



# 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

Thursday, March 04, 2021 ♦ 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 - February 4, 2021

### Requests

5. Request by **Jeremy Hobbs** for a side yard setback variance at 151 Collis Marina Road. Presently zoned R1. [ **Map 104B, Parcel 014, District 3**].
6. Request by **Carrie Louvonn Benjamin Kimble** to rezone 5.00 acres from AG to R-1 on Glenwood Springs Road. [ **Map 033, Parcel 029, District 1**]. \*
7. Request by **Colia Farley** to rezone 4.12 acres from AG to R-2 at 672 Gray Road. [ **Map 052, Parcel 024001, District 1**]. \*
8. Request by **Steve Parkes and Lorrie Anne Parkes, agent for Ana Castillo and Kristofer J. Shepard** to rezone 56.31 acres from RM-3 to AG on Harmony Road. [ **Map 098, Parcel 029, District 3**]. \*
9. Request by **North Georgia Marine LLC, agent for June B. Smith** to rezone 1.1 acres from C-1 to C-2 at 808 Harmony Road. [ **Map 097, Parcel 066, District 3**]. \*
10. Request by **North Georgia Marine LLC, agent for Jerry O. Smith** to rezone 1.78 acres from C-1 to C-2 at 804 Harmony Road. [ **Map 097, Parcel 067, District 3**]. \*
11. Request by **North Georgia Marine LLC, agent for Jerry O. Smith** to rezone 1 acre from C-1 to C-2 at 804 Harmony Road. [ **Map 097, Parcel 068, District 3**]. \*

### New Business

### Adjournment

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

**Notice:** All opponents to any rezoning request on the Planning & Zoning Commission and the Board of 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 March 16, 2021 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

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

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

**File Attachments for Item:**

4. Approval of Minutes - February 4, 2021



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## Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, February 4, 2021, at 6:30 P.M. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

### Opening

1. Call to Order

Chairman James Marshall, Jr. called the meeting to order

2. Attendance

Ms. Lisa Jackson called the Attendance.

#### PRESENT:

Chairman James Marshall, Jr.

Vice-Chairman Tim Pierson

Member Maurice Hill, Jr.

Member Martha Farley

Member John Mitchell (not eligible for voting due to training requirements)

#### STAFF:

Lisa Jackson

Courtney Andrews

Ben Schmitt

3. Rules of Procedures

Ms. Courtney Andrews read the Rules of Procedures.

### Minutes

4. Approval of Minutes- January 7, 2020

Motion to approve the January 7, 2020 minutes made by **Vice-Chairman Pierson**, Seconded by **Member Hill**

Voting Yea: **Chairman Marshall, Vice-Chairman Tim Pierson, Member Hill, Member Farley**

### Requests

5. Request by **Leslie S. Albrecht** for a side yard setback variance at 148 Long Island Drive. Presently zoned R-1R. [Map 122A, Parcel 072, District 3]. **Mr. Albrecht** represented this request.

**The applicant is requesting to withdraw without prejudice.**

Motion to approve the request by **Leslie S. Albrecht** to withdraw without prejudice made by **Vice-Chairman Pierson** and seconded **Member Hill**.

Voting Yea: **Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill.**

6. Request by **Mark B. & Kecia M. Kearsley** for a side yard setback variance at 127 Lakemore Drive. Presently zoned R-1. [Map 103A, Parcel 012, District 3]. **Mr. Kearsley** represented this request. We are requesting a variance to expand our current home. We want to take off the current two-car garage and then add 472 square feet of living space. Afterward, we will establish the new two-car garage. Our goal is to maintain the current side yard setback where the current home is. We will be adding 16 feet towards the road.

**Chairman Marshall** inquired if any of the board members had a chance to see the property.

**Member Farley** noted that she had visited the property and had no objections.

**Vice-Chairman Pierson** noted that he made it out to the property and did not see any other way to accomplish this project other than the manner proposed.

**Staff recommendation is for approval of a 8.99-foot side yard setback variance, being 11.01 feet from the left side property line at 127 Lakemore Drive [Map 103A, Parcel 012, District 3].**

Motion to approve the request by **Mark B. & Kecia M. Kearsley** for a side yard setback variance at 127 Lakemore Drive [Map 103A, Parcel 012, District 3] made by **Vice-Chairman Pierson** and seconded **Member Farley**.

Voting Yea: **Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill.**

7. Request by **Wayne Sandbo** for a side yard setback variance at 350 Shelton Drive. Presently zoned R-2. [Map 057C, Parcel 249, District 4]. **This item has been removed from the agenda.**

New Business

Adjournment

The meeting adjourned at approximately 6:42 P.M.

Attest:

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Lisa Jackson  
Director

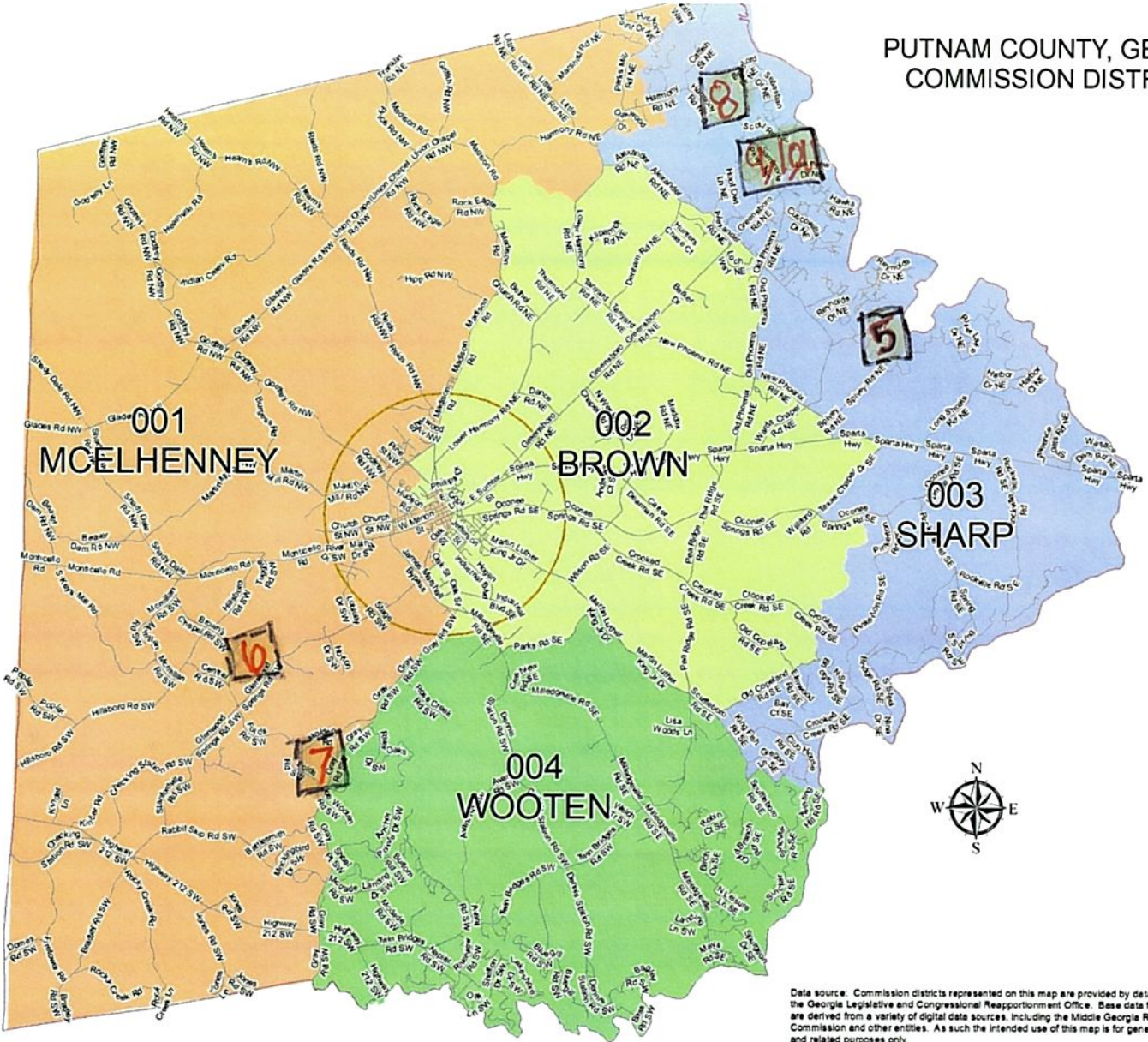
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James Marshall, Jr.  
Chairman

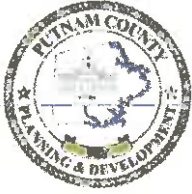
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5. Request by **Jeremy Hobbs** for a side yard setback variance at 151 Collis Marina Road. Presently zoned R1. [ **Map 104B, Parcel 014, District 3**].

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



5. Request by **Jeremy Hobbs** for a side yard setback variance at 151 Collis Marina Road. Presently zoned R1. [Map 104B, Parcel 014, District 3].
6. Request by **Carrie Louvonn Benjamin Kimble** to rezone 5.00 acres from AG to R-1 on Glenwood Springs Road. [Map 033, Parcel 029, District 1]. \*
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## APPLICATION FOR ZONING ACTION: VARIANCE

Permit # PLAN2021-00081

### Application Information

(same as owner Yes  No )

Name: Jeremy Hobbs

Address: 151 Collis Martha Rd  
Eatonton, GA

Phone: 229-848-0109

Email: Jeremy@athenswealth.com

Fax: \_\_\_\_\_

Arterial/State Road. Yes: \_\_\_\_\_ No: X

SETBACKS: Front: 20 Rear: NA Lakeside: 65 Left: 10 Right: 10

TOTAL SQ. FT. (existing structure) 1296 TOTAL FOOTPRINT (proposed structure) 2400

LOT LENGTH (the total length of the lot) 75'

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you are proposing to build) 75' Triangular

REASON FOR REQUEST: This lot is very abnormally shaped and the current home does not meet setback requirements - the new home will need a variance to allow the structure to be built.

### \*SUPPORTING INFORMATION ATTACHED TO APPLICATION\*:

RECORDED PLAT:  LETTER OF AGENCY  LETTER OF INTENT

SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT Piedmont

### \*PROPOSED LOCATION MUST BE STAKED OFF\*

\*SIGNATURE OF APPLICANT: [Signature] DATE: 1-13-21

\*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>1-13-2021</u>	FEE: \$ <u>220.00</u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>Cya</u>
RECEIPT # _____					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: <u>3-4-2021</u>	RESULT: _____				
COMMISSIONERS'/CITY COUNCIL HEARING: _____	RESULT: _____				



TRANSIT & CHAIN SURVEY

10-180

ERROR OF CLOSURE EXCEEDS 1/10,000

GRID NORTH

LAKE O'CONNOR  
(CALDWELL POWER CO.)

GA. POWER CO.  
ACCESS AREA  
0.300 ACRES

PARCEL "A"  
0.544 ACRE  
(0.244 AC TOTAL)

Proposed Garage  
24x36  
Existing Double Wide

GA. POWER CO.  
ACCESS AREA  
0.202 ACRES

PARCEL "B"  
0.599 ACRE  
(0.601 AC TOTAL)

REFERENCES:  
PLAT BOOK NO 5  
PG 120  
PLAT BOOK NO 8  
PG 75

LEGEND

- PROPERTY CORNER
- PROPERTY LINE (A)
- CENTERLINE (B)
- IRON PIN FOUND
- IRON PIN SET
- MEAN SEA LEVEL
- RIGHT-OF-WAY

In my capacity as a true and lawful representative of the land plotted  
*[Signature]*  
GEO. G. SMITH  
COUNTY SURVEYOR

ALL BEARINGS SHOWN REFER TO GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE.

LINEs DIVIDING ACCESS AREA TO LAKE O'CONNOR ARE SUBJECT TO APPROVAL BY GEORGIA POWER COMPANY.

THIS PLAT SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS HERE-TO-FORE GRANTED.

PART OF LOT "E" COLLIS SUB-DIV NO 2  
1.143 ACRES PROPERTY OF  
**D. ALVIN COLLIS**  
LOCATED G.M.D. 308, BUTHAM COUNTY,  
GA. 3RD LAND DISTRICT, LAND LOT 537

60 0 60 120

SCALE IN FEET

AMERICAN TESTING LABORATORIES, INC.

FILE NO. 157-H



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## 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 Open 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: \_\_\_\_\_

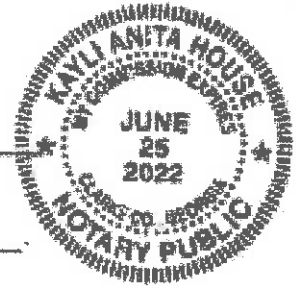
1-13-21

I swear that I am the owner of the property listed above. I authorize \_\_\_\_\_ (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 \_\_\_\_\_

*Kayli Anita House*  
Notary Public

Sworn and subscribed before me this  
13<sup>th</sup> day of January 2021



Michael J Hobbs  
2141 Union Church Rd  
Bishop, Ga 30621  
January 13, 2021

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

Dear Putnam County Planning & Development:

I own the property located at 151 Collis Marina Rd Eatonton GA, and would like to build a lake home with a detached garage on this lot. I am requesting a Side and Lakeside setback on this unique lot in order to be able to build a home that will cover approx 2400 sq ft with a detached garage.

The lot I own is a point lot that has a very unique shape. The current mobile home was placed on the south lot line when it was moved there in 1992 and is not in compliance with current setback restrictions which are 30ft Front - 20ft Side - 20ft Rear and 100ft Lakeside. There is very little space for a home with a garage under the current setback requirements. We would like to request a 65ft Lakeside setback and a 10ft side setback. Our variance request is consistent with recent variance requests that have been approved for other lots in our community.

By pushing the home back on the lot closer to the lake it will give us the ability to have a detached garage as well. If approved it also allows the home to be built approximately 10' from the east property line. This would also give us the ability to maintain a tree buffer from the existing 3 story Multi-Family Home complex "The Enclave" that is currently under construction 10' from our property line.

General building information: The future home we propose to build would have a minimum of 2400 square feet with a detached Garage. The footprint for the home will be designed to fit the unique shape and topography of the lot. The final plan design will depend upon a favorable ruling with this variance application. If you would like additional information about this request, you can reach me at 229-848-0109. Due to the unique triangular shape of

this lot, I have provided existing setback and lot length to the best of my ability, I have also attached a plat of my parcel with the approximate location of the proposed detached garage we would like to build as soon as possible.

Thanks for your consideration of this request,  
Michael J. Hobbs



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## 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

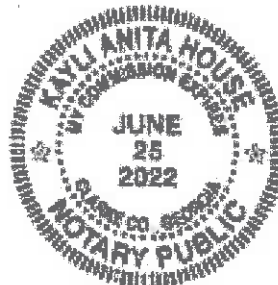
Name of Business: \_\_\_\_\_

Business Ownership Interest: \_\_\_\_\_ Property Ownership Interest: \_\_\_\_\_

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

*[Signature]*  
Owner or Applicant Signature

*Kayli Anita House*  
Notary Public  
Sworn and subscribed before me this  
*13<sup>th</sup>* day of *January* 20*21*



Jeremy Hobbs 151 Collis Marino Rd.



LAKE  
OCONEE  
ARGIA POWER COMPANY

Jeremy Hobbs 151 Collis Marina Rd.





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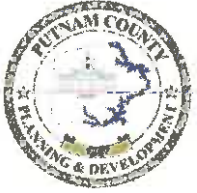
I hereby depose and say that all statements herein are true, correct, and complete to the best of my knowledge and belief.

[Signature]  
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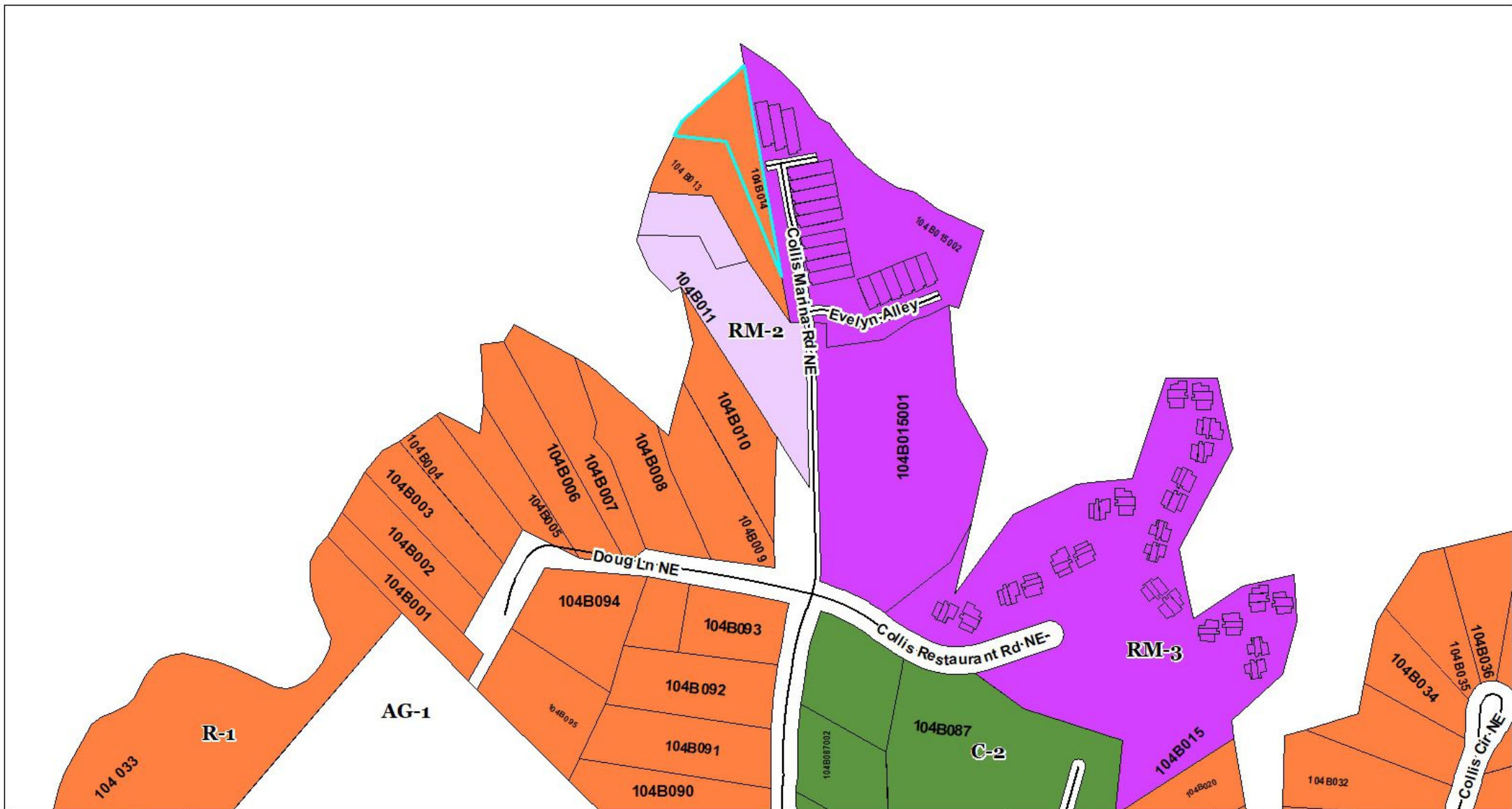
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### Variance Request Site Inspection Requirement

- ✓ \*Survey and stake off property line.
- ✓ \*Stake off area of proposed construction site.  
**\*If the property is not staked off when the P&Z Board visits the property, the request will be placed on the following months agenda.**
- ✓ \*Paint or stake off location of septic tank and drain field (as identified by health department).  
**Please identify with letters (SS).**
- ✓ \*All pets and other animals must be properly contained on day of inspection.



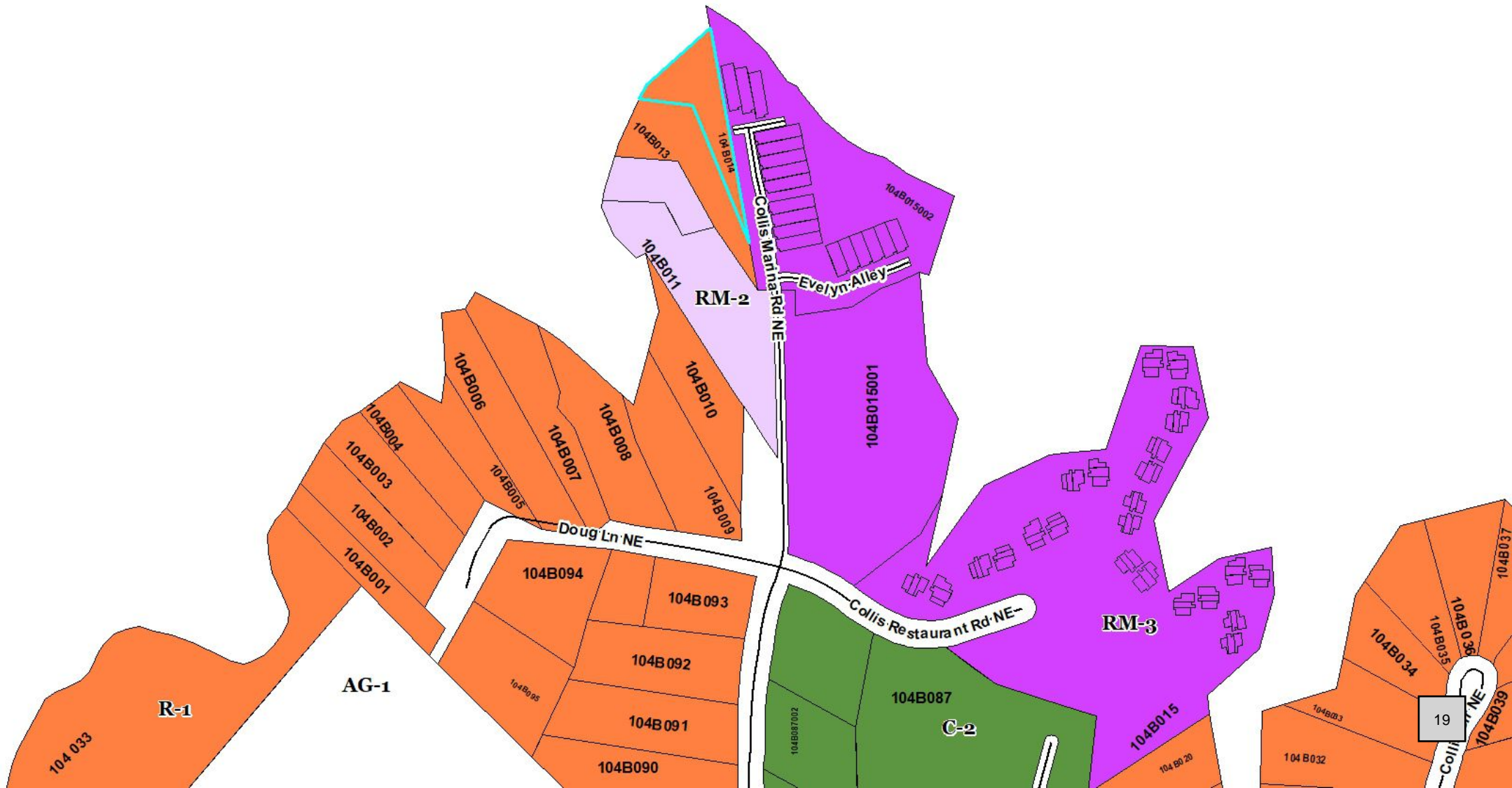
GEOGRAPHIC FEATURE LEGEND					
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R-1 CITY
County Boundary	No Code	C-1	I-M	MHP	R-2 CITY
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R-3 CITY
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R-2
Parcel Hooks				R-4 CITY	RM-1
					R-1
					R-1R
					RM-2
					R-2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

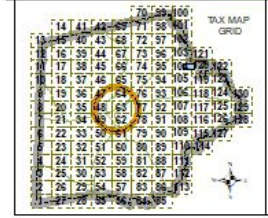
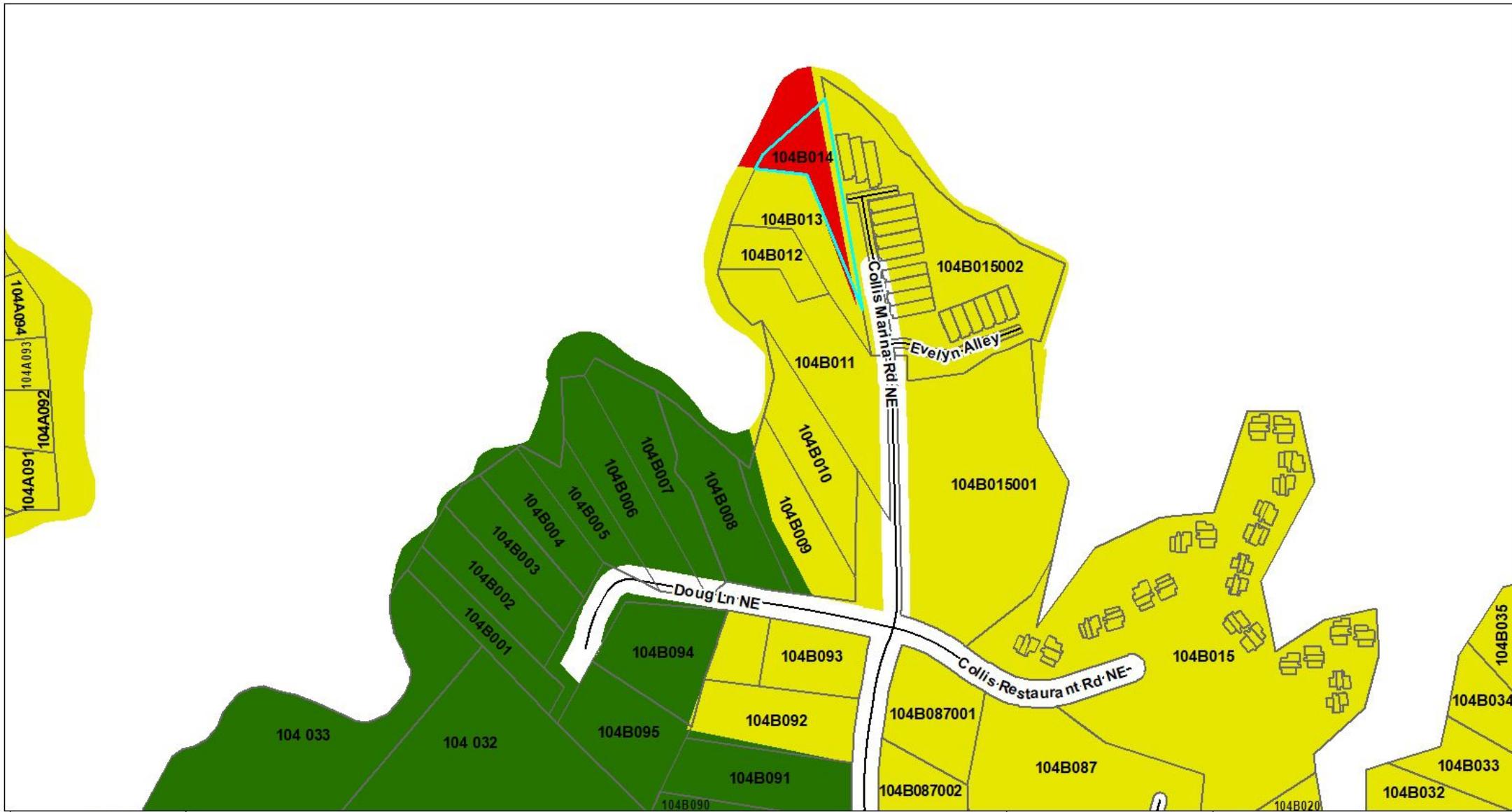
**MGR**  
 Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
 ZONING MAPS

**MAP 104B**

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: FEBRUARY 2021





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](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
 FUTURE LAND USE MAPS

**MAP 104B**

20

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: FEBRUARY 2021



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## Agenda

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### Opening

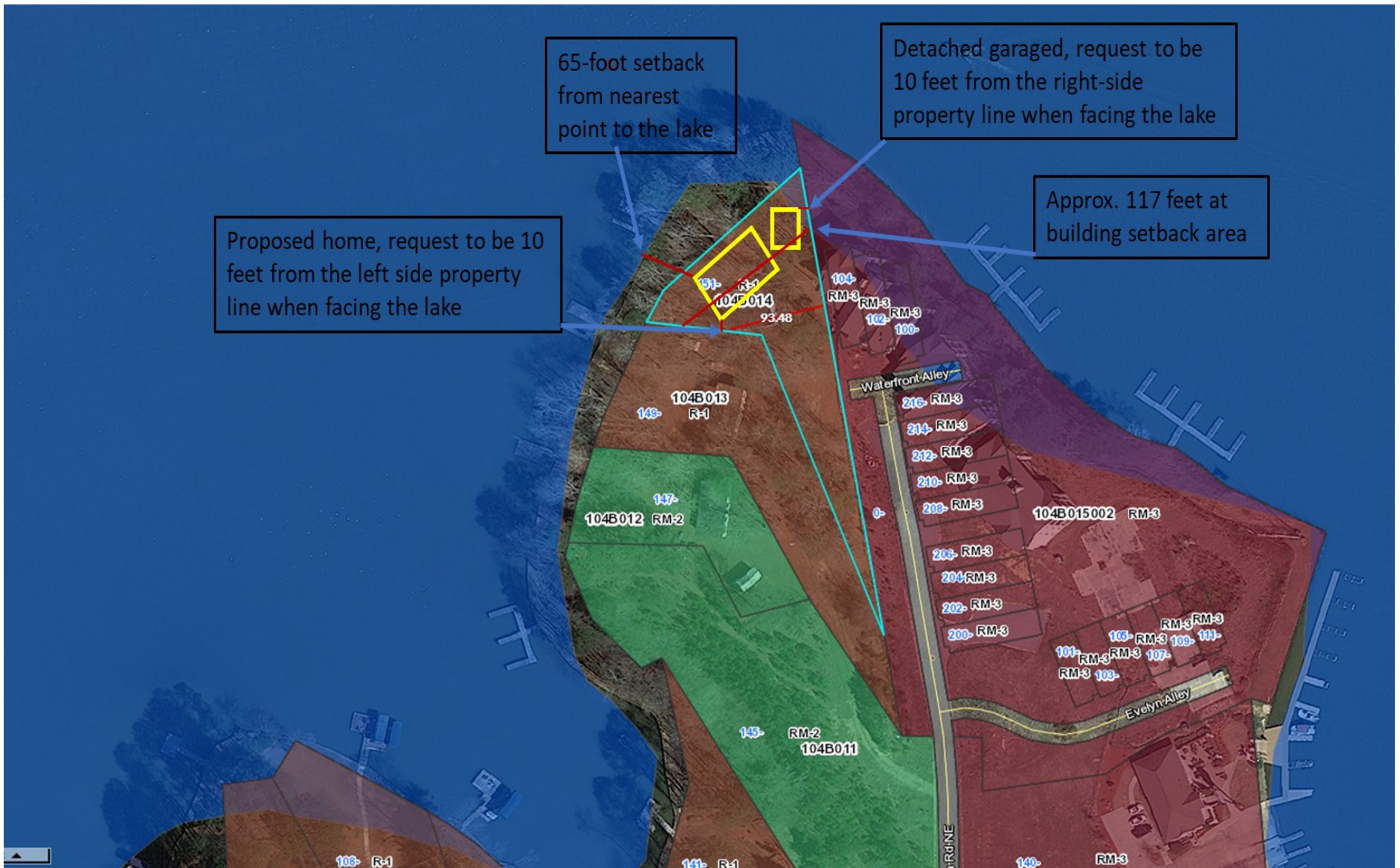
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### Requests

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Staff recommendation is for approval of 5-foot side yard setback variance being 10 feet from the left side property line when facing the lake and a 10-foot side yard setback variance being 10 feet from the left front corner when facing the lake at 151 Collis Marina Road [Map 104B, Parcel 014].

New Business  
Adjournment

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

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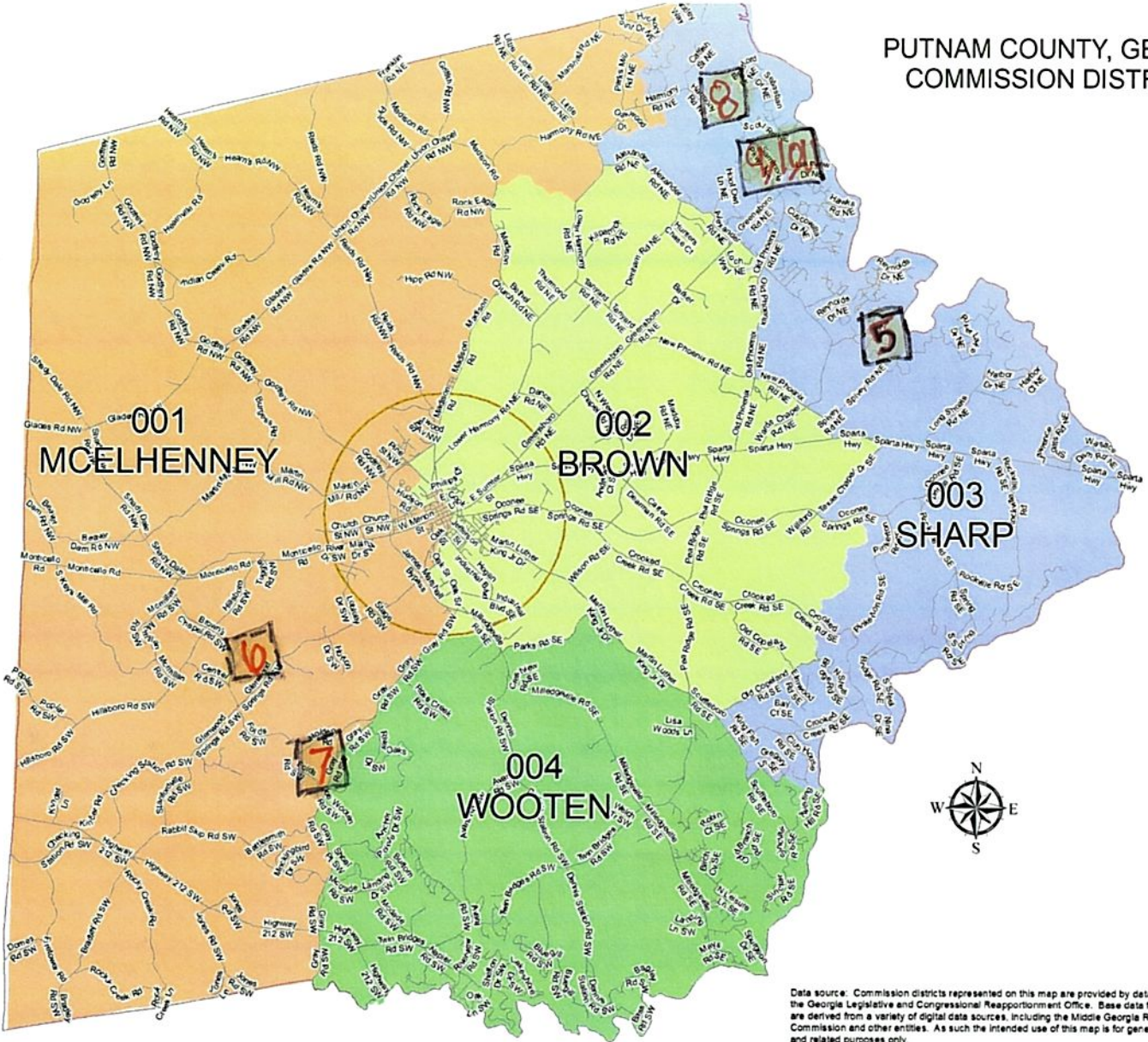
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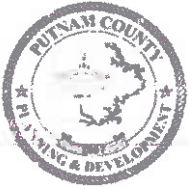
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COMMISSION DISTRICTS



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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

## APPLICATION FOR REZONING

REZONING

PERMIT# PLAN 2021-00127

APPLICATION NO. \_\_\_\_\_

DATE: 1-25-2021

MAP 033 PARCEL 029

ZONING DISTRICT AG-1 DE

1. Owner Name: CARIE LOUVONN BENJAMIN KUMBLE

2. Applicant Name (If different from above): \_\_\_\_\_

3. Mailing Address: 2144 OAKRIDGE AVE, MONROE, GA 30656

4. Email Address: benji1956@hotmail.com

5. Phone: (home) — (office) — (cell) 678-935-8971

6. The location of the subject property, including street number, if any: GLENWOOD SPRINGS RD, EATONTON, GA.

7. The area of land proposed to be rezoned (stated in square feet if less than one acre):  
PARCEL 2 (5.00 ACRES)

8. The proposed zoning district desired: ~~033-029~~ <sup>R1</sup> ~~(Commission District 1)~~ <sup>DE</sup>

9. The purpose of this rezoning is (Attach Letter of Intent)  
REZONING FOR RESIDENTIAL USAGE. SEE ATTACHMENT 1.

10. Present use of property: ~~FOR PROPOSED LOT~~ <sup>LOT</sup> Desired use of property: <sup>R1</sup> Single Family Residential

11. 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

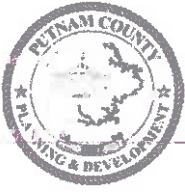
12. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned. ✓

13. Legal description and recorded plat of the property to be rezoned. ✓

14. 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

15. A detailed description of existing land uses: ~~N/A~~ VACANT LAND

16. Source of domestic water supply: well —, community water —, or private provider —.  
If source is not an existing system, please provide a letter from provider.



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- 17. 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. *N/A*
- 18. 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). *N/A*
- 19. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property. (Please attach on separate sheet.) *N/A*
- 20. Proof that property taxes for the parcel(s) in question have been paid.
- 21. Concept plan.
  - If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
  - A concept plan may be required for commercial development at director's discretion
- 22. Impact analysis.
  - If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)
  - An Impact analysis (including a traffic study) is required when rezoning from residential zoned or used property to commercial or industrial districts.

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

*[Signature]* 1-25-2021  
Signature (Property Owner) (Date)

*[Signature]* 1-25-2021  
Signature (Applicant) (Date)

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Notary Public

Office Use	
Paid: \$ <u>275<sup>00</sup></u> (cash) _____ (check) <u>1466</u> (credit card) _____	
Receipt No. _____	Date Paid: <u>1-25-2021</u>
Date Application Received: <u>1-25-2021</u>	
Reviewed for completeness by: _____	
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

## 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.”

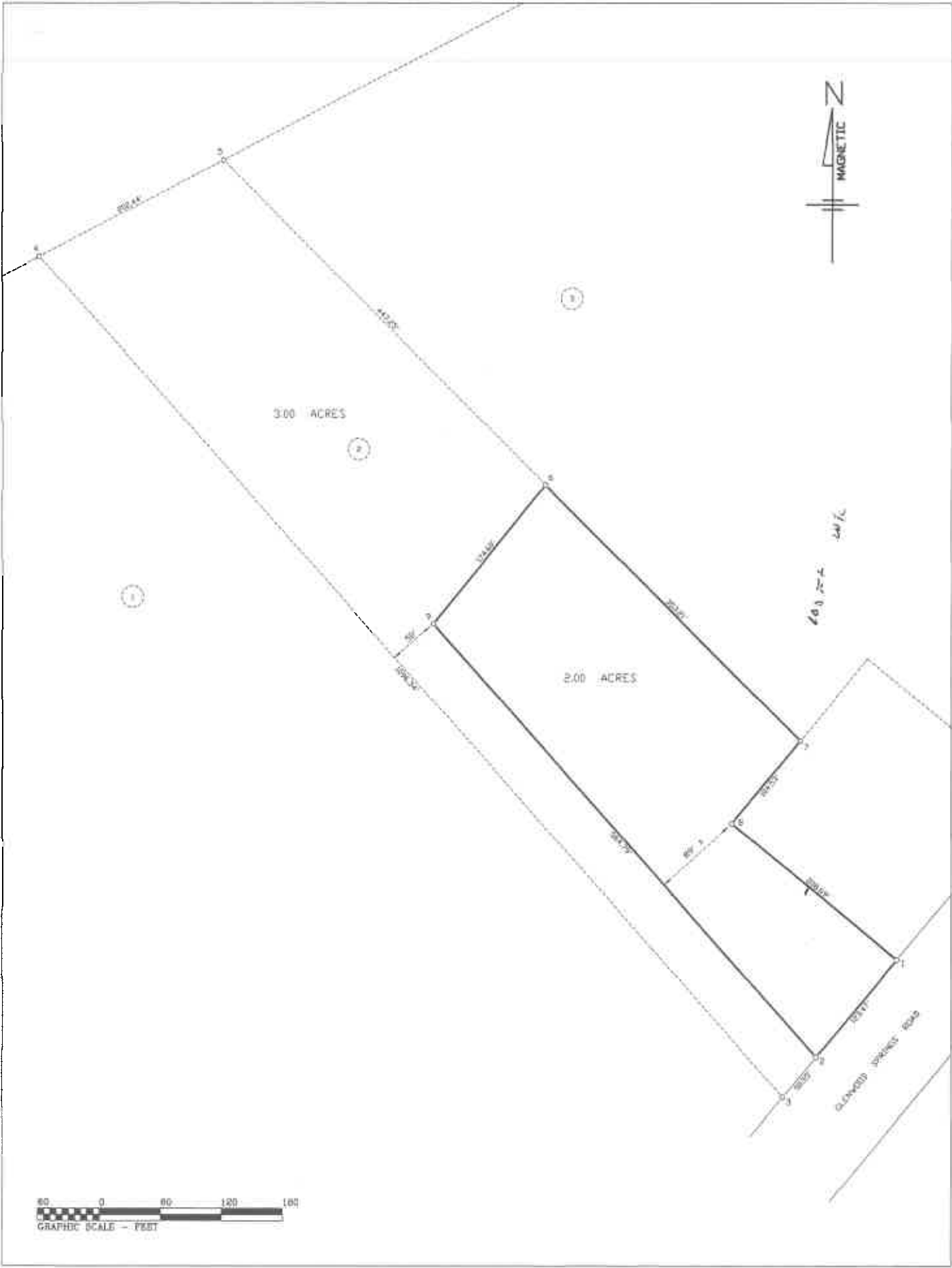
1. Name: CHARIE L. KIMBLE

2. Address: 2144 OAKRIDGE AVE, MONROE, GA 30656

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

Signature of Applicant:

Date: 01 / 25 / 2021



This space for use of Clerk of Court:

034779                      510

Putnam County, Georgia  
Real Estate Transfer Tax  
Paid \$ 0  
Date 5-23-97  
Carrie A. Harper  
Clerk of Superior Court

Sheriff H. Layton, Clerk  
Putnam County Superior Court  
Filed 5-23-97  
Time 11:00 A.M.  
Recorded 5-23-97  
Book 243 Page 915-51  
Carrie A. Harper  
Clerk

State of Georgia  
County of Putnam

WARRANTY DEED

THIS INDENTURE, made this 24th day of April, 1997, between

- Carrie Lou Clements Harper -

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

- Carrie Louvonn Benjamin Kimble -

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

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

All that certain tract or parcel of land situate, lying, and being in the 310th District, G.M. Putnam County, Georgia, containing 5.0 acres, more or less, and designated as Parcel No. 2, on that certain plat of survey prepared for Carrie Harper by Robert H. Harwell, R.L.S. No. 1683, dated December 18, 1995, recorded in Plat Book 24, page 23, in Office of Clerk, Superior Court, Putnam County, Georgia, which said plat is incorporated herein by reference for a more detailed description of said property.

Prior Deed Reference: This is a portion of the property described in deed from Arthur Clements et. Al. To Carrie Lou Clements Harper, dated November 22, 1985, recorded in Deed Book 6M, pages 783-784, records of Putnam County, Georgia.

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

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

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

  
Carrie Lou Clements Harper (seal)

Signed, sealed and delivered in the presence of:



  
Notary Public, State of Georgia  
My commission expires: 5/19/2000

002108

*Seal Affixed*

LAWRENCE, FORD, & RIDGWAY, Attorneys at Law, The For-Way Building, 120 West Marion Street, Easton, Georgia 31024-3998  
Telephone: (706)485-3111/5552; Telefacsimile: (706)485-2384

COAL, IRON, T. ROUNDS  
 U. S. FOREST LAND 587  
 80 ACRES 357

0	0	0	0	0	0	0	0	0	0
1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9

THIS MAP SHOWS THE LOCATION OF THE  
 PROPERTY AS SHOWN ON THE PLAT  
 AND THE LOCATION OF THE  
 U. S. FOREST LAND 587  
 AND 80 ACRES 357

THIS MAP WAS PREPARED BY  
 THE U. S. GEOLOGICAL SURVEY  
 AND IS NOT TO BE USED FOR  
 ANY OTHER PURPOSE



THIS PROPERTY IS NOT  
 LOCATED IN A FEDERAL  
 FLOOD ZONE

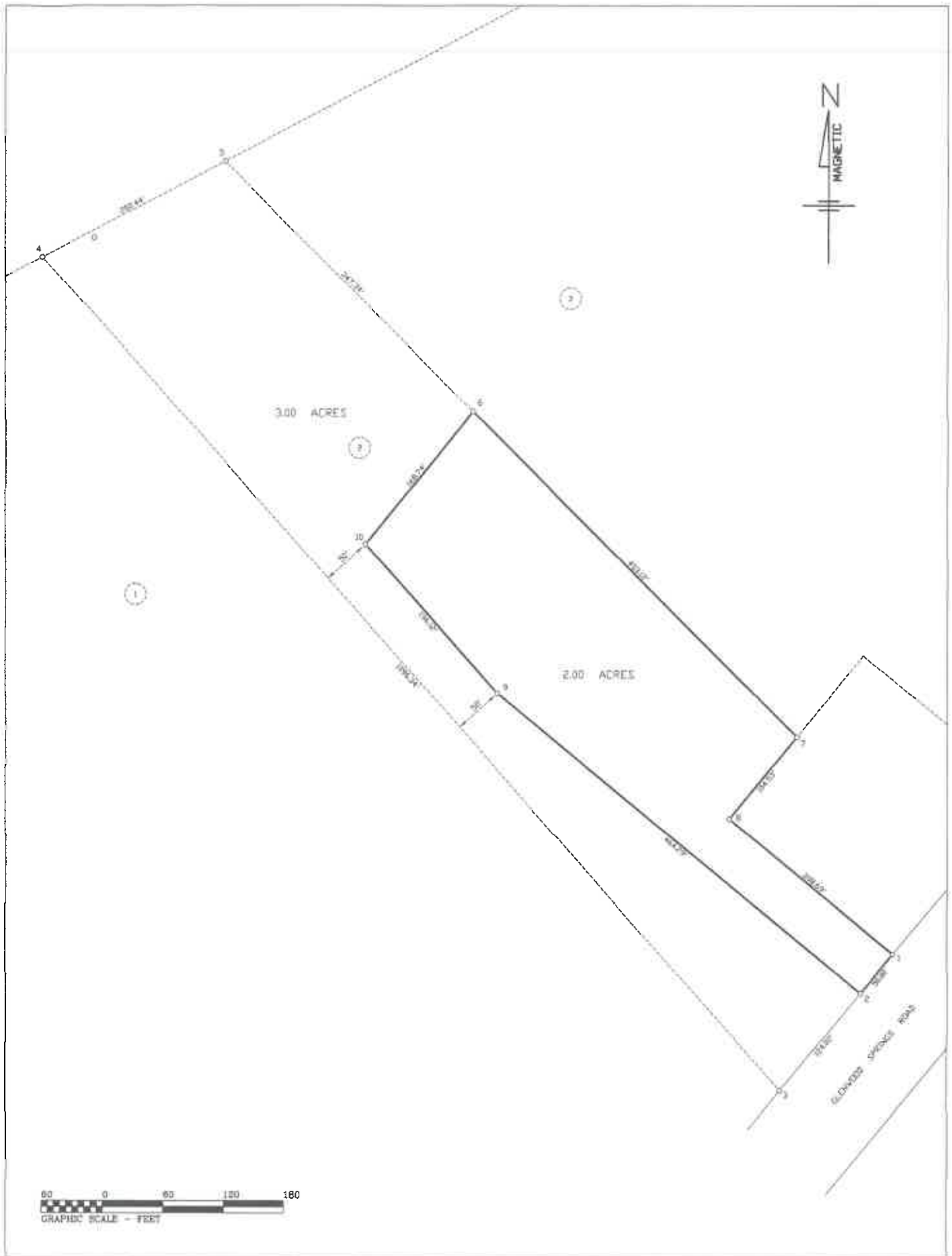
METERS AND LINEAL MEASUREMENTS  
 SHOWN ON THIS PLAT ARE  
 APPROXIMATE

State of Georgia  
 Surveying Commission  
 Board  
 No. 1183  
 Robert R. Marshall  
 201 MOORE ROAD  
 CLEMSON, GA 29634  
 706-655-7731



PART OF PROPERTY OF  
 LOCATED IN  
 CUMBERLAND COUNTY  
 GEORGIA  
 DATE: 11-15-19





January 25, 2021

Letter of Intent

To: PUTNAM COUNTY PLANNING & DEVELOPMENT

Greeting Planning Board,

The property that I own on Glenwood Springs road is a total of 5 acres. I am pursuing this process because I am planning to sell 2 acres and keep the remaining 3 acres. The 2 acres is being sold to a family that plans to build a single family home.

Thank you,



Carrie L. B. Kimble

2020 012725 ACCT # 14742R LOT 2 GLENWOOD SPRING RD  
 KIMBLE CARRIE L 033 029

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	35,000	GROSS ASSESSMENT	14,000	339.19
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	14,000	INTEREST
SCHOOL EXEMPTION		NET SCHOOL ASSESSMENT	14,000	
COUNTY	113.09			COLLECTION COST
SCHOOL	220.81			FIFA CHARGE
SPEC SERV	5.29			PENALTY
DUE 12/01/20	339.19	PAID IN FULL	10/13/2020	TOTAL
				339.19

00000 01 T KIMBLE CARRIE L  
 O  
 2144 OAKRIDGE AVE  
 MONROE GA 30656

FROM PAMELA K. LANCASTER  
 PUTNAM COUNTY TAX COMM  
 100 S JEFFERSON ST # 207  
 EATONTON GA 31024 DUE IN FULL BY 12/01/2020

2020 012725 ACCT # 14742R LOT 2 GLENWOOD SPRING RD  
 KIMBLE CARRIE L 033 029

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	35,000	GROSS ASSESSMENT	14,000	339.19
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	14,000	INTEREST
SCHOOL EXEMPTION		NET SCHOOL ASSESSMENT	14,000	
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 MONROE GA 30656

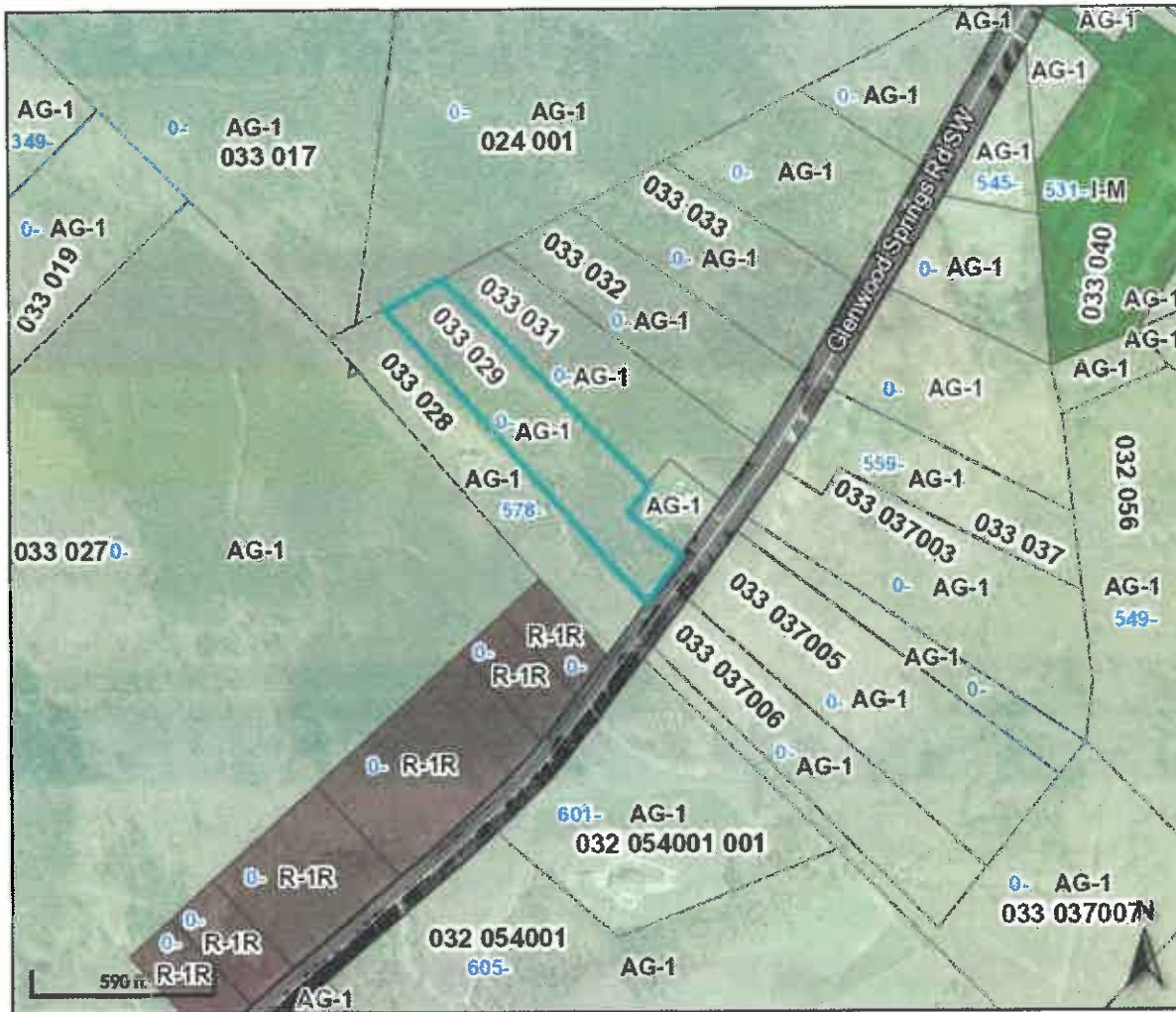
FROM PAMELA K. LANCASTER  
 PUTNAM COUNTY TAX COMM  
 100 S JEFFERSON ST # 207  
 EATONTON GA 31024 DUE IN FULL BY 12/01/2020

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 KIMBLE CARRIE L 033 029

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FAIR MARKET VALUE	35,000	GROSS ASSESSMENT	14,000	339.19
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 2144 OAKRIDGE AVE  
 MONROE GA 30656

FROM PAMELA K. LANCASTER  
 PUTNAM COUNTY TAX COMM  
 100 S JEFFERSON ST # 207  
 EATONTON GA 31024 DUE IN FULL BY 12/01/2020

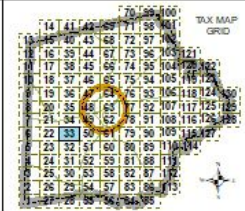
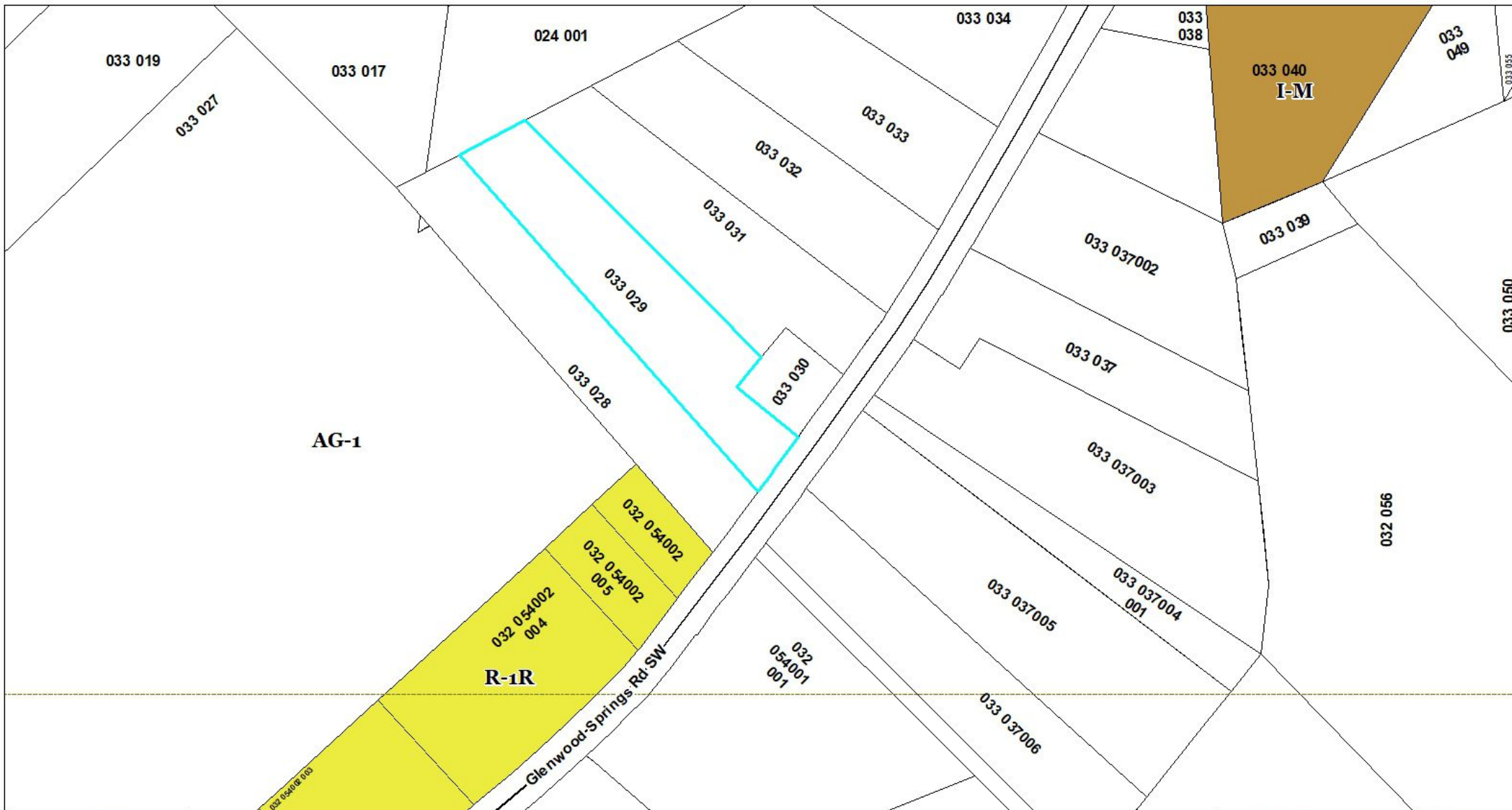


Overview



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



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

**GEOGRAPHIC FEATURE LEGEND**

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

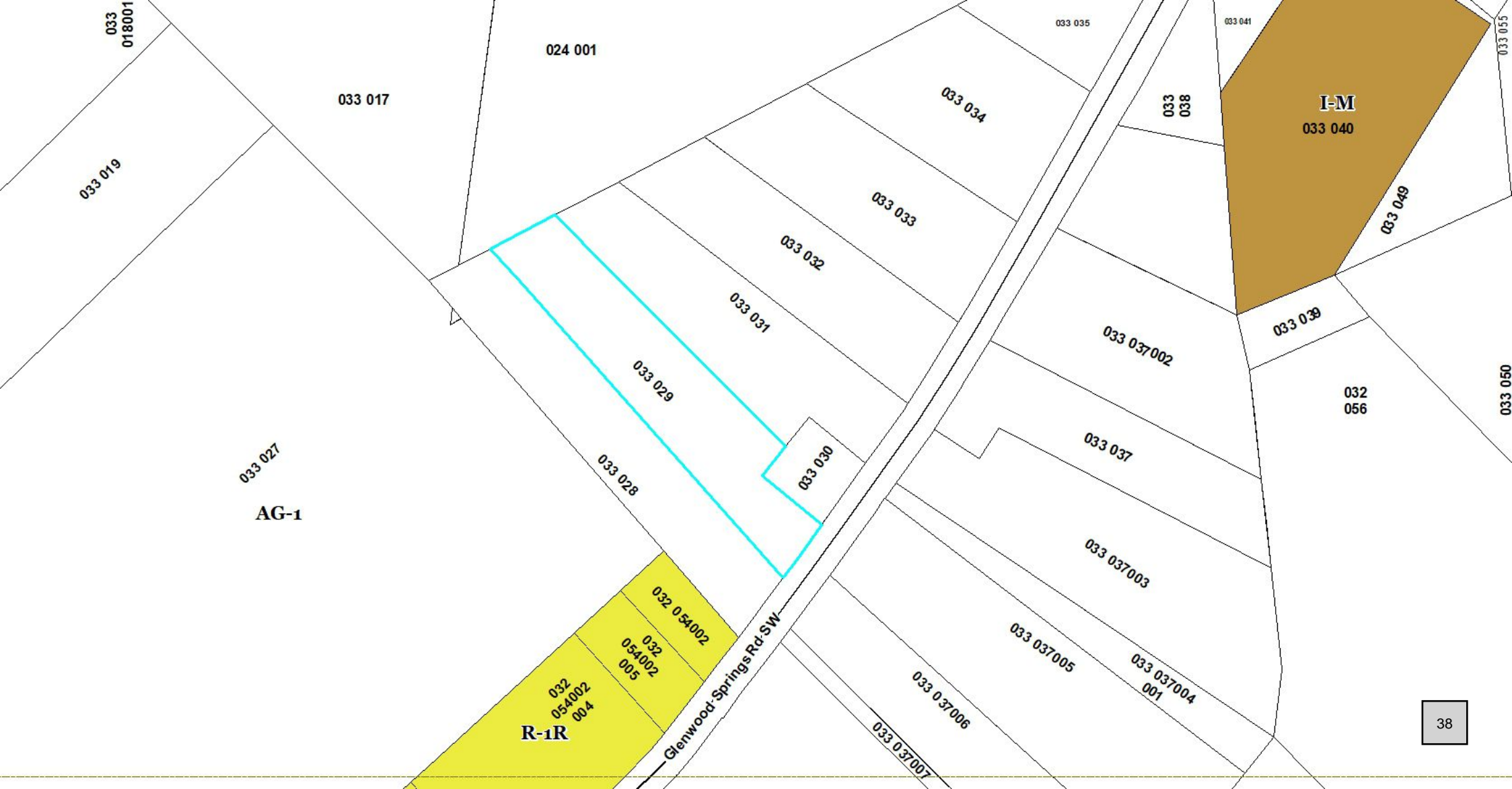
**MGRC**  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6160  
Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

**MAP 033**

SCALE: 1" = 250' SCALE RATIO: 1:3,000 DATE: JANUARY 2021

37





**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			

**LMGRC**  
IT GIS Services

Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6160

Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

**MAP 033**

39

MAP SCALE: 1" = 400'    SCALE RATIO: 1:4,800    DATE: JANUARY 2021



# 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, March 04, 2021 ♦ 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 - February 4, 2021

### Requests

6. Request by **Carrie Louvonn Benjamin Kimble** to rezone 5.00 acres from AG to R-1 on Glenwood Springs Road. **[Map 033, Parcel 029, District 1]**. \* The applicant is requesting to rezone her 5.00-acre lot from AG to R-1. She plans to split the lot and sell off 2 acres of land and keep the remaining 3 acres. The 2 acres sold will be used for a single-family home. The proposed use is consistent with the allowed uses, as listed in section [Sec. 66-81. - Uses allowed](#) of the R-1 zoning district. Although the Future Land Use Concept Plan shows this property as parks/recreations/conservation, the subject property is adjacent to multiple AG lots that are currently being used as residential. It is also close to multiple R-1R lots. This rezoning will not adversely impact the use of public facilities or services. Additionally, the proposed use will not adversely the existing use value or useability of adjacent or nearby properties.





700 000 000  
14 17 20 23 26 29 32 35 38 41 44 47 50 53 56 59 62 65 68 71 74 77 80 83 86 89 92 95 98 101 104 107 110 113 116 119 122 125 128 131 134 137 140 143 146 149 152 155 158 161 164 167 170 173 176 179 182 185 188 191 194 197 200 203 206 209 212 215 218 221 224 227 230 233 236 239 242 245 248 251 254 257 260 263 266 269 272 275 278 281 284 287 290 293 296 299 302 305 308 311 314 317 320 323 326 329 332 335 338 341 344 347 350 353 356 359 362 365 368 371 374 377 380 383 386 389 392 395 398 401 404 407 410 413 416 419 422 425 428 431 434 437 440 443 446 449 452 455 458 461 464 467 470 473 476 479 482 485 488 491 494 497 500 503 506 509 512 515 518 521 524 527 530 533 536 539 542 545 548 551 554 557 560 563 566 569 572 575 578 581 584 587 590 593 596 599 602 605 608 611 614 617 620 623 626 629 632 635 638 641 644 647 650 653 656 659 662 665 668 671 674 677 680 683 686 689 692 695 698 701 704 707 710 713 716 719 722 725 728 731 734 737 740 743 746 749 752 755 758 761 764 767 770 773 776 779 782 785 788 791 794 797 799 802 805 808 811 814 817 820 823 826 829 832 835 838 841 844 847 850 853 856 859 862 865 868 871 874 877 880 883 886 889 892 895 898 901 904 907 910 913 916 919 922 925 928 931 934 937 940 943 946 949 952 955 958 961 964 967 970 973 976 979 982 985 988 991 994 997 1000

TWK MAP GRID

### 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  
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PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

MAP 033

MAP SCALE: 1" = 400'    SCALE RATIO: 1:4,800    DATE: JANUARY 2021



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 March 16, 2021 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

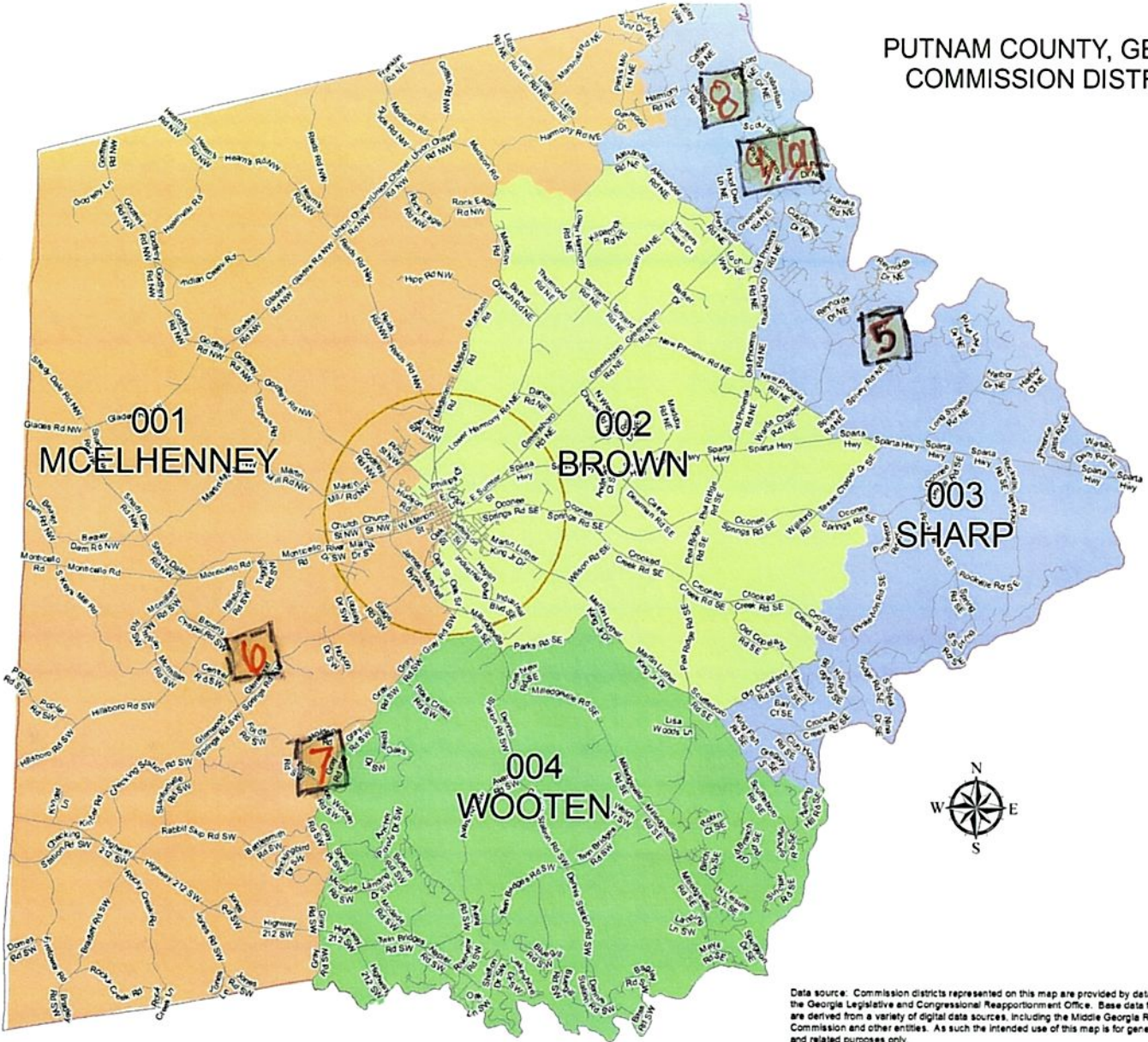
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

**File Attachments for Item:**

7. Request by **Colia Farley** to rezone 4.12 acres from AG to R-2 at 672 Gray Road. **[Map 052, Parcel 024001, District 1]. \***

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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

MAP SCALE: 1" = 5,697.28' SCALE RATIO: 1:68,367.34 DATE: JANUARY 2021

5. Request by **Jeremy Hobbs** for a side yard setback variance at 151 Collis Marina Road. Presently zoned R1. [Map 104B, Parcel 014, District 3].
6. Request by **Carrie Louvonn Benjamin Kimble** to rezone 5.00 acres from AG to R-1 on Glenwood Springs Road. [Map 033, Parcel 029, District 1]. \*
7. Request by **Colia Farley** to rezone 4.12 acres from AG to R-2 at 672 Gray Road. [Map 052, Parcel 024001, District 1]. \*
8. Request by **Steve Parkes and Lorrie Anne Parkes, agent for Ana Castillo and Kristofer J. Shepard** to rezone 56.31 acres from RM-3 to AG on Harmony Road. [Map 098, Parcel 029, District 3]. \*
9. Request by **North Georgia Marine LLC, agent for June B. Smith** to rezone 1.1 acres from C-1 to C-2 at 808 Harmony Road. [Map 097, Parcel 066, District 3]. \*
10. Request by **North Georgia Marine LLC, agent for Jerry O. Smith** to rezone 1.78 acres from C-1 to C-2 at 804 Harmony Road. [Map 097, Parcel 067, District 3]. \*
11. Request by **North Georgia Marine LLC, agent for Jerry O. Smith** to rezone 1 acre from C-1 to C-2 at 804 Harmony Road. [Map 097, Parcel 068, District 3]. \*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## APPLICATION FOR REZONING

REZONING

PERMIT# PLAN 2021-00165

APPLICATION NO. \_\_\_\_\_

DATE: \_\_\_\_\_

MAP 052 PARCEL 024001 ZONING DISTRICT AG1

1. Owner Name: Colia Farley

2. Applicant Name (If different from above): \_\_\_\_\_

3. Mailing Address: 672 Gray Rd, Eatonton Ga 31024

4. Email Address: ColiaFarley@yahoo.com

5. Phone: (home) \_\_\_\_\_ (office) \_\_\_\_\_ (cell) 706-816-0075

6. The location of the subject property, including street number, if any: 672 Gray Rd Eatonton Ga 31024

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 4,12

8. The proposed zoning district desired: R-2

9. The purpose of this rezoning is (Attach Letter of Intent) AE

10. Present use of property: Res. Desired use of property: Res.

11. Existing zoning district classification of the property and adjacent properties:  
Existing: AG1  
North: \_\_\_\_\_ South: \_\_\_\_\_ East: \_\_\_\_\_ West: \_\_\_\_\_

12. 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.

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

14. 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.): \_\_\_\_\_

15. A detailed description of existing land uses: Res. only

16. Source of domestic water supply: well , community water \_\_\_\_\_, or private provider \_\_\_\_\_.  
If source is not an existing system, please provide a letter from provider.



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

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

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

1. Name: Colia Farley

2. Address: 672 Gray RD  
Eatonton Ga

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: Colia Farley  
Date: 1 / 25 / 21

RECEIVED  
DE



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

- 17. 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.
- 18. 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).
- 19. 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.)
- 20. Proof that property taxes for the parcel(s) in question have been paid.
- 21. Concept plan.
  - If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
  - A concept plan may be required for commercial development at director's discretion
- 22. Impact analysis.
  - If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)
  - An Impact analysis (including a traffic study) is required when rezoning from residential zoned or used property to commercial or industrial districts.

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

*Colia Farley* \_\_\_\_\_  
 Signature (Property Owner) (Date) **EXPIRES**  
*Sarah Evans* \_\_\_\_\_  
 Notary Public **GEORGIA**  
 September 14, 2021  
**PUTNAM COUNTY GA**

*Colia Farley* 1-27-21 \_\_\_\_\_  
 Signature (Applicant) (Date) **EXPIRES**  
*Sarah Evans* \_\_\_\_\_  
 Notary Public **GEORGIA**  
 September 14, 2021  
**PUTNAM COUNTY GA**

*DE*

Office Use	
Paid: \$ _____ (cash) _____ (check) _____ (credit card) _____	
Receipt No. _____	Date Paid: _____
Date Application Received: _____	
Reviewed for completeness by: _____	
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____



WARRANTY DEED

STATE OF GEORGIA COUNTY OF PUTNAM

THIS INDENTURE, Made the 16th. day of SEPTEMBER, in the year one thousand nine hundred EIGHTY-SIX, between

JAMES K. BAKER

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

COLIA FARLEY and VICKIE FARLEY

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

WITNESSETH that: Grantor, for and in consideration of the sum of TEN THOUSAND AND OTHER GOOD AND VALUABLE CONSIDERATIONS----- (\$10,000.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land in the Kinderhook District, Putnam County, Georgia, being a part of the home tract of Frederick H. Wooten during his lifetime about ten miles West of Eatonton, Georgia, and being tracts of Parcels #4 and #5 according to a map and a plat of the subdivision of the Estate of Frederick H. Wooten, the original of which is recorded in the Plat Book 4, page 175. Clerk's Office, Putnam Superior Court and reference this plat is made a part of this description.

Excepted from this description is an easement to a 20 ft. roadway running along the northwesterly boundary for a distance of 1027.1 feet along Lots #4 and #5 and more accurately described on the above referred to Plat of survey.

Putnam County, Georgia
Real Estate Transfer Tax
Filed 16.02
Date Sept. 23, 1986
R.W. Dennis, Jr.
Clerk of Superior Court

TO HAVE AND TO HOLD the said tract of parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered in presence of:

James K. Baker (Seal)
Debbie Cardwell (Notary Public) (Seal)

(Notary Seal Affixed)
Filed for record this the 23rd day of September, 1986., at 11:00 A. M.
Recorded this the 23rd day of September, 1986.

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

RECORDED 2001 JUN 27
DE

7/6/1992 QCD DEED BK 59 PG 265 7/6/1992 SD DEED BK 59 PG 266

2020 007059 ACCT # 4519R GRAY HWY LT 415 W  
 FARLEY COLIA 052 024

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	236,365	GROSS ASSESSMENT	94,546	1,579.11
COUNTY EXEMPTION	29,369	NET COUNTY ASSESSMENT	65,177	INTEREST
SCHOOL EXEMPTION	29,369	NET SCHOOL ASSESSMENT	65,177	
COUNTY	526.50			COLLECTION COST
SCHOOL	1,027.97			FIFA CHARGE
SPEC SERV	24.64			PENALTY
DUE 12/01/20	1,579.11	PAID IN FULL	11/20/2020	TOTAL
				1,579.11

00000 01 T FARLEY COLIA  
 O  
 672 GRAY RD SW GA 31024  
 EATONTON

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

DUE IN FULL BY 12/01/2020

2020 007059 ACCT # 4519R GRAY HWY LT 415 W  
 FARLEY COLIA 052 024

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 EATONTON

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

DUE IN FULL BY 12/01/2020

January 25, 2021

Dear Sir:

I Colia Farley, I would like to use this property to add a mobile home on it.

Sincerely yours  
Colia Farley

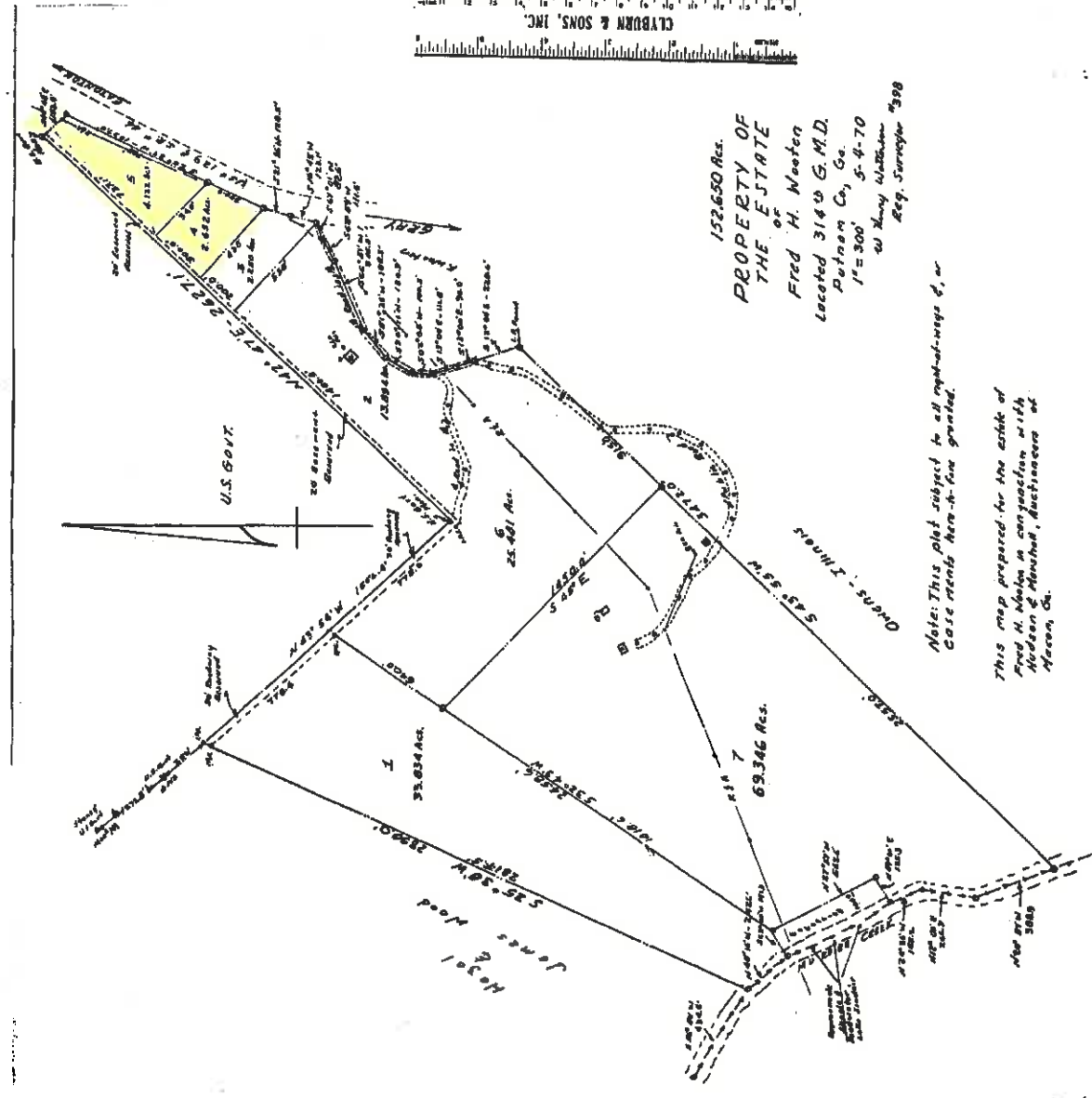
RCMD 2021 JAN 27

PF

TREVOR J. ADDISON  
CLERK OF SUPERIOR COURT  
100 S. JEFFERSON AVE., STE 236  
EATONTON, GEORGIA 31024

175

175



152,650 Res.  
PROPERTY OF  
THE ESTATE

Fred H. Noonan  
Located 314 W G.M.D.  
Putnam Co, Ga.  
1-2-300 5-4-70  
20 Hwy 142, Eatonton, Ga  
Reg. Surveyor #908

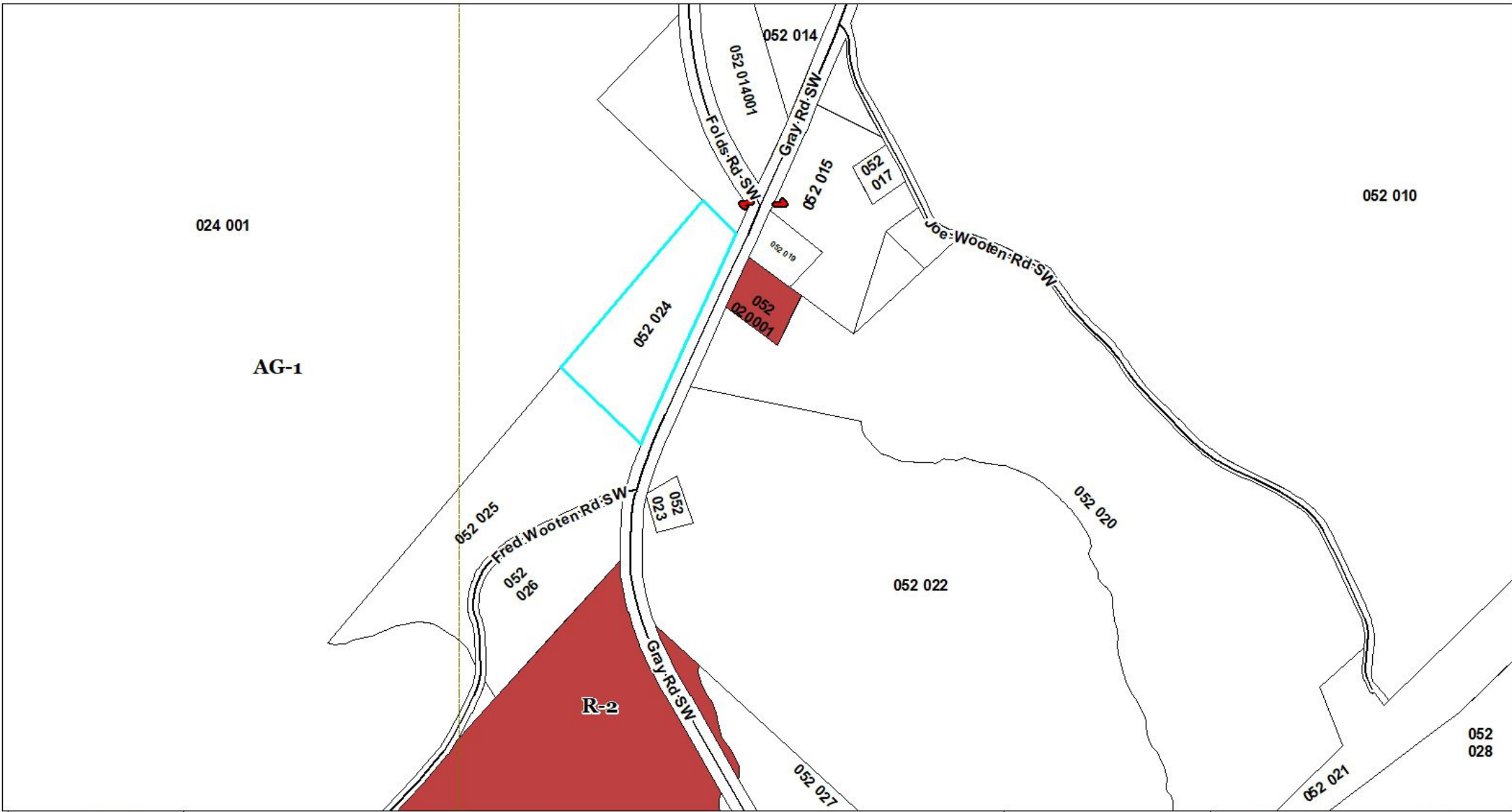
Note: This plat subject to all right-of-ways & case rents here-to-for granted.

This map prepared for the estate of Fred H. Noonan in conjunction with Hudson & Minchell, Auctioneers at Eatonton, Ga.

Putnam Co, S.C.

Recorded May 6, 1970

REC'D 2021 JAN 27



**GEOGRAPHIC FEATURE LEGEND**

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

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

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

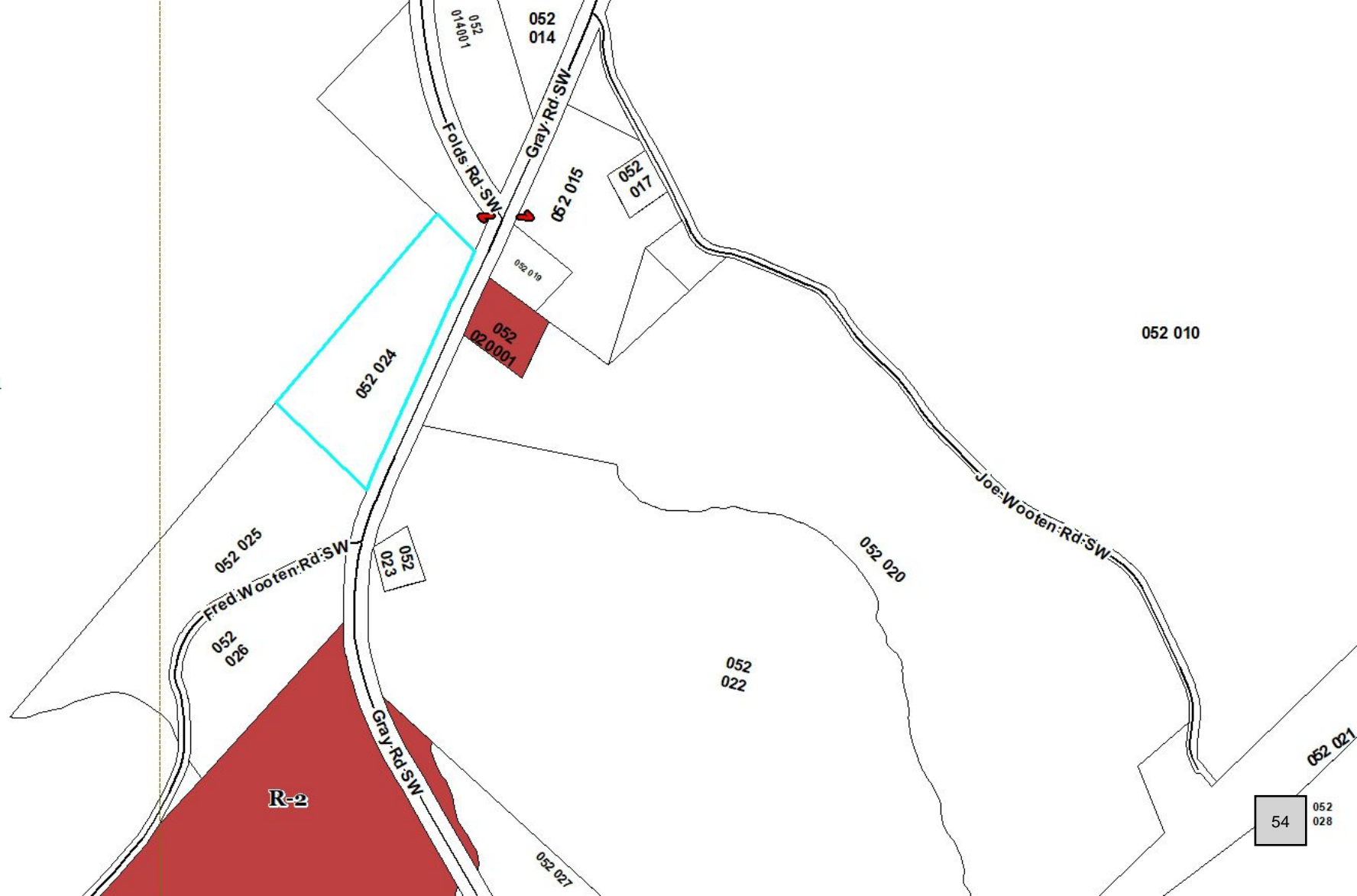
**MAP 052**

**53**

MAP SCALE: 1" = 425.05'    SCALE RATIO: 1:5,100.61    DATE: FEBRUARY 2021

024 001

AG-1



052 010



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

**GEOGRAPHIC FEATURE LEGEND**

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



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

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



**MAP 052**

55



# 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, March 04, 2021 ♦ 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 - February 4, 2021

### Requests

7. Request by **Colia Farley** to rezone 4.12 acres from AG to R-2 at 672 Gray Road. [**Map 052, Parcel 024001, District 1**]. \* The applicant is requesting to rezone his 4.12-acre lot from AG to R-2. He currently has a manufactured home on the 4.12 acres. Mr. Farley plans to subdivide the lot and place a manufactured home on the vacant portion. The proposed property will be subdivided into two separate lots. The current manufactured home will be on the 1-acre lot and the remaining 3.12 acres will host the new manufactured home. The proposed use is consistent with the allowed uses, as listed in section [Sec. 66-84. - Uses allowed](#) of the R-2 zoning district. Although the Future Land Use Concept Plan shows this property as parks/recreations/conservation, the subject property is adjacent to multiple AG lots that are currently being used as residential. This rezoning will not adversely impact the use of public facilities or services. Additionally, the proposed use will not adversely affect the existing use value or useability of adjacent or nearby properties.







**Staff recommendation is for approval to rezone 4.12 acres from AG to R-2 at 672 Gray Road [Map 052, Parcel 024001] with the following conditions 1.) This rezoning shall be conditional upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of Putnam County Code of Ordinances.**

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 March 16, 2021 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

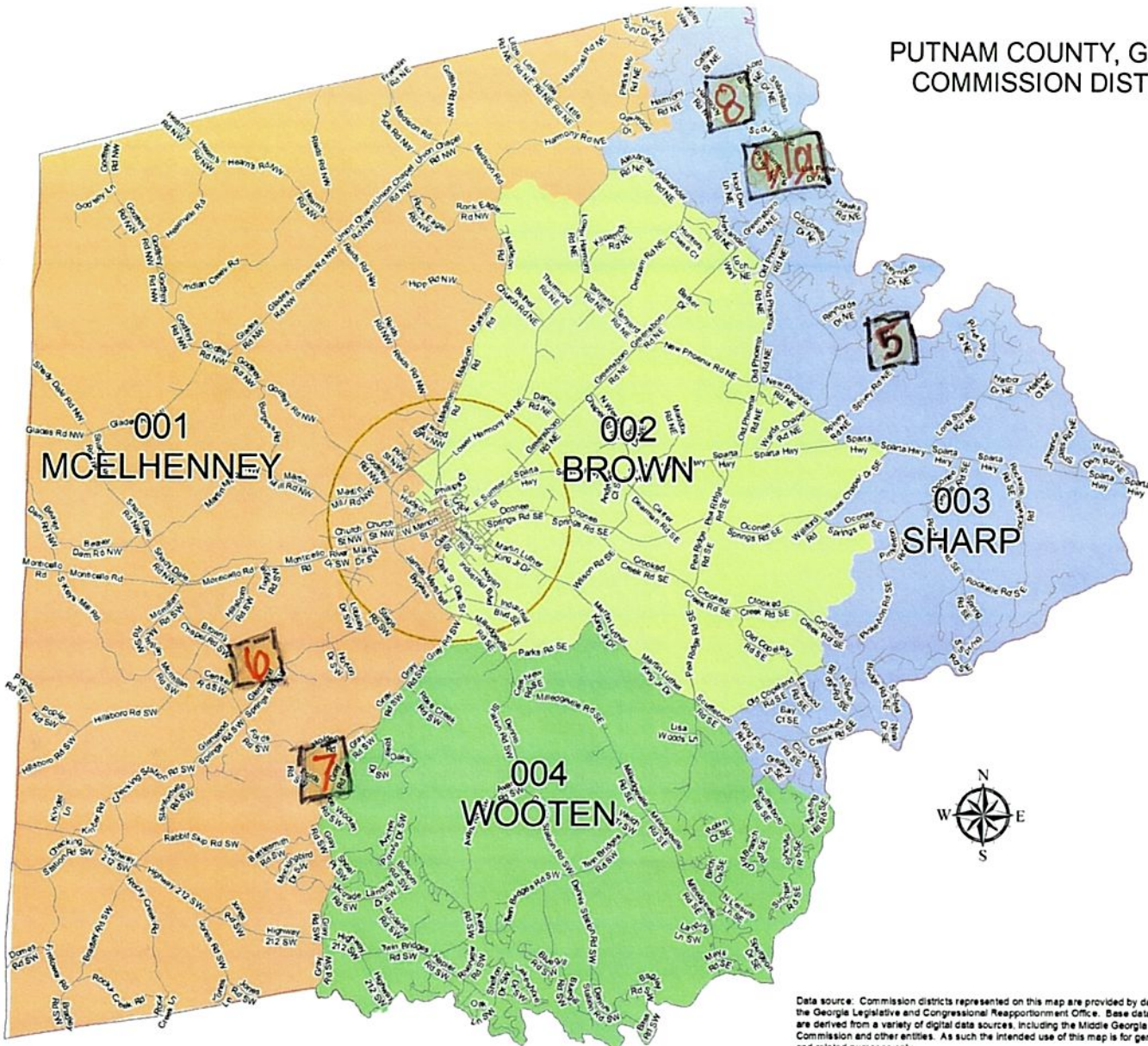
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

**File Attachments for Item:**

8. Request by **Steve Parkes and Lorrie Anne Parkes, agent for Ana Castillo and Kristofer J. Shepard** to rezone 56.31 acres from RM-3 to AG on Harmony Road. **[Map 098, Parcel 029, District 3]. \***

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



5. Request by **Jeremy Hobbs** for a side yard setback variance at 151 Collis Marina Road. Presently zoned R1. [Map 104B, Parcel 014, District 3].
6. Request by **Carrie Louvonn Benjamin Kimble** to rezone 5.00 acres from AG to R-1 on Glenwood Springs Road. [Map 033, Parcel 029, District 1]. \*
7. Request by **Colia Farley** to rezone 4.12 acres from AG to R-2 at 672 Gray Road. [Map 052, Parcel 024001, District 1]. \*
8. Request by **Steve Parkes and Lorrie Anne Parkes, agent for Ana Castillo and Kristofer J. Shepard** to rezone 56.31 acres from RM-3 to AG on Harmony Road. [Map 098, Parcel 029, District 3]. \*
9. Request by **North Georgia Marine LLC, agent for June B. Smith** to rezone 1.1 acres from C-1 to C-2 at 808 Harmony Road. [Map 097, Parcel 066, District 3]. \*
10. Request by **North Georgia Marine LLC, agent for Jerry O. Smith** to rezone 1.78 acres from C-1 to C-2 at 804 Harmony Road. [Map 097, Parcel 067, District 3]. \*
11. Request by **North Georgia Marine LLC, agent for Jerry O. Smith** to rezone 1 acre from C-1 to C-2 at 804 Harmony Road. [Map 097, Parcel 068, District 3]. \*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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## APPLICATION FOR REZONING

PLAN 2021-00199

REZONING

APPLICATION NO. \_\_\_\_\_

DATE: 1-26-2021

MAP \_\_\_\_\_ PARCEL 098029 ZONING DISTRICT District 1

1. Owner Name: Ana Castillo and Kristofer J Shepard
2. Applicant Name (If different from above): Steve Parkes and Lornie Anne Parkes
3. Mailing Address: 5005 Collins Ave Apt 1407, Miami Beach, Fla. 33140.
4. Email Address: castleanam@gmail.com
5. Phone: (home) N/A (office) N/A (cell) 305 815-1553
6. The location of the subject property, including street number, if any: 56.31 acres, Harmony rd, Eatonton, Ga. 31024
7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 56.31 acres

- ✓ 8. The proposed zoning district desired: agriculture AG-1
- ✓ 9. The purpose of this rezoning is (Attach Letter of Intent)  
We want to put horses on the property for ~~personal~~ equestrian personal use!
- ✓ 10. Present use of property: Vacant land Desired use of property: agriculture/equestrian

? 11. Existing zoning district classification of the property and adjacent properties:  
 Existing: Residential R-1-3 738  
 North: Agriculture South: Agricultural East: Residential West: exempt?  
AG-1 098028 R-2 098027 AG-1 097026 AG-1 R-1R 098025 AG-1

- ✓ 12. 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.
- ✓ 13. Legal description and recorded plat of the property to be rezoned.
14. 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): \_\_\_\_\_
- ✓ 15. A detailed description of existing land uses: wooded vacant land

✓ 16. Source of domestic water supply: well \_\_\_\_\_, community water \_\_\_\_\_, or private provider \_\_\_\_\_  
 If source is not an existing system, please provide a letter from provider  
\*NO water source is \* on property at this time.



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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- X 17. 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. *NO sewage is on property.*
- ✓ \* 18. 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).
- 19. 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.)
- ✓ → 20. Proof that property taxes for the parcel(s) in question have been paid.
- NA 21. Concept plan.
  - If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
  - A concept plan may be required for commercial development at director's discretion
- NA 22. Impact analysis.
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*[Signature]* 1/27/2021  
Signature (Property Owner) (Date)

\_\_\_\_\_  
Signature (Applicant) (Date)

*[Signature]* #6624251  
Notary Public

\_\_\_\_\_  
Notary Public

### Office Use

Paid: \$ 550.00 (cash) \_\_\_\_\_ (check) \_\_\_\_\_ (credit card)

Receipt No. \_\_\_\_\_ Date Paid: 1-28-2021

Date Application Received: 1-28-2021

Reviewed for completeness by: CMH

Date of BOC hearing: 3-10-2021 Date submitted to newspaper: \_\_\_\_\_

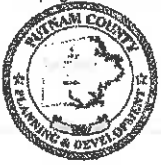
Date sign posted on property: \_\_\_\_\_ Picture attached: yes \_\_\_\_\_ no \_\_\_\_\_

**Jose Ruiz**  
 COMMISSION # 6624251  
 EXPIRES: July 31, 2022

**LETTER OF INTENT**  
**56 + ACRES HARMONY RD**  
**EATONTON, GA 31024**

**This letter is in regards to 56 + acres on Harmony Road in , Putnam County Map/Parcel #098029. The undersigned , Steve and Lorrie Parkes, currently have the property under contract for purchase of sale. The current zoning of this property is residential. The intent of Steve and Lorrie Parkes will be to utilize the property for agricultural and equestrian use. As such, they are requesting the property be re-zoned as agricultural.**





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- 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."

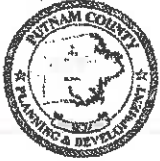
1. Name: Kristopher J Shepard

2. Address: 5005 Collins Avenue Apt #1407  
Miami Beach, FL 33140

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: Kristofer J. Shepard  
Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

dotloop verified  
01/28/21 1:03 PM EST  
DM80-DK70-LW8-H38Z



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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: Ana Castillo

2. Address: 5005 Collins Avenue Apt #1407  
Miami Beach, FL 33140

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: \_\_\_\_\_

*Ana Castillo*

dotloop verified  
01/29/21 1:01 PM EST  
2WAZ-13R-A7WQ-ZEKU

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

DOC# 005141  
FILED IN OFFICE  
12/31/2012 12:18 PM  
PK: 729 PG: 757-758  
SHEILA H. PERRY  
CLERK OF COURT  
PUTNAM COUNTY *sem*

*Smith & Camp*  
REAL ESTATE TRANSFER T  
AX  
PAID: \$210.00

*PTL-117-2012-001768*

Return to: The Merritt Law Firm, 155 South Main Street, Madison, Georgia 30650 Phone: (706) 342-9668 Fax: (706) 342-9843, File No. 12349/The One Minute Miracle, Inc.

STATE OF GEORGIA §  
COUNTY OF MORGAN §

**WARRANTY DEED**

THIS INDENTURE, made this 21st day of December, 2012, between **Smith & Camp Investments, LLC**, a Georgia Limited Liability Company (hereinafter called "Grantor") and **The One Minute Miracle, Inc.**, a Florida Corporation (hereinafter called "Grantee"),

**WITNESSETH:** That Grantor, 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 whereof is hereby acknowledged has granted, bargained, sold and conveyed and by these presents does, grant, bargain, sell and convey unto Grantee, its successors and assigns, all that tract or parcel of land described as follows:

FOR INFORMATION ONLY:

Current Map/Parcel No: 102X003005  
Deed References: Deed Book 677, Pages 40-41

LEGAL DESCRIPTION:

All that tract or parcel of land lying and being in the 389<sup>th</sup> GM District of Putnam County, Georgia, being Unit 5A, Blue Heron Cove on Lake Oconee Subdivision as per plat recorded in Plat Book 31, Pages 308A-310A, Putnam County, Georgia Records, which recorded plat is incorporated herein by this reference and made a part of this description.

Together with all rights of ingress and egress to Ellman Drive (60 foot right of way) and Scott Road (60 foot right of way).

DEED PREPARATION ONLY: NO TITLE SEARCH PERFORMED BY: JENKINS UTLEY, P.C. 291 FREDMONT ROAD, STE. C ATLANTA, GA 30305 (404) 919-7297

AFTER RECORDING RETURN TO: JENKINS UTLEY, P.C. 291 FREDMONT ROAD, STE. C ATLANTA, GA 30305 (404) 919-7297

FILED IN OFFICE 5/21/2018 02:01 PM BK:919 PG:224-224 SHEILA H. PERRY CLERK OF COURT PUTNAM COUNTY

*Sheila H. Perry*

REAL ESTATE TRANSFER TAX PAID: \$0.00

SPACE ABOVE THIS LINE FOR PROCESSING INFORMATION SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

PT-61 117-2018-000688

**QUITCLAIM DEED**

STATE OF FLORIDA COUNTY OF Harney-Dade

THIS INDENTURE, made this the 1 day of May, 2018 between ANA CASTILLO,

as party of the first part, hereinafter called Grantor, and ANA CASTILLO and KRISTOFER J. SHEPARD, As Joint Tenants with Rights of Survivorship,

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

WITNESSETH that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantees, all the right, title, interest, claim or demand which the said Grantor has or may have had in and to the following described property, to wit:

All that tract or parcel of land situate, lying and being in the 306<sup>th</sup> G.M.D., Putnam County, Georgia, consisting of 56.31 Acres, more or less, being more particularly described on a plat of survey for Emerald Development Corporation by John A. McGill, Jr., Georgia RLS No. 2858, dated May 8, 2002, recorded in Plat Book 27, Page 212, Putnam County, Georgia Records; said plat and the record thereof being incorporated herein by reference. Tax Parcel Number 098829, and commonly identified as Harmony Road & Jefferson Road (Corner lot).

The above-referenced property may be further identified and indexed by its prior record owner, The One Minute Miracle, Inc., a corporation organized and existing under the laws of the State of Florida, and its current record owner, Ana Castillo.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

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

Signed, sealed and delivered in presence of:

*[Signature]*  
Unofficial Witness

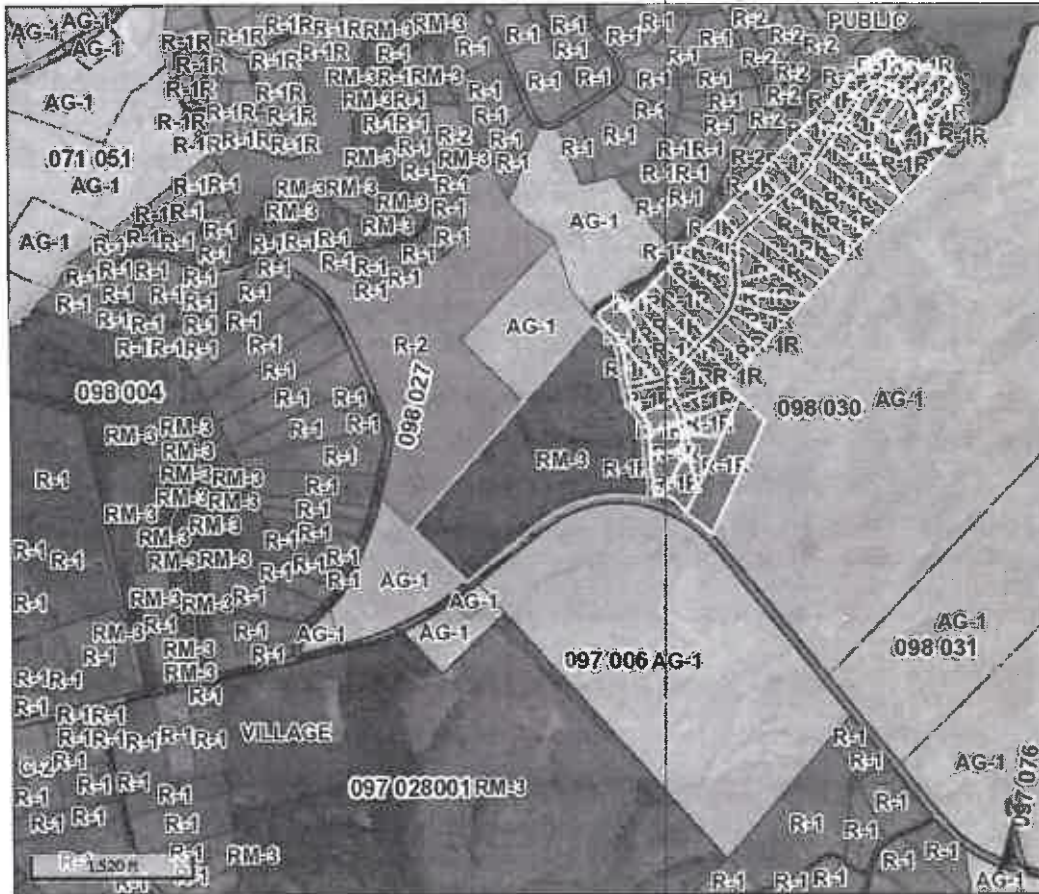
*[Signature]* (SEAL)  
ANA CASTILLO

*[Signature]*  
Notary Public  
State of Florida  
My Commission Expires April 29, 2019  
*As a result known to me.*



Boris N. Mirabal  
COMM. # 225483  
EXPIRES JUN 29, 2019  
WWW.AARONOTARY.COM





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 098 029  
 Real Key / Acct 209  
 Class Code Residential  
 Taxing District PUTNAM  
 Acres 56.31

Owner CASTILLO ANA & KRISTOFER J  
 SHEPARD  
 5005 COLLINS AVE APT 1407  
 MIAMI BEACH, FL 33140  
 Physical Address HARMONY RD  
 Land Value \$223401  
 Improvement

Last 2 Sales  
 Date Price Reason Qual  
 5/1/2018 \$10 QC U  
 5/1/2018 \$10 QC U

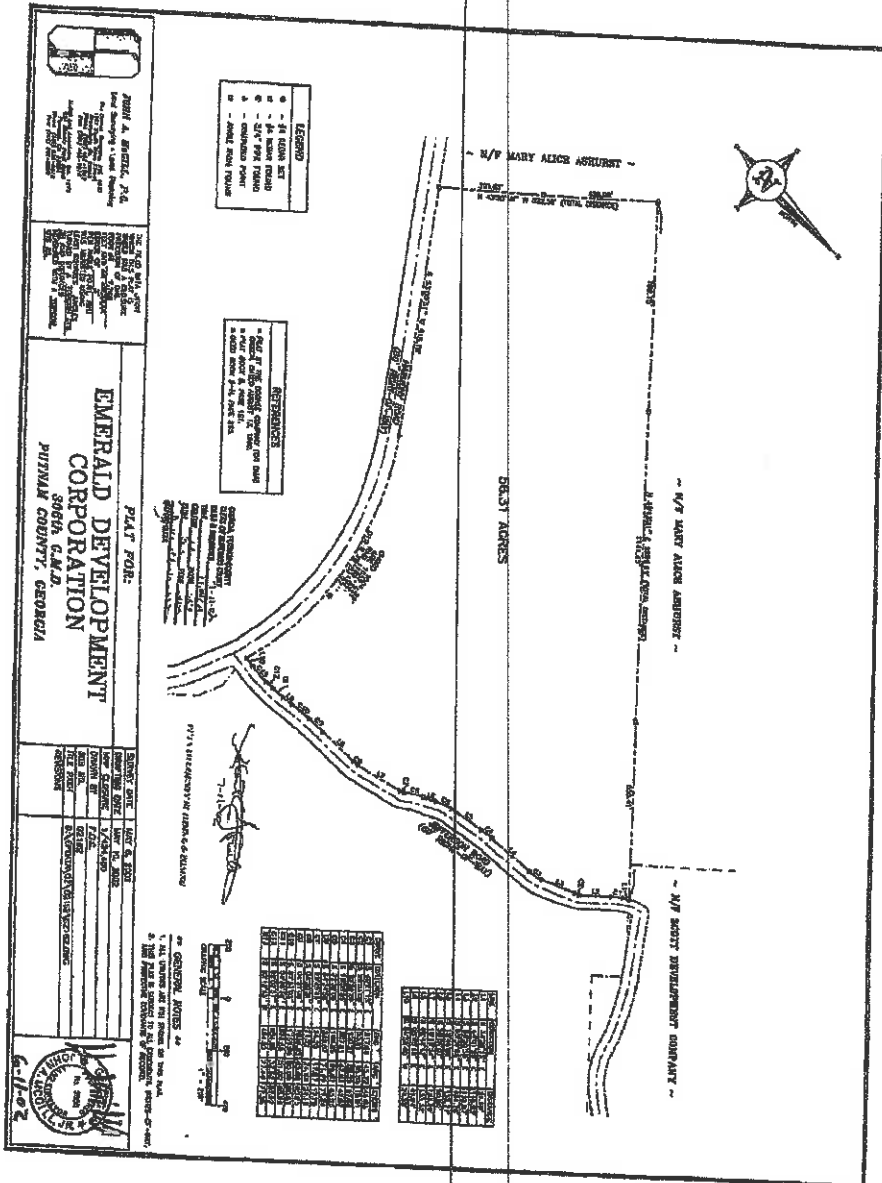
**Value**  
**Accessory Value**  
**Current Value** \$223401

(Note: Not to be used on legal documents)

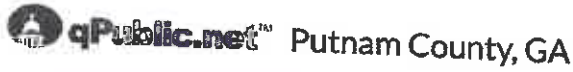
Date created: 1/28/2021  
Last Data Uploaded: 1/28/2021 7:01:10 AM

Developed by  Schneider  
GEO SPATIAL

2027 212







**Homestead Application**

Apply for Homestead Application

**Summary**

Parcel Number 098 029  
 Location Address HARMONY RD  
 Legal Description HARMONY RD & JEFFERSON RD (CORNER)  
 (Note: Not to be used on legal documents)  
 Class R3-Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District PUTNAM (District 1)  
 Millage Rate 24.597  
 Acres 56.31  
 Homestead Exemption No (50)  
 Landlot/District 347 / 3

[View Map](#)

**Owner**

CASTILLO ANA & KRISTOFER J SHEPARD  
 5005 COLLINS AVE APT 1407  
 MIAMI BEACH, FL 33140

**Rural Land**

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	3	18.79
RUR	Woodlands	Rural	6	19
RUR	Woodlands	Rural	7	18.52

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/1/2018	919 224	27 212	\$10	QUIT CLAIM DEED	CASTILLO ANA	CASTILLO ANA & KRISTOFER J SHEPARD
5/1/2018	918 245	27 212	\$10	QUIT CLAIM DEED	THE ONE MINUTE MIRACLE INC	CASTILLO ANA
2/18/2014	803 430	27 212	\$146,000	Bank Market Resale	STEARNS BANK N A	THE ONE MINUTE MIRACLE INC
6/4/2013	785 179	27 212	\$121,754	FORECLOSURE	EMERALD DEVELOPEMENT CORP	STEARNS BANK N A
4/21/2003	377 528	27 212	\$0	NOT FAIR MARKET	ARNOLD HARRY M JR	EMERALD DEVELOPEMENT CORP
7/11/2002	377 578	27 212	\$1,031,460	Fair Market Value	ARNOLD HARRY M JR	EMERALD DEVELOPEMENT CORP
1/2/1980	5-H 295	5 191	\$50,000	WD	AUSTIN HENRY P	ARNOLD HARRY M JR

**Valuation**

Land Value	2020
+ Improvement Value	\$223,401
+ Accessory Value	\$0
= Current Value	\$0
* Assessed Value	\$223,401
	\$89,360

No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The Putnam County Assessor makes every effort to provide the most accurate information possible. No warranties, expressed or implied, are provided for the data herein. Its use or interpretation is at the user's discretion.

User Privacy Policy  
 GDPR Privacy Notice

Last Data Upload: 1/26/2021, 7:00:12 AM



Version 2.3.104



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

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

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

1. Name: Steve Parkes

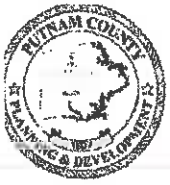
2. Address: 6621 225th Street East Bradenton, FL 34211

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

Signature of Applicant:

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

*Steven R Parkes*  
dotloop verified  
01/28/21 12:56 PM EST  
Z0PH-D0MO-4XES-ZBA0



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

Signature of Applicant:

Date:          /          /         

Lois Ann Parkes  
dotloop verified  
01/28/21 12:56 PM EST  
NJAQ-SYTG-RWXR-BGHT



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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- 17. 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. *NO SEWAGE IS ON \* PROPERTY.*
- \* 18. 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).
- 19. 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.)
- 20. Proof that property taxes for the parcel(s) in question have been paid.
- 21. Concept plan.
  - If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
  - A concept plan may be required for commercial development at director's discretion
- 22. Impact analysis.
  - If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)
  - An Impact analysis (including a traffic study) is required when rezoning from residential zoned or used property to commercial or industrial districts.

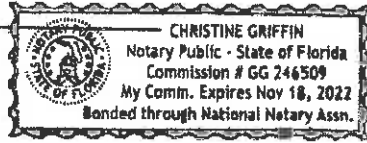
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

\_\_\_\_\_  
Signature (Property Owner) (Date)

*Steve Ray* 1/27/2021  
\_\_\_\_\_  
Signature (Applicant) (Date)

\_\_\_\_\_  
Notary Public

*Christine Griffin*  
\_\_\_\_\_  
Notary Public



Office Use	
Paid: \$ _____ (cash) _____ (check) _____ (credit card) _____	
Receipt No. _____	Date Paid: _____
Date Application Received: _____	
Reviewed for completeness by: _____	
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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\_\_\_\_\_  
Signature (Property Owner) (Date)

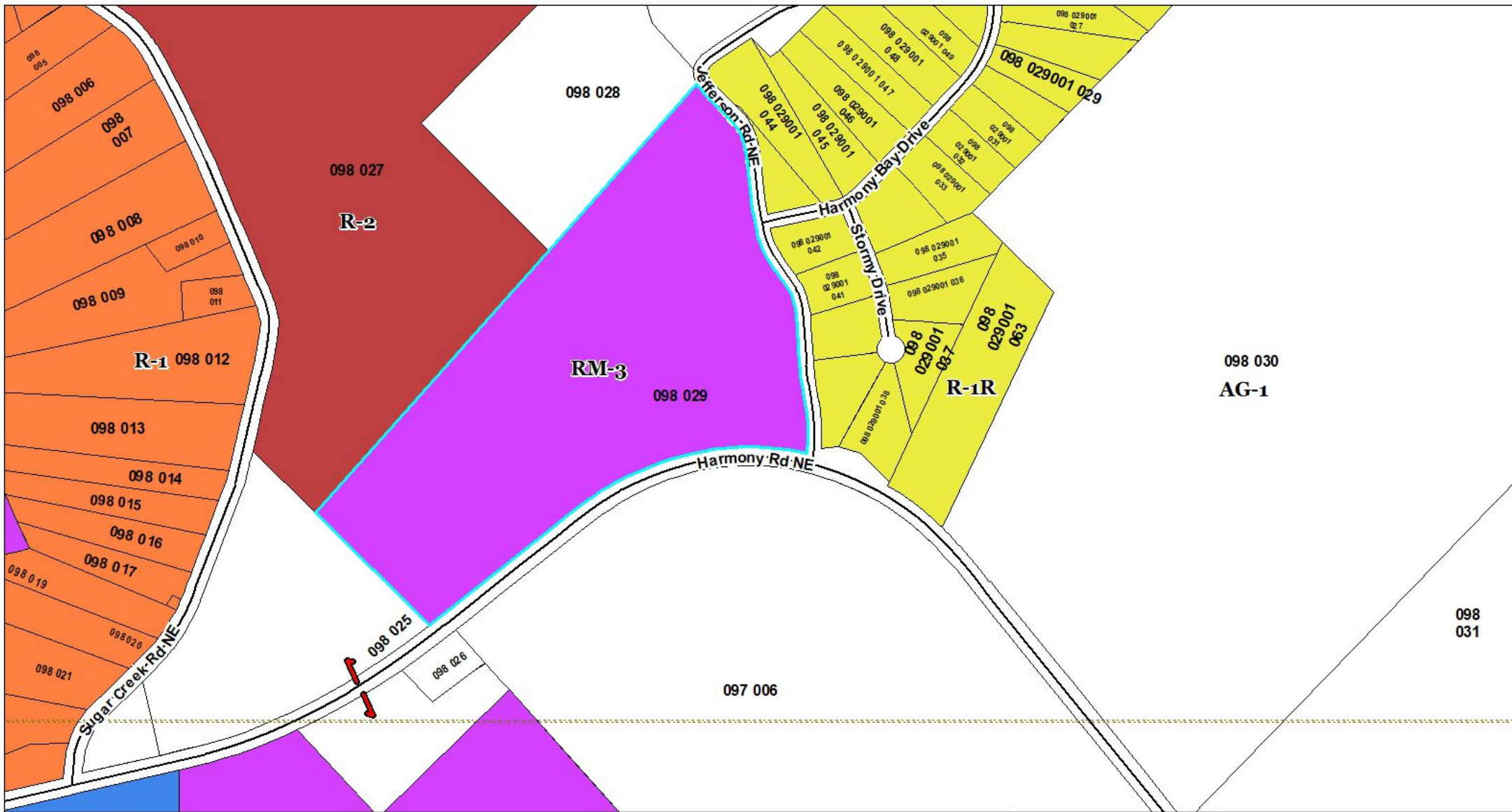
*Rosie Tucker 12/10/21*  
Signature (Applicant)

\_\_\_\_\_  
Notary Public

*CGM*  
Notary Public



Office Use	
Paid: \$ _____ (cash) _____ (check) _____ (credit card) _____	
Receipt No. _____	Date Paid: _____
Date Application Received: _____	
Reviewed for completeness by: _____	
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____



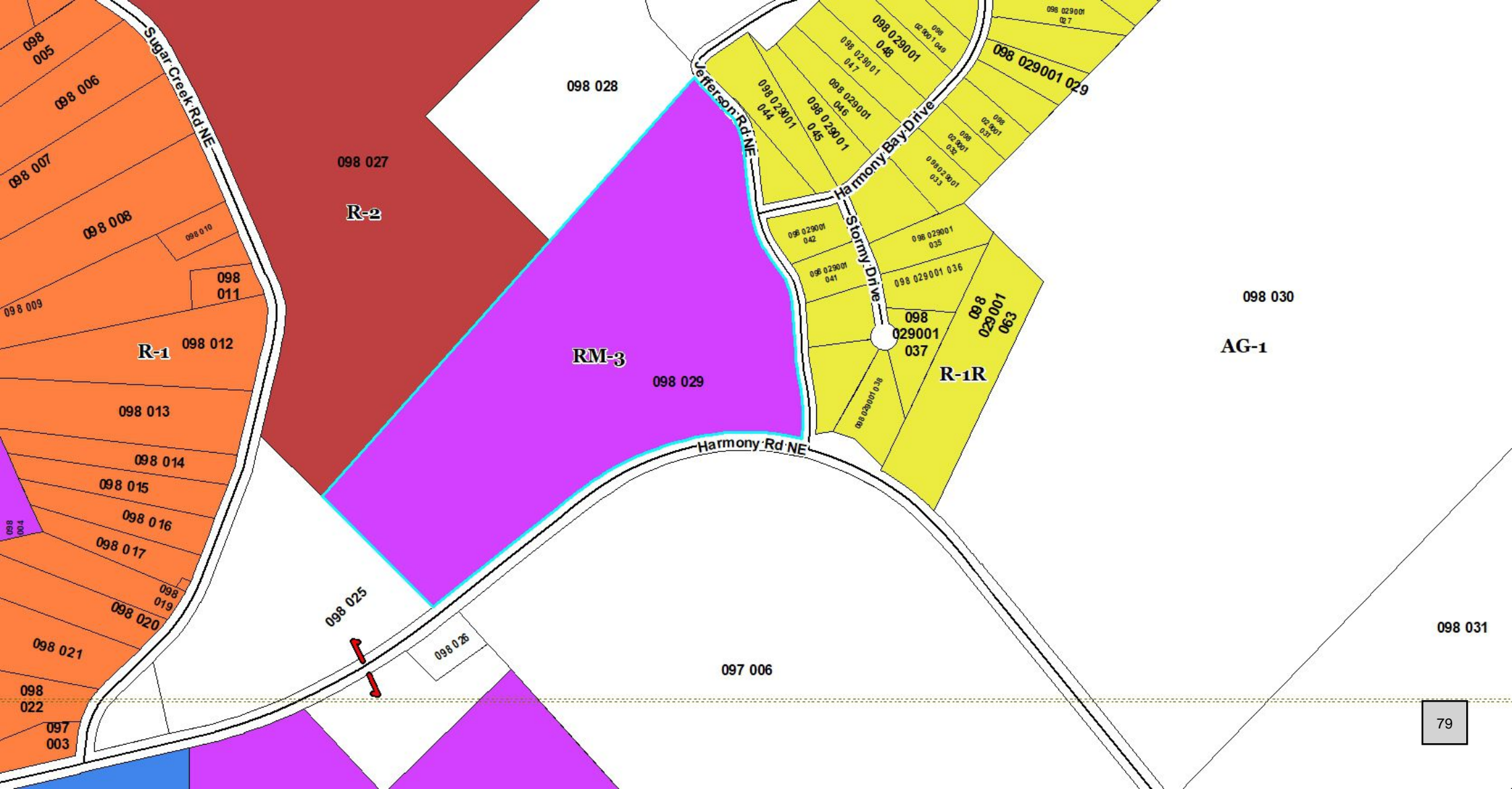
GEOGRAPHIC FEATURE LEGEND					
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY
County Boundary	No Code	C-1	I-M	MHP	R - 2 CITY
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R-1R
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R-2
Parcel Hooks				R - 4 CITY	RM-1
					RM-2
					RM-3
					VILLAGE

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

PUTNAM COUNTY, GEORGIA  
 ZONING MAPS

**MAP 098**

MAP SCALE: 1" = 400'    SCALE RATIO: 1:4,800    DATE: FEBRUARY 2021









# 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

Thursday, March 04, 2021 ♦ 6:30 PM

Putnam County Administration Building – Room 203

### Opening

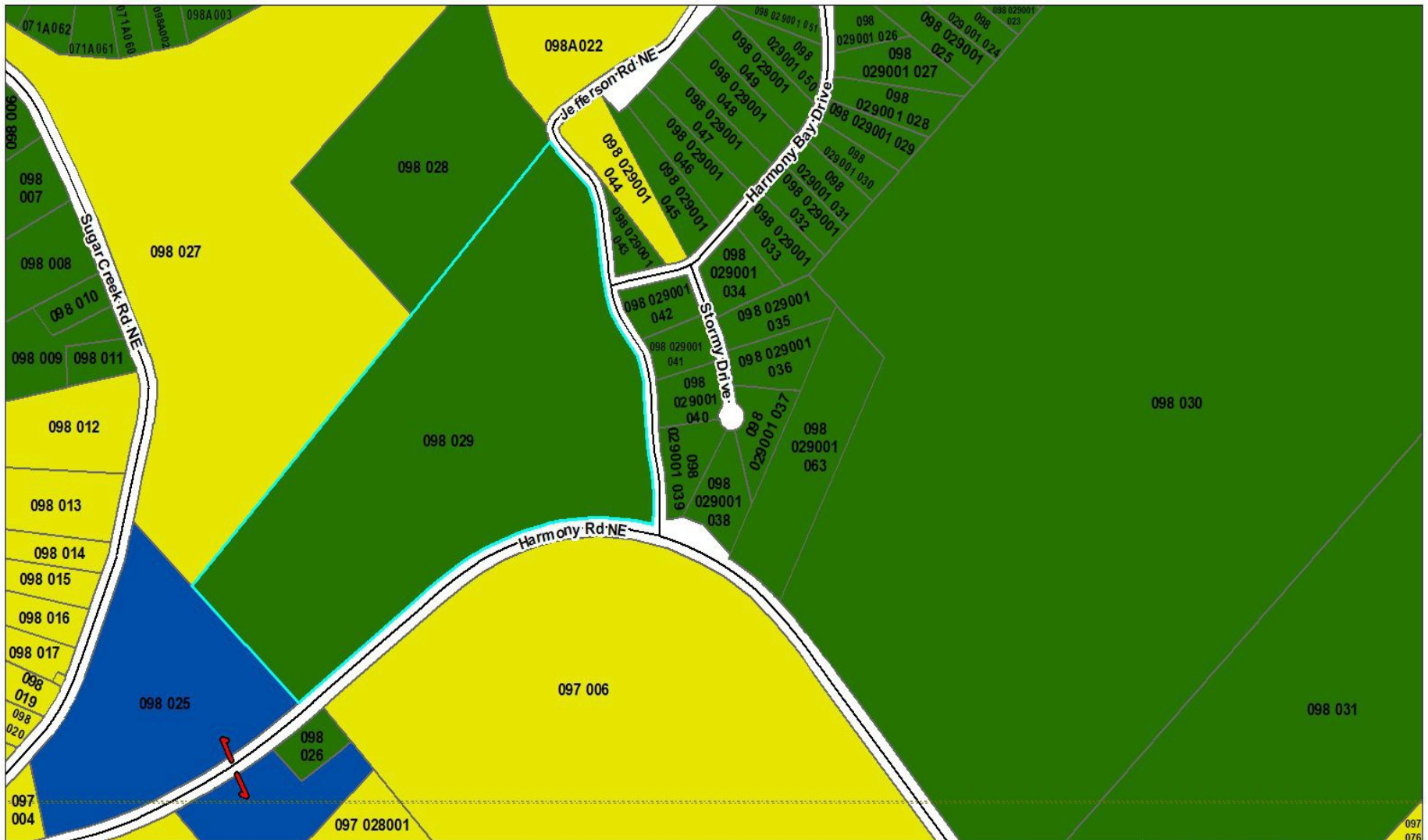
1. Call to Order
2. Attendance
3. Rules of Procedures

### Minutes

4. Approval of Minutes - February 4, 2021

### Requests

8. Request by **Steve Parkes and Lorrie Anne Parkes, agent for Ana Castillo and Kristofer J. Shepard** to rezone 56.31 acres from RM-3 to AG on Harmony Road. **[Map 098, Parcel 029, District 3]**. \* The applicants are requesting to rezone 56.31 acres from RM-3 to AG. The lot is currently under contract with the Parkes, and they wish to use the property for agriculture and equestrian use. The applicants stated that the current use would not allow them to have horses and they are not interested in multifamily development. Equestrian use is only allowed in the Agriculture district. The proposed used is consistent with the allowed uses, as listed in section [Sec. 66-72. - Uses allowed](#) of the AG zoning district. The Future Land Use Concept Plan shows this property as agriculture. It is adjacent to several agriculture, R-2 and R-1R single family lots. This rezoning will not adversely impact the use of public facilities or services. Additionally, the proposed will not adversely the existing use value or useability of adjacent or nearby properties.




**GEOGRAPHIC FEATURE LEGEND**

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

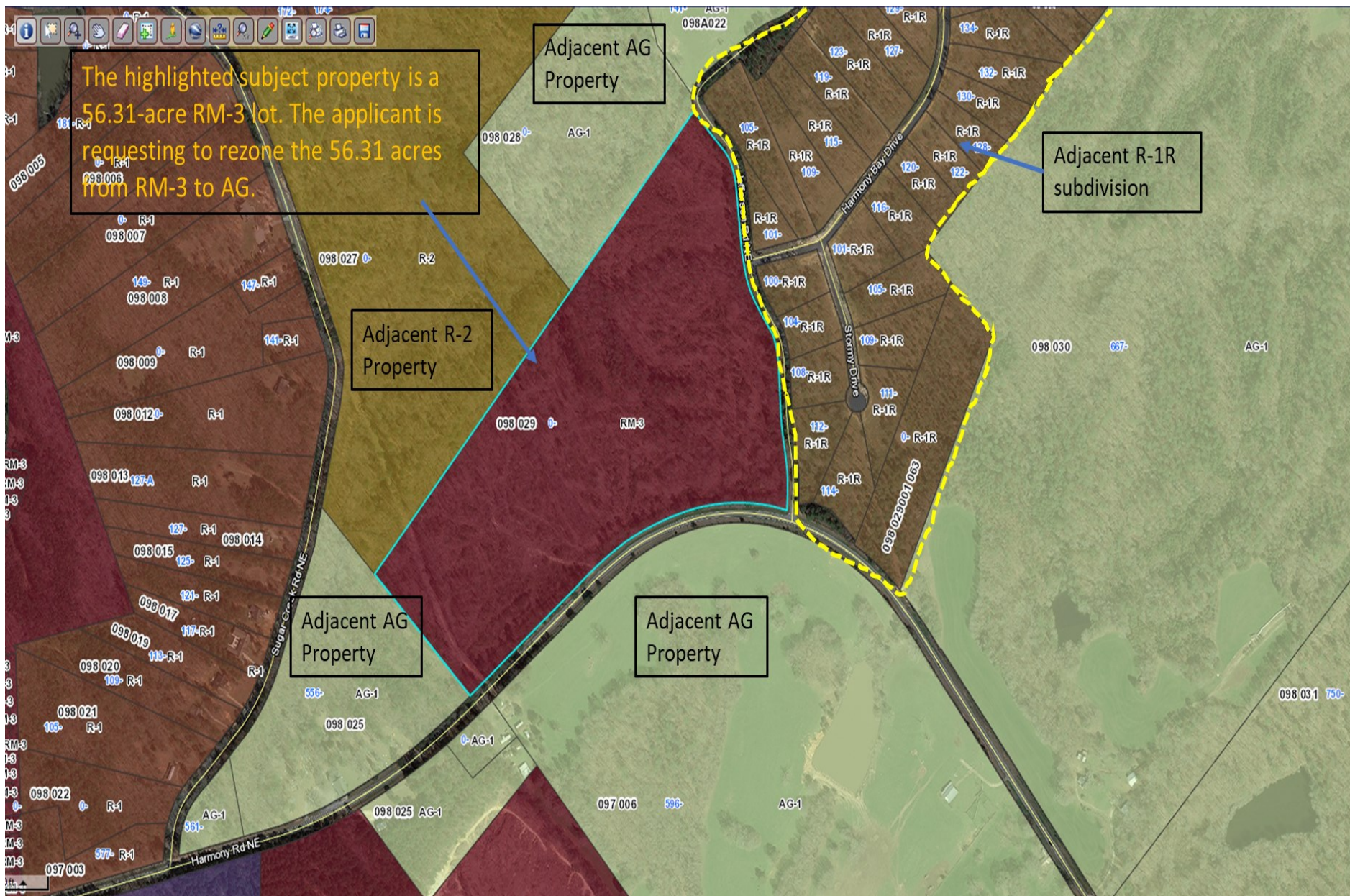
**MGRC**  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-2100  
Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS



# MAP 098

MAP SCALE: 1"=400'    SCALE RATIO: 1:4,800    DATE: FEBRUARY 2021



Staff recommendation is for approval to rezone 56.31 acres from RM-3 to AG on Harmony Road [Map 098, Parcel 029].

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 March 16, 2021 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

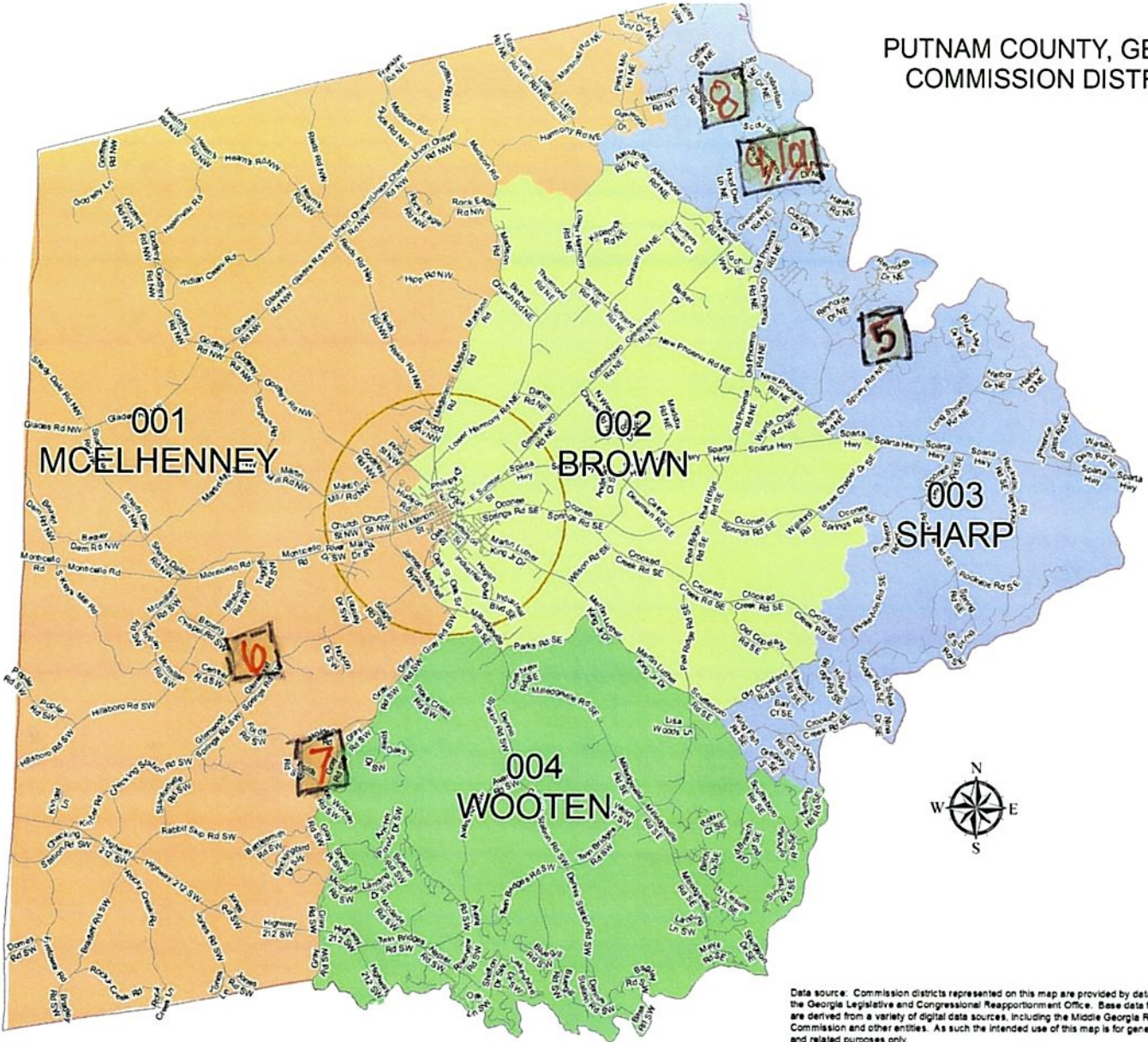
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

**File Attachments for Item:**

9. Request by **North Georgia Marine LLC, agent for June B. Smith** to rezone 1.1 acres from C-1 to C-2 at 808 Harmony Road. **[Map 097, Parcel 066, District 3]. \***

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



5. Request by **Jeremy Hobbs** for a side yard setback variance at 151 Collis Marina Road. Presently zoned R1. [Map 104B, Parcel 014, District 3].
6. Request by **Carrie Louvonn Benjamin Kimble** to rezone 5.00 acres from AG to R-1 on Glenwood Springs Road. [Map 033, Parcel 029, District 1]. \*
7. Request by **Colia Farley** to rezone 4.12 acres from AG to R-2 at 672 Gray Road. [Map 052, Parcel 024001, District 1]. \*
8. Request by **Steve Parkes and Lorrie Anne Parkes, agent for Ana Castillo and Kristofer J. Shepard** to rezone 56.31 acres from RM-3 to AG on Harmony Road. [Map 098, Parcel 029, District 3]. \*
9. Request by **North Georgia Marine LLC, agent for June B. Smith** to rezone 1.1 acres from C-1 to C-2 at 808 Harmony Road. [Map 097, Parcel 066, District 3]. \*
10. Request by **North Georgia Marine LLC, agent for Jerry O. Smith** to rezone 1.78 acres from C-1 to C-2 at 804 Harmony Road. [Map 097, Parcel 067, District 3]. \*
11. Request by **North Georgia Marine LLC, agent for Jerry O. Smith** to rezone 1 acre from C-1 to C-2 at 804 Harmony Road. [Map 097, Parcel 068, District 3]. \*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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## APPLICATION FOR REZONING

REZONING

PERMIT# PLAN2021-00128

APPLICATION NO. \_\_\_\_\_

DATE: 1/20/2021

MAP \_\_\_\_\_ PARCEL 097 0606 ZONING DISTRICT C-1

1. Owner Name: Jane B Smith
2. Applicant Name (If different from above): North Georgia Marine LLC
3. Mailing Address: 1525 Mining Gap Rd, Young Harris GA 30582
4. Email Address: LanceMarkhame@HWaterSports.com
5. Phone: (home) \_\_\_\_\_ (office) 706-897-2740 (cell) \_\_\_\_\_
6. The location of the subject property, including street number, if any: 808 Harmony Rd Eatonton GA 31024
7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 1.1 acre
8. The proposed zoning district desired: C-2
9. The purpose of this rezoning is (Attach Letter of Intent)  
See attached
10. Present use of property: \_\_\_\_\_ Desired use of property: Marine/Boat Dealership/Sales + Service
11. Existing zoning district classification of the property and adjacent properties:  
Existing: C-1  
North: C-2 South: \_\_\_\_\_ East: C-2 West: C-2
12. 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. ✓
13. Legal description and recorded plat of the property to be rezoned. ✓
14. 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
15. A detailed description of existing land uses: \_\_\_\_\_
16. Source of domestic water supply: well , community water \_\_\_\_\_, or private provider \_\_\_\_\_.  
If source is not an existing system, please provide a letter from provider.



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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- An Impact analysis (including a traffic study) is required when rezoning from residential zoned or used property to commercial or industrial districts.

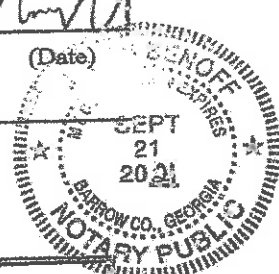
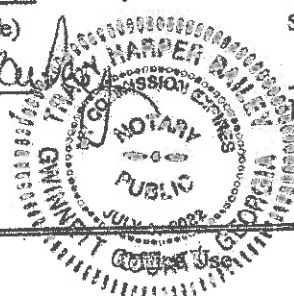
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

B June Smith 1-20-21  
Signature (Property Owner) (Date)

[Signature]  
Signature (Applicant) (Date)

[Signature]  
Notary Public

[Signature]  
Notary Public



Paid: \$ <u>275.00</u> (cash) _____ (check) _____ (credit card) <input checked="" type="checkbox"/>	
Receipt No. _____	Date Paid: _____
Date Application Received: _____	
Reviewed for completeness by: _____	
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____



DOCN 001632  
FILED IN OFFICE  
05/01/2015 02:45 PM  
BK:832 PG:136-137  
SHEILA H. PERRY  
CLERK OF COURT  
PUTNAM COUNTY

*Sem*  
*Sheila H. Perry*

REAL ESTATE TRANSFER TAX  
PAID: \$65.00 /

PT61-117-2015-DDD426

Return to: The Merritt Law Firm, 155 South Main Street, Madison, Georgia 30650 Phone: (706) 342-8660 Fax: (706) 342-9843  
File No. 15125/R. June Smith

STATE OF GEORGIA §  
COUNTY OF MORGAN §

WARRANTY DEED

THIS INDENTURE, made this 28th day of April, 2015, between B. C. Investment Group, N.A., LLC, a Georgia Limited Liability Company (hereinafter called "Grantor") and E. June Smith, of Greene County, Georgia (hereinafter called "Grantee"),

WITNESSETH: That Grantor, 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 whereof is hereby acknowledged has granted, bargained, sold and conveyed and by these presents does, grant, bargain, sell and convey unto Grantee, her heirs and assigns, all that tract or parcel of land described as follows:

FOR INFORMATION ONLY:

Current Address: 808 Harmony Road, NE, Eatonton, Georgia 31024  
Current Map/Parcel No: 097 066  
Deed References: Deed Book 580, Page 793

LEGAL DESCRIPTION:

All of that certain lot or parcel of land, together with all improvements located thereon, situate, lying and being located in the corner created by the intersection of the southwestern right-of-way of Harmony Road and the northwestern right-of-way of Lakeman Road, in Land Lot 350 of the 3<sup>rd</sup> Land District, Ashbank (389<sup>th</sup>) District, G.M., Putnam County, Georgia, containing ONE AND 10/10THS (1.10) ACRES, more or less, and being more particularly described as Lot 1 of Lakeman Woods Subdivision, on that certain plat of survey prepared by John A. McGill, Jr., R.L.S., dated August 1, 2001, of record in Plat Book 29, Cabinet D, Slide 86, Page 150, Clerk's Office, Putnam County Superior Court, said plat being incorporated herein and made a part hereof by reference.

The aforesaid property is conveyed subject to the following:

- 1) Taxes for the year 2015 and subsequent years;
- 2) All easements and rights-of-way of record;
- 3) All matters disclosed on the aforesaid plat of survey;
- 4) Any existing restrictive covenants of record; and
- 5) Zoning ordinances of Putnam County, Georgia.

**TO HAVE AND TO HOLD** the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, her heirs and assigns, forever, **IN FEE SIMPLE**.

And Grantor, for itself and its successors and assigns will warrant and forever defend the right and title to the above-described property unto Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, Grantor has hereunto set its corporate hand and affixed its corporate seal the day and year first above written.

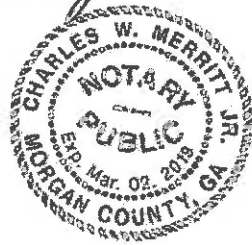
Signed, sealed and delivered  
In the presence of:

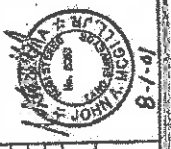
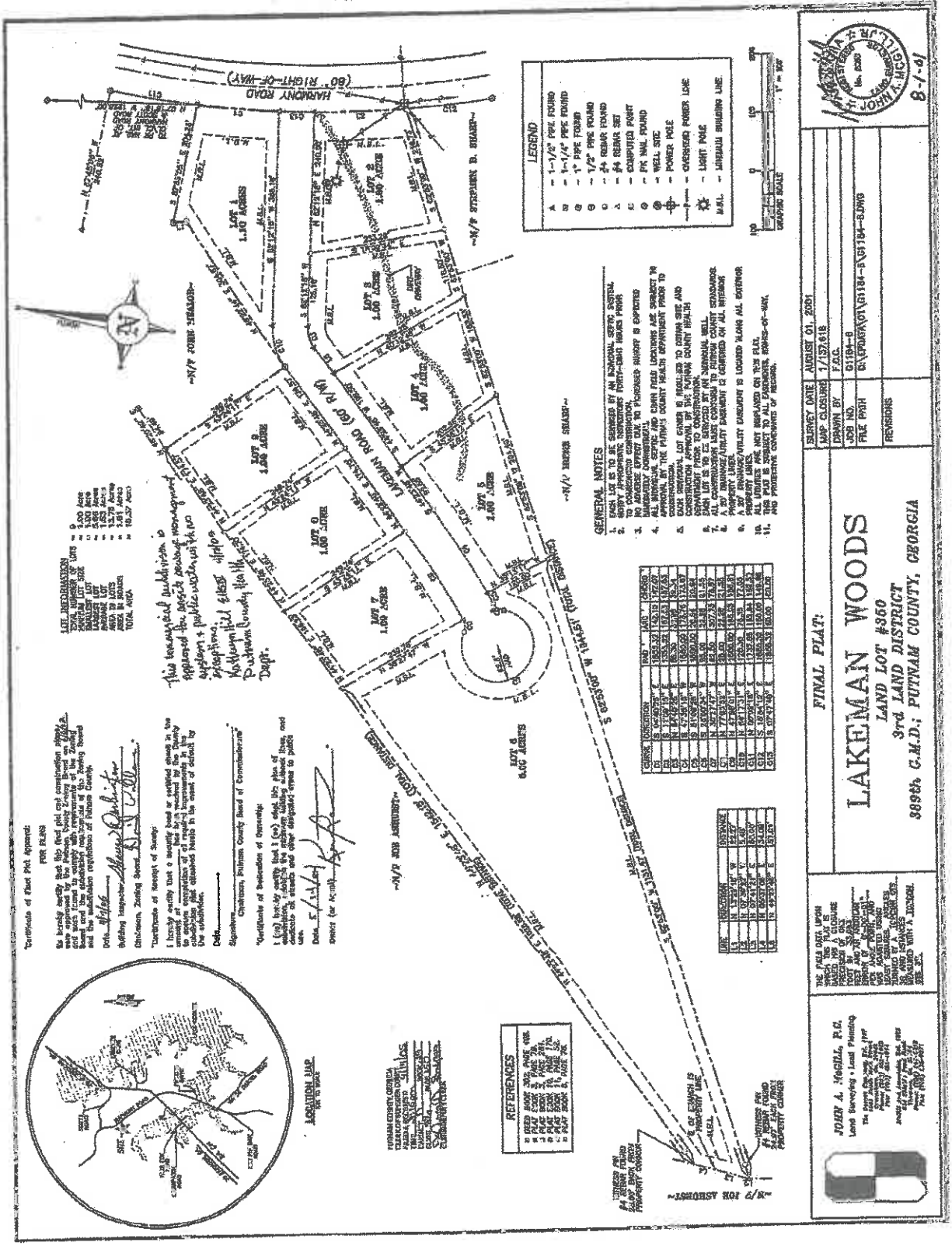
B.C. INVESTMENT GROUP, N.A., LLC,  
a Georgia Limited Liability Company,  
Acting by and through its Sole Member,

*Ethel*  
Unofficial Witness

*[Signature]* (SEAL)  
Bryan Carrell

*Charles W. Merritt Jr.*  
Notary Public





**FINAL PLAN:**

RECORD DATE: AUGUST 01, 2001

MAP CLASS: 1/157618

DRAWN BY: F.C.C.

JOB NO: 01184-3

FILE PATH: W:\GPO\01\01184-3\01184-3.DWG

REVISIONS:

**LAKEMAN WOODS**

LAND LOT #360

3rd LAND DISTRICT

3898th C.M.D.; PUTNAM COUNTY, GEORGIA

THE FILED DATA UPON WHICH THIS PLAN IS BASED HAS BEEN REVIEWED BY THE CLERK OF SUPERIOR COURT, PUTNAM COUNTY, GEORGIA, AND IS CORRECT AND COMPLETE.

FILED: AUGUST 01, 2001

CLERK OF SUPERIOR COURT, PUTNAM COUNTY, GEORGIA

**JOSEY A. MCGILL, P.E.**

Land Surveying & Land Planning

1000 Peachtree Street, N.E.

Atlanta, Georgia 30309

Phone: (404) 525-1111

Fax: (404) 525-1112

www.jamcgill.com

**FOR FILERS:**

In being aware that this final plat and construction plan is a public record, the undersigned hereby certifies that the same is a true and correct copy of the original as filed with the Clerk of Superior Court, Putnam County, Georgia, and that the same has been duly recorded in the public records of Putnam County, Georgia.

Date: August 1, 2001

Signature: [Signature]

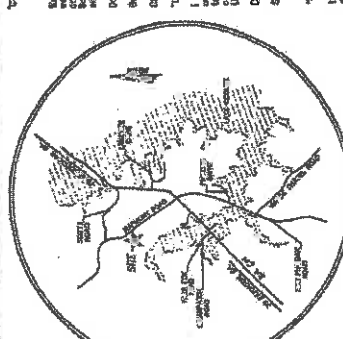
Chairman, Putnam County Board of Commissioners

I hereby certify that a correct and complete copy of this final plat and construction plan has been filed with the Clerk of Superior Court, Putnam County, Georgia, and that the same has been duly recorded in the public records of Putnam County, Georgia.

Date: August 1, 2001

Signature: [Signature]

Chairman, Putnam County Board of Commissioners



**REFERENCES:**

- 1. PLAT BOOK 29, PAGE 150
- 2. PLAT BOOK 29, PAGE 151
- 3. PLAT BOOK 29, PAGE 152
- 4. PLAT BOOK 29, PAGE 153
- 5. PLAT BOOK 29, PAGE 154
- 6. PLAT BOOK 29, PAGE 155
- 7. PLAT BOOK 29, PAGE 156
- 8. PLAT BOOK 29, PAGE 157
- 9. PLAT BOOK 29, PAGE 158
- 10. PLAT BOOK 29, PAGE 159
- 11. PLAT BOOK 29, PAGE 160



January 19, 2021

Putnam County  
Zoning Administration  
227 Putnam Drive, Suite B  
Eatonton, Georgia 31024

Letter of Intent: 804 & 808 Harmony Rd

To Whom It May Concern:

This constitutes the letter of intent on behalf of North Georgia Marine LLC for properties 804 & 808 Harmony Rd, Eatonton, GA 31024.

All existing structures would be removed and replaced with a boat dealership and service center. Dealership would offer public sales of new and used boats (ski boats, Pontoon boats, deck boats, fishing boats, and trade ins).

The dealership and service center would be contained within one steel building measuring 15,000 sq ft (100 x 150 ft) with eave height of 22 ft. The interior floor plan contains open space showroom, mezzanine containing offices, 6 service bays, as well as restrooms on main floor and mezzanine level.

Fencing would be erected according to existing county ordinances to store boats, PWC's, trailers, and machined equipment used to transport watercraft (ie: trucks, tractor, etc...). Parking lot constructed would facilitate dedicated parking for general public, boats, and previously stated equipment. Front of building would be facing Harmony Rd with 10 boats on display (within see through fencing if required).

If you have any questions about this project you can contact me. See contact information below.

Sincerely,

 Lance Markham  
dotloop verified  
01/20/21 11:58 AM  
EST  
Q59D-PKRK-YCVQ-11J1

Lance Markham  
North Georgia Marine LLC  
1525 Mining Gap Rd.  
Young Harris, GA 30582

706-897-2740  
lancemarkham@yhwatersports.com



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



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

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

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

1. Name: Lance Markham for North Georgia Marine, LLC

2. Address: 1525 Mining Gap Road, Young Harris, GA 30582

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 XXXX No        If yes, who did you make the contributions to? :       

Signature of Applicant: *Lance Markham*  
Date:        /        /       

dotloop verified  
01/27/21 10:04 AM EST  
WQR9-VDB-JRXE-7FUQ



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

**GEOGRAPHIC FEATURE LEGEND**

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



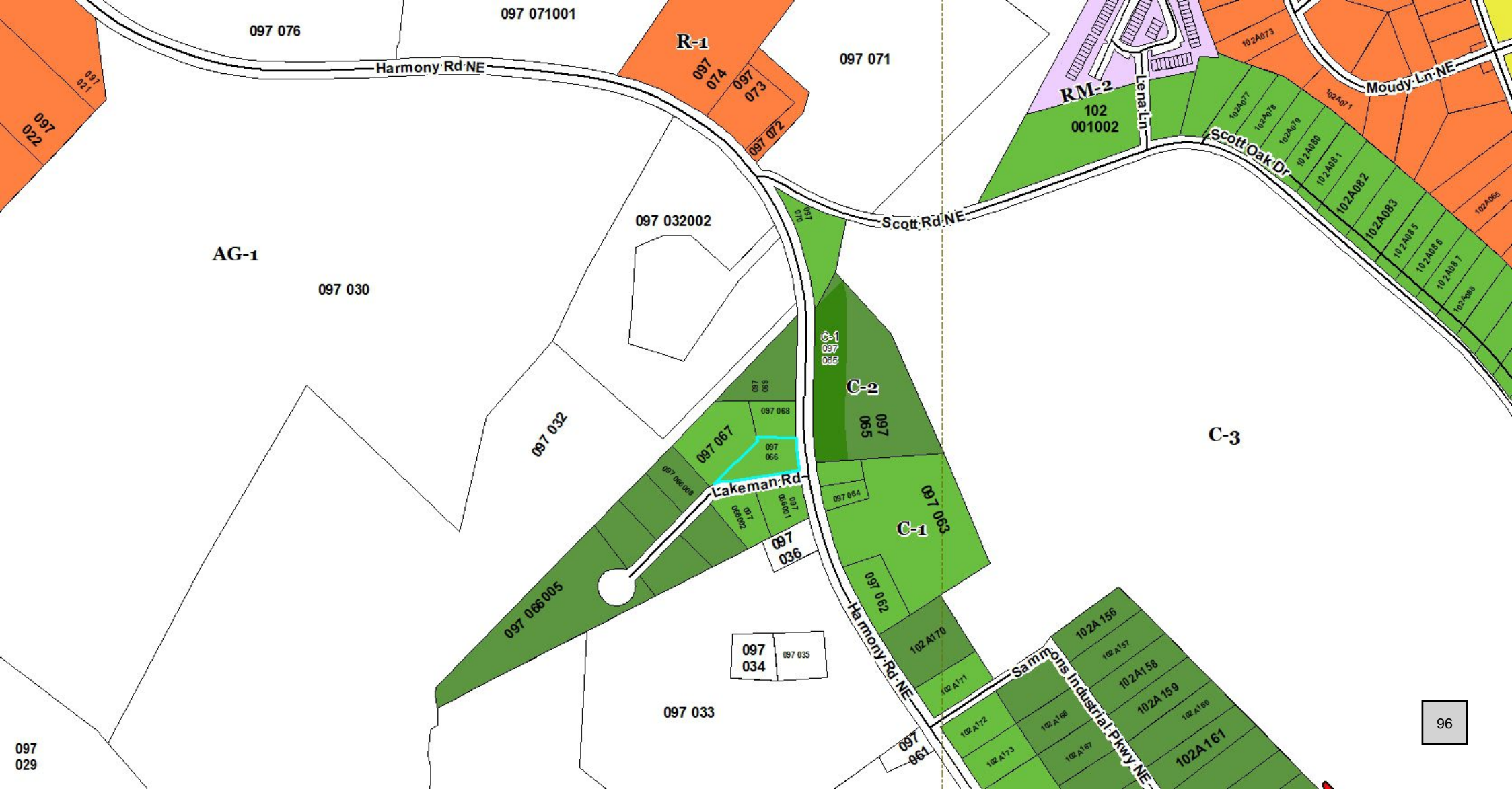
Middle Georgia Regional Commission  
 175 Emory Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

**PUTNAM COUNTY, GEORGIA  
 ZONING MAPS**



**MAP 097**

95







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](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
 FUTURE LAND USE MAPS  
**MAP 097**  
 97  
 MAP SCALE: 1" = 400'    SCALE RATIO: 1:4,800    DATE: FEBRUARY 2021



# 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, March 04, 2021 ♦ 6:30 PM

Putnam County Administration Building – Room 203

### Opening

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

### Minutes

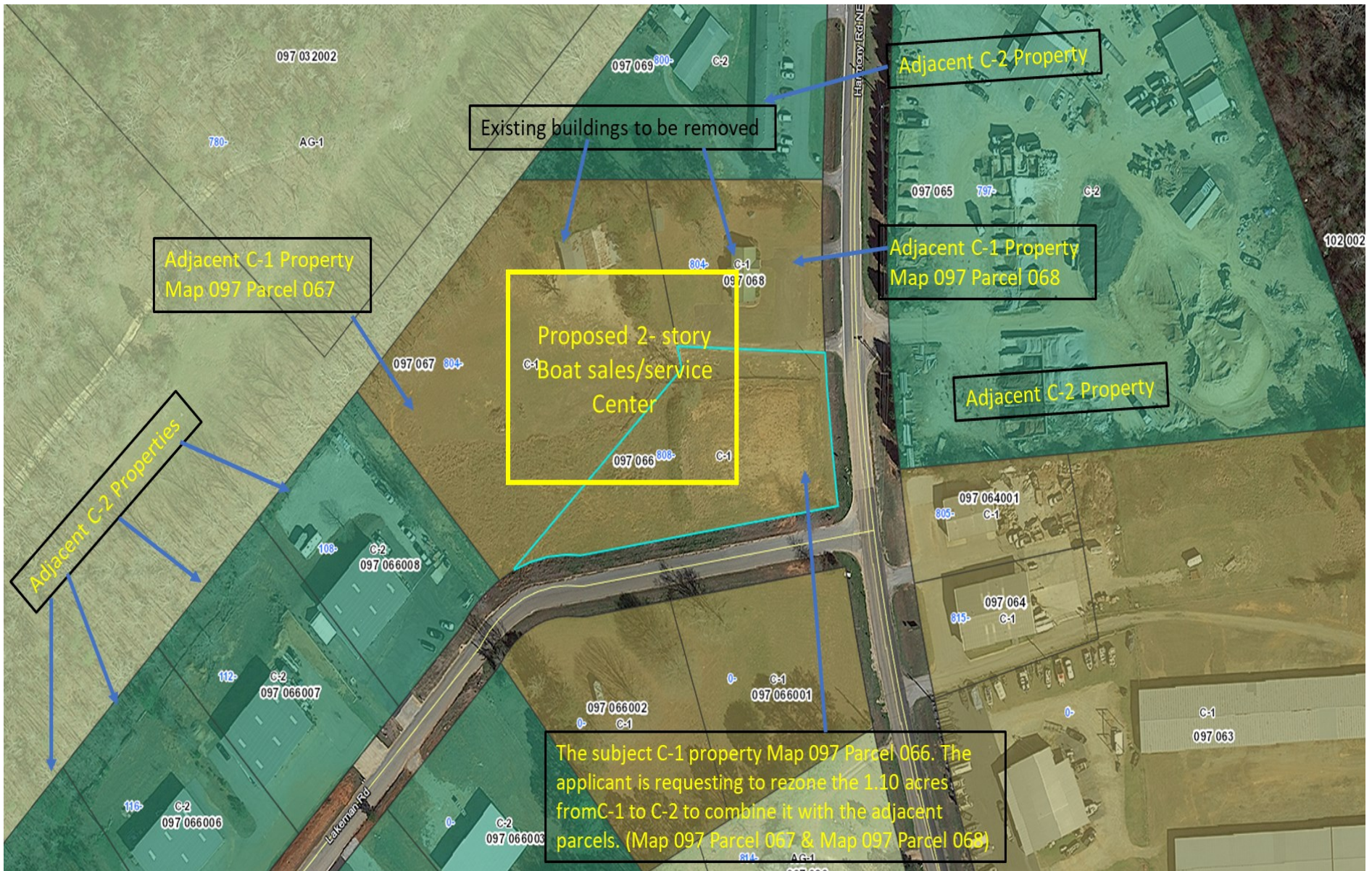
4. Approval of Minutes - February 4, 2021

### Requests

9. Request by **North Georgia Marine LLC, agent for June B. Smith** to rezone 1.1 acres from C-1 to C-2 at 808 Harmony Road. [**Map 097, Parcel 066, District 3**]. \* The applicant is requesting to rezone 1.1 acres from C-1 to C-2 in order to establish a boat dealership and service center. The subject property will be combined with 2 adjacent properties (map 097 parcel 067, map 097 parcel 068). The dealership will be placed in the center of the 3 combined parcels, totaling an area of 3.88 acres. All existing structures on these parcels will be removed. The proposed boat store/service center will be contained in one steel building measuring 100 x 150 feet (15,000 square feet). The interior will consist of an open showroom, mezzanine offices, six service bays, and restrooms on both the main and mezzanine levels. The front of the store will have space for ten boats to be on display (facing Harmony Road) and a parking lot for the general public. Fencing will be erected in according to county ordinances.

The proposed use is consistent with the allowed uses, as listed in section [Sec. 66-106. - Uses allowed](#) of C-2 zoning district which allows outside display and the sell and servicing of boats. The proposed property is located along Harmony Road NE, a vital feeder/connector road between Highway 441 and Georgia State Route 44 (Greensboro Road). The Future Land Use Concept Plan shows this property as residential. However, it is adjacent to several C-1 and C-2 properties. While the property could be used as currently zoned, the C-2 zoning would allow for outside display. This rezoning will not adversely impact the use of public facilities or services. If approved, the proposed development will not affect the existing use value or useability of adjacent or nearby properties.





Staff recommendation is for approval to rezone 1.1 acres from C-1 to C-2 at 808 Harmony Road [Map 097, Parcel 066] with the following conditions 1.) This rezoning shall be conditional upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of Putnam County Code of Ordinances.

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 March 16, 2021 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

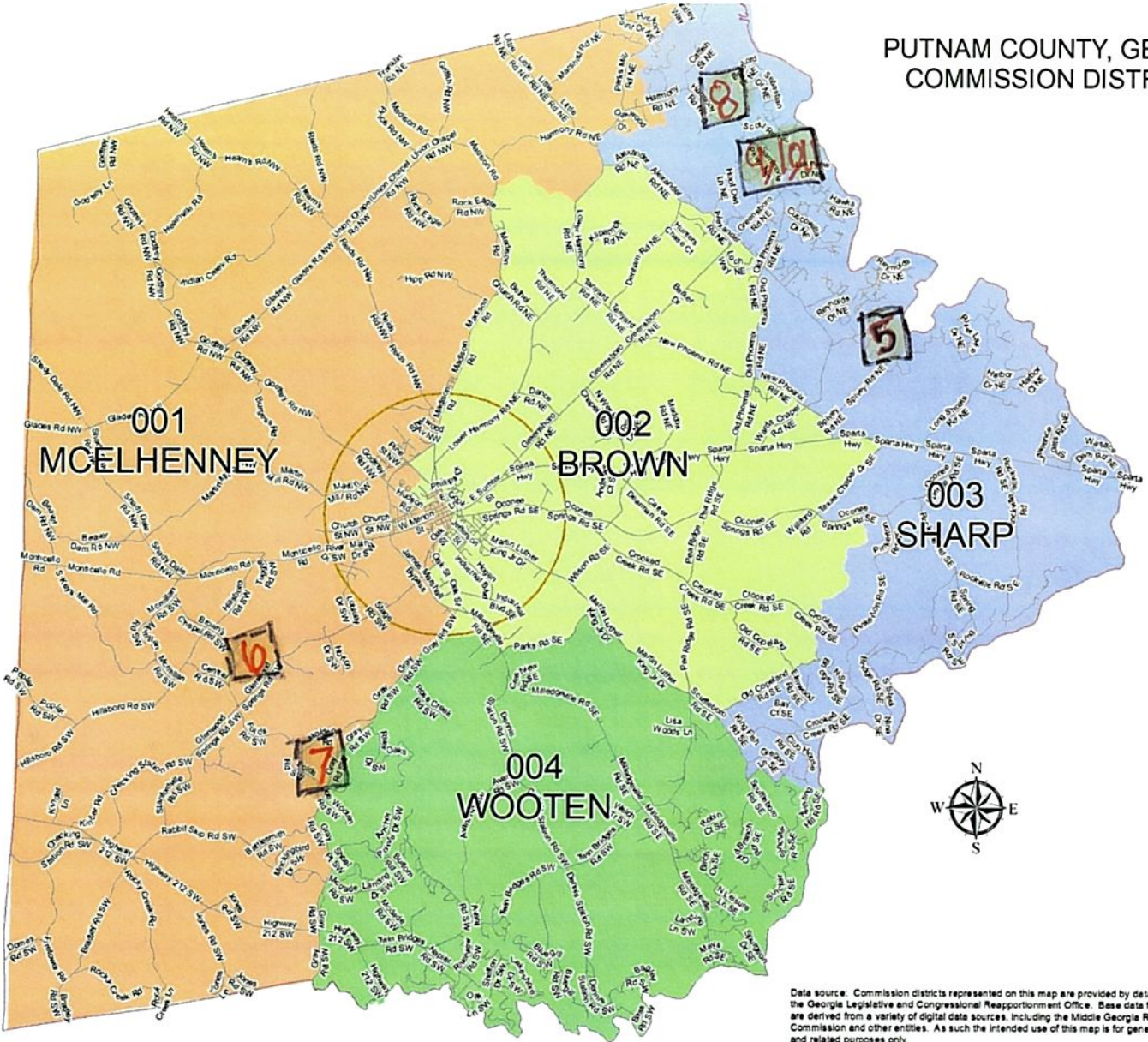
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

**File Attachments for Item:**

10. Request by **North Georgia Marine LLC, agent for Jerry O. Smith** to rezone 1.78 acres from C-1 to C-2 at 804 Harmony Road. **[Map 097, Parcel 067, 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: 1:68,367.34 DATE: JANUARY 2021

5. Request by **Jeremy Hobbs** for a side yard setback variance at 151 Collis Marina Road. Presently zoned R1. [Map 104B, Parcel 014, District 3].
6. Request by **Carrie Louvonn Benjamin Kimble** to rezone 5.00 acres from AG to R-1 on Glenwood Springs Road. [Map 033, Parcel 029, District 1]. \*
7. Request by **Colia Farley** to rezone 4.12 acres from AG to R-2 at 672 Gray Road. [Map 052, Parcel 024001, District 1]. \*
8. Request by **Steve Parkes and Lorrie Anne Parkes, agent for Ana Castillo and Kristofer J. Shepard** to rezone 56.31 acres from RM-3 to AG on Harmony Road. [Map 098, Parcel 029, District 3]. \*
9. Request by **North Georgia Marine LLC, agent for June B. Smith** to rezone 1.1 acres from C-1 to C-2 at 808 Harmony Road. [Map 097, Parcel 066, District 3]. \*
10. Request by **North Georgia Marine LLC, agent for Jerry O. Smith** to rezone 1.78 acres from C-1 to C-2 at 804 Harmony Road. [Map 097, Parcel 067, District 3]. \*
11. Request by **North Georgia Marine LLC, agent for Jerry O. Smith** to rezone 1 acre from C-1 to C-2 at 804 Harmony Road. [Map 097, Parcel 068, District 3]. \*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## APPLICATION FOR REZONING

REZONING

PERMIT# PLAN2021-00234

APPLICATION NO. \_\_\_\_\_

DATE: 1/20/2021

MAP \_\_\_\_\_ PARCEL 097 067 ZONING DISTRICT C-1

1. Owner Name: Jerry O Smith
2. Applicant Name (If different from above): North Georgia Marine LLC
3. Mailing Address: 1525 Mining Gap Rd Young Harris GA 30582
4. Email Address: LanceMarkham@YHWaterSports.com
5. Phone: (home) \_\_\_\_\_ (office) 706-897-2740 (cell) \_\_\_\_\_
6. The location of the subject property, including street number, if any: 804 Harmony Rd Eatonton GA 31024
7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 1.78 acre
8. The proposed zoning district desired: C-2
9. The purpose of this rezoning is (Attach Letter of Intent) see attached
10. Present use of property: warehouse Desired use of property: Marine/Boat dealership sale/service
11. Existing zoning district classification of the property and adjacent properties:  
Existing: C-1  
North: C-2 South: \_\_\_\_\_ East: C-2 West: C-2
12. 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. ✓
13. Legal description and recorded plat of the property to be rezoned. ✓
14. 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
15. A detailed description of existing land uses: \_\_\_\_\_
16. Source of domestic water supply: well , community water \_\_\_\_\_, or private provider \_\_\_\_\_.  
If source is not an existing system, please provide a letter from provider.






# PUTNAM COUNTY PLANNING & DEVELOPMENT

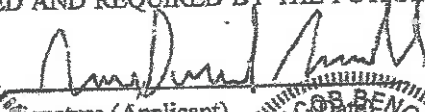
117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

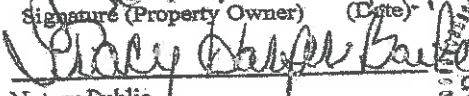
Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us


- 17. 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.
- 18. 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).
- 19. 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.)
- 20. Proof that property taxes for the parcel(s) in question have been paid.
- 21. Concept plan.
  - If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
  - A concept plan may be required for commercial development at director's discretion
- 22. Impact analysis.
  - If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)
  - An Impact analysis (including a traffic study) is required when rezoning from residential zoned or used property to commercial or industrial districts.

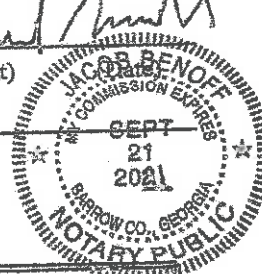
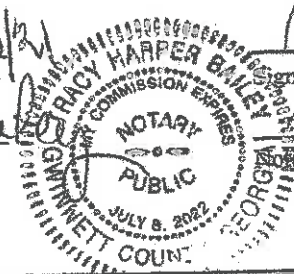
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

 1/20/21  
 Signature (Property Owner) (Date)

  
 Signature (Applicant)

  
 Notary Public

  
 Notary Public



Office Use	
Paid: \$ <u>275<sup>00</sup></u> (cash) _____ (check) _____ (credit card) <input checked="" type="checkbox"/>	
Receipt No. _____	Date Paid: <u>1-25-21</u>
Date Application Received: <u>1-25-21</u>	
Reviewed for completeness by: <u>CJA</u>	
Date of BOC hearing: <u>3-10-21</u>	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

DOC# 000596  
FILED IN OFFICE  
02/25/2015 02:13 PM  
EK#826 PG#634-635  
SHEILA H. PERRY  
CLERK OF COURT  
PUTNAM COUNTY

*Sheila H. Perry SRW*

REAL ESTATE TRANSFER T  
AX  
PAID: \$160.00

PT61-117-2015-000139

Return to: The Merritt Law Firm, 156 South Main Street, Milledgeville, Georgia 30258 Phone: (706) 369-2528 Fax: (706) 342-9343 Email: [cwmerritt@themerrittlawfirm.com](mailto:cwmerritt@themerrittlawfirm.com) Website: [www.merrittlaw.com](http://www.merrittlaw.com)

STATE OF GEORGIA  
COUNTY OF GREENE

LIMITED WARRANTY DEED

THIS INDENTURE, made this 23rd day of February, 2015 between BankSouth, of the first part, hereinafter called Grantor; and Jerry O. Smith, of Greene County, Georgia, of the second part, hereinafter called Grantee (the words "Grantee" and "Grantor" to include their respective heirs, representatives, successors and assigns where the context requires or permits).

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee, all the following described property, to-wit:

FOR INFORMATION ONLY:

Current Address: 804 Harmony Road, Eatonton, Georgia 31024  
Map/Parcel No: Map 097, Parcels 067 and 068  
Deed Reference: Deed Book 779, Page 517

LEGAL DESCRIPTION:

All that tract or parcel of land, with improvements thereon, lying and being in Putnam County, Georgia, more particularly described as Parcel "A" containing 1.78 Acres, more or less, and Parcel "B" containing 1.00 Acre, more or less, as shown by a plat prepared by John A. McGill, Georgia Registered Land Surveyor Number 1753, for Jerry Roberts, dated July 26, 1999, and recorded in Plat Book 26, page 9, in Plat Cabinet C, Slide 92, Clerk's Office, Putnam County, Georgia Superior Court.

X3

The aforesaid property is conveyed subject to the following:

- 1) Taxes for the year 2015 and subsequent years;
- 2) All easements and rights-of-way of record;
- 3) Any existing restrictive covenants of record;
- 4) All matters disclosed on the aforesaid plat of survey;
- 5) Zoning ordinances of Putnam County, Georgia; and
- 6) Grantor conveys this property in an "AS IS, WHERE IS" condition and by acceptance of this deed, Grantee accepts this property in such condition.

TO HAVE AND TO HOLD, the said bargained premises, together 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 **FEE SIMPLE**.

AND Grantor, will warrant and forever defend the right and title to the above described property unto the said Grantee, his successors and assigns, against any persons or parties claiming by, through or under Grantor.

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

Signed, sealed and delivered  
In the presence of:

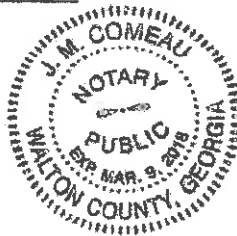
[Signature]  
Unofficial Witness

[Signature]  
Notary Public

GRANTOR: BANKSOUTH

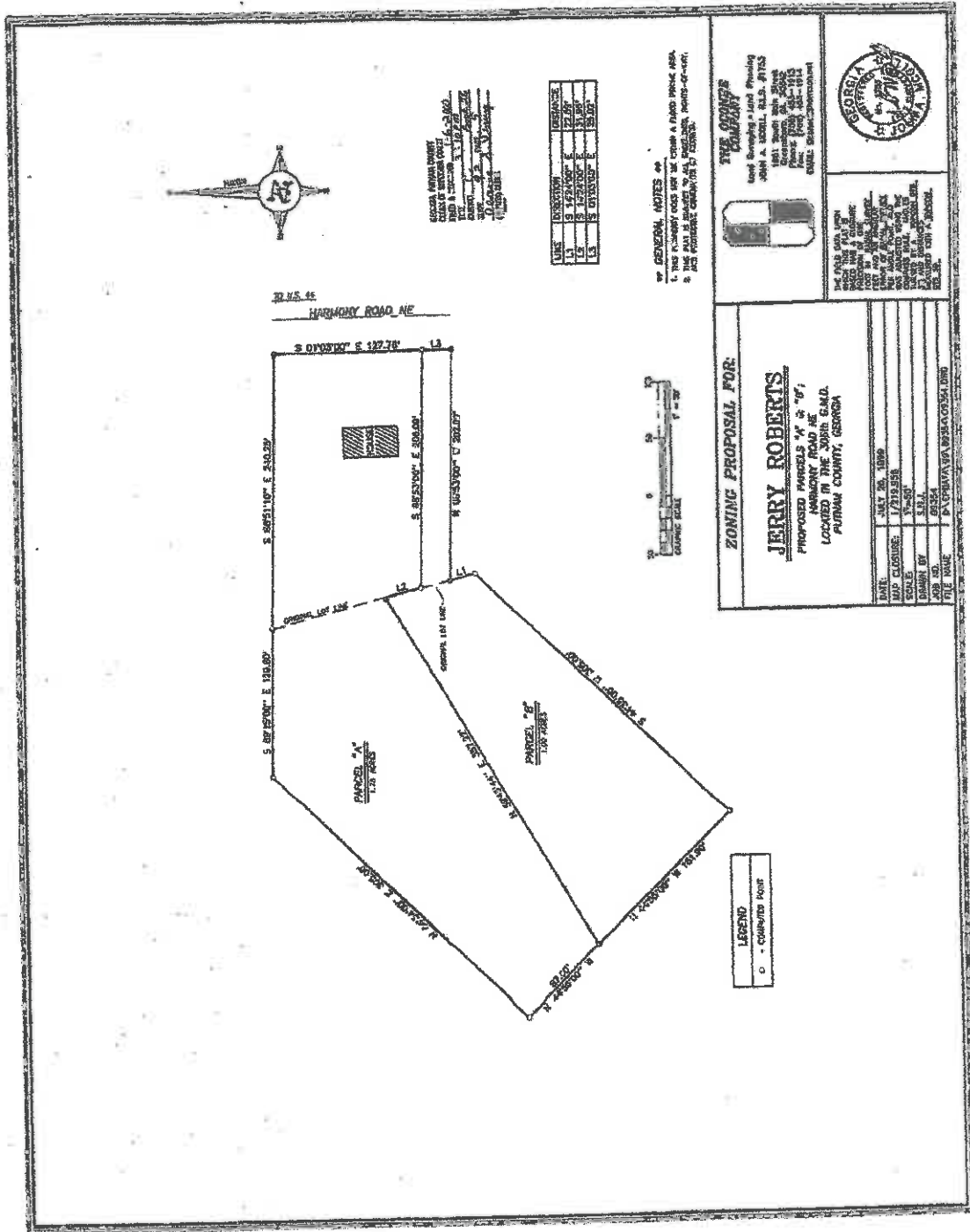
BY: [Signature]  
Keith Sebade, Sr. Vice-President

(CORPORATE SEAL)



CORPORATE SEAL AFFIXED

600 98 2007





January 19, 2021

Putnam County  
Zoning Administration  
117 Putnam Drive, Suite B  
Eatonton, Georgia 31024

Letter of Intent: 804 & 808 Harmony Rd

To Whom It May Concern:

This constitutes the letter of intent on behalf of North Georgia Marine LLC for properties 804 & 808 Harmony Rd, Eatonton, GA 31024.

All existing structures would be removed and replaced with a boat dealership and service center. Dealership would offer public sales of new and used boats (ski boats, Pontoon boats, deck boats, fishing boats, and trade ins).

The dealership and service center would be contained withing one steel building measuring 15,000 sq ft (100 x 150 ft) with eve height of 22 ft. The interior floor plan contains open space showroom, mezzanine containing offices, 6 service bays, as well as restrooms on main floor and mezzanine level.

Fencing would be erected according to existing county ordinances to store boats, PWC's, trailers, and machined equipment used to transport watercraft (ie: trucks, tractor, etc..). Parking lot constructed would facilitate dedicated parking for general public, boats, and previously stated equipment. Front of building would be facing Harmony Rd with 10 boats on display (with in see through fencing if required).

If you have any questions about this project you can contact me. See contact information below.

Sincerely,

*Lance Markham*  
dotloop verified  
01/20/21 11:58 AM  
E21  
F15CXPEVZ898-JRQ3

Lance Markham  
North Georgia Marine LLC  
1525 Mining Gap Rd.  
Young Harris, GA 30582

706-897-2740  
lancemarkham@yhwatersports.com

2020 021801  
SMITH JERRY O

INTERNET TAX RECEIPT  
HARMONY RD  
097 067

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$65,532		
COUNTY	\$211.75	\$0.00	8.078
SCHOOL	\$413.43	\$0.00	15.772
SPEC SERV	\$9.91	\$0.00	0.378

ORIGINAL TAX DUE	\$635.09
INTEREST	
COLLECTION COST	
FIFA CHARGE	
PENALTY	
TOTAL PAID	\$635.09
TOTAL DUE	\$0.00

Date Paid: 10/30/2020

TO SMITH JERRY O  
1180 COMMERCE DRIVE  
MADISON, GA 30650

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



Scan this code  
with your mobile  
phone to view this  
bill

INTERNET TAX RECEIPT



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

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

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

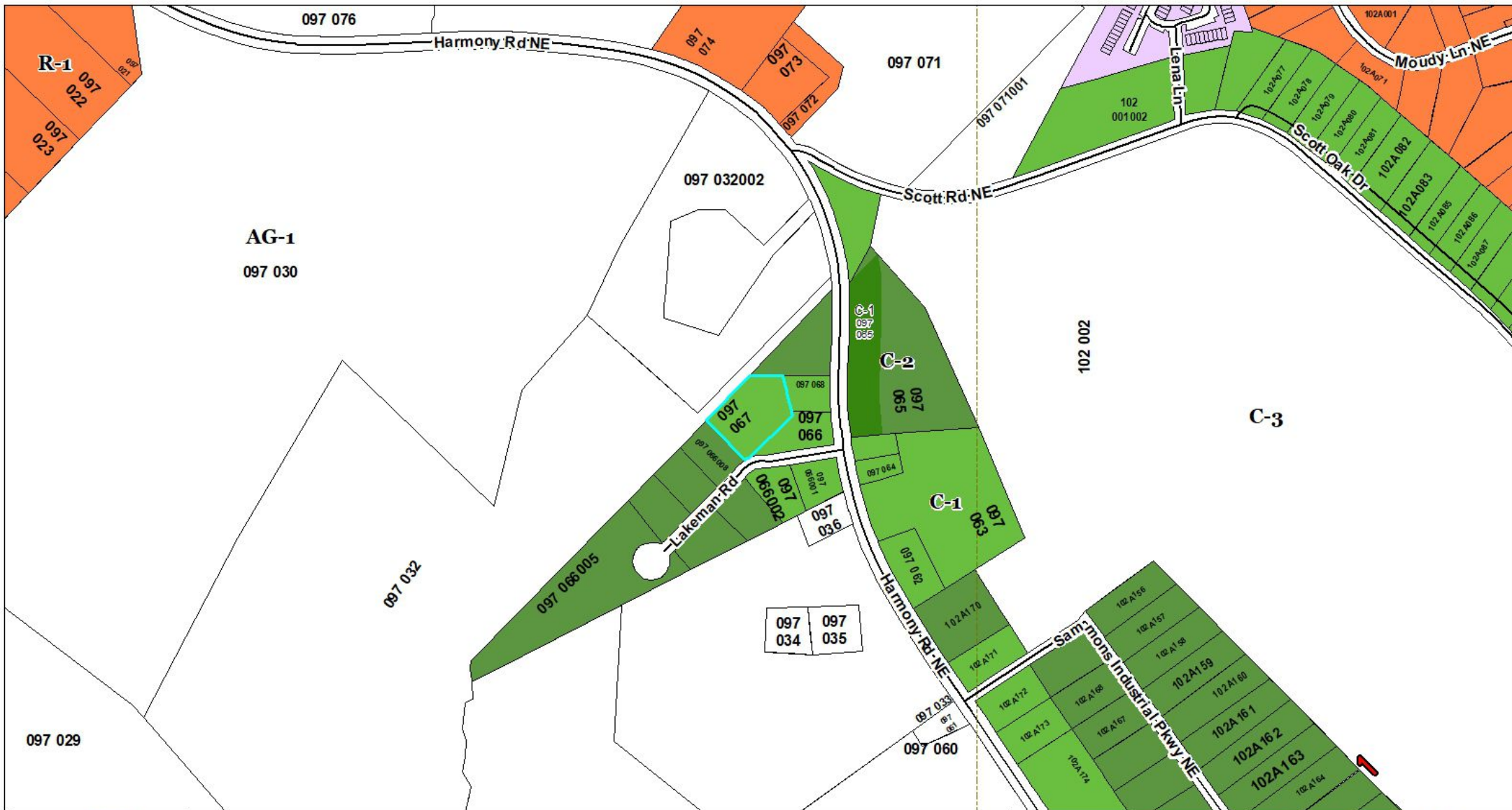
1. Name: Lance Markham for North Georgia Marine, LLC

2. Address: 1525 Mining Gap Road, Young Harris, GA 30582

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 XXXX No        If yes, who did you make the contributions to?       

Signature of Applicant: *Lance Markham*  
Date:        /        /       

dotloop verified  
01/27/21 10:04 AM EST  
WQR9-YIDB-JRXE-7FUQ



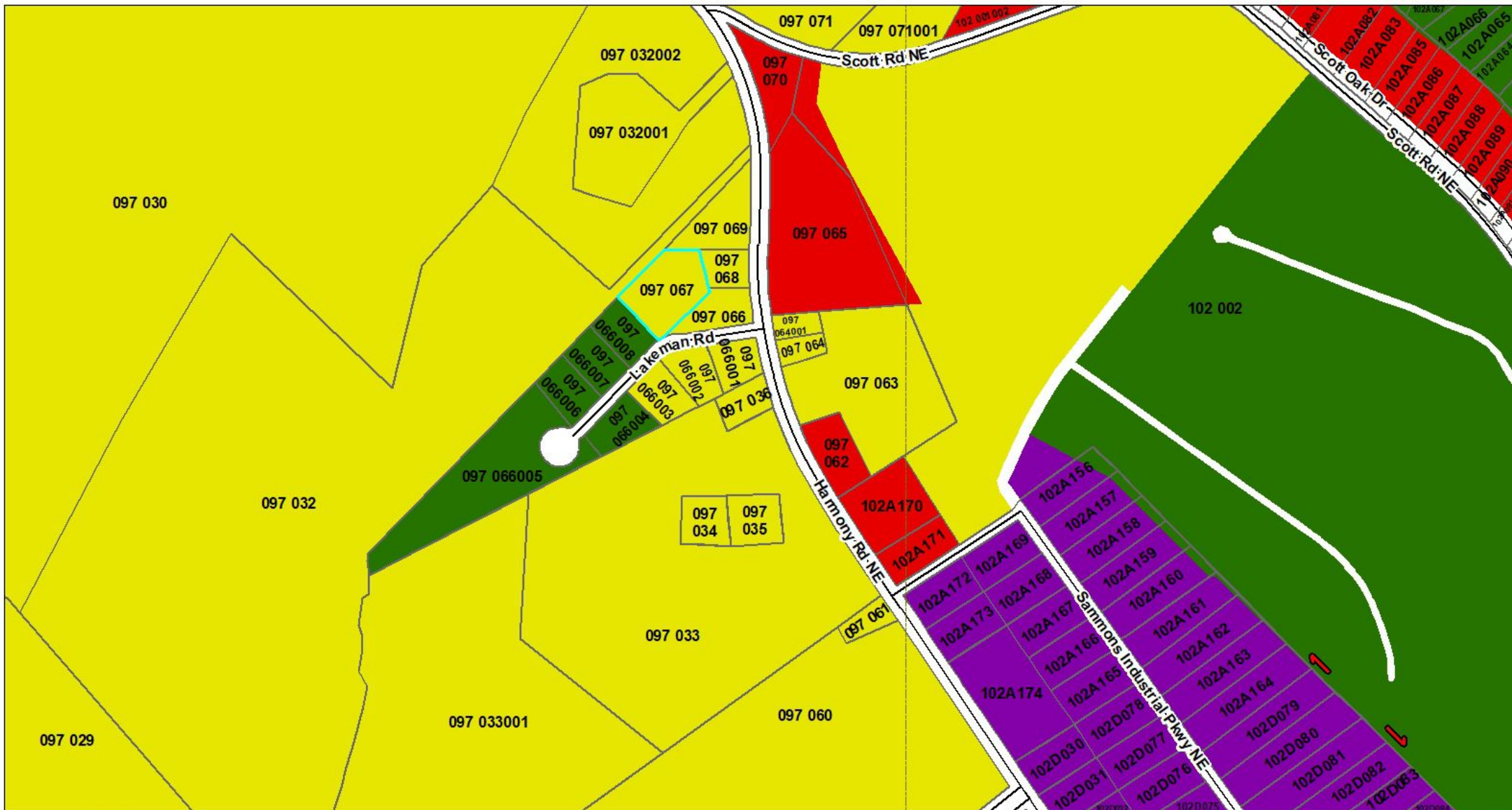
GEOGRAPHIC FEATURE LEGEND					
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY
County Boundary	No Code	C-1	I-M	MHP	R - 2 CITY
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R-1R
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R-2
Parcel Hooks				R - 4 CITY	VILLAGE
				R - 3 CITY	RM-1
				R - 4 CITY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

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

PUTNAM COUNTY, GEORGIA  
 ZONING MAPS  
  
**MAP 097**  
 112  
 MAP SCALE: 1" = 425.05' SCALE RATIO: 1:5,100.61 DATE: FEBRUARY 2021







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			

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PUTNAM COUNTY, GEORGIA  
 FUTURE LAND USE MAPS  
**MAP 097**  
 114  
 MAP SCALE: 1" = 400'    SCALE RATIO: 1:4,800    DATE: FEBRUARY 2021



# 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, March 04, 2021 ♦ 6:30 PM

Putnam County Administration Building – Room 203

### Opening

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

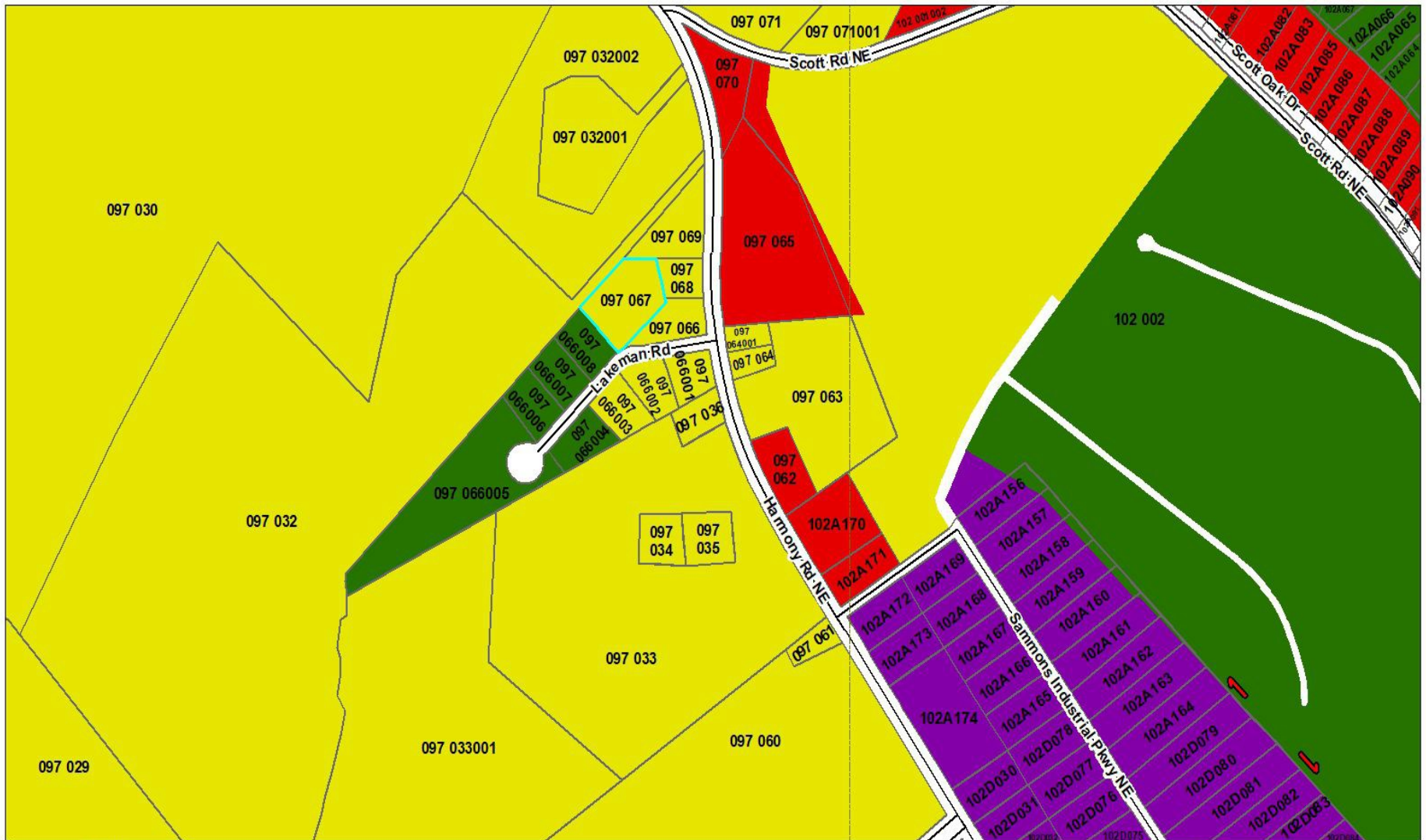
### Minutes

4. Approval of Minutes - February 4, 2021

### Requests

10. Request by **North Georgia Marine LLC, agent for Jerry O. Smith** to rezone 1.78 acres from C-1 to C-2 at 804 Harmony Road. **[Map 097, Parcel 067, District 3]**. \* The applicant is requesting to rezone 1.78 acres from C-1 to C-2 in order to establish a boat dealership and service center. The subject property will be combined with 2 adjacent properties (map 097 parcel 066, map 097 parcel 068). The dealership will be placed in the center of the 3 combined parcels, totaling an area of 3.88 acres. All existing structures on these parcels will be removed. The proposed boat store/service center will contain in one steel building measuring 100 x 150 feet (15,000 square feet). The interior will consist of an open showroom, mezzanine offices, six service bays, and restrooms on both the main and mezzanine levels. The front of the store will have space for ten boats to be on display (facing Harmony Road) and a parking lot for the general public. Fencing will be erected in according to county ordinances.

The proposed use is consistent with the allowed uses, as listed in section [Sec. 66-106. - Uses allowed](#) of C-2 zoning district which allows outside display and the sell and servicing of boats. The proposed property is located along Harmony Road NE, a vital feeder/connector road between Highway 441 and Georgia State Route 44 (Greensboro Road). The Future Land Use Concept Plan shows this property as residential. However, it is adjacent to several C-1 and C-2 properties. While the property could be used as currently zoned, the C-2 zoning would allow for outside display. This rezoning will not adversely impact the use of public facilities or services. If approved, the proposed development will not affect the existing use value or useability of adjacent or nearby properties.



7201500000  
TALK MAP  
GRID

14	17	20	23	26	29	32	35	38	41
15	18	21	24	27	30	33	36	39	42
16	19	22	25	28	31	34	37	40	43
17	20	23	26	29	32	35	38	41	44
18	21	24	27	30	33	36	39	42	45
19	22	25	28	31	34	37	40	43	46
20	23	26	29	32	35	38	41	44	47
21	24	27	30	33	36	39	42	45	48
22	25	28	31	34	37	40	43	46	49
23	26	29	32	35	38	41	44	47	50
24	27	30	33	36	39	42	45	48	51
25	28	31	34	37	40	43	46	49	52
26	29	32	35	38	41	44	47	50	53
27	30	33	36	39	42	45	48	51	54
28	31	34	37	40	43	46	49	52	55
29	32	35	38	41	44	47	50	53	56
30	33	36	39	42	45	48	51	54	57
31	34	37	40	43	46	49	52	55	58
32	35	38	41	44	47	50	53	56	59
33	36	39	42	45	48	51	54	57	60
34	37	40	43	46	49	52	55	58	61
35	38	41	44	47	50	53	56	59	62
36	39	42	45	48	51	54	57	60	63
37	40	43	46	49	52	55	58	61	64
38	41	44	47	50	53	56	59	62	65
39	42	45	48	51	54	57	60	63	66
40	43	46	49	52	55	58	61	64	67
41	44	47	50	53	56	59	62	65	68
42	45	48	51	54	57	60	63	66	69
43	46	49	52	55	58	61	64	67	70
44	47	50	53	56	59	62	65	68	71
45	48	51	54	57	60	63	66	69	72
46	49	52	55	58	61	64	67	70	73
47	50	53	56	59	62	65	68	71	74
48	51	54	57	60	63	66	69	72	75
49	52	55	58	61	64	67	70	73	76
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51	54	57	60	63	66	69	72	75	78
52	55	58	61	64	67	70	73	76	79
53	56	59	62	65	68	71	74	77	80
54	57	60	63	66	69	72	75	78	81
55	58	61	64	67	70	73	76	79	82
56	59	62	65	68	71	74	77	80	83
57	60	63	66	69	72	75	78	81	84
58	61	64	67	70	73	76	79	82	85
59	62	65	68	71	74	77	80	83	86
60	63	66	69	72	75	78	81	84	87
61	64	67	70	73	76	79	82	85	88
62	65	68	71	74	77	80	83	86	89
63	66	69	72	75	78	81	84	87	90
64	67	70	73	76	79	82	85	88	91
65	68	71	74	77	80	83	86	89	92
66	69	72	75	78	81	84	87	90	93
67	70	73	76	79	82	85	88	91	94
68	71	74	77	80	83	86	89	92	95
69	72	75	78	81	84	87	90	93	96
70	73	76	79	82	85	88	91	94	97
71	74	77	80	83	86	89	92	95	98
72	75	78	81	84	87	90	93	96	99
73	76	79	82	85	88	91	94	97	100

### 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 Emory Hwy  
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PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

MAP 097

MAP SCALE: 1"=400'    SCALE RATIO: 1:4,800    DATE: FEBRUARY 2021



Staff recommendation is for approval to rezone 1.78 acres from C-1 to C-2 at 804 Harmony Road [Map 097, Parcel 067] with the following conditions 1.) This rezoning shall be conditional upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of Putnam County Code of Ordinances.

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 March 16, 2021 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

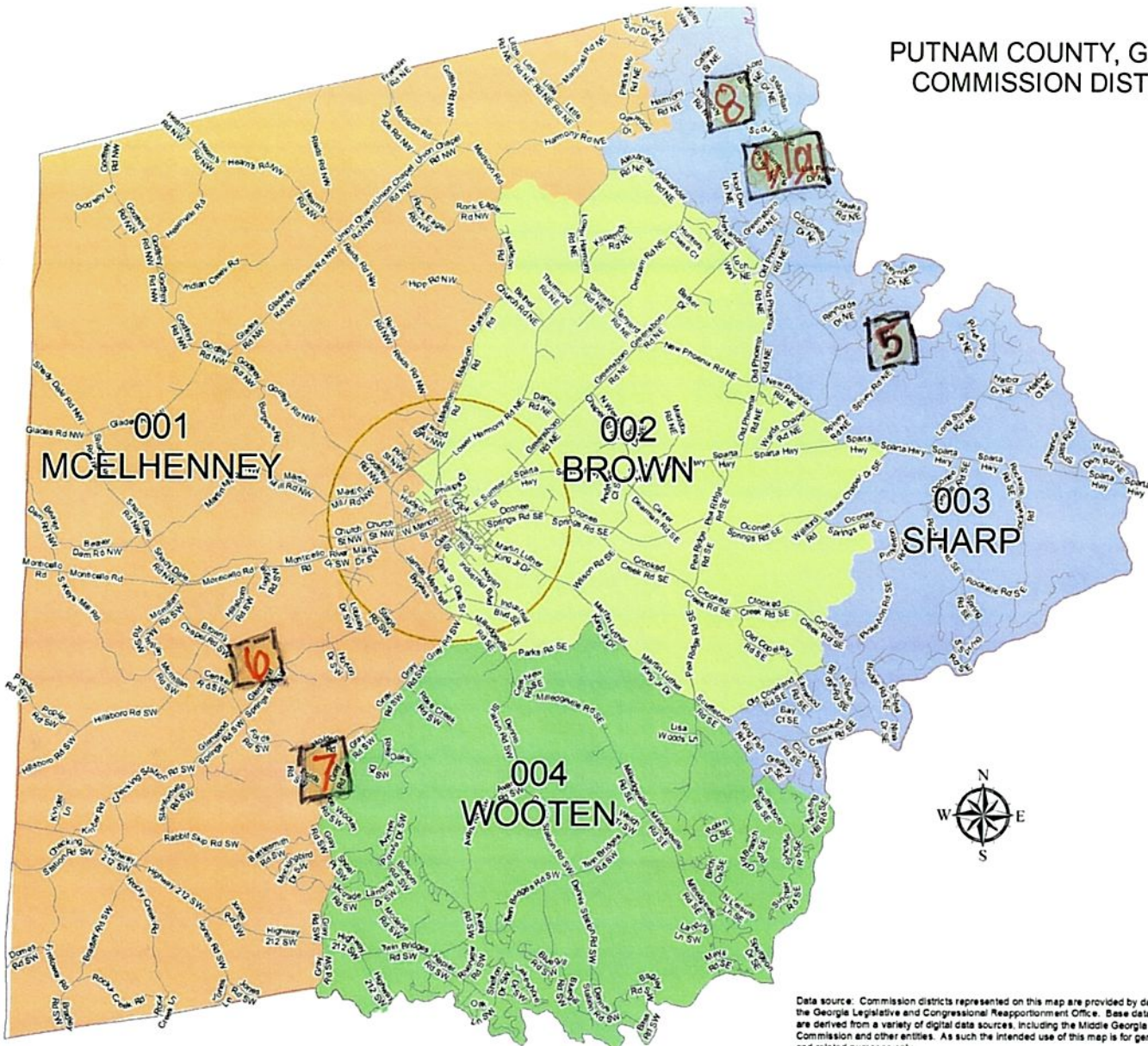
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

**File Attachments for Item:**

11. Request by **North Georgia Marine LLC, agent for Jerry O. Smith** to rezone 1 acre from C-1 to C-2 at 804 Harmony Road. **[Map 097, Parcel 068, District 3]. \***

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



5. Request by **Jeremy Hobbs** for a side yard setback variance at 151 Collis Marina Road. Presently zoned R1. [Map 104B, Parcel 014, District 3].
6. Request by **Carrie Louvonn Benjamin Kimble** to rezone 5.00 acres from AG to R-1 on Glenwood Springs Road. [Map 033, Parcel 029, District 1]. \*
7. Request by **Colia Farley** to rezone 4.12 acres from AG to R-2 at 672 Gray Road. [Map 052, Parcel 024001, District 1]. \*
8. Request by **Steve Parkes and Lorrie Anne Parkes, agent for Ana Castillo and Kristofer J. Shepard** to rezone 56.31 acres from RM-3 to AG on Harmony Road. [Map 098, Parcel 029, District 3]. \*
9. Request by **North Georgia Marine LLC, agent for June B. Smith** to rezone 1.1 acres from C-1 to C-2 at 808 Harmony Road. [Map 097, Parcel 066, District 3]. \*
10. Request by **North Georgia Marine LLC, agent for Jerry O. Smith** to rezone 1.78 acres from C-1 to C-2 at 804 Harmony Road. [Map 097, Parcel 067, District 3]. \*
11. Request by **North Georgia Marine LLC, agent for Jerry O. Smith** to rezone 1 acre from C-1 to C-2 at 804 Harmony Road. [Map 097, Parcel 068, District 3]. \*





# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## APPLICATION FOR REZONING

REZONING

PERMIT# PLAN2021-00129

APPLICATION NO. \_\_\_\_\_

DATE: 1/20/2021

MAP \_\_\_\_\_ PARCEL 097 068 ZONING DISTRICT C-1

1. Owner Name: Jerry O Smith
2. Applicant Name (If different from above): North Georgia Marine LLC
3. Mailing Address: 1525 Mining Gap Rd, Young Harris GA 30582
4. Email Address: LanceMarkham@YHwatersports.com
5. Phone: (home) \_\_\_\_\_ (office) 706-897-2740 (cell) \_\_\_\_\_
6. The location of the subject property, including street number, if any: 804 - Harmony Rd  
Eatonton GA 31024
7. The area of land proposed to be rezoned (stated in square feet if less than one acre):  
1 acre
8. The proposed zoning district desired: C-2
9. The purpose of this rezoning is (Attach Letter of Intent)  
see attached
10. Present use of property: warehouse Desired use of property: Marine/Boat Dealership, sales/service
11. Existing zoning district classification of the property and adjacent properties:  
Existing: C-1  
North: C-2 South: \_\_\_\_\_ East: C-2 West: C-2
12. 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. ✓
13. Legal description and recorded plat of the property to be rezoned. ✓
14. 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
15. A detailed description of existing land uses: \_\_\_\_\_
16. Source of domestic water supply: well , community water \_\_\_\_\_, or private provider \_\_\_\_\_.  
If source is not an existing system, please provide a letter from provider.



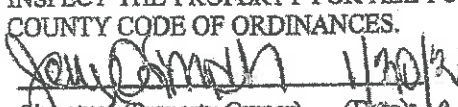
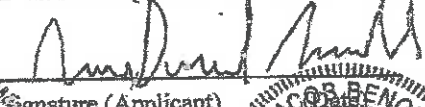
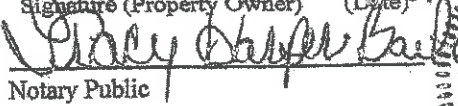
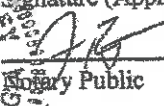
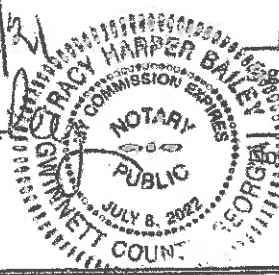
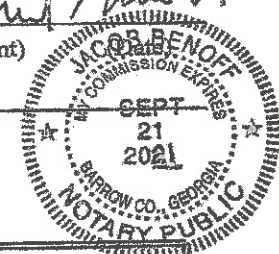
# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ◊ Eatonton, GA 31024

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

- 17. 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.
- 18. 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).
- 19. 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.)
- 20. Proof that property taxes for the parcel(s) in question have been paid.
- 21. Concept plan.
  - If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
  - A concept plan may be required for commercial development at director's discretion
- 22. Impact analysis.
  - If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)
  - An Impact analysis (including a traffic study) is required when rezoning from residential zoned or used property to commercial or industrial districts.

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

 1/20/21  
 Signature (Property Owner) (Date)  
  
 Signature (Applicant)  
  
 Notary Public  
  
 Notary Public  
  


Office Use

Paid: \$ 275<sup>00</sup> (cash) \_\_\_\_\_ (check) \_\_\_\_\_ (credit card)   
 Receipt No. \_\_\_\_\_ Date Paid: 1-25-21  
 Date Application Received: 1-25-21  
 Reviewed for completeness by: CJA  
 Date of BOC hearing: 3-16-21 Date submitted to newspaper: \_\_\_\_\_  
 Date sign posted on property: \_\_\_\_\_ Picture attached: yes \_\_\_\_\_ no \_\_\_\_\_

DOC# 000596  
FILED IN OFFICE  
02/25/2015 02:13 PM  
BK#826 PG#434-435  
SHEILA H. PERRY  
CLERK OF COURT  
PUTNAM COUNTY

*Sheila H. Perry SKW*

REAL ESTATE TRANSFER T  
AX  
PAID: \$160.00

PT61-117-2015-000139

Return to The Morris Law Firm, 165 South Main Street, Madison, Georgia 30650 Phone (706) 342-9600 Fax (706) 342-9043 Email  
smorris@themorrislawfirm.com Efile to 1504/Gerry O. Smith

STATE OF GEORGIA  
COUNTY OF GREENE

LIMITED WARRANTY DEED

THIS INDENTURE, made this 23rd day of February, 2015 between *Beulah Smith*, of the first part, hereinafter called Grantor; and *Jerry O. Smith*, of Greens County, Georgia, of the second part, hereinafter called Grantee (the words "Grantee" and "Grantor" to include their respective heirs, representatives, successors and assigns where the context requires or permits).

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee, all the following described property, to-wit:

FOR INFORMATION ONLY:

Current Address: 804 Harmony Road, Eatonton, Georgia 31024  
Map/Parcel No: Map 097, Parcels 067 and 068  
Deed Reference: Deed Book 779, Page 517

LEGAL DESCRIPTION:

All that tract or parcel of land, with improvements thereon, lying and being in Putnam County, Georgia, more particularly described as Parcel "A" containing 1.78 Acres, more or less, and Parcel "B" containing 1.00 Acre, more or less, as shown by a plat prepared by John A. McGill, Georgia Registered Land Surveyor Number 1753, for Jerry Roberts, dated July 26, 1999, and recorded in Plat Book 26, page 9, in Plat Cabinet C, Slide 92, Clerk's Office, Putnam County, Georgia Superior Court.

K3

The aforesaid property is conveyed subject to the following:

- 1) Taxes for the year 2015 and subsequent years;
- 2) All easements and rights-of-way of record;
- 3) Any existing restrictive covenants of record;
- 4) All matters disclosed on the aforesaid plat of survey;
- 5) Zoning ordinances of Putnam County, Georgia; and
- 6) Grantor conveys this property in an "AS IS, WHERE IS" condition and by acceptance of this deed, Grantee accepts this property in such condition.

TO HAVE AND TO HOLD, the said bargained premises, together 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 FEE SIMPLE.

AND Grantor, will warrant and forever defend the right and title to the above described property unto the said Grantee, his successors and assigns, against any persons or parties claiming by, through or under Grantor.

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

Signed, sealed and delivered  
In the presence of:

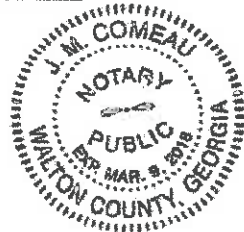
[Signature]  
Unofficial Witness

[Signature]  
Notary Public

GRANTOR: BANKSOUTH

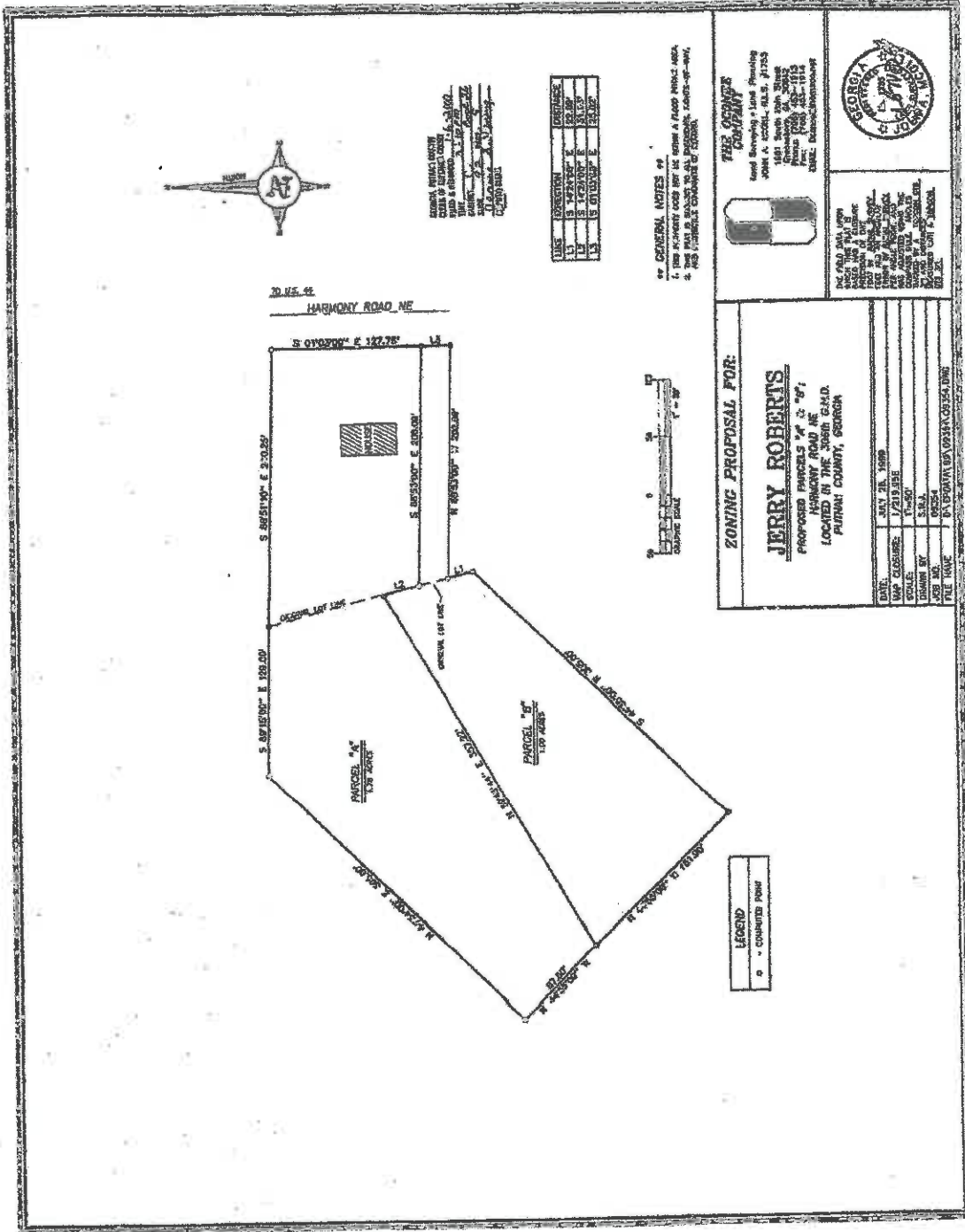
BY: [Signature]  
Keith Sebade, Sr. Vice-President

(CORPORATE SEAL)



CORPORATE  
SEAL AFFIXED

BOOK 26 PAGE 9





January 19, 2021

Putnam County  
Zoning Administration  
117 Putnam Drive, Suite B  
Eatonton, Georgia 31024

Letter of Intent: 804 & 808 Harmony Rd

To Whom It May Concern:

This constitutes the letter of intent on behalf of North Georgia Marine LLC for properties 804 & 808 Harmony Rd, Eatonton, GA 31024.

All existing structures would be removed and replaced with a boat dealership and service center. Dealership would offer public sales of new and used boats (ski boats, Pontoon boats, deck boats, fishing boats, and trade ins).

The dealership and service center would be contained within one steel building measuring 15,000 sq ft (100 x 150 ft) with eave height of 22 ft. The interior floor plan contains open space showroom, mezzanine containing offices, 6 service bays, as well as restrooms on main floor and mezzanine level.

Fencing would be erected according to existing county ordinances to store boats, PWC's, trailers, and machined equipment used to transport watercraft (ie: trucks, tractor, etc.). Parking lot constructed would facilitate dedicated parking for general public, boats, and previously stated equipment. Front of building would be facing Harmony Rd with 10 boats on display (within see through fencing if required).

If you have any questions about this project you can contact me. See contact information below.

Sincerely,

 Lance Markham  
dotloop verified  
01/20/21 11:58 AM  
EST  
P15C-MPEV-Z898-JFQ3

Lance Markham  
North Georgia Marine LLC  
1525 Mining Gap Rd.  
Young Harris, GA 30582

706-897-2740  
lancemarkham@yhwatersports.com

INTERNET TAX RECEIPT

H & L 10 MI HARMON

097 068

2020 021802  
SMITH JERRY O

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$163,566		
COUNTY	\$528.51	\$0.00	8.078
SCHOOL	\$1,031.90	\$0.00	15.772
SPEC SERV	\$24.73	\$0.00	0.378

ORIGINAL TAX DUE
\$1,585.14
INTEREST
COLLECTION COST
FIFA CHARGE
PENALTY
TOTAL PAID
\$1,585.14
TOTAL DUE
\$0.00

TO SMITH JERRY O  
1180 COMMERCE DRIVE  
MADISON, GA 30650

FROM Putnam County Tax Commissioner  
100 South Jefferson Ave Suite 207  
Eatonton, GA 31024-2061  
(706) 485-5441



Date Paid: 10/30/2020

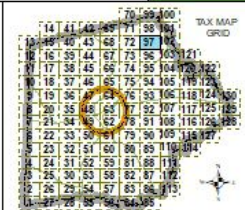


Scan this code  
with your mobile  
phone to view this  
bill

INTERNET TAX RECEIPT







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

**GEOGRAPHIC FEATURE LEGEND**

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

**MGRC**  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6160  
Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

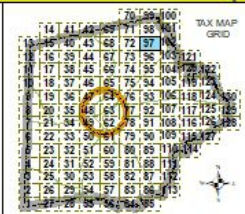
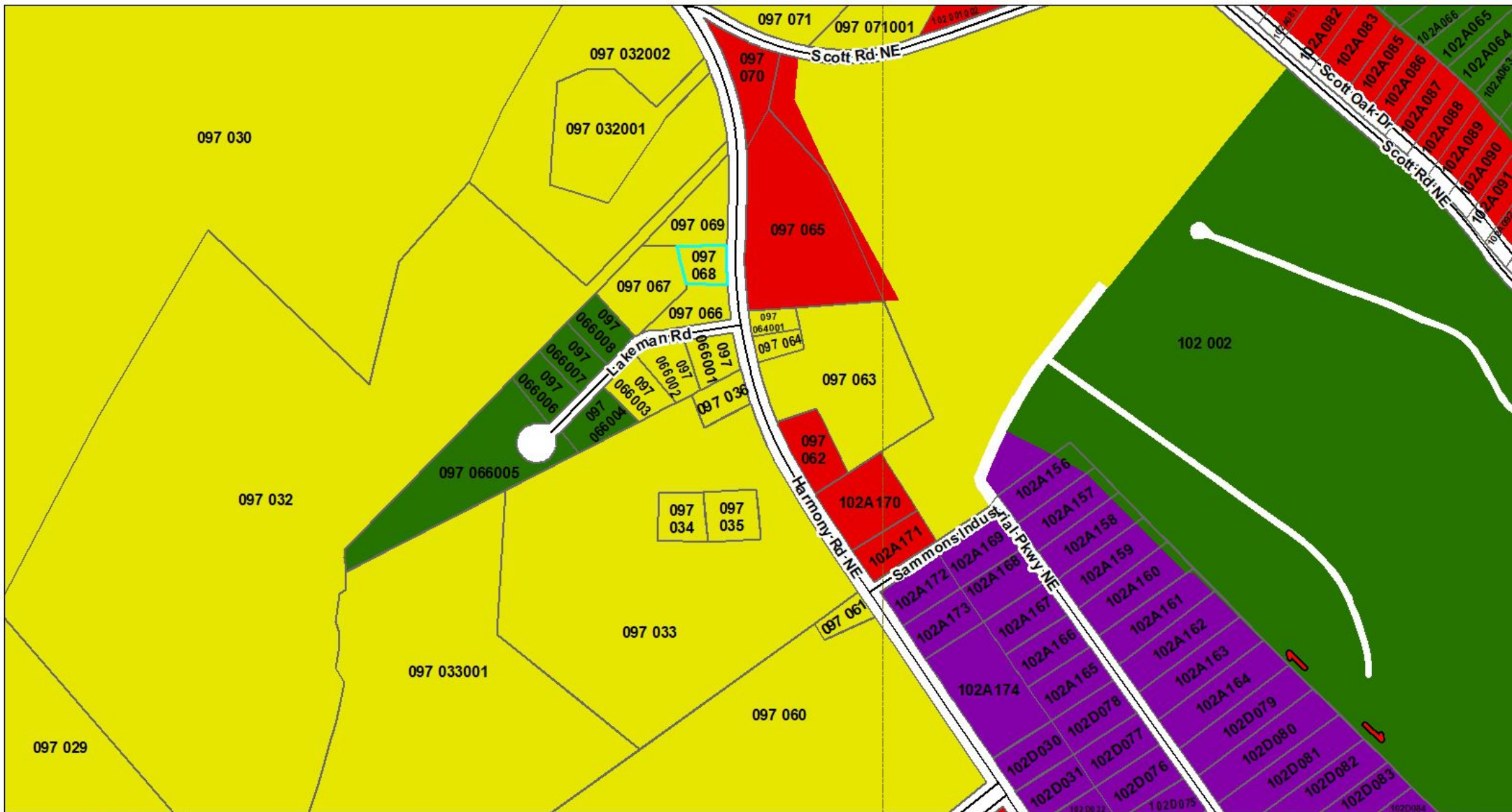
PUTNAM COUNTY, GEORGIA  
ZONING MAPS

**MAP 097**

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MAP SCALE: 1" = 250' SCALE RATIO: 1:3,000 DATE: FEBRUARY 2021





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

**GEOGRAPHIC FEATURE LEGEND**

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



Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217

(478) 751-6160

Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

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



**MAP 097**

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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

## Agenda

Thursday, March 04, 2021 ♦ 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 - February 4, 2021

### Requests

11. Request by **North Georgia Marine LLC, agent for Jerry O. Smith** to rezone 1 acre from C-1 to C-2 at 804 Harmony Road. [**Map 097, Parcel 068, District 3**]. \* The applicant is requesting to rezone 1 acre from C-1 to C-2 in order to establish a boat dealership and service center. The subject property will be combined with 2 adjacent properties (map 097 parcel 066, map 097 parcel 067). The dealership will be placed in the center of the 3 combined parcels, totaling an area of 3.88 acres. All existing structures on these parcels will be removed. The proposed boat store/service center will contain in one steel building measuring 100 x 150 feet (15,000 square feet). The interior will consist of an open showroom, mezzanine offices, six service bays, and restrooms on both the main and mezzanine levels. The front of the store will have space for ten boats to be on display (facing Harmony Road) and a parking lot for the general public. Fencing will be erected in according to county ordinances.

The proposed use is consistent with the allowed uses, as listed in section [Sec. 66-106. - Uses allowed](#) of C-2 zoning district which allows outside display and the sell and servicing of boats. The proposed property is located along Harmony Road NE, a vital feeder/connector road between Highway 441 and Georgia State Route 44 (Greensboro Road). The Future Land Use Concept Plan shows this property as residential. However, it is adjacent to several C-1 and C-2 properties. While the property could be used as currently zoned, the C-2 zoning would allow for outside display. This rezoning will not adversely impact the use of public facilities or services. If approved, the proposed development will not affect the existing use value or useability of adjacent or nearby properties.





Staff recommendation is for approval to rezone 1.00 acres from C-1 to C-2 at 804 Harmony Road [Map 097, Parcel 068] with the following conditions 1.) This rezoning shall be conditional upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of Putnam County Code of Ordinances.

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 March 16, 2021 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.