



# 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, May 02, 2019 ♦ 6:30 PM

*Putnam County Administration Building – Room 203*

### Opening

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

### Minutes

4. Approval of Minutes - April 4, 2019

### Requests

5. Request by **John Schreiner** for a side yard setback variance at 138B Little River Run North. Presently zoned R-2. [Map 057A, Parcel 001, District 4].
6. Request by **Thomas N. Paz** for a side yard setback variance at 255B Clubhouse Road. Presently zoned R-2. [Map 111B, Parcel 030, District 3].
7. Request by **Jef L. Hulgan, agent for Todd Bugg** for a side yard setback variance at 202 Jackson Road, S.E. Presently zoned R-1. [Map 086B, Parcel 043, District 4].
8. Request by **R. Greg Waddell, agent for Kerry & Laura Murphy** for a rear yard setback variance at 109 Willow Cove. Presently zoned R-1. [Map 087B, Parcel 077, District 4].
9. Request by **Allan R. Curtis** for a rear yard setback variance at 103 Ashwood Cove. Presently zoned R-1. [Map 087B, Parcel 222, District 4].
10. Request by **Huelon F. Thrift** to rezone 2 acres at 790 Sparta Highway from AG-1 to R-2. [Map 106, part of Parcel 057, District 2]. \*
11. Request by **Jesse Copelan, Jr., executor for Florrie Jones Estate** to rezone 15.83 acres at 297 Beaver Dam Road from AG-1 to AG-2. [Map 007, part of Parcel 005, District 1]. \*

### New Business

### Adjournment

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

**Notice:** All opponents to any rezoning request on the Planning & Zoning Commission and the Board of Commission agendas must file a disclosure of campaign contributions with the Planning & Development Department within five calendar days prior to public hearings if you have contributed \$250.00 or more to an elected official in Putnam County within the last five years.

\*The Putnam County Board of Commissioners will hear these agenda items on May 21, 2019 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

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

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

3

**Item Attachment Documents:**

- 4. Approval of Minutes - April 4, 2019



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, April 04, 2019 at 6:30 in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

### Opening

1. Call to Order  
Chairman James Marshall call the meeting to order.
2. Attendance  
Mr. Jonathan Gladden called the roll.

### PRESENT:

Chairman James Marshall  
Vice Chairman Frederick Ward  
Member Tim Pierson

### ABSENT:

Member Martha Farley  
Member Joel Hardie

### STAFF:

Lisa Jackson  
Karen Pennamon  
Jonathan Gladden  
Courtney Andrews

3. Rules of Procedures  
Ms. Courtney Andrews read the Rules of Procedures.

### Minutes

4. Approval of Minutes - March 7, 2019

Motion made by Member **Ward**, Seconded by Member **Pierson**.

Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Pierson**

### Requests

5. Request by **Chris Fuhr** for a front yard setback variance at **108 Julep Drive**. Presently zoned R-2. [**Map 056B, Parcel 229, District 4**].  
**Mr. Chris Fuhr** represented this request. **Mr. Fuhr** stated that when he first placed his manufactured home and addition on the lot, there was not enough space for a stoop. The stoop would cause an encroachment on the front setback line, thus the need for a variance. **Mr. Fuhr** specified that the stoop will serve as an entrance to the addition and also double

as a tornado shelter. He acknowledged that he thought his original variance request of 4 feet was adequate, however after remeasuring, he found that he needed a 6-foot variance instead. No one spoke in opposition to this request.

Staff recommendation is for approval of a 6-foot front yard setback variance, being 24 feet from the front property line.

Motion made by Member **Ward**, Seconded by Member **Pierson**.  
Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Pierson**

- 6. Request by **Michael Hoath** for a rear yard setback variance at **115 Cedar Cove Court**. Presently zoned R-1R. [**Map 071A, Parcel 016, District 3**].  
**Mr. Michael Hoath** represented this request. **Mr. Hoath** stated that when they purchased the existing home and it was constructed when the setback requirement was 50 feet from the lake, but the requirement is now 100 feet. **Mr. Hoath** stated that they plan to build a moderate 17x10 foot expansion to the existing structure. He added that the existing home is a nonconforming structure. Due to the setback requirement being 100 feet, any expansion would cause for encroachment on this setback. **Mr. Hoath** stated that the proposed improvements would stay close to the existing structure and not encroach any closer to the lake. **Mr. Pierson** stated that the property is on a hill and he didn't think that the applicants could've made it work any other way. No one spoke in opposition to this request.

Staff recommendation is for approval of a 29-foot rear yard setback variance, being 71 feet from the nearest point to the lake.

Motion made by Member **Pierson**, Seconded by Chairman **Marshall**.  
Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Pierson**

- 7. Request by **Margaret Malasek** for a rear yard setback variance at **144 Tanglewood Court**. Presently zoned R-1. [**Map 057C, Parcel 022, District 4**].  
**Mr. Jeff Malesek** represented this request. **Mr. Malasek** stated that they previously purchased the house with the existing deck on the back. It was already within the 100-foot setback requirement to the lake. He wants to add an addition on to the deck that would be 2 feet tall and extend out another 5 feet on to the house. No one spoke in opposition to the request.

Staff recommendation is for approval of a 35-foot rear yard setback variance, being 65 feet from the nearest point to the lake.

Motion made by Member **Ward**, Seconded by Member **Pierson**.  
Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Pierson**

- 8. Request by **Rusty Kearns** for a rear and side yard setback variance at **157 Lakeview Estates Drive**. Presently zoned R-1. [**Map 102C, Parcel 036, District 3**].  
**Mr. Rusty Kearns** represented this request. **Mr. Kearns** stated that the existing structure is 83 ft from the cove and the lot is irregularly shaped making the geography too tight to build a house. **Mr. Kearns** stated that the existing manufactured home and porch, is already encroaching on one side line, which will be corrected. He declared that the new structure would be placed in the same spot and will not encroach any further. **Mr. Pierson** stated that

he visited the property and found that it was an odd shaped lot and felt that there was nothing else that could be done than what is presented. No one spoke in opposition to this request.

Staff recommendation is approval of a 16.7-foot rear yard setback variance, being 83.3 feet from the nearest point to the lake and a 9.9-foot side yard variance, being 10.1 feet from the right-side property line when facing the lake.

Motion made by Member **Pierson**, Seconded by Chairman **Marshall**.  
Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Pierson**

- 9. Request by **Jody & Deirdre Sapp** for a front yard setback variance at **643 Rockville Springs Drive**. Presently zoned R-1. [Map 126A, Parcel 056, District 3].  
**Request to withdraw without prejudice.**

Staff recommendation is for approval of the request to withdraw without prejudice.

Motion made by Member **Pierson**, Seconded by Member **Ward**.  
Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Pierson**

- 10. Request by **Tyrone & Dana King** for a rear yard setback variance at **515 Old Phoenix Road**. Presently zoned AG-1. [Map 103D, Parcel 164, District 3].  
**Mr. Tyrone King** represented this request. **Mr. King** stated that he is requesting 2 variances for the front and back of his property. He added that the lot was unique within itself and is only about 135 feet wide and 300 or more feet long. **Mr. King** pronounced that they had been praying 10 years for a lot like this because his wife is handicapped, and this was a perfect lot for her. **Mr. King** specified that they designed the building to go along with the shape of the lot and what they originally presented didn't agree with the requirements, so they met with **Ms. Jackson** on the property to hear her recommendation. He added that after speaking with Ms. Jackson, they came up with a new design. In doing so, he spoke with **Ms. Kathryn Hill** about the alternative septic location and they now have county water lines on the property. **Mr. King** then said that they have went above and beyond to meet the requirements of the county. **Ms. Jackson** commended both applicants for working with staff. She stated that she felt that the recommendation was within reason. **Ms. Jackson** added that this lot is a very unique and oddly shaped lot. She stated that the original request was asking to encroach upon the right of way, which was closer than what she was comfortable with. **Ms. Jackson** shared that her decision was not only for the integrity of the setback but their safety as well, due to this being a very busy road. She added that the applicants worked hard and diligently to accommodate to the small building area that they have. No one spoke in opposition to this request.

Motion made by Chairman **Marshall**, Seconded by Member **Pierson**.  
Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Pierson**

- 11. Request by **Willie David Copelan** to rezone 5 acres at **614 Sparta Highway** from AG-2 to C-2. [Map 092, Parcel 017001001, District 2].  
**Request to withdraw without prejudice.**

Staff recommendation is for approval of the request to withdraw without prejudice.

Motion made by Member **Ward**, Seconded by Member **Pierson**.

Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Pierson**

- 12. Request by **Charles McMichael** to rezone 3.603 acres at **862 Pea Ridge Road** from AG-1 to R-2. [Map 092, part of Parcel 025, District 2].

**Mr. Charles McMichael** represented this request. **Mr. McMichael** stated that he is trying to maintain the integrity of his family farm. He added that 10 years ago his brother wanted to build a house and collateral was needed for the bank, so their father deeded his brother some additional land out of the larger parcel to serve as the collateral. **Mr. McMichael** stated that his brother’s house is paid for and they are ready for it to be passed to the next generation. He now wants to return the additional land back to the larger farm parcel. **Mr. McMichael** stated that the home would be left on a 3.5-acre lot where there is currently a well and septic tank. They would rezone the parcel with the house to R-2 and leave the parcel with the farm as AG-1 to keep its original integrity. No one spoke in opposition to this request.

Staff recommendation is for approval to rezone 3.603 acres from AG-1 to R-2 with the following conditions: (1) the remaining 5.197 acres must be combined with the adjacent parcel: Map 092, Parcel 023, (2) the acreage cannot be used or sold as a standalone parcel, (3) this rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

Motion to approve the request by Charles McMichael to rezone 3.603 acres at 862 Pea Ridge Road from AG-1 to R-2 [Map 092, part of Parcel 025] with the following conditions: (1) the remaining 5.197 acres must be combined with the adjacent parcel: Map 092, Parcel 023, (2) the acreage cannot be used or sold as a standalone parcel, (3) this rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

Motion made by Member **Ward**, Seconded by Member **Pierson**.

Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Pierson**

**Ms. Jackson** noted a point of correction and asked that the motion be amended to combine condition (1) & (2) so that it is clear. To further specify she stated that the 5.97 acres could not be used or sold as a standalone parcel and it must be combined with the adjacent parcel: Map 092, Parcel 023.

**Chairman Marshall** asked for a motion to reconsider the request by Charles McMichael to rezone 3.603 acres at 862 Pea Ridge Road from AG-1 to R-2.

Motion to reconsider the request by Charles McMichael to rezone 3.603 acres at 862 Pea Ridge Road from AG-1 to R-2.

Motion made by Member **Ward**, Seconded by Member **Pierson**.

Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Pierson**

**Chairman Marshall** asked for a motion to vote on the approval for the reopened staff recommendation.

Motion to approve the request by Charles McMichael to rezone 3.603 acres at 862 Pea Ridge Road from AG-1 to R-2 [Map 092, part of Parcel 025] with the following amended conditions: (1) the remaining 5.197 acres must be combined with the adjacent parcel: Map 092, Parcel 023, the acreage cannot be used or sold as a standalone parcel (2) this rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

Motion made by Member **Ward**, Seconded by Member **Pierson**.

Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Pierson**

New Business

The board members will begin using a new system where they will be able to vote from their mobile devices. The votes will be cast and displayed on the screens.

Adjournment

The meeting adjourned at 7:11pm

Attest:

\_\_\_\_\_  
Lisa Jackson  
Director

\_\_\_\_\_  
James Marshall, Jr.  
Chairman



**Item Attachment Documents:**

5. Request by **John Schreiner** for a side yard setback variance at 138B Little River Run North. Presently zoned R-2. [**Map 057A, Parcel 001, District 4**].



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March 29, 2019

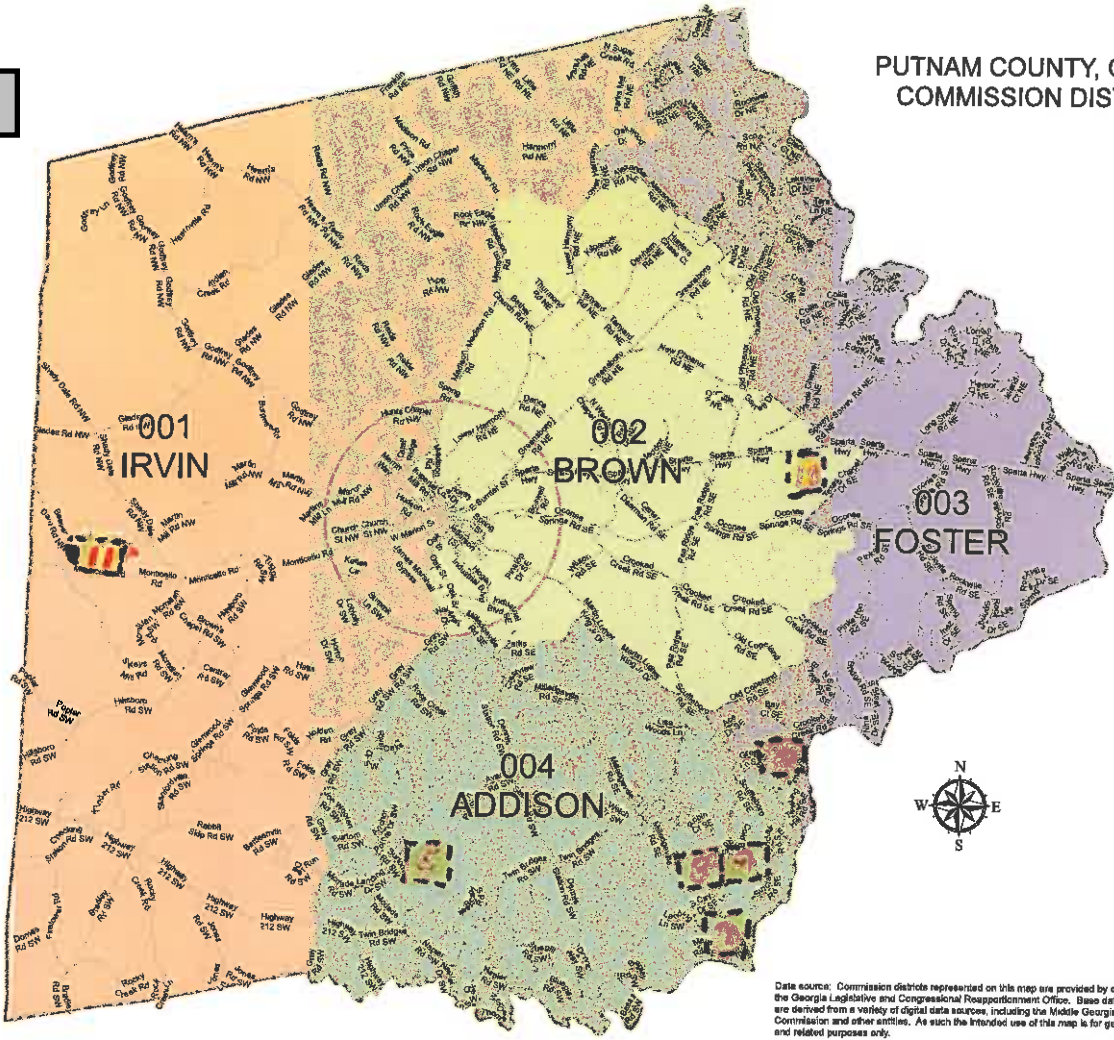
TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 5/2/2019

5. Request by **John Schreiner** for a side yard setback variance at 138B Little River Run North. Presently zoned R-2. [**Map 057A, Parcel 001, District 4**]. The applicant is requesting a 4-foot side yard setback variance, being 16 feet from the left and right-side property lines to construct a 1,450 square foot house. This is a nonconforming narrow lot with lot length of 325 and lot width at building setback of 80 feet creating limited buildable area. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).

**Staff recommendation is for approval of a 4-foot side yard setback variance, being 16 feet from both the left and right-side property lines.**



Date 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" = 5,697.26' SCALE RATIO: 1:88,367.34 DATE: DECEMBER 2016

5. Request by **John Schreiner** for a side yard setback variance at 138B Little River Run North. Presently zoned R-2. [Map 057A, Parcel 001, District 4].
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8. Request by **R. Greg Waddell**, agent for **Kerry & Laura Murphy** for a rear yard setback variance at 109 Willow Cove. Presently zoned R-1. [Map 087B, Parcel 077, District 4].
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10. Request by **Huelon F. Thrift** to rezone 2 acres at 790 Sparta Highway from AG-1 to R-2. [Map 106, Parcel 057, District 2]. \*
11. Request by **Jesse Copelan, Jr.**, executor for **Florrie Jones Estate** to rezone 15.83 acres at 297 Beaver Dam Road from AG-1 to AG-2. [Map 007, Parcel 005, District 1]. \*



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- Putnam County
- City of Eatonton

APPLICATION FOR:  VARIANCE  CONDITIONAL USE

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

APPLICANT: John Schreiner

MAILING ADDRESS: 819 Cannonfax RD  
Bannawille GA 30204  
 PHONE: 404 615 6208  
 EMAIL: Redbetty3510@gmail.com

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

PROPERTY LOCATION: 138B Little River Run North  
 MAP 057A PARCEL 001 TOTAL ACREAGE: .67 PRESENTLY ZONED R-2 Cfa

TOTAL SQ. FT. (existing structure) 0 TOTAL FOOTPRINT (proposed structure) 1450  
44x26

LOT LENGTH (the total length of the lot) 325

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 80

REASON FOR REQUEST: House is 44 feet wide need 4 feet  
on each side of proposed building site. site  
calls for 20 feet. I will have 16 on each side

SUPPORTING INFORMATION ATTACHED TO APPLICATION:  
 RECORDED PLAT: yes LETTER OF AGENCY no LETTER OF INTENT yes  
 SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT ✓

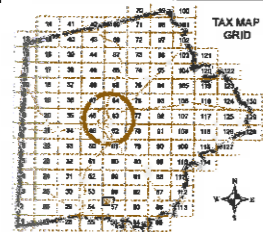
PROPOSED LOCATION MUST BE STAKED OFF.

RECORDED 2019 MAR 25 KP

\*SIGNATURE OF APPLICANT: [Signature] DATE: 3-10-19

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

DATE FILED 3-25-19 FEE: \$ 200.00 CK. NO. 5934 CASH \_\_\_\_\_ C. CARD \_\_\_\_\_ INITIALS KP  
 RECEIPT # \_\_\_\_\_  
 DATE OF NEWSPAPER AD: \_\_\_\_\_ DATE SIGN POSTED: \_\_\_\_\_  
 PLANNING & ZONING HEARING: \_\_\_\_\_ RESULT: \_\_\_\_\_  
 COMMISSIONERS'/CITY COUNCIL HEARING: \_\_\_\_\_ RESULT: \_\_\_\_\_



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

**Zoning**

- No Code
- AG-1
- AG-1 CITY
- AG-2
- C-1
- C-1 CITY
- C-2

**GEOGRAPHIC FEATURE LEGEND**

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



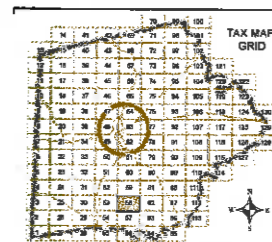
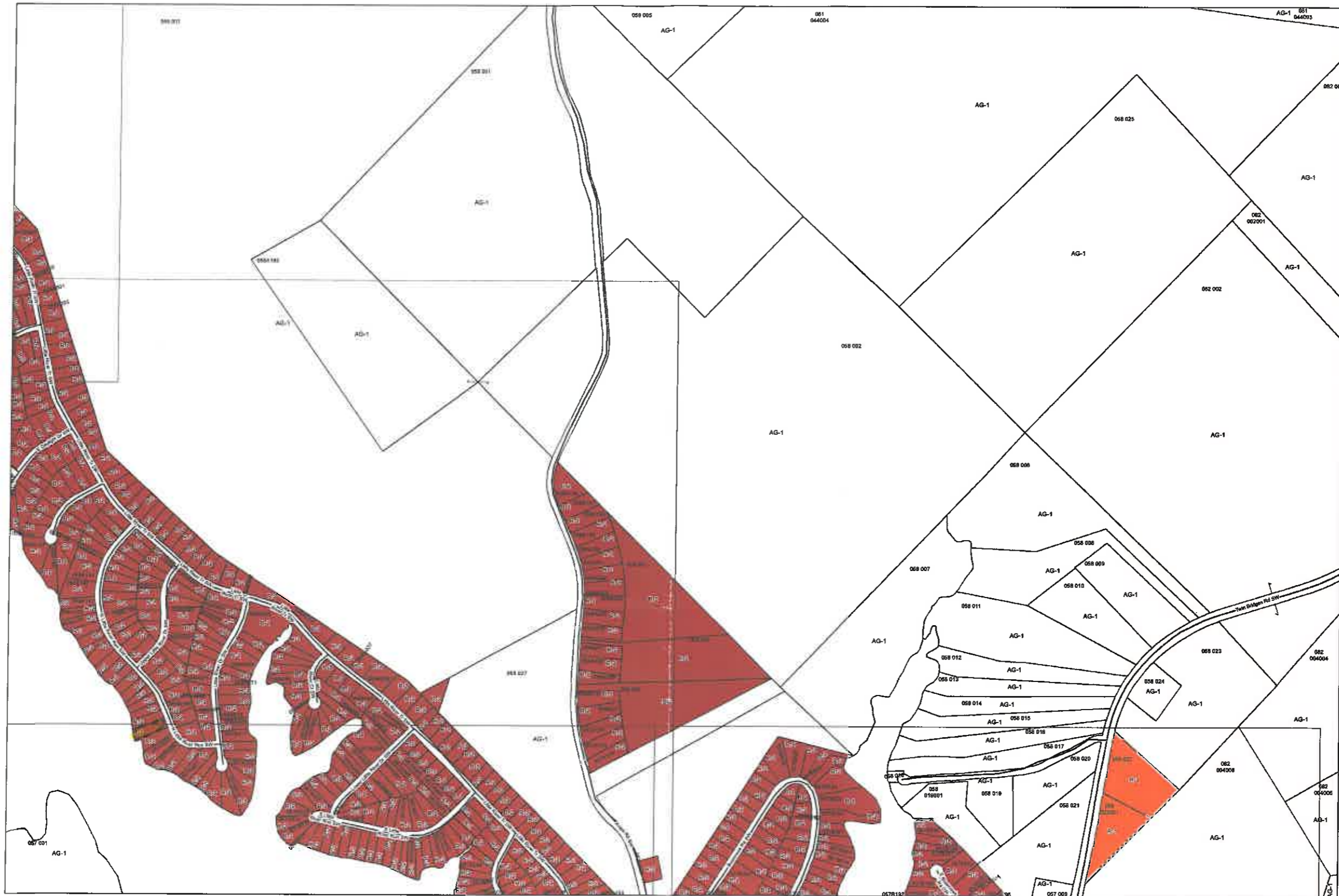
Middle Georgia Regional Commission  
 172 Spring Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 (478) 751-6517  
 Web: www.mgarc.org  
 Email: mg@mgarc.org

**PUTNAM COUNTY, GEORGIA  
 ZONING MAPS**



**MAP 057A**

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



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

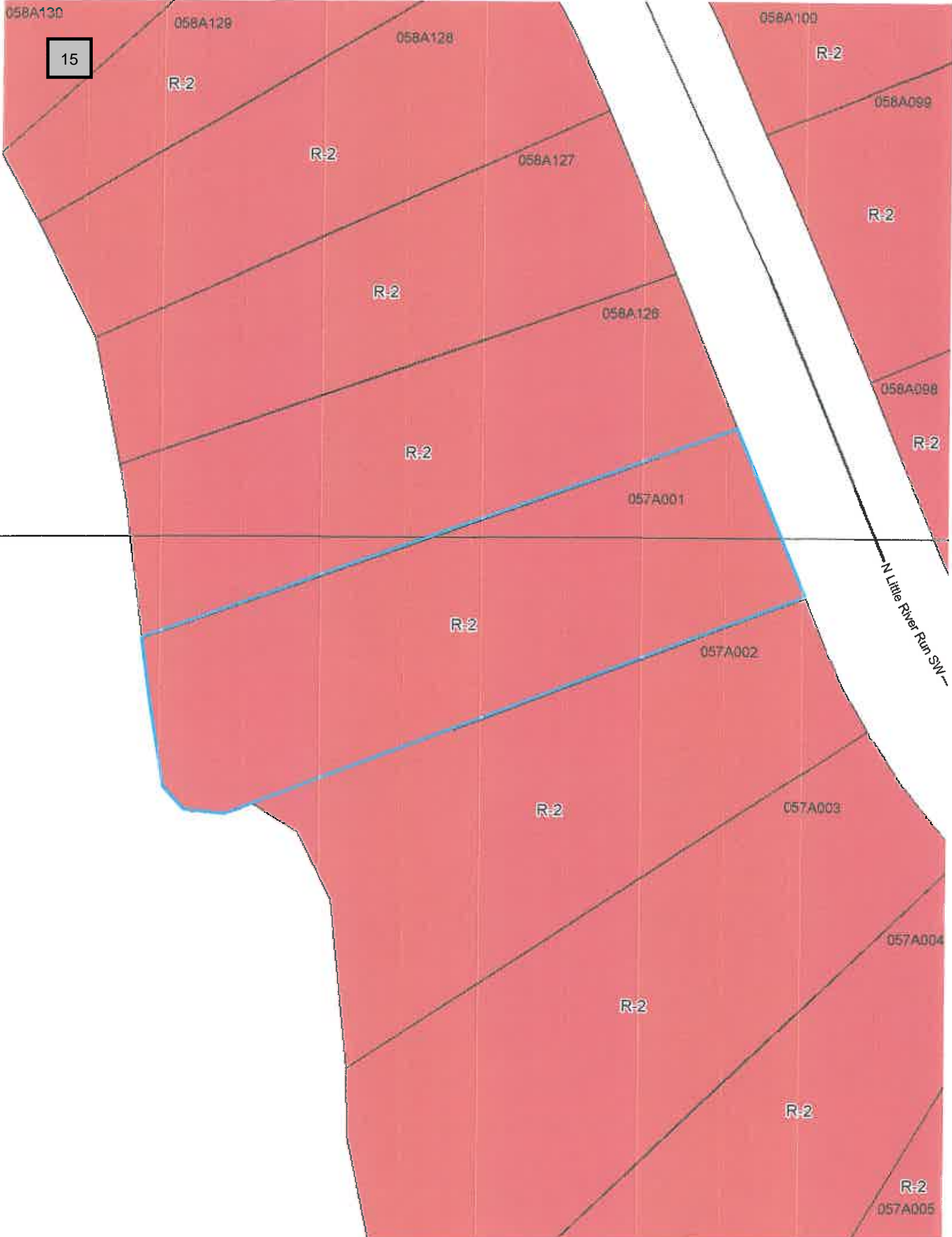
Zoning		GEOGRAPHIC FEATURE LEGEND																							
No Code	AG-1	AG-1 CITY	AG-2	C-1	C-1 CITY	C-2	C-2 CITY	I-M	IND-1 CITY	IND-2	IND-2 CITY	MHP	PUBLIC	PUBLIC CITY	R - 1 CITY	R - 1	R - 2 CITY	R - 2	R - 3 CITY	R - 4 CITY	R-1R	RM-1	RM-2	RM-3	VILLAGE

**MGRC**  
IT GIS Services  
Middle Georgia Regional Corporation  
175 Greenway Drive  
Suite C  
Macon, Georgia 31217  
(478) 751-8183  
(478) 751-8517  
www.middlegeorgiamap.org  
Email: info@mgrc.org

**PUTNAM COUNTY, GEORGIA  
ZONING MAPS**

**MAP 058**

MAP SCALE: 1" = 400'    SCALE RATIO: 14,400    DATE: MAY 2017



15

058A130

058A129

058A128

058A100

R-2

R-2

058A099

R-2

058A127

R-2

R-2

058A126

058A098

R-2

R-2

057A001

N Little River Run SW

R-2

057A002

R-2

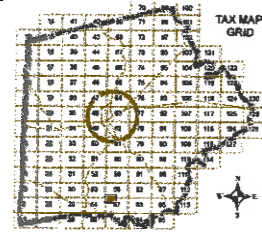
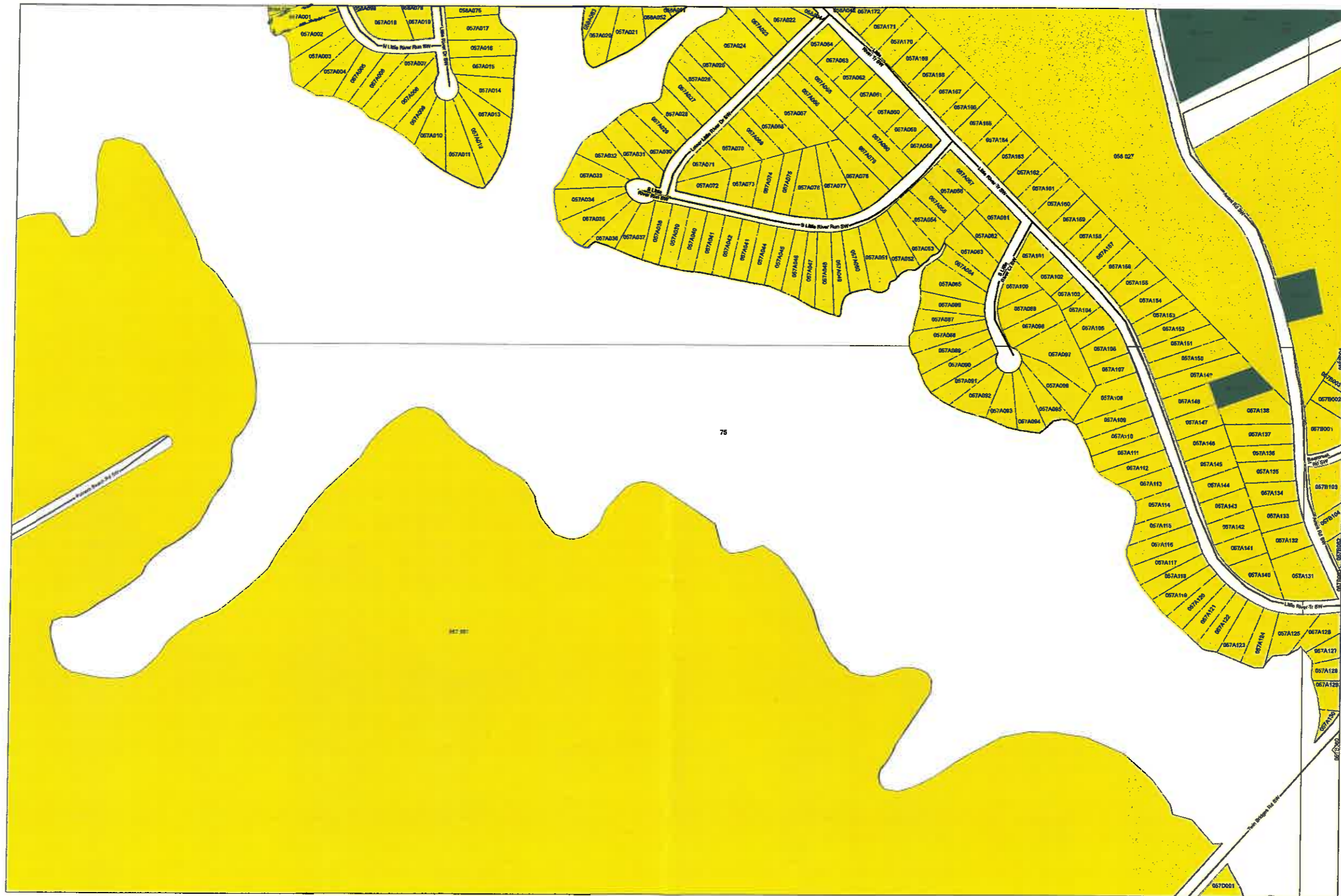
057A003

057A004

R-2

R-2

R-2  
057A005



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

**GEOGRAPHIC FEATURE LEGEND**

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

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
176 Emory Hwy  
Suwanee, Georgia 30127  
(478) 734-6180  
(478) 784-6517  
Web: www.middlegeorgia.com  
Email: mg@mg-rc.org

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



**MAP 057A**

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



REQUEST FOR VARIANCE

LOT 322 {1388} LITTLE RIVER RUN N

Location: Putman County, eatonton, Ga

Map Pg: 311-312 Parcel: 322 Zoned: Residential

We are the owners of this lot and are requesting a 4 ft side yard setback variance being 16 feet from the right side of property line. We are also requesting a 6 ft side yard setback variance being 16 feet from the left side of the property line. The lot length is 325 feet long. The lot width at building setback is 80 feet. The proposed structure has a 1,450 square feet with a blue print of 44x26.

Our width of the property is 80 feet across, as to anyplace we put the house, we would still need a variance. We have set the house off the road 125 ft, and 160 ft from the lake

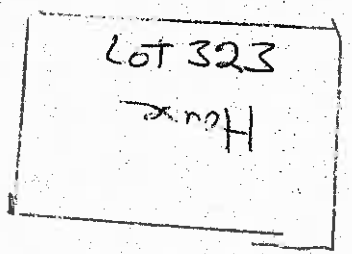
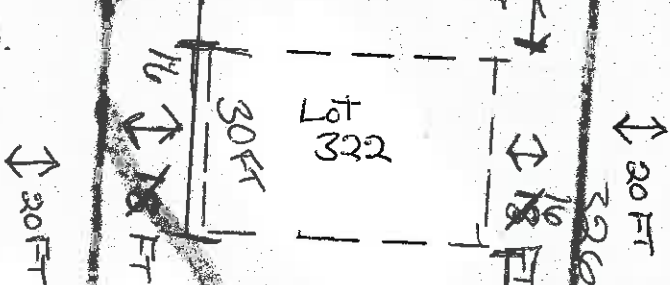
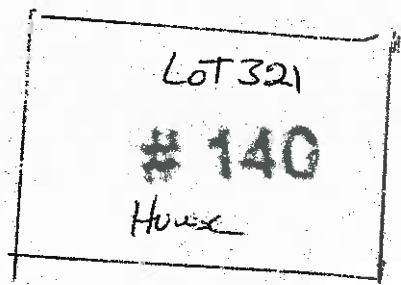
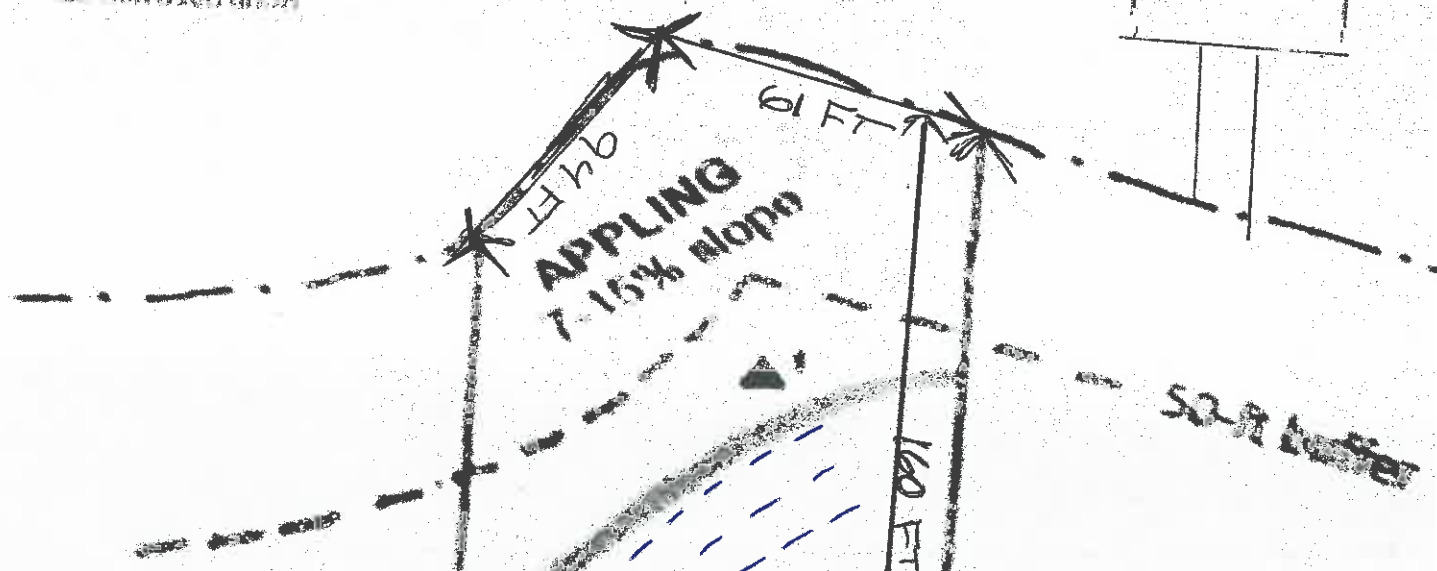
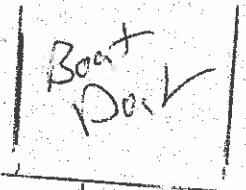
Thank You,



RECEIVED  
APR 01 2019  
HP

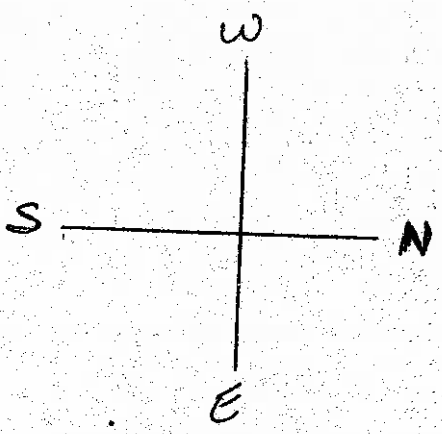
140

(Lake S M Clark)



# 138

Driveway



30 FT

30 FT  
18 FT

18 FT

30 FT

30 FT

80 FT

Repair Area

Little River Run Mouth

**Georgia Department of Human Resources**  
**APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL**  
**For On-Site Sewage Management System**

19

001

COUNTY: <b>PUTNAM</b>	SUBDIVISION: <i>Pine Forest</i>	LOT NUMBER: <i>322</i>	BLOCK: <i>057A 001</i>
PROPERTY LOCATION (STREET ADDRESS): <i>1388 Little River Run North betwe. 1388-140</i>			

I hereby apply for a construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Human Resources, Chapter 290-5-26. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.

PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE: <i>John Schremer</i>	DATE: <i>3-11-19</i>
PROPERTY OWNER'S NAME: <i>John Schremer</i>	PHONE NUMBER: <i>404 615 6208</i>
PROPERTY OWNER'S ADDRESS: <i>819 Camp Fox RD</i>	ALTERNATE PHONE NUMBER: <i>770 504 1058 Uelady</i>
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER): <i>Same</i>	RELATIONSHIP TO OWNER:

**Section A - General Information**

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, sinkholes, streams, etc.) EVALUATED: <input checked="" type="radio"/> (1) Yes <input type="radio"/> (2) No	5. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.): <i>* Single Family</i>	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.): <i>Appling</i>
2. WATER SUPPLY: <input checked="" type="radio"/> (1) Public <input type="radio"/> (2) Private <input type="radio"/> (3) Community	6. WATER USAGE BY: <input checked="" type="radio"/> (1) Bedroom Numbers <input type="radio"/> (2) Gallons per Day	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: <i>45</i>
3. SEWAGE SYSTEM TO BE PERMITTED: <input checked="" type="radio"/> (1) New <input type="radio"/> (2) Repair <input type="radio"/> (3) Addition	7. NO. OF BEDROOMS / GPD: <i>3</i>	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): <i>760</i>
4. LOT SIZE (SQUARE FEET / ACRES): <i>.61</i>	8. LEVEL OF PLUMBING OUTLET: <input checked="" type="radio"/> (1) Ground Level <input type="radio"/> (2) Basement <input type="radio"/> (3) Above Ground Level	12. SOIL TEST PERFORMED BY: <i>B. Joslyn</i>

**Section B - Primary / Pretreatment**

1. DISPOSAL METHOD: <input checked="" type="radio"/> (1) Septic Tank <input type="radio"/> (2) Privy <input type="radio"/> (3) Aerobic Unit <input type="radio"/> (4) Other:	3. SEPTIC TANK CAPACITY (GALLONS): <i>1000</i>	4. AEROBIC UNIT CAPACITY (GALLONS):	5. DOSING TANK CAPACITY (GALLONS):	6. GREASE TRAP CAPACITY (GALLONS):
2. GARBAGE DISPOSAL: <input type="radio"/> (1) Yes <input checked="" type="radio"/> (2) No	7. PRESCRIBED TANK LOCATION / REMARKS: <i>RCUD 2019 MAR 25</i>			

**Section C - Secondary Treatment**

1. ABSORPTION FIELD DESIGN: <input checked="" type="radio"/> (1) Level Field <input checked="" type="radio"/> (2) Serial <input type="radio"/> (3) Drip <input type="radio"/> (4) Distribution Box <input type="radio"/> (5) Mound / Area Fill	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: <i>900</i>	7. NUMBER OF ABSORPTION TRENCHES:
2. ABSORPTION FIELD PRODUCT: <i>Conu. Pipe + Gravel</i>	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: <i>300</i>	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES:
3. AGGREGATE DEPTH (inches): <i>12</i>	6. DEPTH OF ABSORPTION TRENCHES (range in inches): <i>30-30</i>	9. DISTANCE BETWEEN ABSORPTION TRENCHES:
10. PRESCRIBED ABSORPTION FIELD LOCATION: <i>See soil report. Install in Appling soil. Stay 50 feet from lake. Stay 5' from property lines.</i>		

**Permit**

A PERMIT IS HEREBY GRANTED TO INSTALL THE ON-SITE SEWAGE MANAGEMENT SYSTEM DESCRIBED ABOVE. THIS PERMIT IS NOT VALID UNLESS PROPERLY SIGNED BELOW. THIS PERMIT EXPIRES TWELVE (12) MONTHS FROM DATE OF ISSUANCE.

ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO ISSUANCE OF A PERMIT MAY RENDER PERMIT VOID. FAILURE TO FOLLOW SITE PLAN MAY RENDER PERMIT VOID. ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO FINAL INSPECTION BY COUNTY HEALTH DEPARTMENT, WHICH ADVERSELY AFFECTS THE FUNCTION OF THE ON-SITE SEWAGE MANAGEMENT SYSTEM, MAY RENDER APPROVAL VOID. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPER DISTANCES FROM BUILDINGS, WELLS, PROPERTY LINES, ETC.

ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM, AND SUBSEQUENT APPROVAL OF SAME BY REPRESENTATIVES OF THE GEORGIA DEPARTMENT OF HUMAN RESOURCES OR COUNTY BOARD OF HEALTH SHALL NOT BE CONSTRUED AS A GUARANTEE THAT SUCH SYSTEMS WILL FUNCTION SATISFACTORILY FOR A GIVEN PERIOD OF TIME; FURTHERMORE, SAID REPRESENTATIVE(S) DO NOT, BY ANY ACTION TAKEN IN EFFECTING COMPLIANCE WITH THESE RULES, ASSUME ANY LIABILITY FOR DAMAGES WHICH ARE CAUSED, OR WHICH MAY BE CAUSED, BY THE MALFUNCTION OF SUCH SYSTEM.

1. SITE APPROVED AS SPECIFIED ABOVE: <input checked="" type="radio"/> (1) Yes <input type="radio"/> (2) No
---

APPROVING ENVIRONMENTALIST: <i>Madeline</i>	TITLE: <i>EHS III</i>	DATE: <i>3-13-19</i>	CONSTRUCTION PERMIT NUMBER: <i>11701291 / 19-49</i>
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**Item Attachment Documents:**

6. Request by **Thomas N. Paz** for a side yard setback variance at 255B Clubhouse Road. Presently zoned R-2. [**Map 111B, Parcel 030, District 3**].



## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

March 29, 2019

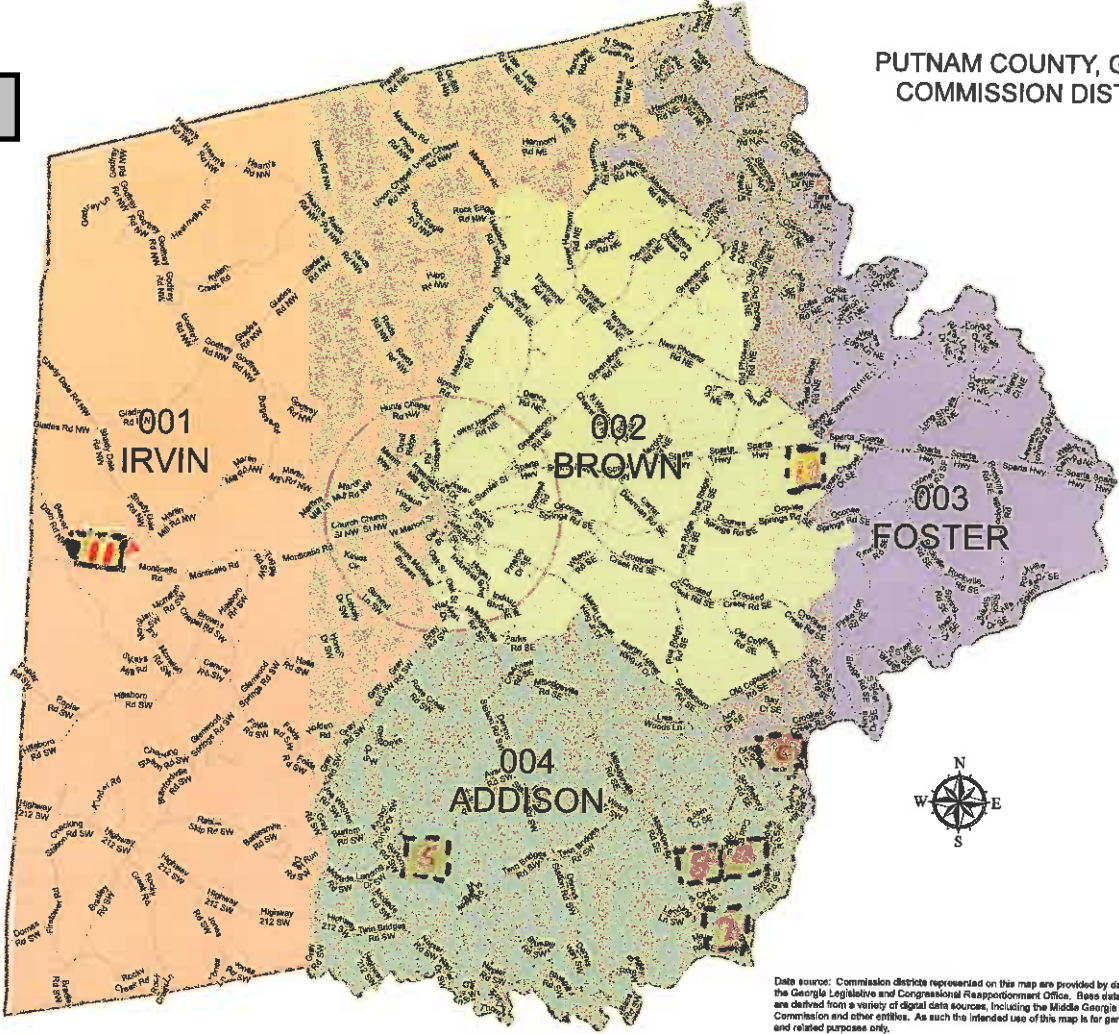
TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 5/2/2019

6. Request by **Thomas N. Paz** for a side yard setback variance at 255B Clubhouse Road. Presently zoned R-2. [**Map 111B, Parcel 030, District 3**]. The applicant is requesting a 10-foot side yard setback variance, being 10 feet from the left and right-side property lines to construct a 2024 square foot house with a detached garage. This is a long narrow lot with lot length being 290 feet. The lot width at building setback is 90 feet making this a nonconforming lot. Though the applicant is requesting a 10-foot variance, staff remeasured and felt that the applicant could get an additional 5 feet, being 15 feet from both the left and right property lines. Due to remeasuring by staff, the suggested location is the best option for the proposed structure. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).

**Staff recommendation is for approval of a 5-foot side yard setback variance, being 15 feet from both the left and right-side property lines.**



MAP SCALE: 1" = 6,897.28' SCALE RATIO: 1:68,967.34 DATE: DECEMBER 2018

5. Request by **John Schreiner** for a side yard setback variance at 138B Little River Run North. Presently zoned R-2. [Map 057A, Parcel 001, District 4].
6. Request by **Thomas N. Paz** for a side yard setback variance at 255B Clubhouse Road. Presently zoned R-2. [Map 111B, Parcel 030, District 3].
7. Request by **Jef L. Hulgan** for a side yard setback variance at 202 Jackson Road, S.E. Presently zoned R-1. [Map 086B, Parcel 043, District 4].
8. Request by **R. Greg Waddell, agent for Kerry & Laura Murphy** for a rear yard setback variance at 109 Willow Cove. Presently zoned R-1. [Map 087B, Parcel 077, District 4].
9. Request by **Allan R. Curtis** for a rear yard setback variance at 103 Ashwood Cove. Presently zoned R-1. [Map 087B, Parcel 222, District 4].
10. Request by **Huelon F. Thrift** to rezone 2 acres at 790 Sparta Highway from AG-1 to R-2. [Map 106, Parcel 057, District 2]. \*
11. Request by **Jesse Copelan, Jr., executor for Florrie Jones Estate** to rezone 15.83 acres at 297 Beaver Dam Road from AG-1 to AG-2. [Map 007, Parcel 005, District 1]. \*



# PUTNAM COUNTY

## PLANNING & ZONING & DEVELOPMENT

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

Putnam County    City of Eatonton  
APPLICATION FOR:    VARIANCE    CONDITIONAL USE

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

~~Jeff Gunter~~ Thomas N. Paz # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
Owner name  
Thomas N. Paz # 404 - 213 - 6331  
Applicant name (If different from above)  
4321 Fitzpatrick Way   Peachtree Corners   GA   30092  
MAILING ADDRESS   CITY   STATE   ZIP

PROPERTY LOCATION: 255-B Clubhouse Road   Eatonton, GA   31024

MAP \_\_\_\_\_ PARCEL 111B030 TOTAL ACREAGE: .55 PRESENTLY ZONED R-2 **KP**

SETBACKS: Front: 30   Rear: N/A   Lakeside: 100   Left: 10   Right: 10

\*All setbacks are required to be met from the front, side, rear, and lakeside (nearest point) property lines\*  
\*There is a 50ft mandated front yard setback requirement from all arterial road and state highways.\*  
Arterial/State Road. Yes: \_\_\_\_\_ No:

TOTAL SQ. FT. (existing structure) N/A TOTAL FOOTPRINT (proposed structure) 2496

LOT LENGTH (the total length of the lot) 290 2420 southern border   290 at northern border

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 90

REASON FOR REQUEST: Lot is long but narrow. with existing 20' side setbacks, only 50' buildable width is available.

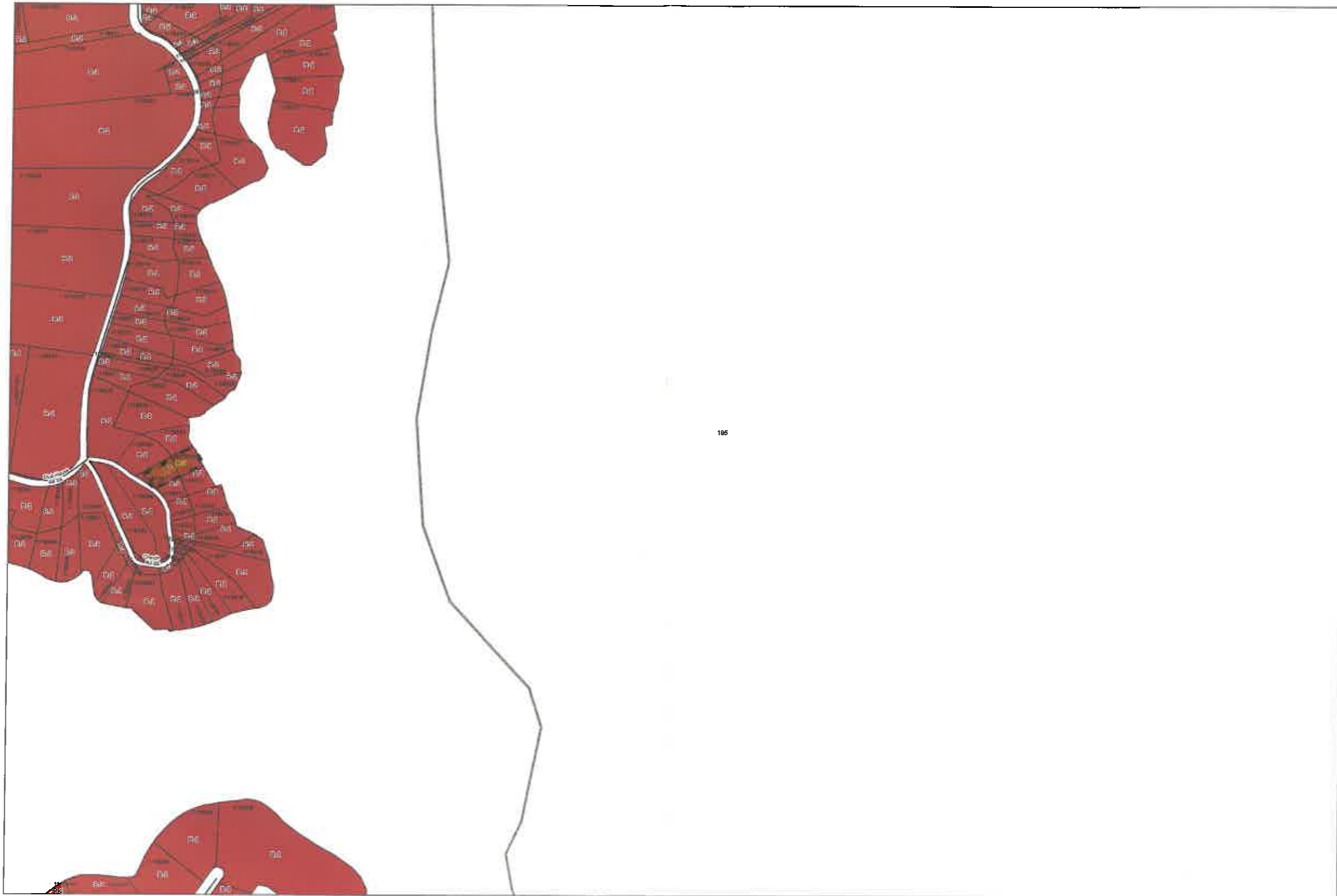
SUPPORTING INFORMATION ATTACHED TO APPLICATION:  
RECORDED PLAT:  LETTER OF AGENCY \_\_\_\_\_ LETTER OF INTENT   
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT \_\_\_\_\_

**\*PROPOSED LOCATION MUST BE STAKED OFF\*** RECORD WITH MAP OR **KP**

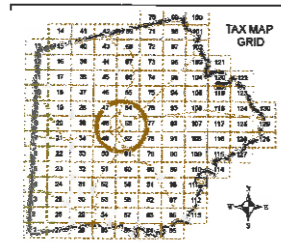
\*SIGNATURE OF APPLICANT: [Signature]   DATE: 3-26-2019

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

DATE FILED <u>3-26-19</u>	FEE: \$ <u>200.00</u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>KP</u>
RECEIPT # <u>031967</u>					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				



185



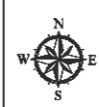
- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel\_Hooks

**GEOGRAPHIC FEATURE LEGEND**

- |               |          |            |             |            |         |
|---------------|----------|------------|-------------|------------|---------|
| <b>Zoning</b> | AG-2     | C-2 CITY   | IND-2 CITY  | R - 1 CITY | RM-2    |
| No Code       | C-1      | I-M        | MHP         | R - 2 CITY | RM-3    |
| AG-1          | C-1 CITY | IND-1 CITY | PUBLIC      | R-1R       | VILLAGE |
| AG-1 CITY     | C-2      | IND-2      | PUBLIC CITY | R - 3 CITY | RM-1    |
|               |          |            | R - 4 CITY  |            |         |

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suwanee, Georgia 30127  
(478) 751-6500  
(478) 751-6517  
Web: [www.middlegeorgia.org](http://www.middlegeorgia.org)  
Email: [mgrc@mgrc.org](mailto:mgrc@mgrc.org)

**PUTNAM COUNTY, GEORGIA  
ZONING MAPS**



**MAP 111B**

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



25

111B028

111B027

111B026 R-2

R-2

R-2

111B029

111B028

111B029

R-2

R-2

111B030

R-2

R-2

111B030

R-2

111B031

111B046

111B031

R-2

111B045

R-2

111B032

R-2

R-2

111B032

R-2

111B034

R-2

111B033

R-2

Church Rd SE

R-2

111B035

111B035

R-2

R-2

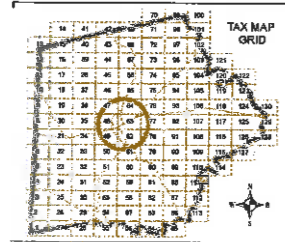
111B047

111B035

R-2



185



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

**GEOGRAPHIC FEATURE LEGEND**

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

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
176 Emory Hwy  
Suite C  
Macon, Georgia 31217  
478-751-6182  
478-751-6517  
Web: [www.middlegeorgia.net](http://www.middlegeorgia.net)  
Email: [it@mg-rc.org](mailto:it@mg-rc.org)

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



**MAP 111B**

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

Request for Variance for Lot 67A, Land Lot 301 of the 2nd Land District Putnam County, Eatonton, GA.  
255-B Clubhouse Road, Eatonton, GA 31024

We are requesting one variance in the side setback lines due to the narrowness of this specific piece of property, which is a lot or plat of record. There are no zoning conditions currently attached to this property.

I am currently under contract to purchase this lot, and am set to close escrow on Friday, March 29, 2019. I'm a state licensed general contractor in Georgia and intend to build a home for my young family (wife, 18 month old daughter, and a son on the way), beginning construction as soon as my home on the Hancock County side of Lake Sinclair is sold. The reason for the requested variance is to accommodate a single story home with sufficient width to allow views of the lake from both the living area and two bedrooms.

The long, slender nature of the lot in combination with the Georgia Power strip lease limits our lot to approximately 0.28 acres (12,196 sf), with the buildable area being 0.11 acres (4,796 sf). Current setbacks restrict us to approximately 50 feet of buildable width on the lot, as our lot is only 90 feet wide. In this case, my home would have to be built as a two story home in order to fit three bedrooms and two baths in the allowable building area; we would prefer a single story home which is in keeping with the height and width of surrounding properties, most of which are manufactured homes. We have been mindful in our design to ensure the sight lines from our neighbors' homes to the lake would not be impacted by our house plan. We will be maintaining a minimum distance from the lake of 122 feet.

The following aerial pictures capture the general layout of the lot, which is long and slender with a gentle topography sloping downwards to the lake.

In the first photo, red lines running parallel denote the side property lines and the perpendicular red line denotes the 350 foot contour. Yellow lines denote the current buildable area given standard setbacks (20 feet on the sides and 30 feet from the street). Our proposed house plan is in blue, which would capture our request for a variance to change the side setback on our property to 10 feet on each side so as to allow for a home that is 69 feet wide. A detached garage measuring 24 feet wide x 32 feet deep is suggested here in green.

In the second photo, the widths of neighboring homes were derived using Google Earth satellite imagery and measuring tools. The purpose of this photo is to indicate the 70 foot width for a home is in keeping with other homes nearby.

The total heated square footage of our proposed home is 2,024 square feet and there are an additional 472 sf of unheated porches under roof. The foundation is proposed to be a crawlspace to keep the overall height of the structure as low as possible while maintaining the architectural appeal of the exterior elevations. There are no structures currently built on the property other than the existing dock.

Respectfully submitted,

Thomas N. Paz  
(404) 213-6331

WQUB 2019 MAR 26

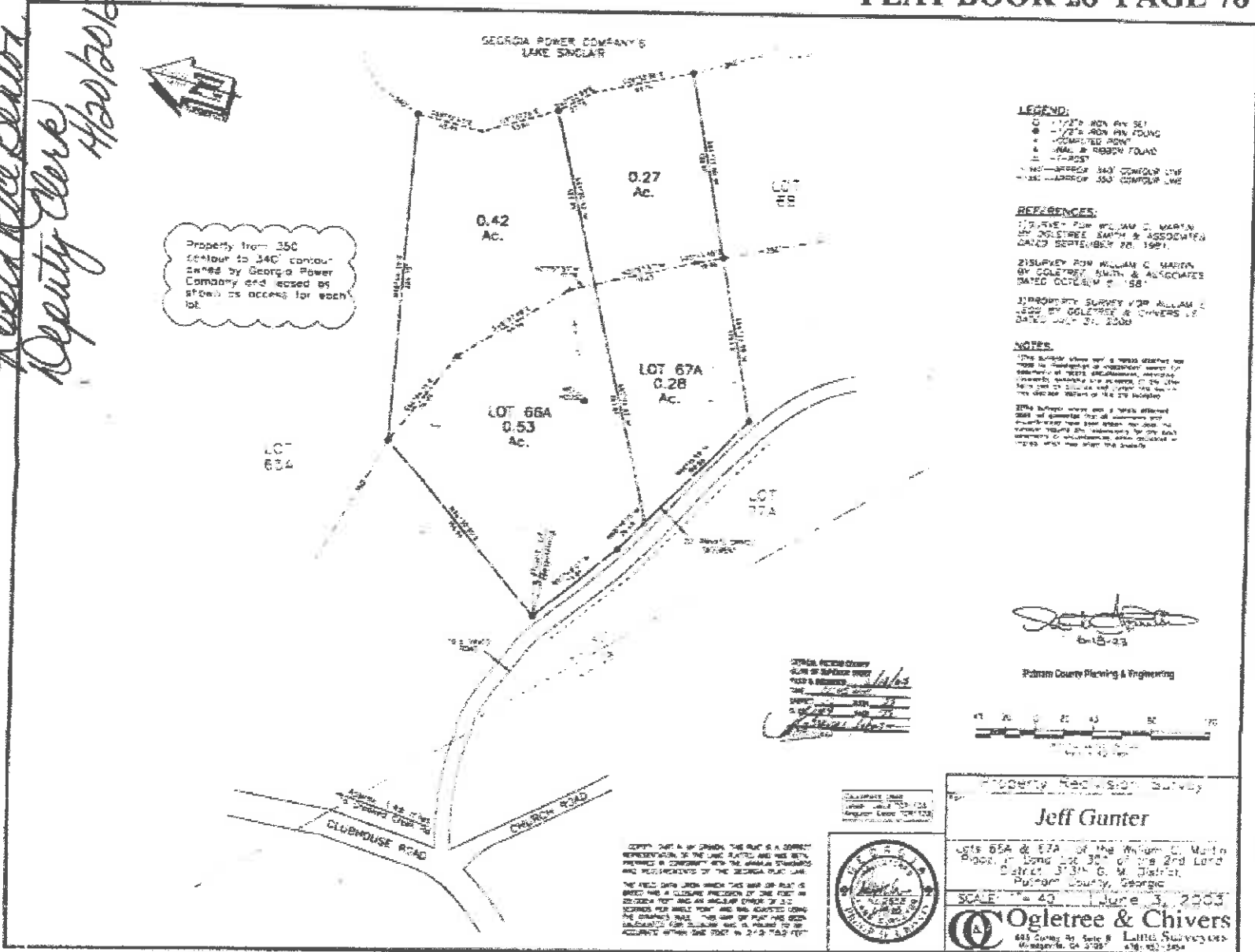
Kp





PC001 2019 MAR 26  
KP

*Robin Rice Beal  
Deputy Clerk  
4/20/2018*



COPY: THIS IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE GEORGIA STATUTES AND REGULATIONS OF THE GEORGIA SURVEYING BOARD. THE FIELD DATA UPON WHICH THIS SURVEY WAS MADE WAS OBTAINED BY A LICENSED PROFESSIONAL SURVEYOR OF THE STATE OF GEORGIA AND IS CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE SURVEY WAS MADE ON THE 27th DAY OF OCTOBER, 1991.



Property Record Survey

Jeff Gunter

LOTS 66A & 67A OF THE WILLIAM C. MARTIN TRACT, 300 AC. OF THE 2ND LAND DISTRICT, 3<sup>rd</sup> DISTRICT, POLK COUNTY, GEORGIA.

SCALE: 1" = 40' (LARGE SCALE)  
 SCALE: 1" = 80' (SMALL SCALE)

Ogletree & Chivers  
 605 Gentry Rd. Suite B  
 Marietta, GA 30067 478-433-3404

**Karen Pennamon**

---

**From:** Stone, Gabriel T. <gabriel.stone@dph.ga.gov>  
**Sent:** Friday, April 12, 2019 8:09 AM  
**To:** Karen Pennamon  
**Subject:** 255 B Club House Rd.

Good Morning Karen,

Mr. Thomas Paz has turned in a septic permit application for 255 B Club House Rd. and is currently working with the Health Department on an On-Site Sewage Management System. If you have any questions please let us know.

Thanks,

Gabe



*Georgia Department of Public Health*

North Central Health District  
PUTNAM COUNTY HEALTH DEPARTMENT

Gabe Stone  
Putnam County Health Department  
117 Putnam Drive, Suite C  
P.O. Box 3776  
Eatonton, GA 31024  
Phone: 706-484-2937  
Fax: 706-485-2018  
gabriel.stone@dph.ga.gov

**Item Attachment Documents:**

7. Request by **Jef L. Hulgán, agent for Todd Bugg** for a side yard setback variance at 202 Jackson Road, S.E. Presently zoned R-1. [**Map 086B, Parcel 043, District 4**].





## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

March 29, 2019

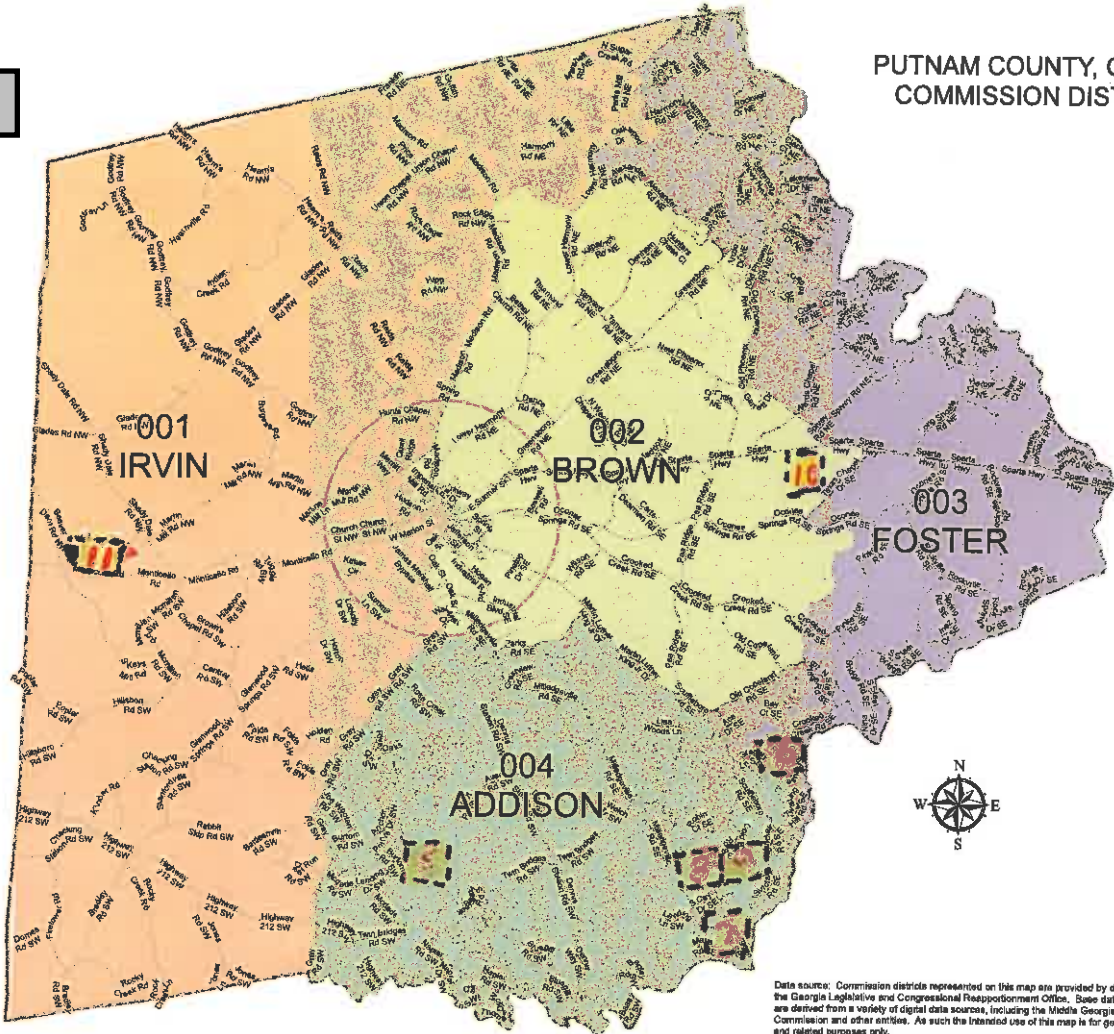
TO: Planning & Zoning Commission

FROM: Lisa Jackson

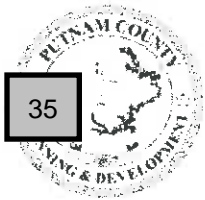
RE: Staff Recommendation for Public Hearing Agenda on 5/2/2019

7. Request by **Jef L. Hulgan, agent for Todd Bugg** for a side yard setback variance at 202 Jackson Road, S.E. Presently zoned R-1. [**Map 086B, Parcel 043, District 4**]. The applicant is requesting a 10-foot side yard setback variance, being 10 feet from the right-side property line to construct a 634.5 square foot garage. This is an extremely narrow lot. The lot length is 295 feet and the lot width at building setback is 75 feet. This creates limited buildable area and makes it very difficult to add anything to the property without getting a variance. Due to the extreme narrowness of the lot, the proposed location is the best option for the proposed structure. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).

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



5. Request by **John Schreiner** for a side yard setback variance at 138B Little River Run North. Presently zoned R-2. [Map 057A, Parcel 001, District 4].
6. Request by **Thomas N. Paz** for a side yard setback variance at 255B Clubhouse Road. Presently zoned R-2. [Map 111B, Parcel 030, District 3].
7. Request by **Jef L. Hulgan** for a side yard setback variance at 202 Jackson Road, S.E. Presently zoned R-1. [Map 086B, Parcel 043, District 4].
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10. Request by **Huelon F. Thrift** to rezone 2 acres at 790 Sparta Highway from AG-1 to R-2. [Map 106, Parcel 057, District 2]. \*
11. Request by **Jesse Copelan, Jr.**, executor for **Florrie Jones Estate** to rezone 15.83 acres at 297 Beaver Dam Road from AG-1 to AG-2. [Map 007, Parcel 005, District 1]. \*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

- Putnam County
- City of Eatonton

APPLICATION FOR:  VARIANCE  CONDITIONAL USE

27 MAR '19 15:55

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

APPLICANT: JEFF L. HULGAN

MAILING ADDRESS: 285 POWER PT. RD. NE.  
MILLEDGEVILLE GA 31061  
 PHONE: 478-952-4037  
 EMAIL: jeffhulgan@gmail.com

PROPERTY OWNER IF DIFFERENT FROM ABOVE: TODD BUGG  
 MAILING ADDRESS: 202 JACKSON RD. SE  
MILLEDGEVILLE GA 31061  
 PHONE: 678-576-4789

PROPERTY LOCATION: 202 JACKSON RD. SE.  
 MAP 086B PARCEL 043 TOTAL ACREAGE: 0.602 PRESENTLY ZONED R-1

TOTAL SQ. FT. (existing structure) 3,675 TOTAL FOOTPRINT (proposed structure) 651

LOT LENGTH (the total length of the lot) 295'

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

REASON FOR REQUEST: THE NARROWNESS OF THE LOT IN FRONT OF THE EXISTING HOUSE REQUIRES A VARIANCE IN ORDER TO PLACE A GARAGE STRUCTURE.

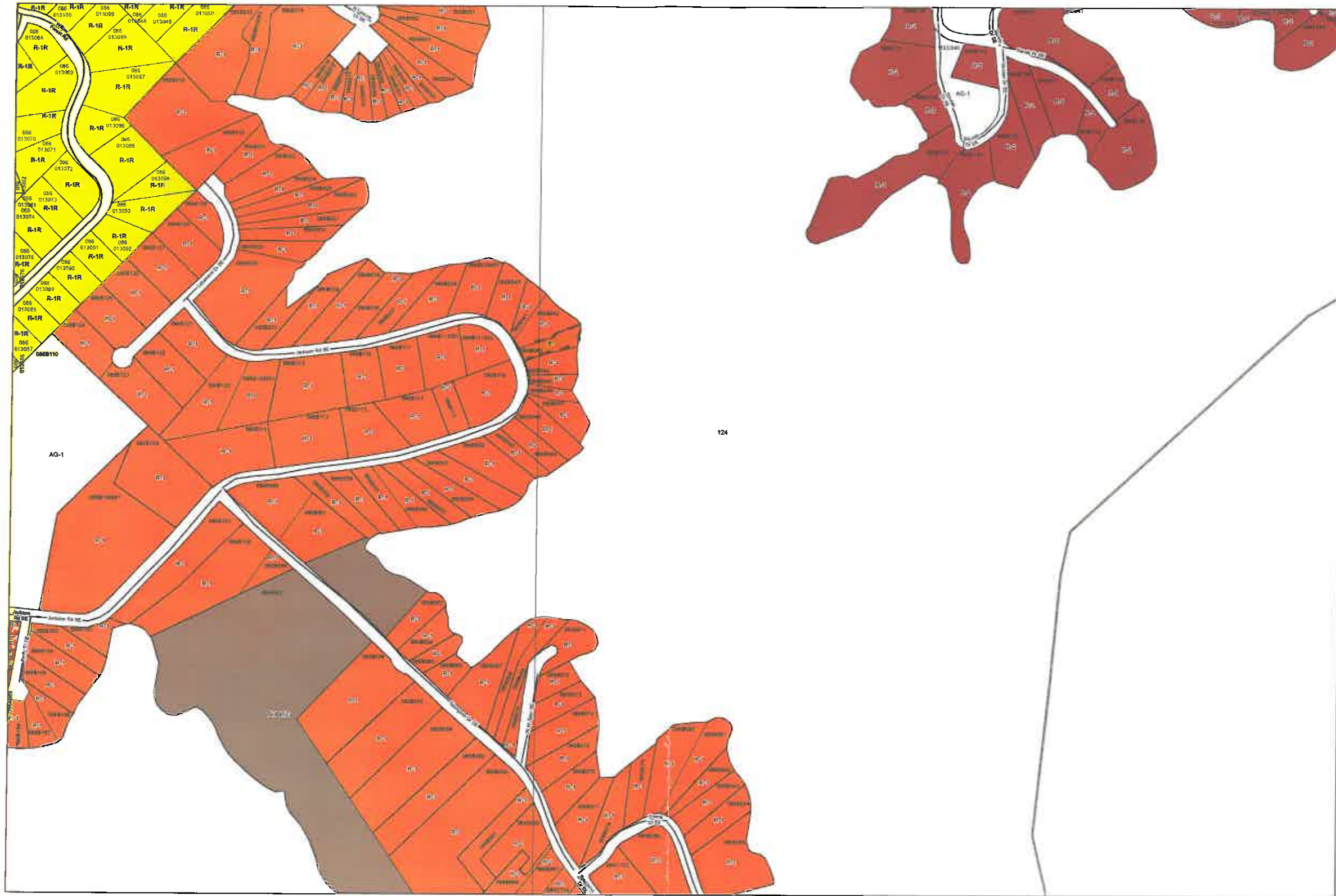
SUPPORTING INFORMATION ATTACHED TO APPLICATION:  
 RECORDED PLAT:  LETTER OF AGENCY  LETTER OF INTENT   
 SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT N/A

PROPOSED LOCATION MUST BE STAKED OFF.

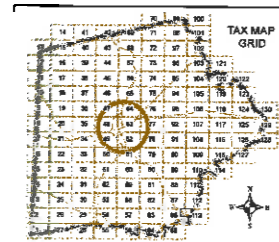
\*SIGNATURE OF APPLICANT: [Signature] DATE: 3-22-19

\*APPLICANT HEREBY AFFIRMS THAT APPLICANT IS THE PROPERTY OWNER OR HAS THE LEGAL AUTHORITY TO SIGN THIS FORM ON OWNERS 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>3-27-19</u>	FEE: \$ <u>200.00</u>	CK. NO. <u>3144</u>	CASH <input type="checkbox"/>	C. CARD <input type="checkbox"/>	INITIALS <u>[Initials]</u>
RECEIPT # <u>31960</u>					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				



124



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

- Zoning**
- No Code
  - AG-1
  - AG-1 CITY

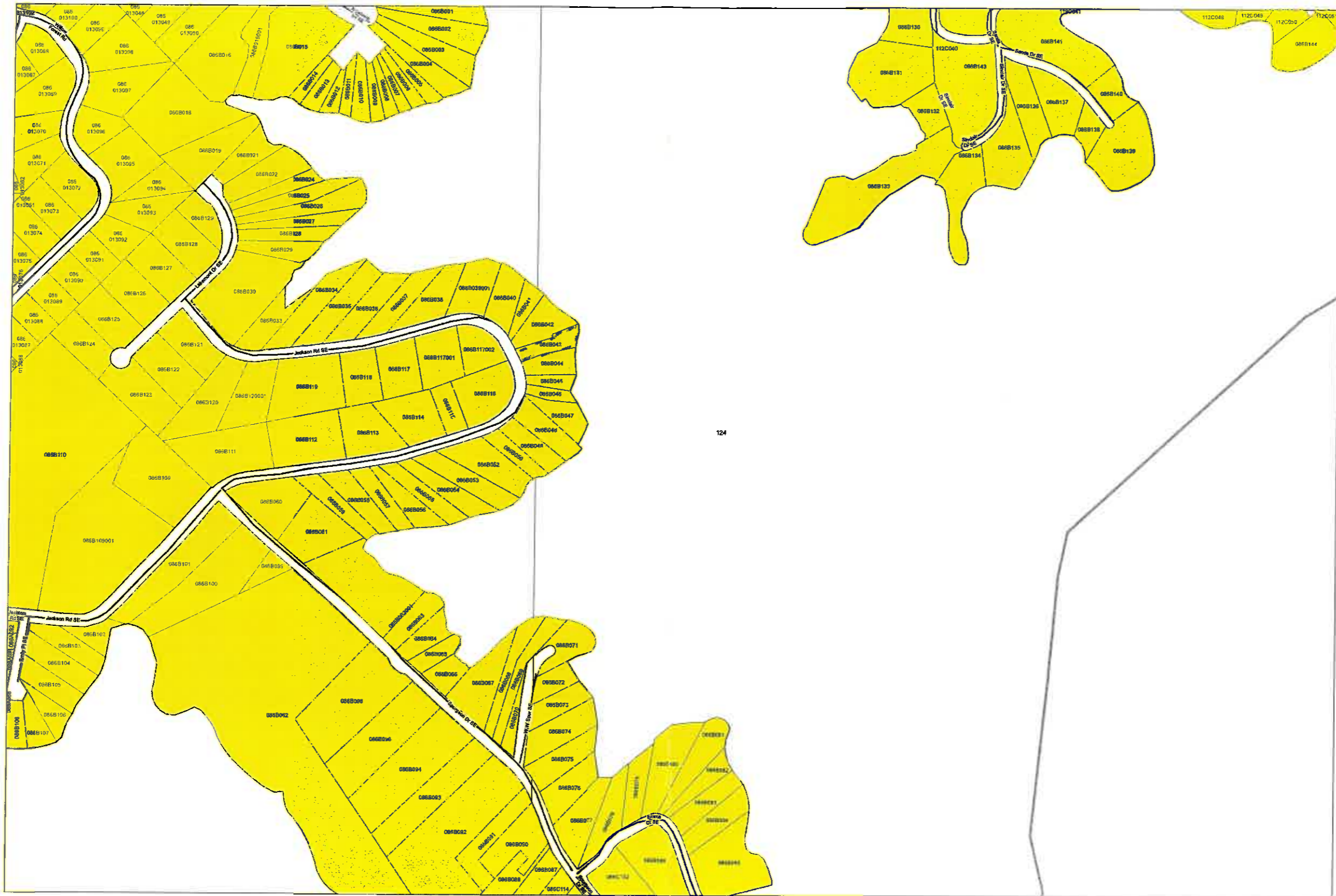
GEOGRAPHIC FEATURE LEGEND					
AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	R-1	RM-2
C-1	I-M	MHF	R - 2 CITY	R-1R	RM-3
C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	R-2	VILLAGE
C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1	

**MGRG**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Cherry Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-8100  
(478) 751-8517  
Web: [www.middlegeorgia.com](http://www.middlegeorgia.com)  
Email: [agmg@grc.org](mailto:agmg@grc.org)

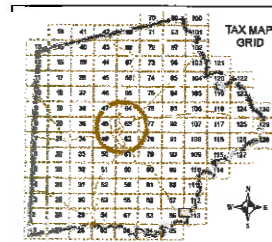
**PUTNAM COUNTY, GEORGIA  
ZONING MAPS**

**MAP 086B**

MAP SCALE: 1" = 200'    SCALE RATIO: 12,400    DATE: SEPTEMBER 2017



124



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

**GEOGRAPHIC FEATURE LEGEND**

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



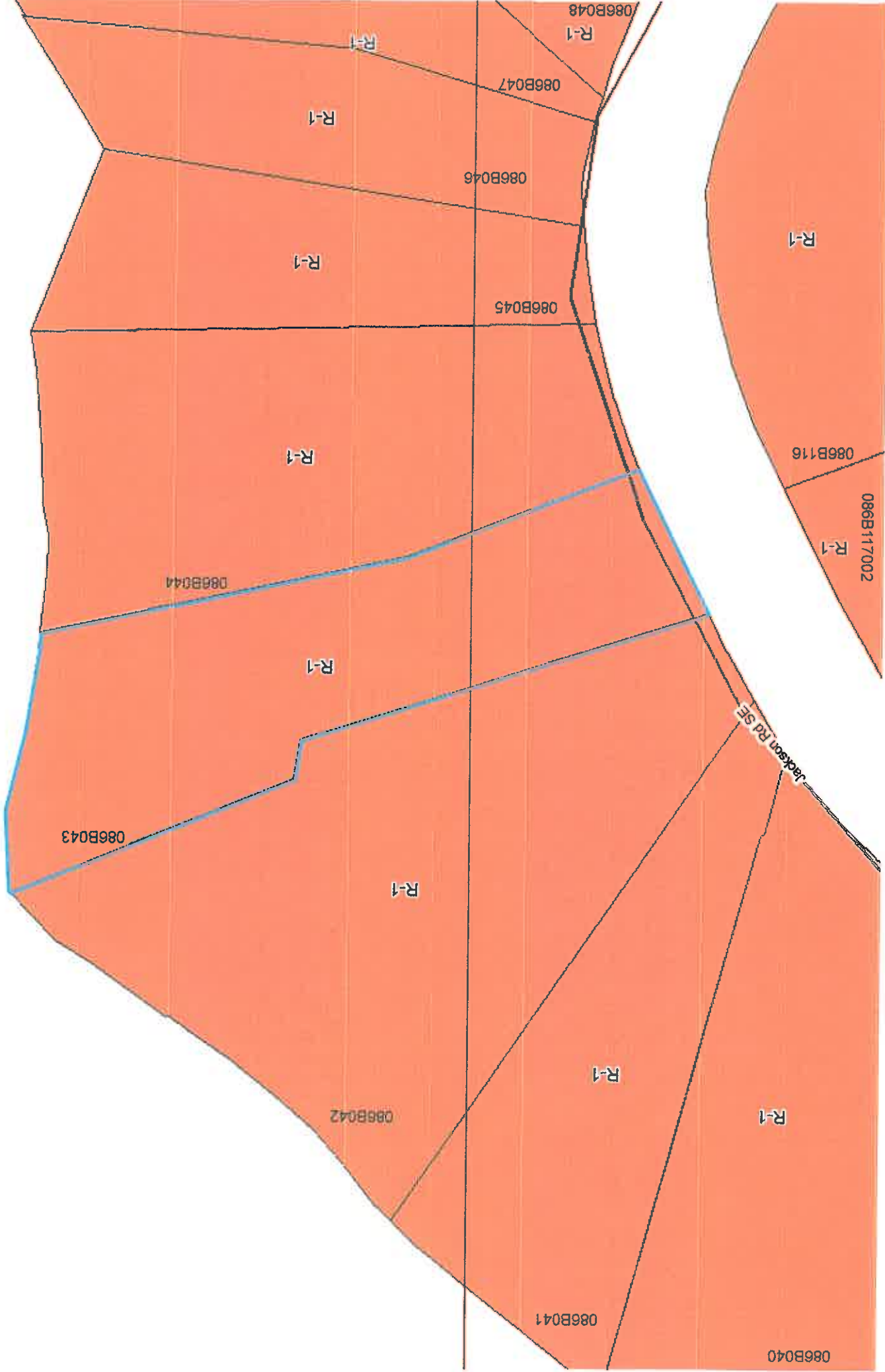
Middle Georgia Regional Commission  
 175 Emory Hay  
 Suite C  
 Macon, Georgia 31217  
 (478) 781-8182  
 (478) 724-0517  
 Web: www.mgcr.com  
 Email: mgc@mgc.org

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



**MAP 086B**

MAP SCALE: 1" = 200' SCALE RATIO: 12,400 DATE: MARCH 2019



Artists en Residence  
Residential & Light Commercial  
Architectural Design Concepts Since 1995  
285 Power Point Road, N.E. Milledgeville, Georgia 31061  
Telephone (478) 952-4037 E-mail jefhulgan@gmail.com

27 MAR '19 15:55  


For: Mr. Todd Bugg  
202 Jackson Road S.E.,  
Milledgeville, Georgia 31061

March 26, 2019

Re: Request for variance from the existing R-1 Building Set Back requirements for the construction of **An Accessory Building (Garage)** in Putnam County, Georgia.  
Map 086B, Parcel 043.

**Respectfully submitted to the Commissioners of Putnam County,**

We ask that you please consider our request for a variance to the existing building setbacks for **202 Jackson Road on Lake Sinclair, Putnam County, Georgia** based on the following concerns.

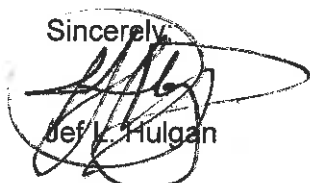
Reasons for Variance: The owner wishes to construct a garage on this property. The existing residential structure is in the middle of the narrow lot and the garage needs to be located to the side so as not to block the front of house. In order to do this, a variance to the existing side setback is necessary and requested.

The existing side building setback is 20'. The lot length at the building setback is 266'. The lot width at the building setback is 75'. **We are requesting a 10' side yard setback variance being 10' from the nearest point to the South side yard property line.**

The footprint of the proposed accessory structure is 634.5 square feet. There will be 350 square feet above. The total will be 984.5 square feet of unheated space. The existing house is 3,675 square feet. The plumbing will be limited to water spigots; there will be no septic tank connection required. The architectural style will complement the existing house and neighboring structures.

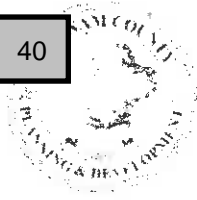
We ask for your guidance and approval as we seek to improve this piece of Putnam County. Thank you for your time and consideration.

Sincerely,



Jeff L. Hulgan

On behalf of Todd Bugg, Owner.



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

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

27 MAR '19 15:56  
*2*

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT JEFF L. HULGAN TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR VARIANCE OF PROPERTY DESCRIBED AS MAP 086B PARCEL 043, CONSISTING OF .602 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 202 JACKSON RD. SE, EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 22<sup>ND</sup> DAY OF MARCH, ~~2018~~: 2019.

PROPERTY OWNER(S): TODD BUGG

Todd Bugg NAME (PRINTED)  
SIGNATURE

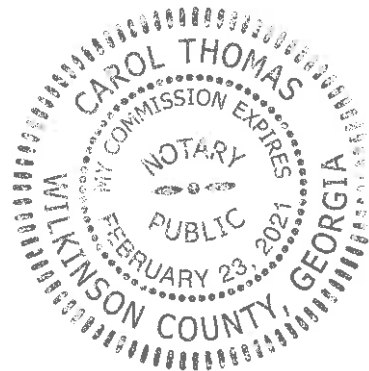
ADDRESS: 202 JACKSON RD SE MILLEDGEVILLE, GA 31061

PHONE: 678-576-4789

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 22<sup>ND</sup> DAY OF march, ~~2018~~ 2019

Carol Thomas  
NOTARY

MY COMMISSION EXPIRES: 2/23/21







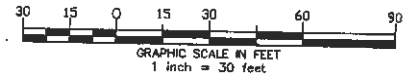
GEORGIA POWER COMPANY'S  
"TAKE SINCLAIR"  
340' CONTOUR LINE IS PROP. LINE

**LEGEND:**

- ⊙ - 1/2" IRON PIN FOUND (IPF)
- ⊖ - 1" IRON PIPE FOUND (IPPF)
- ⊕ - 1/2" IRON PIN SET (IFS)
- + - COMPUTED POINT
- ⊙ - POWER POLE
- OVERHEAD POWER LINE
- - - RIGHT OF WAY LINE

**REFERENCES:**

- D.B. 653, PG. 707
- P.B. 7, PG. 139
- P.B. 25, PG. 62
- CLERK OF SUPERIOR COURT  
PUTNAM COUNTY, GEORGIA



*As-built & Property Survey*

For:  
**Todd Bugg**  
Lot 1 of Jackson Estate's Lot No. 5  
Located in Land Lot 231 of the 2nd  
Land District 313th G. M. District  
Putnam County, Georgia

SCALE: 1" = 30' | May 21, 2012

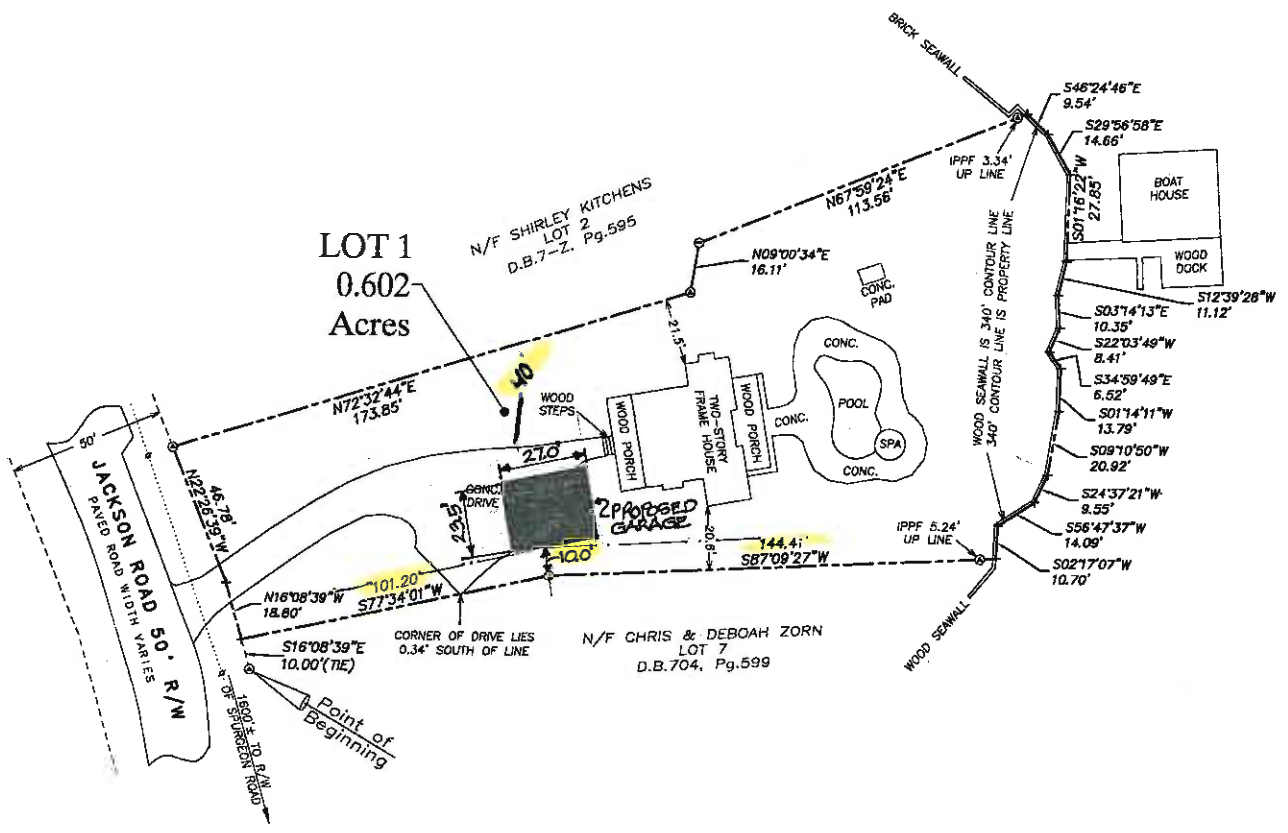
**Ogletree & Chivers**  
Land Surveyors  
693 Dunlap Rd, Suite B  
Milledgeville, GA 31061 478-453-3454

Equipment Used  
Linear: Leica TCPR1203  
Angular: Leica TCPR1203



I CERTIFY, THAT IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE GEORGIA PLAT LAW.  
  
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,650+ FEET AND AN ANGULAR ERROR OF < 2 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 55,622+ FEET.

27 MAR 19 15:56



LOT 1  
0.602  
Acres

N/F SHIRLEY KITCHENS  
LOT 2  
D.B. 7-Z, Pg. 595

N/F CHRIS & DEBOAH ZORN  
LOT 7  
D.B. 704, Pg. 599

**NOTES:**

- 1) The surveyor whose seal is hereto attached has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. Matters of title are excepted.
- 2) The surveyor whose seal is hereto attached does not certify that all easements and encumbrances have been shown, nor does the surveyor assume any liability for any such easements or encumbrances, either dedicated or implied, which may affect this property.
- 3) The fieldwork was performed immediately prior to and/or concurrent with the date on this plat.
- 4) The adjoining information is shown as taken from tax records at the time of survey.

Pd 3-21-19 C

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

42 Property Owner/System Owner Name: BOB BUGG (JEFF HULGAN 478.952.4037)

Property Address: 202 JACKSON RD. S.E.

Subdivision Name: JACKSON ESTATE Lot: 1 Block: \_\_\_\_\_

Existing System Information: Water Supply (circle) \_\_\_\_\_ Number of Bedrooms/GPD: 3 Garbage Grinder: (circle) \_\_\_\_\_

(1) Public (2) Private Well (3) Community \_\_\_\_\_ (1) Yes (2) No \_\_\_\_\_

Reason for Existing Sewage System Evaluation: (circle)

(1) Loan Closing for Home Sale  
 (2) Refinance  
 (3) Home Addition (Non-bedroom)  
 Type: \_\_\_\_\_  
 (4) Swimming Pool Construction  
 (5) Structure Addition to Property  
 Type: garage 23'x27'  
 (6) Mobile Home Relocation as planned

### SECTION A - System on Record

(1) Yes (2) No \_\_\_\_\_ Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.

(1) Yes (2) No \_\_\_\_\_ A copy of the original On-site Sewage Management System Inspection Report is attached.

(1) Yes (2) No \_\_\_\_\_ Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.

(1) Yes (2) No \_\_\_\_\_ A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.

Comments:

Sent letter to owner 4/11/19

Pool is on the drain field

Evaluating Environmentalist: Kathleen Hill, RSH EHS/CM Title: \_\_\_\_\_ Date: 4/15/19

I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

### SECTION B - System Not on Record

(1) Yes \_\_\_\_\_ No \_\_\_\_\_ No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation.

(1) Yes (2) No \_\_\_\_\_ The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.

(1) Yes (2) No \_\_\_\_\_ Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.

(1) Yes (2) No \_\_\_\_\_ Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.

(1) Yes (2) No \_\_\_\_\_ A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.

Comments:

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Evaluating Environmentalist: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

### SECTION C - System Not Approved

(1) Yes (2) No \_\_\_\_\_ The On-site Sewage Management System was disapproved at the time of the initial installation and is thus not considered an approved system.

(1) Yes (2) No \_\_\_\_\_ Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.

(1) Yes (2) No \_\_\_\_\_ Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.

Comments:

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---

---

Evaluating Environmentalist: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

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

(1) Yes (2) No \_\_\_\_\_ An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.

(1) Yes (2) No \_\_\_\_\_ A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.

Comments: May affect.

Number of Bedrooms/GPD: \_\_\_\_\_ Garbage Grinder: (circle) \_\_\_\_\_

(1) Yes (2) No \_\_\_\_\_

Evaluating Environmentalist: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

**Item Attachment Documents:**

8. Request by **R. Greg Waddell, agent for Kerry & Laura Murphy** for a rear yard setback variance at 109 Willow Cove. Presently zoned R-1. [**Map 087B, Parcel 077, District 4**].



## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

March 29, 2019

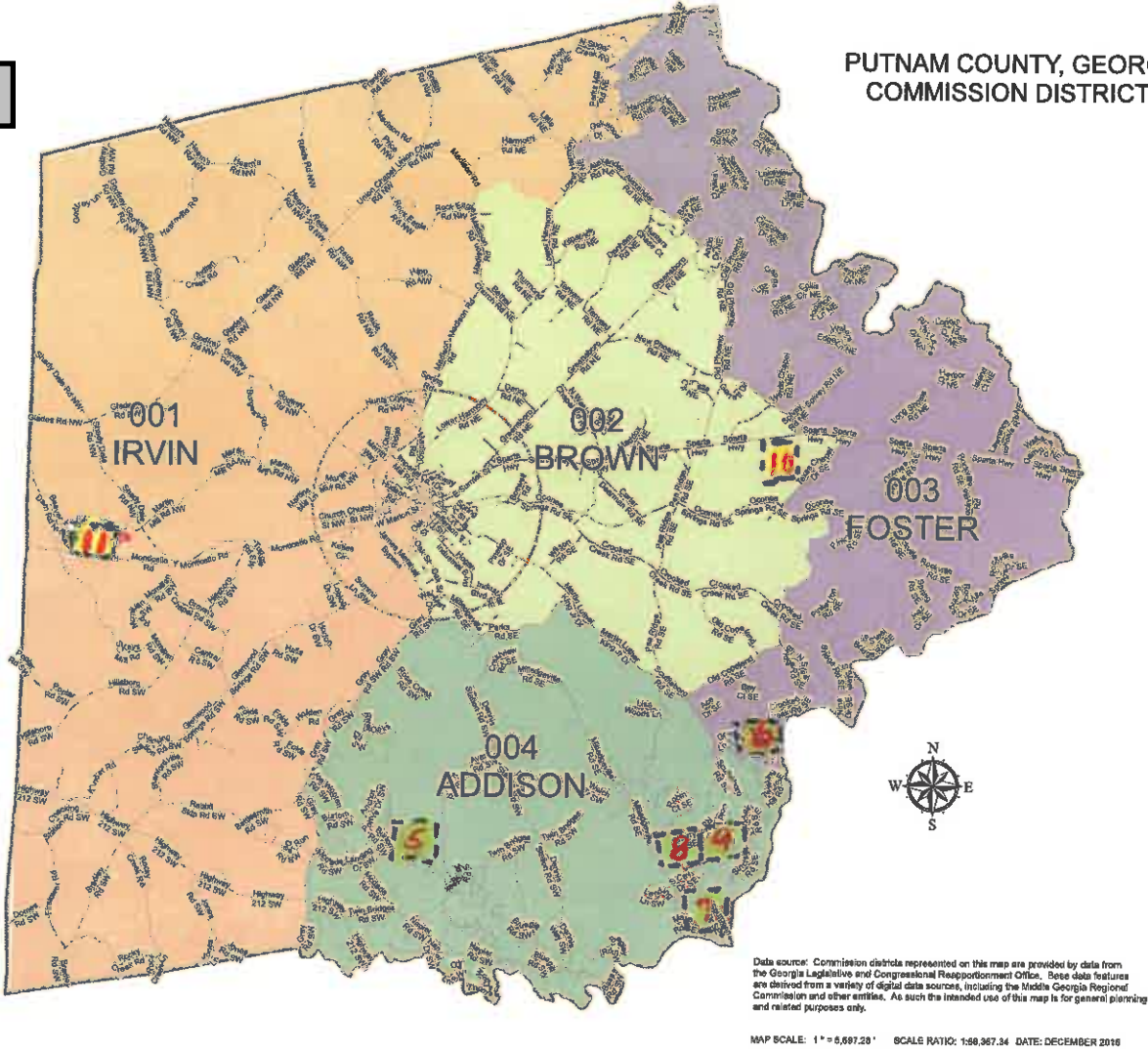
TO: Planning & Zoning Commission

FROM: Lisa Jackson

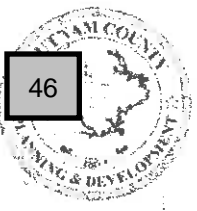
RE: Staff Recommendation for Public Hearing Agenda on 5/2/2019

8. Request by **R. Greg Waddell, agent for Kerry & Laura Murphy for a rear yard setback variance at 109 Willow Cove. Presently zoned R-1. [Map 087B, Parcel 077, District 4].** The applicants are requesting a 35-foot rear yard setback variance, being 65 feet to the nearest point to the lake to construct a 1,664 square foot home. This is a long shallow lot that narrows to the right side towards the lake. The lot length is 270 feet and the lot width at building setback is 112 feet. This lot has very little area for the placement of the septic system, which makes it difficult to position any structure on the property accordingly. The septic tank and drain field are located to the right and rear of the proposed location of the house. The repair area for the septic tank is in front of the proposed location for the house, restricting any further movement towards the front property line. Due to the location of the septic tank and drain fields, the proposed location is the only location for the proposed structure. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).

**Staff recommendation is approval of a 35-foot rear yard setback variance, being 65 feet from the nearest point to the lake.**



5. Request by **John Schreiner** for a side yard setback variance at 138B Little River Run North. Presently zoned R-2. [Map 057A, Parcel 001, District 4].
6. Request by **Thomas N. Paz** for a side yard setback variance at 255B Clubhouse Road. Presently zoned R-2. [Map 111B, Parcel 030, District 3].
7. Request by **Jef L. Hulgan** for a side yard setback variance at 202 Jackson Road, S.E. Presently zoned R-1. [Map 086B, Parcel 043, District 4].
8. Request by **R. Greg Waddell, agent for Kerry & Laura Murphy** for a rear yard setback variance at 109 Willow Cove. Presently zoned R-1. [Map 087B, Parcel 077, District 4].
9. Request by **Allan R. Curtis** for a rear yard setback variance at 103 Ashwood Cove. Presently zoned R-1. [Map 087B, Parcel 222, District 4].
10. Request by **Huelon F. Thrift** to rezone 2 acres at 790 Sparta Highway from AG-1 to R-2. [Map 106, Parcel 057, District 2]. \*
11. Request by **Jesse Copelan, Jr., executor for Florrie Jones Estate** to rezone 15.83 acres at 297 Beaver Dam Road from AG-1 to AG-2. [Map 007, Parcel 005, District 1]. \*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

- Putnam County
- City of Eatonton

APPLICATION FOR:  VARIANCE  CONDITIONAL USE

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

APPLICANT: R GREG WADDELL

MAILING ADDRESS: 984 DENNIS STATION ROAD  
EATONTON GA 31024  
 PHONE: 478-457-4048  
 EMAIL: TANGLEPIECE.BUILDER@gmail.com

PROPERTY OWNER IF DIFFERENT FROM ABOVE: KERRY VIANOLA LARRAK MURPHY  
 MAILING ADDRESS: 5429 BOWMAN ROAD ST. 203  
Macon GA 31210  
 PHONE: 478-737-7400

PROPERTY LOCATION: Lot 35, 109 Willow Cove Forest Lake Village  
MAP 087B PARCEL 077 TOTAL ACREAGE: .51 PRESENTLY ZONED R-1A

TOTAL SQ. FT. (existing structure) N/A TOTAL FOOTPRINT (proposed structure) 2424

LOT LENGTH (the total length of the lot) 279

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 112'

REASON FOR REQUEST: TO MEET SEPTIC TANK REQUIREMENTS WE ARE REQUESTING A VARIANCE OF 35' FOR THE FRONT CORNER ON THE LAKESIDE OF THE HOUSE

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

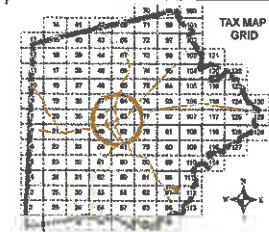
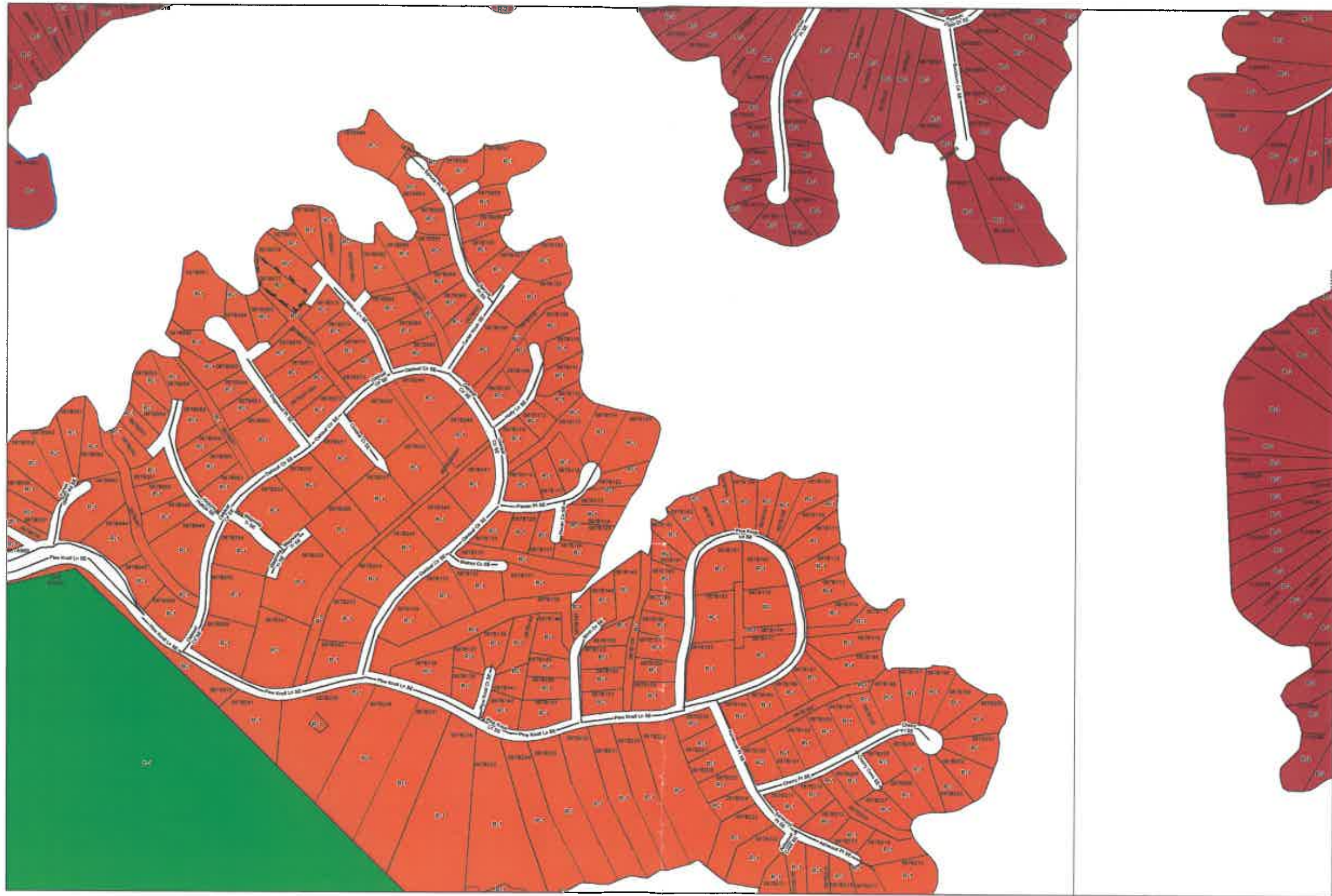
- RECORDED PLAT:
- LETTER OF AGENCY:
- LETTER OF INTENT:
- SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT:

**PROPOSED LOCATION MUST BE STAKED OFF.**

\*SIGNATURE OF APPLICANT: [Signature] DATE: 3-28-2019

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

DATE FILED	<u>3-28-19</u>	FEE: \$ 200.00	CK. NO. <u>12540</u>	CASH	C. CARD	INITIALS
SEPT #	<u>031915</u>					
OF NEWSPAPER AD:						DATE SIGN POSTED:
ING & ZONING HEARING:						RESULT:
SIONERS/CITY COUNCIL HEARING:						RESULT:



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

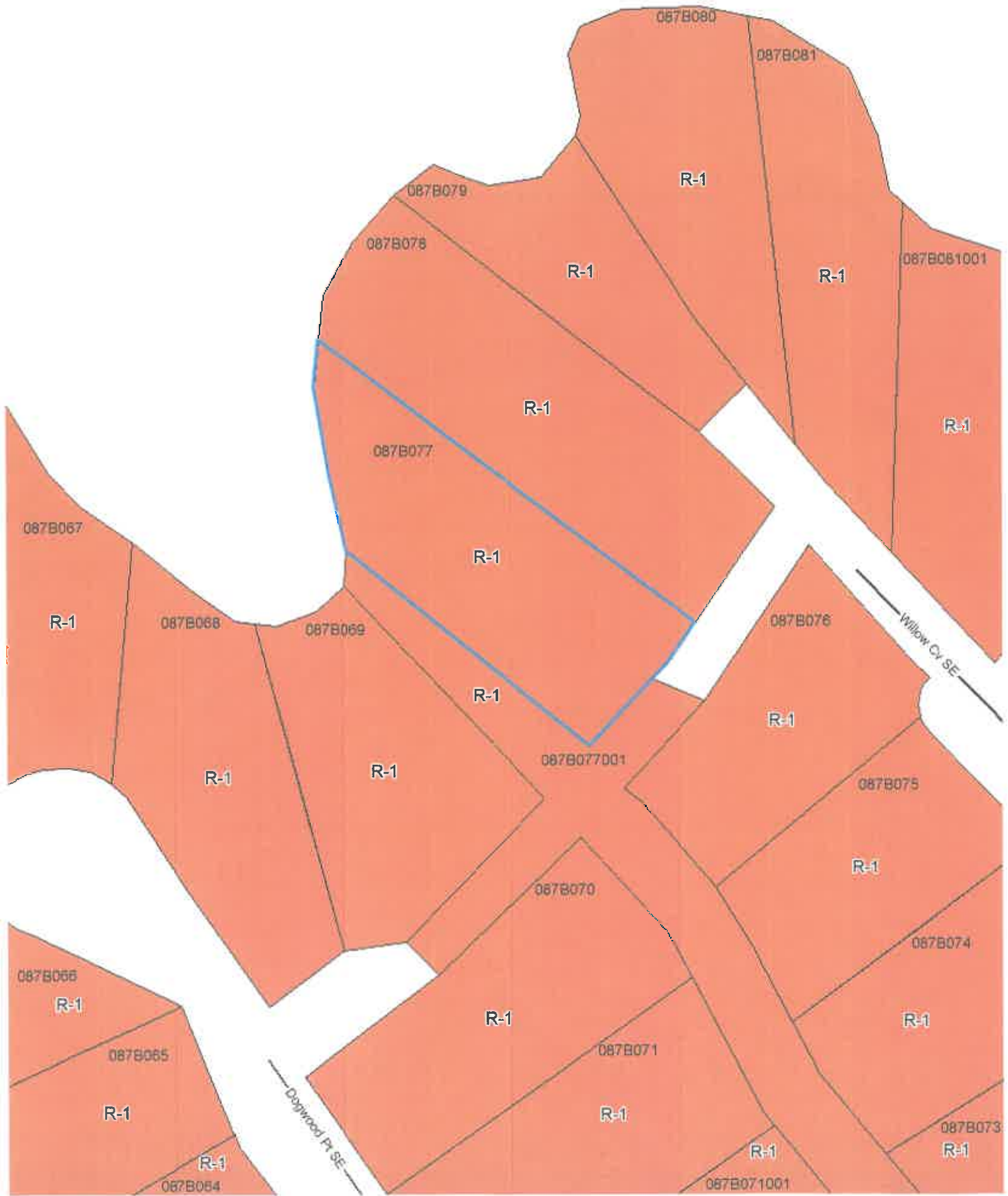
Zoning		GEOGRAPHIC FEATURE LEGEND									
No Code	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	RM-2						
AG-1	C-1	I-M	MHP	R - 2 CITY	R-1R	RM-3					
AG-1 CITY	C-2	IND-1 CITY	PUBLIC	R - 3 CITY	R-2	VILLAGE					
		IND-2	PUBLIC CITY	R - 4 CITY	RM-1						

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Colony Way  
Macon, Georgia 31217  
(478) 751-6100  
(478) 751-6517  
Web: [www.mgarc.org](http://www.mgarc.org)  
Email: [it@mgarc.org](mailto:it@mgarc.org)

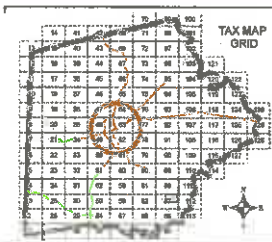
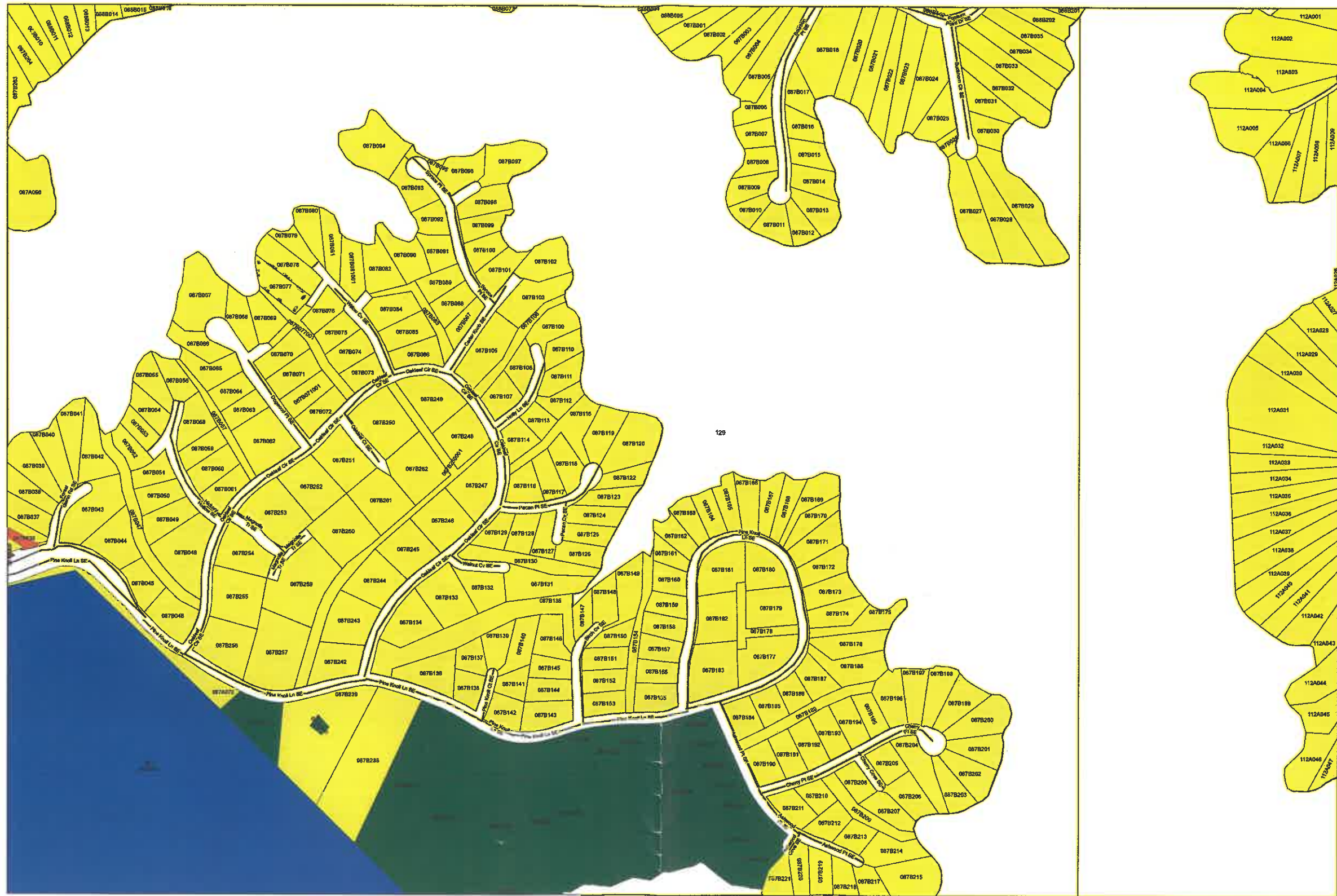
PUTNAM COUNTY, GEORGIA  
ZONING MAPS

**MAP 087B**

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: AUGUST 2017







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

**GEOGRAPHIC FEATURE LEGEND**

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



Middle Georgia Regional Commission  
 175 Emory Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6100  
 (478) 751-0617  
 Web: www.mrga.org/gis  
 Email: mg@mgrc.org



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

**MAP 087B**

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

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


11/29/2019

RE: Lot 35 Sec II Forest Lake Subdivision, Willow Cove, Eatonton GA

To whom it may concern,

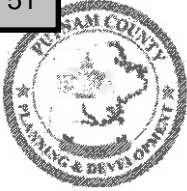
We are requesting a variance for Lot 35 Sec II of Forest Lake Subdivision, which is just off Willow Cove, Eatonton GA Putnam County. We propose to build a new home that is 52' in depth with a porch that adds 12' of depth and 32" in Length with a porch that add 14' to the length. The total new heated and cooled square footage will be approximately 2711 square feet, 1664 on the main level and 1047 on the basement level. We are requesting a variance of 35' for the Lakeside setback. This would place the left lakeside corner of the home 65' from the lake. The lot width at the house site is 112' in width. The total length of the lot is approximately 270'. The reason for the request is due to the irregular shape of the lot and the requirements of the Putnam County Health Department for the placement of the septic system on the property. (See attached Letter) This lot only has a small area that will accept a septic system. We have kept the footprint of the home at 32x52 to make this system work. Thank your help and for your consideration.

Sincerely,

  
R. Greg Waddell  
Tangle Ridge Builders, LLC  
478-457-4048

RECEIVED





# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

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

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Greg Waddell, Tangle Ridge Builders TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR a variance OF PROPERTY DESCRIBED AS MAP 087B PARCEL 077, CONSISTING OF 51 ACRES, WHICH HAS THE FOLLOWING ADDRESS: \_\_\_\_\_ EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

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

PROPERTY OWNER(S): Kerry V. & Laura V. Murphy

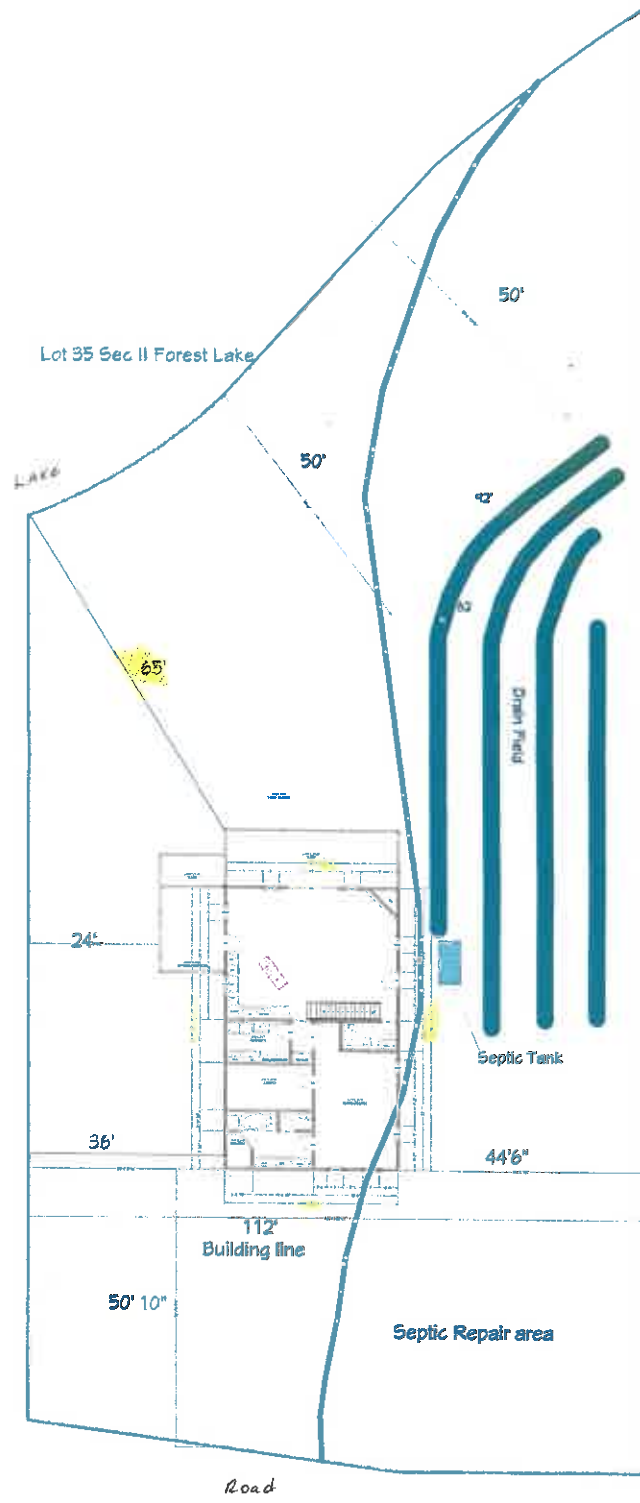
[Signature] NAME (PRINTED)  
SIGNATURE  
ADDRESS: 5429 Bowman Road Suite 203 Macon GA 31210  
PHONE: 478-737-7400

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

[Signature]  
NOTARY  
MY COMMISSION EXPIRES: Oct 18, 2021

CAMERON J. BROWN  
NOTARY PUBLIC  
BIBB COUNTY, GEORGIA  
EXPIRES OCTOBER 18TH, 2021

[Signature]



Lot 35 Willow Cove Court SE Parcel ID 087B077

I hereby apply for a construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Human Resources, Chapter 290-5-26. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.

PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE: <i>Scott Loftgren - (Kerry Murphy)</i>		DATE: <i>7/26/17</i>
PROPERTY OWNER'S NAME: <i>Kerry Van Murphy Buyer</i>	PHONE NUMBER: <i>478-737-7400</i>	ALTERNATE PHONE NUMBER: <i>478-737-7400</i>
PROPERTY OWNER'S ADDRESS: <i>133 Broadleaf Dr Macon GA 31210</i>		
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER): <i>-</i>	PHONE NUMBER: <i>-</i>	RELATIONSHIP TO OWNER: <i>-</i>

**Section A - General Information**

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, sinkholes, streams, etc.) EVALUATED: <input checked="" type="radio"/> (1) Yes <input type="radio"/> (2) No	5. TYPE OF STRUCTURE (single/multi family residence, commercial, restaurant, etc.): <i>Single Family residence</i>	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.): <i>Wedowee</i>
2. WATER SUPPLY: <input checked="" type="radio"/> (1) Public <input checked="" type="radio"/> (2) Private <input type="radio"/> (3) Community	6. WATER USAGE BY: <input checked="" type="radio"/> (1) Bedroom Numbers <input type="radio"/> (2) Gallons per Day	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: <i>45</i>
3. SEWAGE SYSTEM TO BE PERMITTED: <input checked="" type="radio"/> (1) New <input type="radio"/> (2) Repair <input type="radio"/> (3) Addition	7. NO. OF BEDROOMS / GPD: <i>2</i> <i>2</i>	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): <i>48</i>
4. LOT SIZE (SQUARE FEET / ACRES): <i>22,000 / .51</i>	8. LEVEL OF PLUMBING OUTLET: <input checked="" type="radio"/> (1) Ground Level <input type="radio"/> (2) Basement <input type="radio"/> (3) Above Ground Level	12. SOIL TEST PERFORMED BY: <i>Richard Tawlyn</i>

**Section B - Primary / Pretreatment**

1. DISPOSAL METHOD: <input checked="" type="radio"/> (1) Septic Tank <input type="radio"/> (2) Privy <input type="radio"/> (3) Aerobic Unit <input type="radio"/> (4) Other:	3. SEPTIC TANK CAPACITY (GALLONS): <i>1500</i>	4. AEROBIC UNIT CAPACITY (GALLONS):	5. DOSING TANK CAPACITY (GALLONS): <i>1000</i>	6. GREASE TRAP CAPACITY (GALLONS):
2. GARBAGE DISPOSAL: <input checked="" type="radio"/> (1) Yes <input type="radio"/> (2) No	7. PRESCRIBED TANK LOCATION / REMARKS: <i>Set back at back right corner of proposed house. 2 bedroom max. May require permit.</i>			

**Section C - Secondary Treatment**

1. ABSORPTION FIELD DESIGN: <input type="radio"/> (1) Level Field <input checked="" type="radio"/> (2) Serial <input type="radio"/> (3) Drip <input type="radio"/> (4) Distribution Box <input type="radio"/> (5) Mound / Area Fill	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: <i>600</i>	7. NUMBER OF ABSORPTION TRENCHES:
2. ABSORPTION FIELD PRODUCT: <i>Conv. Pipe + Gravel</i>	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: <i>200</i>	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES:
3. AGGREGATE DEPTH (inches): <i>12</i>	6. DEPTH OF ABSORPTION TRENCHES (range in inches): <i>24 - 24</i>	9. DISTANCE BETWEEN ABSORPTION TRENCHES:
10. PRESCRIBED ABSORPTION FIELD LOCATION: <i>See page 2 for completion prior to building permit. Install in Wedowee soil. Maintain setback of 50' for lake. See soil report.</i>		

**Permit**

A PERMIT IS HEREBY GRANTED TO INSTALL THE ON-SITE SEWAGE MANAGEMENT SYSTEM DESCRIBED ABOVE. THIS PERMIT IS NOT VALID UNLESS PROPERLY SIGNED BELOW. THIS PERMIT EXPIRES TWELVE (12) MONTHS FROM DATE OF ISSUANCE.

ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO ISSUANCE OF A PERMIT MAY RENDER PERMIT VOID. FAILURE TO FOLLOW SITE PLAN MAY RENDER PERMIT VOID. ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO FINAL INSPECTION BY COUNTY HEALTH DEPARTMENT, WHICH ADVERSELY AFFECTS THE FUNCTION OF THE ON-SITE SEWAGE MANAGEMENT SYSTEM, MAY RENDER APPROVAL VOID. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPER DISTANCES FROM BUILDINGS, WELLS, PROPERTY LINES, ETC.

ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM, AND SUBSEQUENT APPROVAL OF SAME BY REPRESENTATIVES OF THE GEORGIA DEPARTMENT OF HUMAN RESOURCES OR COUNTY BOARD OF HEALTH, SHALL NOT BE CONSTRUED AS A GUARANTEE THAT SUCH SYSTEMS WILL FUNCTION SATISFACTORILY FOR A GIVEN PERIOD OF TIME; FURTHERMORE, SAID REPRESENTATIVE(S) DO NOT, BY ANY ACTION TAKEN IN EFFECTING COMPLIANCE WITH THESE RULES, ASSUME ANY LIABILITY FOR DAMAGES WHICH ARE CAUSED, OR WHICH MAY BE CAUSED, BY THE MALFUNCTION OF SUCH SYSTEM.

APPROVING ENVIRONMENTALIST: <i>[Signature]</i>	TITLE: <i>EHS</i>	DATE: <i>8-7-17</i>	CONSTRUCTION PERMIT NUMBER: <i>11700969</i>
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**Item Attachment Documents:**

9. Request by **Allan R. Curtis** for a rear yard setback variance at 103 Ashwood Cove. Presently zoned R-1. [**Map 087B, Parcel 222, District 4**].



## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

March 29, 2019

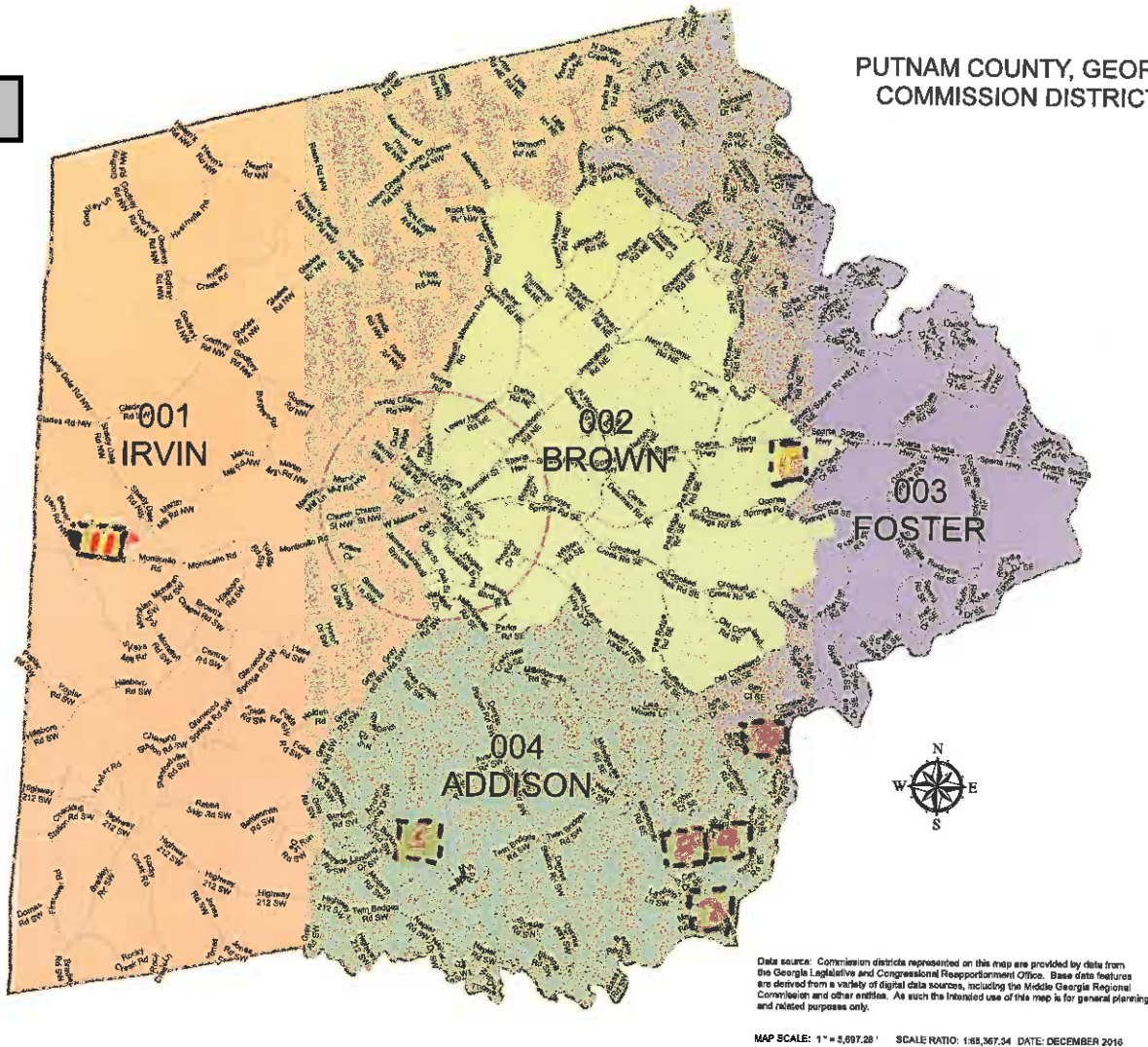
TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 5/2/2019

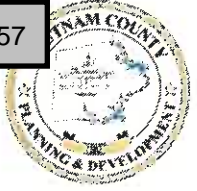
9. Request by **Allan R. Curtis** for a rear yard setback variance at 103 Ashwood Cove. Presently zoned R-1. [**Map 087B, Parcel 222, District 4**]. The applicant is requesting a 38-foot rear yard setback variance, being 62 feet to the nearest point to the lake to construct two decks on to the existing house. The existing house is 66 feet from the nearest point to the lake, being a nonconforming structure. The two proposed structures will not extend further than the existing house. Due to the location of the existing house, the proposed locations are the best option for the proposed structure. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).

**Staff recommendation is approval of a 34-foot rear yard setback variance, being 66 feet from the nearest point to the lake.**



5. Request by **John Schreiner** for a side yard setback variance at 138B Little River Run North. Presently zoned R-2. [Map 057A, Parcel 001, District 4].
6. Request by **Thomas N. Paz** for a side yard setback variance at 255B Clubhouse Road. Presently zoned R-2. [Map 111B, Parcel 030, District 3].
7. Request by **Jef L. Hulgan** for a side yard setback variance at 202 Jackson Road, S.E. Presently zoned R-1. [Map 086B, Parcel 043, District 4].
8. Request by **R. Greg Waddell, agent for Kerry & Laura Murphy** for a rear yard setback variance at 109 Willow Cove. Presently zoned R-1. [Map 087B, Parcel 077, District 4].
9. Request by **Allan R. Curtis** for a rear yard setback variance at 103 Ashwood Cove. Presently zoned R-1. [Map 087B, Parcel 222, District 4].
10. Request by **Huelon F. Thrift** to rezone 2 acres at 790 Sparta Highway from AG-1 to R-2. [Map 106, Parcel 057, District 2]. \*
11. Request by **Jesse Copelan, Jr., executor for Florrie Jones Estate** to rezone 15.83 acres at 297 Beaver Dam Road from AG-1 to AG-2. [Map 007, Parcel 005, District 1]. \*





# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Putnam County  City of Eatonton  
APPLICATION FOR:  VARIANCE  CONDITIONAL USE

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

ALLAN R. CURTIS # 856-981-5961  
Owner name

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

103 Ashwood Cove Eatonton GA 31024  
MAILING ADDRESS CITY STATE ZIP

PROPERTY LOCATION: 103 Ashwood Cove Eatonton GA 31024  
MAP 087B PARCEL 222 TOTAL ACREAGE: .83 PRESENTLY ZONED R-1C/A

SETBACKS: Front: 190' Rear: 62' Lakeside: 42' Left: 32' Right: 29'

\*All setbacks are required to be met from the front, side, rear, and lakeside (nearest point) property lines\*

\*There is a 50ft mandated front yard setback requirement from all arterial road and state highways. \*

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

TOTAL SQ. FT. (existing structure) 2469 - TOTAL FOOTPRINT (proposed structure) 20x16-12x6

LOT LENGTH (the total length of the lot) 290'

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 115'

REASON FOR REQUEST: 38' VARIANCE, BEING 62 FT FROM THE LAKE

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

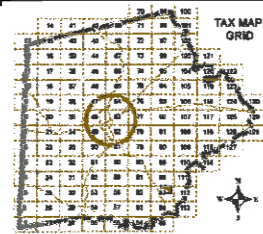
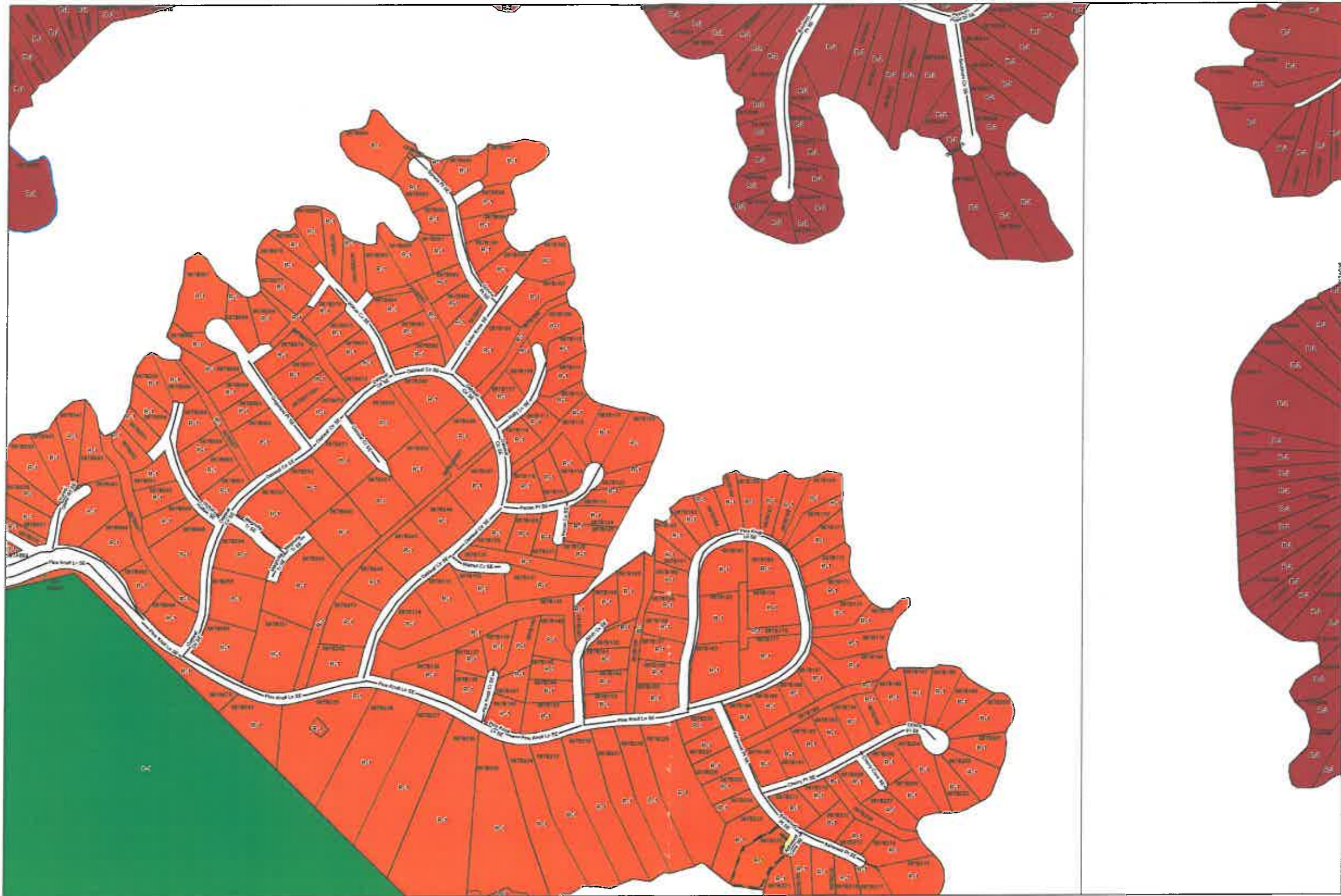
RECORDED PLAT:  LETTER OF AGENCY \_\_\_\_\_ LETTER OF INTENT   
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

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

\*SIGNATURE OF APPLICANT: Allan R. Curtis DATE: 4/3/19

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

DATE FILED <u>4-3-19</u>	FEE: \$ <u>200.00</u>	CK. NO. <u>1089</u>	CASH _____	C. CARD _____	INITIALS <u>AC</u>
RECEIPT # <u>32010</u>					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				



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

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

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emory Hwy  
Catoosa, Georgia 31217  
(478) 751-6180  
(478) 751-6317  
Web: [www.middlegeorgia.org](http://www.middlegeorgia.org)  
Email: [mg@mgrc.org](mailto:mg@mgrc.org)

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

**MAP 087B**

MAP SCALE: 1" = 200'    SCALE RATIO: 12,400    DATE: AUGUST 2017

087B227  
R-1

087B226

087B190

087B191

087B192

R-1

59

R-1

R-1

R-1

R-1

087B225

Ashwood Pt SE

Cherry Pt SE

087B209

R-1

087B229

R-1

087B210

087B224

087B211

R-1

R-1

087B223

R-1

087B212

R-1

Ashwood Pt SE

R-1

087B222

Ashwood Cove SE

Ashwood Pt SE

087B213

R-1

087B220

087B219

R-1

R-1

087B230

087B221

R-1

R-1 087B218

R-1

R-1

087C002/01

087C003

R-1

087C004

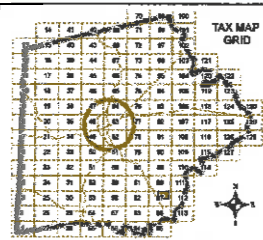
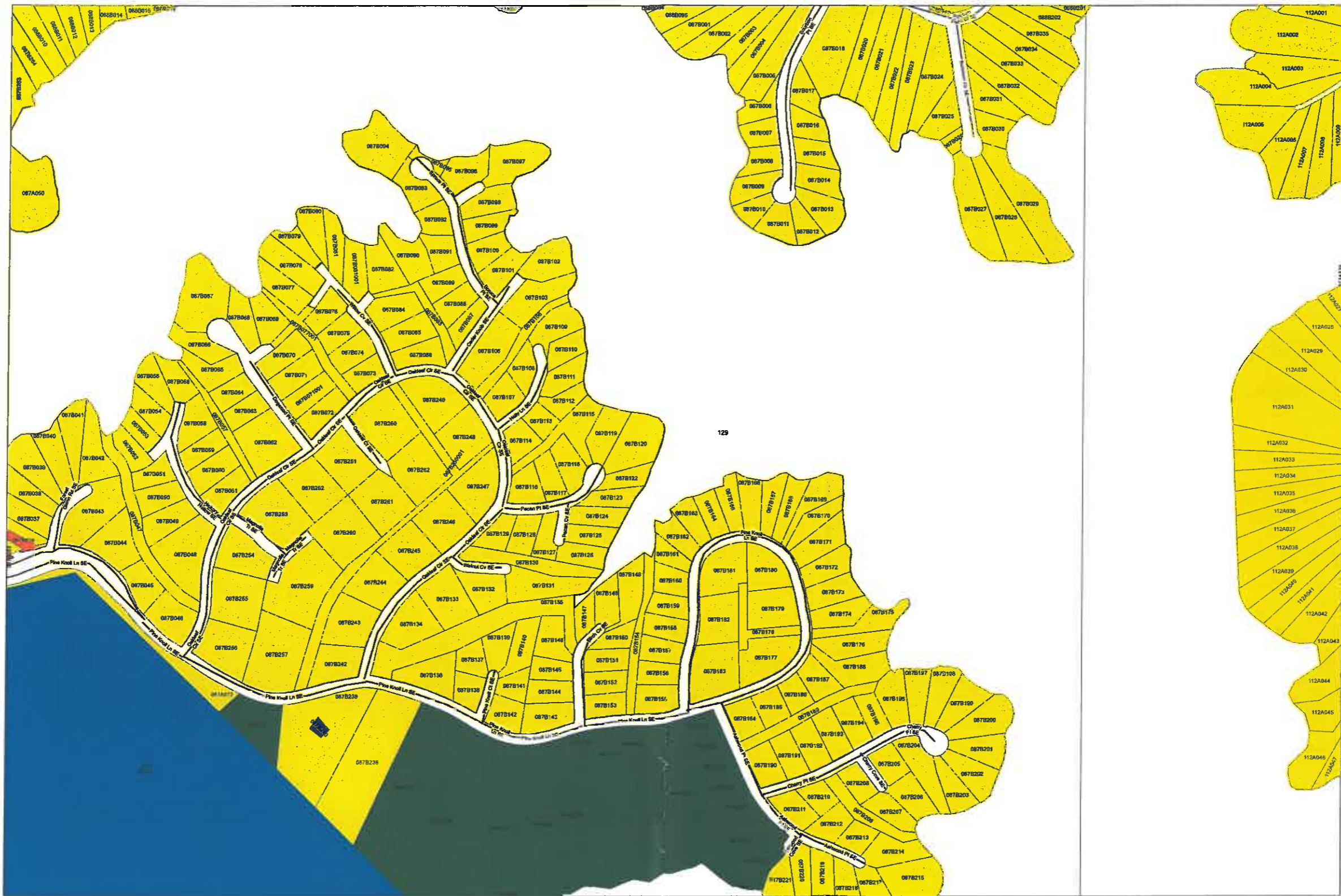
R-1

087C005

R-1

R-1  
087C006

K



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

**GEOGRAPHIC FEATURE LEGEND**

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

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Energy Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6100  
(478) 751-6617  
Web:  
www.mgarc.org  
Email:  
mg@mgarc.org

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



**MAP 087B**

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

## PROPERTY:

LOCATION: 103 Ashwood Cove, Eatonton Georgia

MAP 5 PARCEL 193

We are the owner's and we are planning to replace (2) existing decks. Our main reason for replacing them is safety. The existing decks had no footings and some rotting wood. We first started to repair them by adding footings and repairing the rotting wood, then decided we were trying to save a dead horse. We already started to rebuild, until a neighbor informed us of the need for a permit. We stopped what we were doing and headed for the planning board. Since we were just replacing existing structures, we thought that there wouldn't be a problem with zoning. We welcome any help as far as construction goes.

Deck 1 is out our back door, the door to the lake. This deck does not extend past our house and isn't closer to the lake. It is 62' from the lake. It is 4' wider than the old structure, but that variance to the side has been met.

Deck 2 is a deck off of our master bedroom. The original deck was 16'x12'. Our replacement will be 12'x6'. Our bedroom has an existing sliding door. It is 91' from the lake.

We think that our property is a little different than most, as per our drawing. Our water line is as close as it is, because of a cove within a cove. The smaller cove is tucked in behind a piece of land with bushes and trees. We will try our best to explain everything on the attached drawing. (No views will be blocked.)

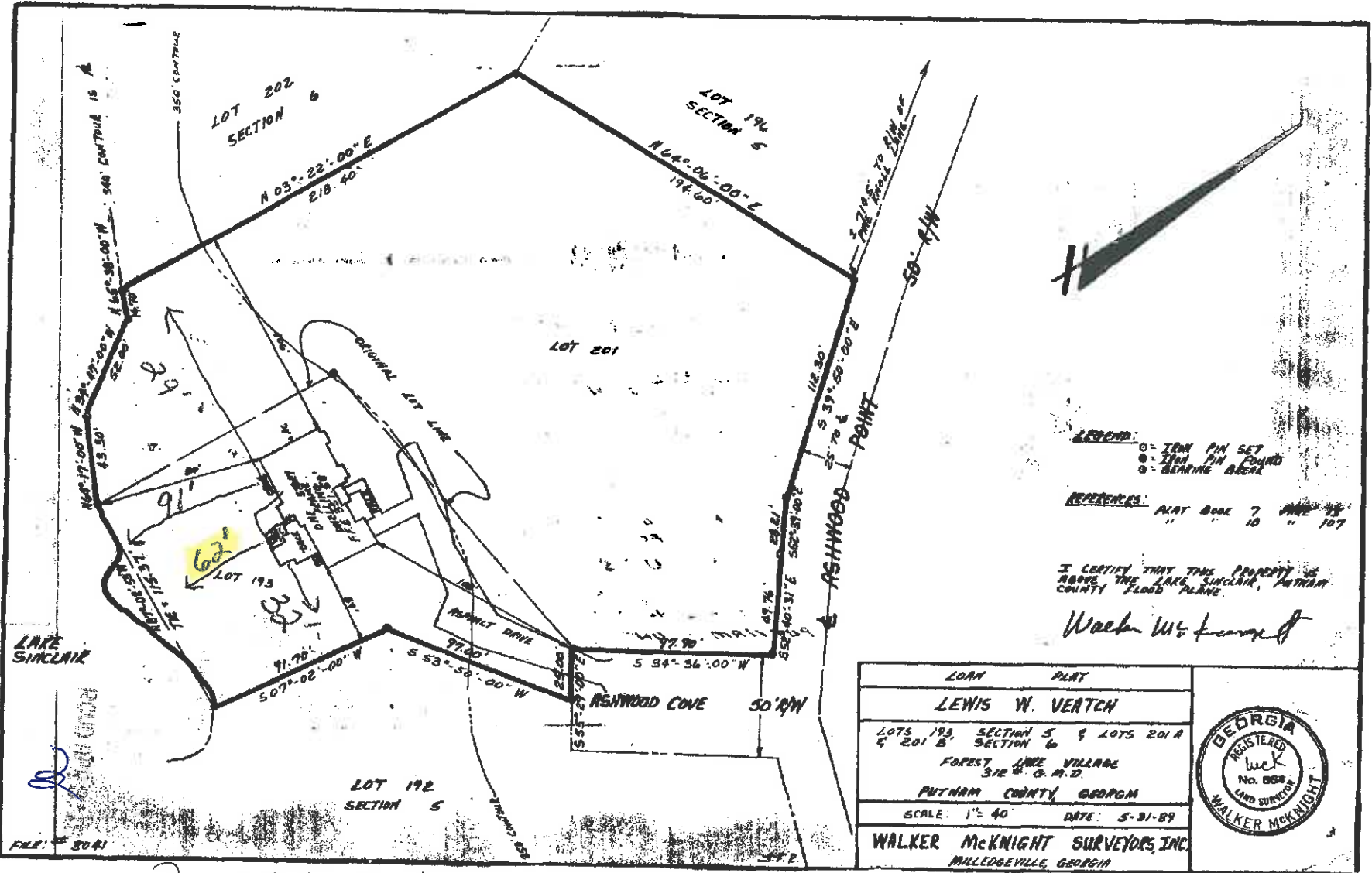
We feel that these decks will make the view of the lake look better from the house, and the house will look better from the lake.

Putnam County zoning requirements are 100' from the water at the closest point. We are requesting a variance of 38' so we can continue replacing the two decks.

Thank You,

Allan and Patrice Curtis

ALLAN CURTIS  
PATRICE CURTIS



**LEGEND:**  
 ○ - IRON PIN SET  
 ● - IRON PIN FOUND  
 ⊙ - BENTING BLOCK

**REFERENCES:**  
 PLAT BOOK 7 PAGE 15  
 " " 10 " 107

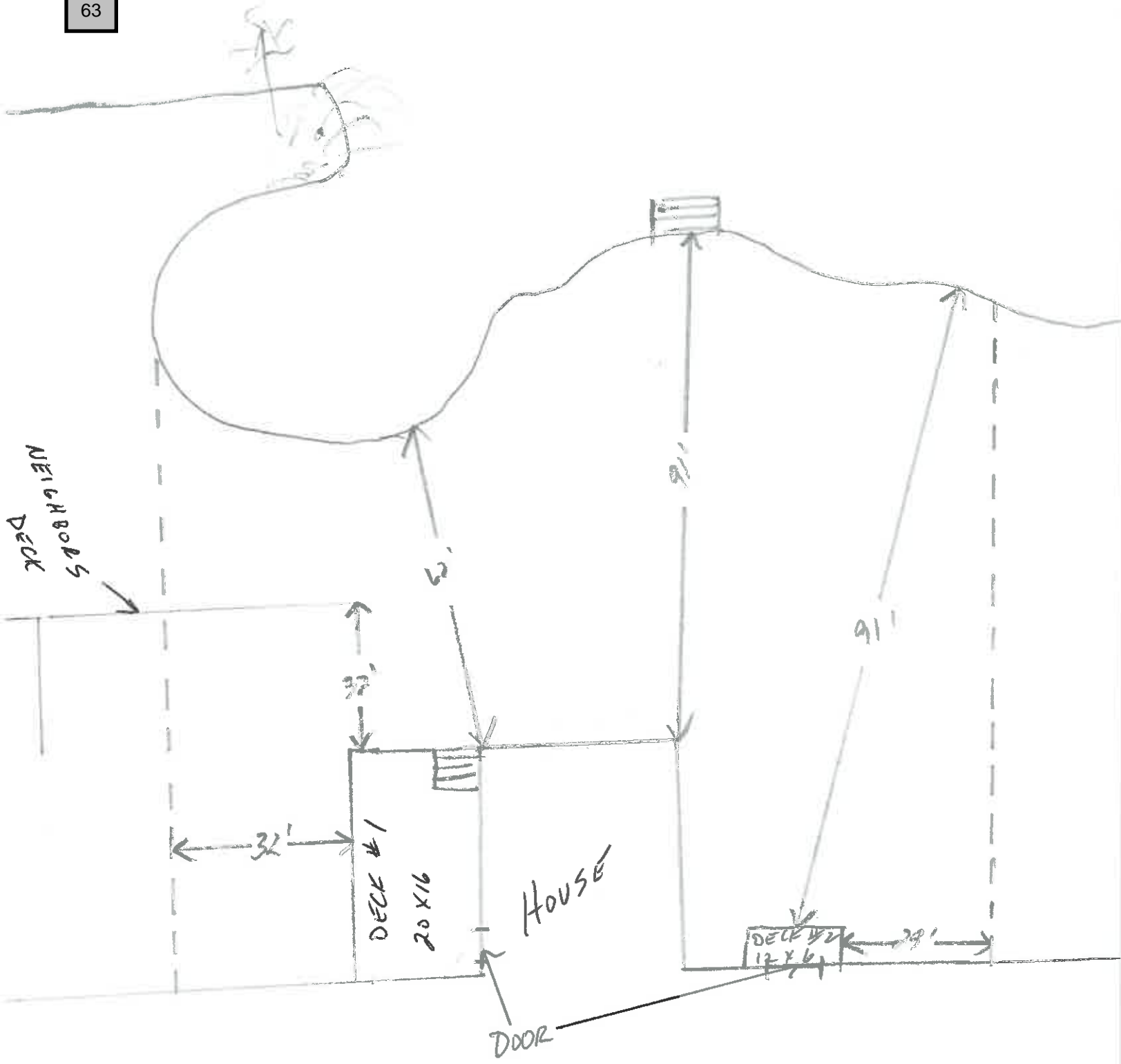
I CERTIFY THAT THIS PROPERTY IS ABOVE THE LAKE SIMCLAIR, PUTNAM COUNTY FLOOD PLANE.

*Walker McKnight*

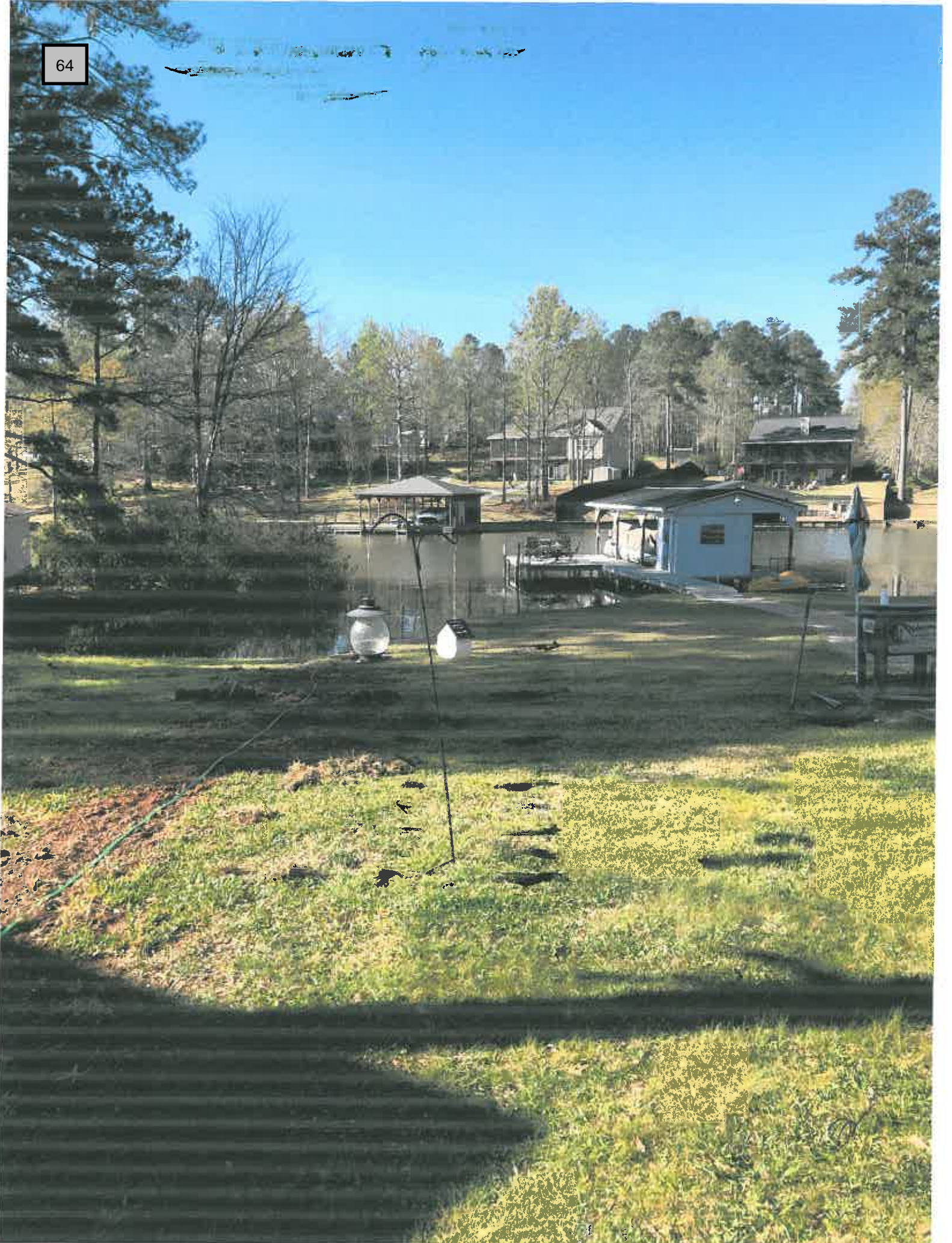
LOAN PLAT	
LEWIS W. VEATCH	
LOTS 192 SECTION 5 & LOTS 201A & 201B SECTION 6	
FOREST LAKE VILLAGE 312 B. O. M. D.	
PUTNAM COUNTY, GEORGIA	
SCALE: 1" = 40'	DATE: 5-31-89
WALKER MCKNIGHT SURVEYORS, INC. MILLEDGEVILLE, GEORGIA	



Recorded 7-7-89 Lisa K. Yates



SEPTIC IN FRONT  
of HOUSE -  
INSTALLED 6/28/18







Georgia Department of Public Health  
**SITE SEWAGE MANAGEMENT SYSTEM INSPECTION REPORT**

CONSTRUCTION PERMIT NUMBER

11701081

COUNTY	COUNTY CODE	HEALTH DISTRICT	MONTH	DAY	YEAR
Putnam	1 1 7	0 5 2	0 6	2 8	1 8
SUBDIVISION:		LOT	PROPERTY OWNER:		
PROPERTY LOCATION / ADDRESS:			Allan B. Curtis		
103 Ashwood Cove			SEWAGE CONTRACTOR:		
			Keith Ireland Plumbing		
			CONTRACTOR LICENSE:		
			Rick 17517		

ALL ITEMS: (BLANK) = Not Applicable (0) = Unknown \*ITEMS (1) = Yes (2) = No

Section A - General	Section B - Primary / Pretreatment	Section C - Secondary Treatment
1. WATER SUPPLY: (1) Public (2) Private (3) Community	1. DISPOSAL METHOD: (1) Septic Tank (2) Privy (3) Aerobic Unit (4) Other:	1. ABSORPTION FIELD DESIGN (1) Level (2) Serial (3) Drip (4) Bed (5) Distribution box (6) Mound (7) Other:
2. ** TYPE OF STRUCTURE: (see below)	2. SEPTIC TANK: a. Capacity (gals):	2. ABSORPTION FIELD: a. Total square feet:
3. STRUCTURE AGE: (1) New (2) <1 year (3) >1 year	b. Material: (1) Concrete (2) Polyethylene (3) Fiberglass (4) Poured (5) Other:	b. Total linear feet:
4. SEWAGE SYSTEM: (1) New (2) Repair (3) Addition	c. Distance from (feet): (1) Well: (2) Building: (3) Lake/Stream: (4) Nearest property line:	c. Number of trenches:
5. AGE OF SYSTEM (repairs): (1) <1 (2) 1-5 (3) 6-10 (4) 11-20 (5) 21-30 (6) 31-40 (7) >40	d. Manufacturer:	d. Length trenches (feet):
6. * IN SUBDIVISION?:	3. FILTER MANUFACTURER/ MODEL:	e. Distance between trenches (feet):
7. WATER USAGE BY: (1) Bedroom Numbers (2) Gallons per Day	4. AEROBIC UNIT: a. Treatment capacity: b. Manufacturer:	f. Depth of trenches (range in inches):
8. NO. OF BEDROOMS/ GALLONS PER DAY:	5. DOSING TANK CAP.(gals):	g. * Aggregate proper size:
9. LOT SIZE:	6. GREASE TRAP CAP.(gals):	h. * Aggregate proper depth:
10. PERCOLATION RATE/ LOADING RATE:		i. Distance from (feet): (1) Well: (2) Building: (3) Lake/Stream: (4) Nearest property line:
11. SOIL CLASSIFIER:		j. Nearest property line: (1) Right (2) Left (3) Front (4) Rear
12. SOIL SERIES:		k. Product used:

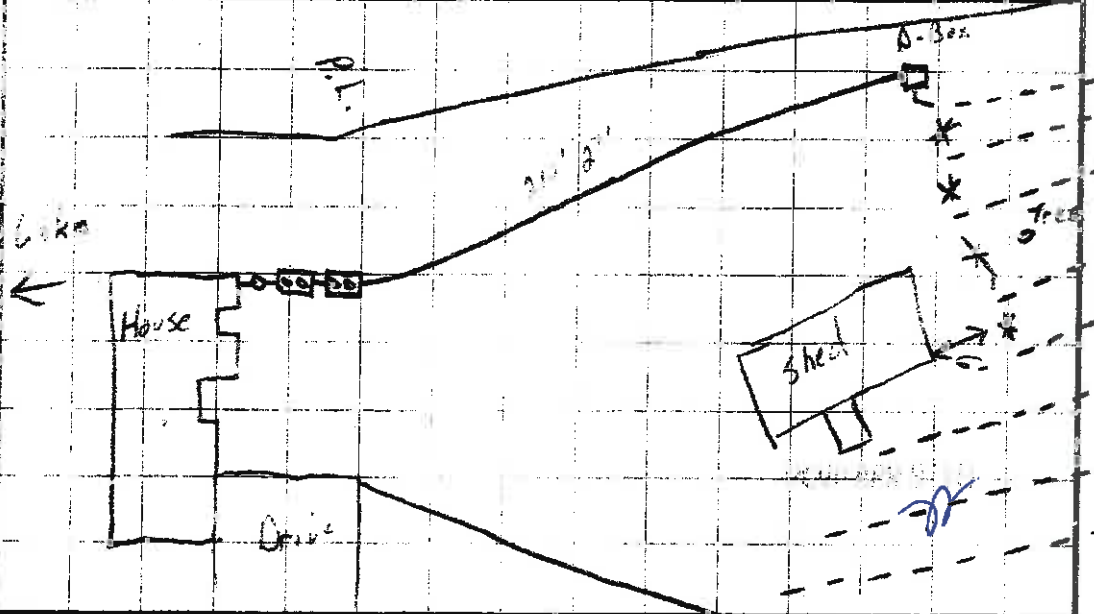
\*\* TYPE OF FACILITY

- (1) Single-Family Residence
- (2) Multi-Family Residence
- (3) Commercial ≤2000
- (4) Commercial ≥2000
- (5) Restaurant
- (6) Mobile Home Park
- (7) Other (specify)

REMARKS:  
 Tank cap  
 No. 330 31 9 6 1  
 W 9 2 0 1 2 3 5 4

Drawing not to scale.

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



ENVIRONMENTALIST: *John AB* TITLE: *RHS11* \*SYSTEM APPROVED: (see Sect. A 7 & 8) *1*

**Item Attachment Documents:**

10. Request by **Huelon F. Thrift** to rezone 2 acres at 788 Sparta Highway from AG-1 to R-2. [**Map 106, part of Parcel 057, District 2**].



## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

March 29, 2019

TO: Planning & Zoning Commission

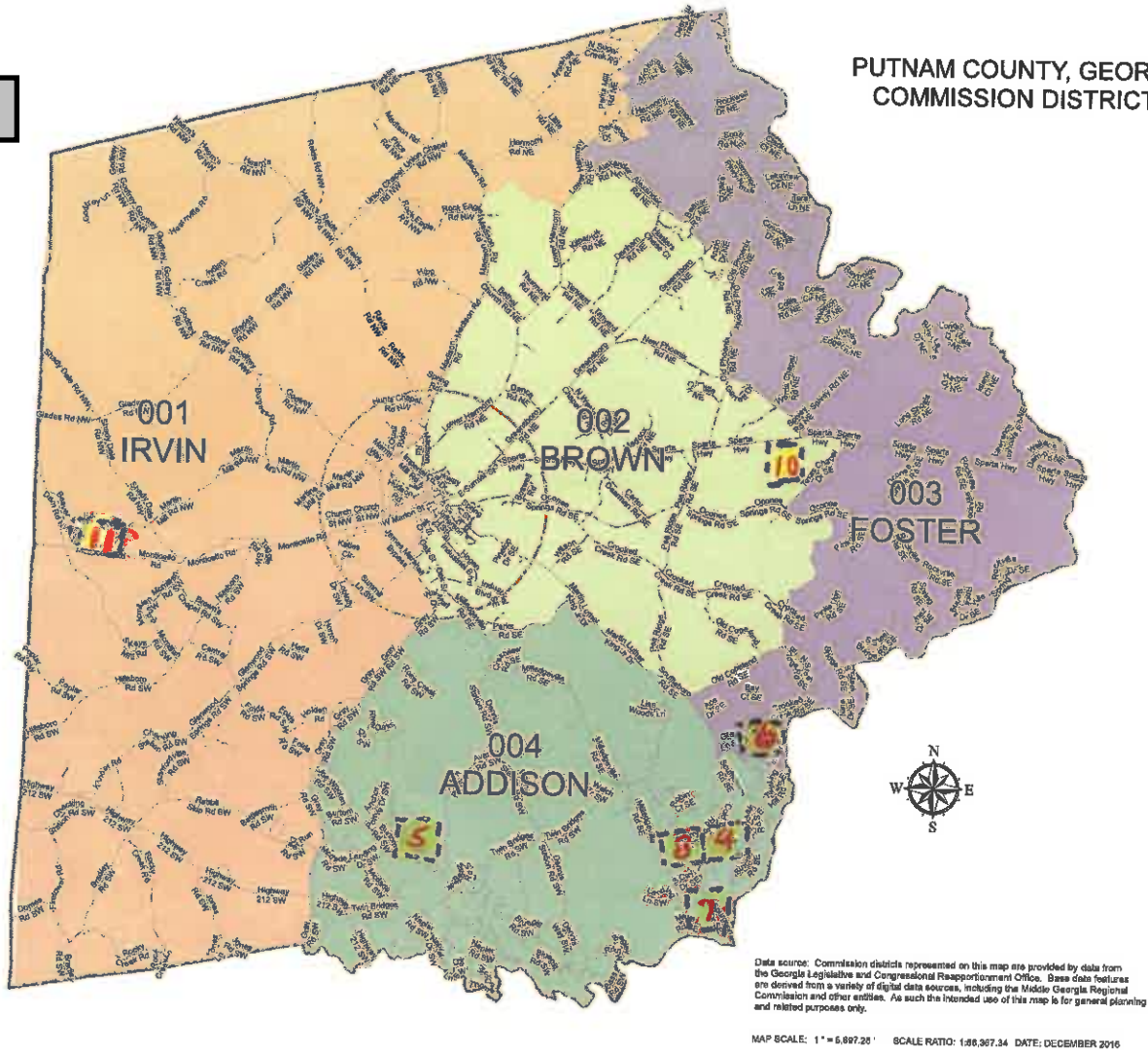
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 5/2/2019

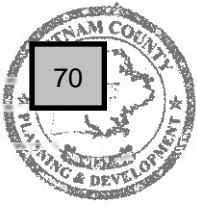
10. Request by **Huelon F. Thrift** to rezone 2 acres at 790 Sparta Highway from AG-1 to R-2. [**Map 106, part of Parcel 057, District 2**]. \* The applicant is requesting to rezone 2 acres of 31.179 acres to cut out a portion of the parcel to place a separate dwelling on the property. To subdivide the parcel, it must be rezoned or combined with another parcel. The remaining 29.179 acres will remain AG-1 (Map 106, Parcel 057). To prevent the 2-acre tract from being nonconforming, it will be rezoned to R-2. The rezoning to R-2 will not cause any excessive or burdensome use of public facilities or services and will promote a reasonable balance between the promotion of the public health, safety and reasonable use of the subject property. The proposed residential use is consistent with the stated purpose of the R-2 District and will not adversely affect the existing use, value or usability of adjacent or nearby properties.

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

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



5. Request by **John Schreiner** for a side yard setback variance at 138B Little River Run North. Presently zoned R-2. [Map 057A, Parcel 001, District 4].
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7. Request by **Jef L. Hulgan** for a side yard setback variance at 202 Jackson Road, S.E. Presently zoned R-1. [Map 086B, Parcel 043, District 4].
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APPLICATION FOR REZONING

APPLICATION NO 2019-00496 DATE: 3-28-19

MAP 106 PARCEL 057

1. Name of Applicant: Huelon F. Thrift

2. Mailing Address: 788 Sparta Hwy

3. Phone: (home) 706-473-5692 (office) \_\_\_\_\_ (cell) SAME

4. The location of the subject property, including street number, if any: 790 Sparta Hwy

5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 2 acres From Ag 1 to R2

6. The proposed zoning district desired: R2

7. The purpose of this rezoning is (Attach Letter of Intent) So we can build a home on 2 acre site.

8. Present use of property: wooded Area-AG-1 Desired use of property: Homesite R-2

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

Existing: Ag-1  
North: R-2OE South: Ag-1OE East: Ag-1OE West: Ag-1OE

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

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

12. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): Agriculture/Forestry 20

13. A detailed description of existing land uses: wooded Family land 31. Acrea track - AG-1

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

RECEIVED  
*SE*

- 5. Provision for sanitary sewage disposal: septic system , or sewer . If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
- 16. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. 36-67A).
- 17. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property. (Please attach on separate sheet.)
- 18. Proof that property taxes for the parcel(s) in question have been paid.
- 19. Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
- 20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)

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

[Signature] 3-28-19 \_\_\_\_\_  
 Signature (Property Owner) (Date) Signature (Applicant) (Date)

Dorothy Evans \_\_\_\_\_  
 Notary Public Notary Public



Office Use	
Paid: \$ <u>25000</u> (cash) _____ (check) _____ (credit card) <input checked="" type="checkbox"/>	
Receipt No. <u>031966</u>	Date Paid: <u>3/28/19</u>
Date Application Received: <u>3/28/19</u>	
Reviewed for completeness by: _____	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

RECEIVED FOR [unclear]

[Signature]

Letter of Intent

Request by Huelon Thrift to rezone a 2-acre tract from AG-1 to R-2 at <sup>790</sup>788 Sparta Hwy. Eatonton, Ga, 31024.

We originally had a 31.179-acre lot, zoned AG-1 (map106, parcel 057), and recently cut out and resurveyed 2 acres. We would like to have a separate dwelling lot for our child and their family. The requirement for AG-1 is to have 20 acres in both tracts that are being divided. We would not meet those requirements. To meet the requirements of the code, this tract would have to be rezoned. The remaining 29.179 acres will remain AG-1.

Huelon Thrift  
*[Signature]*  
3/28/19

RECORDED  
*[Signature]*



106 076001

106 066

106 067

106 068

106 069

73

R-2

R-2

R-2

106 085

AG-1

106 062

106 063

R-2

AG-1

AG-1

AG-1

106 064

AG-1 100-601

AG-1

Sparta Hwy

AG-1

106 058

106-059

Sparta Hwy

106 054

056002 AG-1

106 057

AG-1

AG-1

106 056 AG-1

AG-1 106 056001

106 055

107 031001

AG-1

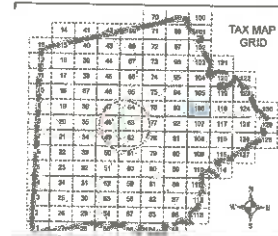
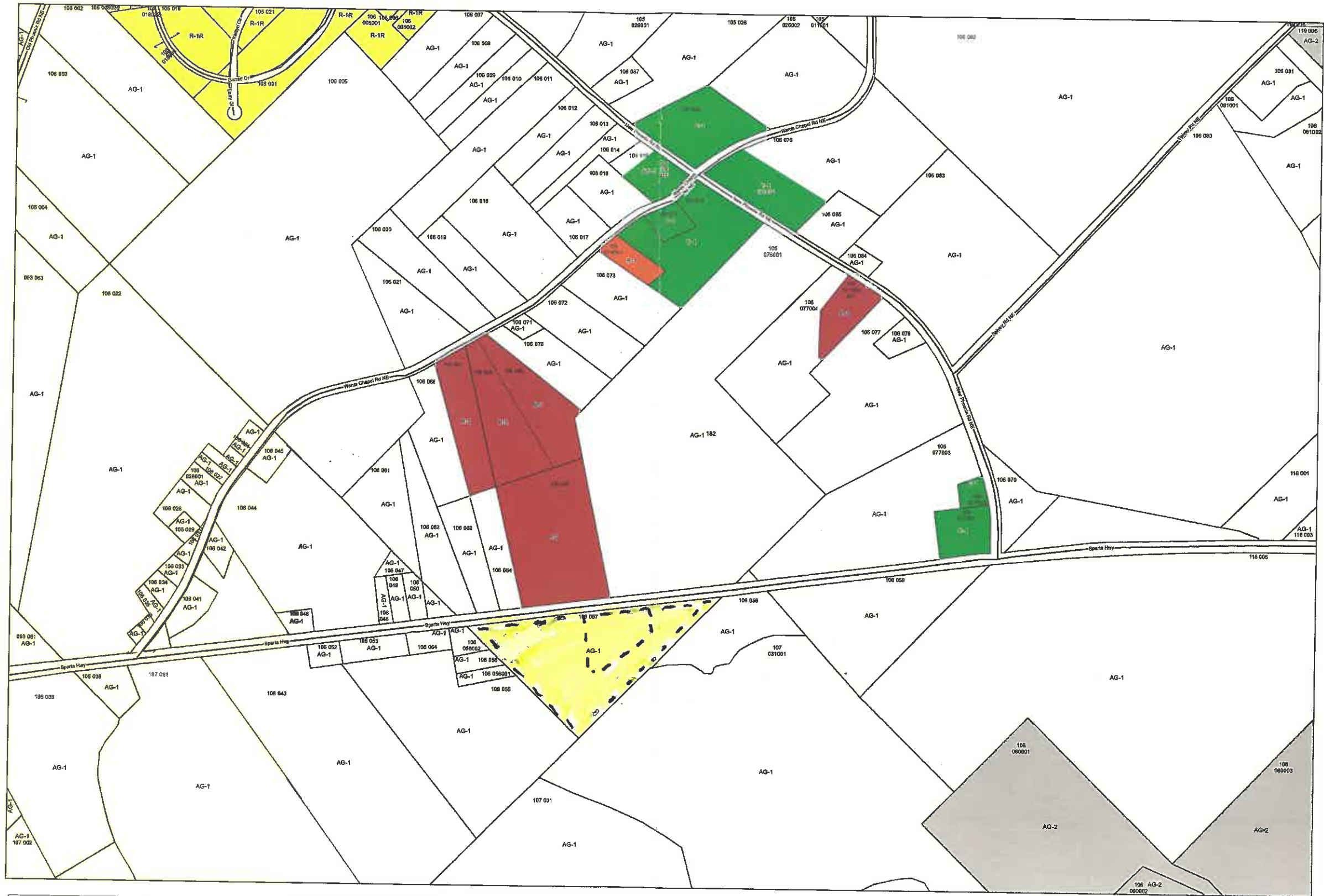
AG-1

106 043

107 031

AG-1

AG-1



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

- Zoning**
- No Code
  - AG-1
  - AG-1 CITY

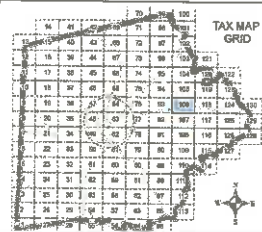
- GEOGRAPHIC FEATURE LEGEND**
- AG-2
  - C-1
  - C-1 CITY
  - C-2
  - IND-2 CITY
  - I-M
  - IND-1 CITY
  - IND-2
  - MHP
  - PUBLIC
  - PUBLIC CITY
  - R - 1 CITY
  - R - 2 CITY
  - R - 3 CITY
  - R - 4 CITY
  - R-1
  - R-1R
  - R-2
  - RM-1
  - RM-2
  - RM-3
  - VILLAGE






**IGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6100  
(478) 751-6517  
Web: [www.middlegeorgiaregion.com](http://www.middlegeorgiaregion.com)  
Email: [hg@igrc.org](mailto:hg@igrc.org)

**PUTNAM COUNTY, GEORGIA  
ZONING MAPS**

**MAP 106**

MAP SCALE: 1" = 400'    SCALE RATIO: 14,880    DATE: MAY 2018




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

**GEOGRAPHIC FEATURE LEGEND**

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

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 County Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-0180  
(478) 751-0517  
Web: [www.middlegeorgiaregional.com](http://www.middlegeorgiaregional.com)  
Email: [mgrc@mgarc.org](mailto:mgrc@mgarc.org)

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

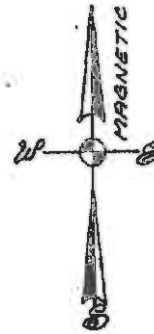


**MAP 106**

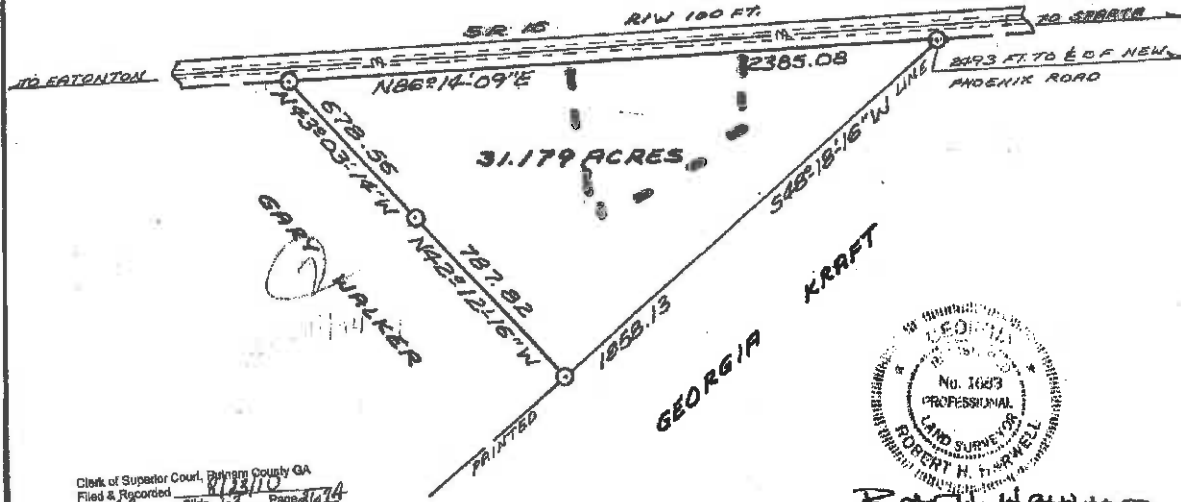
MAP SCALE: 1" = 400'    SCALE RATIO: 1:4,000    DATE: MARCH 2015

© 1/2" IRON PIN FOUND

THIS PLAT IS SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAYS HERETOFORE GRANTED



NOTE: ONE INCH TRANSIT AND A 100 FT. STEEL TAPE WAS USED ON THIS SURVEY



PLAT NO. 20119

Clerk of Superior Court, Putnam County GA  
 Filed & Recorded 8/23/10  
 Book 28 Slide 63 Page 214  
 Title 3126 Sub Cabinet 6  
 Margaret E. Call Deputy Clerk



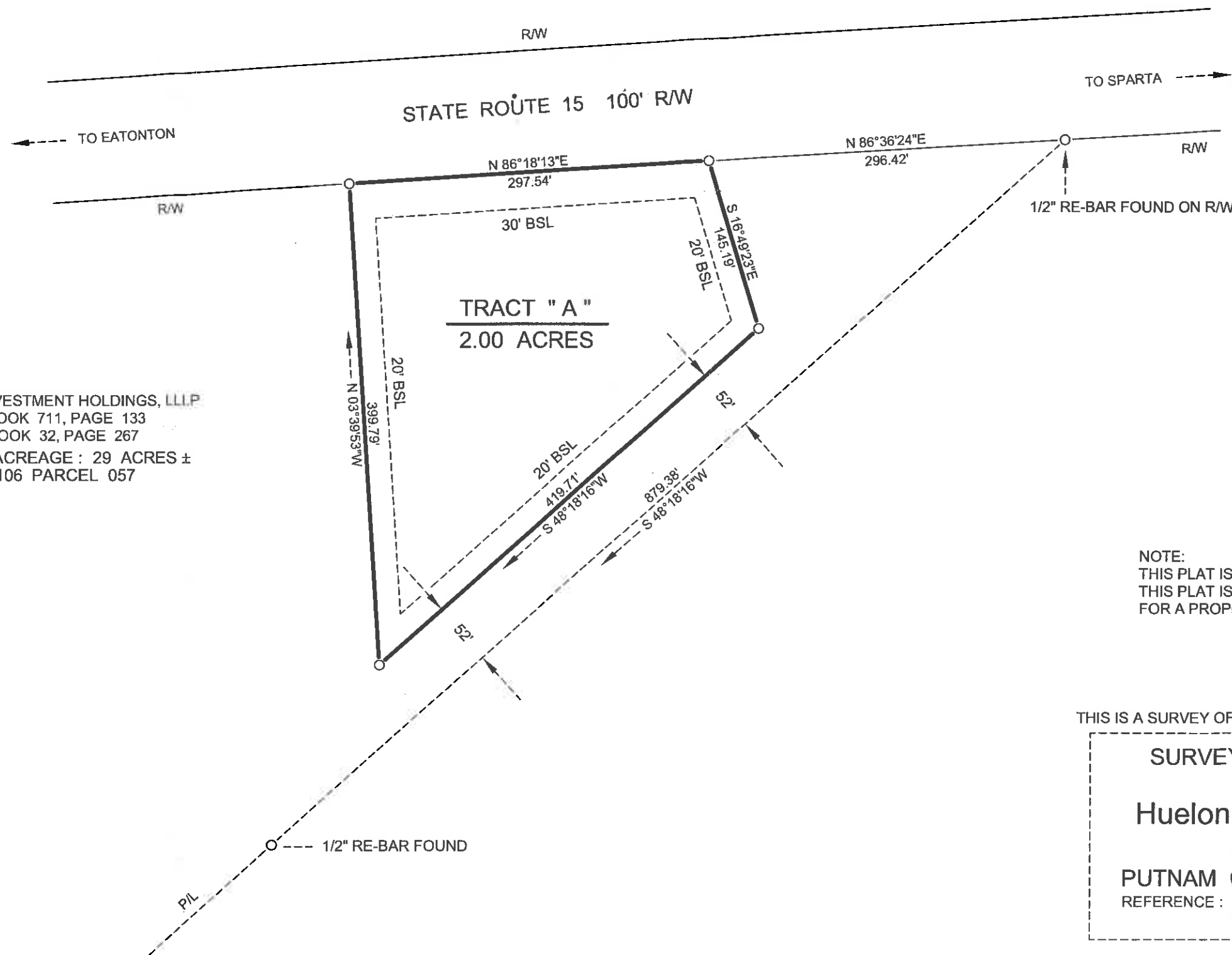
Robert H. Farwell

I CERTIFY THAT THE ABOVE IS A CORRECT REPRESENTATION OF THE LAND PLATED AND WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF THE GEORGIA PLAT LAW.

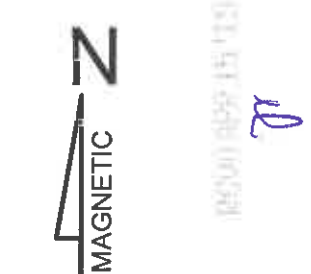
THIS MAP HAS BEEN PREPARED WITH BEARINGS CALCULATED FROM TURNED ANGLES AND WITH DISTANCES MADE BY HORIZONTAL MEASUREMENT AND CALCULATED PER CLOSURE BY LATITUDES AND DEPARTURES AND IS HELD TO BE ACCURATE WITHIN ONE FOOT ON A 500' FEET

Lisa Jackson  
 Putnam Co. Planning & Development

PLAT OF PROPERTY OF  
 TOM THOMPSON JR.  
 LOCATED IN  
 PUTNAM COUNTY GEORGIA  
 GMD 307  
 SCALE: 1" = 400'  
 DATE: 06-27-94



THOMPSON INVESTMENT HOLDINGS, LLLP  
 DEED BOOK 711, PAGE 133  
 PLAT BOOK 32, PAGE 267  
 REMAINING ACREAGE : 29 ACRES ±  
 MAP 106 PARCEL 057

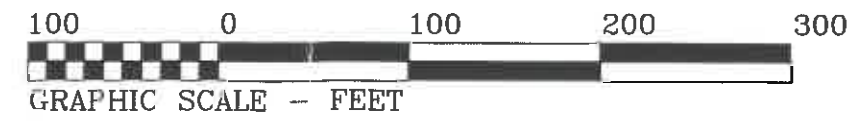


NOTE:  
 THIS PLAT IS NOT FOR RECORDING,  
 THIS PLAT IS FOR USE AS A REFERENCE  
 FOR A PROPOSED VARIANCE.

THIS IS A SURVEY OF A DIVISION OF THE PARENT TRACT.

SURVEY OF PROPERTY  
 FOR  
**Huelon Franklin Thrift**  
 GMD 307  
 PUTNAM COUNTY, GEORGIA  
 REFERENCE : DEED BOOK 711, PAGES 133  
 PLAT BOOK 32, PAGE 267

BSL --- BUILDING SETBACK LINES  
 ○ --- INDICATES A PROPOSED 1/2" RE-BAR SET UNLESS STATED OTHERWISE



**Item Attachment Documents:**

11. Request by **Jesse Copelan, Jr., executor for Florrie Hallman Jones** Estate to rezone 15.83 acres at 297 Beaver Dam Road from AG-1 to AG-2. [Map 007, part of Parcel 005, District 1].



79

## 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)

March 29, 2019

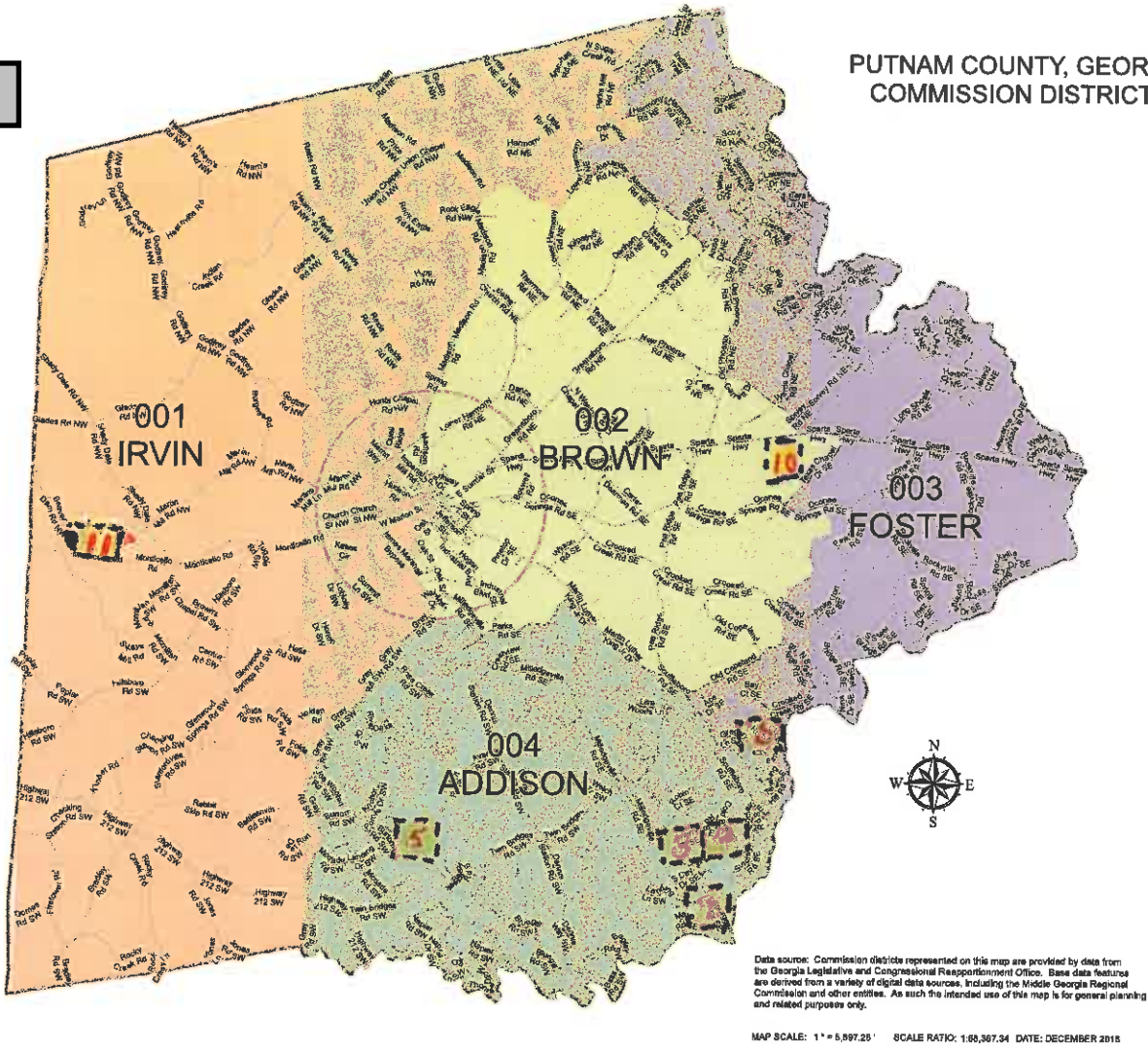
TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 5/2/2019

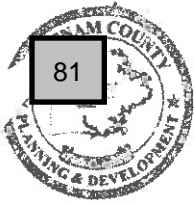
11. Request by **Jesse Copelan, Jr., executor for Florrie Jones Estate** to rezone 15.83 acres at 297 Beaver Dam Road from AG-1 to AG-2. **[Map 007, part of Parcel 005, District 1]. \*** The applicant is requesting to rezone 15.83 acres of 213.83 acres to cut out two portions of the parcel to place two separate dwellings on the property as stated in the will and testament of Mrs. Florrie Jones. The minimum lot size in AG-1 is 20 acres. In order to cut out the two smaller portions, they must be rezoned to meet the requirements of the Putnam County Code of Ordinances. The remaining 198 acres will remain AG-1. The 7.79-acre tract and the 8.04-acre tract will be rezoned to AG-2. The rezoning to AG-2 will not cause any excessive or burdensome use of public facilities or services and will promote a reasonable balance between the promotion of the public health, safety and reasonable use of the subject property. The proposed residential use is consistent with the stated purpose of the AG-2 District and will not adversely affect the existing use, value or usability of adjacent or nearby properties.

**Staff recommendation is for approval to rezone 15.83 acres from AG-1 to AG-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.**



5. Request by **John Schreiner** for a side yard setback variance at 138B Little River Run North. Presently zoned R-2. [Map 057A, Parcel 001, District 4].
6. Request by **Thomas N. Paz** for a side yard setback variance at 255B Clubhouse Road. Presently zoned R-2. [Map 111B, Parcel 030, District 3].
7. Request by **Jef L. Hulgán** for a side yard setback variance at 202 Jackson Road, S.E. Presently zoned R-1. [Map 086B, Parcel 043, District 4].
8. Request by **R. Greg Waddell**, agent for **Kerry & Laura Murphy** for a rear yard setback variance at 109 Willow Cove. Presently zoned R-1. [Map 087B, Parcel 077, District 4].
9. Request by **Allan R. Curtis** for a rear yard setback variance at 103 Ashwood Cove. Presently zoned R-1. [Map 087B, Parcel 222, District 4].
10. Request by **Huelon F. Thrift** to rezone 2 acres at 790 Sparta Highway from AG-1 to R-2. [Map 106, Parcel 057, District 2]. \*
11. Request by **Jesse Copelan, Jr.**, executor for **Florrie Jones Estate** to rezone 15.83 acres at 297 Beaver Dam Road from AG-1 to AG-2. [Map 007, Parcel 005, District 1]. \*





# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## APPLICATION FOR REZONING

APPLICATION NO 2019-00421 DATE: 3-15-19

MAP 007 PARCEL 005

1. Name of Applicant: Jesse Capelan Jr Ex of Florrie Jones Estate

2. Mailing Address: PO Box 3099 Eatonton Ga 31024

3. Phone: (~~home~~) 706 816 0962 (office) \_\_\_\_\_ (cell) \_\_\_\_\_

4. The location of the subject property, including street number, if any: 297 Beaver Dam Rd Putnam Co

5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 15.83 AC

6. The proposed zoning district desired: Ag 2

7. The purpose of this rezoning is (Attach Letter of Intent)  
Division of the Estate of ~~ESD~~ Florrie Jones

8. Present use of property: ~~Ag~~ Ag 1 Desired use of property: ~~Ag~~ Ag 2

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

Existing: AG-1  
North: AG-1 South: AG-1 East: AG-1 West: AG-1

✓ 10. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned: DL BK 229P215 Plat 6 p 35

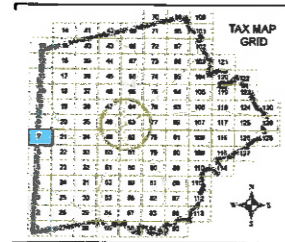
✓ 11. Legal description and recorded plat of the property to be rezoned.

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

13. A detailed description of existing land uses: Residence adjoining Farm Land of Applicant

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





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

**GEOGRAPHIC FEATURE LEGEND**

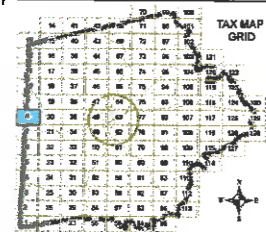
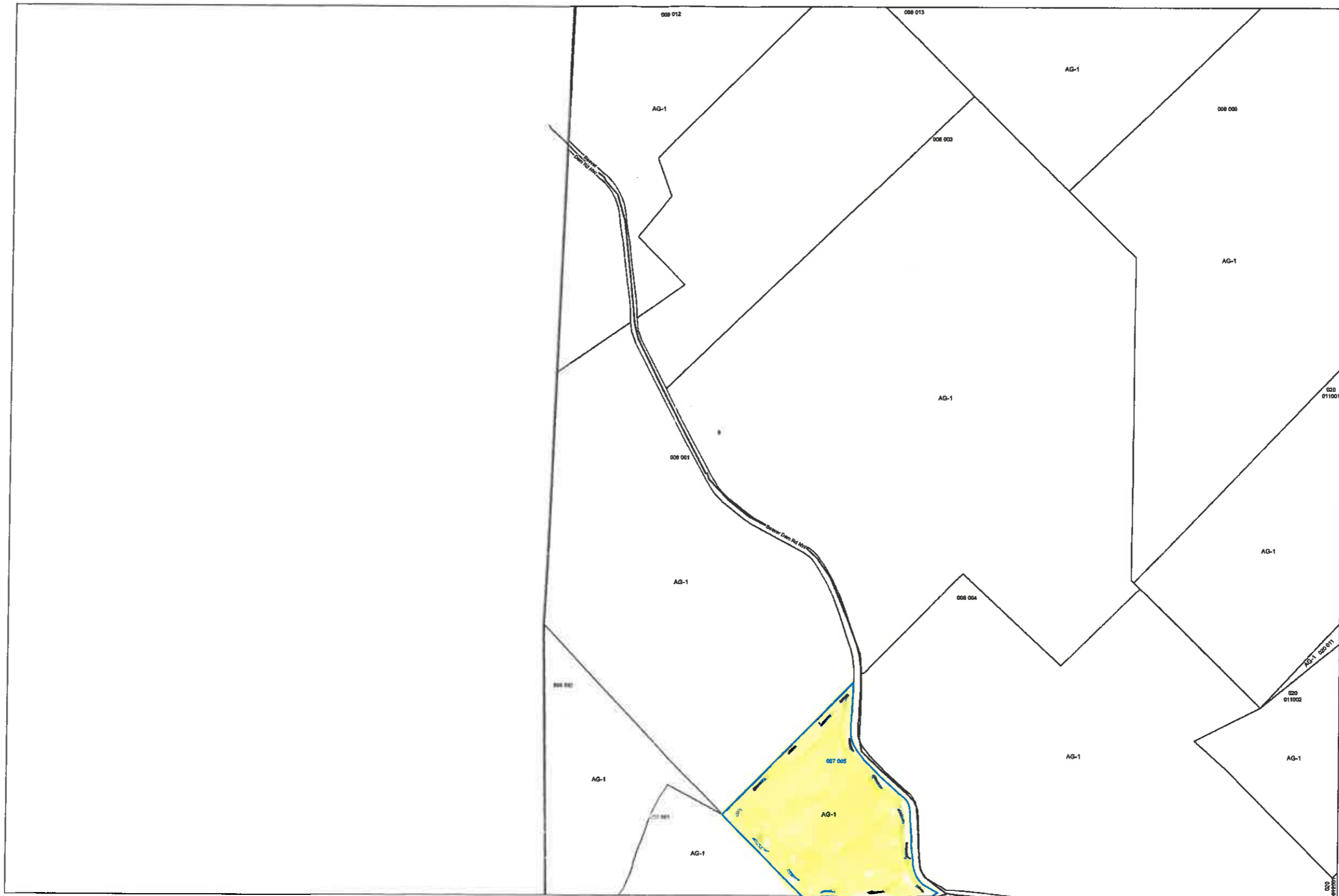
<b>Zoning</b>	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	RM-2
No Code	C-1	I-M	MHP	R - 2 CITY	RM-3
AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	VILLAGE
AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1

**MGR**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Cherry Hwy  
Suite C  
Macon, Georgia 31217  
(478) 791-5100  
(478) 791-5017  
Web: www.middlegeorgia.com  
Email: mg@mg-rc.org

**PUTNAM COUNTY, GEORGIA  
ZONING MAPS**

**MAP 007**

MAP SCALE: 1" = 400'    SCALE RATIO: 1:4,000    DATE: APRIL 2019



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

**GEOGRAPHIC FEATURE LEGEND**

<b>Zoning</b>	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	RM-2
No Code	C-1	I-M	MHP	R - 2 CITY	RM-3
AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R-1R	VILLAGE
AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1



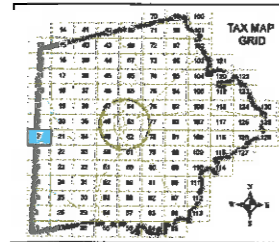
Middle Georgia Regional Council  
 170 Shiloh Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6180  
 (478) 751-0517  
 Web: www.middlegeorgiacouncil.org  
 Email: mgrc@mg-c.org

**PUTNAM COUNTY, GEORGIA  
 ZONING MAPS**



**MAP 008**

MAP SCALE: 1" = 400' SCALE RATIO: 14,800 DATE: APRIL 2019



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

**GEOGRAPHIC FEATURE LEGEND**

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

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
176 Emory Hwy  
Suite C  
Macon, Georgia 31217  
478 781-6100  
478 781-6117  
Web: [www.mgrc.org](http://www.mgrc.org)  
Email: [mg@mgrc.org](mailto:mg@mgrc.org)

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



**MAP 007**

MAP SCALE: 1" = 400'    SCALE RATIO: 14,800    DATE: APRIL 2019



STATE PLANE COORDINATES  
 POR — N 1207583.671 E 2491043.158  
 POB — N 1207630.755 E 2491158.829

POINT OF BEGGING ( POB )  
 5/8" RE-BAR SET ON R/W

POINT OF REFERENCE ( POR )  
 5" X 5" CONCRETE RIGHT-OF-WAY  
 MARKER FOUND AT THE PROPERTY  
 LINE SEPARATING THE LANDS OF USNF  
 AND FLORRIE H. JONES AS SHOWN ON  
 A PLAT RECORDED IN PLAT BOOK 6,  
 PAGE 35. CALL FROM POR TO POB :  
 N 67° 51' 04" 124.89'

USNF  
 DEED BOOK 5-R, PAGE 881  
 PLAT BOOK 2, PAGE 259

Points	Description
1	5/8" RE-BAR SET ON R/W ( POB )
2	COMPUTED POINT ON R/W
3	COMPUTED POINT ON R/W
4	COMPUTED POINT ON R/W
5	COMPUTED POINT ON R/W
6	COMPUTED POINT ON R/W
7	COMPUTED POINT ON R/W
8	5/8" RE-BAR SET ON R/W
9	5/8" RE-BAR SET
10	5/8" RE-BAR SET
11	5/8" RE-BAR SET
12	5/8" RE-BAR SET

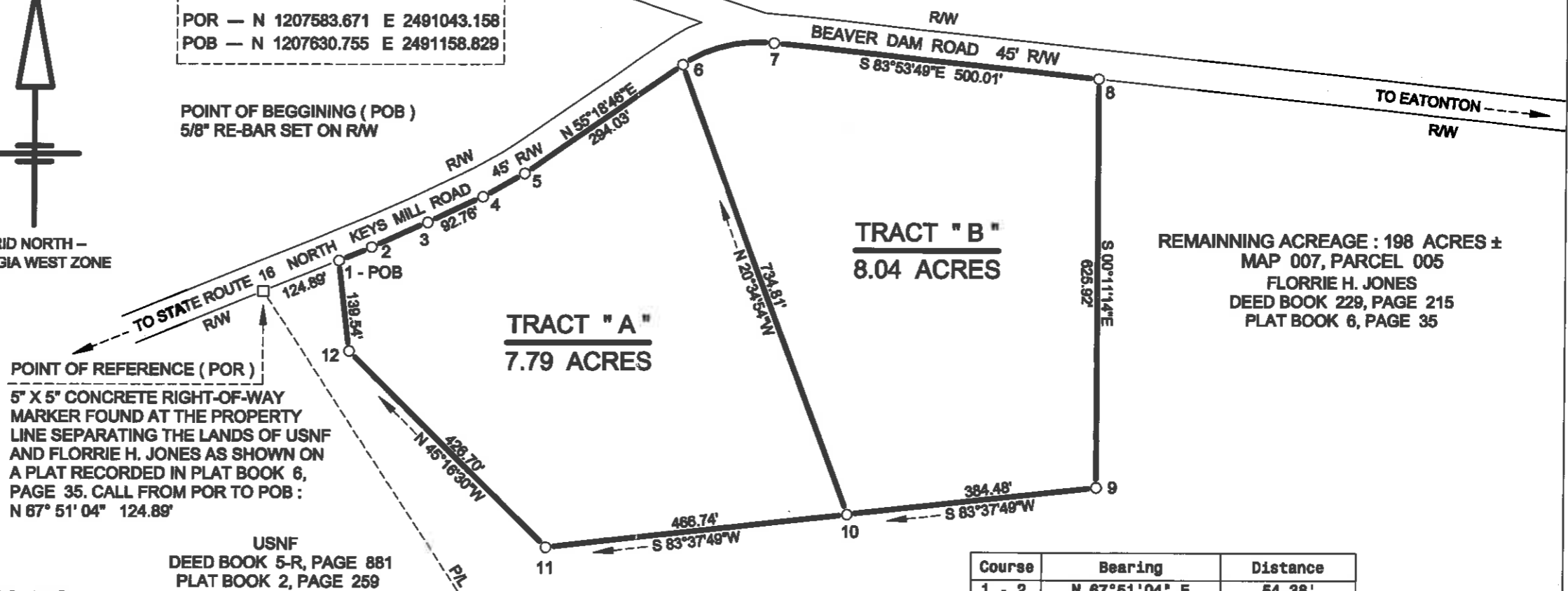
**SURVEYOR'S CERTIFICATION**

AS REQUIRED BY SUBSECTION ( d ) OF O.C.G.A. SECTION 15 - 6 - 87, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRED PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE CONFIRMED WITH APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15 - 6 - 87.



APPROVED FOR RECORDING ONLY  
 PUTNAM COUNTY  
 PLANNING AND DEVELOPMENT  
 \_\_\_\_\_  
 DATE

SURVEYED : FEBRUARY 20 - 25, 2019 PLAT : MARCH 7, 2019 JOB NUMBER : 19028P  
 EQUIPMENT USED : JAVAD TRIUMPH II ( SERIAL NUMBER 00294 ) AND TRIUMPH LS ( 00235 ) DUAL FREQUENCY AND RTK



REMAINING ACREAGE : 198 ACRES ±  
 MAP 007, PARCEL 005  
 FLORRIE H. JONES  
 DEED BOOK 229, PAGE 215  
 PLAT BOOK 6, PAGE 35

REMAINING ACREAGE : 198 ACRES ±  
 MAP 007, PARCEL 005  
 FLORRIE H. JONES  
 DEED BOOK 229, PAGE 215  
 PLAT BOOK 6, PAGE 35

Course	Bearing	Distance
1 - 2	N 67° 51' 04" E	54.38'
2 - 3	N 66° 11' 19" E	93.70'
3 - 4	N 64° 40' 10" E	92.76'
4 - 5	N 60° 43' 37" E	72.61'
5 - 6	N 55° 18' 46" E	294.03'
6 - 7	Rad: 199.77' Tan: 77.93' Chd: N 76° 31' 50" E	Arc: 148.60' CA: 42° 37' 10" 145.20'
7 - 8	S 83° 53' 49" E	500.01'
8 - 9	S 00° 11' 14" E	625.92'
9 - 10	S 83° 37' 49" W	384.48'
10 - 11	S 83° 37' 49" W	466.74'
11 - 12	N 45° 16' 30" W	426.70'
12 - 1	N 06° 43' 03" W	139.54'

THIS IS A SURVEY OF A DIVISION OF THE PARENT TRACT.

**SURVEY OF PROPERTY  
 FOR  
 The Estate of Florrie H. Jones  
 LYING IN LAND LOT 181  
 FOURTEENTH LAND DISTRICT  
 GMD 390  
 PUTNAM COUNTY, GEORGIA  
 REFERENCE : DEED BOOK 229, PAGES 215  
 PLAT BOOK 6, PAGE 35**

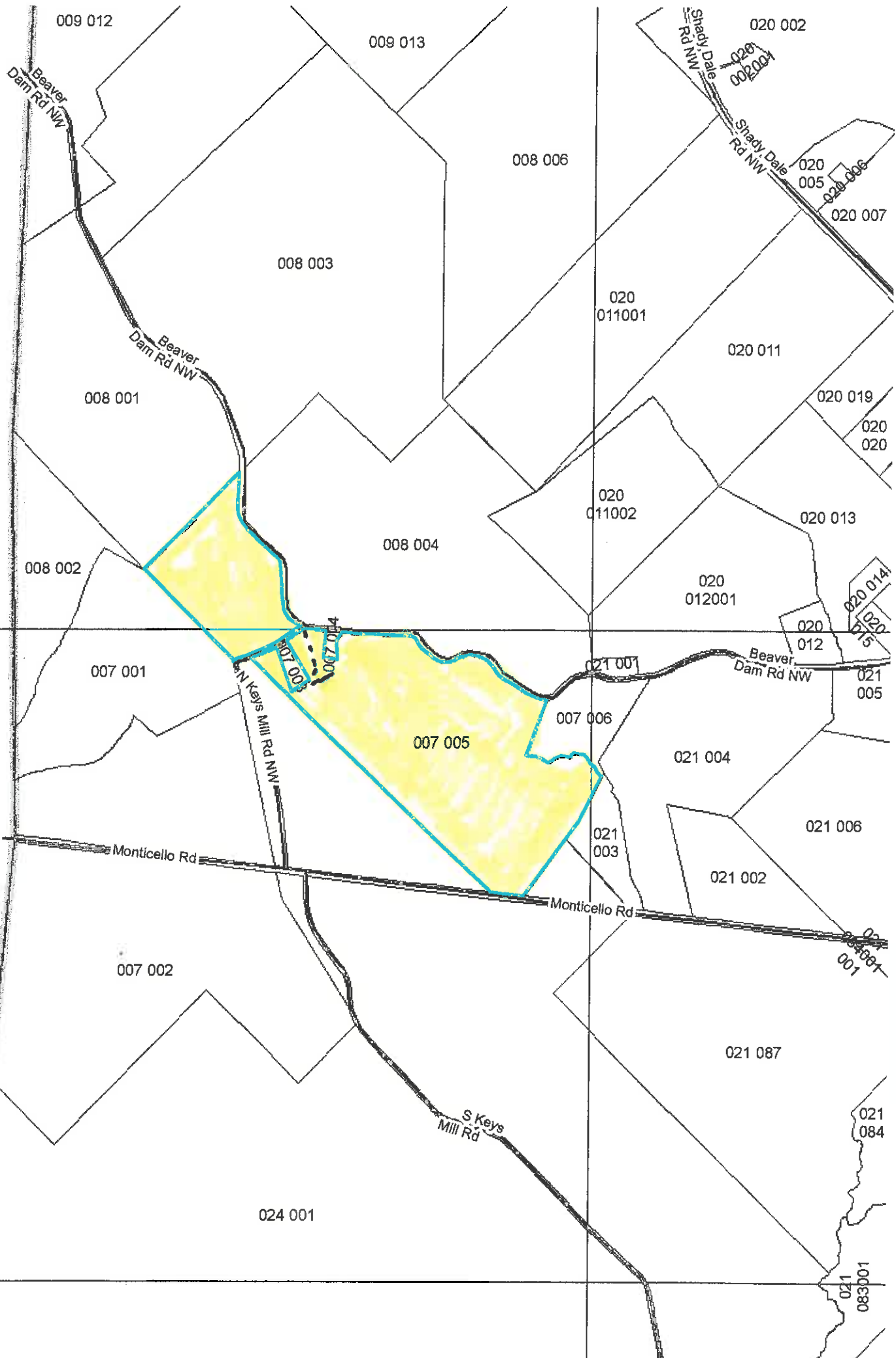
**SURVEYOR'S CERTIFICATION**

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A POSITIONAL TOLERANCE OF 0.04 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 160,631 FEET.

SURVEYOR: BYRON L. FARMER  
 259 COUNTY LINE CHURCH ROAD, SW  
 MILLEDGEVILLE, GEORGIA 31061  
 PHONE: 478-932-5755  
 GEORGIA REGISTRATION NUMBER 1679

NOTE :  
 THIS PROPERTY IS SUBJECT TO UTILITY AND OTHER EASEMENTS,  
 BOTH VISIBLE AND NOT VISIBLE AT THE TIME OF THE SURVEY.  
 THESE EASEMENTS MAY OR MAY NOT BE OF RECORD.







**JESSE COPELAN, JR.**  
SENIOR JUDGE - STATE COURT  
POST OFFICE BOX 3099  
EATONTON, GEORGIA 31024  
(706) 816-0862  
jessecopelanjr@gmail.com

April 2, 2019

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

Re: Application for Rezoning  
Portion of 297 Beaver Dam Road,  
Putnam County, Ga.

To Whom It May Concern:

In regards to the rezoning of a portion of 297 Beaver Dam Road in Putnam County, I would request that consideration be given to rezone this property from A1 to A2. The property is currently titled in the Estate of Florrie Jones.

Mrs. Jones died on May 1, 2018 and owned approximately 194 acres located on Beaver Dam Road. At the time of her Mrs. Jones's death, the property was zoned A-1.

In order to disperse the land according to the Last Will and Testament of Mrs. Jones, a new survey was made. The two houses located on said property were surveyed out and application was made to have the two houses rezoned to A-2 as required by the County Ordinance.

The two tracts of land with the two houses are shown on a new plat. A copy of said plat is attached as a part of this rezoning application.

In accordance with our County's Ordinance, the two house tracts are required to be re-zoned to A-2. This application request is made to abide with the new zoning designation so that the property may be divided among Mrs. Jones's children.

RCAD 2019 APR 2

KP

Page Two:

As the Executor of Mrs. Jones's Estate, I request that this new designation change from A-1 to A-2 so that I may comply with Mrs. Jones's bequest within her Last Will and Testament.

I thank you for your consideration. Should you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Jesse Copelan, Jr." in a cursive script.

Jesse Copelan, Jr.,  
Executor of the Estate of Florrie Jones

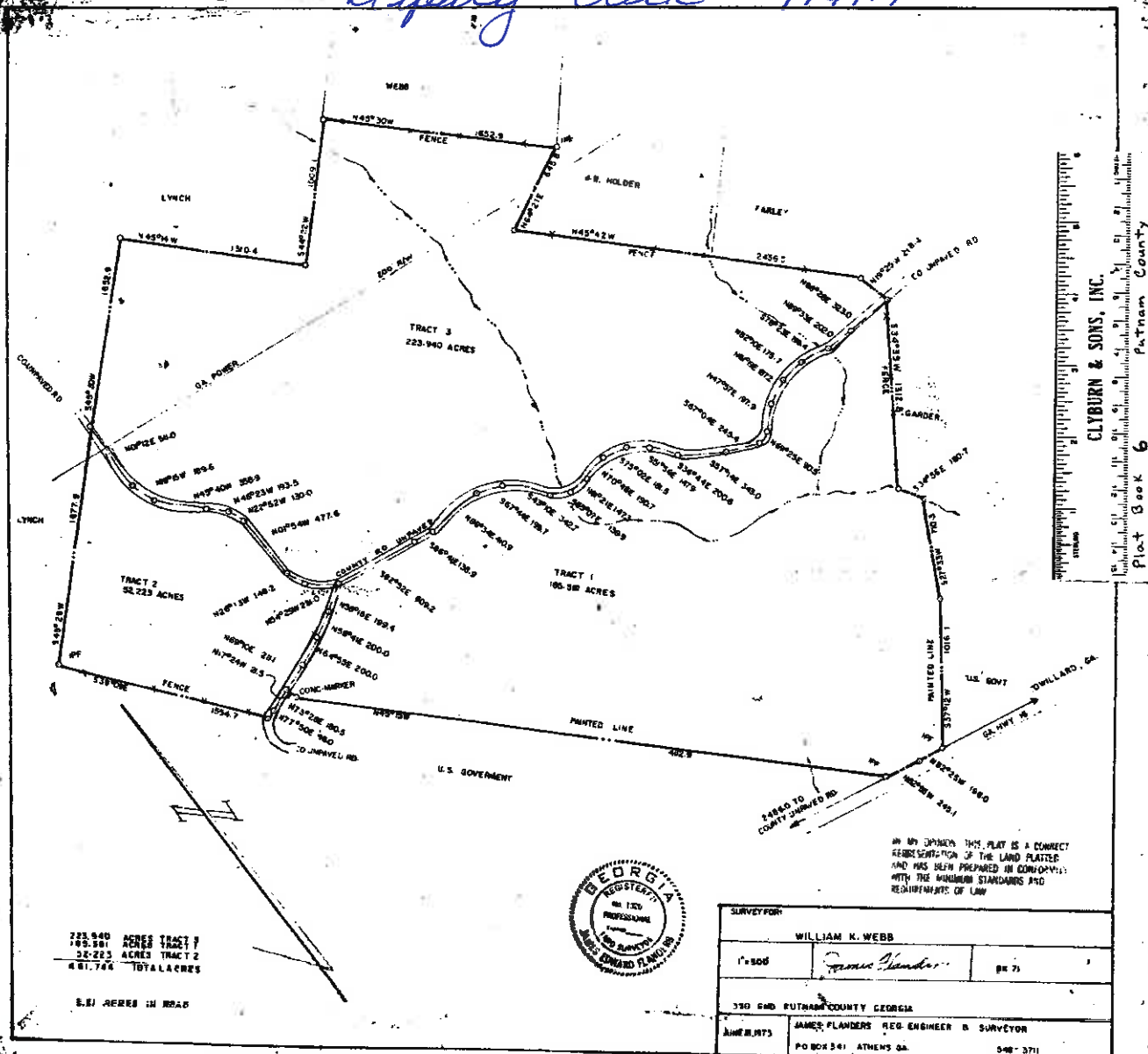
RCVD 2018 APR 2

Handwritten initials in blue ink, possibly "JP".



*Revised 7/1/1911*

*Audrey R. Maddall  
Deputy Clerk 3/14/19*



223.940 ACRES TRACT 3  
100.581 ACRES TRACT 1  
52.223 ACRES TRACT 2  
481.744 TOTAL ACRES

5.81 ACRES IN ROAD



BY MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTER AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW

SURVEYOR		
WILLIAM K. WEBB		
1"=500'	<i>James Flanders</i>	PK 71
330 S.W. 2ND PUTNAM COUNTY GEORGIA		
WITNESSES	JAMES FLANDERS REG. ENGINEER & SURVEYOR PO BOX 341, ATHENS GA 30601-0371	

RECEIVED  
MAR 15 2019  
*[Signature]*