



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Agenda

Thursday, September 05, 2019 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

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

Minutes

4. Approval of Minutes- August 26, 2019

Requests

5. [Request](#) by **William Shelnett** for a side yard and rear yard setback variance at 103 Pecan Cove. Presently zoned R-1. [**Map 087B Parcel 125, District 4**].
6. Request by **Elroy & Lizbeth Schuler** for a variance request for the reduction of the minimum required height for a fence in the front yard at 111 Riverview Drive. Presently zoned R-2. [**Map 057C Parcel 213, 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 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.

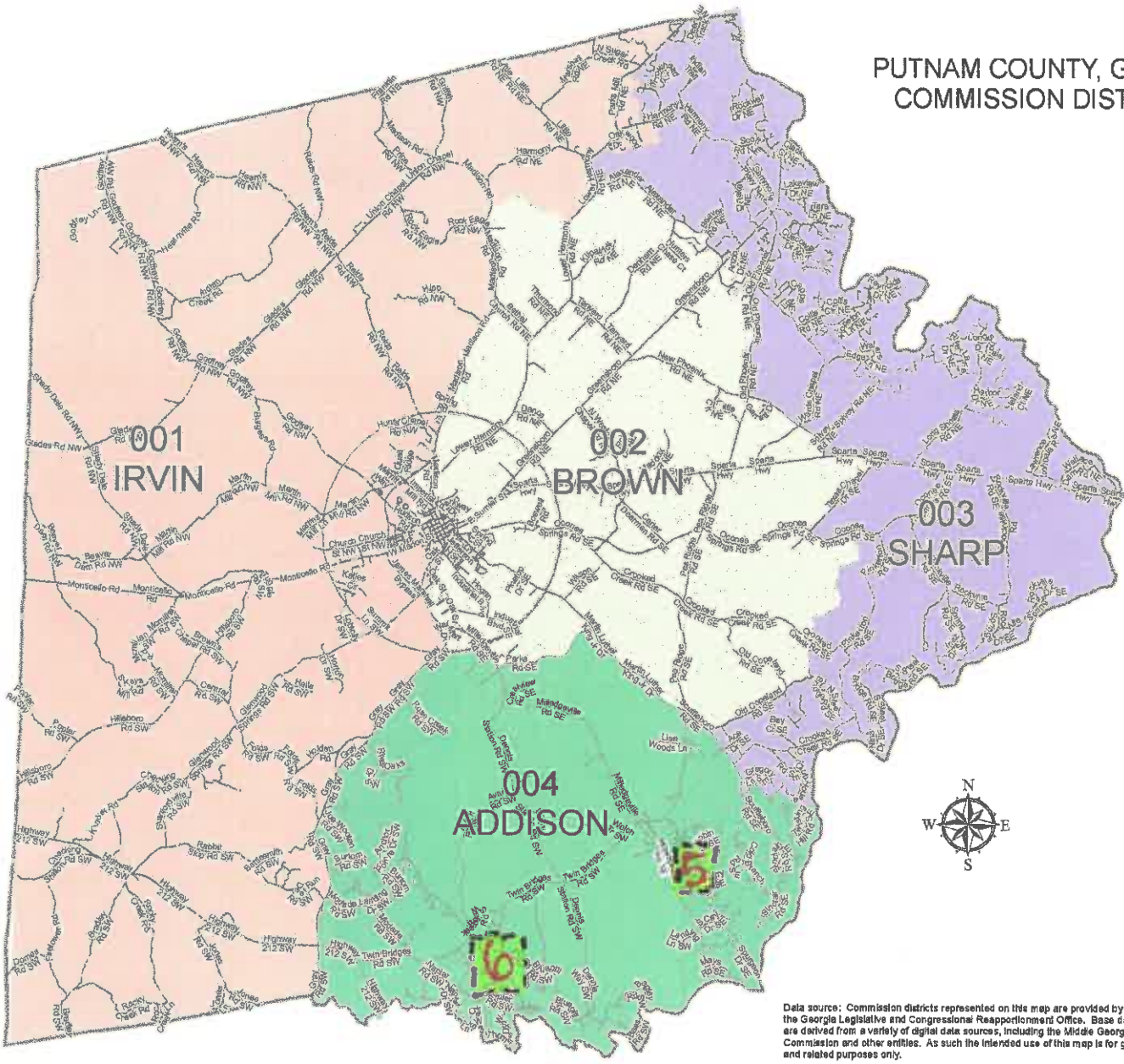
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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:

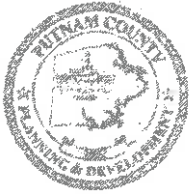
Request by **William Shelnutt** for a side yard and rear yard setback variance at 103 Pecan Cove. Presently zoned R-1. [**Map 087B Parcel 125, District 4**].

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



5. Request by **William Shelnutt** for a side yard and rear yard setback variance at 103 Pecan Cove. Presently zoned R-1. [Map 087B Parcel 125, District 4].

6. Request by **Elroy & Lizbeth Schuler** for a variance request for the reduction of the minimum required height for a fence in the front yard at 111 Riverview Drive. Presently zoned R-2. [Map 057C Parcel 213, 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.

William B. Shelnett # 770-527-4072
Owner name

Applicant name (if different from above) # _____
103 Pecan Cove Eatonton GA 31024
MAILING ADDRESS CITY STATE ZIP

PROPERTY LOCATION: 103 Pecan Cove, Eatonton,
MAP 087B PARCEL 125 TOTAL ACREAGE: 0.37² PRESENTLY ZONED R-1Cja

SETBACKS: Front: 89' Rear: N/A Lakeside: 65' 7" WBS Left: 29' Right: 16'

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:

PROPOSED Deck - 540 sq Ft.

TOTAL SQ. FT. (existing structure) 1,477 TOTAL FOOTPRINT (proposed structure) 2,017

LOT LENGTH (the total length of the lot) 204.4

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 79'

REASON FOR REQUEST: TO ADD NEW DECK TO EXISTING STRUCTURE ON LAKESIDE

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

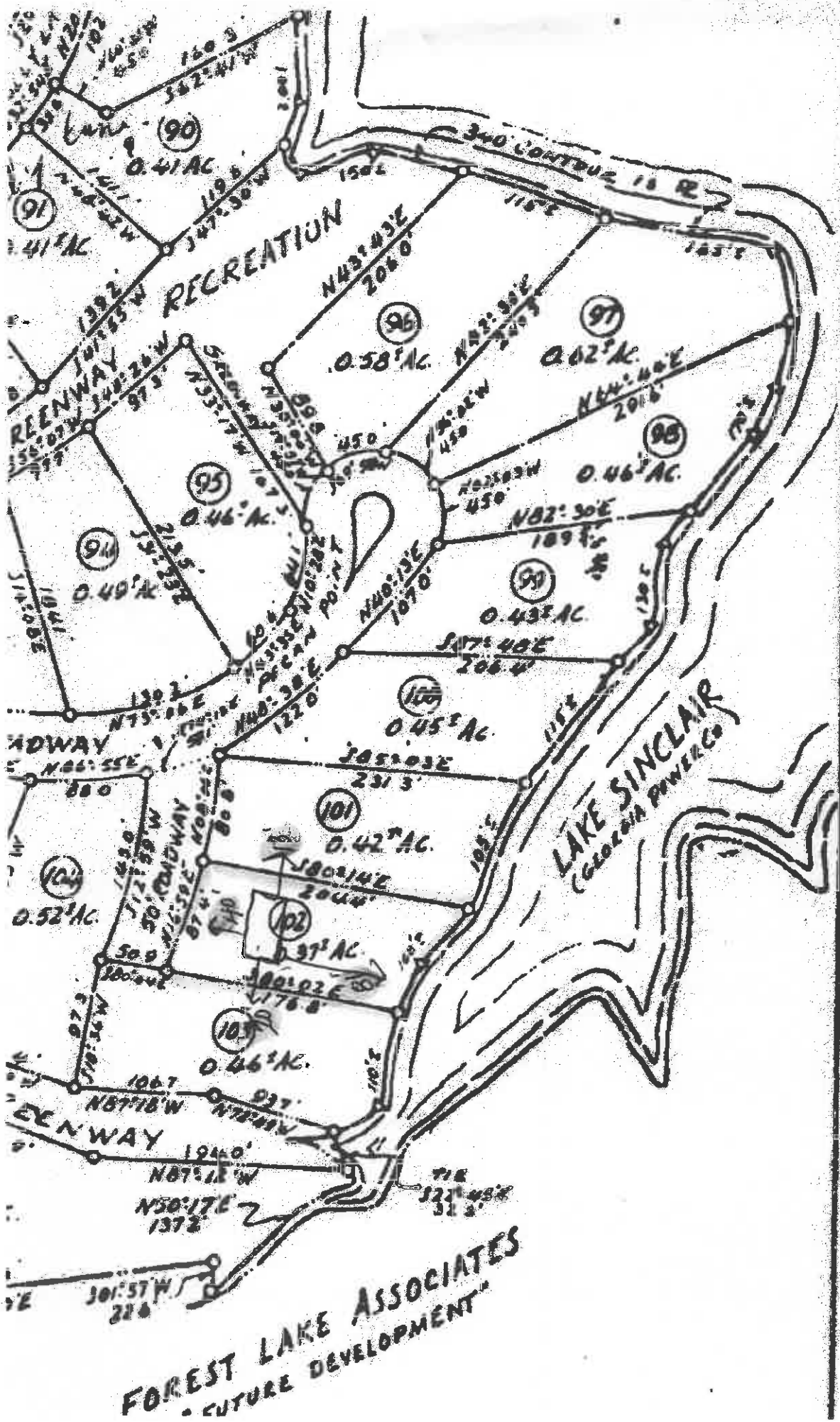
RECORDED PLAT: LETTER OF AGENCY LETTER OF INTENT _____
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT _____

PROPOSED LOCATION MUST BE STAKED OFF

*SIGNATURE OF APPLICANT: William B. Shelnett DATE: 7-25-2019

*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>7-25-19</u>	FEE: \$ 200.00	CK. NO.	CASH	C. CARD	INITIALS	<u>ga</u>
RECEIPT #	<u>032986</u>						
DATE OF NEWSPAPER AD:	<u>8-15-19</u>			DATE SIGN POSTED:	<u>8-14-19</u>		
PLANNING & ZONING HEARING:	<u>8-5-19</u>			RESULT:			
COMMISSIONERS/CITY COUNCIL HEARING:	<u>NA</u>			RESULT:	<u>NA</u>		



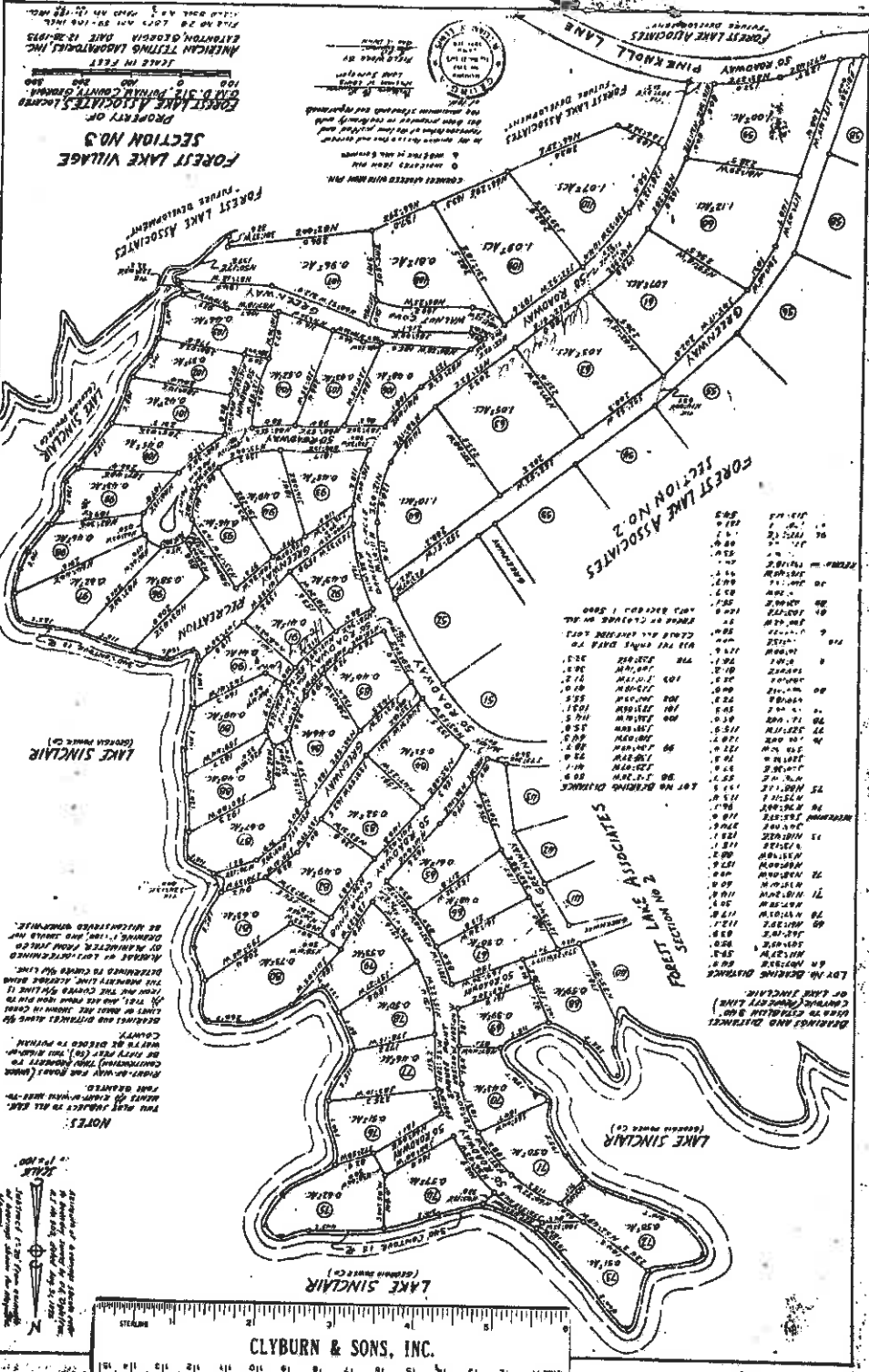
*Robin Lee Benton
 Superior Court
 July 15, 2019*

*42616
 July 6, 1974*

Revised July 9, 1974

Checked by: [Signature]

Robin Rice Baxter
Superior Court
7-15-19



FOREST LAKE ASSOCIATES
SECTION NO. 3
FOREST LAKE VILLAGE

PLAT IN FEET
100
500
1000
5000
10000

AMERICAN TESTING LABORATORIES, INC.
ANTHONY, GEORGIA
ESTABLISHED DATE 12-28-1973

FOREST LAKE ASSOCIATES
SECTION NO. 2
FOREST LAKE ASSOCIATES

LAKE SINCLAIR
(SINCLAIR POND CO.)

FOREST LAKE ASSOCIATES
SECTION NO. 2

FOREST LAKE ASSOCIATES
SECTION NO. 2

NOTES:
THE STATE SUBJECT TO ALL STATE
LAWS AND ORDINANCES.
RIGHT-OF-WAY FOR ROADS (LOCAL
COUNTY) SHALL BE DEDICATED TO PUBLIC
USE.
THE STATE SHALL BE RESPONSIBLE FOR
MAINTENANCE OF ALL ROADS.
THE STATE SHALL BE RESPONSIBLE FOR
MAINTENANCE OF ALL UTILITIES.
THE STATE SHALL BE RESPONSIBLE FOR
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THE STATE SHALL BE RESPONSIBLE FOR
MAINTENANCE OF ALL UTILITIES.

121
CLYBURN & SONS, INC.
Plat Book 6 Putnam County

William Shelnett

Request for a variance at 103 Pecan Cove, Eatonton, Ga 31024.

I am requesting a 34.3-foot rear yard setback variance being 65.7 feet from the nearest point to the lake and a 4 foot side yard setback variance being 16 feet from the left side property line when facing the lake. I would like to construct an 18x30 square foot deck on to the rear side of the house, facing the lake. The deck would not extend further than the existing home (1,477 sq. ft.) on the left side but will be closer towards the lake. My lot length is 211 ft. and my lot width at building setback is 79 ft.

7.15

(11)

Existing On-site Sewage Management System Performance Evaluation Report Form

Property Owner/System Owner Name: William Uhnelt		770-571-4072		Reason for Existing Sewage System Evaluation: (circle)	
Property/System Address: 103 Pecan Cove		087B125		(1) Loan Closing for Home Sale	
Subdivision Name:		Lot: 102	Block:	(2) Refinance	
Existing System Information: Water Supply (circle)		Number of Bedrooms/GPD:	Garbage Grinder: (circle)	(3) Home Addition (Non-bedroom) Type: _____	
<input checked="" type="radio"/> (1) Public <input type="radio"/> (2) Private Well <input type="radio"/> (3) Community		3	<input type="radio"/> (1) Yes <input checked="" type="radio"/> (2) No	(4) Swimming Pool Construction	
				<input checked="" type="radio"/> (5) Structure Addition to Property Type: deck 18' x 20'	
				(6) Mobile Home Relocation	

SECTION A – System on Record

<input type="radio"/> (1) Yes <input type="radio"/> (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: _____ _____ _____ _____		
<input type="radio"/> (1) Yes <input type="radio"/> (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.			
<input type="radio"/> (1) Yes <input type="radio"/> (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="radio"/> (1) Yes <input type="radio"/> (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.			
Evaluating Environmentalist:		Title:	Date:	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

SECTION B – System Not on Record

<input checked="" type="radio"/> (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="radio"/> (1) Yes <input checked="" type="radio"/> (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="radio"/> (1) Yes <input checked="" type="radio"/> (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="radio"/> (1) Yes <input checked="" type="radio"/> (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="radio"/> (1) Yes <input type="radio"/> (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: Kathleen Hill		Title: RZHS	Date: 8/9/19 S.H.S.C.M.	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

SECTION C – System Not Approved

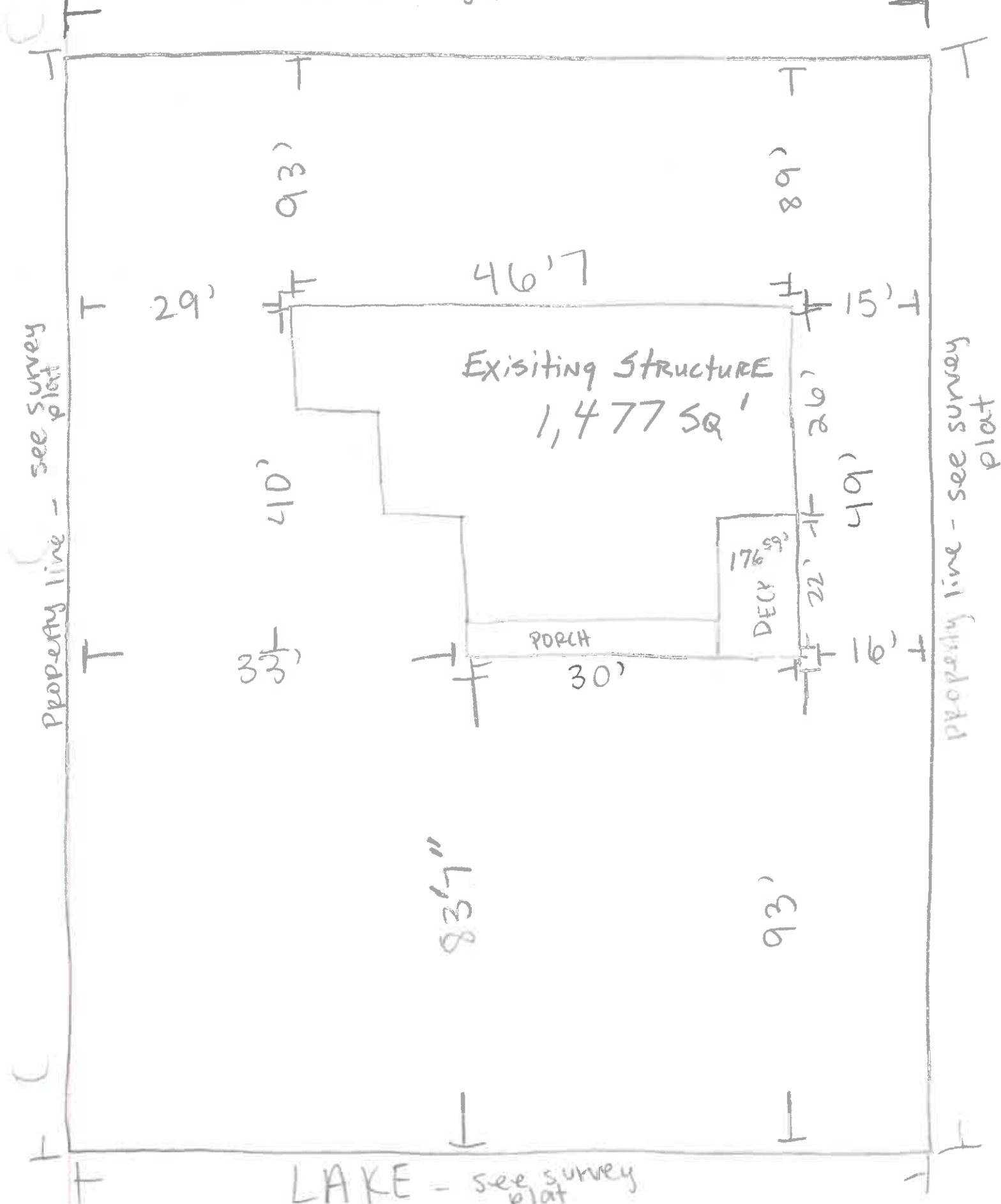
<input type="radio"/> (1) Yes <input type="radio"/> (2) No	The On-site Sewage Management System was disapproved at the time of the initial installation and is thus not considered an approved system.	Comments: <div style="border: 2px solid blue; padding: 5px; text-align: center; color: blue; font-weight: bold;">RECEIVED</div> <div style="text-align: center; color: red; font-weight: bold;">AUG 05 2019</div> <i>[Signature]</i>		
<input type="radio"/> (1) Yes <input type="radio"/> (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="radio"/> (1) Yes <input type="radio"/> (2) No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.			
Evaluating Environmentalist:		Title:	Date:	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

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

<input checked="" type="radio"/> (1) Yes <input type="radio"/> (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 checked="" type="radio"/> (1) Yes <input type="radio"/> (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: Kathleen Hill		Title: RZHS	Date: 8/9/19	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.
		Number of Bedrooms/GPD: 3	Garbage Grinder: (circle) <input type="radio"/> (1) Yes <input checked="" type="radio"/> (2) No	

ROAD

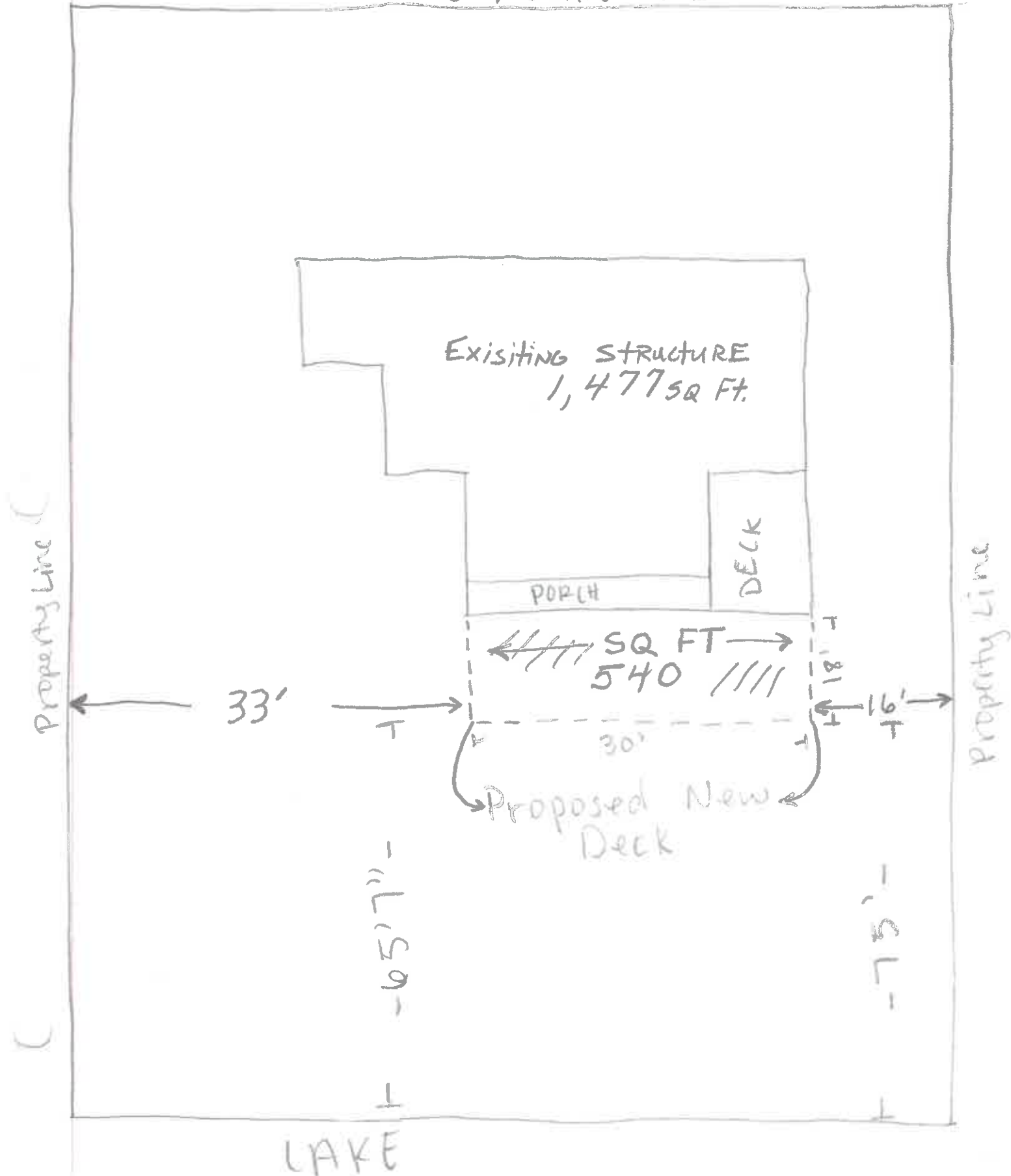
See survey plat

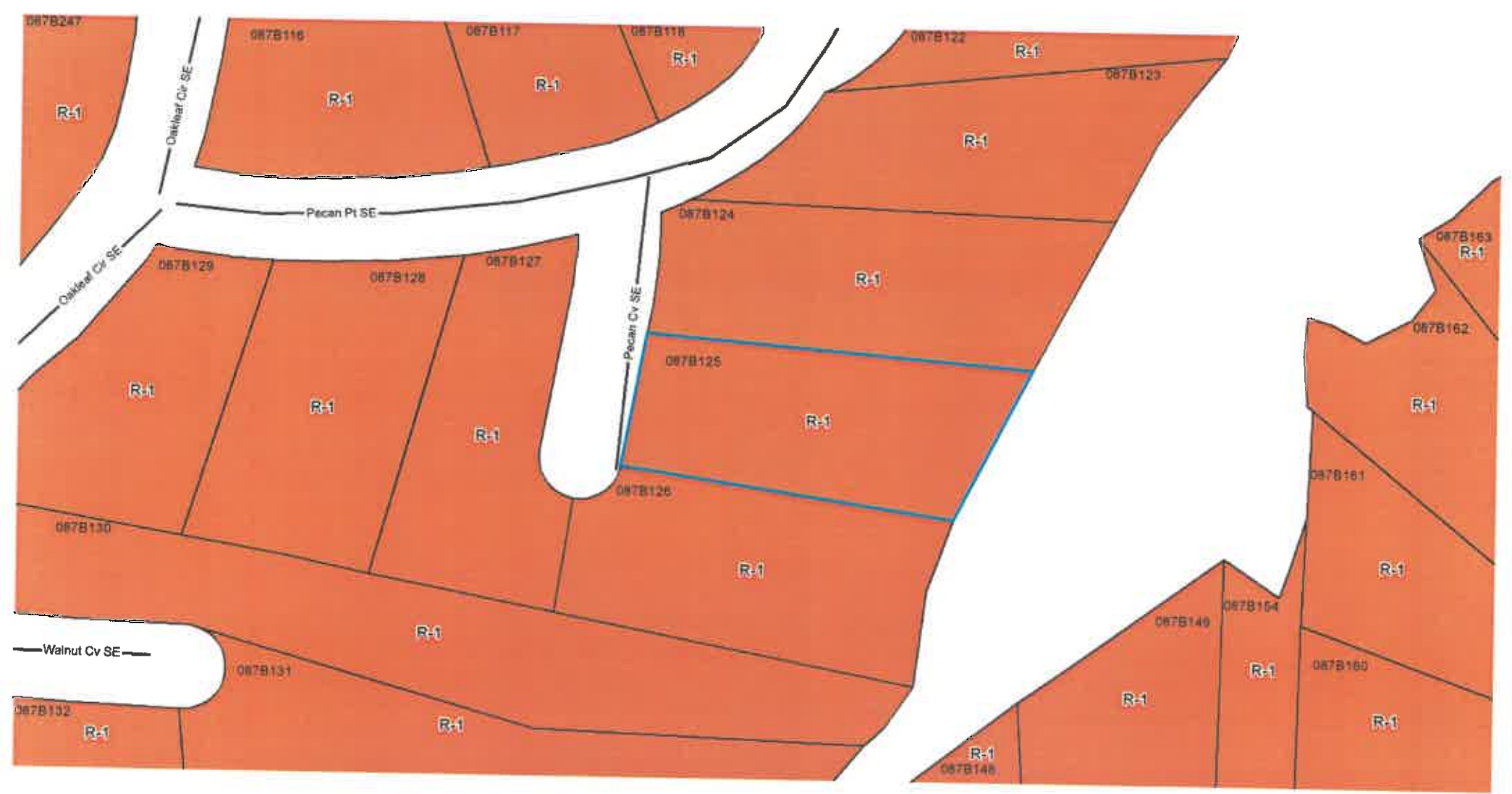


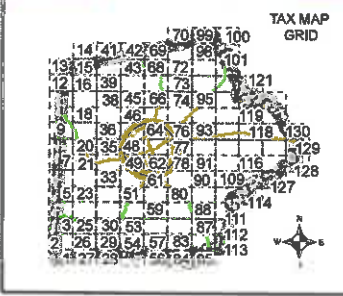
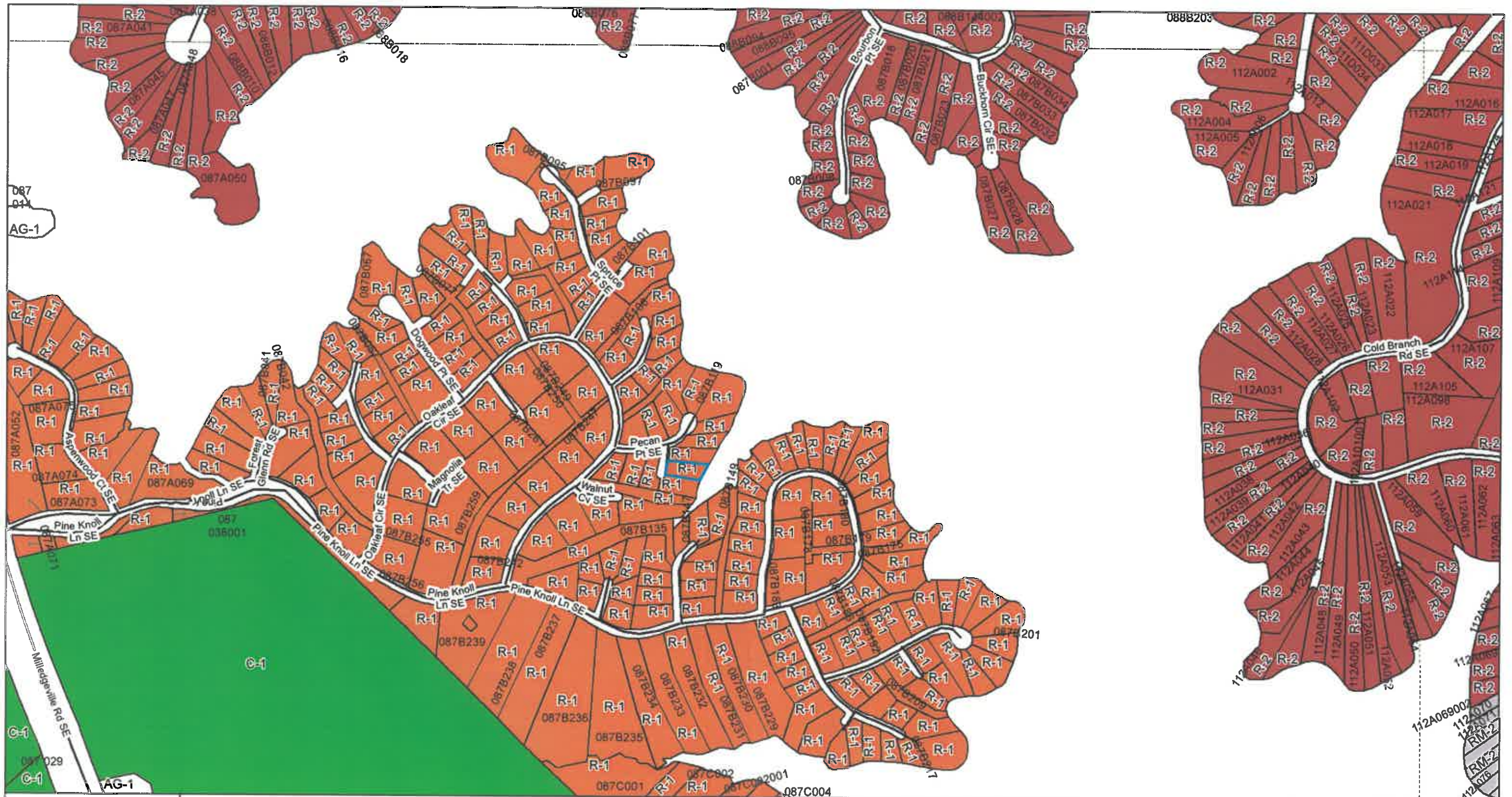
ROAD

MAP 87B
LOT 102
TOTAL ACREAGE - 0.37

103 PECAN COVE.







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

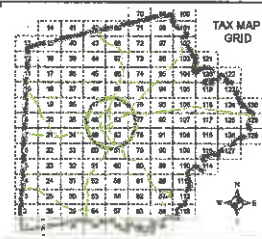
GEOGRAPHIC FEATURE LEGEND					
AG-2	C-2 CITY	IND-2 CITY	R-1 CITY	R-2 CITY	RM-2
No Code	C-1	MHP	R-3 CITY	R-1R	RM-3
AG-1	C-1 CITY	IND-1 CITY	R-4 CITY	R-2	VILLAGE
AG-1 CITY	C-2	IND-2	PUBLIC CITY	RM-1	

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:
kg@mg-rc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 087B

MAP SCALE: 1" = 524.17' SCALE RATIO: 1:6,290 DATE: AUGUST 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 Etnah Hwy
Suite C
Macon, Georgia 31217
(478) 751-6100
(478) 751-6517
Web: www.mgaregional.com
Email: mgrip@mgarc.org

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

MAP 087B

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



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

August 30, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 9/5/2019

5. Request by **William Shelnett** for a side yard and rear yard setback variance at 103 Pecan Cove. Presently zoned R-1. [**Map 087B Parcel 125, District 4**]. The applicant is requesting a side and rear yard setback variance in order to construct a 18x30(540 sq. ft.) deck addition. This is a small narrow lot with length of 204.4 feet and the lot width at building setback 79 feet. The proposed structure will stay in line with the existing house and extend toward the lake. The applicant is requesting a 7-foot side yard setback variance, being 13 feet from the left side property line and a 39-foot rear yard setback variance, being 61 feet from the nearest point to the lake. Due to the size of the lot and the location of the existing house, the proposed location is the best option for the proposed structure. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).

Staff recommendation is for approval of 7-foot side yard variance being 13 feet from the left side property line, when facing the lake, and a 39-foot rear yard setback variance being 61 feet from the nearest point to the lake at 103 Pecan Cove [Map 087B Parcel 125, 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.

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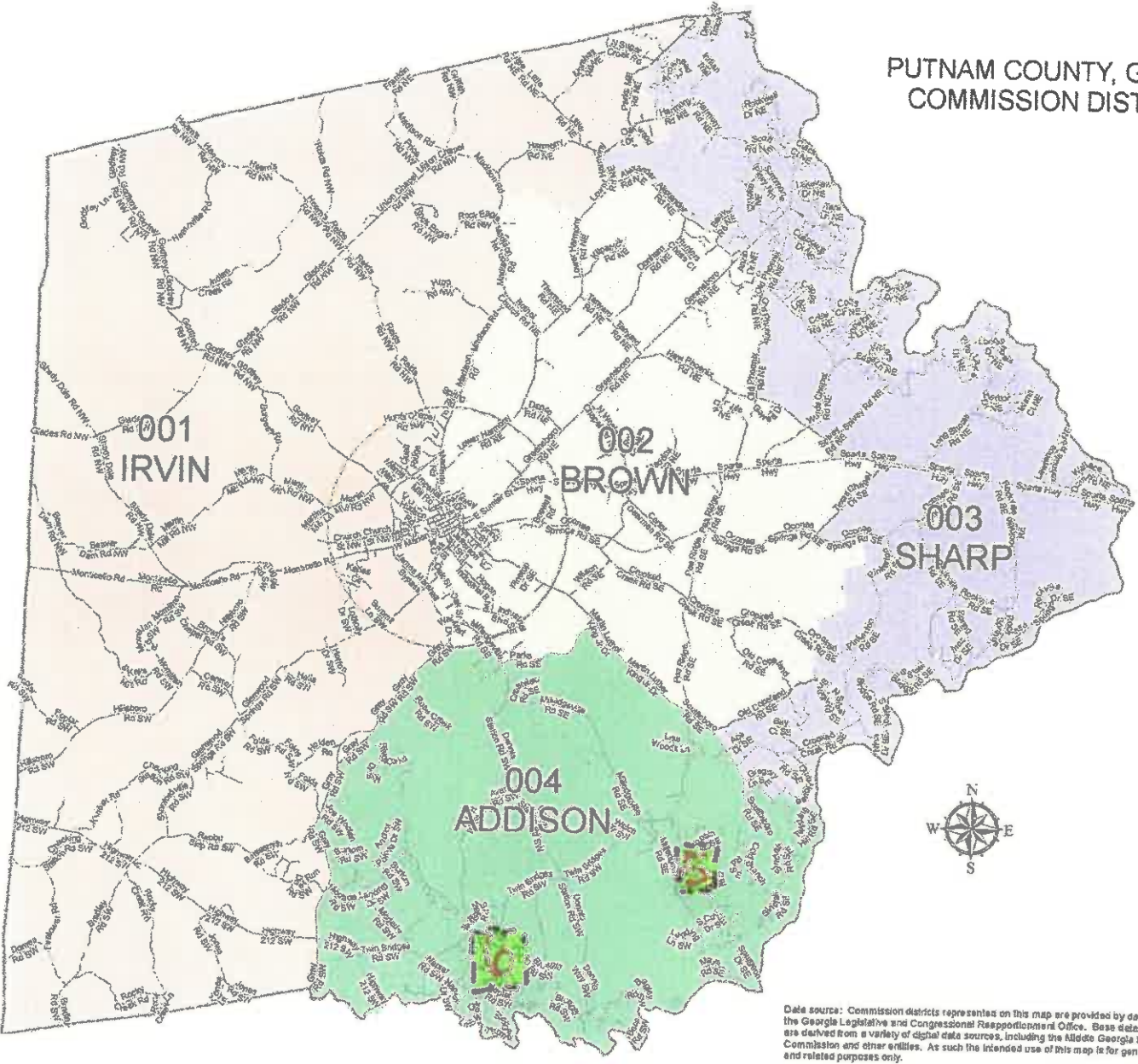
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Item Attachment Documents:

6. Request by **Elroy & Lizbeth Schuler** for a fence variance at 111 Riverview Drive. Presently zoned R-2. [**Map 057C Parcel 213, District 4**].

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS

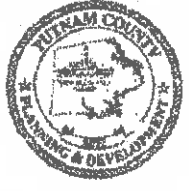


Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Alldredge Georgia Regional Commission and other entities. As such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

MAP SCALE 1" = 5,607.22' SCALE RATIO 1:63,387.34 DATE JUNE 2019

5. Request by **William Shelnett** for a side yard and rear yard setback variance at 103 Pecan Cove. Presently zoned R-1. [Map 087B Parcel 125, District 4].

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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

Height Variance on Fence
on (R) side of property
 CONDITIONAL USE

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

Owner name: Elroy & Lizbeth Schuler # 615 - 944 - 0197

Applicant name (if different from above): # _____
MAILING ADDRESS: 63 Sea Marsh Rd CITY: Amelia Island STATE: FL ZIP: 32034

PROPERTY LOCATION: 111 Riverview Drive
MAP 057C PARCEL 213 TOTAL ACREAGE: _____ PRESENTLY ZONED R-2 cja

SETBACKS: Front: EX Rear: NA Lakeside: EX Left: EX Right: EX

All setbacks are required to be met from the front, side, rear, and lakeside (nearest point) property lines
There is a 50ft mandated front yard setback requirement from all arterial road and state highways.

Arterial/State Road. Yes: NA No: X Fence is 1' inside property line
TOTAL SQ. FT. (existing structure) LOFT EX FENCE TOTAL FOOTPRINT (proposed structure) _____

LOT LENGTH (the total length of the lot) _____

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

REASON FOR REQUEST: Please see attached letter and exhibits

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: Elroy Schuler DATE: 7-24-19

*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>7-25-19</u>	FEE: \$	<u>200.00</u>	CK. NO.	<u>NA</u>	CASH	<u>NA</u>	C. CARD	<input checked="" type="checkbox"/>	INITIALS	<u>cja</u>
RECEIPT #	<u>032981</u>										
DATE OF NEWSPAPER AD:	<u>8-15-19</u>	DATE SIGN POSTED:	<u>8-14-19</u>								
PLANNING & ZONING HEARING:	<u>9-5-19</u>	RESULT:	_____								
COMMISSIONERS/CITY COUNCIL HEARING:	_____	RESULT:	_____								

111 River View Drive
Eatonton, GA 31024

August 12, 2019

Putnam County Planning and Development
117 Putnam Drive, Suite B
Eatonton, GA 31024

RE: Height Variance Request - Privacy Fence

Dear Sirs:

Please let this letter serve as an addendum to my letter of July 24, 2019. First, I need to clarify some information that I presented in that letter now that I have adequate measurements.

The fence starts at the back right side of our house and extends approximately 131' 6". The fence is approximately 1' inside the property line:

- 33' 6" runs next to our house – this portion of the fence will stay at 6'
- 63' runs to our property line
- 35' extends into property owned by Chris Yawn, our neighbor on the left at 109A Riverview Drive.

I have attached two pictures that show almost identical fences on the same street, Riverview Drive. Both fences run along the property line in front of the houses just as ours does.

Our country, states, counties and cities operate under 'Rule of Law' – everybody is held equally accountable under the same laws. These laws are applied equally to all citizens. These laws are administered and enforced in a way that is fair, and finally the system that administers the law should do so in a way that citizens can expect to be treated fairly and equitably.

After receipt of the violation notice, I called Putnam County Code Enforcement and talked with Mr. Jay Johnston. Mr. Johnston had included the section in the Putnam County Code that I violated. When I questioned how this particular code was enforced, Mr. Johnston replied – "only when someone complains." I had further discussions with Ms. Lisa Jackson, Director of Planning and Development and she told me that the 'law was the law'. I totally understand that but the law is not the law when it is enforced unfairly and inequitably. I respectfully request that a variance of 2' be granted.

Sincerely,



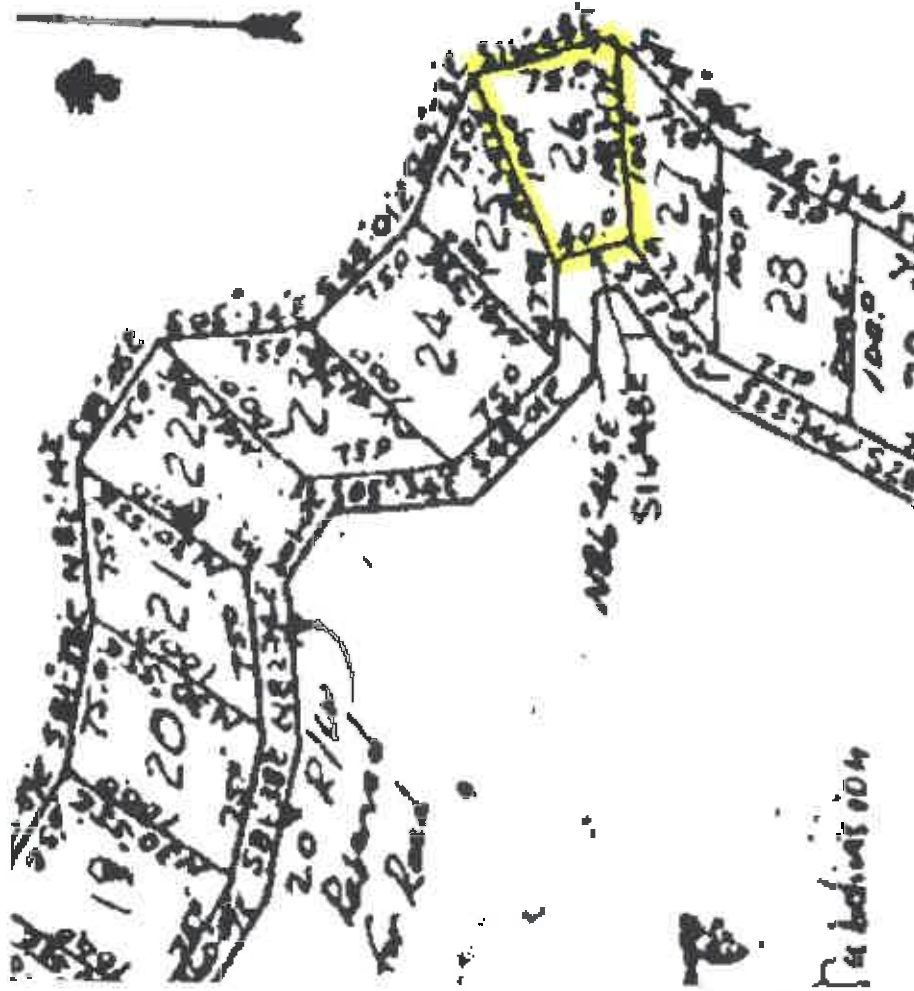
Lizbeth and Elroy Schuler
Property Owners

J-23-1

LITTLE RIVER
Ga. Power Co.

NOTE:

350 Contour (level line)
350' above Mean Sea Level
located from Ga.
Power Co. Elevation Ma
Lot Corner Stake is
on the contour and
course and distance
is the chord.



ROAD JUL 25 '19 Cya



PUTNAM COUNTY, GEORGIA
 Code Enforcement Department 117
 117 Putnam Drive, Suite #B
 Eatonton, GA 31024
 TEL: (706) 485-2776
 FAX (706) 485-0552

Case Number: BUILD2019-0060	
VIOLATION NOTICE	Case Type: Building Regulation
	Date Case Established: 07/17/2019

Owner: Elroy & Lizbeth Schuler

Mailing Address

63 Sea Marah Rd
 Amelia Island, GA 32034

Notice of Violation:

The parcel of property located at:

Location Address

Parcel No.

111 Riverview Rd
 Eatonton, GA 31024

We have found that you are in violation of the following section(s) of the Putnam County, GA, Code of Ordinances:

Violation(s)

Compliance Deadline

Miscellaneous/Other	08/19/2019
Miscellaneous/Other	11/19/2019
In accordance with Putnam county code 66-132 (T)-any fence that extends beyond the front of house shall be no more than 4 feet tall. Fence is currently 6 ft in height and must be lowered to 4 ft by compliance date.	

Comments:

Sincerely,

No further notices will be issued.

90 day continuance

Code Enforcement Official
 Jay Ginniston

Go

(t) *Fences and walls.* No fences or freestanding wall in a required yard, other than a retaining wall, shall be more than eight feet in height, or be constructed in a public right-of-way or future street or right-of-way. Any fence in a required front yard in a residential district shall not exceed four feet in height. No fence, wall or shrubbery, which creates an obstruction to vision or traffic safety hazard, shall be erected, permitted or maintained. When this chapter requires a fence to be constructed, such fence shall be completed prior to occupancy of the primary use structure.

(Res. of 7-17-2007(4); Amend. of 3-18-2008; Amend. of 11-16-2010; Amend. of 4-17-2012(2))

Secs. 66-133—66-149. Reserved.

ARTICLE IV. ADMINISTRATION AND ENFORCEMENT*

DIVISION 1. ESTABLISHMENT AND RESPONSIBILITIES OF THE PLANNING AND ZONING COMMISSION†

Sec. 66-150. Creation, membership, organization and meetings.

(a) *Creation.* The planning and zoning commission is hereby established with the number of members equal to the number of commissioners on the board of commissioners as of each January 1.

(b) *Membership; qualifications.* Each district commissioner on the board of commissioners shall nominate one member, in accordance with section 2-53, from the full-time residents of their district, for a term of two years except for the initial appointment which will terminate on December 31, 2010, and the chairman of the board of commissioners shall nominate, in accordance with section 2-53, from among the full-time residents of the county, one member for a term of two years except for the initial term which will terminate on December 31, 2010. Nothing shall prevent a member from succeeding him or herself, and, except as otherwise provided herein, all members of the planning and zoning commission shall hold office for the term specified and until the board of commissioners shall have appointed such member's successor. Any vacancy on the planning and zoning commission shall be filled in the same manner as the position was filled prior to the occurrence of the vacancy for the unexpired term of the member. Within three months of their initial appointment, each member must receive 12 hours of training in zoning procedures and/or comprehensive planning conducted and/or sponsored by ACCG or the University of Georgia's Carl Vinson Institute of Government or equivalent as determined by the director of planning and development. No member shall be allowed to vote on any zoning matter until at least six hours of the aforementioned training has been received. The appointed member may participate in all meetings, discussions, and

***Cross reference**—Administration, ch. 2.

†**Editor's note**—An amendment adopted Jan. 12, 2010, amended div. 1, in its entirety to read as herein set out. Former div. 1 was entitled "In General," and pertained to responsibility of director; board of commissioners: scope of authority; and procedures for public hearings and meetings.



Fence from parking pad

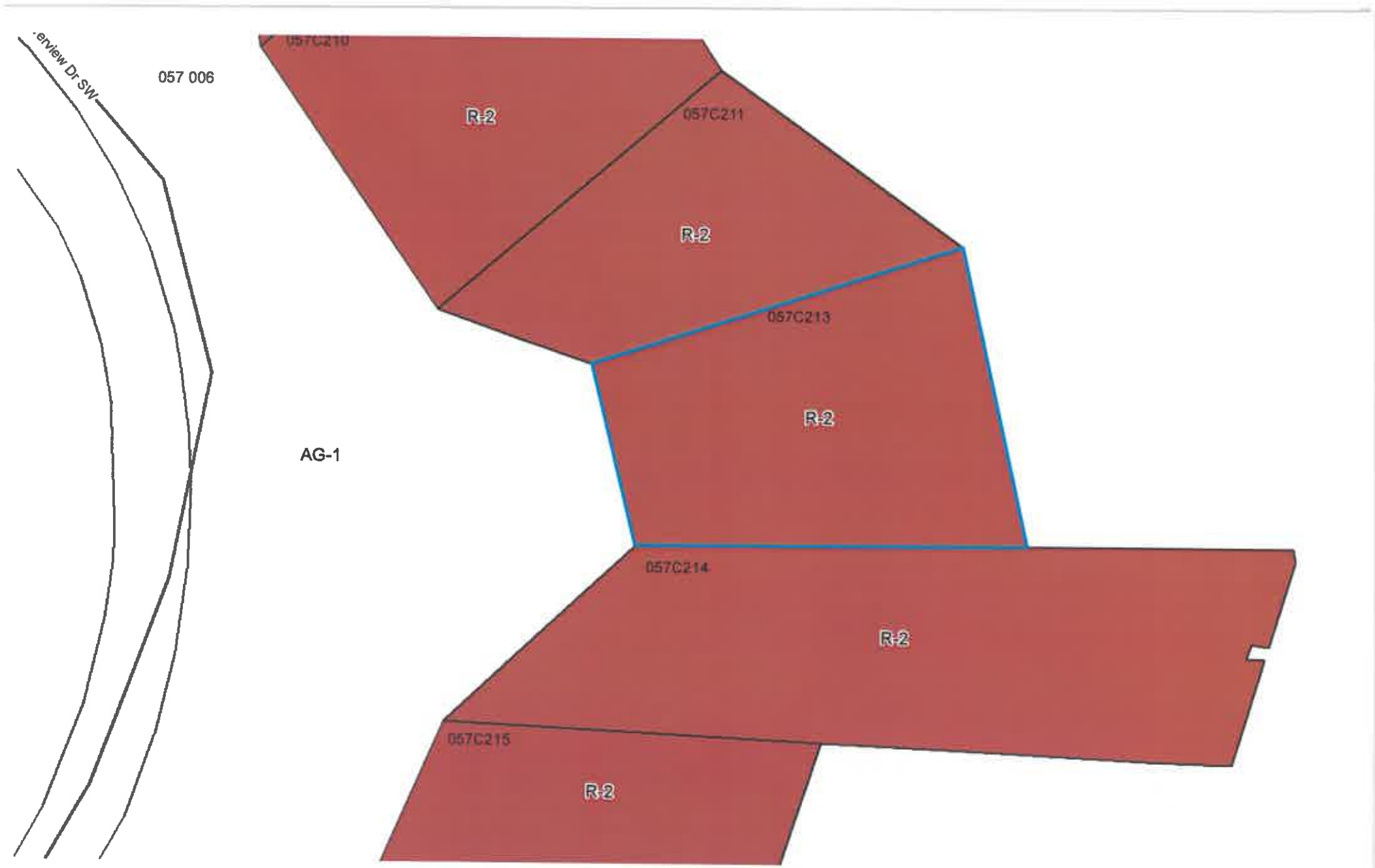
fence from parking pad

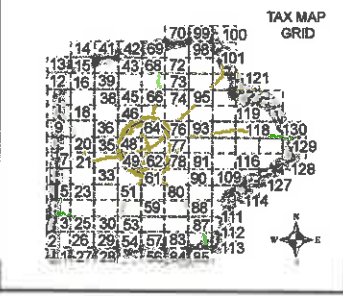


Taken from 2nd story
JUL 25 '13

rear of house
fence is to the left

Jan





GEOGRAPHIC FEATURE LEGEND	
	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
	C-2 CITY
	I-M
	IND-1 CITY
	IND-2
	IND-2 CITY
	MHP
	PUBLIC
	PUBLIC CITY
	R-1 CITY
	R-2 CITY
	R-3 CITY
	R-4 CITY
	R-1
	R-2
	R-1R
	RM-1
	RM-2
	RM-3
	VILLAGE

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
Email: it@mg-r-c.org

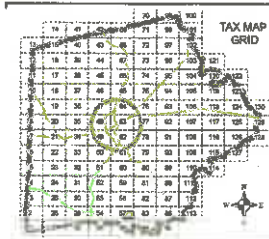
**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 057C

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



77



- Eatonon 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
Suwanee, Georgia 30127
(478) 751-6100
(478) 751-6517
Web: www.middlegeorgia.org
Email: mg@mgrc.org

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

MAP 057C

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



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

August 30, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 9/5/2019

6. Request by **Elroy & Lizbeth Schuler** for a variance request for the reduction of the minimum required height for a fence in the front yard at 111 Riverview Drive. Presently zoned R-2. **[Map 057C Parcel 213, District 4]**. The applicants are requesting a front yard fence variance. They purchased their home with the nonconforming 6-foot tall fence built. The fence is nonconforming because, any fence in a required front yard in a residential district shall not exceed four feet in height. No fence, wall or shrubbery, which creates an obstruction to vision or traffic safety hazard, shall be erected, permitted or maintained, as stated in the Putnam County Code of Ordinances Section 66-132 (t). Therefore, the current height of the fence is in violation of the Putnam County Code of Ordinances. Staff would recommend the applicants to continue working with staff in order to resolve this issue.

Staff recommendation is for denial of a front yard fence variance at 111 Riverview Drive [Map 057C Parcel 213, 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 September 17, 2019 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.