



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Agenda

**Monday, August 26, 2019 ♦ 6:30 PM**

*Putnam County Administration Building – Room 203*

### Opening

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

### Minutes

4. Approval of Minutes- July 2, 2019 & July 9, 2019

### Requests

5. Request by **Mike Cobb, Patsy Craig, Henry Craig** for conditional use at 813 Milledgeville Road. Presently zoned C-2. [**Map 087A, Parcel 022, District 4**]. \*
6. Request by **Mark & Patricia Higgins, Fun Lake Inc.** to rezone 1.90 acres at 800 Harmony Road from C-1 to C-2. [**Map 097, Parcel 069, District 3**]. \*
7. Request by **Joe and Teresa Huey** to rezone 5 acres at 169 Denham Road from AG-1 to R-2. [**Map 074, Part of Parcel 044, District 2**]. \*

### 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 September 17, 2019 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.

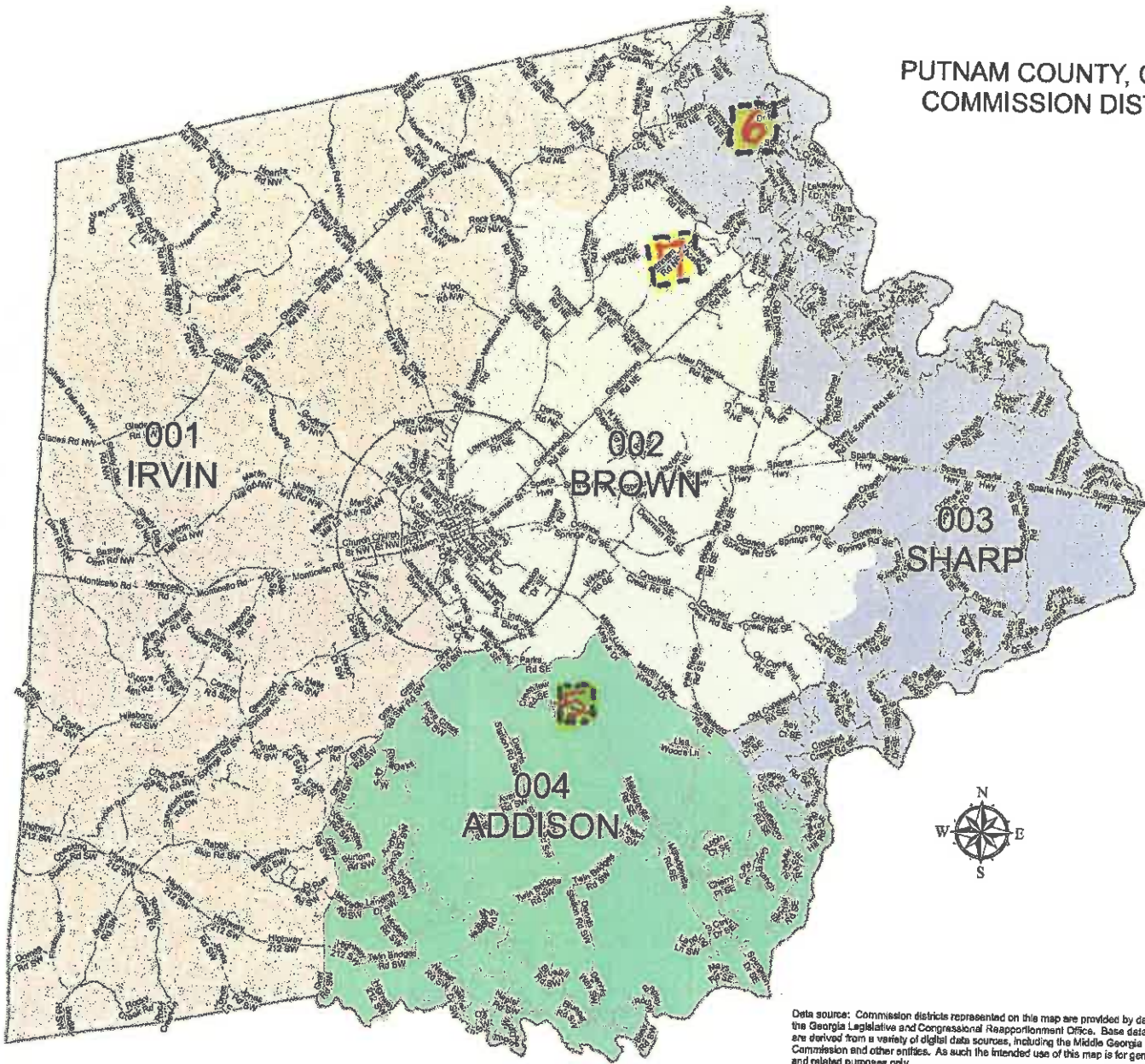
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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.

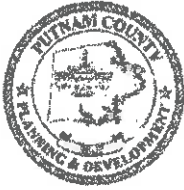
**Item Attachment Documents:**

5. Request by **Mike Cobb, Patsy Craig, Henry Craig** for conditional use at 813 Milledgeville Road. Presently zoned C-2. [**Map 087A, Parcel 022, District 4**]. \*

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



5. Request by **Mike Cobb, Patsy Craig, Henry Craig** for conditional use at 813 Milledgeville Road. Presently zoned C-2. [Map 087A, Parcel 022, District 4].
6. Request by **Mark & Patricia Higgins, Fun Lake Inc.** to rezone 1.90 acres at 800 Harmony Road from C-1 to C-2. [Map 097, Parcel 069, District 3]. \*
7. Request by **Joe and Teresa Huey** to rezone 5 acres at 169 Denham Road from AG-1 to R-2. [Map 074, Part of Parcel 044, District 2]. \*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

2019-009416

Putnam County  City of Eatonton  
APPLICATION FOR:  VARIANCE  CONDITIONAL USE

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

Owner name Mike Cobb, Patzy Crater, Hung Cerio # 478 - 456 - 5866

Applicant name (If different from above) SAME # \_\_\_\_\_

MAILING ADDRESS 3794 Sussex Dr CITY M. Hodgeville Ga. STATE Ga. ZIP 31061

PROPERTY LOCATION: 813 M. Hodgeville Rd.

MAP 087A PARCEL 022 TOTAL ACREAGE: .34 PRESENTLY ZONED C-2 KP

SETBACKS: Front: \_\_\_\_\_ Rear: \_\_\_\_\_ Lakeside: \_\_\_\_\_ Left: \_\_\_\_\_ Right: \_\_\_\_\_

\*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) 1440 TOTAL FOOTPRINT (proposed structure) N/A

LOT LENGTH (the total length of the lot) 587.86

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

REASON FOR REQUEST: To allow the house to be converted back to a residential home as it was originally.

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: 5-13-19

\*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>5-14-19</u>	FEE: \$ <u>200.00</u>	CK. NO. <u>178</u>	CASH _____	C. CARD _____	INITIALS <u>KP</u>
RECEIPT # <u>32623</u>					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				

REC'D 2019 MAY 14  
KP

May 13, 2019

To whom it may concern:

Please accept this letter as our request allow for a conditional use of the property located at 813 Milledgeville Rd. The property is currently zoned C-2. It is our belief that residential use is the highest and best use of the subject at this time.

When we purchased the property in 2001 the property was residential use. The house was a model home for "Duff" King, who built many Modified A-Frame homes on Lake Sinclair in the late 1990's and early 2000's. The property was used from 2001 until 2018 as a real estate sales office. That office has since closed and has been marketed for sale as commercial property. We have not had any interest from potential purchasers as an office building, but have had several people interested in converting it back to residential use. The house is on the lake and is surrounded by residential use property. It's location approximately halfway between Milledgeville and Eatonton does not lend itself as desirable commercial property due to the lack of commercial activity in the area. Since Highway 441 has been 4 laned, southbound traffic must go past the property and turn around to get to it, making it less likely to attract commercial traffic. As stated earlier, it is our opinion that residential use is the highest and best use.

The property is a long and relatively narrow lot containing approximately 0.34 ac. Current zoning ordinances in Putnam Co require a lot size of approximately 0.84 ac for residential use. As people who have been involved in the real estate industry in this area for many years, we are aware of hundreds of existing lake front houses with similar or smaller lot sizes than our property. In the time that the property was used as a real estate office, as many as 8 people worked out of the office full time. There have never been any issues with the septic system. If converted back to a 3 bedroom lake house, septic usage would be reduced. We believe it would be advantageous to the county, as well as us, if a conditional use was allowed for this property.

Thank you for your consideration of our request.

Best regards,



Mike Cobb



Patsy Craig



Henry Craig

RCUD 2019 MAY 14  
KP

7-3

(1)

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

Property Owner/System Owner Name: <u>Patsy Craig</u>		478-454-6207 / 452-3539		Reason for Existing Sewage System Evaluation: (circle)	
Property/System Address: <u>813 Willedgeville Road Eatonton Ga. 31024</u>				<input type="checkbox"/> (1) Loan Closing for Home Sale	
Subdivision Name:		Lot:	Block:	<input type="checkbox"/> (2) Refinance	
Existing System Information: Water Supply (circle)		Number of Bedrooms/GPD:	Garbage Grinder: (circle)	<input type="checkbox"/> (3) Home Addition (Non-bedroom) Type: _____	
<input type="checkbox"/> (1) Public <input checked="" type="checkbox"/> (2) Private Well <input type="checkbox"/> (3) Community		<u>2</u>		<input type="checkbox"/> (4) Swimming Pool Construction	
				<input type="checkbox"/> (5) Structure Addition to Property Type: _____	
				<input type="checkbox"/> (6) Mobile Home Relocation	

### SECTION A – System on Record

<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (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: <u>(?) Rezoning</u> <u>Recommend pumping tank every 5 years.</u>
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.	
<input type="checkbox"/> (1) Yes <input checked="" type="checkbox"/> (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.	
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (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: <u>[Signature]</u>	Title: <u>EA III</u>	Date: <u>7-15-19</u>	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
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### SECTION B – System Not on Record

<input type="checkbox"/> (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: _____ _____ _____ _____ _____
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (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.	
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (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.	
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (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.	
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.	

Evaluating Environmentalist:	Title:	Date:	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
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### SECTION C – System Not Approved

<input type="checkbox"/> (1) Yes <input type="checkbox"/> (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: _____ _____ _____
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (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.	
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (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.
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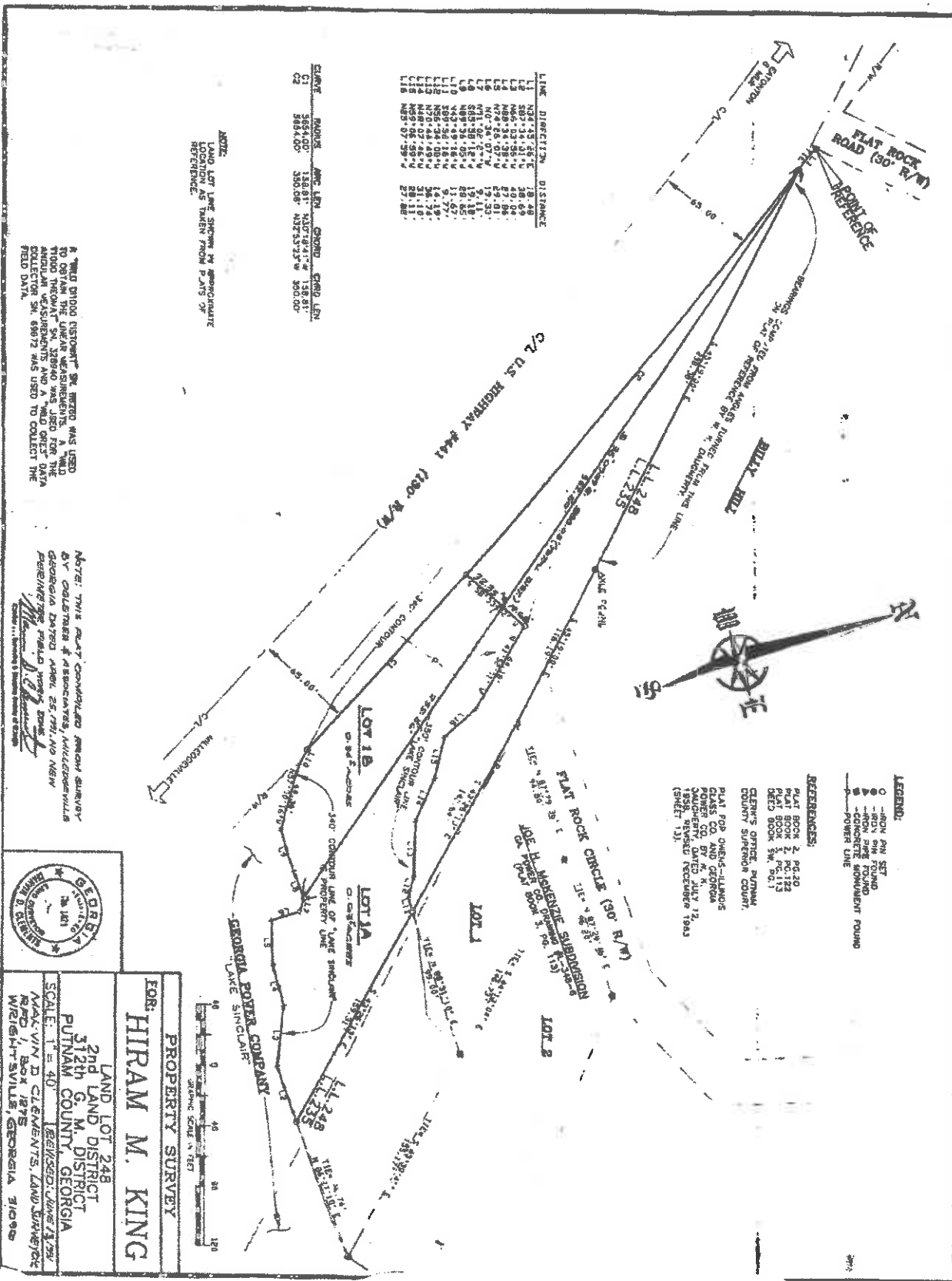
### SECTION D – Addition to Property or Relocation of Home (section completed in conjunction with A, B, or C above)

<input type="checkbox"/> (1) Yes <input type="checkbox"/> (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: _____ _____
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (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:	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.
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Number of Bedrooms/GPD:	Garbage Grinder: (circle)
	<input type="checkbox"/> (1) Yes <input checked="" type="checkbox"/> (2) No

RCUN 2019 MAR 14



Book 6117/91 by John P. Hawkins



**FOR: HIRAM M. KING**

LAND LOT 248  
 2ND LAND DISTRICT  
 312TH G. M. DISTRICT  
 PUTNAM COUNTY, GEORGIA

SCALE: 1" = 40'  
 DRAWN: JUNE 17, 1997  
 MAP: VIN D. CLEMENTS, LAND SURVEYOR  
 1000 W. BOX 1875  
 WRIGHTSVILLE, GEORGIA 31099

000423

142

FILED IN OFFICE OF THE  
CLERK OF SUPERIOR COURT  
PUTNAM COUNTY, GEORGIA

2001 JAN 26 AM 11:16

BOOK 326 PAGE 142-143

*Shirley H. Rayson*

Putnam County, Georgia  
Real Estate Transfer Tax  
Paid \$ 102.50

Date 1-26-2001  
*Jessie S. King*  
(Deputy) Clerk of Superior

STATE OF GEORGIA  
COUNTY OF PUTNAM

Return To: J. David McRee  
P.O. Box 1310  
Milledgeville, GA 31061

THIS INDENTURE, Made this 25<sup>th</sup> day of January, 2001 between HIRAM M. KING, III and SHARON D. KING, by and through their Attorney-in-Fact, TAMMY L. LANKFORD, of the State of Georgia, GRANTORS; and WILLIAM R. CRAIG and MIKE D. COBB, of the State of Georgia and County of Baldwin, GRANTEES;

WITNESSETH:

THAT the said Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said Grantees, their heirs and assigns, the following described property, to-wit:

All that lot of land in Land Lot 235, 2<sup>nd</sup> Land District, 312<sup>th</sup> GMD, Putnam County, Georgia containing .34 acres, more or less, and being all of Lot "1B" as shown on a plat by Marvin D. Clements, Land Surveyor, revised June 13, 1991, and recorded in Plat Book 16, Page 192, Office of the Clerk of Superior Court of Putnam County, Georgia, which plat is by this reference incorporated herein. Said triangular lot extends from the concrete monument located 18.48 feet South of the intersection of Flat Rock Road and U.S. Highway 441 North, to the 340 contour line (Lake Sinclair) as shown on said plat.

Also conveyed for the benefit of said Lot "1B" and for the benefit of any other property adjoining said Lot "1B" which may also be owned or leased by the owner of said Lot "1B" the following: A perpetual non-exclusive easement for ingress, egress and utility lines on, along and across that strip of land twenty feet in width extending from the end of Flat Rock Circle to said Lot "1B" as shown on a plat for Thomas W. Jenkins by Wakeman and Associates dated October 29, 1991, recorded in Plat Book 18, Page 11, Putnam County deed records, which plat is by this reference incorporated herein.

Also conveyed and assigned is all the interest of Grantor in that Lease from Thomas W. Jenkins to Hiram M. King, III dated November 6, 1991, recorded at Deed Book 49, Pages 155-156, Putnam County deed records, which Lease conveys an interest in the following described property: A portion of Lot 1 A, Land Lot 235, 2<sup>nd</sup> Land District, Putnam County, Georgia, as shown on a plat for Thomas W. Jenkins dated October 29, 1991 by Wakeman and Associates, recorded at Plat Book 18, Page 11, Putnam County Clerk's Office. The portion of said Lot herein described as all of that shaded portion of said Lot 1 A shown on said plat. The





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boundary line, beginning at the center of the dead end of Flat Rock Circle and crossing said Lot 1 A is a line perpendicular to the boundary between Lot 1 A and adjoining Lot 1 shown on said plat.

Said property is further described as that same property conveyed unto Hiram M. King, III and Sharon D. King by Milledgeville Housing Center, Inc. by Quitclaim Deed dated June 16, 1999 and recorded in Deed Book 289, at pages 141-142.

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 Grantees, their heirs and assigns, forever, in Fee Simple.

AND THE SAID Grantors, their heirs, executors and administrators, will warrant and forever defend the right and title to the above-described property, unto the said Grantees, their heirs and assigns, against the claims of all persons whomsoever.

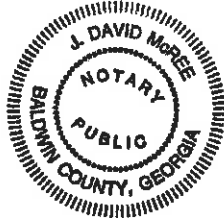
IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals, the day and year above written.

*Tammy L. Lankford* (SEAL)  
TAMMY L. LANKFORD, Attorney-in-Fact,  
for HIRAM M. KING, III and SHARON D.  
KING

Signed, Sealed and Delivered on this 25<sup>th</sup>  
day of January 2001, in the presence of:

*Anna J. Hall*  
\_\_\_\_\_  
Witness

*J. David Moore*  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 6-26-2001



DOC# 005166  
FILED IN OFFICE  
12/30/2013 04:01 PM  
BK#800 PG#322-324  
SHEILA H. PERRY  
CLERK OF COURT  
PUTNAM COUNTY

*Sheila H. Perry*

REAL ESTATE TRANSFER T  
AX  
PAID: \$0.00

PT61-117-2013-001375

When Recorded Return To:



101 E. McIntosh Street  
Milledgeville, Georgia 31061

[Above Space Provided For Recording Information]

STATE OF GEORGIA  
COUNTY OF PUTNAM

**EXECUTOR'S DEED**

THIS INDENTURE is made as of the 20<sup>th</sup> day of December, 2013 between **Patsy Batchelor Craig, as Executor of the Last Will and Testament of William R. Craig**, (hereinafter referred to as the "Deceased"), (hereinafter referred to as "Grantor") and **Patsy Batchelor Craig and Henry R. Craig, as Co-Trustees of the William R. Craig Revocable Trust**, (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH

WHEREAS, the Deceased, a resident of Baldwin County, Georgia, died testate on February 2, 2011;

WHEREAS, the Deceased's Last Will and Testament, dated November 19, 2001, was duly probated in the Baldwin County Probate Court with Letters Testamentary issued to Grantor;

WHEREAS, the Deceased owned a one-half undivided interest in real property located in Putnam County, Georgia;

WHEREAS, Item V of the Deceased's Last Will and Testament provides in part as follows:

*"I give, devise and bequeath, all the rest, residue and remainder of my estate not otherwise disposed of (my Residual Estate), including any lapsed or void gifts, but not including any property over which I may have a general power of appointment exercisable hereby, to the Trustee of the William R. Craig Revocable Trust, to be held, administered and distributed as provided by the terms of said trust, including any amendments thereto."*



WHEREAS, all debts of the Deceased have been paid or provided for,

WHEREAS, Grantee is or are more than eighteen (18) years of age and

WHEREAS, this deed is made under the provisions of O.C.G.A. §53-8-15 to pass title to Grantee as beneficiaries under Item V of the Deceased's Last Will and Testament.

NOW THEREFORE, Grantor for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee, all that tract or parcel of described as follows, to wit:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION**

TO HAVE AND TO HOLD the 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 Grantee forever, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Deceased.

EXECUTED under seal as of the date above.

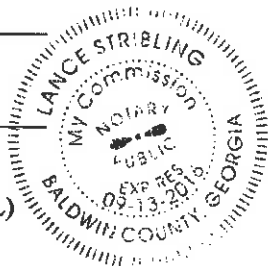
*Patsy Batchelor Craig* (Seal)  
Patsy Batchelor Craig, Executor  
under the Last Will and Testament of  
William R. Craig, deceased

Signed, sealed and delivered  
in the presence of:

*Kimberly Stull*  
Unofficial Witness

Notary Public

(NOTARIAL SEAL)



[NO OPINION AS TO TITLE GIVEN BY PREPARER OF DEED]

**EXHIBIT "A"****(legal description)**

All that lot of land in Land Lot 235, 2<sup>nd</sup> Land District, 312<sup>th</sup> GMD, Putnam County, Georgia containing .34 acres, more or less, and being all of Lot 1B, as shown on a plat by Marvin D. Clements Land Surveyor, revised June 13, 1991, and recorded in Plat Book 16, Page 192, Office of the Clerk of Superior Court of Putnam County, Georgia, which plat is by this reference incorporated herein. Said triangular lot extends from the concrete monument located 18.48 feet South of the intersection of Flat Rock Road and U.S. Highway 441 North, to the 340 contour line (Lake Sinclair) as shown on said plat.

Also conveyed for the benefit of said Lot "1B" and for the benefit of any other property adjoining said Lot "1B" which may also be owned or leased by the owners of said Lot "1B" the following: A perpetual non-exclusive easement for ingress, egress and utility lines on, along and across that strip of land twenty feet in width extending from the end of Flat Rock Circle to said Lot "1B" as shown on a plat for Thomas W. Jenkins by Wakeman and Associates dated October 29, 1991, recorded in Plat Book 18, Page 11, Putnam County deed records, which plat is by this reference incorporated herein.

Also conveyed and assigned is all the interest of Grantor in that Lease from Thomas W. Jenkins to Hiram M. King, III dated November 6, 1991, recorded at Deed Book 49, Pages 155-156, Putnam County deed records, which Lease conveys an interest in the following described property: A portion of Lot 1A, Land Lot 235, 2<sup>nd</sup> Land District, Putnam County, Georgia, as shown on a plat for Thomas W. Jenkins dated October 29, 1991 by Wakeman and Associates, recorded at Plat Book 18, Page 11, Putnam County Clerk's Office. The portion of said Lot herein described as all of that shaded portion of said Lot 1A shown on said plat. The boundary line, beginning at the center of the dead end of Flat Rock Circle and crossing said Lot 1A is a line perpendicular to the boundary between Lot 1A and adjoining Lot 1 shown on said plat.

This is the same property conveyed by warranty deed from Hiram M. King, III and Sharon D. King, by and through their attorney-in-fact, Tammy L. Lankford to William R. Craig and Mike D. Cobb dated January 25, 2001, recorded in Deed Book 326, Pages 142-143, said records.

**SUBJECT TO:** all easements, rights-of-way, surveys, protective covenants, limitations and restrictions affecting said property of record, said records

DOCH# 000875  
 FILED IN OFFICE  
 02/13/2007 12:01 PM  
 BK:585 PG:271-276  
 SHEILA LAYSON *SP*  
 CLERK OF SUPERIOR  
 COURT  
 Putnam Co Clerk of Court  
 Putnam County, Georgia  
 Real Estate Transfer Tax  
 Amt: 0  
 Date: 2/13/2007  
Sheila E. MJE  
 PT61117-2007-000181

**GEORGIA DEPARTMENT OF TRANSPORTATION**  
**RIGHT OF WAY DEED**  
 801 Highway 15 South, Tennesse, GA 31089-0008

GEORGIA, PUTNAM COUNTY

PROJECT NO. EDS 441 (40)  
P.I. NO. 222470

THIS CONVEYANCE made and executed the 30<sup>th</sup> day of August, 20 06

WITNESSETH that WILLIAM R. CRAIG & MIKE D. COBB, the undersigned, (hereinafter referred to as 'Grantor'), is the owner of a tract of land in PUTNAM County through which US441/SR24, known as Project No. EDS 441 (40), has been laid out by the Department of Transportation being more particularly described in a map and drawing of said road in the office of the Department of Transportation, No. 2 Capitol Square, Atlanta, Georgia, to which reference is hereby made.

NOW, THEREFORE, in consideration of the benefit to said property by the construction and maintenance of said road, and in consideration of ONE DOLLAR (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, Grantor does hereby grant, sell and convey to said Department of Transportation, and their successors in office so much land as to make a right of way for said road as surveyed, being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 235 & 248 of the 2 Land District of Putnam County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereto by this reference.

Said right of way is hereby conveyed, consisting of 0.001 acres, more or less, as shown colored yellow on the plat of the property prepared by the Department of Transportation, dated March 18, 2005; revised May 10, 2006, said plat attached hereto and made a part of this deed as Exhibit "B".

For the same consideration Grantor hereby conveys and relinquishes to the Department of Transportation all rights of access between the limited access highway and approaches thereto on the above numbered highway project and Grantor's remaining real property from which said right of way is taken except at such points as designated and shown on the attached plat prepared by the Department of Transportation said right being 0 linear feet.

Parcel No. 12



TO HAVE AND TO HOLD the said conveyed premises in fee simple and any rights Grantor has or may have in and to existing public rights of way are hereby quitclaimed and conveyed unto the Department of Transportation. Grantor hereby warrants that Grantor has the right to sell and convey said land and bind himself, his heirs, executors and administrators forever to defend by virtue of these presents.

IN WITNESSETH WHEREOF, Grantor has hereunto set his hand and seal the day above written.

Signed, Sealed and Delivered  
this 30 day of August  
20 08 in the presence of:

Beth Anderson  
Witness

Jessi P. Cox  
Notary Public

expres 8-16-2008

William R. Craig (L.S.)  
WILLIAM R. CRAIG

Mike O'Connell (L.S.)  
MIKE O'CONNOR

\_\_\_\_ (L.S.)

\_\_\_\_ (L.S.)

Parcel No. 12

SFAI AFFIXED

DOT118  
Revised 1/00

## EXHIBIT "A"

PROJECT NO.: EDS 441 (40) Putnam County  
P. I. NO.: 222470  
PARCEL NO.: 12  
DATE OF R/W PLANS: March 18, 2005  
REVISION DATE: May 10, 2006

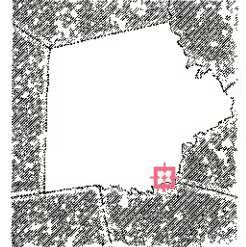
Page 1 of 1

All that tract or parcel of land lying and being in Land Lot 235 & 248 of the 2 Land District of Putnam County, Georgia, being more particularly described as follows:

Beginning at a point 65.38 feet right of and opposite Station 11+20.59 on the construction centerline of FLAT ROCK ROAD on Georgia Highway Project No. EDS 441 (40) ; running thence S 16°01'58.4" W a distance of 2.66 feet to a point 125.44 feet right of and opposite station 192+17.42 on said construction centerline laid out for US 441/SR 24; thence northwesterly 33.411 feet along the arc of a curve (said curve having a radius of 5794.801 feet and a chord distance of 33.411 feet on a bearing of N 35°25'22.6" W) to the point 125.40 feet right of and opposite station 192+50.12 on said construction centerline laid out for US 441/SR 24; thence S 39°10'02.8" E a distance of 31.82 feet back to the point of beginning. Containing 0.001 acres more or less.





**Overview**



**Legend**

-  City Limit
-  Parcels
- Parcel Numbers**
- Address Numbers**
- Zoning**
-  A-1 CITY
-  A-1 and AG-1
-  AG-1
-  AG-2
-  C-1
-  C-1 CITY
-  C-2
-  C-2 CITY
-  C-2 PUD
-  I-1 CITY
-  I-2 CITY
-  I-M
-  MHP
-  PUBLIC
-  PUBLIC CITY
-  R- 1 CITY
-  R- 2 CITY
-  R- 3 CITY
-  R- 4 CITY
-  R-1
-  R-1R
-  R-2
-  RM-1
-  RM-2
-  RM-3
-  VILLAGE
- Roads**

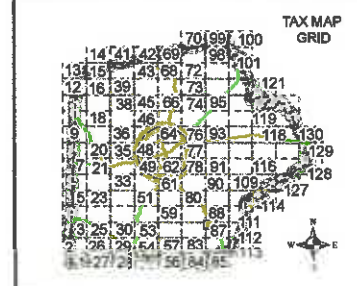
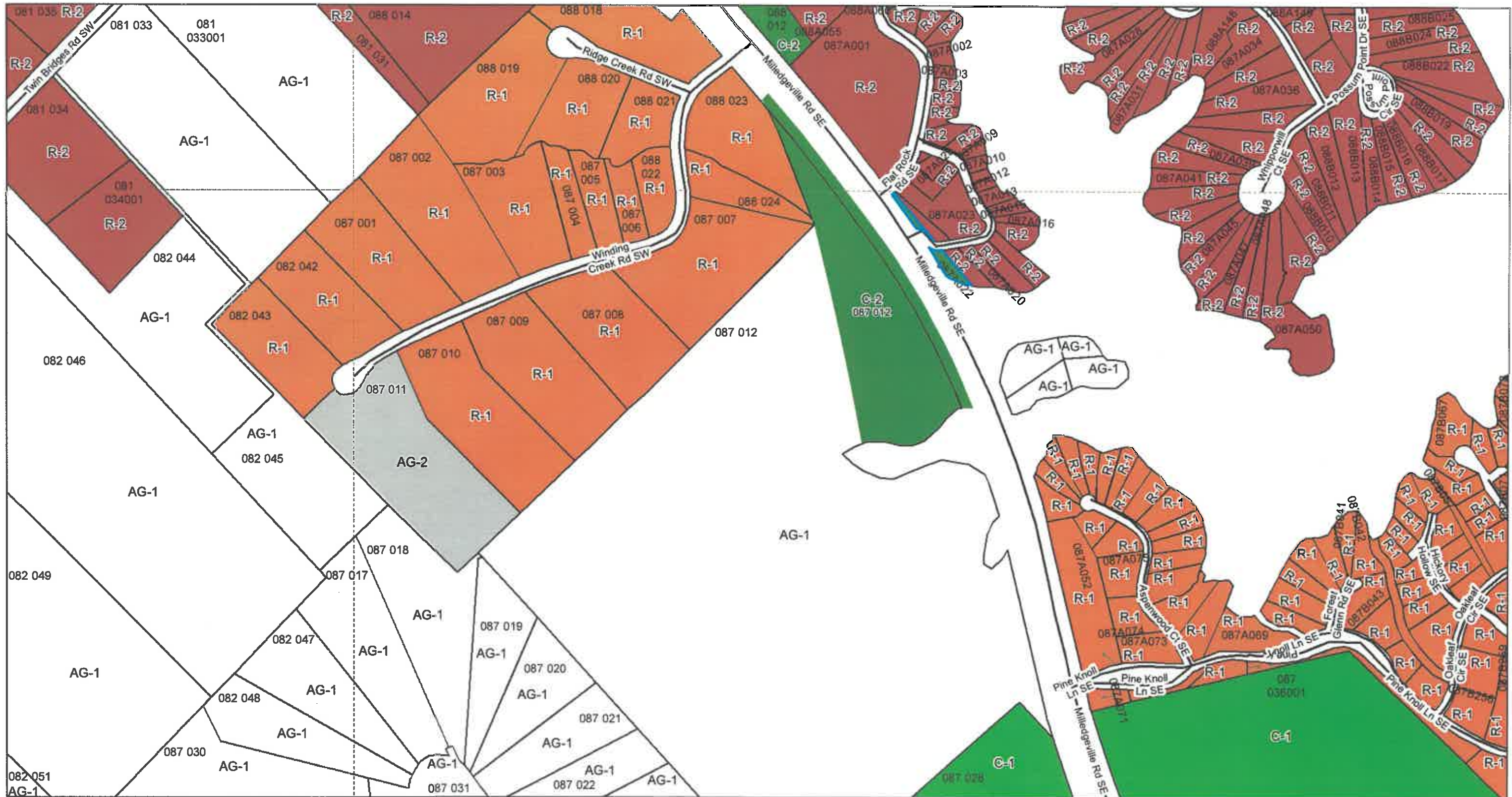
**Flood Map**

-  A - 100 Year Flood
-  Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevation

RECEIVED  
MAR 28 2019  





GEOGRAPHIC FEATURE LEGEND	
Eatonton Limits	No Code
County Boundary	AG-1
Roads	AG-1 CITY
Parcels	AG-2
Parcel Hooks	C-1
	C-1 CITY
	C-2
	C-2 CITY
	I-M
	IND-1 CITY
	IND-2
	IND-2 CITY
	MHP
	PUBLIC
	PUBLIC CITY
	R-1
	R-1 CITY
	R-1R
	R-2
	R-2 CITY
	R-3 CITY
	R-4 CITY
	RM-1
	RM-2
	RM-3
	VILLAGE

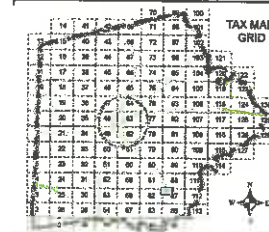
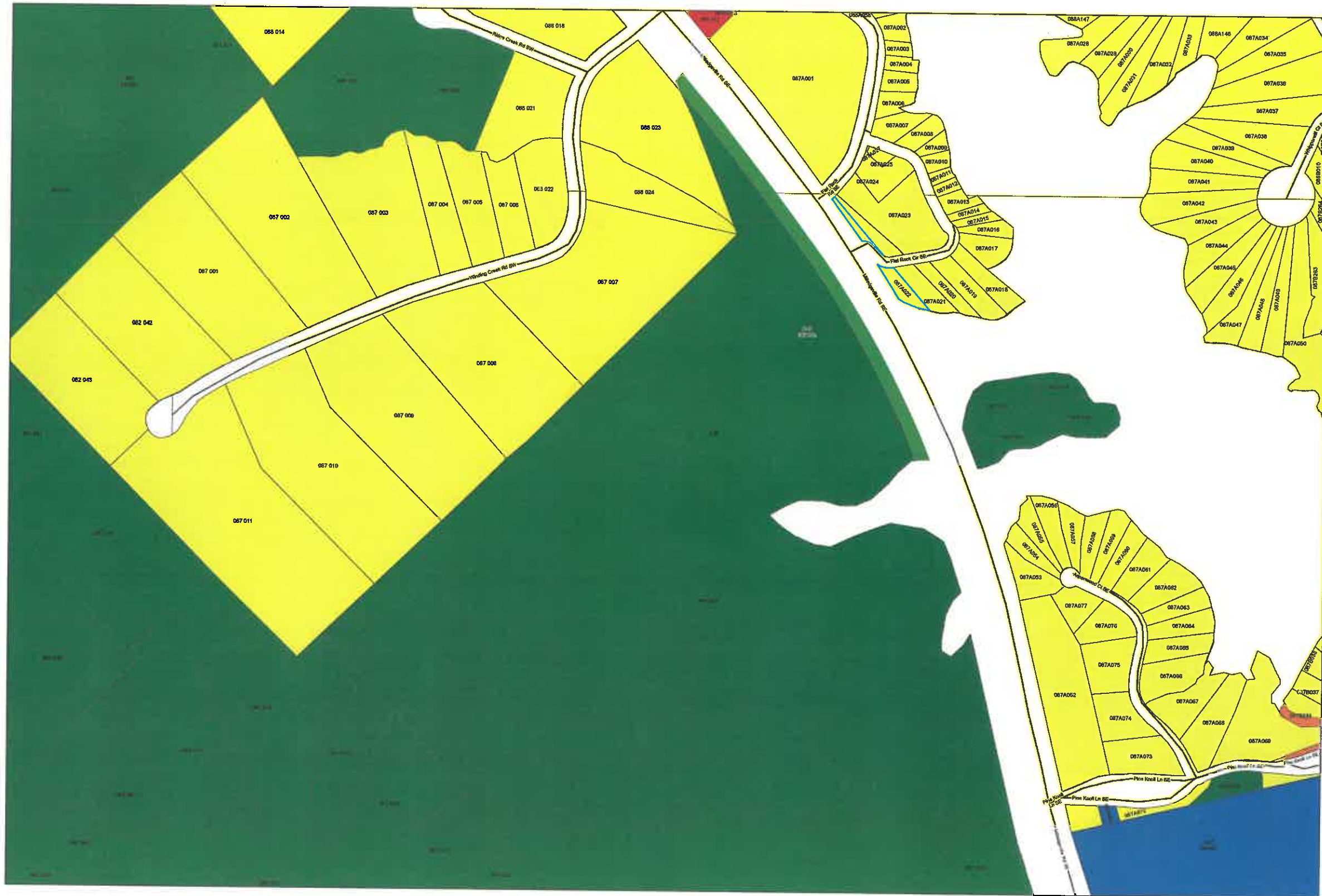
**MGRC**  
IT GIS Services

Metropolitan Georgia Regional Commission  
170 E. Perry Hwy  
Suite C  
Marietta, Georgia 30127  
(478) 751-4100  
(478) 751-4017  
Web: www.mgarc.org  
Email: mgarc@mgarc.org

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

**MAP 087A**

MAP SCALE: 1" = 524.17' SCALE RATIO: 1:6,290 DATE: JULY 2019



- 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  
715 Gray Hwy  
Suite C  
Macon, Georgia 31217  
(478) 754-6188  
(478) 754-6517  
Web: [www.middlegeorgia.com](http://www.middlegeorgia.com)  
Email: [mg-rs.org](mailto:mg-rs.org)

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



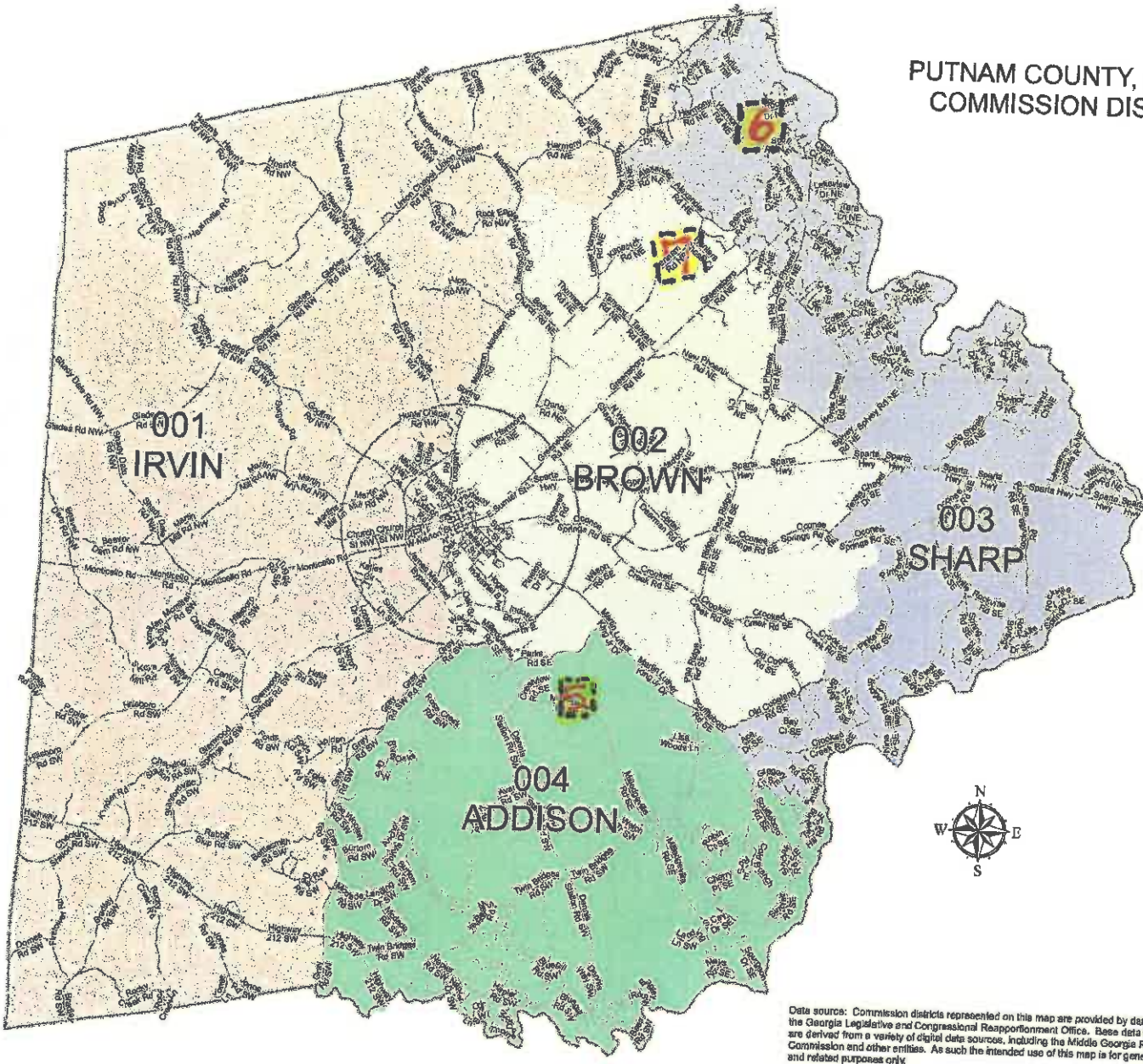
**MAP 087A**

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

**Item Attachment Documents:**

6. Request by **Mark & Patricia Higgins, Fun Lake Inc.** to rezone 1.90 acres at 800 Harmony Road from C-1 to C-2. [**Map 097, Parcel 069, District 3**]. \*

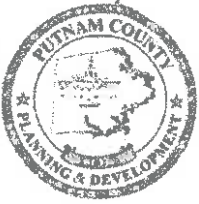
PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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

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

5. Request by **Mike Cobb, Patsy Craig, Henry Craig** for conditional use at 813 Milledgeville Road. Presently zoned C-2. [Map 087A, Parcel 022, District 4].
6. Request by **Mark & Patricia Higgins, Fun Lake Inc.** to rezone 1.90 acres at 800 Harmony Road from C-1 to C-2. [Map 097, Parcel 069, District 3]. \*
7. Request by **Joe and Teresa Huey** to rezone 5 acres at 169 Denham Road from AG-1 to R-2. [Map 074, Part of Parcel 044, District 2]. \*



# 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 2019-01025

DATE: 6/26/19

MAP 097

PARCEL 097069

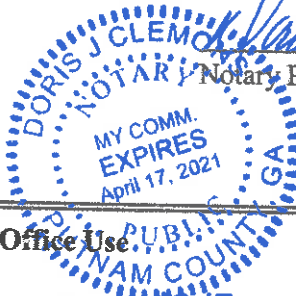
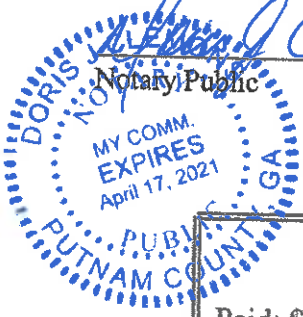
1. Name of Applicant: FUN LAKE, INC OWNERS MARK & PATRICA HIGGINS
2. Mailing Address: 2575 SWORDS RD GREENSBORO GA 30642
3. Phone: (home) NONE (office) 866 386 5253 (cell) 706 347 0336
4. The location of the subject property, including street number, if any: 800 HARMONY RD
5. The area of land proposed to be rezoned (stated in square feet if less than one acre):  
1.9 ACRES
6. The proposed zoning district desired: C2
7. The purpose of this rezoning is (Attach Letter of Intent)  
PLENTY OF LAND. I HAVE ONE PERSON WHO WOULD LIKE TO RENT SPACE TO SELL PINE STRAW AND ONE WHO WOULD LIKE TO RENT SPACE FOR STORAGE BUILDING SALES
8. Present use of property: OFFICES + METAL STORAGE BUILDINGS Desired use of property: CURRENT + INTENT
9. Existing zoning district classification of the property and adjacent properties:  
Existing: C1 G/A  
North: AG-1 G/A South: C1 G/A East: C2 G/A West: AG-1 G/A
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. Cja
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.): N/A
13. A detailed description of existing land uses: THE PROPERTY IS CURRENTLY USED PRIMARILY AS STORAGE BUILDINGS WITH A BUILDING IN FRONT WITH OFFICE SPACE AND A 24 HOUR SECURITY RESIDENCE
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.

Mak Higgins (PRESIDENT) 6/26/19  
 Signature (Property Owner) (Date)

Patricia P. Higgins (Treasurer) 6/26/19  
 Signature (Applicant) (Date)



Doris J. Clemens 6/26/19  
 Notary Public

Doris J. Clemens 6/26/19  
 Notary Public

Office Use	
Paid: \$ <u>250.00</u> (cash) _____ (check) <u>1917</u> (credit card) _____	
Receipt No. <u>032849</u> Date Paid: <u>6-26-19</u>	
Date Application Received: <u>6-26-19</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 _____	

*ga*

## CONCEPT PLAN

**Concept plan.** If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. All commercial, industrial, and residential developments greater than 25 lots must submit a concept plan with their application.

1. A concept plan may be prepared by a professional engineer, a registered land surveyor, a landscape architect, a land planner or any other person professionally involved in and familiar with land development activities.
2. The concept plan shall be drawn on a boundary survey of the property. The boundary survey shall have been prepared by a currently registered Georgia Registered Land Surveyor and meet the requirements of the State of Georgia for such a map or plat under O.C.G.A. 15-6-67(b).
3. The concept plan shall show the following:
  - a. Proposed use of the property.
  - b. The proposed project layout including:
    - (1) For residential subdivisions, commercial, or industrial applications, approximate lot lines and street right-of-way lines, along with the front building setback line on each lot.
    - (2) For multi-family and nonresidential development projects, the approximate outline and location of all buildings, and the location of all minimum building setback lines, outdoor storage areas, dumpsters, zoning buffers, parking areas, loading stations, storm water detention facilities, and driveways, entrances and exits.
  - c. Name, address, and telephone number of the applicant, if different than the owner.
  - d. The approximate location of proposed storm water detention facilities and the location shown.
  - e. Such additional information as may be useful to permit an understanding of the proposed use and development of the property particularly with respect to the compatibility of the proposed use with adjacent properties.



## IMPACT ANALYSIS

**Impact analysis.** If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. The impact analysis shall be prepared by a professional engineer, a registered land surveyor, a landscape architect, a land planner or any other person professionally involved in and familiar with land development activities.

1. The application must be accompanied by a written, documented analysis of the proposed zoning change with regard to each of the standards governing consideration, (which are enumerated under Putnam County Code of Ordinances, Chapter 66-Zoning, Sec. 66-165(d)) and are as follows:
  - a. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?
  - b. Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?
  - c. Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property?
  - d. Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?
  - e. Are there substantial reasons why the property cannot or should not be used as currently zoned?
  - f. 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?
  - g. 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?
  - h. 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?
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 of the analysis may be provided by the Planning and Development Department and included with the application.
3. The estimated number of dwelling units and total floor area of non-residential uses (if applicable) of the proposed development.
4. Effect on the environment surrounding the area to be rezoned including the effect on all natural and historic resources. (State source of the information.)
5. Impact on fire protection with respect to the need for additional firefighting equipment or personnel. (State source of the information.)
6. What are the physical characteristics of the site with respect to topography and drainage courses?
7. Adjacent and nearby zoning and land use.





# 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)

## 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: FUN LAKE, INC OWNERS MARK & PATRICIA HIGGINS

2. Address: 2575 SWORDS RD  
GREENSBORO, GA 30642

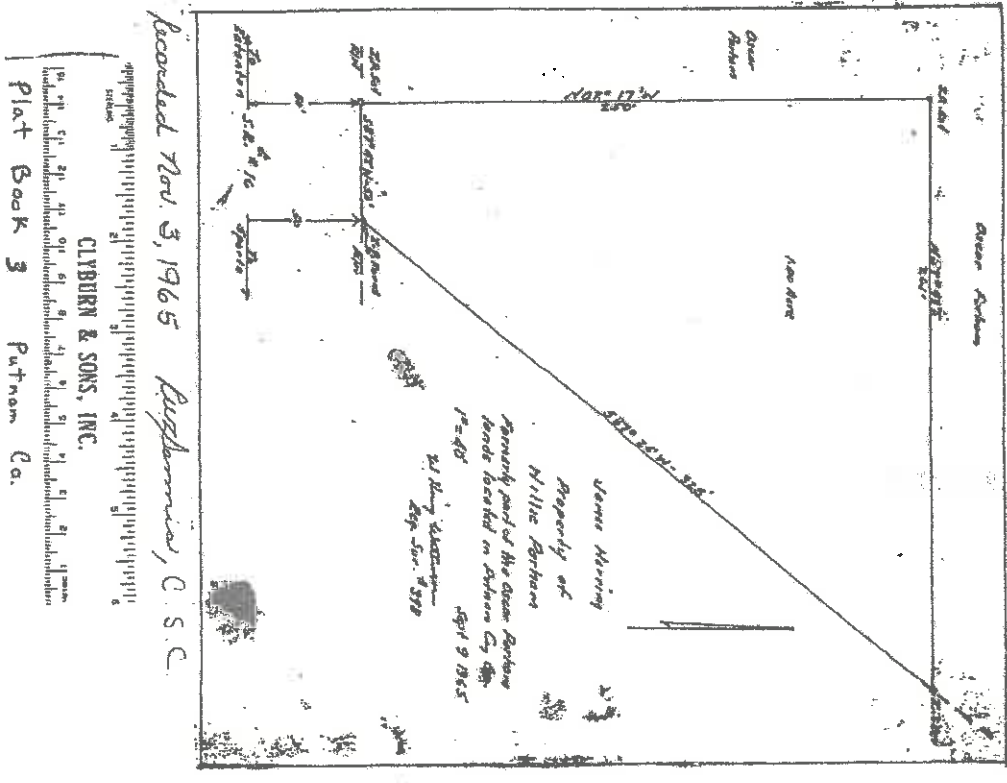
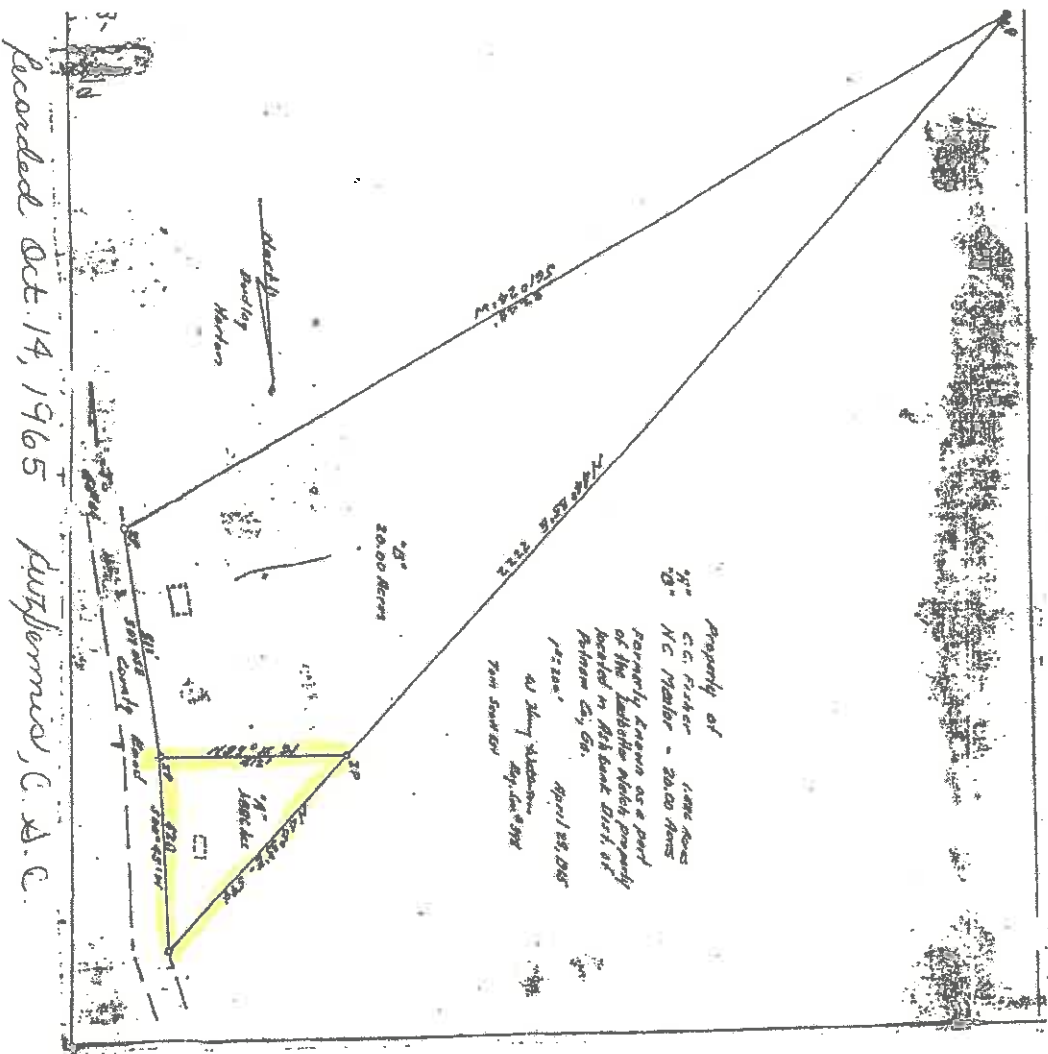
3. Have you given contributions that aggregated \$250.00 or more within two years immediately preceding the filing of the attached application to a candidate that will hear the proposed application? \_\_\_\_\_ Yes  No If yes, who did you make the contributions to? \_\_\_\_\_

Signature of Applicant: Mark Higgins Patricia P. Higgins  
Date: 6 / 26 / 19

*Ga*

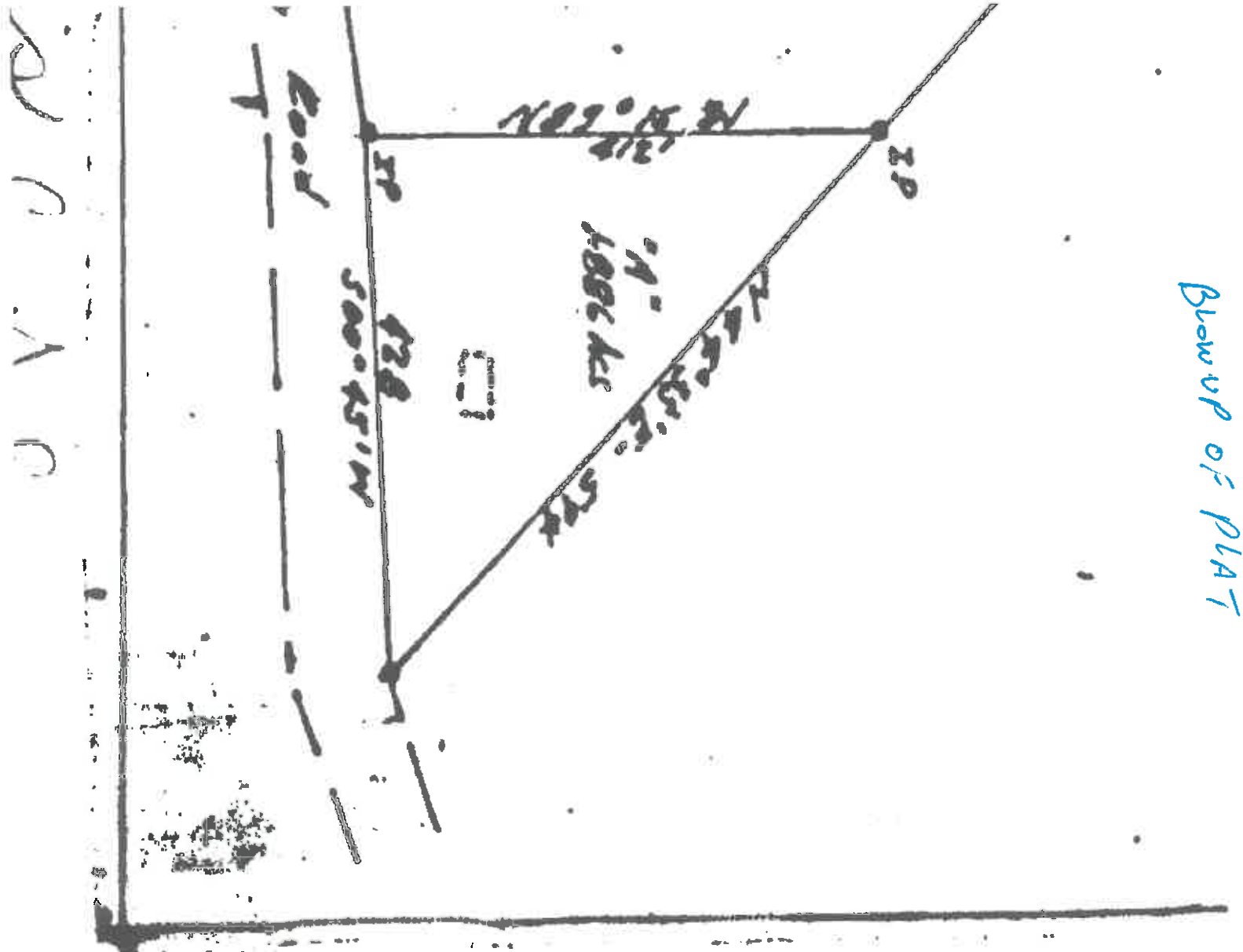
COPY OF RECORDED PLAT

ds



CLYBURN & SONS, INC.  
Plat Book 3 Putnam Co.

Blow up of PLAT



200' x 100'

Good

5

N 45° 15' E. 574'  
1000 KLS

500-45' W

face

70  
Face

70  
Face

gpa

## Legal Description

All that lot or parcel of land lying and being in the Ashbrook District, Putnam County, Georgia, and being triangular in shape and being joined on the northwest by the Tom Scott Estate, on the south by property now or formerly owned by N.C. Mealar, and on the east by the Harmony Road. The above tract being a part of the property known as the Ledbetter Welch property. The property hereby conveyed also being shown as Parcel A of a plat prepared by W. Henry Watterson, Registered Surveyor #398, on April 29, 1965, a copy of said plat being recorded in Plat Book 3, page 79, in the Office of the Clerk of the Superior Court of Putnam County, Georgia, said plat and the record thereof are incorporated herein and made a part hereof by reference.

2025.08.11 ga

DOC# 001583  
FILED IN OFFICE  
4/29/2019 02:45 PM  
BK:948 PG:123-124  
SHEILA H. PERRY  
CLERK OF COURT  
PUTNAM COUNTY

*Sheila H. Perry*

REAL ESTATE TRANSFER  
TAX PAID: \$0.00

BK 736 Pg 597  
Cross Reference:  
Deed Book 736 Page 597  
PT 61 117-2019-000507

*PT 61-117-2019-000507*

Return Recorded Document to:  
Kristine R. Moore Tarrer, LLC  
1129 Lake Oconee Parkway  
Suite 105  
Eatonton, Georgia 31024  
File No. 2011-152

### DEED IN LIEU OF FORECLOSURE

STATE OF GEORGIA  
COUNTY OF PUTNAM

THIS INDENTURE made this 8th day of April in the year 2019, between MDY Investments, LLC, as party or parties of the first part, hereinafter called "Grantor" and Fun Lake, Inc., hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns, where the contract requires or permits).

#### WITNESSETH:

WHEREAS, Grantor justly indebted to Grantee with evidence of said debt in that certain Deed to Secure Debt, from MDY Investments, LLC, to Fun Lake, Inc., dated December 1, 2011, recorded in Deed Book 736, pages 597-608, Putnam County, Georgia records, hereinafter referred to as the "Security Deed"; and

WHEREAS, Grantor is in default under the terms of the promissory note or notes secured by the Security Deed; and

WHEREAS, the parties are desirous of Grantor conveying the property secured by the Security Deed to Grantee in lieu of Grantee exercising the power of sale contained within the Security Deed.

THEREFORE, the said Grantor, for and in consideration of the consideration recited above, One Dollar (\$1.00) and other good and valuable consideration, 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:

All that lot or parcel of land lying and being in the Ashbrook District, Putnam County, Georgia and being triangular in shape and being joined (now or formerly) on the northwest by the Tom Scott Estate, on the south by property now or

formerly owned by N. C. Mealor, and on the east by Harmony Road. The above tract being a part of the property known as the Ledbetter Welch property. The property hereby conveyed also being shown as Parcel A of a plat prepared by W. Henry Watterson, Registered Surveyor No. 398, on April 29, 1965, a copy of said plat being recorded in Plat Book 3, page 79, in the Office of the Clerk of the Superior Court of Putnam County, Georgia, said plat and the record thereof are incorporated herein and made a part hereof by reference.

For Informational Purposes Only:  
TMP# 097-069

TO HAVE AND TO HOLD the said property, together with all and singular the rights, members, easements and appurtenances, thereunto appertaining, to only proper use, benefit and behoof of the said Grantee, his heirs, successors and assigns, forever, **IN FEE SIMPLE**.

And the said Grantor warrants and will forever defend the right and title to said property conveyed hereby unto the said Grantee, his heirs, successors and assigns, against the lawful claim of all persons whomsoever

The property is conveyed subject to the Security Deed and it is the expressed intentions of the parties that no merger of title shall occur by the Grantee's acceptance of this Deed in Lieu of Foreclosure.

This Deed in Lieu of Foreclosure is given in satisfaction of the indebtedness evidenced by the Security Deed as set forth in that certain Promissory Note from MDY Investments, LLC to Fun Lake Inc, dated December 1, 2011. By acceptance of this Deed in Lieu of Foreclosure, Grantee agrees that the Note is satisfied.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

MDY Investments, LLC

Stacie R Smith  
Unofficial Witness

[Signature] [SEAL]  
Malcolm D. Young, Manager

[Signature]  
Notary Public

AFFIX NOTARY SEAL



*go*



2025

*ga*



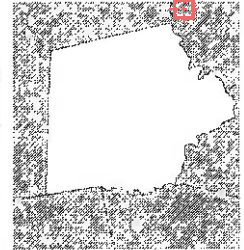


2020 JUN 25 PM

*gpa*



Overview



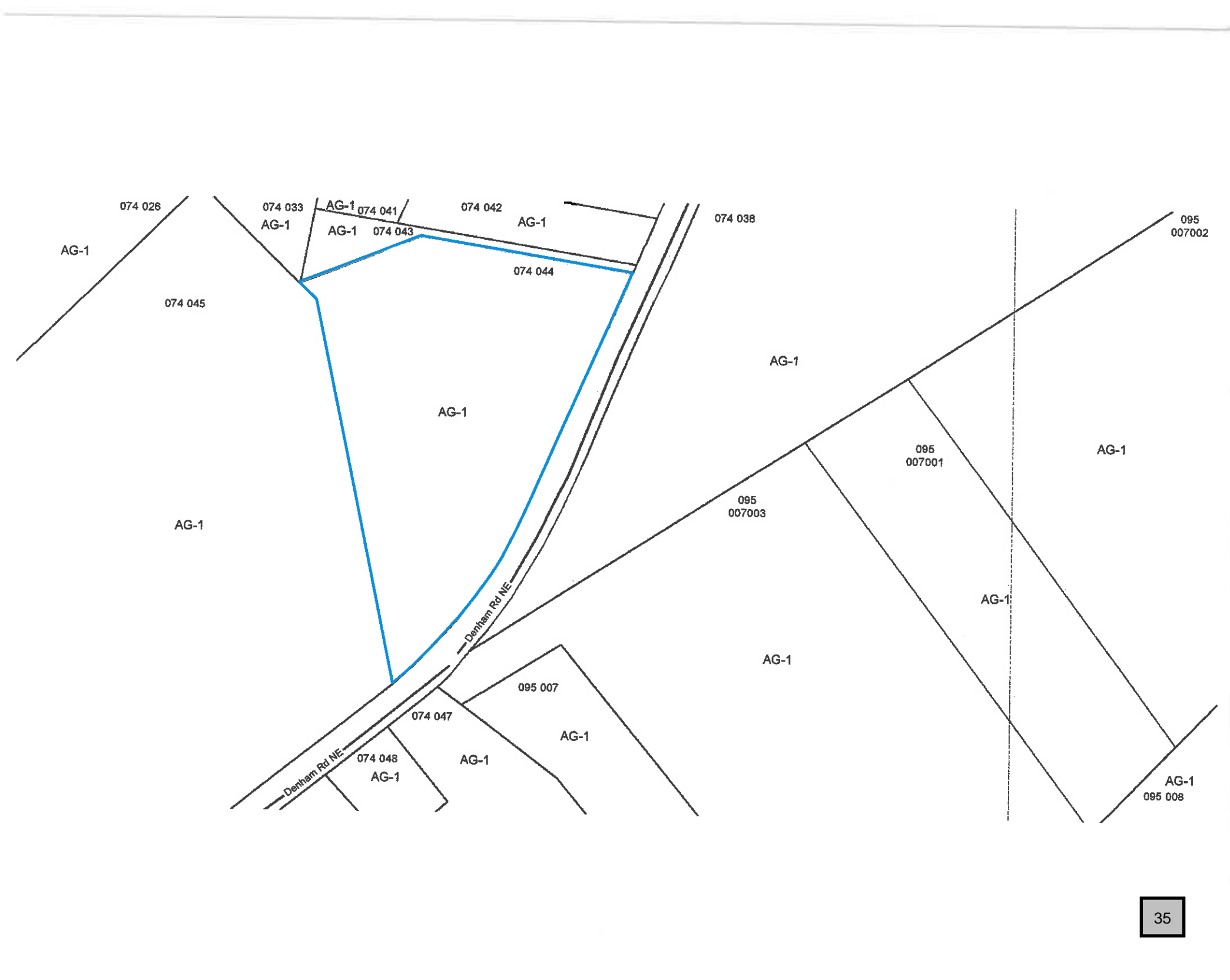
Legend

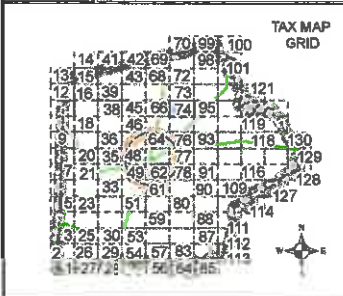
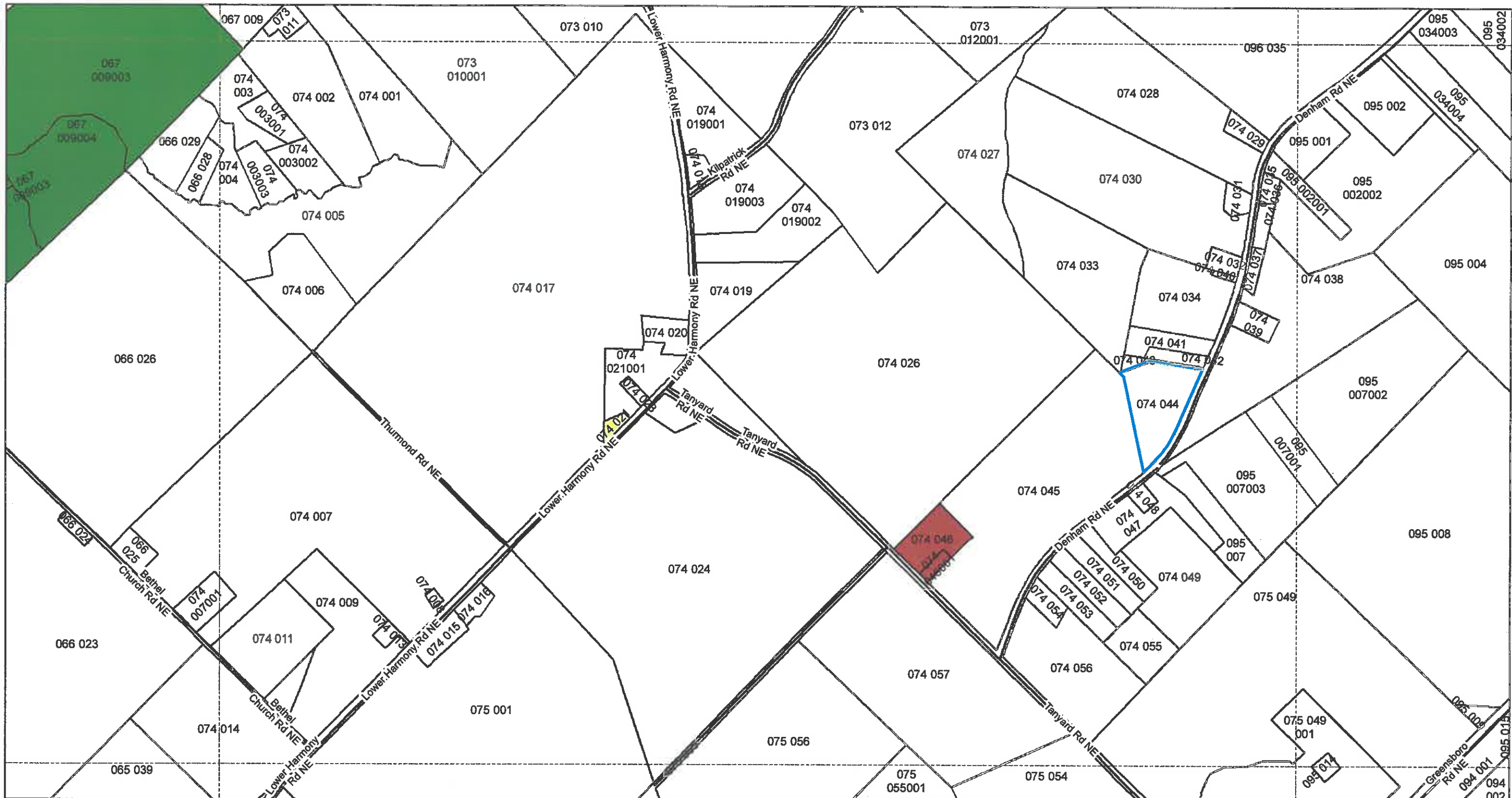
-  City Limit
-  Parcels
-  Parcel Numbers
- Zoning**
-  A-1 CITY
-  A-1 and AG-1
-  AG-1
-  AG-2
-  C-1
-  C-1 CITY
-  C-2
-  C-2 CITY
-  C-2 PUD
-  I-1 CITY
-  I-2 CITY
-  I-M
-  MHP
-  PUBLIC
-  PUBLIC CITY
-  R- 1 CITY
-  R- 2 CITY
-  R- 3 CITY
-  R- 4 CITY
-  R-1
-  R-1R
-  R-2
-  RM-1
-  RM-2
-  RM-3
-  VILLAGE
- Roads**

Date created: 6/25/2019  
 Last Data Uploaded: 6/25/2019 7:04:10 AM

Developed by  Schneider  
 GEOSPATIAL

PCUD JUN 26 '19





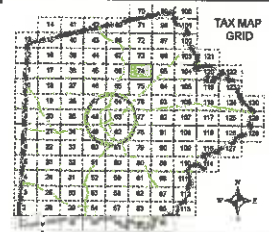
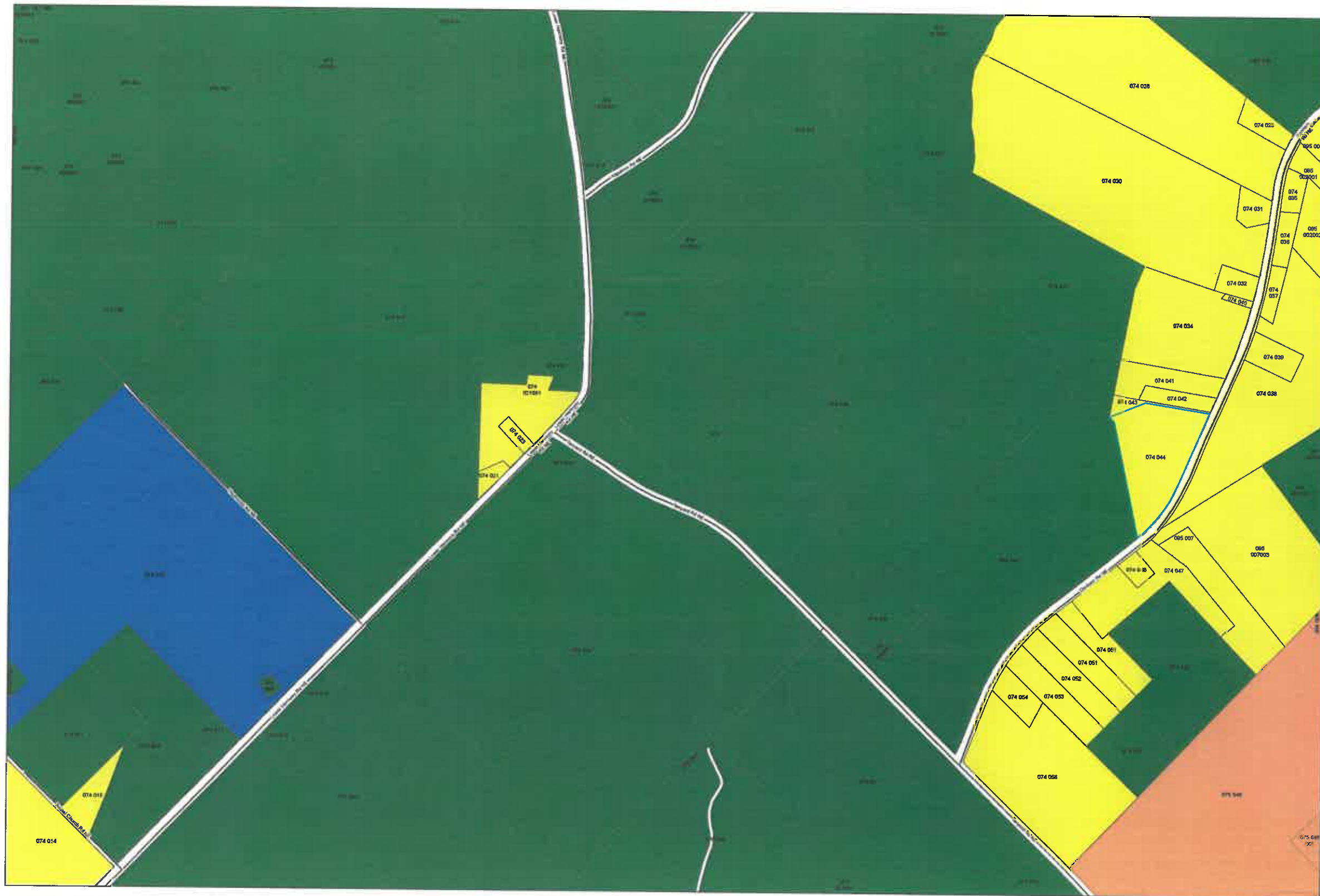
GEOGRAPHIC FEATURE LEGEND	
Eatonton Limits	AG-2
County Boundary	C-1
Roads	C-1 CITY
Parcels	C-2
Parcel Hooks	C-2 CITY
No Code	IND-1 CITY
AG-1	IND-2
AG-1 CITY	PUBLIC
AG-2	PUBLIC CITY
C-1	MHP
C-1 CITY	R - 1 CITY
C-2	R - 2 CITY
IND-1 CITY	R - 3 CITY
IND-2	R - 4 CITY
IND-2 CITY	R-1R
MHP	RM-1
PUBLIC	RM-2
PUBLIC CITY	RM-3
R - 1 CITY	VILLAGE
R - 2 CITY	
R - 3 CITY	
R - 4 CITY	
R-1R	
RM-1	

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
178 Emory Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6160  
(478) 751-6617  
Web: www.middlegeorgiareg.com  
Email: mgrc@mg-rc.org

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

**MAP 074**

MAP SCALE: 1" = 1,047.5' SCALE RATIO: 1:12,570 DATE: JULY 2019



- 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 Entry Way  
Macon, Georgia 31217  
(478) 751-6180  
(478) 751-8517  
Web: [www.middlegeorgia.com](http://www.middlegeorgia.com)  
Email: [mg@mg-rc.org](mailto:mg@mg-rc.org)

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

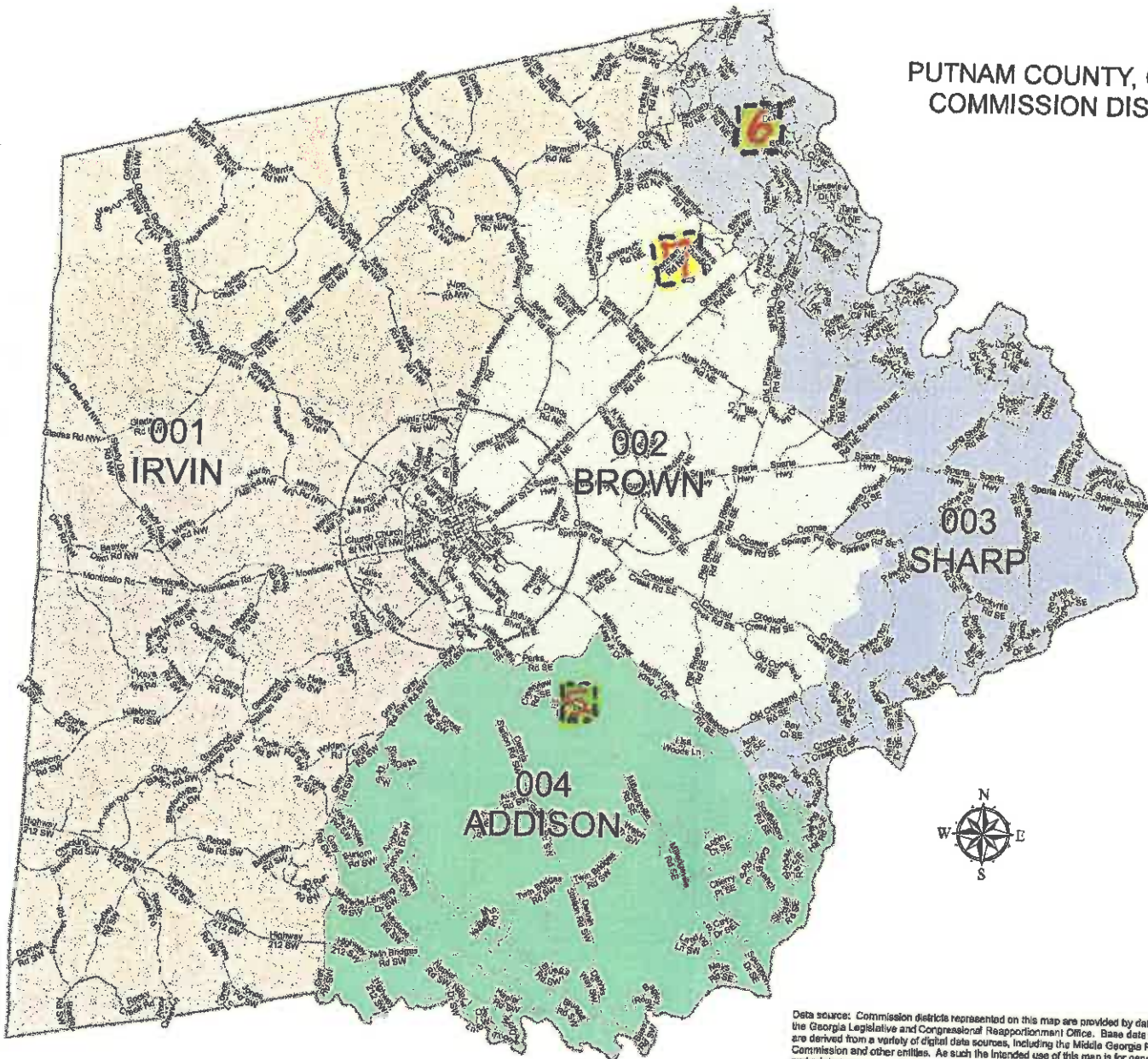
**MAP 074**

MAP SCALE: 1" = 400'    SCAL F RATIO: 1:4,800    DATE: JULY 2019

**Item Attachment Documents:**

7. Request by **Joe and Teresa Huey** to rezone 5 acres at 169 Denham Road from AG-1 to R-2. [**Map 074, Part of Parcel 044, District 2**]. \*

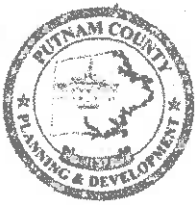
PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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" = 5,667.28' SCALE RATIO: 1:58,367.34 DATE: JUNE 2019

5. Request by **Mike Cobb, Patsy Craig, Henry Craig** for conditional use at 813 Milledgeville Road. Presently zoned C-2. [Map 087A, Parcel 022, District 4].
6. Request by **Mark & Patricia Higgins, Fun Lake Inc.** to rezone 1.90 acres at 800 Harmony Road from C-1 to C-2. [Map 097, Parcel 069, District 3]. \*
7. Request by **Joe and Teresa Huey** to rezone 5 acres at 169 Denham Road from AG-1 to R-2. [Map 074, Part of Parcel 044, District 2]. \*



District 2

# 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 00983

DATE: 5-24-19

MAP 074

PARCEL 044

1. Name of Applicant: Joe and Teresa Huey
2. Mailing Address: 169 Denham Rd.
3. Phone: (home) \_\_\_\_\_ (office) \_\_\_\_\_ (cell) 706-476-0420
4. The location of the subject property, including street number, if any: 169 Denham truck P.
5. The area of land proposed to be rezoned (stated in square feet if less than one acre):  
5 ACRES
6. The proposed zoning district desired: R-2
7. The purpose of this rezoning is (Attach Letter of Intent)  
see attached letter
8. Present use of property: ~~cattle~~ AG-1 Desired use of property: Residential
9. Existing zoning district classification of the property and adjacent properties:  
Existing: AG-1  
North: AG-1 South: AG-1 East: AG-1 West: AG-1
10. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.
11. Legal description and recorded plat of the property to be rezoned.
12. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): \_\_\_\_\_
13. A detailed description of existing land uses: Agricultural 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.




- 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.

Joe V. Huey Teressa Huey  
 Signature (Property Owner) (Date)

Teressa Huey S-28-2019  
 Signature (Applicant) (Date)

Barbara Evans  
 Notary Public  


Barbara Evans  
 Notary Public  


Office Use	
Paid: \$ <u>250.00</u> (cash) _____ (check) _____ (credit card) _____	
Receipt No. <u>32814</u> _____	Date Paid: _____
Date Application Received: _____	<u>6-19-19</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 _____



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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

2. Address: 169 Hen Ham

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: Teresa Huey

Date: 5 / 24 / 2019

DOCN 001507  
FILED IN OFFICE  
4/22/2019 04:31 PM  
BK:947 PG:539-540  
SHEILA H. PERRY  
CLERK OF COURT  
PUTNAM COUNTY

*Sheila H. Perry*

REAL ESTATE TRANSFER  
TAX PAID: \$160.00

*PTLp1-117-2019-000624*

Return to: Huskins Law Firm LLC, 114 1/2 West Marion Street, Eatonton, Georgia 31024

**EXECUTOR'S DEED**

STATE OF GEORGIA  
COUNTY OF PUTNAM

THIS INDENTURE, Made this the 2<sup>nd</sup> day of April in the year of Our Lord Two Thousand Nineteen (2019), between **SANDRA H. TURK**, as **Executrix of the Last Will and Testament of VILLA FOSTER LITTLE**, late of said State of Georgia, deceased, of the First Part (hereinafter called "Grantor") and **JOE V. HUEY AND TERESA A. HUEY**, of the State of Georgia 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 the said Grantor, acting under and by virtue of the power and authority contained in the said Will, the same having been duly probated and recorded in the Court of Probate of Putnam County, Georgia, for and in consideration of the sum of **OTHER GOOD AND VALUABLE CONSIDERATION AND TEN AND 00/100 (\$10.00) DOLLARS** In hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained, sold and by these presents does remise, convey and forever QUIT-CLAIM unto the said Grantee, the following property:

All that tract or parcel of land lying and being in the County of Putnam, State of Georgia, consisting of Tract "C" containing 14.807 acres, more particularly described by that certain plat of survey prepared by Charles William (Chuck) Roberts, Registered Land Surveyor No. 1852, dated July and August, 1977, recorded in Plat Book 8, Page 123, in the Office of the Clerk of Putnam County Superior Court. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

**PRIOR DEED REFERENCE:** This is that same property described in a Warranty Deed to Villa Mae Holder Little dated August 19, 1977, and recorded in Deed Book 4-Q, Page 540, said records.

*S.T.*

*d*

This property is conveyed subject to all easements, covenants, permits, restrictions, agreements, right of ways, reservations, zoning ordinances, permits, governmental regulations and all matters of record affecting subject property.

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: in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

IN WITNESS WHEREOF, Grantor herein has hereunto set her hand and seal, the day and year first above written.

Signed, sealed, and delivered  
in the presence of:

Georgia Huchale  
Witness

Brandy T. Huskins  
Notary Public

Sandra H. Turk, Executrix (SEAL)  
Sandra H. Turk, as Executrix of the  
Last Will and Testament of Villa Foster Little,  
deceased



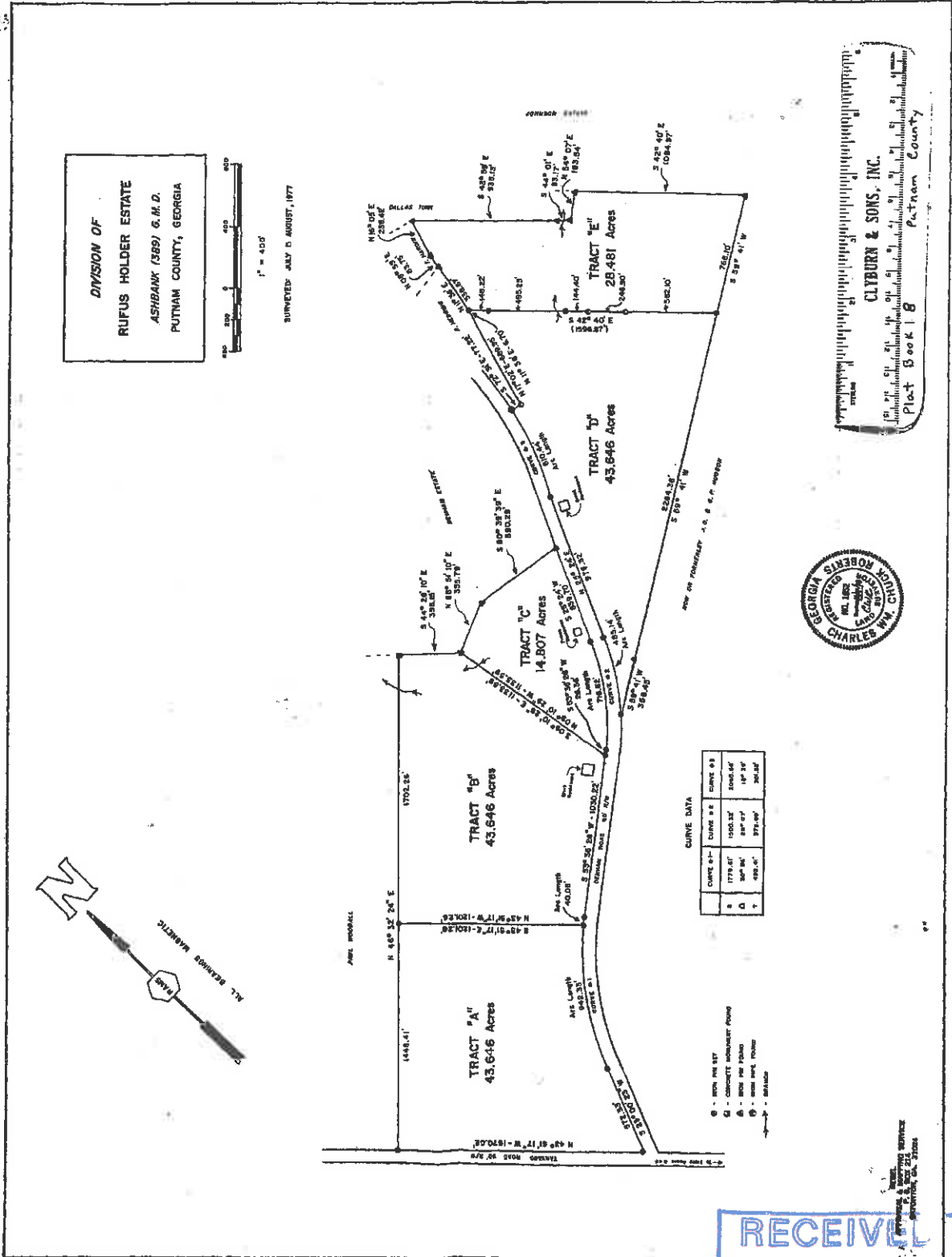
14-81 2A

We own ~~43.646~~ acres at 169 Denham Rd. We are wanting to place an additional house on the property for my son. My Husband has COPD and has to use oxygen and can't maintain the yard. Our son would be in close proximity and help us in the caretaking of my husband, as well as the property. The property is currently zoned AG-1 and we would like to cut out 5 acres and have them rezoned to R-2 to place a separate dwelling unit for our son.

*Meresa Huey*

*M*

Recorded August 15, 1977  
Alpharetta to Conduway S.C.C. 123

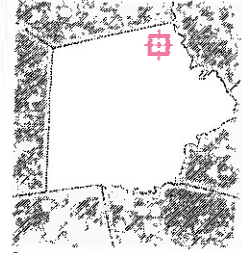


RECEIVED  
JUN 19 2010

Shobbs B. Collins 15-24-19



**Overview**



**Legend**

-  City Limit
-  Parcels
- Parcel Numbers
- Zoning
-  A-1 CITY
-  A-1 and AG-1
-  AG-1
-  AG-2
-  C-1
-  C-1 CITY
-  C-2
-  C-2 CITY
-  C-2 PUD
-  I-1 CITY
-  I-2 CITY
-  I-M
-  MHP
-  PUBLIC
-  PUBLIC CITY
-  R-1 CITY
-  R-2 CITY
-  R-3 CITY
-  R-4 CITY
-  R-1
-  R-1R
-  R-2
-  RM-1
-  RM-2
-  RM-3
-  VILLAGE
- Roads



Parcel ID 074 044  
 Class Code Residential  
 Taxing District PUTNAM  
 PUTNAM  
 Acres 14.81

Owner HUEY JOE V & TERESA A  
 169 DENHAM ROAD  
 EATONTON GA 31024  
 Physical Address 169 DENHAM RD  
 Assessed Value Value \$132277  
 Land Value Value \$74050  
 Improvement Value Value \$53856

Last 2 Sales			
Date	Price	Reason	Qual
5/6/2019	0	FS	U
4/22/2019	\$160000	FM	Q

Accessory Value Value \$4371

(Note: Not to be used on legal documents)

Date created: 6/19/2019  
Last Data Uploaded: 6/19/2019 9:04:11 AM

Developed by  Schneider  
GEO SPATIAL

RECEIVED  
JUN 19 2019



14.81 7H

We own 43.646 acres at 169 Denham Rd. We are wanting to place an additional house on the property for my son. My Husband has COPD and has to use oxygen and can't maintain the yard. Our son would be in close proximity and help us in the caretaking of my husband, as well as the property. The property is currently zoned AG-1 and we would like to cut out 5 acres. The 5 acres will be used solely for family use only.

Teresa Huey

print

Teresa Huey

sign

5-28-2019

date

5-28-2019

date

Dorothy Evans

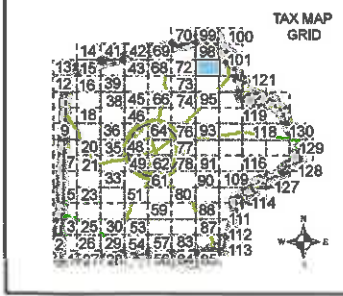
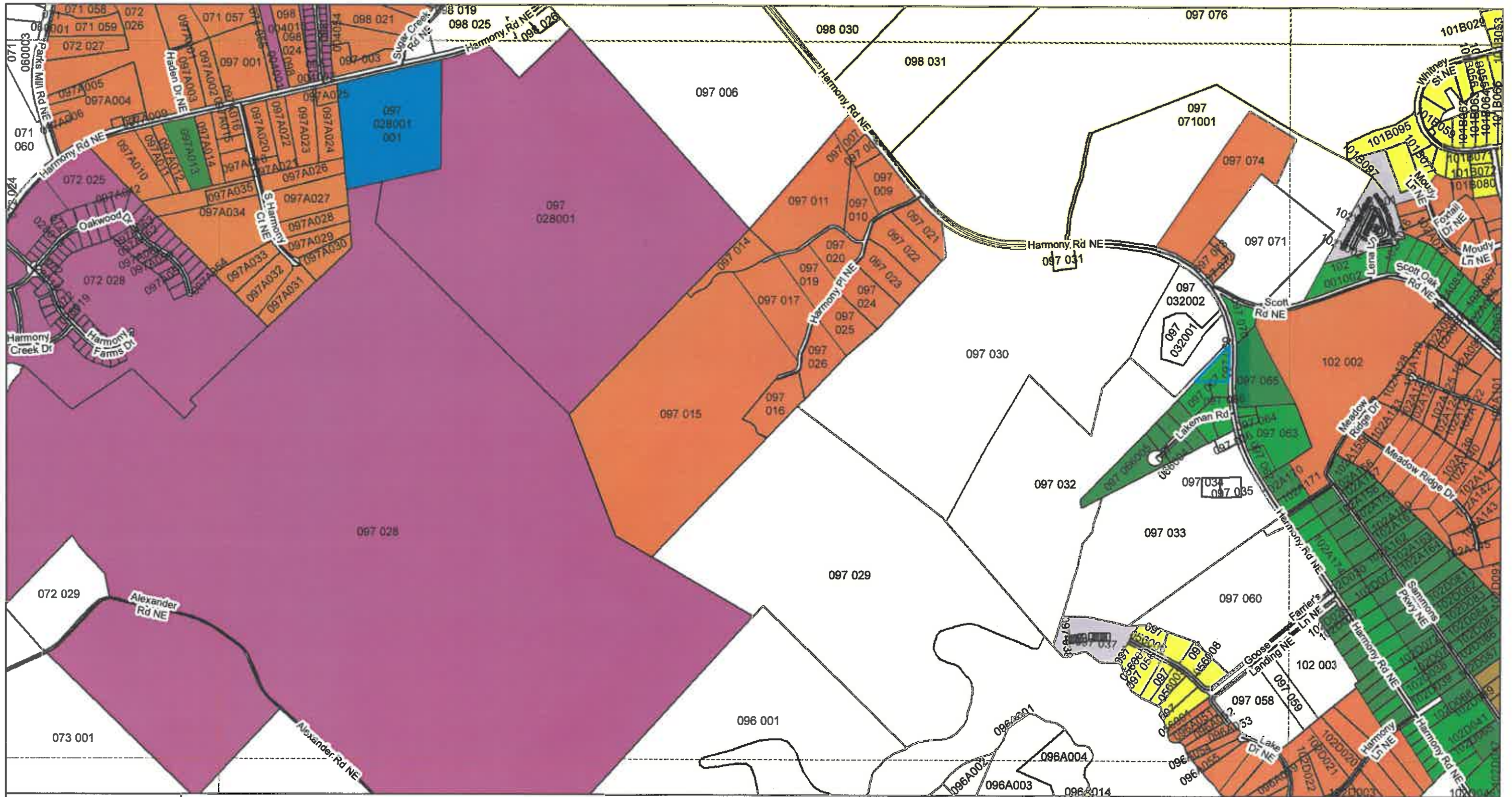
Notary

5/28/19

date







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

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

**GEOGRAPHIC FEATURE LEGEND**

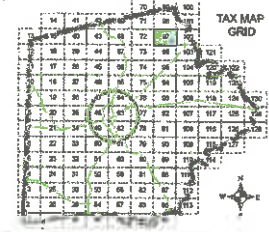
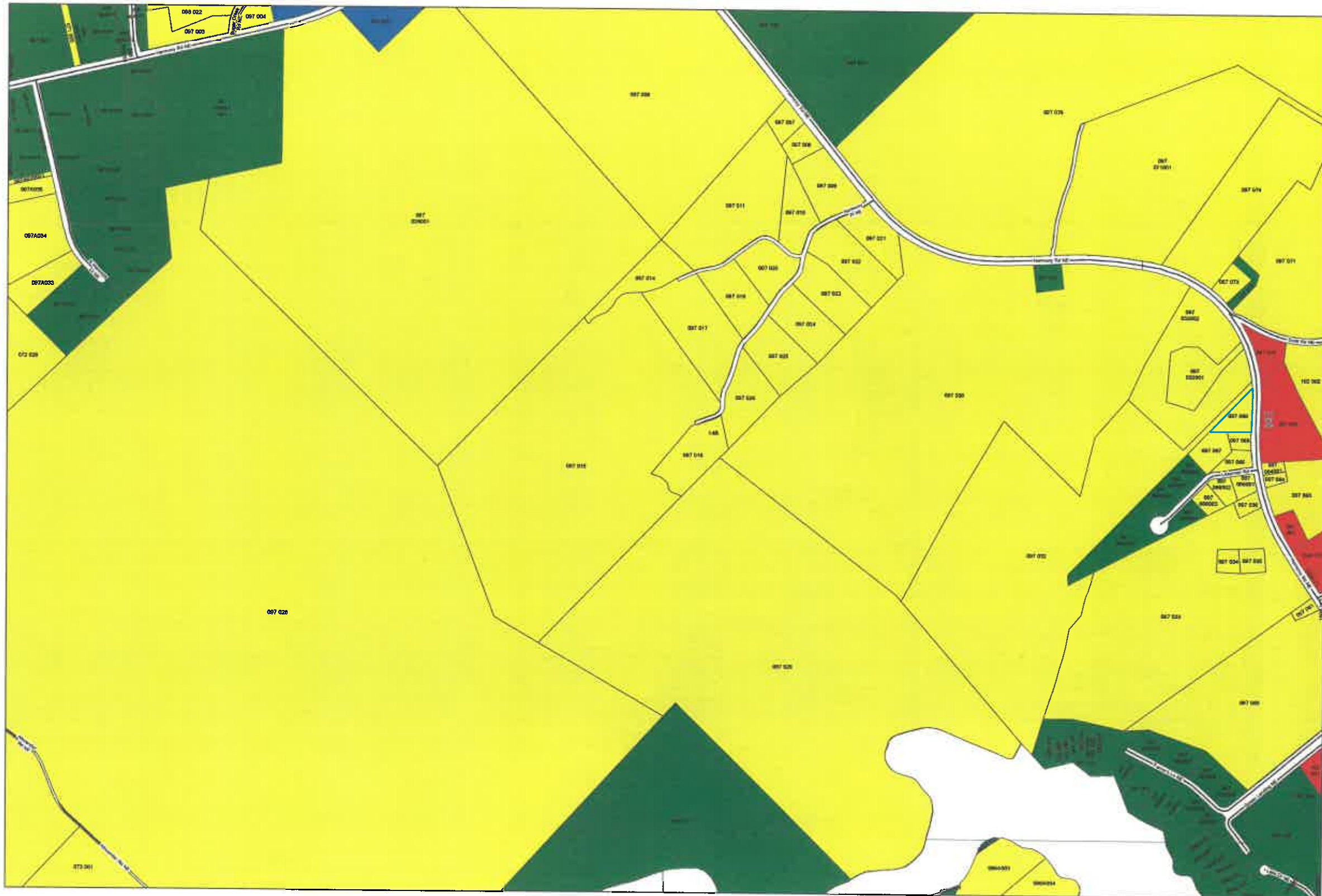
- AG-2
- C-2 CITY
- IND-2 CITY
- R - 1 CITY
- R-1
- RM-2
- C-1
- I-M
- MHP
- R - 2 CITY
- R-1R
- RM-3
- C-1 CITY
- IND-1 CITY
- PUBLIC
- R - 3 CITY
- R-2
- VILLAGE
- C-2
- IND-2
- PUBLIC CITY
- R - 4 CITY
- RM-1

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emary Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6180  
(478) 751-6517  
Web: www.middlegeorgiaregional.com  
Email: mg-rc.org

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

**MAP 097**

MAP SCALE: 1" = 1,047.6' SCALE RATIO: 1:12,570 DATE: JULY 2019



- 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) 751-6160  
(478) 751-6517  
Web: [www.middlegeorgia.org](http://www.middlegeorgia.org)  
Email: [mgrc@middlegeorgia.org](mailto:mgrc@middlegeorgia.org)

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



**MAP 097**

MAP SCALE: 1" = 400'    SCALE RATIO: 1:4,800    DATE: JULY 2019