



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Agenda

Thursday, March 03, 2022 ♦ 6:30 PM

*Putnam County Administration Building – Room 203*

### Opening

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

### Minutes

4. Approval of Minutes- February 3, 2022

### Requests

5. Request by **Nannette Stallings** for a front and side yard setback variance at 120 Robin Court. Presently zoned R-2 [**Map 088B, Parcel 074, District 4**]. **This item has been removed from the agenda.**

### New Business

### Adjournment

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

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

\*The Putnam County Board of Commissioners will hear these agenda items on March 15, 2022, at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

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

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

**File Attachments for Item:**

4. Approval of Minutes- February 3, 2022



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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

## Minutes

Thursday, February 03, 2022, ♦ 6:30 pm

### Opening

1. Call to Order  
Chairman Alan Foster called to order at 6:30 pm.
2. Attendance  
Present: Chairman Alan Foster, Vice Chairman Maurice Hill, Member Martha Farley, Member Harold Jones, Member John Mitchell, Lisa Jackson, Courtney Andrews, Angie Larson  
Ms. Lisa Jackson called the Attendance.
3. Rules of Procedures  
Ms. Courtney Andrews read the Rules of Procedures.

### Minutes

4. Approval of Minutes- January 6, 2022

Motion: **Member Mitchell** made the motion to approve the January 6, 2022, minutes

Second: **Member Farley**.

Voting Yea: **Vice Chairman Hill, Member Farley, Member Jones, Member Mitchell, Chairman Foster**

### Requests

5. Request by **Jim Carlisle** for a side yard setback variance at 113 Cherry Point. Presently zoned R-1 [Map 087B, Parcel 197, District 4]. **Mr. Jim Carlisle** represented this request.

Mr. Carlisle stated that he moved into the house 12 years ago, and there was an old shed on the property that was falling down. He later removed it with hopes of rebuilding it in the exact spot, 7.3 feet from the left side property line. During the process of rebuilding, he discovered he would need a variance. He is hoping to obtain a variance to be 10 feet from the left side property line.

No one spoke in opposition

**Staff recommendation is for approval of a 5-foot side yard setback variance, being 10 feet from the left property line at 113 Cherry Point [Map 087B, Parcel 197, District 4].**

Motion: **Member Mitchell** made the motion to approve the request by Jim Carlisle for a 5-foot side yard setback variance being 10 feet from the left side property line when facing the lake, at 113 Cherry Point [Map 087B, Parcel 197, District 4].

Second: **Vice Chairman Hill**.

Voting Yea: **Vice Chairman Hill, Member Farley, Member Jones, Member Mitchell, Chairman Foster**

6. Request by **Rick McAllister, agent for Shaifer Oconee, LLC**, to rezone 3.096 acres on Scott Road/Sammons Industrial Parkway from C-PUD to C-2. [Map 102, Part of Parcel 002, District 3]. \* **Mr. Rick McAllister** represented this request.

Mr. McAllister stated that he was presenting a zoning amendment for a portion of a C-PUD parcel to be rezoned to C-2. The parcel is approximately 3 acres with 300+ linear feet of road frontage on Sammons Industrial Parkway. There are 48 parcels located on Sammons Industrial Parkway, and approximately a third of them are zoned industrial, and the remaining 60% are zoned C-2. The proposed use would be a contractor's services company with outdoor storage of equipment which is not allowed in the current C-PUD zoning. The project will include a 50 ft. buffer along the property line where it abuts the C-PUD. Mr. McAllister indicated that there are a number of similar land use in the area, and the proposed location would be a good fit for their business.

No one spoke in opposition

**Staff recommendation is for approval to rezone 3.096 acres on Scott Road from C-PUD to C-2 [Map 102, Part of Parcel 002, District 3].**

Motion: **Member Jones** made a motion to approve the request by **Rick McAllister, agent for Shaifer Oconee, LLC** to rezone 3.096 acres on Scott Road/Sammons Industrial Parkway from C-PUD to C-2.

Second: **Member Mitchell.**

Voting Yea: **Vice Chairman Hill, Member Farley, Member Jones, Member Mitchell, Chairman Foster**

7. Request by **Matt Fleming, agent for Carolyn Walton c/o Carol W. Williams** to rezone 32.11 acres on Loch Way from AG to R-1. **[Map 095A, Parcel 011, District 2]. \* Mrs. Carol Williams** represented this request.

**The applicant requested to withdraw without prejudice.**

No one spoke in opposition

**Staff recommendation is for approval to withdraw without prejudice on Loch Way [Map 095A, Part of Parcel 011, District 3].**

Motion: **Vice Chairman Hill** made a motion to approve the request by **Matt Fleming, agent for Carolyn Walton c/o Carol W. Williams** to withdraw without prejudice on Loch way **[Map 095A, Part of Parcel 011, District 3].**

Second: **Member Farley**

Voting Yea: **Vice Chairman Hill, Member Farley, Member Jones, Member Mitchell, Chairman Foster**

**Items 8 & 9 were heard as one.**

8. Request by **Jay V. Dell, agent for 5 Star Pinestraw, LLC** to rezone 1.00 acres on Lakeman Road from C-1 to C-2. **[Map 097, Parcel 066001, District 3]. \* Attorney Jay Dell** represented this request.

Mr. Dell stated that the purpose was to rezone two adjacent parcels from C-1 to C-2 for a pine straw sales business. The owners currently have a pine straw business located on Highway 44. They are considering relocating due to the future widening of the road on

Highway 44 and anticipate not being able to facilitate their business on the existing parcel. They are proposing to have a similar use on the Lakeman Road properties. It will have retail sales of pine straw along with a small office. Attorney Dell reviewed the standards for rezoning and believes they meet the standards. All of the property around this tract is zoned C-2. There is an adjacent agricultural property and they are aware of the 50-foot buffer requirement and are willing to comply. The property is adjacent to Oconee rock yard and multiple commercial businesses.

No one spoke in opposition

Mr. Mitchell asked staff for clarity regarding the map of the nearby residential property.

**Staff recommendation is for approval to rezone 1.00 acres from C-1 to C-2 on Lakeman Road [Map 097, Parcel 066001, District 3] with the following condition:**

- 1) The developer shall develop and maintain a 50-foot buffer or berm along the property lines that abut Map 097, Parcel 036 as stated in Section 66-107(g) of the Putnam County Code of Ordinances.**

Motion: Member Jones made a motion to approve the request by **Jay V. Dell, agent for 5 Star Pinestraw, LLC** to rezone **1.00 acres from C-1 to C-2 on Lakeman Road [Map 097, Parcel 066001, District 3]** with the following condition:

- 2) The developer shall develop and maintain a 50-foot buffer or berm along the property lines that abut Map 097, Parcel 036 as stated in Section 66-107(g) of the Putnam County Code of Ordinances.**

Second: **Member Mitchell**

Voting Yea: **Vice Chairman Hill, Member Farley, Member Jones, Member Mitchell, Chairman Foster**

9. Request by **Jay V. Dell, agent for 5 Star Pinestraw, LLC** to rezone 1.00 acres on Lakeman Road from C-1 to C-2. **[Map 097, Parcel 066002, District 3]. \***

Mr. Dell stated that the purpose was to rezone two adjacent parcels from C-1 to C-2 for a pine straw sales business. The owners currently have a pine straw business located on Highway 44. They are considering relocating due to the future widening of the road on Highway 44 and anticipate not being able to facilitate their business on the existing parcel. They are proposing to have a similar use on the Lakeman Road properties. It will have retail sales of pine straw along with a small office. Attorney Dell reviewed the standards for rezoning and believes they meet the standards. All of the property around this tract is zoned C-2. There is an adjacent agricultural property and they are aware of the 50-foot buffer requirement and are willing to comply. The property is adjacent to Oconee rock yard and multiple commercial businesses.

No one spoke in opposition

**Staff recommendation is for approval to rezone 1.00 acres from C-1 to C-2 on Lakeman Road [Map 097, Parcel 066002, District 3] with the following condition:**

- 1) The developer shall develop and maintain a 50-foot buffer or berm along the property lines that abut Map 097, Parcel 036 as stated in Section 66-107(g) of the Putnam County Code of Ordinances.**

Motion: Member Jones made a motion to approve the request by **Jay V. Dell, agent for 5 Star Pinestraw, LLC** , to rezone **1.00 acres from C-1 to C-2 on Lakeman Road [Map 097, Parcel 066001, District 3]** with the following condition:

- 2) The developer shall develop and maintain a 50-foot buffer or berm along the property lines that abut Map 097, Parcel 036 and Map 097, Parcel 033 as stated in section 66-107(g) of the Putnam County Code of Ordinances.**

Second: **Member Mitchell**

Voting Yea: **Vice Chairman Hill, Member Farley, Member Jones, Member Mitchell, Chairman Foster**

New Business

GAZA Conference next week.

2023 Winter GAZA Conference to be held at the Ritz Carlton on Lake Oconee.

Adjournment

Meeting adjourned at approximately 7.02 pm

Attest:

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Lisa Jackson  
Director

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Alan Foster  
Chairman

**File Attachments for Item:**

5. Request by **Nannette Stallings** for a front and side yard setback variance at 120 Robin Court. Presently zoned R-2 [Map 088B, Parcel 074, District 4].



## **PUTNAM COUNTY PLANNING & DEVELOPMENT**

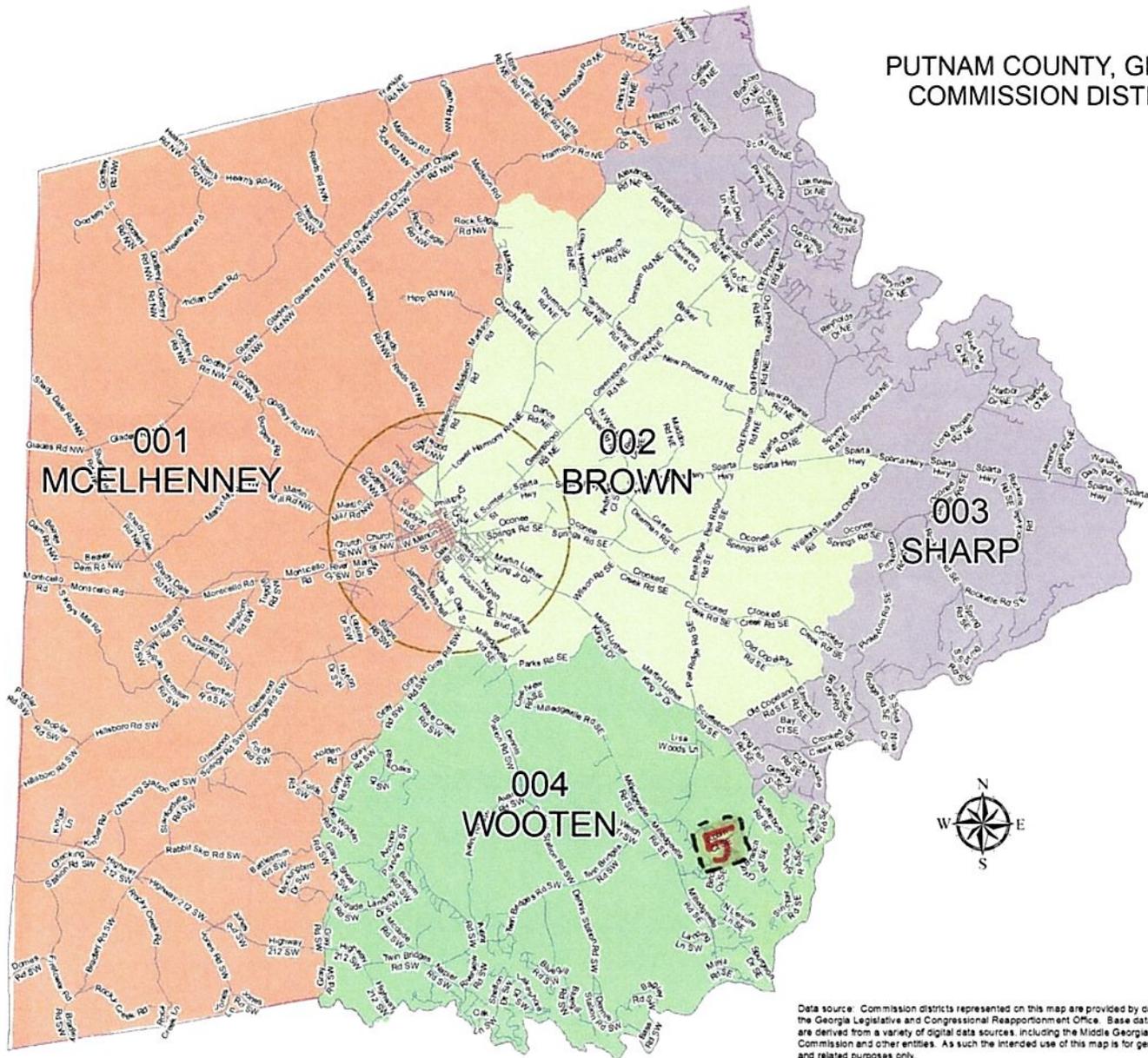
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### **NOTICE OF PUBLIC HEARING CANCELLATION**

**The Putnam County Planning & Zoning regularly scheduled Planning Commission public hearing at 6:30 p.m. has been CANCELLED for THURSDAY, MARCH 3, 2021. This hearing will be rescheduled for a later date.**

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



MAP SCALE 1" = 5,697.28' SCALE RATIO 1:68,367.34 DATE JANUARY 2021

- Request by **Nannette Stallings** for a front and side yard setback variance at 120 Robin Court. Presently zoned R-2 [Map 088B, Parcel 074, District 4].



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APPLICATION FOR ZONING ACTION: VARIANCE

PLAN 2022-00206

### Application Information

(same as owner Yes [X] No [ ])

Name: Nannette (Nan) Stallings

Address: 120 Robin Court  
Eatonton, GA 31024

Phone: (770) 361-8020

Email: nhuff61@yahoo.com

Fax: N/A

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

SETBACKS: Front: 20 Rear: NA Lakeside: 65+ Left: 10 Right: 15+

TOTAL SQ. FT. (existing structure) 1776 TOTAL FOOTPRINT (proposed structure) 20x23 460 sq. ft.

LOT LENGTH (the total length of the lot) Right 283.16; Left 233.27

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you are proposing to build) Approx. 73'

REASON FOR REQUEST: I would like to build a two-car garage. My lot is very narrow and the right of way curves deep into the property because I am on a cul-de-sac. This does not leave much room for a garage. The orange dots on my driveway represent 30 feet from the property line (end of right of way). The Department of Health will not let me build to the right of the existing driveway because an alternate place is needed to put a septic tank in case the current septic tank fails.

### \*SUPPORTING INFORMATION ATTACHED TO APPLICATION\*:

RECORDED PLAT: X LETTER OF AGENCY \_\_\_\_\_ LETTER OF INTENT X

SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT \_\_\_\_\_ X

\*PROPOSED LOCATION MUST BE STAKED OFF\*

\*SIGNATURE OF APPLICANT: Nan Stallings DATE: January 26, 2022

\*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>1/27/22</u>	FEE: \$ <u>220.00</u>	CK. NO. <u>6224</u>	CASH _____	C. CARD _____	INITIALS <u>NS</u>
RECEIPT # _____					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS'/CITY COUNCIL HEARING: _____	RESULT: _____				



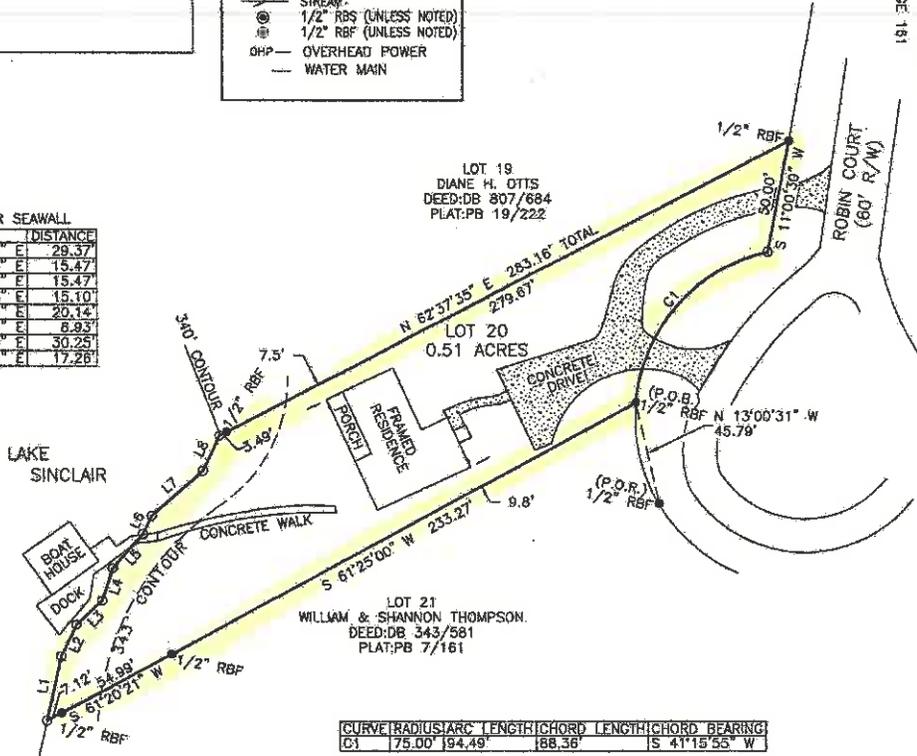
eFiled & eRecorded  
 DATE: 1/27/2022  
 TIME: 1:15 PM  
 PLAT BOOK: 00037  
 PAGE: 00219  
 RECORDING FEES: \$10.00  
 PARTICIPANT ID: 1406127805  
 CLERK: Trevor J. Addison  
 Putnam County, GA

LEGEND	
R/W	RIGHT OF WAY
C/L	CENTER LINE
P.L.	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
CP	COMPUTED POINT
LL	LAND LOT LINE
CMF	CONCRETE MARKER FOUND
F	FENCE
S	STREAM
1/2" RBS	1/2" RBS (UNLESS NOTED)
1/2" RBF	1/2" RBF (UNLESS NOTED)
OHP	OVERHEAD POWER
W	WATER MAIN

**TREVOR J. ADDISON**  
 CLERK OF SUPERIOR COURT  
 100 S. JEFFERSON AVE., STE 236  
 EATONTON, GEORGIA 31024

PLAT: PLAT BOOK 7, PAGE 161

ALONG TIMBER SEAWALL	
LINE/BEARING	DISTANCE
L1 N 12°15'25" E	29.37'
L2 N 25°14'38" E	15.47'
L3 N 47°00'58" E	15.47'
L4 N 17°47'28" E	15.10'
L5 N 40°48'29" E	20.14'
L6 N 25°43'25" E	8.93'
L7 N 48°11'09" E	30.25'
L8 N 25°08'53" E	17.28'



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	75.00'	194.49'	168.36'	S 41°15'55" W

**SURVEYORS CERTIFICATION:**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYORS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGULATIONS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-87.

*Kirk A. Freeman*  
 KIRK A. FREEMAN GA' RLS #2982 DATE 1/27/2022

**NOTES:**

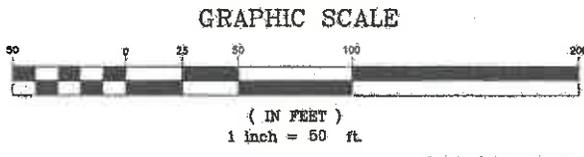
1. THERE HAS BEEN NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR OWNERSHIP TITLE EVIDENCE THAT MAY BE DISCLOSED BY A CURRENT AND ACCURATE TITLE SEARCH. THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING DRAINAGE AND/OR UTILITY EASEMENT THAT MAY NOT BE SHOWN ON THIS PLAT 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 7, PAGE 161.
3. REFERENCES - DEED: DB 820/761 PLAT: PB 7/161

SURVEYED BY:  
**KIRK FREEMAN, LLC**  
 LAND SURVEYING  
 P.O. BOX 1081  
 650 W. THOMAS STREET  
 MILLEDGEVILLE, GA 31061  
 478-451-2997 478-456-7121



SURVEY OF PROPERTY FOR:  
**RONALD E. & BETTY J. SIMPSON**  
 "POSSUM POINT" SUBDIVISION  
 SECTION FOUR  
 313th G.M.D.  
 PUTNAM COUNTY, GEORGIA

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,287 FEET AND AN ANGULAR ERROR OF 00'00"00" 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 187,936 FEET.



DATE SURVEYED 06/25/2018  
 DATE DRAWN 01/27/2022  
 SCALE 1" = 50'  
 EQUIPMENT: TOPCON GTS-3005 TOTAL STATION  
 KIRK A. FREEMAN RLS #2982  
 DATE: 1/27/2022

FILE: LOT 120 ROBIN CT

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

Applicant: <u>Nan H Stallings</u>		<b>Reason for Existing Sewage System Evaluation:</b> (1) Loan Closing for Home Sale (2) Refinance (3) Home Addition (Non-bedroom) Type: _____ (4) Swimming Pool Construction (5) Structure Addition to Property garage- located on existing concrete front Type: house (6) Mobile Home Relocation
Property/System Address: <u>120 ROBIN CT LOT 20 EATONTON, GA 31024</u>		
Subdivision Name:	Lot: <u>20</u> Block: <u>Section IV</u>	
Possum Point		
Existing System Information: Water Supply (circle)	Number of Bedrooms/GPD: <u>3/0</u> Garbage Grinder: (circle) <u>(1) Yes (2) No</u>	

\*\*\* One of Section A, B, or C should be Completed \*\*\*

### SECTION A - System on Record

(1) Yes	(2) No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	<b>Comments:</b>     I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
(1) Yes	(2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.	
(1) Yes	(2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.	
(1) Yes	(2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.	
Evaluating Environmentalist		Title: _____ Date: _____	

### SECTION B - System Not on Record

(1) Yes		No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation	<b>Comments:</b> <u>No Plumbing carport/garage *</u>
(1) Yes	(2) No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.	
(1) Yes	(2) No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.	
(1) Yes	(2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.	
(1) Yes	(2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.	
Evaluating Environmentalist		Title: _____ Date: _____	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
<u>Kristhina Ardi</u>		Environmental Health County Manager	19-Jan-22

**SECTION C - System Not Approved**

(1) Yes	(2) No	The On-site Sewage Management System was disapproved at the time of the initial and is thus not considered an approved system.	Comments:
(1) Yes	(2) No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.	
(1) Yes	(2) No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.	
Evaluating Environmentalist		Title:	Date:
			I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

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

(1) Yes	(2) No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments: Garage located on existing concrete *	
(1) Yes	(2) No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.	Number of Bedrooms/GPD:	Garbage Grinder: (circle)
			3	(1) Yes      (2) No
Evaluating Environmentalist		Title:	Date:	
Katharine Hill		Environmental Health County Manager	19-Jan-22	
			I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.	

**Putnam - Jones - Gray - Baldwin - Greene County Health Department  
ON-SITE SEWAGE SYSTEM / SEPTIC TANK PUMPER REPORT**

This form is to be completed by a certified on-site sewage system pumper who is pumping a sewage tank and hauling the septage to an authorized disposal site. At the time of service the certified pumper performing such services should provide this or other comparable written service report to the owner and provide a copy to the Baldwin County Health Department Environmental Health Section.

Property Owner Name: Rowell, x Betty Simmons Telephone: 404-380-9246

Site Address: 120 Robin's Ct., Roswell, GA

Pumper/ Contractor: Finch Septic Tank Telephone: 478-451-9599

Date of Service: 11-22-17 Time: 9:30 AM Recent Weather Conditions: Clear

Age of system (if known) 3 Number of bedrooms 3 Number of people in home 2

Sewage Tank located and exposed for inspection? Yes  No  Estimated Tank Size 1000

No. of Compartments 1 Tank Material Concrete Type of Tank 4' lid Depth of Tank Lid 20"

Liquid Level in tank is: Above Normal  Normal  Below Normal

Estimated depth/ thickness of floating scum mat/layer in each compartment? 12"

Depth/ thickness of Sludge Layer in each compartment? 14"

Pumped out tank: Yes  No  Gallons Pumped \_\_\_\_\_ Bottom/sides in good condition?

Is effluent running back into tank from drainfield? No Was tank leakage observed?

Baffle walls/vents cleaned: Inlet  Center  Outlet

Condition of Inlet baffle / Tee Good  Needs Repair  Repaired

Condition of Outlet baffle / Tee Good  Needs Repair  Repaired

Tank Condition: Acceptable  Unacceptable  Type of Tank (ST, ATU, Other) ST

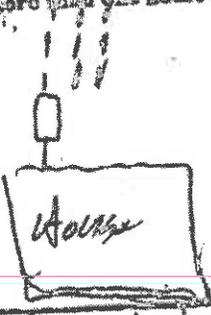
Septic Tank was properly closed and excavated soil/rod returned: Yes  No

Last Previous Pump Date (if known)? 12/2016 Pumping Frequency Recommended 10 years

Description of any repairs or other service performed: clean tank & pump out

Recommendation: Septic Tank do get parts out of tank

Please sketch location of system: (show front of house or street, show distance from structure to tank, may use back of page if necessary for sketch or other comments. If more than one house on property, specify which one.)



2012981-2012

NAME OF PUMPER (PRINTED) Wayne Finch GA CERT. NO.: GA-P- \_\_\_\_\_

SIGNATURE OF PUMPER: [Signature] DATE: 11/22/17

City Dr. Way

Nannette (Nan) Stallings  
120 Robin Court  
Eatonton, GA 31024

January 26, 2022

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

Dear Putnam County Planning & Development:

I own the property located at 120 Robin Court and plan to build a two-car detached garage to house my vehicles. I am requesting a variance on the front (roadside) property line and the left property line. I request the setbacks due to the small, narrow, and unique shape of this property and how the 60' right away curves into my property due to the cul-de-sac. I am also affected by the need to have an alternate space for my septic tank in case my current septic tank fails.

The challenges of the unique shape, narrowness, and smallness of the lot are the reasons I ask for the relief from the current setbacks. The proposed spot for the garage is the one and only spot that I have to build a garage.

General building information: The garage I propose to build would have a minimum of 460 square feet. The garage will be designed to fit the style of my home. The final plan design will depend upon a favorable ruling with this variance application.

If you would like additional information about this request, you can telephone me at (770) 361-8020. Your consideration and approval of my application is greatly appreciated.

Thank you.

Very truly yours,



Nan Stallings

NHS:

Enclosures: Application for Zoning Action: Variance  
Recorded Plat  
Diagram of lot with location of proposed garage build  
Site Approval/Layout of Septic System from Health Department  
Check in the amount of \$220.00

**Homestead Application**

[Apply for Homestead Application](#)

**Summary**

Parcel Number 088B074  
 Location Address 120 ROBIN CT  
 Legal Description LT 20 SEC IV P PT  
 (Note: Not to be used on legal documents)  
 Class R3-Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District PUTNAM (District 1)  
 Millage Rate 22.785  
 Acres 0.5  
 Homestead Exemption Yes (L1)  
 Landlot/District N/A



[View Map](#)

**Owner**

STALLINGS NANNETTE H  
 120 ROBIN CT  
 EATONTON, GA 31024

**Land**

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Possum Point Lake	Lot	0	0	0	0.5	1

**Residential Improvement Information**

Style One Family  
 Heated Square Feet 1776  
 Interior Walls Sheetrock  
 Exterior Walls Vinyl Siding  
 Foundation Masonry  
 Attic Square Feet 0  
 Basement Square Feet 0  
 Year Built 1983  
 Roof Type Asphalt Shingles  
 Flooring Type Carpet/Tile  
 Heating Type Central Heat/AC  
 Number Of Rooms 0  
 Number Of Bedrooms 0  
 Number Of Full Bathrooms 2  
 Number Of Half Bathrooms 0  
 Number Of Plumbing Extras 3  
 Value \$157,078  
 Condition Good

**Accessory Information**

Description	Year Built	Dimensions/Units	Identical Units	Value
Utility Bldg/Shed	2006	10x20 / 0	0	\$1,390
Boat Slip: With Roof	1995	20x22 / 0	0	\$3,734
Sea Wall (Wood)	1990	0x0 / 125	0	\$879
Boat Dock Average	1990	0x0 / 559	1	\$6,968

**Permits**

Permit Date	Permit Number	Type
09/15/2006	b20060719	ADDITION

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/20/2018	925 234	7 161	\$320,000	LIMITED WARRANTY DEED	SIMPSON RONALD E & BETTY J	STALLINGS NANNETTE H
11/21/2014	820 761	7 161	\$259,000	Fair Market Value	HOLLEY BETSY BROWN & CLARENCE	SIMPSON RONALD E & BETTY J
4/4/2008	634 607	7 161	\$0	QUIT CLAIM DEED	HOLLEY BETSY BROWN	HOLLEY BETSY BROWN & CLARENCE WENDELL
3/30/1999	283 206	7 161	\$83,000	Fair Market Value	MARRIOTT WILLIAM S	HOLLEY-BROWN BETSY
1/15/1988	7-F 285	7 161	\$47,500	Fair Market Value	NORRIS JOSEPH L	MARRIOTT WILLIAM S

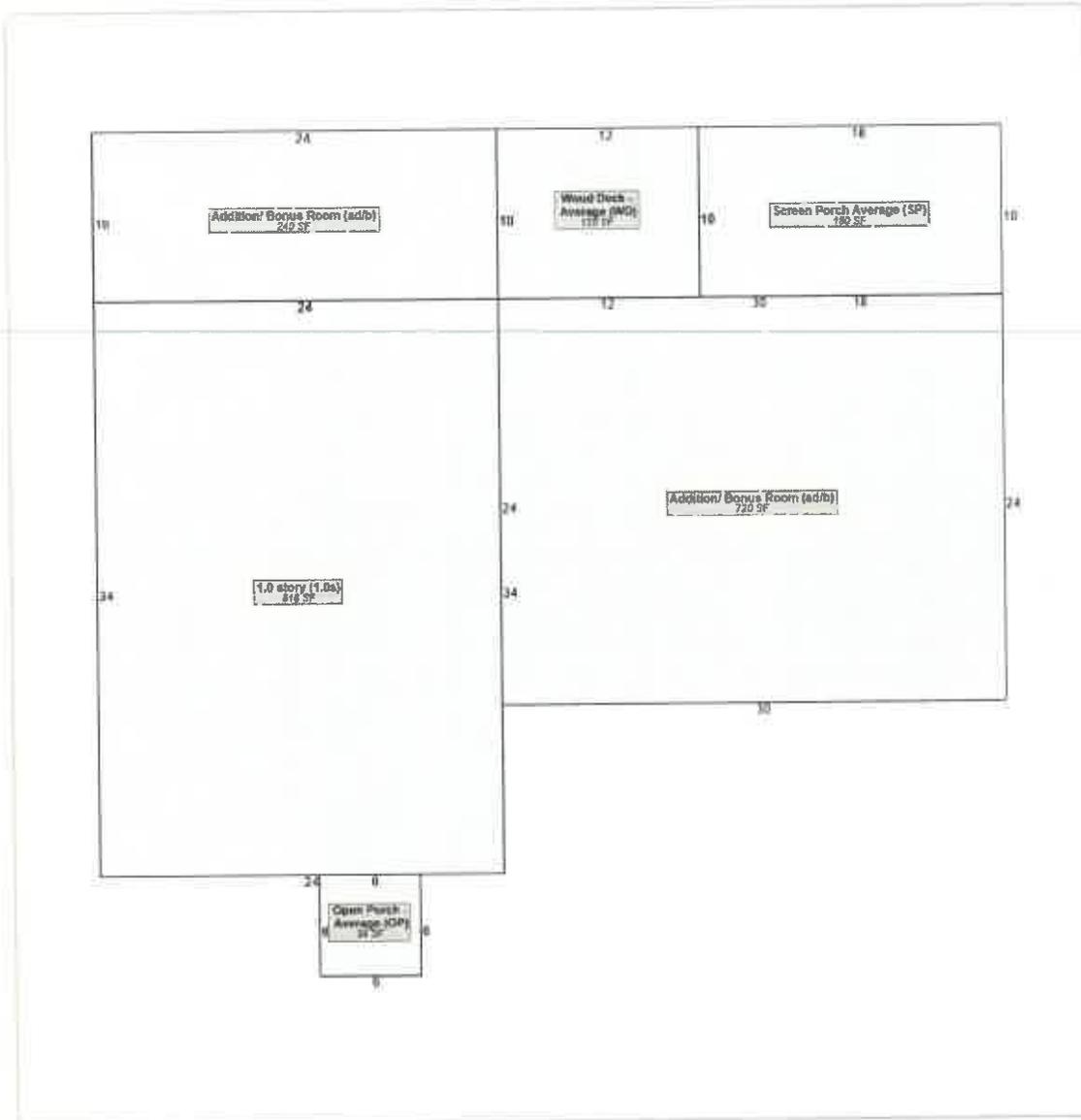
**Valuation**

	2021
Land Value	\$125,000
+ Improvement Value	\$157,078
+ Accessory Value	\$12,971
= Current Value	\$295,049
* Assessed Value	\$118,020

**Photos**



**Sketches**



No data available for the following modules: Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes.

The Putnam County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation.

User Privacy Policy  
GDPR Privacy Notice

Last Data Upload: 1/27/2022, 6:55:48 AM



Version 2.3.174



annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

**AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood.**  
Determined by detailed methods with Base Flood Elevations (BFE).

**VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.**

**X: 500 Year Flood - Areas of 0.2% annual chance flood**

**Parcel ID** 088B074  
**Real Key / Acct** 8301  
**Class Code** Residential  
**Taxing District** PUTNAM  
**Acres** 0.5

**Owner** STALLINGS NANNETTE H  
 120 ROBIN CT  
 EATONTON, GA 31024  
**Physical Address** 120 ROBIN CT  
**Land Value** \$125000  
**Improvement Value** \$157078  
**Accessory Value** \$12971  
**Current Value** \$295049

**Last 2 Sales**

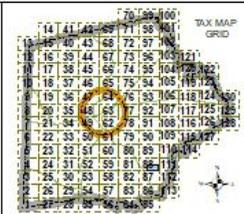
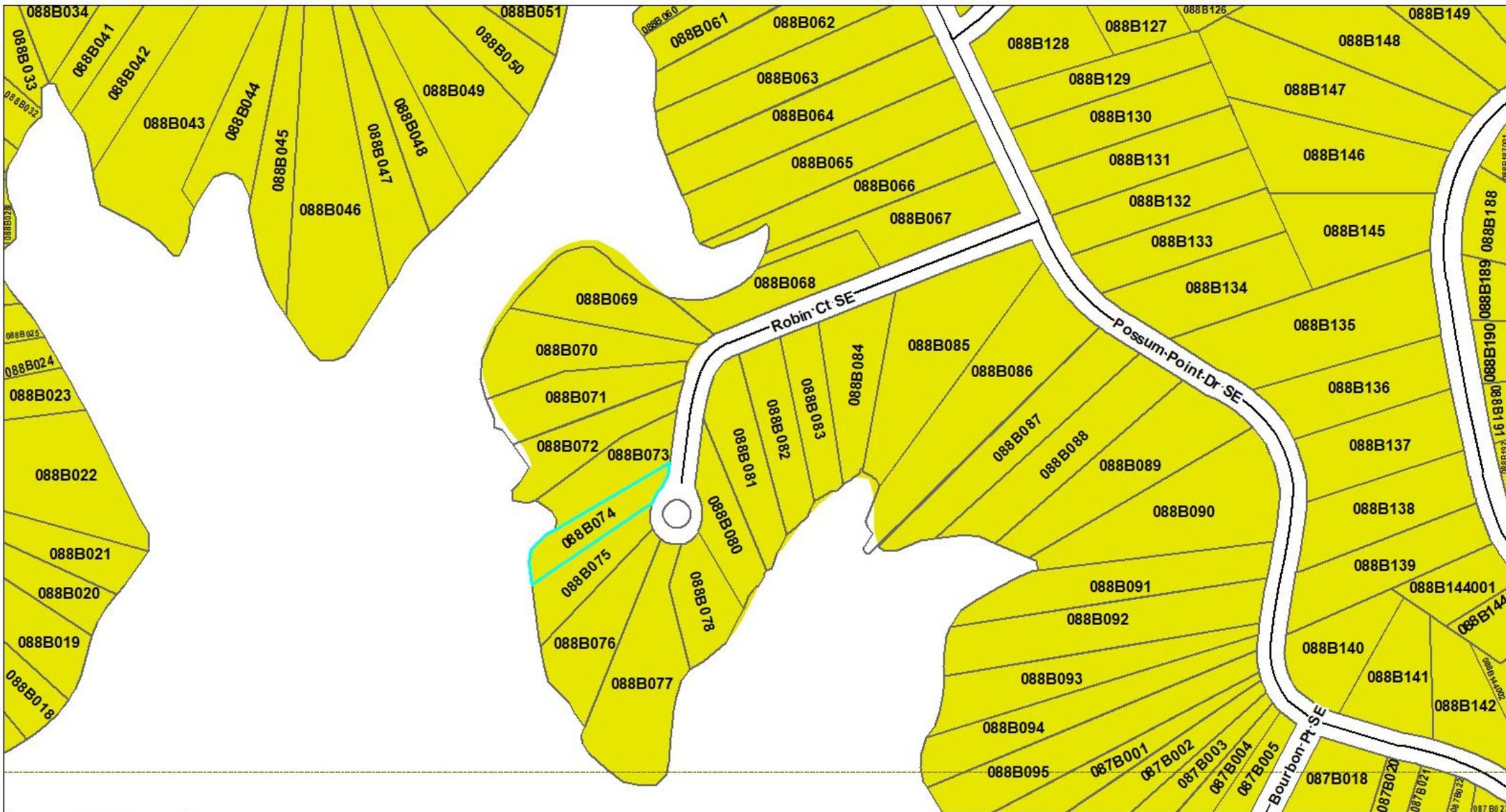
Date	Price	Reason	Qual
7/20/2018	\$320000	LD	Q
11/21/2014	\$259000	FM	Q

**(Note: Not to be used on legal documents)**

Date created: 1/27/2022  
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Developed by  **Schneider**  
 GEOSPATIAL





**GEOGRAPHIC FEATURE LEGEND**

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

**MGR**  
 Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

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

**MAP 088B**

**23**

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: FEBRUARY 2022