

# PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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117 Putnam Drive, Suite B ♦ Eatonton, GA 31024  
706-485-2776 ♦ 706-485-0552 fax ♦ [www.putnamcountyga.us](http://www.putnamcountyga.us)

## Agenda

Thursday, October 04, 2018 ♦ 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 - September 6, 2018

### Requests

5. Request by **David Tim Sherrod** for a side yard setback variance at 106 Gloria Drive. Presently zoned R-1. [**Map 086C, Parcel 067, District 4**].
6. Request by **Charles Harrington** for a side yard setback variance at 374 Cold Branch Road. Presently zoned R-2. [**Map 112C, Parcel 016, District 4**].
7. Request by **James Mallory, agent for Robert & Mariann Letson** for a rear yard setback variance at 106 Glad Cove. Presently zoned R-2. [**Map 111C, Parcel 032, District 4**]. **Request to withdraw without prejudice.**
8. Request by **Lemie Bales III, agent for Sally Hannah & Mary Long** for a rear yard setback variance at 139 Woodhaven Drive. Presently zoned R-2. [**Map 110B, Parcel 084, District 3**].
9. Request by **Sandra G. Rivers** for a side yard setback variance at 149B Southshore Drive. Presently zoned R-2. [**Map 056B, Parcel 206, District 4**]. **Item removed from agenda.**
10. Request by **Gary Fowler** for a rear yard setback variance at 124 W. Little River Court. Presently zoned R-2. [**Map 053C, Parcel 091, District 4**]. **Item removed from agenda.**
11. Request by **Howard McMichael, agent for Janice Allred** to rezone 1.65 acres at 1054 Greensboro Road, Units A-F from R-1 to C-1. [**Map 102D, Part of Parcel 133, District 3**]. \*
12. Request by **Alan W. McDade, agent for Lawson J. & Carolyn W. McDade** to rezone 12.46 acres at 142 McDade Road from AG-1 to AG-2. [**Map 053, Part of Parcel 023, 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 October 16, 2018 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

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

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.

**Backup material for agenda item:**

4. Approval of Minutes - September 6, 2018



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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

## Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, September 6, 2018 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

### Opening

#### 1. **Call to Order**

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

#### 2. **Attendance**

Mr. Jonathan Gladden called the roll.

#### **Present:**

Chairman James Marshall, Jr.  
Member Joel Hardie  
Member Alan Oberdeck

#### **Absent:**

Member Tommy Brundage  
Member Frederick Ward

#### **Staff:**

Lisa Jackson  
Karen Pennamon  
Jonathan Gladden  
Courtney Andrews

#### 3. **Rules of Procedures**

Mrs. Karen Pennamon read the Rules of Procedures.

#### 4. **Approval of Minutes – July 5, 2018**

Motion to approve made by Member **Oberdeck**, Seconded by Member **Hardie**.  
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

5. Request by **Phillip & Maureen Phifer** for a front and rear yard setback variance at 126 Winfield Drive. Presently zoned R-2. [**Map 111A, Parcel 125, District 3**]. Mr. Phifer represented this request. He stated that he is requesting a 10-foot front yard setback variance, being 20 feet from the front property line and a 20-foot rear yard setback variance, being 80 feet

from the nearest point to the lake. Mr. Phifer stated that he is going to remove an existing house on the property and replace it with a new house. He added that the lot length is 144 feet and in order to place the house in the same location, it will require a variance. Mr. Oberdeck stated that he had no problems with the request. No one spoke in opposition to this request.

*Staff recommendation is for approval of a 10-foot front yard setback variance, being 20 feet from the front property line and a 20-foot rear yard setback variance being 80 feet from the nearest point to the lake.*

Motion to approve made by Member **Oberdeck**, Seconded by Member **Hardie**.

Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All Approved.**

6. Request by **David Tim Sherrod** for a side yard setback variance at 106 Gloria Drive. Presently zoned R-1. [**Map 086C, Parcel 067, District 4**]. **Request to withdraw without prejudice.** The applicant submitted a request to withdraw without prejudice.

*Staff recommendation is for approval to withdraw without prejudice.*

Motion to withdraw without prejudice made by Member **Oberdeck**, Seconded by Member **Hardie**.

Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

7. Request by **Princeton Pirkle** for a side yard setback variance at 120 Bourbon Point. Presently zoned R-2. [**Map 087B, Parcel 006, District 4**]. Mr. Pirkle stated that he is requesting a 17.6-foot right side yard setback variance, being 2.4 feet from the right-side property line when facing the lake for a storage building. He stated that he constructed the storage building in the only reasonable place to put it which was onto an existing carport. He stated that the area to the left of the driveway is the only way to gain access to his septic tank. Mr. Marshall stated that he had visited the property with Mrs. Pennamon. He stated that the storage building was built without a permit, variance approvals and was constructed 2.4 feet from the property line which is a violation of the Putnam County Code of Ordinances. Mr. Marshall explained to Mr. Pirkle that if he did not agree with the decision that was made, he has the right to appeal the decision to the Board of Commissioners within 10 days. He added that Staff can provide him with information on the appeal process. Mr. Pirkle stated that the subdivision map had no setbacks on it. Mr. Marshall explained that all subdivisions are bound by the rules of the Putnam County Code of Ordinances. He added that there is a plan review process for any new construction and this was not done regarding the storage building. No one spoke in opposition to this request.

*Staff recommendation is for denial and removal of the new storage building in a timely manner.*

Motion for denial and removal of the new storage building in a timely manner was made by Member **Oberdeck**, Seconded by Member **Hardie**.

Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. All approved.

8. Request by **Shane Robbins, agent for Edward & Ellen Cherof** for a rear yard setback variance at 104 Bass Lane. Presently zoned R-2. [**Map 084C, Parcel 016, District 4**]. Mr. Shane Robbins represented this request. Mr. Robbins stated that the applicants are requesting a 25-foot rear yard setback variance, being 75 feet from the nearest point to the lake to construct a

house. He stated that Mr. Robbins has done a great job with planning the placement of the proposed house on the lot. Mr. Marshall stated that he had visited the site with Mrs. Pennamon and had no problems with the request. No one spoke in opposition to this request.

*Staff recommendation is for approval of a 25-foot rear yard setback variance, being 75 feet from the nearest point to the lake.*

Motion to approve made by Member **Oberdeck**, Seconded by Member **Hardie**.  
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

9. Request by **Chris Daniels, agent for The Three Daniels, LLC** for a right and rear yard setback variance at 149 Mockingbird Drive. Presently zoned R-2. [**Map 030A, Parcel 011, District 1**]. Mr. Daniels represented this request. Mr. Daniels stated that they are requesting a 10-foot side yard setback variance, being 10 feet from the right-side property line and a 75-foot rear yard setback variance, being 25 feet from the nearest point to the creek. He added that he would like to construct a new residence in the same location as the previous house that had burnt down. Mr. Daniels stated that there is an existing carport located in the proposed area which prevents moving the proposed structure further from the creek. Ms. Jackson stated that when a non-conforming existing structure is removed, the new development must be in compliance with the ordinance. She added that the fact that it was 25 feet from the creek is because it existed prior to zoning. Ms. Jackson stated that although esthetically that is where he would like to place it, the board must adhere to the ordinances. She stated that their effort is to find the best possible remedy, so he can rebuild, and they could see a possibility for him to increase the setback and get as far from the water as possible. Mr. Daniels said the code specifically states that the setback is from the lake, but this is a creek. Ms. Jackson stated that it is open water and it is considered the same. She added if the Environmental Protection Division were involved, they would say it is all considered State Water. Mr. Marshall stated that they are bound by State law to enforce the Code of Ordinances. Mr. Marshall explained to Mr. Daniel that if he did not agree with the decision that was made, he has the right to appeal the decision to the Board of Commissioners within 10 days. He added that Staff can provide him with information on the appeal process. No one spoke in opposition to this request.

*Staff recommendation is for approval of a 10-foot side yard setback variance, being 10 feet from the right-side property line and a 50-foot rear yard setback variance, being 50 feet from the creek.*

Motion to approve made by Member **Oberdeck**, Seconded by Member **Hardie**.  
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

10. Request by **Bonnie B. Roberts** to rezone 9.09 acres from R-1 to AG-2 at 365 Scuffleboro Road. [**Map 111, Parcel 001048, District 4**]. \* No one was present to represent this request.

*Staff recommendation is for approval to table item.*

Motion to table item made by Member **Oberdeck**, Seconded by Member **Hardie**.  
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

11. Request by **Charles D. Carter** to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road. [**Map 117 Part of Parcel 028, District 3**]. \* Mr. Carter stated that he is requesting to rezone 1.1 acres out of 9.08 acres from AG-1 to R-1 for an estate settlement. He said his sister wants the existing house located on the property and they want to subdivide it out for her. He added that this land also backs up to his personal property. Ms. Jackson read the staff recommendation and explained that if the request is approved, all parcels must be re-platted which include the parcel that is being subdivided and the parcel that is being added to the adjacent parcel. She added that after both parcels are re-platted, both plats must be submitted at the same time. No one spoke in opposition to this request.

*Staff recommendation is for approval to rezone 1.1 acres from AG-1 to R-1 with the following conditions: (1) the 7.98 acres must be combined with the adjacent parcel: Map 117 Parcel 031 and cannot be used or sold as a standalone parcel, (2) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.*

Motion to approve with conditions made by Member **Oberdeck**, Seconded by Member **Hardie**.  
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

12. Request by **Marshall & Angela Criscoe** to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road. [**Map 072, Part of Parcel 010, District 1**]. \* Mrs. Criscoe represented this request. Mrs. Criscoe stated that they are requesting to rezone 15 acres out of 84.27 from AG-1 to AG-2 to keep 15 acres and sell 67.37 acres. No one spoke in opposition to this request.

*Staff recommendation is for approval to rezone 15 acres from AG-1 to AG-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.*

Motion to approve with conditions made by Member **Oberdeck**, Seconded by Member **Hardie**.  
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

13. Request by **Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III** to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1. [**Map 090, Part of Parcel 002, District 2**]. \* Attorney Mary Oliver represented this request. She stated that the applicants are requesting to rezone 1.89 acres out of 84.57 acres from AG-1 to R-1 for an estate settlement. Attorney Oliver stated that she is the court appointed administrator of the estate for the late Diane McIver. She added that Mr. and Mrs. McIver were joint title holders of this property until Mrs. McIver's death in a recent tragedy. Attorney Oliver stated that she is carrying out the wishes of Mrs. McIver's to leave 1.89 acres of this property to the Hernandez family who have lived on this property for over 17 years. Ms. Jackson gave her condolences to the family. No one spoke in opposition to this request.

*Staff recommendation is for approval to rezone 1.89 acres from AG-1 to R-1 with the following condition, (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.*

Motion to approve with conditions made by Member **Oberdeck**, Seconded by Member **Hardie**.

Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

14. Request by **Terry Aaron** to rezone 3 acres at 706 Twin Bridges Road from AG-1 to C-2. [**Map 057, Part of Parcel 002, District 4**]. \* Mr. Aaron represented this request. Mr. Aaron stated that he is requesting to rezone 3 acres out of 25.7 acres from AG-1 to C-2 for a commercial use. No one spoke in opposition to this request.

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

Motion to approve with conditions made by Member **Oberdeck**, Seconded by Member **Hardie**.  
Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

Mr. Princeton Pirkle spoke to motion to reopen agenda item 7.

Motion to reopen item number 7 made by Member **Oberdeck**, Seconded by Member **Hardie**.

Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All approved.**

Motion to put item number 7 back on table made by Member **Oberdeck**, Seconded by Member **Hardie**.

Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All Approved.**

Motion to table item number 7 made by Member **Oberdeck**, Seconded by Member **Hardie**.

Voting Yea: Chairman Marshall, Member Hardie, Member Oberdeck. **All Approved.**

**New Business:**

None

**Adjournment**

Meeting adjourned 7:20 p.m.

Attest:

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Lisa Jackson  
Director

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James Marshall, Jr.  
Chairman



**Backup material for agenda item:**

5. Request by **David Tim Sherrod** for a side yard setback variance at 106 Gloria Drive. Presently zoned R-1. [**Map 086C, Parcel 067, District 4**].



## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

September 24, 2018

TO: Planning & Zoning Commission

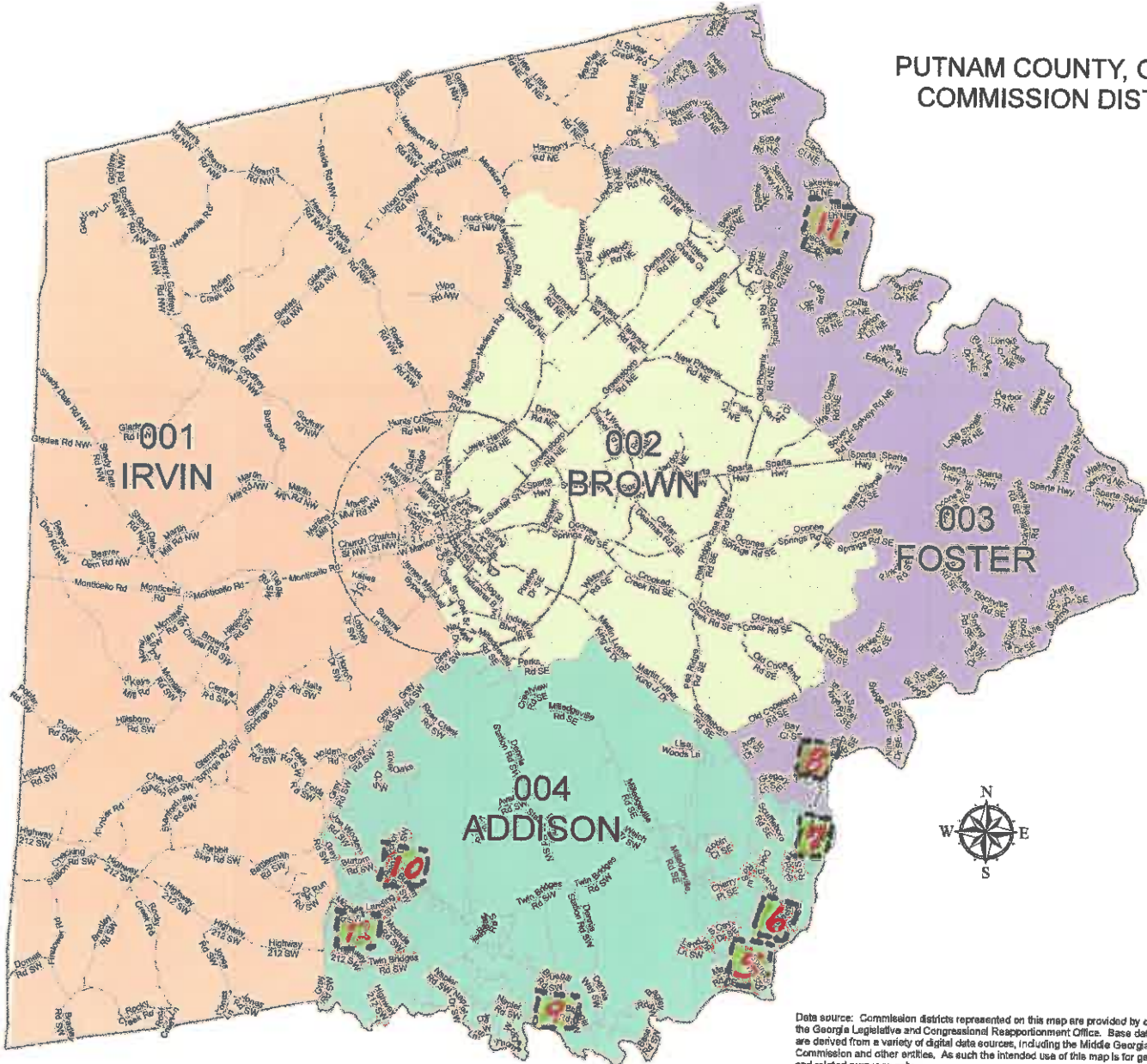
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 10/4/2018

5. Request by **David Tim Sherrod** for a side yard setback variance at 106 Gloria Drive. Presently zoned R-1. [**Map 086C, Parcel 067, District 4**]. The applicant is requesting a 13-foot side yard setback variance, being 7 feet from the right-side property line when facing the lake to construct a (20'x24') 480-square foot carport. This is a narrow lot with the lot width at building setback of 90 feet and lot length of 194 feet. The applicant is proposing to keep the proposed structure in line with the existing 1,780 square foot house which is 9 feet from the right-side property line. There is limited buildable area on the front side of this property due to the narrowness of the lot and in the rear of this property due to the septic system and drain lines. Due to the narrowness of this lot the proposed location is the only suitable option for the proposed carport. 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 13-foot side yard setback variance, being 7 feet from the right-side property line when facing the lake.*

**PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS**



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

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

5. Request by **David Tim Sherrod** side yard setback variance at 106 Gloria Drive. Presently zoned R-1. [Map 086C, Parcel 067, District 4].
6. Request by **Charles Harrington** for a side yard setback variance at 374 Cold Branch Road. Presently zoned R-2. [Map 112C, Parcel 016, District 4].
7. Request by **James Mallory**, agent for **Robert & Mariann Letson** for a rear yard setback variance at 106 Glad Cove. Presently zoned R-2. [Map 111C, Parcel 032, District 4].
8. Request by **Lemie Bales III**, agent for **Sally Hannah & Mary Long** rear yard setback variance at 139 Woodhaven Drive. Presently zoned R-2. [Map 110B, Parcel 084, District 3].
9. Request by **Sandra G. Rivers** for a side yard setback variance at 149B Southshore Drive. Presently zoned R-2. [Map 056B, Parcel 206, District 4].
10. Request by **Gary Fowler** for a rear yard setback variance at 124 W. Little River Court. Presently zoned R-2. [Map 053C, Parcel 091, District 4].
11. Request by **Howard McMichael**, agent for **Janice Allred** to rezone 1.65 acres at 1054 Greensboro Road, Units A-F from R-1 to C-1. [Map 102D, Part of Parcel 133, District 3]. \*
12. Request by **Alan W. McDade**, agent for **Lawson J. & Carolyn W. McDade** to rezone 12.46 acres at 142 McDade Road from AG-1 to AG-2. [Map 053, Part of Parcel 023, District 4]. \*

Putnam County  
 City of Eatonton

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

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

APPLICATION FOR:  VARIANCE  CONDITIONAL USE

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

APPLICANT: David Tim Sherrod

MAILING ADDRESS: 106 Gloria Dr.  
Milledgeville GA 31061

RCVD JUL 8 '18  
2

PHONE: 478-455-0960

PROPERTY OWNER IF DIFFERENT FROM ABOVE: N/A

MAILING ADDRESS: \_\_\_\_\_

PHONE: N/A

PROPERTY:

LOCATION: 106 Gloria Dr. Milledgeville GA 31061  
MAP 06C PARCEL 067 PRESENTLY ZONED R-1

REASON FOR REQUEST: SEE ATTACH doc.

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

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

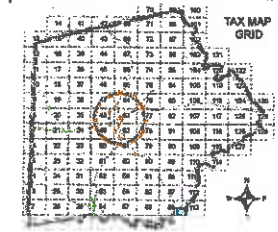
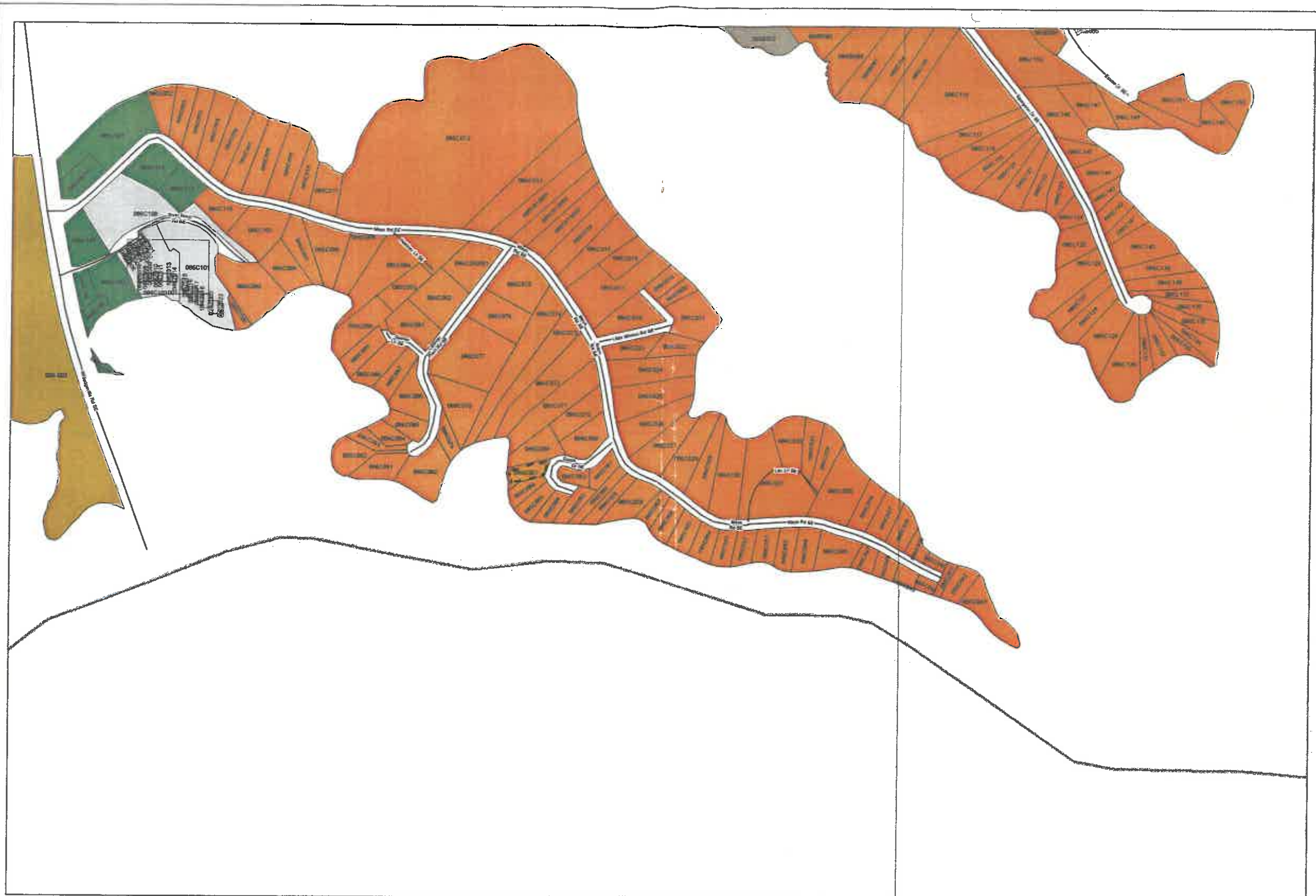
**PROPOSED LOCATION MUST BE STAKED OFF.**

\*SIGNATURE OF APPLICANT: Jim Sherrod DATE: 7-1-18

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

DATE FILED: <u>7-6-18</u>	FEE: \$ <u>50.00</u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>TS</u>
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				





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

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

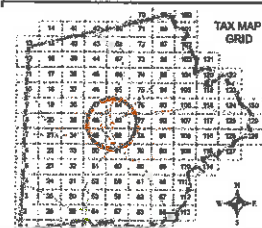
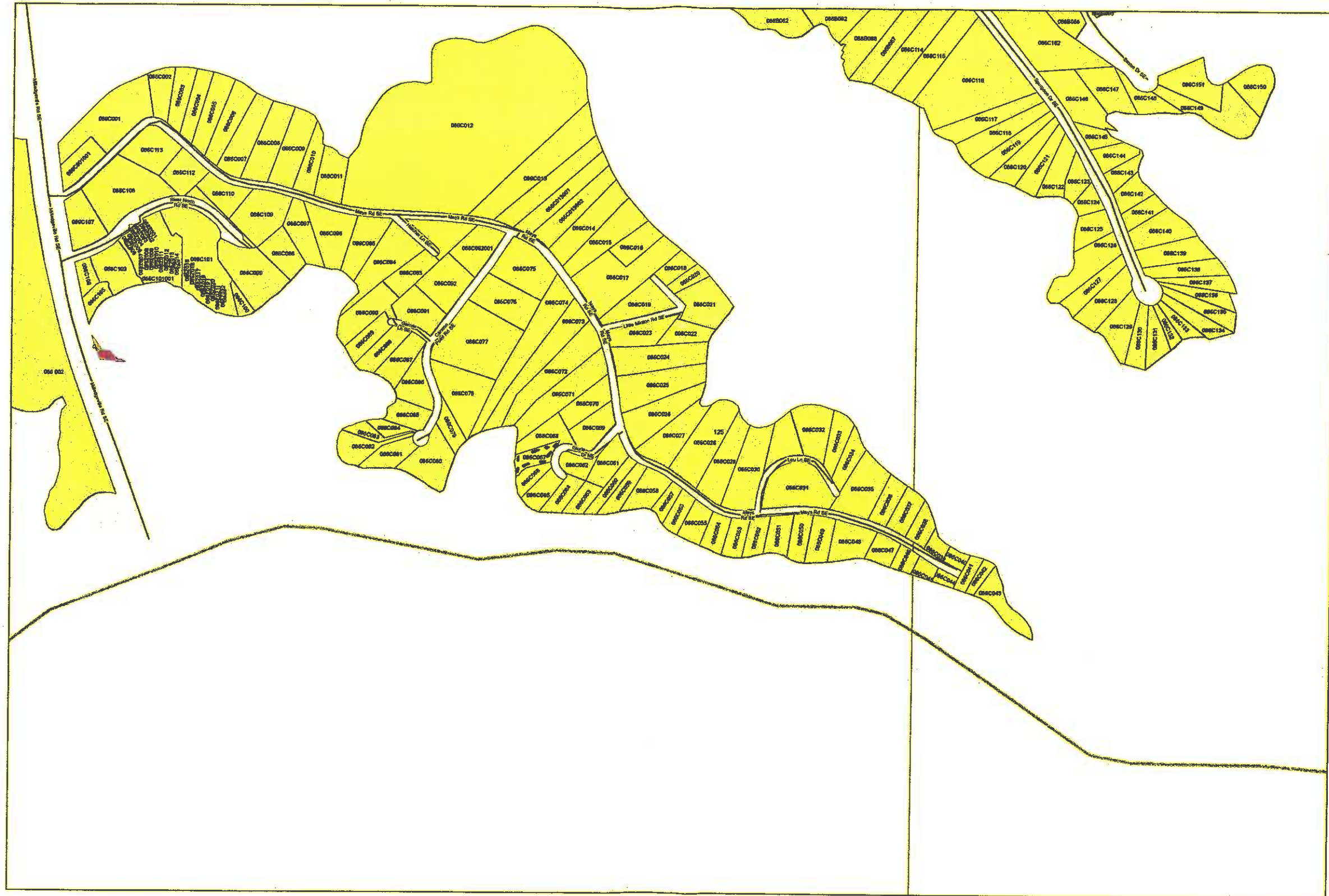
**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Elmhurst Way  
Macon, Georgia 31217  
478 751-6180  
478 751-6517  
Web: [www.middlegeorgia.org](http://www.middlegeorgia.org)  
Email: [mgrc@mgarc.org](mailto:mgrc@mgarc.org)

**PUTNAM COUNTY, GEORGIA  
ZONING MAPS**



**MAP 086C**

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: MAY 2013



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

**GEOGRAPHIC FEATURE LEGEND**

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

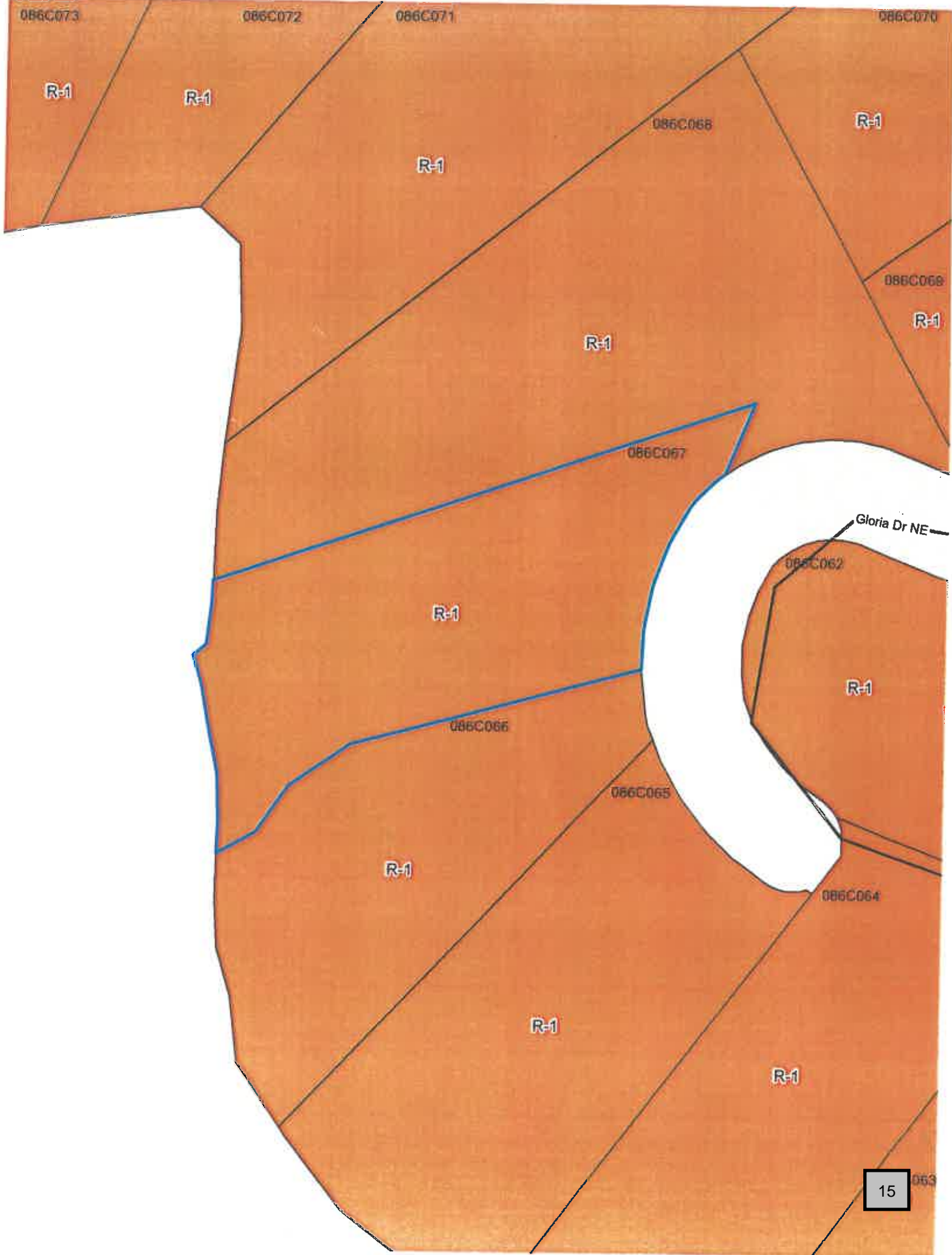
**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
173 Ebury Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-4100  
(478) 751-4217  
Web: www.middlegeorgiareg.com  
Email: rg@mg-rs.org

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

**MAP 086C**

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





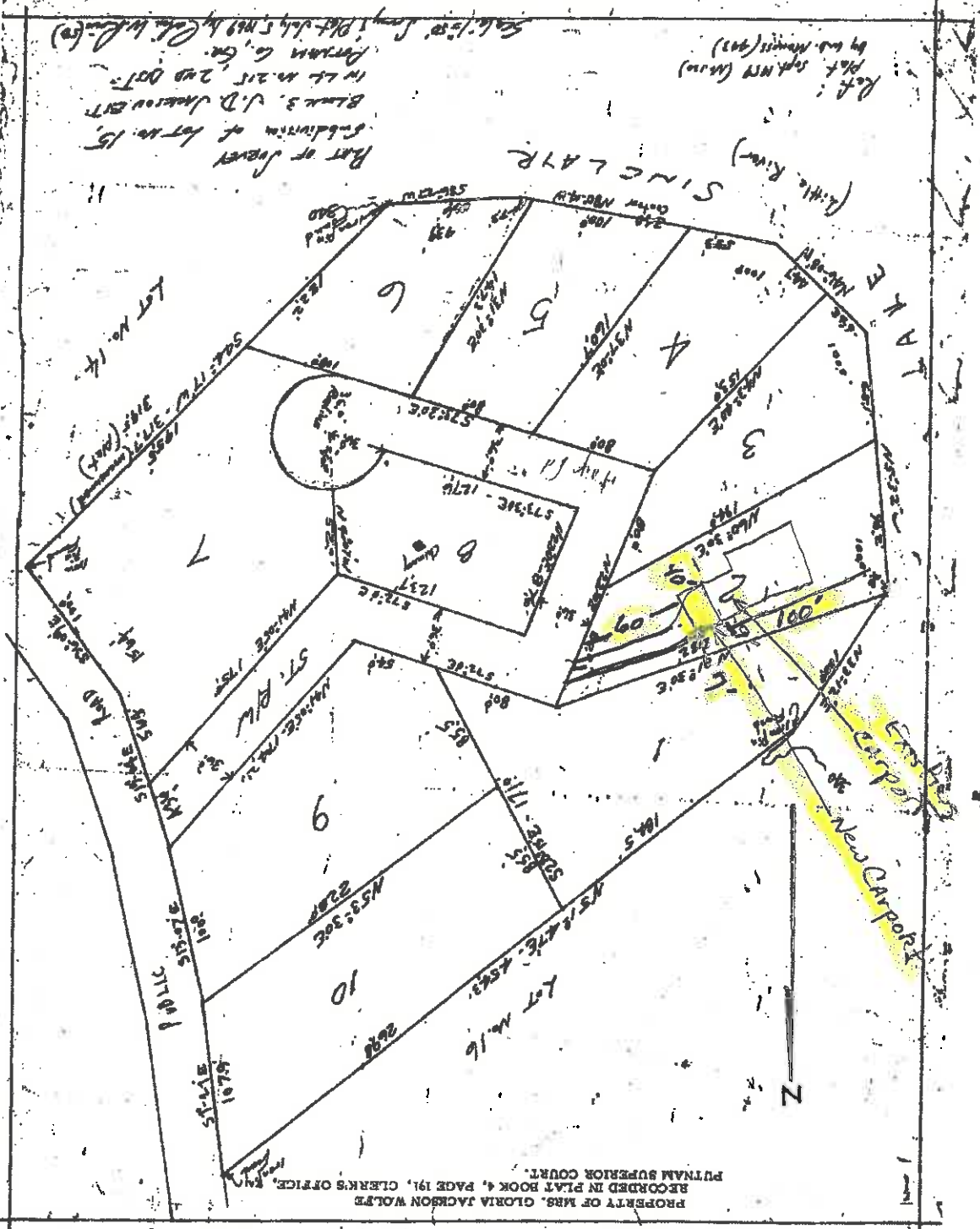
I am the owner of the lot at 106 Gloria Dr. Milledgeville, GA. I am requesting a <sup>13 TS 7-13-18</sup> 12 foot side yard setback variance being <sup>7 TS 7-13-18</sup> 8 feet off the right side property line when facing the <sup>Lake TS 7-13-18</sup> road. I need a covered area to (C. ALPORA) protect my truck and boat from the elements. I have talked with my neighbor and she would rather me build an attached structure instead of putting a metal carport in my yard. The square footage of the existing structure is 1,780 square feet. The proposed structure will be 20x24 or 480 square feet. I am requesting the variance to keep the proposed structure in line with the current residence as it is about 9 feet from that property line. The Lot length at building setback is <sup>76</sup> 194 feet. The lot width at building setback is 90 feet. Due to the septic system and drain lines being in the back yard it is not feasible to put the proposed structure in the back.

*Jan Shand* 7-6-18 *Jan Shand*  
RCVD JUL 6 '18  
*m*



Recorded July 7, 1970

Putnam, C. D. C.



Part of Survey  
 Subdivision of Lot No. 15  
 Block 3, J.D. Jackson Bldg  
 in Lt. M. 215, 2nd Dist.  
 Putnam Co., Ga.  
 Sale of 1/32<sup>nd</sup> Int. by C.D. W.C. (to)

Part of Survey  
 by W. M. Smith (192)

Lot No. 14  
 Sale of 1/32<sup>nd</sup> Int. by C.D. W.C. (to)

PROPERTY OF MRS. GLORIA JACKSON WOLFE  
 RECORDED IN PLAT BOOK 4, PAGE 191, CLERK'S OFFICE,  
 PUTNAM SUPERIOR COURT.

CLYBURN & SONS, INC.  
 Plat Book 4  
 Putnam County

RECORDED JUL 6 1970

191

**Backup material for agenda item:**

6. Request by **Charles Harrington** for a side yard setback variance at 374 Cold Branch Road. Presently zoned R-2. [**Map 112C, Parcel 016, District 4**].



## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

September 24, 2018

TO: Planning & Zoning Commission

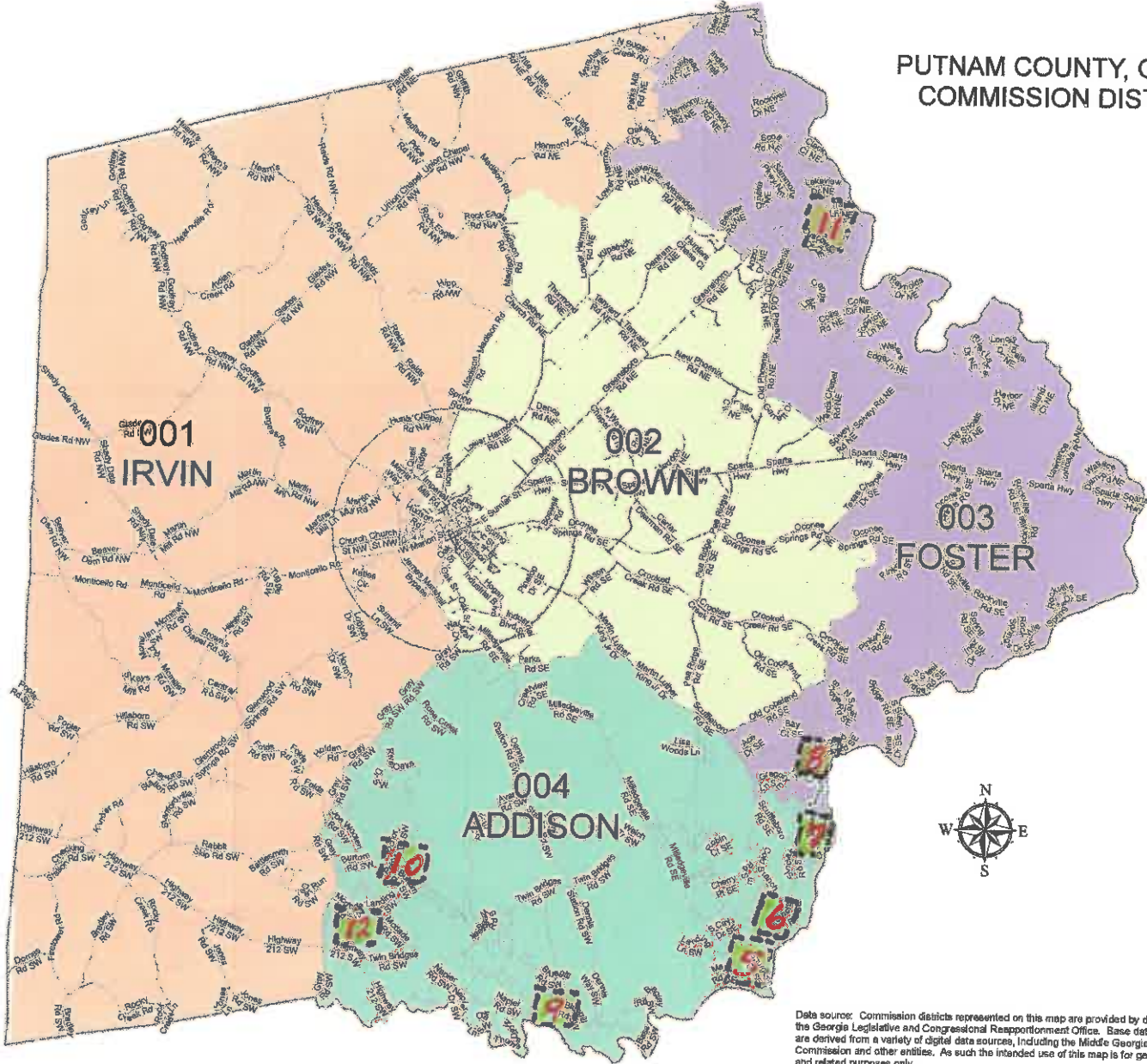
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 10/4/2018

6. Request by **Charles Harrington** for a side yard setback variance at 374 Cold Branch Road. Presently zoned R-2. [**Map 112C, Parcel 016, District 4**]. The applicant is requesting a 10-foot side yard setback variance, being 10 feet from the right-side property line when facing the lake to construct a (44'x24') 1,056 square foot carport/storage building. This is a long, narrow lot with the lot width at building setback of 86 feet and lot length of 636 feet. The applicant is proposing to keep the proposed structure in line with the existing 1,248 house which is 11.4 feet from the right-side property line. Placing the carport in line with the existing house on the left side of the house would not allow an adequate turn radius into the carport. Due to the narrowness of this lot the proposed location is the only suitable option for the proposed carport. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).

*Staff recommendation is for approval of a 10-foot side yard setback variance, being 10 feet from the right-side property line when facing the lake.*

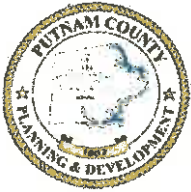
**PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 5,897.28' SCALE RATIO: 1:85,367.34 DATE: DECEMBER 2016

5. Request by **David Tim Sherrod** side yard setback variance at 106 Gloria Drive. Presently zoned R-1. [Map 086C, Parcel 067, District 4].
6. Request by **Charles Harrington** for a side yard setback variance at 374 Cold Branch Road. Presently zoned R-2. [Map 112C, Parcel 016, District 4].
7. Request by **James Mallory**, agent for **Robert & Mariann Letson** for a rear yard setback variance at 106 Glad Cove. Presently zoned R-2. [Map 111C, Parcel 032, District 4].
8. Request by **Lemie Bales III**, agent for **Sally Hannah & Mary Long** rear yard setback variance at 139 Woodhaven Drive. Presently zoned R-2. [Map 110B, Parcel 084, District 3].
9. Request by **Sandra G. Rivers** for a side yard setback variance at 149B Southshore Drive. Presently zoned R-2. [Map 056B, Parcel 206, District 4].
10. Request by **Gary Fowler** for a rear yard setback variance at 124 W. Little River Court. Presently zoned R-2. [Map 053C, Parcel 091, District 4].
11. Request by **Howard McMichael**, agent for **Janice Allred** to rezone 1.65 acres at 1054 Greensboro Road, Units A-F from R-1 to C-1. [Map 102D, Part of Parcel 133, District 3]. \*
12. Request by **Alan W. McDade**, agent for **Lawson J. & Carolyn W. McDade** to rezone 12.46 acres at 142 McDade Road from AG-1 to AG-2. [Map 053, Part of Parcel 023, District 4]. \*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Putnam County  
 City of Eatonton

APPLICATION FOR:  VARIANCE  CONDITIONAL USE

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

APPLICANT: Charles Harrington

MAILING ADDRESS: P O Box 952  
Macon Ga 31202

PHONE: 478-738-9622  
EMAIL: None

PROPERTY OWNER IF DIFFERENT FROM ABOVE: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_

**PROPERTY:**

LOCATION: 374 Cold Branch Rd  
MAP 12 C PARCEL 014 PRESENTLY ZONED R-2 DE

REASON FOR REQUEST: Encroachment of 20ft side line Setback

**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.**

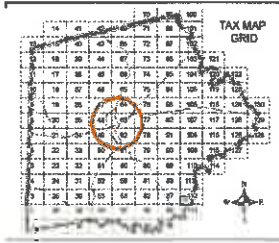
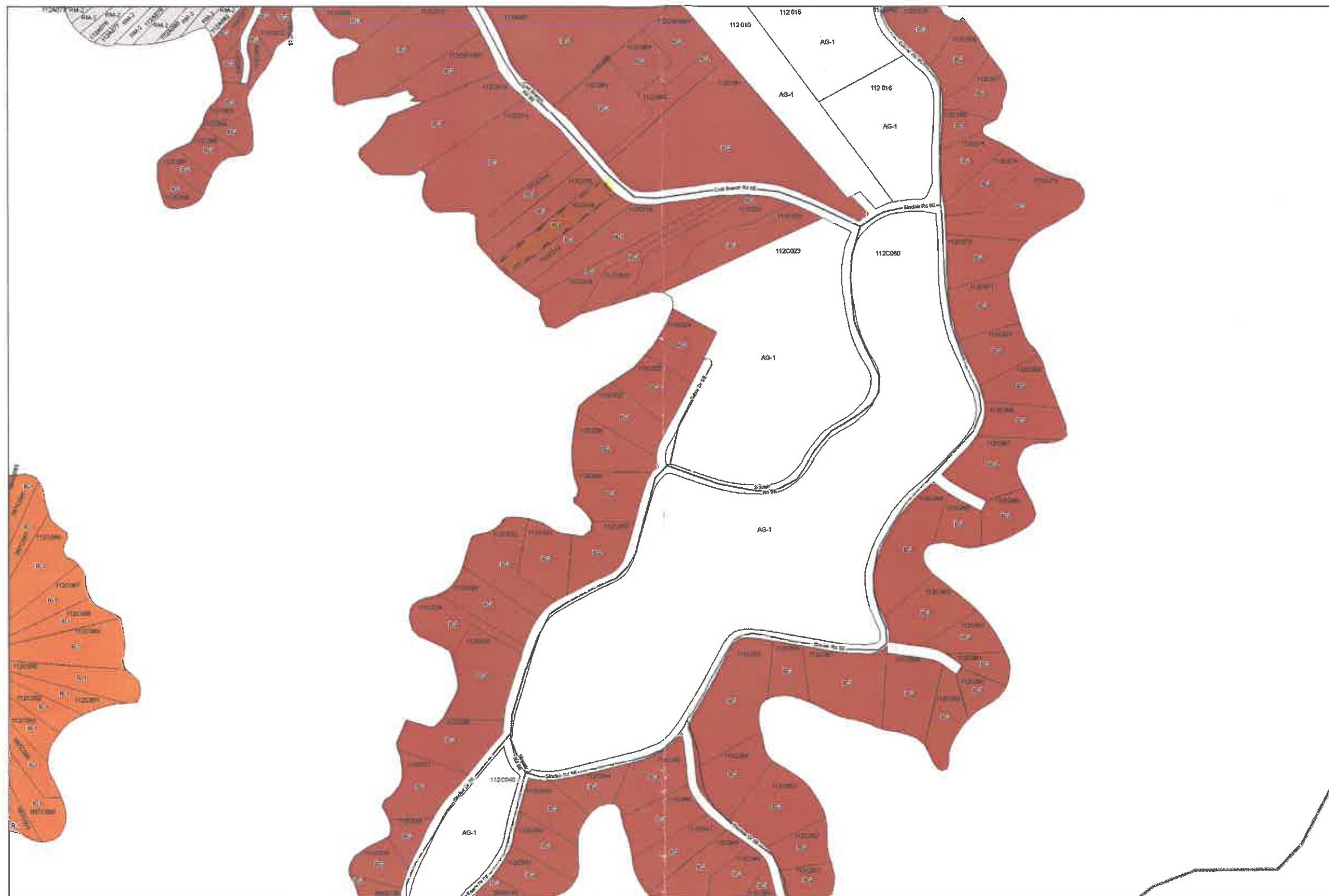
\*SIGNATURE OF APPLICANT: Charles Harrington DATE: 8-24-18

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

DATE FILED <u>8/30/18</u>	FEE: \$ <u>50.00</u>	CK. NO. _____	CASH <input checked="" type="checkbox"/>	C. CARD _____	INITIALS <u>DE</u>
DATE OF NEWSPAPER AD: _____		DATE SIGN POSTED: _____			
PLANNING & ZONING HEARING: _____			RESULT: _____		
COMMISSIONERS/CITY COUNCIL HEARING: _____			RESULT: _____		

*DE*





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

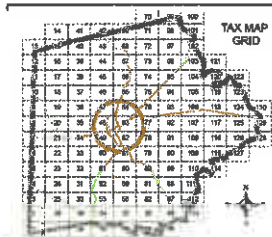
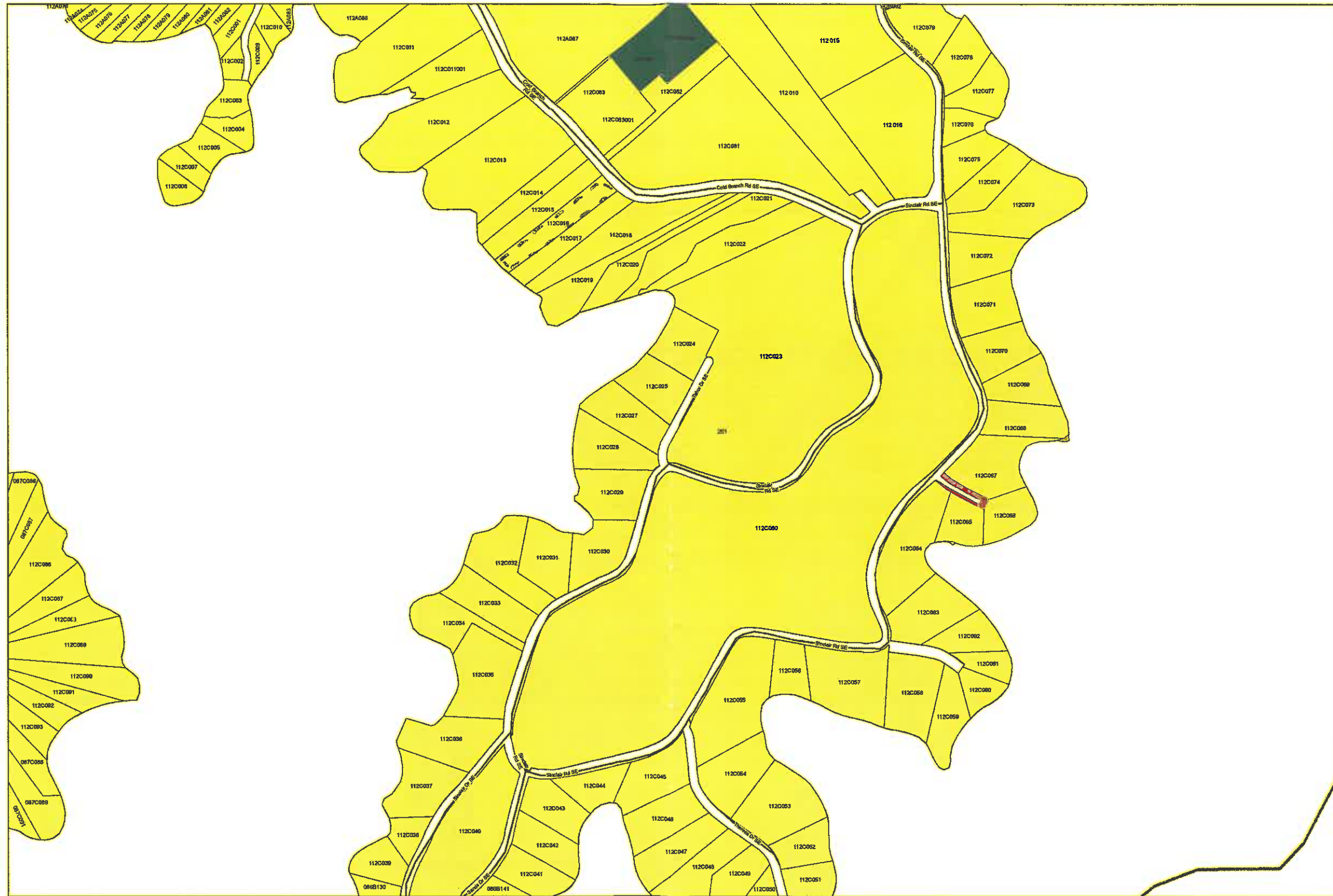
GEOGRAPHIC FEATURE LEGEND					
No Code	AG-1	AG-2	C-1	C-1 CITY	C-2
AG-1	AG-2	C-1	C-1 CITY	C-2	C-2 CITY
IND-1 CITY	IND-2	IND-2 CITY	IND-1 CITY	IND-2	IND-2 CITY
MHP	PUBLIC	MHP	PUBLIC	PUBLIC CITY	PUBLIC CITY
R-1	R-1R	R-1 CITY	R-1R	R-2	R-2 CITY
R-2	R-2 CITY	R-3 CITY	R-3 CITY	R-4 CITY	R-4 CITY
RM-1	RM-2	RM-2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

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

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

**MAP 112C**

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: AUGUST 2016



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

**GEOGRAPHIC FEATURE LEGEND**

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



Middle Georgia Regional Commission  
 175 Estway Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-1100  
 (478) 751-4577  
 Web: www.mgarc.org  
 E-mail: mgis@mgarc.org

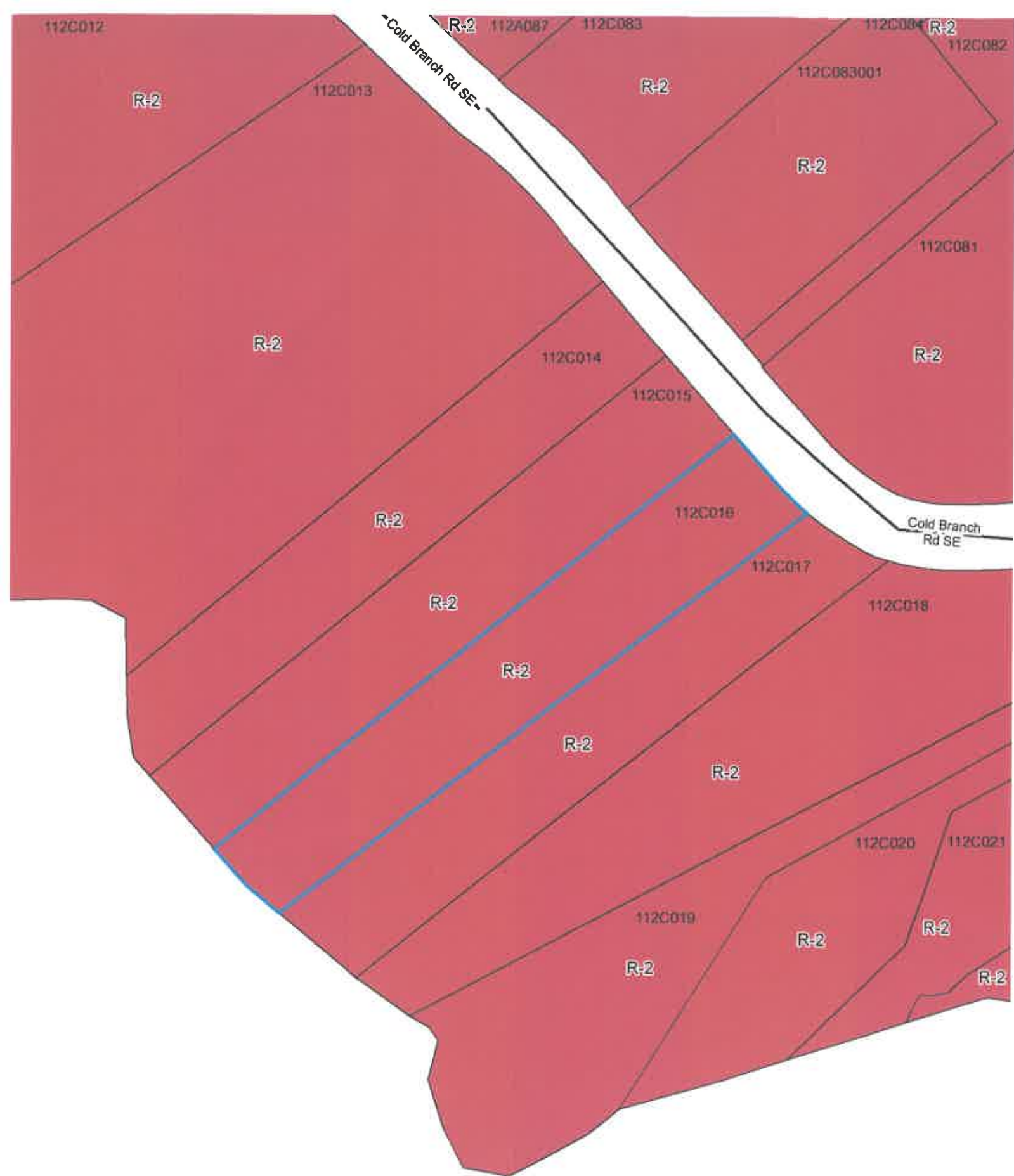
**PUTNAM COUNTY, GEORGIA  
 FUTURE LAND USE MAPS**



**MAP 112C**

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







To: Putnam County, GA, Planning and Zoning

August 24, 2018

I am requesting a 10-foot side yard setback variance, being 10 feet from the right-side property line when facing the lake. I am proposing to construct a carport/storage building at 374 Cold Branch Road, Eatonton, GA.

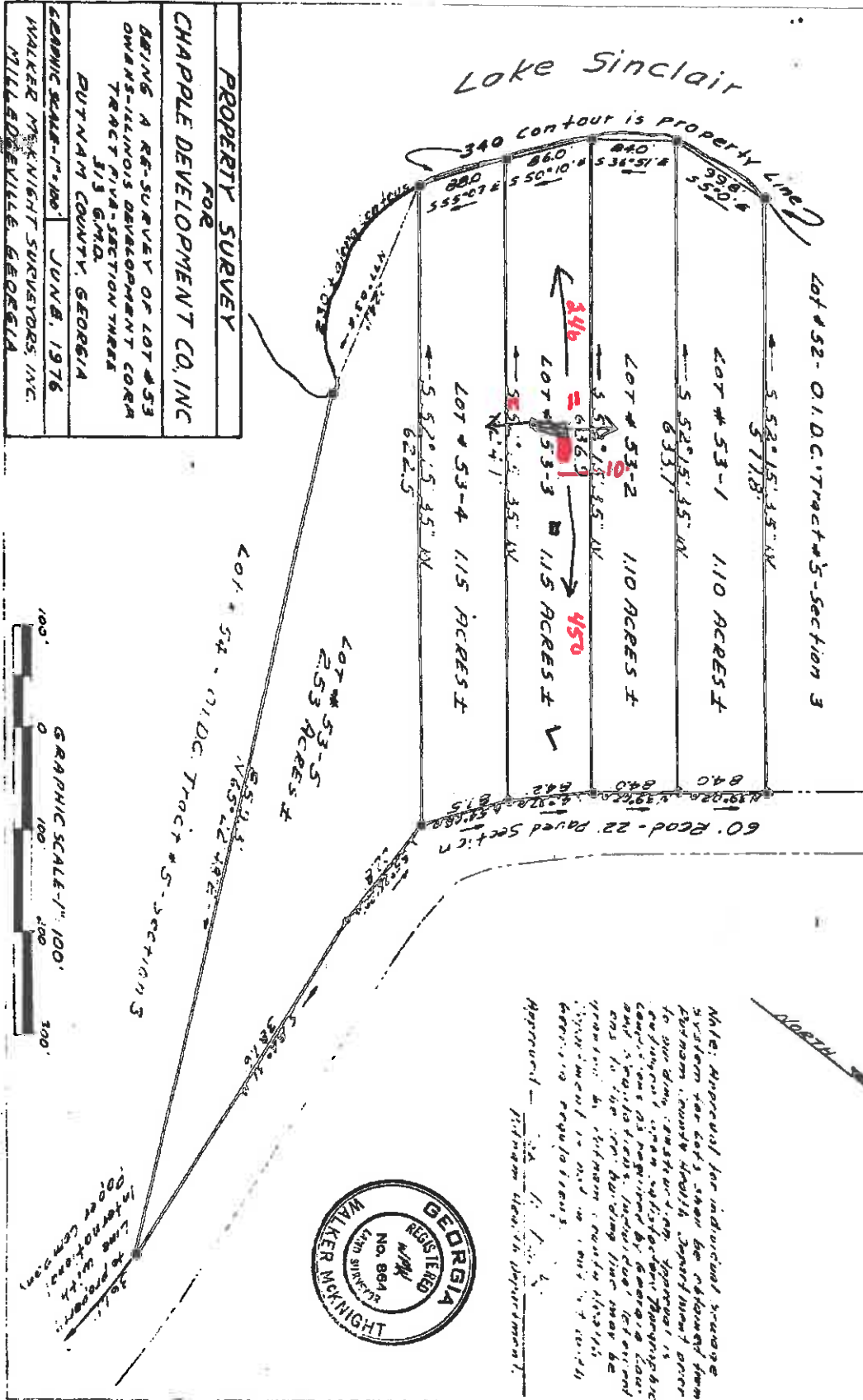
The existing house which is 1,248 (52x24) square feet and is located 11.4 feet from the right-side property. I would like to attach the proposed 1,056 (44x24) storage/carport in line with the house.

This lot is 636 feet long and the lot width at building setback is 86 feet. I will need a variance in order to make any improvements on this property.

Sincerely,

Charles Harrington

Lake Sinclair



PROPERTY SURVEY FOR  
 CHAPPLE DEVELOPMENT CO, INC  
 BEING A RE-SURVEY OF LOT #53  
 OWENS-ILLINOIS DEVELOPMENT CORP  
 TRACT FIVE-SECTION THREE  
 S13 6M.D.  
 BUTTAN COUNTY, GEORGIA  
 JUN 8, 1976  
 WALKER MCKNIGHT SURVEYORS, INC.  
 MILLEDGEVILLE, GEORGIA



Note: Approval for industrial drainage system for lots, shall be obtained from Butman, County Health Department prior to our doing construction. Approval is contingent upon satisfactory drainage and disposal plans, satisfactory lot, and satisfactory fields, including information to the city, having first may be granted by Butman County Health Department is and is not to be received herein. Population.

Approved: \_\_\_\_\_  
 Butman Health Department



Raynell Bitt  
 Deputy Clerk  
 8/20/18

Recorded June 27, 1976

Butman, C. B. C.

1976

property line

11'

10'

44'

24'

24'

Toward RD  
550'



present  
HOME  
52 x 24

44'

Graph #1

1 square = 1 ft

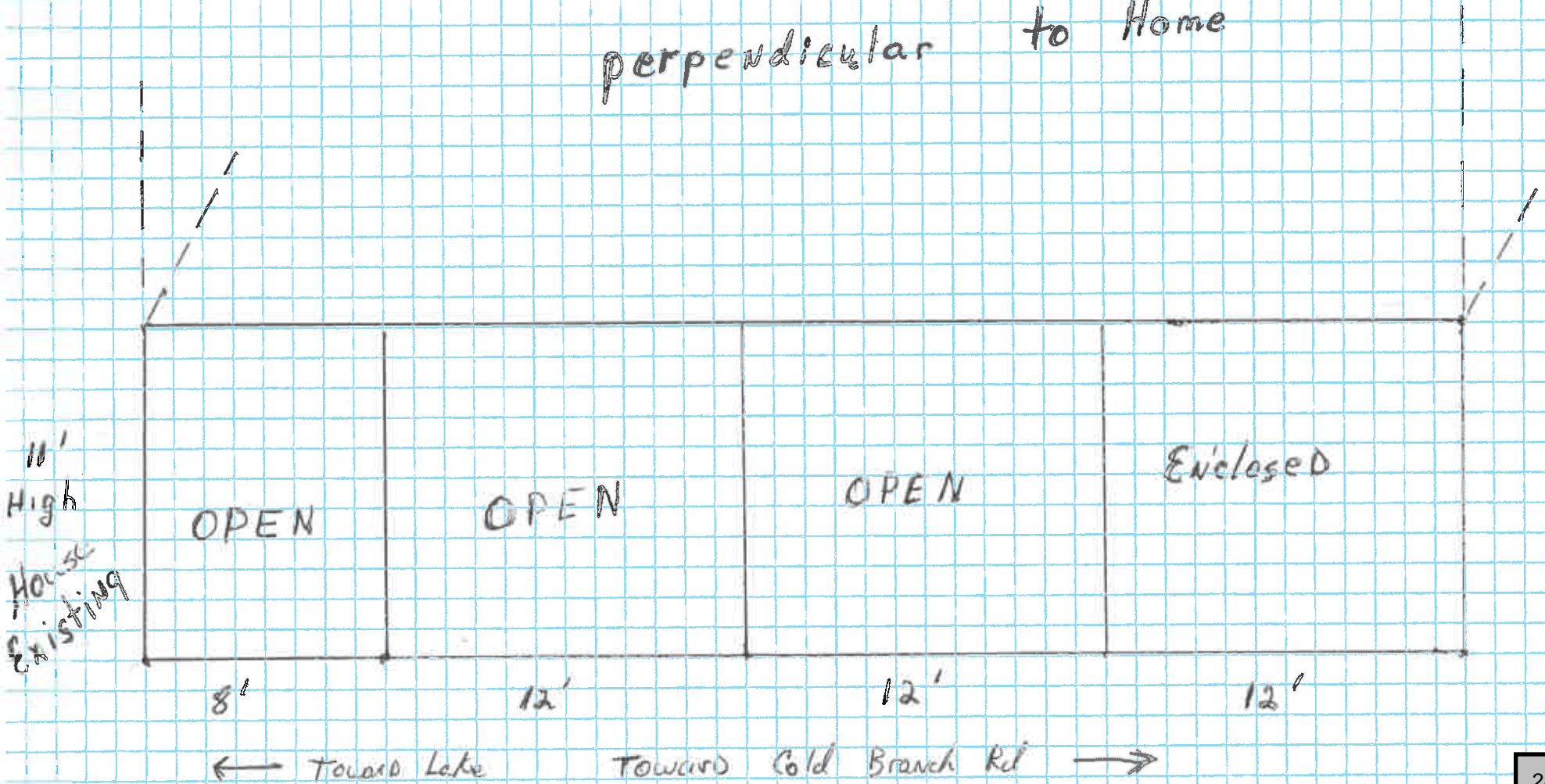
RD  
550'

Graph # 2

1 Square = 1 Ft

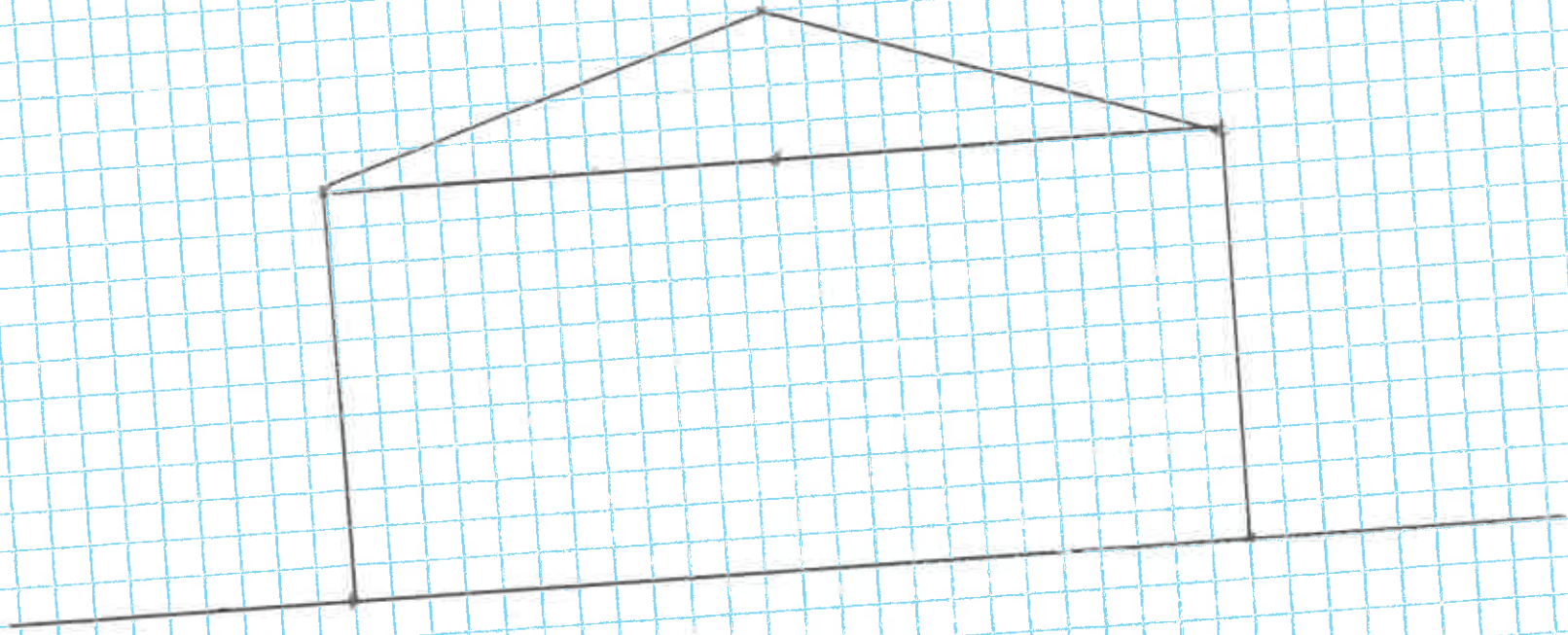
Side View  
perpendicular to Home

MINIMUM  
ADN



END Vie w

Graph #3







**Backup material for agenda item:**

8. Request by **Lemie Bales III, agent for Sally Hannah & Mary Long** for a rear yard setback variance at 139 Woodhaven Drive. Presently zoned R-2. [**Map 110B, Parcel 084, 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](http://www.putnamcountyga.us)

September 24, 2018

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 10/4/2018

8. Request by **Lemie Bales III, agent for Sally Hannah & Mary Long** for a rear yard setback variance at 139 Woodhaven Drive. Presently zoned R-2. [**Map 110B, Parcel 084, District 3**].

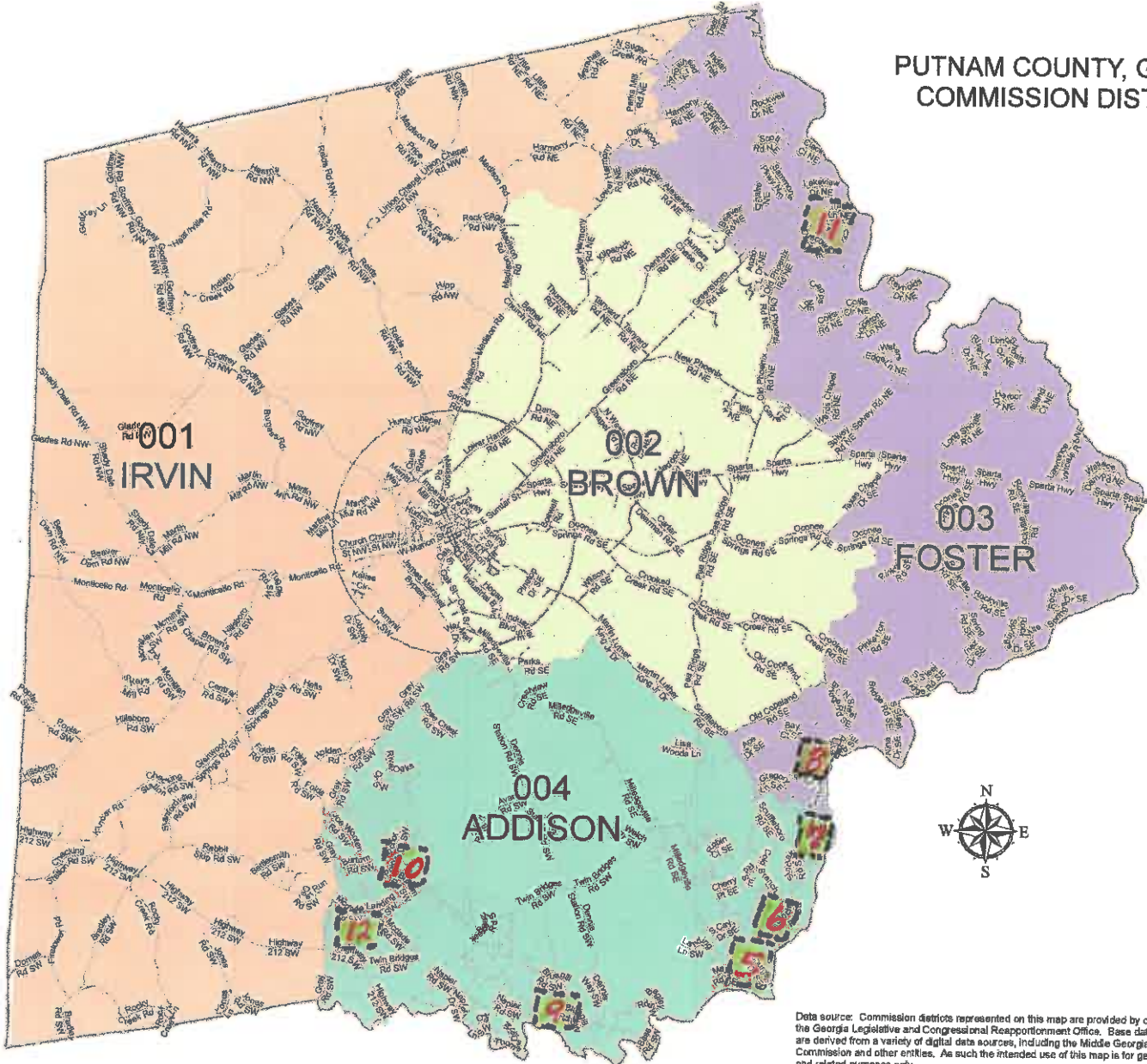
The applicant is requesting a 13.4-foot rear yard setback variance, being 86.6 feet from the nearest point to the lake on the rear right side of the house when facing the lake and a 42.10-foot rear yard setback variance, being 57.9 feet from the nearest point to the lake on the rear left side of the house to construct a (10'x28') 280 square foot porch. This is a long, narrow lot which widens toward the lake. The lot length at building setback is 400 feet and the lot width is 210 feet. The rear left corner of the existing 3,781 square foot house is approximately 90 feet from the lake. The applicant is proposing to enclose an open deck for a family room and add the proposed porch onto the rear of the house. This improvement will encroach upon the 100-foot lake setback requirement. Due to the location of the existing house the proposed location is the only suitable option for the proposed porch. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(2).

*Staff recommendation is for approval of a 13.4-foot rear yard setback variance, being 86.6 feet from the nearest point to the lake and a 42.10-foot rear left yard setback variance, being 57.9 feet from the nearest point to the lake*





**PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS**



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

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

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# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

- Putnam County
- City of Eatonton

APPLICATION FOR:  VARIANCE  CONDITIONAL USE

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

APPLICANT: Lemie Bales III

MAILING ADDRESS: 315 S. Unity Grove Rd.  
Locust Grove GA 30248

PHONE: 404-597-0582  
EMAIL: lbales@metrocabineets.com

PROPERTY OWNER IF DIFFERENT FROM ABOVE: 127 Martha Oaks Blvd  
MAILING ADDRESS: Eatonton Ga 31024

PROPERTY: PHONE: 1-706 816 0774

LOCATION: 139 Woodhaven DR  
MAP 110B PARCEL 103084 PRESENTLY ZONED R3-Residential  
R-2 KP

REASON FOR REQUEST: Adding porch to house

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

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

PROPOSED LOCATION MUST BE STAKED OFF.

*from septic tank  
tindall*

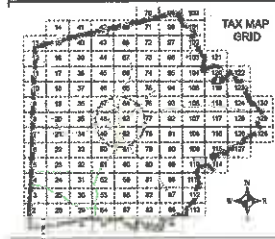
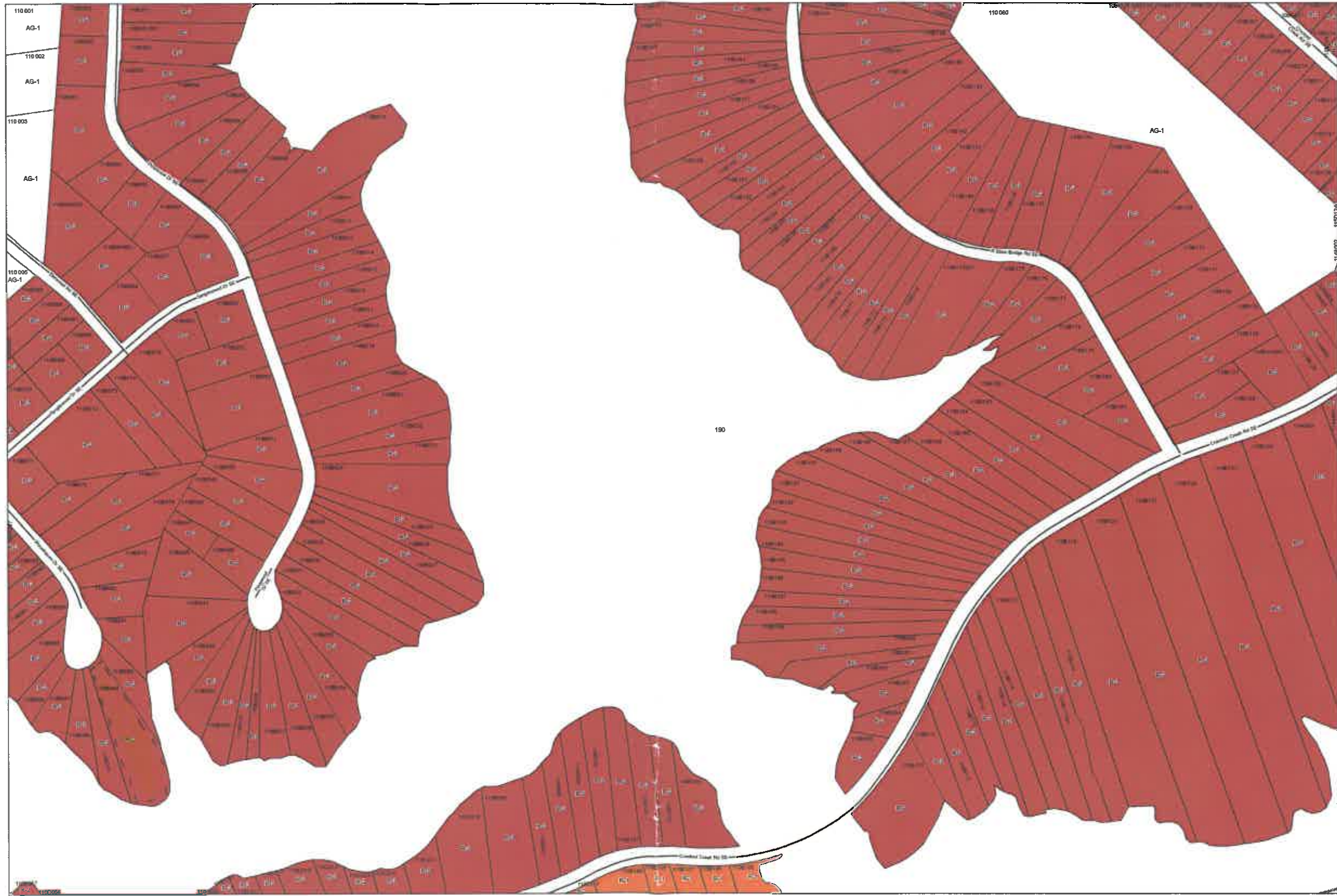
\*SIGNATURE OF APPLICANT: [Signature]

DATE: 8-30-18

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

DATE FILED <u>8-30-18</u>	FEE: \$ <u>50.00</u>	K. NO. _____	CASH <input checked="" type="checkbox"/>	C. CARD <input type="checkbox"/>	INITIALS <u>KP</u>
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____		RESULT: _____		
PLANNING & ZONING HEARING: _____	COMMISSIONERS/CITY COUNCIL HEARING: _____		RESULT: _____		





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

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

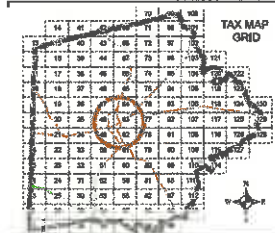
**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-4190  
(478) 751-4517  
Web: [www.mgarc.org](http://www.mgarc.org)  
Email: [mg@mgarc.org](mailto:mg@mgarc.org)

**PUTNAM COUNTY, GEORGIA  
ZONING MAPS**

**MAP 110B**

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: SEPTEMBER 2016





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

**GEOGRAPHIC FEATURE LEGEND**

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

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
179 Emary Hwy  
Macon, Georgia 31217  
(478) 751-6100  
(478) 751-6517  
Web: www.middlegeorgia.org  
Email: mgrc@mgrc.org

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

**MAP 110B**

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

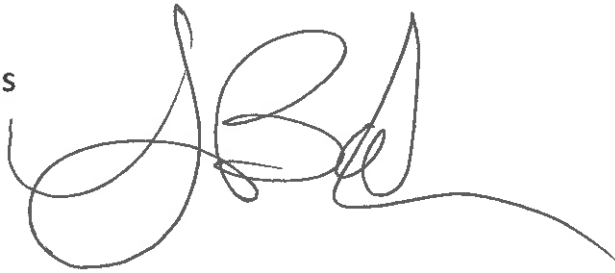


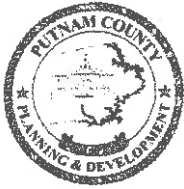


8/30/2018

The address is 139 Woodhaven Drive, Eatonton, GA. We are enclosing the open deck to make it a family room and would also include a porch. We would like to go to the right of the existing steps which measure 10x16 at this time. This porch would be 10x28 (280 sf) when completed. We are requesting a 13.4-foot rear yard variance, being 86.6 feet from the nearest point to the lake to add the porch onto the rear of the house. The existing residence is 3,781 square feet. The lot width at building setback is 210 feet and the lot length is 400 feet.

Lemie Bales

A handwritten signature in black ink, appearing to read 'Lemie Bales', with a long horizontal flourish extending to the right.



# 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 Lemie Bates III TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Variance OF PROPERTY DESCRIBED AS MAP \_\_\_\_\_ PARCEL 110B084, CONSISTING OF \_\_\_\_\_ ACRES, WHICH HAS THE FOLLOWING ADDRESS: 139 Woodhaven Dr. 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 16<sup>th</sup> DAY OF August, 2018.

PROPERTY OWNER(S): Sally Hansch Mary Jones  
NAME (PRINTED)  
Sally Hansch Mary Jones  
SIGNATURE  
ADDRESS: 127 Martin Oaks Blvd Eatonton Ga 31024  
PHONE: 706 816 0774

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 16<sup>th</sup> DAY OF August, 2018

Rosa M Lane  
NOTARY  
MY COMMISSION EXPIRES: June 20, 2022

**ROSA M LANE**  
NOTARY PUBLIC  
Putnam County  
State of Georgia  
My Comm. Expires June 20, 2022



## Karen Pennamon

---

**From:** Stone, Gabriel T. <gabriel.stone@dph.ga.gov>  
**Sent:** Tuesday, September 11, 2018 9:15 AM  
**To:** Karen Pennamon  
**Subject:** Re: Site approval/layout of septic system

Good Morning,

Mr. Harrington at 374 Cold Branch Rd. and Mr. Bales at 139 Woodhaven Ct. have filled out Existing System Evaluations and are working with the Health Department.

Thanks,  
Gabe

---

**From:** Karen Pennamon <kpennamon@putnamcountyga.us>  
**Sent:** Monday, September 10, 2018 1:47:58 PM  
**To:** Stone, Gabriel T.  
**Subject:** Site approval/layout of septic system

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gabe,

I am inquiring about site approval/layout of septic system letters for the following properties:  
Charles Harrington – 374 Cold Branch Road  
Gary Fowler – 124 W. Little River Court  
Lemie Bales III – 139 Woodhaven Drive

These applicants have submitted variance request applications to our department.

Thank you!

*Karen Pennamon*

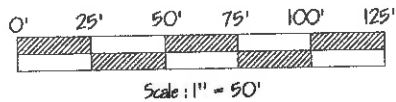
Admin. Asst.  
Putnam County Planning & Development  
(706) 485-1894

PUTNAM CO. PLANNING & DEVELOPMENT DIRECTOR'S CERTIFICATE PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF PUTNAM COUNTY, GEORGIA, THE REQUIREMENTS OF THE PUTNAM COUNTY ZONING BOARD, AND THE REQUIREMENTS OF SUBSECTION (C) O.C.G.A. SECTION 15-6-67, THE UNDERSIGNED AFFIRMS THAT THIS PLAT IS APPROVED FOR RECORDING IN THE RECORDS OF THE CLERK OF COURT OF PUTNAM COUNTY.

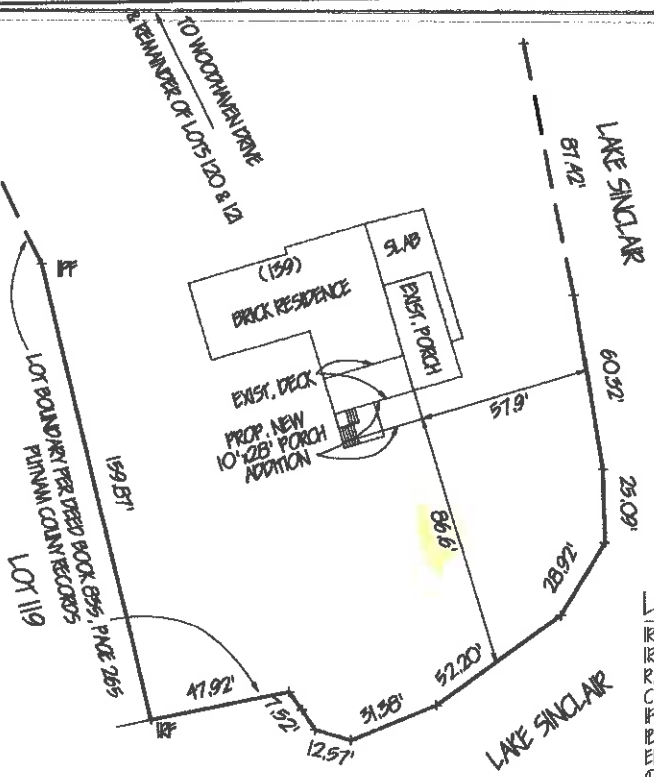
DATE \_\_\_\_\_ PUTNAM CO. PLANNING & DEVELOPMENT DIRECTOR



THE FIELD DATA ON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON GPT 9005 A ROBOTIC SURVEY SYSTEM AND A PC-200 DATA COLLECTOR. THE DATA COLLECTED BY THE ROBOTIC SYSTEM HAS A CLOSURE PRECISION OF: 1" PER 25000' AND AN ANGULAR ERROR OF 06" PER ANGLE POINT. NO ADJUSTMENT WAS MADE. THIS PLAT HAS NO CLOSURE.



NOTE: THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A PROFESSIONAL TITLE SEARCH AND MAY BE SUBJECT TO ANY TITLE ISSUES SUCH A SEARCH MAY REVEAL.



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67 AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22. NO CEMETERIES OR BURIAL PLOTS WERE EVIDENT AT THE TIME OF THIS SURVEY

- LEGEND**
- IRF = Iron Rod Found
  - IRS = Iron Rod Set
  - R/W = Right of Way
  - CMF = Concrete Monument Found
  - IPF = Iron Pipe Found
  - PL = Property Line
  - EP = Edge of Pavement
  - C = Centerline

DRAWING OF PROPOSED BUILDING ADDITION FOR

**LEMIE BALES**

LOCATED ON LOTS 120 & 121 OF DEER RUN POINT SUBDIVISION  
 G. M. D. 313 PUTNAM COUNTY, GEORGIA  
 DATE: AUGUST 27, 2018 SURVEY NUMBER: O18-069

Shel L. Atkinson, PLS No. 2254 1238 Harrison Drive, Eatonton, Georgia 31024 (912) 294-2202

**Backup material for agenda item:**

11. Request by **Howard McMichael, agent for Janice Allred** to rezone 1.65 acres at 1054 Greensboro Road, Units A-F from R-1 to C-1. [**Map 102D, Part of Parcel 133, 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

September 24, 2018

TO: Planning & Zoning Commission

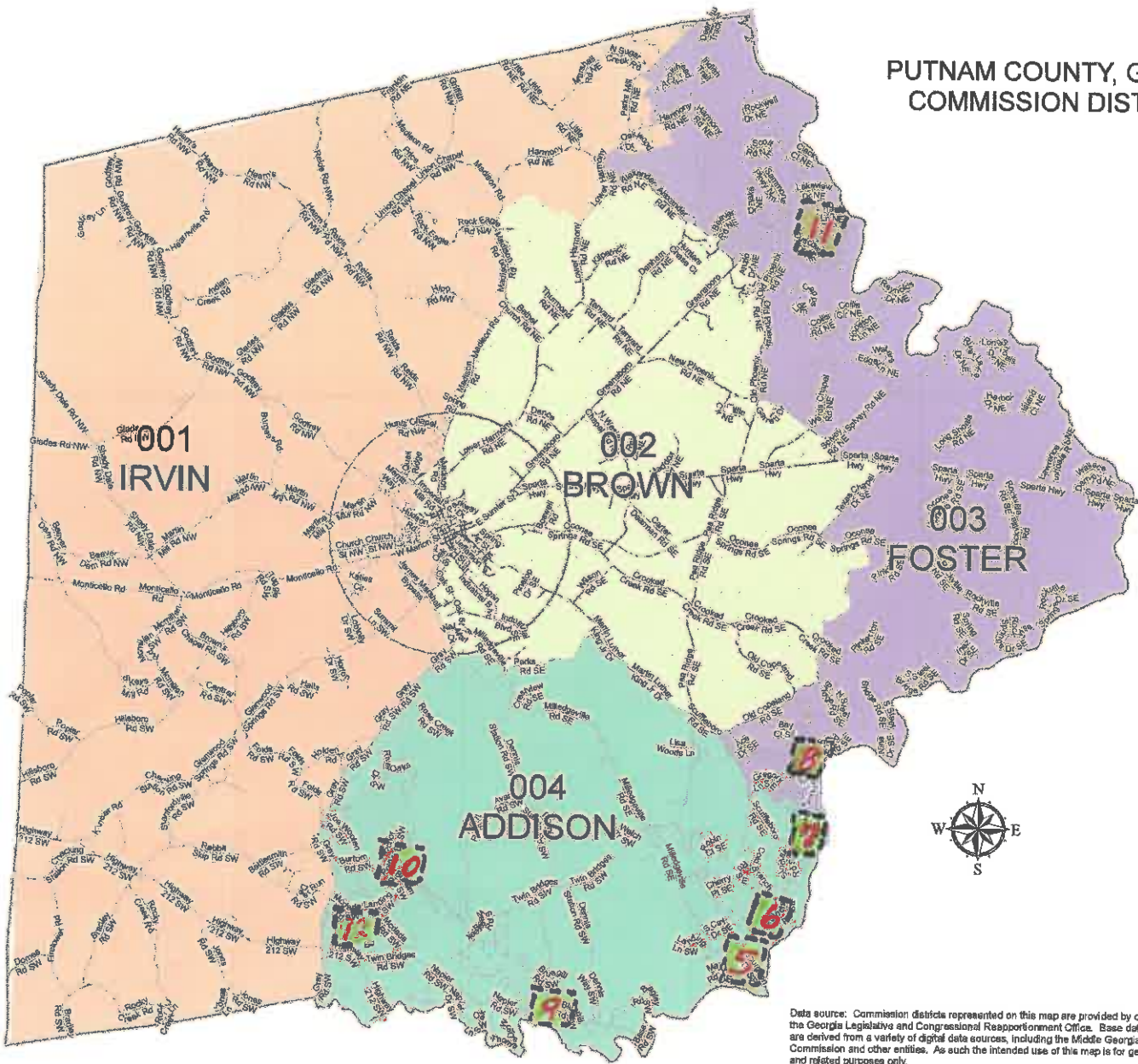
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 10/4/2018

11. Request by **Howard McMichael, agent for Janice Allred** to rezone 1.65 acres at 1054 Greensboro Road, Units A-F from R-1 to C-1. [**Map 102D, Part of Parcel 133, District 3**]. \* The applicant is requesting to rezone 1.65 acres from R-1 to C-1. This property is located behind an existing commercial business, Jerry's Bait and Tackle. There are several structures on this property that have been utilized for general commercial use. One of the structures is built on both parcels. The applicant would like to combine this parcel with the adjacent C-1 zoned parcel (Map 102D, Parcel 135) but must rezone it to conform to the zoning regulations. The proposed use is commercial which is consistent with the existing and proposed use. The adjacent and nearby properties are zoned C-1 and R-1 which is suitable to the proposed use in the C-1 District. The proposed use will not affect the existing use, value or usability of adjacent or nearby properties. The Comprehensive Plan Future Land Use indicates the future land use as Commercial and meets the intended use. The proposed C-1 zoning will have minimal impact on Greensboro Road or adjacent properties. The current zoning is (R-1) residential, and it is being used as commercial and needs to be brought into code compliance. The proposed use will not cause an excessive or burdensome use of public facilities or services.

*Staff recommendation is for approval to rezone 1.65 acres from R-1 to C-1 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances*

**PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 5,687.28' SCALE RATIO: 1:68,387.34 DATE: DECEMBER 2016

5. Request by **David Tim Sherrod** side yard setback variance at 106 Gloria Drive. Presently zoned R-1. [Map 086C, Parcel 067, District 4].
6. Request by **Charles Harrington** for a side yard setback variance at 374 Cold Branch Road. Presently zoned R-2. [Map 112C, Parcel 016, District 4].
7. Request by **James Mallory, agent for Robert & Mariann Letson** for a rear yard setback variance at 106 Glad Cove. Presently zoned R-2. [Map 111C, Parcel 032, District 4].
8. Request by **Lemie Bales III, agent for Sally Hannah & Mary Long** rear yard setback variance at 139 Woodhaven Drive. Presently zoned R-2. [Map 110B, Parcel 084, District 3].
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Phone: 706-485-2776 + Fax: 706-485-0552  
www.putnamga.com

APPLICATION FOR REZONING

APPLICATION NO \_\_\_\_\_ DATE: 8/30/18

MAP 1020 PARCEL 133

1. Name of Applicant: HOWARD MCMICHAEL
2. Mailing Address: 2000 REYNOLDS PARKWAY GREENSBORO, GA 30642
3. Phone: (home) 706 (office) \_\_\_\_\_ (cell) 706-473-1999
4. The location of the subject property, including street number, if any: 1054 U.S. 5 A-F GREENSBORO ROAD EATONTON GA 31024
5. The area of land proposed to be rezoned (stated in square feet if less than one acre):  
1.65 ACRES
6. The proposed zoning district desired: C-1
7. The purpose of this rezoning is (Attach Letter of Intent) SEE ATTACHED LETTER OF INTENT
8. Present use of property: R-1 Desired use of property: C-1  
RESIDENTIAL COMMERCIAL
9. Existing zoning district classification of the property and adjacent properties:  
Existing: R-1 KP  
North: N/A KP South: C-1 KP East: R-1 KP West: C-1 KP  
LAKE OWNER
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.  
SEE ATTACHED
11. Legal description and recorded plat of the property to be rezoned.  
SEE ATTACHED
12. The Comprehensive Plan Future Land Use Map category in which the property is located. (if more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): COMMERCIAL KP
13. A detailed description of existing land uses: 10,700 SF GENERAL COMMERCIAL USE
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.

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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).  
*SEE ATTACHED*
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.  
*SEE ATTACHED*
19. Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)  
*SEE ATTACHED.*
20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)  
*SEE ATTACHED*

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.

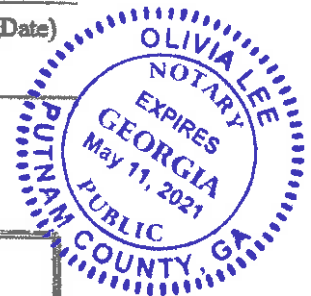
Janice Alred  
 Signature (Property Owner) (Date)

Olivia Lee  
 Notary Public



[Signature]  
 Signature (Applicant) (Date)

Olivia Lee  
 Notary Public



Office Use	
Paid: \$ <u>50.00</u> (cash) _____	(check) <u>830</u> (credit card) _____
Receipt No. <u>030922</u>	Date Paid: <u>8-30-18</u>
Date Application Received: <u>8-30-18</u>	
Reviewed for completeness by: <u>[Signature]</u>	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

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

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Howard McMichael Sr. TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Re Zoning OF PROPERTY DESCRIBED AS MAP 1020 PARCEL 133, CONSISTING OF 1.165 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 1054 Greensboro Rd. EATONTON, GEORGIA 31024.  
Units A thru F

THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Re Zoning ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. 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 29<sup>th</sup> DAY OF August, 2018

PROPERTY OWNER(S): Janice Allred (Janice Allred)  
NAME (PRINTED)

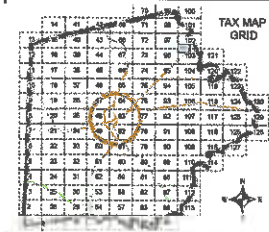
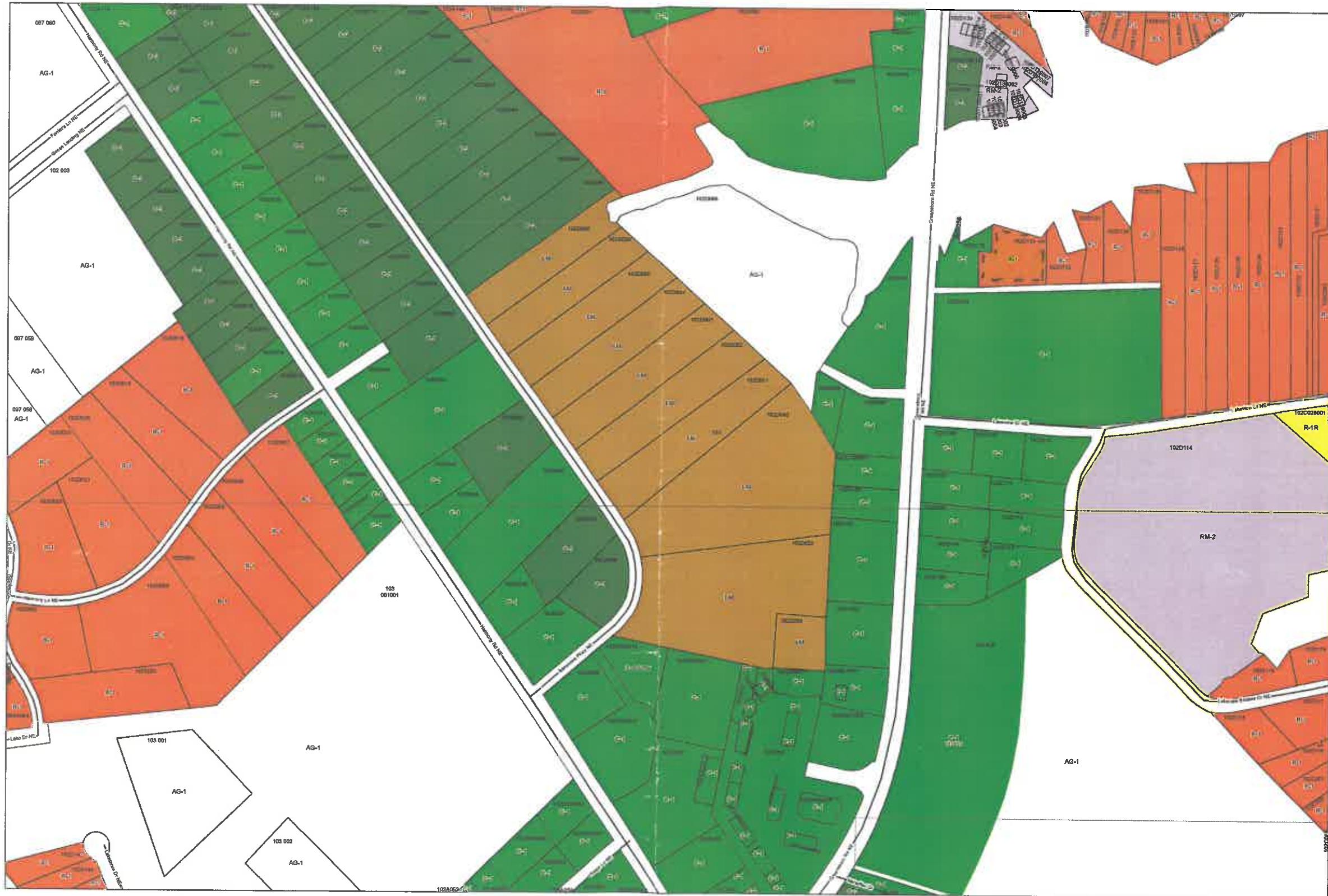
ADDRESS: 1054 Greensboro Rd., Eatonton, GA, 31024 SIGNATURE  
PHONE: 706 485-7252

SWORN TO AND SUBSCRIBED BEFORE ME THIS 29th DAY OF August, 2018.

Olivia Lee  
NOTARY  
MY COMMISSION EXPIRES: 5-11-2021







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

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

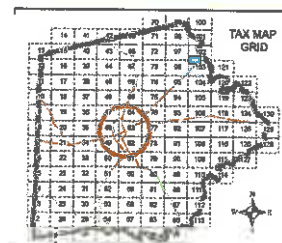
**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6100  
(478) 751-6517  
Web:  
www.middlegeorgia.com  
Email:  
mg@mgrc.org

**PUTNAM COUNTY, GEORGIA  
ZONING MAPS**

**MAP 102D**

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: MARCH 2016





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

**GEOGRAPHIC FEATURE LEGEND**

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

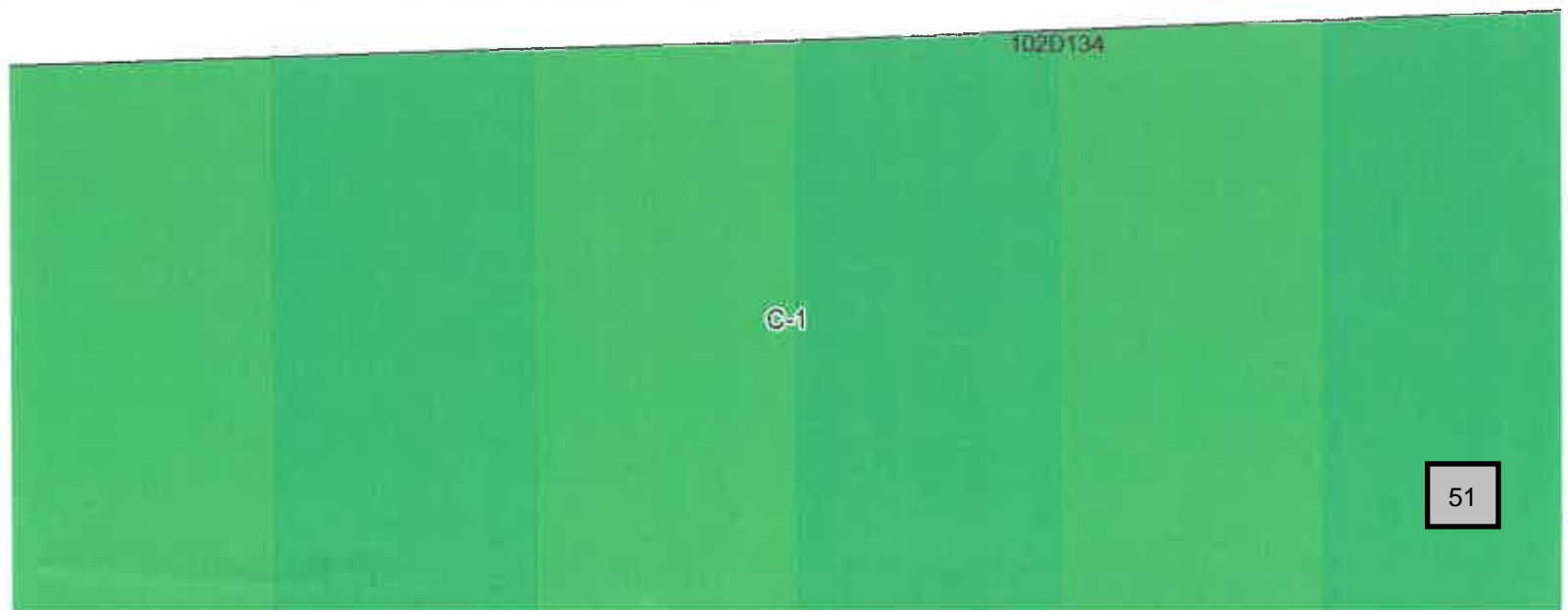
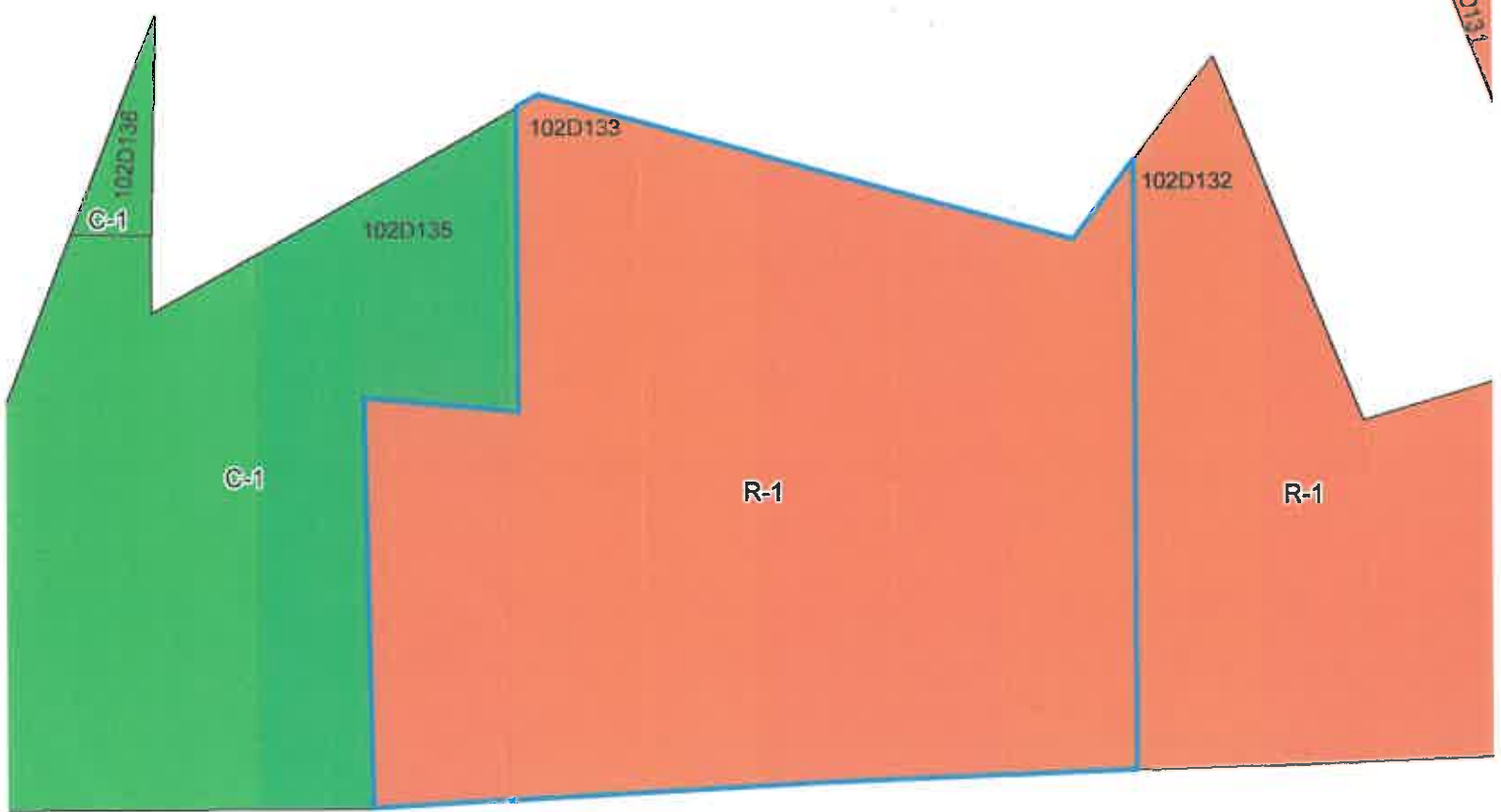
**MGRC**  
IT GIS Services  
Maple Grove Regional Commission  
1150 South 11th  
Suite 111  
Macon, Georgia 31211  
(478) 733-6000  
(478) 733-6011  
www.mgarc.org  
Email: mgarc@mgarc.org

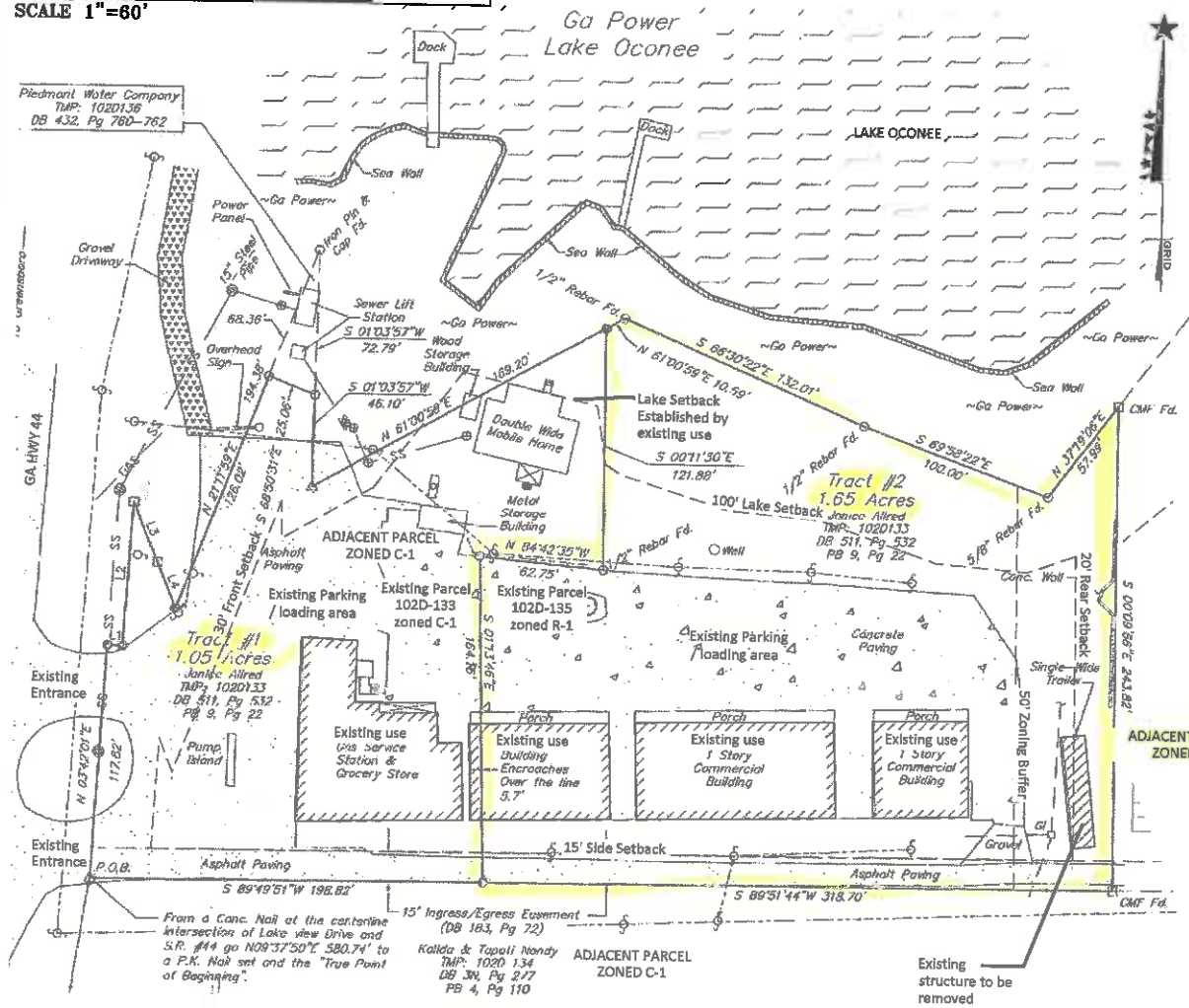
**PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS**

**MAP 102D**

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2400    DATE: SEPTEMBER 2014

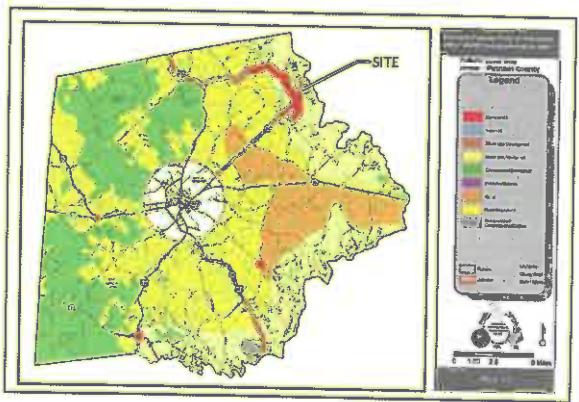
R-1  
102D131





DEVELOPMENT SUMMARY			
PARCEL	AREA IN ACRES	EXISTING USE	PROPOSED USE
102D-133	1.65	5,700 SF +/- Service Station and C-Store Zoned C-1	5,700 SF +/- Service Station and C-Store Zoned C-1
102D-135	1.05	10,700 SF +/- General Commercial Use Zoned R-1	10,700 SF +/- General Commercial Use Zoned R-1
<b>Combined Parcel Total</b>	<b>2.7</b>		<b>5,700 SF +/- Service Station and C-Store and 10,700 SF General Commercial Use Zoned C-1</b>

PROPOSED USE / ZONING- C1  
 TOTAL AREA TO BE REZONED 1.65 ACRES  
 OWNER: JANICE ALLRED & ET AL  
 133 BRIAR PATCH ROAD  
 EATONTON, GA 31024  
 APPLICANT: HOWARD MCMICHAEL  
 2800 REYNOLDS PARKWAY  
 GREENSBORO, GA 30642  
 706-473-1999



Comprehensive Plan for Putnam County

PROPOSED PARCEL 102D-133 AND 102D-135 TO BE COMBINED INTO 1 PARCEL  
 PARCEL BOUNDARY AND EXISTING SITE INFORMATION TAKEN FROM FINAL PLAT DATED  
 11/16/2013 BY COWHERD LAND SURVEYING

CONCEPT PLAN EXHIBIT  
 August 28, 2018  
 Proposed plan is conceptual only and subject to change.

PROPOSED ZONING EXHIBIT PARCEL 102D-133  
 CONCEPTUAL PLAN EXHIBIT  
 EATONTON, GEORGIA







August 30, 2018

Lisa Jackson  
Director  
Putnam County Planning and Development  
117 Putnam Drive, Suite B  
Eatonton, Georgia 31024

Subject: Parcel IDs 102D135 and 102D133

Dear Ms. Jackson:

This letter is to confirm that Piedmont Water Company (PWC) has water and sewer service available to the parcels listed above, as proposed. Please note that capacity is not guaranteed until purchased.

Please feel free to contact me at 770-255-7984 should you have any questions on this, or any other, matter.

Sincerely,

A handwritten signature in black ink, appearing to read "W. J. Matthews", with a long horizontal flourish extending to the right.

W. J. Matthews  
Vice President of Operations

RCVD 2018 AUG 30

*kp*



# IMPACT ANALYSIS

## PARCEL 102D-133 PROPOSED C-1 REZONING REQUEST



Prepared By:  
MCALLISTER SITE CONSULTING, LLC  
1341 BEVERLY DRIVE  
ATHENS, GA  
706-206-5030

## TABLE OF CONTENTS

Letter of Intent.....	Page 3
Impact Study Information .....	Page 4
Traffic Study .....	By Applicant
Plat of Property .....	Attachment
Existing Conditions .....	Attachment
Existing Zoning .....	Attachment
Conceptual Site Plan .....	Attachment

**LETTER OF INTENT – PARCEL 102D-133- PUTNAM COUNTY, GA**

The site is located along highway 44 directly behind Jerry’s Bait and Tackle and has over 200 LF of Lake Oconee frontage. Currently the proposed site is zoned R-1. Over the years the principal use for the site has been general commercial. The owner of the site would like to bring the zoning into current Putnam County Standards. Given the commercial nature of adjacent site and current land use, our request is to re-zone as C-1.

The adjacent parcel 102D-135 is Jerry’s Bait and Tackle. Each site has been utilizing existing entrances along highway 44. In addition, the parcels are connected by paved surfaces and are cohesive in everyday use. The intent of the re-zone request includes a conceptual plan which illustrates combining the two parcels into one C-1 zoned parcel.

The conceptual plan included with application also illustrates proposed setbacks to meet current Putnam County Standards with one exception. An existing structure is located within the 100’ Lake setback. This structure is located on the existing zoned C-1 site (Parcel 102-135).

Additional information can be found on the Conceptual Zoning Exhibit and Impact Study submitted with this application.

We appreciate your consideration of our re-zone request.

Property Exhibit:



## **IMPACT ANALYSIS INFORMATION**

### **ITEM #1**

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

The proposed / existing use is general commercial. Use is listed as approved use within C-1 zoning guidelines

***Is the proposed use suitable in view of the zoning and development of adjacent or nearby property?***

The proposed parcel is located between an existing C-1 use and R-1 use. Similar development surrounds the area. Conceptual zoning exhibit illustrates required 50' buffer required for adjacent R-1 use.

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

The proposed use is the same as existing use. This application if approved will bring existing site into compliance with Putnam County Zoning Ordinance. This use will not adversely affect surrounding land use.

***Is the proposed use compatible with the proposed intent of the Comprehensive Plan?***

The Putnam County / City of Eatonton 2007-2030 Comprehensive plan prepared by Middle Georgia RDC indicates the future land use as Commercial. The proposed development meets the intended land use of Commercial.

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

The property is adjacent to and shares Highway 44 access an existing C-1 use. The existing use is general commercial and should be brought into compliance with current Putnam County Standards.

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

The proposed use as illustrated by conceptual zoning exhibit is the current use. There will be no increase in demand of public facilities. Water and sewer are available by Piedmont



Water Resources. Developer will incur cost of any additions required to bring water and sewer to property.

Given the existing use of the site there is no evidence of an excessive or burdensome use of public facilities, funded capabilities, utilities or police and fire protection.

***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?***

The proposed use is supported by the Comprehensive Plan and the anticipated existing and future use of Commercial.

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

The existing parcel has been utilized as commercial space in a residential zoned property. By re-zoning this parcel to C-1 all Putnam County Development Standards will be placed on parcel. These development standards were put in place by Putnam County to aid in the promotion of public health, safety while allowing a reasonable private use of property. Therefore, there is a reasonable balance between the promotion of public health, safety and private use.

**ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)**

**ITEM# 3**

**The existing total floor area of non-residential uses as follows:**

<b>DEVELOPMENT SUMMARY</b>			
<b>PARCEL</b>	<b>AREA IN ACRES</b>	<b>EXISTING USE</b>	<b>PROPOSED USE</b>
<b>102D-133</b>	<b>1.65</b>	<b>5,700 SF +/- Service Station and C-Store Zoned C-1</b>	<b>5,700 SF +/- Service Station and C-Store Zoned C-1</b>
<b>102D-135</b>	<b>1.05</b>	<b>10,700 SF +/- General Commercial Use Zoned R-1</b>	<b>10,700 SF +/- General Commercial Use Zoned R-1</b>
<b>Combined Parcel Total</b>	<b>2.7</b>		<b>5,700 SF +/- Service Station and C-Store and 10,700 SF General Commercial Use Zoned C-1</b>

**ITEM #4**

**Effect on environment surrounding the area:**

**Natural:**

Property contains no significant wetland areas within property boundary – State waters border shoreline of Lake Oconee – All state buffer requirements will be recognized. Lake Oconee. Any areas of wetlands will be protected by required buffers – Source: National wetlands Inventory (see attached).

**Erosion:**

The property has been previously developed as lakefront single family residence. Georgia Power permitted and approved lake sea walls are in place. Source: On site Observation

**Historic:**

The proposed site has no known or listed Cultural or Historical Resources located on site. Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan Cultural and Historical Resources Map 13 prepared by Middle Georgia RDC

**ITEM #5**

**Impact on fire protection**

Impact on Fire Protection will have no change from existing conditions

**ITEM #6 – PHYSICAL CHARACTERISTICS OF SITE (SEE ATTACHMENT)**

**ITEM #7 – ADJACENT AND NEARBY ZONING (SEE ZONING CONCEPT PLAN)**














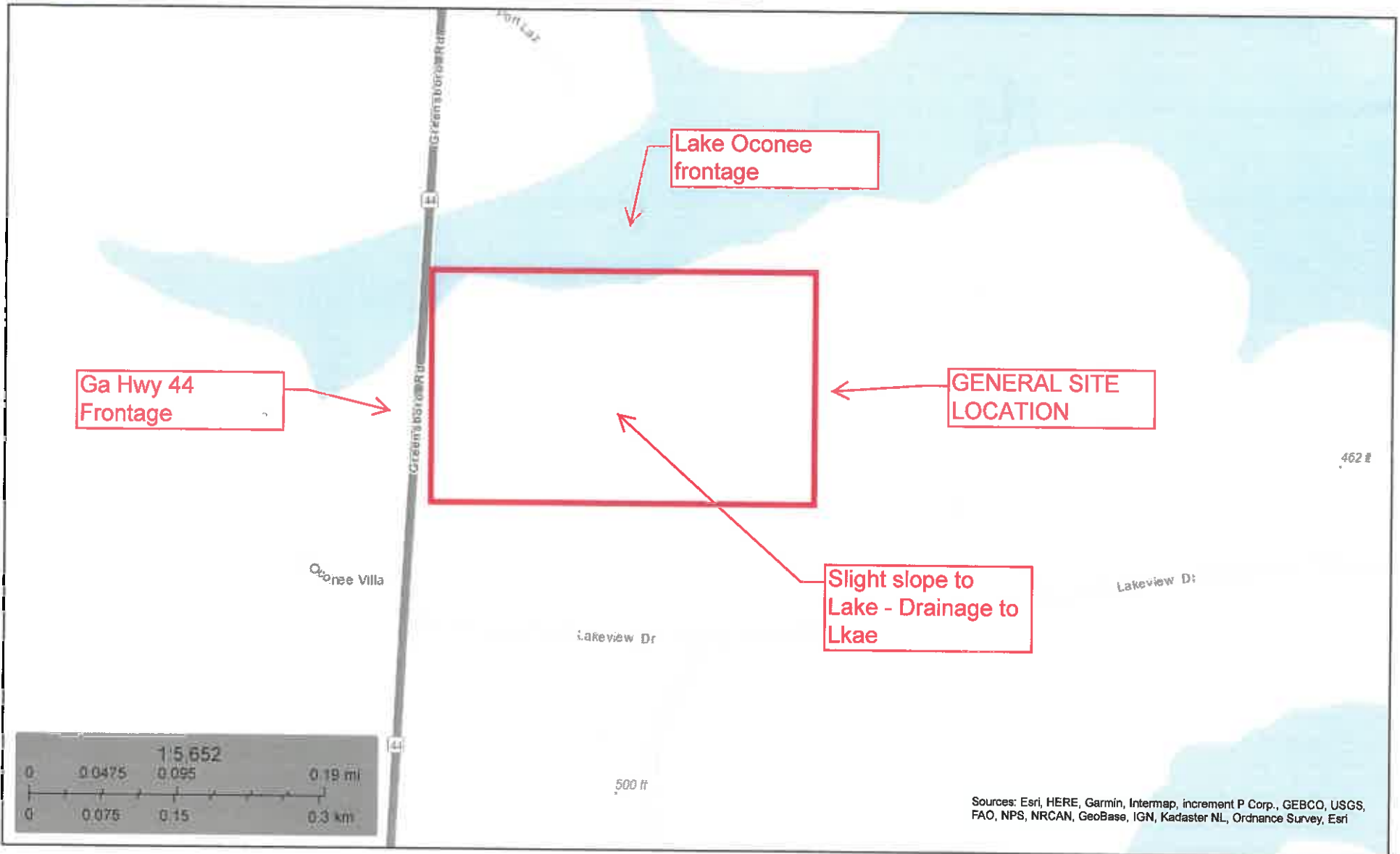


August 29, 2018

**Wetlands**

- |  |                                |   |                                   |   |          |
|--|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland       |  | Lake     |
|  | Estuarine and Marine Wetland   |  | Freshwater Forested/Shrub Wetland |  | Other    |
|  | Freshwater Pond                |  |                                   |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



August 29, 2018

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# Physical Characteristics Exhibit

**Backup material for agenda item:**

12. Request by **Alan W. McDade, agent for Lawson J. & Carolyn W. McDade** to rezone 12.46 acres at 142 McDade Road from AG-1 to AG-2. [**Map 053, Part of Parcel 023, District 4**]. \*



## PUTNAM COUNTY PLANNING & DEVELOPMENT

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

September 24, 2018

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 10/4/2018

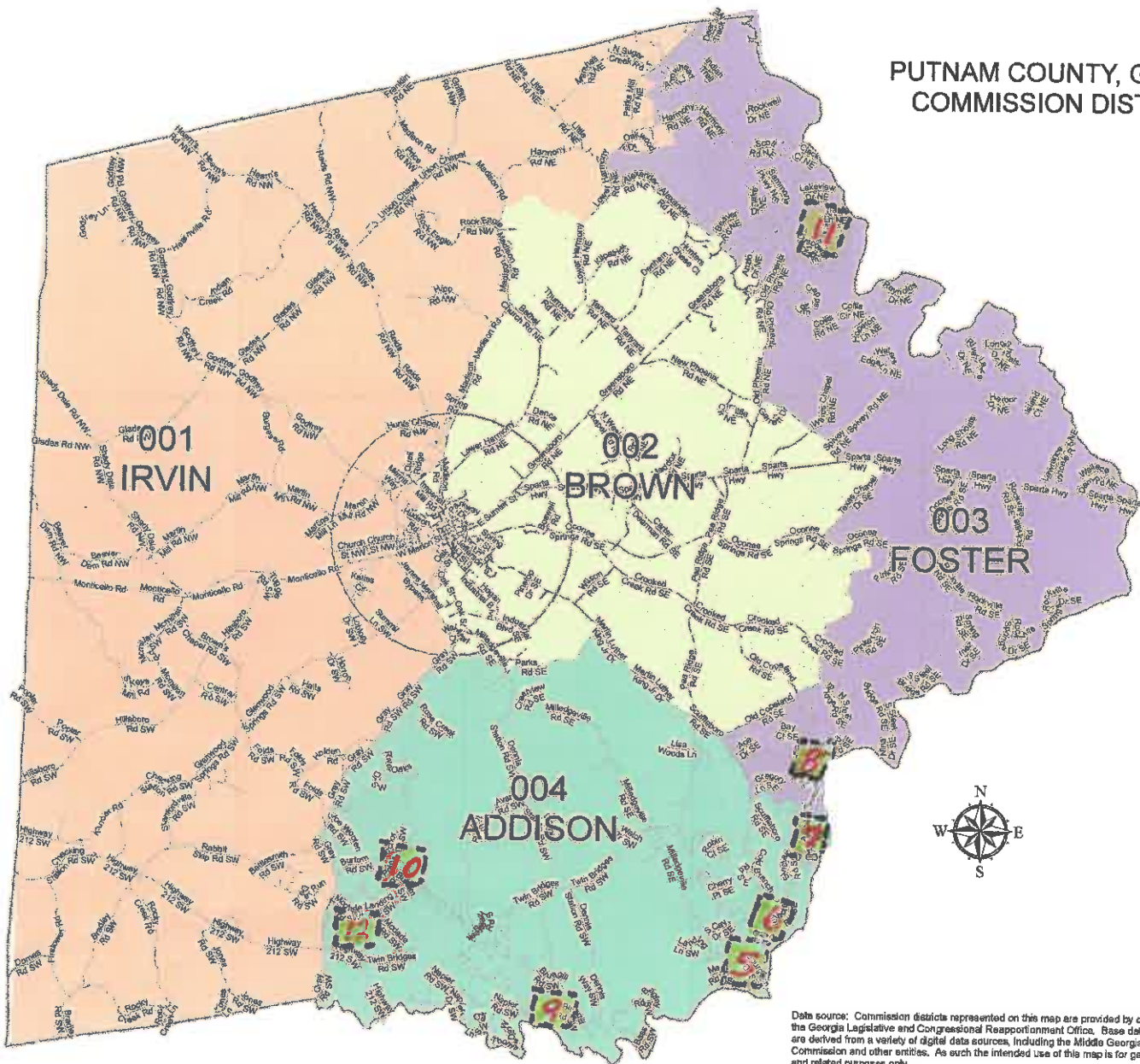
12. Request by **Alan W. McDade, agent for Lawson J. & Carolyn W. McDade** to rezone 12.46 acres at 142 McDade Road from AG-1 to AG-2. [**Map 053, Part of Parcel 023, District 4**]. \* The applicant is requesting to rezone 12.46 acres out of 64.23 acres from AG-1 to AG-2. The minimum lot size in the AG-1 district is 20 acres so to subdivide the property it must be rezoned to a conforming zoning district. The proposed use is agriculture which is consistent with the existing and proposed use. The applicant is proposing to sell 5-acre tracts. The 51.77 acres will remain in AG-1. The Comprehensive Plan Future Land Use indicates the future land use as Residential. Due to the proposed use of the property it would need to be brought into a conforming zoning district. Currently there are AG-1 zoned properties in the same proximity, which is suitable to the proposed use in the AG-2 district. Therefore, the proposed use will not affect the existing use value or usability of adjacent or nearby properties. The AG-2 zoning will have minimal impact on McDade Road or adjacent properties. The proposed use will not cause an excessive or burdensome use of public facilities or services.

*Staff recommendation is for approval to rezone 12.46 acres from AG-1 to AG-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances*





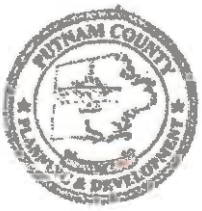
**PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS**



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# PUTNAM COUNTY PLANNING & DEVELOPMENT

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

## APPLICATION FOR REZONING

APPLICATION NO 2018-001156 DATE: 8/28/2018

MAP 053 PARCEL ~~0508 0228~~ 023

1. Name of Applicant: Lawson J. McDade JR & Carolyn W. McDade

2. Mailing Address: 142 McDade Rd, Eatonton, GA 31024

3. Phone: (home) 706-923-2964 (office) \_\_\_\_\_ (cell) 478-397-7033

4. The location of the subject property, including street number, if any:  
Pierce Chapel Rd (currently 142 McDade Rd.)

5. The area of land proposed to be rezoned (stated in square feet if less than one acre):  
12 ± - 12.46 acres

6. The proposed zoning district desired: AG-2

7. The purpose of this rezoning is (Attach Letter of Intent)  
Subdivide and sell lot smaller than 20 acres

8. Present use of property: Dwellings/forestry Desired use of property: Camping/Forestry/Wildlife

9. Existing zoning district classification of the property and adjacent properties:

Existing: AG-1  
North: AG-1, R-2 South: AG-1 East: AG-1 West: AG-1

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

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

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

13. A detailed description of existing land uses: The land is currently in use for forestry (producing trees) and wild life habitat.

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.

28 AUG '18 15:09

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.)  
*N/A, not Public Official nor a candidate*

18. Proof that property taxes for the parcel(s) in question have been paid.  
*none attached*

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.

*Lawson J. ... Carolyn W. Meddale*  
Signature (Property Owner) (Date) 8-28

*Jonathan Gladstone*  
Signature (Applicant) (Date)

*Jonathan Gladstone*  
Notary Public 8-28-18



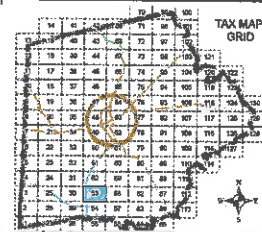
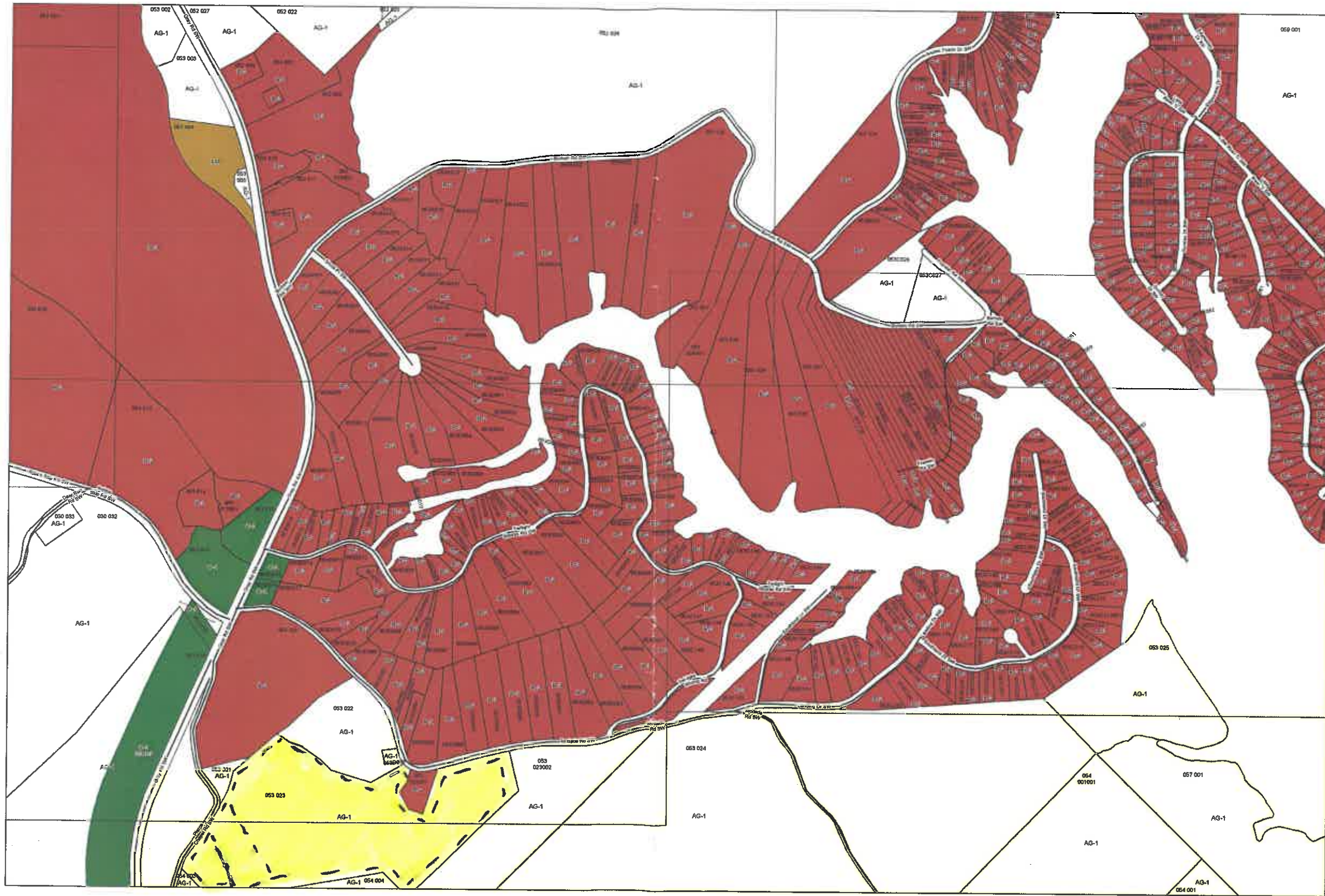
*Jonathan Gladstone*  
Notary Public 8-28-18

Office Use	
Paid: \$ <u>100.00</u> (cash) _____ (check) <u>39B</u> (credit card) _____	
Receipt No. <u>30905</u>	Date Paid: _____
Date Application Received: <u>8-28-18</u>	
Reviewed for completeness by: <u>[Signature]</u>	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

28 AUG '18 15:09

*[Handwritten mark]*





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

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

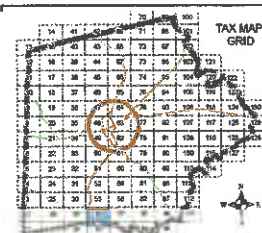
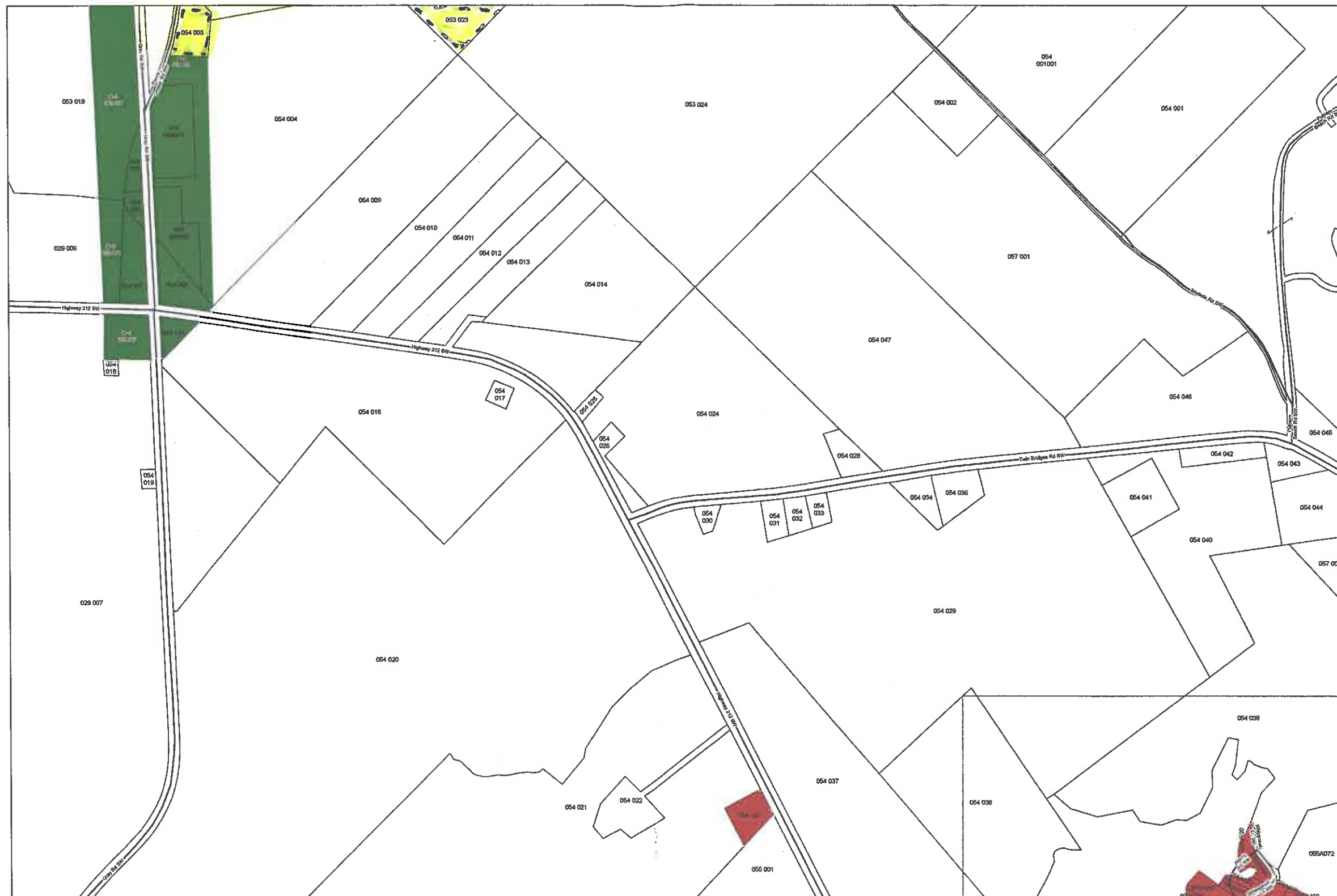
**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emory Hwy  
Dale C  
Macon, Georgia 31217  
(478) 751-6160  
(478) 751-6517  
Web: [www.middlegeorgia.org](http://www.middlegeorgia.org)  
Email: [mgrc@mgc.org](mailto:mgrc@mgc.org)

**PUTNAM COUNTY, GEORGIA  
ZONING MAPS**

**MAP 053**

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





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

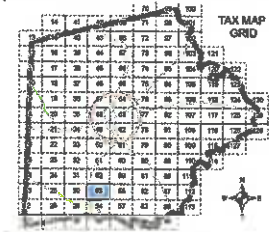
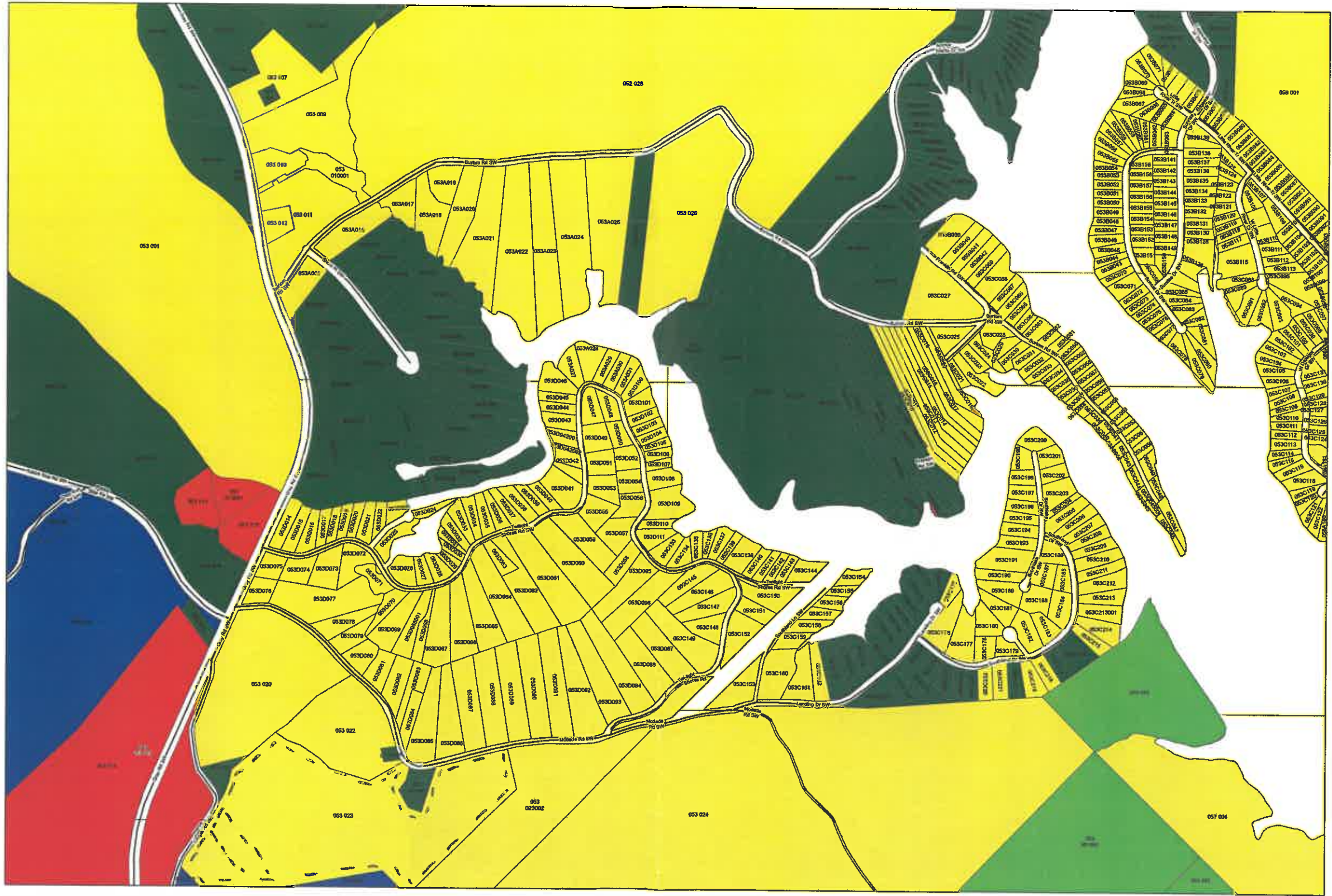
Zoning		GEOGRAPHIC FEATURE LEGEND									
	No Code		AG-2		C-2 CITY		IND-2 CITY		R - 1 CITY		RM-2
	AG-1		C-1		L-M		MHP		R - 2 CITY		R-1R
	AG-1 CITY		C-2		IND-1 CITY		PUBLIC		R - 3 CITY		R-2
			IND-2		PUBLIC CITY		R - 4 CITY		RM-1		VILLAGE

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Embassy Hwy  
Suva, GA 31217  
(478) 751-6160  
(478) 751-4517  
Web: [www.middlegeorgia.org](http://www.middlegeorgia.org)  
Email: [mgrc@mgarc.org](mailto:mgrc@mgarc.org)

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

**MAP 054**

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



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

**GEOGRAPHIC FEATURE LEGEND**

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

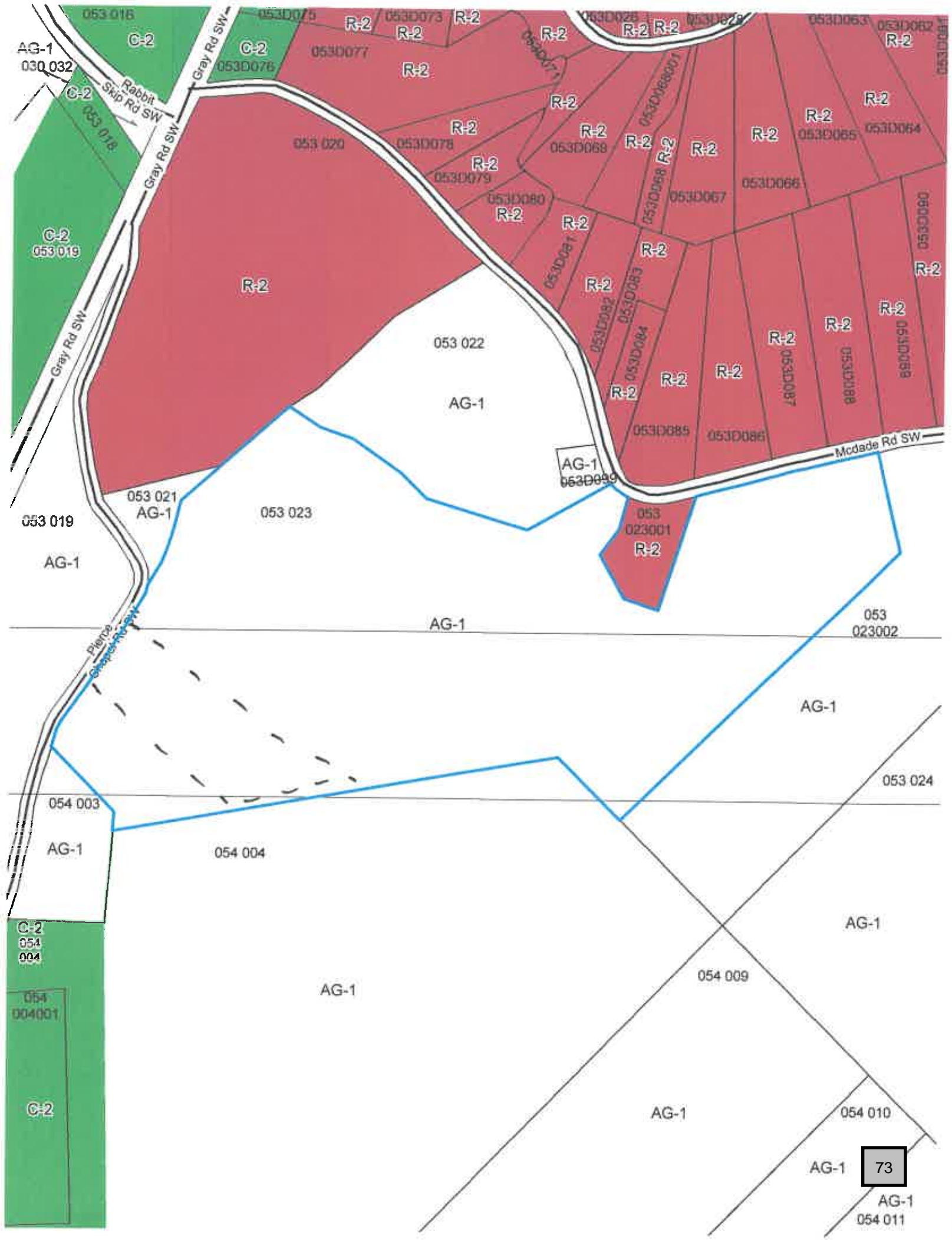
**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6100  
(478) 751-0517  
Web: [www.mgarc.org](http://www.mgarc.org)  
Email: [mg@mgarc.org](mailto:mg@mgarc.org)

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

**MAP 053**

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





Address: 142 McDade Rd., Eatonton, GA 31024

Owner: Lawson McDade & Carolyn McDade

Map#053 Parcel#023

We are wanting to rezone 12.46 from AG-1 to AG-2 at 142 McDade Rd., Eatonton, GA 31024. The 64.23 acre lot is currently zoned AG-1. We are planning on subdividing and reselling the rezoned 12.46 acre portion of land. In order to sell the property in smaller lots it would have to be rezoned to AG-2 where the minimum lot size is 5 acres. We respectfully request your consideration.

*Lawson J. McDade Jr.  
Carolyn W. McDade*

28 AUG '18 15:11







# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

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

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Alan W. McDade TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR rezoning OF PROPERTY DESCRIBED AS MAP 53 PARCEL 023, CONSISTING OF 64.23 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 142 McDade Rd. EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

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

PROPERTY OWNER(S): Lawson J. McDade, Jr. and Carolyn W. McDade

Lawson J. McDade, Jr. Carolyn W. McDade  
NAME (PRINTED) SIGNATURE

ADDRESS: 142 McDade Rd., Eatonton, GA  
PHONE: 706-923-2764

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

Jonathan Gladden  
NOTARY  
MY COMMISSION EXPIRES: 8.15.21



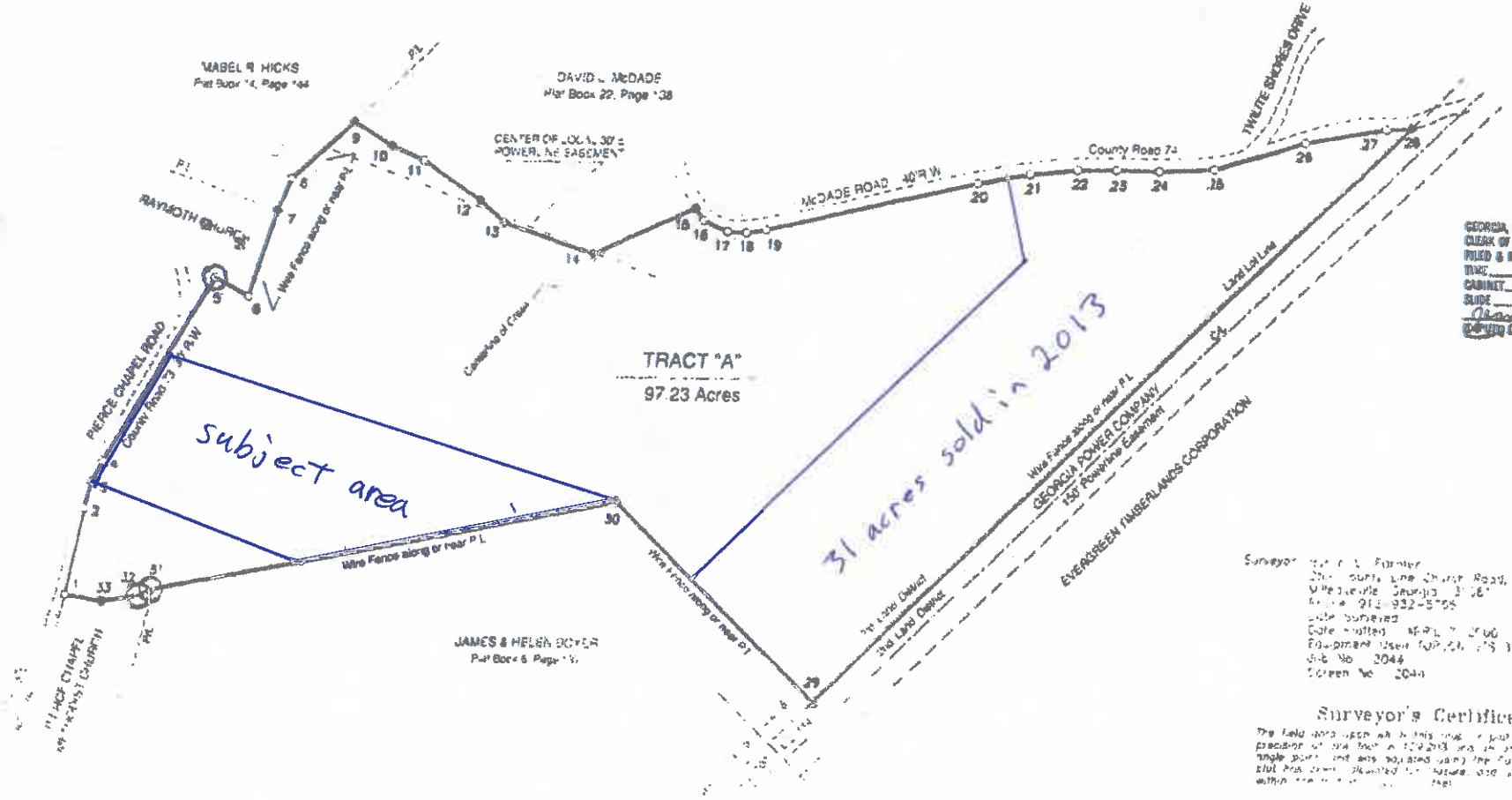
**CALL TABLE**

FROM PT. NO.	BEARING & DISTANCE	TO POINT	DESCRIPTION
1	N 12°41'07"E 293.55'	2	6" Wooden Fence Post on R/W
2	N 18°15'18"E 92.24'	3	Calculated Point on R/W
3	N 28°50'24"E 77.99'	4	Calculated Point on R/W
4	N 31°24'42"E 720.54'	5	18" Pine Tree
5	S 63°23'34"E 128.60'	6	6" Fence Post
6	N 18°44'33"E 303.12'	7	5/8" Re-Bar Found
7	N 22°08'09"E 118.73'	8	Fence
8	N 47°23'08"E 284.84'	9	1/2" Re-Bar Found
9	S 57°29'59"E 144.10'	10	1/2" Re-Bar Found
10	S 65°29'23"E 118.69'	11	1/2" Re-Bar Set
11	S 55°00'55"E 228.39'	12	1/2" Re-Bar Found
12	S 47°53'41"E 110.50'	13	1/2" Re-Bar Found
13	S 71°24'12"E 378.77'	14	1/2" Re-Bar Found
14	N 65°24'10"E 377.45'	15	3" Iron Pipe Found on R/W
15	S 14°02'38"E 48.26'	16	Calculated Point on R/W
16	S 66°08'39"E 89.45'	17	Calculated Point on R/W
17	S 46°52'41"E 82.64'	18	Calculated Point on R/W
18	N 61°11'15"E 66.07'	19	Calculated Point on R/W
19	S 76°27'13"E 177.93'	20	Calculated Point on R/W
20	S 78°45'23"E 174.37'	21	Calculated Point on R/W
21	N 84°04'14"E 157.81'	22	Calculated Point on R/W
22	N 89°30'35"E 129.83'	23	Calculated Point on R/W
23	S 89°43'51"E 144.90'	24	Calculated Point on R/W
24	N 67°13'49"E 185.52'	25	Calculated Point on R/W
25	N 72°36'30"E 318.09'	26	Calculated Point on R/W
26	N 29°27'12"E 270.12'	27	Calculated Point on R/W
27	S 86°26'30"E 82.14'	28	1 1/2" Iron Pipe Found at Intersection of Road R/W & Powerline R/W
28	S 45°28'47"W 2771.57'	29	5" Concrete Monument Found
29	N 45°01'00"W 925.40'	30	1/2" Re-Bar Found
30	N 78°42'51"W 1588.40'	31	20" White Oak Tree
31	S 65°28'35"W 38.69'	32	20" White Oak Tree
32	S 83°31'24"W 123.22'	33	1/2" Re-Bar Found
33	N 81°17'28"W 124.38'	1	6" Wooden Fence Post on R/W = Point of Beginning

Survey of Property  
for  
**Estate of Lawson J. McDade, Sr.**  
Lying in Land Lot 5 & 6  
Third Land District  
G.M.D. 314  
Putnam County, Georgia

Reference:  
Deed Book 2 G, Page 162

28 AUG 18 15:10



GEORGIA, PUTNAM COUNTY  
CLERK OF SUPERIOR COURT  
FILED & RECORDED 10-2-2000  
TIME 2:06 PM  
CABINET 2 K-25-26  
SLIDE 6 PAGE 159  
RECORDS & ADMINISTRATION  
MARIETTA, GEORGIA



Surveyor: **John L. Farmer**  
210 South Line Church Road, SA  
Milledale, Georgia 31061  
Phone 912-932-5755  
Cell 912-932-5755  
Date Installed: APR 17 2000  
Equipment Used: TOPCON TS-10  
Job No: 2044  
Screen No: 2044



**Surveyor's Certification**  
The field work upon which this map is based is in accordance with the provisions of the laws of the State of Georgia and the regulations of the State Board of Surveyors and was executed using the methods and techniques prescribed by the State Board of Surveyors. I am a duly licensed and qualified Surveyor and I am duly sworn to the laws of the State of Georgia.



FROM PT. NO.	BEARING & DISTANCE	TO PT. NO.	DESCRIPTION
1	N 12°41'07"E	2	8" Wooden Fence Post on R/W
2	N 15°18'18"E	3	Calculated Point on R/W
3	N 25°03'44"E	4	Calculated Point on R/W
4	N 31°34'42"E	5	Calculated Point on R/W
5	S 63°23'34"E	6	18" Pine Tree
6	N 16°44'35"E	7	6" Fence Post
7	N 22°06'09"E	8	5/8" Re-Bar Found
8	N 47°23'08"E	9	Fence
9	S 67°29'59"E	10	Re-Bar Found
10	S 65°29'23"E	11	Re-Bar Found
11	S 55°00'56"E	12	Re-Bar Set
12	S 47°53'41"E	13	Re-Bar Found
13	S 71°24'17"E	14	Re-Bar Found
14	N 65°24'32"E	15	Re-Bar Found
15	S 40°02'05"E	16	3" Iron Pipe Found on R/W
16	S 85°08'39"E	17	Calculated Point on R/W
17	S 86°52'41"E	18	Calculated Point on R/W
18	N 81°11'15"E	19	Calculated Point on R/W
19	N 76°27'33"E	20	Calculated Point on R/W
20	N 78°09'23"E	21	5/8" Re-Bar Set on R/W
21	N 84°04'14"E	22	Calculated Point on R/W
22	N 89°30'39"E	23	Calculated Point on R/W
23	S 89°43'51"E	24	Calculated Point on R/W
24	N 87°13'46"E	25	Calculated Point on R/W
25	N 72°38'30"E	26	Calculated Point on R/W
26	N 79°27'12"E	27	Calculated Point on R/W
27	N 86°26'30"E	28	Calculated Point on R/W
28	S 45°28'47"W	29	1 1/2" Iron Pipe Found at Intersection of Road R/W & Powerline R/W
29	N 48°01'00"W	30	Concrete Monument Found
30	S 78°42'51"W	31	Re-Bar Found
31	S 65°28'35"W	32	White Oak Tree
32	S 81°31'24"W	33	White Oak Tree
33	N 51°17'28"W	34	1/2" Re-Bar Found
34		1	6" Wooden Fence Post on R/W = Point of Beginning

THIS IS A SURVEY OF THE DIVISION OF THE PARENT TRACT

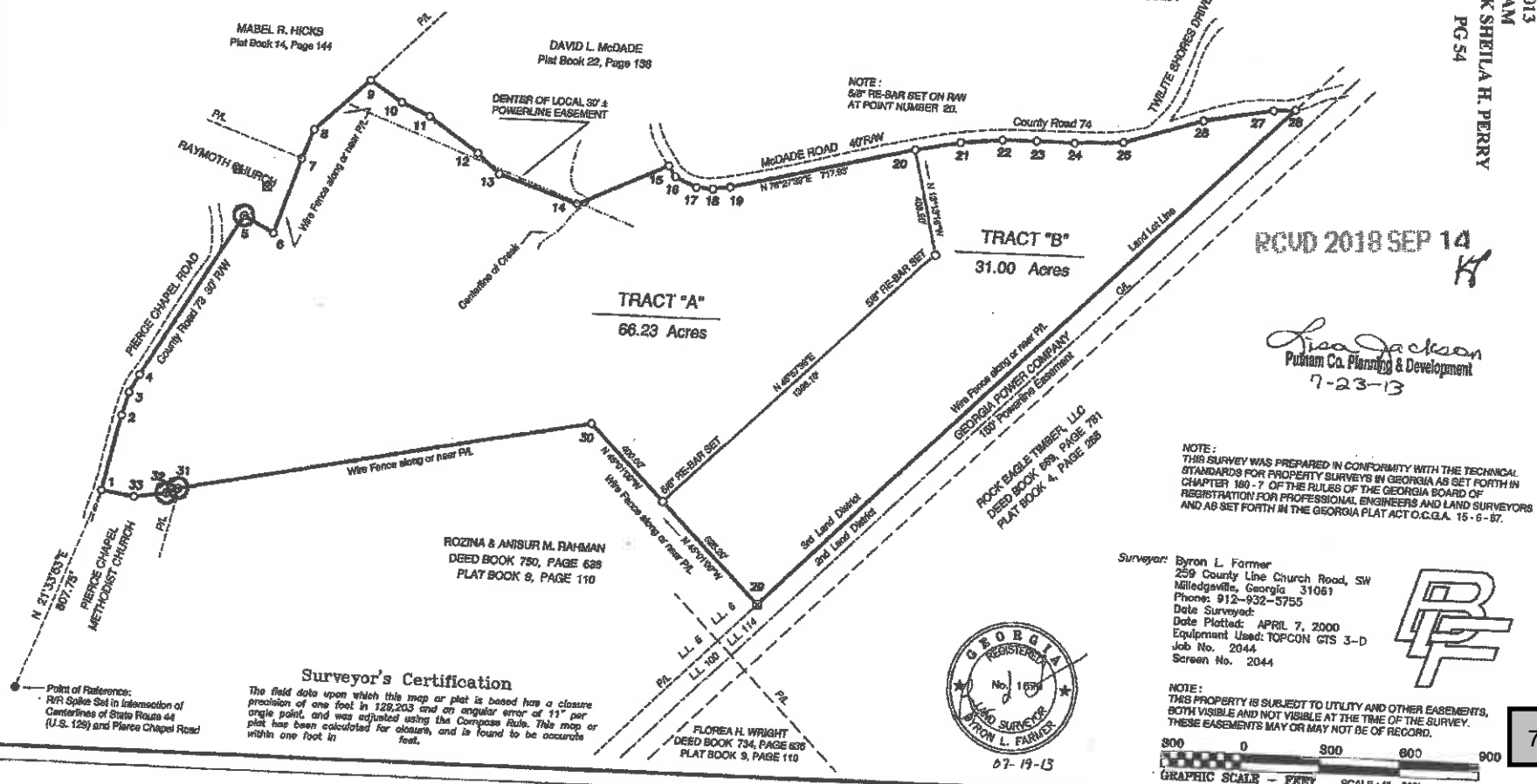
Survey of Property  
for  
**Lawson J. McDade, Jr. and  
Carolyn W. McDade**  
Lying in Land Lot 5 & 8  
Third Land District  
G.M.D. 314  
Putnam County, Georgia

Reference:  
Deed Book 2 G, Page 162  
Deed Book 318, Page 518  
Plat Book 26, Page 149



NOTE:  
THIS SURVEY PLAT, AS RECORDED IN PLAT BOOK 26, PAGE 149,  
HAS BEEN REVISED BY ME ON JULY 19, 2013 TO INCLUDE THE  
FOLLOWING:  
A - TRACT "A" REVISED TO SHOW TRACTS "A" AND "B" -  
B - ADJOINING LAND OWNERS UPDATED -  
C - NAME IN TITLE BLOCK REVISED  
D - ADDITION NOTES AS REQUIRED BY THE PLAT LAW ADDED.

FILED  
7/29/2013  
PUTNAM  
CLERK SHEILA H. PERRY  
BK 34 PG 54



RCUD 2018 SEP 14

*Lisa Jackson*  
Putnam Co. Planning & Development  
7-23-13

NOTE:  
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-87.

Surveyor:  
Byron L. Farmer  
259 County Line Church Road, SW  
Milledgeville, Georgia 31061  
Phone: 912-932-5755  
Date Surveyed:  
Date Platted: APRIL 7, 2000  
Equipment Used: TOPCON GTS 3-D  
Job No. 2044  
Screen No. 2044

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.

GRAPHIC SCALE - FEET  
0 300 600 900  
SCALE: 1" = 300'