

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

May 3, 2018 Agenda – Planning & Zoning Commission

The Putnam County Planning & Zoning Commission will conduct a public hearing on May 3, 2018 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203. The following agenda will be considered:

Opening

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

Minutes

5. Approval of Minutes - April 5, 2018

Requests

6. Request by **Ruby G. Cannon** for a side yard setback variance at 213 N. Steel Bridge Road. Presently zoned R-2. [**Map 109B, Parcel 046**]. **Request to withdraw without prejudice.**
7. Request by **Harry Binion** for a side yard setback variance at 177 Lakeshore Drive. Presently zoned R-2. [**Map 056B, Parcel 041**].
8. Request by **Teleworld Solutions, agent for Lamar Billboard/Sprint Spectrum, LP** for a telecommunication tower conditional use at 1010 Greensboro Road. Presently zoned C-1. [**Map 103, Parcel 005**]. *
9. Request by **Nathan Mason** to rezone 9.49 acres at 142 Halls Road from AG-1 to R-1. [**Map 033, Parcel 052**]. *
10. Request by **Bonnie Beatrice Roberts, agent for BDL Land Company, LLC** to rezone 9.09 acres at 365 Scuffleboro Road from R-1 to AG-2. [**Map 111, Parcel 001048**]. *
Request to withdraw without prejudice.
11. Request by **Connie Covington** to rezone 5 acres at 122 Denham Road from AG-1 to R-1. [**Map 074, Parcel 052**]. *
12. Request by **William Pettit, agent for Mary Katherine Lucius, Executrix** to rezone 1.24 acres at 883 Harmony Road from C-1 to C-2. [**Map 102D, Parcel 039**]. *
13. Request by **Robert H. Blount, agent for Jack Pierce** to rezone 3.71 acres at 906 Crooked Creek Road from AG-1 to R-2. [**Map 110, Part of Parcel 060**]. *

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 May 15, 2018 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

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

Persons with special needs relating to handicapped accessibility shall contact County Manager, Paul Van Haute, five business days in advance of the meeting at the Putnam County Administration Building, 117 Putnam Drive, Suite A, Eatonton, Georgia 31024, (706) 485-5826, between the hours of 8:00 am and 5:00 pm, Monday through Friday.

Backup material for agenda item:

5. Approval of Minutes - April 5, 2018

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, April 5, 2018 at 6:30 PM 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

Mrs. Karen Pennamon called the roll.

Present: James Marshall, Jr., Chairman, Frederick Ward, Tommy Brundage, Alan Oberdeck

Staff: Lisa Jackson & Karen Pennamon

Absent: John Langley, Vice-Chairman

3. Rules of Procedures

Mrs. Karen Pennamon read the Rules of Procedures.

Minutes

4. Approval of Minutes – March 1, 2018

Mr. Oberdeck made a motion for approval. Mr. Ward seconded. All approved.

Request

5. Request by **Clay Stephens, agent for Marlon & Lynn Deyton** for a rear yard setback variance at 155 Lake Forest Drive. Presently zoned R-1R. [Map 103D, Parcel 142]. **Mr. Clay Stephens** represented this request. **Mr. Stephens** stated that the applicants would like to withdraw without prejudice from the agenda. No one spoke in opposition to the request.

Mr. Brundage made a motion for approval to withdraw without prejudice. Mr. Oberdeck seconded. All approved.

6. Request by **Corey Smith, agent for Ruth Knox** for a side yard setback variance at 287 Arrowhead Trail. Presently zoned RM-3. **[Map 071A, Parcel 102]**. **Mr. Corey Smith** represented this request. **Mr. Smith** stated that he had recently purchased this property and would like to construct a house on it. He added that this is a narrow lot in a developed subdivision. **Mr. Smith** stated that in order to construct the house on this lot, he will need a 10-foot side yard setback variance on both side property lines. **Mr. Oberdeck** stated that he had visited the property with Mr. Brundage and he had no problems with the request. **Mr. Langley** stated that he had also visited the property with Mrs. Pennamon and Mr. Ward. He stated he had no problems with the request.

Staff recommendation is for approval of a 10-foot side yard setback variance, being 10 feet from both side property lines. No one spoke in opposition to this request.

Mr. Brundage made a motion for approval. Mr. Oberdeck seconded. All approved.

7. Request by **Nathan Mason** to rezone 9.47 acres at 142 Halls Road from AG-1 to R-1. **[Map 033, Parcel 052]**. * **Request to withdraw without prejudice.**

Mr. Brundage made a motion for approval to withdraw without prejudice. Mr. Oberdeck seconded. All approved.

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 April 17, 2018 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

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

Persons with special needs relating to handicapped accessibility shall contact County Manager, Paul Van Haute, five business days in advance of the meeting at the Putnam County Administration Building, 117 Putnam Drive, Suite A, Eatonton, Georgia 31024, (706) 485-5826, between the hours of 8:00 am and 5:00 pm, Monday through Friday.

Backup material for agenda item:

7. Request by **Harry Binion** for a side yard setback variance at 177 Lakeshore Drive. Presently zoned R-2. [**Map 056B, Parcel 041**].

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

May 3, 2018

TO: Planning & Zoning Commission

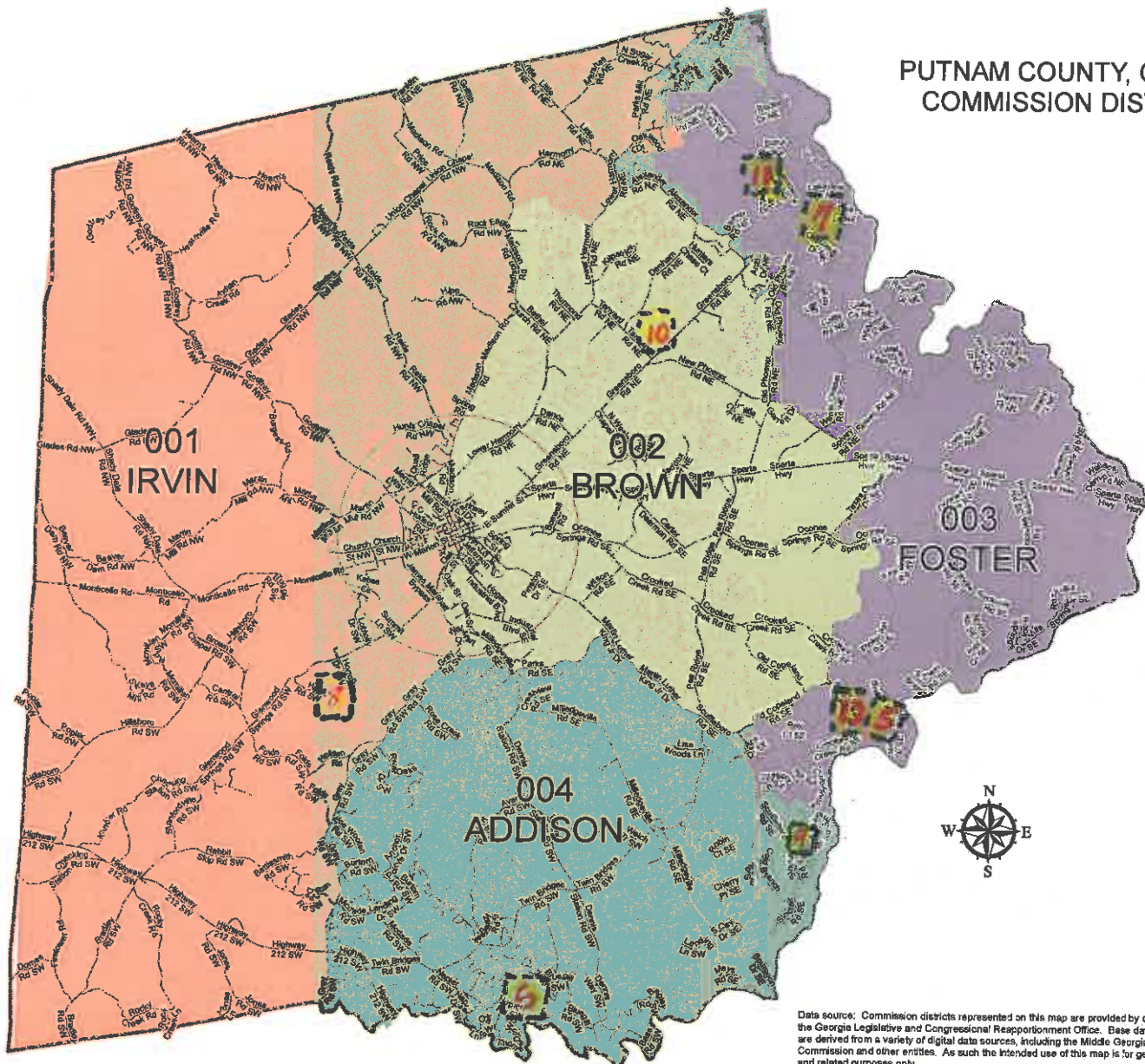
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 5/3/2018

6. Request by **Harry Binion** for a side yard setback variance at 177 Lakeshore Drive. Presently zoned R-2. [**Map 056B, Parcel 041**]. The applicant is requesting a 10-foot side yard variance, being 10 feet from the left side property line when facing the lake to construct a 24x24 two-car garage on the front side of the property. This is a long narrow lot which slopes down on the front side of the property. The lot width at building setback is 68.04 feet. The applicant is requesting to construct the proposed garage in line with the existing 1,600 square foot house. Due to the location of a drainage gully on the right side of the property, 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 10-foot side yard setback variance, being 10 feet from the left side property line when facing the house.

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



5. Request by **Ruby G. Cannon** for a side yard setback variance at 213 N. Steel Bridge Road. Presently zoned R-2. [Map 109B, Parcel 046]. Request to withdraw without prejudice.
6. Request by **Harry Binion** for a side yard setback variance at 177 Lakeshore Drive. Presently zoned R-2. [Map 056B, Parcel 041].
7. Request by **Teleworld Solutions, agent for Lamar Billboard/Sprint Spectrum, LP** for a telecommunication tower conditional use at 1010 Greensboro Road. Presently zoned C-1. [Map 103, Parcel 005]. *
8. Request by **Nathan Mason** to rezone 9.49 acres at 142 Halls Road from AG-1 to R-1. [Map 033, Parcel 052]. *
9. Request by **Bonnie Beatrice Roberts, agent for BDL Land Company, LLC** to rezone 9.09 acres at 365 Scuffleboro Road from R-1 to AG-2. [Map 111, Parcel 001048]. *
10. Request by **Connie Covington** to rezone 5 acres at 122 Denham Road from AG-1 to R-1. [Map 074, Parcel 052]. *
11. Request by **William Pettit, agent for Mary Katherine Lucius, Executrix** to rezone 1.24 acres at 883 Harmony Road from C-1 to C-2. [Map 102D, Parcel 039]. *
12. Request by **Robert H. Blount, agent for Jack Pierce** to rezone 3.71 acres at 906 Crooked Creek Road from AG-1 to R-2. [Map 110, Part of Parcel 060]. *

Putnam County
 City of Eatonton

PLANNING & DEVELOPMENT
117 PUTNAM DRIVE, SUITE B
EATONTON, GA. 31024

PHONE: 706-485-2776
FAX: 706-485-0552

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: Harry Binion

MAILING ADDRESS: 177 Lakeshore Dr.
Eatonton, Ga. 31024

PHONE: 478-279-1974

PROPERTY OWNER IF DIFFERENT FROM ABOVE: _____

R. [Signature] MAILING ADDRESS: _____

MAK 4 6 2018 PHONE: _____

PROPERTY:

LOCATION: 177 Lakeshore Dr.
MAP 056B PARCEL 041 PRESENTLY ZONED R3 R-200

REASON FOR REQUEST: To build a garage 10' off
property line

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

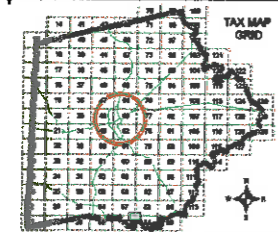
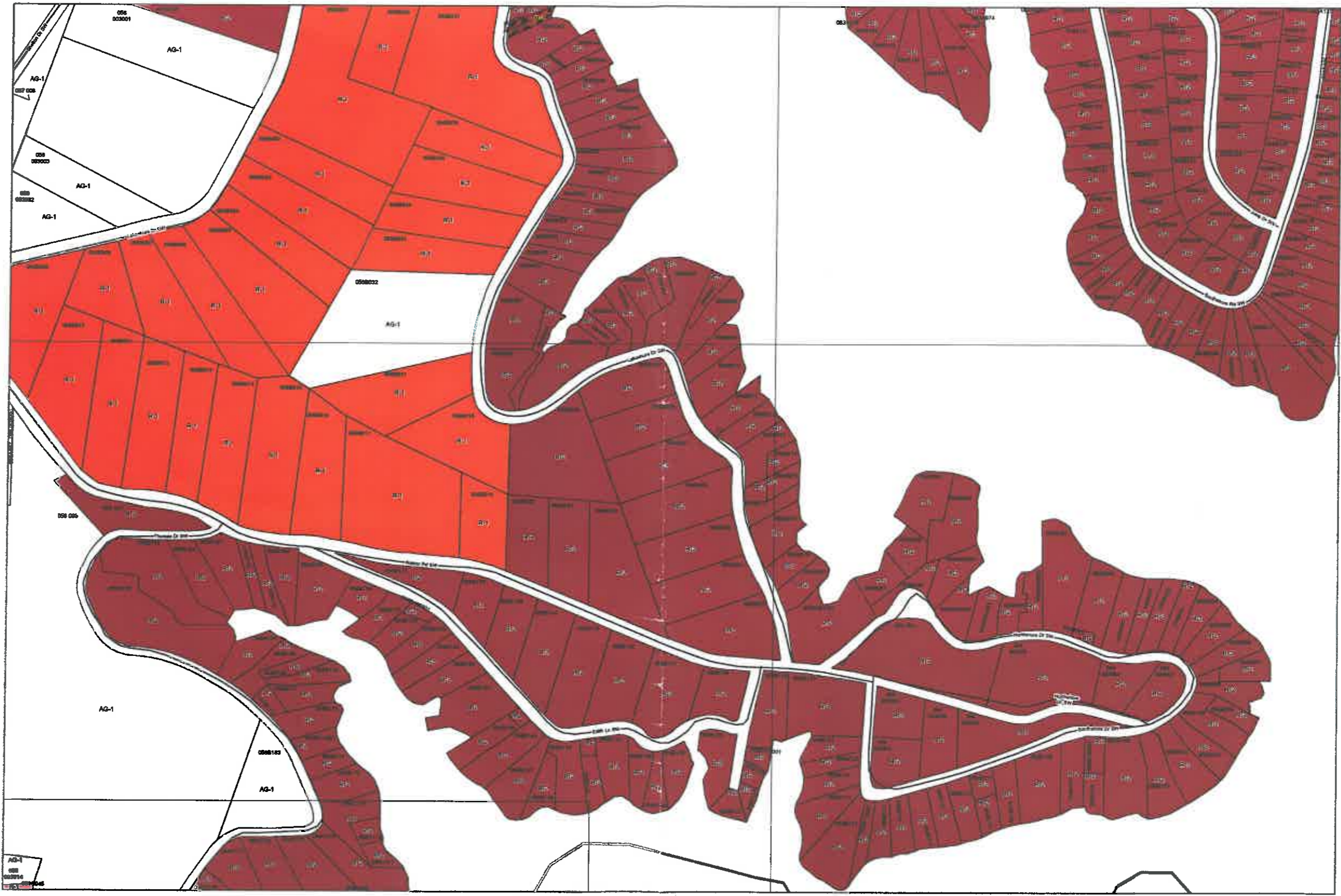
RECORDED PLAT: LETTER OF AGENCY LETTER OF INTENT
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: Harry Binion DATE: 3/21/18

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

DATE FILED: <u>3/21/18</u>	FEE: \$ <u>50.00</u>	CK. NO. <u>10246</u>	CASH <input type="checkbox"/>	C. CARD <input type="checkbox"/>	INITIALS <u>HB</u>
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				



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

GEOGRAPHIC FEATURE LEGEND

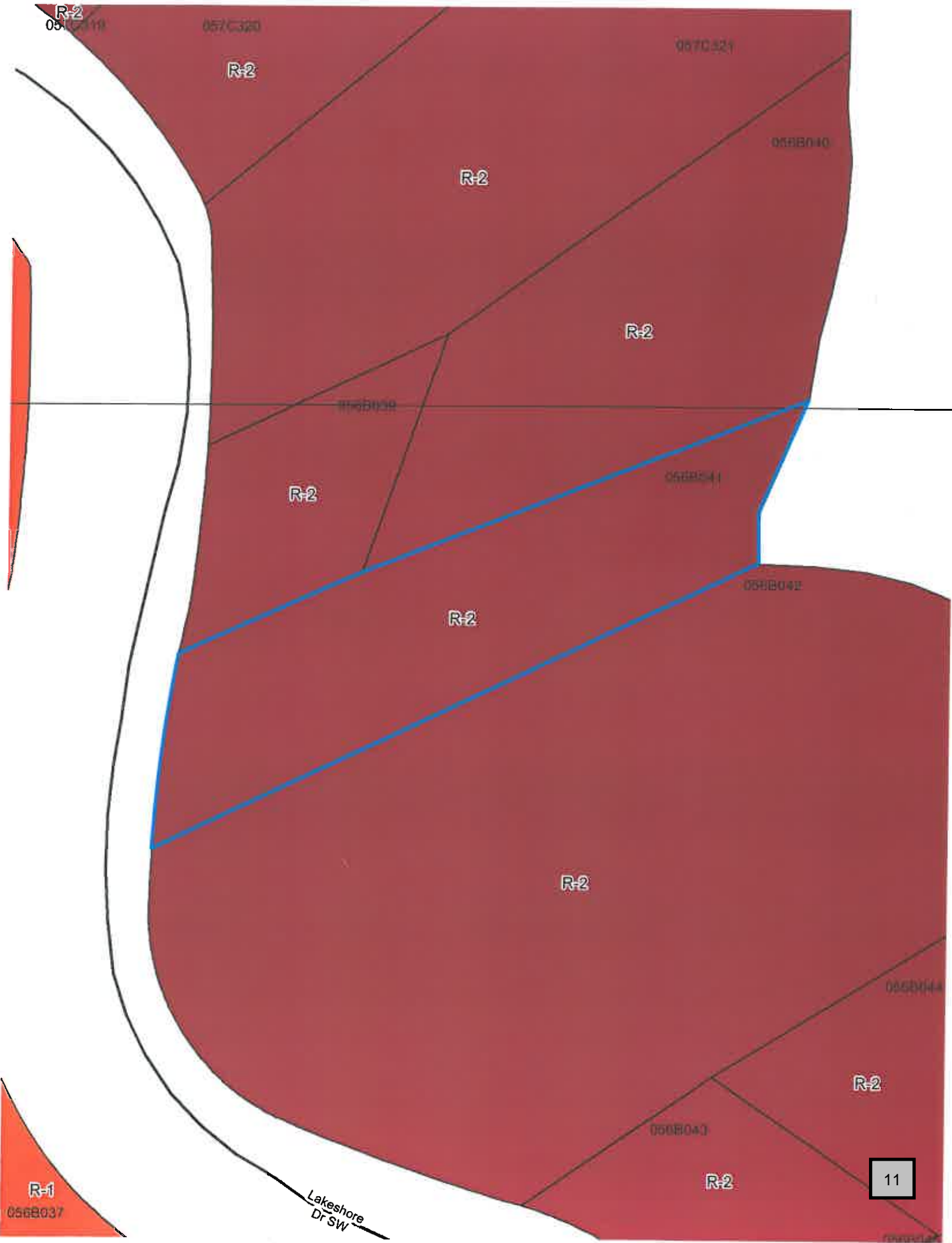
No Code	AG-1	C-1	IND-1 CITY	IND-2 CITY	R-1 CITY	R-2 CITY	RM-2
AG-1 CITY	C-2	IND-2	PUBLIC CITY	R-4 CITY	R-1	R-1R	RM-3
					R-3 CITY	R-2	VILLAGE
						RM-1	

MGRC
IT GIS Services
Middle Georgia Regional Commission
170 Smiley Hwy
Bldg C
Macon, Georgia 31217
(478) 751-6188
(478) 751-6517
Web:
www.mgarc.org
Email:
mg@mg-rc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**


MAP 056B

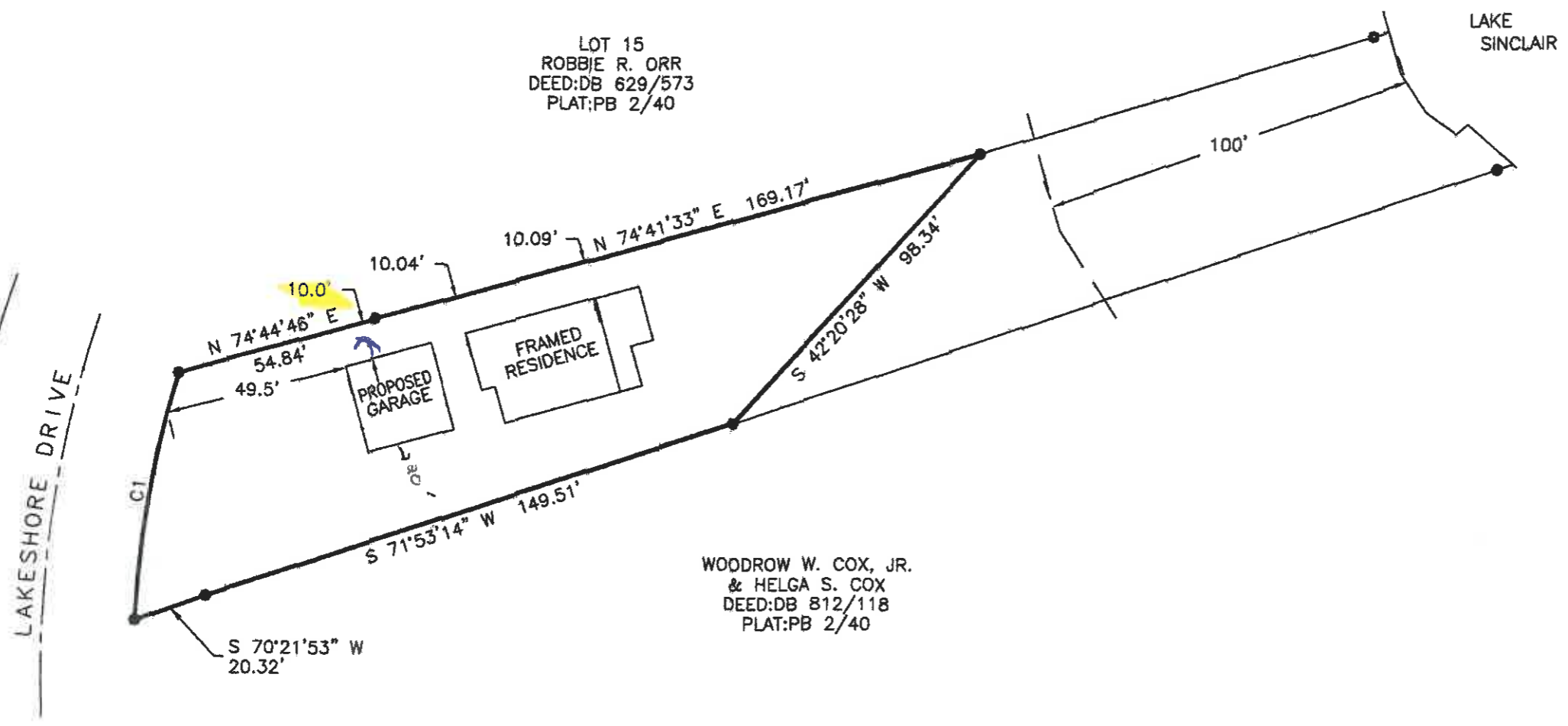
MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: MARCH 2018



Variance Request

We are the owners of the property at 177 Lakeshore Drive and are requesting a variance to build a proposed garage and have chosen Melder Construction, Inc., to be the builder for the project. We are requesting a 10-foot side yard setback variance being 10 feet off the left side property line. The existing residence on the property is 1,600 square feet. The proposed garage will be 720 square feet. The lot width at building setback is 68.04, The lot length at building setback is 169.17. We were previously granted a variance for the existing residence to be 10 feet off the left side property line. The reason for the current request is to keep the proposed garage in line with the house. The proposed garage cannot be constructed on the right side of the property due to a drainage gulley. Thank you in advance for your consideration and cooperation.

RECEIVED

MAR 26 2018



LEGEND	
R/W	RIGHT OF WAY
C	CENTER LINE
P	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
---	REFERENCE LINE
IPF	IRON PIPE FOUND
■, CMF	CONCRETE MARKER FOUND
G.M.D.	GEORGIA MILITIA DISTRICT
RBF	REBAR FOUND
RBS	REBAR SET
○	COMPUTED POINT
—	LAND LOT LINE
CMF	CONCRETE MARKER FOUND
—x—x—	FENCE
—>—	STREAM
⊙	1/2" RBS (UNLESS NOTED)
●	1/2" RBF (UNLESS NOTED)
-OHP-	OVERHEAD POWER
-W-	WATER MAIN

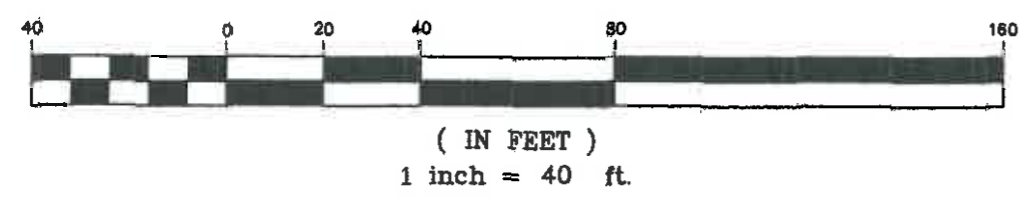
PLAT: PLAT BOOK 30, PAGE 226

NOTES:

1. THERE HAS BEEN NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR OWNERSHIP TITLE EVIDENCE THAT MAY BE DISCLOSED BY A CURRENT AND ACCURATE TITLE SEARCH. THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING DRAINAGE AND/OR UTILITY EASEMENT THAT MAY NOT BE SHOWN ON THIS PLAT NOR DOES THE SURVEYOR ASSUME ANY RESPONSIBILITY FOR ANY SUCH EASEMENTS THAT MAY AFFECT THIS PROPERTY.
2. BEARING DATUM ESTABLISHED FROM PLAT RECORDED IN PLAT BOOK 30, PAGE 226.
3. REFERENCES - DEED: DB 825/460
PLAT: PB 30/226

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	272.38'	68.04'	67.87'	N 09°39'49" E

GRAPHIC SCALE



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A FEET AND AN ANGULAR ERROR OF N/A PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN N/A FEET.

PROPOSED GARAGE PLACEMENT

HARRY W. & DOROTHY K. BINION

LAND LOT 137
2nd LAND DISTRICT
314th G.M.D.
PUTNAM COUNTY, GEORGIA

SURVEYED BY:
KIRK FREEMAN, LLC
LAND SURVEYING

P.O. BOX 1081
650 W THOMAS STREET
MILLEDGEVILLE, GA 31061
478-456-7121



DATE SURVEYED	03/09/2018
DATE DRAWN	03/23/2018
SCALE	1" = 40'
EQUIPMENT:	TOPCON GTS-3005 TOTAL STATION
KIRK A. FREEMAN RLS #2982	
DATE:	3/23/2018

Backup material for agenda item:

8. Request by Teleworld Solutions, agent for Lamar Billboard/ Sprint Spectrum, LP for a telecommunication tower conditional use at 1010 Greensboro Road. Presently zoned C-1. **[Map 103, Parcel 005].***

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

May 3, 2018

TO: Planning & Zoning Commission

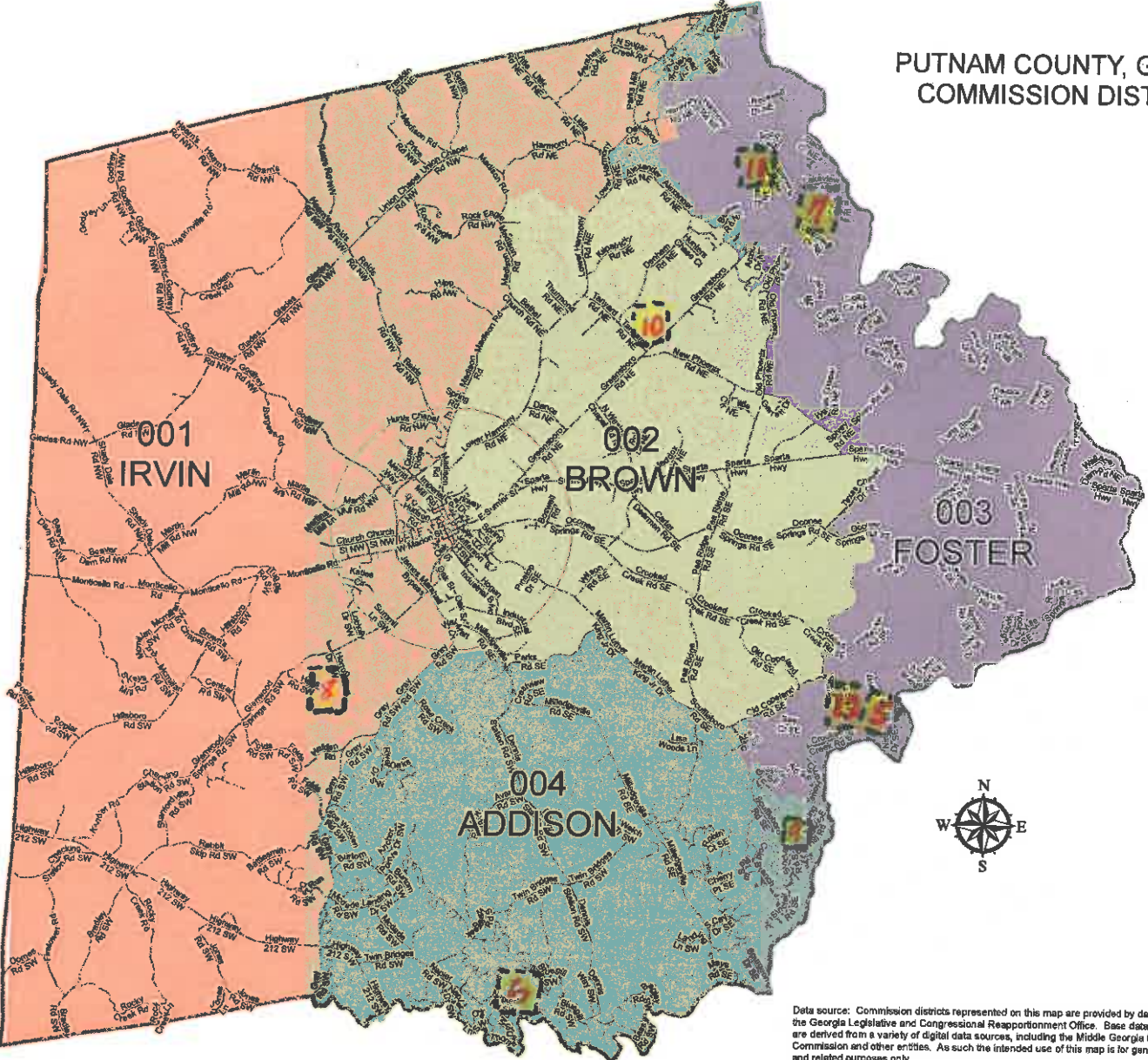
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 5/3/2018

7. Request by **Teleworld Solutions, agent for Lamar Billboard/Sprint Spectrum, LP** for a telecommunication tower conditional use at 1010 Greensboro Road. Presently zoned C-1. **[Map 103, Parcel 005]**. * The applicant is requesting a conditional use to add an antenna/equipment for a wireless signal onto an existing billboard. By qualifying a billboard as an existing structure the billboard will fall under Section 58-5 (3)(e) of the Putnam County Code of Ordinances which states: “antennas on existing structures are allowed but are subject to the conditions of Section 58-5(3)(d).” The applicants are proposing to utilize a new technology called Small Cells which involves the installation of a 2-foot-tall antenna, 2 small equipment boxes and a dish. The height of the existing billboard with the proposed antenna extension is approximately 58 feet. The site has an existing power source and the facility will be disguised. Therefore the proposed antenna addition meets the requirements of 58-5(3)(d) which states: “Antennas attached to buildings in the C-1, C-2 and C-3 districts; provided, however, that antennas will add no more than 20 feet to the height of the building/structure and will be installed on any building/structure in such a way as to minimize the visual impact of the installation from public streets to the absolute minimum; to minimize visual impacts of the antenna from habitable living areas of residential units which directly face the antenna within 100 feet horizontal distance; if back-up equipment is installed on any roof, the back-up facility shall be low lying and set back or otherwise located to minimize visibility, no building mounted antenna shall extend more than four horizontal feet from the building.” In addition, the nearest telecommunication tower located at 341 Wards Chapel Road is more than 1,200 feet away. This request meets both the exceptions as provided in Section 58-5 (3) (e) and the conditions as stated in Section 58-5 (3) (d) of the Putnam County Code of Ordinances. Therefore, this request meets the minimum requirements and conditions of Chapter 58 as referenced above. In addition the proposed 2 foot antenna/equipment shall have no adverse effect on this corridor. I see no adverse effect the proposed use would have on the adjacent properties, roads, or highways.

Staff recommendation is for approval of a telecommunication tower conditional use permit at 1010 Greensboro Road.

**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: 1:86,367.34 DATE: DECEMBER 2016

5. Request by **Ruby G. Cannon** for a side yard setback variance at 213 N. Steel Bridge Road. Presently zoned R-2. [Map 109B, Parcel 046]. Request to **withdraw without prejudice**.
6. Request by **Harry Binion** for a side yard setback variance at 177 Lakeshore Drive. Presently zoned R-2. [Map 056B, Parcel 041].
7. Request by **Teleworld Solutions, agent for Lamar Billboard/Sprint Spectrum, LP** for a telecommunication tower conditional use at 1010 Greensboro Road. Presently zoned C-1. [Map 103, Parcel 005]. *
8. Request by **Nathan Mason** to rezone 9.49 acres at 142 Halls Road from AG-1 to R-1. [Map 033, Parcel 052]. *
9. Request by **Bonnie Beatrice Roberts, agent for BDL Land Company, LLC** to rezone 9.09 acres at 365 Scuffleboro Road from R-1 to AG-2. [Map 111, Parcel 001048]. *
10. Request by **Connie Covington** to rezone 5 acres at 122 Denham Road from AG-1 to R-1. [Map 074, Parcel 052]. *
11. Request by **William Pettit, agent for Mary Katherine Lucius, Executrix** to rezone 1.24 acres at 883 Harmony Road from C-1 to C-2. [Map 102D, Parcel 039]. *
12. Request by **Robert H. Blount, agent for Jack Pierce** to rezone 3.71 acres at 906 Crooked Creek Road from AG-1 to R-2. [Map 110, Part of Parcel 060]. *

Putnam County
 City of Eatonton

PLANNING & DEVELOPMENT
117 PUTNAM DRIVE, SUITE B
EATONTON, GA. 31024

PHONE: 706-485-2776
FAX: 706-485-0552

APPLICATION FOR TELECOMMUNICATION TOWER CONDITIONAL USE

THE UNDERSIGNED HEREBY REQUESTS THE CONSIDERATION OF CONDITIONAL USE AS SPECIFIED.

APPLICANT: Sprint Spectrum, LP, Teleworld Solutions (Agent)

MAILING ADDRESS: 1561 Bay Breeze Drive
Virginia Beach, VA 23454

PHONE: 757-777-8506

PROPERTY OWNER IF DIFFERENT FROM ABOVE: Crowe Marine
MAILING ADDRESS: 1010 Greensboro Rd Eatonton, GA 31024

PHONE: 706-485-9600

PROPERTY:

LOCATION: 1010 Greensboro Road, Eatonton, GA
MAP 103 PARCEL 103-005 PRESENTLY ZONED Commercial C-12

REASON FOR REQUEST: Install a 2' single antenna, 2 small 3x3 equipment boxes and a dish for a wireless signal for SPrint. The site has existing power and we will be disguising the facility on existing billboard

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: John Milisitz DATE: 3/14/2018

*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: 3/14/18 FEE: \$500.00 CK. NO. 12009 CASH C. CARD INITIALS JM
DATE OF NEWSPAPER AD: _____ DATE SIGN POSTED: _____
PLANNING & ZONING HEARING: _____ RESULT: _____
COMMISSIONERS/CITY COUNCIL HEARING: _____ RESULT: _____

REC'D 2018 MAR 18
KP



Putnam County Zoning Administrator,

We are submitting an application to install an antenna located on an existing billboard @ 1010 Greensboro Rd, Eatonton, GA . The company is Sprint Spectrum. They will be using a new technology called Small Cells. Small Cell Technology involves using an antenna that is about 2' tall and uses little power. The goal of a small cell is to be able to take strain off of the current network and help give additional coverage in small targeted locations that are higher in traffic and phone usage. The signal does not travel far usually less than ¼ mile. This particular Small Cell will provide coverage on Greensboro Road and also help with coverage at the commercial businesses directly across the street.

We chose this billboard due to a few reasons:

1. It's location coverage objective
2. We always try to use existing structures that are more suitable for small cell antennas.
3. We have an existing agreement to use billboards with this company that allows for the best site for coverage objectives while installing sites with minimal visual impact.

The Installation also comes with 2 small equipment boxes and a dish.

Thanks for your consideration.

Kind Regards,

John Milisitz

Teleworld Solutions

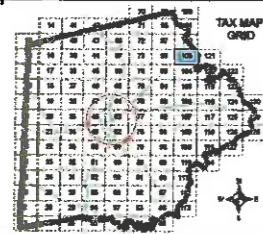
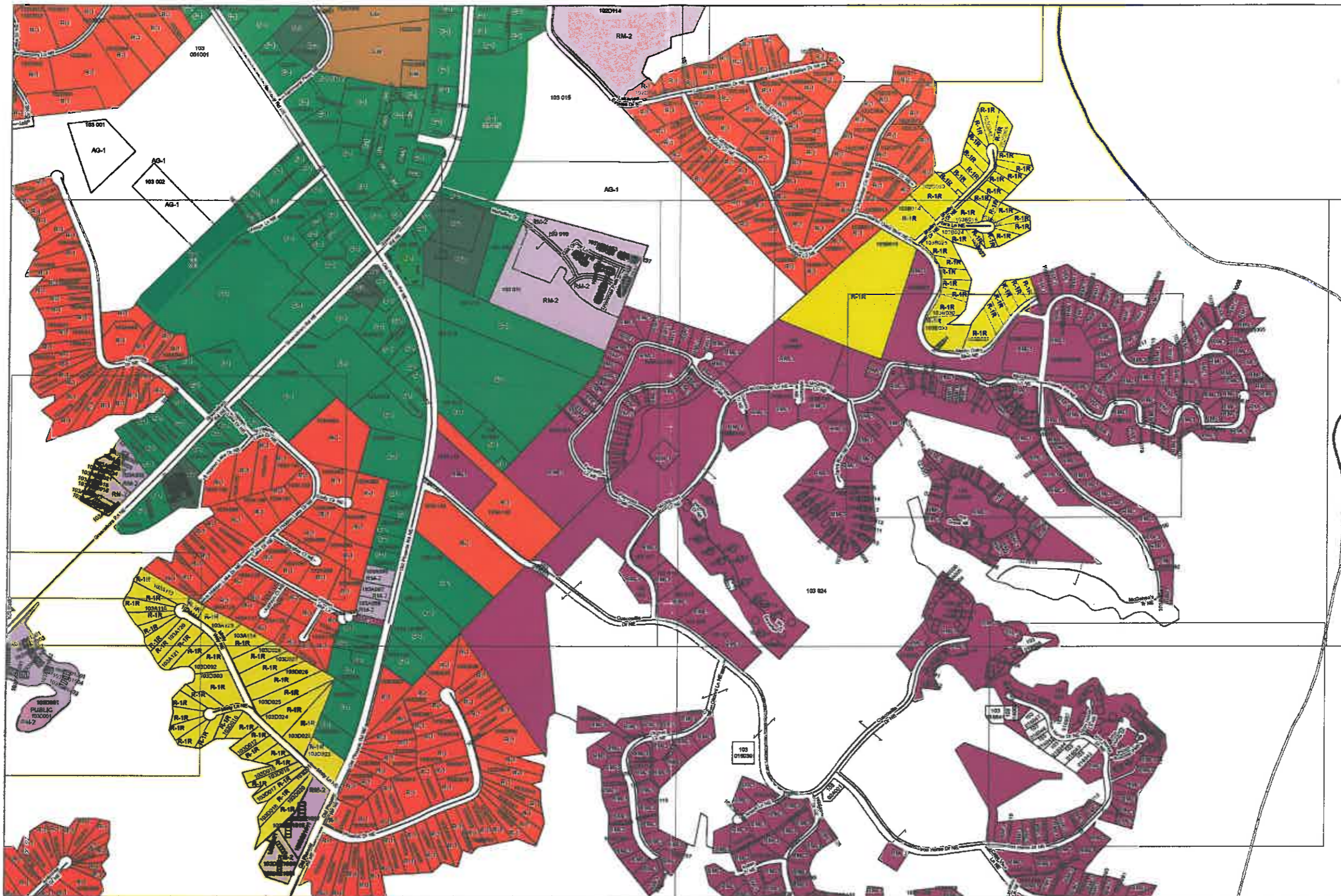
(757)777-8506

John.milisitz@teleworldsolutions.com

RECEIVED

MAR 27 2018

KP



- Estonton 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
	AG-1		C-1		I-M		MHP		R - 2 CITY		R-1R		RM-3
	AG-1 CITY		C-1 CITY		IND-1 CITY		PUBLIC		R - 3 CITY		R-2		VILLAGE
			IND-2		PUBLIC CITY		R - 4 CITY		RM-1				

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Easley Hwy
Suite C
Macon, Georgia 31217
(478) 751-4100
(478) 751-2517
www.middlegeorgiaregional.com
Email: mgrc@mgrc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 103

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,000 DATE: MARCH 2018

LETTER OF AGENCY - LAMAR BILLBOARD/ SPRINT – AGENT TELEWORLD SOLUTIONS

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT TELEWORLD SOLUTIONS TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR INSTALLING 2' SPRINT SPECTRUM ANTENNA AND SMALL BOXES ON EXISTING LAMAR BILLBOARD OF PROPERTY DESCRIBED AS MAP 353 PARCEL 103 005, CONSISTING OF 2.98 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 1010 GREENSBORO ROAD, 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 TELEWORLD SOLUTIONS HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR LAMAR/SPRINT SPECTRUM 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 30TH DAY OF MARCH, 2018.

PROPERTY OWNER(S): LAMAR BILLBOARD
NAME (PRINTED) TONY BROXSON

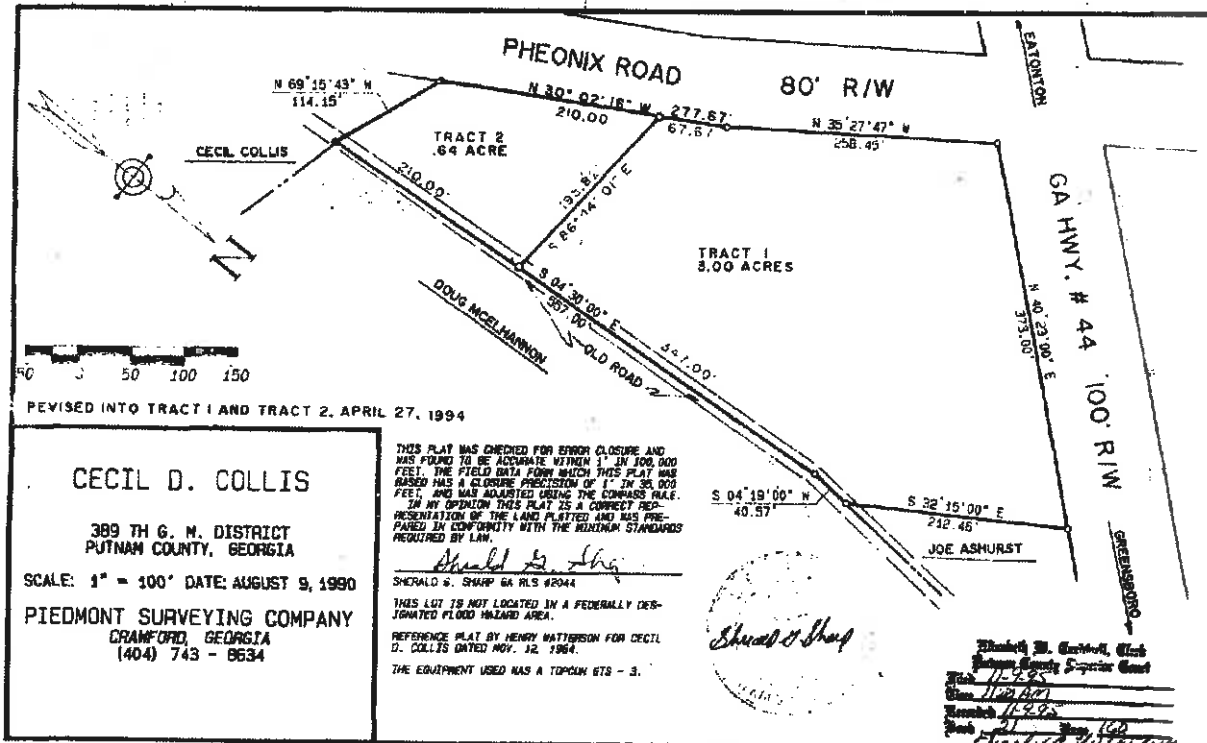
SIGNATURE



ADDRESS: 4706 CAPITAL CIRCLE SW, TALLAHASSEE, FL 32305
PHONE: 850-258-8628

2018 APR 4

150

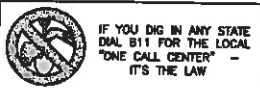


RCVD 2018 MAR 29

KP

CASCADE ID:
AT68XSNEE
 LATITUDE/LONGITUDE:
33.42209444/-83.26761389

CROSS STREET:
GREENSBORO RD & OLD PHOENIX RD NE
 CITY, STATE, ZIP:
EATONTON, GA 31024



IF YOU DIG IN ANY STATE
 DIAL 811 FOR THE LOCAL
 "ONE CALL CENTER" -
 IT'S THE LAW

THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTOR'S
 CONVIENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT
 SHOWN ON THESE PLANS. THE ENGINEER/PLANNING FIRM HAS
 NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL
 BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL THE
 UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE DONE
 TO THE CO UTILITIES BY THE CONTRACTOR SHALL BE THE
 SOLE RESPONSIBILITY OF THE CONTRACTOR.

NOTE:
 GENERAL CONTRACTOR IS REQUIRED TO CROSS CHECK COORDINATES, EXHIBIT PHOTO, AERIAL
 PHOTO AND SITE PLAN TO ENSURE PROPER POLE LOCATION PRIOR TO BREAKING GROUND.

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A
 TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE
 MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT
 DISTURBANCE OF EFFECT ON DRAINAGE; NO SANITARY SEWER
 SERVICE, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED AND
 NO COMMERCIAL SIGNAGE IS PROPOSED.

PRIOR TO ANY CONSTRUCTION WORK, CONTRACTOR SHALL LOCATE
 ALL UNDERGROUND UTILITIES. ALL UTILITIES SHALL BE MARKED.

THIS DESIGN IS SUBJECT TO ANY JURISDICTIONAL AND OWNER
 APPROVALS INCLUDING JURISDICTIONAL REQUIREMENTS, RF
 EQUIPMENT CONFIGURATION, AND FINAL UTILITY COORDINATION WITH
 PUBLIC POWER AND UTILITY PROVIDERS/ CONTRACTOR TO CONFIRM
 FINAL REQUIREMENTS WITH OWNER.

SITE INFORMATION

CASCADE ID:	AT68XSNEE
LATITUDE:	33.42209444
LONGITUDE:	-83.26761389
CROSS STREET:	GREENSBORO RD & OLD PHOENIX RD NE
CITY, STATE, ZIP:	EATONTON, GA 31024
COUNTY:	PUTNAM COUNTY
JURISDICTION:	PUTNAM COUNTY
APPLICANT:	TELEWORLD SOLUTIONS 43130 AMBERWOOD PLAZA CHANTILLY, VA 20152

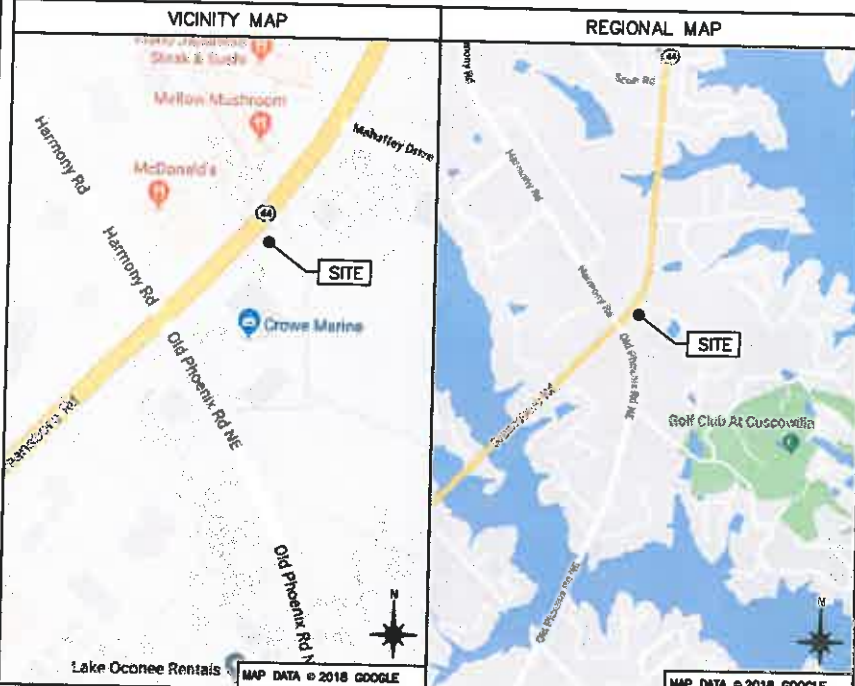
ENGINEER

WARREN WILLIAMS & ASSOCIATES, PC CONTACT: WARREN WILLIAMS, PE
 738 CARNEROS CIRCLE PRESIDENT
 HIGH POINT, NC 27265 TEL: (757) 450-2288

DO NOT SCALE DRAWINGS

CONTRACTORS SHALL VERIFY ALL PLANS, (E) DIMENSIONS & FIELD
 CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE
 ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE
 PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

LOCATION MAPS



PROJECT DESCRIPTION

END USER PROPOSES TO INSTALL EQUIPMENT ON AN EXISTING BILLBOARD.
 THE SCOPE WILL CONSIST OF THE FOLLOWING:

- INSTALL 1 NEW OMN ANTENNA
- INSTALL 1 NEW ARHARMONY 4000 RADIO
- INSTALL 1 NEW CONEXUS CDMA FEMTO
- INSTALL 1 NEW MW DISH
- INSTALL 1 NEW AC DISTRIBUTION PANEL

CODES

INTERNATIONAL BUILDING CODE
 NATIONAL ELECTRICAL SAFETY CODE
 TIA/EIA-222-G-2 OR LATEST EDITION
 LOCAL BUILDING/PLANNING CODE

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
SP-1	EXHIBIT PHOTO & SITE PLAN
EY-1	ELEVATION & RISER DIAGRAM
EQ-1	EQUIPMENT DETAILS
E-1	ELECTRICAL DETAILS
G-1	GROUNDING DETAILS
GN-1	GENERAL NOTES
GN-2	GENERAL NOTES
GN-3	GENERAL NOTES



738 CARNEROS CIRCLE
 HIGH POINT, NC, 27265

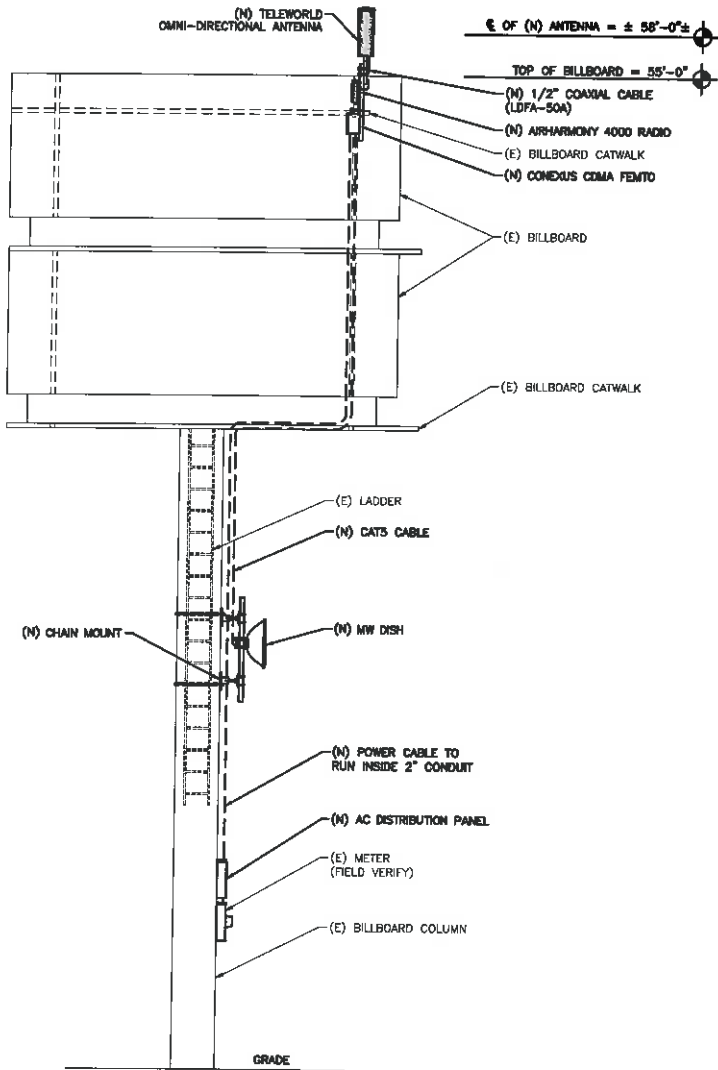
PROJECT NUMBER:
 DRAWN BY: SB
 CHECKED BY: WF

C	02-08-18	PRELIMINARY CD
B	02-09-18	PRELIMINARY CD
A	02-02-18	PRELIMINARY CD

SEAL:
 SIGNATURE
 IT IS A VIOLATION OF THE LAW FOR ANY
 PERSON, UNLESS THEY ARE ACTING UNDER
 THE DIRECTION OF A LICENSED PROFESSIONAL
 ENGINEER, TO ALTER THIS DOCUMENT

AT68XSNEE
 EXISTING BILLBOARD
 GREENSBORO RD &
 OLD PHOENIX RD NE
 EATONTON, GA 31024

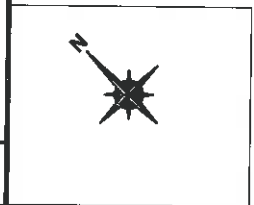
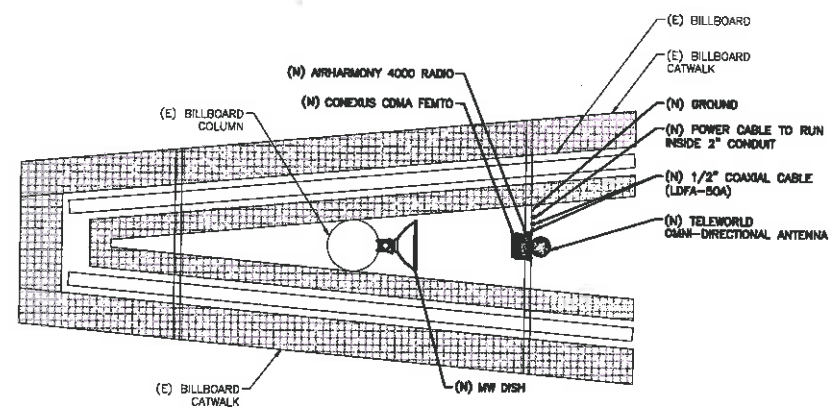
SHEET TITLE
TITLE SHEET
 SHEET NUMBER
T-1



ELEVATION
 SCALE: NOT TO SCALE

BILL OF MATERIALS							
QTY.	DESCRIPTION	MANUFACTURER	MODEL NUMBER	AZIMUTH	CABLE	DIMENSIONS (HxWxD)	WEIGHT
1	ANTENNA	DCI	SCA360F-BU2A	-	-	24.0" X 11.5" DIAMETER	14.3 LBS
1	RADIO	AIRSPAN	AH4000	-	-	20.3" X 10.3" X 8.3"	42 LBS
1	CDMA FEMTO	CONEXUS	CWFEMTOACT15W01	-	-	19.9" X 27.0" X 11.2"	90 LBS
1	GPS	TALLYSMAN	GPS-AMT-3	-	-	2" X 2.6" DIAMETER	0.3 LBS
1	AC DISTRIBUTION PANEL	RAYCAP	RSTAC-3112-P-12D	-	-	9.25" X 9.5" X 3.81"	14 LBS
1	METER SOCKET	MLBANK	U4801-XL-5TD	-	-	19" X 13" X 4.84"	21 LBS
1	MW	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-

BILL OF MATERIALS
 SCALE: NOT TO SCALE



RISER
 SCALE: N
TATION DIAGRAM
 26



WW&A
 WALTER WILLIAMS & ASSOCIATES
 738 CARNEROS CIRCLE
 HIGH POINT NC, 27285

PROJECT NUMBER:
 DRAWN BY: SD
 CHECKED BY: WW

C	02-08-18	PRELIMINARY CD
B	02-05-18	PRELIMINARY CD
A	02-02-18	PRELIMINARY CD

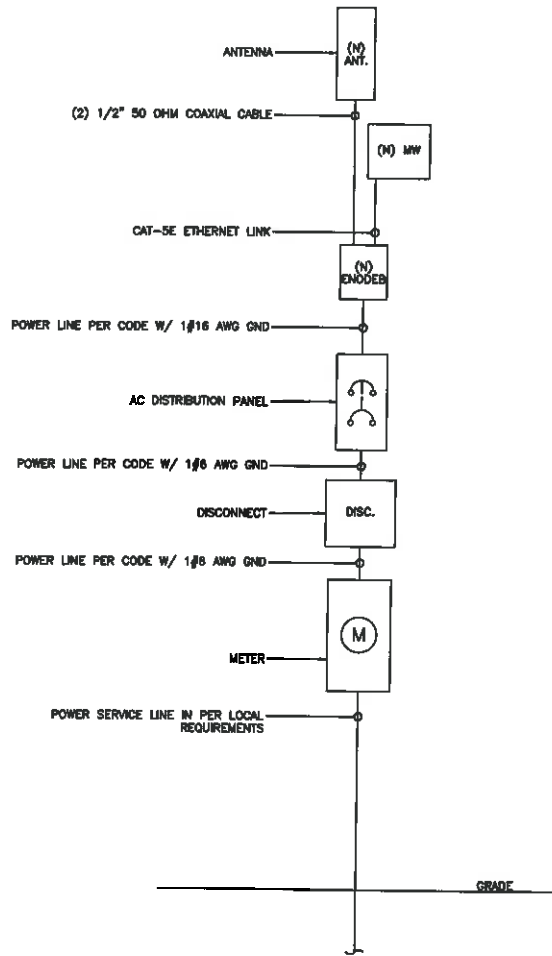
SEAL:
 SIGNATURE
 IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

AT80XSNEE
 EXISTING BILLBOARD
 GREENSBORO RD &
 OLD PHOENIX RD NE
 EATONTON, GA 31024

EXPERT TITLE
**ELEVATION &
 RISER DIAGRAM**

SHEET NUMBER
EV-1

RECEIVED



ONE-LINE DIAGRAM

SCALE: NOT TO SCALE

1

NOT USED

SCALE: NOT TO SCALE

2

NOT USED

SCALE: NOT TO SCALE

28

3



WW&A
warren williams & associates

738 CARNEROS CIRCLE
HIGH POINT NC, 27285

PROJECT NUMBER:
DRAWN BY: SD
CHECKED BY: WW

C	02-02-18	PRELIMINARY CD
B	02-02-18	PRELIMINARY CD
A	02-02-18	PRELIMINARY CD

SEAL:

SIGNATURE
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

AT88XSNEE
EXISTING BILLBOARD
GREENSBORO RD &
OLD PHOENIX RD NE
EATONTON, GA 31024

SHEET TITLE
ELECTRICAL DETAILS

SHEET NUMBER

E-1

RECEIVED

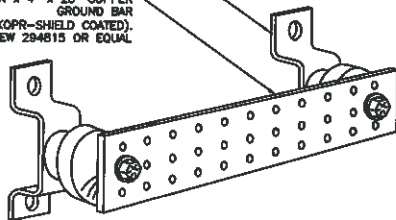
GROUND LEADS:

(2) TWO HOLE LUG TO BE USED WITH #2 AWG BCW TO GROUND RING

#6 AWG FORM ANTENNA CABLE GROUND KITS.

INSULATOR AND MOUNTING BRACKETS (SUPPLIED WITH GROUND BAR)

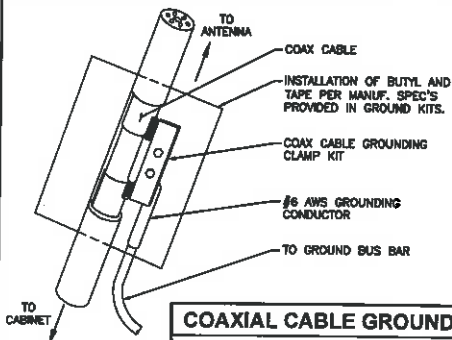
1/4" THICK x 4" x 20" COPPER-GROUND BAR (KOPR-SHIELD COATED). ANDREW 294615 OR EQUAL



GROUNDING DETAIL

SCALE: NOT TO SCALE

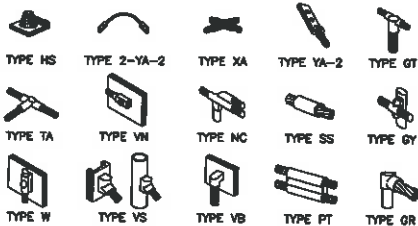
1



COAXIAL CABLE GROUNDING DETAIL

SCALE: NOT TO SCALE

2



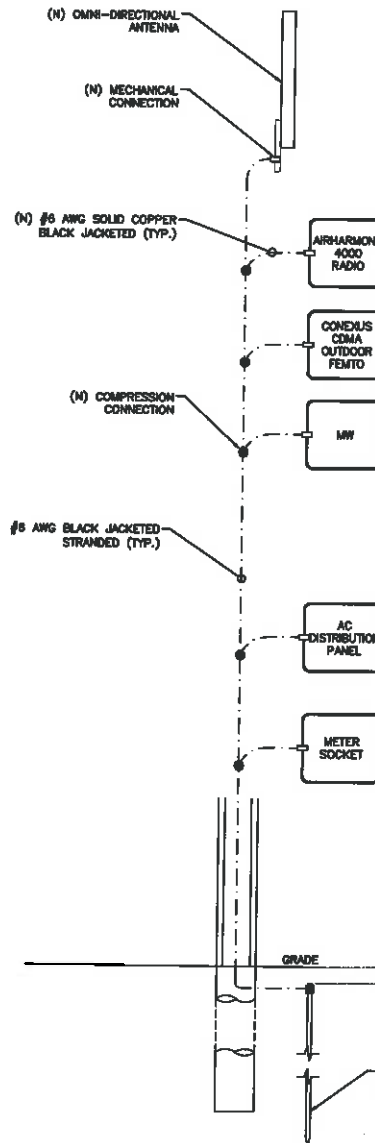
NOTE:

ERICO EXOTHERMIC "MOLD TYPES" SHOWN HERE ARE EXAMPLES. CONSULT WITH PROJECT MANAGER FOR SPECIFIC MOLDS TO BE USED FOR THIS PROJECT.

WELD CONNECTION DETAILS

SCALE: NOT TO SCALE

3



LEGEND

- CADWELD CONNECTION
- MECHANICAL CONNECTION
- COMPRESSION CONNECTION

NOTE:
GROUNDING RISER FOR DIAGRAMMATIC PURPOSES ONLY. SEE ELEVATION DRAWING FOR EQUIPMENT AND ANTENNA LOCATIONS.

NOTES:

1. ALL RGS TO BE GROUNDED AT BOTH ENDS USING GROUNDING BUSHINGS
2. GROUND WIRE TO BE RUN IN 1/2" SCHEDULE 40 PVC.

DRIVE GROUND ROD TO A MINIMUM DEPTH OF 30" OR 6" BELOW FROST-LINE

(N) 5/8" x 6'-0" COPPER CLAD STEEL GROUND ROD

GROUNDING Riser DIAGRAM

SCALE: NOT TO SCALE

29

4



736 CARNEROS CIRCLE
HIGH POINT NC, 27265

PROJECT NUMBER:
DRAWN BY: SB
CHECKED BY: WW

C	02-08-18	PRELIMINARY CDs
B	02-09-18	PRELIMINARY CDs
A	02-02-18	PRELIMINARY CDs

SEAL:

SIGNATURE

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

A T68X8N6E
EXISTING BILLBOARD
GREENSBORO RD &
OLD PHOENIX RD NE
EATONTON, GA 31024

SHEET TITLE
GROUNDING DETAILS

DATE: 02/02/18
G-1

RECEIVED

ELECTRICAL NOTES CONT'D

13. THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED BY THE CONTRACTOR WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY HAVE BEEN DAMAGED THEREIN.
14. CONTRACTOR SHALL PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES AND DEVICES FOR ALL OUTLETS AS INDICATED.
15. DITCHING AND BACK FILL: CONTRACTOR SHALL PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES INCLUDING EXCAVATION AND BACKFILLING AND COMPACTION. REFER TO NOTES AND REQUIREMENTS 'EXCAVATION, AND BACKFILLING.
16. MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC, NEMA AND IECE.
17. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURER'S CATALOG INFORMATION OF ANY/ALL EQUIPMENT AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE TELEVORLD SOLULATION CM PRIOR TO INSTALLATION.
18. ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE TELEVORLD SOLULATION CM UPON FINAL ACCEPTANCE.
19. THE ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPEWRITTEN DIRECTORIES. ALL ELECTRICAL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
20. DISCONNECT SWITCHES SHALL BE UL-RATED, H.P. RATED HEAVY-DUTY, QUICK-MAKE AND QUICK-BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.
21. ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND KNOWN AS "NO-OXIDE A" BY DEARBORNE CHEMICAL CO. COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED - NO SUBSTITUTIONS.
22. RACEWAYS: CONDUIT SHALL BE SCHEDULE 80 PVC MEETING OR EXCEEDING NEMA TC2 - 1980. CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS - 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 2 FT. RADIUS. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL-5 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. COAT ALL THREADS WITH "BRITE ZINC" OR "COLD GALV."
23. SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY NEC.
24. CONDUCTORS: CONTRACTOR SHALL USE 85% CONDUCTIVITY COPPER WITH TYPE THWN INSULATION, UNLESS OTHERWISE NOTED, 600 VOLT, COLOR CODED. USE SOLID CONDUCTORS FOR WIRE UP TO AND INCLUDING NO. 8 AWG. USE STRANDED CONDUCTORS FOR WIRE ABOVE NO. 8 AWG.
25. CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.
26. SERVICE: AS SPECIFIED ON THE DRAWINGS. OWNER OR OWNER'S AGENT WILL APPLY FOR POWER. ALL PROVISIONS FOR TEMPORARY POWER WILL BE OBTAINED BY THE CONTRACTOR.
27. TELEPHONE OR FIBER SERVICE: CONTRACTOR SHALL PROVIDE EMPTY CONDUITS WITH PULL STRINGS AS INDICATED ON DRAWINGS.
28. ELECTRICAL AND TELCO/FIBER RACEWAYS TO BE BURIED A MINIMUM DEPTH OF 30", UNLESS OTHERWISE NOTED.
29. CONTRACTOR SHALL PLACE 6" WIDE DETECTABLE WARNING TAPE AT A DEPTH OF 6" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL AND TELCO SERVICE CONDUITS. CAUTIONS TAPE TO READ "CAUTION BURIED ELECTRIC" OR "BURIED TELECOM".
30. ALL BOLTS SHALL BE 3-16 STAINLESS STEEL.

GROUNDING NOTES:

1. ALL HARDWARE SHALL BE 3-16 STAINLESS STEEL, INCLUDING LOCK WASHERS. COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND, AS SPECIFIED, BEFORE MATING. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8 INCH DIAMETER OR SIZED TO MATCH COMPONENTS OR LOG SIZE.
2. FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL. COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
3. ALL STEEL CONDUIT SHALL BE BONDED AT BOTH ENDS WITH GROUNDING BUSHING.
4. ALL ELECTRICAL AND GROUNDING AT THE POLE SITE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 780 (LATEST EDITION), AND MANUFACTURER.
5. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
6. GROUND ALL ANTENNA BASES, FRAMES, CABLE RUNS, AND OTHER METALLIC COMPONENTS USING #6 GROUND WIRES. FOLLOW ANTENNA AND BTS MANUFACTURER'S PRACTICES FOR GROUNDING REQUIREMENTS.
7. ALL GROUND CONNECTIONS SHALL BE #6 AWG, UNLESS OTHERWISE NOTED. USE SOLID COPPER, BLACK JACKETED WIRE ON NON WOOD POLES AND SOLID TINNED COPPER, BARE (NO JACKET) WIRES ON WOOD POLES. BLACK WIRES WILL USE A SINGLE STRIPE OF GREEN ELECTRICAL TAPE WITHIN 12" OF THE CONNECTION POINTS TO IDENTIFY AS GROUNDING WIRE.
8. NOTIFY ARCHITECT/ENGINEER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
9. ALL HORIZONTALLY RUN GROUNDING CONDUCTORS SHALL BE INSTALLED A MINIMUM OF 30" BELOW GRADE / 6" BELOW FROST-LINE IN TRENCH, UNLESS OTHERWISE NOTED. BACK FILL SHALL BE COMPACTED AS REQUIRED BY ARCHITECT/ENGINEER.
10. ALL GROUND CONDUCTORS SHALL BE RUN AS STRAIGHT AND SHORT AS POSSIBLE, WITH A MINIMUM 12" BENDING RADIUS NOT LESS THAN 90 DEGREES.
11. ACCEPTABLE CONNECTIONS FOR GROUNDING SYSTEM SHALL BE:
 - A. BURNDY, HY-GRADE U.L. LISTED CONNECTORS FOR OUTDOOR USE OR AS APPROVED BY APPLICANT PROJECT MANAGER.
 - B. CADWELD, EXOTHERMIC WELDS (WELDED CONNECTIONS).
 - C. ONE (1) OR (2) HOLES TINNED COPPER COMPRESSION (LONG BARREL) FITTINGS.
12. ALL CRIMPED CONNECTIONS SHALL HAVE EMBOSSED MANUFACTURER'S DIEMARK VISIBLE AT THE CRIMP (RESULTING FROM USE OF PROPER CRIMPING DEVICES) AND WEATHER-PROOFED WITH HEAT SHRINK.
13. ALL CONNECTION HARDWARE SHALL BE TYPE 3-16 STAINLESS STEEL (NOT ATTRACTED TO MAGNETS).
14. ELECTRICAL SERVICE EQUIPMENT GROUNDING SHALL COMPLY WITH NEC, ARTICLE 250-52 AND SHALL BOND ALL (E) AND NEW GROUNDING ELECTRODES. NEW GROUNDING ELECTRODE SHALL INCLUDE BUT NOT LIMITED TO GROUND RODS.

TESTING AND EQUIPMENT TURN UP REQUIREMENTS:

1. RF CABLE, DATA CABLE, RADIO EQUIPMENT AND BACK HAUL EQUIPMENT TESTING WILL COMPLY WITH CURRENT INDUSTRY STANDARDS AND OR THOSE STANDARDS OF THE EQUIPMENT MANUFACTURER OR PROVIDED TO THE CONTRACTOR PRIOR TO TESTING.
2. CONTRACTOR WILL USE THE APPROPRIATE CALIBRATED TESTING EQUIPMENT IN THE TESTING OF RF CABLE, DATA CABLE, RADIO EQUIPMENT AND BACK HAUL EQUIPMENT THAT MEET INDUSTRY STANDARDS OF THE MANUFACTURER OR THOSE STANDARDS PROVIDED TO THE CONTRACTOR PRIOR TO TESTING.
3. CONTRACTOR TO VERIFY AND RECORD ALL TEST RESULTS AND PROVIDE THESE RESULTS WITHIN THE FINAL CLOSE OUT PACKAGE.

4. ALL PERSONNEL INVOLVED IN THE TESTING OF RF CABLE, DATA CABLE, RADIO EQUIPMENT AND BACK HAUL EQUIPMENT WILL BE REQUIRED TO HAVE BEEN TRAINED AND OR CERTIFIED IN THE PROPER TESTING OF RF CABLE, DATA CABLE, RADIO EQUIPMENT AND BACK HAUL EQUIPMENT.
5. ALL TEST RESULTS SHALL BE TIME STAMPED, RECORDED AND PRESENTED PRIOR TO ENERGIZING AND TURN UP OF ANY EQUIPMENT.
6. GPS EQUIPMENT (WHEN REQUIRED) IS NOT TO BE TESTED OR ATTACHED TO ANY CABLING DURING TESTING, DOING SO WILL DAMAGE THE GPS UNIT.
7. PRIOR TO TESTING IF THE CONTRACTOR HAS ANY QUESTIONS ABOUT THE TESTING PROCEDURES THEY ARE TO CALL AND OBTAIN ASSISTANCE FROM A QUALIFIED DESIGNATED TESTING REPRESENTATIVE.
8. EQUIPMENT IS NOT TO BE ENERGIZED UNTIL ALL TESTING HAS BEEN COMPLETED, APPROVED AND THE APPROPRIATE AUTHORITY HAS BEEN NOTIFIED AND GIVES APPROVAL TO ENERGIZE THE EQUIPMENT.

SITE WORK NOTES:

1. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
2. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON AS-BUILT DRAWINGS BY GENERAL CONTRACTOR AND ISSUED TO ARCHITECT/ENGINEER AT COMPLETION OF PROJECT.
3. ALL (E) UTILITIES, FACILITIES, CONDITIONS AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL (E) UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING (E) UTILITIES.
4. CONTRACTOR SHALL VERIFY ALL (E) UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER OR TELEVORLD SOLULATION CM FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT/ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT THEIR OWN RISK AND EXPENSE. CONTRACTOR SHALL CALL LOCAL UTILITY LOCATE HOT LINE, SUCH AS 811, FOR UTILITY LOCATIONS A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.
5. ALL NEW AND (E) UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK. ANY COST RELATED TO ADJUSTING (E) STRUCTURES SHALL BE BORNE SOLELY BY THE CONTRACTOR.
6. GRADING OF THE SITE WORK AREA IS TO BE SMOOTH AND CONTINUOUS IN SLOPE AND IS TO FEATHER INTO (E) GRADES AT THE GRADING LIMITS.
7. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.



WW&A
WATSON WILLIAMS & ASSOCIATES

736 CARNEROS CIRCLE
HIGH POINT NC, 27265

PROJECT NUMBER:
DRAWN BY: **SP**
CHECKED BY: **WW**

C	02-08-18	PRELIMINARY CD
B	02-08-18	PRELIMINARY CD
A	02-02-18	PRELIMINARY CD

SEAL:

SIGNATURE
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

AT68XSNEE
EXISTING BILLBOARD
GREENSBORO RD &
OLD PHOENIX RD NE
EATONTON, GA 31024

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-2

Backup material for agenda item:

9. Request by **Nathan Mason** to rezone 9.49 acres at 142 Halls Road from AG-1 to R-1. [**Map 033, Parcel 052**]. *

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

May 3, 2018

TO: Planning & Zoning Commission

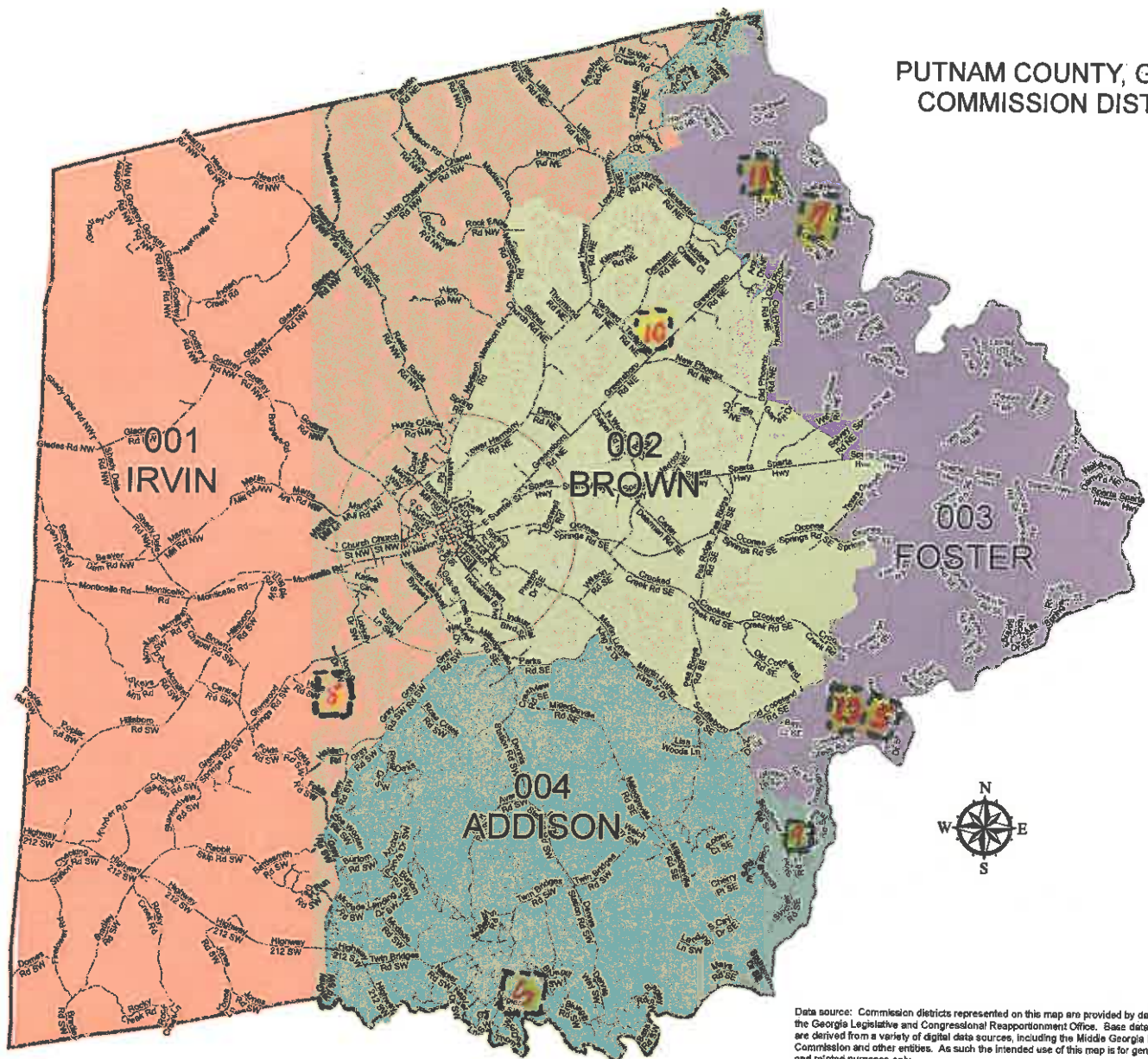
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 5/3/2018

8. Request by **Nathan Mason** to rezone 9.49 acres at 142 Halls Road from AG-1 to R-1. [**Map 033, Parcel 052**]. * The applicant is requesting to rezone 9.49 acres from AG-1 to R-1 to subdivide for family use. The minimum lot size in the AG-1 district is 20 acres so to subdivide the property it must be rezoned to a conforming zoning district. Halls Road divides this property. The applicant is proposing to subdivide this property equally between his two siblings by creating (2) 3.57 acre parcels and (2) 1.175 acre parcels. The Comprehensive Plan Future Land Use indicates the future land use as Rural Residential which meets the intended land use of Residential. This parcel is surrounded by adjacent AG-1 parcels. Therefore, the proposed R-1 zoning will have minimal impact on Halls Road or adjacent properties.

Staff recommendation is for approval to rezone 9.49 acres from AG-1 to R-1 with the following conditions: (1) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



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

MAP SCALE: 1" = 5,697.26' SCALE RATIO: 1:68,367.34 DATE: DECEMBER 2016

5. Request by Ruby G. Cannon for a side yard setback variance at 213 N. Steel Bridge Road. Presently zoned R-2. [Map 109B, Parcel 046]. Request to withdraw without prejudice.
6. Request by Harry Binion for a side yard setback variance at 177 Lakeshore Drive. Presently zoned R-2. [Map 056B, Parcel 041].
7. Request by Teleworld Solutions, agent for Lamar Billboard/Sprint Spectrum, LP for a telecommunication tower conditional use at 1010 Greensboro Road. Presently zoned C-1. [Map 103, Parcel 005]. *
8. Request by Nathan Mason to rezone 9.49 acres at 142 Halls Road from AG-1 to R-1. [Map 033, Parcel 052]. *
9. Request by Bonnie Beatrice Roberts, agent for BDL Land Company, LLC to rezone 9.09 acres at 365 Scuffleboro Road from R-1 to AG-2. [Map 111, Parcel 001048]. *
10. Request by Connie Covington to rezone 5 acres at 122 Denham Road from AG-1 to R-1. [Map 074, Parcel 052]. *
11. Request by William Pettit, agent for Mary Katherine Lucius, Executrix to rezone 1.24 acres at 883 Harmony Road from C-1 to C-2. [Map 102D, Parcel 039]. *
12. Request by Robert H. Blount, agent for Jack Pierce to rezone 3.71 acres at 906 Crooked Creek Road from AG-1 to R-2. [Map 110, Part of Parcel 060]. *

PUTNAM COUNTY PLANNING & DEVELOPMENT
117 Putnam Drive, Suite B
Eatonton, GA 31024
Phone: 706-485-2776 ♦ Fax: 706-485-0552
www.putnamcountyga.us

APPLICATION FOR REZONING

APPLICATION NO _____ DATE: 2-5-18

MAP 033 PARCEL 052

1. Name of Applicant: Nathan Mason
2. Mailing Address: P.O. Box 4423
3. Phone: (home) 706 485-7342 (office) _____ (cell) 706 816-3258
4. The location of the subject property, including street number, if any: 142 Halls Rd
5. The area of land proposed to be rezoned (stated in square feet if less than one acre):
9.49 ACRES
6. The proposed zoning district desired: Residential (R-1)
7. The purpose of this rezoning is (Attach Letter of Intent)
To divide Property between Siblings
8. Present use of property: Homesite Desired use of property: Homesite
9. Existing zoning district classification of the property and adjacent properties:
Existing: Agriculture AG-100
North: AG-100 South: AG-100 East: AG-100 West: AG-100
- ✓ 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.): Rural Residential RP
13. A detailed description of existing land uses: Homesite (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.

RECEIVED

FEB 02 2018

PUTNAM COUNTY PLANNING & DEVELOPMENT
 117 Putnam Drive, Suite B
 Eatonton, GA 31024
 Phone: 706-485-2776 ♦ Fax: 706-485-0552
 www.putnamcountyga.us

- 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.)

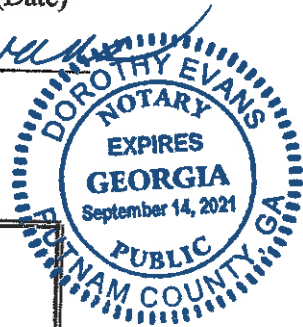
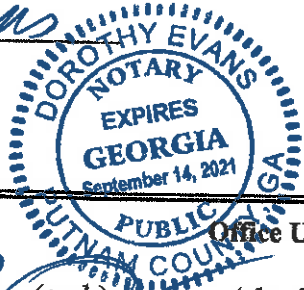
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

Arthur Mason 2-5-2018
 Signature (Property Owner) (Date)

Arthur Mason 2-5-2018
 Signature (Applicant) (Date)

Sarah Evans
 Notary Public

Sarah Evans
 Notary Public



Office Use

Paid: \$ 100.00 (cash) (check) (credit card)

Receipt No. 0322010 Date Paid: 2/5/18

Date Application Received: 2/5/18

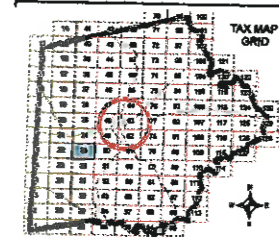
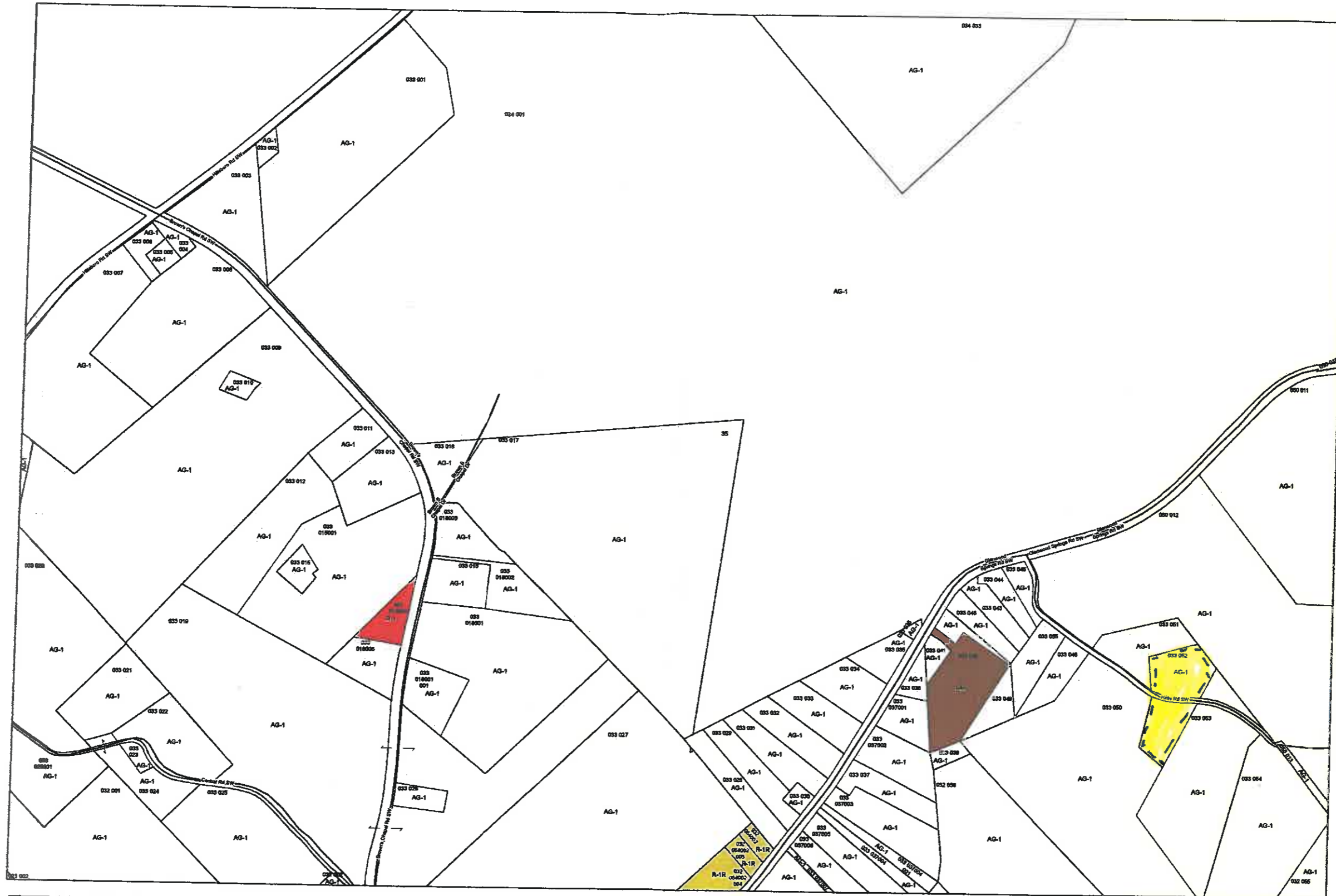
Reviewed for completeness by: K. Pennington

Submitted to TRC: _____ Return date: _____

Date of BOC hearing: _____ Date submitted to newspaper: _____

Date sign posted on property: _____ Picture attached: yes no

RECEIVED
 FEB 02 2018



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

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

MGRC
IT GIS Services
Middle Georgia Regional Commission
170 County Hwy
Suite C
Macon, Georgia 31217
(478) 751-6189
(478) 751-9517
Web: www.mgarc.org
Email: mg@mg-arc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 033

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: FEBRUARY 2016

Glenwood
Springs Rd SW

050 012

050 011

AG-1

AG-1

033 051

033
055
AG-1

033 046

AG-1

033 052

AG-1

AG-1

033 050

Halls Rd SW

033 053

033 054

050 013 AG-1

AG-1

AG-1

AG-1

032 056
AG-1

Letter Of Intent

Subdivision of land.

I Nathan Mason am requesting to have 9.49 acres to be rezoned from AG-1 to R-1 to be subdivided between siblings. Lot is only 9.49 acres and zoned AG-1 so has to be rezoned in order to subdivide.

Nathan Mason

Nathan Mason
3-26-2018

RCUD 2018 MAR 26

KP



RECORD NORTH TAKEN FROM PLAT AS RECORDED IN PLAT BOOK 15, PAGE 34, AND APPLIED TO LINE: N 12°32'07"E 1020.95'

WILLIAM C. RALSTON, JR. et al.
DEED BOOK 5-D, PAGE 459
PLAT BOOK 9, PAGE 185

GARY L. WALKER
DEED BOOK 710, PAGE 01
PLAT BOOK 8, PAGE 120

NOTE:
THERE ARE 1/2" RE-BARS SET ON ALL DIVISION LINE CORNERS AND 1/2" RE-BARS ARE SET BACK APPROXIMATELY 20' FROM THE CENTER OF THE ROAD ON BOTH DIVISION LINES AND EXISTING BOUNDARY LINES.

GRADY CLEMONS
DEED BOOK 6-I, PAGE 236

SURVEYOR'S CERTIFICATION

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, STAMPS, SIGNATURES, 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.



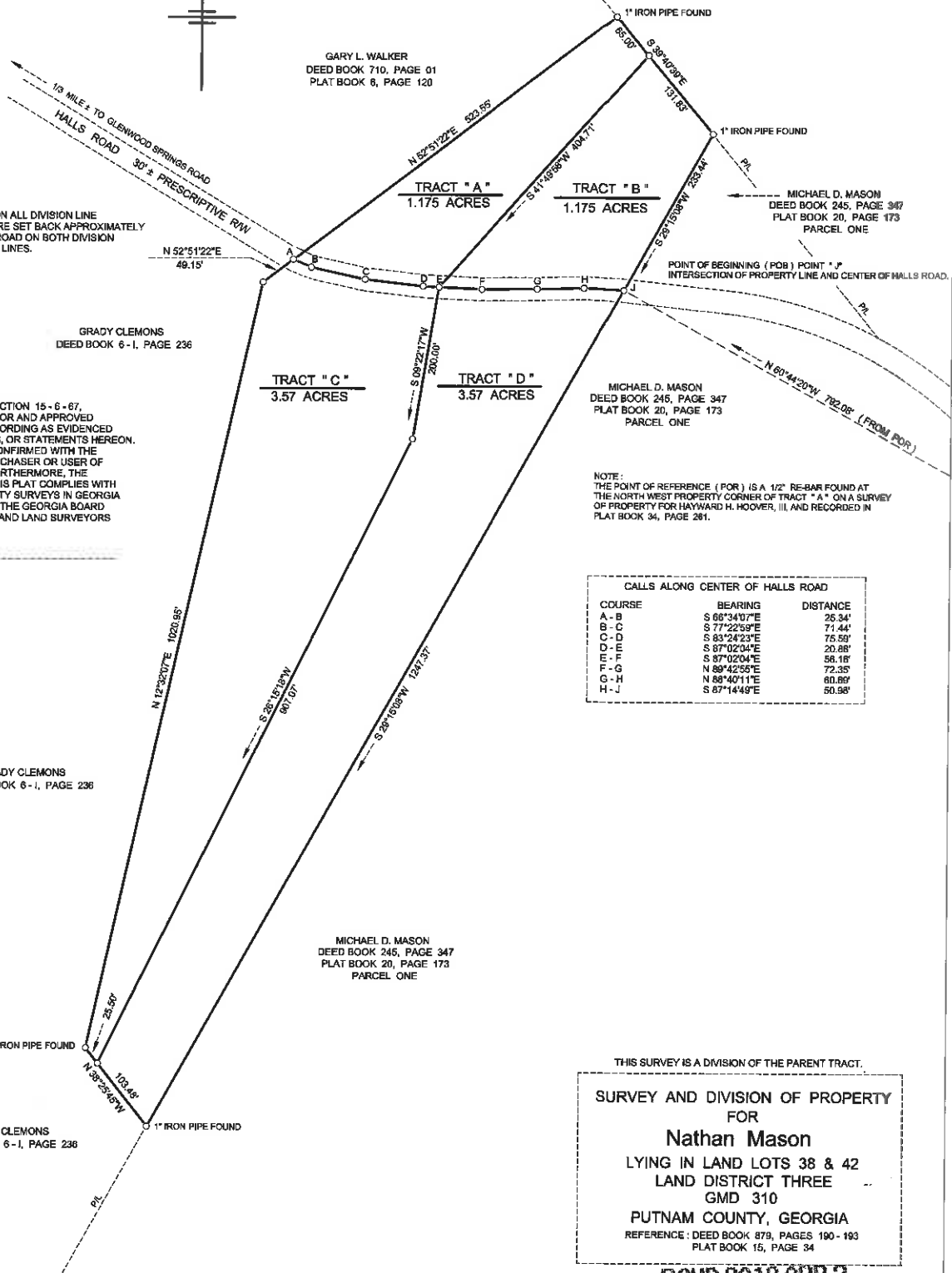
GRADY CLEMONS
DEED BOOK 6-I, PAGE 236

MICHAEL D. MASON
DEED BOOK 245, PAGE 347
PLAT BOOK 20, PAGE 173
PARCEL ONE

GRADY CLEMONS
DEED BOOK 6-I, PAGE 238

SURVEYOR: BYRON L. FARMER
259 COUNTY LINE CHURCH ROAD, SW
MILLEDGEVILLE, GEORGIA 31061
PHONE: 478-932-5755
GEORGIA REGISTRATION NUMBER 1679

SURVEYOR'S CERTIFICATION
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 43,280' AND AN ANGULAR ERROR OF 04" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE, AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN FEET.



CALLS ALONG CENTER OF HALLS ROAD

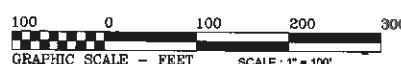
COURSE	BEARING	DISTANCE
A - B	S 66°34'07"E	25.34'
B - C	S 77°22'59"E	71.44'
C - D	S 83°24'23"E	75.55'
D - E	S 87°02'04"E	20.88'
E - F	S 87°02'04"E	58.18'
F - G	N 89°42'55"E	72.35'
G - H	N 89°40'11"E	60.55'
H - J	S 87°14'49"E	50.98'

THIS SURVEY IS A DIVISION OF THE PARENT TRACT.
SURVEY AND DIVISION OF PROPERTY FOR Nathan Mason
LYING IN LAND LOTS 38 & 42
LAND DISTRICT THREE
GMD 310
PUTNAM COUNTY, GEORGIA
REFERENCE : DEED BOOK 879, PAGES 190 - 193
PLAT BOOK 15, PAGE 34

RCUD 2018 APR 2

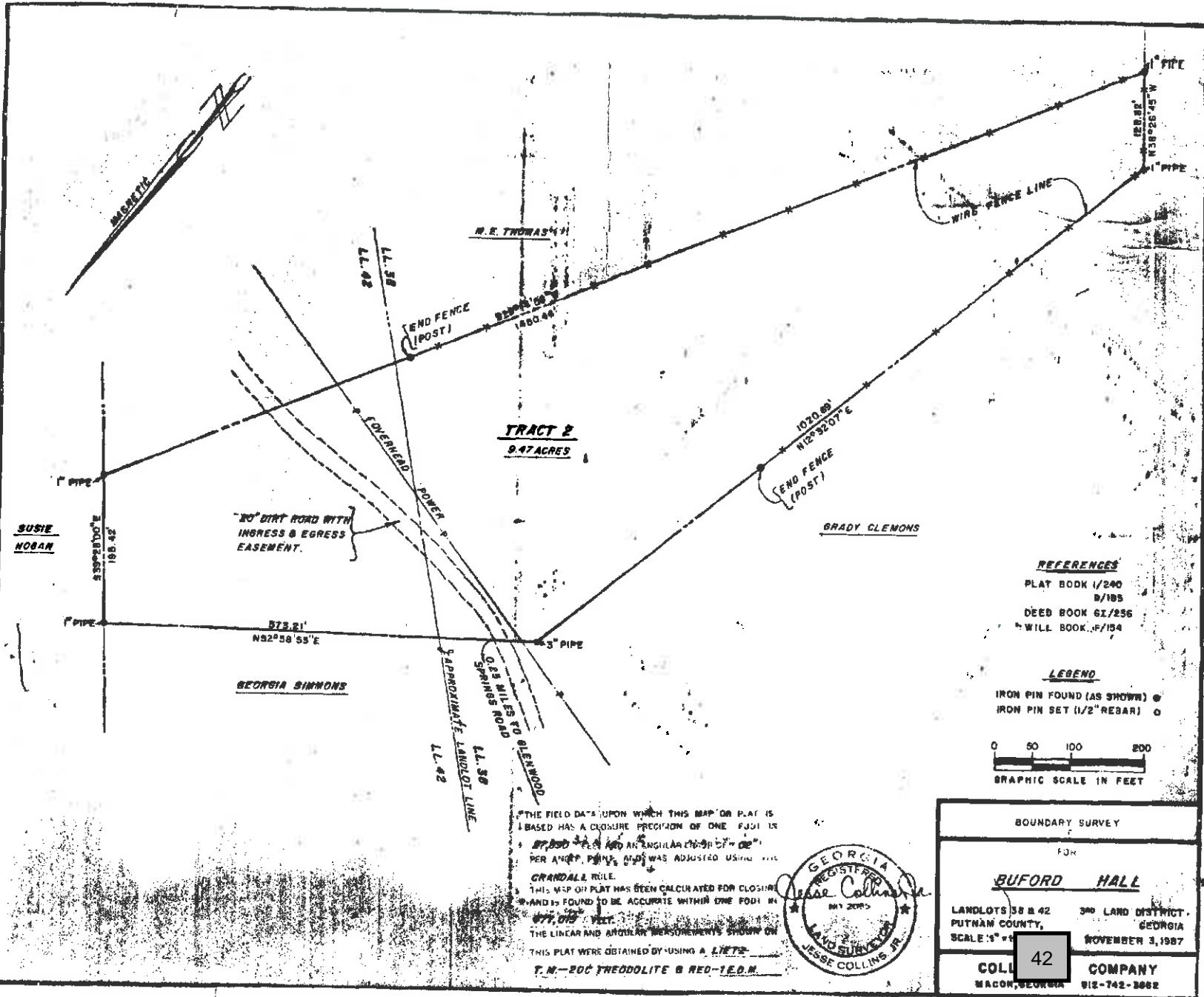
kp

NOTE:
THIS PROPERTY IS SUBJECT TO UTILITY AND OTHER EASEMENTS, BOTH VISIBLE AND NOT VISIBLE AT THE TIME OF THE SURVEY. THESE EASEMENTS MAY OR MAY NOT BE OF RECORD.



Ed. Hunt & Co. Surveyors Old

Revised Nov. 1, 1987



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,000 FEET AND AN ANGULAR PRECISION OF 20\"/>

PER ANGULAR POINT, AND WAS ADJUSTED USING THE CRANDALL RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 17,000 FEET.

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A LITE T.M.-20C TREADLITE & RED-TE.D.M.



REFERENCES

PLAT BOOK 1/240
 B/185
 DEED BOOK 61/236
 WILL BOOK .F/134

LEGEND

IRON PIN FOUND (AS SHOWN) ●
 IRON PIN SET (1/2\"/>



BOUNDARY SURVEY	
FOR	
BUFORD HALL	
LANDLOTS 38 & 42	3RD LAND DISTRICT
PUTNAM COUNTY, GEORGIA	
SCALE: 1\"/>	
NOVEMBER 3, 1987	
COLL 42	COMPANY
MACON, GEORGIA 912-742-3882	

RECEIVED
 FEB 07 2018

Backup material for agenda item:

11. Request by Connie Covington to rezone 5 acres at 122 Denham Road from AG-1 to R-1.
[Map 074, Parcel 052]. *

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

May 3, 2018

TO: Planning & Zoning Commission

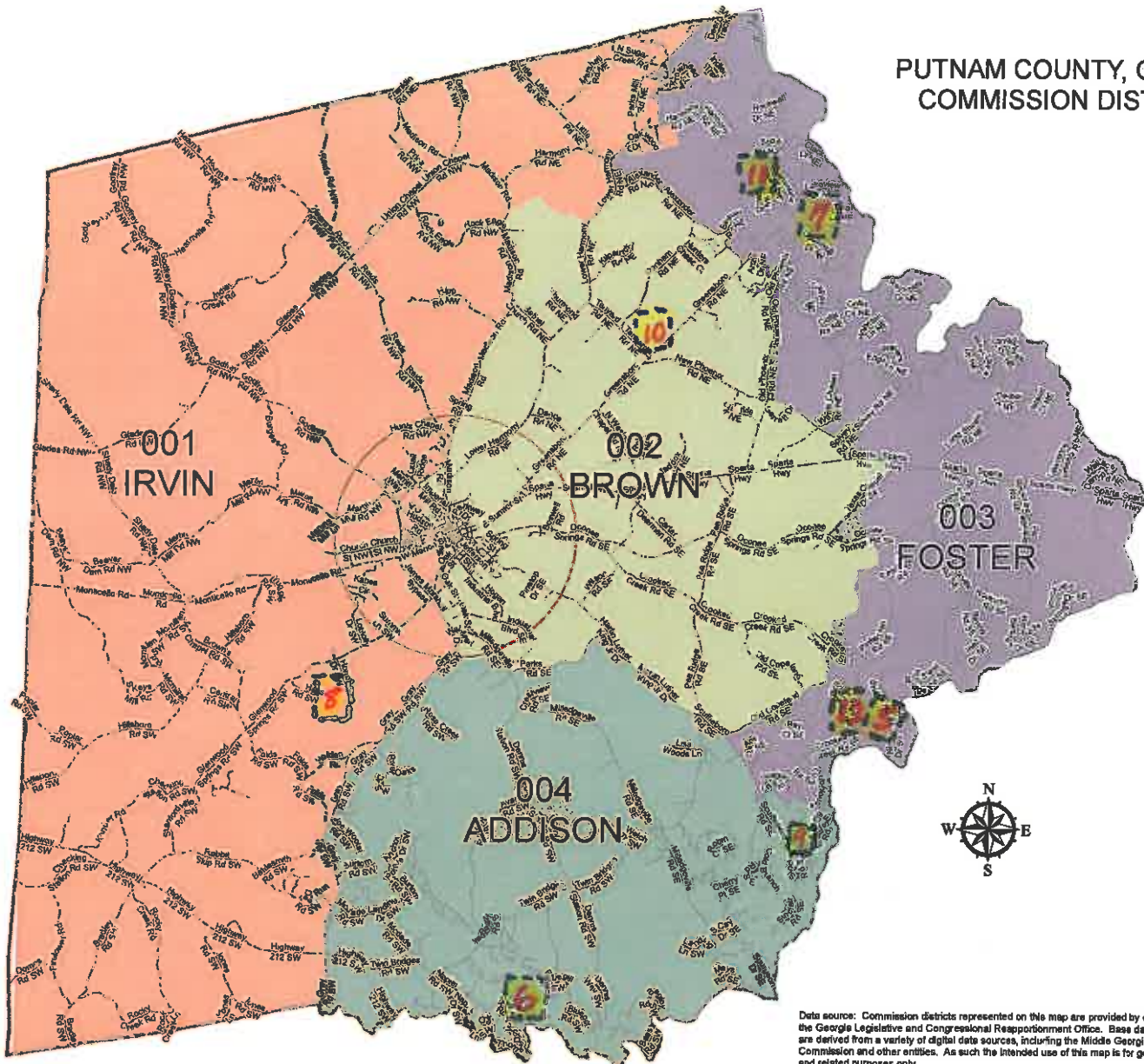
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 5/3/2018

10. Request by **Connie Covington** to rezone 5 acres at 122 Denham Road from AG-1 to R-1. **[Map 074, Parcel 052]**. * The applicant is requesting to rezone 5 acres from AG-1 to R-1 to subdivide the property into (2) 2.5 acre parcels for family use. The minimum lot size in the AG-1 district is 20 acres so to subdivide the property it must be rezoned to a conforming zoning district. The applicant wants to subdivide the parcel into (2) 2.5 acre parcels in order to put a residence in near proximity for her elderly parents. The Comprehensive Plan Future Land Use indicates the future land use as Rural which meets the intended land use of Residential. This parcel is surrounded by adjacent AG-1 parcels. Therefore, the proposed R-1 zoning will have minimal impact on Denham Road or adjacent properties.

Staff recommendation is for approval to rezone 5 acres from AG-1 to R-1 with the following conditions: (1) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

**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" = 5,837.28' SCALE RATIO: 1:63,867.34 DATE: DECEMBER 2016

5. Request by Ruby G. Cannon for a side yard setback variance at 213 N. Steel Bridge Road. Presently zoned R-2. [Map 109B, Parcel 046]. Request to withdraw without prejudice.
6. Request by Harry Binion for a side yard setback variance at 177 Lakeshore Drive. Presently zoned R-2. [Map 056B, Parcel 041].
7. Request by Teleworld Solutions, agent for Lamar Billboard/Sprint Spectrum, LP for a telecommunication tower conditional use at 1010 Greensboro Road. Presently zoned C-1. [Map 103, Parcel 005]. *
8. Request by Nathan Mason to rezone 9.49 acres at 142 Halls Road from AG-1 to R-1. [Map 033, Parcel 052]. *
9. Request by Bonnie Beatrice Roberts, agent for BDL Land Company, LLC to rezone 9.09 acres at 365 Scuffleboro Road from R-1 to AG-2. [Map 111, Parcel 001048]. *
10. Request by Connie Covington to rezone 5 acres at 122 Denham Road from AG-1 to R-1. [Map 074, Parcel 052]. *
11. Request by William Pettit, agent for Mary Katherine Lucius, Executrix to rezone 1.24 acres at 883 Harmony Road from C-1 to C-2. [Map 102D, Parcel 039]. *
12. Request by Robert H. Blount, agent for Jack Pierce to rezone 3.71 acres at 906 Crooked Creek Road from AG-1 to R-2. [Map 110, Part of Parcel 060]. *

PUTNAM COUNTY PLANNING & DEVELOPMENT
117 Putnam Drive, Suite B
Eatonton, GA 31024
Phone: 706-485-2776 Fax: 706-485-0553
www.putnamcountyga.us

APPLICATION FOR REZONING

APPLICATION NO 2018-00347

DATE: 3/13/18

MAP 074 PARCEL 052

1. Name of Applicant: Connie Covington
2. Mailing Address: 152 Kilpatrick Rd Eatonton, GA
3. Phone: (home) 706-81- (office) 706-991-1806 (cell) 706-816-9752
4. The location of the subject property, including street number, if any: 122 Denham Rd Eatonton, GA
5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 5 acres
6. The proposed zoning district desired: R-1
7. The purpose of this rezoning is (Attach Letter of Intent) Letter of intent attached - Replace mobile home that burned
8. Present use of property: Residential Desired use of property: Residential
9. Existing zoning district classification of the property and adjacent properties:
Existing: Ag-1 North: Ag-1 South: Ag-1 East: Ag-1 West: Ag-1
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.): Rural IP
13. A detailed description of existing land uses: HAD a single wide that my son lived in which caught fire in December 17. want to replace it with a newer double wide
14. Source of domestic water supply: well X, community water , or private provider . If source is not an existing system, please provide a letter from provider.

REC'D 3/13/18
DE

PUTNAM COUNTY PLANNING & DEVELOPMENT
 117 Putnam Drive, Suite B
 Eatonton, GA 31024
 Phone: 706-485-2776 ♦ Fax: 706-485-0552
 www.putnamcountyga.us

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.

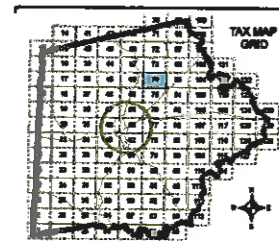
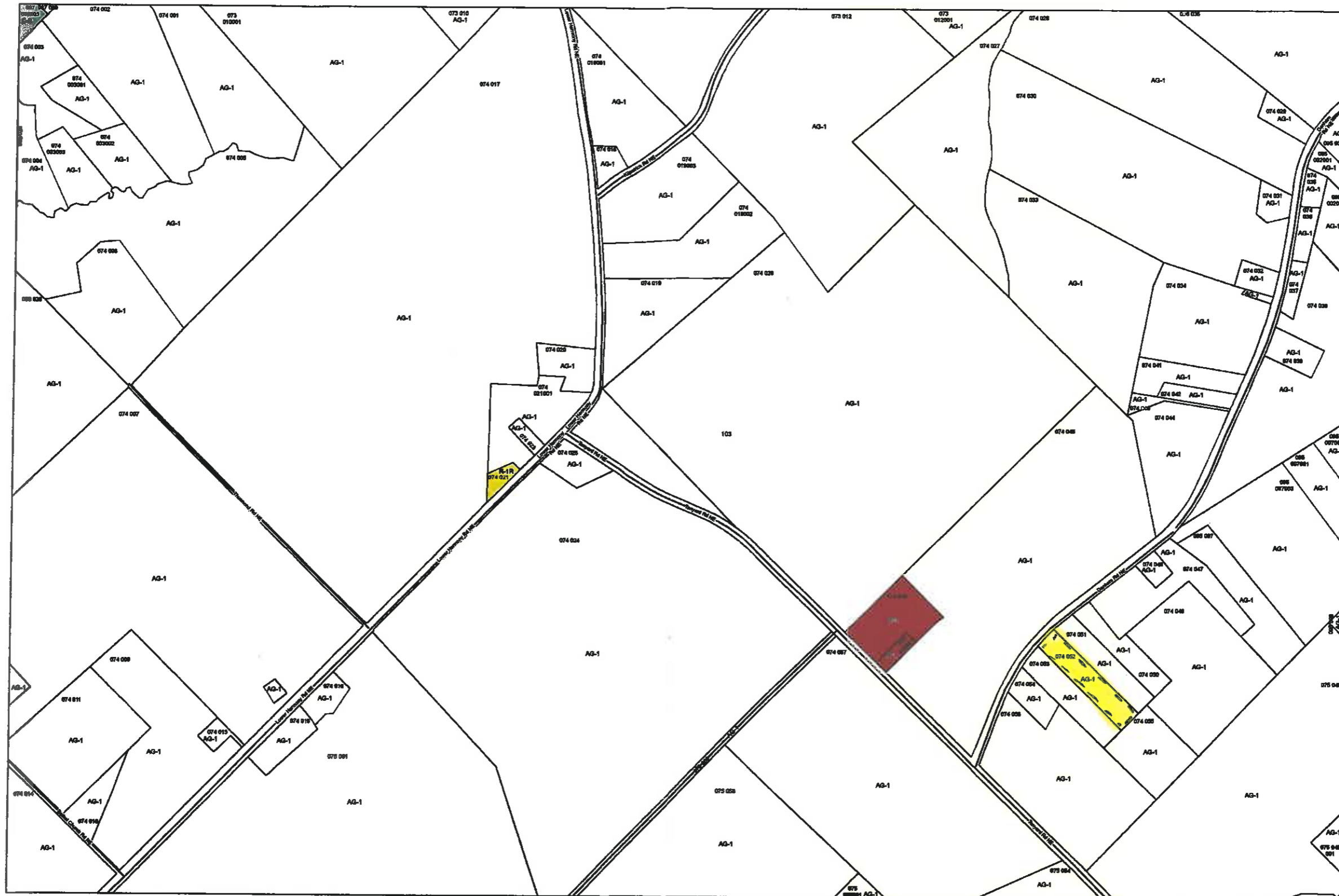
Marie Couette 3/23/18
 Signature (Property Owner) (Date)
Marie Couette 3/23/18
 Signature (Applicant) (Date)

Dorothy Evans
 Notary Public
 NOTARY PUBLIC
 DOROTHY EVANS
 EXPIRES GEORGIA
 September 14, 2021
 PUTNAM COUNTY GA

Dorothy Evans
 Notary Public
 NOTARY PUBLIC
 DOROTHY EVANS
 EXPIRES GEORGIA
 September 14, 2021
 PUTNAM COUNTY GA

Office Use	
Paid: \$ <u>50.00</u> (cash) _____ (check) <u>2885</u> (credit card) _____	
Receipt No. <u>032432</u>	Date Paid: <u>3/23/18</u>
Date Application Received: <u>3/23/18</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 <input type="checkbox"/> no <input type="checkbox"/>

APR 23 2018
DE



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

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

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Stanley Hwy
Macon, Georgia 31217
(478) 751-8180
(478) 751-9517
Web: www.mgarc.org
Email: mgarc@mgarc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 074

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,000 DATE: MARCH 2016

074 045

095 007003
095 007 AG-1

074 048

074 047

AG-1

Denham Rd NE

AG-1

AG-1

074 049

074 050

074 051

074 052

AG-1

074 053

AG-1

AG-1

AG-1

074 054

AG-1

AG-1

074 056

074 055

AG-1

AG-1

075 049

Tanyard Rd NE

AG-1
074 057

AG-1
49



Request to Rezone from AG1 to R1
Letter of Intent - 122 Denham Rd
Eatonton, GA 31024

We had a 1988 single wide trailer on the property. It had an electrical fire and was deemed unliveable.

We want to replace it with a newer double wide which will greatly improve the looks of the lot. In addition, my elderly parents will be moving there from Elberton to be closer to family. There is no expected difference in impact to the existing neighborhood. Lot width is 200' total @ building setback line

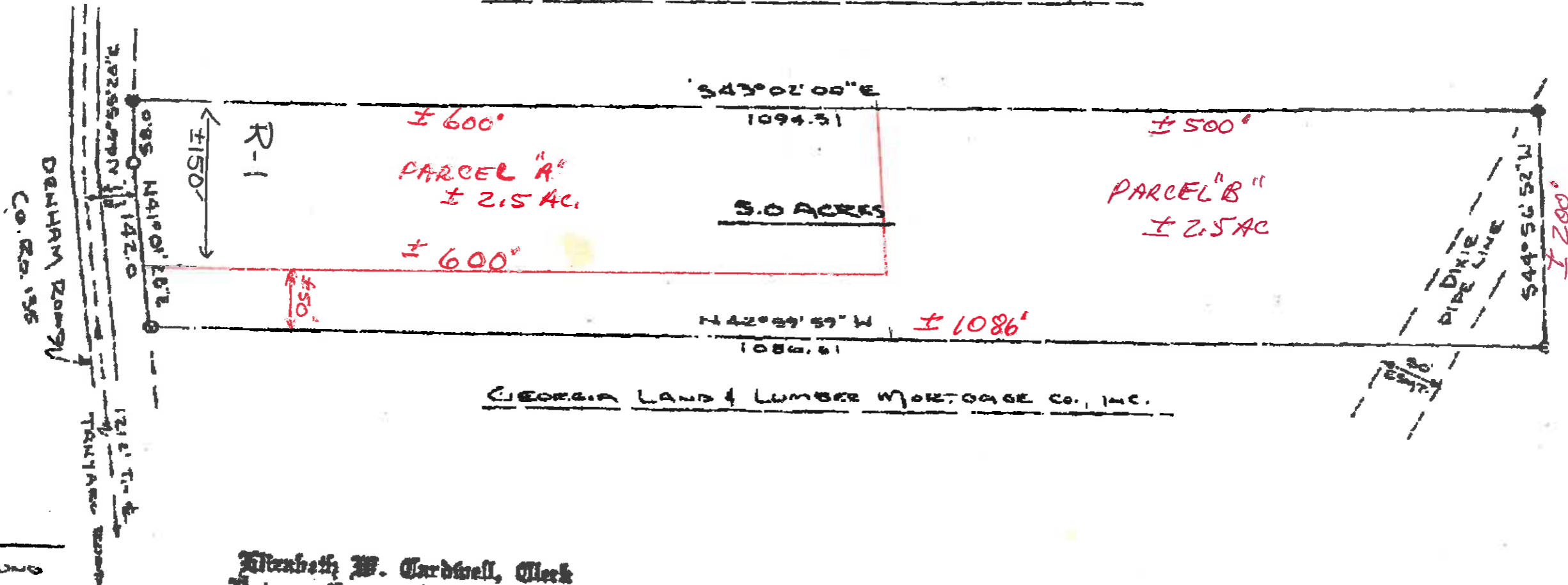
Thank you -
Connie Covington

RECEIVED
RE

THIS PROPERTY IS NOT LOCATED
IN A FEDERAL FLOOD ZONE

30
01. 22. 2008

GEORGIA LAND & LUMBER MORTGAGE CO., INC.



GEORGIA LAND & LUMBER MORTGAGE CO., INC.

● IRON PIN FOUND

○ IRON PIN SET

○ TRAVERSE POINT

SCALE 1" = 100'

Elizabeth W. Cardwell, Clerk
Putnam County Superior Court
Filed Mar 19 1992
Time 10:00 AM
Recorded 11/11/92
Book 11 Page 11
Deputy Clerk



JAMES MEEKS	
SCALE 1" = 100'	APPROVED BY Robert W. Johnson
DATE SEPT 9, 1992	
LAND LOT 204, 3RD LAND DISTRICT PUTNAM COUNTY, GEORGIA.	

Backup material for agenda item:

12. Request by **William Pettit, agent for Mary Katherine Lucius, Executrix** to rezone 1.24 acres at 883 Harmony Road from C-1 to C-2. **[Map 102D, Parcel 039]. ***

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

May 3, 2018

TO: Planning & Zoning Commission

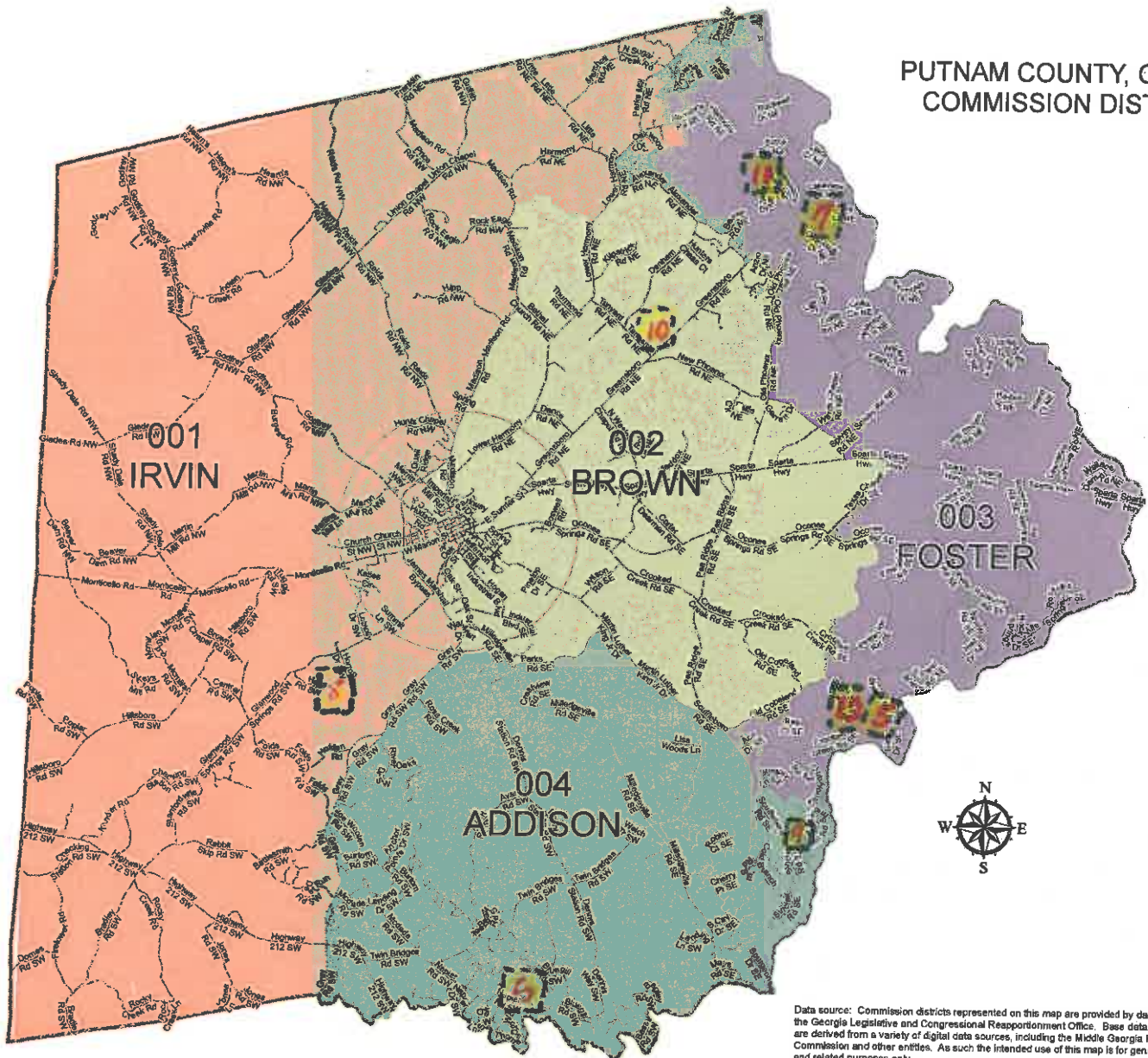
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 5/3/2018

11. Request by **William Pettit, agent for Mary Katherine Lucius, Executrix** to rezone 1.24 acres at 883 Harmony Road from C-1 to C-2. **[Map 102D, Parcel 039]**. * The applicant is requesting to rezone 1.24 acres from C-1 to C-2 for a boat sales business. He would like to move and expand their current business, B&A Marine which is across the street from this property. The present use of the property does not allow outside storage and it must be rezoned to a zoning district that will comply with the ordinance. The existing building on the property, was used as a restaurant, which has been vacant for several years, and will be torn down. A new building will be constructed in its place. The applicant is proposing to landscape the property and install asphalt up to the new building. The Comprehensive Plan Future Land Use indicates the future land use as Commercial which meets the intended land use of Commercial. There is precedence set with several surrounding parcels already being zoned C-2 for commercial use along this corridor, therefore, I see no adverse effect the proposed use would have on the adjacent properties, roads, or highways.

Staff recommendation is for approval to rezone 1.24 acres from C-1 to C-2 with the following conditions: (1) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

**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: 1:88,367.34 DATE: DECEMBER 2016

5. Request by **Ruby G. Cannon** for a side yard setback variance at 213 N. Steel Bridge Road. Presently zoned R-2. [Map 109B, Parcel 046]. Request to withdraw without prejudice.
6. Request by **Harry Binion** for a side yard setback variance at 177 Lakeshore Drive. Presently zoned R-2. [Map 056B, Parcel 041].
7. Request by **Teleworld Solutions, agent for Lamar Billboard/Sprint Spectrum, LP** for a telecommunication tower conditional use at 1010 Greensboro Road. Presently zoned C-1. [Map 103, Parcel 005]. *
8. Request by **Nathan Mason** to rezone 9.49 acres at 142 Halls Road from AG-1 to R-1. [Map 033, Parcel 052]. *
9. Request by **Bonnie Beatrice Roberts, agent for BDL Land Company, LLC** to rezone 9.09 acres at 365 Scuffleboro Road from R-1 to AG-2. [Map 111, Parcel 001048]. *
10. Request by **Connie Covington** to rezone 5 acres at 122 Denham Road from AG-1 to R-1. [Map 074, Parcel 052]. *
11. Request by **William Pettit, agent for Mary Katherine Lucius, Executrix** to rezone 1.24 acres at 883 Harmony Road from C-1 to C-2. [Map 102D, Parcel 039]. *
12. Request by **Robert H. Blount, agent for Jack Pierce** to rezone 3.71 acres at 906 Crooked Creek Road from AG-1 to R-2. [Map 110, Part of Parcel 060]. *

PUTNAM COUNTY PLANNING & DEVELOPMENT
117 Putnam Drive, Suite B
Eatonton, GA 31024
Phone: 706-485-2776 ♦ Fax: 706-485-0552
www.putnamcountyga.us

APPLICATION FOR REZONING

APPLICATION NO 2018-00376

DATE: 3-27-18

MAP 102D PARCEL 039

- 1. Name of Applicant: William Pettit
- 2. Mailing Address: 152 Lakeview dr Eatonton GA 31024
- 3. Phone: (home) _____ (office) _____ (cell) 770-329-7103
- 4. The location of the subject property, including street number, if any: 883 Harmony Rd Eatonton, GA 31024

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

6. The proposed zoning district desired: C-2

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

8. Present use of property: Vacant Desired use of property: _____

9. Existing zoning district classification of the property and adjacent properties:
Existing: C-1 KP
North: C-2, C-1 KP South: C-2 KP East: C-1 KP West: C-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.): Commercial KP

13. A detailed description of existing land uses: Commercial

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.

PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B

Eatonton, GA 31024

Phone: 706-485-2776 ♦ Fax: 706-485-0552

www.putnamcountyga.us

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.

GMA Enterprises, Inc. Mary Katherine Adams, Executive
Signature (Property Owner) _____ (Date) March 28, 2018

Signature (Applicant) _____ (Date)

Notary Public

Tom E. Grizzell
Notary Public
State of Florida
My Commission Expires
May 05, 2021
Commission No. GG 74026

Notary Public

Office Use	
Paid: \$ <u>50.00</u> (cash) _____ (check) <u>2129</u> (credit card) _____	
Receipt No. <u>032459</u> Date Paid: <u>3-28-18</u>	
Date Application Received: <u>3-28-18</u>	
Reviewed for completeness by: <u>KP</u>	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

RCUD 2018 APR 10

KP

PUTNAM COUNTY PLANNING & DEVELOPMENT
 117 Putnam Drive, Suite B
 Eatonton, GA 31024
 Phone: 706-485-2776 ♦ Fax: 706-485-0552
 www.putnamcountyga.us

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.

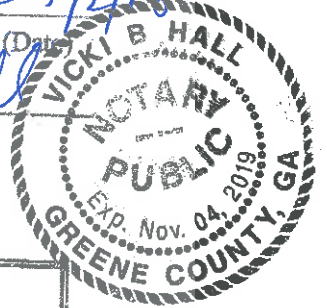
GMA Enterprises
Mary Katherine Steeles - Executive
 Signature (Property Owner) _____ (Date) April 30, 2018

Golly Douthett 5/2/18
 Signature (Applicant) _____ (Date) _____

Scott Toweson
 Notary Public

Vicki B Hall
 Notary Public


 Scott Toweson
 Notary Public
 State of Florida
 My Commission Expires 5/24/2020
 Commission No. EE 067755


 VICKI B HALL
 NOTARY PUBLIC
 EXP. Nov. 04, 2019
 GREENE COUNTY, GA

Office Use	
Paid: \$ _____ (cash) _____ (check) _____ (credit card) _____	
Receipt No. _____	Date Paid: _____
Date Application Received: _____	
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 _____

PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B

Eatonton, GA 31024

Phone: 706-485-2776 + Fax: 706-485-0552

www.putnamcountyga.us

- 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.)

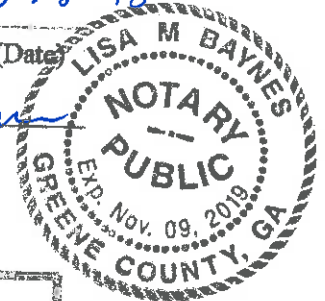
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

Signature (Property Owner) (Date)

W. J. [Signature] 3-28-18
Signature (Applicant) (Date)

Notary Public

Lisa M Baynes
Notary Public



Office Use	
Paid: \$ _____ (cash) _____ (check) _____ (credit card) _____	
Receipt No. _____	Date Paid: _____
Date Application Received: _____	
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 _____

RCUD 2018 MAR 28

KP

LETTER OF AGENCY - _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT William E. Petit TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Rezoning OF PROPERTY DESCRIBED AS MAP _____ PARCEL _____, CONSISTING OF 1.24 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 883 Harmony 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 26th DAY OF March, 2018.

PROPERTY OWNER(S): Mary Katherine Lucius, Executrix
NAME (PRINTED)

Mary Katherine Lucius
SIGNATURE

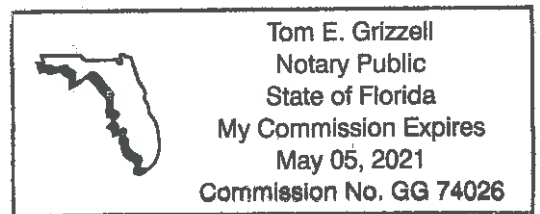
ADDRESS: 1709 Anglers Court - Safety Harbor, FL 34685
PHONE: 727-796-8588 - home - 727-215-1079

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS

26 DAY OF March, 2018

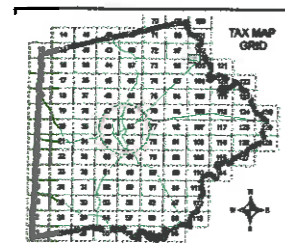
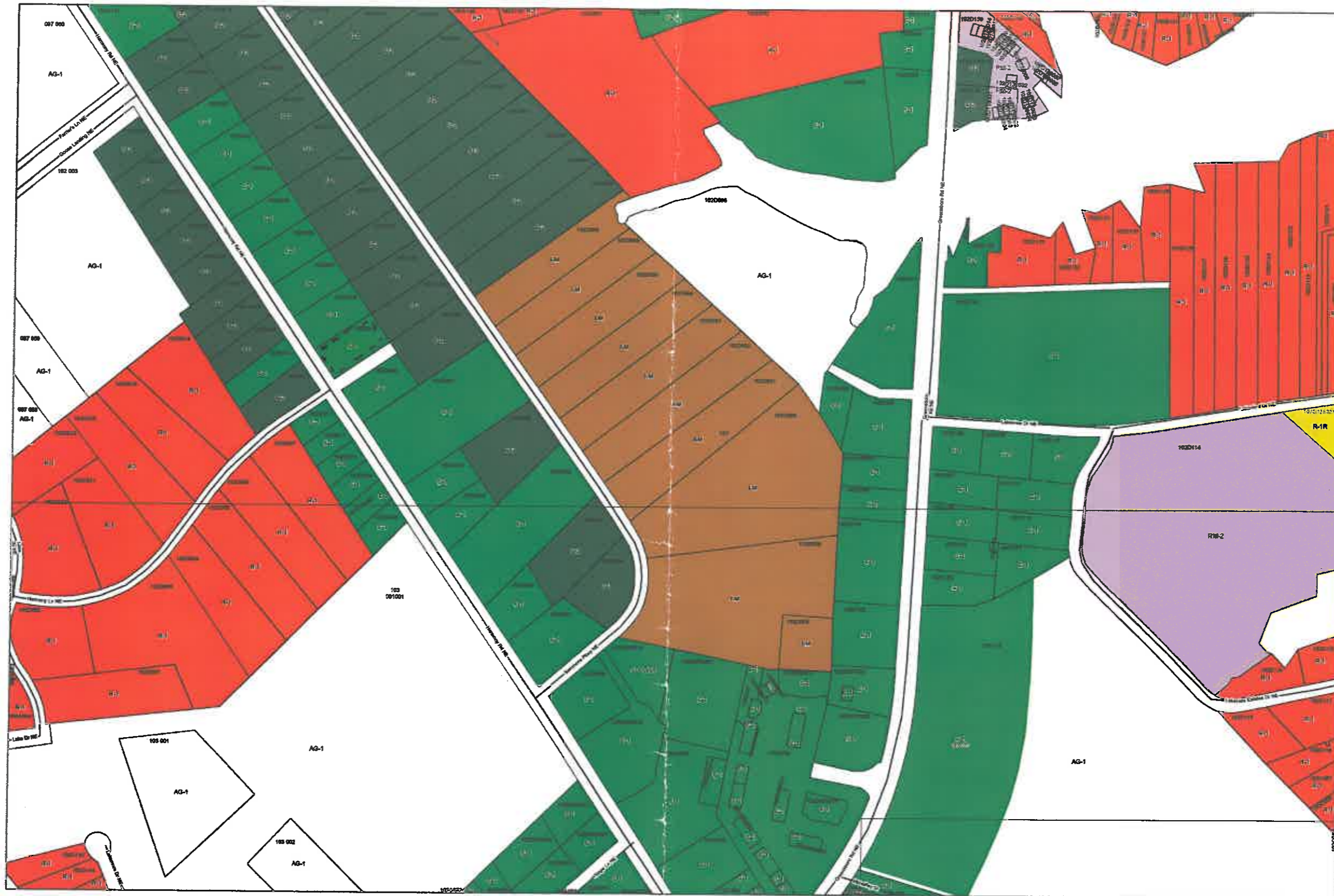
Tom E. Grizzell
NOTARY

MY COMMISSION EXPIRES: 5/5/21



RCUD 2018 APR 10

RP



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

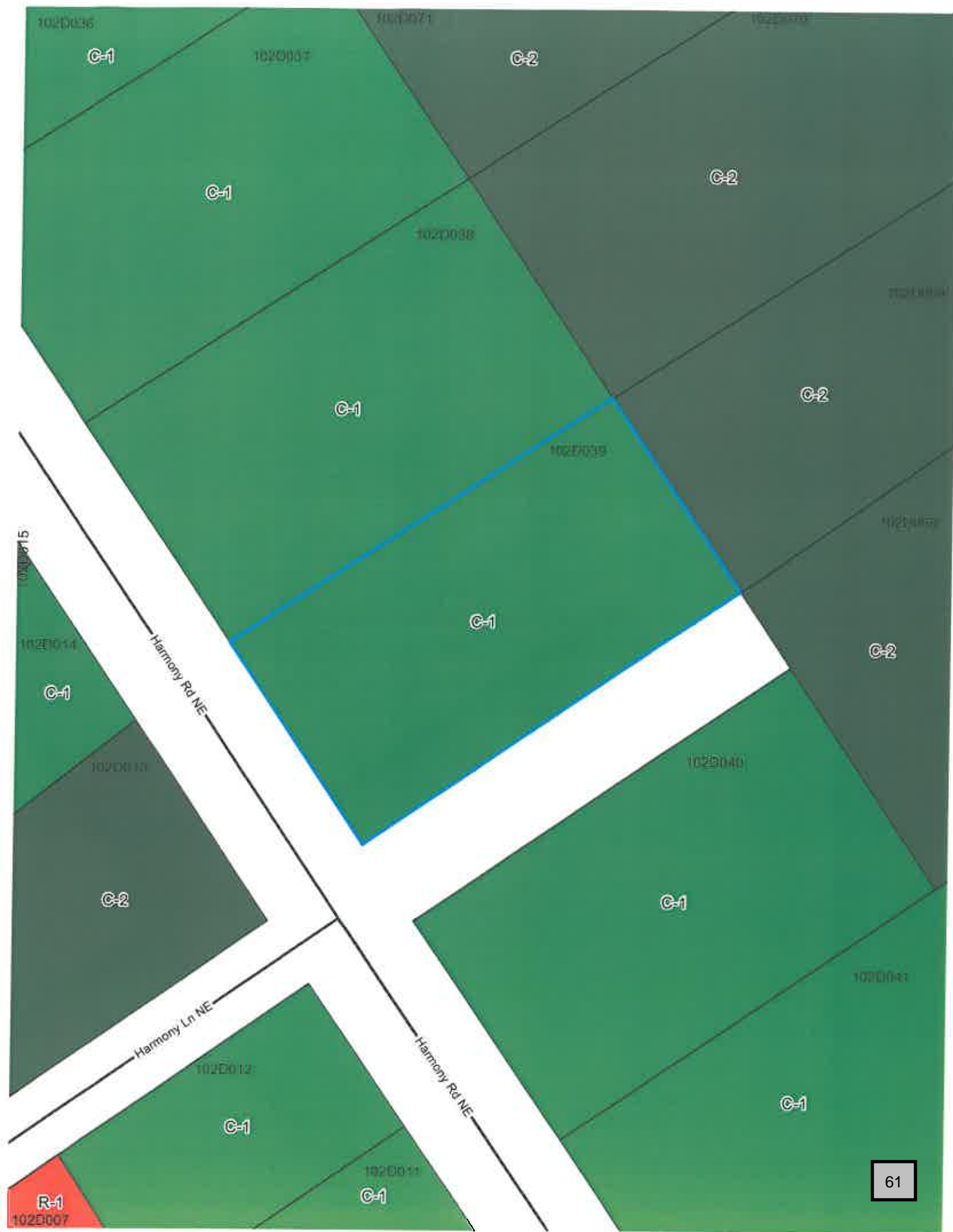
Zoning		GEOGRAPHIC FEATURE LEGEND											
	No Code		AG-2		C-2 CITY		IND-2 CITY		R-1 CITY		R-1		RM-2
	AG-1		C-1		I-M		MHP		R-2 CITY		R-1R		RM-3
	AG-1 CITY		C-1 CITY		IND-1 CITY		PUBLIC		R-3 CITY		R-2		VILLAGE
			C-2		IND-2		PUBLIC CITY		R-4 CITY		RM-1		

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6780
(478) 751-6617
Web: www.mgarc.org
Email: mgrc@mgarc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 102D

MAP SCALE: 1" = 300' SCALE RATIO: 12,000 DATE: MARCH 2018



March 27, 2018

Rezoning Request for 883 Harmony Road Eatonton, Ga. 30124

Planning and Zoning

B&A Marine a new business on 880 Harmony Rd has grown in a short time since moving here from Green County. We look to expand at our location. We are asking for P&Z to rezone the business directly across the street to C2. This would allow our business to grow. The old restaurant has been vacant for many years, it is an eye sore as it stands anyway to all business on Harmony Road.

Our plans is to remove the old run down building, grade the property and asphalt as needed up to the new section of building we will install. We will employ new service people and take all our service work from the 880 location to the 883 location. Sales will remain at the 880 location.



William Pettit

B&A Marine

770-329-7103

RCUD 2018 MAR 28



LETTER OF AGENCY - _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT ~~R. M. B. Ashley~~ Ashley Goodroe TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Rezoning OF PROPERTY DESCRIBED AS MAP _____ PARCEL _____, CONSISTING OF 1.24 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 883 Harmony 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 30th DAY OF April, 2018.

PROPERTY OWNER(S): Mary Katherine Lucas-Spatz
NAME (PRINTED)
Mary Katherine Lucas
SIGNATURE

ADDRESS: 1709 Anders Court Safety Harbor, FL
PHONE: 727-7968588 727-215-1079 34695

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF April, 2018

Scott Towson
NOTARY
MY COMMISSION EXPIRES: 05/24/2020

 Scott Towson
Notary Public
State of Florida
My Commission Expires 5/24/2020
Commission No. FF 967755

RCUD 2018 MAY 2

[Handwritten mark]

THIS PROPERTY IS NOT
LOCATED IN A FEDERAL
FLY-ZONE

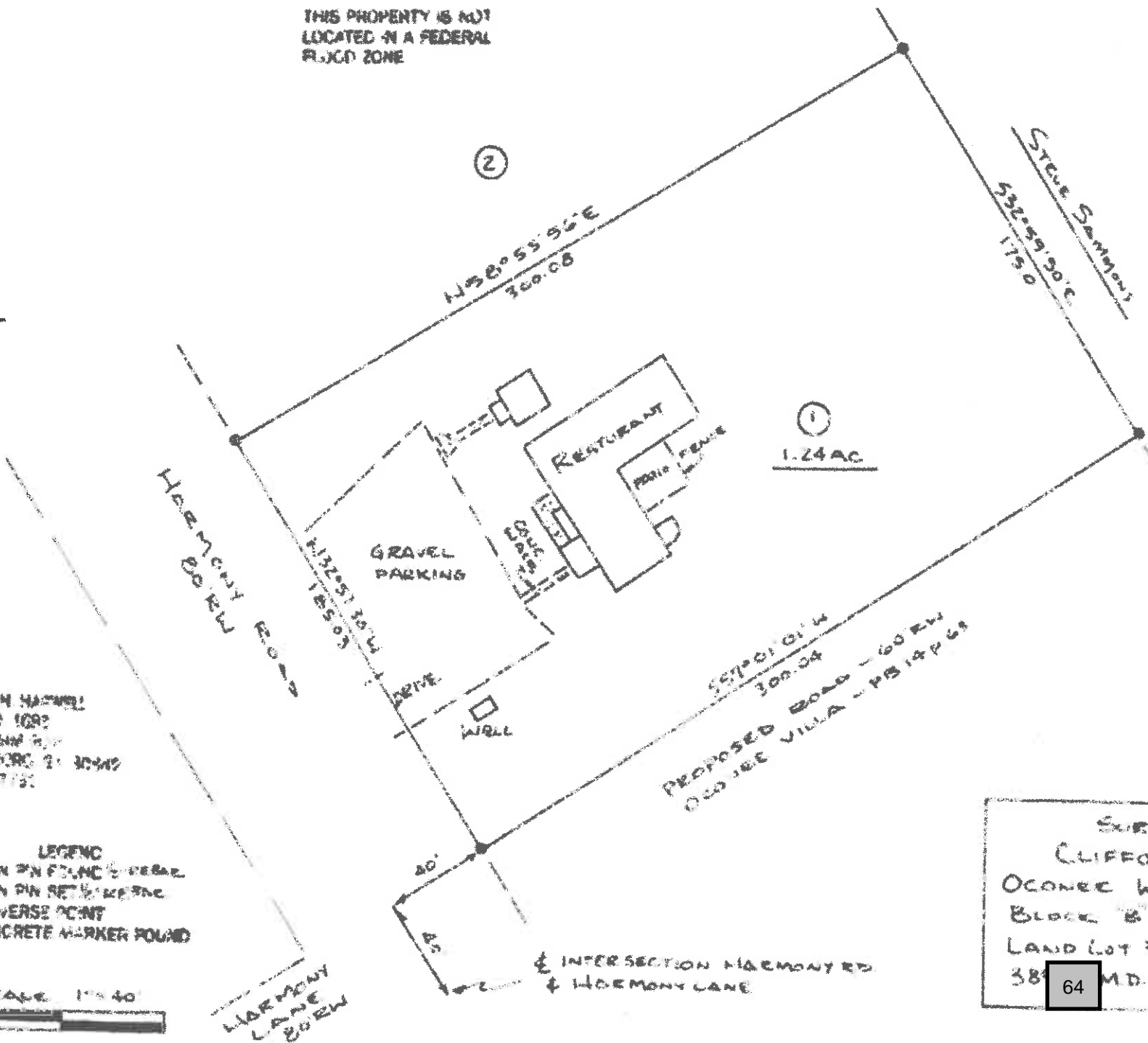
I CERTIFY THAT IN MY OPINION, THIS PLAN IS
A CORRECT REPRESENTATION OF THE LAND
PLATTED AND HAS BEEN PREPARED IN
CONFORMITY WITH THE MINIMUM STANDARD
AND REQUIREMENTS OF LAW

THE FIELD DATA UPON WHICH THIS PLAN IS
BASED HAS A CLOSURE PRECISION OF ONE
FOOT IN 2140 FEET AND AN ANGULAR
ERROR OF 0.29 PER ANGLE POINT AND
WAS OBTAINED USING THE 20-MINUTE RULE

THE PLAN HAS BEEN CALCULATED FOR
CLOSURE AND FOUND TO BE ACCURATE TO
0.00000000 FEET

ANGULAR AND LINEAR MEASUREMENTS
OBTAINED BY THE SURVEYOR 11/27/04

GEORGIA PUTNAM COUNTY
CLERK OF SUPERIOR COURT
FILE & RECORDED 3249
TIME 10:05 am
CABINET 7 BK 325
SLIDE 10/31/04 PAGE 2 OF 2
Robert H. Maxwell
DEPUTY CLERK



SURVEY FOR
CLIFFORD NURSERY
OCONEE WOODS - SECTION 1
BLOCK B - LOT 1 & PART OF LOT 2
LAND LOT 351, 3RD LAND DISTRICT
38TH MD., PUTNAM COUNTY, GA.

64

KP

IN HARVEY
D 1000
3rd 2nd
FORM 21 10/10/03
17/10

LEGEND
IN PIN POINT
IN PIN POINT
VERSE POINT
CONCRETE MARKER FOUND

SCALE 1" = 40'

Backup material for agenda item:

13. Request by **Robert H. Blount, agent for Jack Pierce** to rezone 3.71 acres at 906 Crooked Creek Road from AG-1 to R-1. [**Map 110, Part of Parcel 060**]. *

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

May 3, 2018

TO: Planning & Zoning Commission

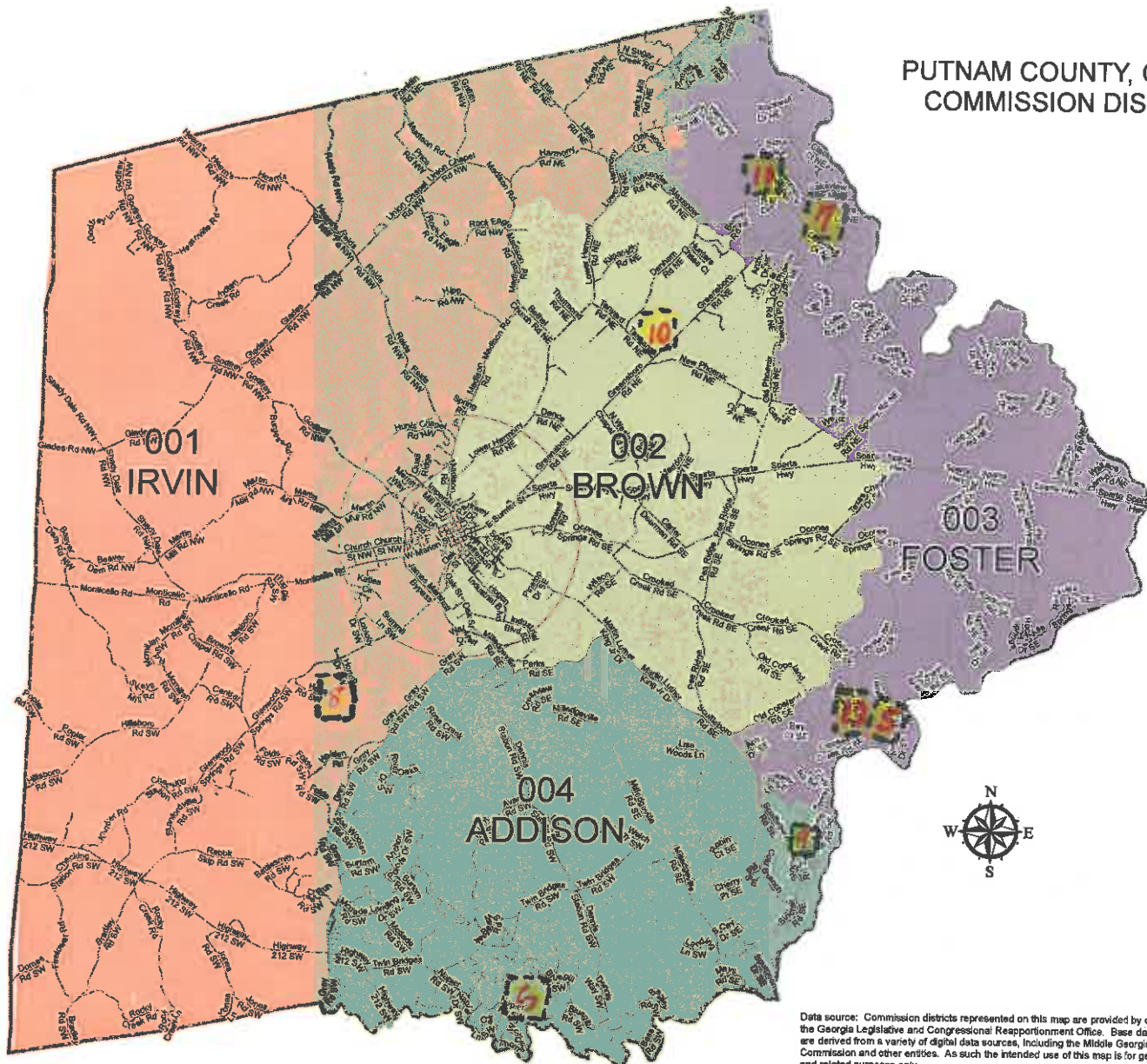
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 5/3/2018

12. Request by **Robert H. Blount, agent for Jack Pierce** to rezone 3.71 acres at 906 Crooked Creek Road from AG-1 to R-2. [**Map 110, Part of Parcel 060**]. * The applicant is requesting to rezone 3.71 acres from AG-1 to R-2 to combine with four adjacent parcels that he owns. He is purchasing the 3.71 acres from an adjacent property owner who owns the parcel behind him. The minimum lot size in the AG-1 district is 20 acres so to subdivide the property it must be rezoned to a conforming zoning district. In addition the parcel in question would be landlocked and must be combined with the other four parcels to prevent this scenario. The applicant is proposing to combine this parcel with Map 110B Parcel 125, Map 114A Parcel 004, Map 114A Parcel 005 and Map 114A Parcel 006 creating one tract. The Comprehensive Plan Future Land Use indicates the future land use as Rural Residential which meets the intended land use of Residential. The adjacent properties that abut this parcel are R-2 and AG-1 parcels. Therefore, I see no adverse effect the proposed use would have on the adjacent properties, roads, or highways.

Staff recommendation is for approval to rezone 3.71 acres from AG-1 to R-2 with the following conditions: (1) the 3.71 acres must be combined with the adjacent parcels: Map 110B Parcel 125, Map 114A Parcel 004, Map 114A Parcel 005 and Map 114A Parcel 006, (2) and the 3.71 acres cannot be used or sold as a standalone parcel, (3) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



5. Request by Ruby G. Cannon for a side yard setback variance at 213 N. Steel Bridge Road. Presently zoned R-2. [Map 109B, Parcel 046]. Request to withdraw without prejudice.
6. Request by Harry Binion for a side yard setback variance at 177 Lakeshore Drive. Presently zoned R-2. [Map 056B, Parcel 041].
7. Request by Teleworld Solutions, agent for Lamar Billboard/Sprint Spectrum, LP for a telecommunication tower conditional use at 1010 Greensboro Road. Presently zoned C-1. [Map 103, Parcel 005]. *
8. Request by Nathan Mason to rezone 9.49 acres at 142 Halls Road from AG-1 to R-1. [Map 033, Parcel 052]. *
9. Request by Bonnie Beatrice Roberts, agent for BDL Land Company, LLC to rezone 9.09 acres at 365 Scuffleboro Road from R-1 to AG-2. [Map 111, Parcel 001048]. *
10. Request by Connie Covington to rezone 5 acres at 122 Denham Road from AG-1 to R-1. [Map 074, Parcel 052]. *
11. Request by William Pettit, agent for Mary Katherine Lucius, Executrix to rezone 1.24 acres at 883 Harmony Road from C-1 to C-2. [Map 102D, Parcel 039]. *
12. Request by Robert H. Blount, agent for Jack Pierce to rezone 3.71 acres at 906 Crooked Creek Road from AG-1 to R-2. [Map 110, Part of Parcel 060]. *

PUTNAM COUNTY PLANNING & DEVELOPMENT
117 Putnam Drive, Suite B
Eatonton, GA 31024
Phone: 706-485-2776 ♦ Fax: 706-485-0552
www.putnamcountyga.us

APPLICATION FOR REZONING

APPLICATION NO 208-00384

DATE: 3-28-18

MAP 110

PARCEL 060

1. Name of Applicant: Robert H Blount
2. Mailing Address: 977 Crooked Creek Rd. Eatonton Ga.
3. Phone: (home) 706 485-5619 (office) same (cell) 478-387-8210³¹⁰²⁴
4. The location of the subject property, including street number, if any: 906 Crooked Creek Rd
5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 3.71 Acs
6. The proposed zoning district desired: R-2
7. The purpose of this rezoning is (Attach Letter of Intent) see Attached
8. Present use of property: AG-1⁰⁰ Farmland Desired use of property: Single Family Res.
R-2.
9. Existing zoning district classification of the property and adjacent properties:
Existing: AG-1⁰⁰
North: R-2⁰⁰ South: R-2⁰⁰ East: R-2⁰⁰ West: R-2⁰⁰
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. FarmLand AG-1
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): Mixed use Residential Rural residential
13. A detailed description of existing land uses: FarmLand and Investment property
to protect current primary residence.
14. Source of domestic water supply: well _____, community water county, or private provider _____. If source is not an existing system, please provide a letter from provider.
TAP now in place to Hook up to.

REC'D 2018 MAR 29

PUTNAM COUNTY PLANNING & DEVELOPMENT
 117 Putnam Drive, Suite B
 Eatonton, GA 31024
 Phone: 706-485-2776 ♦ Fax: 706-485-0552
 www.putnamcountyga.us

- 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 OR ORDINANCES.

Jack Pierce 3-28-18
 Signature (Property Owner) (Date)

Robert H. Blunt 3-28-18
 Signature (Applicant) (Date)

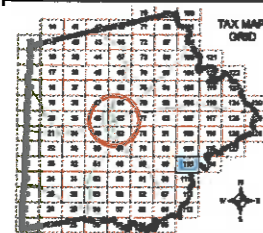
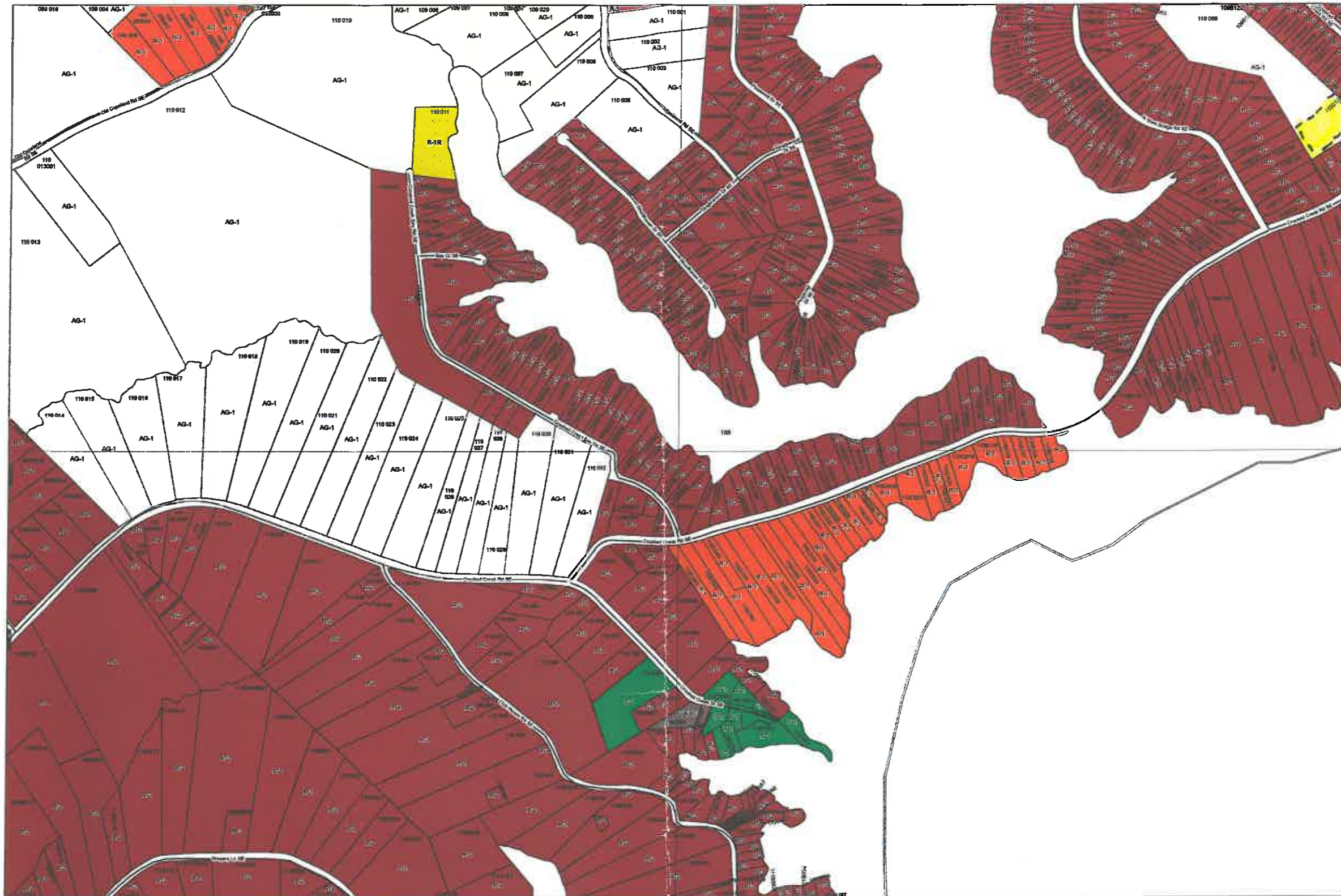
Judy V. Blunt
 Notary Public

Judy V. Blunt
 Notary Public



Office Use	
Paid: \$ <u>50.00</u> (cash) <input checked="" type="checkbox"/> (check) _____ (credit card) _____	
Receipt No. <u>30264</u> Date Paid: <u>3-29-18</u>	
Date Application Received: <u>3-29-18</u>	
Reviewed for completeness by: <u>JB</u>	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes <u>22</u>

REC'D 2018 MAR 29



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

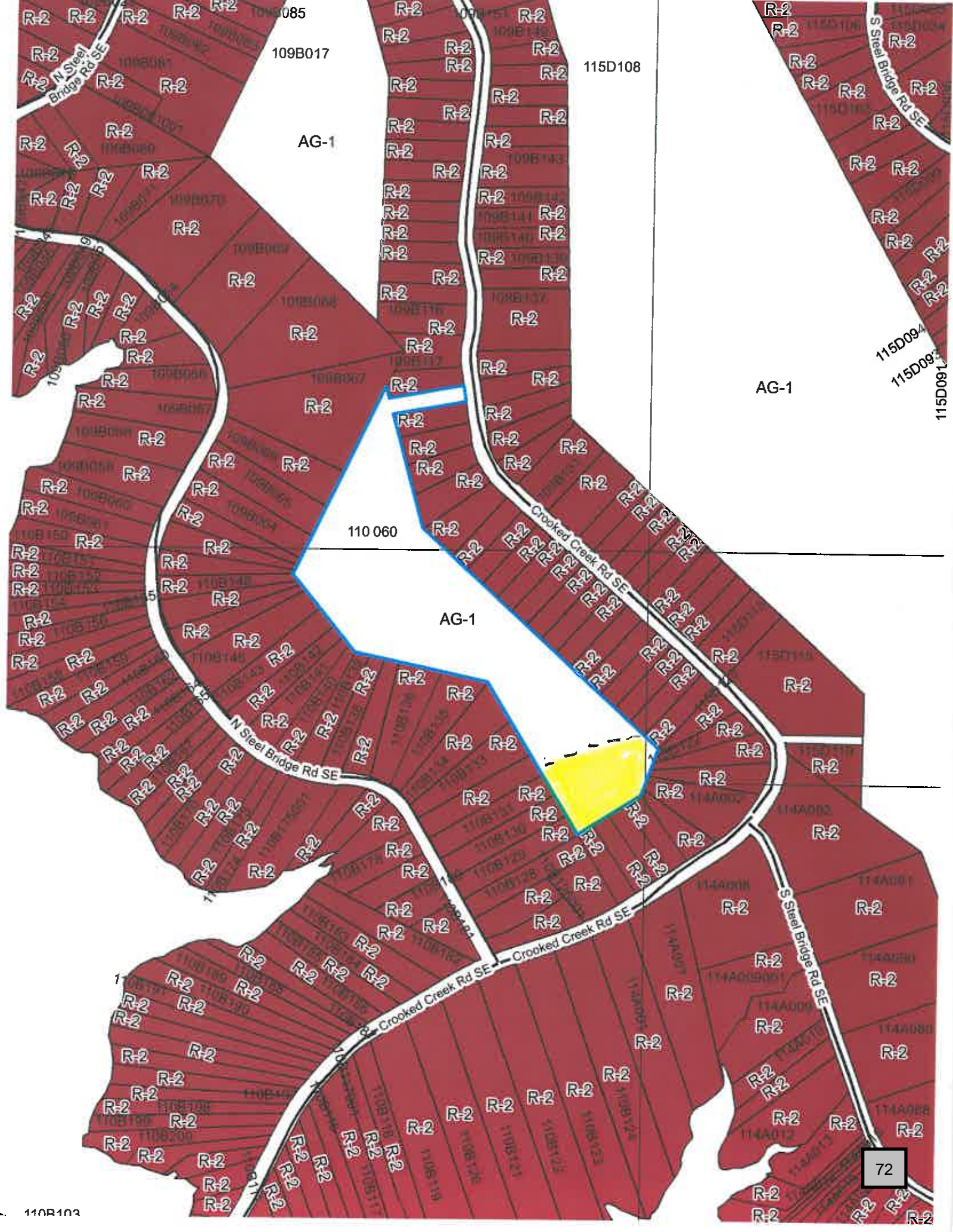
GEOGRAPHIC FEATURE LEGEND					
No Code	C-1	LM	MHP	R-1 CITY	RM-2
AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R-2 CITY	RM-3
AG-1 CITY	C-2	IND-2	PUBLIC CITY	R-3 CITY	VILLAGE
				R-4 CITY	RM-4

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Easley Hwy
Dale C
Macon, Georgia 31217
(478) 751-6190
(478) 751-6017
Web: www.middlegeorgia.org
Email: mgrc@mgc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 110

MAP SCALE: 1" = 400' SCALE RATIO: 1:400 DATE: SEPTEMBER 2017



109B085

109B017

115D108

AG-1

AG-1

115D094

115D097

115D091

110 060

AG-1

LETTER OF AGENCY - _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Robert H. Blount TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Re-Zoning OF PROPERTY DESCRIBED AS MAP 110 PARCEL 060, CONSISTING OF 3.71 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 906 Crooked Creek 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 Re-Zoning 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 28th DAY OF March, 2018.

PROPERTY OWNER(S): JACK PIERCE
NAME (PRINTED)

Jack Pierce
SIGNATURE

ADDRESS: 305 Weatherford PL. MACON, GA 31210
PHONE: 706-473-6210

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

Judy V. Blount
NOTARY

MY COMMISSION EXPIRES: 4-4-20



RCUD 2018 MAR 28
20

THE SUBJECT PROPERTY IS ADJACENT TO FOUR PROPERTY'S ZONED R1 THAT I CURRENTLY OWN. THE PURPOSE OF THE REZONING REQUEST IS TO ENABLE ME TO BUILD A SINGLE FAMILY HOME ON THE MOST DESIRABLE PORTION OF THE COMBINED PROPERTY

3.71 ACRES OF THE S/E PORTION OF PARCEL A # 11060 PLAT BOOK ~~V. 11060~~ & PAGE 137 LEISURE ACRES

Said Property to be Adjined and combined with Lots # 193 # 194 # 195 # 196 in which

Applicant now owns + is zoned R-1

Maps: 110B125, 114A006, 114A005, 114A004

RCUD 2018 MAR 29

[Handwritten signature]

EPWSA

**ROBERT BLOUNT
CROOKED CREEK RD LT 196
EATONTON, GA. 31024**

MARCH 29, 2018



DANDERSON@EPWSA.COM



(706)485-5252

663 GODFREY RD
EATONTON, GA. 31024

Dear ROBERT BLOUNT
CROOKED CREEK RD LT 196
EATONTON, GA. 31024

March 29, 2018

To Whom This My Concern,

This letter is to confirm that there is water availability @ the address above and the water tap has been paid for just a waiting to be installed at customer request when ready. If any questions are needed to be answered please feel free to contact me at EPWSA office or by email. I will do my best to get answers to your questions.

Sincerely,

Dinah Anderson


EPWSA



RCVD 2018 MAR 29

PB11/197

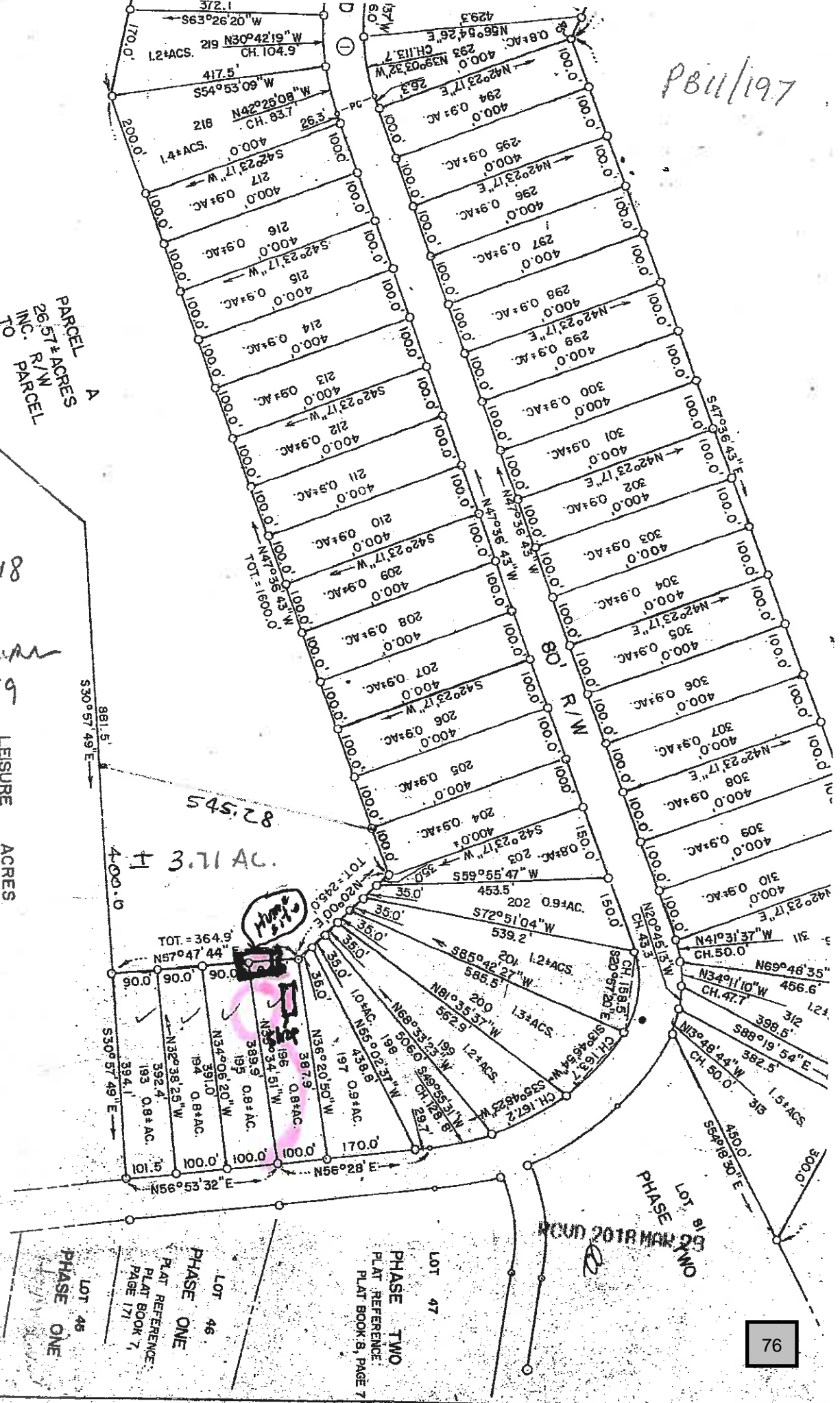
PARCEL A
26.57 ACRES
R/W
INC. PARCEL

3/27/2018
Sketch by
Edwin L. Thomas
R.L.S. # 1759

LEISURE ACRES
PLAT REFERENCE:
PLAT BOOK B, PAGE 137

LEGEND:
● - IRON PIN FOUND
○ - IRON PIN SET
□ - CONC. MONUMENT

CURVE NO.	CURVE	TANGENT	RADIUS
1	39°07'43"	150.00	422.08
2	13°53'00"	100.00	732.39
3	21°05'00"	100.00	537.37
4	21°01'00"	100.00	539.11
5	35°07'00"	200.00	632.07
6	14°16'00"	100.00	799.06
7	35°22'00"	100.00	313.66
8	28°52'00"	100.00	388.54



PB11/197

RCVD 2018 MAR 29

PARCEL A
26.57 ACRES
R/W
INC. PARCEL TO

3/27/2018

Sketch by
Edwin L Thomas
R.L.S. # 1759

LEISURE ACRES
PLAT REFERENCE:
PLAT BOOK B, PAGE 137

LEGEND:
○ - IRON PIN FOUND
○ - IRON PIN SET
□ - CONC. MONUMENT

CURVE NO.	CURVE DATA	RADIUS
1	36°07'43"	422.08
2	15°53'00"	732.39
3	21°50'00"	537.37
4	21°01'00"	632.07
5	35°07'00"	799.06
6	14°16'00"	313.66
7	35°22'00"	388.54
8	28°52'00"	

