



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Agenda

Thursday, July 02, 2020 ♦ 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 - June 4, 2020 & June 10, 2020

Requests

5. Request by **Tim Carrington** for a side yard setback variance at 174 West River Bend Drive. Presently zoned R-1R. [Map 119A, Parcel 114, District 3]. **The applicant is requesting to withdraw without prejudice.**
6. Request by **Robert & Mariann Letson** for a front and rear yard setback variance at 106 Glad Cove. Presently zoned R-2. [Map 111C, Parcel 032, District 4].
7. Request by **Jason Sells, agent for Interfor U.S. Inc.** for a front yard setback variance at 370 Dennis Station Road. Presently zoned I-M. [Map 059, Parcel 019, District 4]. **This item has been removed from the agenda.**
8. Request by **Sharon Pennamon** for conditional use on Glenwood Springs Road. Presently zoned AG-1. [Map 050, Parcel 002001, District 1].
9. Request by **Danny Copelan** to rezone 5.00 acres at 931 Pea Ridge Road from AG-2 to C-2. [Map 092, Parcel 017001001, District 3]. * **The applicant is requesting to withdraw without prejudice.**
10. Request by **Mark Smith, agent for Mary Wooten** to rezone 0.46 acres at 147 Collis Road from R-1 to RM-2. [Map 104B, Parcel 012, District 3]. * **This item has been tabled until the August 6, 2020 public hearing meeting.**

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 July 21, 2020 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 - June 4, 2020 & June 10, 2020



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday June 04, 2020 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Opening

1. Call to Order

Putnam County Attorney Adam Nelson called the meeting to order.

2. Attendance

Attorney Adam Nelson called the roll.

PRESENT:

Chairman James Marshall, Jr.

Member Maurice Hill, Jr.

Member Martha Farley

ABSENT:

Vice Chairman Tim Pierson

STAFF:

Lisa Jackson

Courtney Andrews

Lynn Butterworth

Adam Nelson, Putnam County Attorney

Attorney Adam Nelson read the protocol for the meeting:

As for our procedure tonight, in response to the ongoing national public health emergency and applicable Executive Orders from Governor Kemp, staff has implemented several measures to insure proper social distancing and the safe conduct of tonight's meeting.

- a. For anyone wishing to speak on any matter, please sign the sign in sheet under the tent for the matter you wish to speak to. Please return to your vehicle after signing in. The public hearing will be on Facebook Live on the Putnam County page (<https://www.facebook.com/putnamcountyga>). You may also call in via Zoom to hear real time audio of the meeting by calling 929-205-6099 and entering Meeting ID #862 4238 5355. Your call will be muted, and we ask that you remain muted to eliminate background noises for other callers.
- b. Upon taking up an agenda item, the applicant and any member wishing to speak to the matter shall be allowed entry into the building. Prior to entry, all attendees shall be screened for elevated temperatures. Any attendee who has a temperature over 100.4 degrees Fahrenheit or who exhibits any other symptoms of COVID-19 shall not be

allowed entry into the building, but those attendees are encouraged to submit any comments in writing. All attendee shall be required to wear a face mask.

- c. Attendees shall be allowed in groups of 17, and upon submission of comments, speakers will exit the building. Please follow all marked paths while entering and exiting the building.
- d. Speakers shall be called in order as they signed in.
- e. We ask that at all times, whether in the building or waiting for entry, please maintain social distancing.

3. Rules of Procedures

Ms. Courtney Andrews read the Rules of Procedures.

Minutes

4. Approval of Minutes – March 5, 2020

Motion to approve the March 5, 2020 Minutes made by **Member Hill**, Seconded by **Member Farley**

Voting Yea: **Chairman Marshall, Member Hill, Member Farley**

Requests

Attorney Adam Nelson stated that the applicants for items 9 & 10 have requested for the items to be tabled. The Planning and Zoning Commission shall hold a called meeting on Wednesday June 10, 2020 at 6:30pm at the County Administration building.

Motion to table items 9 & 10 until Wednesday June 10, 2020 at 6:30pm made by **Member Farley**, Seconded by **Member Hill**

Voting Yea: **Chairman Marshall, Member Hill, Member Farley**

5. Request by **Jimmy O'Dell** for a side yard setback variance at 308 East River Bend Drive. Presently zoned R-1R. [Map 119B, Parcel 183, District 3]. **Mr. O'Dell** represented this request. **Attorney Adam Nelson** read the staff report and recommendation. **Mr. O'Dell** stated that he just wants to add a shed to his property. No one spoke in opposition of this request.

Staff recommendation is for approval of a 9-foot side yard setback variance, being 11 feet from the left side property line at 308 East River Bend Drive [Map 119B, Parcel 183, District 3].

Motion to approve the request by **Jimmy O'Dell** for a side yard setback variance, being 9 feet from the left-side property line at 308 East River Bend Drive made by **Member Hill**, Seconded by **Member Farley**

Voting Yea: **Chairman Marshall, Member Hill, Member Farley**

6. Request by **Garry & Nina Lassiter** for a side yard setback variance at 153 Hoot Owl Lane. Presently zoned R-1R. [Map 096A, Parcel 008, District 3]. **Item has been removed from the agenda.**

7. Request by **Gregory Leepow, agent for Kim Anderson** for a rear yard setback variance at 112 Sinclair Circle. Presently zoned R-2. [Map 112B, Parcel 003, District 4]. **Mr. Gregory Leepow** represented this request. **Attorney Adam Nelson** read the staff report and staff recommendation. **Mr. Leepow** stated that he had no additional comments. No one spoke in opposition of this request.

Staff recommendation is for approval of a 51.8-foot rear yard setback variance, being 48.2 feet from the nearest point to the lake at 112 Sinclair Circle [Map 112B, Parcel 003, District 4].

Motion to approve the request by **Gregory Leepow, agent for Kim Anderson** for a 51.8-foot rear yard setback variance, being 48.2 feet from the nearest point to the lake at 112 Sinclair Circle made by **Member Hill**, Seconded by **Member Farley**
Voting Yea: **Chairman Marshall, Member Hill, Member Farley**

8. Request by **Kevin & Kristy Slaughter** for a side yard setback variance at 1051 Crooked Creek Road. Presently zoned R-1. [Map 110B, Parcel 105, District 3]. **Mr. & Mrs. Slaughter** represented this request. **Attorney Adam Nelson** read the staff report and staff recommendation. **Mr. Slaughter** stated that he is building his home and tried to put in a three-car garage but wanted to stay within the setback without needing a variance. Instead of a three-car garage, he put in a two-car garage. He also stated that the proposed structure on the plans to put in a workshop. Due to how far the lake comes in by the bridge, the workshop would be placed in front of the front door. **Mr. Slaughter** stated that the proposed location is the only place the workshop could be. He added that it would be a concrete floor with hardy plank sides to match the house. No one spoke in opposition of this request.

Staff recommendation is for approval of a 30-foot rear yard setback variance, being 70 feet from the nearest point to the lake at 1051 Crooked Creek Road [Map 110B, Parcel 105, District 3].

Motion to approve the request by **Kevin & Kristy Slaughter** for a 30-foot rear yard setback variance, being 70 feet from the nearest point to the lake at 1051 Crooked Creek Road made by **Member Farley**, Seconded by **Member Hill**
Voting Yea: **Chairman Marshall, Member Hill, Member Farley**

9. Request by **Mark Smith, agent for Mary Wooten** for a rear yard setback variance at 147 Collis Marina Road. Presently zoned RM-2. [Map 104B, Parcel 012, District 3]. **Item has been tabled.**
10. Request by **Mark Smith, agent for Duke Gibbs** for a side and rear yard setback variance at 145 Collis Marina Road. Presently zoned RM-2. [Map 104B, Parcel 011, District 3]. **Item has been tabled.**
11. Request by **Jim Brown, agent for Wondal Perry** for a rear yard setback variance at 202 Long Island Drive. Presently zoned R-1R. [Map 122A, Parcel 064, District 3]. **Mr. Jim Brown** represented this request. **Attorney Adam Nelson** read the staff report and staff

recommendation. **Mr. Brown** stated that this is a unique yard and is very steep behind the retaining wall so there is very limited space. He added that the area that they are looking to put the spa, will be in the same vicinity as the previous pool that was filled in. No one spoke in opposition of this request.

Staff recommendation is for approval of a 15-foot rear yard setback variance, being 85 feet from the nearest point to the lake at 202 Long Island Drive [Map 122A, Parcel 064, District 3].

Motion to approve the request by **Jim Brown, agent for Wondal Perry** for a 15-foot rear yard setback variance, being 85 feet from the nearest point to the lake at 202 Long Island Drive made by **Member Hill**, Seconded by **Member Farley**
Voting Yea: **Chairman Marshall, Member Hill, Member Farley**

12. Request by **Jason Sells, agent for Interfor U.S. Inc** for a front yard setback variance at 370 Dennis Station Road. Presently zoned I-M. [Map 059, Parcel 019, District 4]. **The applicants are requesting to withdraw without prejudice.**

Staff recommendation is for approval to withdraw without prejudice for a front yard setback variance at 370 Dennis Station Road [Map 059, Parcel 019, District 4].

Motion to approve the request by **Jason Sells, agent for Interfor U.S. Inc** to withdraw without prejudice for a front yard setback variance at 370 Dennis Station Road made by **Member Hill**, Seconded by **Member Farley**
Voting Yea: **Chairman Marshall, Member Hill, Member Farley**

13. Request by **Vincent Richardson** for a front yard setback variance at 114 Allens Alley. Presently zoned R-2. [Map 055A, Parcel 011, District 4]. **Mr. Vincent Richardson** represented this request. **Attorney Adam Nelson** read the staff report and staff recommendation. Mr. Richardson stated that the lot is very narrow and there is no other place to put the carport. He added that the front line is on a 10-foot wide graveled driveway that dead ends to his neighbor's house. The carport would not obstruct anything. Mr. Richardson stated that the house is the only structure on the property.

Staff recommendation is for approval of a 22-foot front yard setback variance, being 8 feet from the front property line at 114 Allens Alley [Map 055A, Parcel 011, District 4].

Motion to approve the request by **Vincent Richardson** for a 22-foot front yard setback variance, being 8 feet from the front property line at 114 Allens Alley made by **Member Farley**, Seconded by **Member Hill**
Voting Yea: **Chairman Marshall, Member Hill, Member Farley**

The following items 14-18 were heard together.

14. Request by **Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC** to rezone 2.14 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 030, District 3]. *
15. Request by **Howard McMichael, agent for Lick Creek Holding's LLC** to rezone 21.40 acres on Collis Road from AG-1 to RM-3. [Map 104, Parcel 032001, District 3]. *

16. Request by **Howard McMichael, agent for Mallard's Overlook, LLC** to rezone 29.58 acres on Collis Road from AG-1 to RM-3. [Map 104, Parcel 032, District 3]. *
17. Request by **Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 033, District 3]. *
18. Request by **Howard McMichael, agent for Oconee Overlook, LLC** to rezone 0.63 acres/27,298 sq. ft. on Doug Lane from R-1 to RM-3. [Map 104B, Parcel 001, District 3]. * **Attorney Doug Dillard** represented this request. He stated that Jeff Haymore and himself would be representing the applicants. He added that he would be discussing the important points that they think should be considered tonight. **Attorney Dillard** stated that he has given the board a book and advised them to look at Tab 1. On Tab 1 there is an aerial that is also on Tab 2. He added that last December, the board recommended for approval. At that time, Members Pierson and Hill, asked about Collis Road widening. As the staff report notes, his clients and the county, had signed a development agreement which resolves that issue. **Attorney Dillard** stated that later in the presentation he will discuss the traffic study on Tab 6&7. The issues of the traffic study were resolved by the development agreement. **Attorney Dillard** added that the properties are zoned agriculture and R-1. They submit to the board that these classifications are unconstitutional. Particular to AG, Tab 3 shows that the uses under AG are not compatible with the uses that are consistent in the area. You can have a slaughterhouse, meat processing plant, and the like of other agriculture uses that is certainly not something you would want to happen. If the property is not rezoned, those are the uses that this property is left with. **Attorney Dillard** stated that the uses are not reasonable, nor are they economical. He added that the conceptual plan and renderings are on Tab 4 and proposes 175 units. This will be a high-end hotel, Marriott, Hilton, Hyatt, etc. The resort will have a nautical decor and a laid-back environment where people can relax and enjoy the lake. The hotel will have two restaurants not unlike Reynolds Plantation. **Attorney Dillard** stated that they have major entities that are interested in developing the property with them and are major players in Atlanta and throughout the South East and United States. He added that the economic impact of this development is significant. In 2017, Putnam County approved and funded the hotel study and found that the hotel facilities were inadequate in Putnam County. On page 3 of the outline, it discusses annual tax sales, hotel motel tax, food and beverage, and the benefits to the county. **Attorney Dillard** stated that although they have submitted a hotel concept plan for 175 units, they also have an alternative use of a townhome development that is on Tab 7. The board has seen this plan before. It will be 124 units, 6 buildings with 4 units each and 20 buildings with 5 units each. He added that all the opponents have a more intense zoning than they have. Tab 2 shows the area around the subject property zoned to higher density or multi-use classification. The townhome concept proposes 124 townhome units with a density of 2.18. The hotel concept proposes 175 units with a density just about 3 units per acre. By contrast, the Enclave Townhomes has 18 units on 2.68 acres for a net density of 6.7 units per acre. Waterfront Condominiums has 72 units with a density of 8 units per acre. The proposed density is substantially less than properties similarly situated. **Attorney Dillard** stated that they submit that the project would be a third of the development already in place, near this property. There will be no access to and from this property off Doug Lane. **Attorney Dillard** stated that they will get all the necessary government improvements. They have spoken with EPD, DNR, US Fish and Wildlife, etc. to be in accordance with existing state and federal regulations. He added that they oppose the staff recommendations. Staff has recommended certain conditions that properties around them do not have. **Attorney Dillard**

stated that he appreciates the staff recommending for approval, but they ask that it be approved without added conditions. He asked to reserve the remainder of his time.

At this time, those who signed in to speak in favor of the rezoning request on Collis Road and Doug Lane, were given 3 minutes each to speak.

Josh Sprayberry
Kip Oldham
Howard McMichael
Lauren Sprayberry
Walt C. Rucker III
Brandon Burgess
David Collis
Jeff Haymore
Cynthia Wallace

At this time, those who signed in to speak in opposition of the rezoning request on Collis Road and Doug Lane, were given 3 minutes each to speak.

Ron Ryland
Denise Moore
Steve Burgess
Kristie McLeod
Kathy Wardlaw
Pete Wardlaw
Debbie Wilcox
Jeff McLeod
Rex Bishop
Carl Anderson
John Culpepper

Chairman Marshall asked Mr. Dillard why he felt that they should not be held to the conditions. **Mr. Dillard** stated that his clients are being imposed with conditions that are not imposed on other similarly situated properties. **Chairman Marshall** stated that this was an erroneous assumption. **Josh Sprayberry** stated that there were no conditions on Great Waters, Waterfront or Cuscowilla. He added that the zoning conditions on the RM-2 development at the end of the Collis Marina only has 4 conditions. **Mr. Sprayberry** stated that the Ritz Carlton, a top tier hotel, is not constructed in that manner. He asked why they should be subject to something more stringent to that of the Ritz Carlton. He read lines from the staff recommendation comparing conditions to other developments that he felt was unfair. **Chairman Marshall** asked what the 21-acre tract would be used as. **Mr. Sprayberry** said that it will be used as green space. They don't have any development plans.

Kitty Burgess stated that because there is nothing shown on the 21 acres and as they look at the ordinance, it says that it must be shown on the plan. She added that if the county is not going to require that, why do they need zoning. **Mrs. Burgess** stated that the board should vote only on what is shown and come back to the 21-acre tract later.

Mr. Haymore said that the concept plan met the requirements as stated in Putnam County Code of Ordinances Chapter 66-161(c).

Staff recommendation is for approval of the proposed rezoning, subject to the following conditions:

1. To restrict the available uses of the property as follows:
 - a. Hotel
 - i. The hotel shall substantial conform to the submitted scaled conceptual plans and renderings submitted in support of the proposed rezoning application, to include the buildings, ingress and egress improvements, and other structures;
 - ii. No more than ten percent (10%) of the total number of guest rooms may contain stoves, conventional ovens or full-size refrigerators (larger than 11.5 cubic feet). No more than ten percent (10%) of the total number of guest rooms shall be rented or leased by the same person for continuous periods in excess of ten (10) days;
 - iii. Buildings shall be constructed of brick and/or stacked stone on all sides. The hotel building may utilize contrasting architectural metal panels or accents;
 - iv. Not to exceed the proposed total of 175 room as stated in the application. Any increase beyond this total will require approval from the Board of Commissioner;
2. The application of green infrastructure (bioswales/biorention, etc) in combination of water quality retention ponds, will require implementation to minimize the negative effects of imperviousness and stormwater runoff to the water quality of Lake Oconee. The Georgia Stormwater Manual will be applied to the project under review. The manual’s water quality template will be used to assess the various water quality BMP options.
3. Provide at least one 3-inch caliper tree per 3 parking spaces. Trees shall be placed in tree islands within the footprint of the parking lot. Location of trees shall be determined by the county during the site development review (LDP phase). Provide two – 3-inch caliper trees per 100 feet on the shoulder of all roadways within the development. Trees to be placed on both sides of all internal roads. Specific location of the trees adjacent to the internal roads to be determined by the county during the site development review process. These tree plantings shall not preclude the developer from installing additional vegetation as he/she deems appropriate.
4. Provide a 25-foot-wide densely planted landscape buffer along the property line on Doug Lane and where the property abuts residential parcels on Collis Marina Road. The additional plantings shall provide a 75% buffer within 3 years of planting. Landscape plan and species to be approved during the development review phase.
5. Emergency exit required on Collis Marina Road. Emergency exit shall not be paved. “Grass Crete” or similar product shall be used as the surface treatment for this access. A removable bollard (s) or similar barrier shall be used with only emergency services being provided entryway
6. Preserve a 20’ non-buildable strip along the Collis Road frontage measured from edge of right-of-way. The purpose of this condition is for future county acquisition as right-of-way.

7. A minimum of 65 feet building setback from Lake Oconee will be required. This includes all structures and stormwater management facilities. Walkways/paths and boat docks are excluded from this setback requirement.
8. Development shall have only one (1) vehicular access. Access shall be from Collis Road.
9. Map 104, parcel 030, map 104 parcel 032, map 104 parcel 032001, map 104, parcel 033 and map 104 B, parcel 001, must be combined and cannot be used or sold as a standalone parcel.
10. This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

Motion to approve the request by **Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC** to rezone 2.14 acres on Collis Road from R-1 to RM-3, and by **Howard McMichael, agent for Lick Creek Holding's LLC** to rezone 21.40 acres on Collis Road from AG-1 to RM-3, and **Howard McMichael, agent for Mallard's Overlook, LLC** to rezone 29.58 acres on Collis Road from AG-1 to RM-3, and **Howard McMichael, agent for Oconee Overlook, LLC & Lick Creek Holding's LLC** to rezone 3.5 acres on Collis Road from R-1 to RM-3, and **Howard McMichael, agent for Oconee Overlook, LLC** to rezone 0.63 acres/27,298 sq. ft. on Doug Lane from R-1 to RM-3 with the following conditions:

1. To restrict the available uses of the property as follows:
 - a. Hotel
 - i. The hotel shall substantial conform to the submitted scaled conceptual plans and renderings submitted in support of the proposed rezoning application, to include the buildings, ingress and egress improvements, and other structures;
 - ii. No more than ten percent (10%) of the total number of guest rooms may contain stoves, conventional ovens or full-size refrigerators (larger than 11.5 cubic feet). No more than ten percent (10%) of the total number of guest rooms shall be rented or leased by the same person for continuous periods in excess of ten (10) days;
 - iii. Buildings shall be constructed of brick and/or stacked stone on all sides. The hotel building may utilize contrasting architectural metal panels or accents;
 - iv. Not to exceed the proposed total of 175 room as stated in the application. Any increase beyond this total will require approval from the Board of Commissioner;
2. The application of green infrastructure (bioswales/biorention, etc) in combination of water quality retention ponds, will require implementation to minimize the negative effects of imperviousness and stormwater runoff to the water quality of Lake Oconee. The Georgia Stormwater Manual will be applied to the project under review. The manual's water quality template will be used to assess the various water quality BMP options.
3. Provide at least one 3-inch caliper tree per 3 parking spaces. Trees shall be placed in tree islands within the footprint of the parking lot. Location of trees shall be determined by the county during the site development review (LDP phase). Provide two – 3-inch caliper trees

per 100 feet on the shoulder of all roadways within the development. Trees to be placed on both sides of all internal roads. Specific location of the trees adjacent to the internal roads to be determined by the county during the site development review process. These tree plantings shall not preclude the developer from installing additional vegetation as he/she deems appropriate.

4. Provide a 25-foot-wide densely planted landscape buffer along the property line on Doug Lane and where the property abuts residential parcels on Collis Marina Road. The additional plantings shall provide a 75% buffer within 3 years of planting. Landscape plan and species to be approved during the development review phase.
5. Emergency exit required on Collis Marina Road. Emergency exit shall not be paved. "Grass Crete" or similar product shall be used as the surface treatment for this access. A removable bollard (s) or similar barrier shall be used with only emergency services being provided entryway
6. Preserve a 20' non-buildable strip along the Collis Road frontage measured from edge of right-of-way. The purpose of this condition is for future county acquisition as right-of-way.
7. A minimum of 65 feet building setback from Lake Oconee will be required. This includes all structures and stormwater management facilities. Walkways/paths and boat docks are excluded from this setback requirement.
8. Development shall have only one (1) vehicular access. Access shall be from Collis Road.
9. Map 104, parcel 030, map 104 parcel 032, map 104 parcel 032001, map 104, parcel 033 and map 104 B, parcel 001, must be combined and cannot be used or sold as a standalone parcel.
10. This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances

Made by Member Farley, Seconded by Chairman Marshall
Voting Yea: Chairman Marshall, Member Farley
Voting to Abstain: Member Hill

New Business

None

Adjournment

Motion to adjourn the meeting made by **Member Hill**, Seconded by **Member Farley**
Voting Yea: **Chairman Marshall, Member Hill, Member Farley**

The meeting adjourned at approximately 8:45 p.m.

Attest:

Lisa Jackson
Director

James Marshall, Jr.
Chairman

DRAFT



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Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Wednesday, June 10, 2020 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Opening

1. Call to Order

Putnam County Attorney Adam Nelson called the meeting to order.

2. Attendance

Attorney Adam Nelson called the roll.

PRESENT:

Vice Chairman Tim Pierson

Chairman James Marshall, Jr.

Member Maurice Hill, Jr.

Member Martha Farley

ABSENT:

Chairman James Marshall, Jr.

STAFF:

Lisa Jackson

Courtney Andrews

Adam Nelson, Putnam County Attorney

3. Rules of Procedures

Ms. Courtney Andrews read the Rules of Procedures.

Requests

Attorney Adam Nelson stated that the applicants have filed an application seeking two separate setback variances for proposed development on two parcels: Lot 104B011 and 104B012. However, after review of a 2018 zoning action involving these parcels, it was determined that lots 11, 12, 13, and 14, in order to receive RM-2 designation, we subject to a zoning condition that all such parcels be combined. As these parcels today have not been combined, the zoning conditions have not been met. Therefore the 2018 rezoning has been determined to be ineffective and void. As such, parcels 104B012, 104B013, and 104B014 are currently zoned R-1. Parcel 104B011 however, was previously zoned RM-2 and remains zoned RM-2 today. The item tonight shall only concern parcel 104B011. It is his understanding that the site plans for that lot have been amended to include a

request for the 35-foot lake side variance only. The variance request will only deal with lot 11.

4. Request by **Mark Smith, agent for Duke Gibbs** for a side and rear yard setback variance at 145 Collis Marina Road. Presently zoned RM-2. [**Map 104B, Parcel 011, District 3**]. **Attorney Jay Dell** represented this request. **Attorney Dell** stated that he is represent Mark Smith in his request for a variance. The original request was for a 10-foot side variance and a 35-foot rear yard variance. After reviewing this request and speaking with Ms. Jackson, they decided to withdraw the request for the 10-foot side yard variance. The only request they have is for the 35-foot rear yard variance. **Attorney Dell** showed the Planning and Zoning Board the updated site plan for his request. read the staff report and recommendation. He stated that they are modifying the request just for the 35-foot rear yard setback variance. They are proposing to stagger the buildings to better fit the footprint of this lot. **Attorney Dell** explained that when the applicant originally applied for the requests, two lots were being considered Map 104B Parcel 011 and Map 104B Parcel 012. However, it was discovered that there were conditions placed on the adjacent lots that they are supposed to be combined; the original plan was changed. **Attorney Dell** stated that he has filed a rezoning application for Map 104B Parcel 012 with the condition of that it be rezoned RM-2 with only Map 104B 011 and 104B 012 being combined. If the variance is approved for the subject lot, the applicant would like to move forward with the 5 buildings and then come back before the board for the rezoning of Map 104B 012. He stated that the ultimate project is 10 townhome units within 2 buildings. **Attorney Dell** addressed the concerns of parking stating that each unit would have a 2-car garage and an off-street parking pad. This project is directly across from the Enclave and will be similar in development. **Vice Chairman Pierson** asked if the project is contingent upon the rezoning of Map 104B Parcel 012. **Attorney Dell** responded no. He added that they can move forward with just the 1 5-unit building but prefers to have both lots to have the 10-units. There were no more questions. **Attorney Dell** requested to reserve his remaining time for rebuttal.

At this time, those who signed in to speak in opposition of the request were given the opportunity to speak.

Pete Wardlaw
John Culpepper
Mark Street
Carl Anderson
Ron Carter
Wallace Wright

At this time, **Attorney Dell** was able to use the remainder of his time for rebuttal. He stated that there were a lot of concerns that were brought up but he wants the board to understand that this property is already zoned RM-2. This property was not part of the 2018 rezoning. He addressed the concerns of the access and easement. **Attorney Dell** stated that the easement is where it is and can not be moved. They will improve the gravel driveway into a concrete driveway with a hard surface. He added that he disagrees that this townhome development is placed within single family home development due to the condominium complex being located directly across from the proposed development. **Attorney Dell** feels as though the other 3 properties were spot zoned instead. He assured Mr. Anderson that they will not have to cross his property for access to this development. He addressed Mr. Street stating that there

were no conditions set on the subject property for buffers. **Vice Chairman Pierson** asked Attorney Dell to explain the length and width of the road they will be responsible for. Attorney Dell stated that the road is going to be about 22 feet wide with 2 lanes of traffic. The road would start at Collis Marina Road and would consist of about 40 or 50 feet of improvement. Member Hill asked if the improvement would be made to the gravel driveway. Attorney Dell responded saying improvements would be made down to his properties and would not improve neighboring properties. Member Hill asked what the zoning class was for the other 3 properties. Attorney Dell stated that he was under the impression that the lots were zoned RM-2 with the condition of them being combined with Map 104B 011. He added that it's in a gray area now because the lots were not combined. Attorney Nelson stated that with respect to the county position, those parcels are more than like to be considered R-1 (parcels 012, 013, and 014), reverting to the initial zoning. Vice Chairman Pierson asked Attorney Nelson if the request was considered in a correct manner from a legal standpoint. Attorney Nelson responded saying yes. With respect to what is being considered, it is only a variance request for lot 11. There will be no variance granted for lot 12. With respect to the rezoning of lot 12, it will be brought before the board and advertised. The only question for this hearing is whether the variance will be granted. Vice Chairman Pierson asked Attorney Dell if this project was all or nothing. Attorney Dell stated that he did not have an answer and would have to look at the economics of the situation to see if they could move forward with just one building. Vice Chairman Pierson asked if there was any precedent of having a traffic study done. Attorney Nelson stated that with respect to lot 11, this property was already zoned RM-2. With a variance, a traffic study is not needed.

Mr. Wardlaw asked if the applicants need to show on their plat the request. **Ms. Jackson** stated that this hearing is specifically for the variance request and not the approval of the plat. **Attorney Nelson** stated that the building does not have to look exactly like what is displayed. It must meet the setbacks that are allowed. **Vice Chairman Pierson** stated that he felt that the items should be heard as one.

Vice Chairman Pierson made a motion to table the request by **Mark Smith, agent for Duke Gibbs** for a side and rear yard setback variance at 145 Collis Marina Road.

Second by **None, motion dies**

Although the applicants are seeking a 10-foot side yard setback variance, being 10 feet from the left side property line when facing the lake, and a 35-foot rear yard setback variance being 65 feet from the nearest point to the lakes, staff recommendation is for denial of a 10-foot side yard setback variance, being 10 feet from the left-side property line when facing the lake, and approval a 35-foot rear yard setback variance, being 65 feet from the nearest point to the lake at 145 Collis Marina Road [104B, Parcel 011, District 3].

Motion to approve the request by **Mark Smith, agent for Duke Gibbs**, per staff recommendation, for a 35-foot rear yard setback variance, being 65 feet from the nearest point to the lake at 145 Collis Marina Road made by **Member Farley**, Seconded by **Member Hill**

Voting Yea: **Vice Chairman Pierson, Member Hill, Member Farley**

New Business

None

Adjournment

Motion to adjourn the meeting made by **Vice Chairman Pierson**, Seconded by **Member Hill**
Voting Yea: **Vice Chairman Marshall, Member Hill, Member Farley**

The meeting adjourned at approximately 7:29 p.m.

Attest:

Lisa Jackson
Director

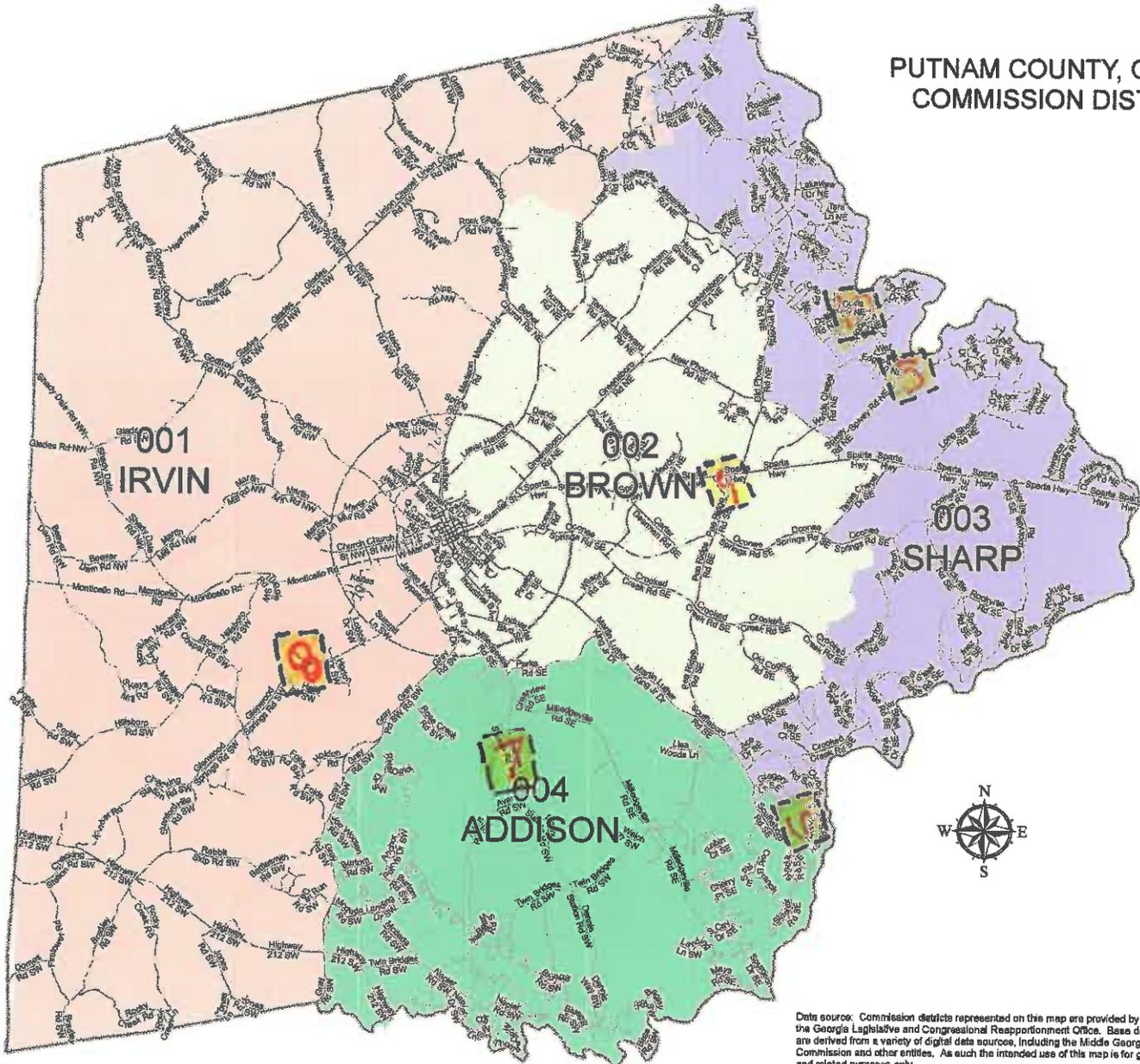
James Marshall, Jr.
Chairman

DRAFT

File Attachments for Item:

5. Request by **Tim Carrington** for a side yard setback variance at 174 West River Bend Drive. Presently zoned R-1R. **[Map 119A, Parcel 114, District 3]**.

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



Date 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 **Tim Carrington** for a side yard setback variance at 174 West River Bend Drive. Presently zoned R-1R. [Map 119A, Parcel 114, District 3].
6. Request by **Robert & Mariann Letson** for a front and rear yard setback variance at 106 Glad Cove. Presently zoned R-2. [Map 111C, Parcel 032, District 4].
7. Request by **Jason Sells, agent for Interfor U.S. Inc.** for a front yard setback variance at 370 Dennis Station Road. Presently zoned I-M. [Map 059, Parcel 019, District 4].
8. Request by **Sharon Pennamon** for conditional use on Glenwood Springs Road. Presently zoned AG-1. [Map 050, Parcel 002001, District 1].
9. Request by **Danny Copelan** to rezone 5.00 acres at 931 Pea Ridge Road from AG-2 to C-2. [Map 092, Parcel 017001001, District 3]. *
10. Request by **Mark Smith, agent for Mary Wooten** to rezone 0.46 acres at 147 Collis Road from R-1 to RM-2. [Map 104B, Parcel 012, District 3]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Putnam County City of Eatonton
APPLICATION FOR: VARIANCE

Permit # PLAN 2020-00731

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

TIM CARRINGTON Phone# 770-826-7666
Owner name

Applicant name (If different from above) Phone# _____

571 STRATON CHASE MARIETTA GA 30067
MAILING ADDRESS CITY STATE ZIP

TIM.CARRINGTON@ASPENPARTNER.COM
EMAIL ADDRESS

PROPERTY LOCATION: 174 WEST RIVER BEND DR TOTAL ACREAGE .6

MAP: 119 A PARCEL: 114 PRESENTLY ZONED: R-1R DISTRICT: 3

SETBACKS: Front: 30' Rear: 60' Lakeside: 114' Left: 10' Right: 60'

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

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

Arterial/State Road. Yes: _____ No:

TOTAL SQ. FT. (existing structure) N/A TOTAL FOOTPRINT (proposed structure) 720'

LOT LENGTH (the total length of the lot) 175' ON LEFT 231' ON RIGHT

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 82'

REASON FOR REQUEST: WE WOULD LIKE TO BUILD A PAVILION FOR FAMILY GATHERINGS

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

RECORDED PLAT: LETTER OF AGENCY _____ LETTER OF INTENT

SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT _____



PROPOSED LOCATION MUST BE STAKED OFF

*SIGNATURE OF APPLICANT: [Signature] DATE: 5-8-20

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

DATE FILED <u>5-29-2020</u>	FEE: \$ 200.00	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>Cyo</u>
RECEIPT # <u>024407</u>					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				

Tim Carrington
571 Straton Chase
Marietta, GA 30067
5-28-20

Putnam County Planning & Development
Director Lisa Jackson
117 Putnam Drive, Suite B
Eaton, GA 32014

Dear Putnam County Planning & Development:

We own the property located at 174 West River Bend Drive and have lived here for seventeen years. We are requesting a variance to build a pavilion (please see drawings attached) on an existing county approved concrete pad that has been in place since we built the house in 2003. Please see the approved setbacks for this pad attached.

The square footage of the structure is 720 square feet on the existing concrete pad. The lot length is 175 feet on the left and 231 feet on the right. The lot width at the building site is 82 feet.

We plan to use the pavilion for family gatherings, wedding receptions and the like. It will also serve as easy access for our elderly family members vs. walking down and up a fairly steep walkway to the dock and upper and lower floors of the house. Our mother in law is 94 and my brother in law is 82 and suffers from debilitating arthritis.

The pavilion will not be used for parking as we already have a garage and plenty of parking available in the driveway. The septic system will not be affected as it is located on the rear of the house.

We have shared our plans and drawings with both of our neighbors Sylbie Yon and Patt and Jan Brooks and they are fully supportive and feel that the pavilion will enhance the neighborhood.

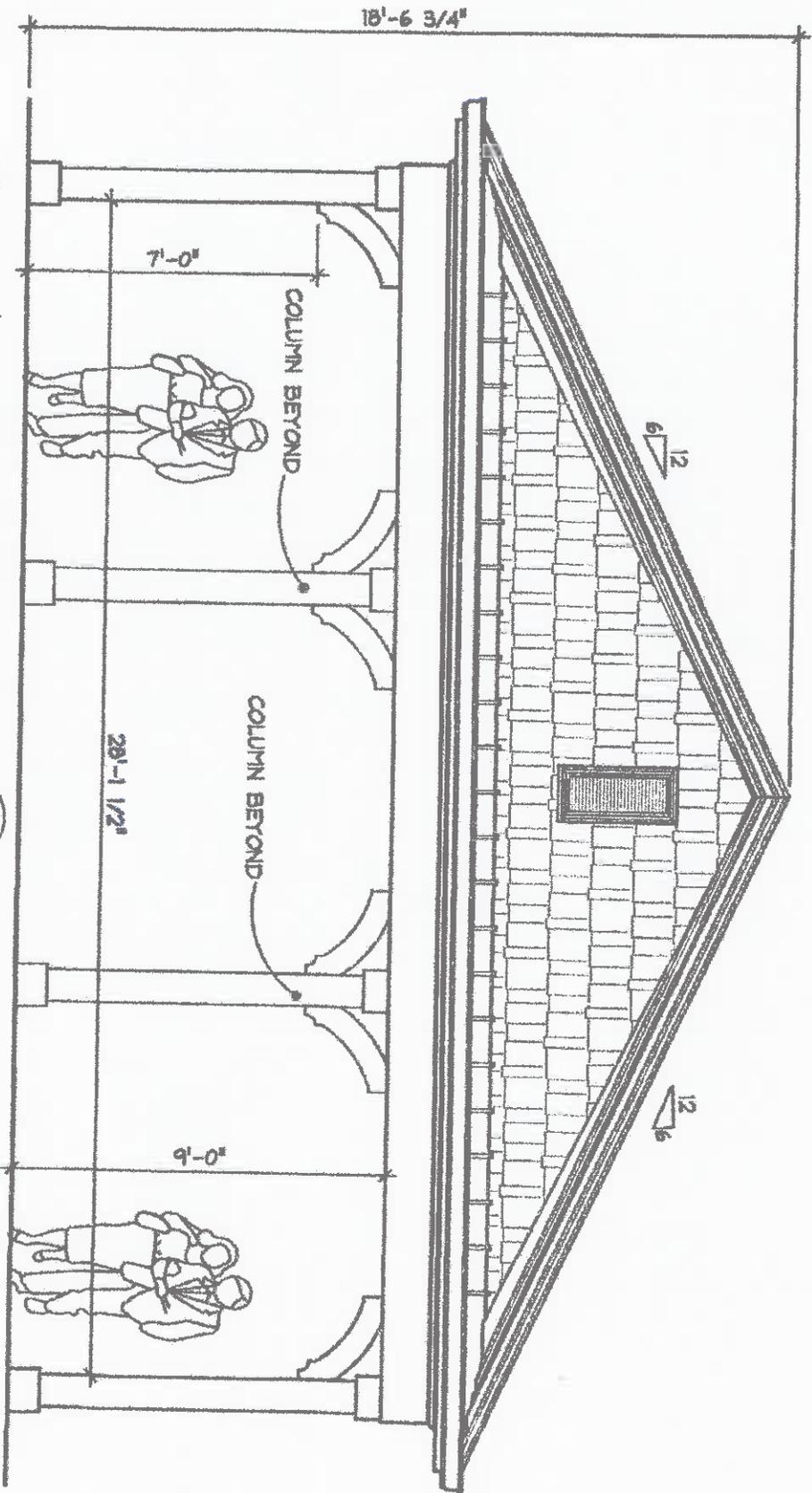
If you would like additional information about this request, I can be reached at 770-826-7666.

Thank you in advance for your consideration.

Kind regards,



Tim Carrington.



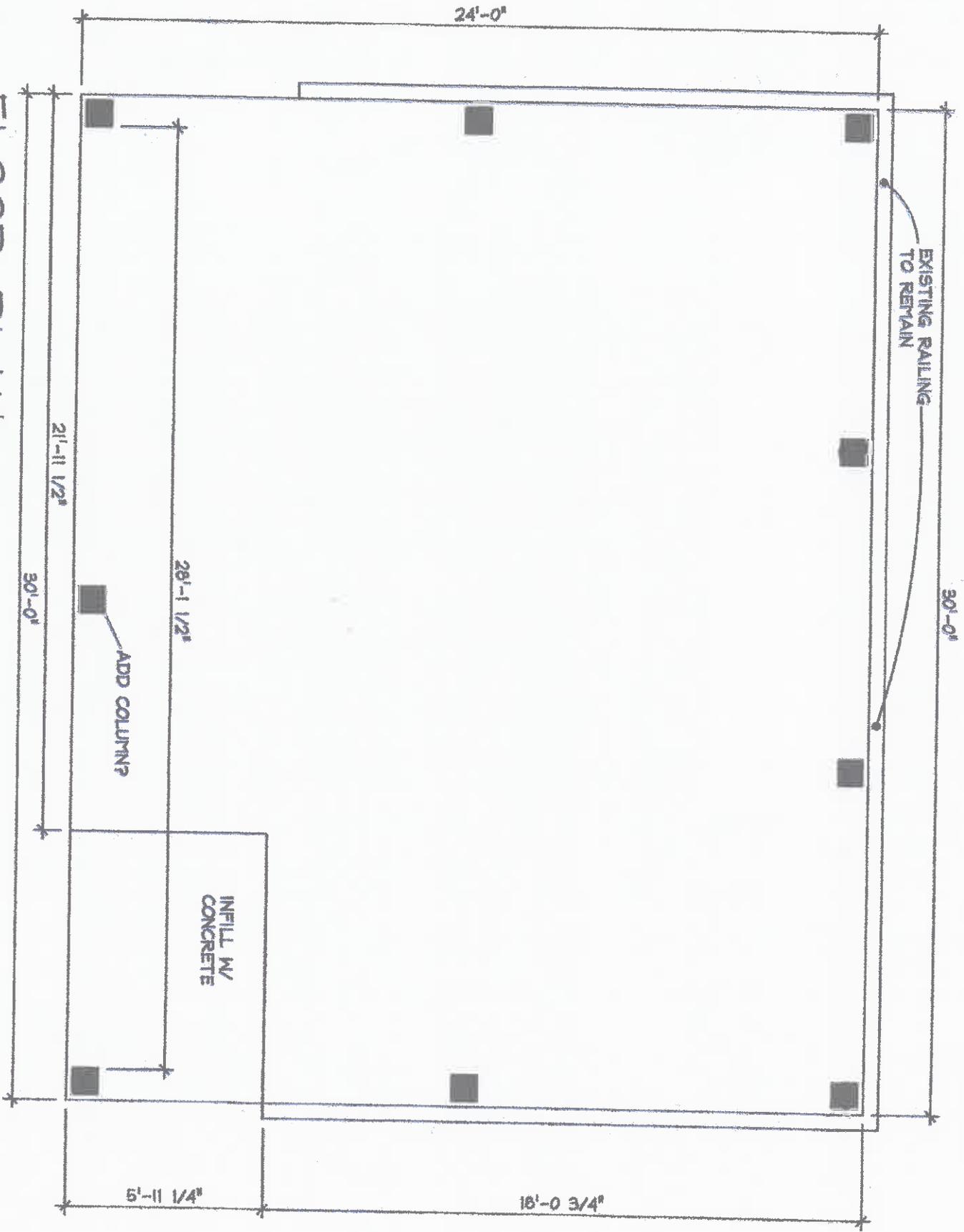
FRONT ELEVATION (A)

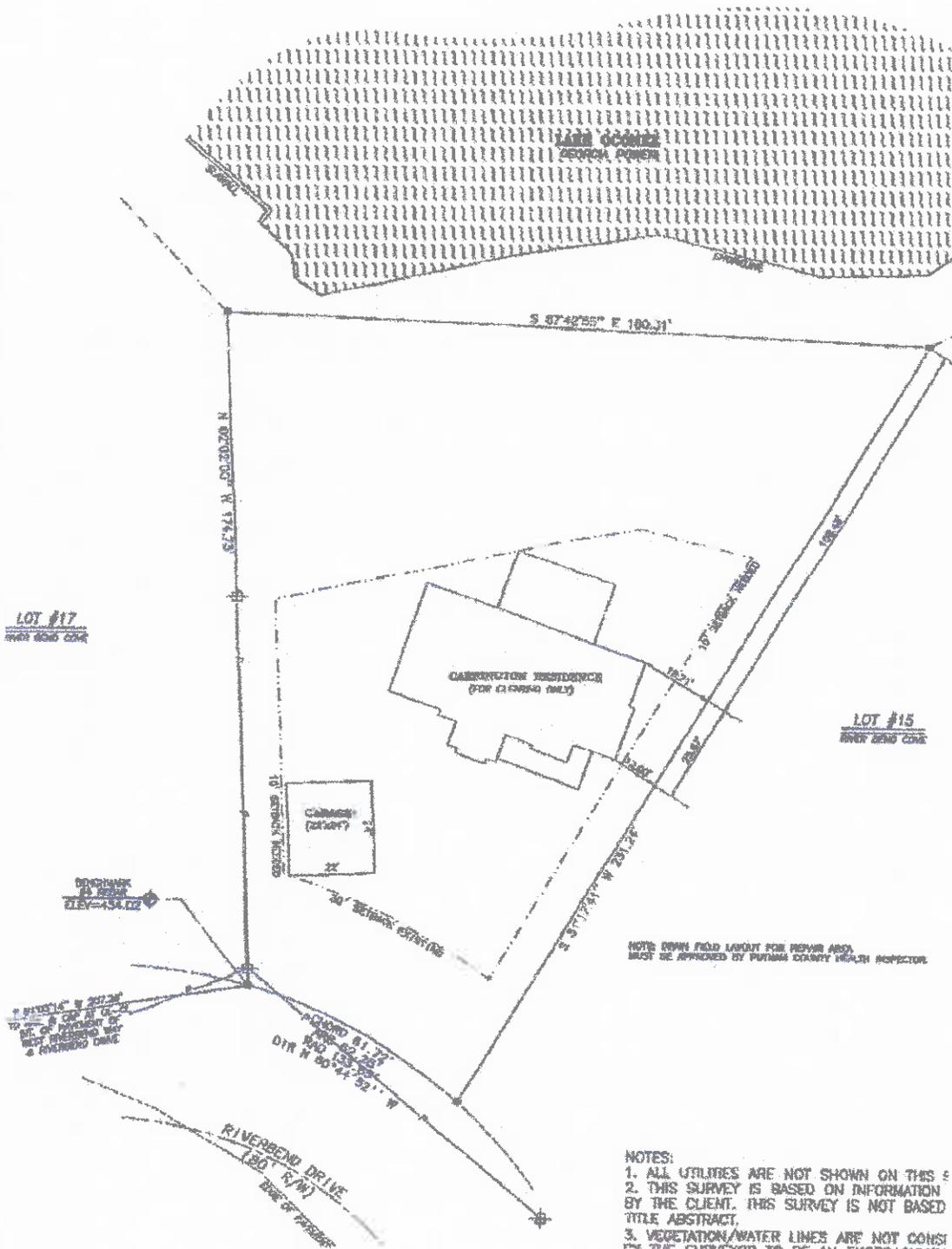
SCALE: $\frac{1}{4}" = 1'-0"$

FLOOR PLAN

SCALE:

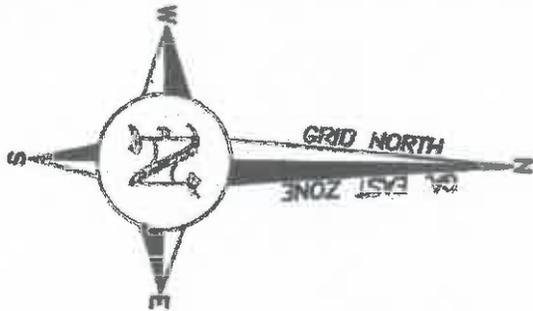
1/4" = 1'-0"





NOTE: DOWN FIELD LAYOUT FOR REMOVAL AREA
 MUST BE APPROVED BY PUTNAM COUNTY HEALTH INSPECTOR

- NOTES:
1. ALL UTILITIES ARE NOT SHOWN ON THIS SURVEY.
 2. THIS SURVEY IS BASED ON INFORMATION BY THE CLIENT. THIS SURVEY IS NOT BASED ON TITLE ABSTRACT.
 3. VEGETATION/WATER LINES ARE NOT CONSIDERED PART OF ANY EASEMENT OR ENCUMBRANCE.



LOT #17
RIVER BEND COVE

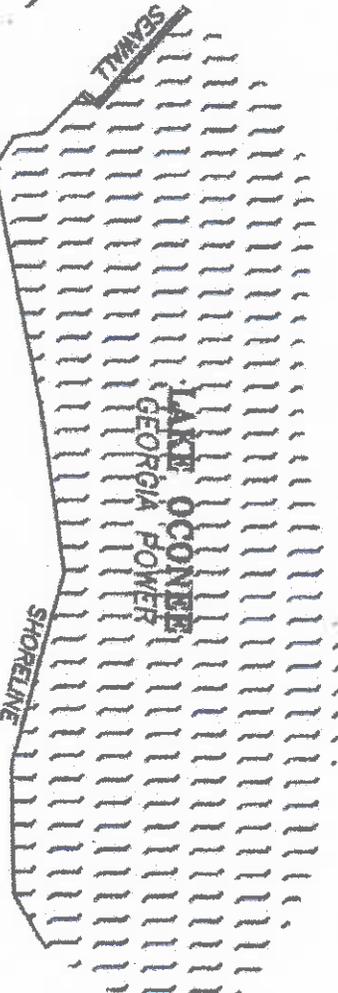
S 81°03'14" W 207.28'
TO NAIL & CAP AT CL-CL
INT. OF PAVEMENT WAY
WEST RIVERBEND DRIVE
& RIVERBEND DRIVE

RIVERBEND
(80')

C1

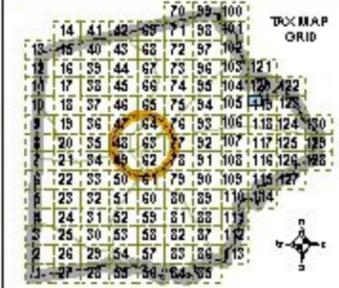
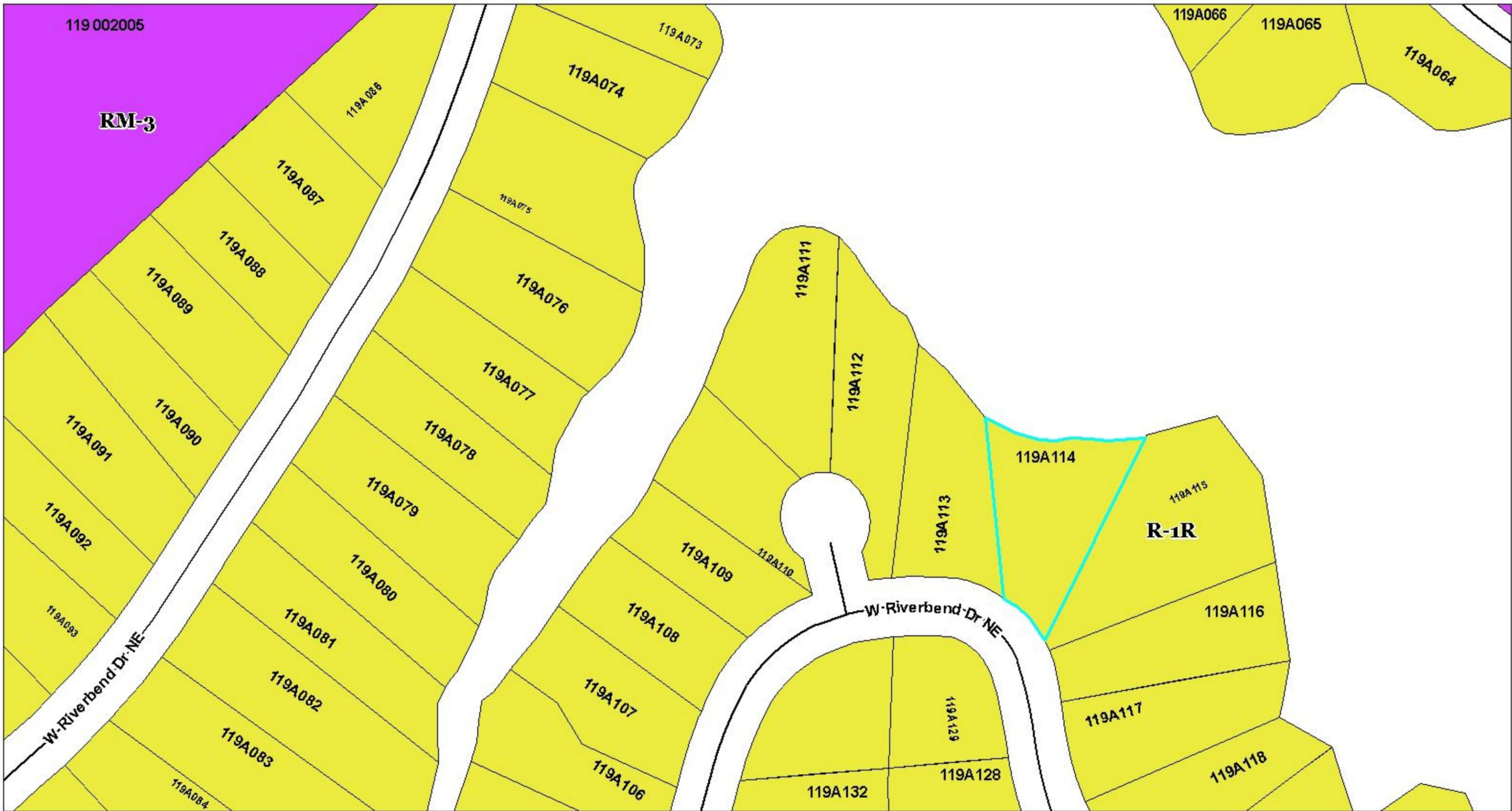
N 02°02'00" W 174.73'

S 87°42'55" E 180.31'



S 31°17'41" W 231.24'

LOT #15
RIVER BEND COVE



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

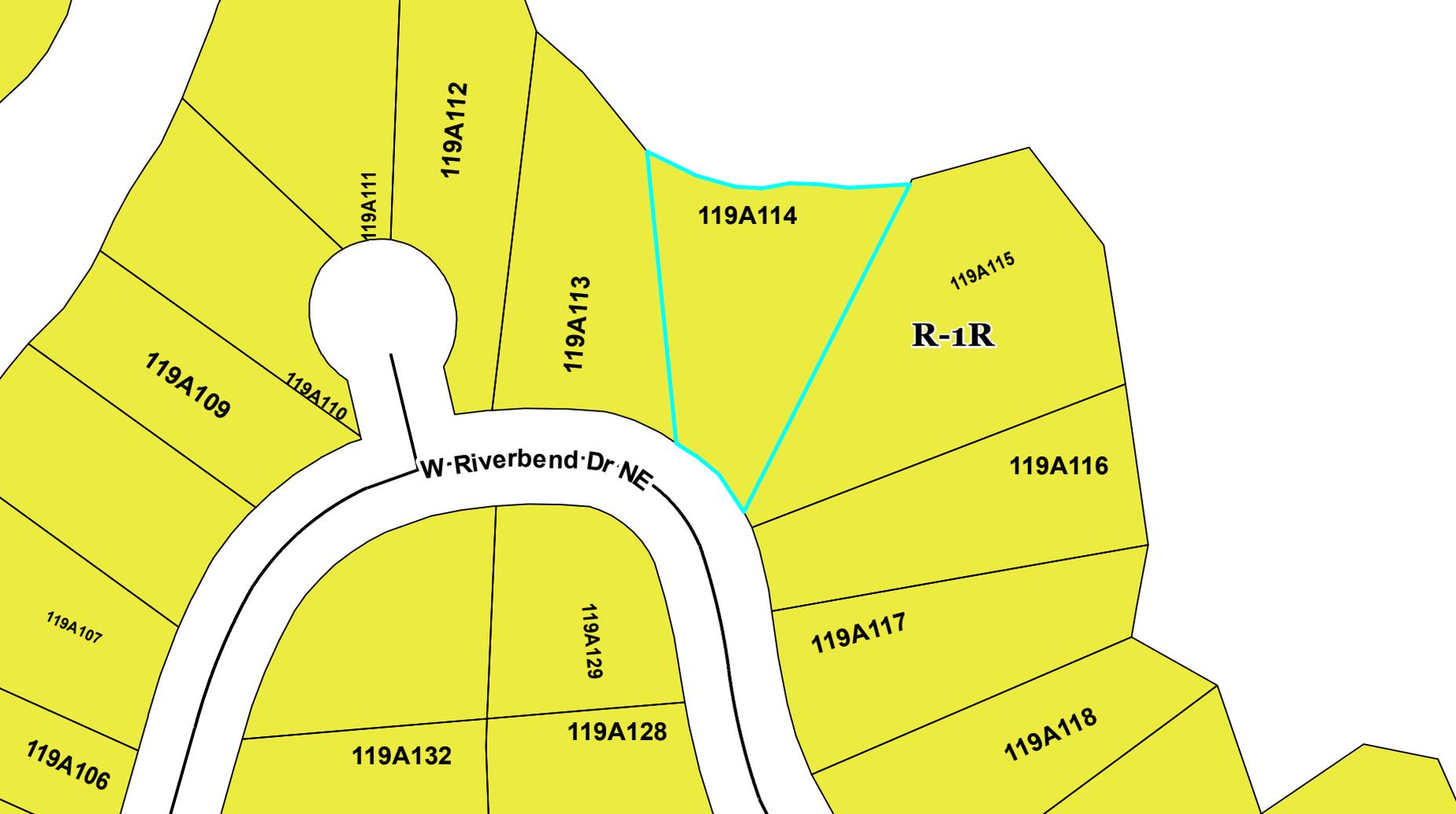

 Middle Georgia Regional Commission
 175 Emery Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160
 Web:
www.middlegeorgiarc.org

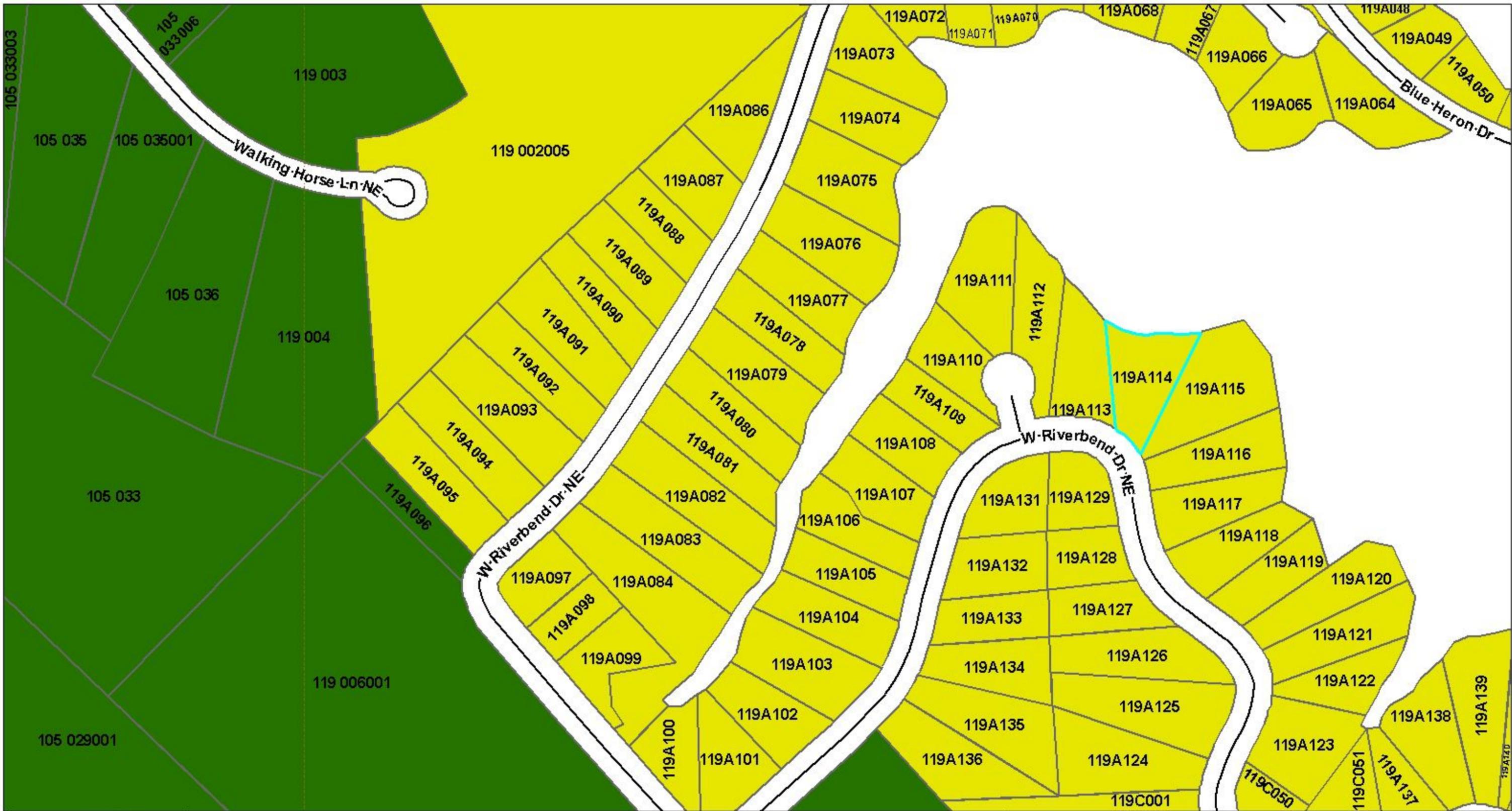
PUTNAM COUNTY, GEORGIA
 ZONING MAPS



MAP 119A

MAP SCALE: 1" = 125' SCALE RATIO: 1:1,500 DATE: JULY 2011





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

MGRC
 Middle Georgia Regional Commission
 175 Emery Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160
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PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 119A

MAP SCALE: 1" = 200.00' SCALE RATIO: 1:2,500 DATE: JULY 2011

28



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

June 30, 2020

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/2/2020

5. Request by **Tim Carrington** for a side yard setback variance at 174 West River Bend Drive. Presently zoned R-1R. [Map 119A, Parcel 114, District 3]. **The applicant is requesting to withdraw without prejudice.**

Staff recommendation is for approval to withdraw without prejudice at 174 West River Bend Drive [Map 119A, Parcel 114, District 3].

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on July 21, 2020 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.

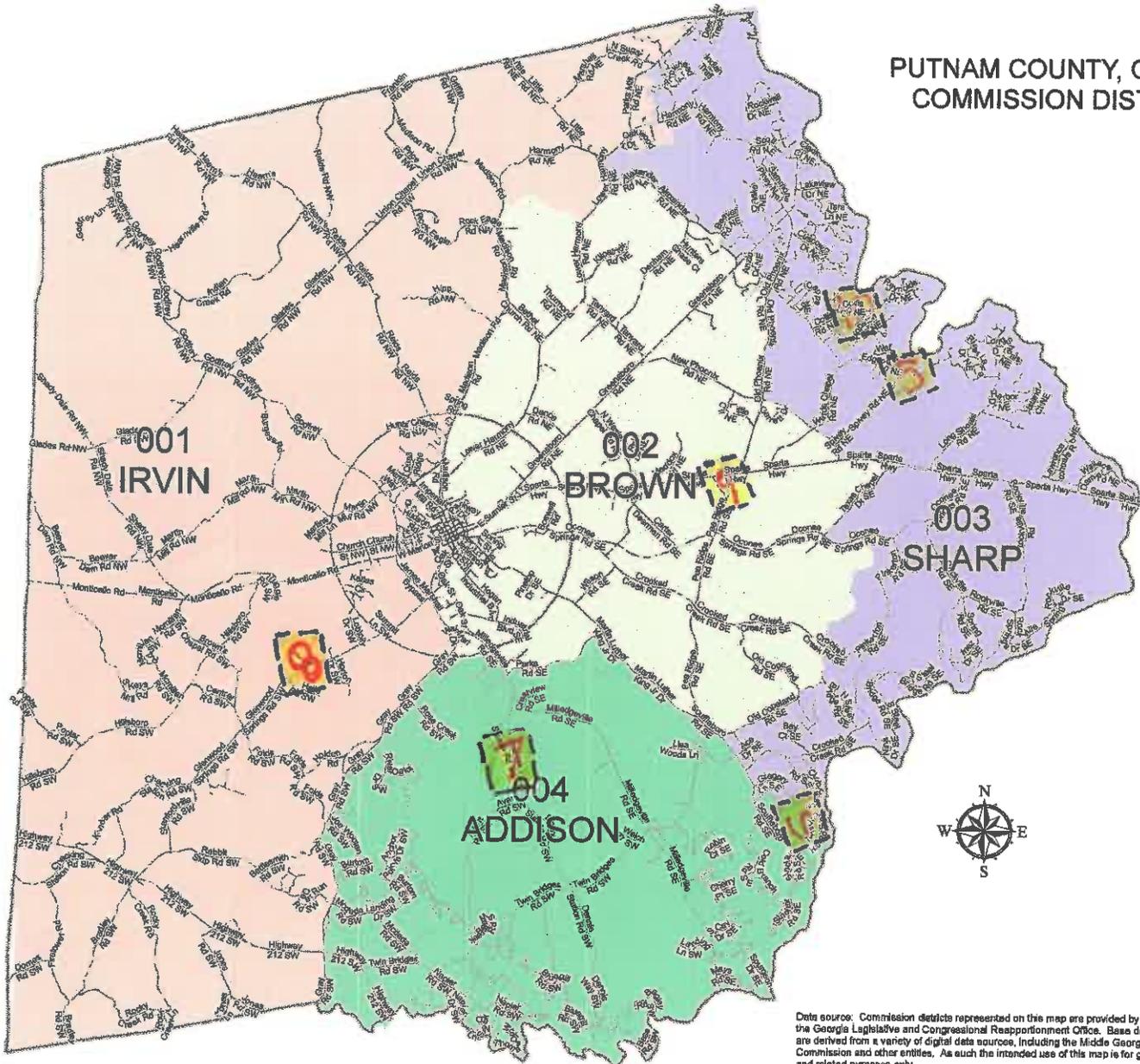
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

File Attachments for Item:

6. Request by **Robert & Mariann Letson** for a front and rear yard setback variance at 106 Glad Cove. Presently zoned R-2. **[Map 111C, Parcel 032, District 4]**.

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



Date 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.

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9. Request by **Danny Copelan** to rezone 5.00 acres at 931 Pea Ridge Road from AG-2 to C-2. [Map 092, Parcel 017001001, District 3]. *
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PUTNAM COUNTY PLANNING & DEVELOPMENT

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

PLAN 2020-00707

Putnam County City of Eatonton

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

Robert - Mariann Letson Phone# 404 - 551 - 4550
Owner name

Applicant name (If different from above) Phone# _____

106 Glad Cove Eatonton GA 31024
MAILING ADDRESS CITY STATE ZIP

PROPERTY LOCATION: 106 Glad Cove TOTAL ACREAGE .64

MAP: 111c PARCEL: 032 PRESENTLY ZONED: R-2 DISTRICT: 4

SETBACKS: Front: 27 Rear: NA Lakeside: 80' Left: 20' Right: 125'

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

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

Arterial/State Road. Yes: NA No:

TOTAL SQ. FT. (existing structure) 1590 TOTAL FOOTPRINT (proposed structure) 840 SF (28x30)

LOT LENGTH (the total length of the lot) 223'

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 122'

REASON FOR REQUEST: To Construct a 28 x 30 combination garage/storage building. The lot does not offer options to stay at normal setbacks.

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

RCUD 2020 MAY 27 *cja*

*SIGNATURE OF APPLICANT: Robert Letson DATE: 05-27-20

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

DATE FILED <u>5-27-2020</u>	FEE: \$ <u>200.00</u>	CK. NO. <u>4750</u>	CASH <input type="checkbox"/>	C. CARD <input type="checkbox"/>	INITIALS <u>cja</u>
RECEIPT # <u>034467</u>					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				

Letter of Intent
In Support of Request for Variance

Property Owners: Robert & Mariann Letson
Property Address: 106 Glad Cove

05/26/2020

This Letter of Intent is in support of our request for a variance to the lake setback requirement for the property as shown on Map 111C Parcel 032. The intention is to construct a new out building separate from the existing home. The purpose of said out building will be a combination of a single car garage, and storage. The existing portable storage building on the lot is to be removed from the property on or before the date of completion of said out building. This request for variance would ask that the nearest corner of the new structure be allowed a 80' setback instead of the 100' required by current code, from the lake shoreline, and a 27' setback from the nearest corner of the structure to the road, instead of the 40' required by current code. The 20' setback for the northeast property line will be reached with the new structure. The setbacks will be as follows: 80' from the lake, 20' from the east property line, 140' from the west property line and 27' from the road, all at the nearest points.

The existing dwelling on the lot currently has a 30' setback from the lake and the neighboring home is in front of where the proposed structure is to be located, so neither residences views will be impeded by the proposed structure. The size and shape of the lot do not allow for any structure to be constructed behind the 100' setback required by code while maintaining the required setbacks from the road. The existing dwelling is 1590 Sq. Ft. The proposed structure will be 28' wide and 30' deep equaling a total of 840 Sq. Ft.

We request for the board to consider that;(1) the proposed structure will not create any undue burden on any neighboring residences;(2) the proposed structure will be an improvement to the property and neighborhood and result in an overall increase in property value and tax base created by the improvement;(3) if variance is approved, once the new structure is completed, additional improvements will be made to the primary dwelling on the property resulting in an overall increase in property values and tax base created by the improvements.

The lot length and width at the building setback is as follows:
122' lot length at proposed site; lake to road.
225' lot width at proposed site; property line to property line.

RCUD 2020 MAY 27 *Cyu*

Thank you for your consideration,

Respectfully submitted,

Robert & Marianne Letson

Existing On-site Sewage Management System Performance Evaluation Report Form

Property Owner/System Owner Name: ROBERT & MARIANN LETSON			Reason for Existing Sewage System Evaluation: (circle) (1) Loan Closing for Home Sale (2) Refinance (3) Home Addition (Non-bedroom) Type: _____ (4) Swimming Pool Construction (5) Structure Addition to Property Type: 30X30 base + 20X20 (6) Mobile Home Relocation
Property/System Address: 106 GLAD COVE 404.551.4550			
Subdivision Name:	Lot: 131	Block:	
Existing System Information: Water Supply: (circle) (1) Public (2) Private Well (3) Community	Number of Bedrooms/GPD: 3	Garbage Grinder: (circle) (1) Yes (2) No	

SECTION A - System on Record

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

SECTION B - System Not on Record

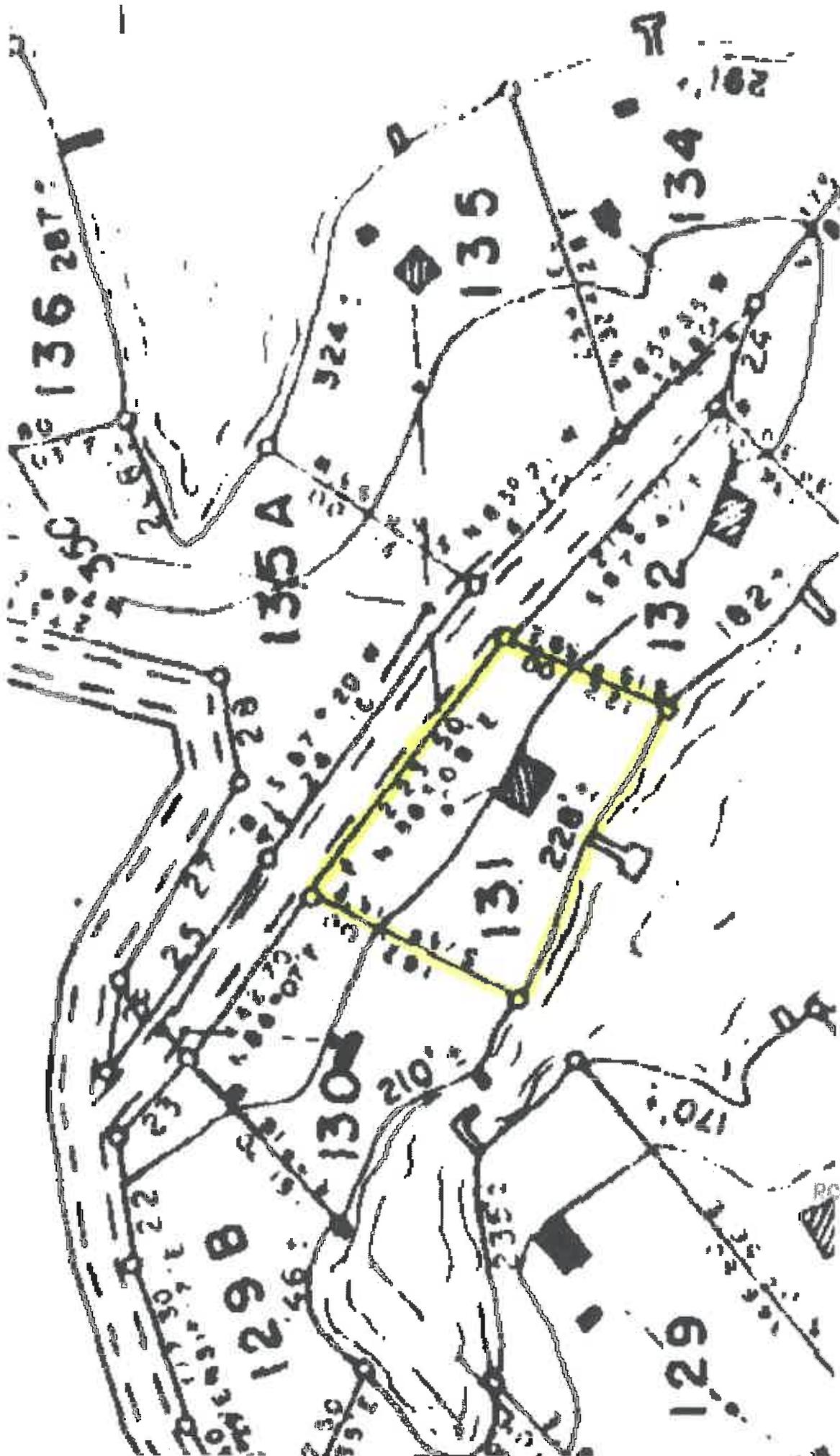
(1) Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation.	Comments: 7 Acres 3 Bedroom total Allowed with house + Apt. due to neighbors wells	
(1) Yes (2) No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.		
(1) Yes (2) No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.		
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.		
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.		
Evaluating Environmentalist: Moh	Title: RHS/11	Date: 10/15/19 KOH	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

SECTION C - System Not Approved

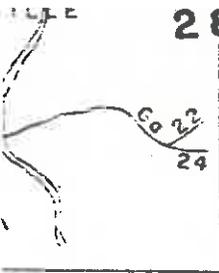
(1) Yes (2) No	The On-site Sewage Management System was disapproved at the time of the initial installation and is thus not considered an approved system.	Comments: RCUD 2020 MAY 27	
(1) Yes (2) No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require 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: owner aware of tank and drain field location	
(1) Yes (2) No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.		
Evaluating Environmentalist: Moh	Title: RHS/11	Date: 7-11-18	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.
		Date: 10/15/19 KOH	

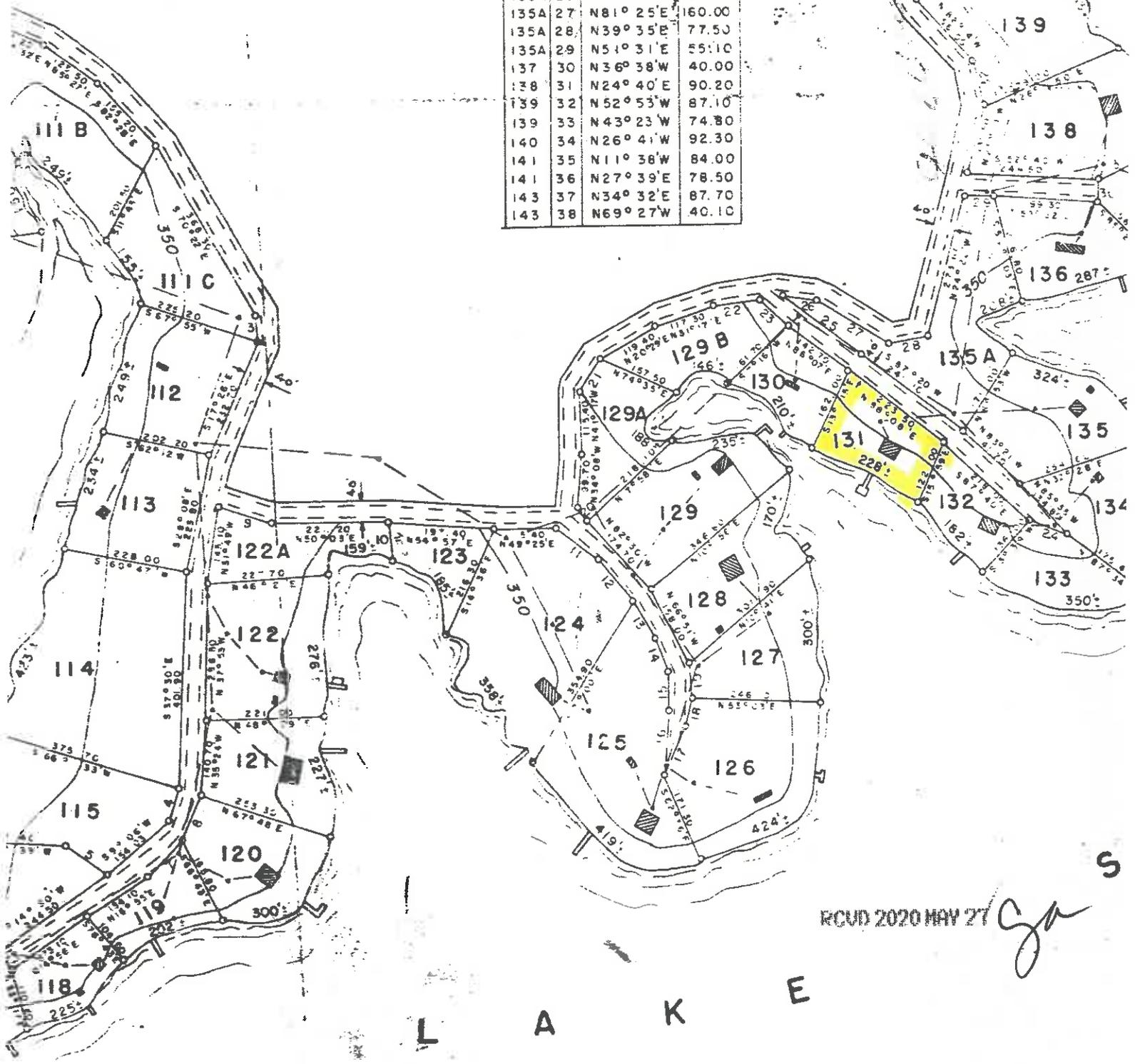


PCUD 2020 MAY 27 *ga*



FOR THE OWNER

124	11	N87° 37' E	99.30
124	12	S78° 22' E	100.30
125	13	S70° 36' E	81.40
125	14	S61° 02' E	65.60
125	15	S39° 27' E	76.10
125	16	S35° 17' E	119.20
126	17	N15° 56' W	97.30
126	18	N25° 04' W	54.00
127	19	N48° 54' W	64.00
29A	20	N74° 13' W	29.10
29A	21	N 7° 35' W	62.10
129B	22	N43° 22' E	91.50
129B	23	S88° 12' E	72.10
133	24	N73° 11' E	76.10
135A	25	S86° 48' W	86.60
135A	26	N57° 23' E	64.30
135A	27	N81° 25' E	160.00
135A	28	N39° 35' E	77.50
135A	29	N51° 31' E	55.10
137	30	N36° 38' W	40.00
138	31	N24° 40' E	90.20
139	32	N52° 53' W	87.10
139	33	N43° 23' W	74.80
140	34	N26° 41' W	92.30
141	35	N11° 38' W	84.00
143	37	N34° 32' E	87.70
143	38	N69° 27' W	40.10

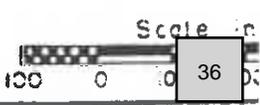


RCUD 2020 MAY 27

Ga

L A K E

Shelby B. Collis
10-11-10





PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT James Mallory TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Variance OF PROPERTY DESCRIBED AS MAP 111C PARCEL 032, CONSISTING OF .64 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 106 Glad Cove 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 Variance ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. FOR AND IN CONSIDERATION OF THE CITY OF EATONTON/PUTNAM COUNTY ACCEPTING THIS LETTER OF AGENCY, WE HEREBY INDEMNIFY AND HOLD HARMLESS THE CITY OF EATONTON/PUTNAM COUNTY AND ITS AGENTS AND/OR EMPLOYEES IN THE EVENT THAT THE ABOVE NAMED AGENT SHOULD MISUSE THIS LETTER OF AGENCY AND WE SUFFER DAMAGES AS A RESULT.

THIS 26th DAY OF May, 2020

PROPERTY OWNER(S): Robert - Mariann Letson
Robert & Mariann Letson NAME (PRINTED)
Robert & Mariann Letson SIGNATURE
ADDRESS: 106 Glad Cove Eatonton, GA 31024
PHONE: 404 551 4550 770 289 1215

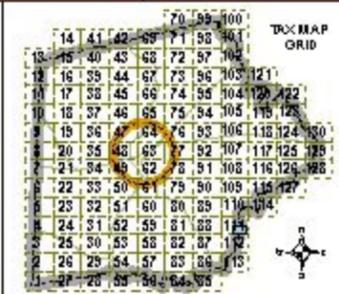
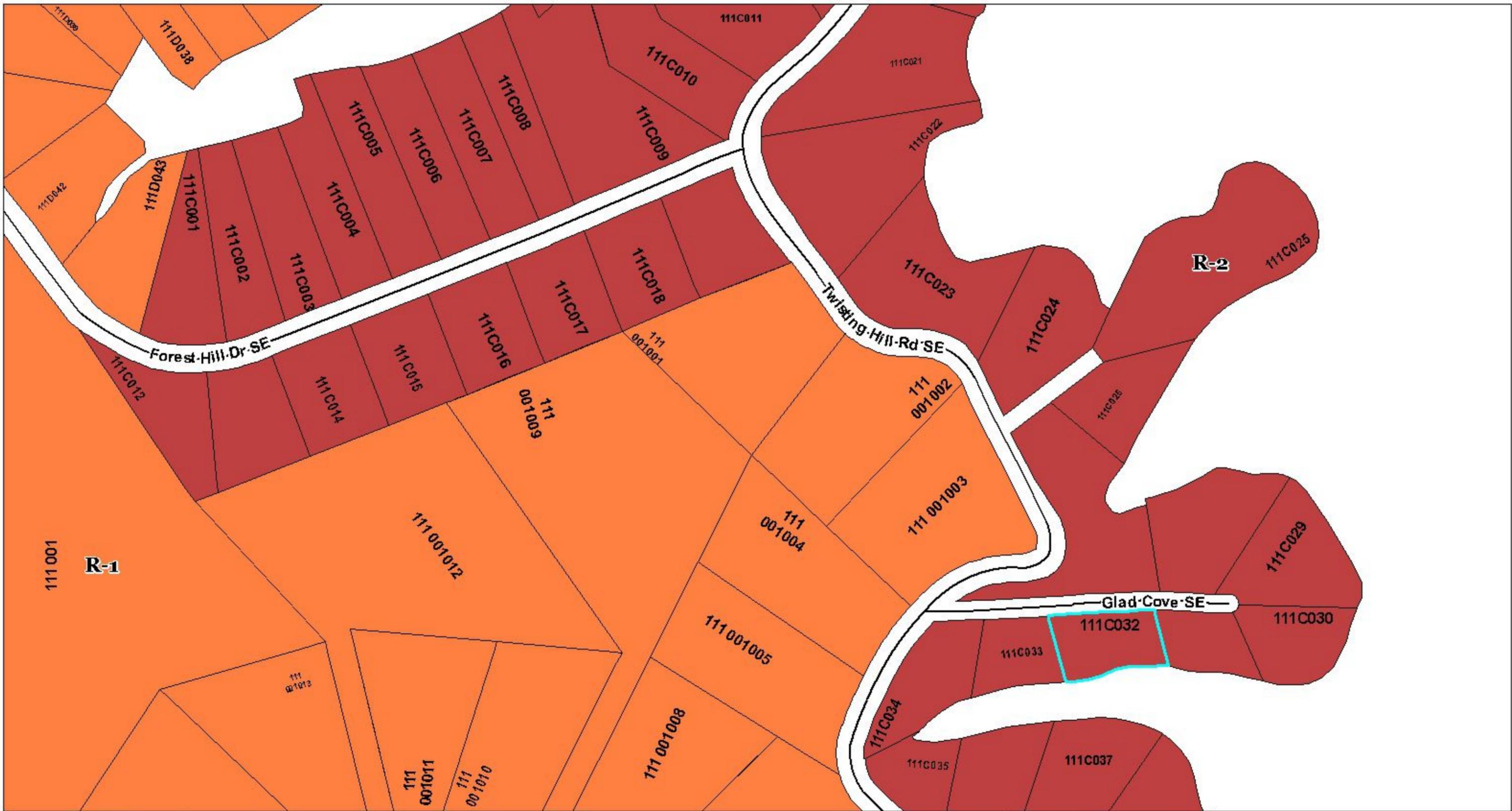
ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF May, 2020

Courtney J. Andrews
NOTARY
MY COMMISSION EXPIRES: 5-20-24



2020 MAY 27 Ga





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

GEOGRAPHIC FEATURE LEGEND

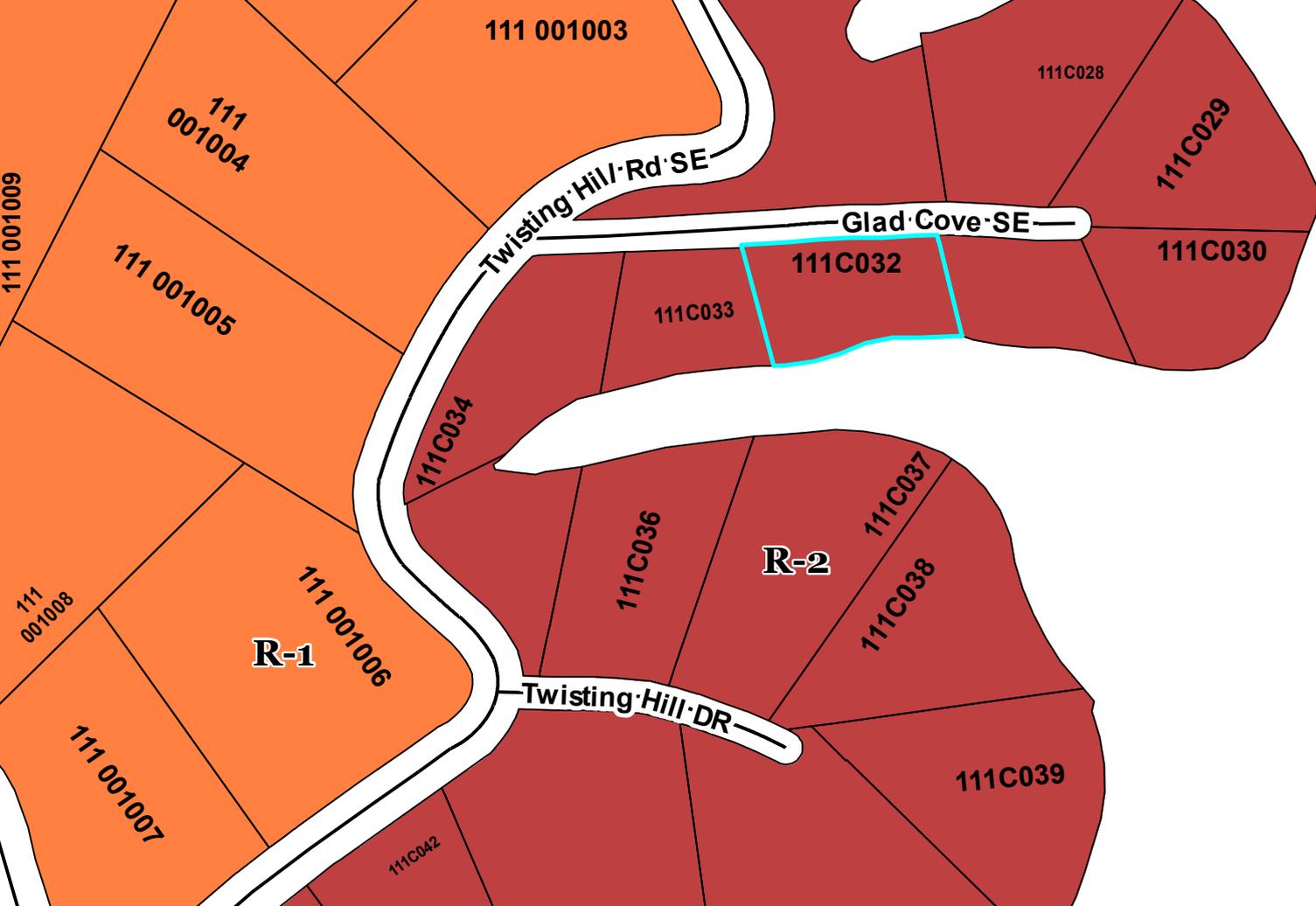
Overlay District	AG-2	C-2 CITY	IND-2 CITY	R-1 CITY	R-1	RM-2
No Code	C-1	FM	MHP	R-2 CITY	R-1R	RM-3
AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R-3 CITY	R-2	VLLAGE
AG-1 CITY	C-2	IND-2	PUBLIC CITY	R-4 CITY	RM-1	

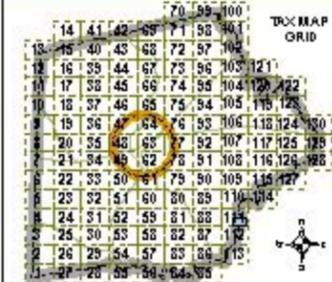
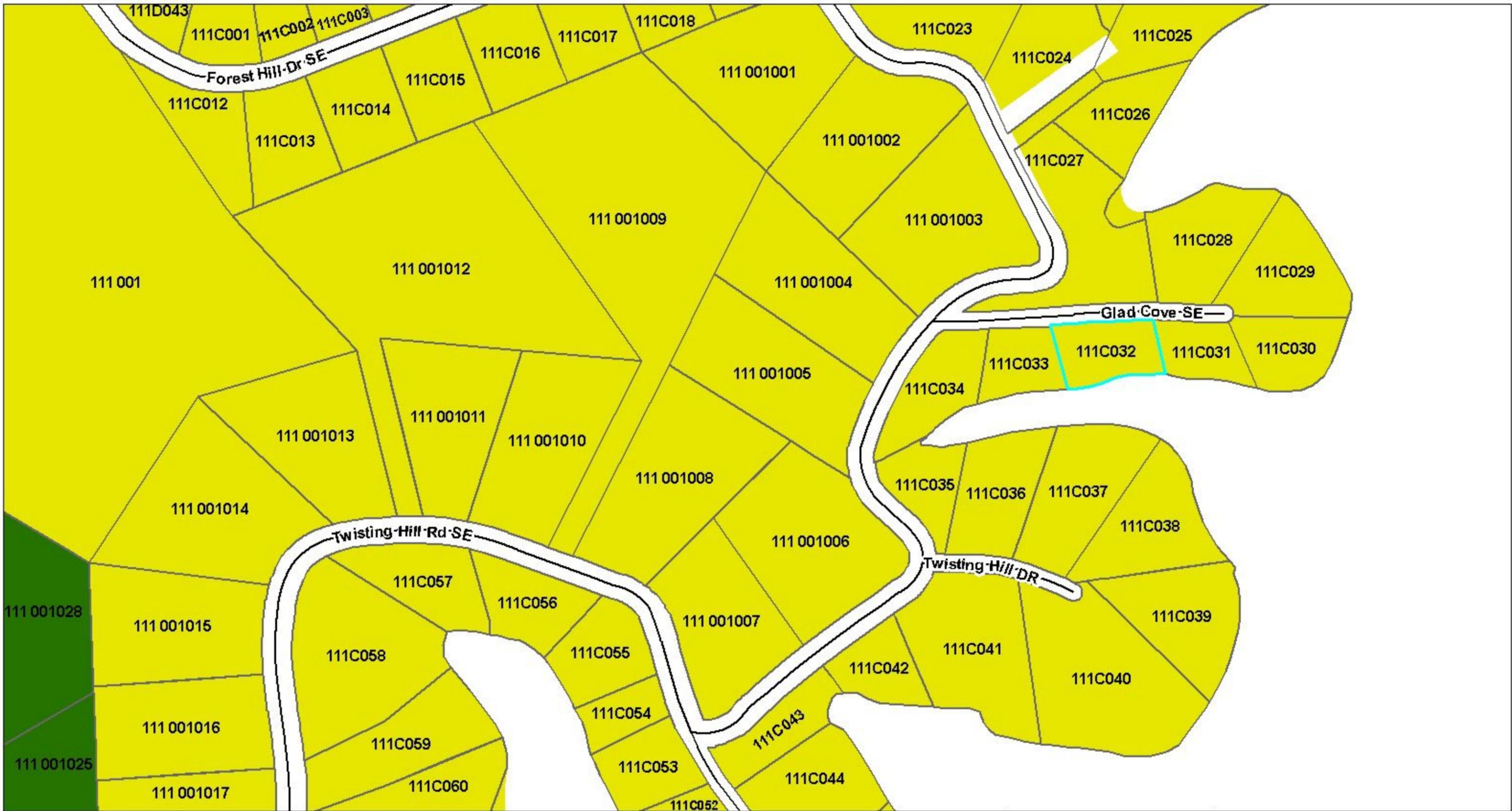
MGRC
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
Web:
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 111C

MAP SCALE: 1" = 200' SCALE RATIO: 12,000 DATE: JULY 2011





GEOGRAPHIC FEATURE LEGEND

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

MGRC
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175 Emery Hwy
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Macon, Georgia 31217
(478) 751-6160
Web:
www.middlegeorgiaregional.com

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 111C

MAP SCALE: 1" = 200.00' SCALE RATIO: 1:2,500 DATE: JULY 2011

41



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

June 30, 2020

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/2/2020

6. Request by **Robert & Mariann Letson** for a front and rear yard setback variance at 106 Glad Cove. Presently zoned R-2. [**Map 111C, Parcel 032, District 4**]. The applicants are requesting a 15-foot front yard setback variance, being 15 feet from the front property line. They are also requesting a 20-foot rear yard setback variance, being 80 feet from the nearest point to the lake to construct an 840 square foot garage. The garage will be placed in front of the current home that sits exact 28 feet from the nearest point to the lake. The septic system and drain lines are located on the right side of the home making it difficult to make improvements to the right side of the property. The property measures approximately 140 feet in length. With a 100-foot setback requirement from the lake and 30-foot front yard setback requirement, a variance would be needed to make any improvements to the property. The proposed location is the only 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 15-foot front yard setback variance, being 15 feet from the front property line, and a 20-foot rear yard setback variance, being 80 feet from the nearest point to the lake at 106 Glad Cove [Map 111C, Parcel 032, District 4].

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on July 21, 2020 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.

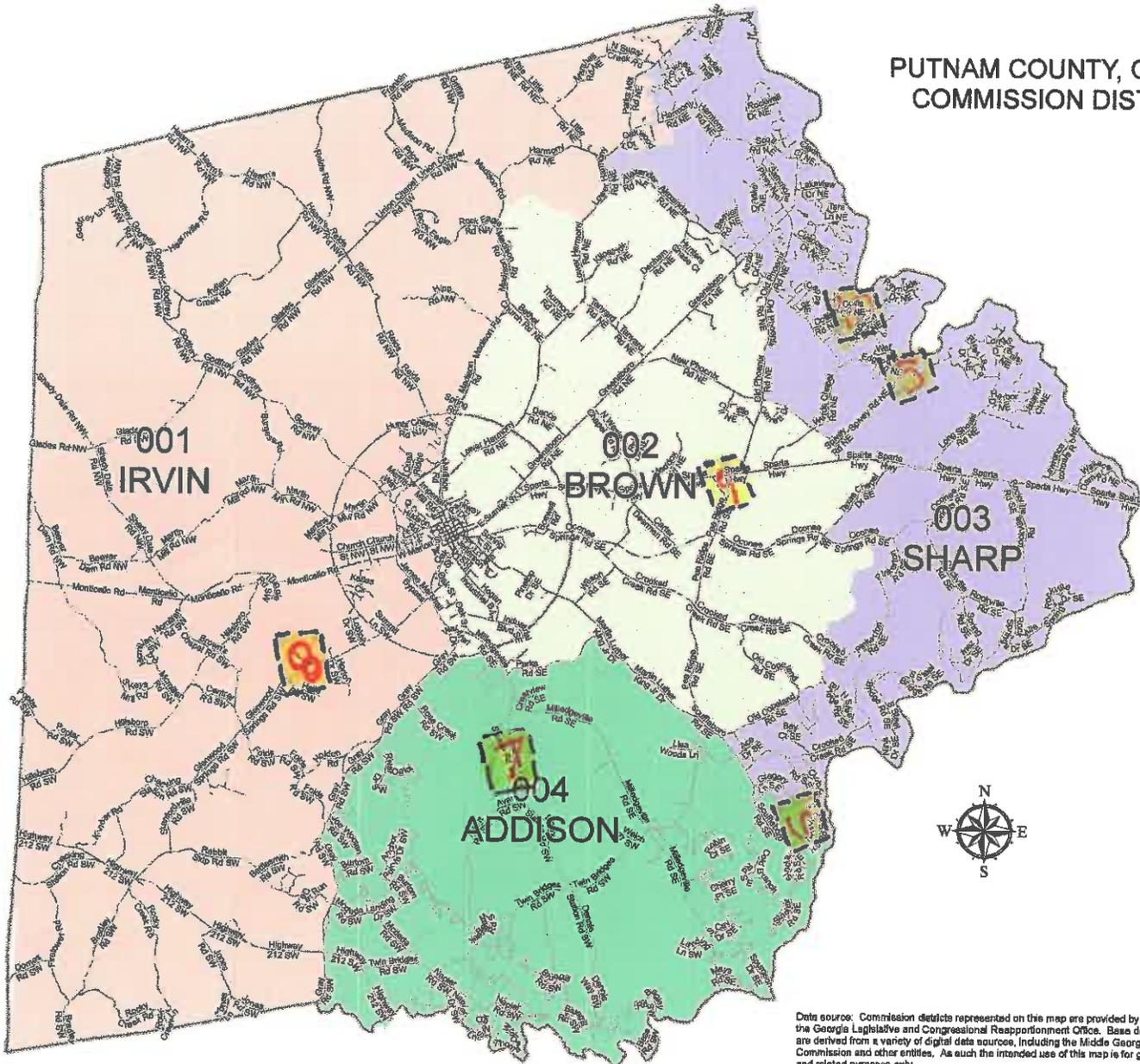
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

File Attachments for Item:

7. Request by **Jason Sells, agent for Interfor U.S. Inc.** for a front yard setback variance at 370 Dennis Station Road. Presently zoned I-M. **[Map 059, Parcel 019, District 4]**.

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



Date 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 **Tim Carrington** for a side yard setback variance at 174 West River Bend Drive. Presently zoned R-1R. [Map 119A, Parcel 114, District 3].
6. Request by **Robert & Mariann Letson** for a front and rear yard setback variance at 106 Glad Cove. Presently zoned R-2. [Map 111C, Parcel 032, District 4].
7. Request by **Jason Sells, agent for Interfor U.S. Inc.** for a front yard setback variance at 370 Dennis Station Road. Presently zoned I-M. [Map 059, Parcel 019, District 4].
8. Request by **Sharon Pennamon** for conditional use on Glenwood Springs Road. Presently zoned AG-1. [Map 050, Parcel 002001, District 1].
9. Request by **Danny Copelan** to rezone 5.00 acres at 931 Pea Ridge Road from AG-2 to C-2. [Map 092, Parcel 017001001, District 3]. *
10. Request by **Mark Smith, agent for Mary Wooten** to rezone 0.46 acres at 147 Collis Road from R-1 to RM-2. [Map 104B, Parcel 012, District 3]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Putnam County City of Eatonton

APPLICATION FOR: VARIANCE CONDITIONAL USE

PLAN 2020-00270

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

Interfor U.S. Inc. (Contact: Jason Sells) Phone# 470 - 317 - 6816

Owner name _____ Phone# _____
Applicant name (If different from above) _____

700 Westpark Drive Peachtree City GA 30092
MAILING ADDRESS CITY STATE ZIP

PROPERTY LOCATION: 370 Dennis Station Rd TOTAL ACREAGE 92.597

MAP: 059 PARCEL: 019 PRESENTLY ZONED: I-M C/O DISTRICT: 402

SETBACKS: Front: 50 ft Rear: 50 ft Lakeside: N/A Left: 20 ft Right: 20 ft

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

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

Arterial/State Road. Yes: _____ No: Minor Collector

TOTAL SQ. FT. (existing structure) NA TOTAL FOOTPRINT (proposed structure) 40,296 SF

LOT LENGTH (the total length of the lot) 1919.13 FT

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 1980 FT (36 FT to proposed building)

REASON FOR REQUEST: A portion (920 sf) of the northwest side of the proposed building is located within the 50' front building setback with the maximum distance of the building encroaching into the setback being 14'. A variance is being requested to reduce the 50' setback to 30' due to existing infrastructure on-site and an existing railroad and railroad right of way offsite.

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: Jason Sells DATE: 02/26/2020

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

DATE FILED 2/27/2020 FEE: \$ 200.00 CK. NO. _____ CASH _____ C. CARD INITIALS *KL*
RECEIPT # 039112
DATE OF NEWSPAPER AD: 3-9-2020 DATE SIGN POSTED: 3-12-2020
PLANNING & ZONING HEARING: 4-2-2020 RESULT: _____
COMMISSIONERS/CITY COUNCIL HEARING: _____ RESULT: _____



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

LETTER OF AGENCY-Interfor U.S. Inc.

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Jason Sells TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR a variance OF PROPERTY DESCRIBED AS MAP N/A PARCEL 059019, CONSISTING OF 92.60 ACRES, WHICH HAS THE FOLLOWING ADDRESS:

370 Dennis Station 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 Interfor U.S. Inc. 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 11th DAY OF March, 2020.

PROPERTY OWNER(S): Jason Sells
NAME (PRINTED)

[Signature]
SIGNATURE

ADDRESS: 370 Dennis Station Rd Eatonton, GA 31024
PHONE: 306-353-0866

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS

11th DAY OF March, 2020.

[Signature]
NOTARY

MY COMMISSION EXPIRES: 05/10/2021

Aarondia Lowe
NOTARY PUBLIC
Taliaferro County, GEORGIA
My Comm. Expires 05/10/2021

Letter of Intent:

Interfor U.S. Inc
Contact: Jason Sells
700 Westpark Dr.
Peachtree City, GA 30269
February 26, 2020

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

Dear Putnam County Planning & Development:

The variance requested is for a site located at 370 Dennis Station Rd. This site is a 92.60 acre Lumber Mill that has been undergoing site improvements since the fall of 2019 and will continue to undergo improvements until the summer of 2021. Included in these improvements is a finishing shed that will be used to store fully finished lumber. This 40,296 SF shed's proposed location is located within a 50' front building setback and is set by the workflow of the lumber mill process where finished wood will be moved from the adjacent Planer Mill building to the east to this proposed shed. Additionally, the location of the proposed building is limited by the existing site office and truck scales to the south, the Planer Mill building to the east, the existing railroad to the north, and the property line to the west. Therefore, we are requesting a variance on the front building setback from 50' to 30'. The existing 50' building setback is being governed by Section 66-113 of the Putnam County Municode. The primary condition creating hardship is the existing railroad location.

Due to the existing railroad, the site's front property line is located 100' from the existing 80' Dennis Station Road right of way. This condition, with the 50' front building setback, in effect creates a 150' setback from the existing Dennis Station Road right of way causing the front area of the property to be undevelopable. Although the proposed variance would reduce the front building setback to 30', in effect the proposed building would remain approximately 135' from the Dennis Station Road right of way and approximately 160' from the road itself thus adhering to the intent of the required 50' building setback.

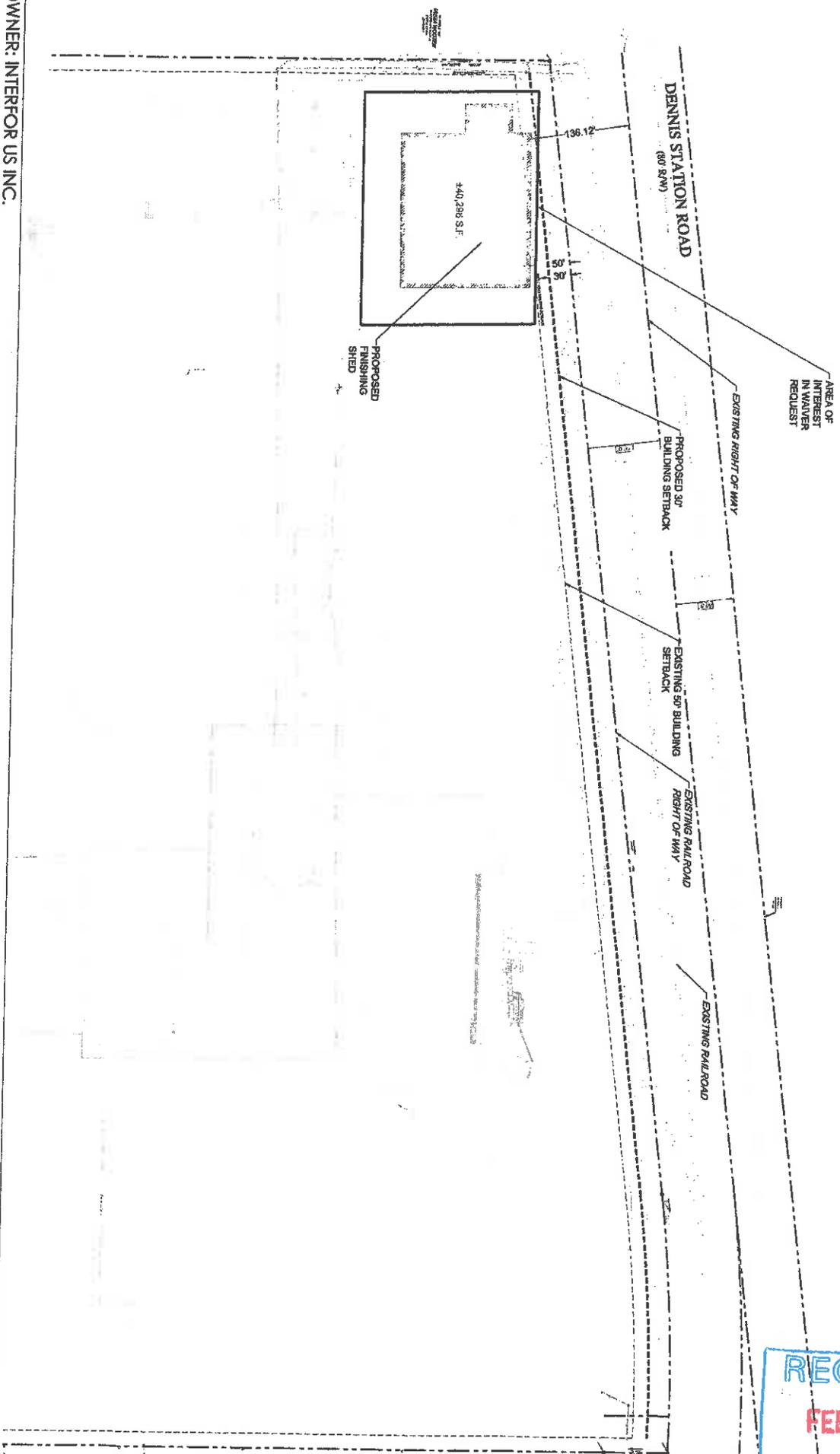
The included Exhibit A and B displays the proposed building location, existing and proposed setbacks, property lines, and railroad. For further information contact Cal Fisher at 770-368-1399 or cfisher@fg-inc.net.

Sincerely,

Cal Fisher



OWNER: INTERFOR US INC.
370 DENNIS STATION ROAD - EATONTON, GA 30092
EXHIBIT A

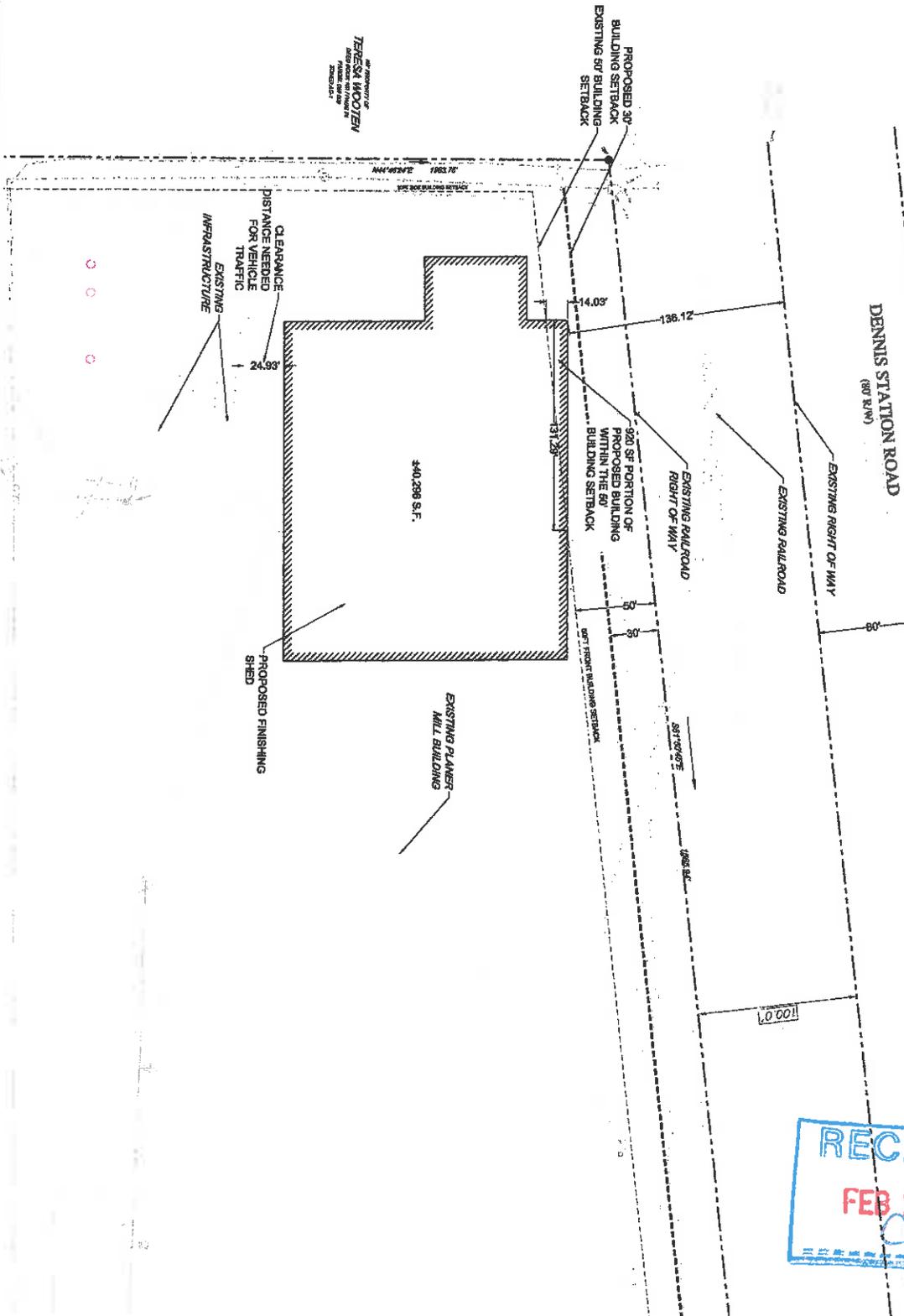


RECEIVED
FEB 27 2023
[Signature]

NOT PROPERTY OF
WEYERHAEUSER COMPANY
0002 0000 000 000 000 000
PARCEL 001 00 0000
202002 001



OWNER: INTERFOR US INC.
 370 DENNIS STATION ROAD - FANTONTON, GA 30092
 EXHIBIT B



THE UNIVERSITY OF
 TENNESSEE
 SCHOOL OF ARCHITECTURE
 100 UNIVERSITY BLVD
 KNOXVILLE, TN 37996

RECEIVED
 FEB 27 2020

FORESITE



Letter of Intent:

Interfor U.S. Inc

Contact: Jason Sells

700 Westpark Dr.

Peachtree City, GA 30269

May 28, 2020

Putnam County Planning & Development

Director Lisa Jackson

117 Putnam Dr., Suite B

Eatonton, Ga 31024

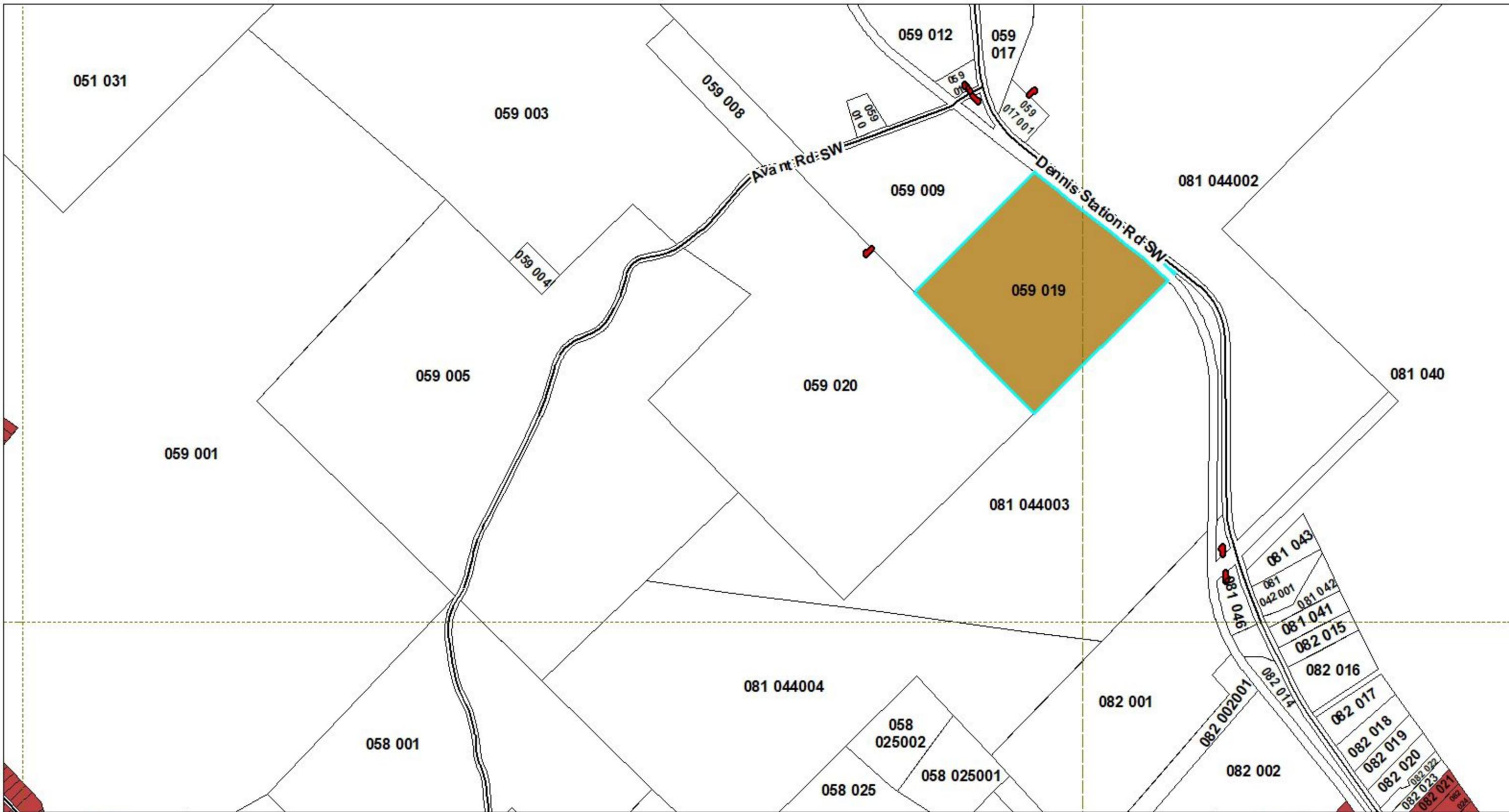
Dear Putnam County Planning & Development:

Interfor U.S. Inc. would like to withdraw without prejudice from the June 4th variance hearing and be placed on the agenda for the July 2nd hearing.

Sincerely,

Jason Sells





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

GEOGRAPHIC FEATURE LEGEND

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

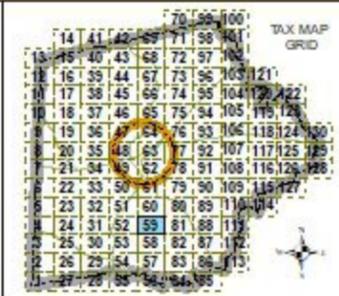
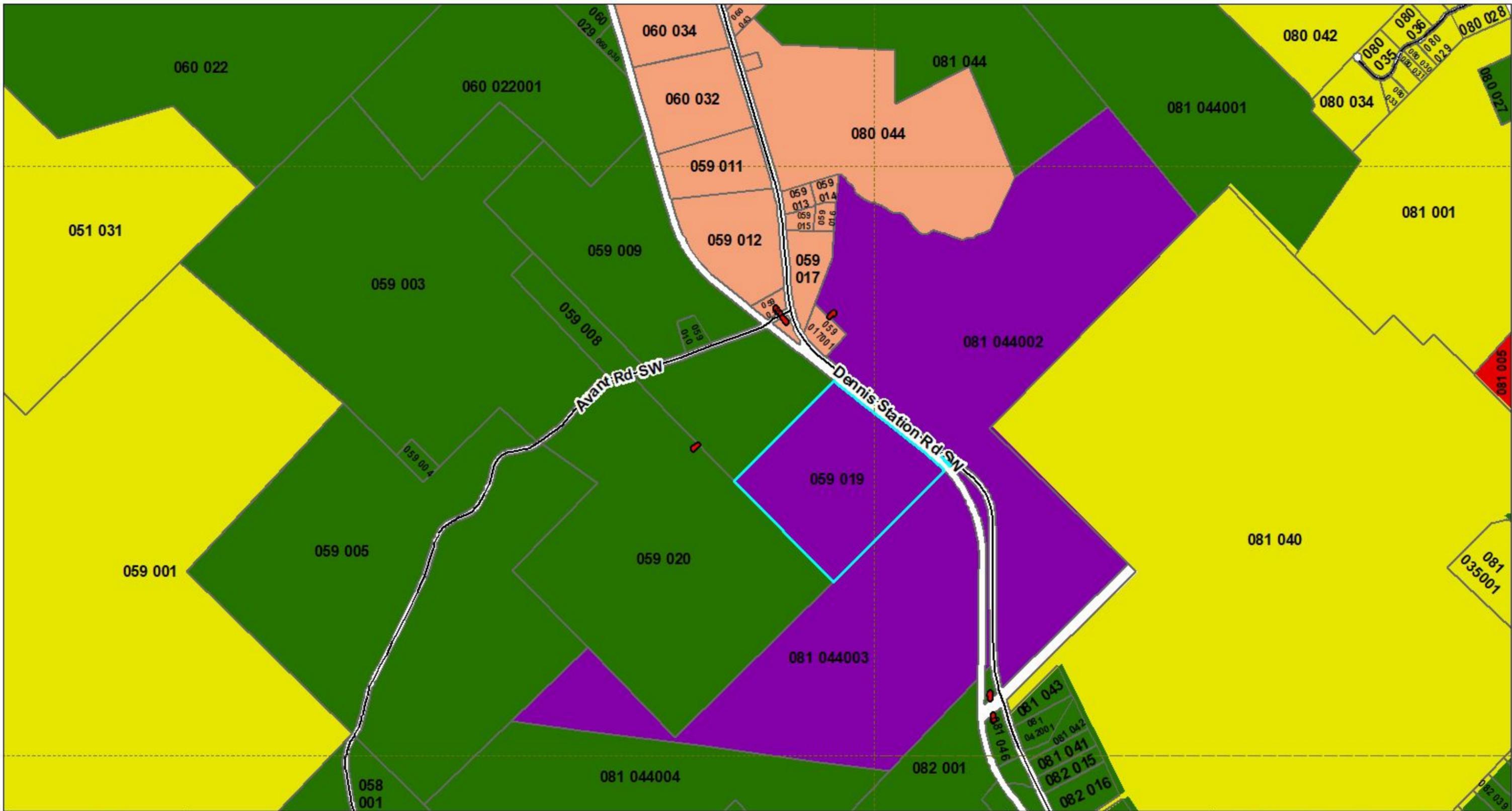
MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-8180
Web:
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 059

MAP SCALE: 1" = 1,041.67' SCALE RATIO: 1:12,500 DATE: MAY 2022





GEOGRAPHIC FEATURE LEGEND

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

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emery Hwy
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Macon, Georgia 31217
(478) 751-8180
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PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 059

MAP SCALE: 1" = 1,250' SCALE RATIO: 1:15,000 DATE: MAY 2012

55



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

June 30, 2020

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/2/2020

7. Request by **Jason Sells, agent for Interfor U.S. Inc.** for a front yard setback variance at 370 Dennis Station Road. Presently zoned I-M. [Map 059, Parcel 019, 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 Commission agendas must file a disclosure of campaign contributions with the Planning & Development Department within five calendar days prior to public hearings if you have contributed \$250.00 or more to an elected official in Putnam County within the last five years.

*The Putnam County Board of Commissioners will hear these agenda items on July 21, 2020 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.

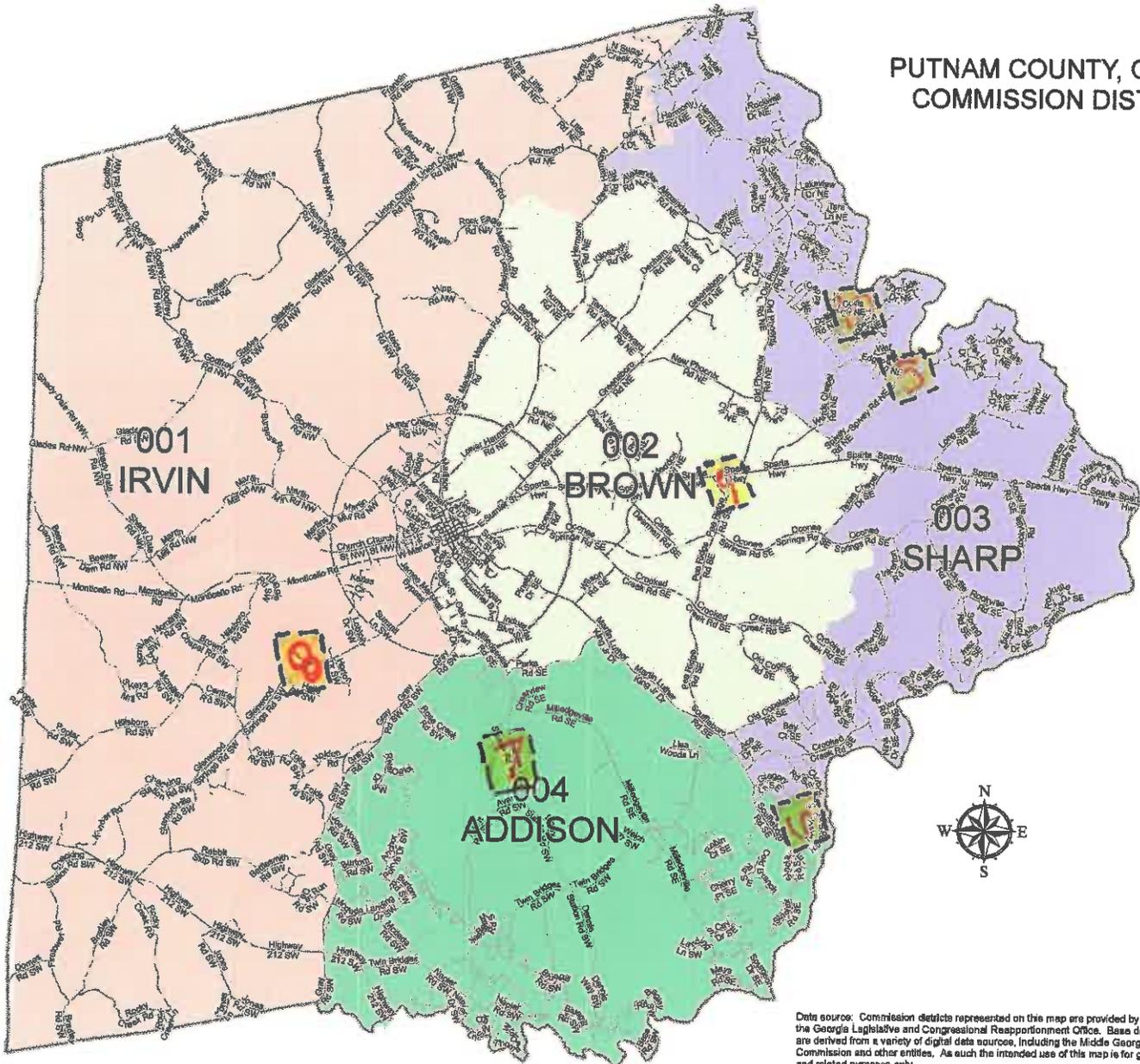
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File Attachments for Item:

8. Request by **Sharon Pennamon** for conditional use on Glenwood Springs Road. Presently zoned AG-1. **[Map 050, Parcel 002001, District 1]**.

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



Date 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 **Tim Carrington** for a side yard setback variance at 174 West River Bend Drive. Presently zoned R-1R. [Map 119A, Parcel 114, District 3].
6. Request by **Robert & Mariann Letson** for a front and rear yard setback variance at 106 Glad Cove. Presently zoned R-2. [Map 111C, Parcel 032, District 4].
7. Request by **Jason Sells, agent for Interfor U.S. Inc.** for a front yard setback variance at 370 Dennis Station Road. Presently zoned I-M. [Map 059, Parcel 019, District 4].
8. Request by **Sharon Pennamon** for conditional use on Glenwood Springs Road. Presently zoned AG-1. [Map 050, Parcel 002001, District 1].
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10. Request by **Mark Smith, agent for Mary Wooten** to rezone 0.46 acres at 147 Collis Road from R-1 to RM-2. [Map 104B, Parcel 012, District 3]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Sharon Pennamon TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Conditional Use OF PROPERTY DESCRIBED AS MAP 050 PARCEL 002 001, CONSISTING OF 1.25 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 374 Glenwood Sp. 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 Conditional Use 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 21ST DAY OF April, 2019.

PROPERTY OWNER(S): Redena Hill
NAME (PRINTED)
Redena Hill
SIGNATURE
ADDRESS: 374 Glenwood Sp. Rd. Eatonton
PHONE: 706-485-6148 (H) 706-473-6884 (C)

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 21 DAY OF April, 2019

[Signature]
NOTARY
MY COMMISSION EXPIRES: 8.15.21



RCUD 2020 H&M

P2019000123

BK:36 PG:187-187

FILED IN OFFICE
CLERK OF COURT
12/04/2019 12:54 PM
SHEILA H. PERRY, CLERK
SUPERIOR COURT
PUTNAM COUNTY, GA

Sheila H. Perry

5341355839
PARTICIPANT ID

APPROVED FOR RECORDING ONLY
PUTNAM COUNTY
PLANNING AND DEVELOPMENT
11-22-19
DATE
JONATHAN GLADDEN



REDENA HILL, etal
DEED BOOK 628, PAGE 730
MAP 050, PARCEL 002
REMAINING ACREAGE : 27.75 ACRES ±

RECORD NORTH TAKEN FROM A
PLAT RECORDED IN PLAT BOOK
7, PAGE 181 AND APPLIED TO
LINE : S 25° 30' 00" E 208.42'

REDENA HILL, etal
DEED BOOK 628, PAGE 730
MAP 050, PARCEL 002
REMAINING ACREAGE : 27.75 ACRES ±

TRACT "A"
1.25 ACRES

NOTE :
LAND LOT LINES ARE
APPROXIMATE

REDENA HILL
DEED BOOK 4K, PAGE 500
PLAT BOOK 7, PAGE 181

POINT OF REFERENCE (POR)
1/2" RE-BAR FOUND ON THE RE-BAR AT THE
PROPERTY LINE SEPARATING LANDS OF
REDENA HILL AND OTHER LANDS OF REDENA
HILL, etal AS SHOWN ON A PLAT RECORDED
IN PLAT BOOK 7, PAGE 181

GLENWOOD SPRINGS ROAD 100' RW
TO EATONTON

RCUD 2020 APR 21
R

POINT OF BEGINNING (POB)
1/2" RE-BAR SET ON RW

- ◇ --- INDICATES A CONCRETE RIGHT-OF-WAY MARKER FOUND
- --- INDICATES A 1/2" RE-BAR SET UNLESS STATED OTHERWISE

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15 - 6 - 57, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRED PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE CONFIRMED WITH 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 - 57.

THIS IS A SURVEY OF A DIVISION OF THE PARENT TRACT.

SURVEY OF PROPERTY FOR

Sharon Pennamon
LYING IN LAND LOT 57
THIRD LAND DISTRICT
GMD 368

PUTNAM COUNTY, GEORGIA
REFERENCE : DEED BOOK 628, PAGES 730 - 731

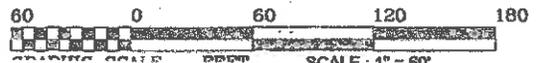
SURVEYOR: BYRON L. FARMER
259 COUNTY LINE CHURCH ROAD, SW
MILLEDGEVILLE, GEORGIA 31061
PHONE: 478-932-5755
GEORGIA REGISTRATION NUMBER 1679

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.



SURVEYOR'S CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,067' AND AN ANGULAR ERROR OF 05" 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 290,874 FEET.



SURVEYED : NOVEMBER 8, 2019 PLAT : NOVEMBER 11, 2019
EQUIPMENT USED : TOPCON GPT 3003 JOB NUMBER : 19182P

Compass Community Center, Inc.

Our mission is to provide a safe community space that fosters the growth and development of the mind, body, and spirit of all participants. This mission will be achieved through the channels of, but not limited to: physical activity, social groups, educational initiatives, and community events.

Areas of Focus: Charity, Health, Education

Our vision is to be an instrument of support, guidance, and accountability within the community of Putnam County in Eatonton, GA.

Our Goal

- To be a leading source of health and educational enrichment in Putnam County and surrounding areas.
- To be considered the hub for community engagement and a safe haven for all by the city's residents.
- To be a source of holistic wellness, educational, and development activities, with a particular focus on youth and elderly programming.
- To partner with other community stakeholders (i.e. schools, churches, nonprofit organizations, government organizations, small businesses, etc.) to encourage and support positive transformation and community development within Putnam County.

RCM 2020 APR 21



Compass Community Center Programs & Services Description List

Programs

After School Programs (Grades: K-8th):

Through support and guidance, our afterschool programs will encourage students in the areas of social engagement, developmental growth, and academics. Students will have access to one-on-one and group homework help and tutoring, academic enrichment activities (in Science, Technology, Math, Reading, and Standardized Testing), physical activity, games, and more.

Youth Development Program (Grades: 9th-12th):

Equipping the youth with the tools to grow into capable and confident adults, our youth development program will cover personal development, autonomy/life skills, social engagement, academic support, college and career preparation, leadership, and community awareness. Youth Apprenticeship program available.

Youth Apprenticeship Program (Grades: 9th-12th):

Offering youth job readiness training and experiential learning opportunities to develop the competencies and work ethic necessary to confidently compete in the future job market.

Classes

Class Levels:

- Peewee (3-4 years)
- Children (5-8 years)
- Youth (9-12 years)
- Teens (13-17 years)
- Adults (18+): Beginners, Intermediate, and Advanced

Swimming Classes (Ages: 3+)

Beginning to expert level and adaptive swimming lessons that provide participants with the knowledge and skills to effectively navigate the water. Group and private lessons available.

RCVD 2020 APR 21

22

Water Aerobics Classes (Ages: 18+)

Focusing on increasing endurance, strength, and flexibility, our group water aerobics classes involve the same level of activity and intensity as land aerobics but without the impact. Enjoy fun exercises and group connection while moving to a funky beat.

Dance Classes (Ages: 3+)

Whether you want to enhance your skills, work up a sweat, or just have fun, our dance classes will get you moving. Our classes include Ballet, Liturgical, Spiritual (a combination of Ballet and Liturgical to Christian music), Hip Hop, Flag Dance, and Step.

Tumbling Classes (Ages: 3-17)

Boys and girls will enjoy our tumbling classes, designed to help refine their skills and be an ideal place to harness that enthusiasm and energy. The skill building process helps develop strength, coordination, flexibility, and control while doing something that is fun, challenging, and rewarding.

Basketball Fundamentals Class (Ages: 3-17)

Our basketball fundamentals class will instill the knowledge and skills necessary to enhance the game of your student. Group and private lessons available.

Arts & Crafts Classes (Ages: 3+)

Through a wide variety of classes and one-day workshops, our Arts & Crafts classes provide an outlet for the artist in all of us no matter if you're a beginner or have been an artist for years. Some of our classes include: painting, crocheting, sewing, photography, jewelry making, and more!

Sewing Classes (Ages: 13+)

Go from fabric to garment with our sewing classes. Learn the fundamentals of sewing to create a new look or the fundamentals of alterations to tailor or completely re-envision your garment.

Painting Classes (Ages: 13+)

Grab your paint and brush and let's get to work! Whether you are interested in dabbling in the craft or are a long-time painter, our painting classes will be sure to spark your creativity.

Art Open Studio (Ages: 13+)

Create the art of your choice without guidance or instruction. Our art open studio provides an environment that allows you to freely generate art while being surrounded by others working on their own projects. You can engage and collaborate with others or focus on your own work. **Commander 21**
your imagination run wild!



Career/Job Readiness Classes (Ages: 18+)

Our career/job readiness classes will supply job seekers with the resources to increase their competitiveness for the current job market. The classes will consist of resume writing, job search, job readiness training, career path planning, aptitude tests, and more.

Computer Literacy Classes (Ages: 6+)

Our computer literacy classes will help you to develop a level of comfort in using computers and associated applications. Our classes include Basic Computer Fundamentals, Microsoft Word, Microsoft Power Point, Typing, etc.

Horticulture Classes (Ages: 6+)

Have an appreciation for nature or been known for your "green thumb"? Our horticulture classes will extend your knowledge of plant life and provide you with the opportunity to give back to the environment. Our classes include introduction to gardening, flower arranging, nursing plants back to health, and much more!

Certification Classes (Ages: 16+)

Come and enhance your knowledge and capabilities through our certification classes. You can be certified in CPR, First Aid, and Lifeguarding through our Red Cross Certification Classes.

Clubs

Book Club (Ages: 6+)

Do you have a love for reading or want to get in the habit of reading books more? Take your reading to the next level while having fun and building community as you do it. In our book clubs, you can read and discuss your favorite books, authors, and genres with other readers.

Chess Club (Grades: 9th -12th)

Whether your student is an avid chess player or has never picked up a piece, our chess club will focus on the fundamentals of chess, developing their strategic thinking abilities, and how to apply such thinking to life's challenges.

Bible Study Club (Ages: 6+)

This program offers a weekly time to study God's Word and learn practical applications for the Bible's teachings. It also includes a time of spiritual encouragement through prayer for the needs of individuals, families, and the community.

RCVD 2020 APR 21



Services

Community Engagement Events

With fun activities for the entire family, our community engagement events will allow you to spend time together as a family while building community with fellow Putnam/Eatonton residents. We look forward to playing, dancing, watching movies, and interacting with you!

Hair Care Services

Our in-house salon is a space for you to relax and unwind while being pampered through hair care services. Let us help you look and feel your best! We will also sponsor events, charitable activities, and offer discounts to seniors and military service members.

CCC Children Free Time

At Compass Community Center, we value our students and their need for a safe and encouraging environment for them to learn and grow. On Mondays through Fridays from 3:00 PM to 7:00 PM and Saturdays and Sundays from 12:00 PM to 5:00 PM, students ages 5 and up can come and utilize the center without the need of adult supervision. Our staff will supervise and engage your student through programming and activities that will support their social, emotional, and intellectual development and provide a sense of community.

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Animal Appreciation (Ages: 6+)

Whether you have animals of your own or just want to learn more about them, come visit our farm animals at our onsite farm, Homeland Farms. In this class you will do more than interact with our animals, you will also learn how to care for them, skills that can translate to any loveable pet. By the end, you will have mastered tending to animal’s feeding, grooming, and nurturing needs.

Certification Classes (Ages: 16+)

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CCC Facilities, Programs & Services List

Facilities

- Aquatic Center
- Gymnasium
- Dance Studio (2)
- Arts & Crafts Studio
- Computer Lab/Study
- Beauty Parlor
- Break Room w/Kitchen
- Office (2)
- Conference Room
- Restrooms
- Storage Areas

Programs

- After School
- Youth Development
- Youth Apprenticeship

Classes

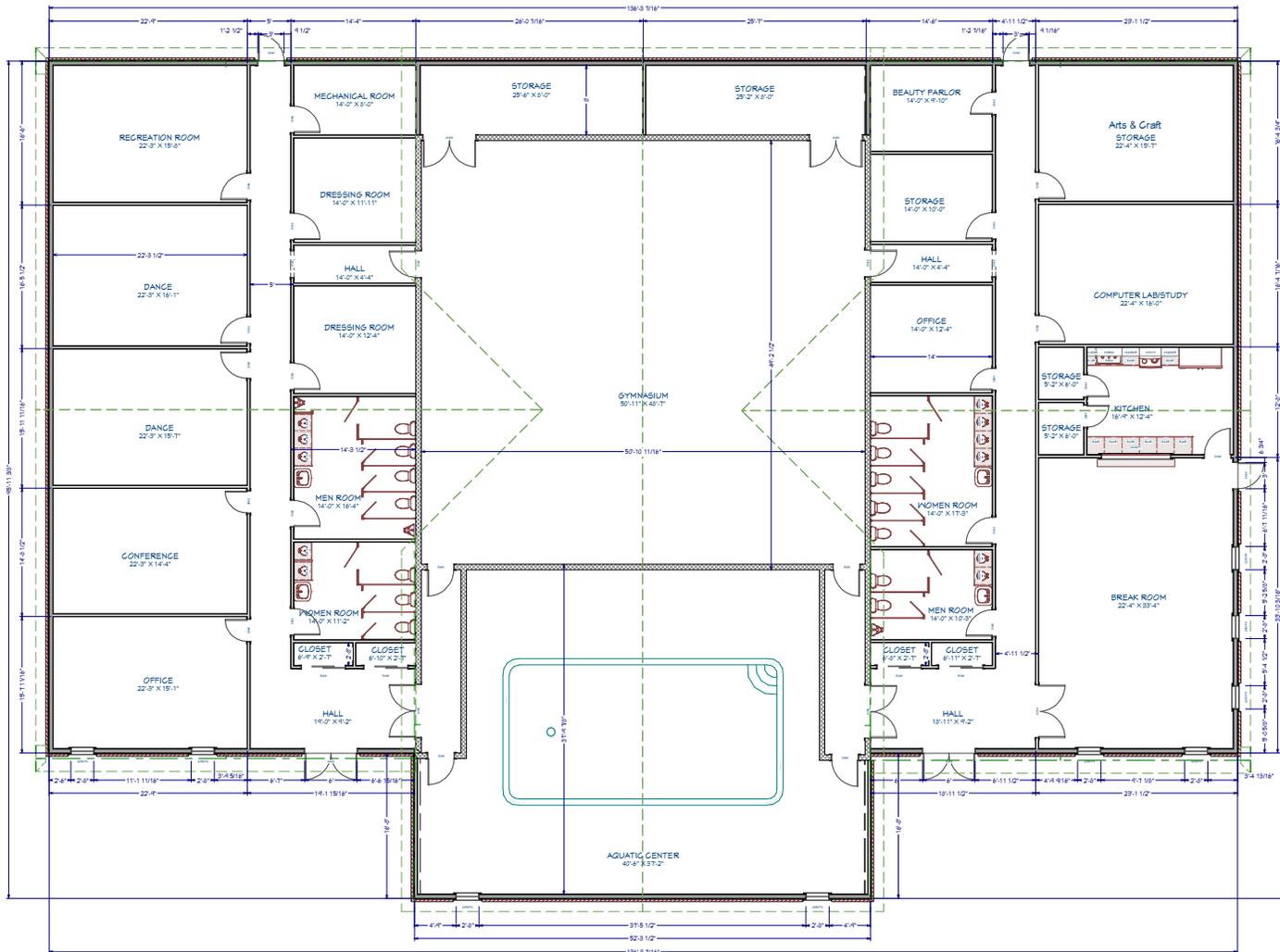
- Swimming
- Water Aerobics
- Dance
- Tumbling
- Basketball Fundamentals
- Arts & Crafts (Sewing, Painting, Art Open Studio)
- Career/Job Readiness
- Computer Literacy
- Horticulture
- Animal Appreciation (onsite farm)
- Certification (CPR, First Aid, Lifeguard)

Clubs

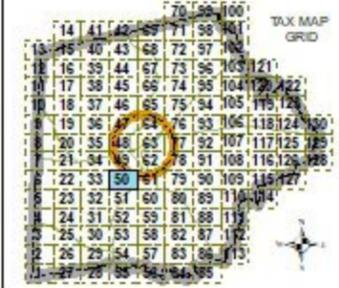
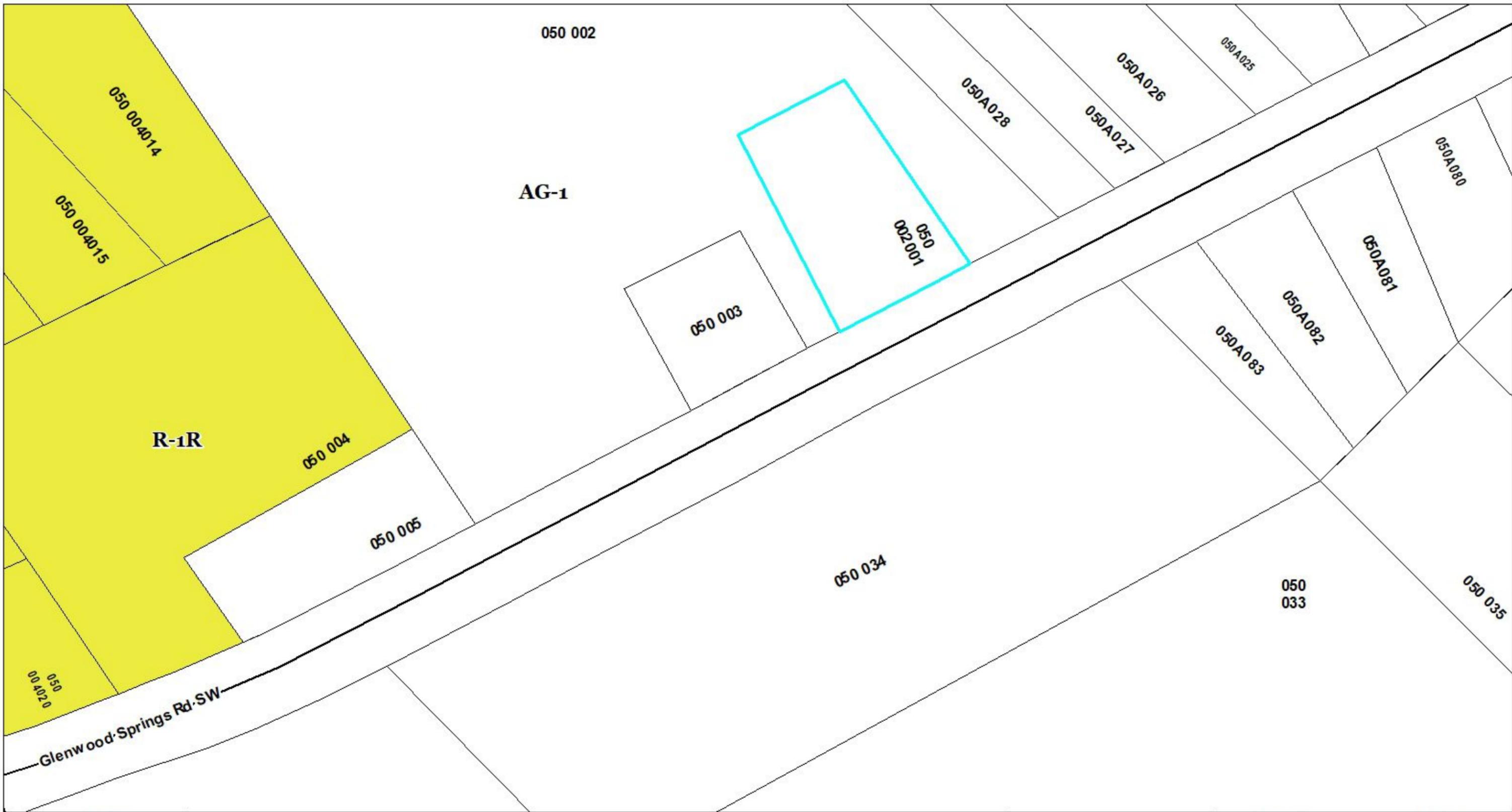
- Book
- Chess
- Bible Study

Services

- Community Engagement Events
- Hair Care Services
- CCC Children Free Time



COMPASS COMMUNITY CENTER
 TOTAL HEATED AREA
 11676.55 FT²



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

GEOGRAPHIC FEATURE LEGEND

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

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

PUTNAM COUNTY, GEORGIA
ZONING MAPS

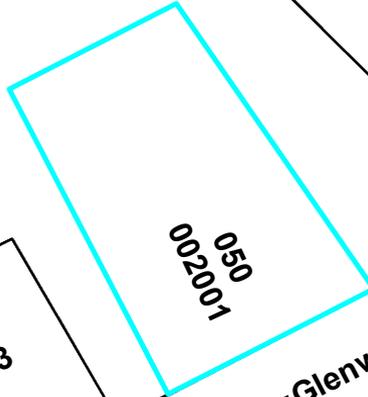
MAP 050

MAP SCALE: 1" = 125' SCALE RATIO: 1:1,500 DATE: JUNE 2013

050 002

AG-1

R-1R



050
002001



050 003

Glenwood Springs Rd SW

050 034

050 005

050
004

050 004014

050A027

050A026

050A024

050A023

050A022

050A021

050A025

050A028

050A078

050A079

050A080

050A081

050A082

050A083

050
036

050 035



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

June 30, 2020

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/2/2020

8. Request by **Sharon Pennamon** for conditional use on Glenwood Springs Road. Presently zoned AG-1. [**Map 050, Parcel 002001, District 1**]. The applicant is requesting a conditional use to establish a community center that is not listed in [Sec. 66-72 Allowed Uses](#) of AG-1 of the Putnam County code of ordinances. As depicted on her concept plan, Ms. Pennamon is seeking to construct an 11,676 square foot building, which will encompass an aquatic center, gymnasium, conference room, classrooms, a computer lab, and more.

The center will focus on charity, health, and educational enrichment. The applicant's mission is to provide a safe community space that fosters the growth and development of the mind, body, and spirit of all participants. The purpose will be achieved through the channels of, but not limited to, physical activity, social groups, educational initiatives, and community events. The center will offer afterschool programs, youth development programs, and youth apprenticeship programs ranging from grades K-12. Students will have access to one-on-one and group homework help and tutoring, academic enrichment activities including Science, Technology, Math, Reading, and Standardized Testing), agriculture enrichment activities including (Horticulture and Animal Appreciation), and physical activities including natural trail adventures, horticulture classes, gardening, games, and more. The applicant has no intention of using the center as a nightclub, and no alcohol will be allowed or sold on the premises.

Although the proposed use is not listed as an allowed use in AG-1, staff believes that it is complementary and incidental to agriculture business. Specifically, Homeland Farm which is owned and operated by Ms. Pennamon's family and used as an agricultural educational resource for the center. The adjacent family property will also provide an excess of 100 feet of natural buffer between the neighboring property. The property directly across the road is undeveloped and currently zoned AG-1. Other than during construction, the proposed use is not anticipated to create any objectionable noise and vibration beyond what would typically be associated with an agriculture use. The intended use should not have a significant impact on the traffic generated in the area, as this is a rural road with minor daily traffic. Therefore, it is staff's opinion that the proposed development will not have an adverse effect on the nearby roads, adjacent properties, or the community.

Staff recommendation is for approval of conditional commercial use for a community center located on Glenwood Springs Road and identified as map 050, Parcel 002001, with the following conditions:

1. **The development shall substantially comply with the submitted plans in support of the conditional use application.**

2. The uses allowed under the conditional use shall be limited to those that conform with agricultural education pursuits, to include recreational and instructional uses for youth development and afterschool programming, and any other use or accessory use allowed within A-1.
3. Subject to Section 66-157 of the Code of Ordinances, this conditional use permit shall be issued for a period of two years and will be reviewed for compliance.

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on July 21, 2020 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.

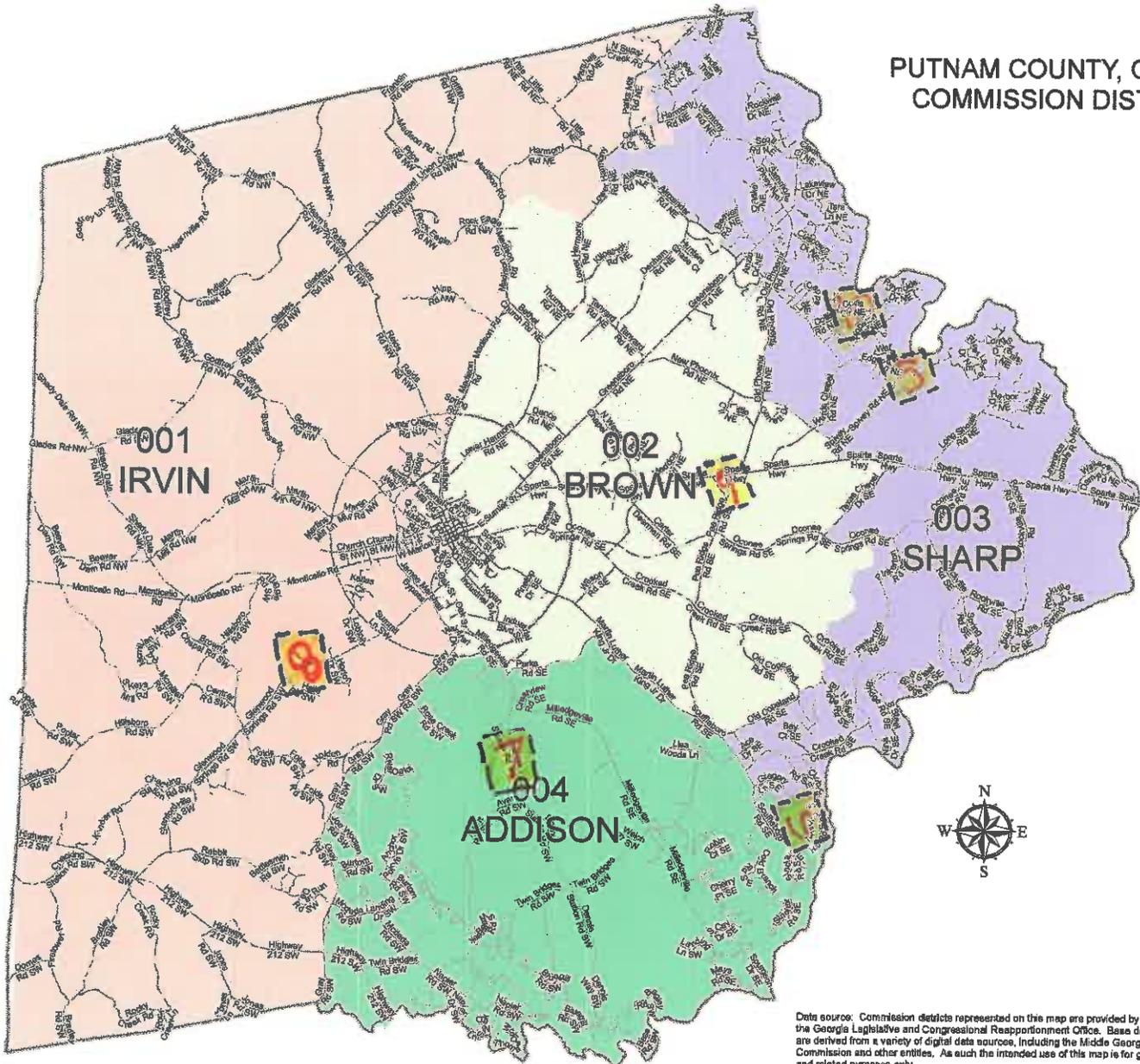
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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:

9. Request by **Danny Copelan** to rezone 5.00 acres at 931 Pea Ridge Road from AG-2 to C-2. **[Map 092, Parcel 017001001, District 3]. ***

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



Date 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 **Tim Carrington** for a side yard setback variance at 174 West River Bend Drive. Presently zoned R-1R. [Map 119A, Parcel 114, District 3].
6. Request by **Robert & Mariann Letson** for a front and rear yard setback variance at 106 Glad Cove. Presently zoned R-2. [Map 111C, Parcel 032, District 4].
7. Request by **Jason Sells, agent for Interfor U.S. Inc.** for a front yard setback variance at 370 Dennis Station Road. Presently zoned I-M. [Map 059, Parcel 019, District 4].
8. Request by **Sharon Pennamon** for conditional use on Glenwood Springs Road. Presently zoned AG-1. [Map 050, Parcel 002001, District 1].
9. Request by **Danny Copelan** to rezone 5.00 acres at 931 Pea Ridge Road from AG-2 to C-2. [Map 092, Parcel 017001001, District 3]. *
10. Request by **Mark Smith, agent for Mary Wooten** to rezone 0.46 acres at 147 Collis Road from R-1 to RM-2. [Map 104B, Parcel 012, District 3]. *

REZONING APPLICATION

FOR:

**DANNY COPELAN
TAX PARCEL 092 017001 001
931 PEA RIDGE ROAD
PUTNAM COUNTY, GEORGIA**

March 2020

CDS Project No. 20-057



3-19-20

Prepared By:



P.O. BOX 603 WARRENTON, GA 30828 706.465.0900



March 19, 2020

Ms. Lisa Jackson, Director of Planning & Development
Putnam County Planning & Development
117 Putnam Drive, Suite B
Eatonton, Georgia 31024

SUBJECT: Rezoning Application
931 Pea Ridge Road
Tax Parcel 092 017001 001

Dear Ms. Jackson:

Please accept the enclosed rezoning application for 931 Pea Ridge Road (tax parcel 092 017001 001) on behalf of Mr. Danny Copelan. It is our belief that the request for rezoning is appropriate as described herewith.

Please feel free to contact us if you have any questions concerning this submittal or its contents. Additional information can be provided upon request. We appreciate your consideration regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Johnson', is written over a light blue horizontal line.

Scott L. Johnson, P.E.
President

RCUD 2020 MAR 20

1f. Will the proposed use cause an excessive or burdensome use of public facilities or services or exceed the present or funded capabilities, included but not limited to streets, water or sewer utilities, and police or fire protection?

No. The site will consist of onsite water (well) and onsite sewer (septic) facilities. Projected traffic volumes will not cause a significant impact to Pea Ridge Road or Georgia State Route 16. Neither police nor fire protection should be significantly impacted. The project will include storm water detention as required by Putnam County.

1g. Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?

Yes. As stated in the answer for questions 1d, the current Comprehensive Plan fails to anticipate the need for commercial nodes throughout the county.

1h. Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, and a reasonable private use of the subject property?

Yes. As stated previously, the proposed development should not negatively impact public health or safety. It will provide a valuable service to residents and transients in the eastern portion of Putnam County.

2. A traffic impact analysis is to include the existing average daily traffic on road/streets leading to the nearest intersection and the projected average daily traffic. Additional requirements for the analysis may be provided by the Planning Development Department and included with the application.

Please see the traffic impact analysis included in latter portions of this report.

3. The estimated number of dwelling units and total floor area of non-residential uses (if applicable) of the proposed development.

There will be no dwelling units as part of this development. The total floor area of commercial space is estimated to be approximately 3200 square feet. This number, however, is subject to change.

4. Effect on the environment surrounding the area to be rezoned including the effect on all natural and historic resources.

The effect on the surrounding environment will be minimal. The subject area does not appear to contain wetlands, floodplain, or other environmentally sensitive features. Also, the subject property is not listed on the historic registry.

5. Impact on fire protection with respect to the need for additional firefighting equipment or personnel.

Impact Analysis

Below are the standard rezoning impact analysis questions for Putnam County with answers below each question in red.

1a. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?

Yes. The applicant is requesting a C-2 zoning which allows for automobile service station and food services. The applicant's intent to construct a convenience store with gas pumps fits the zoning requested.

1b. Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

Yes. The property is located at the intersection of Georgia State Route 16 and Pea Ridge Road. Georgia State Route 16 is one of the major thoroughfares that intersects Putnam County. The adjacent property to the west and south is owned by the applicant, Mr. Danny Copelan.

1c. Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property?

No. As stated in question 1b, the property is bound to the north by Georgia State Route 16 (a major thoroughfare), to the east by Pea Ridge Road, and to the west and south by property owned by the applicant.

1d. Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

The comprehensive plan list the future use of the subject property as agricultural. It does not show any parcels with a commercial future use between the city limits of Eatonton and the eastern most county line (Hancock County). It is our contention that the Comprehensive Plan should incorporate nodes of commercial use at select intersections throughout the county. Georgia State Route 16 is a major thoroughfare through Putnam County, and Pea Ridge Road is an important connector between Georgia State Route 16 and U.S. Highway 441. This intersection is a prime candidate for a commercial node.

1e. Are there substantial reasons why the property cannot or should not be used as currently zoned?

The current zoning of AG-2 does not allow for the best use of the property located at the intersection of Georgia State Route 16 and Pea Ridge Road.

RCUD 2020 MAR 20

The impact on fire protection is anticipated to be negligible. It is not anticipated that additional firefighting equipment or personnel will be required because of this development.

6. What are the physical characteristics of the site with respect to topography and drainage courses?

The subject property gently slopes from the north to the south, or away from Georgia State Route 16. There are no recognized navigable waters or state waters located on the subject property.

7. Adjacent and nearby zoning and land use.

The property is bound to the north by Georgia State Route 16, to the east by Pea Ridge Road, to the south by property owned by Danny Copelan (zoned AG-1), and to the west by property owned by Danny Copelan (zoned AG-1).

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Traffic Impact Analysis

Current Georgia State Route 16 Traffic Count (AADT) – 1800

Current Pea Ridge Road Traffic County (AADT) – Not Available

ITE Trip Generation Rate for Convenient Stores with Gas Pumps – 168.56 trips/pump

Total Trips – 3 pumps x 168.56 trips/pump = 506 trips/day

Trips In = 506 / 2 = 253 trips in/day

Assume entrance off Pea Ridge Road will see 75% right turns into site and 25% left turns into site.

253 trips in /day x 0.75 = 190 RTV (right turn volume)

253 trips in/day x 0.25 = 63 LTV (left turn volume)

Using GDOT Access Manual Table 4-6 for 2 lane routes with AADT < 6000 and 35 MPH or less: Total RTV = 190 < 200 **NO RIGHT TURN LANES REQUIRED**

Using GDOT Access Manual Table 4-7a for 2 lane routes with AADT < 6000 and 35 MPH or less: Total LTV = 63 < 300 **NO LEFT TURN LANES REQUIRED**

RCUD 2020 MAR 20

Application for Rezoning

RCUD 2020 MAR 20

Danny Copelan Rezoning
Tax Parcel 092 017001 001

5

Civil Design Solutions
March 2020



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

APPLICATION NO. _____ DATE: 3/5/2020

MAP 092 PARCEL 017001001 DISTRICT _____

1. Name of Applicant: Willie David (Danny)
2. Mailing Address: 612 Sparta Hwy
3. Phone: (home) 706-473-0861 (office) _____ (cell) 706-473-0861
4. The location of the subject property, including street number, if any: Eatonton, GA 31024 931 Pea Ridge Rd
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: C-2
7. The purpose of this rezoning is (Attach Letter of Intent)
See attached letter
8. Present use of property: A2 Desired use of property: Commercial
9. Existing zoning district classification of the property and adjacent properties:
Existing: A2
North: A1 South: A2 East: A-1 West: A-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.): _____
13. A detailed description of existing land uses: _____
RCUD 2020 MAR 20
14. Source of domestic water supply: well , community water _____, or private provider _____. If source is not an existing system, please provide a letter from provider.

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

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

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

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

19. Concept plan.

- If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
- A concept plan may be required for commercial development at director's discretion

20. Impact analysis.

- If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)
- An Impact analysis (including a traffic study) is required when rezoning from residential zoned or used property to commercial or industrial districts.

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.

Willie David (Donny) Copelan
Signature (Property Owner) (Date)

W.D. Copelan
Signature (Applicant) (Date)

3/5/20
3/20/20

Notary Public

Notary Public

Office Use	
Paid: \$ <u>250⁰⁰</u> (cash) _____ (check) <u>4569</u> (credit card) _____	
Receipt No. <u>034218</u>	Date Paid: <u>3-20-2020</u>
Date Application Received: <u>3-20-2020</u>	
Reviewed for completeness by: _____	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

RCUD 2020 MAR 20

RCUD 2020 MAR 20

Disclosure of Applicant's Campaign Contribution

RCUD 2020 MAR 20



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ◊ Eatonton, GA 31024

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

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

The *Putnam County Code of Ordinances*, Section 66-167(c) states as follows:

"When any applicant or his attorney for a rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

a. The name and official position of the local government official to whom the campaign contribution was made; and

b. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution. The disclosures required by this section shall be filed within ten days after an application for the rezoning action is first filed."

1. Name: Willie David (Danny) Copelan

2. Address: 612 Sparta Hwy.
Eatonton, Ga. 31024

3. Have you given contributions that aggregated \$250.00 or more within two years immediately preceding the filing of the attached application to a candidate that will hear the proposed application? Yes No If yes, who did you make the contributions to? _____

Signature of Applicant: Willie David Copelan
Date: 3 / 5 / 20

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Letter of Intent

RCUD 2020 MAR 20

Letter of Intent

My property is currently zoned AG-2. We are requesting to rezone 5 acres of the property to C-2 in order to put a commercial business on the property at a future date. We are currently working with lenders to see what would be feasible. I understand I could not place a business that is not listed in the C-2 district. Thank you for your consideration

Walter David (Dany) Cooper

RCUD 2020 MAR 20

Copy of Recorded Property Plat

RCUD 2020 MAR 20

Copy of Warranty Deed

RCUD 2020 MAR 20

Lawrence, Ford, & Ridgway, P.O. Box 3998, 106 East Marion Street, Easton, Georgia 31024; Phone (706)485-3111

This space for use of Clerk of Court:

Putnam County, Georgia
Real Estate Clerk
Paid \$ 0-
Date 3-13-97
J. A. G. G. G.
Clerk of Superior Court
D. G. G.

Siella H. Larson, Clerk
Putnam County Superior Court
Filed 3-13-97
Time 11:15 A.M.
Recorded 3-13-97
Book 238 Page 510-511
J. A. G. G. G.
Deputy Clerk

State of Georgia
County of Putnam

WARRANTY DEED

THIS INDENTURE, made this 21st day of January, 1997, between

Evelyn Copelan, aka Evelyn C. Copelan

of the County of Putnam and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

W. David Copelan and Evelyn C. Copelan,

as joint tenants with right of survivorship, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH: Grantor, for and in consideration of the sum of One Dollar and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto the said Grantee, the following described property, to-wit:

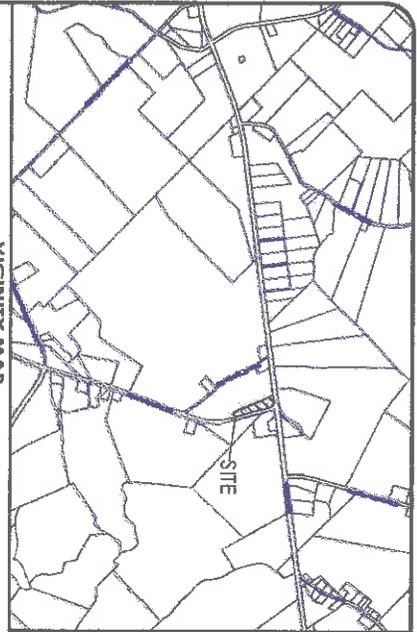
All that certain tract or parcel of land situate, lying, and being in the 308th District,

LAWRENCE, FORD, & RIDGWAY, Attorneys at Law, P.O. Box 3998, 106 East Marion Street, Easton, Georgia 31024-3998
Telephone: (706)485-3111/5552; Telefacsimile: (706)485-2384

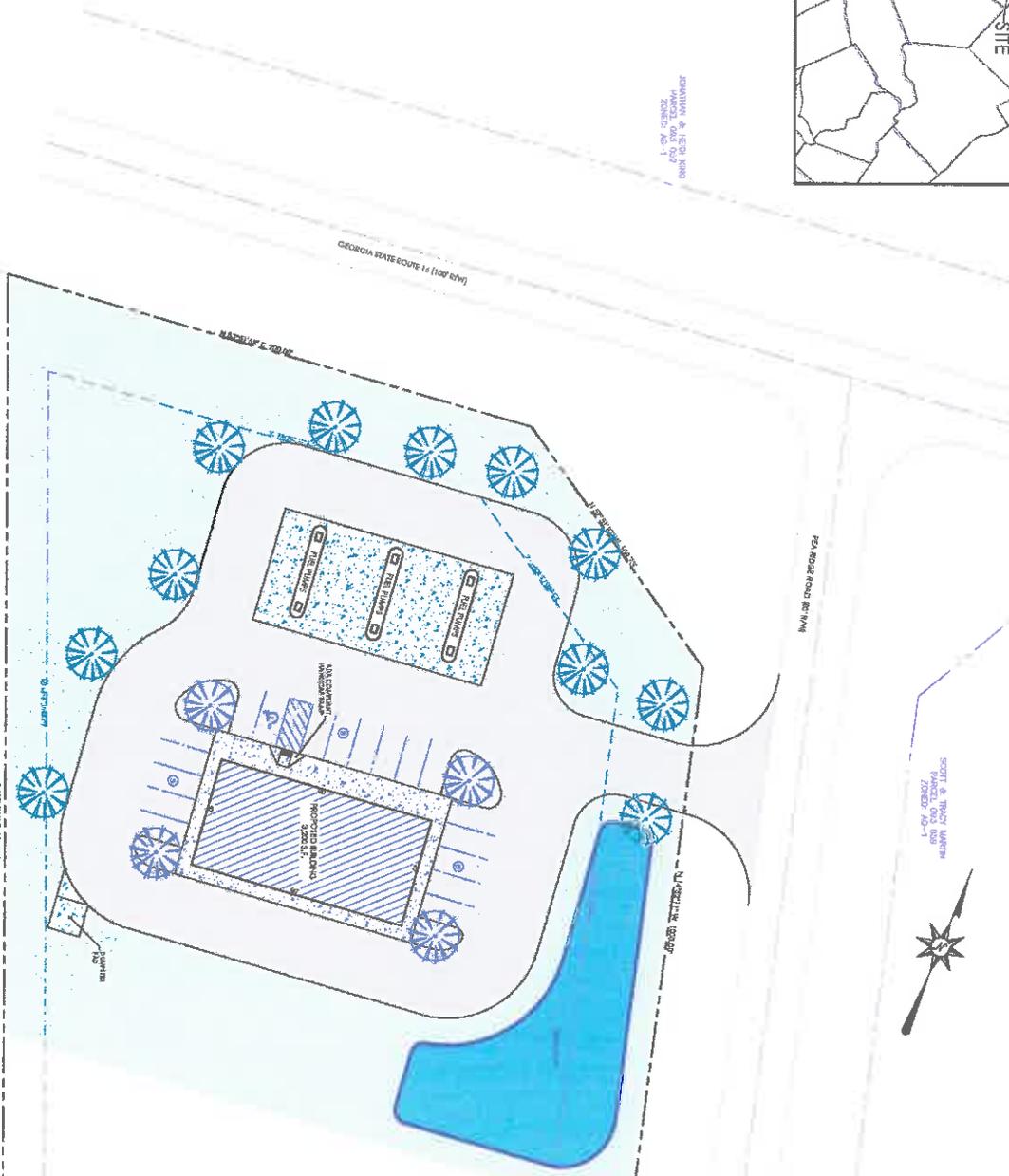
RCUD 2020 MAR 20

Concept Plan

RCUD 2020 MAR 20



VICINITY MAP
NOT TO SCALE



- PROJECT DATA**
- TAX PARCEL: 092 017001 001
 - PROJECT ADDRESS: 931 PEA RIDGE ROAD
 - PROJECT AREA: 5.00 ACRES
 - CURRENT ZONING: AG-1
 - PROPOSED ZONING: COMMERCIAL BOWLING AND SERVICE
 - PROJECT NUMBER: 22
 - REVISIONS: 22

NOTE: THIS IS A CONCEPT PLAN AND NOT A FINAL DESIGN. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE.



DATE	3/19/20
SCALE	1/8" = 1'-0"
PROJECT NO.	22
CLIENT	DAVID R. COPELAN
PROJECT ADDRESS	931 PEA RIDGE ROAD
PROJECT AREA	5.00 ACRES
CURRENT ZONING	AG-1
PROPOSED ZONING	COMMERCIAL BOWLING AND SERVICE

CONCEPT PLAN

COPELAN COMMERCIAL TRACT

931 PEA RIDGE ROAD
TAX PARCEL 092 017001 001 - 5.00 ACRES
PUTNAM COUNTY, GEORGIA

CIVILDESIGN SOLUTIONS

371 MAIN STREET
P.O. BOX 603
WARRENTON, GA 30028

706.465.0900 OFFICE
706.465.0909 FAX
civildesignsolutions.com



REVISION BLOCK		
NO.	DESCRIPTION	DATE

HZ
PAMELA K. LANCASTER
PUTNAM COUNTY TAX COMM
100 S JEFFERSON ST # 207
EATONTON GA 31024

BILLING NAME & ADDRESS:
COPELAN W DAVID
612 SPARTA HWY
EATONTON GA 31024

TAX AMOUNT DUE 793.84
PENALTY DUE .00
INTEREST DUE 21.00
COSTS DUE .00

TOTAL DUE 814.84
AMOUNT PAID 814.84
CURRENT BALANCE .00

CLK DATE PAID SEQ NO
KMM 2020 03 20 084227
CHECK #: 1 4570
PAID BY: COPELAN DANNY/CLARA COPELAN

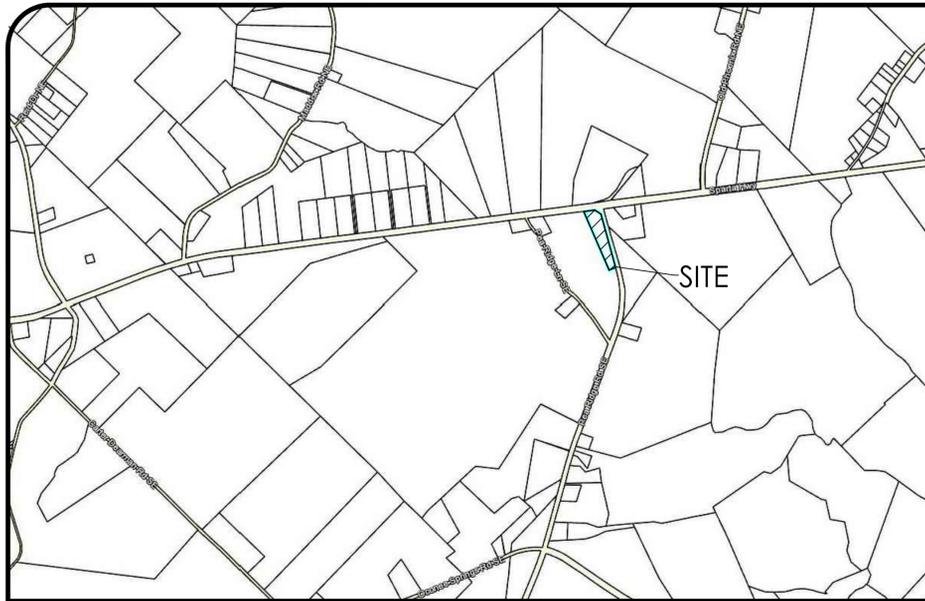
BILL# - 2019 004687
MAP # - 092 017 001 001
LOCTN - TRACT B 5 AC PARCEL CORNER HWY

RCVD 2020 MAR 20

PAID

MAR 19 2020

PUTNAM COUNTY
TAX COMMISSIONERS



VICINITY MAP
NOT TO SCALE

JONATHAN & HEIDI KING
PARCEL 093 052
ZONED: AG-1

GEORGIA STATE ROUTE 16 (100' R/W)



PROJECT DATA
 TAX PARCEL NO.: 092 017001 001
 PARCEL ADDRESS: 931 PEA RIDGE ROAD
 TOTAL PARCEL ACREAGE: 5.00 ACRES
 PROPOSED ZONING: C-2
 CURRENT ZONING: AG-2
 PROPOSED USE: CONVENIENT STORE / GAS STATION
 FRONT SETBACK: 50' FROM R/W
 SIDE SETBACK: 15'
 REAR SETBACK: 20'

NOTE:
PARCEL TO BE SERVED BY WELL AND ON-SITE SEPTIC DISPOSAL SYSTEM.



REVISION BLOCK	DATE	DESCRIPTION	BY



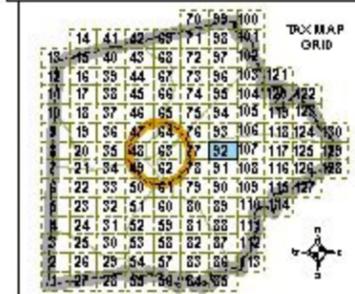
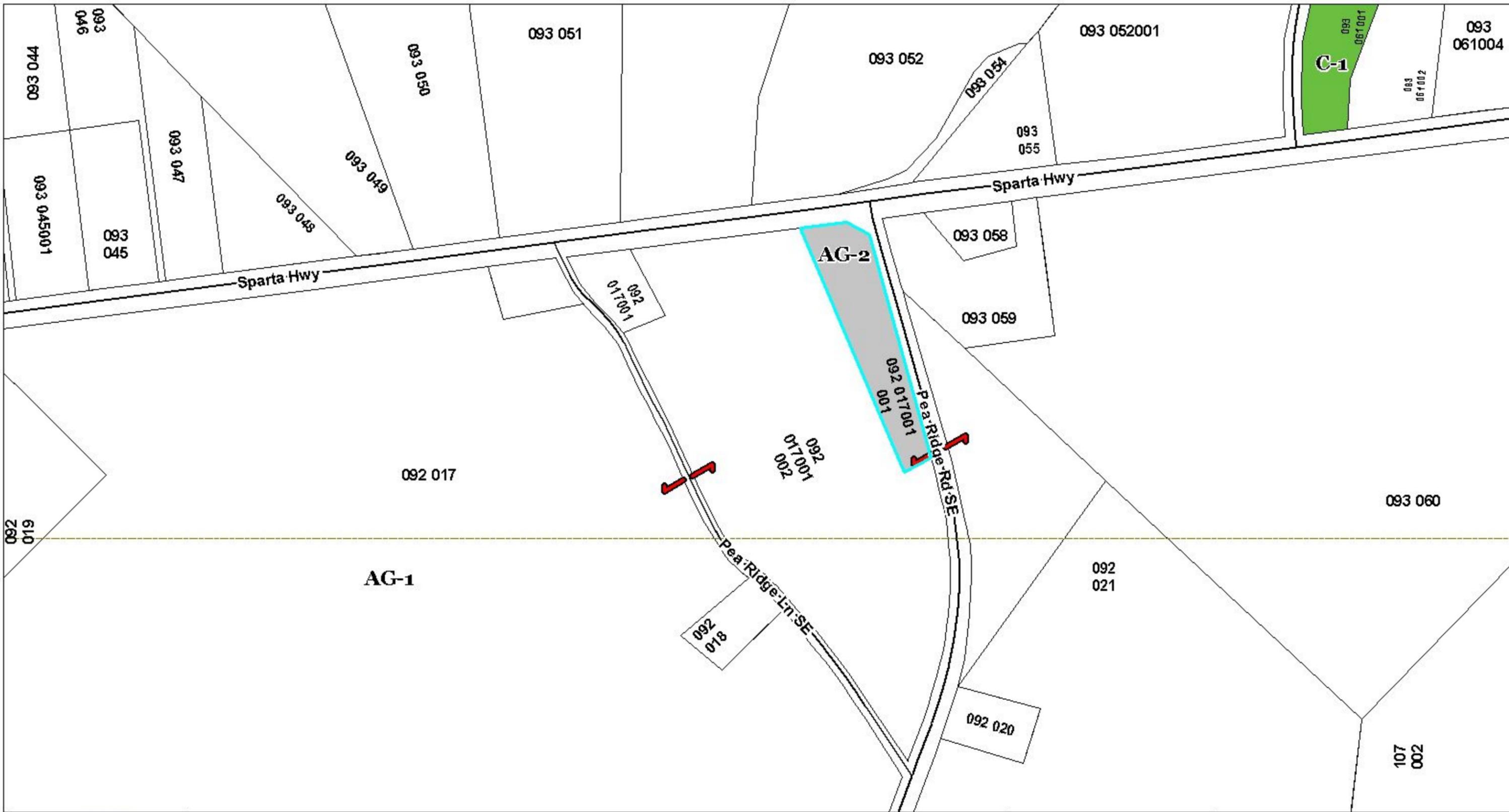
CIVILDESIGN SOLUTIONS
 371 MAIN STREET
 P.O. BOX 603
 WARRENTON, GA 30828
 706.465.0900 OFFICE
 706.465.0909 FAX
 civildesignsolutions.com

CONCEPT PLAN
COPELAN COMMERCIAL TRACT
 931 PEA RIDGE ROAD
 TAX PARCEL 092 017001 001 - 5.00 ACRES
 PUTNAM COUNTY, GEORGIA

DATE:	3/19/20
SCALE:	1"=20'
DESIGNED BY:	SLJ
CHECKED BY:	SLJ
ACAD FILE:	20-057
DRAWING NO.:	20-057-C

SHEET NO. **1**
OF 1 SHEETS





GEOGRAPHIC FEATURE LEGEND

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

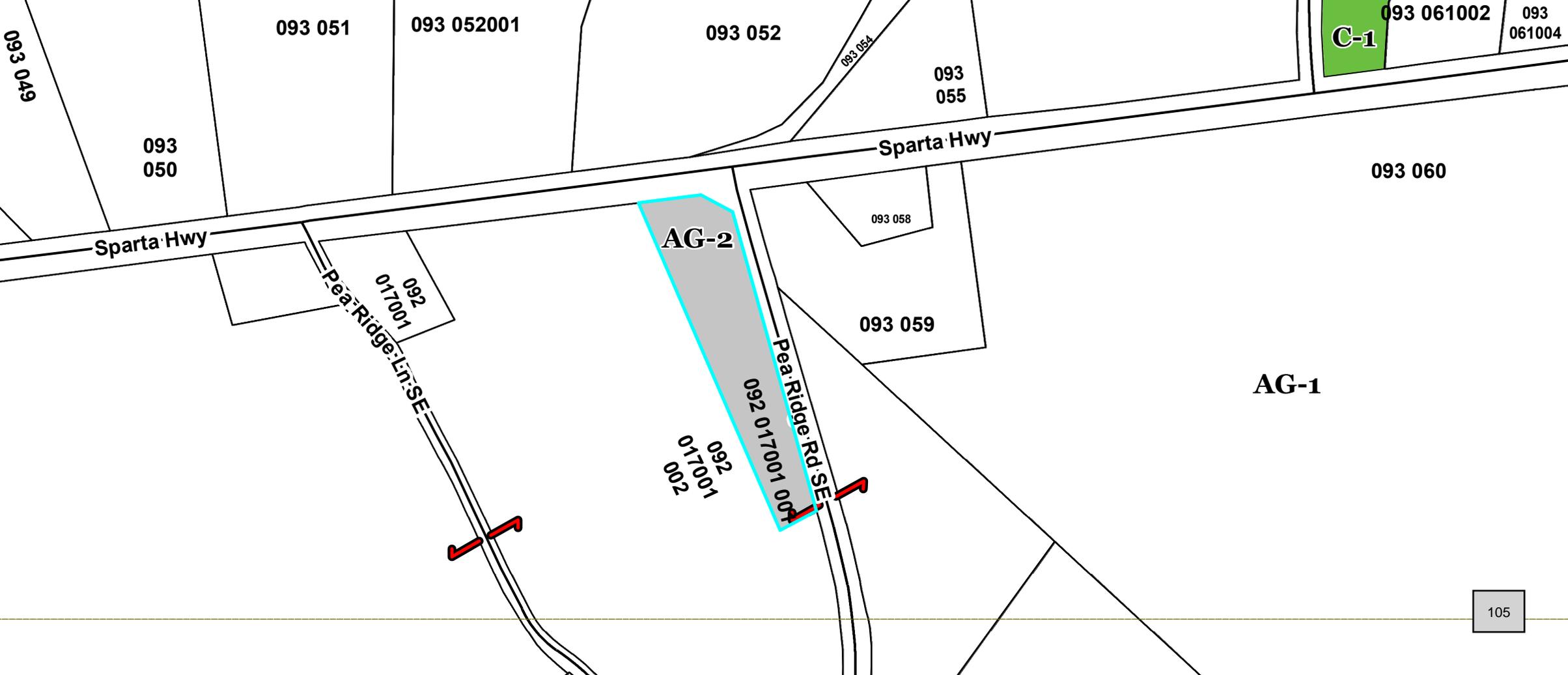
MGRC
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
Web:
www.middlegeorgiarc.org

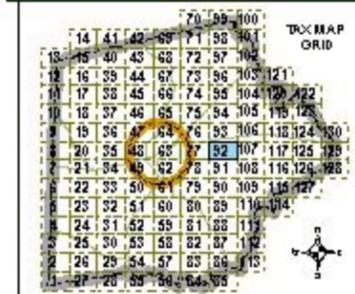
PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 092

MAP SCALE: 1" = 400' SCALE RATIO: 1:400 DATE: JULY 2014

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GEOGRAPHIC FEATURE LEGEND

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


Middle Georgia Regional Commission
 175 Emery Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160
 Web:
www.middlegeorgiaarc.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS



MAP 092

106

MAP SCALE: 1" = 400' SCALE RATIO: 1:400 DATE: JULY 2



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

June 30, 2020

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/2/2020

9. Request by **Danny Copelan** to rezone 5.00 acres at 931 Pea Ridge Road from AG-2 to C-2. [Map 092, Parcel 017001001, District 3]. * **This item has been tabled until the August 6, 2020 public hearing meeting.**

Staff recommendation is for approval to table the proposed rezoning from AG-2 to C-2 at 931 Pea Ridge Road [Map 092, Parcel 017001001, District 3].

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on July 21, 2020 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.

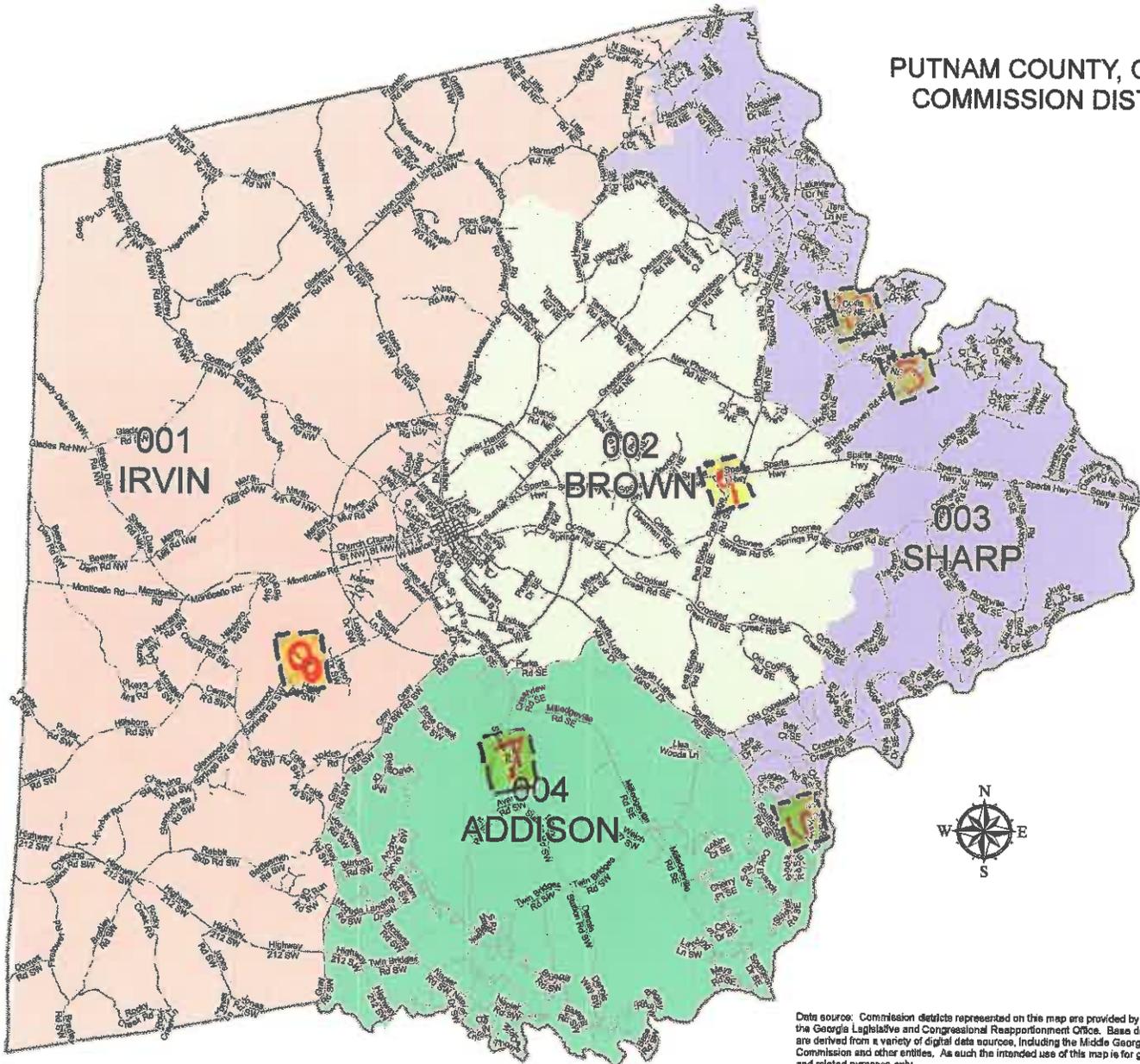
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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:

10. Request by **Mark Smith, agent for Mary Wooten** to rezone 0.46 acres at 147 Collis Road from R-1 to RM-2. **[Map 104B, Parcel 012, District 3]. ***

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



Date 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 **Tim Carrington** for a side yard setback variance at 174 West River Bend Drive. Presently zoned R-1R. [Map 119A, Parcel 114, District 3].
6. Request by **Robert & Mariann Letson** for a front and rear yard setback variance at 106 Glad Cove. Presently zoned R-2. [Map 111C, Parcel 032, District 4].
7. Request by **Jason Sells, agent for Interfor U.S. Inc.** for a front yard setback variance at 370 Dennis Station Road. Presently zoned I-M. [Map 059, Parcel 019, District 4].
8. Request by **Sharon Pennamon** for conditional use on Glenwood Springs Road. Presently zoned AG-1. [Map 050, Parcel 002001, District 1].
9. Request by **Danny Copelan** to rezone 5.00 acres at 931 Pea Ridge Road from AG-2 to C-2. [Map 092, Parcel 017001001, District 3]. *
10. Request by **Mark Smith, agent for Mary Wooten** to rezone 0.46 acres at 147 Collis Road from R-1 to RM-2. [Map 104B, Parcel 012, District 3]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

APPLICATION NO _____

DATE: 6-8-2020

MAP 104B

PARCEL 73

1. Name of Applicant: Smith Built Homes, LLC o/o J.V. Dell, P.C.
2. Mailing Address: 1010 Founders Row, Ste B, Greensboro, GA 30642
3. Phone: (home) _____ (office) 706-453-4800 (cell) _____
4. The location of the subject property, including street number, if any: 147 Colles Marina Pk.
Eatonon, GA 31024
5. The area of land proposed to be rezoned (stated in square feet if less than one acre):
0.46 AC (20,037.6 sq feet)
6. The proposed zoning district desired: RM-2 w/ condition to be combined w/ Parcel #: 104B011
7. The purpose of this rezoning is (Attach Letter of Intent)
Please see attached
8. Present use of property: Single Family Residential Desired use of property: Multi-Family Residential Housing
9. Existing zoning district classification of the property and adjacent properties:
Existing RM-2, conditioned
North: RM-2 South: RM-2 East: RM-2 West: MA-Lake
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). RM-2
13. A detailed description of existing land uses: Single family residential, but it is zoned RM-2 with conditions.
14. Source of domestic water supply: well _____, community water , or private provider _____. If source is not an existing system, please provide a letter from provider.

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

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

[Signature] 6/19/2021
 Signature (Property Owner) (Date)

[Signature] 6/19/2021
 Signature (Applicant) (Date)

[Signature]
 Notary Public

[Signature]
 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 _____



J.V. Dell, P.C.
Attorneys At Law

Phone: 706-453-4800
Fax: 706-453-4488

1040 Founders Row
Suite B
Greensboro, Georgia 30642

Jay@JVDellLaw.com
www.JVDellLaw.com

June 8, 2020

VIA Electronic Mail

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

**Re: Letter of Intent; 147 Collis Marina RD, Eatonton, GA 31024; Parcel Number:
104B012; Application For Rezoning**

Dear Mrs. Jackson:

Please be advised that our office represents Smith Built Homes, LLC and is contacting you on their behalf. Smith Built Homes, LLC is requesting the rezoning of 147 Collis Marina RD from RM-2 with conditions of combining four lots (Parcel Numbers: 104B011, 104B012, 104B013 and 104B014) to RM-2 with the conditions of combining two lots (Parcel Numbers: 104B011 and 104B012).

Currently the property is held by the Estate of Claude P. Duncan and Pauline P. Duncan. See Exhibit A. Mary D. Wooten has been appointed the Executor of the Estate of Claude P. Duncan and has authorized the representation of the Estate in the matter by J.V. Dell PC. See Exhibit B and C.

The challenge of different and distinct owners for Parcel Numbers 104B013 and 104B014 than 104B011 and 104B012 is the reason we ask for the change of conditional RM-2 zoning for this parcel. Smith Built Homes, LLC would request the change in zoning in hopes of developing ten (10) townhome units on the currently partially developed land, to be built across the two outlined parcels.

The footprint for the ten (10) townhome units will be designed to fit the unique shape and topography of the combined two parcels. The final plan design and development of said parcels will depend upon a favorable ruling of rezoning of 147 Collis Marina RD, Eatonton, GA 31024.

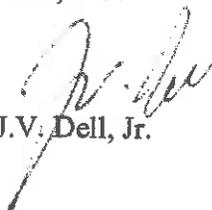
Putnam County Planning & Development
June 8, 2020
Page 2

As always, if you have any questions or concerns regarding this request, please feel free to contact our office at (706) 453-4800.

Sincerely,

J.V. Dell, P.C.

By: J.V. Dell, Jr.



cc: Smith Built Homes, LLC; Mary D. Wooten



Form 10-1



GEORGIA STATE OFFICE
TITLE BUILDING
ATLANTA, GEORGIA 30339

Lawyers Title Insurance Corporation

ATLANTA BRANCH OFFICE

WARRANTY DEED

STATE OF GEORGIA COUNTY OF PUTNAM

THIS INDENTURE, Made the 8th day of June, in the year one thousand nine hundred eighty two, between

JACK N. COLLIS

of the County of Putnam, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

CLAUDE P. DUNCAN & PAULINE P. DUNCAN

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of One Hundred and other good and valuable consideration (\$100.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that lot or parcel of land lying and being in the 308th S. W. District, Putnam County, Georgia, containing 0.732 acre, more or less, and being more fully described on a plat prepared by George G. Dunn dated April 12, 1982, recorded in Plat Book 10, page 192, Clerk's Office, Putnam County Superior Court and by reference is made a part of this description.

Grantor is not conveying any interest in and to the 30ft. easement for road that is shown on the Southeast portion of the above referred to plat and reserves the right, for himself, his heirs and assigns for ingress and egress to the property lying to the North on the above described property.

Putnam County, Georgia
Real Estate Transfer Tax
Paid \$ 15.00
Date June 9, 1982
R. D. Duncan, Clerk of Superior Court

Handwritten notes:
L/E
DB 308-176
together
w/ easement
shown on PB 19-98

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:
R. L. Whitman (Seal)
Jack N. Collis (Seal)
Katherine Whitman (Seal)
Jack N. Collis (Seal)
(Notary seal affixed) (Seal)

Recorded for record this the 8th day of June, 1982, at 10:15 A. M.
Recorded this the 8th day of June, 1982.

Elizabeth W. Cardwell
Elizabeth W. Cardwell, D.C.S.C.



STATE OF GEORGIA

COUNTY OF OGLETHORPE

ESTATE NO. 2010-94

LETTERS TESTAMENTARY
(Relieved of Filing Returns)

By Beverly W. Nation, Judge of the Probate Court of said County.

KNOW ALL WHOM IT MAY CONCERN:

That on the 19th day of November, 2010, at a regular term of the Probate Court, the Last Will and Testament dated February 24, 1998, of CLAUDE PERRY DUNCAN, deceased, at the time of his death a resident of said County, was legally proven in solemn form and was admitted to record by order, and it was further ordered that MARY D. WOOTEN named as Executor in said Will, be allowed to qualify, and that upon so doing, Letters Testamentary be issued to such Executor.

NOW, THEREFORE, the said MARY D. WOOTEN, having taken the oath of office and complied with all the necessary prerequisites of the law, is legally authorized to discharge all the duties and exercise all the powers of Executor under the Will of said deceased, according to the Will and the law.

Given under my hand and official seal, the 19th day of November, 2010.

Beverly W. Nation

Probate Judge

NOTE: The following must be signed if the judge does not sign the original of this document:

Issued by:

(Seal)

PROBATE CLERK/DEPUTY CLERK

STATE OF GEORGIA
COUNTY OF OGLETHORPE

This is to certify that the foregoing is a true copy of the original, as appears of file and record in the Probate Court.

This the 19th day of November, 2010.

Natasha C. Young

Judge of Probate Court, Oglethorpe County, Georgia

6/8/2020

Taxes

Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1061
(706) 485-5441

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than April 1, 2020 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact:

Putnam County Tax Assessor
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1087
(706) 485-6376



Scan this code with your mobile phone to view or pay this bill



DUNCAN CLAUDE P
1105 PLANTATION POINT DR
SAINT SIMONS ISLAND, GA 31522

INTERNET TAX BILL

2019 State, County & School Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
008291	01 PT OF LT E COLLIS	104B 012	228576	91430	0	91430	24.697	2,248.90

Important Messages - Please Read

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate

Total of Bills by Tax Type	
COUNTY	750.00
SCHOOL	1,464.34
SPEC SERV	34.56
PAYMENTS RECEIVED	2,248.90-
TOTAL DUE	0.00
DATE DUE	12/1/2019

Local Option Sales Tax Information	
Required to produce county budget	
MRS reduction due to sales tax rollback	
Actual mill rate set by county officials	
Tax savings due to sales tax rollback	24.85

Please detach here and return this portion in the envelope provided with your payment in full.

DUNCAN CLAUDE P
1105 PLANTATION POINT DR
SAINT SIMONS ISLAND, GA 31522

Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1061
(706) 485-5441

PAYMENT INSTRUCTIONS

- Please Make Check or Money Order Payable to: Putnam County Tax Commissioner
- If a receipt is desired please enclose a stamped self-addressed envelope.
- If taxes are to be paid by a mortgage company, send them this portion only.
- If you are paying after the due date, please call our office for the full amount due.
- Interest on unpaid tax bills is applied in compliance with GA Code 48-2-10.
- Penalty on unpaid tax bills is applied in compliance with GA Code 48-2-44.

Bill Number	Map Number	Tax Amount
2019 008291	104B 012	2,248.90
DATE DUE		TOTAL DUE
12/1/2019		0.00

INTERNET TAX BILL

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

The Putnam County Code of Ordinances, Section 66-167(c) states as follows:

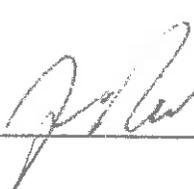
"When any applicant or his attorney for a rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

- a. The name and official position of the local government official to whom the campaign contribution was made; and
- b. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution. The disclosures required by this section shall be filed within ten days after an application for the rezoning action is first filed."

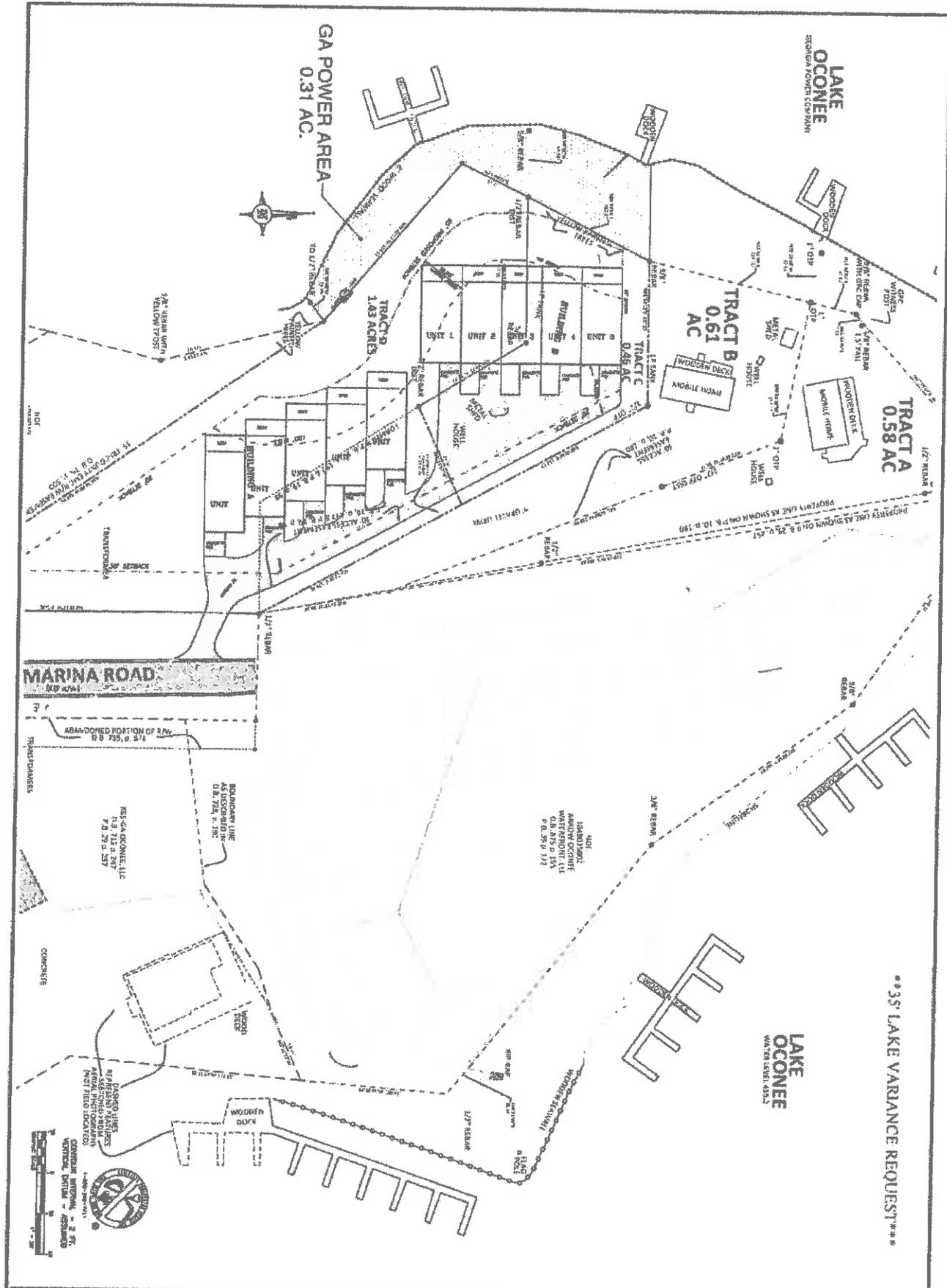
1. Name: Jay V. Dean

2. Address: 1040 Founders Bldg Ste B
Greensboro, GA 30642

3. Have you given contributions that aggregated \$250.00 or more within two years immediately preceding the filing of the attached application to a candidate that will hear the proposed application? Yes No If yes, who did you make the contributions to? : _____

Signature of Applicant: 

Date: 6/19/2011



35' LAKE VARIANCE REQUEST

	SURVEY DATE	N/A
	DATE DRAWN	8-8-99
	SCALE	2000'-1"=1'-0"
	REVISIONS	
	DATE	
	SCALE	

SMITHBUILT HOMES

TRACT C-0.46 ACRES; TRACT D-1.43 ACRES
 145 & 147 COLLIS MARINA ROAD
 3RD LAND DISTRICT; LAND LOT 337
 SOUTH G.M.D., PUTNAM COUNTY, GEORGIA



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel 706-485-2776 ♦ 706-487-0552 fax ♦ www.putnamcountyga.us

LETTER OF AGENCY- _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF c/o J.V. Dell, LLC EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT North East Homes, LLC TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR various rezoning OF PROPERTY DESCRIBED AS MAP 104B PARCEL 012, CONSISTING OF 0.46 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 147 Collins Manor, Inc. 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 various 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.

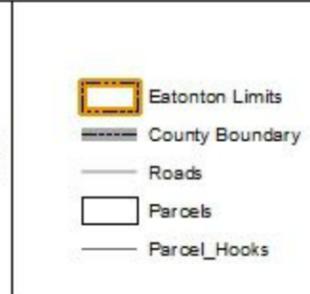
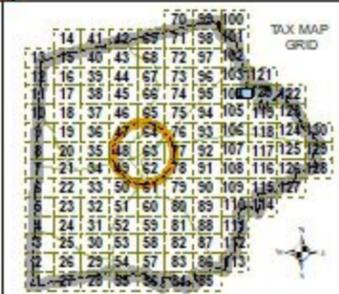
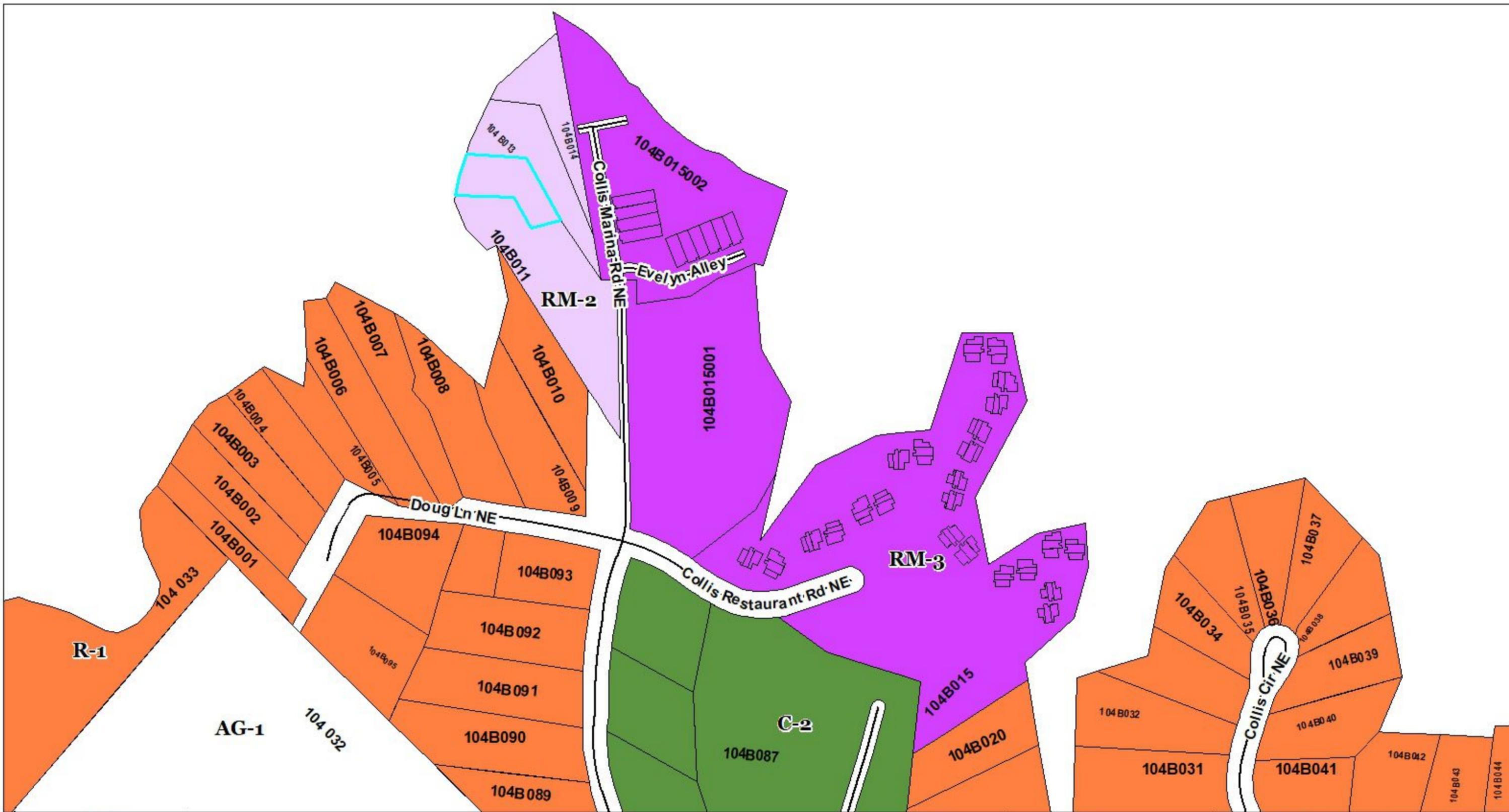
THIS _____ DAY OF June, 2020.

PROPERTY OWNER(S): Mary D. Wooten, Director of The Estate of Marie P. Dutton
NAME (PRINTED)

ADDRESS: 1165 Plantation Forest Dr., St. Simons Island, GA 31522
PHONE: 906-224-8587
SIGNATURE

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2019

NOTARY _____
MY COMMISSION EXPIRES: _____



GEOGRAPHIC FEATURE LEGEND

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

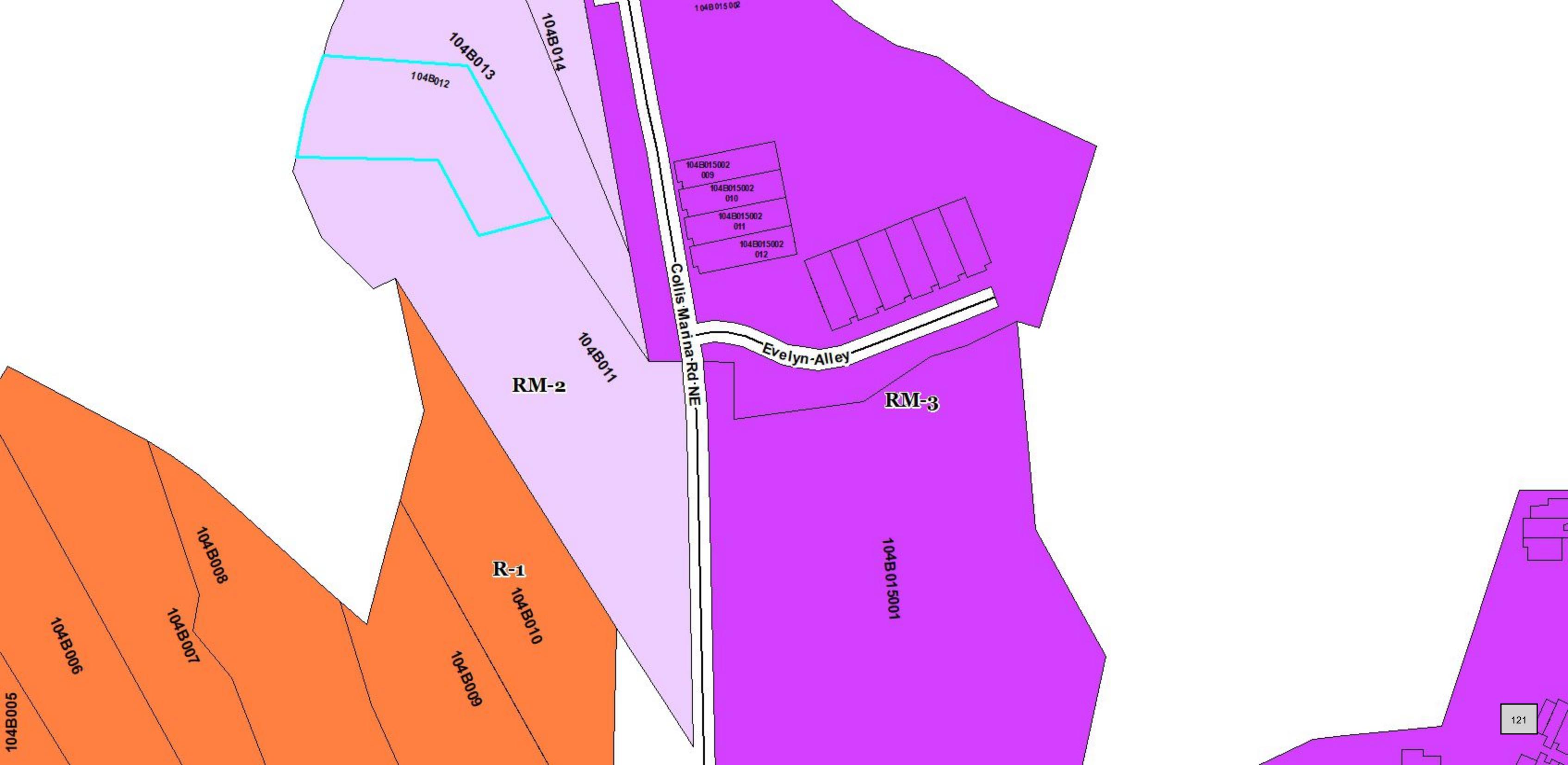
MGRC
IT GIS Services

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

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 104B

MAP SCALE: 1" = 208.33' SCALE RATIO: 1:2,500 DATE: MARC



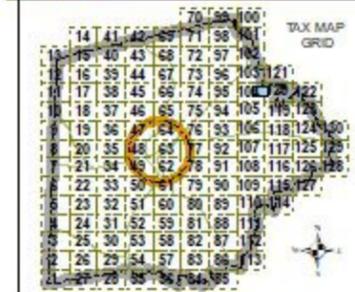
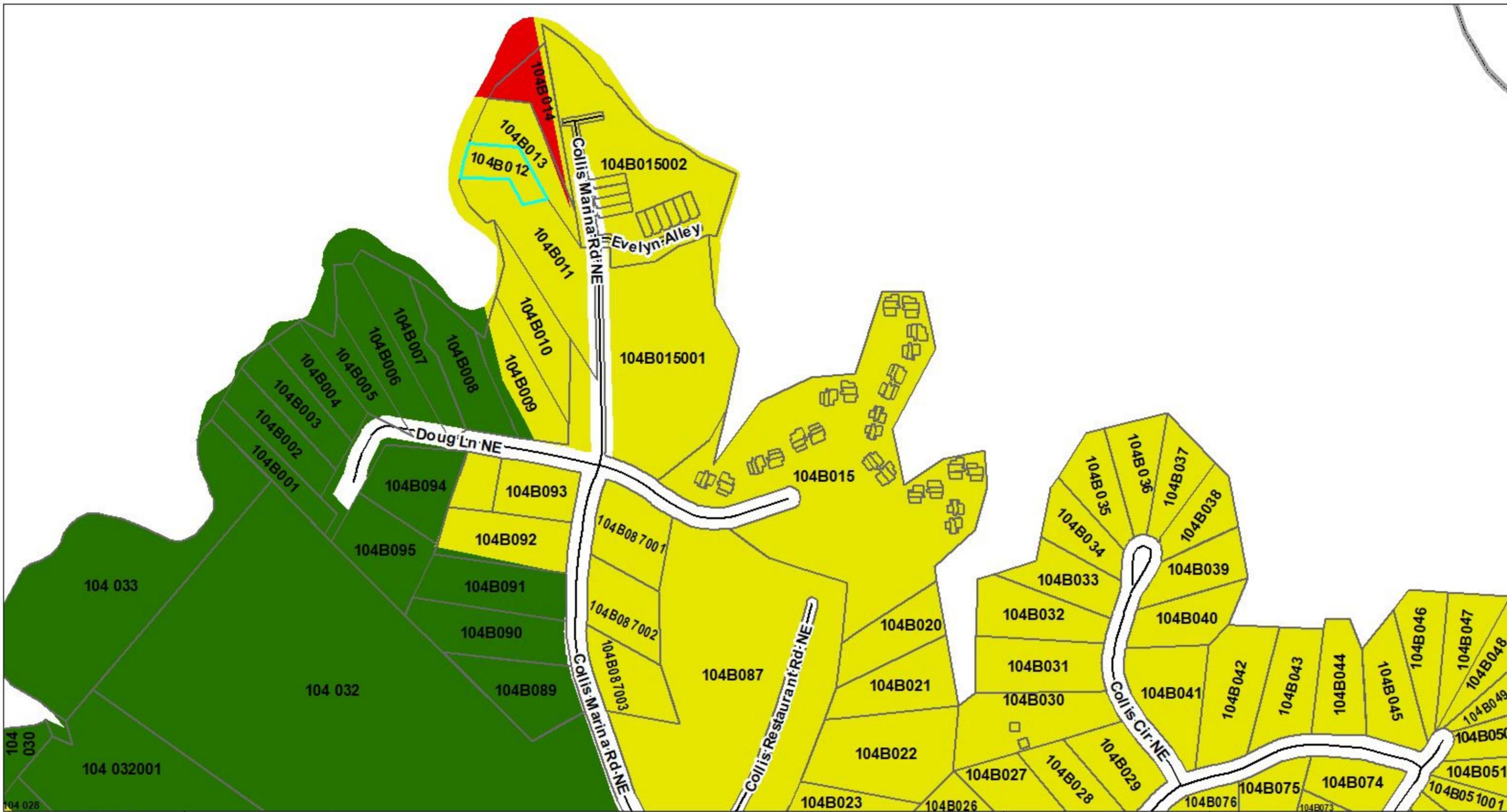
RM-2

RM-3

R-1

Collis Manina Rd NE

Evelyn Alley



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) 751-8100
 Web:
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS



MAP 104B

MAP SCALE: 1" = 250' SCALE RATIO: 1:3,000 DATE: MARC



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

June 30, 2020

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/2/2020

10. Request by **Mark Smith, agent for Mary Wooten** to rezone 0.47 acres at 147 Collis Marina Road from R-1 to RM-2. [Map 104B, Parcel 012, District 3]. **This item has been tabled until the August 6, 2020 public hearing meeting.**

Staff recommendation is for approval to table the item until the August 6, 2020 public hearing meeting at 147 Collis Marina Road [Map 104B, Parcel 012, District 3].

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on July 21, 2020 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 66-159 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.