



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, February 06, 2025 ♦ 6:30 PM

Putnam County Administration Building – Room 203

The Putnam County Planning & Zoning Commission will conduct a public hearing meeting on February 6, 2025 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA. The following agenda will be considered:

Opening

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

Minutes

4. Approval of Minutes- 10-3-24, 11-7-24, and 01-2-25

Requests

5. Request by **Ronald Murtaugh** for a front-yard setback variance at 157 Little Riverview Road. Presently zoned R-2 [**Map 057D, Parcel 033, 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 February 18, 2025 at 6:00 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 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A. 36-66.

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

File Attachments for Item:

4. Approval of Minutes- 10-3-24, 11-7-24, and 01-2-25



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Minutes

Thursday, October 3, 2024 ♦ 6:30 pm

Opening

1. Call to Order
Vice Chairman John Mitchell called the meeting to order at 6:30 pm.
2. Attendance
Director Lisa Jackson called the Attendance.
Present: Member Charles Hurt, Member Harold Jones, Member Shad Atkinson, Chairman John Mitchell
Staff: Attorney Thomas Watkins, Director Lisa Jackson, Zoning Coordinator Angela Waldroup
3. Rules of Procedures
Chairman John Mitchell read the Rules of Procedures.

Minutes

4. Approval of Minutes- 8/1/2024

Motion: **Member Jones** made the motion to approve the 8/1/2024 P&Z minutes

Second: **Member Hurt**

Voting Yea: **Member Hurt, Member Jones, Member Atkinson, Chairman Mitchell**

The minutes were approved by a vote of 4.

Requests

5. Request by **Scott J. Williams** for a left-side setback variance at 117 Ashwood Point. Presently zoned R-1 [Map 087B, Parcel 212, District 4]. **Mr. Scott Williams represented this request.**

Mr. Scott Williams stated that he and his wife bought the house last September to be their retirement home. They wanted to build a deck addition. During the pre-construction stage, he discovered that the existing temporary deck was built over the septic system. Because of this, the deck had to be relocated to the left. The new layout has the deck at 12 feet from the left side property line.

No one spoke in opposition of this request.

Staff recommendation was for approval of an 8-foot side yard setback variance, being 12 feet from the left side property line when facing the lake at 117 Ashwood Point [Map 087B, Parcel 212, District 4].

Motion: **Member Atkinson** made the motion to approve the 8-foot side yard setback variance, being 12 feet from the left side property line when facing the lake at 117 Ashwood Point. [Map 087B, Parcel 212, District 4].

Second: **Member Jones**

Voting Yea: **Member Hurt, Member Jones, Member Atkinson, Chairman Mitchell**

The motion was approved by a vote of 4.

6. Request by **Nicholas and Jennifer Marine** to rezone 5.44 acres at 133 Whitney Street from R-1R to AG. [Map 101B, Parcel 095, District 3].* **Mrs. Jennifer Marine represented this request.**

Mrs. Marine stated that there was some concern from some local neighbors about placing a commercial campground. She clarified that they agreed that there would not be any commercial uses, residential uses and no short term rentals. She explained that they did not have any plans on combining lots. They purchased some land that they thought was AG and had put that on their application but was RM-1 and is only connected by a tiny sliver across the pond. They want to rezone to align the use of the land with the AG zoning. They have used this parcel for walking, kyacking, fishing, bird and wild life viewing. It is mostly pond with a walking path and a dam that they maintain. The lot is not buildable. The staff recommendation said that this property borders a Putnam County Road where the dam is on Whitney Street and the land around the pond is agriculture, which Mrs. Marine had calculated to be around 356 acres of AG land. They own a house and another lot across from the pond that are both zoned R-1R The 5.44 acre lot is not a part of the HOA. She clarified rumors from a HOA meeting.

The following people spoke in Opposition of the request and were given 3 minutes each:

Harle Wood

Don Hill

Beth Colie

Jeanette Burns

Raymon Burns

Jerry McCreless

Mr. Nicholas Marine stated that the reason that they switched to recreation from conservation is because you need a minimum of 10 acres to be apart of the conservation. He and his wife work with the Environmental Protection Division and the National Research Department and have invested \$95,000 into the 30 year old dam. The dam had almost collapsed and they explained this to the HOA. After meeting with the neighbors, they thought that they would have the support they needed to move forward. He specified that the HOA thought they wanted a commercial camp ground. He referenced some of the opposition letters provided in the zoning packet. Mr. Marine stated that they love their property and want to rezone it to agriculture. He clarified that the pond is a state water pond that can't be drained. He wants to enjoy his pond.

Member Jones stated that he understood Mr. Marine's point but that he was confused on why all this had happened just because he wanted to change it from residential to agriculture. He added that he was a little unclear and wanted to know what was the reason for rezoning and asked, what was it before, residential?

Member Jones

Mr. Marine replied that the lot was Agricultural and he was not sure of what the property was zoned before it was residential. He did not understand why he was having a hard time trying to protect the pond. There is nothing residential on this property and it is unbuildable.

Member Jones stated that Mr. Marine that he has 5 acres that he is trying to compare to 270 acres and that it was a huge disparity. The other property could have horses, cows, farm and trees growing everywhere. He explained again that he did not understand why he was trying to rezone this property.

Mr. Marine asked, why not?

Member Jones stated that it is causing a hardship..

Mr. Marine asked for whom?

Member Jones stated, a hardship for you and a lot of people. It had been causing issues just to change it over.

Mrs. Marine stated that they had started looking at zoning and wondered why their pond was R-1R restricted, She clarified that there is no place to put a Short Term Rental, and that it is just land with a dam and pond. Why shouldn't it be agriculture?

Member Jones asked, why it matters?

Mrs. Marine responded that it should be zoned right and that they could save a little in taxes. They are assuming that the neighborhood is going to continue to grow and so will the value of the properties. She added that the land should be natural land with wild life and agriculture. They agreed to the restrictions and don't want to harm the wildlife with any rv's, trash or people.

Mr. Marine stated that they asked Ms. Jackson to add the restrictions for a peace of mind and because of the concerns of the HOA. He asked why would they want to be in a zone that isn't proper and asked Member Jones would he want to be in a commercial zone with a house there.

Member Jones stated that this wasn't the same situation. This property is unbuildable, it's a pond and he doesn't understand why unless it was because of a tax difference.

Chairman Mitchell explained to member Jones what the Marines are trying to do.

Director Lisa Jackson clarified that the Future Land Use Map displayed the property as agriculture. She specified that it wouldn't automatically be rezoned.

There was no further discussion.

Staff Recommendation was for approval to rezone 5.44 acres from R-1R to AG at 133 Whitney Street [Map 101B, Parcel 095, District 3].*with the following conditions:

- 1. There shall be no commercial campground.**
- 2. There shall be no commercial uses.**
- 3. There shall be no residential subdivisions.**
- 4. This parcel shall not be used for Short Term Rental.**

Motion: **Member Jones** made the motion to approve the request to rezone 5.44 acres at 133 Whitney Street from R-1R to AG [Map 101B, Parcel 095, District 3].* with the following conditions:

- 1. There shall be no commercial campground.**
- 2. There shall be no commercial uses.**
- 3. There shall be no residential subdivisions.**
- 4. This parcel shall not be used for Short Term Rental.**

Second: **Member Hurt**

Voting Yea: **Member Hurt, Member Jones, Member Atkinson, Chairman Mitchell**

The motion was approved by a vote of 4.

New Business

None

Adjournment

Meeting adjourned at approximately 7:08 pm

Attest:

Lisa Jackson
Director

John Mitchell
Chairman



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Minutes

Thursday, November 7, 2024, ♦ 6:30 pm

Opening

1. Call to Order

Chairman John Mitchell called the meeting to order at 6:30 pm.

2. Attendance

Mrs. Angela Waldroup called the Attendance.

Present: Chairman Mitchell, Member Charles Hurt, Member Harold Jones, Member Shad Atkinson

Staff: Attorney Adam Nelson, Director Lisa Jackson, Assistant Director Courtney Andrews

3. Rules of Procedures

Chairman John Mitchell read the Rules of Procedures.

Minutes

4. Approval of Minutes- 10-3-24

Motion: **Chairman Mitchell** made the motion to table the 10-3-24 P&Z minutes until the 12-5-24 P&Z Public Hearing Meeting.

Second: **Member Atkinson**

Voting Yea: **Vice Chairman Hill, Member Hurt, Member Jones, Member Atkinson, Chairman Mitchell**

The minutes were tabled by a vote of 4.

Requests

5. Request by **Jennifer Bass and James Walker Jr.** for a rear and side yard setback variance at 407 East River Bend Drive. Presently zoned R-1R. **[Map 120B, Parcel 004, District 3].***
Ms. Jennifer Bass represented this request.

Ms. Jennifer Bass stated that she and Mr. Walker Jr. purchased the property about a year ago and shortly after, they began the construction of a pool. The property is narrow towards the lake and widens as it gets closer to the road. It's also marked by some steep property, which they had to take account for when doing the construction. Ms. Jackson did their permit for their pool and their necessary retaining wall for the pool. During the construction they decided to connect the pool deck to the retaining wall, not realizing that it was a violation of code, and they apologized. She stated that they are going to fix it, pull up the tile and create a green space. To do that, and follow all guidelines, they were asking the commission to grant a 3.75 ft variance on the back edge so that they can make the lines on the deck fall where they need to. They have done several things to mitigate any sort of negative aesthetics for this. They installed 18 evergreen trees along the property line and installed a stone façade. When they were measuring for the retaining wall and pool deck, it was discovered that it was 61 ft from the nearest point of the lake instead of 65 ft. and they

are asking for a 4 ft. variance. **Ms. Bass** added that she had photos to show the plan of the green space.

The following person spoke in Opposition of the request and was given 10 minutes:

Ann Foster

Mr. Dan Butler is the contractor for the owners. He stated that he had met with Ms. Jackson on site and marked the property line and measured to the 15 ft. setback which was later lined in blue tape. Inside the blue tape was the location for the green space and artificial turf.

Chairman Mitchell asked if the blue tape is toward the Foster's property.

Mr. Dan Butler confirmed yes.

Member Jones shared that his neighbor built a garage but came to him first. The first thing they should have done, with a construction that was that large was go to their neighbors and show them the plans and get their ideas.

Ms. Jennifer Bass stated that **Member Jones** had a good point and that was something that they should have done. They had not been there a lot of the time and had just bought the property and didn't know the neighbors that well and apologized for not going to them in advance.

Member Atkinson stated that he is curious about the attempt to turn it to green space and asked if it would be astro turf because when he heard green space earlier he thought they were referring to returning it to natural ground by planting trees.

Ms. Bass stated that they hadn't decided on exactly what they were going to do but they are removing the tiles.

Member Atkinson asked if when they were done, would the retaining wall be a separate structure from the pool area.

Ms. Jennifer Bass confirmed yes.

Member Atkinson asked Ms. Jackson for clarification. He stated that the retaining wall was not in violation and once they were separated then the only problem is the 4 ft. that was exceeded on the lakeside.

Ms. Jackson confirmed that the 4 ft. is needed at the bottom corner where the lot goes and narrows towards the lake. In order to stay in a straight line, the bottom end of the pool is encroaching the 15 ft. even if they tear out all of the other part.

Chairman Mitchell asked if that means that in the green space area will the fence be moved and be more like a retaining area?

Ms. Jennifer Bass confirmed yes.

Mr. Dan Butler stated that a retaining wall requires a fall protection fence. So, the steel fence that is connected to the retaining wall must remain per code.

Chairman Mitchell then asked if there was a need or would they consider an additional fence.

Ms. Jennifer Bass stated that if it is code that they would but that if it wasn't then they probably wouldn't.

Chairman Mitchell stated that he had a few other questions and asked Ms. Jackson for clarification. The packet that was presented to them reflects a pardon for a 11.25 ft. side property line reflecting the area that will not include the green space. What is reflected there is a total separation between the area, that was the retaining wall and the actual pool. If they were to decide to agree, this request would go forward to the county commissioners.

Ms. Jackson clarified that the request stopped with the P&Z board.

Chairman Mitchell stated that he feels that what was presented, was separate from what was requested in the photograph with the overlay.

Member Atkinson states that it seemed to him that some additional agreements need to be obtained in terms of what was going to be done to comply with the county ordinance. Also, the pictures that show the concrete pavement surrounding the pool seemed to be significantly over the request for the variance and until those issues are resolved, he didn't know what they could do.

Chairman Mitchell stated that it might be appropriate to table this until they could get more information. There was a hardship for both parties. Part of it was because of the encroachment. They were asking for forgiveness for things that occurred prior to and was not saying that it was intentional, but it had incurred a hardship in terms of perhaps the value of the property adjacent to them and that could be significant. A hardship is one of the reasons variances are granted. However, there was a hardship on part of the neighbor and that needed to be considered as well.

Ms. Jennifer Bass stated they were trying to mitigate that by installing the evergreen trees and the stone façade.

Attorney Adam Nelson stated that he was speaking with Ms. Jackson and wanted to clarify that Mrs. Foster's pictures did explain how they got to where they were. The retaining wall was separate and was allowed in those setbacks but later the applicant made the wall a part of the structure. That's when it became a violation. The request is to return that area back into a retaining wall. There will still be an encroachment and that's why the variance was requested.

Ms. Jackson stated that the green area is the area that will be removed and torn out. The applicants were asking for that corner down at the bottom of both the lake and the right side.

Mr. Dan Butler showed the area that would be removed.

Attorney Adam Nelson stated that if Chairman Mitchell’s intentions were to ask the applicant to amend their request, this body had the right to add conditions. It was fine to table the request, but he wanted to clarify that they understood what the applicant was requesting.

Member Jones asked Mrs. Foster to come back to the podium and share her ideas on fixing the problem.

Mrs. Foster restated that she didn’t understand the green area and what they were going to do in that area.

Member Jones stated that the space was going to be removed and would look the same. It would be a usable area. He asked if this was something they could work out.

Mrs. Foster stated that she didn’t know and had never met them. She felt a little awkward complaining about this. She added that the contactors knew they were violating the setbacks when they added the dirt and connected the patio to the wall.

Member Jones clarified that once the changes were made, they would still have the retaining wall.

Mrs. Foster responded that she understood the retaining wall but did not understand the green space. She asked if they were going to plant grass there or are they just going to pull up the travertine, however thick it is and just lay astro turf there and let it be a part of the pool deck. She added that she asked for an open records request on the 18th and was told that there were no documents.

Member Jones stated that he saw both points.

Chairman Mitchell stated that they weren’t going to be able to resolve it. He added that they needed to see if they could come up with some reasonable ideas with staff. He made a motion to table the request.

Motion: **Chairman Mitchell** made the motion to table the request until the December 5, 2024 P&Z Public Hearing Meeting.

Second: **Member Jones**

Voting Yea: **Member Hurt, Member Jones, Member Atkinson, Chairman Mitchell**

The motion was approved by a vote of 4.

New Business

None

Adjournment

Meeting adjourned at approximately 7:09 pm

Attest:

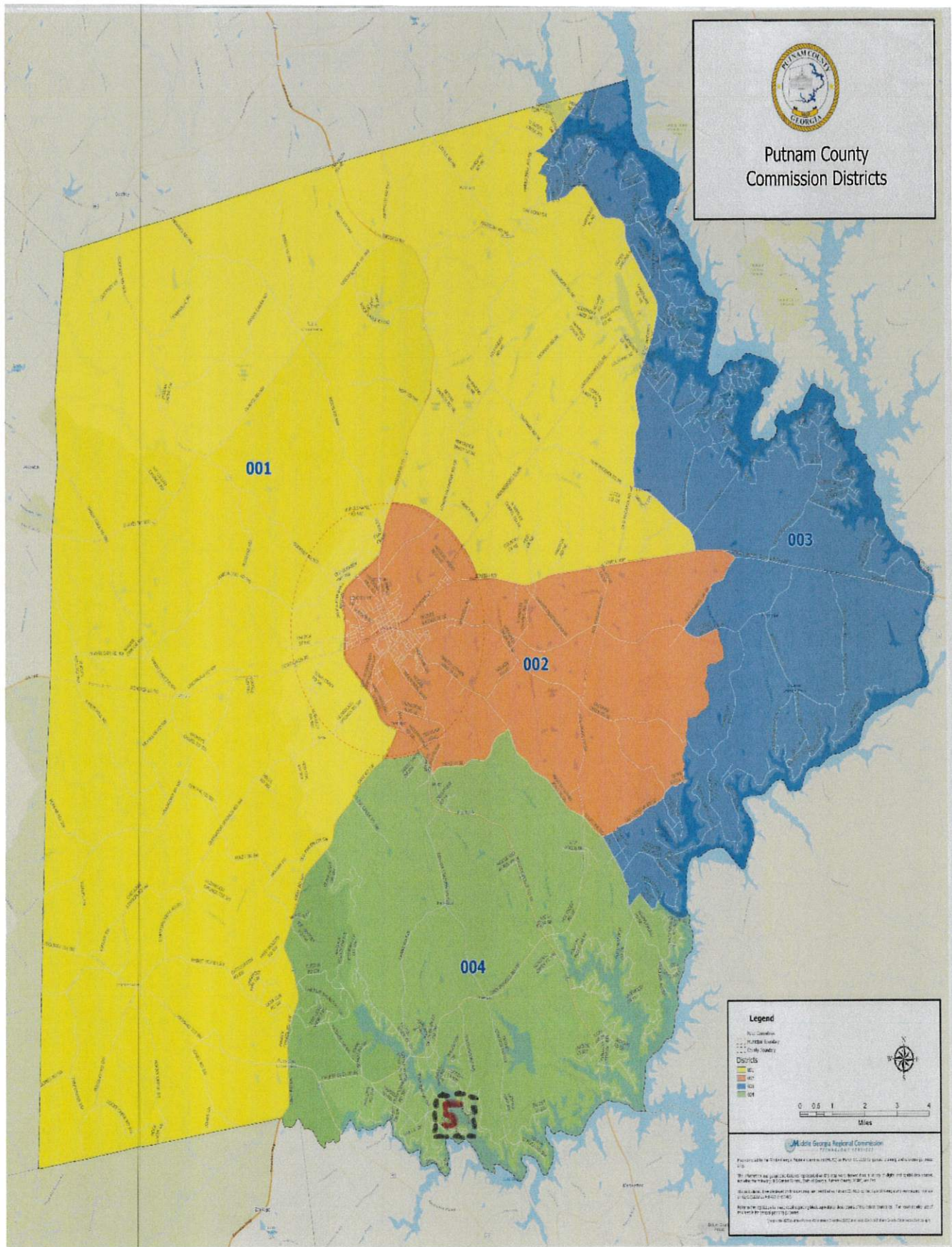
Lisa Jackson
Director

John Mitchell
Chairman

DRAFT

File Attachments for Item:

5. Request by **Ronald Murtaugh** for a front-yard setback variance at 157 Little Riverview Road. Presently zoned R-2 [**Map 057D, Parcel 033, District 4**].



5. Request by **Ronald Murtaugh** for a front-yard setback variance at 157 Little Riverview Road. Presently zoned R-2 [Map 057D, Parcel 033 District 4].



PUTNAM COUNTY BOARD OF COMMISSIONERS

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Tel: 706-485-5826 ♦ www.putnamcountyga.us

APPLICATION FOR VARIANCE USE

Application Information

(Same as owner Yes No

Name: Ronald D Murtaugh

Address: 15105 Rock Creek Dr
Omaha, NE 68138

Phone: 402-651-2863

Email: ronmurtaugh@gmail.com

Fax: N/A

Arterial/State Road. Yes: No:

Setback Variance Request:

 ft. variance being ft from the nearest point to the left side property line.

 ft. variance being ft from the nearest point to the right-side property line.

10 ft. variance being 20 ft from the nearest point to the front property line.

 ft. variance being ft from the nearest point to the lake.

TOTAL SQ. FT. (existing structure) 0 TOTAL FOOTPRINT (proposed structure) 2100

LOT LENGTH (the total length of the lot) 216

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you are proposing to build) 144

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

RECORDED PLAT: LETTER OF AGENCY LETTER OF INTENT

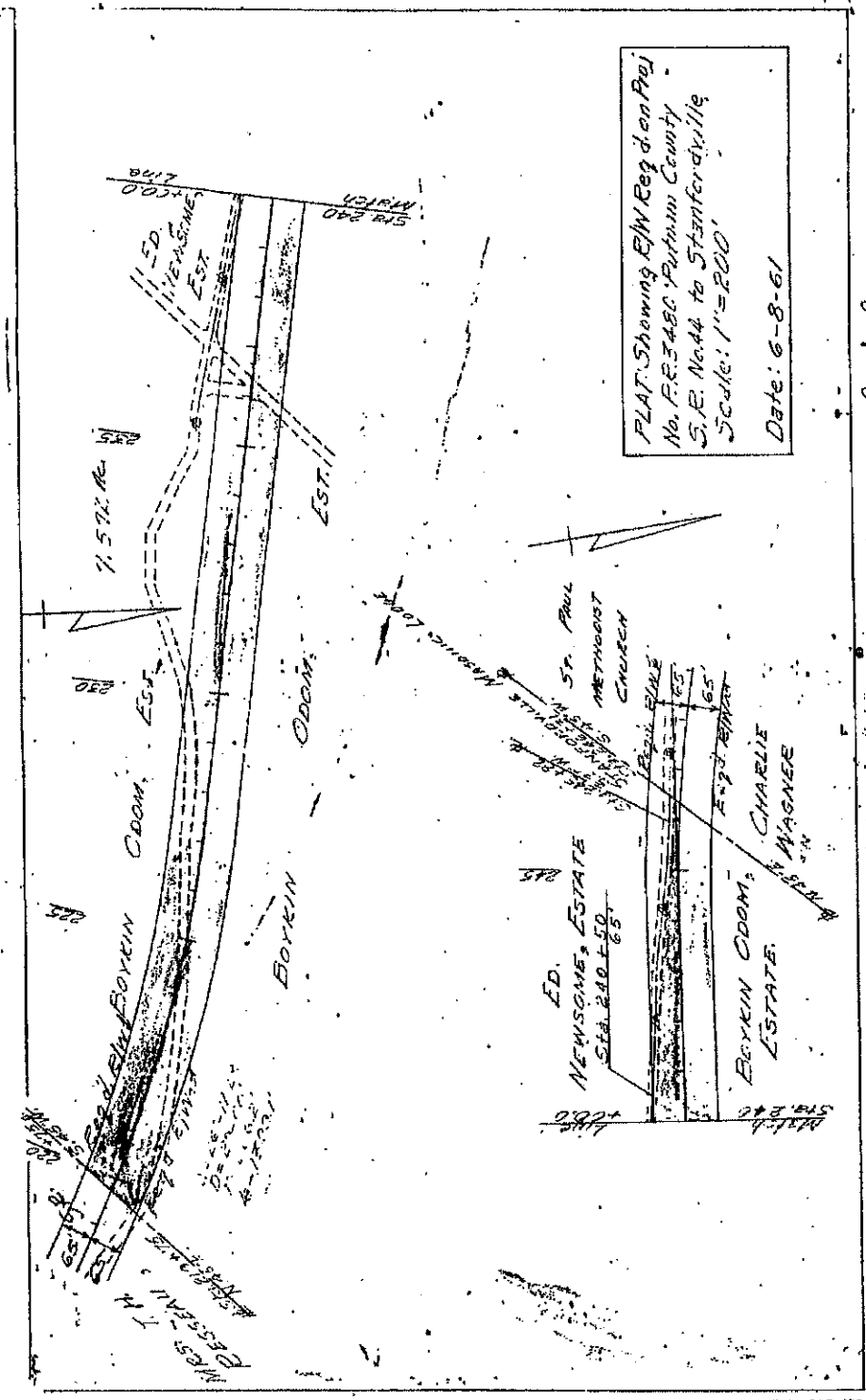
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

PROPOSED LOCATION MUST BE STAKED OFF

*SIGNATURE OF APPLICANT:  DATE: December 2, 2024

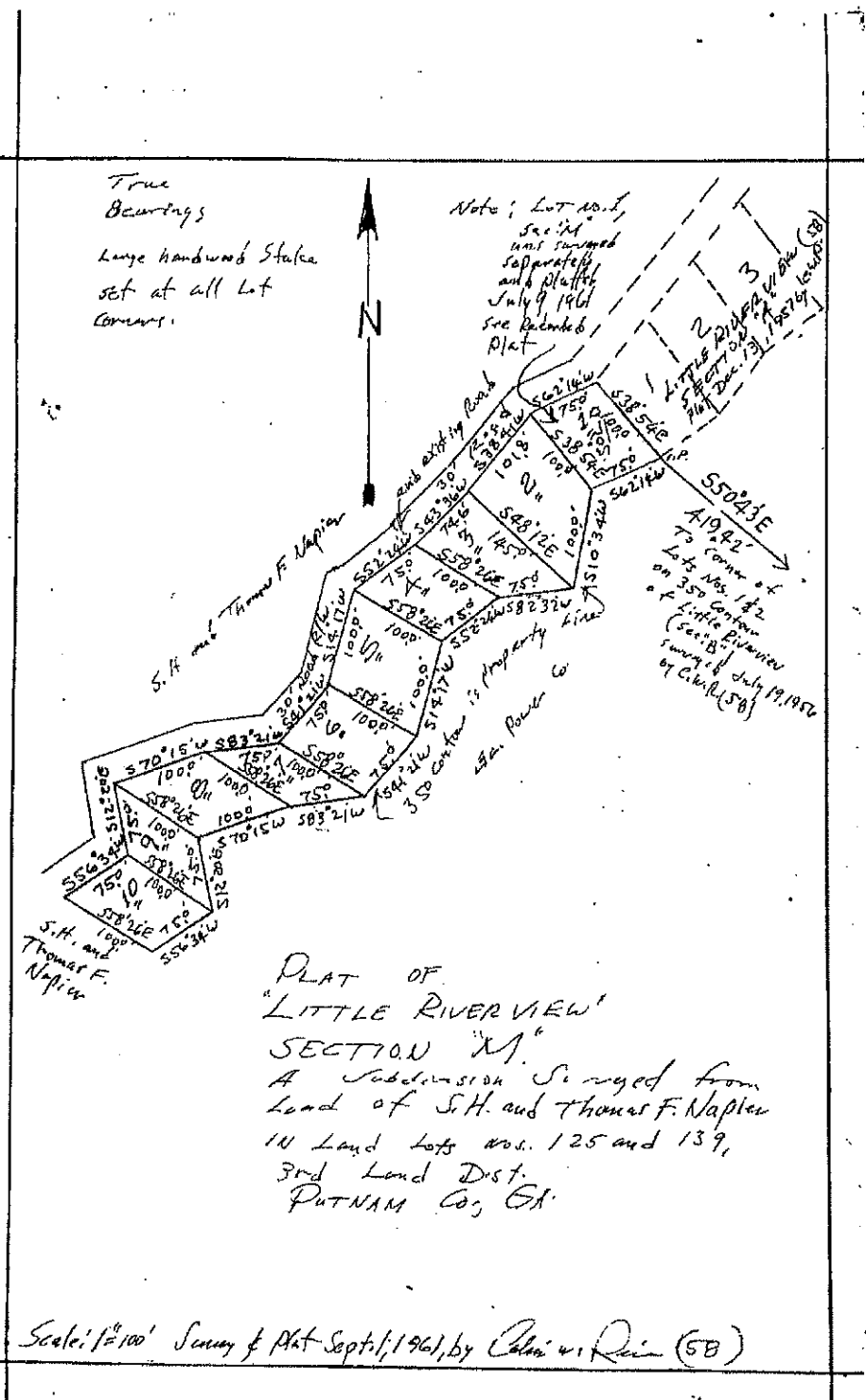
*APPLICANT HEREBY AFFIRMS THAT APPLICANT IS THE PROPERTY OWNER OR HAS THE LEGAL AUTHORITY TO SIGN THIS FORM ON OWNER'S BEHALF, AND APPLICANT AGREES TO INDEMNIFY AND HOLD PUTNAM COUNTY/CITY OF EATONTON HARMLESS IN THE EVENT IT IS DETERMINED APPLICANT DOES NOT HAVE SUCH LEGAL AUTHORITY.

DATE FILED <u>12/6/24</u> <small>CHK# 10036</small>	FEE: <u>\$245</u> CK. NO. <u>10036</u>	CASH <input type="checkbox"/>	C. CARD <input type="checkbox"/>	RECEIPT # <u> </u>
DATE OF NEWSPAPER AD: <u> </u>	DATE SIGN POSTED: <u> </u>			
COMMISSIONERS/CITY COUNCIL HEARING: <u> </u>		RESULT: <u> </u>		



Recorded July 31st, 1961 Rutledge, C. S. C.

CLYBURN & SONS, INC.
Plat Book 2 Putnam Co.



Recorded September 9, 1961 Rutledge, C. S. C.

Ronald D. and Tami L. Murtaugh
15105 Rock Creek Drive
Omaha, NE 68138

December 1, 2024

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

Dear Putnam County Planning & Development:

We own the vacant lot property located at 157 Little Riverview Rd. After purchasing the lot, we began to look at a suitable site plan to place a house on the uniquely shaped lot that has a limited buildability area created by the Georgia Power Lease Access (350 contour). After working with Simone Jones, SNJ Environmental & Consulting, we started exploring our plan with our septic options. During the exploratory process, I not only needed a Level III soil test, but also a Level IV soil test, resulting in additional costs. At this time, we discovered active wells on both sides of our lot on our neighbor's properties. The only way to seek a solution was to decommission our well, which we did, at an unplanned cost. The hardship continued.

After numerous attempts and several surveying costs, we were able to locate and obtain a suitable septic field. A septic permit was issued. After the field was identified, we sent multiple housing ideas to Ms. Jones, a suitable house style was identified.

Our project budget limits us to a manufactured home. We were able to find a manufactured home model (front load) that would meet our current needs and our anticipated health needs going into retirement. Most of our home ideas would have required a side and front setback request. Our identified home only requires a 10' front setback request (20' from the nearest point to the front). This removed the side set back need. There are very few manufacturers that offer this type of home, let alone at a quality level that will enhance home values in the area.

This area was platted in 1961, when buildable lots were platted with a smaller area. The lot is 144(w) x 216 (d). The lot width is 144 (w) at building setback. It is currently zoned R-3.

In addition, our lot is near the end of the street (dead end). Therefore, the front setback would not pose a safety concern, as traffic is limited.

The following are our answers to the benchmarks outlined in the Criteria for Variance:

There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;

We have extraordinary and exceptional conditions created by the shape of the lot, the requirement to stay above the 350 contour, the active wells on the properties on either side of us limit placement of the septic tank, as well as the septic field itself.

The application of this Chapter to this particular piece of property would create an unnecessary hardship;

Not granting the variance will restrict our ability to build our retirement home without an additional significant financial impact.

The identified extraordinary and exceptional conditions and unnecessary hardship in application identified in subsections (a) and (b) were not caused by or the result of acts or omissions of the applicant;

The size, shape, and limitations of the property existed at the time of the property purchased. In addition, we have expended significant time and resources to find alternate solutions, to include decommissioning our well, getting additional soil tests for septic planning, and reducing the size of the septic field.

The variance proposed is the minimum variance, which makes possible the reasonable use of the property;

The variance of 10' from the front is the minimum needed to place a home that will be placed in a manner to not impact the active wells and meet the remaining restrictions in place.

Such conditions are peculiar to the particular piece of property involved; and

The zone of restriction created by the lake, the Georgia Power Access Lease Restrictions, the active wells on the adjoining properties all create peculiarly conditions for the buildability of the lot.

Relief, if granted, would not cause substantial detriments to the public good or impair the purposes and intent of this Chapter.

The intent of the chapter is to examine unique conditions and flexibility for property owners, while safeguarding the public good. Our lot is toward the end of a dead-end street. It is traveled by very few local homeowners and their visitors. We have taken extra steps through the septic process to eliminate detriment to the neighbors. We also have identified a house that does not require a side set back, which also avoids a perceived detriment to the neighbors.

If you would like additional information about this request, you can telephone me at 402-651-2863.

We look forward to making Putnam County our new home!

Sincerely,

 
Ron and Tami Murtaugh



**Georgia Department of Public Health
Construction Permit and Site Approval
For On-Site Sewage Management System**

2 pages permit 18

COUNTY: Putnam	SUBDIVISION:	LOT NUMBER:	BLOCK:
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PROPERTY ADDRESS: 157 LITTLE RIVERVIEW RD EATONTON, GA 31024	DIRECTIONS: <i>4 detached garage 2x40</i>
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I hereby receive this construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Public Health, Chapter 511-3-1 and this permit. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.

PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE: <i>on file</i>	DATE COMPLETED APPLICATION RECEIVED: 10/16/2024
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PROPERTY OWNER'S NAME: Ronald Murtaugh	PHONE NUMBER: (402) 651-2863	PROPERTY OWNER'S ADDRESS: 15105 ROCKCREEK DR OMAHA, NE 68138
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AUTHORIZED AGENT'S NAME:	PHONE NUMBER:	RELATIONSHIP TO OWNER:
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Section A - General Information

CAN REQUIRED SETBACKS BE MET: YES	TYPE OF STRUCTURE: Single-Family Residence	SOIL SERIES: Cecil
DRINKING WATER SUPPLY: Public	WELL ON THE SITE: NO	PERCOLATION RATE / HYDRAULIC LOADING RATE: 45
SYSTEM TYPE: New	WATER USAGE BY: Bedroom Numbers	RESTRICTIVE SOIL HORIZON DEPTH (inches): 72
NO. OF BEDROOMS / GPD: 2	LOT SIZE (SQ FT/Acres): .67	LEVEL OF PLUMBING OUTLET: Above Ground Level
		SOIL TEST PERFORMED BY: Joslyn, Richard S

Section B - Primary / Pretreatment

PRETREATMENT: Septic Tank	GARBAGE DISPOSAL: NO	SEPTIC TANK CAPACITY (gallons): 1000	MIN. ATU CAPACITY (gallons): 0	DOSING TANK CAPACITY (gallons):	GREASE TRAP CAPACITY (gallons):
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Section C - Secondary Treatment

ABSORPTION FIELD DESIGN: Serial	NUMBER OF TRENCHES:	TOTAL ABSORPTION FIELD LINEAR FT REQUIRED: 200
	DISTANCE B/W TRENCHES:	
ABSORPTION FIELD PRODUCT: Conventional 12x36 gravel & pipe	DEPTH OF TRENCHES (range in inches): 30 to 30	TOTAL ABSORPTION FIELD SQ FT REQUIRED: 600

Issued permits expire twelve (12) months from approval date and are not valid unless signed below by authorized representative of the Georgia Department of Public Health or County Board of Health.

Any grading, filling, or other landscaping after issuance of a permit may render permit void. Failure to follow site plan may render permit void. Any grading, filling, or other landscaping after final inspection by county health department, which adversely affects the function of the on-site sewage management system, may render approval void. Installation contractor is responsible for ensuring all required setbacks are met.

Issuance of a construction permit for an on-site sewage management system and subsequent approval of same by representative of the Georgia Department of Public Health or County Board of Health shall not be construed as a guarantee that such systems will function satisfactorily for a given period of time; furthermore, said representative(s) do not, by any action taken in effecting compliance with these rules, assume any liability for damages which are caused, or which may be caused, by the malfunction of such system.



Construction Permit and Site Approval
For On-Site Sewage Management System (continued)
Putnam County Environmental Health - Phone: (706) 485-8591
Permit Number: OSC11702807
Property Address: 157 LITTLE RIVERVIEW RD EATONTON, GA
31024

PRIMARY / PRETREATMENT REMARKS

2 Bed room house only.
level IV

SECONDARY TREATMENT REMARKS

- 1. See soil report and site plan with topographic map, drainage area.
- 2. Stay in Cecil soil and follow site plan for placement, staying 15 ft from the edge of the drainage area, and cut area and fill dirt.
- 3. NO GRADING within 20 ft of the septic system. Have installer go stake out and rope off area for the septic system. No changes are to be made in that area.
- 4. recover drainfield with soil to divert rainwater around it.

PROPOSED SYSTEM LAYOUT / DESIGN

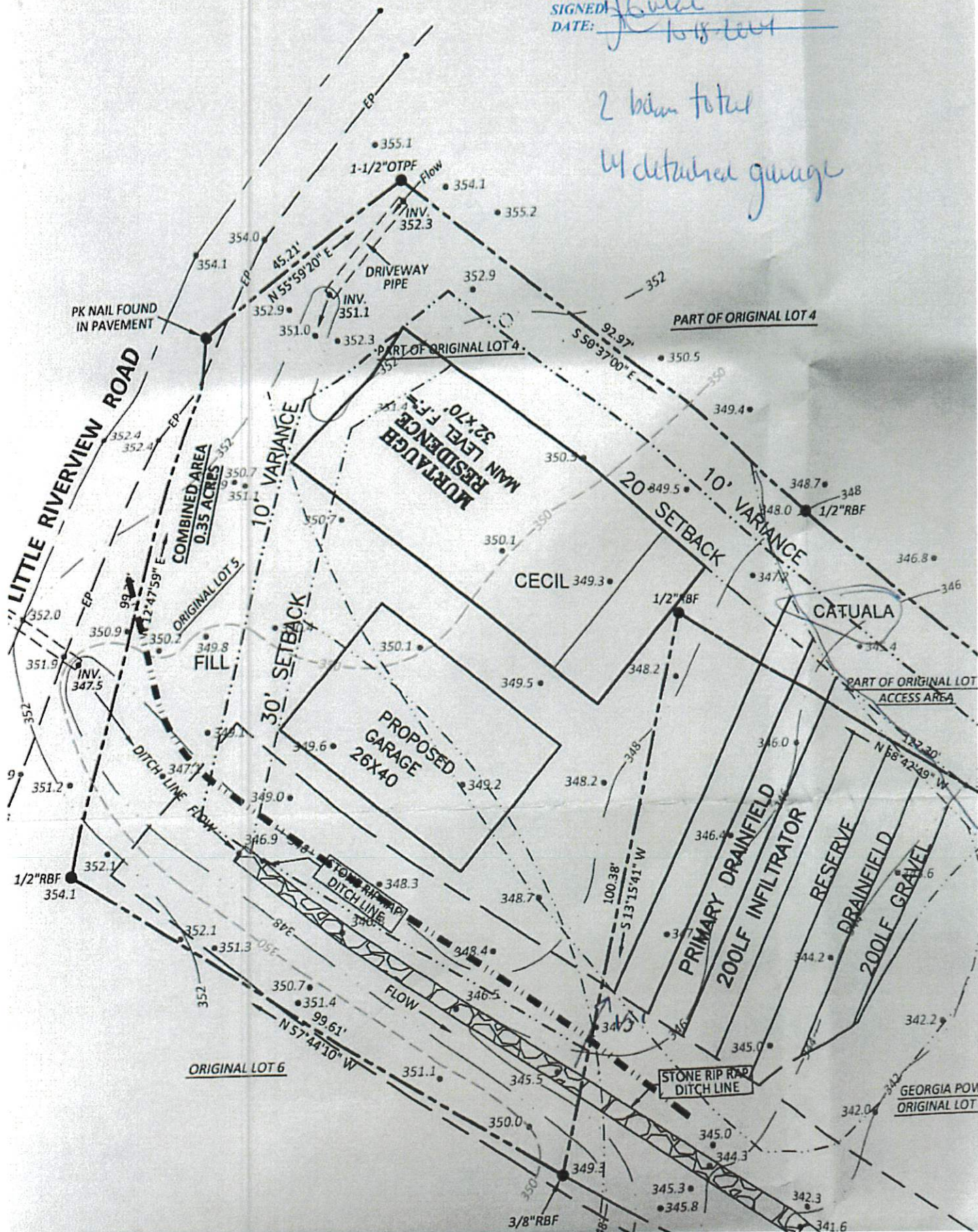
(This area is currently blank)

INSPECTOR & INSPECTOR TITLE:	INSPECTOR SIGNATURE:	DATE:	CONSTRUCTION PERMIT #:	STATUS:
Kathryn Hill Environmental Health County Manager	<i>Kathryn Hill</i>	10/16/2024	OSC11702807 <i>24-197</i>	Approved

PUTNAM COUNTY HEALTH DEPT
ENVIRONMENTAL HEALTH

SIGNED: [Signature]
DATE: 10/18/2011

2 beds total
w/ detached garage





PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

CAMPAIGN CONTRIBUTION DISCLOSURE

Has applicant made \$250 or more campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes No If yes, please complete contribution affidavit.

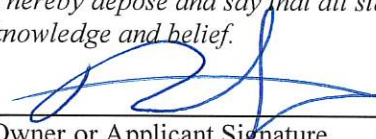
If the business of the applicant or owner, or the applicant or owner individually, have made contributions or gifts having a total value of over \$250 or more to any elected official in Putnam County within two (2) years preceding the date of this application, the following must be completed:

Name of Recipient	Date	Contribution Amount	Description of Gift	Value of Gift
N/A				


Name of Business: _____

Business Ownership Interest: _____ Property Ownership Interest: _____

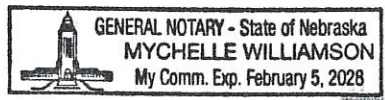
I hereby depose and say that all statements herein are true, correct, and complete tot the best of my knowledge and belief.



Owner or Applicant Signature
Ronald D. Murtaugh



Notary Public
Sworn and subscribed before me this
27 day of November 2024.





PUTNAM COUNTY BOARD OF COMMISSIONERS

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Tel: 706-485-5826 ♦ www.putnamcountyga.us

OWNER AUTHORIZATION

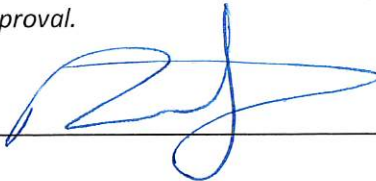
Submission of inaccurate information may be cause for denial of the requestor, if discrepancies are realized after the approval for the petition or issuance of the relevant local permits, cause for the revocation of the approval and any related permits by the Board of Commissioners. The following documents must be submitted with this application before the application deadline.

Incomplete applications will not be accepted or processed.


1. Payment of appropriate fee (please make checks payable to Putnam County Planning & Development)
2. Plat or site plan, drawn to scale, showing the locations of structures or uses for which the variance is sought, as well as the relationship to existing structures. Dimensions must be included.
3. A written description of your request in a letter format addressed to Putnam County Planning & Development. All required criteria (attached) must be addressed in the written description. Specific sections of the ordinance that would cause hardship must be identified, along with a description of the particular hardship.

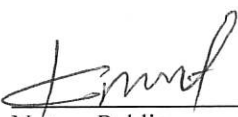
The documents listed above are the minimum requirements. Staff may require additional documentation depending on the nature of the Variance Request. All submitted documents are public records and subject to Opens Records Law.

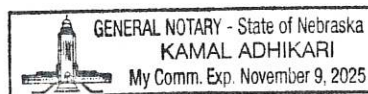
I have reviewed the application procedures and all applicable criteria and regulations in the Putnam County Zoning Ordinance for the above-requested Variance Request. I hereby claim that this application fulfills said procedures and meets the criteria for approval.

Applicant Signature:  Date: 12-1-24

I swear that I am the owner of the property listed above. I authorize Ronald D Murtaugh (applicant's name) to apply for a zoning action (zoning map amendment, conditional use, variance) at the above listed address, as identified on the attached application.


Owner signature

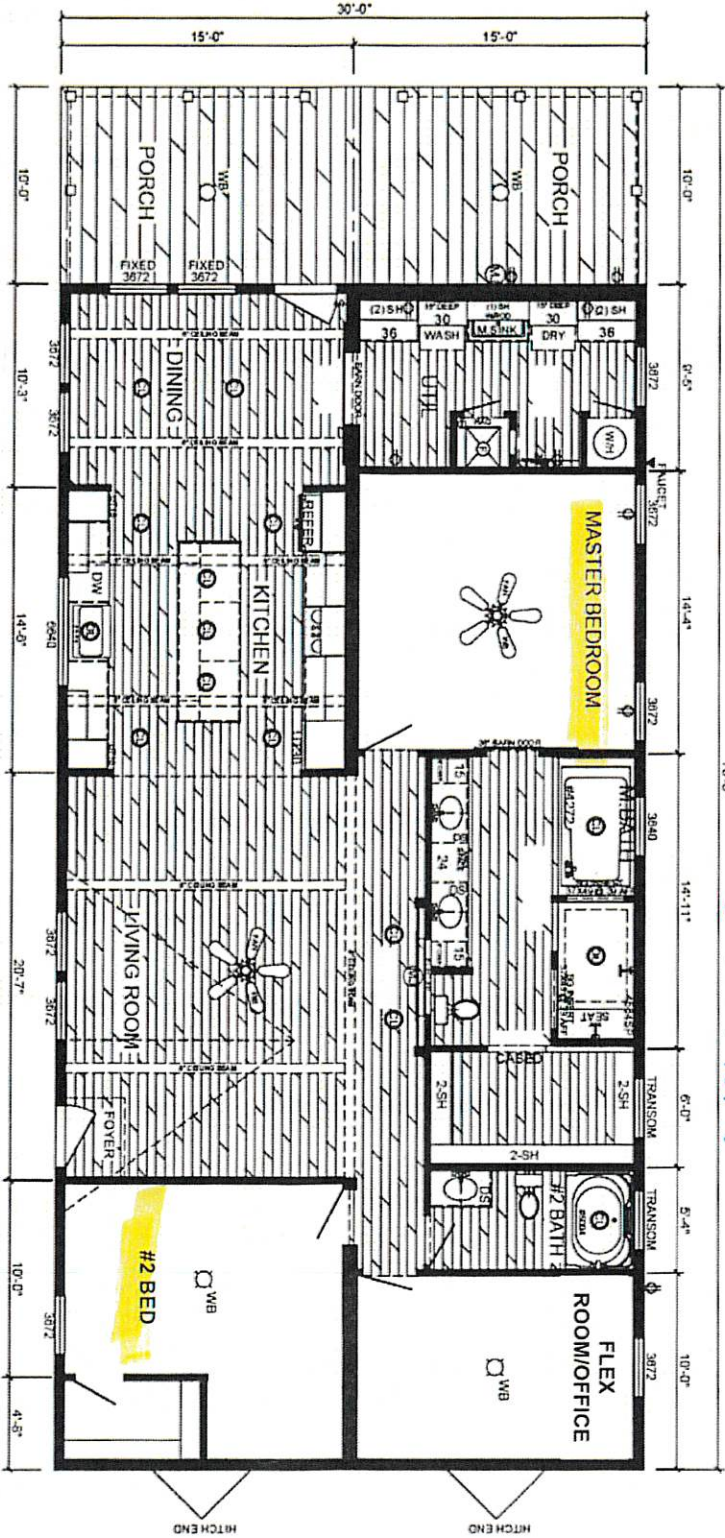

Notary Public
Sworn and subscribed before me this
1st day of December 2024.



SIGNATURE SERIES

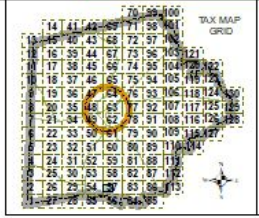
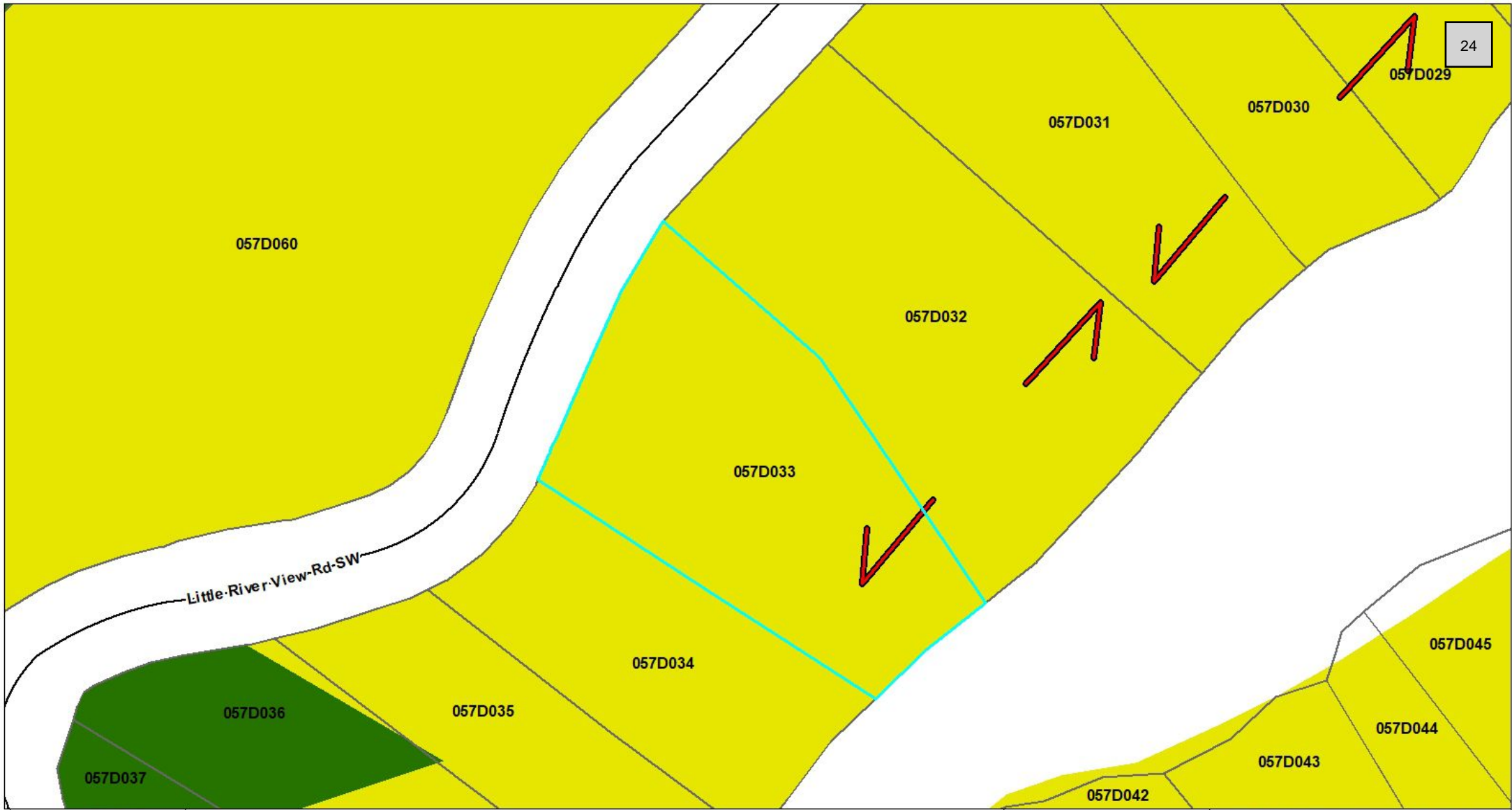
PUTNAM COUNTY HEALTH DEPT
 ENVIRONMENTAL HEALTH
 SIGNED: *[Signature]*
 DATE: 10-18-2021

2 bdrn total



MODEL: **THE SHILOH - CUSTOM**
 30'-0" X 70'-0" (including 10'x30')
 2 Beds 2 Baths – Flex Room

Due to continued improvements and material change, specifications may change without notice. Room sizes are approximate.



GEOGRAPHIC FEATURE LEGEND

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

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

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

MAP 057D

MAP SCALE: 1" = 41.67' SCALE RATIO: 1:500 DATE: DECEMBER 2024

057D063

057D060

R-2

Little River View Rd SW

057D033

057D034

057D036

057D035

057D037

057D038

057D031

057D032

057D030

057D029

057D046

057D045

057D044

057D043



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

GEOGRAPHIC FEATURE LEGEND

Zoning	
Overlay District	A-2 CITY
No Code	C-1
AG	C-1 CITY
A-1 CITY	C-2
C-2 CITY	I-1 CITY
I-1 CITY	I-2 CITY
I-2 CITY	MHP
MHP	PUBLIC
PUBLIC	PUBLIC CITY
R-1 CITY	R-1
R-2 CITY	R-1R
R-3 CITY	R-2
R-4 CITY	R-3
RM-1	RM-3
RM-3	R-PUD
R-PUD	C-PUD
C-PUD	



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 175 Emery Hwy
 Suite C
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PUTNAM COUNTY, GEORGIA ZONING MAPS



MAP 057D