



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Agenda

Thursday, November 07, 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-October 3, 2019

Requests

5. Request by **Chris & Heather Willis, agents for Richard Delisle** for a rear yard setback variance at Lot 32 Rockville Springs Court. Presently zoned R-1. [**Map 127A, Parcel 010, District 3**].
6. Request by **Jeff Treadway** for a rear yard setback variance at Lot 3 East Riverbend Court. Presently zoned R-1. [**Map 119C, Parcel 080, District 3**].
7. Request by **Ronnie & Lynn Smith** for a side yard setback variance at 108 Sunset Drive. Presently zoned R-2. [**Map 053B, Parcel 056, District 4**].
8. Request by **Hugh & Rosemary Foskey** for a rear yard setback variance at 115 Little River Court. Presently zoned R-2. [**Map 058A, Parcel 052, District 4**].
9. Request by **Robert Alan Council** for a side yard setback variance at 164 Spurgeon Drive. Presently zoned R-1. [**Map 086C, Parcel 121, District 4**].
10. Request by **Beverly Ralston** to rezone 13.70 acres at 182 Alexander Road from AG-1 to AG-2. [**Map 096, Parcel 009, District 2**]. *
11. Request by **Gary Thompson** to rezone 28.85 acres at 123 Beaver Dam Road from AG-1 to AG-2. [**Map 021, Parcel 007, District 1**]. *
12. Request by **Jason Minchey, Lazarus Investments LLC** to rezone 23.38 acres at 116 Napier Mill Road from AG-1 to AG-2. [**Map 056, Parcel 001, District 4**]. *

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on November 19, 2019 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

Item Attachment Documents:

4. Approval of Minutes-October 3, 2019



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

Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, October 3, 2019 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Opening

1. Call to Order

Chairman James Marshall, Jr. called the meeting to order.

2. Attendance

Mr. Jonathan Gladden called the roll.

PRESENT:

Chairman James Marshall, Jr.

Member Maurice Hill, Jr. (not eligible for voting due to training requirements)

Member Martha Farley

Member Tim Pierson

ABSENT:

Member Joel Hardie

STAFF:

Lisa Jackson

Courtney Andrews

Jonathan Gladden

3. Rules of Procedures

Ms. Courtney Andrews read the Rules of Procedures.

Minutes

4. Approval of Minutes – September 5, 2019 & September 9, 2019

Opening Statement from the County Attorney

Barry Fleming, the Putnam County attorney, welcomed everyone to the meeting. He stated that this is a public meeting and everyone who signed up to speak will be given that opportunity. Mr. Fleming explained what the decorum was and how everyone should respect one another. He asked for everyone to address their comments from the podium. During this hearing, there will be 10 minutes for the pro and the con and all others will receive 3 minutes each to speak. This time is not meant to be a question and answer session. Questions may be asked by the board for clarification. Other questions can be answered by staff at the end. The purpose of this public hearing meeting is to give everyone the opportunity to be heard. It is understood that everyone may not agree on everything, but it is asked that everyone is treated kind. If at any time something is not understood, we will try to help.

5. Request by **Chris & Heather Willis, agents for Richard Delisle** for a rear yard setback variance at Lot 32 Rockville Springs Court. Presently zoned R-1. **[Map 127A, Parcel 010, District 3]**. **The applicants would like to withdraw without prejudice.** No one spoke in opposition of this request.

Staff recommendation is for approval to withdraw without prejudice at Lot 32 Rockville Springs Court [Map 127A, Parcel 010, District 3].

Motion to approve the request by **Chris & Heather Willis, agents for Richard Delisle** to withdraw without prejudice their request for a rear yard setback variance at Lot 32 Rockville Springs Court made by Member Pierson, Seconded by Member Farley
Voting Yea: Chairman Marshall, Member Farley, Member Pierson

6. Request by **Joe and Teresa Huey** to rezone 14.81 acres at 169 Denham Road from AG-1 to AG-2. **[Map 074, Parcel 044, District 2]**. * **Mrs. Huey** represented this request. She stated that they would like to rezone their property so that their son can place a home next to them. and help care for her and her husband. **Chairman Marshall** asked if they were cutting out 5 acres. **Mrs. Huey** confirmed. No one spoke in opposition of this request.

Staff recommendation is for approval to rezone 14.81 acres at 169 Denham Road [Map 074, Parcel 044, District 2] 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.

Motion to approve the request by **Joe and Teresa Huey** to rezone 14.81 acres from AG-1 to AG-2 at 169 Denham Road 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 made by Member Farley, Seconded by Member Pierson
Voting Yea: Chairman Marshall, Member Farley, Member Pierson

7. Request by **James P. Key** to rezone 3.00 acres at 121 Crooked Creek Drive from R-2 to C-1. **[Map 110D, Parcel 045, District 3]**. * **Mrs. Christie Key** represented this request. She thanked everyone for showing up to support the community. Mrs. Key gave a quick background of herself and her husband, including their occupations. She stated that they have a total of 4 parcels and felt the need to use their resources to develop a project that would meet the demand and improve the community for both residents and visitors of the lake country. Mrs. Key asked for clarification on if Putnam County allows a property owner to apply for condition only zoning for this type development. Meaning that the zoning is only for its specified purpose as it has been applied for. In short, if the zoning is not approved, it does not mean that any commercial business is able to move and operate on that property. Any variance from that zoning request would have to go through a new application process. She asked if that was accurate. **Ms. Lisa Jackson**, Director of Planning and Development, responded saying their application was for rezoning from R-2 to Commercial and there were no conditions or conditional zoning in their request. **Mrs. Key** stated they were told that the county only accepts conditional use, and they would like for it to be conditional use only for what they have applied for. **Mr. Fleming** asked Mrs. Key who informed her of this

information. **Mrs. Key** replied that Commissioner Sharp gave her this information. **Mr. Fleming** stated that there is a such thing as conditional use which is allowed, however, that is not what they applied for. He explained, that their application has been reviewed as it was submitted and has gone through the process with staff for them to make a recommendation to the board. Therefore, the only thing that can be heard at this hearing is what they have applied for. Mr. Fleming asked if they wanted to change their application. **Mrs. Key** stated that they wanted to move forward with what they have submitted. She added that if their rezoning request was denied and the current residential zoning remains, 6 homes could be added. Mrs. Key stated that if the rezoning request is approved, their proposed project will be an asset to the community and visitors of the lake. It will allow for safe storage of marine crafts, reduce the trailering distance of the water crafts for the lake visitors and allow the lake property owners to store their items. She added that the other storage facilities on Lake Sinclair are closed or full to capacity year-round which shows a need for this type of facility in the area. Their project will bring additional ramp fees, fuel and retail purchases to surrounding businesses due to the convenience. This additional income can help currently operating businesses to grow and thrive. It will make the lake area more attractive to new businesses and residents. It will raise the production of jobs and increase the value and tax revenue of public roads, schools, and public amenities. It will operate during the same hours of similar facilities. The rental office will look similar to a home with stacked stone, a covered porch area, and craftsman style to keep the aesthetics and welcoming feeling. The storage buildings will be constructed of metal board and batten with stone accent. There will be low voltage lighting mounted on the buildings and no large light poles will be installed. The buildings will also have carriage styled rollup doors. The perimeters of the property will consist of stone and board fencing along the road sides to keep the welcoming aesthetics. An 8-foot chain link fence will be located on the back side of the property with landscaping. The property will be monitored for security using a state of the art camera system. There will only be one driveway in or out of the property and that access is on Crooked Creek Drive. Mrs. Key added that they have proposed an extensive landscape buffer area to include mature Leland Cypress trees along with the 8-foot tall chain link fence bordering the surrounding properties. The left side of the property will not be used for any of the storage buildings. All property borders will meet the regulations of the Putnam County Code of Ordinances. She stated that she met with the property owner who is most affected by their project. They feel that Mrs. Sarah Cook will be a wonderful neighbor for them and hope that she remains in the community. Mrs. Key stated that when they met with Mrs. Cook, she asked if they would make her an offer on her property. They made an offer of \$180,000.00 which they believed was way above her property value. Mrs. Key stated that Mrs. Cook declined their offer. The Key's offered a larger buffer around Mrs. Cook's home or to deed the parcel to the left of her property where there would be no storage buildings as well as fence in the front of her yard. Everything offered would be deeded to Mrs. Cook for free. Mrs. Key stated that Mrs. Cook said that she would discuss the offer with her husband but did not hear back from her. She added that there are existing boat storage facilities in the area. The one located on Pea Ridge/Scuffleboro Road has been labeled as an "eyesore". She added that there is no landscaping buffer and there are numerous items located on the exterior of the facility. There is also a boat storage facility located at 196 Scuffleboro Road which is zoned residential. They ask that the community sees the bigger picture for this proposal and how it can be an asset to the community for years to come. It was mentioned that Lake Sinclair properties don't appreciate like those of Lake Oconee. She concluded by giving thanks to the neighbors who attended and added that they look forward to making more friends and extend current relationships.

At this time, those who signed in to speak in opposition of the rezoning request at 121 Crooked Creek Drive, were given 3 minutes each to speak.

Sarah Cook-1123 Crooked Creek Road
Harold Echols-1059 Crooked Creek Road
Wanda Sebald-118 S Steel Bridge Road
Dessie Womac-949 Crooked Creek Road
Merle Sebald-118 S Steel Bridge Road
David Horton-1115 Crooked Creek Road
Nickie Wells-1118 Crooked Creek Road
Chad Hudgins-417 Pea Ridge Road
Bettina Hutchings-1077 Crooked Creek Road
Scott Giacomelli-Lawrenceville (Crooked Creek Marina Rep.)
Donna Schreiber-129 Crooked Creek Drive
Charlene Gilliam-125 Crooked Creek Drive
James Schreiber-129 Crooked Creek Drive

At this time, those who signed in to speak in favor of the rezoning request at 121 Crooked Creek Drive, were given 3 minutes each to speak.

Marty Brooks-Morgan County
Phil Matheny-246 N Steel Bridge Road
Chris Matheny-186 Clubhouse Road
John Brexler-Walton County
Hewell Prince-124 Bay Court
Michaela Prince-124 Bay Court
Liz Pope-359 Clubhouse Road
Cory McMichael-373 Scuffleboro
Devin Higginbotham-Walton County
PJ Batchelor-274 Clubhouse Road
Cindy Batchelor-274 Clubhouse Road

Staff recommendation is for denial to rezone 3.00 acres at 121 Crooked Creek Drive [Map 110D, Parcel 045, District 3] from R-2 to C-1.

Motion to deny the request by **James P. Key** to rezone 3.00 acres from R-2 to C-1 at 121 Crooked Creek Drive made by Member Pierson, Seconded by Member Farley
Voting Yea: Chairman Marshall, Member Farley, Member Pierson

8. Request by **James P. Key** to rezone 2.46 acres at 119 Crooked Creek Drive from R-2 to C-1. **[Map 110D, Parcel 046, District 3]. * Mrs. Christie Key** represented this request. She thanked everyone for showing up to support the community. Mrs. Key gave a quick background of herself and her husband, including their occupations. She stated that they have a total of 4 parcels and felt the need to use their resources to develop a project that would meet the demand and improve the community for both residents and visitors of the lake country. Mrs. Key asked for clarification on if Putnam County allows a property owner to apply for condition only zoning for this type development. Meaning that the zoning is only

for its specified purpose as it has been applied for. In short, if the zoning is not approved, it does not mean that any commercial business is able to move and operate on that property. Any variance from that zoning request would have to go through a new application process. She asked if that was accurate. **Ms. Lisa Jackson**, Director of Planning and Development, responded saying their application was for rezoning from R-2 to Commercial and there were no conditions or conditional zoning in their request. **Mrs. Key** stated they were told that the county only accepts conditional use, and they would like for it to be conditional use only for what they have applied for. **Mr. Fleming** asked Mrs. Key who informed her of this information. **Mrs. Key** replied that Commissioner Sharp gave her this information. **Mr. Fleming** stated that there is a such thing as conditional use which is allowed, however, that is not what they applied for. He explained, that their application has been reviewed as it was submitted and has gone through the process with staff for them to make a recommendation to the board. Therefore, the only thing that can be heard at this hearing is what they have applied for. Mr. Fleming asked if they wanted to change their application. **Mrs. Key** stated that they wanted to move forward with what they have submitted. She added that if their rezoning request was denied and the current residential zoning remains, 6 homes could be added. Mrs. Key stated that if the rezoning request is approved, their proposed project will be an asset to the community and visitors of the lake. It will allow for safe storage of marine crafts, reduce the trailering distance of the water crafts for the lake visitors and allow the lake property owners to store their items. She added that the other storage facilities on Lake Sinclair are closed or full to capacity year-round which shows a need for this type of facility in the area. Their project will bring additional ramp fees, fuel and retail purchases to surrounding businesses due to the convenience. This additional income can help currently operating businesses to grow and thrive. It will make the lake area more attractive to new businesses and residents. It will raise the production of jobs and increase the value and tax revenue of public roads, schools, and public amenities. It will operate during the same hours of similar facilities. The rental office will look similar to a home with stacked stone, a covered porch area, and craftsman style to keep the aesthetics and welcoming feeling. The storage buildings will be constructed of metal board and batten with stone accent. There will be low voltage lighting mounted on the buildings and no large light poles will be installed. The buildings will also have carriage styled rollup doors. The perimeters of the property will consist of stone and board fencing along the road sides to keep the welcoming aesthetics. An 8-foot chain link fence will be located on the back side of the property with landscaping. The property will be monitored for security using a state of the art camera system. There will only be one driveway in or out of the property and that access is on Crooked Creek Drive. Mrs. Key added that they have proposed an extensive landscape buffer area to include mature Leland Cypress trees along with the 8-foot tall chain link fence bordering the surrounding properties. The left side of the property will not be used for any of the storage buildings. All property borders will meet the regulations of the Putnam County Code of Ordinances. She stated that she met with the property owner who is most affected by their project. They feel that Mrs. Sarah Cook will be a wonderful neighbor for them and hope that she remains in the community. Mrs. Key stated that when they met with Mrs. Cook, she asked if they would make her an offer on her property. They made an offer of \$180,000.00 which they believed was way above her property value. Mrs. Key stated that Mrs. Cook declined their offer. The Key's offered a larger buffer around Mrs. Cook's home or to deed the parcel to the left of her property where there would be no storage buildings as well as fence in the front of her yard. Everything offered would be deeded to Mrs. Cook for free. Mrs. Key stated that Mrs. Cook said that she would discuss the offer with her husband but did not hear back from her. She added that there

are existing boat storage facilities in the area. The one located on Pea Ridge/Scuffleboro Road has been labeled as an “eyesore”. She added that there is no landscaping buffer and there are numerous items located on the exterior of the facility. There is also a boat storage facility located at 196 Scuffleboro Road which is zoned residential. They ask that the community sees the bigger picture for this proposal and how it can be an asset to the community for years to come. It was mentioned that Lake Sinclair properties don’t appreciate like those of Lake Oconee. She concluded by giving thanks to the neighbors who attended and added that they look forward to making more friends and extend current relationships.

At this time, those who signed in to speak in opposition of the rezoning request at 119 Crooked Creek Drive, were given 3 minutes each to speak.

Sarah Cook-1123 Crooked Creek Road
Harold Echols-1059 Crooked Creek Road
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Donna Schreiber-129 Crooked Creek Drive
Charlene Gilliam-125 Crooked Creek Drive
James Schreiber-129 Crooked Creek Drive

At this time, those who signed in to speak in favor of the rezoning request at 119 Crooked Creek Drive, were given 3 minutes each to speak.

Marty Brooks-Morgan County
Phil Matheny-246 N Steel Bridge Road
Chris Matheny-186 Clubhouse Road
John Brexler-Walton County
Hewell Prince-124 Bay Court
Michaela Prince-124 Bay Court
Liz Pope-359 Clubhouse Road
Cory McMichael-373 Scuffleboro
Devin Higginbotham-Walton County
PJ Batchelor-274 Clubhouse Road
Cindy Batchelor-274 Clubhouse Road

Staff recommendation is for denial to rezone 2.46 acres at 119 Crooked Creek Drive [Map 110D, Parcel 046, District 3] from R-2 to C-1.

Motion to deny the request by **James P. Key** to rezone 2.46 acres from R-2 to C-1 at 119 Crooked Creek Drive made by Member Pierson, Seconded by Member Farley
Voting Yea: Chairman Marshall, Member Farley, Member Pierson

9. Request by **James P. Key** to rezone 3.07 acres at 1127 Crooked Creek Road from R-2 to C-1. **[Map 110D, Parcel 047, District 3]**. * **Mrs. Christie Key** represented this request. She thanked everyone for showing up to support the community. Mrs. Key gave a quick background of herself and her husband, including their occupations. She stated that they have a total of 4 parcels and felt the need to use their resources to develop a project that would meet the demand and improve the community for both residents and visitors of the lake country. Mrs. Key asked for clarification on if Putnam County allows a property owner to apply for condition only zoning for this type development. Meaning that the zoning is only for its specified purpose as it has been applied for. In short, if the zoning is not approved, it does not mean that any commercial business is able to move and operate on that property. Any variance from that zoning request would have to go through a new application process. She asked if that was accurate. **Ms. Lisa Jackson**, Director of Planning and Development, responded saying their application was for rezoning from R-2 to Commercial and there were no conditions or conditional zoning in their request. **Mrs. Key** stated they were told that the county only accepts conditional use, and they would like for it to be conditional use only for what they have applied for. **Mr. Fleming** asked Mrs. Key who informed her of this information. **Mrs. Key** replied that Commissioner Sharp gave her this information. **Mr. Fleming** stated that there is a such thing as conditional use which is allowed, however, that is not what they applied for. He explained, that their application has been reviewed as it was submitted and has gone through the process with staff for them to make a recommendation to the board. Therefore, the only thing that can be heard at this hearing is what they have applied for. Mr. Fleming asked if they wanted to change their application. **Mrs. Key** stated that they wanted to move forward with what they have submitted. She added that if their rezoning request was denied and the current residential zoning remains, 6 homes could be added. Mrs. Key stated that if the rezoning request is approved, their proposed project will be an asset to the community and visitors of the lake. It will allow for safe storage of marine crafts, reduce the trailering distance of the water crafts for the lake visitors and allow the lake property owners to store their items. She added that the other storage facilities on Lake Sinclair are closed or full to capacity year-round which shows a need for this type of facility in the area. Their project will bring additional ramp fees, fuel and retail purchases to surrounding businesses due to the convenience. This additional income can help currently operating businesses to grow and thrive. It will make the lake area more attractive to new businesses and residents. It will raise the production of jobs and increase the value and tax revenue of public roads, schools, and public amenities. It will operate during the same hours of similar facilities. The rental office will look similar to a home with stacked stone, a covered porch area, and craftsman style to keep the aesthetics and welcoming feeling. The storage buildings will be constructed of metal board and batten with stone accent. There will be low voltage lighting mounted on the buildings and no large light poles will be installed. The buildings will also have carriage styled rollup doors. The perimeters of the property will consist of stone and board fencing along the road sides to keep the welcoming aesthetics. An 8-foot chain link fence will be located on the back side of the property with landscaping. The property will be monitored for security using a state of the art camera system. There will only be one driveway in or out of the property and that access is on Crooked Creek Drive. Mrs. Key added that they have proposed an extensive landscape buffer area to include mature Leland Cypress trees along with the 8-foot tall chain link fence bordering the surrounding properties. The left side of the property will not be used for any of the storage buildings. All property borders will meet the regulations of the Putnam County Code of Ordinances. She stated that she met with the property owner who is most affected by their project. They feel that Mrs. Sarah Cook will

be a wonderful neighbor for them and hope that she remains in the community. Mrs. Key stated that when they met with Mrs. Cook, she asked if they would make her an offer on her property. They made an offer of \$180,000.00 which they believed was way above her property value. Mrs. Key stated that Mrs. Cook declined their offer. The Key's offered a larger buffer around Mrs. Cook's home or to deed the parcel to the left of her property where there would be no storage buildings as well as fence in the front of her yard. Everything offered would be deeded to Mrs. Cook for free. Mrs. Key stated that Mrs. Cook said that she would discuss the offer with her husband but did not hear back from her. She added that there are existing boat storage facilities in the area. The one located on Pea Ridge/Scuffleboro Road has been labeled as an "eyesore". She added that there is no landscaping buffer and there are numerous items located on the exterior of the facility. There is also a boat storage facility located at 196 Scuffleboro Road which is zoned residential. They ask that the community sees the bigger picture for this proposal and how it can be an asset to the community for years to come. It was mentioned that Lake Sinclair properties don't appreciate like those of Lake Oconee. She concluded by giving thanks to the neighbors who attended and added that they look forward to making more friends and extend current relationships.

At this time, those who signed in to speak in opposition of the rezoning request at 1127 Crooked Creek Road, were given 3 minutes each to speak.

Sarah Cook-1123 Crooked Creek Road
Harold Echols-1059 Crooked Creek Road
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Dessie Womac-949 Crooked Creek Road
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At this time, those who signed in to speak in favor of the rezoning request at 1127 Crooked Creek Road, were given 3 minutes each to speak.

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Staff recommendation is for denial to rezone 3.07 acres at 1127 Crooked Creek Road [Map 110D, Parcel 047, District 3] from R-2 to C-1.

Motion to deny the request by **James P. Key** to rezone 3.07 acres from R-2 to C-1 at 1127 Crooked Creek Road made by Member Pierson, Seconded by Member Farley
Voting Yea: Chairman Marshall, Member Farley, Member Pierson

10. Request by **James P. Key** to rezone 1.19 acres at 1117 Crooked Creek Road from R-2 to C-1. **[Map 110D, Parcel 049, District 3]. * Mrs. Christie Key** represented this request. She thanked everyone for showing up to support the community. Mrs. Key gave a quick background of herself and her husband, including their occupations. She stated that they have a total of 4 parcels and felt the need to use their resources to develop a project that would meet the demand and improve the community for both residents and visitors of the lake country. Mrs. Key asked for clarification on if Putnam County allows a property owner to apply for condition only zoning for this type development. Meaning that the zoning is only for its specified purpose as it has been applied for. In short, if the zoning is not approved, it does not mean that any commercial business is able to move and operate on that property. Any variance from that zoning request would have to go through a new application process. She asked if that was accurate. **Ms. Lisa Jackson**, Director of Planning and Development, responded saying their application was for rezoning from R-2 to Commercial and there were no conditions or conditional zoning in their request. **Mrs. Key** stated they were told that the county only accepts conditional use, and they would like for it to be conditional use only for what they have applied for. **Mr. Fleming** asked Mrs. Key who informed her of this information. **Mrs. Key** replied that Commissioner Sharp gave her this information. **Mr. Fleming** stated that there is a such thing as conditional use which is allowed, however, that is not what they applied for. He explained, that their application has been reviewed as it was submitted and has gone through the process with staff for them to make a recommendation to the board. Therefore, the only thing that can be heard at this hearing is what they have applied for. Mr. Fleming asked if they wanted to change their application. **Mrs. Key** stated that they wanted to move forward with what they have submitted. She added that if their rezoning request was denied and the current residential zoning remains, 6 homes could be added. Mrs. Key stated that if the rezoning request is approved, their proposed project will be an asset to the community and visitors of the lake. It will allow for safe storage of marine crafts, reduce the trailering distance of the water crafts for the lake visitors and allow the lake property owners to store their items. She added that the other storage facilities on Lake Sinclair are closed or full to capacity year-round which shows a need for this type of facility in the area. Their project will bring additional ramp fees, fuel and retail purchases to surrounding businesses due to the convenience. This additional income can help currently operating businesses to grow and thrive. It will make the lake area more attractive to new businesses and residents. It will raise the production of jobs and increase the value and tax revenue of public roads, schools, and public amenities. It will operate during the same hours of similar facilities. The rental office will look similar to a home with stacked stone, a covered porch area, and craftsman style to keep the aesthetics and welcoming feeling. The storage buildings will be constructed of metal board and batten with stone accent. There will be low voltage lighting mounted on the buildings and no large light poles will be installed. The buildings will also have carriage styled rollup doors. The perimeters of the property will consist of stone and board fencing along the road sides to keep the welcoming aesthetics. An 8-foot chain link

fence will be located on the back side of the property with landscaping. The property will be monitored for security using a state of the art camera system. There will only be one driveway in or out of the property and that access is on Crooked Creek Drive. Mrs. Key added that they have proposed an extensive landscape buffer area to include mature Leland Cypress trees along with the 8-foot tall chain link fence bordering the surrounding properties. The left side of the property will not be used for any of the storage buildings. All property borders will meet the regulations of the Putnam County Code of Ordinances. She stated that she met with the property owner who is most affected by their project. They feel that Mrs. Sarah Cook will be a wonderful neighbor for them and hope that she remains in the community. Mrs. Key stated that when they met with Mrs. Cook, she asked if they would make her an offer on her property. They made an offer of \$180,000.00 which they believed was way above her property value. Mrs. Key stated that Mrs. Cook declined their offer. The Key's offered a larger buffer around Mrs. Cook's home or to deed the parcel to the left of her property where there would be no storage buildings as well as fence in the front of her yard. Everything offered would be deeded to Mrs. Cook for free. Mrs. Key stated that Mrs. Cook said that she would discuss the offer with her husband but did not hear back from her. She added that there are existing boat storage facilities in the area. The one located on Pea Ridge/Scuffleboro Road has been labeled as an "eyesore". She added that there is no landscaping buffer and there are numerous items located on the exterior of the facility. There is also a boat storage facility located at 196 Scuffleboro Road which is zoned residential. They ask that the community sees the bigger picture for this proposal and how it can be an asset to the community for years to come. It was mentioned that Lake Sinclair properties don't appreciate like those of Lake Oconee. She concluded by giving thanks to the neighbors who attended and added that they look forward to making more friends and extend current relationships.

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Harold Echols-1059 Crooked Creek Road
Wanda Sebald-118 S Steel Bridge Road
Dessie Womac-949 Crooked Creek Road
Merle Sebald-118 S Steel Bridge Road
David Horton-1115 Crooked Creek Road
Nickie Wells-1118 Crooked Creek Road
Chad Hudgins-417 Pea Ridge Road
Bettina Hutchings-1077 Crooked Creek Road
Scott Giacomelli-Lawrenceville (Crooked Creek Marina Rep.)
Donna Schreiber-129 Crooked Creek Drive
Charlene Gilliam-125 Crooked Creek Drive
James Schreiber-129 Crooked Creek Drive

At this time, those who signed in to speak in favor of the rezoning request at 1117 Crooked Creek Road, were given 3 minutes each to speak.

Marty Brooks-Morgan County
Phil Matheny-246 N Steel Bridge Road
Chris Matheny-186 Clubhouse Road

John Brexler-Walton County
Hewell Prince-124 Bay Court
Michaela Prince-124 Bay Court
Liz Pope-359 Clubhouse Road
Cory McMichael-373 Scuffleboro
Devin Higginbotham-Walton County
PJ Batchelor-274 Clubhouse Road
Cindy Batchelor-274 Clubhouse Road

Staff recommendation is for denial to rezone 1.19 acres at 1117 Crooked Creek Road [Map 110D, Parcel 049, District 3] from R-2 to C-1.

Motion to deny the request by **James P. Key** to rezone 1.19 acres from R-2 to C-1 at 1117 Crooked Creek Road made by Member Pierson, Seconded by Member Farley
Voting Yea: Chairman Marshall, Member Farley, Member Pierson

11. Request by **Jack J. Minchey Sr.** to rezone 9.33 acres at 437 Old Phoenix Road from AG-1 to AG-2. **[Map 095, Part of Parcel 032, District 2]**. * **Mr. Minchey** represented this request. He stated that he wants to sell his 28.6-acre tract and keep the remaining 9.33 acres and combine it with his home property. No one spoke in opposition of this request.

Staff recommendation is for approval to rezone 9.33 acres at 437 Old Phoenix Road [Map 095, Part of Parcel 032, District 2] 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.

Motion to approve the request by Jack J. Minchey, Sr. to rezone 9.33 acres from AG-1 to AG-2 at 437 Old Phoenix Road 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 made by Member Farley, Seconded by Member Pierson
Voting Yea: Chairman Marshall, Member Farley, Member Pierson

New Business

We welcome our new District One member Maurice Hill, Jr. Mr. Hill is filling the position of the previous District One Member, Frederick Ward.

Adjournment

The meeting adjourned at approximately 8:00 p.m.

Attest:

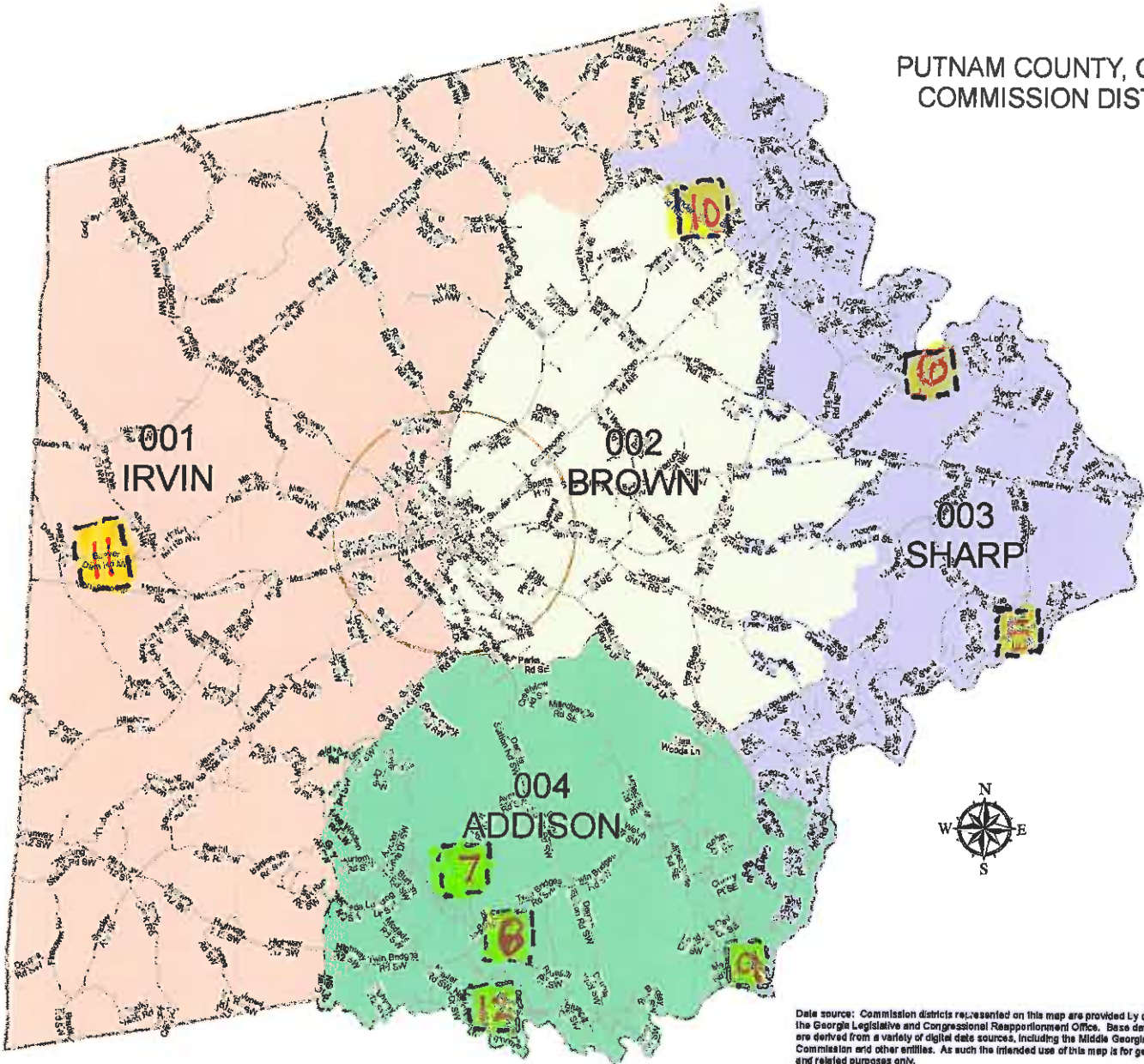
Lisa Jackson
Director

James Marshall, Jr.
Chairman

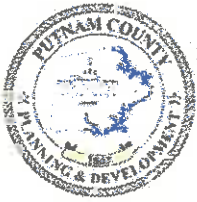
Item Attachment Documents:

5. Request by **Chris & Heather Willis, agents for Richard Delisle** for a rear yard setback variance at Lot 32 Rockville Springs Court. Presently zoned R-1. [**Map 127A, Parcel 010, District 3**].

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



5. Request by **Chris & Heather Willis**, agents for **Richard Delisle** for a rear yard setback variance at Lot 32 Rockville Springs Court. Presently zoned R-1. [Map 127A, Parcel 010, District 3].
6. Request by **Jeff Treadway** for a rear yard setback variance at Lot 3 East Riverbend Court. Presently zoned R-1. [Map 119C, Parcel 080, District 3].
7. Request by **Ronnie & Lynn Smith** for a side yard setback variance at 108 Sunset Drive. Presently zoned R-2. [Map 053B, Parcel 056, District 4].
8. Request by **Hugh & Rosemary Foskey** for a rear yard setback variance at 115 Little River Court. Presently zoned R-2. [Map 058A, Parcel 052, District 4].
9. Request by **Robert Alan Council** for a side yard setback variance at 164 Spurgeon Drive. Presently zoned R-1. [Map 086C, Parcel 121, District 4].
10. Request by **Beverly Ralston** to rezone 13.70 acres at 182 Alexander Road from AG-1 to AG-2. [Map 096, Parcel 009, District 2]. *
11. Request by **Gary Thompson** to rezone 28.85 acres at 123 Beaver Dam Road from AG-1 to AG-2. [Map 021, Parcel 007, District 1]. *
12. Request by **Jason Minchey, Lazarus Investments LLC** to rezone 23.38 acres at 116 Napier Mill Road from AG-1 to AG-2. [Map 056, Parcel 001, District 4]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Putnam County City of Eatonton

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

Richard Allen Delisle # 404 - 630 - 1530

Owner name Chris & Heather Willis # 404 - 597 - 5156

Applicant name (If different from above)
113 Island View Drive NE, Milledgeville, GA 31061

MAILING ADDRESS CITY STATE ZIP

PROPERTY LOCATION: Lot 32 Oconee Springs Landing Subdiv.

MAP 127A PARCEL 010 TOTAL ACREAGE: 1.11 ac PRESENTLY ZONED R-1 *cyu*

SETBACKS: Front: 340' Rear: N/A Lakeside: 52' Left: 45' Right: 30'

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: X

TOTAL SQ. FT. (existing structure) Vacant lot TOTAL FOOTPRINT (proposed structure) 2600'

LOT LENGTH (the total length of the lot) 553.78'

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 140'

REASON FOR REQUEST: Heavy topography and unique lot shape make site difficult to build and blend with adjacent properties. Setbacks at the time of platting and building adjacent properties were significantly less.

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: Chris

DATE: 9/26/19

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



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 Chris & Heather Willis TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR a variance OF PROPERTY DESCRIBED AS MAP _____ PARCEL 127A010, CONSISTING OF 1.1 ACRES, WHICH HAS THE FOLLOWING ADDRESS: **Lot 32 Oconee Springs Landing** 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.

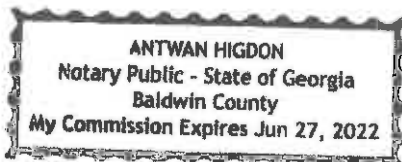
THIS 15th DAY OF August, 2018
2019

PROPERTY OWNER(S): Richard Allen Delisle
[Signature]
NAME (PRINTED)
SIGNATURE

ADDRESS: 133 Rockville Springs Court, Eatonton Ga 31024
PHONE: _____

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 15 DAY OF August, 2018

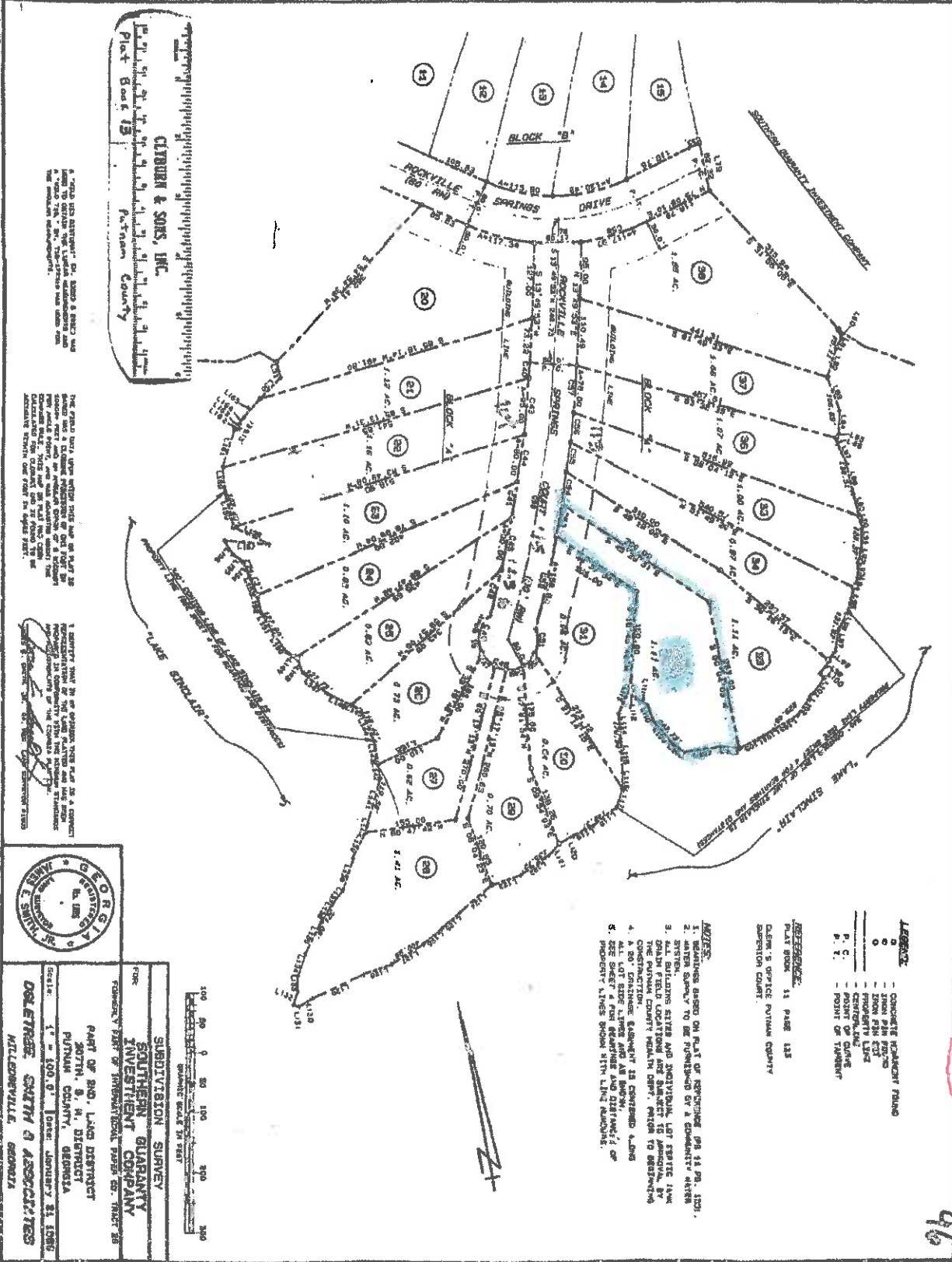
[Signature]
NOTARY
MY COMMISSION EXPIRES: 6-27-2022



Revised by John B. Paulsen

13/146

96



CITRUM & SONS, INC.
 Plats Book 13
 Putnam County

A 2024 RE-SURVEY OF THIS PLAT AND THE ADJACENT PLATS WAS MADE TO CORRECT THE LAMINATE DIMENSIONS AND TO CORRECT THE AREA, THE PERIMETER AND THE AREA OF THE PLAT. THE CORRECTED DIMENSIONS AND AREA ARE AS FOLLOWS:

1. THE TOTAL AREA OF THIS PLAT IS 1,110.00 ACRES. THE TOTAL AREA OF THE ADJACENT PLATS IS 1,110.00 ACRES. THE TOTAL AREA OF THE ADJACENT PLATS IS 1,110.00 ACRES. THE TOTAL AREA OF THE ADJACENT PLATS IS 1,110.00 ACRES.



SUBDIVISION SURVEY
SOUTHERN QUARRANTY INVESTMENT COMPANY
 PART OF BLD. LAND DISTRICT SOUTH, 9. N. DISTRICT PUTNAM COUNTY, GEORGIA
 Scale: 1" = 100.0' (Date: January 21, 1986)
OSLETREE SMITH & ASSOCIATES
 MILDENVILLE, GEORGIA

- LEGEND:**
- CONCRETE REINFORCEMENT
 - IRON PIN PERIOD
 - IRON PIN EYE
 - PROPERTY LINE
 - POINT OF CORNER
 - P. C. POINT OF CURVE
 - P. T. POINT OF TANGENT
- REFERENCE:**
- PLAT BOOK 11 PAGE 125
 - OWNER'S OFFICE PUTNAM COUNTY DEPARTMENT COURT

- NOTES:**
1. DIMENSIONS BASED ON PLAT OF RECORDED ON 11.19.1981.
 2. WATER SUPPLY TO BE PROVIDED BY A COMMUNITY WATER SYSTEM.
 3. ALL UTILITIES SHOWN ARE NEARBY. LOT 39 IS A 1.11 AC. LOT 38 IS A 1.11 AC. LOT 37 IS A 1.11 AC. LOT 36 IS A 1.11 AC. LOT 35 IS A 1.11 AC. LOT 34 IS A 1.11 AC. LOT 33 IS A 1.11 AC. LOT 32 IS A 1.11 AC. LOT 31 IS A 1.11 AC. LOT 30 IS A 1.11 AC. LOT 29 IS A 1.11 AC. LOT 28 IS A 1.11 AC. LOT 27 IS A 1.11 AC. LOT 26 IS A 1.11 AC. LOT 25 IS A 1.11 AC. LOT 24 IS A 1.11 AC. LOT 23 IS A 1.11 AC. LOT 22 IS A 1.11 AC. LOT 21 IS A 1.11 AC. LOT 20 IS A 1.11 AC. LOT 19 IS A 1.11 AC. LOT 18 IS A 1.11 AC. LOT 17 IS A 1.11 AC. LOT 16 IS A 1.11 AC. LOT 15 IS A 1.11 AC. LOT 14 IS A 1.11 AC. LOT 13 IS A 1.11 AC. LOT 12 IS A 1.11 AC. LOT 11 IS A 1.11 AC. LOT 10 IS A 1.11 AC. LOT 9 IS A 1.11 AC. LOT 8 IS A 1.11 AC. LOT 7 IS A 1.11 AC. LOT 6 IS A 1.11 AC. LOT 5 IS A 1.11 AC. LOT 4 IS A 1.11 AC. LOT 3 IS A 1.11 AC. LOT 2 IS A 1.11 AC. LOT 1 IS A 1.11 AC.
 4. A 20' DRAINAGE EASEMENT IS SHOWN ALONG THE EAST LINE OF LOT 1.
 5. SEE SHEET 4 FOR REMARKS AND DISTANCES OF PROPERTY LINES SHOWN WITH LINE NUMBERS.

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 SEP 26 2019

OCONEE SPRINGS LANDING
PROTECTIVE COVENANTS

All lots in Oconee Springs Landing Subdivision, as shown on plat of survey prepared by James E. Smith, Jr., Registered Land Surveyor, #1895, as recorded in Plat Book 13, Pages 94-97, Putnam County, Georgia Records, are to be sold subject to the following restrictions which are Covenants running with the land and may be enforced by the Owner of any portion thereof.

1. All lots shall be used for single family residence. Only one house per lot, unless otherwise approved by developer.
2. No trees 6" or larger in diameter shall be cut except for drive and house site without the written permission from the developer.
3. No lot shall be sub-divided, unless otherwise approved, by written consent, from the developer.
4. Only one out-building (detached garage, storage shed, gazebo) may be erected on each lot in addition to the dwelling house.
5. All concrete block must be veneered with stucco, brick, or wood.
6. Manufactured homes greater than 3 years old will not be permitted, without the written permission of the developer. Only Double-wide manufactured homes with a minimum of 900 square feet are permitted.
7. All manufactured housing must be underpinned within 30 days of placement on the lot and must be put in a permanent foundation within 90 days after placement on the lot.
8. A deck or screened porch spanning the length of the home must be constructed within ninety (90) days after placement on the lot. The deck or screened porch must be on the lake side of the home and must be six (6) feet wide. A variance can be issued if the siding on the home is approved by the architectural committee.
9. No building shall be erected on any lot closer than 10 feet from the side property line, 50 feet from the street line or 75 feet from the Georgia Power Lake Oconee Property line, exceptions will be allowed only to comply with governmental requirements.
10. All building exteriors, including exterior color, shall be completed within 12 months from the date construction began. All exterior materials must be approved by developer.
11. Any storage tank shall be buried below ground or be painted and screened from view.
12. Boundary fences are restricted to 48 inches in height or less, and shall be located only to the rear of homes.
13. Natural surface drainage patterns of any lot shall not be changed by grading, daming or filling, except with the written permission of the developer.
14. No outdoor toilets shall be erected on any lot.
15. No part of any lot shall be used for dumping garbage or trash.
16. Normal household pets in reasonable numbers are permitted. Horses are considered household pets.
17. No hunting is allowed on any lot.
18. Complete plans and specifications for all constructions and mobile homes shall be submitted to developer 30 days prior to commencement of construction or placement of manufactured home. Developer shall then have 10 days to approve or disapprove plans.

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 SEP 26 2019
[Signature]



Overview



Legend

-  City Limit
-  Parcels
-  Parcel Numbers
-  Roads

Date created: 9/25/2019
Last Data Uploaded: 9/25/2019 9:12:20 AM

Developed by  **Schneider**
GEOSPATIAL

RECEIVED
SEP 26 2019
[Signature]

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

COUNTY: PUTNAM	SUBDIVISION: ORANGE SPRINGS LANDING 38	LOT NUMBER: 38	BLOCK: A
PROPERTY LOCATION (STREET ADDRESS): Rockville Damms Ct.		127A010	

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>[Signature]</i>	DATE: 8/20/19
PROPERTY OWNER'S NAME: RICHARD DELISLE	PHONE NUMBER: 404 597 5156
PROPERTY OWNER'S ADDRESS: 133 ROCKVILLE SPRINGS CT. ERATONTON, GA. 31024	ALTERNATE PHONE NUMBER:
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER): CHRIS WILLIS	PHONE NUMBER: 404 597 5156
	RELATIONSHIP TO OWNER: BUYER

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.): Single family	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.): Pacolet
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: 45
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: 4	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): 72
4. LOT SIZE (SQUARE FEET / ACRES): 1.11	8. LEVEL OF PLUMBING OUTLET: <input type="radio"/> (1) Ground Level <input type="radio"/> (2) Basement <input type="radio"/> (3) Above Ground Level	12. SOIL TEST PERFORMED BY: B. Jodyn

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): 1500	4. AEROBIC UNIT CAPACITY (GALLONS):	5. DOSING TANK CAPACITY (GALLONS): 1000	6. GREASE TRAP CAPACITY (GALLONS):
2. GARBAGE DISPOSAL: <input type="radio"/> (1) Yes <input checked="" type="radio"/> (2) No	7. PRESCRIBED TANK LOCATION / REMARKS: Pump to Pacolet, See site plan.			

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: 1200	7. NUMBER OF ABSORPTION TRENCHES: 1
2. ABSORPTION FIELD PRODUCT: Conu. Pipe + Oravel	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: 400	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES: 400
3. AGGREGATE DEPTH (inches): 12	6. DEPTH OF ABSORPTION TRENCHES (range in inches): 30-30	9. DISTANCE BETWEEN ABSORPTION TRENCHES: 400

10. PRESCRIBED ABSORPTION FIELD LOCATION:
See soil report, See site plan. Pump to Pacolet soil. Stay 50 feet from lobe. Stay 15 feet from drainage areas and gullies. Stay 100 feet from all wells. Conditions of Permit to dig in yard to build in permit from Part 2

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

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: PERMIT	DATE: 8-20-19	CONSTRUCTION PERMIT NUMBER: 11001111111111111111
---	-------------------------	-------------------------	--

Chris & Heather Willis
113 Island View Drive NE
Milledgeville, Ga. 31061
September 26, 2019

Putnam County Planning & Development
Lisa Jackson
Planning & Development Director
117 Putnam Drive, Suite B
Eatonton, Ga. 30124

Revised Variance Request

Dear Putnam County Planning & Development:

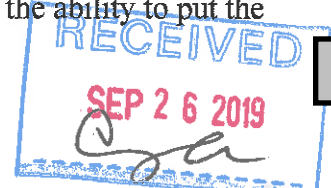
We have Lot 32 of Oconee Springs Landing under contract and plan to build our retirement home on this vacant lot. The lot is currently owned by Richard A. Delisle.

This request involves a revision to our original submittal. Upon receiving a septic permit and at the same time discussing our variance application with our neighbor to the east (Lot 33), it was discovered that they have an active well system on their lot. Their well makes the approved location for septic field lines unsuitable because they lie within 100' of the well. Working with the Health Department and within the regulations required for the septic system the plat shows our solution. In order to accommodate the location of the well, we've reduced the size of the building area 25% (50' x 75') and moved the septic field to the rear of the lot as shown.

We are now asking to revise the request to include a 52' rear yard setback from the closest point of the "inlet" in order to best accommodate the home and septic system. This revision is shown on the attached site plan showing the new location for the building pad. Note that the building area is in excess of 120' across majority of the lake frontage.

The lot grade falls from the street to the property line at the lake approximately 36'. The building pad area on the lot is approximately 300' down grade via a 55' wide lane (driveway entrance) and accounts for about 22' of the total grade change. The building pad area includes all exterior porches. The lake frontage on this lot dips significantly into the lot on the right side (west), pushing the setback requirement for the home further back into the steeper portion of the topography, and complicating the septic system layout.

The challenges of the existing topography, requirements of the septic layout, and unique shape of the lot, are the reason we ask that the rear setbacks only in the area of the "inlet" on the west rear corner be considered. Placing the home as shown on the site plan gives us the ability to put the



septic field lines away from the well located on Lot 33 and follow the grade in a manner that allows the best system. It also allows the home to be built in the least severe part of the challenging topography.

The area hatched and labeled "Starr Soils" on the submitted site plan have been identified in a level 4 soils report submitted to the Health department for our septic permit review. This labeled area is a natural drainage area that isn't suitable for septic field lines and should also be avoided for the building area.

The need to place the building as shown is driven by the septic field line layout, septic tank placement, Starr soils, and challenging topography.

General information:

The home we propose to build would have a minimum of 2400 square feet. The footprint for the home would be approximately 75' wide at the front building line and 50' deep with a detached garage.

As an additional note, most of the current adjacent homes were built much closer than the 100' rear yard setback. The recorded covenants originally required a 75' rear with 10' side yard setback at time of platting Oconee Springs Landing (see attached). The existing home to the west on Lot 30 is situated approximately 58' from the lake seawall, and the adjacent home to the east (Lot 33), is approximately 56' from the seawall at its closest point. This view can be seen on the attached aerial view of the properties.

If you would like additional information about this request, you can telephone me at 404-597-5156.

Sincerely,



Chris & Heather Willis
Applicants



SOIL INVESTIGATION REPORT

FOR ON-SITE SEWAGE MANAGEMENT SYSTEM

— LEVEL FOUR —

Client: Chris Willis
Client's Address:

SUBJECT PROPERTY

County: Putnam

Location: Lot 32, Oconee Springs Landing; Rockville Springs Ct

[Tax parcel 127A 010]

Description: wooded; gently sloping to sloping; 1.11 acre lot.

Date of Field Evaluation: Level-3, March 25, 2019; Level-4, August 28, 2019.

Soils Mapped By: R. Joslyn.

ESTIMATED SOIL PROPERTIES

SOIL SERIES	SLOPE (%)	DEPTH to BEDROCK (in.)	DEPTH to SEASONAL WATER TABLE (in.)	RECOMMENDED TRENCH DEPTH (in.)	ABSORPTION RATE at RECOMMENDED TRENCH DEPTH (min./in.)	SUITABILITY CODE
	M	M	P		P	
Pacolet	7-15	>72	>72	30	45	A
Starr	2-6	>72	>48	NR	SEE CODES	D

Soil descriptions available upon request.

M = Measured P = Predicted NR = Not Recommended

This soil report reflects soil conditions at the time of evaluation and is null and void if drainfield area is cut or filled after this date. This report does not infer a guarantee of performance for any installed septic system.

HEALTH DEPT. SUITABILITY CODES (TABLE CT-1, Ga. Manual for On-Site Sewage Systems, Jan 2016):

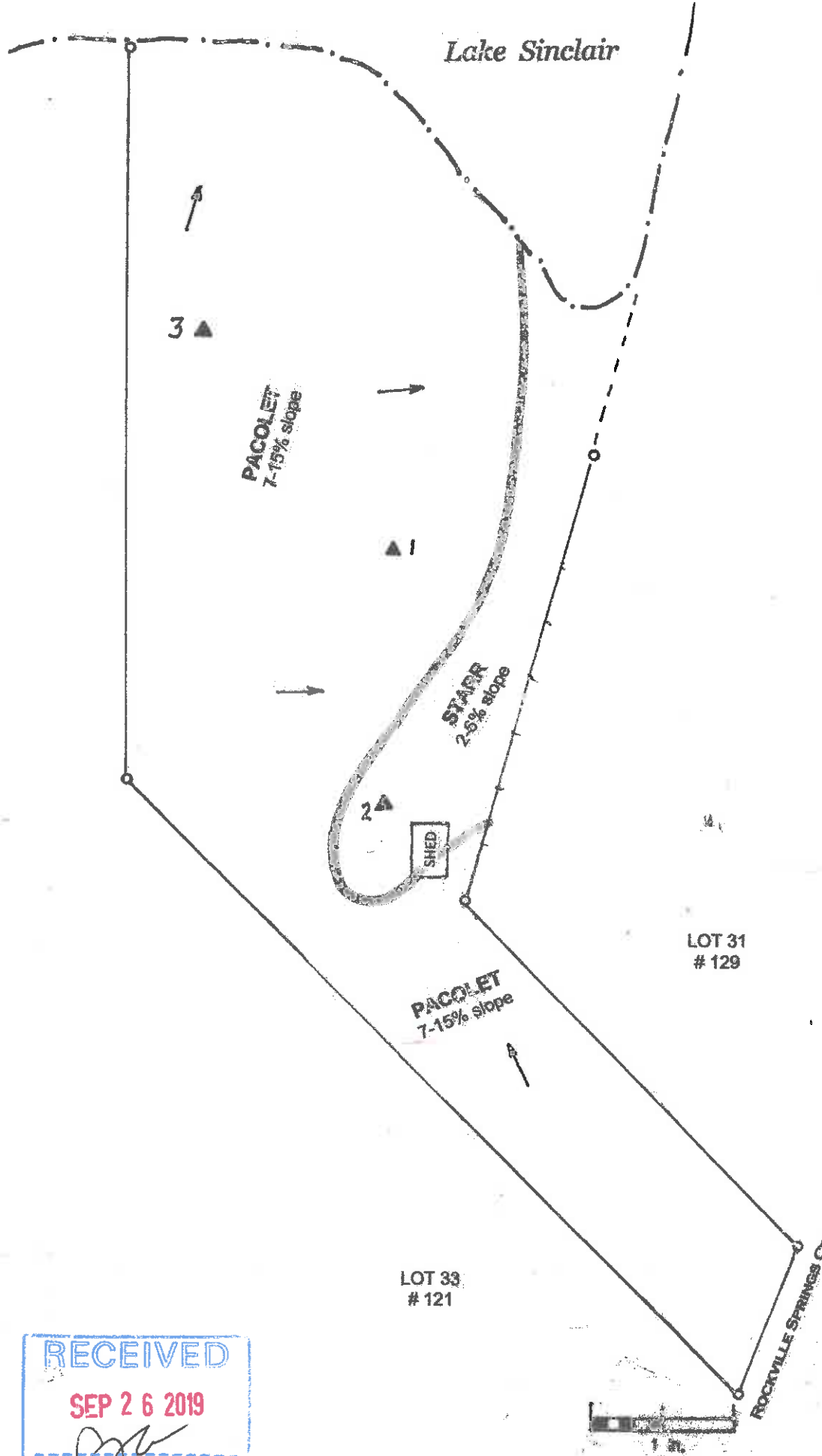
A. [PACOLET] Soils are suitable for conventional absorption field with proper design, installation and maintenance.

D. [STARR] Small concave area at base of slope. These areas receive runoff during storm events and may remain saturated for brief periods. These soil types should be avoided.



RICHARD S. JOSLYN,
Soil Scientist
9687 Jones Street
Sparta, Georgia 31087
Telephone 706.444.7412





SOIL MAP

Scale: 1 in. = 50 ft.

LEGEND

- ← direction and percent of slope
- DRAINAGEWAY**
- ←····· ephemeral
- ←····· perennial
- ⚡ gully
- ∨ rock outcrop
- BACKHOE PIT
- △ SOIL BORING (marked in field with corresponding number)

RECEIVED
 SEP 26 2019
[Signature]

Soil boring locations illustrated on the soil map were located from existing corner pins and/or house-site stakes using compass bearing (Suunto KB-14) and paced distance.

29
ROGER E. DeLISLE

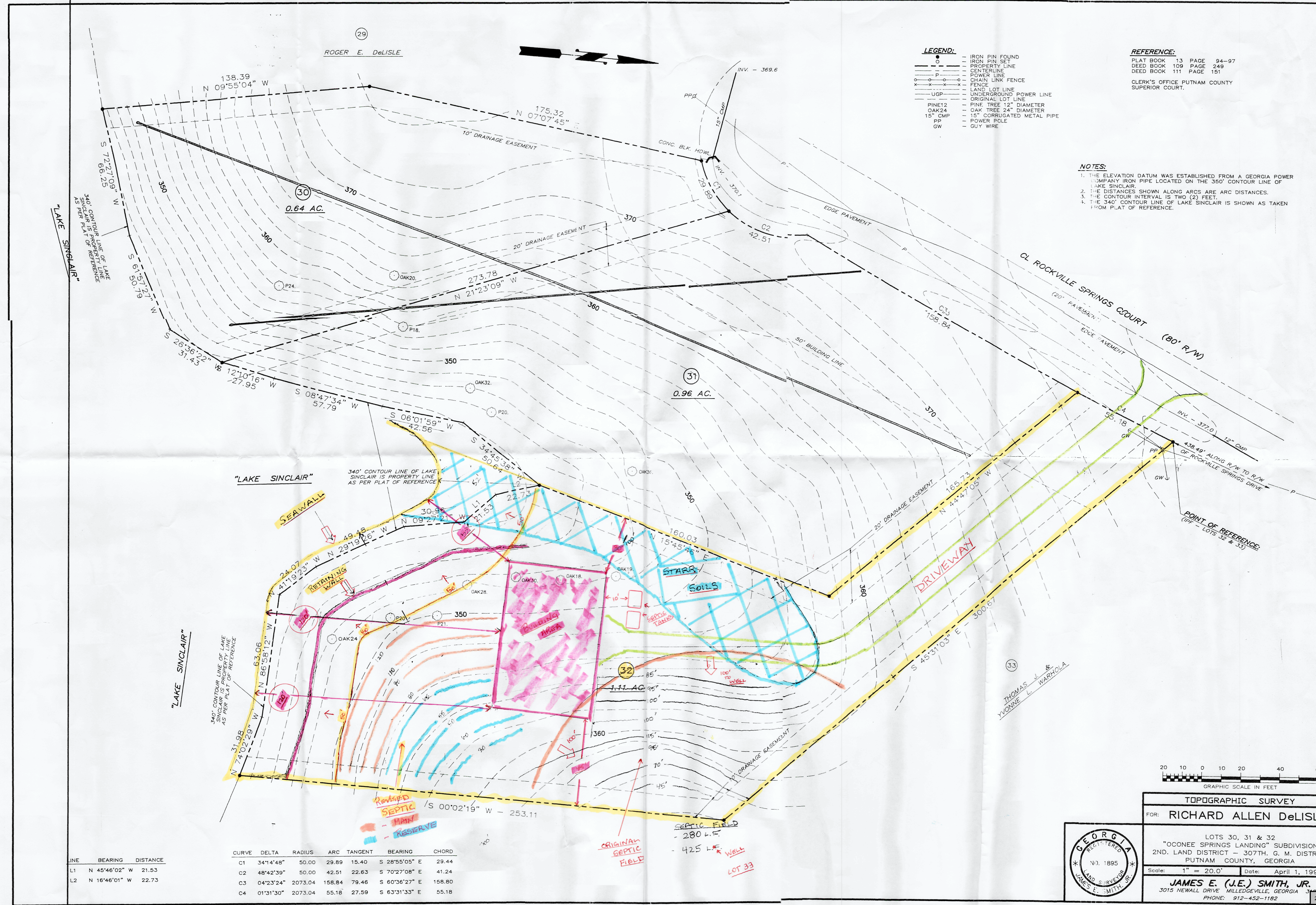
- LEGEND:**
- IRON PIN FOUND
 - PROPERTY LINE
 - CENTERLINE
 - POWER LINE
 - CHAIN LINK FENCE
 - FENCE
 - LAND LOT LINE
 - UGP
 - UNDERGROUND POWER LINE
 - ORIGINAL LOT LINE
 - PINE12
 - OAK24
 - 15" CMP
 - PP
 - GW
 - IRON PIN SET
 - PROPERTY LINE
 - CENTERLINE
 - POWER LINE
 - CHAIN LINK FENCE
 - FENCE
 - LAND LOT LINE
 - UGP
 - UNDERGROUND POWER LINE
 - ORIGINAL LOT LINE
 - PINE TREE 12" DIAMETER
 - OAK TREE 24" DIAMETER
 - 15" CORRUGATED METAL PIPE
 - POWER POLE
 - GUY WIRE

REFERENCE:

PLAT BOOK 13 PAGE 94-97
DEED BOOK 109 PAGE 249
DEED BOOK 111 PAGE 151

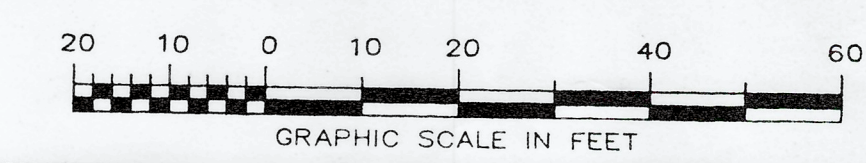
CLERK'S OFFICE PUTNAM COUNTY SUPERIOR COURT.

- NOTES:**
1. THE ELEVATION DATUM WAS ESTABLISHED FROM A GEORGIA POWER COMPANY IRON PIPE LOCATED ON THE 350' CONTOUR LINE OF LAKE SINCLAIR.
 2. THE DISTANCES SHOWN ALONG ARCS ARE ARC DISTANCES.
 3. THE CONTOUR INTERVAL IS TWO (2) FEET.
 4. THE 340' CONTOUR LINE OF LAKE SINCLAIR IS SHOWN AS TAKEN FROM PLAT OF REFERENCE.



LINE	BEARING	DISTANCE
L1	N 45°46'02" W	21.53
L2	N 16°46'01" W	22.73

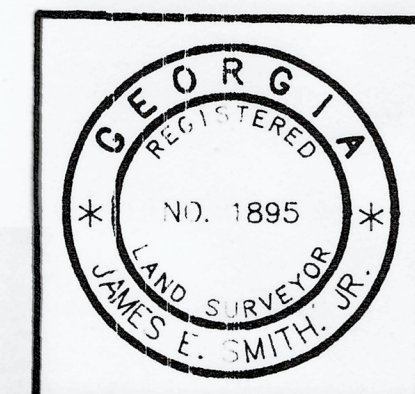
CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	34°14'48"	50.00	29.89	15.40	S 28°55'05" E	29.44
C2	48°42'39"	50.00	42.51	22.63	S 70°27'08" E	41.24
C3	04°23'24"	2073.04	158.84	79.46	S 60°36'27" E	158.80
C4	01°31'30"	2073.04	55.18	27.59	S 63°31'33" E	55.18

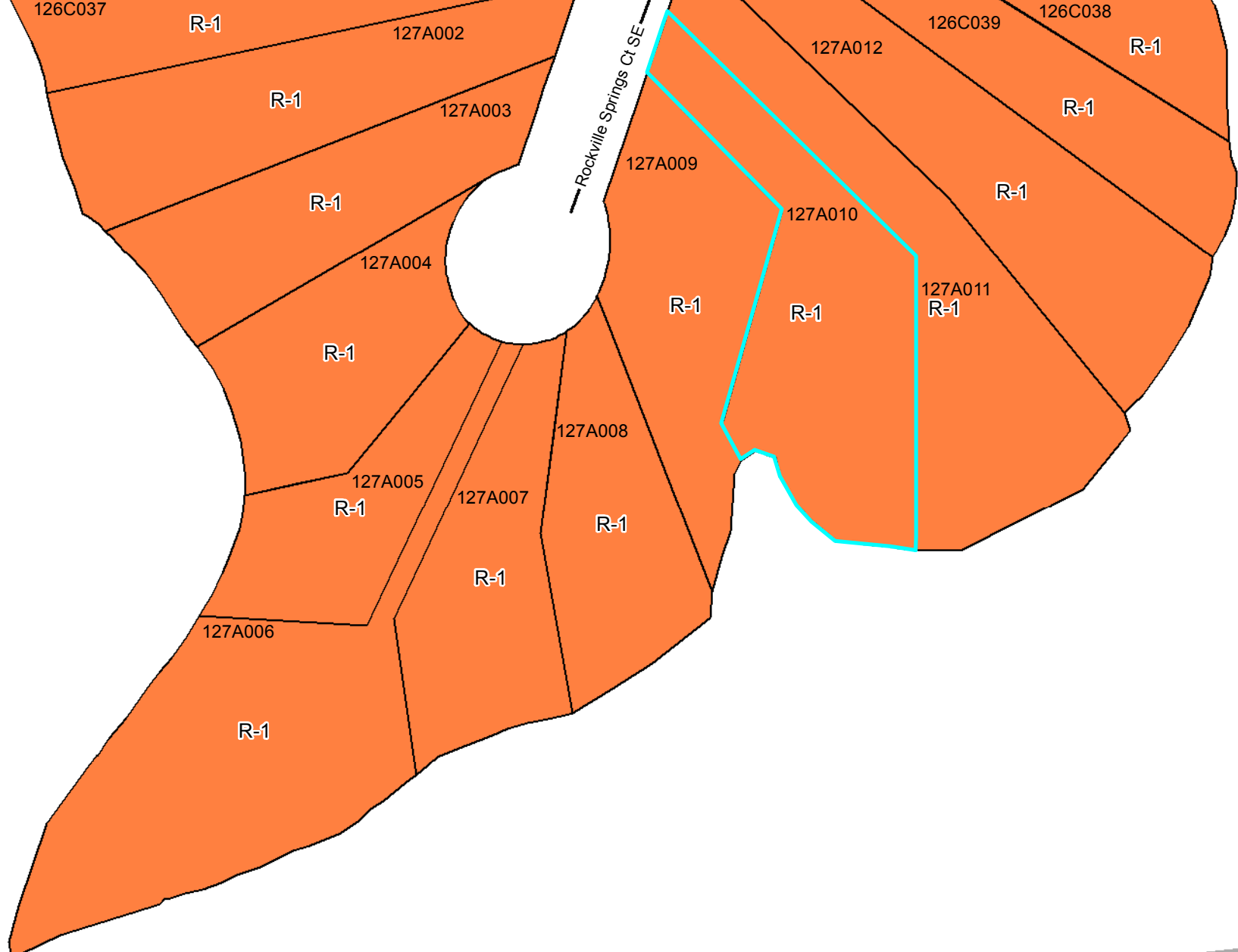


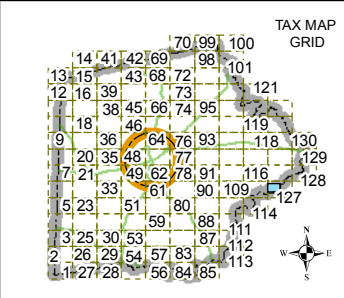
TOPOGRAPHIC SURVEY
FOR: **RICHARD ALLEN DeLISLE**

LOTS 30, 31 & 32
"OCONEE SPRINGS LANDING" SUBDIVISION
2ND. LAND DISTRICT - 307TH. G. M. DISTRICT
PUTNAM COUNTY, GEORGIA

Scale: 1" = 20.0' Date: April 1, 1996
JAMES E. (J.E.) SMITH, JR.
3015 NEWALL DRIVE MILLEDGEVILLE, GEORGIA 31061
PHONE: 912-452-1182







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

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

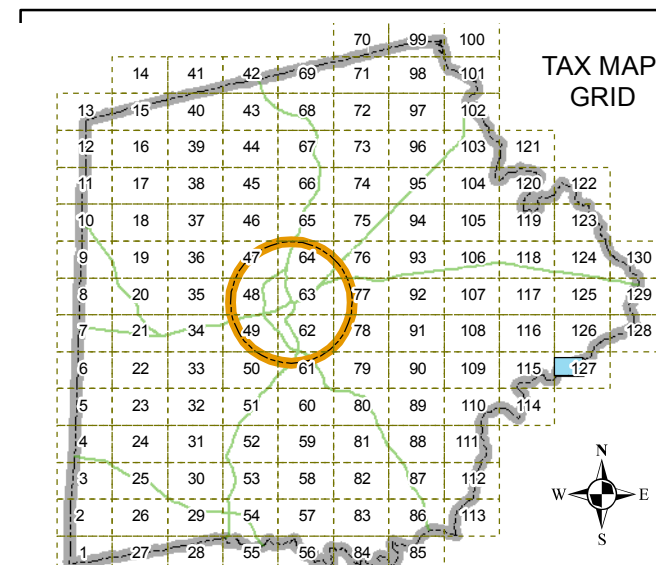
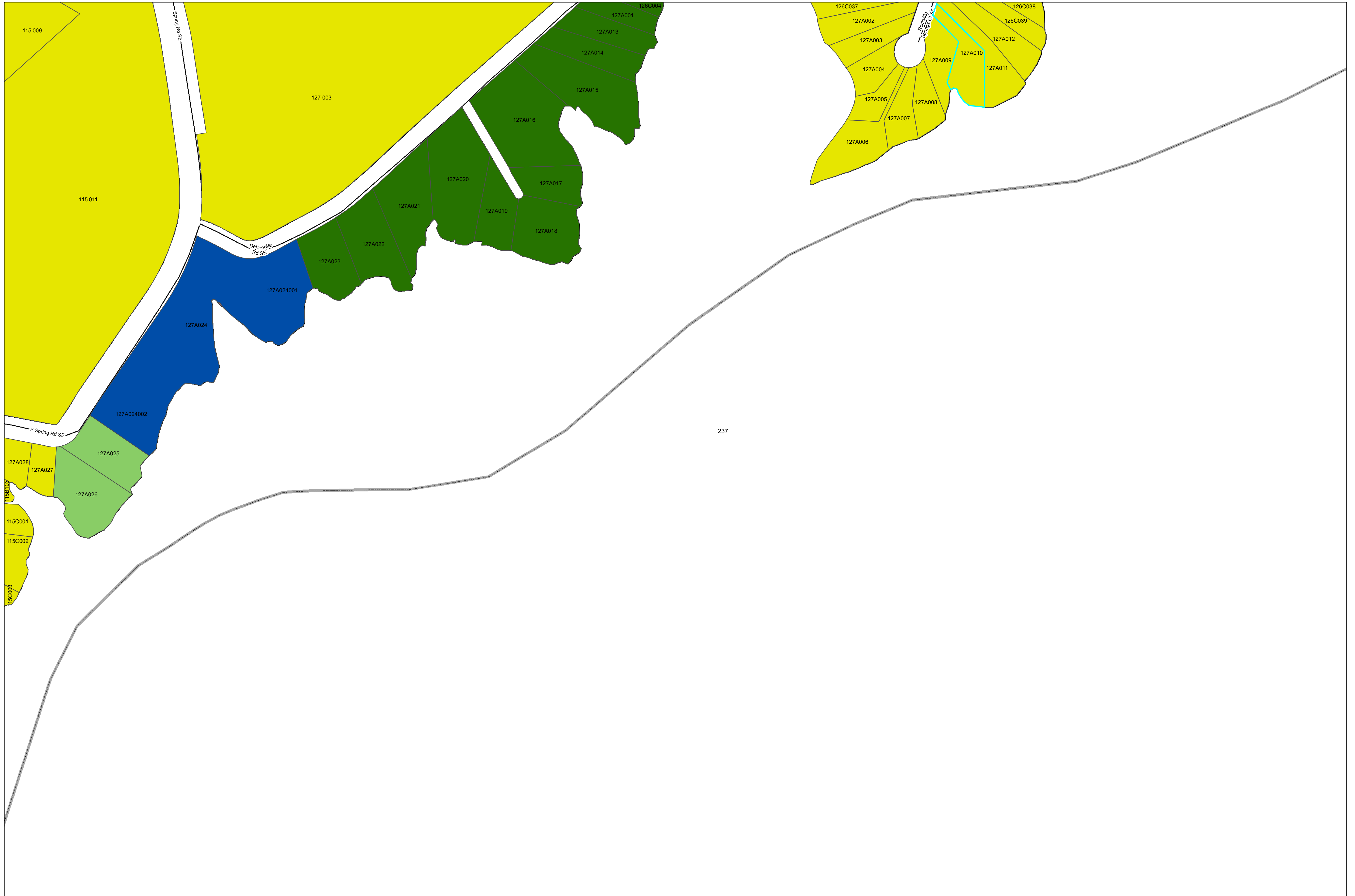
MGRC
IT GIS Services

Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
(478) 751-6517
Web: www.middlegeorgiarc.org
Email: it@mg-rc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 127A

MAP SCALE: 1" = 524.17' SCALE RATIO: 1:6,290 DATE: SEPT 2017



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

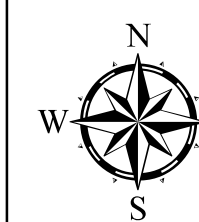
GEOGRAPHIC FEATURE LEGEND

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



Middle Georgia Regional Commission
 175 Emery Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160
 (478) 751-6517
 Web:
www.middlegeorgiaarc.org
 Email:
it@mg-rc.org

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



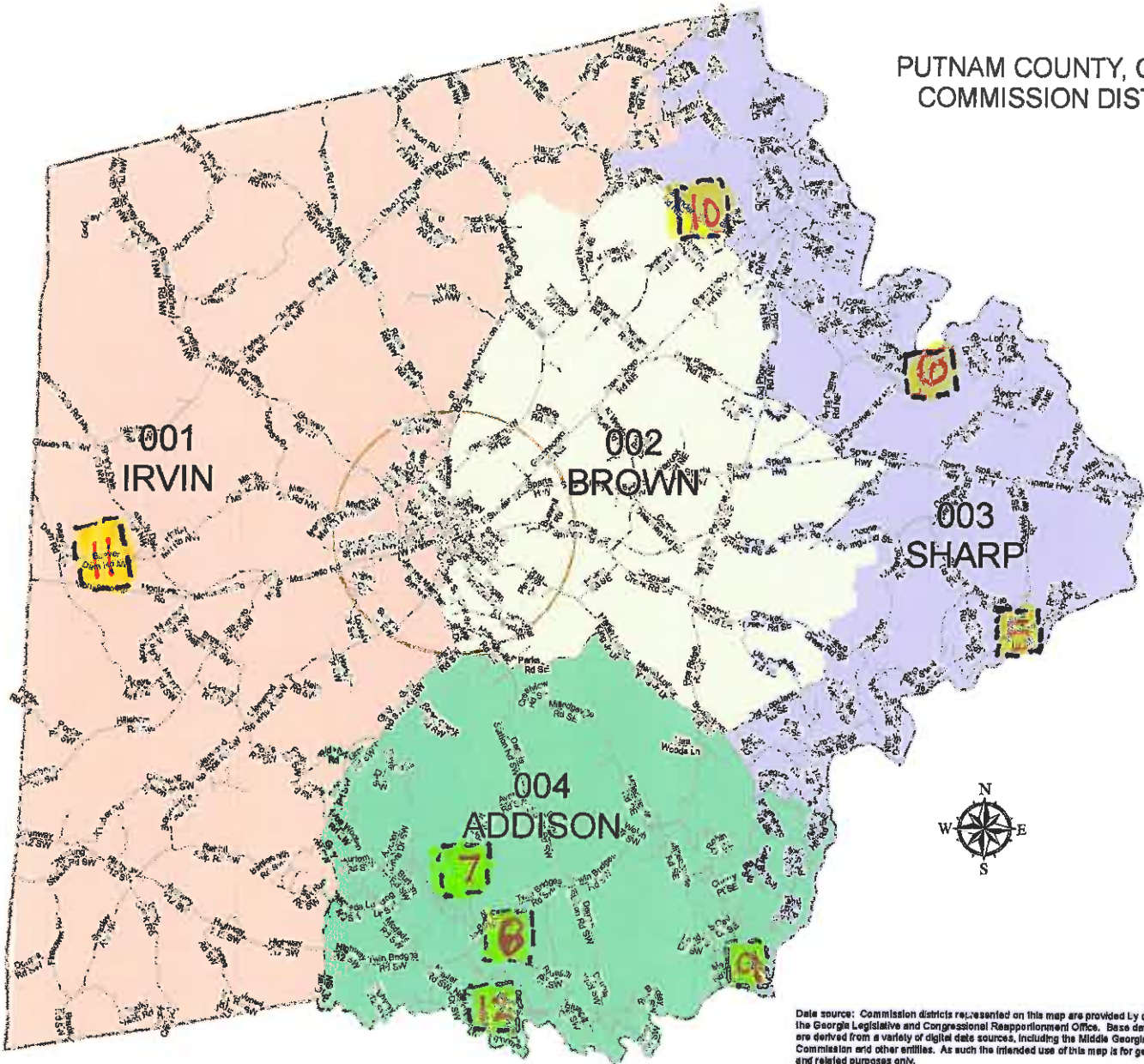
MAP 127A

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

Item Attachment Documents:

6. Request by **Jeff Treadway** for a rear yard setback variance at Lot 3 East Riverbend Court. Presently zoned R-1. [**Map 119C, Parcel 080, District 3**].

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



5. Request by **Chris & Heather Willis**, agents for **Richard Delisle** for a rear yard setback variance at Lot 32 Rockville Springs Court. Presently zoned R-1. [Map 127A, Parcel 010, District 3].
6. Request by **Jeff Treadway** for a rear yard setback variance at Lot 3 East Riverbend Court. Presently zoned R-1. [Map 119C, Parcel 080, District 3].
7. Request by **Ronnie & Lynn Smith** for a side yard setback variance at 108 Sunset Drive. Presently zoned R-2. [Map 053B, Parcel 056, District 4].
8. Request by **Hugh & Rosemary Foskey** for a rear yard setback variance at 115 Little River Court. Presently zoned R-2. [Map 058A, Parcel 052, District 4].
9. Request by **Robert Alan Council** for a side yard setback variance at 164 Spurgeon Drive. Presently zoned R-1. [Map 086C, Parcel 121, District 4].
10. Request by **Beverly Ralston** to rezone 13.70 acres at 182 Alexander Road from AG-1 to AG-2. [Map 096, Parcel 009, District 2]. *
11. Request by **Gary Thompson** to rezone 28.85 acres at 123 Beaver Dam Road from AG-1 to AG-2. [Map 021, Parcel 007, District 1]. *
12. Request by **Jason Minchey, Lazarus Investments LLC** to rezone 23.38 acres at 116 Napier Mill Road from AG-1 to AG-2. [Map 056, Parcel 001, District 4]. *

2019-01397



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.

JEFF TREADWAY # 770 - 468 - 4689
Owner name

Applicant name (if different from above) # _____
1761 WADLEY RD. Macon GA. 31220
MAILING ADDRESS CITY STATE ZIP

PROPERTY LOCATION: LOT 3 EAST RIVERBEND CT. EATONTON, GA.
MAP 119C PARCEL 080 TOTAL ACREAGE: .52 PRESENTLY ZONED R-1 DE

SETBACKS: Front: 50 Rear: N/A Lakeside: 75' Left: 43' Right: 20'

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) 50'x38' - 1900 FT

LOT LENGTH (the total length of the lot) 210'

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 102'

REASON FOR REQUEST: To Build Home 75' From LAKE BECAUSE SEPTIC SYSTEM FOR 3 Bedroom Home will NOT FIT IN FRONT OF HOUSE IF BUILT 100' FROM LAKE

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

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

PROPOSED LOCATION MUST BE STAKED OFF

*SIGNATURE OF APPLICANT [Signature] DATE: _____

*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>9/10/19</u>	FEE: \$ <u>200.00</u>	CK. NO. <u>3065</u>	CASH _____	C. CARD _____	INITIALS _____
RECEIPT # <u>035144</u>					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				

September 9, 2019

Request for Variance for Lot 3 River Bend Court in Eatonton, Ga.

Property Location: River Bend Ct Eatonton, Ga.

Map 119C Parcel 080 Zoned R-1

We are the owners of this lot and have not yet determined who the builder will be for the planned home.

We are requesting a variance in the placement of our house because the lot is quite small and all of the usable soil for septic is on the road side of the lot. We have talked with Gabe at Putnam Co. Health Dept as well as Simone Jones of SNJ Environmental and these are their suggestions for placement. Site plan was done by Simone Jones.

Please refer to site plan for general layout of the lot. The lot is rectangular shaped and 101' wide. The east lot line is 235' and the west line is 218'. The lot is 101 feet wide at the home site.

General: The house we are proposing to build would have a total footprint of 38' by 50'. It will be positioned 20' from western border and 43' from the eastern border. We will not be building a garage at this time. We would like to build the home 75' from the lake for septic reasons. The septic field should be pumped to Cecil and Pacolet soils on road side of the lake.

Variance: We are asking to build our home 75' from Lake Oconee as opposed to 100'. We need to move 25' closer to the lake to accommodate the septic field required for a 3 bedroom house. All of the usable soils are on the road side of the home and the extra 25' allows the septic system to fit. (Please refer to the site plan and soil report). While working with Gabe and Simone, it was determined this is the only way to fit the Septic field on the lot. Also, I would like to add that the Renaud house which is one house over is approximately 55' from the lake and the Hoynes residence next door is approximately 73' from the lake. The home I am proposing will not be as close to the lake as some of the existing homes.

This home will meet all other requirements of the subdivision as well as all other state and local requirements.

Respectfully,

Jeff Treadway

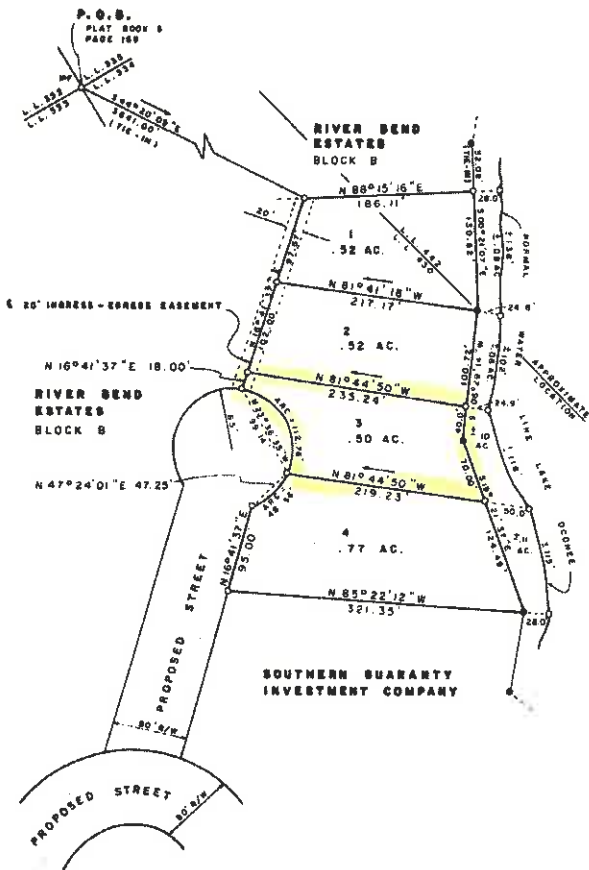
770-468-4689

1761 Wadley Rd

Macon, Ga 31220

FOUD 2019 SEP 11





NOTES:
 AREA BETWEEN GEORGIA POWER COMPANY PROPERTY LINE AND WATER LINE TO BE USED AS ACCESS AREA. ACCESS AREA OWNED BY GEORGIA POWER COMPANY.
 SEGMENT AREAS DEDUCTED ON LOTS WITH CURVES.

REFERENCE PLAT:
 INTERNATIONAL PAPER COMPANY
 "RIVER TRACT"
 DATE: AUGUST 8, 1983
 BY:
 FOREST & LAND SERVICES, INC.
 WARRENTON, GEORGIA

LEGEND:
 ○ = 1/4" REBAR FOUND
 ○ = 1/2" REBAR DRIVEN

Legend
 IPF=Iron Pin Found
 WIPF=Witness Iron Pin Found
 IPD=Iron Pin Driven
 WIPD=Witness Iron Pin Driven
 CMF=Concrete Monument Found
 R/WCMF=Right-Of-Way Concrete Monument Found

The field data upon which this map or plat is based has a closure precision of one foot in 14,171 feet and an angular error of 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 155,458 feet (AVE.)

Survey procedures:
 Directions: Magnetic orientation with staff compass unless otherwise noted.
 Angles: One position (D/R) with Wild T-16 one minute theodolite.
 Distances: Random Traverse with HP 3800A E.D.M. Side shots with E.D.M. or Lukin 1/4" tape.
 INSTRUMENTS USED: TOPCAM 018 180° "SUPPLY"
 There are no NGS monuments within 500 feet of this survey unless otherwise noted.

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 law, surveyed by Forest & Land Svcs., Inc., Warrenton, Georgia, under the direction of T. Larry Rachel, R.L.S.
 T. Larry Rachel, No. 1730



PARTY CHIEF
 LARRY MAY
TECHNICIANS
 RONNY DUCKWORTH
 STEVE PARISH

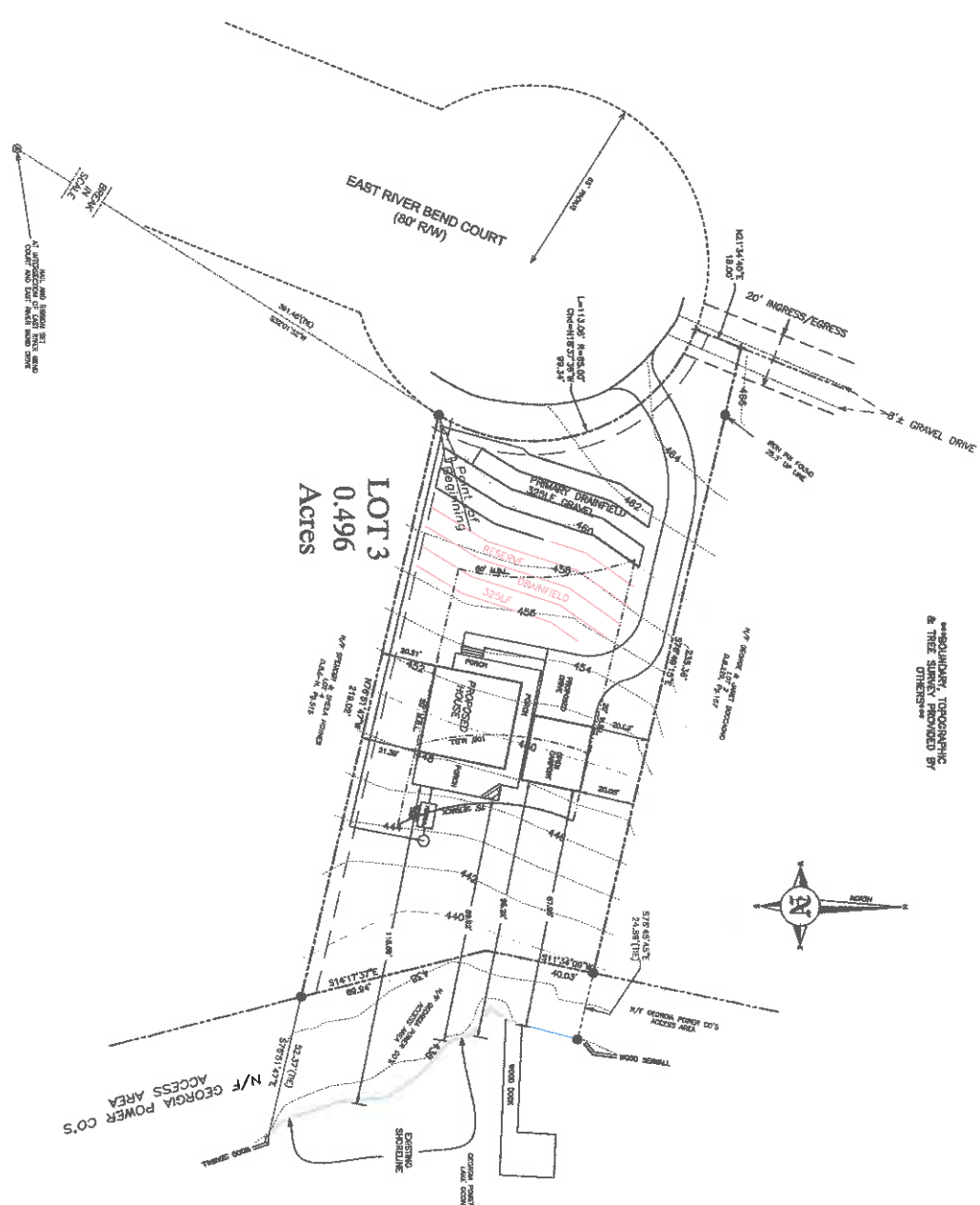
SURVEY OF:
RIVER BEND ESTATES
BLOCK B
SURVEYED FOR:
SOUTHERN GUARANTY INVESTMENT COMPANY
LOCATED IN:
 430th & 442nd LAND LOT
 2nd LAND DISTRICT
 308th G.M.D.
PUTNAM COUNTY, GEORGIA
 SCALE: 1" = 100 FEET
 DATE: FEBRUARY 2, 1984



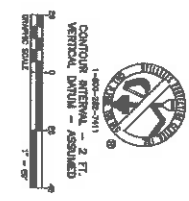
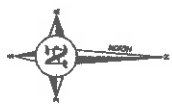
Raynell Burt
 Deputy clerk
 3/1/19

SYMBOLS LEGEND

	PROPOSED CONTOUR
	PROPOSED STRUCTURE
	PROPOSED DRIVEWAY
	PROPOSED ACCESS
	PROPOSED EASEMENT
	PROPOSED RIGHT-OF-WAY
	PROPOSED UTILITY
	PROPOSED FENCE
	PROPOSED BOUNDARY
	PROPOSED SETBACK
	PROPOSED ELEVATION
	PROPOSED SLOPE
	PROPOSED AREA
	PROPOSED FEATURE
	PROPOSED DETAIL
	PROPOSED NOTE
	PROPOSED REFERENCE
	PROPOSED MARKER
	PROPOSED POINT
	PROPOSED LINE
	PROPOSED CURVE
	PROPOSED ANGLE
	PROPOSED DISTANCE
	PROPOSED AREA
	PROPOSED VOLUME
	PROPOSED WEIGHT
	PROPOSED LENGTH
	PROPOSED WIDTH
	PROPOSED HEIGHT
	PROPOSED DEPTH
	PROPOSED DIAMETER
	PROPOSED RADIUS
	PROPOSED CIRCUMFERENCE
	PROPOSED AREA
	PROPOSED VOLUME
	PROPOSED WEIGHT
	PROPOSED LENGTH
	PROPOSED WIDTH
	PROPOSED HEIGHT
	PROPOSED DEPTH
	PROPOSED DIAMETER
	PROPOSED RADIUS
	PROPOSED CIRCUMFERENCE



SOLIDIFIER, TOPOGRAPHIC & TREE SURVEY PROVIDED BY OTHERS



EX HAS BLOCK ORDER
De

PRELIMINARY SITE PLAN FOR VARIANCE SHEET 1 OF 8		SURVEY DATE: 8-20-18 DATE DRAWN: 8-9-19 DRAWN BY: S.N.J. (LEVEL II CERT.#000003004) CHECKED BY: S.N.J. (LEVEL II CERT.#000003004) JOB NO.: 2018-1084 REVISIONS:
	TREADWAY RESIDENCE LOT #3, 0.49 ACRES BLOCK E, RIVER BEND ESTATES SUBDIVISION 308TH G.M.D., PUTNAM COUNTY, GEORGIA	
	ESTIMATION & CONSULTING 1000 W. BROAD ST., SUITE 100 ATLANTA, GA 30308 TEL: 404.525.1100 FAX: 404.525.1101 WWW.E&C-GEORGIA.COM	
	36	
	1	

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

14

COUNTY: PUTNAM	SUBDIVISION:	LOT NUMBER: 3	BLOCK:
PROPERTY LOCATION (STREET ADDRESS): East Riverbend Ct.		119C080	

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>[Signature]</i>	DATE: 5.1.2019
PROPERTY OWNER'S NAME: Jeff Treadway	PHONE NUMBER: 770.468.4689
PROPERTY OWNER'S ADDRESS: 1761 Wadley Mall Waco, Ga. 31220	ALTERNATE PHONE NUMBER:
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER):	RELATIONSHIP TO OWNER:

Section A - General Information

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, sinkholes, streams, etc.) EVALUATED: (1) Yes (2) No	5. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.): Single Family	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.): Cecil and Pacolet
2. WATER SUPPLY: (1) Public (2) Private (3) Community	6. WATER USAGE BY: (1) Bedroom Numbers (2) Gallons per Day	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: 55
3. SEWAGE SYSTEM TO BE PERMITTED: (1) New (2) Repair (3) Addition	7. NO. OF BEDROOMS / GPD: 3	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): 72
4. LOT SIZE (SQUARE FEET / ACRES): .5	8. LEVEL OF PLUMBING OUTLET: (2) Basement	12. SOIL TEST PERFORMED BY: Land Tec P. Freshley

Section B - Primary / Pretreatment

1. DISPOSAL METHOD: (1) Septic Tank (2) Privy (3) Aerobic Unit (4) Other:	3. SEPTIC TANK CAPACITY (GALLONS): 1500	4. AEROBIC UNIT CAPACITY (GALLONS):	5. DOSING TANK CAPACITY (GALLONS): 1000	8. GREASE TRAP CAPACITY (GALLONS):
2. GARBAGE DISPOSAL: (1) Yes (2) No	7. PRESCRIBED TANK LOCATION / REMARKS: See site plan. See soil report. Pump to Cecil + Pacolet soil.			

Section C - Secondary Treatment

1. ABSORPTION FIELD DESIGN: (1) Level Field (2) Serial (3) Drip (4) Distribution Box (5) Mound / Area Fill	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: 975	7. NUMBER OF ABSORPTION TRENCHES:
2. ABSORPTION FIELD PRODUCT: Conc. Pipe + Gravel	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: 325	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES:
3. AGGREGATE DEPTH (inches): 12	6. DEPTH OF ABSORPTION TRENCHES (range in inches): 24-36	9. DISTANCE BETWEEN ABSORPTION TRENCHES:
10. PRESCRIBED ABSORPTION FIELD LOCATION: area	See soil report. See site plan. Do not build in, or disturb repair	

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:

(1) Yes (2) No

APPROVING ENVIRONMENTALIST: <i>[Signature]</i>	TITLE: EHS III	DATE: 5-15-19	CONSTRUCTION PERMIT NUMBER: 11701336 / 19-99
---	--------------------------	-------------------------	--

LandTec Southeast, Inc.
 1901 Cedar Road
 Watkinsville, GA 30677
 706-769-1717
landtec@bellsouth.net

LEVEL 3 SOIL REPORT

SITE & CLIENT INFORMATION

Name & Address: Jaren Robertson 369 Oliver Greene Road Gray, GA 31032 5507 Tel. 706-473-1999 (Howard McMichael)	Date: 7/11/17 Site Address: Adj: 112 East River Bend Ct. Putnam County Area: +/- 0.5 Ac Bedrooms/Flow: unk
Soil Scientist: P.D. Freshley	Purpose: Future construction

SOIL TYPE AND ESTIMATED PROPERTIES

Soil Series & Slope NRCS Class	Depth to Rock inches	Depth to SHWT inches	Recommended Install Depth inches	Estimated Perc. Rate Min/in / gdsf	DHR Soil Code
Cecil 3-8%	>72	>72	24-36	55	A
Pacolet 3-10%	>72	>72	24-40	45	A
Saw 3-8%	30-40	>72	6-18	85/0.15	N

SHWT: Seasonal high water table identified by chroma 2 or less mottles P: Perched water table
 Rock: denotes hard rock/cobbles that cannot be penetrated with hand auger, excludes saprolite.
Refer to attached map for extent and distribution of soils.

DHR CODE DEFINITIONS

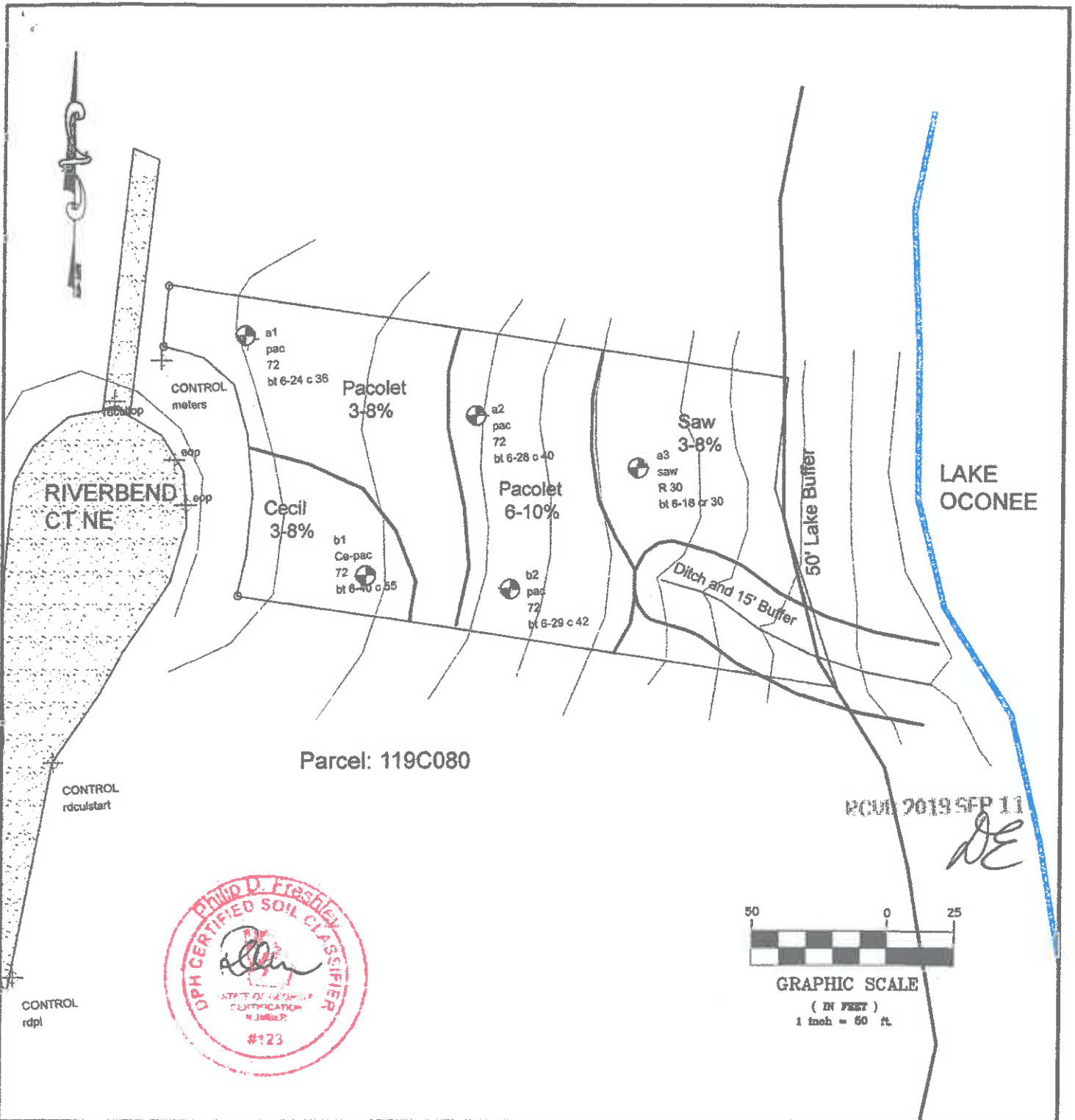
- A: These soils are suitable for OSSMS with proper design and installation.
- N: These soils have rock at less than 4' and require innovative systems (shallow install and Class 1 Effluent) for use. Consult your local DEH staff regarding options.

GENERAL NOTES & COMMENTS

- 1) The base map is the tax map for Parcel 119C080 and GPS control on structures found.
- 2) Soil borings and feature location on the map were located by sub-meter GPS using existing structures for control.
- 3) Lines delineating soil unit boundaries should not be considered exact. Instead, they should be considered as transitional areas separating units of soils with different characteristics and utilization. Inclusions of other soils may occur within map units.
- 4) Contour lines shown on the map are from GPS data and not survey accurate.
- 5) These soils have fine-loamy texture. Smearing of the trench walls during installation will result in loss of permeability and system capacity. Do not install under wet conditions. Rake surface if smearing occurs.
- 6) Modification of the site including significant cut and fill of the drain field area may void the conditions cited.

PCAD 2019 SEP 11

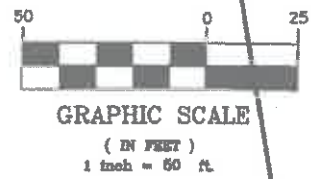




Parcel: 119C080

RCVD 2019 SEP 11

DE



LEVEL 3 SOIL SURVEY
0 EAST RIVER BEND COURT
+/- 0.5 ACRES
JAREN ROBERTSON
PUTNAM COUNTY

No.	Revision/Issue	Date
	BY: xxxxxxxxxx	xxxxxx

FILE NAME: E01 REVIEW Riverbend CT LA.dwg	FIG 1
Date: 7/10/17	
Scale: 1: 50	



LandTec Southeast, Inc.
Soil & Water Consultants

1901 Cedar Road
 Watkinsville, GA 30677
 (706) 769-1717
 (706) 769-1790 fax
 landtec@bellsouth.net



Overview




Legend

- City Limit
- Parcels
- Parcel Numbers
- Roads

Parcel ID	119C080	Owner	TREADWAY HUGH J	Last 2 Sales			
Class Code	Residential		1761 WADLEY RD	Date	Price	Reason	Qual
Taxing District	PUTNAM		MACON GA 31220	5/29/2019	\$180000	FA	Q
	PUTNAM	Physical Address	EAST RIVER BEND CT	6/19/1987	\$26500	LM	Q
Acres	0.5	Assessed Value	Value \$202300				
		Land Value	Value \$199750				
		Improvement Value					
		Accessory Value	Value \$2550				

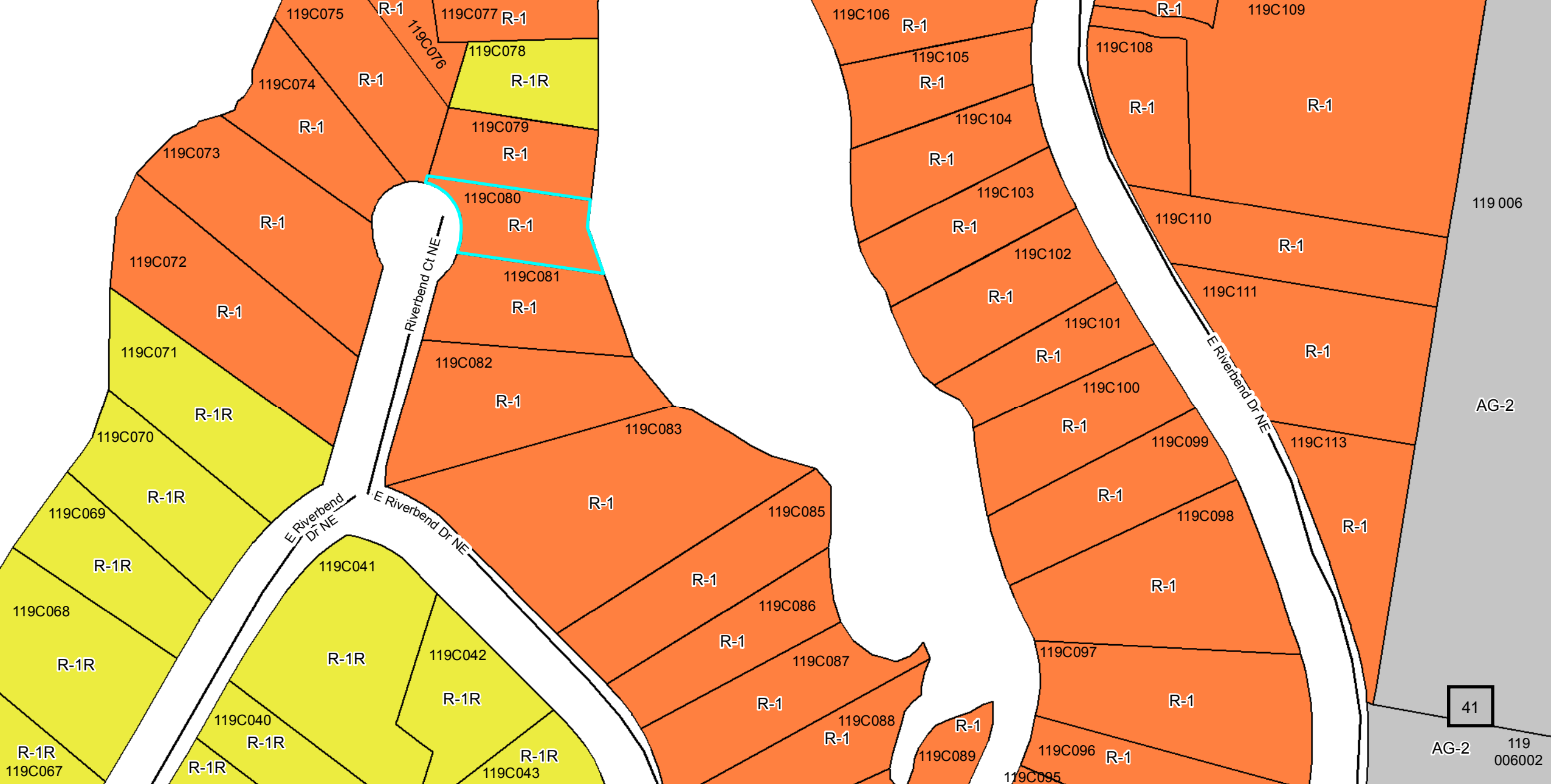
(Note: Not to be used on legal documents)

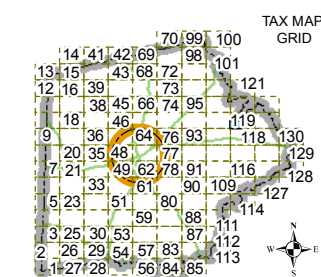
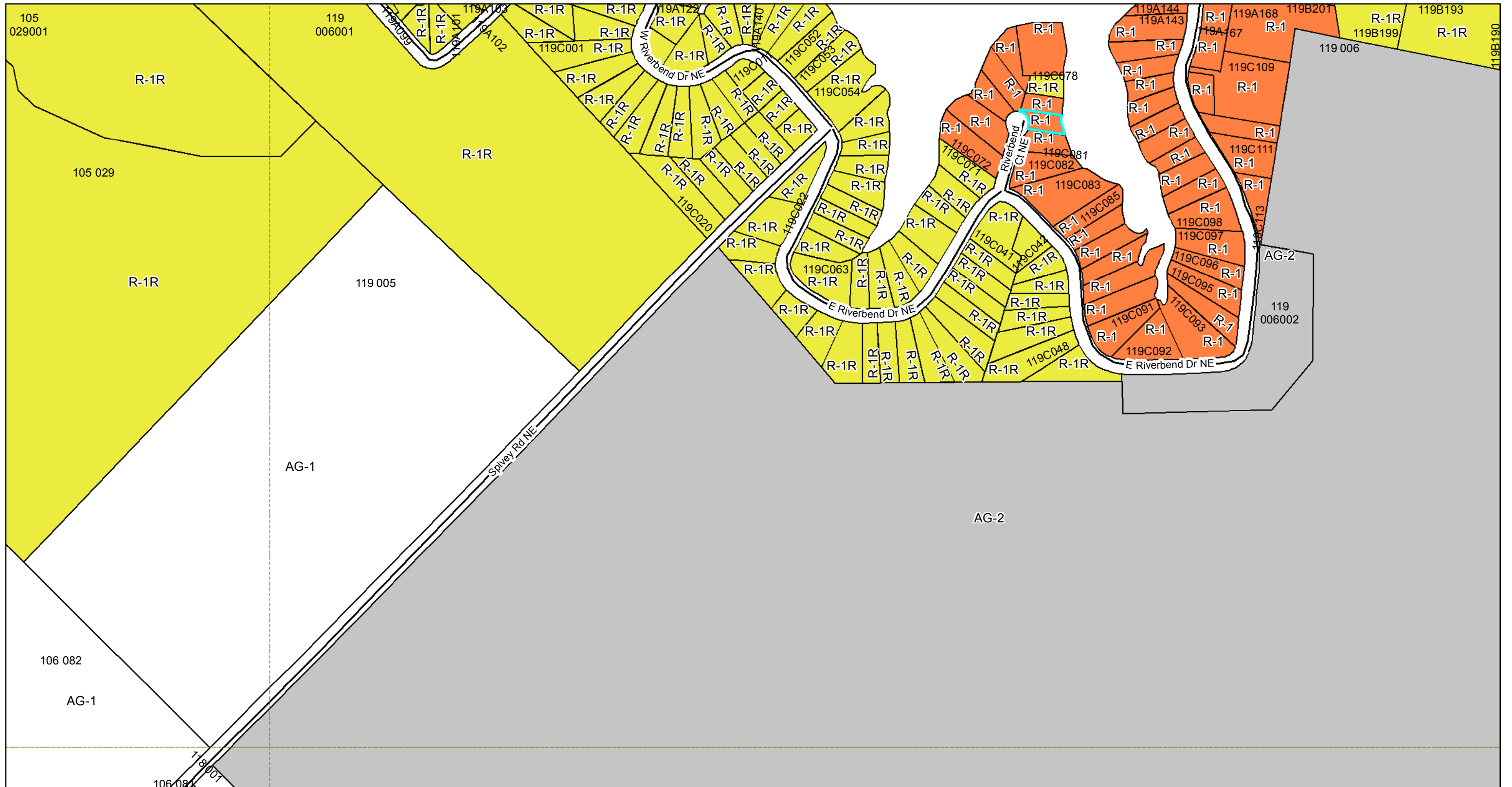
Date created: 9/3/2019
Last Data Uploaded: 9/3/2019 7:04:56 AM

Developed by  **Schneider**
GEOSPATIAL

RCUD 2014 SEP 11







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

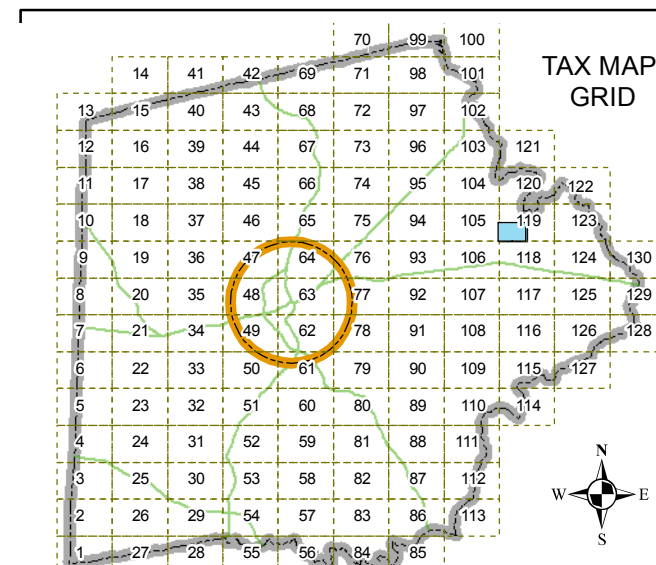
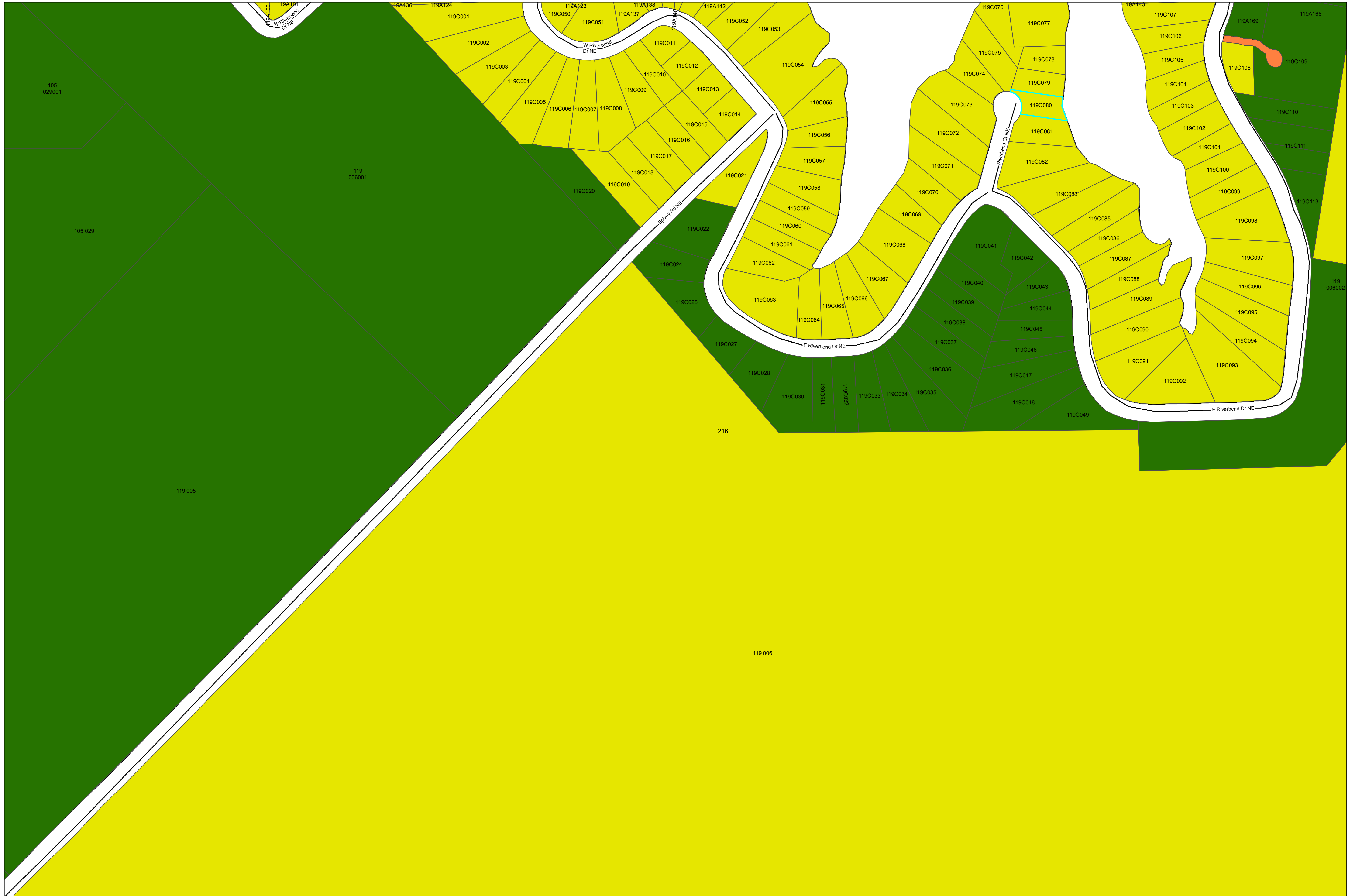
MGRC
IT GIS Services

Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
(478) 751-6517
Web: www.middlegeorgiarc.org
Email: it@mg-rc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 119C

MAP SCALE: 1" = 524.17' SCALE RATIO: 1:6,290 DATE: OCTOBER 2011



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

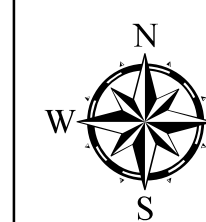
GEOGRAPHIC FEATURE LEGEND

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



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



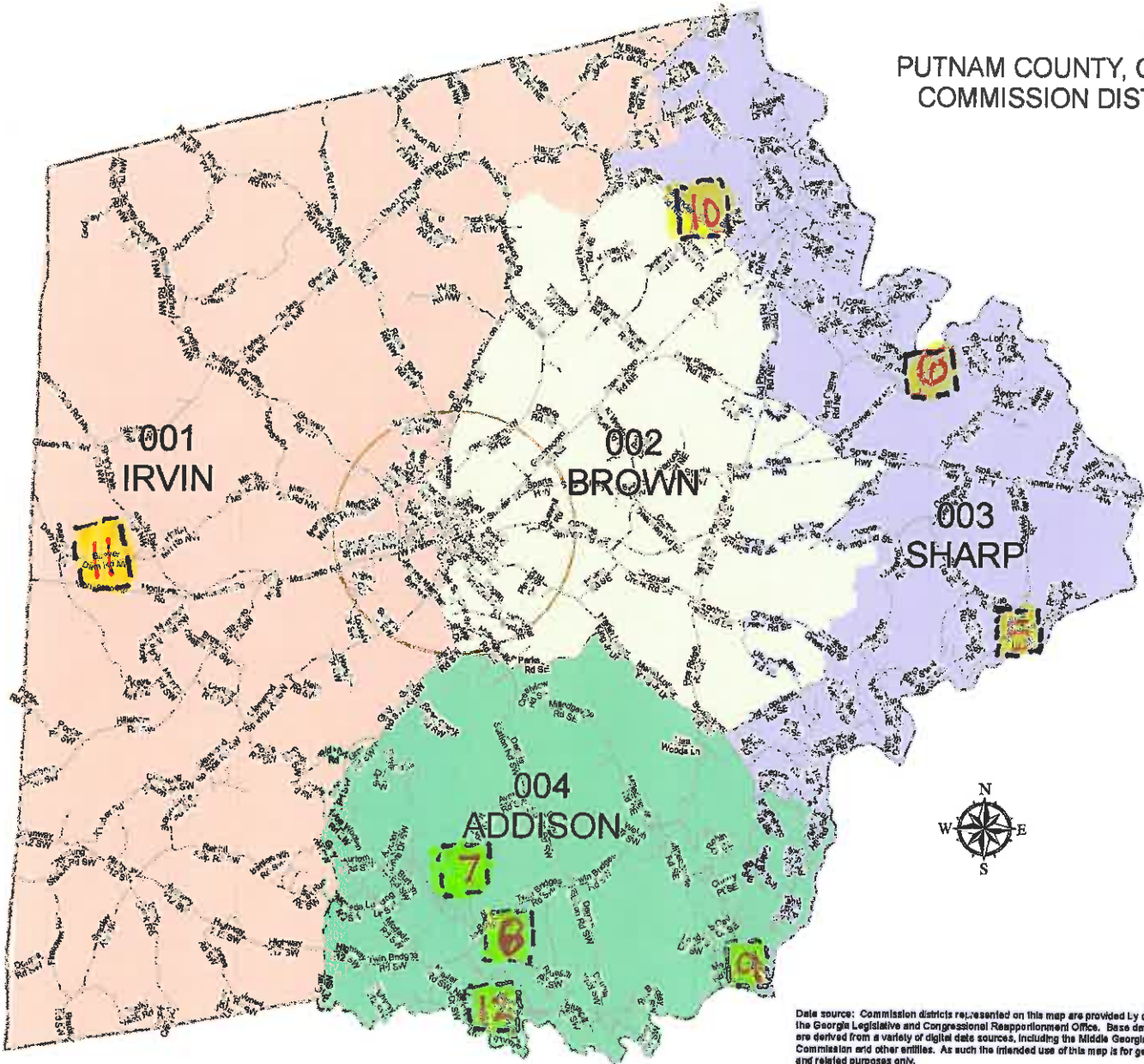
MAP 119C

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

Item Attachment Documents:

7. Request by **Ronnie & Lynn Smith** for a side yard setback variance at 108 Sunset Drive. Presently zoned R-2. [**Map 053B, Parcel 056, District 4**].

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the 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" = 5,000' SCALE RATIO: 1:31,250 DATE: JUNE 2015

5. Request by **Chris & Heather Willis**, agents for **Richard Delisle** for a rear yard setback variance at Lot 32 Rockville Springs Court. Presently zoned R-1. [Map 127A, Parcel 010, District 3].
6. Request by **Jeff Treadway** for a rear yard setback variance at Lot 3 East Riverbend Court. Presently zoned R-1. [Map 119C, Parcel 080, District 3].
7. Request by **Ronnie & Lynn Smith** for a side yard setback variance at 108 Sunset Drive. Presently zoned R-2. [Map 053B, Parcel 056, District 4].
8. Request by **Hugh & Rosemary Foskey** for a rear yard setback variance at 115 Little River Court. Presently zoned R-2. [Map 058A, Parcel 052, District 4].
9. Request by **Robert Alan Council** for a side yard setback variance at 164 Spurgeon Drive. Presently zoned R-1. [Map 086C, Parcel 121, District 4].
10. Request by **Beverly Ralston** to rezone 13.70 acres at 182 Alexander Road from AG-1 to AG-2. [Map 096, Parcel 009, District 2]. *
11. Request by **Gary Thompson** to rezone 28.85 acres at 123 Beaver Dam Road from AG-1 to AG-2. [Map 021, Parcel 007, District 1]. *
12. Request by **Jason Minchey, Lazarus Investments LLC** to rezone 23.38 acres at 116 Napier Mill Road from AG-1 to AG-2. [Map 056, Parcel 001, District 4]. *



PLAN-2019-01484

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.

Owner name Ronnie Michael + Lynn H Smith # 706-340-5829 Lynn *

Applicant name (if different from above) # 706-340-8706 Ronnie

MAILING ADDRESS 374 Crooked Creek Ulg CITY Athens STATE GA ZIP 30607

PROPERTY LOCATION: 108 Sunset Drive Eatonton, GA TOTAL ACREAGE .58

MAP: 053B PARCEL: 056 PRESENTLY ZONED: B-2 DISTRICT: 4

SETBACKS: Front: 30' Rear: 20' 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) 2923 sq ft including unfinished basement

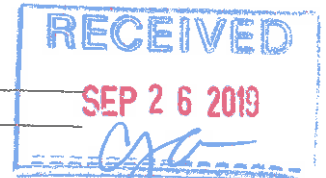
LOT LENGTH (the total length of the lot) 339.91'

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 75.43'

REASON FOR REQUEST: Asking for 10' setback on both sides of lot instead of normal 20' setback, to allow for proposed build on non-conforming lot.

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: Ronnie Michael DATE: 9/26/2019

*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>9-26-19</u>	FEE: \$ <u>200.00</u>	CK. NO. <u>110</u>	CASH _____	C. CARD _____	INITIALS <u>CJA</u>
RECEIPT # <u>033220</u>					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				


**Letter of Intent
In Support of Request for Variance
108 Sunset Drive, Eatonton, Georgia 31024**

This Letter of Intent is in support of my request for a variance to each side setback requirements for an existing non-conforming lot. The intention is to build a new single family residence. The proposed home is 47 feet wide and 45 feet deep. As such based on the current code, in particular Section 66-34-f2, the lot size for on-lake lot should be 36,250 square feet(.83 acres). As shown in the attached survey plat, our lot is .58 acres. I am asking for a variance on each side setback of 10 feet. In addition, plan reflects placing the home at a rear setback of 115 feet allowing for steps to be included not to exceed the setback of 100 feet. A variance for rear setback is not necessary as I am providing a soil and erosion plan per instruction from Putnam County Planning and Zoning office.

As such based on the current code, in particular Section 66-85-e2, side setback 20 feet and Section 66-85-e3 Rear setback: From lake or river: 100 feet, we are requesting that a variance to permit the build as shown on the site plan. There are currently no existing structures on the lot. The total square footage of the proposed structure is 2923. This consists of main floor 1194 square feet, 2nd floor 535 square feet and unfinished basement of 1194 square feet. The lot length is 339.91 feet. The lot width at building setback is 75.43 feet.

What is perhaps most relevant here, and what I would ask the board to consider, is (1) the fact that the proposed style and structure of the house is in step with the existing neighborhood; (2) the fact that this creates no undue burden on any neighboring residence; and (3) the proposed project would be an improvement to the neighborhood and result in an overall increase in property value and tax base created by improvement.

Thank you for your consideration.

Respectfully submitted,

Lynn H. Smith



Sec. 66-55. - Nonconforming lots.

- (a) *Nonconforming lots, defined.* A nonconforming lot is a lot of record whose area, frontage, width or other dimensions, or location were lawful prior to the adoption, revision or amendment of this chapter, and which, by reason of such adoption, revision or amendment, no longer meets or exceeds one or more such requirements of the applicable zoning district.
- (b) *Nonconforming lots of record.* When two or more adjoining and vacant lots with continuous frontage are in a single ownership as of the adoption of this chapter, and these lots have a total frontage or lot area of less than two-thirds of what is required by the district in which they are located, these lots shall be replotted or re-parceled so as to create one or more lots which conform to the minimum frontage and area requirements of the district.
- (c) *Continuation of nonconforming lots.*
 - (1) Where the owner of a lot at the time of the adoption of this chapter or the owner's successor in title thereto does not own sufficient land to enable such person to conform to the dimensional requirements of the chapter, either:
 - a. Such lot may be used as a building site for a single-family residence in a district where residences are permitted; or
 - b. Such lot may be used as a building site for any other use permitted in the zoning district;provided, that said lot requirements or building setbacks are not reduced below the minimum specified in this chapter by more than 50 percent; and provided that the minimum requirements of the Putnam County Board of Health can be met for lots on septic systems.

(Res. of 7-17-2007(4); Amend. of 1-12-2010; Amend. of 4-17-2012(2))



Sec. 66-34. - General requirements.

Statements in this section apply to the entirety of this chapter. The specific applications are dependent on the extent of the dissimilarity between the existing zoning district and the new one the following shall apply:

- (a) The use may not create noise, dust, vibration, smell, excessive traffic, smoke, glare or electrical interference so as to arise to the level of a nuisance.
- (b) No outside display of merchandise shall create traffic or other safety hazard.
- (c) **Allowed uses.** Within the various zoning districts, as described in this article and shown on the official zoning map, no land, building or structure shall be used as a matter of right except in accordance with the uses and standards of this chapter.
- (d) **Buffers and berms.**
 - (1) A buffer or berm, at the director's discretion, unless the board of commissioners has mandated otherwise, shall exist between any Village, C, or I-M district and any R, RM, or MHP district or existing use.
 - (2) Required buffers must be separated by at least a five-foot setback from a parking area or a structure.
 - (3) All buffers shall be replanted, where sparsely vegetated, with evergreen trees of at least two inches measured at diameter breast height (DBH) and with evergreen shrubs to create an understory among the trees. An evergreen ground cover shall exist throughout the buffer.
 - (4) The spacing of trees when creating a buffer shall be approximately ten feet between each tree at time of planting. In order to create a solid appearance, another row of trees shall be planted ten feet behind the first row, also spaced ten feet apart so that the trees in one row visually fill the gaps in the next row (as depicted in the following diagram).
 - (5) Where the use to be protected exists (or will exist) above or below the new one, the slope of the cut/fill shall constitute the buffer, provided the angular length of the slope is at least equal (in feet) to the width of the required buffer. The densest plantings of trees and understory occurs at the top of the slope diminishing as the slope proceeds downward. An evergreen ground cover shall be planted on the slope. A six-foot high fence constructed of opaque material shall be placed at the top of the cut slope.
 - (6) A berm shall be no flatter than a three to one slope achieving a height above the ground throughout its entire length of not less than six feet. It may exist throughout the length of a buffer or as a separate entity within a setback.
 - (7) A berm shall be planted with evergreen trees, shrubs, and ground cover in the same fashion as a buffer. If natural vegetation does not exist along a buffer area, a berm must be installed.
 - (8) Unless certifiable low water consumption plantings are used, an irrigation system shall exist through the buffer or berm to ensure the continued vitality of the vegetation.
 - (9) When the ground between the new and the existing uses is relatively flat, either a buffer or a berm, at the discretion of the director, shall be used. A berm may be located within a setback but a buffer may not.
- (e) **Double frontage and corner lots.** Lots that adjoin a public street on any side shall provide the minimum required front setback on each street.
- (f) **Lot sizes.** The following minimum lots sizes are established as follows for all residential zoned districts, unless greater amounts are required by the Putnam County Board of Health. No variance may be granted for a reduction in minimum lot size.
 - (1) Individual well and septic system:
 - a. Off-lake lot: 1.1 acre.



- b. On-lake lot: 1.5 acre.
- (2) Public well and septic system:
 - a. Off-lake lot: 30,000 square feet (.69 acre).
 - b. On-lake lot: 36,250 square feet (.83 acre).
- (3) Individual well and sewer:
 - a. Off-lake lot: 30,000 square feet (.69 acre).
 - b. On-lake lot: 36,250 square feet (.83 acre).
- (4) Public well and sewer: 20,000 square feet (.46 acre).
- (g) Modular and manufactured, homes are structural types that house a single family. However, unless the zoning district specifically lists these structural types as a permitted use for single-family purposes, they are not permitted.
- (h) Notwithstanding other provisions of this chapter, fences, walls, hedges, driveways and buffer areas may be permitted in any required yard or along the edge of any yard, provided that fences, walls or hedges on a corner lot in a residential district shall not exceed four feet in height. See performance standards for specific requirements on fences and walls.
- (i) Other regulations. The property owner should be aware of and consult the other ordinances that may apply to the development or use of any property, including but not limited to any conditions applied by the Board of Commissioners at the time the property was rezoned, the International Building Code; Chapter 18, Buildings and Building Regulations; Chapter 22, Businesses; Chapter 28, Development Regulations; Chapter 30, Environment; Chapter 32, Fire Code; Chapter 46, Roads and Bridges; Chapter 48, Signs; and Chapter 50, Solid Waste and Scrap Tires.
- (j) Parking requirements. See development standards in each district for residential requirements. For commercial and industrial/manufacturing see chapter 28, development regulations.
- (k) Projections into setbacks. Every part of a required setback shall be open to the sky and unobstructed except for the ordinary projections of sills, belt courses, cornices, eaves, chimneys, buttresses and other ornamental and architectural features, provided that these features do not project more than three feet into any required setback. Decks, porches, patios, carports, and similar structures (including steps to access the foregoing) are not permitted to project into the setback area.
- (l) Street access. Except as provided in this chapter, each building shall be located on a lot or parcel that abuts a public paved street or has access to a public street by means of a recorded access easement. However, should an owner of a tract of property subdivide it so as to provide smaller parcels only to other family members for their residential use, then the new parcels so created may be accessed by recorded, permanent and private easements between the original owner (grantor) and his grantees, upon approval of the director.
- (m) Parking of trailers. Commercial vehicles with more than four wheels, recreational vehicles, travel trailers, campers, buses, motorized homes, boat trailers and haulers, and boats shall not be parked in the front yard in any residential district. Travel trailers, recreational vehicles, campers, motorized homes, boat trailers and haulers, and boats may be parked or stored in an enclosed garage or carport or in rear or side yards, provided that they remain more than 20 feet from the rear property line and ten feet from the side property line. No such vehicle shall be occupied for sleeping or as a residence, either permanently or temporarily, when so parked.
- (n) All exterior lighting shall be deflected away from adjacent properties and the public right-of-way.

(Res. of 7-17-2007(4); Amend. of 3-18-2008; Amend. of 4-17-2012(2); [Amend. of 9-17-2013\(2\)](#))



Sec. 66-83. - Purpose.

This district is intended to encourage residential subdivisions of homes with less floor area than the other single-family districts to foster the development of starter homes.

(Res. of 7-17-2007(4))

Sec. 66-84. - Uses allowed.

The uses allowed in the **R-2 zoning district** as a matter of right are subject to section 66-34, general requirements of this article, to performance standards of article III, and to the requirements and development standards of this district. Uses not listed herein are not permitted in this district, except as provided in section 66-36, undefined uses, of this article. Consult article III, performance standards, or the other zoning districts if the use you seek is not listed in this district.

(a) Allowed uses.

Bed and breakfast/boardinghouse.

Cabin/hunting lodge.

Churches.

Dwellings: Single-family:

Site-built.

Modular.

Manufactured.

(b) Accessory buildings: Maximum of two per lot.

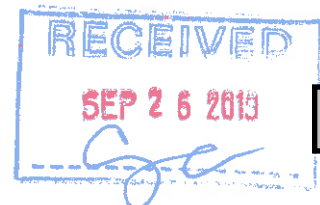
(c) Accessory uses as part of a subdivision.

Athletic field.

Parks and playgrounds.

Swimming pools, clubs and other recreation facilities for the exclusive use of the property owners in the subdivision.

Water treatment plant, private.



(d) Accessory uses that shall be on the same property as the principal use are as follows:

Day care of not more than six children.

Family apartment.

Group home of six or fewer individuals excluding supervisory staff.

Home occupation.

Hospice of six or fewer individuals.

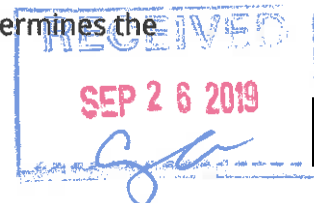
Swimming pools, private.

Tennis courts, private.

(Res. of 7-17-2007(4); Amend. of 4-17-2012(2))

Sec. 66-85. - Development standards.

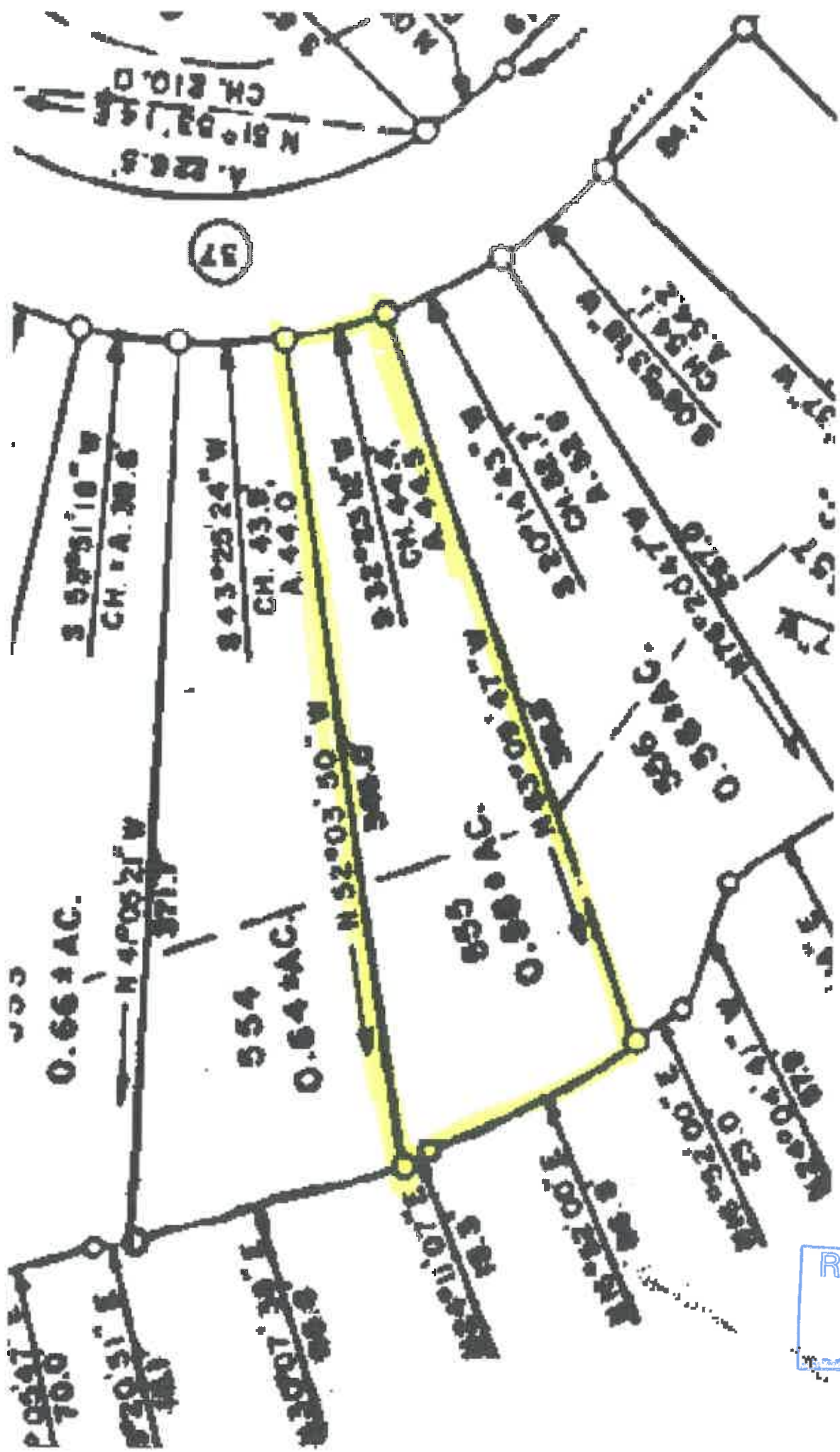
- (a) Minimum lot size: See subsection 66-34(f).
- (b) Minimum road frontage: 50 feet. On a cul-de-sac: 40 feet.
- (c) Minimum lot width at the building setback line: 100 feet.
- (d) Maximum lot coverage by buildings: 35 percent.
- (e) Minimum setback requirements are as follows:
 - (1) Front setback: 30 feet or where minimum lot width is achieved, whichever is greater.
 - (2) Side setback: 20 feet.
 - (3) Rear setback: 20 feet. From lake or river: 100 feet.
- (f) Maximum height of structures: Three stories.
- (g) Minimum heated floor area: Site built/modular: 1,000 square feet; Manufactured home: 600 square feet.
- (h) Minimum off-street parking: Two spaces per dwelling unit. The director shall determine the number of off-street parking spaces necessary for a subdivision recreational facility, depending on the number of people the health department determines can be in the pool areas and the fire marshal determines the occupancy rating for any building.



- (i) Only one dwelling unit per lot, except for one family apartment.
- (j) Accessory buildings: Maximum of two per lot, excluding one garage, or carport and one well house.

(Res. of 7-17-2007(4); Amend. of 4-17-2012(2); Amend. of 9-17-2013(2))





37

RECEIVED
 SEP 26 2019
Age

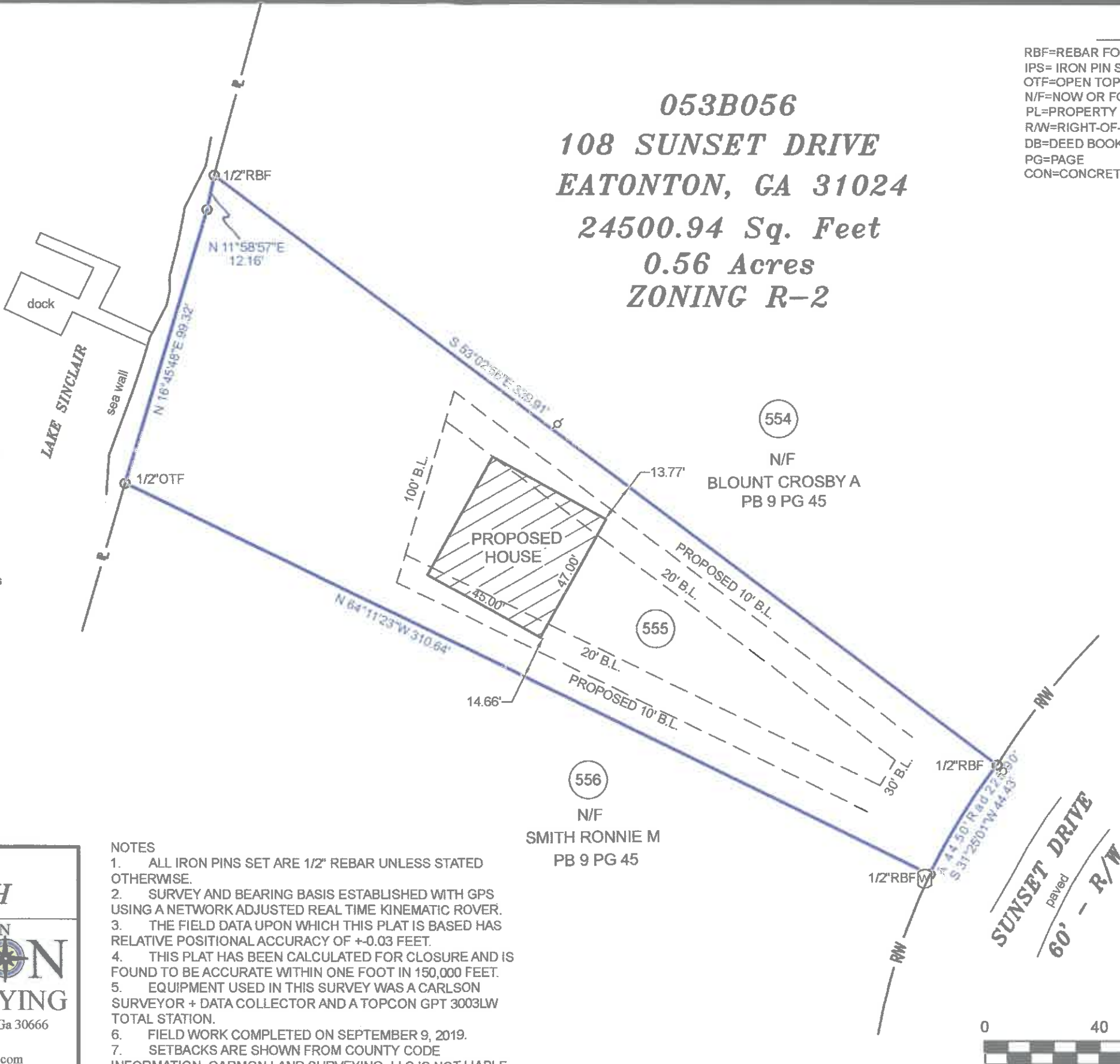
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

SURVEYORS CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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 15-6-67.



SURVEY FOR:		RONNIE & LYNN SMITH	
G.M.D.:	DATE	 GARMON LAND SURVEYING 1920 Railroad Street Statham Ga 30666 678-726-7582 garmonsurveying@gmail.com	DRAWING NAME: 108 SUNSET DRIVE
311&312	9/12/2019		
DISTRICT:	SCALE		
SECTION:	1"=40'		
COUNTY:	JOB NO.		
PUTNAM	2019-239		



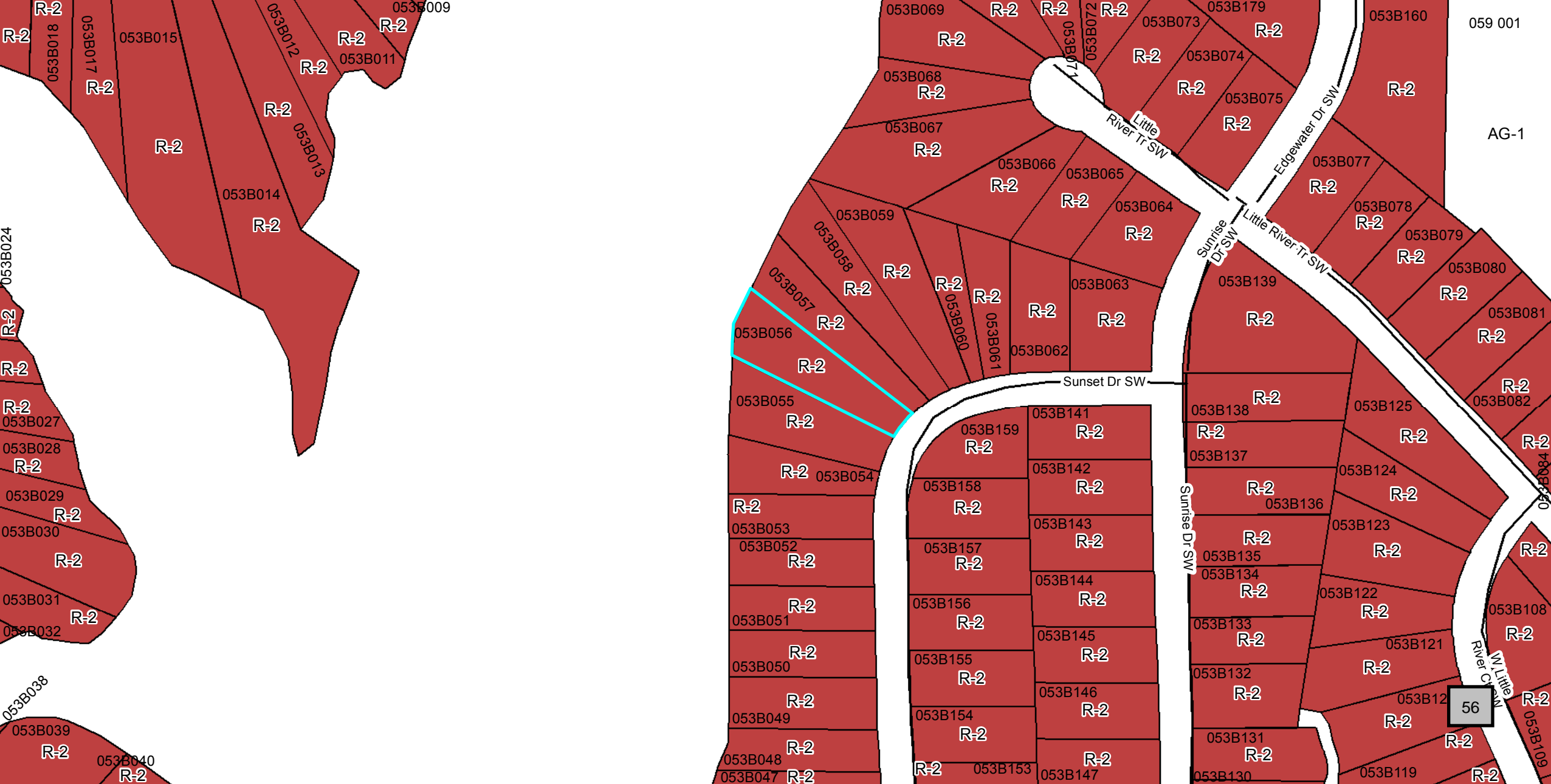
LEGEND

RBF=REBAR FOUND	⊗=POWER POLE
IPS= IRON PIN SET	⊙=FIRE HYDRANT
OTF=OPEN TOP PIPE FOUND	⊗=WATER VALVE
N/F=NOW OR FORMERLY	⊞=GRATE INLET
PL=PROPERTY LINE	⊞=WATER METER
R/W=RIGHT-OF-WAY	⊞=SEWER
DB=DEED BOOK	
PG=PAGE	
CON=CONCRETE	

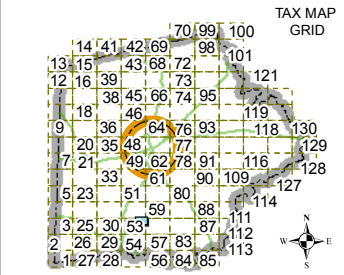
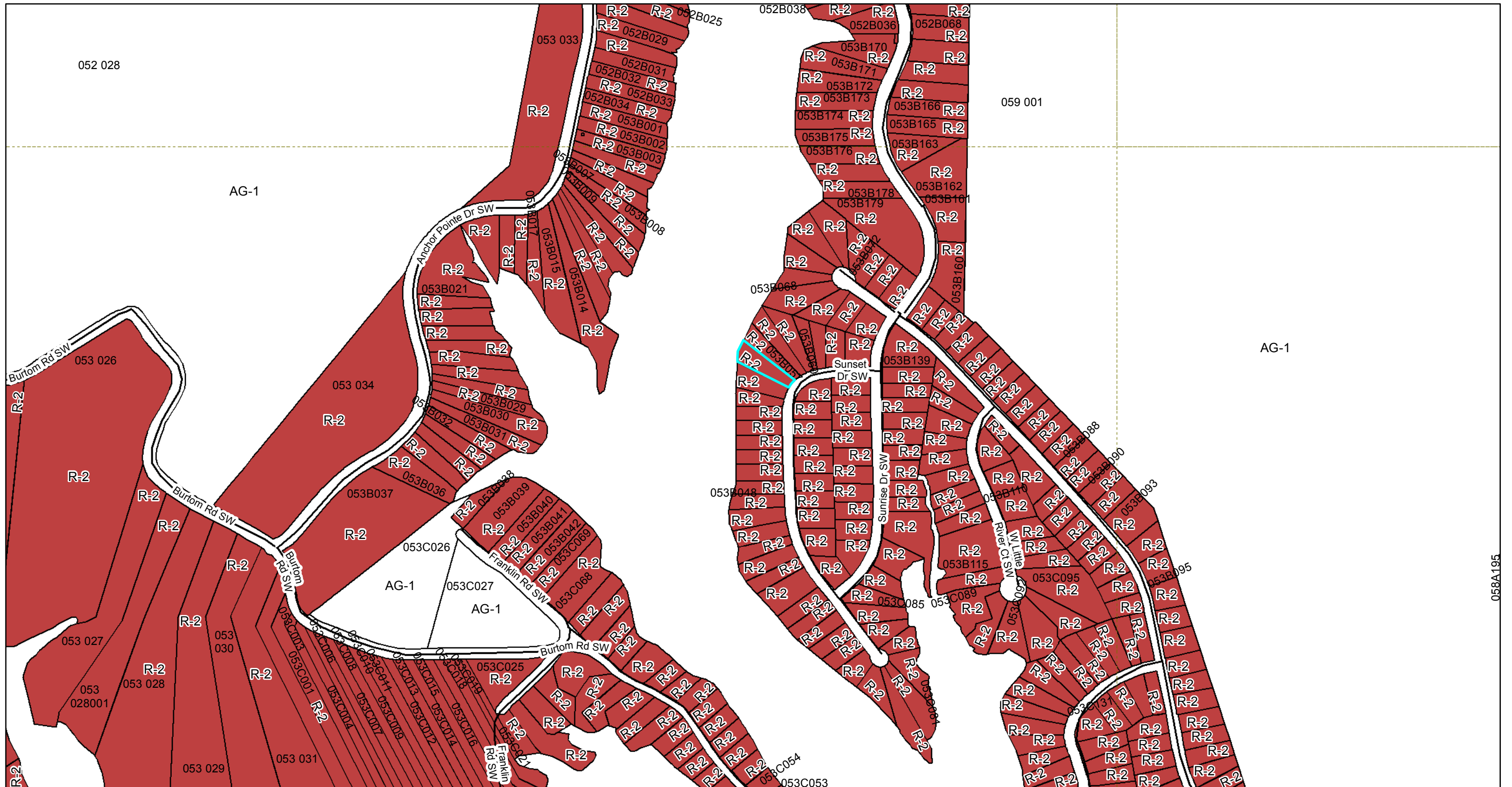


- NOTES**
1. ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
 2. SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
 3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF +0.03 FEET.
 4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,000 FEET.
 5. EQUIPMENT USED IN THIS SURVEY WAS A CARLSON SURVEYOR + DATA COLLECTOR AND A TOPCON GPT 3003LW TOTAL STATION.
 6. FIELD WORK COMPLETED ON SEPTEMBER 9, 2019.
 7. SETBACKS ARE SHOWN FROM COUNTY CODE INFORMATION. GARMON LAND SURVEYING, LLC IS NOT LIABLE FOR ANY DISCREPANCIES.





56



- Eatonton Limits
- County Boundary
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- Parcels
- Parcel_Hooks

GEOGRAPHIC FEATURE LEGEND

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

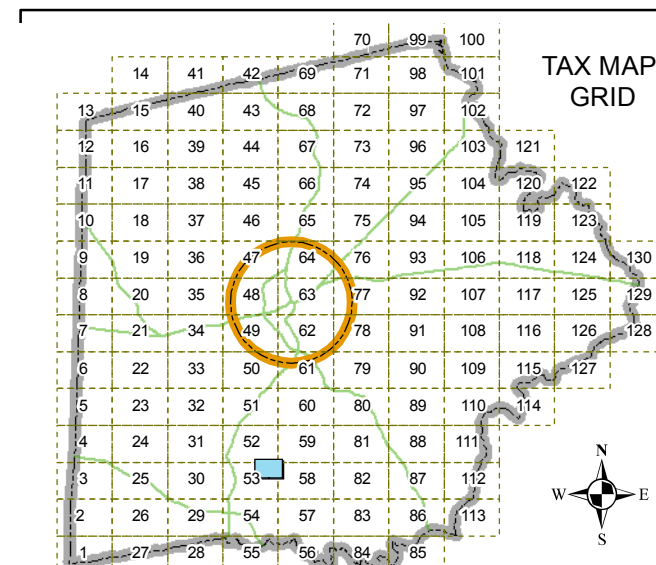
MGRC
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PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 053B

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

57



- Eatonton Limits
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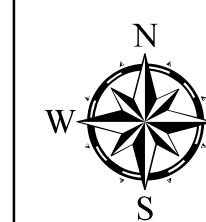
GEOGRAPHIC FEATURE LEGEND

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



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



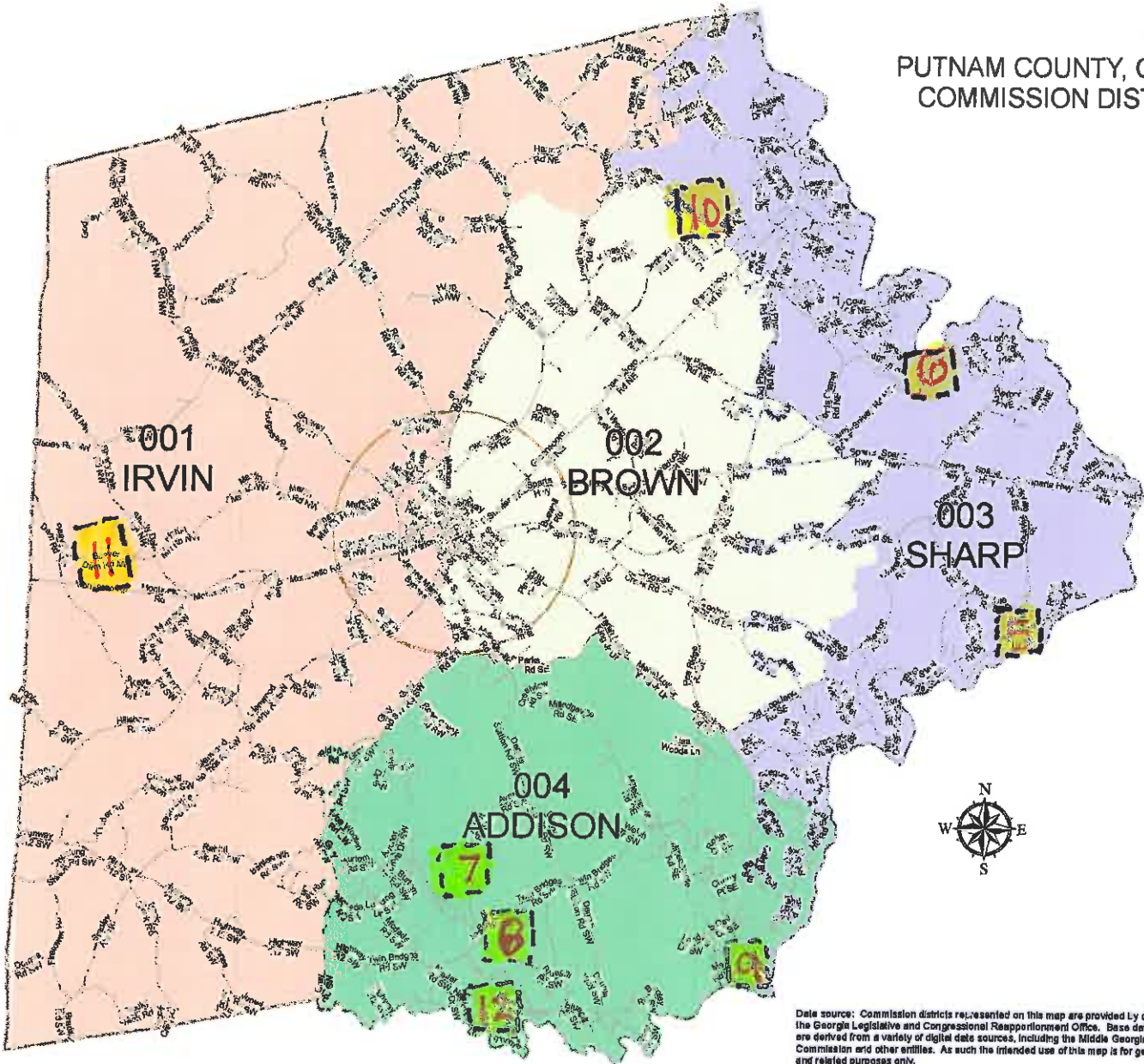
MAP 053B

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

Item Attachment Documents:

8. Request by **Hugh & Rosemary Foskey** for a rear yard setback variance at 115 Little River Court. Presently zoned R-2. [**Map 058A, Parcel 052, District 4**].

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



MAP SCALE: 1" = 5,697.20' SCALE RATIO: 1:32,577.4 DATE: JUNE 2015

5. Request by **Chris & Heather Willis**, agents for **Richard Delisle** for a rear yard setback variance at Lot 32 Rockville Springs Court. Presently zoned R-1. [Map 127A, Parcel 010, District 3].
6. Request by **Jeff Treadway** for a rear yard setback variance at Lot 3 East Riverbend Court. Presently zoned R-1. [Map 119C, Parcel 080, District 3].
7. Request by **Ronnie & Lynn Smith** for a side yard setback variance at 108 Sunset Drive. Presently zoned R-2. [Map 053B, Parcel 056, District 4].
8. Request by **Hugh & Rosemary Foskey** for a rear yard setback variance at 115 Little River Court. Presently zoned R-2. [Map 058A, Parcel 052, District 4].
9. Request by **Robert Alan Council** for a side yard setback variance at 164 Spurgeon Drive. Presently zoned R-1. [Map 086C, Parcel 121, District 4].
10. Request by **Beverly Ralston** to rezone 13.70 acres at 182 Alexander Road from AG-1 to AG-2. [Map 096, Parcel 009, District 2]. *
11. Request by **Gary Thompson** to rezone 28.85 acres at 123 Beaver Dam Road from AG-1 to AG-2. [Map 021, Parcel 007, District 1]. *
12. Request by **Jason Minchey, Lazarus Investments LLC** to rezone 23.38 acres at 116 Napier Mill Road from AG-1 to AG-2. [Map 056, Parcel 001, District 4]. *



PLANNING & DEVELOPMENT

PUTNAM COUNTY

District 4

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.

PRIVACY ACT OF 1974 APPLIES TO SS #s

**Hugh T. Foskey
Rosemary E. Foskey**

Owner name # _____ - _____ - _____
N/A # _____ - _____ - _____
Applicant name(if different from above)

115 Little River Court Eatonton GA 31024

MAILING ADDRESS CITY STATE ZIP

PROPERTY LOCATION: 2nd Land District, 311/312 GMD Putnam Co GA, LOT 261, Tract 18 of Pine Forest Subdivision *Same*

District

MAP *057A - 052* PARCEL Plat Book 9 Page 43 TOTAL ACREAGE: .57 acres PRESENTLY ZONED *R-2DE*

SETBACKS: Front:78' Rear:=Lakeside Lakeside:62' Left: 38'9" Right: 60' 5"

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: X

REC'D 2013 SEP 15 *DE*

TOTAL SQ. FT. (existing structure) 46" (W) X 22'1" (L)
TOTAL FOOTPRINT (proposed structure) 15'33" (W) X 24'1" (L)

LOT LENGTH (the total length of the lot) **Maximum lot length is 304.0'**

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) **123'5"**

REASON FOR REQUEST: Mitigate safety issues as cited in attached "Detailed Explanation of Why Variance Is Needed"

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

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

PROPOSED LOCATION MUST BE STAKED OFF

rosemary E. Jackson

9/16/19

*SIGNATURE OF APPLICANT:

Hy T. Josby

DATE

Sep 16, 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 _____	FEE: \$ 200.00	CK. NO. _____	CASH _____	C. CARD _____	INITIALS _____
RECEIPT # _____	DATE OF NEWSPAPER AD: _____		DATE SIGN POSTED: _____		
PLANNING & ZONING HEARING: _____			RESULT: _____		
COMMISSIONERS'/CITY COUNCIL HEARING: _____			RESULT: _____		



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

Variances Qualification Sec. 66-157(c)

The planning and zoning commission shall hear applications for all variances from the development standards and performance standards of this chapter. Such variances may be granted only:

1. Where by reason of exceptional narrowness, shallowness or shape of a specific piece of property, which at the time of adoption of this chapter, was a lot or plat of record; or
2. Where by reason of exceptional topographic conditions to include floodplains or other extraordinary or exceptional conditions of a piece of property, strict application of the development requirements of this chapter would result in practical difficulties to, and undue hardship upon the owner of this property, which difficulty or hardship is not the result of acts of the applicant; and further provided that this relief may be granted without substantially impairing the intent and purpose of this chapter and is not contrary to the public welfare.
3. In granting a variance, the planning and zoning commission may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable so that the purpose of this chapter will be served, public safety and welfare secured, and substantial justice done. However, the planning and zoning commission shall not be authorized to grant a density variance or a use variance to permit a density or use in a district in which the

RCUD 2019 SEP 16 *[Signature]*

density or use is otherwise prohibited. The planning and zoning commission shall not be authorized to grant a variance to development standards set forth in a statement of zoning conditions accompanying a conditional zoning

Request for Variance for Lot 261, Tract 18, of Pine Forest Subdivision, at 115 Little River Court, Eatonton GA

PROPERTY:

LOCATION: 115 Little River Court, Eatonton GA

Described by certain plat of survey entitled "Property Survey for Owens-Illinois Development Corporation", prepared by Walker McKnight, GRLS, dated 1978, recorded in Plat Book 9, Page 42, Putnam County Land Records

1.DETAILED EXPLANATION OF WHY VARIANCE IS NEEDED:

We are the owners of subject lot and have yet to determine who will be the contractor for the planned extended wooden deck with rail sides on three sides.

The purpose of this variance request is to request a variance to the Putnam County Planning and Development (P&D) requirement of being 100 feet off Lake Sinclair.

Currently the double stairway off our lakeside porch ends onto an existing wooden decked walkway measuring 46" (W) X 22' 1" (L) which is 73' 5" off Lake Sinclair. Both of our gas and charcoal grills along with a utility table are located on the narrow wooden walkway making ingress onto the porch and egress from the porch difficult, and more importantly, causing a safety issue when grilling, especially when grandchildren and visitors are moving in and out of the lakeside porch.

To mitigate the safety issue, we plan to extend the existing wooden decked walkway by 11' 5" (W) X 24' 1" (L) resulting in an extended wooden deck measuring 15' 33" (W) X 24' 1" (L) with railed sides on three sides, thereby clearing the ingress and egress area to the lakeside porch, minimizing accessibility to hot gas or charcoal grills when grilling, and increasing safety when moving in and out of the lakeside porch. See attached picture (ATCH 1) showing existing wooden deck and proposed location for wooden deck extension.

The resulting extended wooden and railed deck would be 62' off Lake Sinclair, which would not meet the current Putnam County P&D requirement of being 100 feet off Lake Sinclair.

Therefore, a variance request of 38' (100' requirement from lakeside – 62' desired) is hereby requested.

REC'D 2019 SEP 16



2.TOTAL SQ FOOTAGE OF PROPOSED STRUCTURE:

After proposed extension of 11' 5" (W), the resulting wooden deck with railed sides on three sides would be 15'33' (W) X 24'1" (L).

3.TOTAL SQ FOOTAGE OF EXISTING STRUCTURE:

The existing wooden decked walkway is 46" (W) X 22'1" (L).

4. LOT LENGTH:

The maximum lot length is 304.0’.

5. LOT WIDTH AT BUILDING SETBACK:

The lot width at planned extended wooden and railed deck cite is 123.5’.

6. ADDITIONAL MEASUREMENTS (when facing toward the lake):

The proposed wooden deck extension with railed sides on three sides measuring 11’5” (W) X 24’1” (L) will be

38’9” from the left side property line, and

60’5” from the right side property line, thereby

meeting the Putnam County P&D requirement of 20 feet off each side property line;

AND

78’ from the front property line, thereby meeting the Putnam County P&D requirement of 30 feet off the front property line.

See attached picture showing proposed location of wooden deck extension (ATCH 1) and property drawing showing proposed location for extended wooden and railed deck (ATCH 2). See also recorded and certified copy of property plat (ATCH 3).

VARIANCE REQUEST SITE INSPECTION REQUIREMENT

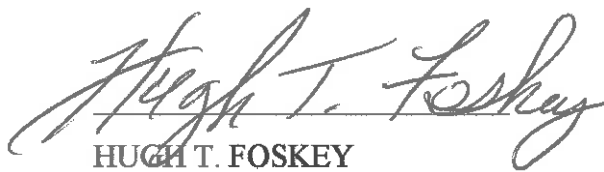
REC'D 2017 SEP 16 *JE*

1. The front, two side, and back property lines are staked off with reflective red markers.
2. The proposed construction site off the lakeside porch is staked off with reflective red and white markers.
3. The existing septic tank located on the left side of the house (when facing toward the lake) is staked off with reflective white markers while the drain field is not identified as there were no Putnam County On-Site Sewage Management System Records found which identified the existing drain field. As a result, see the attached certified “Existing On-site Sewage Management System Performance Evaluation Report Form” (ATCH 4) from the Putnam County Health Department, wherein it is commented “ Do not disturb or dig in drain field area” and it is certified “...that the proposed construction to home or property ...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”. As a result of the cited comment, I spoke with Mr. Wayne Tindall of Tindall Septic Tank who pumped and repaired septic tank on 13 Jun 2017, and Mr. Grimes, of

Grimes Plumbing, to inquire as to location of drain field and was told that, at this time, we have no way of knowing where the drain field is located. As a result, we will proceed with proposed construction of extended wooden deck with railed sides, and will stop and re-evaluate IF we find we are attempting construction in the drain filed area.

4. Pet will be contained on day of inspection based upon timely notification of inspection date.

5. Thank you for your review and consideration of our request for variance of 38' (100' requirement from lakeside – 62' desired = 38' variance request). Please feel free to contact us if you have any questions.


HUGH T. FOSKEY

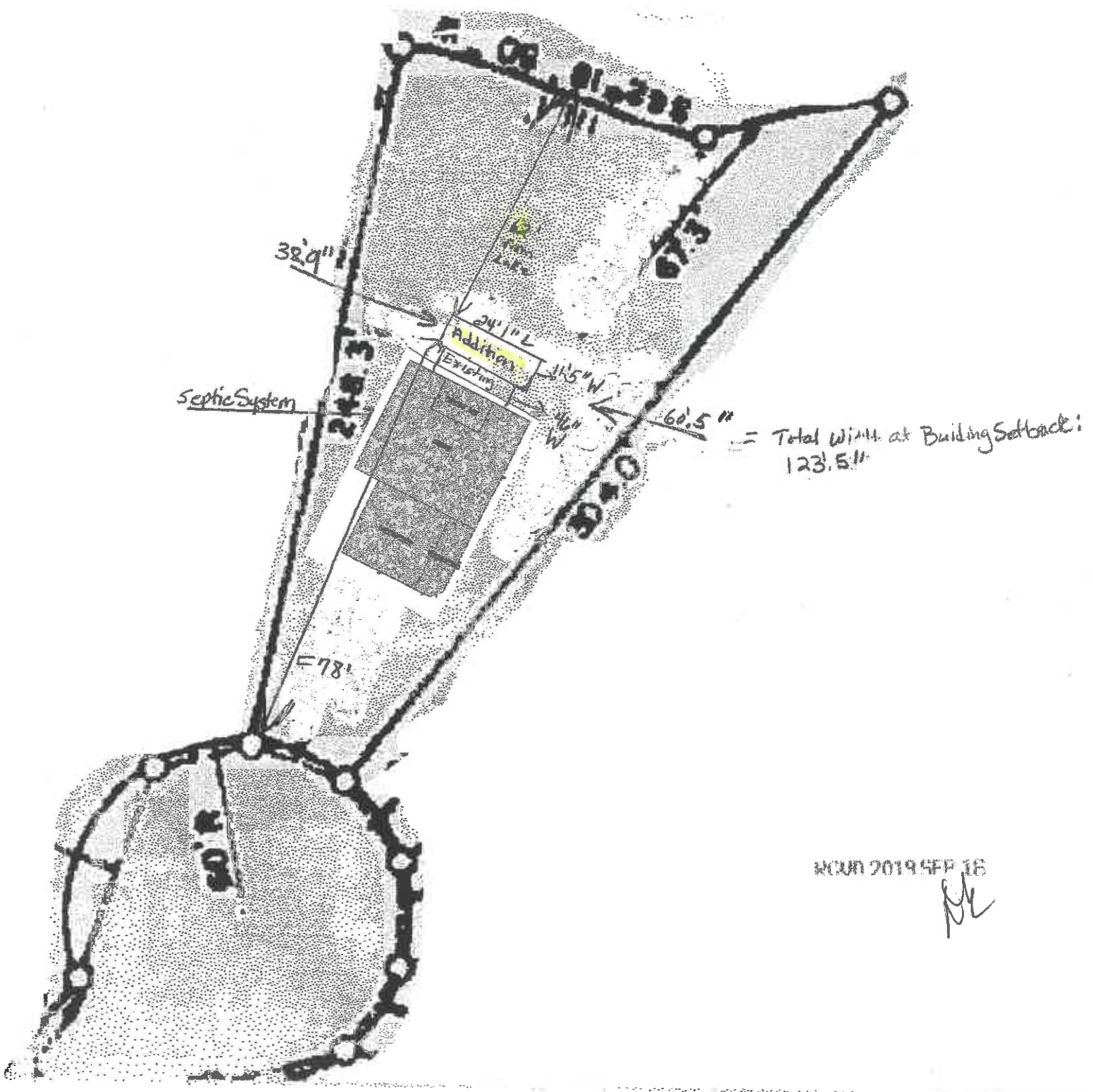

ROSEMARY E. FOSKEY

ATTACHMENTS:

1. Picture of existing wooden deck & proposed location for wooden deck extension
2. Property drawing showing proposed location for extended wooden and railed deck
3. Recorded and certified copy of property plat
4. Certified "Existing On-site Sewage Management System Performance Evaluation Report Form"

2019 SEP 16

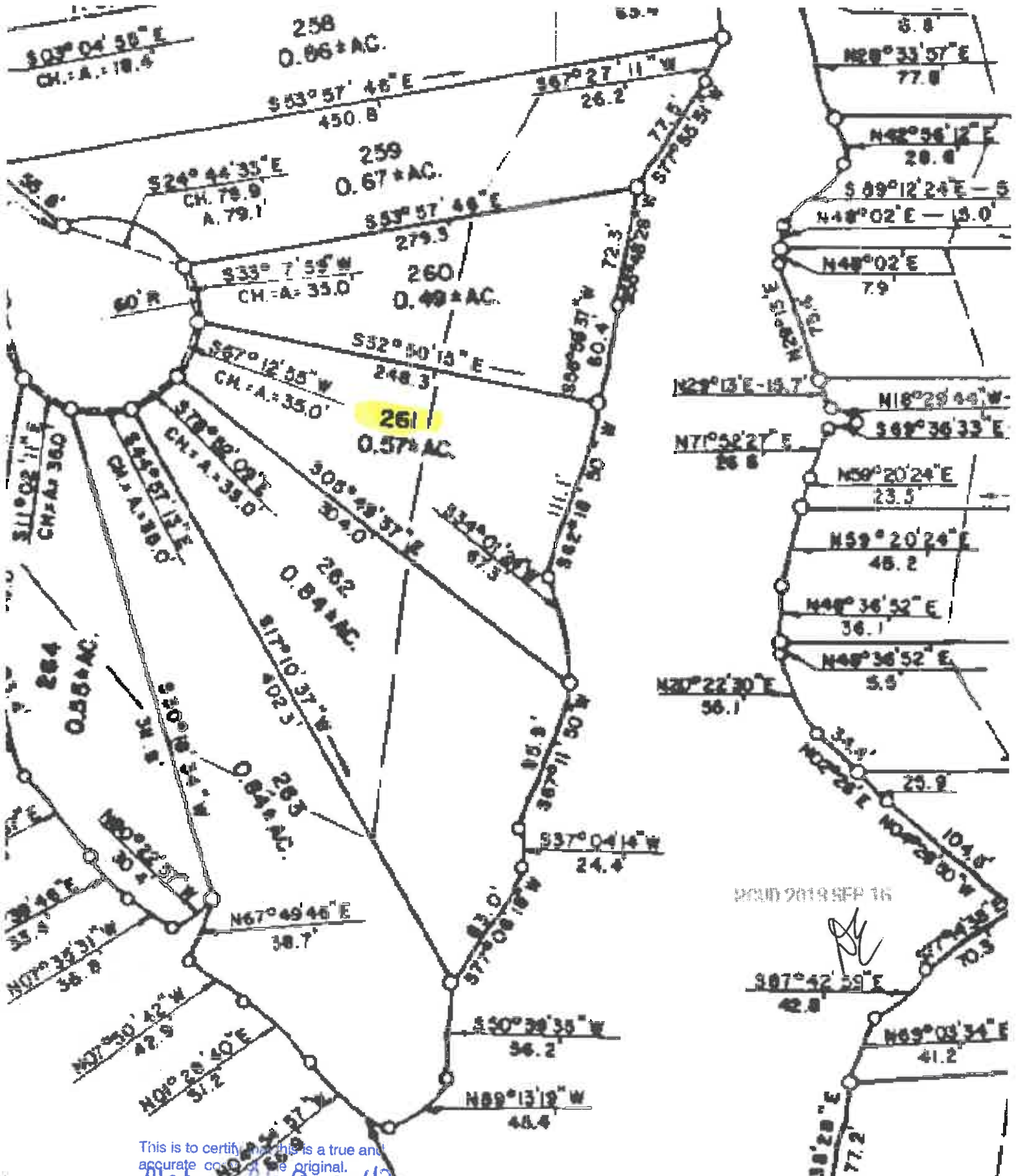




NCUD 2019 SEP 16

ML

Lot 261, Tract 18, of Pine Forest Subdivision at
 115 Little River Court, Eatonton GA 31024



MOUD 2019 SEP 16

This is to certify that this is a true and accurate copy of the original.
 Plat BK 9 pg 42
 that appears of Record in the office of the Clerk of Superior Court of Putnam County, Georgia
 Kaynell Bitt
 Clerk / Deputy Clerk
 Date 6/18/19

Kaynell Bitt
 Deputy Clerk
 6/18/19 Atch3

6-19

Existing On-site Sewage Management System Performance Evaluation Report Form

Property Owner/System Owner Name: Rosemary Foskey		#18-714-0516		Reason for Existing Sewage System Evaluation: (circle)	
Property/System Address: 115 Little River Ct.				(1) Loan Closing for Home Sale	
Subdivision Name:		Lot: 261	Block:	(2) Refinance	
Existing System Information: Water Supply (circle)		Number of Bedrooms/GPD: 3	Garbage Grinder: (circle)	(3) Home Addition (Non-bedroom) Type: _____	
<input checked="" type="radio"/> Public <input type="radio"/> Private Well <input type="radio"/> Community			(1) Yes <input checked="" type="radio"/> No	(4) Swimming Pool Construction	
				(5) Structure Addition to Property Type: deck 22x12 lakeside	
				(6) Mobile Home Relocation	

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

SECTION B - System Not on Record

<input checked="" type="radio"/> Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation.	Comments: Do not disturb, or dig in drain field area. _____ _____ _____		
<input checked="" type="radio"/> Yes <input type="radio"/> No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.			
<input checked="" type="radio"/> Yes <input type="radio"/> No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.			
<input checked="" type="radio"/> Yes <input type="radio"/> No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.			
<input checked="" type="radio"/> Yes <input type="radio"/> No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.			
Evaluating Environmentalist:		Title:	Date:	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

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

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

<input checked="" type="radio"/> Yes <input type="radio"/> No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments: 7-10-2019 7-15 AK			
<input checked="" type="radio"/> Yes <input type="radio"/> No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.				
Evaluating Environmentalist:		Title:	Date:	Number of Bedrooms/GPD: 3	Garbage Grinder: (circle) (1) Yes <input checked="" type="radio"/> 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.	

Baldwin County

ON-SITE SEWAGE SYSTEM / SEPTIC TANK PUMPER REPORT

This form is to be completed by a certified on-site sewage system pumper who is pumping a sewage tank and hauling the septage to an authorized disposal site. At the time of service the certified pumper performing such service should provide this or other comparable written service report to the owner and provide a copy to the Baldwin County Health Department Environmental Health Section.

Property Owner Name: Wynne Hoskey Telephone: 478-451-0530
 Site Address: 115 Little Rock Ct. Estate
 Pumper/ Contractor: Vindall Septic Tank Telephone: 478-451-9599

Date of Service: 6-13-17 Time: 4:30 PM Recent Weather Conditions: Clear

Age of system (if known) 19 years Number of bedrooms 3 Number of people in home 2
 Sewage Tank located and exposed for inspection? Yes No Estimated Tank Size 1000

No. of Compartments 1 Tank Material Concrete Type of Tank 3 1/2 dia Depth of Tank Lid 40"
 Liquid Level in tank is: Above Normal Normal Below Normal

Estimated depth/ thickness of floating scum mat/layer in each compartment? 18"

Depth/ thickness of Sludge Layer in each compartment? 14"

Pumped out tank: Yes No Gallons Pumped _____ Bottom/sides in good condition? Yes

Is effluent running back into tank from drainfield? No Was tank leakage observed? _____

Baffle walls/vents cleaned: Inlet _____ Center _____ Outlet _____
 Condition of Inlet baffle / Tee Good Needs Repair _____ Repaired _____
 Condition of Outlet baffle / Tee Good Needs Repair _____ Repaired

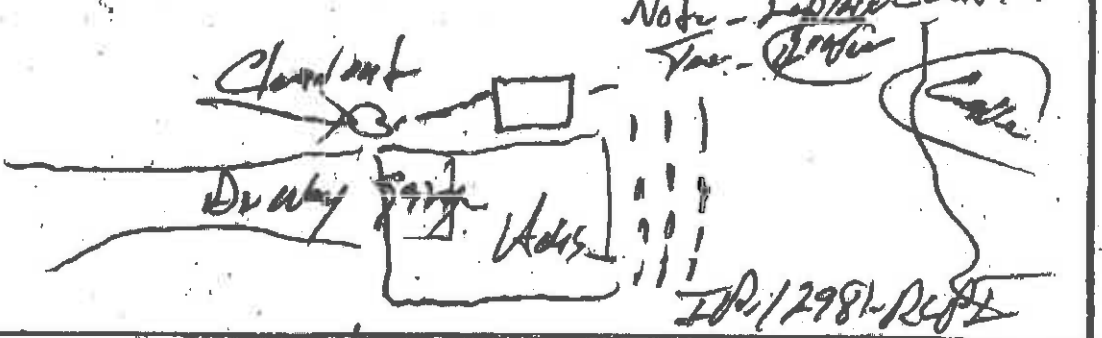
If "T's" or baffles are missing or damaged, the owner should be notified in writing. Missing or damaged "T's" or baffles should be replaced.

Tank Condition: Acceptable Unacceptable Type of Tank (ST, ATU, Other) ST

Septic Tank was properly closed and excavated soil/sod returned: Yes No

Last Previous Pump Date (if known)? _____ Pumping Frequency Recommended 5-10 years
 Description of any repairs or other service performed: Repaired all 3 lids, (was cracked, damaged)
 Recommendations to Sewage Tank Owner: Repaired 4 lids & installed 2-24" vent pipes

Please sketch location of system: (show front of house or street, show distance from structure to tank, may use back of page if necessary for sketch or other comments. If more than one house on property, specify which one.)



NAME OF PUMPER (PRINTED) Wayne Vindall GA CERT. NO.: GA-P-
 SIGNATURE OF PUMPER: Wayne Vindall DATE: _____ RCUN 2019 SEP 16

PLEASE SEND COPY OF THIS REPORT TO: BALWIN COUNTY HEALTH DEPARTMENT FAX # 478 445-2951
 Revised 02/06

hoskey@charter.net

Attach 4



Area 1

Area 1
A/C

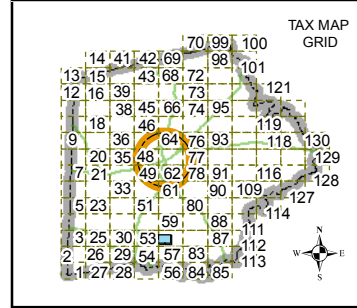
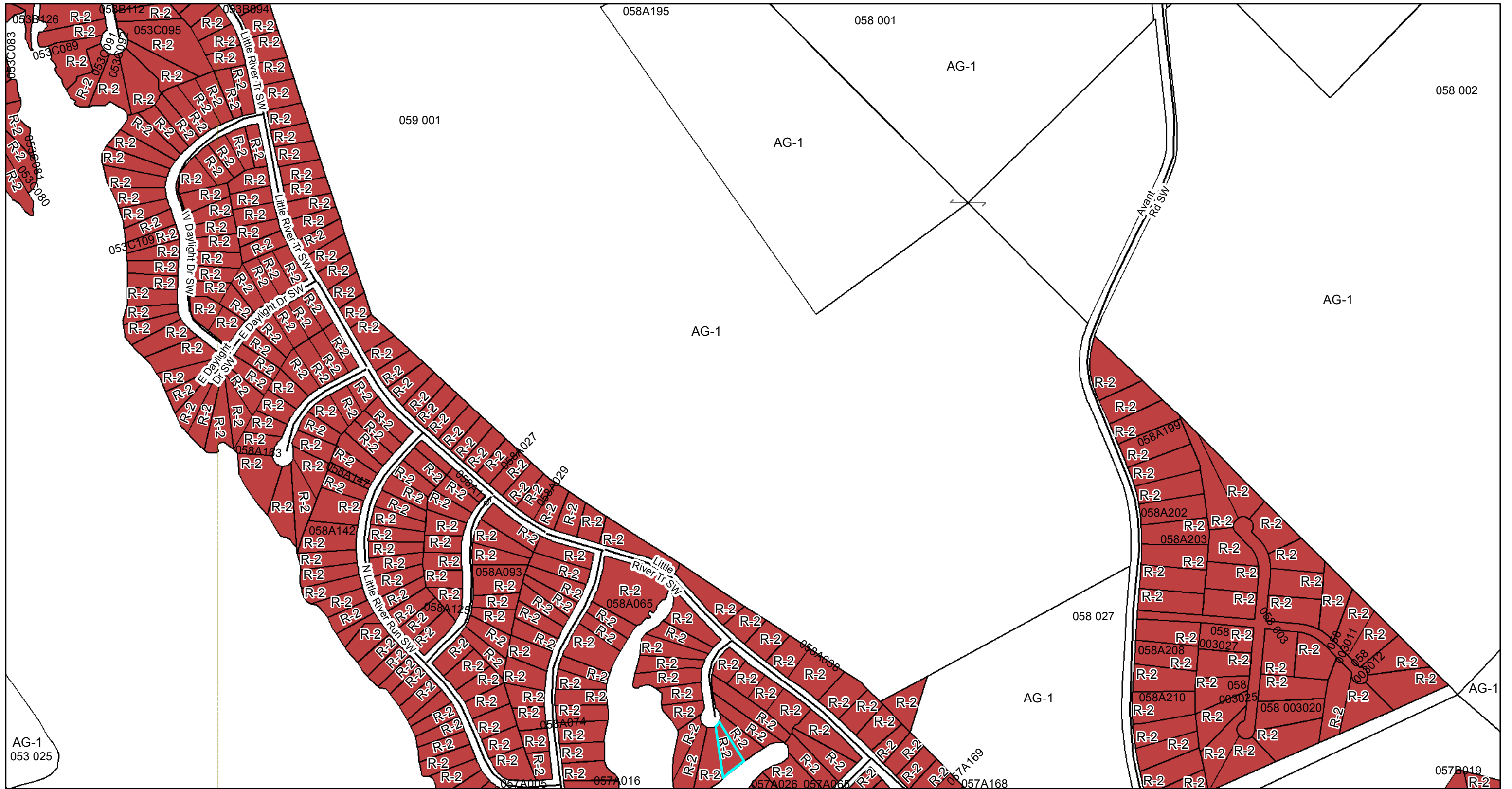


059 001

AG-1

058 027

AG-1



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

GEOGRAPHIC FEATURE LEGEND

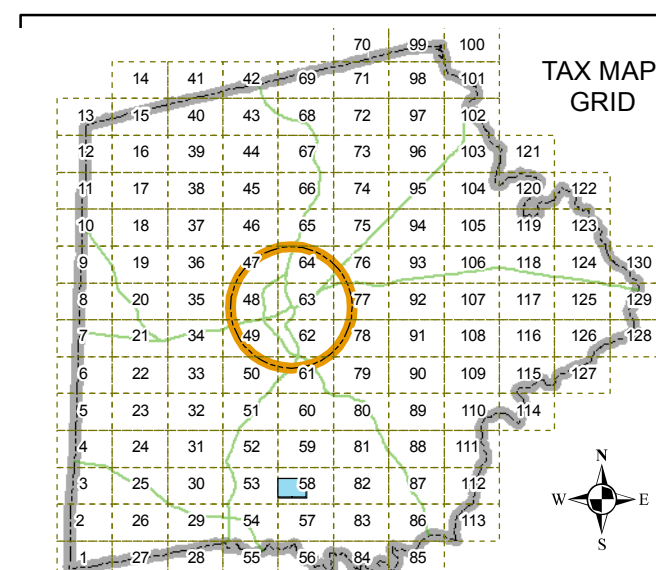
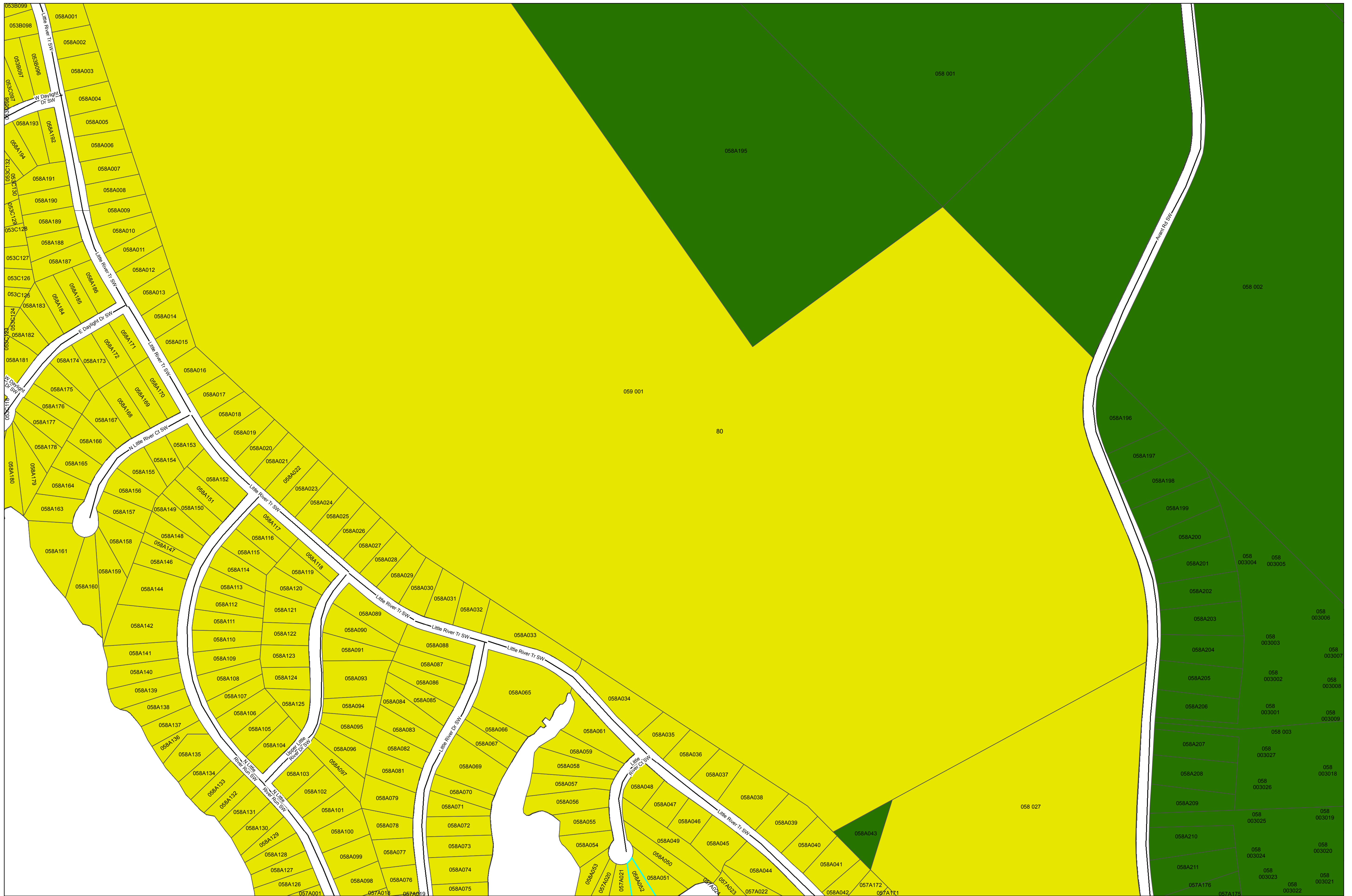
Zoning	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	R-1	RM-2
No Code	C-1	I-M	MHP	R - 2 CITY	R-1R	RM-3
AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	R-2	VILLAGE
AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1	

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
(478) 751-6517
Web:
www.middlegeorgiarc.org
Email:
it@mg-rc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 058A

MAP SCALE: 1" = 524.17' SCALE RATIO: 1:6,290 DATE: OCTOBER 2013



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

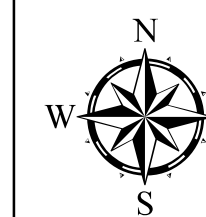
GEOGRAPHIC FEATURE LEGEND

- 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) 751-6160
 (478) 751-6517
 Web:
www.middlegeorgiarc.org
 Email:
it@mg-rc.org

PUTNAM COUNTY, GEORGIA FUTURE LAND USE MAPS



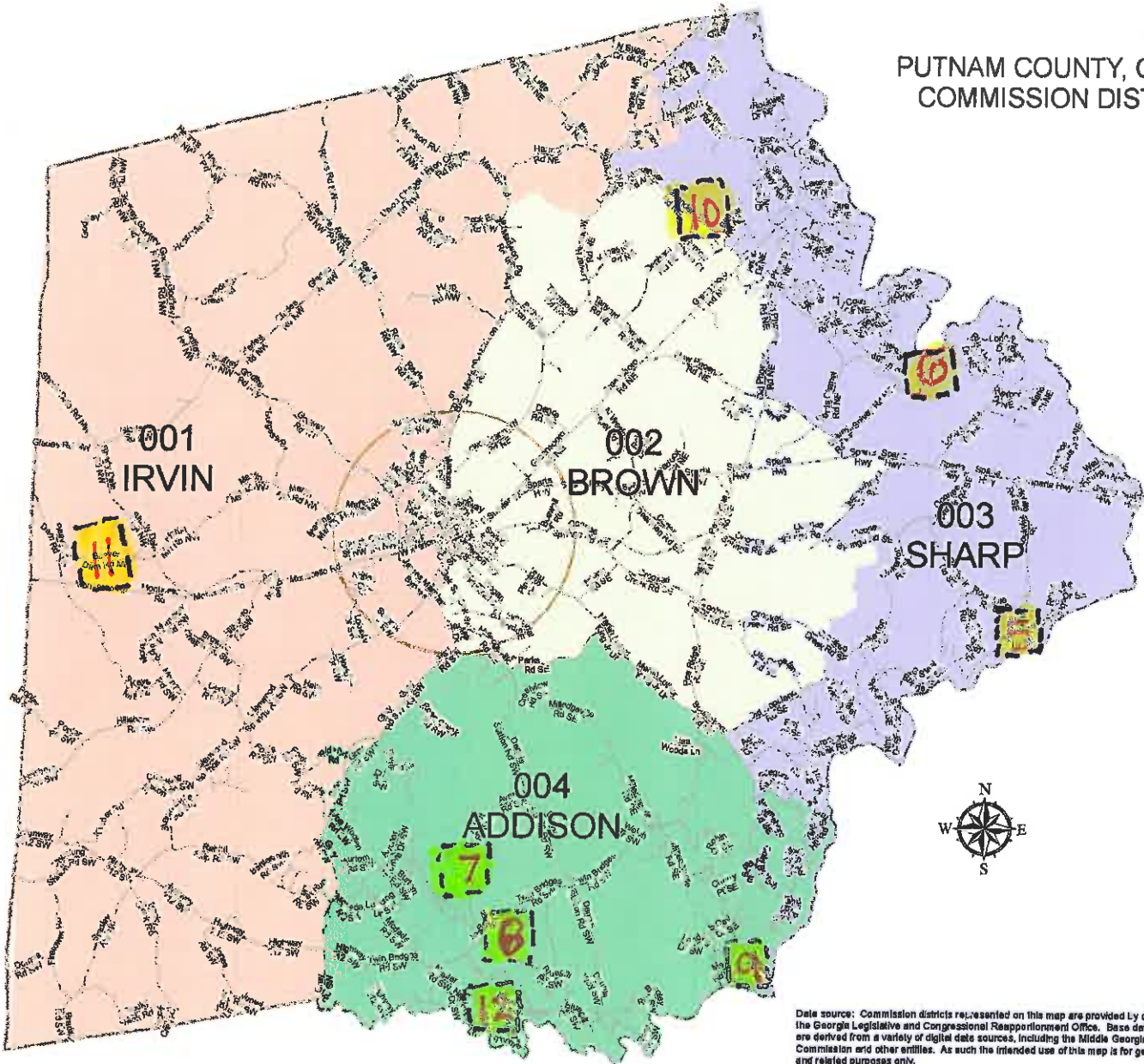
MAP 058A

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

Item Attachment Documents:

9. Request by **Robert Alan Council** for a side yard setback variance at 164 Spurgeon Drive. Presently zoned R-1. [**Map 086C, Parcel 121, District 4**].

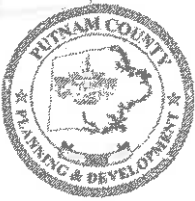
PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the 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" = 5,000' SCALE RATIO: 1:31,250 DATE: JUNE 2015

5. Request by **Chris & Heather Willis**, agents for **Richard Delisle** for a rear yard setback variance at Lot 32 Rockville Springs Court. Presently zoned R-1. [Map 127A, Parcel 010, District 3].
6. Request by **Jeff Treadway** for a rear yard setback variance at Lot 3 East Riverbend Court. Presently zoned R-1. [Map 119C, Parcel 080, District 3].
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PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Putnam County City of Eatonton
APPLICATION FOR: VARIANCE CONDITIONAL USE

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

Owner name: Robert Alan Council # 478 - 283 - 6494

Applicant name (if different from above): _____ # 478 - 456 - 6779

MAILING ADDRESS: 164 Spurgeon DR Milledgeville GA 31061
CITY STATE ZIP

PROPERTY LOCATION: 164 Spurgeon DR TOTAL ACREAGE 0.58

MAP: 086c PARCEL: lot 5 PRESENTLY ZONED: R-100 DISTRICT: 4

SETBACKS: Front: 204' Rear: 121' Lakeside: 110' Left: 13' Right: 13'

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) 720 TOTAL FOOTPRINT (proposed structure) 1560 sq ft

LOT LENGTH (the total length of the lot) 332' right side 373' left side

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

REASON FOR REQUEST: replace existing single wide that has become almost unlivable with a 32' x 52' double wide

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

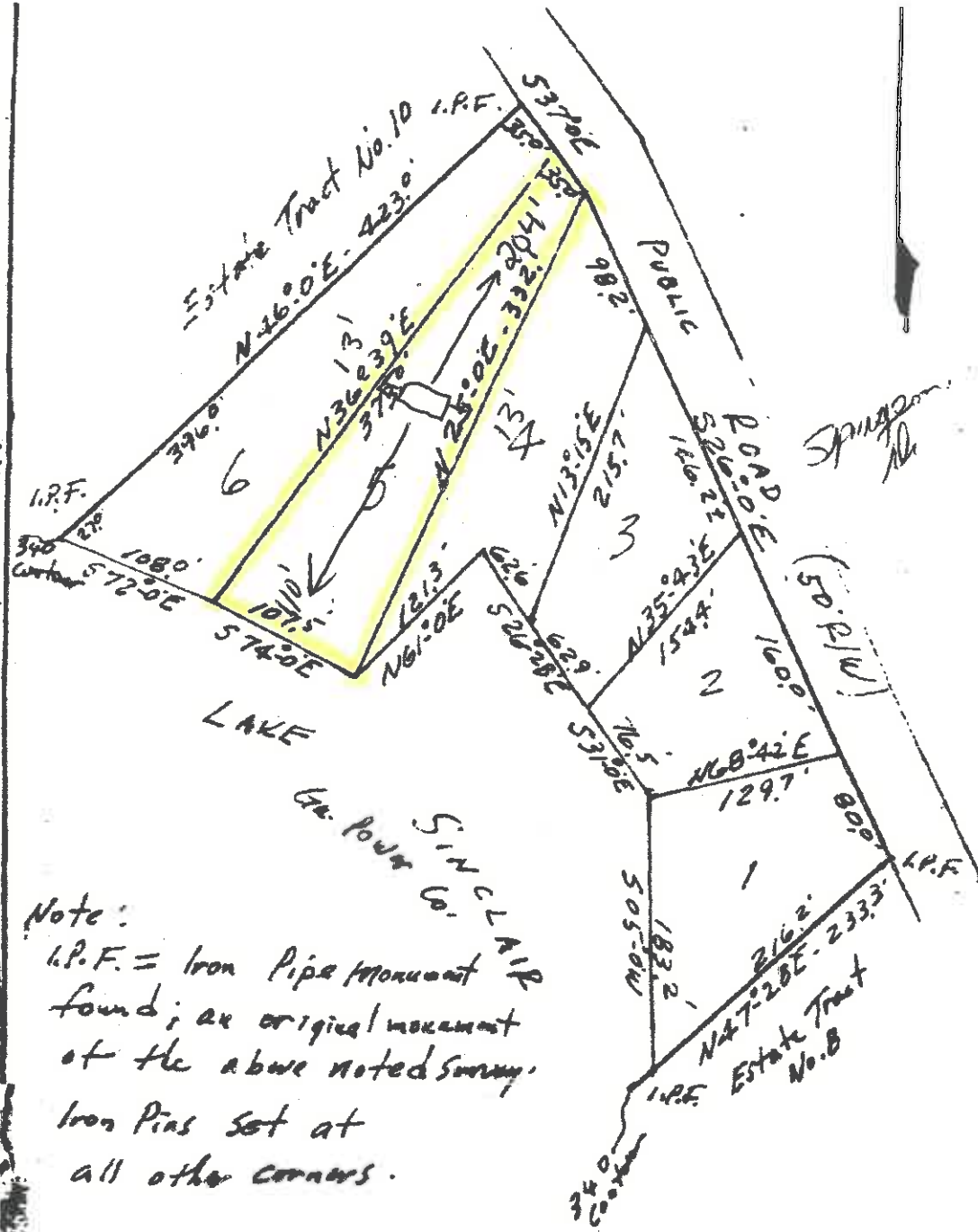


PROPOSED LOCATION MUST BE STAKED OFF

*SIGNATURE OF APPLICANT: Robert Alan Council DATE: 10-11-19

*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>10-11-19</u>	FEE: \$ <u>200.00</u>	CK. NO. _____	CASH <input checked="" type="checkbox"/>	C. CARD _____	INITIALS <u>oja</u>
RECEIPT #	<u>033294</u>					
DATE OF NEWSPAPER AD:	_____	DATE SIGN POSTED:	_____			
PLANNING & ZONING HEARING:	_____	RESULT:	_____			
COMMISSIONERS/CITY COUNCIL HEARING:	_____	RESULT:	_____			



Note:
 I.P.F. = Iron Pipe monument
 found; an original monument
 of the above noted survey.
 Iron Pins set at
 all other corners.

PLAT OF SURVEY
 Subdivision of

Estate Tract No. 9
 M.E. Jackson Estate, in LL. No. 230, 2nd Land Dist.
 PUTNAM Co., GA

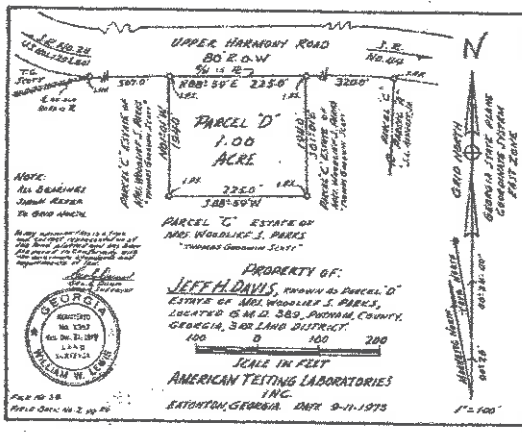
SCALE:
 1" = 100'

Survey and Plat, Oct. 31, 1974, by *Calvin W. Caldwell* {Ga Reg. Surveyor No. 59}

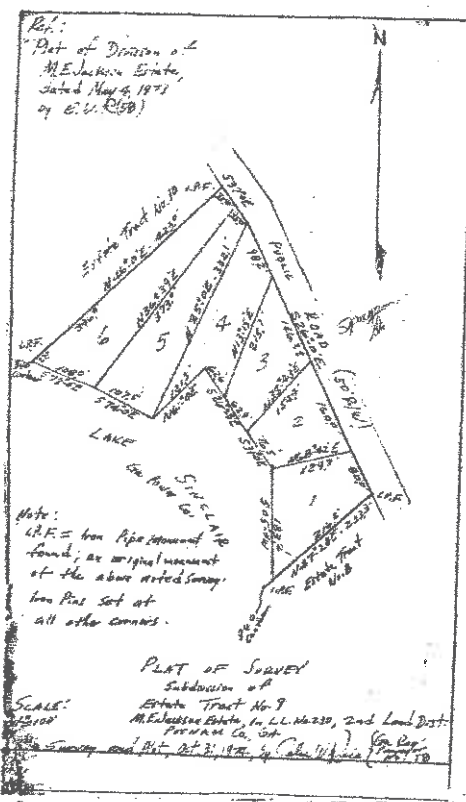
RECEIVED
 OCT 11 2019

Recorded December 23, 1974 by *Elizabeth W. Caldwell, D.C.S.C.*

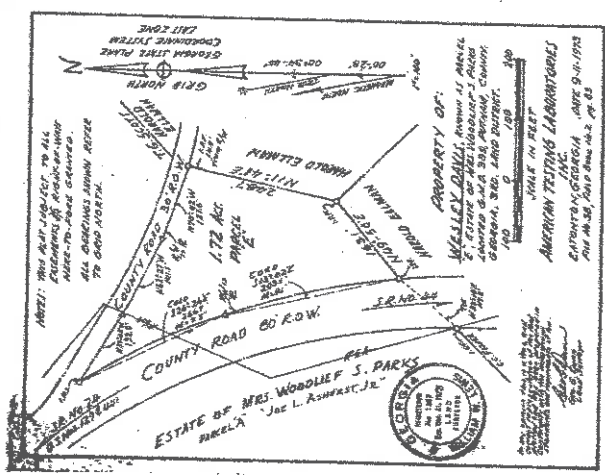




77



Recorded December 23, 1974 by Clerk of Superior Court D.C.C.



CLYBURN & SONS, INC.
Plat Book 6 Patnam County

RECEIVED
OCT 11 2019
[Signature]

My name is Robert Council. I own 164 Spurgeon Drive (Map 086c Parcel 121). I am requesting a variance to place a 32x52 double wide on my property. The lot length is 332 feet on the right side and 373 feet on the left side. The lot width at building setback is 88 feet. I would need 7 feet on the left and right side property line being 13 feet from both sides.

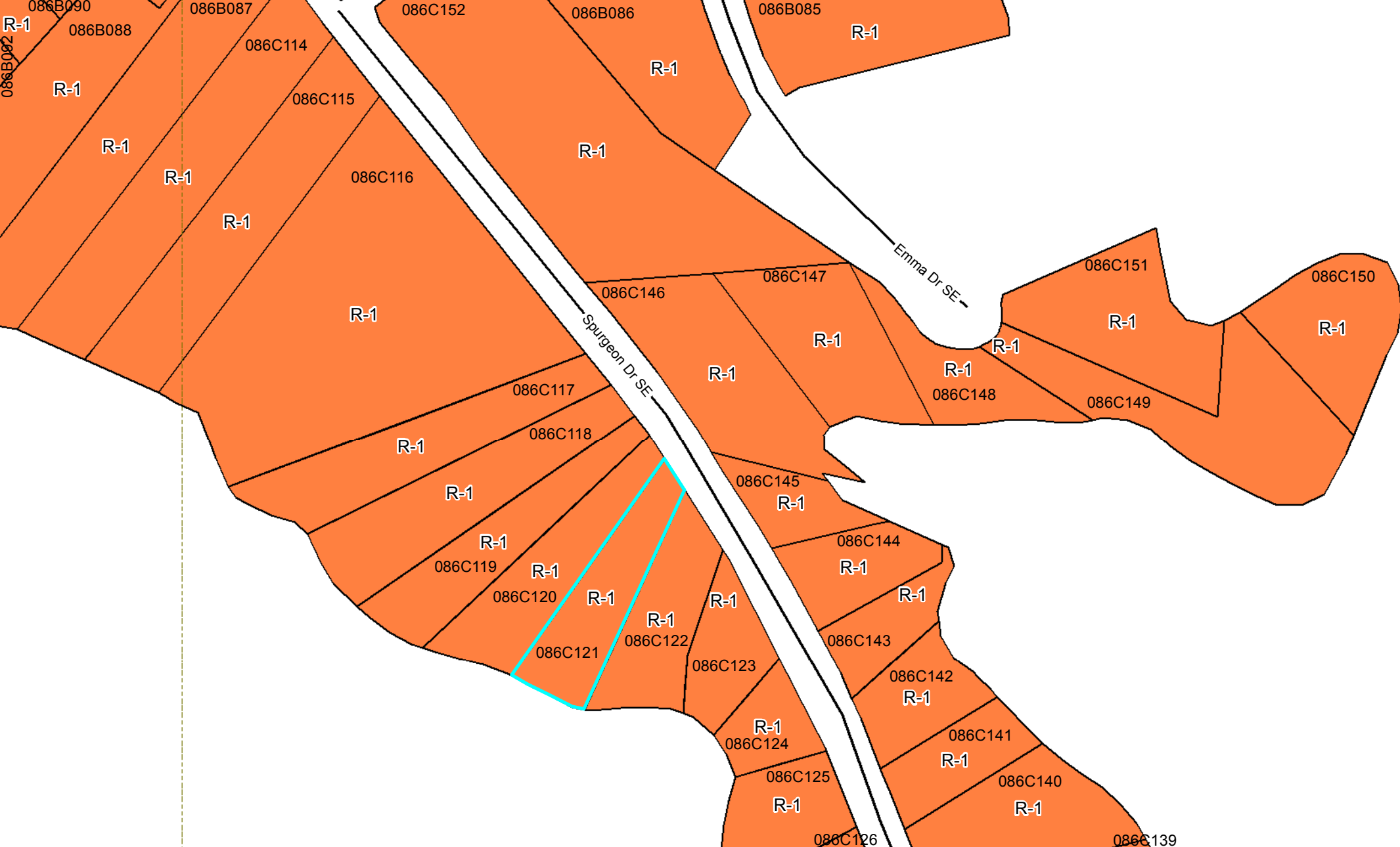
Robert Council

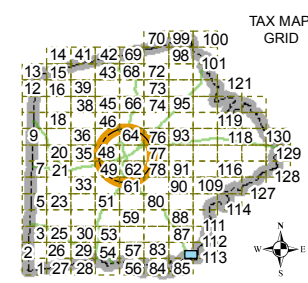
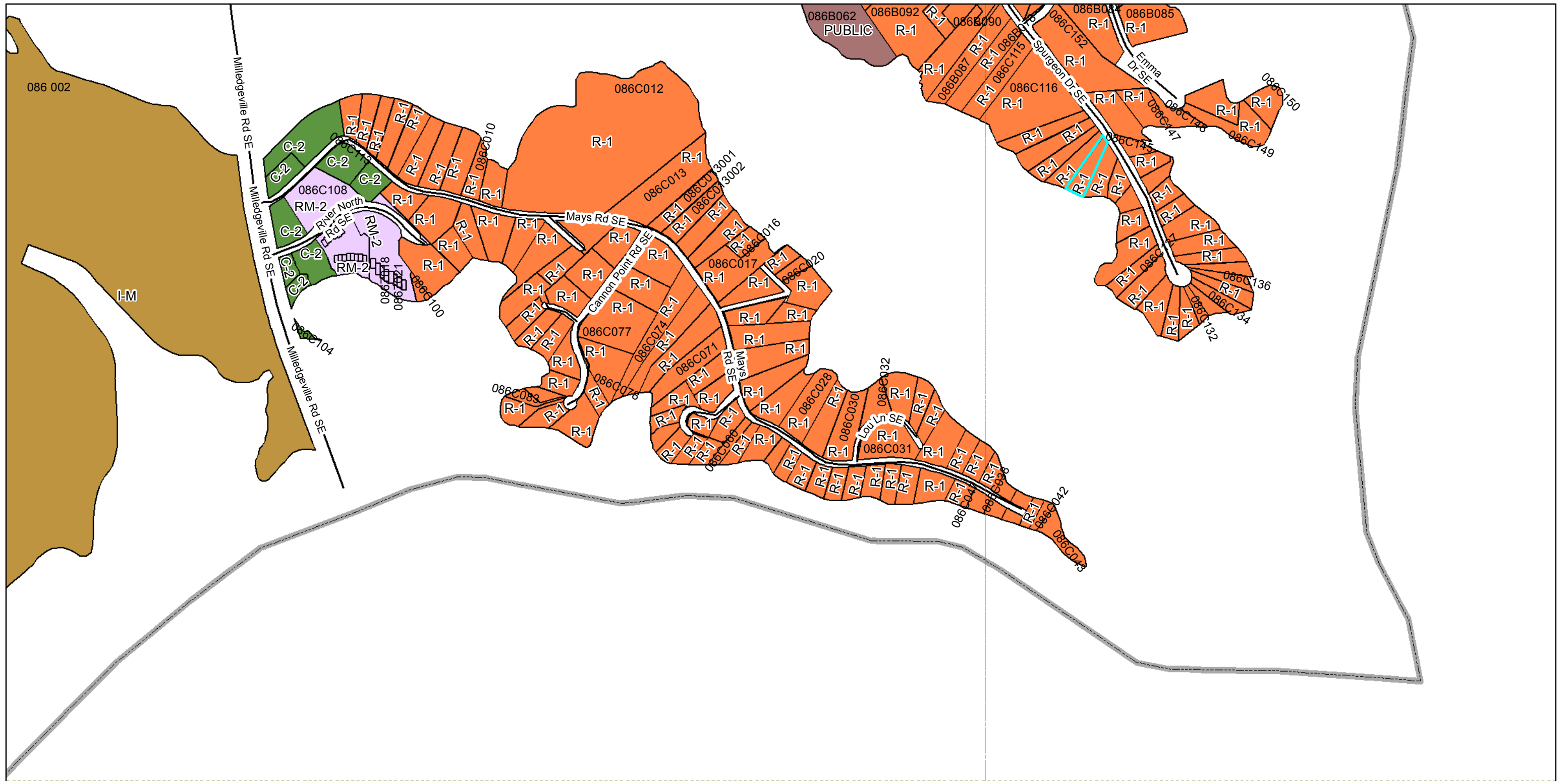
RECEIVED
OCT 11 2019

[Handwritten signature]



RECEIVED
OCT 11 2019
ga





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

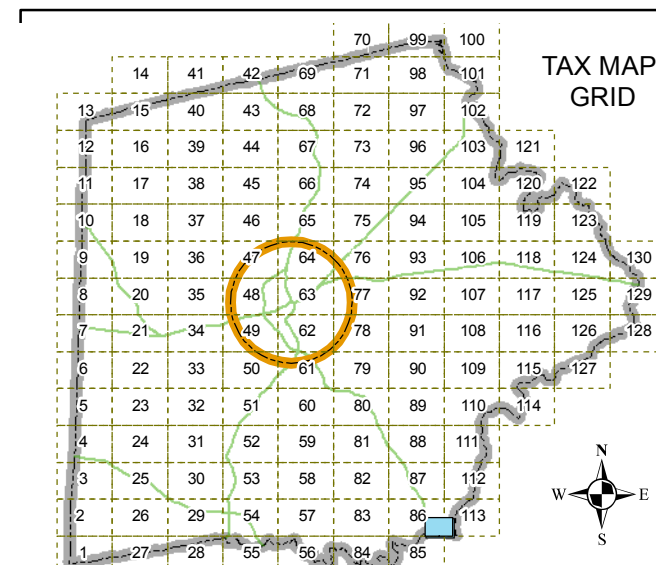
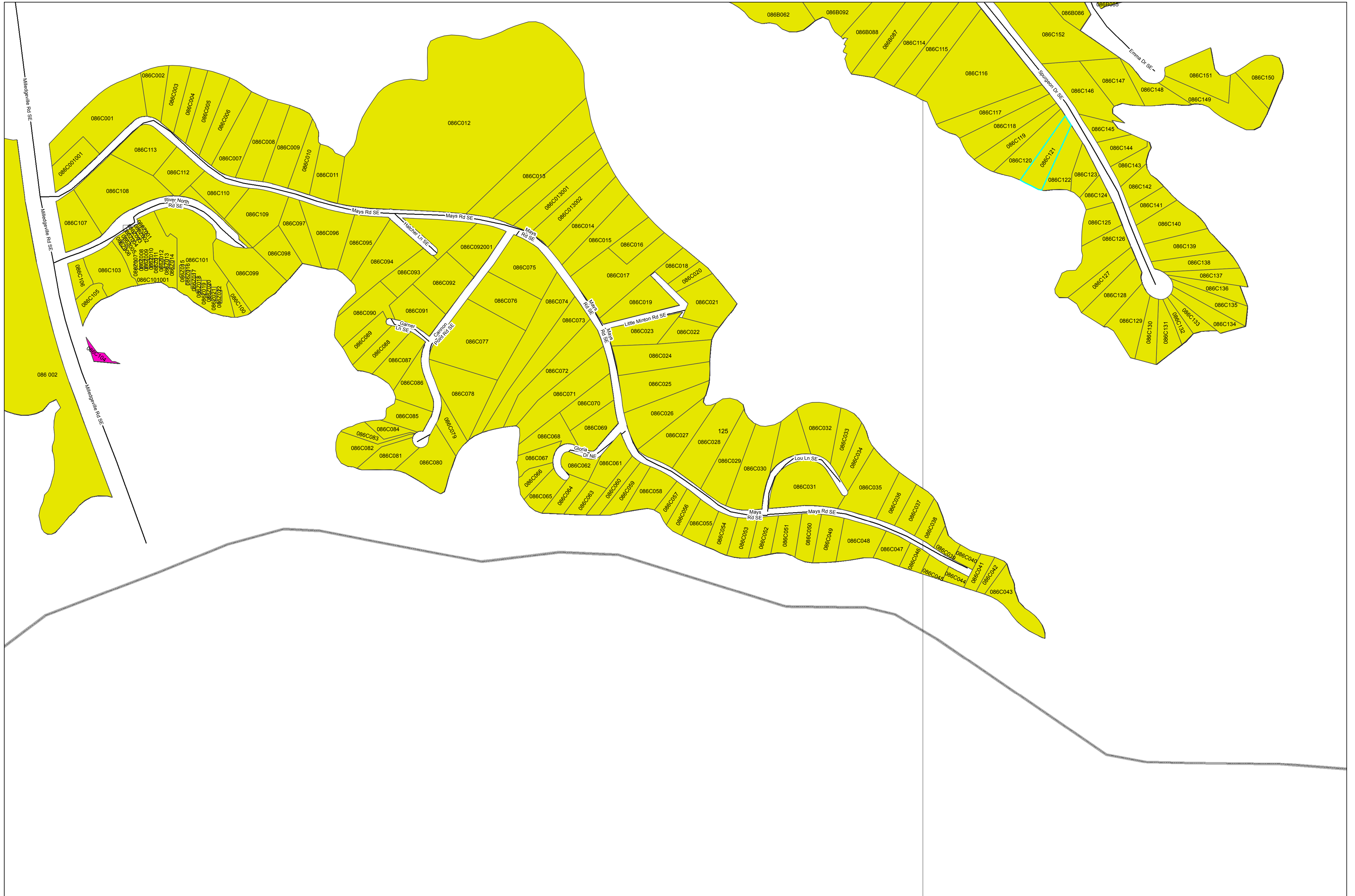
Zoning		GEOGRAPHIC FEATURE LEGEND							
No Code	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	R-1	RM-2	RM-3	VILLAGE	
AG-1	C-1	I-M	MHP	R - 2 CITY	R-1R				
AG-1 CITY	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	R-2				
	C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1				

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
(478) 751-6517
Web: www.middlegeorgiarc.org
Email: it@mg-rc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 086C

MAP SCALE: 1" = 524.17' SCALE RATIO: 1:6,290 DATE: OCTOBER 2011



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

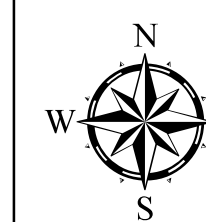
GEOGRAPHIC FEATURE LEGEND

- 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) 751-6160
 (478) 751-6517
 Web:
www.middlegeorgiarc.org
 Email:
it@mg-rc.org

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



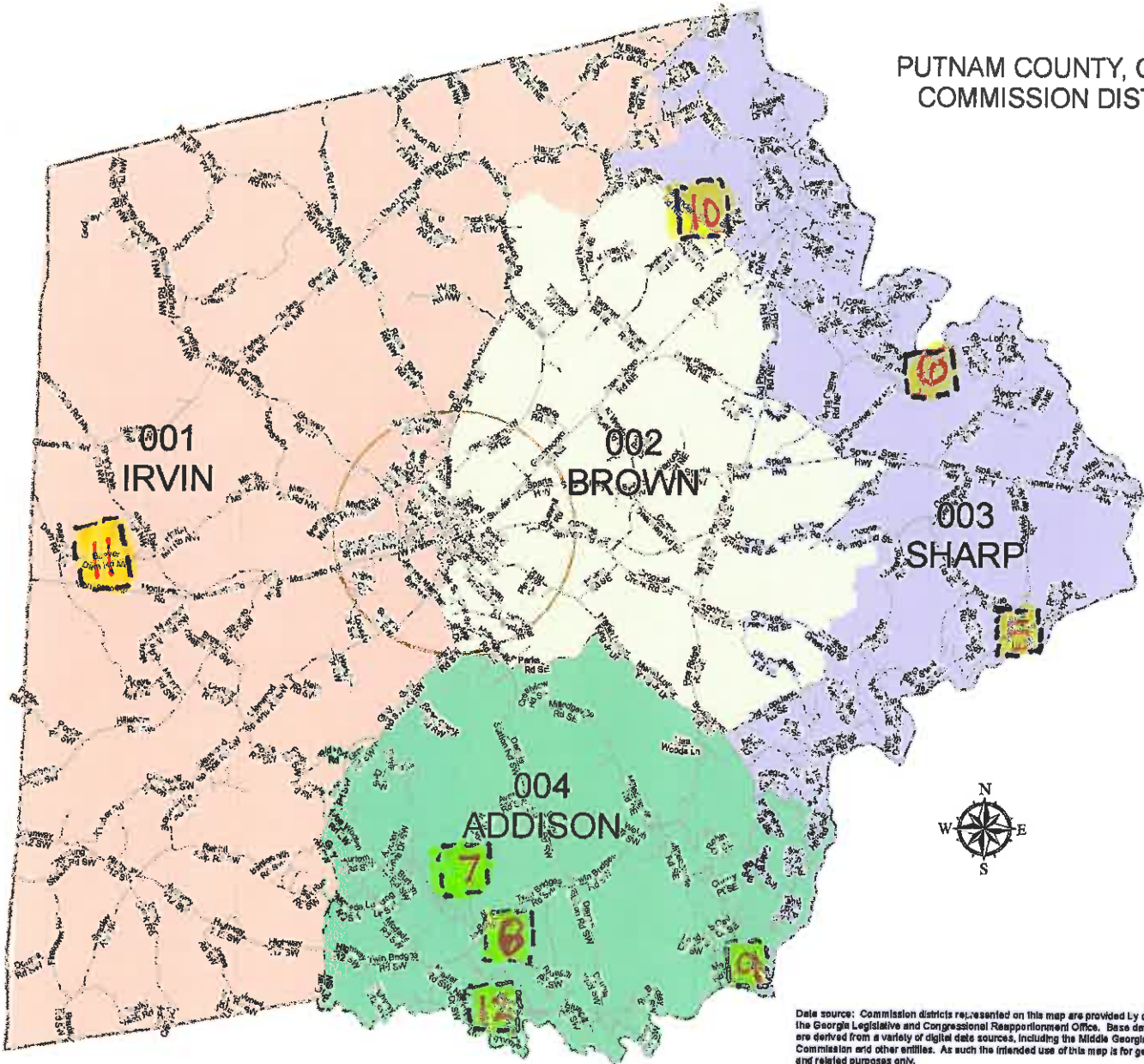
MAP 086C

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

Item Attachment Documents:

10. Request by **Beverly Ralston** to rezone 13.70 acres at 182 Alexander Road from AG-1 to AG-2. [**Map 096, Parcel 009, District 2**]. *

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



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

MAP SCALE: 1" = 5,000' SCALE RATIO: 1:32,500 DATE: JUNE 2015

5. Request by **Chris & Heather Willis**, agents for **Richard Delisle** for a rear yard setback variance at Lot 32 Rockville Springs Court. Presently zoned R-1. [Map 127A, Parcel 010, District 3].
6. Request by **Jeff Treadway** for a rear yard setback variance at Lot 3 East Riverbend Court. Presently zoned R-1. [Map 119C, Parcel 080, District 3].
7. Request by **Ronnie & Lynn Smith** for a side yard setback variance at 108 Sunset Drive. Presently zoned R-2. [Map 053B, Parcel 056, District 4].
8. Request by **Hugh & Rosemary Foskey** for a rear yard setback variance at 115 Little River Court. Presently zoned R-2. [Map 058A, Parcel 052, District 4].
9. Request by **Robert Alan Council** for a side yard setback variance at 164 Spurgeon Drive. Presently zoned R-1. [Map 086C, Parcel 121, District 4].
10. Request by **Beverly Ralston** to rezone 13.70 acres at 182 Alexander Road from AG-1 to AG-2. [Map 096, Parcel 009, District 2]. *
11. Request by **Gary Thompson** to rezone 28.85 acres at 123 Beaver Dam Road from AG-1 to AG-2. [Map 021, Parcel 007, District 1]. *
12. Request by **Jason Minchey, Lazarus Investments LLC** to rezone 23.38 acres at 116 Napier Mill Road from AG-1 to AG-2. [Map 056, Parcel 001, 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

APPLICATION FOR REZONING

APPLICATION NO _____

DATE: 9-18-2019

MAP 096

PARCEL 009

1. Name of Applicant: Beverly Ralston

2. Mailing Address: 182 Alexander Rd.

3. Phone: (home) 706-485-6692 (office) * 706-473-3439 (cell)

4. The location of the subject property, including street number, if any: 182 Alexander Rd.

5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 13.70 acres

6. The proposed zoning district desired: AG 2

7. The purpose of this rezoning is (Attach Letter of Intent) see attached

8. Present use of property: AG + home Desired use of property: home

9. Existing zoning district classification of the property and adjacent properties:
Existing: AG1
North: AG1 South: R1R East: AG1 West: AG1

✓ 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.): Not Agriculture/Forestry ga

13. A detailed description of existing land uses: Currently a home on property. Rest is agricultural.

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

15. Provision for sanitary sewage disposal: septic system or sewer . If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.

16. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. 36-67A).

No contribution

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.) *NA*

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.) *NA*

20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.) *NA*

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.

Beverly W Rabton
Signature (Property Owner) (Date)

Shelly B. Collis 9-18-19
Signature (Applicant) (Date)

Cynthia S. Wallace
Notary Public

Cynthia S. Wallace
Notary Public

My commission expires 2-26-22

My commission expires 2-26-22

Office Use	
Paid: \$ <u>250.00</u> (cash) _____ (check) <u>5780</u> (credit card) _____	
Receipt No. <u>33220</u> Date Paid: <u>9-25-19</u>	
Date Application Received: <u>9-25-19</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 _____

RCUD 2019 SEP 25
2



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

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

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

1. Name: Beverly Rabton

2. Address: 182 Alexander Rd
Eatonton, Ga. 31024

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

Signature of Applicant: Beverly Rabton
Date: 9 / 19 / 19

RCUD 2019 SFP 25

2

My name is Beverly Ann W. Ralston. I own 13.70 acres at 182 Alexander Road. I would like to deed approximately 5 acres on the back side of my property to my daughter for her to build a home. We would like for my daughter and her husband to be closer so that they will be able to help us with upkeep and caretaking duties for the property. They will also be close enough to help with the care of my elderly mother that lives with me. The property is currently zoned AG1. We would like to rezone to AG2 so that we can cut out approximately 5 acres for my daughter. Thank you for your consideration.

Beverly Ralston
9-19-19

RCUD 2019 SEP 25
[Signature]

2018 019051 ACCT # 1439R 9 MI OFF HWY 24E
 RALSTON BEVERLY & 096 009

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	132,043	GROSS ASSESSMENT	52,817	808.55
COUNTY EXEMPTION	20,449	NET COUNTY ASSESSMENT	32,368	INTEREST
SCHOOL EXEMPTION	20,449	NET SCHOOL ASSESSMENT	32,368	
COUNTY	269.72			COLLECTION COST
SCHOOL	526.59			FIFA CHARGE
SPEC SERV	12.24			PENALTY
DUE 12/01/18	808.55	PAID IN FULL	11/16/2018	TOTAL
				808.55

00000 01 T RALSTON BEVERLY &
 O WILLIAMS J L & OZELLE L\E
 182 ALEXANDER RD
 EATONTON GA 31024

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

DUE IN FULL BY 12/01/2018

2018 019051 ACCT # 1439R 9 MI OFF HWY 24E
 RALSTON BEVERLY & 096 009

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
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 182 ALEXANDER RD
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				808.55

00000 01 T RALSTON BEVERLY &
 O WILLIAMS J L & OZELLE L\E
 182 ALEXANDER RD
 EATONTON GA 31024

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

DUE IN FULL BY 12/01/2018

On DEED Book 909 Page 388
On 1/22/2018

Notice to Clerk: After filing, please return to
HUGH D. RINGWAY, 120 West Marion Street, Eatonton, Georgia 31024; Phone (706)485-5552

#10

044601

668

This space for use of Clerk of Court:

AFFIDAVIT On
DEED Book 731 Page
On 9/29/2011

GEORGIA, PUTNAM COUNTY
CLERK OF SUPERIOR COURT
FILED 11-16-98
TIME 1:00 PM
RECORDED 11-16-98
BOOK 273 PAGE 667-670
Clyde D. Bell
(DEPUTY) CLERK

Putnam County, Georgia
Real Estate Transfer Tax
Paid \$ 0
Date 11-16-98
Clyde D. Bell
(Deputy) Clerk of Superior

State of Georgia

County of Putnam

LIMITED
WARRANTY DEED

THIS INDENTURE, made this 16th day of NOVEMBER, 1998, between

J. L. Williams and Mrs. J. L. (Ozelle) Williams

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

Beverly Ann W. Ralston

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

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

PARCEL (1):

All of that certain tract or parcel of land lying and being in the 389th District, G.M., Putnam County, Georgia, containing 15.513 acres, more or less, as shown by plat of survey prepared for James L Williams, R.L.S. No. 1370, dated March 14, 1973, recorded in Plat Book 5, page 195,

READ 2014 SEP 25

2

records of Putnam County, Georgia; which said plat is incorporated herein by reference for a more detailed description of said property.

Prior Deed Reference: Described property is a portion of the land described in a deed from F. A. Jordan to J. L. Williams, dated May 15, 1948, recorded in Deed Book 2-T, page 238, records of Putnam County, Georgia, and deed from N. D. Horton to J. L. Williams, dated August 29, 1955, recorded in Deed Book 2-X, page 159, records of Putnam County, Georgia.

PARCEL (2):

All that parcel of land located in G.M.D. 389, Putnam County, Georgia, consisting of 0.380 acres, more or less, and being further described as follows:

Beginning at an iron pin set on the easterly right-of-way of Alexander Road at a point 2,715.9 feet N 45°-08' E' from concrete monument marking the Southwest corner of Dan A. Nuckolls'; land known as the Hailman place, thence along the right-of-way of Alexander Road with a cord N 01 - 20'W for 309.55 feet, thence S 45°-24' E for 64.1 feet, thence S 41°-22' E for 100 feet, thence S 07°-10' E for 76.5 feet, thence S 45°-08' W for 160.9 feet to the point of beginning.

Prior Deed Reference: This is same property as described in a deed from Dan A. Nuckolls to J. Lamar Williams, dated February 15, 1977, recorded in Deed Book 4-S, pages 696-697, records of Putnam County, Georgia.

PARCEL (3)

All that lot or parcel of land, lying and being in the 308th G.M. District, Putnam County, Georgia, containing 0.835 acre, more or less, being Lot #12 as shown on a plat of Collis Subdivision, dated July 10, 1975, and prepared by Chuck Roberts, R. S. #1852. A copy of the plat of Collis Subdivision is recorded in Plat Book 7, page 71, Clerk's Office, Putnam Superior Court.

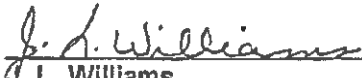
Described property is subject to the protective covenants described in deed from Ruby C. Califf to Mr. & Mrs. J. L. Williams, dated July 25, 1975, recorded in Deed Book 4-G, pages 333-334, records of Putnam County, Georgia.

The grantors reserve a life estate in all three of the parcels of land herein described for and during the lives of J. L. Williams and Mrs. J. L. (Ozella) Williams.

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

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

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

 [seal]
J. L. Williams

HUGH D. RIDGWAY, Attorney at Law, 120 West Marias Street, Eatonton, Georgia 31024
Telephone: (706)485-5552; Telefacsimile: (706)485-2384

670

Mrs. J. L. (Ozelle) Williams [seal]
Mrs. J. L. (Ozelle) Williams

Signed, sealed and delivered in
the presence of:

Hugh D. Ridgway

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

111360340

SEAL AFFIXED

HUGH D. RIDGWAY, Attorney at Law, 120 West Marion Street, Eatonton, Georgia 31024
Telephone: (706)485-5552; Telefacsimile: (706)485-2384

ECUD 2019 SEP 25

3

Legal Description

#11

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RCVD 2019 SEP 25

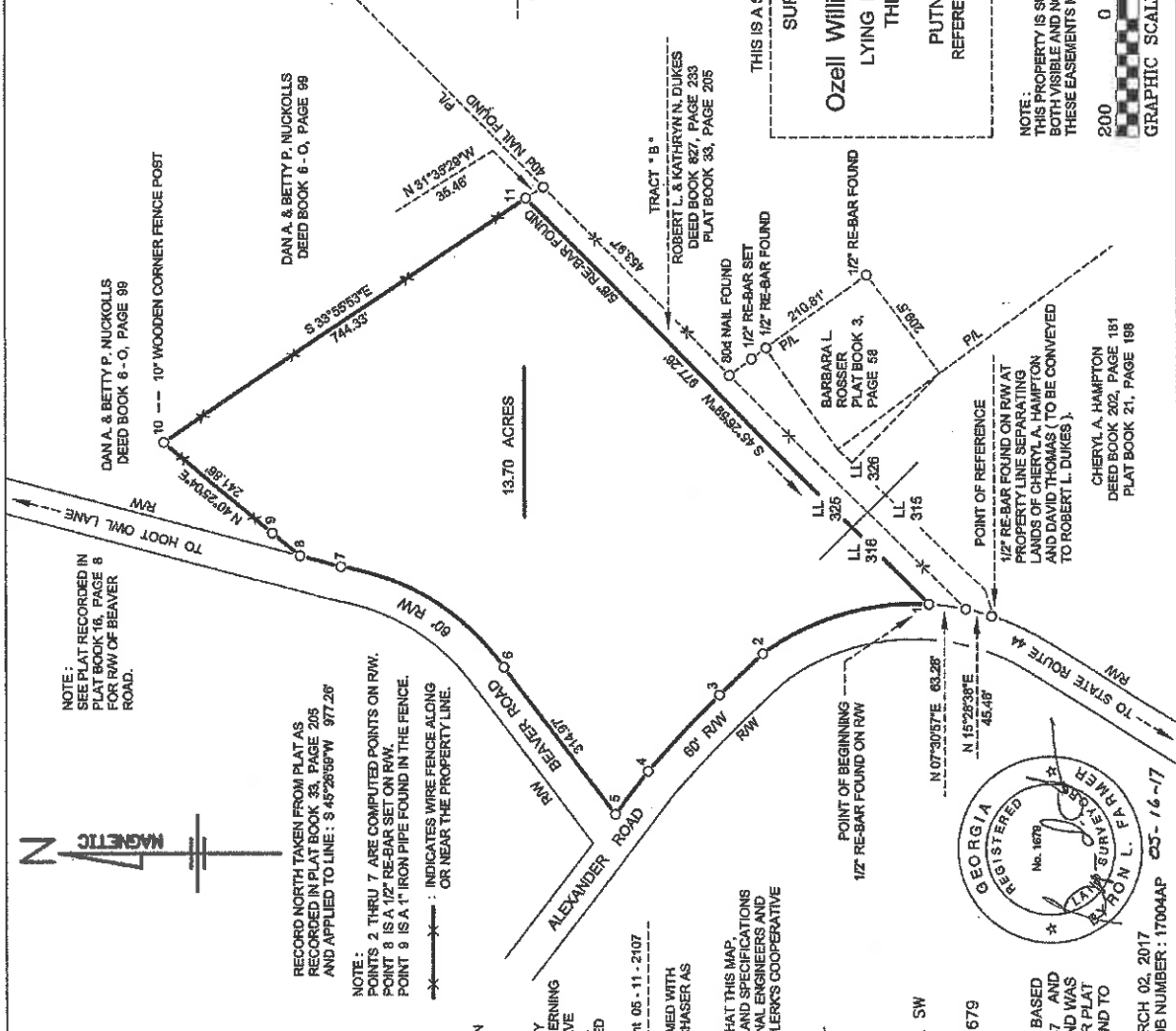
r

Kaynell Burt
Deputy Clerk
 9/18/19

PLAT BOOK 35 PAGE 175

P2017000039
BK:35 PG:175-175
 FILED IN OFFICE
 CLERK OF COURT
 05/16/2017 10:01 AM
 SHEILA H. PERRY, CLERK
 SUPERIOR COURT
 PUTNAM COUNTY, GA

 5341355839
 PARTICIPANT ID

COURSE	BEARING	DISTANCE
1-2	Rec: 430.38' Tnt: 108.19' CA: 39°53'34"	293.04'
2-3	Chd: N 16°40'31"W N 43°25'53"W	102.03'
3-4	Rec: 2460.61' Tnt: 89.82' CA: 4°07'52"	179.53'
4-5	Chd: N 49°31'16"W N 62°19'32"W	93.04'
5-6	N 62°04'49"E	314.57'
6-7	Rec: 421.89' Tnt: 177.11' CA: 45°32'45"	326.81'
7-8	Chd: N 32°00'56"E N 45°12'14"E	71.35'
8-9	N 35°37'04"E	81.88'
9-10	N 40°25'04"E	241.36'
10-11	S 33°55'53"E	144.39'
11-1	S 45°28'59"W	977.28'



SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 16-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAN, OR PLAN HAS BEEN PREPARED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL, COUNTY, AND STATE LAWS AND ALL APPLICABLE MUNICIPAL, COUNTY, AND STATE PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED. THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAN, OR PLAN FOR FILING:

Lisa Jackson, Director, Putnam County Planning and Development 05-11-2107

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL.

THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAN, OR PLAN WAS PREPARED BY THE SURVEYOR OR UNDER HIS CLOSE PERSONAL SUPERVISION AND THAT HE IS A LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR AND THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY.

By d. d. Farmer 05-16-17

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

SURVEYOR'S CERTIFICATION

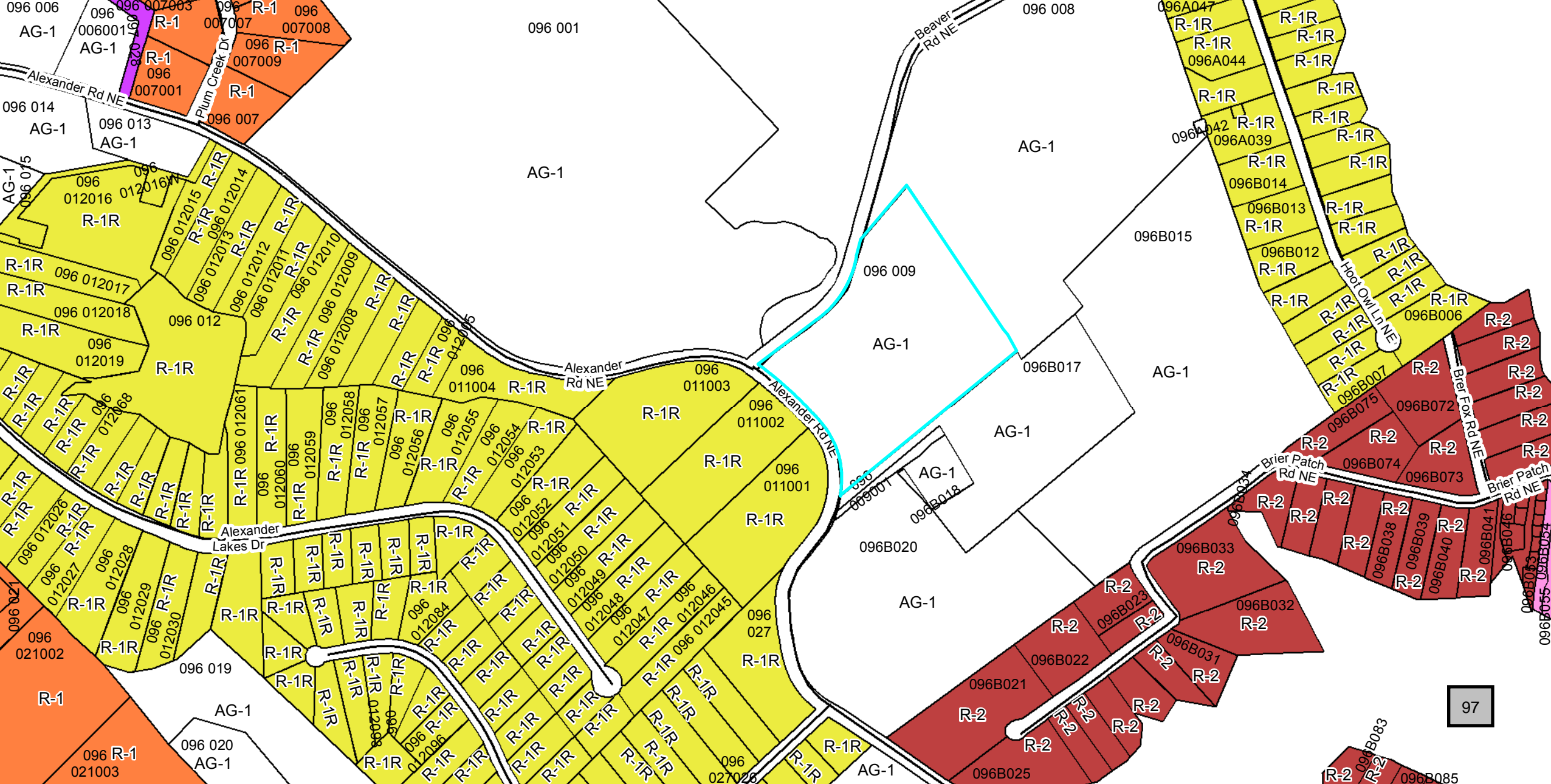
THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 75,487 AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE, AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 5688469 FEET.

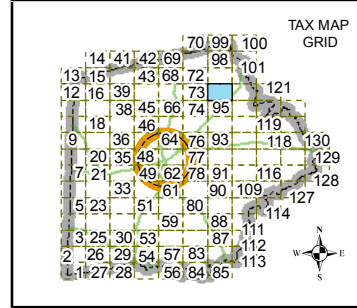
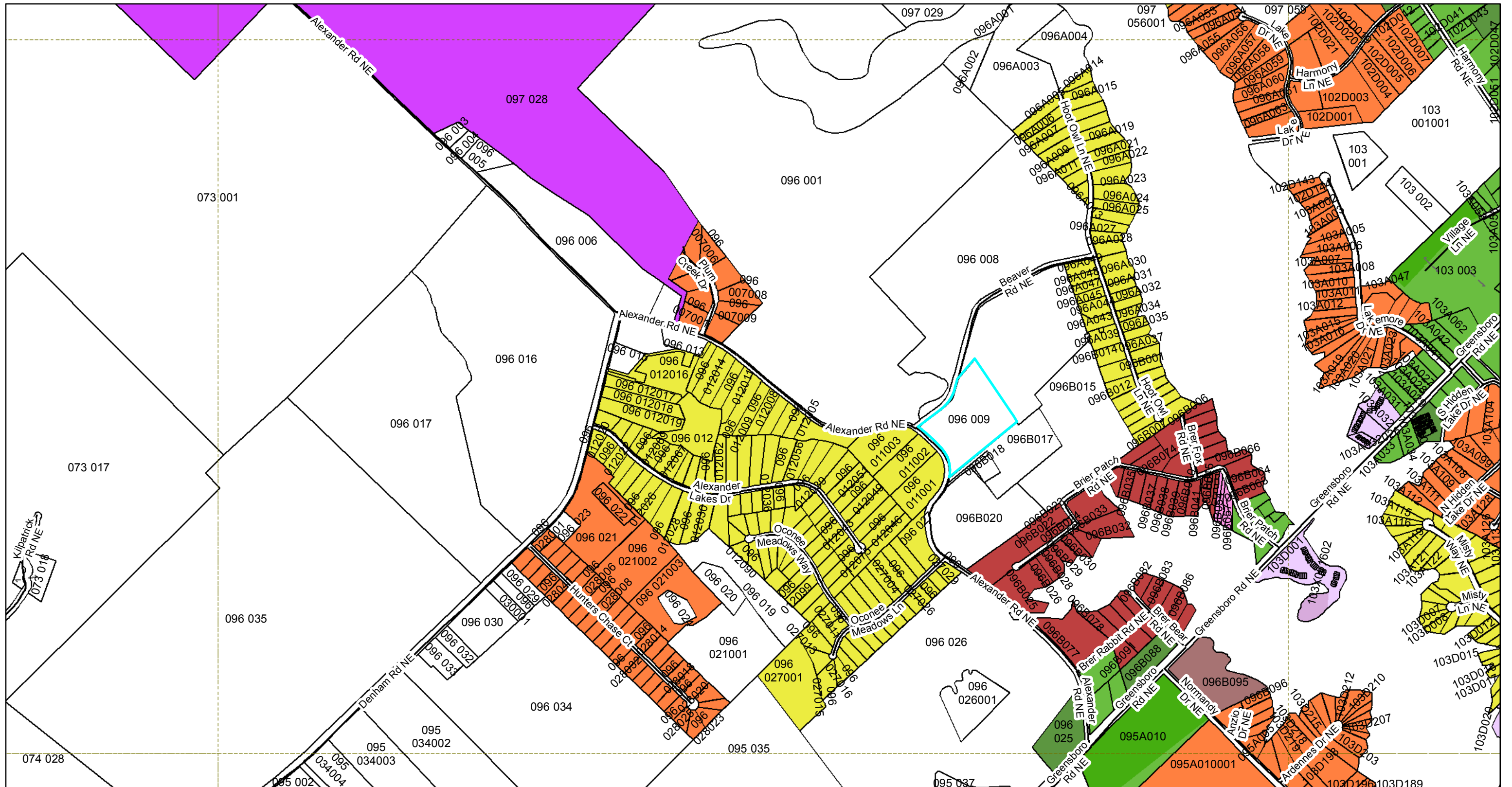
REVISED IN JANUARY, 2017 PLAT: MARCH 02, 2017
 INSTRUMENT USED: TOPCON GPT 3003 JOB NUMBER: 17004AP

THIS IS A SURVEY OF THE PARENT TRACT.
SURVEY OF PROPERTY FOR
Ozell Williams and Beverly Ralston
 LYING IN LAND LOTS 316 & 325
 THIRD LAND DISTRICT
 GMD 389
 PUTNAM COUNTY, GEORGIA
 REFERENCE: DEED BOOK 273, PAGE 688
 DEED BOOK 5, PAGE 195

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.







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

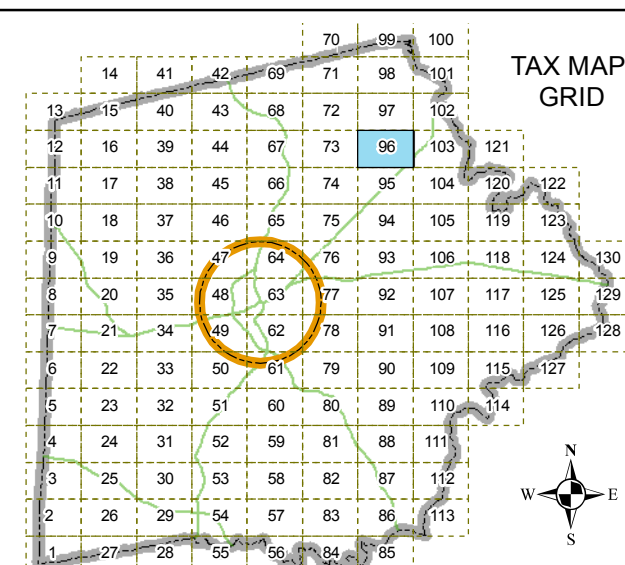
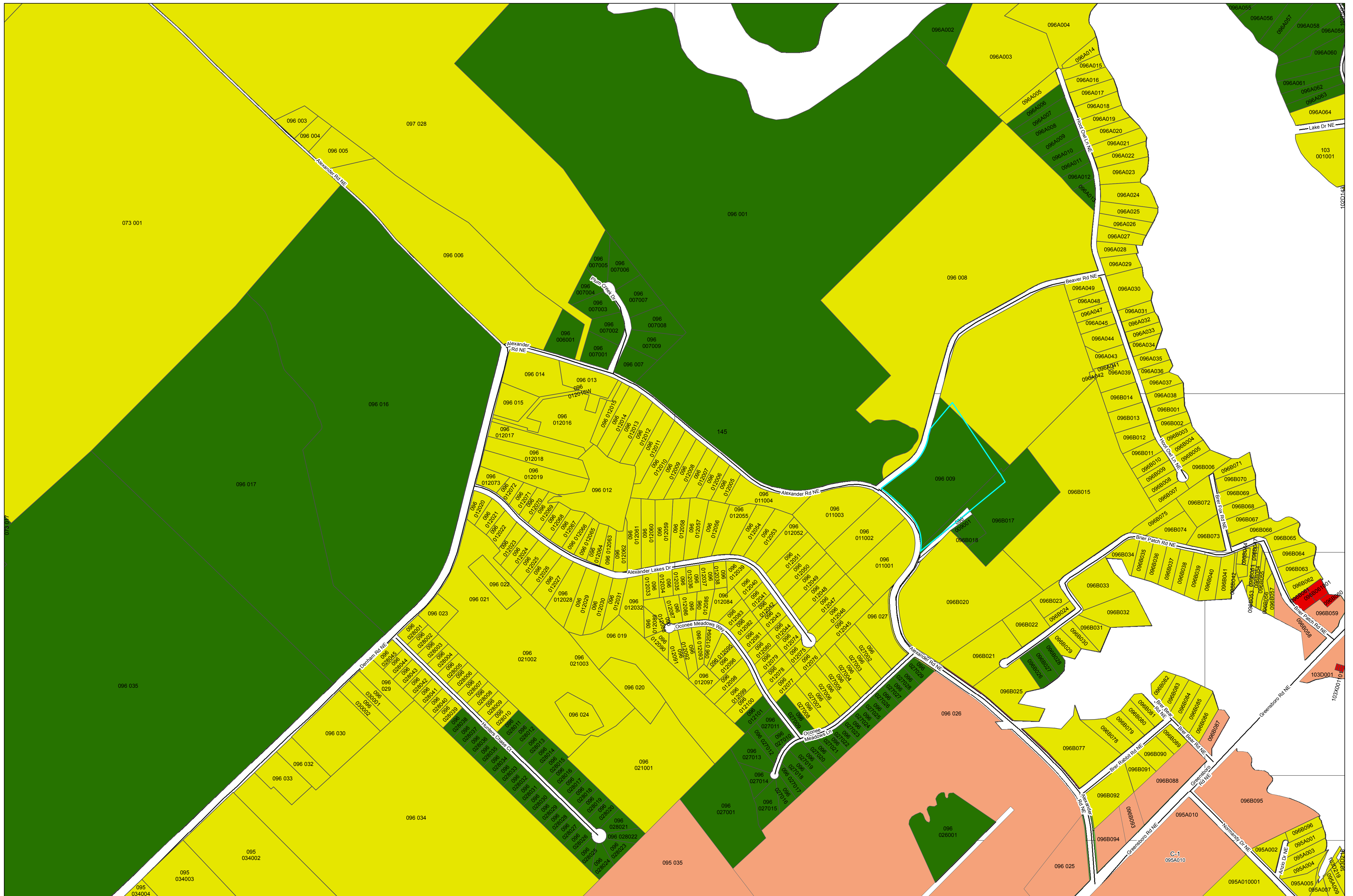
MGRC
IT GIS Services

Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
(478) 751-6517
Web: www.middlegeorgiarc.org
Email: it@mg-rc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 096

MAP SCALE: 1" = 1,047.5' SCALE RATIO: 1:12,570 DATE: SEPT 98



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

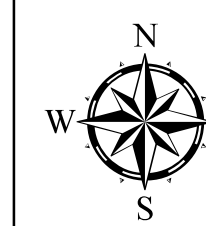
GEOGRAPHIC FEATURE LEGEND

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



Middle Georgia Regional Commission
 175 Emory Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160
 (478) 751-6517
 Web:
www.middlegeorgiacrc.org
 Email:
it@mg-rc.org

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



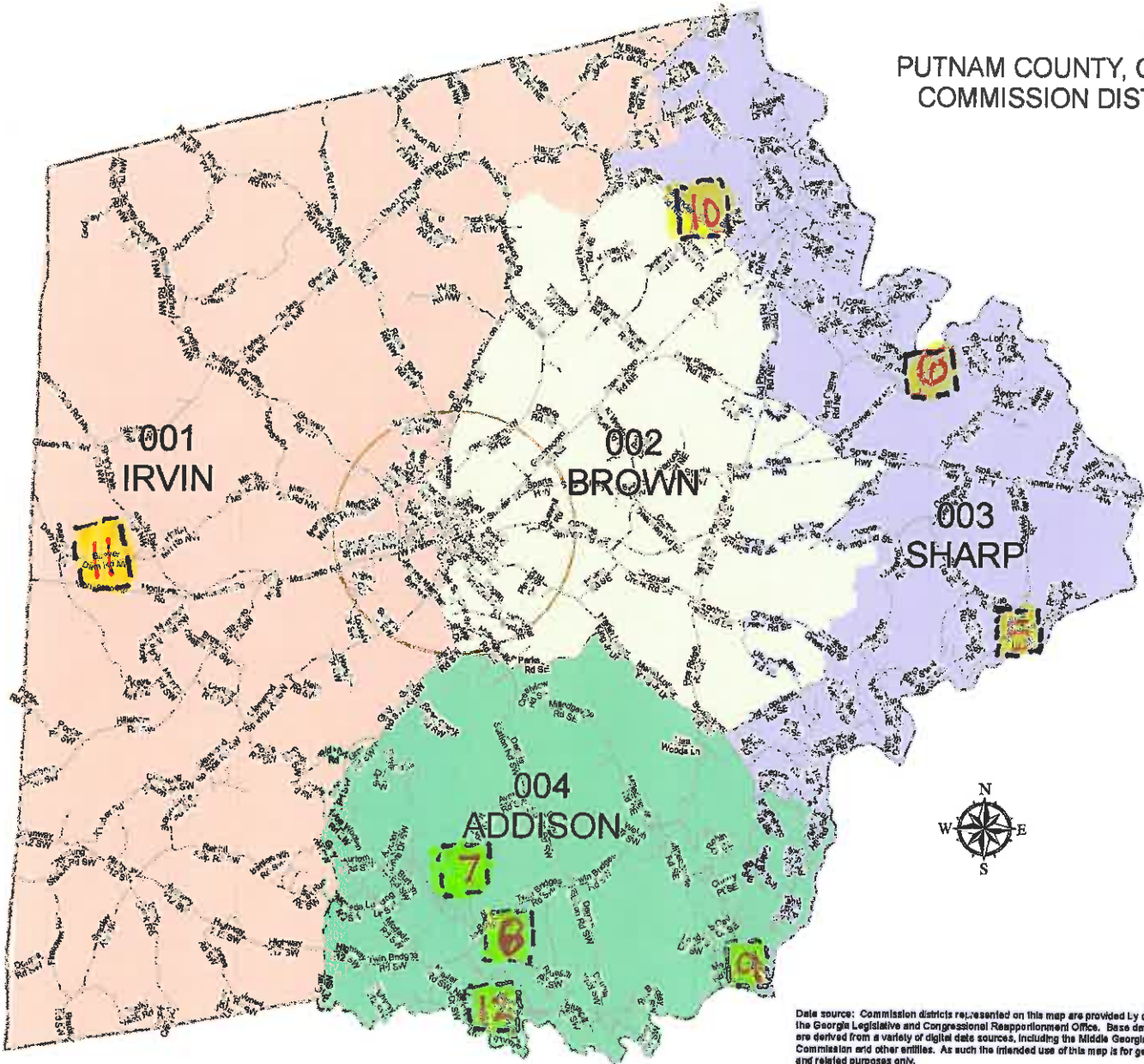
MAP 096

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

Item Attachment Documents:

11. Request by **Gary Thompson** to rezone 28.85 acres at 123 Beaver Dam Road from AG-1 to AG-2. [**Map 021, Parcel 007, District 1**]. *

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



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

MAP SCALE: 1" = 5,000' SCALE RATIO: 1:31,250 DATE: JUNE 2015

5. Request by **Chris & Heather Willis**, agents for **Richard Delisle** for a rear yard setback variance at Lot 32 Rockville Springs Court. Presently zoned R-1. [Map 127A, Parcel 010, District 3].
6. Request by **Jeff Treadway** for a rear yard setback variance at Lot 3 East Riverbend Court. Presently zoned R-1. [Map 119C, Parcel 080, District 3].
7. Request by **Ronnie & Lynn Smith** for a side yard setback variance at 108 Sunset Drive. Presently zoned R-2. [Map 053B, Parcel 056, District 4].
8. Request by **Hugh & Rosemary Foskey** for a rear yard setback variance at 115 Little River Court. Presently zoned R-2. [Map 058A, Parcel 052, District 4].
9. Request by **Robert Alan Council** for a side yard setback variance at 164 Spurgeon Drive. Presently zoned R-1. [Map 086C, Parcel 121, District 4].
10. Request by **Beverly Ralston** to rezone 13.70 acres at 182 Alexander Road from AG-1 to AG-2. [Map 096, Parcel 009, District 2]. *
11. Request by **Gary Thompson** to rezone 28.85 acres at 123 Beaver Dam Road from AG-1 to AG-2. [Map 021, Parcel 007, District 1]. *
12. Request by **Jason Minchey, Lazarus Investments LLC** to rezone 23.38 acres at 116 Napier Mill Road from AG-1 to AG-2. [Map 056, Parcel 001, District 4]. *



D2024 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. _____ DATE: 9-18-2019

MAP 021 PARCEL 007 DISTRICT 1

1. Name of Applicant: Gary H Thompson

2. Mailing Address: 123 Beaver Dam Rd

3. Phone: (home) _____ (office) _____ (cell) 706 819 9047

4. The location of the subject property, including street number, if any: 28.85 acres on 123 Beaver Dam Rd

5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 28.85 acres

6. The proposed zoning district desired: AG 2 CJA

7. The purpose of this rezoning is (Attach Letter of Intent) sell to neighbor for residence

8. Present use of property: vacant Desired use of property: home

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

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

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 CJA

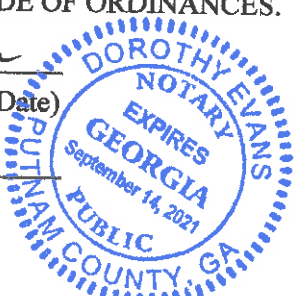
13. A detailed description of existing land uses: vacant land for many years

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

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

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

Dany H Thompson
 Signature (Property Owner) (Date)
Dorothy Evans
 Notary Public

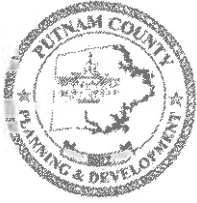


 Signature (Applicant) (Date)

 Notary Public



Office Use	
Paid: \$ <u>500⁰⁰</u> (cash) _____ (check) <u>6554</u> (credit card) _____	
Receipt No. <u>033190</u>	Date Paid: <u>9-18-19</u>
Date Application Received: <u>9-18-19</u>	
Reviewed for completeness by: <u>cja</u>	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

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

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

N/A

1. Name: _____

2. Address: _____

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

Signature of Applicant: Bary H Thompson

Date: 9 / 18 / 2019

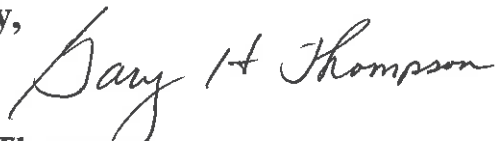


9/18/19

To Whom it may concern,

My name is Gary H Thompson. I own 28.85 acres of AG-1 property located at 123 Beaver Dam Road. I would like to rezone the 28.85 acres from AG-1 to AG-2. The reason for this request is: I am willing to sell 15 acres to a new neighbor who wants to move here to be next to family & grandchildren. His plans are to build a home on the acres he wants to purchase from me. The land has been vacant for many years.

Sincerely,



Gary H Thompson

(former estate of Edna D Thompson)



Rounded Britt Deputy Clerk 4/17/19

PLAT BOOK 36 PAGE

BR:36 Pg:102-107

FILED IN OFFICE
CLERK OF COURT
05/17/2019 01:13 PM
SHEILA H. PENNY, CLERK
SUPERIOR COURT
PUTNAM COUNTY, GA

P2019000047
5341358593
PARTICIPAUTID

Shirley M. Perry

POINT OF BEGINNING (POB)
818 RESURVEY SET ON R/W

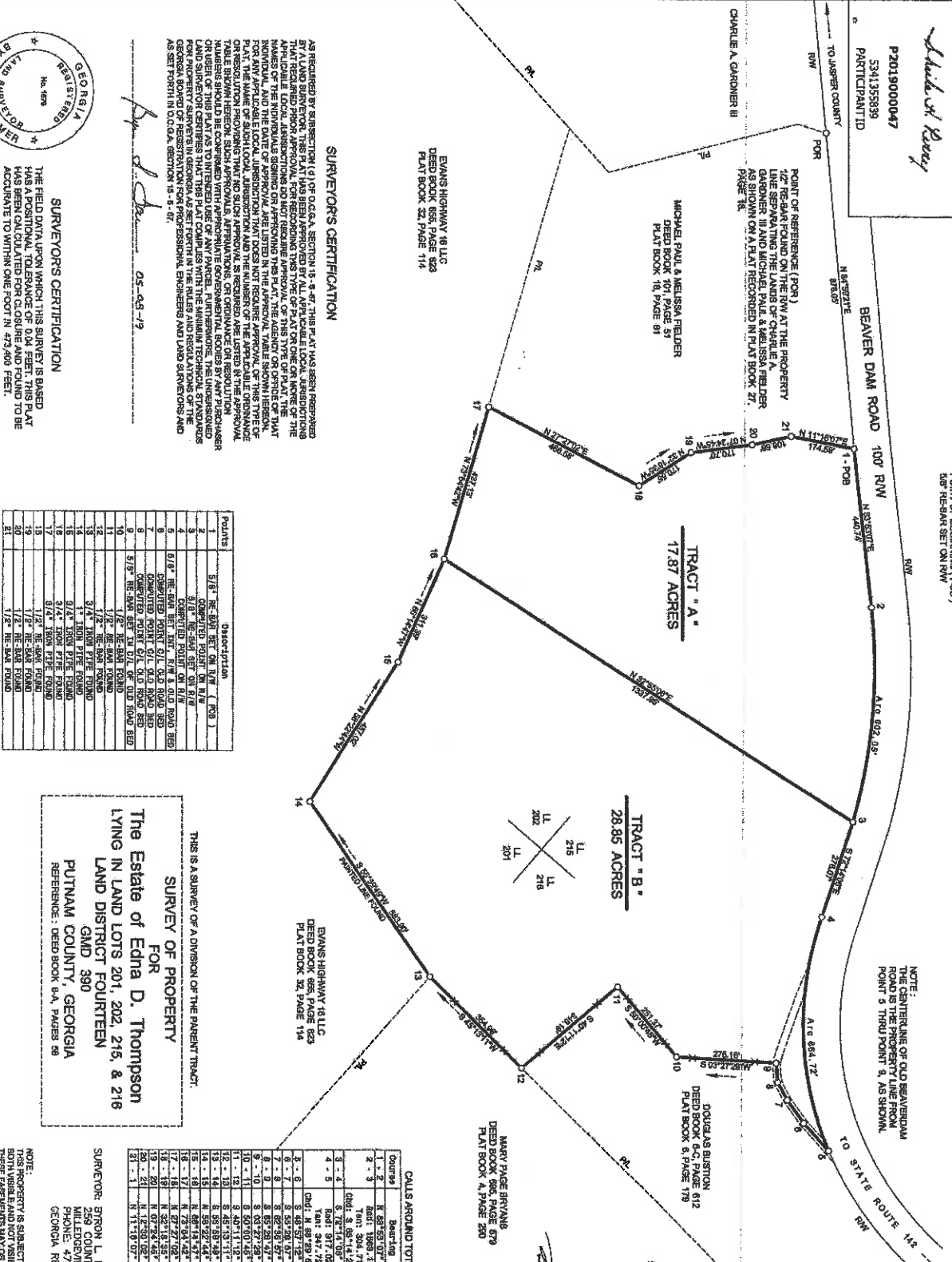
NOTE:
THE CENTERLINE OF OLD BEAVERDAM ROAD AT POINTS 5 THROUGH 9, AS SHOWN

GRID NORTH - GEORGIA WEST ZONE

STATE PLANE COORDINATES
POB - N 1207457.81 E 2498177.24
POB - N 1207594.50 E 2498052.04

RECEIVED
SEP 18 2019

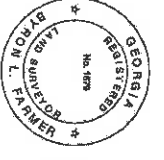
APPROVED FOR RECORDING ONLY
PUTNAM COUNTY
PLANNING AND DEVELOPMENT
MAY 13 2019



SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (4) OF O.C.G.A. SECTION 15-3-37, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THE PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS AND ALL APPLICABLE LOCAL ASSOCIATIONS 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 JURISDICTION AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREBY. THIS PLAT IS A SURVEY OF LANDS BELONGING TO THE STATE OF GEORGIA AND IS SUBJECT TO THE PROVISIONS OF O.C.G.A. SECTION 15-3-37. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LANDS SURVEYED AND HAS DETERMINED THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS OF PRACTICE SET FORTH IN O.C.G.A. SECTION 15-3-37.

By [Signature]
05-08-19



SURVEYOR'S CERTIFICATION

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS BEEN CALCULATED FOR A TOLERANCE OF 0.04 FEET. THIS PLAT IS ACCURATE TO WITHIN ONE FOOT IN 473,400 FEET.

THIS IS A SURVEY OF A DIVISION OF THE PARENT TRACT.
SURVEY OF PROPERTY
FOR
The Estate of Edna D. Thompson
LYING IN LAND LOTS 201, 202, 215, & 216
LAND DISTRICT FOURTEEN
GMD 390
PUTNAM COUNTY, GEORGIA
REFERENCE: DEED BOOK 184, PAGES 58

EVANS HIGHWAY 16 LLC
DEED BOOK 655, PAGE 823
PLAT BOOK 32, PAGES 114

MARY PACE BRYAN'S
DEED BOOK 665, PAGE 679
PLAT BOOK 4, PAGE 200

DOUGLAS BUSTION
DEED BOOK 64-C, PAGE 612
PLAT BOOK 5, PAGE 178

CALLS AROUND TOTAL PERIMETER

COUNT	Bearing	Distance	Angle	Area
1	N 89° 53' 07" E	240.72	150.16°	36,236.53
2	N 65° 18' 41" E	304.71	54.36°	54,677.18
3	S 89° 14' 29" E	688.45	101.45°	8,698.45
4	S 72° 14' 08" E	276.07	27.67°	3,717.07
5	S 48° 57' 12" W	196.90	203.52°	1,660.90
6	S 53° 36' 57" W	64.70	289.52°	184.70
7	S 89° 56' 07" W	48.19	354.19°	258.19
8	S 83° 27' 29" W	451.37	95.37°	8,513.37
9	S 67° 00' 45" W	549.19	227.19°	18,119.19
10	N 11° 11' 12" E	549.19	10.12°	8,492.12
11	S 42° 11' 12" W	549.19	227.19°	18,119.19
12	S 48° 13' 11" W	582.98	292.98°	24,424.98
13	S 53° 36' 57" W	48.19	289.52°	184.70
14	S 89° 56' 07" W	48.19	354.19°	258.19
15	S 83° 27' 29" W	451.37	95.37°	8,513.37
16	S 67° 00' 45" W	549.19	227.19°	18,119.19
17	N 11° 11' 12" E	549.19	10.12°	8,492.12
18	S 42° 11' 12" W	549.19	227.19°	18,119.19
19	S 48° 13' 11" W	582.98	292.98°	24,424.98
20	S 53° 36' 57" W	48.19	289.52°	184.70
21	N 11° 11' 07" E	174.99	11.07°	2,469.99

SURVEYED: MARCH 8 THROUGH MAY 4, 2019. PLAT: MAY 8, 2019. JOB NUMBER: 19833P. EQUIPMENT USED: JUNGLE TRIUMPH II (SERIAL NUMBER 0026), JUNGLE TRIUMPH LS (SERIAL NUMBER 0026), DUAL FREQUENCY AND R/K. INDICATES WHERE FENCE ALONG OR NEAR THE PROPERTY LINE.



Pamela K. Lancaster
 Putnam County Tax Commissioner
 100 South Jefferson Ave Suite 207
 Eatonton, GA 31024-1062
 (706) 485-5441

www.putnamgatax.com

IMPORTANT NOTICES

Certain persons are eligible for homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than April 1, 2019 in order to receive the exemption in future years in compliance with GA Code 48-5-56. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact:

Putnam County Tax Assessor
 100 South Jefferson Ave Suite 109
 Eatonton, GA 31024-1061
 (706) 485-6376

12

Return Service Requested



*****5-DIGIT 31024 2811 1 AV 0.378 012
 THOMPSON EDNA D MRS
 123 BEAVER DAM RD
 EATONTON GA 31024-6347

If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than April 1, 2019 in order to have an opportunity to have this value lowered for next years' taxes. Information on filing a return can be obtained at the location and phone number above.

2018 Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount																		
023482	01 7 MI BEAVERDAM RD 123 BEAVER DAM RD	021 007	389536	155814	11824	143990	24.980	3596.87																		
Important Messages – Please Read							Total of Bills by Tax Type																			
<p>This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. GA Code 48-5-8</p> <p>Local Option Sales Tax Information</p> <table border="1"> <tr> <td>Mills required to produce county budget</td> <td>9.612</td> </tr> <tr> <td>Mill reduction due to sales tax roll back</td> <td>1.279</td> </tr> <tr> <td>Actual mill rate set by county officials</td> <td>8.333</td> </tr> <tr> <td>Tax savings due to sales tax rollback</td> <td>184.16</td> </tr> </table>			Mills required to produce county budget	9.612	Mill reduction due to sales tax roll back	1.279	Actual mill rate set by county officials	8.333	Tax savings due to sales tax rollback	184.16	<p>Pay online at: www.putnamgatax.com</p> <p>If paying after the due date, please call our office or check online for the full amount due.</p>				<table border="1"> <tr> <td>COUNTY</td> <td>1199.87</td> </tr> <tr> <td>SCHOOL</td> <td>2342.57</td> </tr> <tr> <td>SPEC SERV</td> <td>54.43</td> </tr> <tr> <td>TOTAL DUE</td> <td>3596.87</td> </tr> <tr> <td>DATE DUE</td> <td>12/01/2018</td> </tr> </table>		COUNTY	1199.87	SCHOOL	2342.57	SPEC SERV	54.43	TOTAL DUE	3596.87	DATE DUE	12/01/2018
			Mills required to produce county budget	9.612																						
Mill reduction due to sales tax roll back	1.279																									
Actual mill rate set by county officials	8.333																									
Tax savings due to sales tax rollback	184.16																									
COUNTY	1199.87																									
SCHOOL	2342.57																									
SPEC SERV	54.43																									
TOTAL DUE	3596.87																									
DATE DUE	12/01/2018																									

↑ PLEASE DETACH HERE AND RETURN THIS PORTION, MAKING SURE THAT OUR RETURN ADDRESS APPEARS THROUGH THE WINDOW IN THE ENVELOPE PRIOR TO SEALING ↑

THOMPSON EDNA D MRS
 123 BEAVER DAM RD NW
 EATONTON GA 31024

← If this address is incorrect, please write the correct address on this portion.



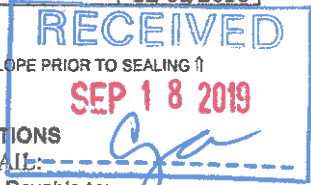
2018013307

Pamela K. Lancaster
 Putnam County Tax Commissioner
 100 South Jefferson Ave Suite 207
 Eatonton, GA 31024-1062



PAYMENT INSTRUCTIONS
 IF PAYING BY MAIL:

- Please Make Check or Money Order Payable to: Putnam County Tax Commissioner
- Please write the bill number(s) on your check.
- If a receipt is desired, please include a stamped, self-addressed envelope.
- If taxes are to be paid by a mortgage company, send them this portion only.
- Interest on unpaid tax bills is applied in compliance with Ga Code 48-2-40.
- Penalty on unpaid tax bills is applied in compliance with GA Code 48-2-44.



Bill Number	Map Number	Tax Amount
2018 023482	021 007	3596.87
DATE DUE		TOTAL DUE
12/01/2018		3596.87

107

DOC# 003909
FILED IN OFFICE
9/10/2019 03:31 PM
BK:962 PG:22-25
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY

Sheila H. Perry

REAL ESTATE TRANSFER
TAX PAID: \$0.00

When Recorded Return To:

FRIER&OULSNAM, P.C.
ATTORNEYS AT LAW

110 South Jefferson Street
Milledgeville, Georgia 31061
(478) 454-5444

PT-61 117-2019-001350

File: FO-18-182 [Tracts A and B]

[DEED PREPARATION ONLY]

[Above Space Provided For Recording Information]

STATE OF GEORGIA
COUNTY OF PUTNAM

EXECUTOR'S DEED OF ASSENT

THIS INDENTURE is made as of the below date written between GARY HARVEY THOMPSON, AS EXECUTOR UNDER THE LAST WILL AND TESTAMENT ("U/W") OF EDNA DENNIS THOMPSON (hereinafter referred to as the "Decedent) Gary Harvey Thompson, as Executor U/W of the Decedent hereinafter referred to as "Grantor") and GARY HARVEY THOMPSON and MARIE THOMPSON BURNETTE, (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH

WHEREAS, the Decedent, a resident of Putnam County, Georgia, died testate on July 31, 2011;

WHEREAS, the Decedent's Last Will and Testament, dated May 11, 1994, was duly probated in the Probate Court of Putnam County, Georgia under Estate Number 15ES0070 with Letters Testamentary issued to Gary Harvey Thompson on August 13, 2015;

WHEREAS, as of the date hereof, Gary Harvey Thompson is still the current and validly acting Executor under the Decedent's Last Will and Testament and has full powers of estate administration as may be granted by law and/or under the Decedent's Last Will and Testament;

WHEREAS, the Decedent owned an interest in certain real property located in Putnam County, Georgia having a Location Address of Beaver Dam Rd and Map/Parcel Number of 021007002 together with an interest in the improvements attached thereto (hereinafter referred to as the "Property") The Property's legal description is set forth in Exhibit "A" attached hereto and is incorporated herein by this reference;

WHEREAS, the Property was devised to the Decedent's children, Gary Harvey Thompson and Marie Thompson Burnette as part of the Decedent's residuary estate under Item 1 of the Decedent's Last Will and Testament stating in pertinent part as follows:

"I give, bequeath and devise to my children, GARY HARVEY THOMPSON and MARIE THOMPSON BURNETTE, per stirpes, all the rest, residue and remainder of my Estate, both real and personal . . ."

WHEREAS, the Decedent's children, Gary Harvey Thompson and Marie Thompson Burnette, has survived the Decedent;

WHEREAS, all debts of the Decedent's estate have been paid or provided for and it has been determined that the Property is not needed for the payment of any of said debts or claims against the Decedent's estate, if any;

WHEREAS, this deed is made under the provisions of O.C.G.A. §53-8-15 to pass title to the Grantee as beneficiary under Item 1 of the Decedent's Last Will and Testament.

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

SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN

TO HAVE AND TO HOLD said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee forever, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Decedent.

EXECUTED under seal as of the 25th day of July, 2019.

Gary Harvey Thompson (Seal)
Gary Harvey Thompson, Executor under the
Last Will and Testament of Edna Dennis Thompson

Signed, sealed and delivered in
the presence of:



Unofficial Witness



Notary Public

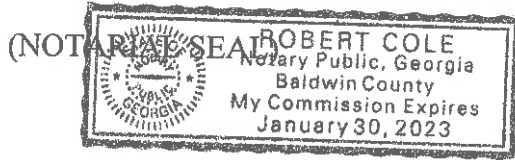


EXHIBIT "A"
TO
EXECUTOR'S DEED OF ASSENT

Map/Parcel Number: 021007002
Location Address: Beaver Dam Rd
Legal Description:

All that tract or parcel of property together with the permanent improvements attached thereto lying and being in Land Lots 201, 202, 215 and 216, 14th Land District, 390th GMD, Putnam County, Georgia, designated as TRACT "A" containing 17.87 acres, more or less, and TRACT "B" containing 28.85 acres, more or less, being more particularly described by that certain plat of survey entitled "SURVEY OF PROPERTY FOR The Estate of Edna D. Thompson", prepared by Bryon L. Farmer, GRLS No. 1679, recorded of record on May 17, 2019 in Plat Book 36, Page 102, Putnam County Land Record. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

DOC# 003911
FILED IN OFFICE
9/10/2019 03:31 PM
BK:962 PG:28-29
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY

Sheila

Sheila H. Perry

REAL ESTATE TRANSFER
TAX PAID: \$0.00

PT-61 117-2019-001353

When Recorded Return To:

FRIER&OULSNAM, P.C.
ATTORNEYS AT LAW

110 South Jefferson Street
Milledgeville, Georgia 31061

File: FO-18-182 [Tract A]

[Above Space Provided For Recording]

[DEED PREPARATION ONLY]

STATE OF GEORGIA
COUNTY OF PUTNAM

LIMITED WARRANTY DEED OF GIFT

This Indenture made the below date written between GARY HARVEY THOMPSON, as party or parties of the first part, hereinafter called Grantor, and MARIE THOMPSON BURNETTE, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this 25th day of July, 2019.

Signed, sealed and delivered in the presence of:

[Handwritten signature]

Unofficial Witness

Gary Harvey Thompson (Seal)
GARY HARVEY THOMPSON

[Handwritten signature]

Notary Public (Affix notary seal and stamp)

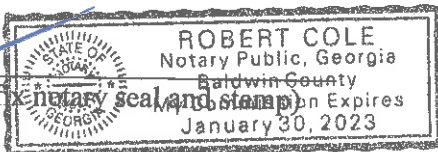


EXHIBIT "A"
TO
LIMITED WARRANTY DEED OF GIFT

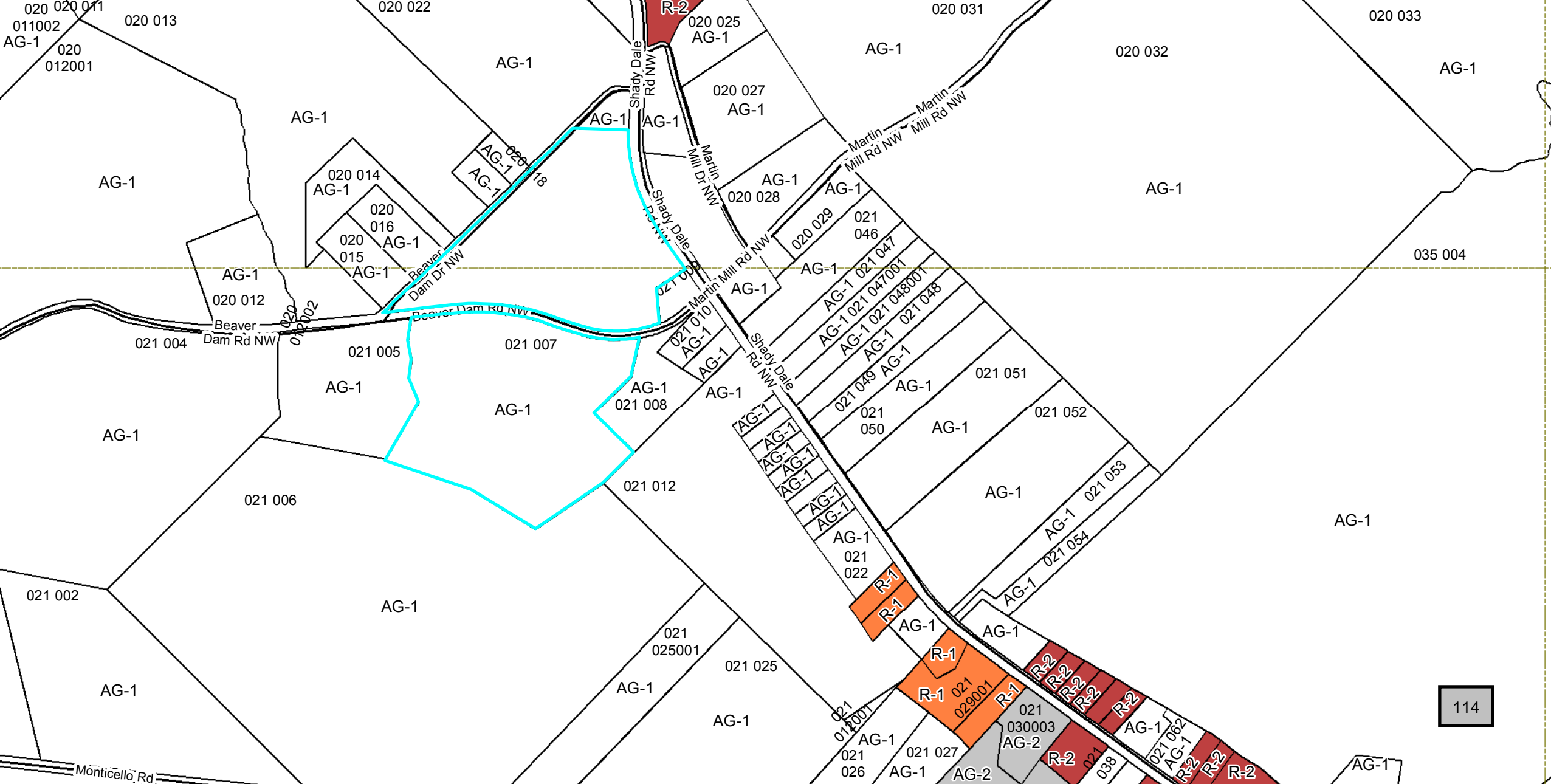
Map/Parcel Number: Part of 021007002

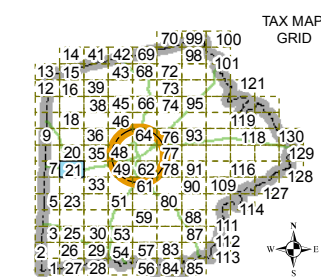
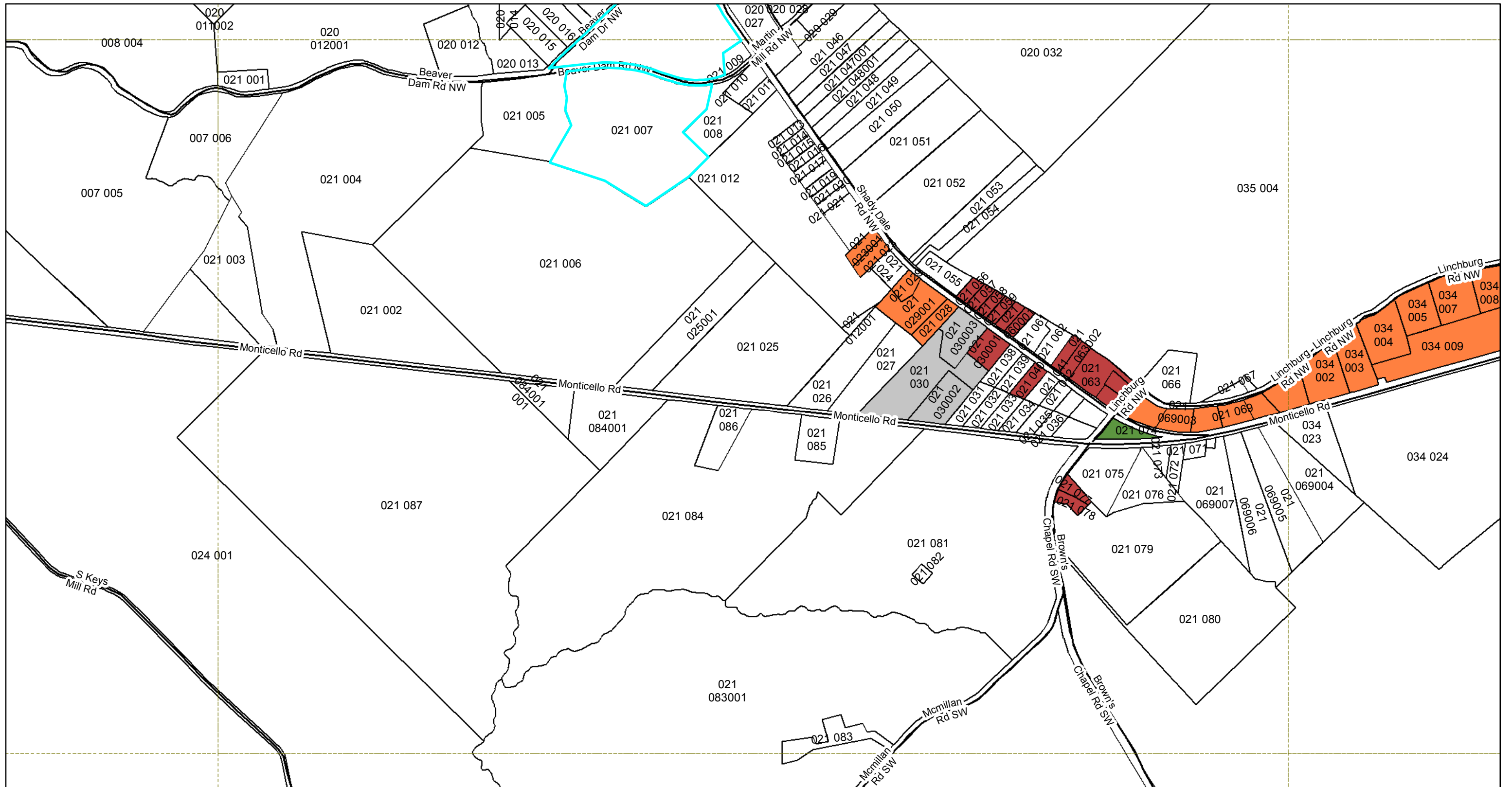
Location Address: Beaver Dam Rd

Legal Description:

All that tract or parcel of property together with the permanent improvements attached thereto lying and being in Land Lots 201, 202, 215 and 216, 14th Land District, 390th GMD, Putnam County, Georgia, designated as **TRACT "A" containing 17.87 acres**, more or less, being more particularly described by that certain plat of survey entitled "SURVEY OF PROPERTY FOR The Estate of Edna D. Thompson", prepared by Bryon L. Farmer, GRLS No. 1679, recorded of record on May 17, 2019 in Plat Book 36, Page 102, Putnam County Land Record. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

The above described property is a portion of the same property conveyed by Executor's Deed of Assent from Gary Harvey Thompson, as Executor under the Last Will and Testament of Edna Dennis Thompson, to Gary Harvey Thompson and Marie Thompson Burnette recorded of record, said land records.





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

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

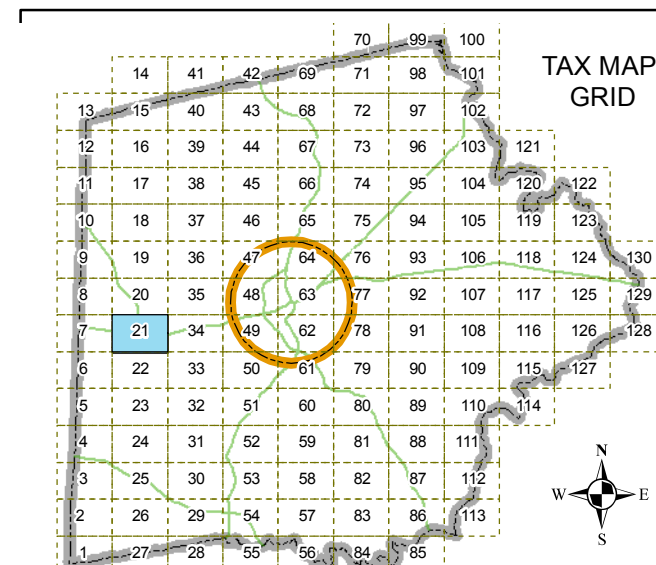
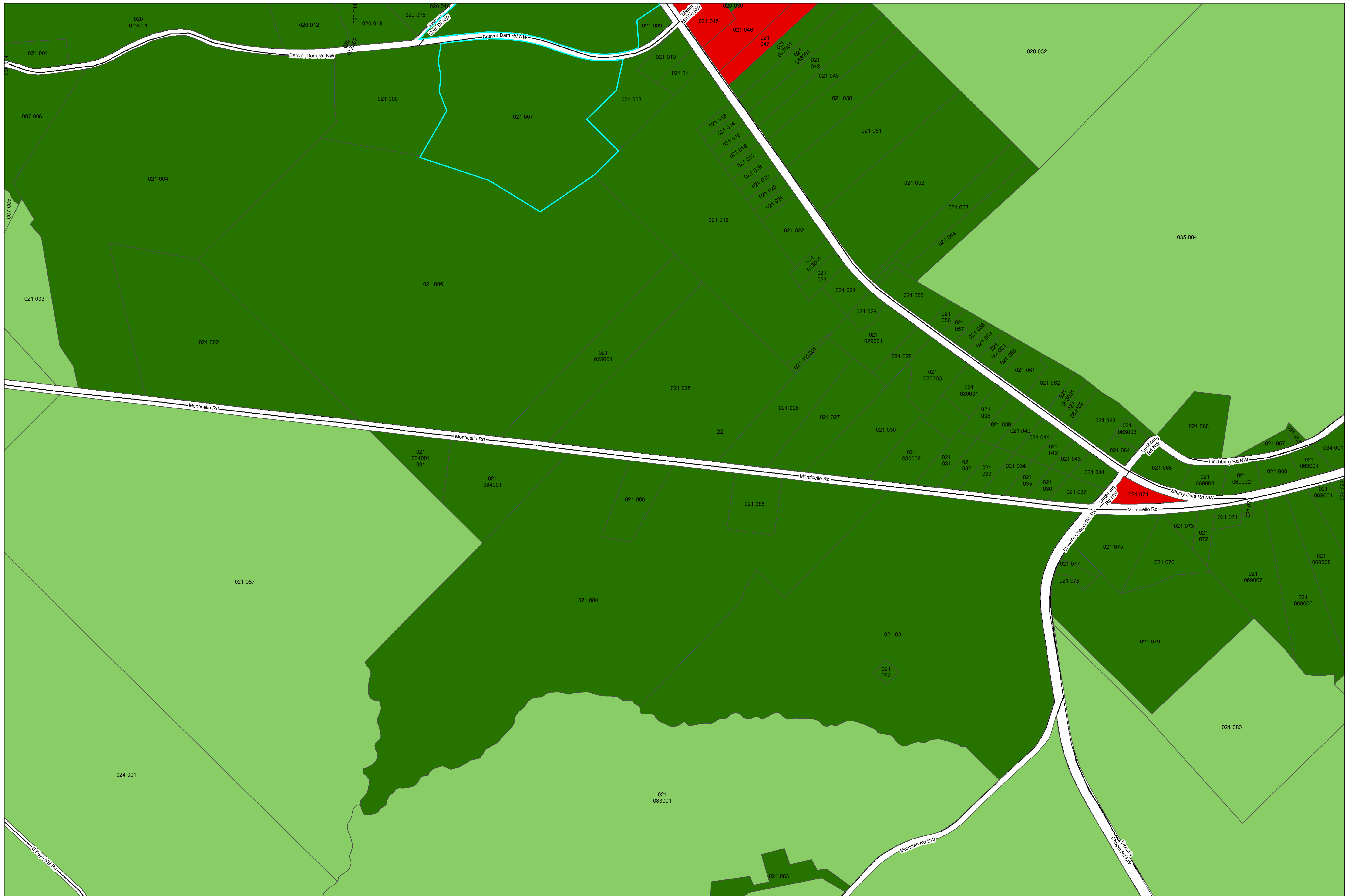
MGRC
IT GIS Services

Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
(478) 751-6517
Web: www.middlegeorgiareg.com
Email: it@mg-rc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 021

MAP SCALE: 1" = 1,047.5' SCALE RATIO: 1:12,570 DATE: OCTOBER 2015



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

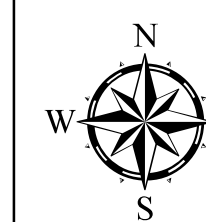
GEOGRAPHIC FEATURE LEGEND

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



Middle Georgia Regional Commission
 175 Emery Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160
 (478) 751-6517
 Web:
www.middlegeorgiarc.org
 Email:
it@mg-rc.org

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



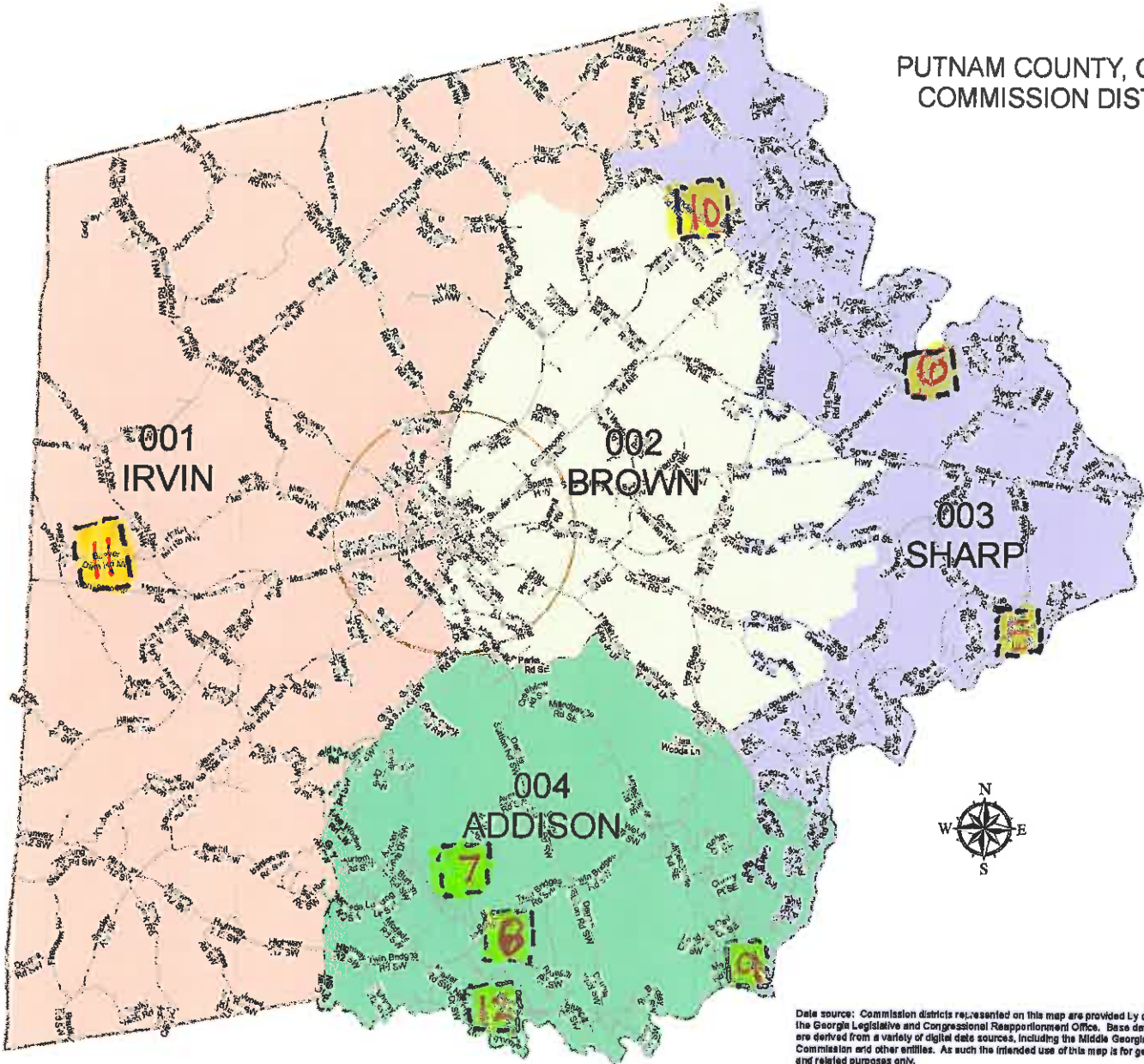
MAP 021

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

Item Attachment Documents:

12. Request by **Jason Minchey, Lazarus Investments LLC** to rezone 23.38 acres at 116 Napier Mill Road from AG-1 to AG-2. [**Map 056, Parcel 001, District 4**]. *

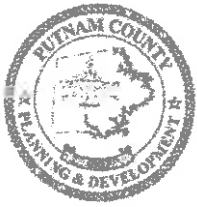
PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the 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" = 5,000' 20" PG. LITERATURE: 130,057/14 DATE: JUNE 2015

5. Request by **Chris & Heather Willis**, agents for **Richard Delisle** for a rear yard setback variance at Lot 32 Rockville Springs Court. Presently zoned R-1. [Map 127A, Parcel 010, District 3].
6. Request by **Jeff Treadway** for a rear yard setback variance at Lot 3 East Riverbend Court. Presently zoned R-1. [Map 119C, Parcel 080, District 3].
7. Request by **Ronnie & Lynn Smith** for a side yard setback variance at 108 Sunset Drive. Presently zoned R-2. [Map 053B, Parcel 056, District 4].
8. Request by **Hugh & Rosemary Foskey** for a rear yard setback variance at 115 Little River Court. Presently zoned R-2. [Map 058A, Parcel 052, District 4].
9. Request by **Robert Alan Council** for a side yard setback variance at 164 Spurgeon Drive. Presently zoned R-1. [Map 086C, Parcel 121, District 4].
10. Request by **Beverly Ralston** to rezone 13.70 acres at 182 Alexander Road from AG-1 to AG-2. [Map 096, Parcel 009, District 2]. *
11. Request by **Gary Thompson** to rezone 28.85 acres at 123 Beaver Dam Road from AG-1 to AG-2. [Map 021, Parcel 007, District 1]. *
12. Request by **Jason Minchey, Lazarus Investments LLC** to rezone 23.38 acres at 116 Napier Mill Road from AG-1 to AG-2. [Map 056, Parcel 001, 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

APPLICATION FOR REZONING

APPLICATION NO. DIAN 209-01481 DATE: 9-25-2019

MAP 056 PARCEL 001 DISTRICT 4 CJA

1. Name of Applicant: JASON MINCHEY LAZARUS INVESTMENTS LLC
2. Mailing Address: 437 OLD PHOENIX RD, EATONTON, GA 31024
3. Phone: (home) _____ (office) _____ (cell) 706-473-0482
4. The location of the subject property, including street number, if any: 116 NAPIER MILL RD, EATONTON, GA 31024

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

6. The proposed zoning district desired: AG-2

7. The purpose of this rezoning is (Attach Letter of Intent)
SUBDIVIDING PROPERTY IN 4 PARCELS; 6.9, 5.9, 5.4 AND 5.2 ACRES

8. Present use of property: NONE Desired use of property: HOMESITES

9. Existing zoning district classification of the property and adjacent properties:
Existing: AG-1 CJA
North: AG-1 CJA South: R-2 CJA? East: AG-1 CJA? West: AG-2 CJA

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. LEGAL DESCRIPTION ON ENCLOSED DEED. PLAT BOOK 36, PAGE 13

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 U

13. A detailed description of existing land uses: LAND CURRENTLY NOT BEING USED. SUBDIVIDING FOR 5+ ACRE HOMESITES. REQUIRES REZONING FROM A1 TO A2.

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



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

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

9-26-19
 Signature (Property Owner) (Date)

9-26-19
 Signature (Applicant) (Date)

Peggy J. Miller
 Notary Public

[Signature]
 Notary Public

PEGGY T. McMILLEN
 NOTARY PUBLIC
 GEORGIA
 EXPIRES
 AUGUST 25, 2020
 PUTNAM COUNTY

Office Use

Paid: \$ 250⁰⁰ (cash) _____ (check) 46000 (credit card) _____

Receipt No. 033230 Date Paid: 9-26-19

Date Application Received: _____

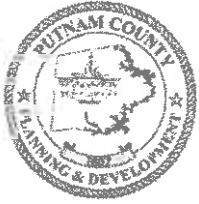
Reviewed for completeness by: [Signature]

Submitted to TRC: _____ Return date: _____

Date of BOC hearing: _____ Date submitted to newspaper: _____

Date sign posted on property: _____ Picture attached: yes _____ no _____

RECEIVED
 SEP 26 2019
[Signature]



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

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

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

1. Name: LAZARUS INVESTMENTS LLC JASON E. MINCHEY
2. Address: 437 OLD PHOENIX RD
EATONTON, GA 31024

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

Signature of Applicant: _____
Date: 09/25/2019



Letter of Intent

23.38 Acres Napier Mill Rd

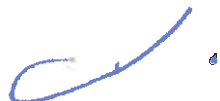
116 Napier Mill Rd.

Eatonton, Ga 31024

Lazarus Investments LLC

The purpose of the rezoning request is that I am subdividing the 23.38 acres in to four tracts equaling 6.9 acres, 5.9 acres, 5.4 acres and 5.2 acres for the purpose of reselling as home sites. I was told by Putnam County Planning & Development that in order to do this the property would have to be rezoned from A1 to A2.

Please contact me if you have any questions.



Jason E. Minchey, Lazarus Investments LLC

706-473-0482

JasonMinchey1@gmail.com

437 Old Phoenix Rd.

Eatonton, Ga 31024



EXISTING/NE CONDESD PART

P201800057
 BK:36 PG:13-13
 FILED IN OFFICE
 CLERK OF COURT
 08/29/2018 10:46 AM
 SHEILA H. PERRY, CLERK
 SUPERIOR COURT
 PUTNAM COUNTY, GA
Sheila H. Perry
 3762125793
 PARTICIPANT ID

ACREAGE SUMMARY

PARCEL 1	28.38 ACRES
PARCEL 2	11.39 ACRES
PARCEL 3	2.68 ACRES
TOTAL	42.45 ACRES

NOTES:

1. THERE HAS BEEN NO BANCHESTER OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD ENCUMBRANCES, OR OWNERSHIP TITLE CHECKS THAT MAY BE REQUIRED BY A CURRENT AND ACCURATE TITLE SEARCH. THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND UTILITY EASEMENTS THAT MAY NOT BE SHOWN ON THIS PLAN AND THE SURVEYOR ASSUMES ANY RESPONSIBILITY FOR ANY SUCH EASEMENTS THAT MAY AFFECT THIS PROPERTY.
2. BOUNDARY DATA ESTABLISHED FROM PLATS RECORDED IN PLAT BOOK 26, PAGE 2438.
3. REFERENCES - DEEDS 806/138 PLAT PG 7/21

LEGEND

---	RIGHT-OF-WAY
---	PROPERTY LINE
---	POINT OF BEGINNING
---	PROPERTY LINE
---	CONCRETE MARKER FOUND
---	WOODEN MARKER FOUND
---	REAR FOUND
---	REAR SET
---	CONCRETE FOUND
---	WOODEN MARKER FOUND
---	TEMP
---	1/2" RFB (ADDRESS HULL)
---	1/2" RFB (UNLESS NOTED)
---	OVERHEAD POWER
---	WATER MAIN

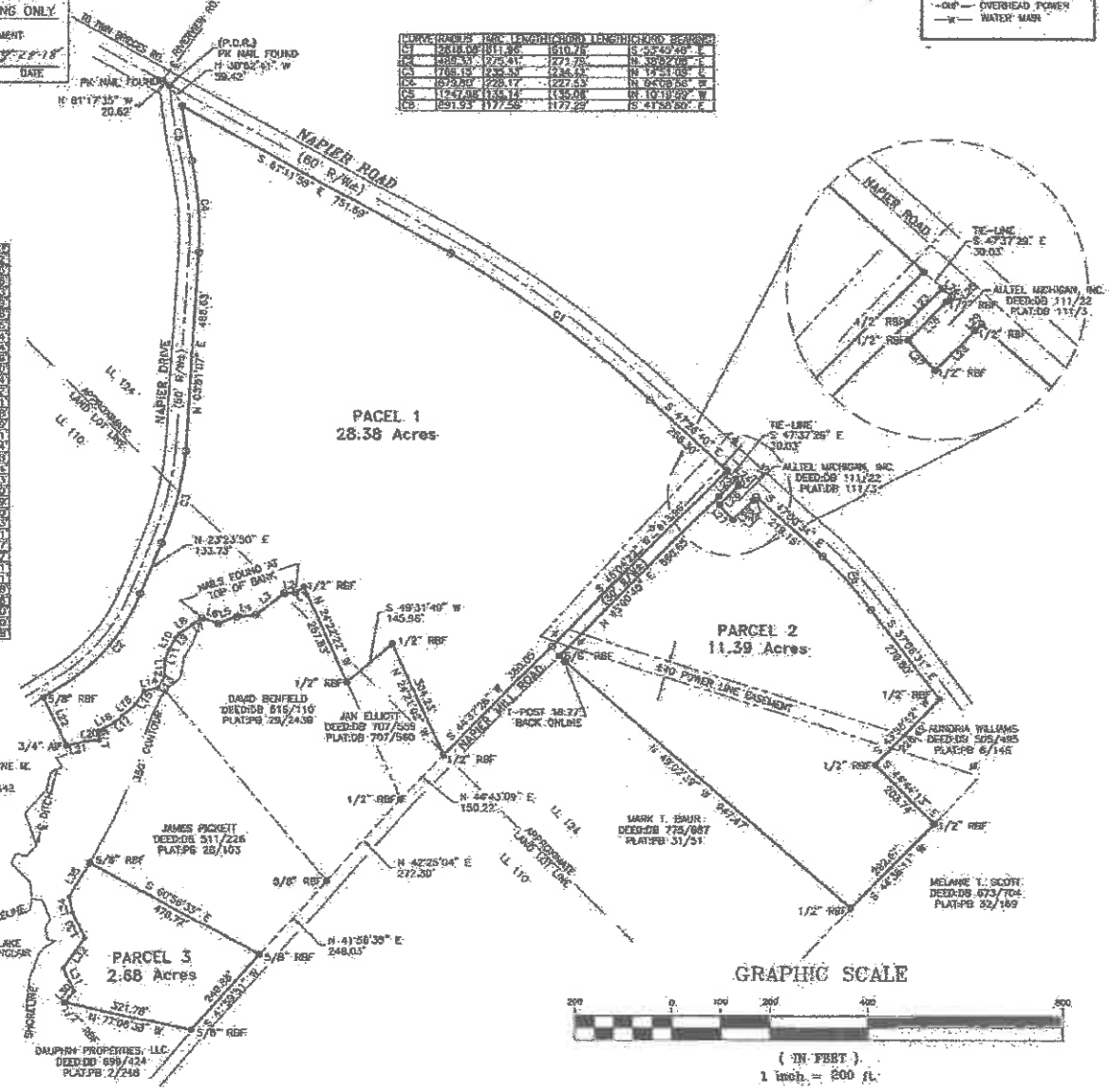
APPROVED FOR RECORDING ONLY
 PUTNAM COUNTY
 PLANNING AND DEVELOPMENT
[Signature] 8/28/18
 DATE

ADJACENT PLATS

PLAT	OWNER	ACRES	DATE	RECORDING
101	ALLEN MUSHAY, INC.	11.39	11/1/22	PLAT PG 111/22
102	ALLEN MUSHAY, INC.	11.39	11/1/22	PLAT PG 111/22
103	ALLEN MUSHAY, INC.	11.39	11/1/22	PLAT PG 111/22
104	ALLEN MUSHAY, INC.	11.39	11/1/22	PLAT PG 111/22
105	ALLEN MUSHAY, INC.	11.39	11/1/22	PLAT PG 111/22
106	ALLEN MUSHAY, INC.	11.39	11/1/22	PLAT PG 111/22
107	ALLEN MUSHAY, INC.	11.39	11/1/22	PLAT PG 111/22
108	ALLEN MUSHAY, INC.	11.39	11/1/22	PLAT PG 111/22
109	ALLEN MUSHAY, INC.	11.39	11/1/22	PLAT PG 111/22
110	ALLEN MUSHAY, INC.	11.39	11/1/22	PLAT PG 111/22

BOUNDARY DATA

STATION	BEARING	DISTANCE
1	S 89°15'30" W	21.52
2	S 89°15'30" W	21.52
3	S 89°15'30" W	21.52
4	S 89°15'30" W	21.52
5	S 89°15'30" W	21.52
6	S 89°15'30" W	21.52
7	S 89°15'30" W	21.52
8	S 89°15'30" W	21.52
9	S 89°15'30" W	21.52
10	S 89°15'30" W	21.52
11	S 89°15'30" W	21.52
12	S 89°15'30" W	21.52
13	S 89°15'30" W	21.52
14	S 89°15'30" W	21.52
15	S 89°15'30" W	21.52
16	S 89°15'30" W	21.52
17	S 89°15'30" W	21.52
18	S 89°15'30" W	21.52
19	S 89°15'30" W	21.52
20	S 89°15'30" W	21.52
21	S 89°15'30" W	21.52
22	S 89°15'30" W	21.52
23	S 89°15'30" W	21.52
24	S 89°15'30" W	21.52
25	S 89°15'30" W	21.52
26	S 89°15'30" W	21.52
27	S 89°15'30" W	21.52
28	S 89°15'30" W	21.52
29	S 89°15'30" W	21.52
30	S 89°15'30" W	21.52
31	S 89°15'30" W	21.52
32	S 89°15'30" W	21.52
33	S 89°15'30" W	21.52
34	S 89°15'30" W	21.52
35	S 89°15'30" W	21.52
36	S 89°15'30" W	21.52
37	S 89°15'30" W	21.52
38	S 89°15'30" W	21.52
39	S 89°15'30" W	21.52
40	S 89°15'30" W	21.52
41	S 89°15'30" W	21.52
42	S 89°15'30" W	21.52
43	S 89°15'30" W	21.52
44	S 89°15'30" W	21.52
45	S 89°15'30" W	21.52
46	S 89°15'30" W	21.52
47	S 89°15'30" W	21.52
48	S 89°15'30" W	21.52
49	S 89°15'30" W	21.52
50	S 89°15'30" W	21.52



SURVEYOR'S CERTIFICATION:
 AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-61, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR FOR APPROVAL BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR NOTIFICATIONS SHOULD BE COMPLETED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAN AS TO EXTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLES WITH THE SUBSTANTIVE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF RECORDING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

APPROVED FOR RECORDING ONLY
 PUTNAM COUNTY
 PLANNING AND DEVELOPMENT
 AUG 28 2018

[Signature]
 KIRK FREEMAN
 DATE

DATE SURVEYED: 08/01/2018
 DATE DRAWN: 08/23/2018
 SCALE: 1" = 200'
 EQUIPMENT: TOPCON GPT-3005 TOTAL STATION
 DATE: 8/28/2018
 MARK A. FREEMAN RLS 22942
 FILE# NAPIER.MLL

SURVEY OF PROPERTY FOR:
MARILYN O. NAPIER
 LYRIC LN LAND LOTS 110 & 124 - 2nd LAND DISTRICT
 374th - G.M.O.
 PUTNAM COUNTY, GEORGIA



SURVEYED BY:
KIRK FREEMAN, LLC
 LAND SURVEYING
 650 W. THOMAS STREET
 P.O. BOX 1061
 WILLEDGEVILLE, GA 31256
 478-487-2997 478-486-7121

THE FIELD BOOK UPON WHICH THIS SURVEY PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 3058 FEET AND AN ADJUSTED ERROR OF ... DETRIED ... SEE ABOVE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS MAP OR PLAN HAS BEEN CALCULATED AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 2517.02 FEET.

RECEIVED
 SEP 26 2018
[Signature]

2018 016618 ACCT # 8752R NAPIER MILL RD
 NAPIER MARILYN O 056 001

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	139,414	GROSS ASSESSMENT	55,766	1,393.04
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	55,766	INTEREST
SCHOOL EXEMPTION		NET SCHOOL ASSESSMENT	55,766	
COUNTY	464.70			
SCHOOL	907.26			
SPEC SERV	21.08			
DUE 12/01/18	1,393.04	PAID IN FULL	11/20/2018	
00000 01 T NAPIER MARILYN O O % LAZARUS INVESTMENTS LLC				TOTAL
437 OLD PHOENIX RD EATONTON GA 31024				1,393.04

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

DUE IN FULL BY 12/01/2018

2018 016618 ACCT # 8752R NAPIER MILL RD
 NAPIER MARILYN O 056 001

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	139,414	GROSS ASSESSMENT	55,766	1,393.04
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	55,766	INTEREST
SCHOOL EXEMPTION		NET SCHOOL ASSESSMENT	55,766	
COUNTY	464.70			
SCHOOL	907.26			
SPEC SERV	21.08			
DUE 12/01/18	1,393.04	PAID IN FULL	11/20/2018	
00000 01 T NAPIER MARILYN O O % LAZARUS INVESTMENTS LLC				TOTAL
437 OLD PHOENIX RD EATONTON GA 31024				1,393.04

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

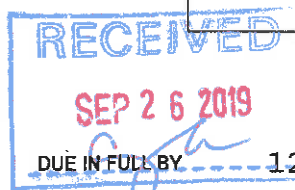
DUE IN FULL BY 12/01/2018

2018 016618 ACCT # 8752R NAPIER MILL RD
 NAPIER MARILYN O 056 001

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	139,414	GROSS ASSESSMENT	55,766	1,393.04
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	55,766	INTEREST
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SPEC SERV	21.08			
DUE 12/01/18	1,393.04	PAID IN FULL	11/20/2018	
00000 01 T NAPIER MARILYN O O % LAZARUS INVESTMENTS LLC				TOTAL
437 OLD PHOENIX RD EATONTON GA 31024				1,393.04

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

DUE IN FULL BY 12/01/2018



DOC# 003848
FILED IN OFFICE
9/4/2018 03:30 PM
BK:929 PG:127-128
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY

Sheila H. Perry

REAL ESTATE TRANSFER TAX
PAID: \$90.60

PT-61 117-2018-001338

STATE OF GEORGIA
COUNTY OF GREENE

THIS INSTRUMENT WAS PREPARED BY AND
SHOULD BE RETURNED TO:

RUSSELL W. WALL
LAW OFFICE OF RUSSELL W. WALL, LLC
122 NORTH MAIN STREET, SUITE B
GREENSBORO, GEORGIA 30642
(706) 453-0089
FILE NO.: 180803 Lazarus

LIMITED WARRANTY DEED

THIS INDENTURE is made and entered into as of the 30th day of August, 2018, by and between Marilyn O. Napier, Grantor, and Lazarus Investments, LLC, Grantee.

WITNESSETH

That the said Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto the said Grantee the following described property:

All that tract or parcel of land, lying and being in Land Lots 110 and 124, 2nd Land District, 314th G.M.D., Putnam County, Georgia, being designated as Parcel 1, containing 28.38 acres, more or less, Parcel 2, containing 11.39 acres, more or less and Parcel 3, containing 2.68 acres, more or less, as shown on a plat prepared by Kirk A. (Corky) Freeman, Registered Land Surveyor No. 2982, dated August 23, 2018, recorded in Plat Book 36, Page 13, Clerk's Office, Putnam Superior Court, which said plat is incorporated herein by reference.

Subject to all covenants, easements and restrictions of record.

Prior Deed Reference: Deed Book 905, Page 512, said records.

Tax Map/Parcel No. 056 001

TO HAVE AND TO HOLD the said described property, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Grantee, its heirs, successors and assigns, in Fee Simple.

And the said Grantor warrants and will forever defend the right and title to the said property conveyed hereby unto the said Grantee, its heirs, successors and assigns, against the lawful claims of all persons claiming by, through, and under Grantor.



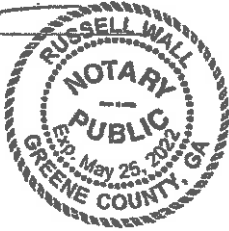
IN WITNESS WHEREOF, the Grantor has hereunto set her hand, affixed her seal and delivered these presents on the day and year first written above.

Signed, sealed and delivered
in the presence of:

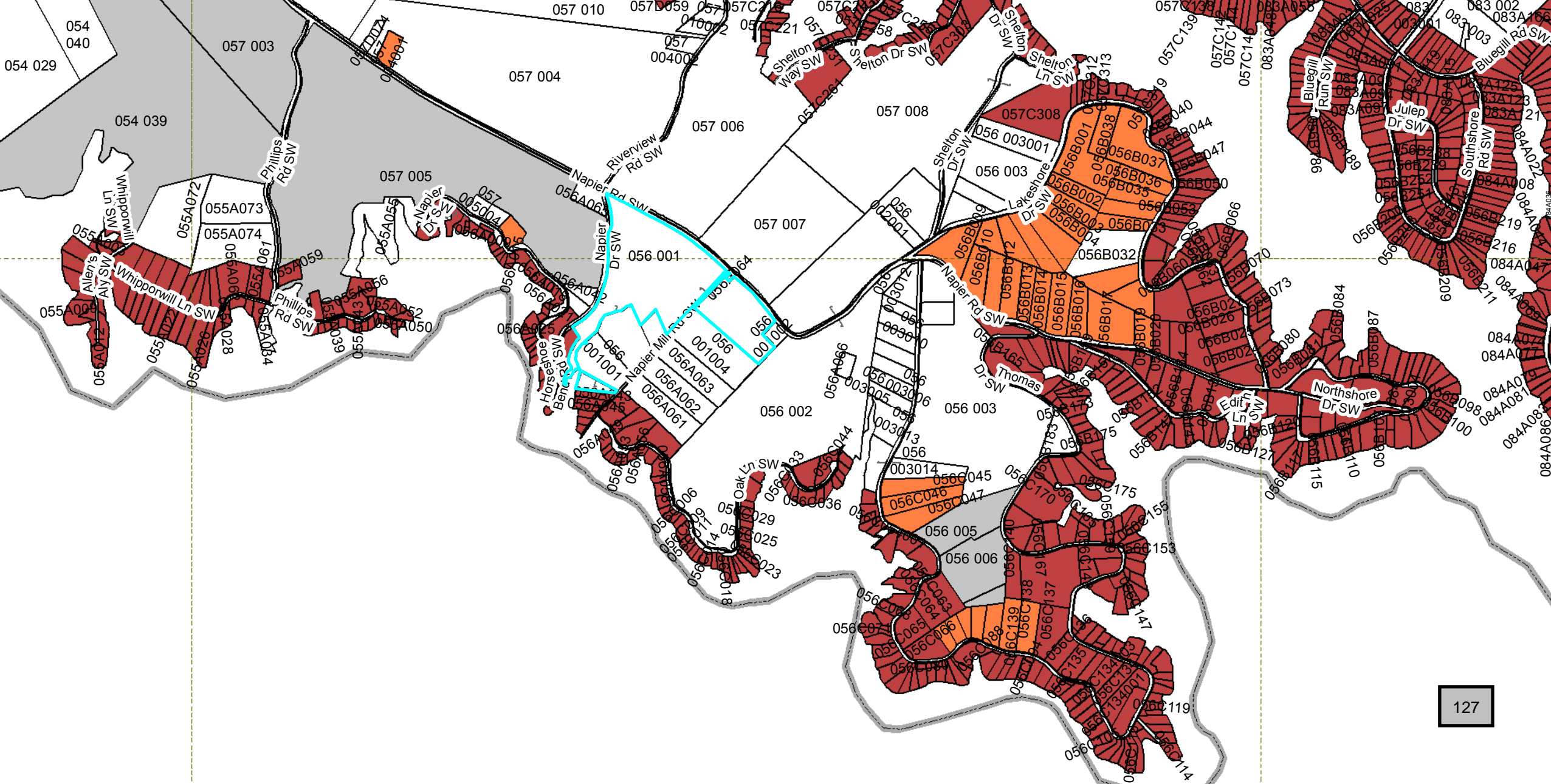
M. S. Sizer
Witness

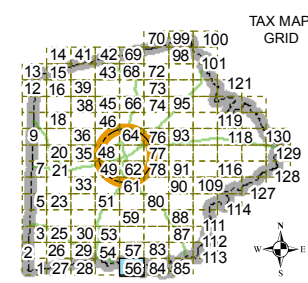
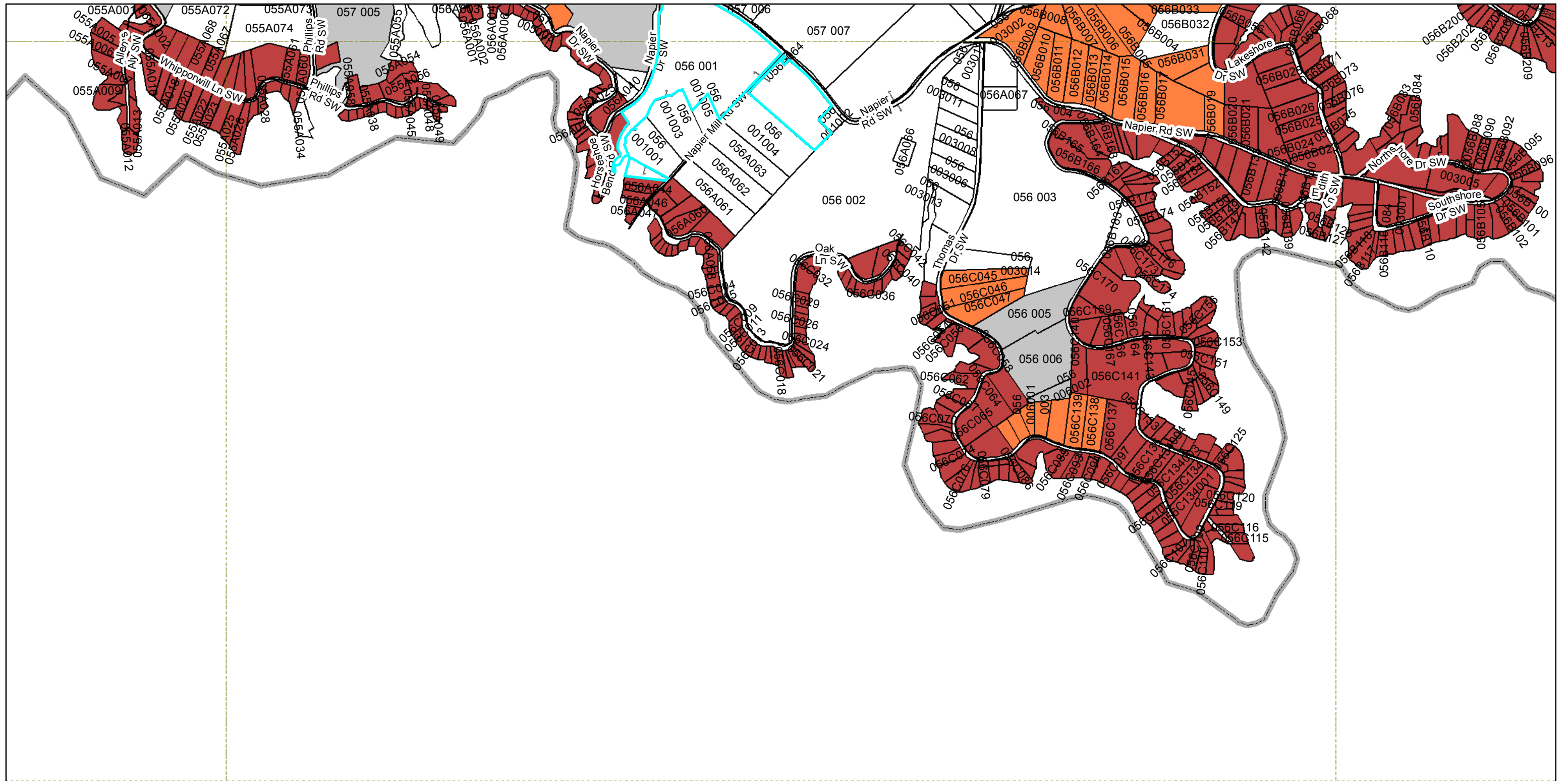
Marilyn D. Napier (Seal)
Marilyn D. Napier

[Signature]
Notary Public



RECEIVED
SEP 26 2019
[Signature]





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

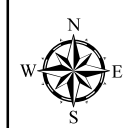
GEOGRAPHIC FEATURE LEGEND

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

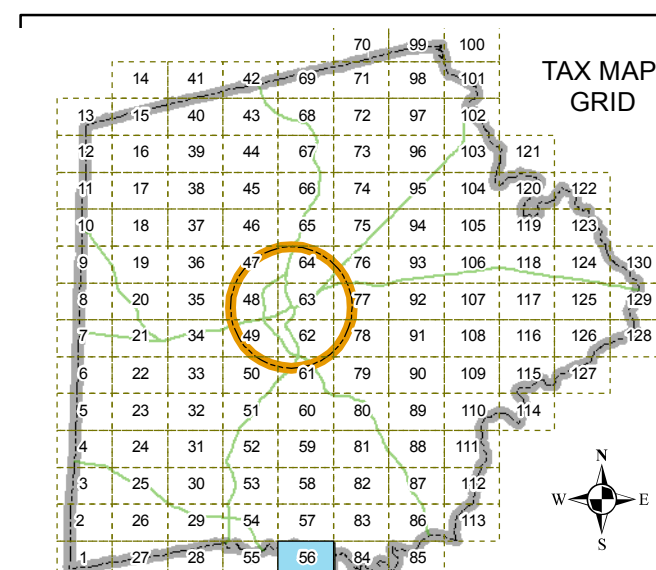
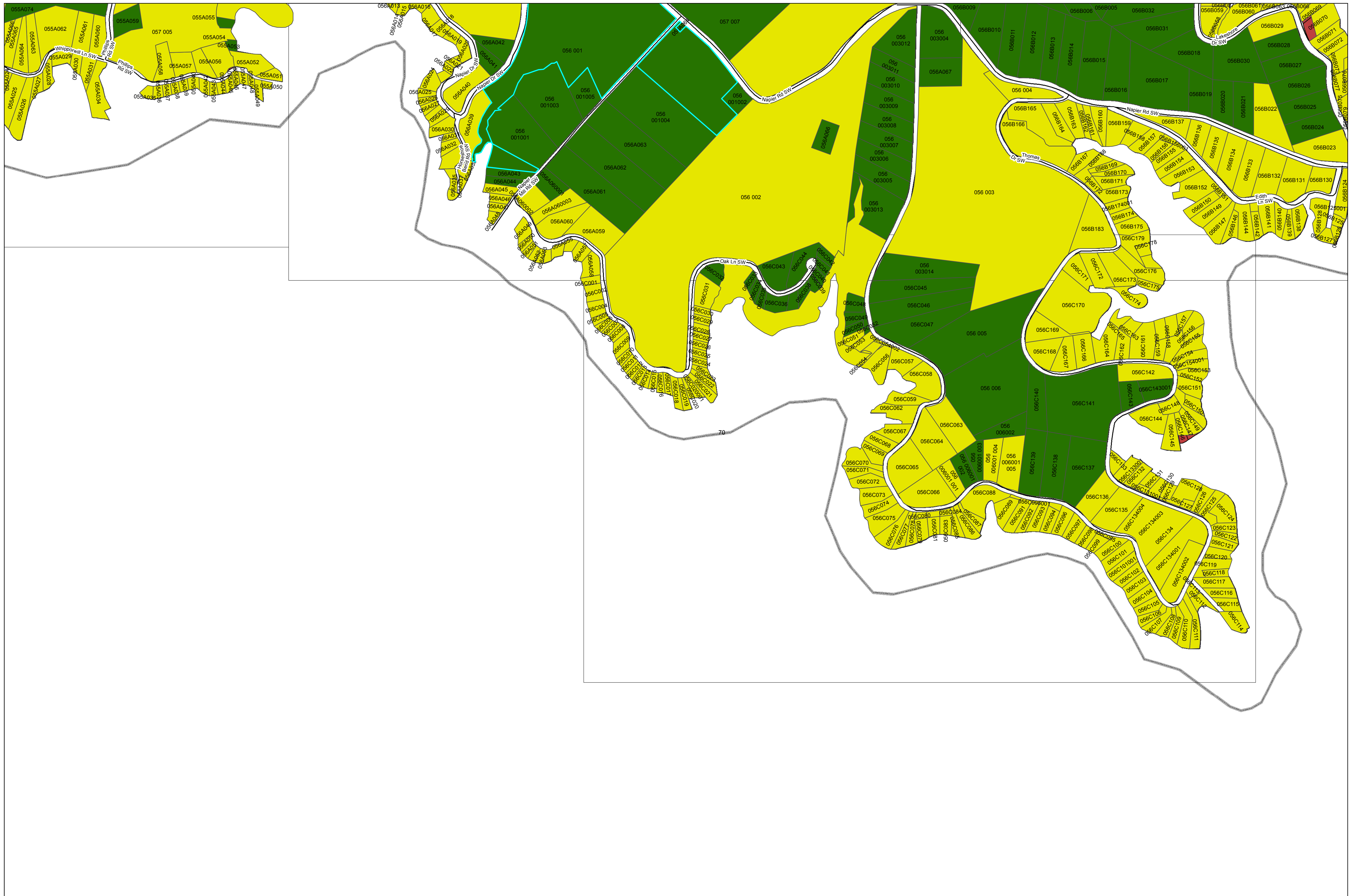
MGRC
IT GIS Services

Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
(478) 751-6517
Web: www.middlegeorgiarc.org
Email: it@mg-rc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**



MAP 056



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

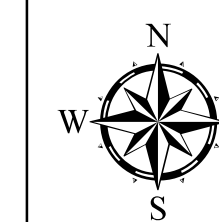
GEOGRAPHIC FEATURE LEGEND

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



Middle Georgia Regional Commission
 175 Emory Hwy
 Suite C
 Macon, Georgia 31217
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 Web:
www.middlegeorgiarc.org
 Email:
it@mg-rc.org

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



MAP 056

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