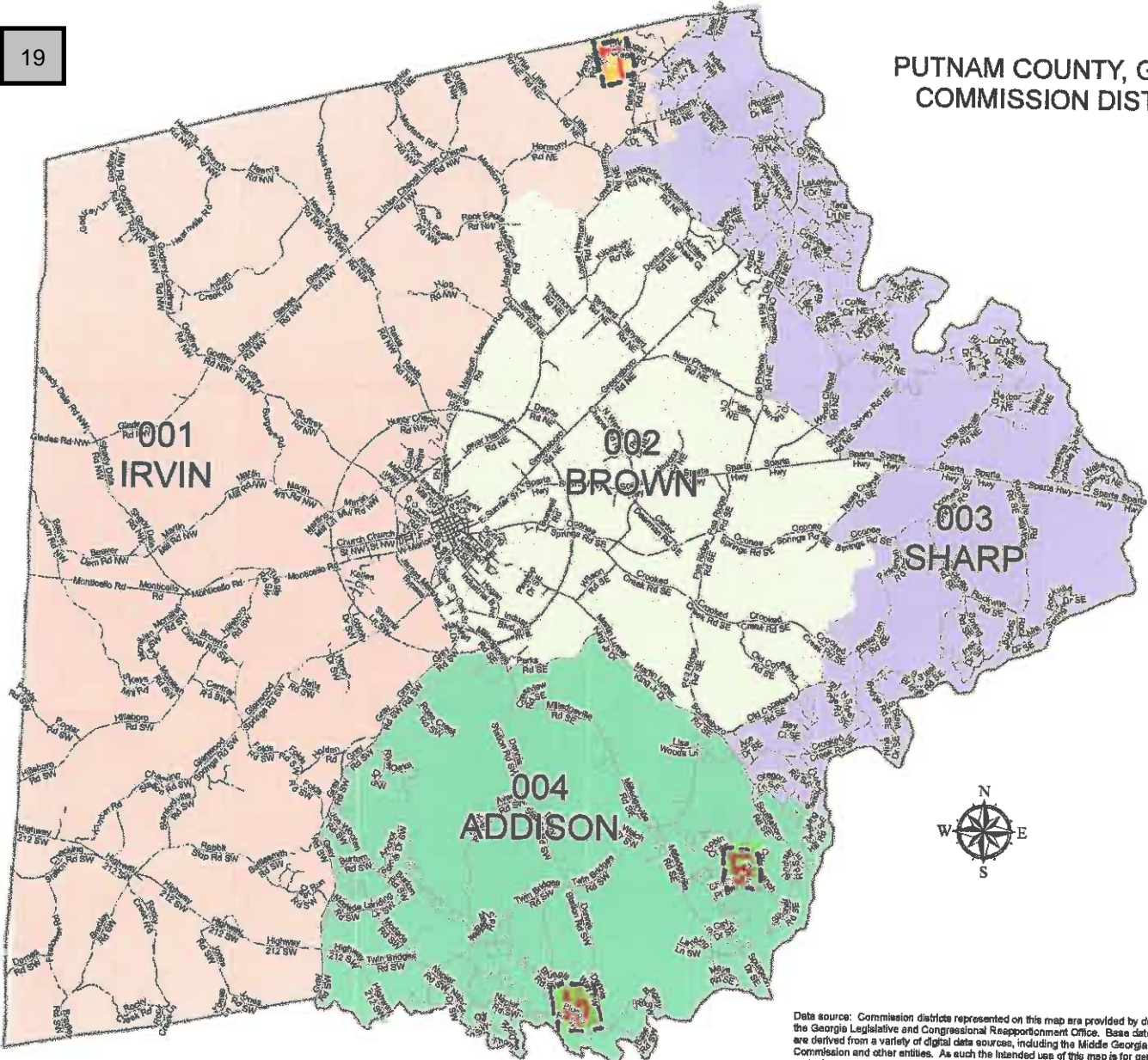
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 2/12/2019

6. Request by **Chris Fuhr** for a front yard setback variance at 108 Julep Drive. Presently zoned R-2. [**Map 056B, Parcel 229, District 4**]. The applicant is requesting a 4-foot front yard setback variance, being 26 feet from the front property line to construct a (8x8) 64 square foot porch addition on to the existing 1,465 square foot house. This is a long lot with a lot width at building setback of 123 feet and lot length of 190 feet. There is a small gulley located on the left front side of the existing house which creates limited buildable area there. Due to the location of the existing home and topography of the lot, the proposed location is the only suitable option for the proposed structure. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).

Staff recommendation is for approval of a 4-foot side yard setback variance, being 26 feet from the front yard property line.

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



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

MAP SCALE: 1" = 5,687.28' SCALE RATIO: 1:68,367.34 DATE: DECEMBER 2018

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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: Chris Fuhr

MAILING ADDRESS: 108 Julep Dr
Eatonton, GA 31024
 PHONE: 478-968-0315 Cel. 404-386-9744
 EMAIL: chrisfuhr@windstream.net

PROPERTY OWNER IF DIFFERENT FROM ABOVE: _____
 MAILING ADDRESS: _____
 PHONE: _____

PROPERTY LOCATION: 291 Oak Openings 108 Julep Drive, Eatonton, GA 31024
 MAP 056B PARCEL 229 TOTAL ACREAGE: .51 PRESENTLY ZONED R-2 KP
 TOTAL SQ. FT. (existing structure) 1465 TOTAL FOOTPRINT (proposed structure) 8x8
 LOT LENGTH (the total length of the lot) 123 ft 190.09 L - 171.08 R
 LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 123 ft

REASON FOR REQUEST: To attach an 8'x8' porch to enclosed addition. Existing structures are the house & existing porch which is now enclosed & needs a new porch to enter the front door. The variance will put the structure 66ft from line.

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

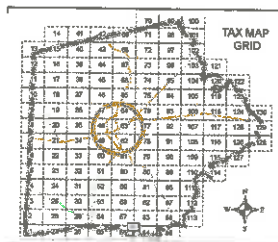
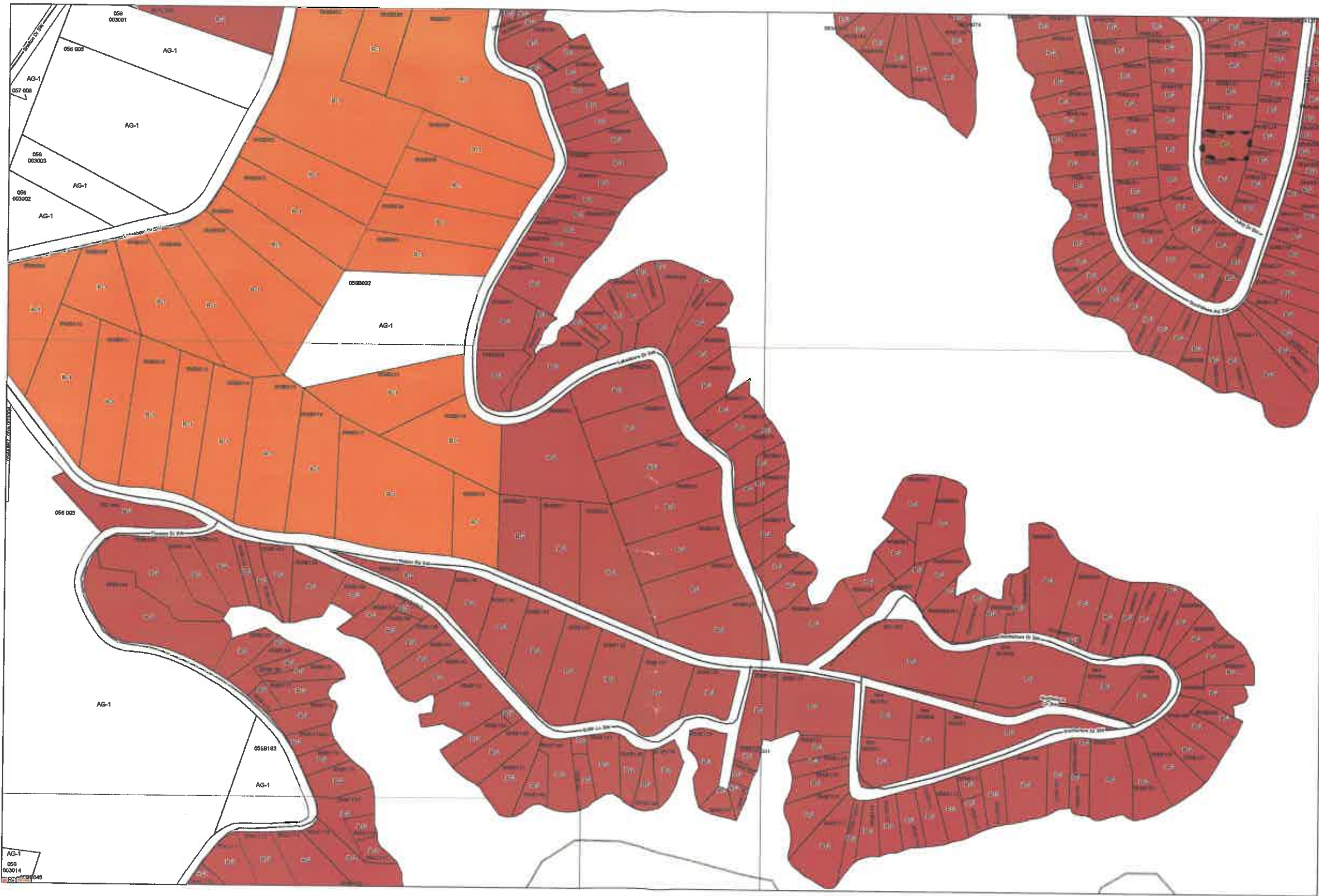
RCVD DEC 31 '18 KP

PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: Christian B. Fuhr DATE: 12-31-2018

*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>12-31-18</u>	FEE: \$ <u>200.00</u>	CK. NO. <u>2326</u>	CASH <input type="checkbox"/>	C. CARD <input type="checkbox"/>	INITIALS <u>KP</u>
RECEIPT # <u>031370</u>					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				



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

GEOGRAPHIC FEATURE LEGEND

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

MGRC
 Multi-County Regional Commission
 177 Peachtree
 Marietta, Georgia 30067
 (770) 274-4260
 (404) 770-8211
 www.mgarc.com
 Email: mgarc@mgarc.com

**PUTNAM COUNTY, GEORGIA
 ZONING MAPS**

MAP 056B

MAP SCALE: 1" = 250' SCALE RATIO: 1:2500 DATE: DECEMBER 2010

056B230

R-2

056B223

R-2

056B229

056B224

R-2

R-2

056B225

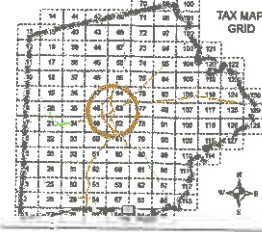
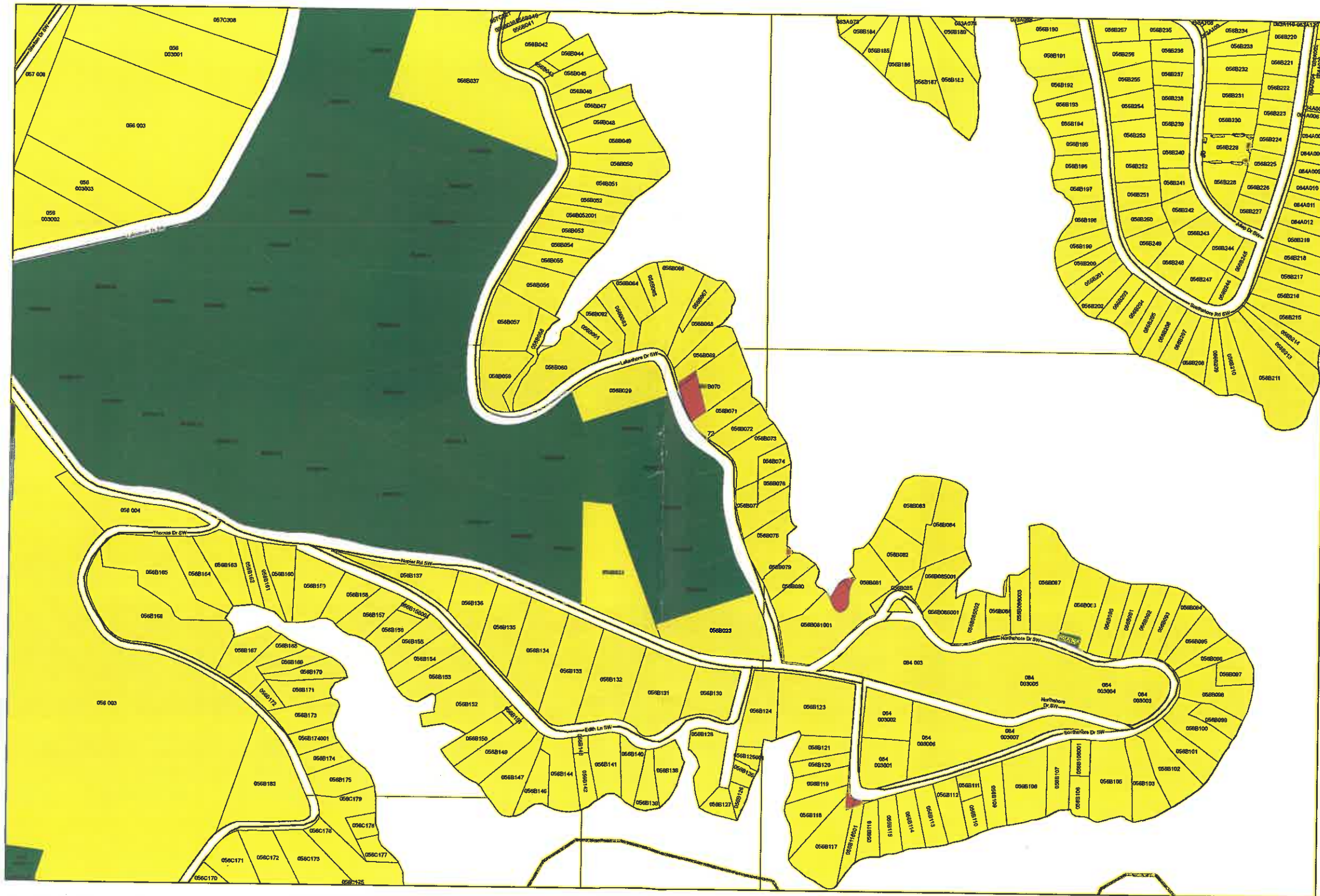
R-2

056B228

R-2

056B226

R-2



- 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
Macon, Georgia 31217
(478) 751-6160
(478) 751-6517
Web: www.mgarc.org
Email: mgarc@mgarc.org

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



MAP 056B

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

Letter of Intent

1). Due to the location of the existing structure which are the house & the enclosed porch, comprising 1465 sq. ft. of heated living space with no current porch for entry into the house from the front side, a variance of 4 feet towards the front property line is requested to ensure adequate space for the construction of a 8 ft by 8 ft porch with steps to the side. The addition square footage will bring the total square footage to 1529 ft².

The width of the lot at the building setback is 123 ft.

The lot length is 190 ft

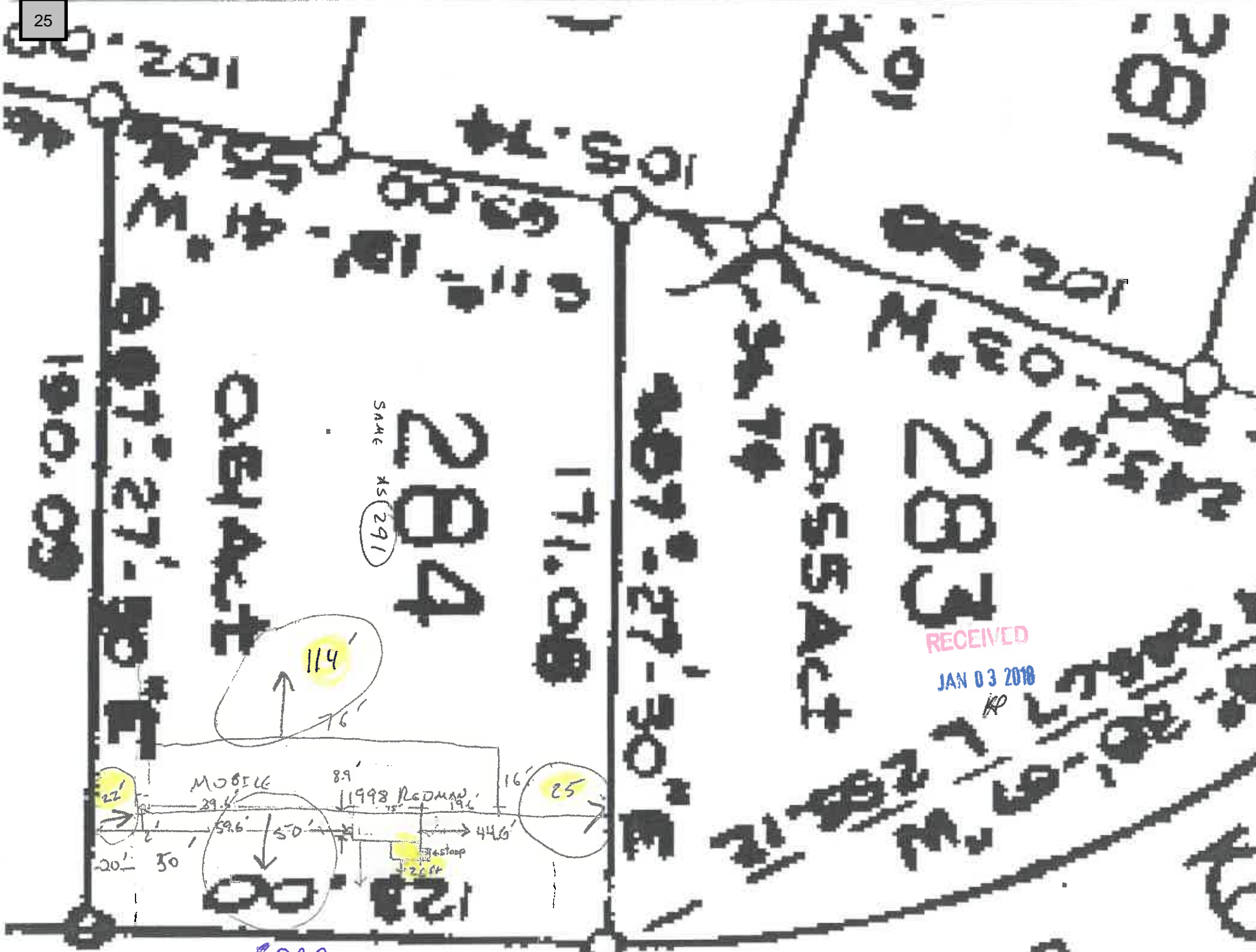
The requested variance will place to front of the porch 26 ft from the ^{front} property line adjacent to Tulip Drive.

Sincerely,
Christian L. Fuhr 12-31-2018

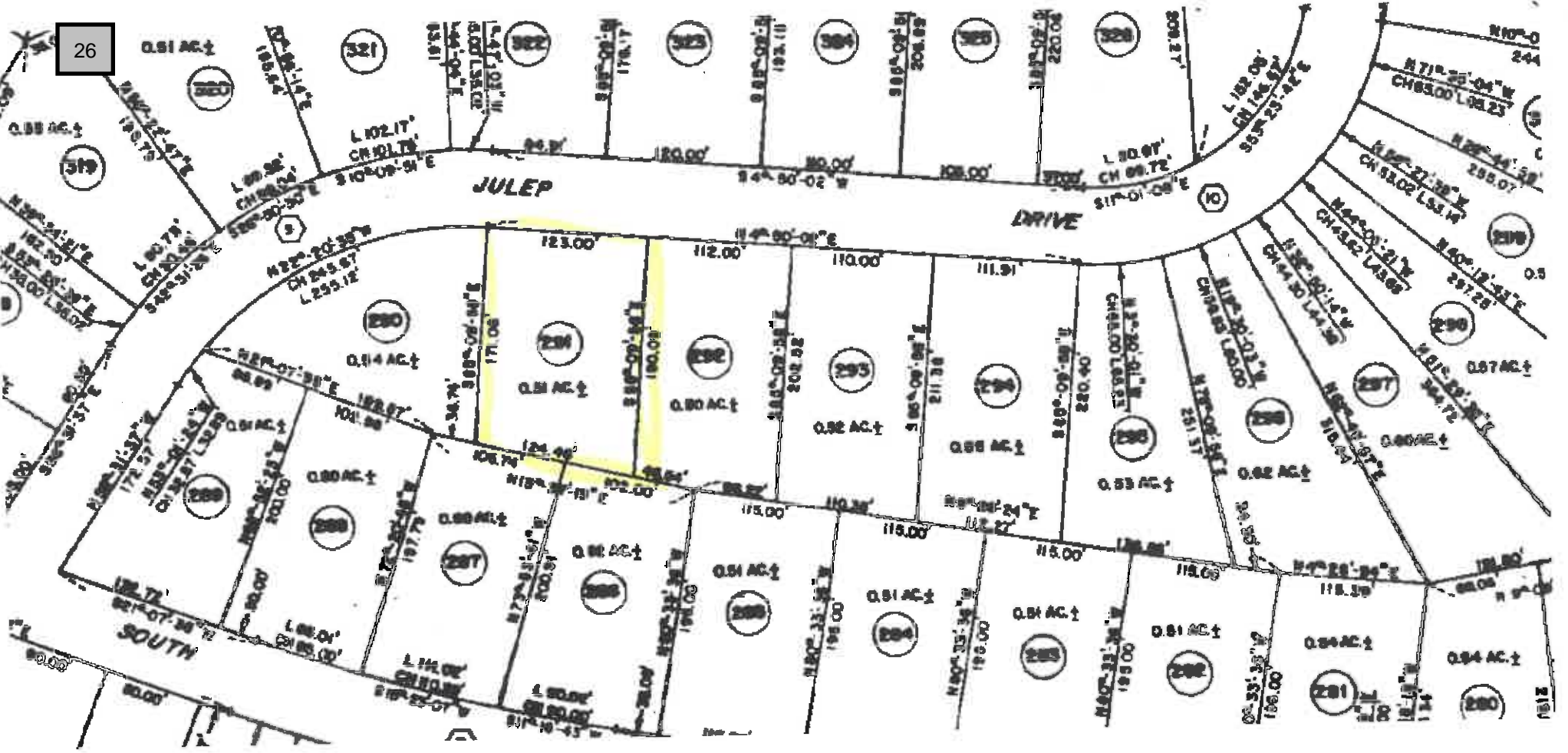


RECORDED 12-31-2018

WP



26



ROAD DEPOSIT

RP

Backup material for agenda item:

7. Request by **Jim Anthony, agent for George Williams** to rezone 16.260 acres) at 223 Fawnfield Drive from AG-1 to R-1R. [Map 070, Parcel 009]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

February 1, 2019

TO: Planning & Zoning Commission

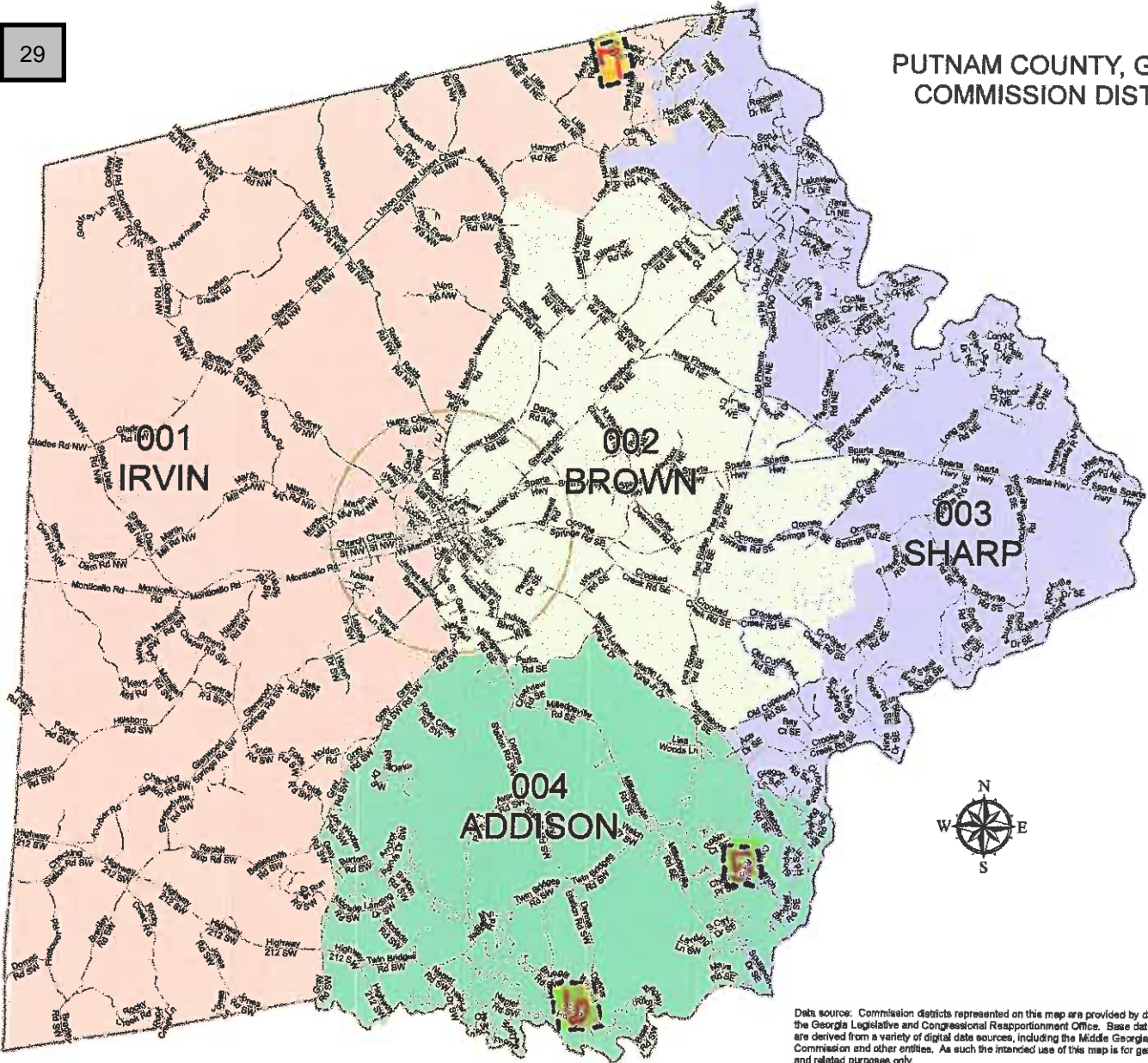
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 2/12/2019

7. Request by **Jim Anthony, agent for George Williams** to rezone 16.260 acres at 223 Fawnfield Drive from AG-1 to R-1R. [**Map 070, Parcel 009, District 1**]. The applicant is requesting to rezone 16.260 acres from AG-1 to R-1R. The property is undeveloped, and the applicant is proposing to subdivide this tract into 4 parcels. This property is adjacent to a few R-1R properties and a residential subdivision. The R-1R zoning will have minimal impact on Fawnfield Drive or adjacent properties. The proposed use is single family residential lots, which is consistent with the purpose of the zoning district being requested. The proposed use is also adjacent to R-1R and R-1 parcels., which makes the proposed use suitable for any adjacent and nearby properties. The proposed use will not affect the existing use because there is nothing currently on the lot, nor will not affect adjacent or nearby properties because there is a residential subdivision across the street from this property and also adjacent lots that are in the same zoning class. The comprehensive plan states that this lot, along with the surrounding lots, will be zoned AG in the future, so therefore the proposed use is not compatible with the purpose and intent of the comprehensive plan. The lot is 16.260 acres and is zoned AG-1. The applicant is requesting to rezone the property and subdivide it into four lots with the minimum size being 2 acres. The minimum acre requirement to subdivide in the AG-1 District is 20 acres, and this zoning will not allow the applicant to subdivide the parcel the aforementioned are just a few reasons why the property should not be used as currently zoned. The proposed use for 4 single-family residential lots will not cause an excessive or burdensome use of public facilities or services. In addition, the proposed use does not support the comprehensive plan but, it does reflect the existing zoning of its adjacent properties. The proposed use of this property is for residential purposes which is consistent with the surrounding parcels.

Staff recommendation is for approval to rezone 16.260 acres from AG-1 to R-1R.

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



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

MAP SCALE: 1" = 5,687.25' SCALE RATIO: 1:88,367.34 DATE: DECEMBER 2018

- 5. Request by **Randall T. & Alesia B. Lowe** for a side yard setback variance at 108 Buck Horn Circle. Presently zoned R-2. [Map 087B, Parcel 027, District 4].
- 6. Request by **Chris Fuhr** for a front yard setback variance at 108 Julep Drive. Presently zoned R-2. [Map 056B, Parcel 229, District 4].
- 7. Request by **Jim Anthony, agent for George Williams** to rezone 16.260 acres at 223 Fawnfield Drive from AG-1 to R-1R. [Map 070, Parcel 009, District 1]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

APPLICATION FOR REZONING

APPLICATION NO _____

DATE: 12-7-18

MAP 070 PARCEL 009

1. Name of Applicant: George Williams,
2. Mailing Address: 15720 SW 56th ST SWR, FL 33331
3. Phone: (home) 954-434-2488 (office) _____ (cell) 954-401-8404
4. The location of the subject property, including street number, if any: 223 ON FAWNFIELD DRIVE JUST SOUTH OF INTERSECTION WITH FAWNFIELD CT.
5. The area of land proposed to be rezoned (stated in square feet if less than one acre):
TOTAL PROPERTY OF 16.260 AC
6. The proposed zoning district desired: R-1R
7. The purpose of this rezoning is (Attach Letter of Intent)
PROVIDE 4 SINGLE FAMILY RESIDENTIAL LOTS, WITH THE MINIMUM SIZE OF 2.0 ACRES.
8. Present use of property: UNDEVELOPED Desired use of property: RESIDENTIAL
9. Existing zoning district classification of the property and adjacent properties:
Existing: AG-1 KP
North: N/A (LAUREN CHANN) South: R-1R KP East: R-1 KP West: AG-1 KP
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.): _____
13. A detailed description of existing land uses: PARCEL IS PARTIALLY WOODED AND PARTIALLY GRASSED WITH A GRAVEL DRIVE ALONG CENTRAL PORTION.
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.

RECORDED

DEC 07 2018

KP

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.

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

NA 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] 9/12/18
Signature (Property Owner) (Date)

[Signature] 9/12/18
Signature (Applicant) (Date)

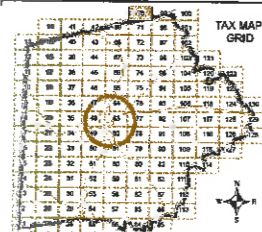
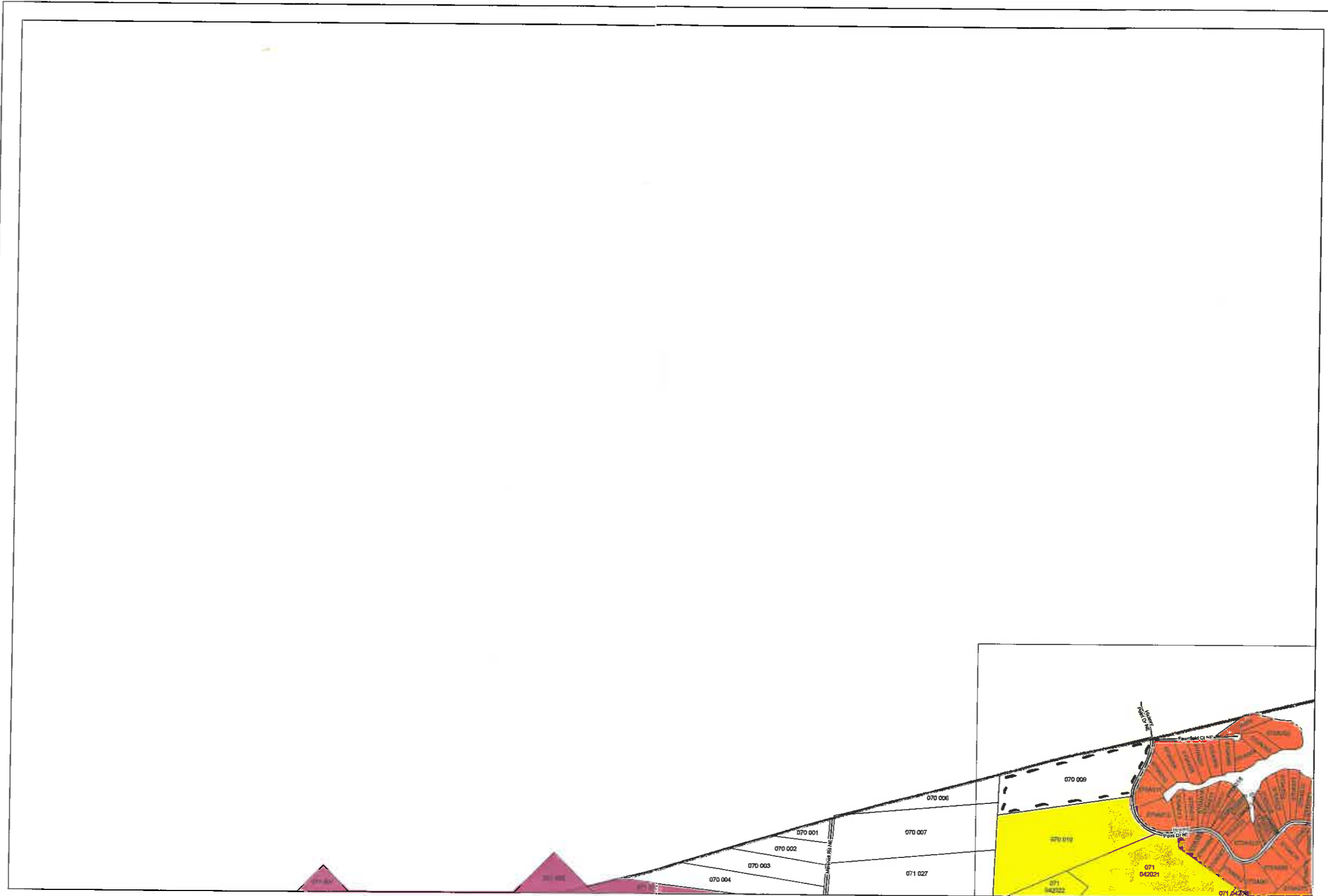
[Signature]

[Signature]

Notary Public
STEPHANY ARIAS
Notary Public - State of Florida
Commission # GG 244590
My Comm. Expires Aug 1, 2022
Bonded through National Notary Assn.

Notary Public
STEPHANY ARIAS
Notary Public - State of Florida
Commission # GG 244590
My Comm. Expires Aug 1, 2022
Bonded through National Notary Assn.

Office Use
Paid: \$ 100.00 (cash) _____ (check) _____ (credit card)
Receipt No. 030749 Date Paid: 7-27-17
Date Application Received: 12-7-18
Reviewed for completeness by: KP
Submitted to TRC: _____ Return date: _____
Date of BOC hearing: _____ Date submitted to newspaper: _____
Date sign posted on property: _____ Picture attached: yes _____ no _____



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel_Hooks

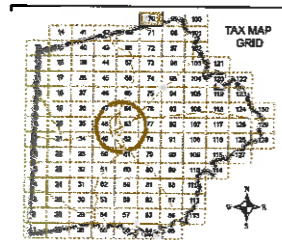
GEOGRAPHIC FEATURE LEGEND					
No Code	AG-1	C-1	C-1 CITY	C-2	C-2 CITY
AG-2	AG-1 CITY	C-1	C-1 CITY	C-2	C-2 CITY
IND-2 CITY	IND-1 CITY	I-M	IND-1 CITY	IND-2	C-2 CITY
MHP	PUBLIC	PUBLIC CITY	PUBLIC CITY	R - 1 CITY	R - 1
R - 1 CITY	R - 2 CITY	R - 3 CITY	R - 4 CITY	R-1R	R-1
R - 2 CITY	R - 3 CITY	R - 4 CITY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

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
478 751-0100
478 751-8517
Web: www.mgarc.org
Email: mgarc@mgarc.org

PUTNAM COUNTY, GEORGIA ZONING MAPS

MAP 070

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: MAY 2013



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel_Hooks

GEOGRAPHIC FEATURE LEGEND

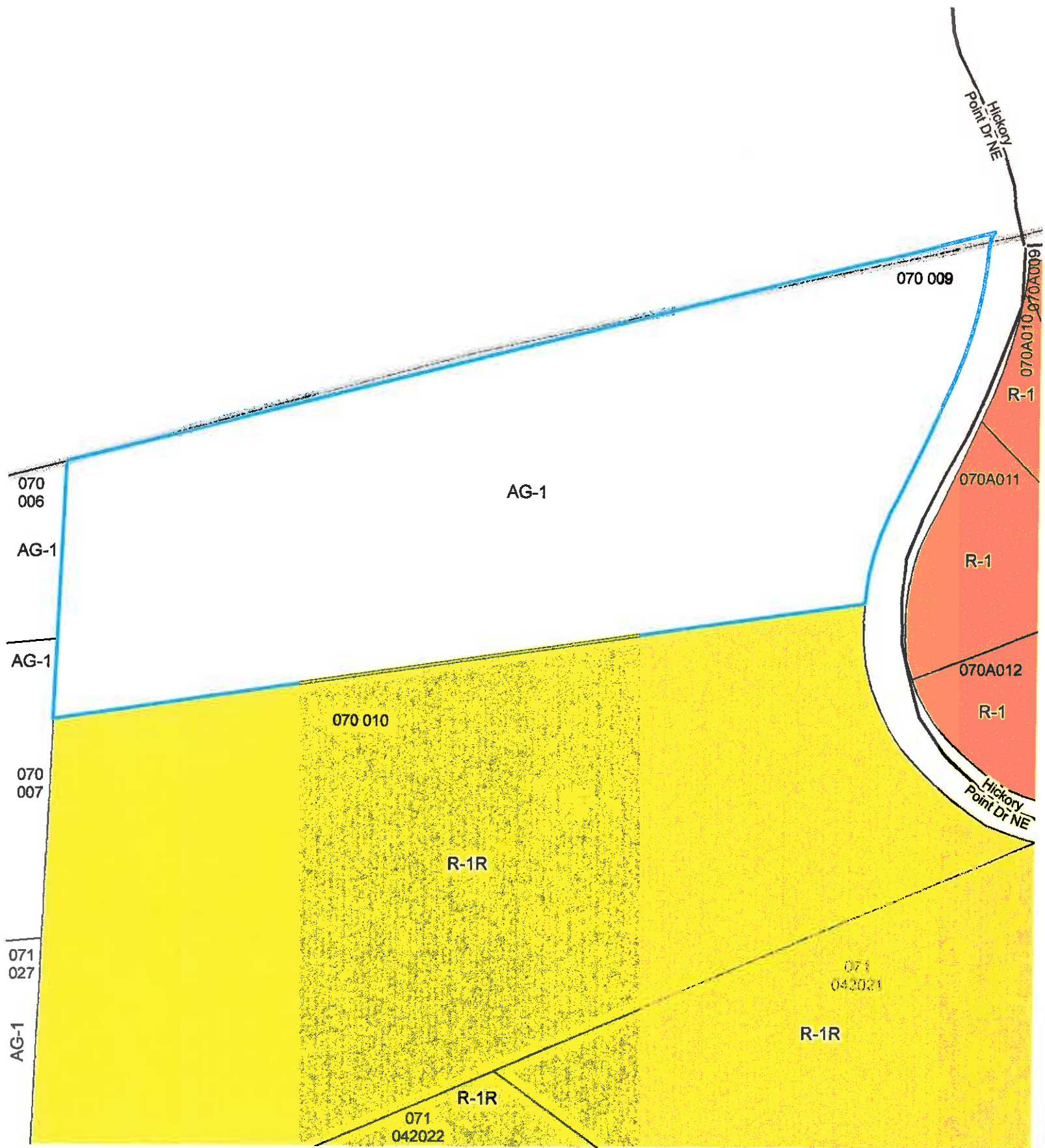
- Agriculture/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Eatonton Hwy
State C
Macon, Georgia 31217
(478) 751-6100
(478) 751-6517
Web: www.mgarc.org
Email: mgarc@mgarc.org

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

MAP 070

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



Letter of Intent

James Anthony
1320 Three Notch Road
Buckhead, GA 30625

Putnam County Planning and Zoning
117 Putnam Drive Suite B
Eatonton, GA 31024

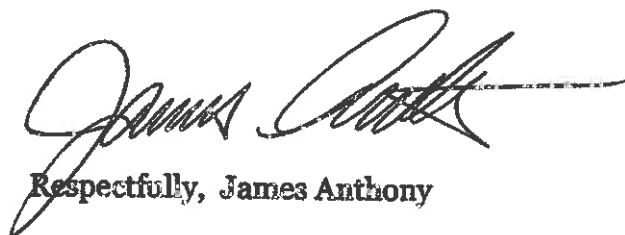
Re: Rolling Oaks Subdivision

To All,

Please be informed that we are requesting the rezoning of this parcel of land
From AG-1 to R1R.

For the purpose dividing into 4 Single Family Residential Lots with a minimum
Size of 2.0 Acres.

Please consider this request at the earliest convenience.



Respectfully, James Anthony

RECEIVED
MAY 20 2010
[Handwritten initials]



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- _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Jim Anthony TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Rezoning OF PROPERTY DESCRIBED AS MAP 070 PARCEL 009, CONSISTING OF 16.26 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Williams Rd. 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 Rezoning 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 27 DAY OF November, 2018.

PROPERTY OWNER(S): George Williams Sr
NAME (PRINTED)

George Williams
SIGNATURE

ADDRESS: 15720 SW 56 st. Southwest Ranches, FL 33331
PHONE: 954-868-8386

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF November, 2018

[Signature]
NOTARY

MY COMMISSION EXPIRES: 1/28/2019

RCUD 2018 DEC 30
KP



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-_____

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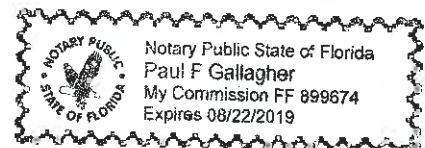
THIS 25 DAY OF September 2018.

PROPERTY OWNER(S): George Williams JR
NAME (PRINTED)
[Signature]
SIGNATURE

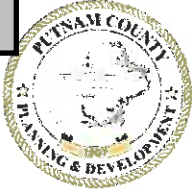
ADDRESS: 15220 SW 56th St Southwest Ranches, FL 33331
PHONE: 954-401-8404

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY OF September 2018

[Signature]
NOTARY
MY COMMISSION EXPIRES: 08/20/2019



NOV 16 2018
RP



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- _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Jim Anthony TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Rezoning OF PROPERTY DESCRIBED AS MAP 070 PARCEL 009, CONSISTING OF 16.26 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Williams Rd. 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 Rezoning 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 27 DAY OF November, 2018.

PROPERTY OWNER(S): Judith Williams

[Signature] NAME (PRINTED)

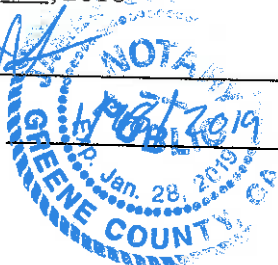
ADDRESS: 1570 SW 56 st. Southwest Ranches, FL 33331 SIGNATURE

PHONE: 954-868-8386

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2018.

NOTARY [Signature]

MY COMMISSION EXPIRES: _____

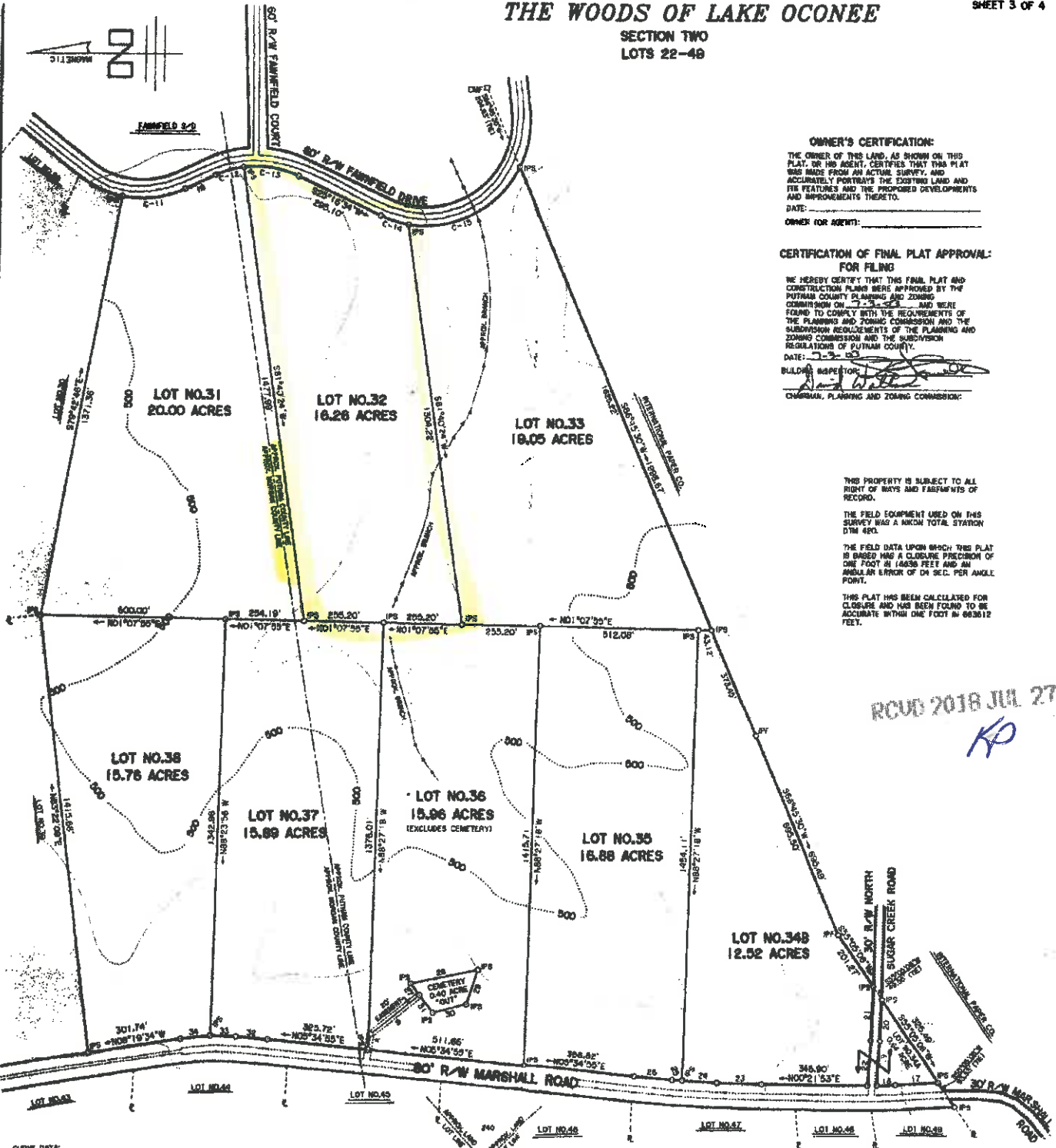


REC'D 2018 DEC 10

KP

THE WOODS OF LAKE OCONEE

SECTION TWO
LOTS 22-49



OWNER'S CERTIFICATION:

THE OWNER OF THIS LAND, AS SHOWN ON THIS PLAT, OR HIS AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND ACCURATELY PORTRAYS THE EXISTING LAND AND ITS FEATURES AND THE PROPOSED DEVELOPMENTS AND IMPROVEMENTS THERE TO.

DATE: _____
OWNER (OR AGENT): _____

CERTIFICATION OF FINAL PLAT APPROVAL: FOR FILING

WE HEREBY CERTIFY THAT THIS FINAL PLAT AND CONSTRUCTION PLANS WERE APPROVED BY THE PUTNAM COUNTY PLANNING AND ZONING COMMISSION ON 7-2-2018, AND WERE FOUND TO COMPLY WITH THE REQUIREMENTS OF THE PLANNING AND ZONING COMMISSION AND THE SUBDIVISION REQUIREMENTS OF THE PLANNING AND ZONING COMMISSION AND THE SUBDIVISION REGULATIONS OF PUTNAM COUNTY.

DATE: 7-2-2018
BUILDING INSPECTOR: _____
CHAIRMAN, PLANNING AND ZONING COMMISSION: _____

THIS PROPERTY IS SUBJECT TO ALL RIGHTS OF WAYS AND EASEMENTS OF RECORD.

THE FIELD EQUIPMENT USED ON THIS SURVEY WAS A NIKON TOTAL STATION DTM 490.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 16836 FEET AND AN ANGULAR ERROR OF 04 SEC. PER ANGLE POINT.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 663612 FEET.

RCVD 2018 JUL 27
KO

CURVE DATA:	CURVE RADIUS	TANGENT	LENGTH	DELTA	BEARING	CHORD	CHORD BEARING
11	330.00'	107.34'	207.31'	36°09'56"	172°144'	204.49'	308°40'30"
12	330.00'	46.70'	66.89'	17°18'17"	173°41'17"	66.28'	318°04'18"
13	330.00'	85.86'	128.81'	32°41'42"	175°41'17"	140.14'	328°55'42"
14	337.73'	47.89'	69.92'	16°09'16"	167°37'56"	66.81'	317°11'09"
15	337.73'	201.71'	432.66'	73°23'38"	167°37'56"	403.69'	327°34'51"

- NOTES:
- CB = CHORD BEARING
 - CD = CHORD DISTANCE
 - R = RADIUS
 - L = ARC LENGTH
 - Δ = DELTA ANGLE
 - T = TANGENT
- NOTES:
- IPP = IRON P IN SET
 - IPF = IRON P IN FOUND
 - CBF = CONCRETE MARKER FOUND
 - CMB = CONCRETE MARKER DET
 - PL = PROPERTY LINE
 - CL = CENTER LINE
 - TL = TANGENT LINE
 - R/W = RIGHT OF WAY

NUMBERED CALLS	COURSE	BEARING	DISTANCE
16	S2°43'28"E		109.50'
17	N00°42'30"W		39.77'
18	N01°03'20"W		61.14'
19	S89°31'08"E		146.30'
20	S87°38'59"E		131.87'
21	N87°29'59"W		173.80'
22	N86°31'08"W		148.31'
23	N01°35'50"E		143.79'
24	N83°31'54"E		112.86'
25	N03°31'54"E		31.86'
26	N03°35'34"E		122.77'
27	N02°30'22"E		46.79'
28	S11°09'50"E		23.18'
29	N72°11'40"W		114.31'
30	R19°43'55"W		111.68'
31	N84°02'52"E		71.32'
32	N04°37'07"E		105.40'
33	N01°44'18"E		82.61'
34	N04°40'28"W		100.66'



JERRISA PUTNAM COUNTY
CLERK OF SUPERIOR COURT
FILED & RECORDED
DATE: 7-2-2018
BY: _____
RECORDS CLERK

NOTE: THIS PROPERTY IS LOCATED IN THE 378 GALD. (MORGAN COUNTY, GEORGIA) AND IN THE 208 GALD. (PUTNAM COUNTY, GEORGIA). THIS PROPERTY IS FURTHER CLASSIFIED AS BEING LOCATED IN THE 4 LAND DISTRICT, IN LAND LOTS 234, 235, 240, 241, 248 AND 249, 185.01 ACRES +/- IN PUTNAM COUNTY 279.40 ACRES +/- IN MORGAN COUNTY

THE WOODS OF LAKE OCONEE, L.L.C.



"THE WOODS OF LAKE OCONEE" PROPOSED S/A SECTION TWO	REVISION: NOV. 19, 2001	JUNE 10, 2003
OWNER: _____	CC: CW	
DRAWN: BS	CHKD: BS	
SURVEYED: JULY 6, 1999	JOB NO: 804026M3	
SCALE: 1" = 200'	FILE NO: _____	

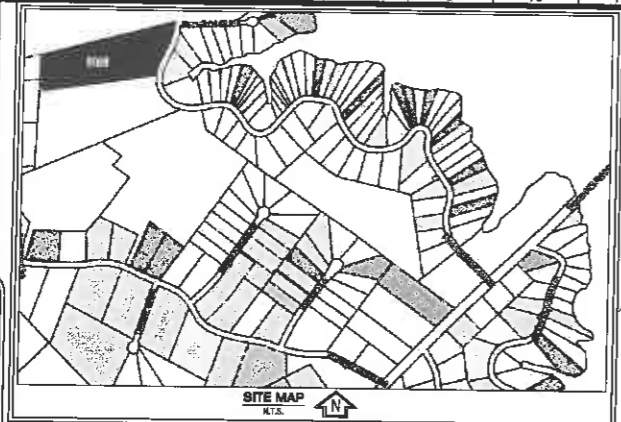
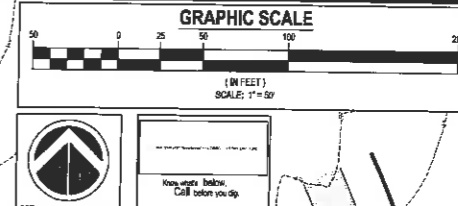
IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

GEORGIA PROFESSIONAL LAND SURVEYOR, R. 382009

ROLLING OAKS PRELIMINARY SUBDIVISION NOT FOR RECORDING

AUTHORIZED THE SURVEY & DEVELOPER & 24 HOUR CONTACT
JIM ANTHONY
janthony@psd.com

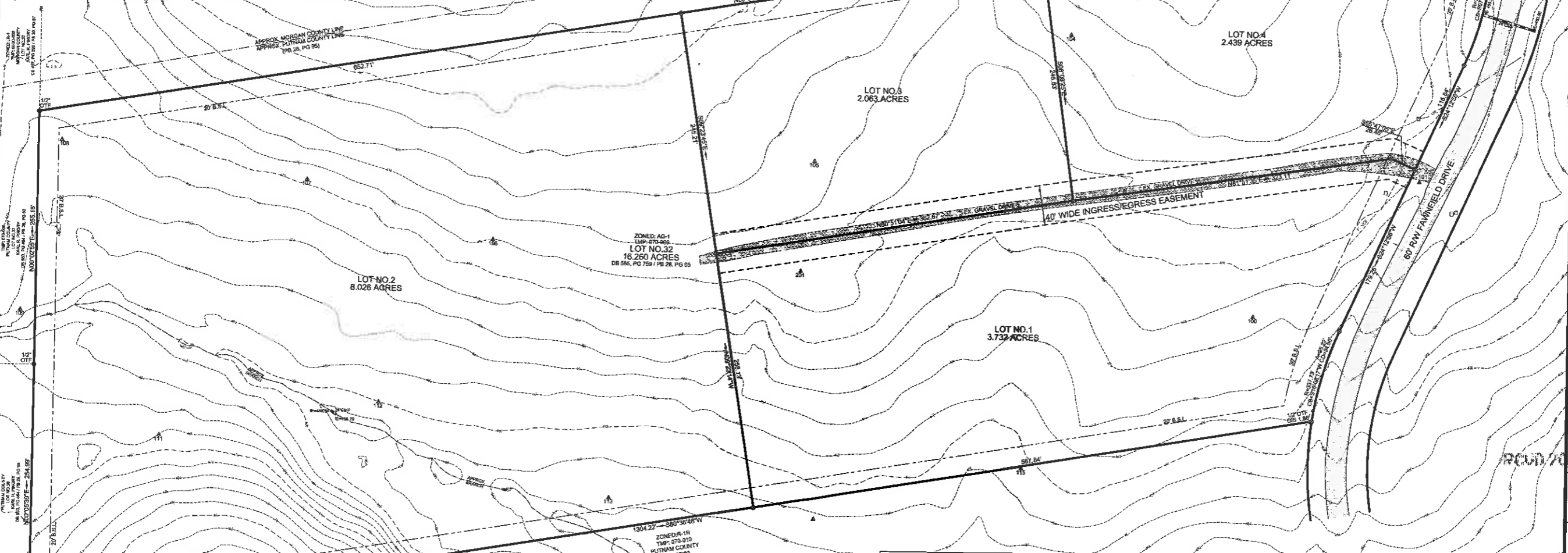
NOTICE: LEVEL 4 SOIL TESTS WILL BE REQUIRED ON LOTS 1, 2 AND 3 TO DETERMINE IF THE SOILS ARE ADEQUATE FOR SEPTIC DRAIN FIELD INSTALLATIONS.



SURVEYORS CERTIFICATION
An individual or individuals of O.C.G.A. Section 46-02-01 are hereby certified that the survey was conducted in accordance with the applicable laws and regulations of the State of Georgia. The survey was conducted on the date of the survey and the results of the survey are shown on this plan. The survey was conducted in accordance with the applicable laws and regulations of the State of Georgia. The survey was conducted on the date of the survey and the results of the survey are shown on this plan. The survey was conducted in accordance with the applicable laws and regulations of the State of Georgia. The survey was conducted on the date of the survey and the results of the survey are shown on this plan.



THE PURPOSE OF THIS PLAN IS TO RETRACT A BOUNDARY SURVEY ON AN EXISTING TRACT KNOWN AS TAX MAP PARCEL 2006 PUTNAM COUNTY GEORGIA. THE SOURCE OF TITLE INFORMATION IS PER O.C.G.A. PG 46-02-01, PUTNAM COUNTY, THE CURRENT OWNER, AS PER THE INDICATED TAX RECORDS IS GEORGE D. WILLIAMS, SR. ET AL.



LEGEND

A - ARC LENGTH	COMPUTED POINT
APPROX. - APPROXIMATE	IRON PILE SET (BY REBAR)
B.S.L. - BUILDING SETBACK LINE	CONTROL POINT
CD - CHORD BEARING	IRON PILE FOUND
CO - CHORD DISTANCE	TELEVISION REPEATER
CAP - COORDINATE TO NEAREST CORNER	TELEVISION FEEDLINE
DB - DEED BOOK	SEWAGE
DE - DEED EXHIBIT	ELECTRIC TRANSFORMER
FF - FENCE FOUNDATION	
LL - LAND LOT	
LL - LAND LOT LINE	
NO - NUMBER	UNDERGROUND ELECTRIC
OS - OFF SET	FENCE LINE
OTF - OPEN TOP FOUND	
P - PROPERTY LINE	
PL - PLAT BOOK	
RA - RADIAL	
RW - RIGHT OF WAY	
RE - REBAR FOUND	
RS - REBAR SET (TOP)	
TMP - TAX MAP PARCEL	

COORDINATE TABLE
STATE PLANE COORDINATES - GA WEST-NAD 83

POINT	NORTHING	EASTING	ELEV.	DESC.
100	1295001.66991	2553220.33699	486.75	MAG NAIL
101	1295138.34783	2553565.64389	489.55	MAG NAIL
102	1295375.72727	2553911.29149	489.78	MAG NAIL
103	1295612.10671	2554256.93909	490.01	MAG NAIL
104	1295849.48615	2554602.58669	490.24	MAG NAIL
105	1296086.86559	2554948.23429	490.47	MAG NAIL
106	1296324.24503	2555293.88189	490.70	MAG NAIL
107	1296561.62447	2555639.52949	490.93	MAG NAIL
108	1296799.00391	2555985.17709	491.16	MAG NAIL
109	1297036.38335	2556330.82469	491.39	MAG NAIL
110	1297273.76279	2556676.47229	491.62	MAG NAIL
111	1297511.14223	2557022.11989	491.85	MAG NAIL
112	1297748.52167	2557367.76749	492.08	MAG NAIL
113	1297985.90111	2557713.41509	492.31	MAG NAIL
114	1298223.28055	2558059.06269	492.54	MAG NAIL
115	1298460.66000	2558404.71029	492.77	MAG NAIL
200	1295123.77729	2553381.07199	472.07	MAG NAIL
201	1295242.88471	2553626.88137	473.18	MAG NAIL

ELEVATIONS SHOWN IN FEET - NAD 83 - GEOID12A

ZONING NOTES:
THE CURRENT ZONING CLASSIFICATION IS AG-1
SOURCE OF ZONING INFORMATION:
PUTNAM COUNTY CODE OF ORDINANCE
Adopted May 4, 2001
Revised In 2003 by Order of the Board of Commissioners
https://library.municode.com/ga/putnam_county/codes/code_of_ordinances
Sec. 66-73 - Development standards.
(a) Minimum lot size: 20 acres.
(b) Minimum road frontage: 50 feet. On a out-of-lot: 40 feet.
(c) Minimum lot width at the building setback line: 100 feet.
(d) Minimum setback requirements are as follows:
(1) Front setback: 30 feet or where minimum lot width is achieved, whichever is greater.
(2) Side setback: 20 feet.
(3) Rear setback: 20 feet. From base or river: 100 feet.
(e) Maximum height of structure: three stories (except signs or water towers).
(f) Minimum off-street parking spaces: two spaces for the principal use and one additional off-street space for each 1,000 square feet of accessory use.
(g) Maximum of three tenant dwellings.
(h) Reseal:
(1) Slab/turf/stone are only allowed on a minimum of 20 acres; not allowed on existing nonconforming lots of record.
(2) Reticulids are not allowed on existing nonconforming lots of record.
(3) Solar energy farm applicants shall demonstrate that the use will not have an adverse effect on neighboring properties by providing a detailed site plan to include details of the site, graphic renderings and site plan. Appropriate vegetated buffers and/or plantings may also be required to help limit the visual impact of the site and possible glare issues. The site shall be restored to as natural condition as possible within six months of decommissioning.

SURVEY NOTES:
1. THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND THE BASED REFERENCE FRAME ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS, THE HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83).
2. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, SUBJECT AND ADJACENT PROPERTY OWNERS' DEED AND PLAT REFERENCES WERE OBTAINED BY GEORGIA CIVIL, INC. AND ARE NOT GUARANTEED AS TO ACCURACY NOR COMPLETENESS.
4. ALL DEED AND PLAT BOOK REFERENCES AS SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURTS OFFICE OF PUTNAM COUNTY, GEORGIA.
5. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLANDS, ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. PROPERTY OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL. (www.dnr.ga.gov/wetlands)
6. THIS PROPERTY IS LOCATED IN ZONE 7N AND IS NOT SHOWN TO BE LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 132110303A (MORGAN COUNTY), EFFECTIVE DATE: 02/19/2002 AND FLOOD INSURANCE RATE MAP NO. 13307025C (PUTNAM COUNTY), EFFECTIVE DATE: 06/20/2004. THIS STATEMENT IS BASED ON GRAPHICALLY LOCATING THE SUBJECT PROPERTY ON SAID MAP. NO ADDITIONAL FIELD WORK HAS BEEN COMPLETED TO VERIFY THIS INFORMATION.
7. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
8. THE TERM "CERTIFICATION" AS USED IN RULE 46-02-01 AND 46-02-02 AND RELATING TO PROFESSIONAL ENGINEERS OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-1-2(b) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.

SURVEY NOTES:
9. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-07. IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF REGULATIONS, THE REQUIREMENTS OF LAW PREVAIL.
10. UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE ONLY. THE SURVEYOR DOES NOT WARRANT THE EXACT SIZE, TYPE, LOCATION, ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING THE ABOVE/UNDERGROUND UTILITIES AND STRUCTURES. NO GUARANTEE IS MADE THAT OTHER UTILITIES MAY EXIST ON THE SITE, THAT MAY NOT BE SHOWN.
11. THE FIELD EQUIPMENT USED ON THIS SURVEY WAS A TOPCON PG 635A AND A CHAMPIONS GPS/RTK NETWORK. FIELD MEASUREMENTS WERE COMPLETED ON 04/27/2018.
12. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 154,166 FEET, AND ANGULAR ERROR OF 1.1" PER ANGLE POINT AND WAS ADJUSTED USING CARLSON SURVEYNET LEAST SQUARES.
13. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,017,245 FEET.
14. THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS OF RECORD, IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
15. THIS PLAN HAS BEEN COMPLETED FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH HEREON. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAN BY THIRD PARTIES.
16. THE TOPOGRAPHICAL INFORMATION, SHOWN HEREON, IS BASED ON FIELD SURVEYED DATA. ELEVATIONS SHOWN ARE BASED ON NAVD83 (COMPUTED USING GEOID12A).
17. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 18,260 ACRES.
18. THE SURVEYED LAND IS WHOLLY CONTAINED WITHIN THE LAND DESCRIBED IN DEED BOOK 666, PAGE 759, RECORDS OF THE SUPERIOR COURT OF PUTNAM COUNTY, GEORGIA.
19. THE SURVEYED LAND IS WHOLLY CONTAINED WITHIN THE FOLLOWING PUTNAM COUNTY TAX UNITS TO WIT: 070-009, CONTAINING 18,260 ACRES. NO OTHER LAND IS CONTAINED WITHIN SUCH TAX UNITS.

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CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
311 North Main Street, Suite 101
P.O. Box 898 | Madison, GA 30650
P. 706.342.1104 | C. 706.201.2696
www.georgiacivil.com

GEORGIA PROFESSIONAL SURVEYOR
No. 2629
BRIAN SLATES
SURVEYED BY:
G. BRIAN SLATES, R.L.S.2629
C. 706.201.4998
bslates@psd.com
THE SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYING IN GEORGIA AS SET FORTH IN CHAPTER 18-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-07, AS AMENDED BY HB104 (2016).
STATE OF GEORGIA
CERTIFICATE OF AUTHORIZATION LSPR1985
Project Information

SURVEY FOR:
ROLLING OAKS S/D
16,260 ACRES, LOT NO. 32, THE WOODS OF LAKE OCONEE
IN LAND LOT 240, OF THE 4TH LAND DISTRICT, 306th G.M.D.
PUTNAM COUNTY, GEORGIA

CREW CHIEF: BS
SURVEYED: 04/27/2018
DRAWING DATE: 05/01/2018
DRAWN BY: GBS
CHECKED BY: GBS

REVISIONS

DATE	DESCRIPTION

SCALE: 1"=50'
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Sheet 10a

PRELIMINARY
SUBDIVISION
SURVEY

Sheet Number
PSD-1