

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

Agenda

Thursday, July 05, 2018 ♦ 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 - June 7, 2018

Requests

5. Request by **Lynn Busing, agent for John, Ryan & Lauren Busing** for a rear yard setback variance at 125 Mags Path. Presently zoned R-1. [**Map 103D Parcel 122**].
6. Request by **Anne Sciarrone, agent for David Culpepper** for a side yard setback variance at 276 S. Steel Bridge Road. Presently zoned R-2. [**Map 114A Parcel 059**].
7. Request by **Greg Waddell, agent for Ricky T. & Donna R. Garmon** for a side yard setback variance at 102 Shoreline Court. Presently zoned R-2. [**Map 084A Parcel 069**].
8. Request by **Greg Waddell, agent for Kent and Marlene Matson** for a side yard setback variance at 157 Southshore Road. Presently zoned R-2. [**Map 056B Parcel 202**].
9. Request by **Craig S. Alvarado** for a side yard setback variance at 119 Cold Branch Lane. Presently zoned R-2. [**Map 112A, Parcel 010**].
10. Request by **Phillip G. & Maureen K. Phifer** for a front, side and rear yard setback variance at 126 Winfield Drive. Presently zoned R-2. [**Map 111A, Parcel 125**].

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on July 17, 2018 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

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

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

3

Backup material for agenda item:

4. Approval of Minutes - June 7, 2018



OPMENT

PUTNAM COUNTY PLANNING &

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

Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, June 7, 2018 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia 31024.

Opening

1. **Call to Order**

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

2. **Attendance**

Mr. Jonathan Gladden called the roll.

Present: James Marshall, Jr., Chairman, Frederick Ward, Tommy Brundage, Alan Oberdeck

Staff: Karen Pennamon, Jonathan Gladden

3. **Rules of Procedures**

Mrs. Karen Pennamon read the Rules of Procedures.

Minutes

4. **Approval of Minutes – May 3, 2018**

Mr. Ward made a motion for approval. Mr. Brundage seconded. All approved.

Requests

- Request by **Anthony Tippens, agent for Bruce & Peggy Williams** for a side yard setback variance at 122 S. Steel Bridge Road. Presently zoned R-2. [**Map 114A, Parcel 011, District 3**]. **Mr. Anthony Tippens** represented this request. **Mr. Tippens** stated the applicants are requesting a 11-foot side yard setback variance, being 9 feet from the right-side property line when facing the lake. He stated this is a narrow lot which is 79 feet wide where the applicants are proposing to build a 50'x45' house. **Mr. Tippens** added that due to the narrow lot, the 20-foot side yard setback requirement would make it difficult to build a residence on it without a getting a variance. **Mr. Oberdeck** stated he had visited the property and he has no problems with the request.

Staff recommendation is for approval of a 11-foot side yard setback variance, being 9 feet from the right-side property line when facing the lake. No one spoke in opposition to this request.

Mr. Oberdeck made a motion for approval. **Mr. Ward** seconded. **All approved.**

- 6. Request by **Jef L. Hulgan, agent for Brian Jarrard** for a front and rear yard setback variance at 111 Glad Cove. Presently zoned R-2. [**Map 111C, Parcel 029, District 4**]. **Mr. Hulgan** represented this request. He stated the applicants are requesting a 5-foot front yard setback variance, being 25 feet from the front property line and a 20-foot rear yard variance, being 80 feet from the nearest point to the lake. **Mr. Hulgan** stated this is a triangular lot with limited buildable area due to the location of the septic system and distances they must be from the well. He added that the proposed structure would be in line with the structures on the adjacent properties.

Staff recommendation is for approval of a 5-foot front yard setback variance, being 25 feet from the front property line and a 20-foot rear yard setback variance, being 80 feet from the nearest point to the lake. No one spoke in opposition to this request.

Mr. Oberdeck made a motion for approval. Mr. Ward seconded. All approved.

- 7. Request by **Scott Mappes** for a side yard setback variance at 231 Jefferson Road. Presently zoned R-1. [**Map 098A Parcel 117, District 3**]. **Mr. Mappes** represented this request. He stated that he is requesting a 10-foot side yard setback variance, being 10 feet from the right-side property line when facing the lake. **Mr. Mappes** added that he wanted to build a two-car garage and small office to be able to work from home. He stated he wanted to be five feet from the right-side property line, but staff is recommending he be 10 feet from the right-side property line. He stated this would reduce the footprint and instead of a two-car garage it would be a one-car garage. **Mr. Oberdeck** stated that the Planning and Zoning Commission has to be as close to the ordinance as possible when approving variances and he agreed with the staff recommendation.

Staff recommendation is for approval of a 10-foot side yard setback variance, being 10 feet from the right-side property line when facing the lake. No one spoke in opposition to this request.

Mr. Oberdeck made a motion for approval. **Mr. Brundage** seconded. **All approved.**

- 8. Request by **Kenneth Munger** for a side yard setback variance at 169 Briar Patch Road. Presently zoned R-2. [**Map 096B, Parcel 030, District 2**]. **Mr. Munger** represented this request. He stated he is requesting a 10-foot variance, being 10 feet from the left-side property line when facing the lake for an add on to an existing carport. The existing carport is currently 20 feet from the left side property line when facing the lake. **Mr. Munger** stated that this is a narrow lot. He is planning on placing a house on the lot which will be 65-70 feet long. **Mr. Munger** added that there are two telephone poles on his property; one on the left side of his property that can be removed and one on the right side of the property that he cannot remove. He said that the telephone poles limit the buildable area on the lot. **Mr. John Demarest**, neighbor, spoke in opposition to the request. He stated he would like the 20-foot setback requirement to remain in place to prevent encroachment to the left side property line. **Mrs. Melody Demarest**, neighbor, also spoke in opposition to the request. She stated she does not believe the lot is exceptionally narrow and would like the required side yard setbacks to be maintained. **Mr. Marshall** explained that the code

does provide relief for property owners. **Mr. Munger** added stated that he has made significant improvements to the property since purchasing it. **Mrs. Pennamon** explained that it was staff opinion that there is ample room to move the structure over 5 additional feet from the left side property line to prevent further encroachment to the left side property line. **Mr. Ward** asked if there was room to move the structure on the other side of the carport. **Mr. Munger** explained that there would not be enough room on the other side of the carport due to the location of the proposed house and telephone pole located on the right side of the property line.

Staff recommendation is for approval of a 5-foot side yard setback variance, being 15 feet from the left-side property line when facing the lake.

Mr. Ward made a motion for approval. **Mr. Oberdeck** seconded. **All approved.**

- 9. Request by **Kimberly & Winston Pestana** to rezone 5 acres at 335 Folds Road from AG-1 to R-2. [Map 032, Parcel 039, District 1]. * **Mrs. Pestana** represented this request. She stated she is requesting to rezone 5 acres from AG-1 to R-2 so she could subdivide the property into a 1.1-acre parcel and a 3.9-acre parcel in order to build a family apartment on the 1.1-acre parcel for her elderly parents. **Mr. Ward** asked what size apartment she is proposing to construct. **Mrs. Pestana** stated that it would be 1,000 square feet.

Staff recommendation is for approval to rezone 5 acres from AG-1 to R-2 with the following condition: 1) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances. No one spoke in opposition to this request.

Mr. Ward made a motion for approval. **Mr. Brundage** seconded. **All approved.**

- 10. Request by **Edward V. Macatee** to rezone 12.82 acres at 963 Sparta Highway from AG-1 to AG-2. [Map 118, part of Parcel 003, District 3]. * **Mr. Jeremy Macatee** represented this request. He stated this property belongs to his parents and they are requesting to rezone 12.82 acres out of 42.5 acres from AG-1 to R-2. **Mr. Macatee** added that they would like to retain the 12.82 acres and sale the remaining 29.68 acres which will remain in the AG-1 District.

Staff recommendation is for approval to rezone 12.82 acres from AG-1 to AG-2 with the following condition: 1) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances. No one spoke in opposition to this request.

Mr. Brundage made a motion for approval. **Mr. Ward** seconded. **All approved.**

New Business
None

Adjournment
Meeting adjourned 7:10 p.m.

Attest:

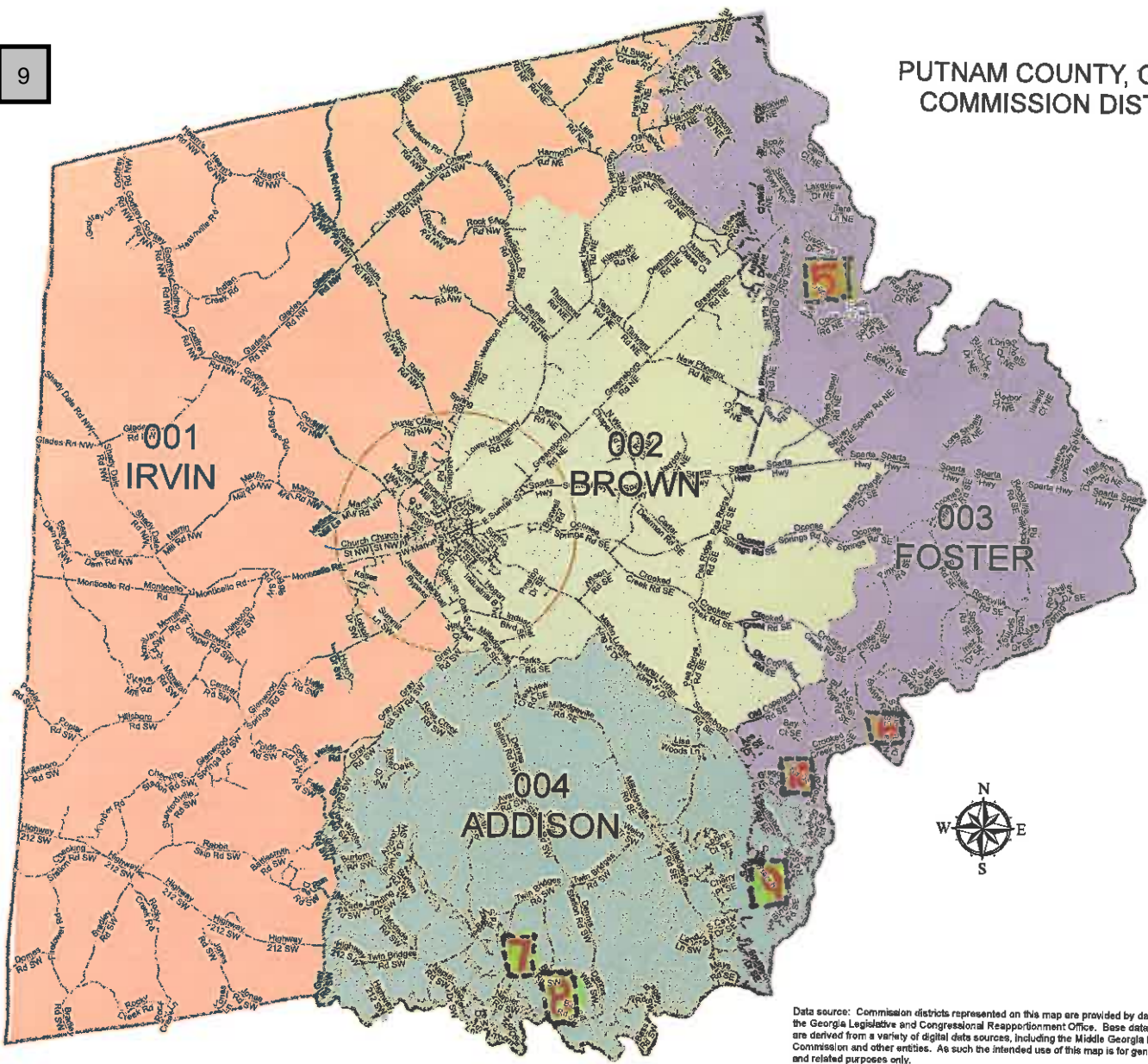
Karen Pennamon
Administrative Assistant

James Marshall, Jr.
Chairman

Backup material for agenda item:

5. Request by **Lynn Busing, agent for John, Ryan & Lauren Busing** for a rear yard setback variance at 125 Mags Path. Presently zoned R-1. [Map 103D Parcel 122].

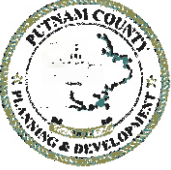
PUTNAM COUNTY, GEORGIA COMMISSION DISTRICTS



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

MAP SCALE: 1" = 5,697.26' SCALE RATIO: 1:68,367.34 DATE: DECEMBER 2016

5. Request by Lynn Busing, agent for John, Ryan & Lauren Busing for a rear yard setback variance at 125 Mags Path. Presently zoned R-1. [Map 103D Parcel 122, District 3].
6. Request by Anne Sciarrone, agent for David Culpepper for a side yard setback variance at 276 S. Steel Bridge Road. Presently zoned R-2. [Map 114A Parcel 059, District 3].
7. Request by Greg Waddell, agent for Ricky T. & Donna R. Garmon for a side yard setback variance at 102 Shoreline Court. Presently zoned R-2. [Map 084A Parcel 069, District 4].
8. Request by Greg Waddell, agent for Kent and Marlene Matson for a side yard setback variance at 157 Southshore Road. Presently zoned R-2. [Map 056B Parcel 202, District 4].
9. Request by Craig S. Alvarado for a side yard setback variance at 119 Cold Branch Lane. Presently zoned R-2. [Map 112A, Parcel 010, District 4].
10. Request by Phillip G. & Maureen K. Phifer for a front, side and rear yard setback variance at 126 Winfield Drive. Presently zoned R-2. [Map 111A, Parcel 125, District 3].



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

Putnam County
 City of Eatonton

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: Lynn Busing

MAILING ADDRESS: 125 Mags Path
Eatonton, Georgia 31024

PHONE: 678 478 9065
EMAIL: Lynn.Busing@gmail.com

PROPERTY OWNER IF DIFFERENT FROM ABOVE: Joha, Ryan, Lauren Busing
MAILING ADDRESS: 125 Mags Path
Eatonton, Georgia 31024
PHONE: 770-656-3610

PROPERTY:

LOCATION: 125 Mags Path, Eatonton Georgia 31024
MAP 103D PARCEL 1030132 100 PRESENTLY ZONED Residential R3
See attached R-1 22

REASON FOR REQUEST: Variance to build a pavilion
with storage 51 feet from streetline.

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

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

PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: Lynn Busing DATE: 5/31/18

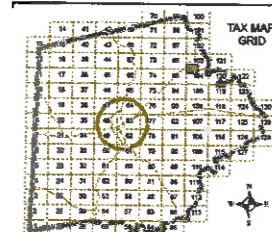
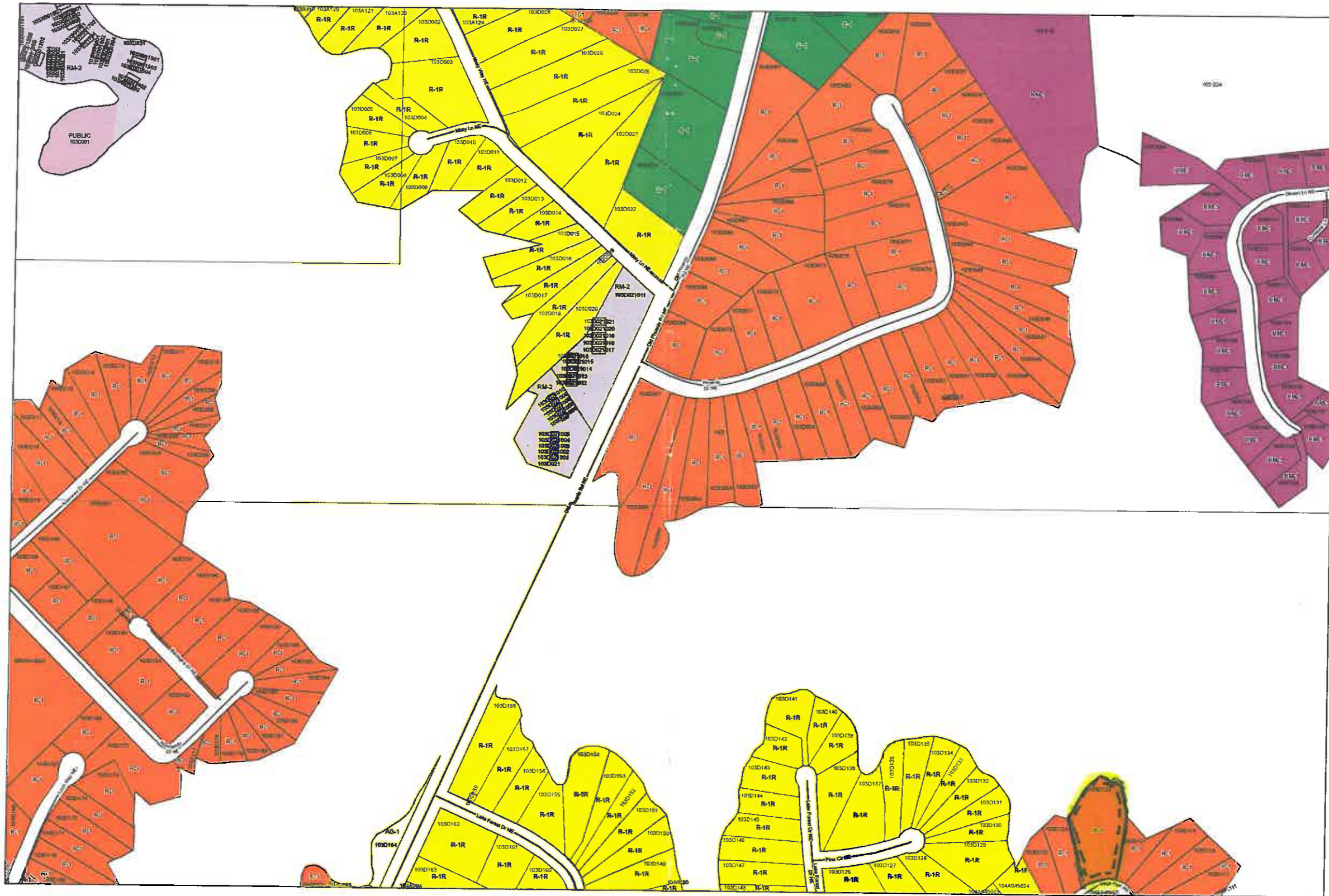
*APPLICANT HEREBY AFFIRMS THAT APPLICANT IS THE PROPERTY OWNER OR HAS THE LEGAL AUTHORITY TO SIGN THIS FORM ON OWNER'S BEHALF, AND APPLICANT AGREES TO INDEMNIFY AND HOLD PUTNAM COUNTY/CITY OF EATONTON HARMLESS IN THE EVENT IT IS DETERMINED APPLICANT DOES NOT HAVE SUCH LEGAL AUTHORITY.

DATE FILED	<u>5-31-18</u>	FEE: \$	<u>50.00</u>	CK. NO.	<u>178</u>	CASH	_____	C. CARD	_____	INITIALS	<u>LB</u>
DATE OF NEWSPAPER AD:	_____	DATE SIGN POSTED:	_____	PLANNING & ZONING HEARING:	_____	RESULT:	_____	COMMISSIONERS'/CITY COUNCIL HEARING:	_____	RESULT:	_____

RECEIVED

MAY 31 2018

[Handwritten signature]



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

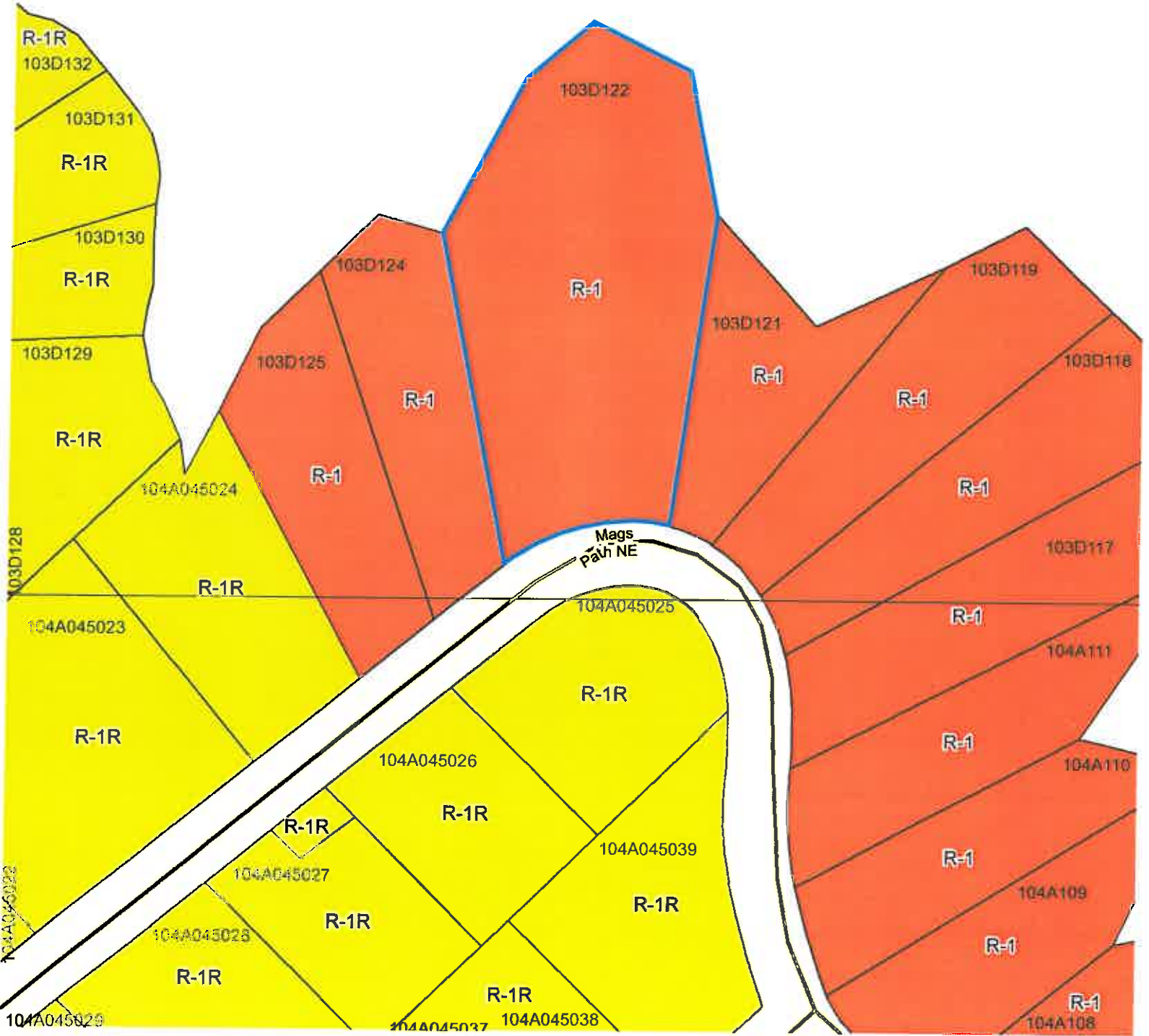
Zoning		GEOGRAPHIC FEATURE LEGEND											
No Code	AG-1	AG-2	C-1	C-1 CITY	C-2	C-2 CITY	IND-1 CITY	IND-2	IND-2 CITY	MHP	R-1 CITY	R-1	RM-2
AG-1 CITY	C-2	I-M	IND-1 CITY	IND-2	PUBLIC	PUBLIC CITY	R-2 CITY	R-2	R-3 CITY	R-4 CITY	R-1R	R-2	RM-3
							RM-1	RM-1				RM-1	VILLAGE

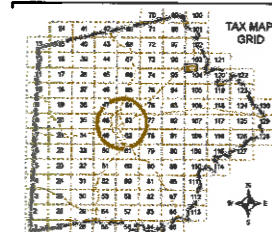
MGRC
IT GIS Services
Middle Georgia Regional Commission
170 Esplanade
Suite C
Macon, Georgia 31217
(478) 751-4190
(478) 751-4517
Web: www.mgarcgis.com
Email: mg@mg-rc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 103D

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





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

GEOGRAPHIC FEATURE LEGEND

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

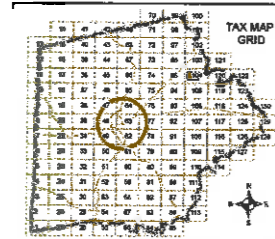
MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Easley Hwy
Macon, Georgia 31217
(478) 751-6100
(478) 751-6517
Web: www.middlegeorgia.org
Email: info@mgrc.org

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



MAP 103D

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



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

GEOGRAPHIC FEATURE LEGEND

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

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
State C
Macon, Georgia 31217
(478) 751-8180
(478) 751-8517
Web: www.mgarc.org
Email: mg@mgarc.org

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

MAP 104A

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

Variance Request

May 31,2018

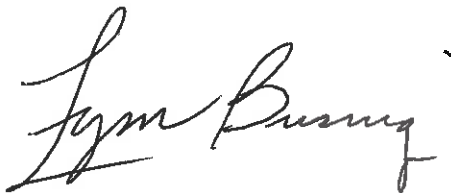
Address: 125 Mags Path, Eatonton, GA 31024

Parcel ID: 103D122

Owners: John, Ryan, & Lauren Busing

We are requesting a 49-foot rear yard setback variance being 51 feet from the nearest point of the lake. The variance would be to build a pavilion with storage. The pavilion will meet the Chapel Springs covenants of being at least 20 feet from the side property line. There will be no bathrooms in the pavilion so a septic system would not be required. The lot length at building setback is 478 feet. The lot width at building setback is 235 feet. We have an existing residence on the lot that is 3,800 square feet and a detached garage that is 600 square feet.

The proposed structure will be approximately 575-square feet. The pavilion needs to be placed in the proposed location so that all structures (House and pavilion) will appear as one property. Howard McMichael, Chapel Springs Developer, has reviewed the plans and location. His letter of approval is attached.



RECEIVED
MAY 31 2018
[Handwritten mark]

Subject: Authorization Letter

To: Lisa Jackson, Putnam County, Georgia, Planning & Development

I, the undersigned, JOHN BUSING hereby authorize Lynn Busing to act on my behalf in all manners relating to all dealings with Putnam County, Georgia Planning & Development for the variance to construct a pavilion with storage at 125 Mags Path, Eatonton, Georgia 31024.

With warm regards and thanks,

Signature



Monday, June 4th 2018 Myra R. Smith
(Notary)



REC'D JUN 4 '18
[Handwritten mark]

Subject: Authorization Letter

To: Lisa Jackson, Putnam County, Georgia, Planning & Development

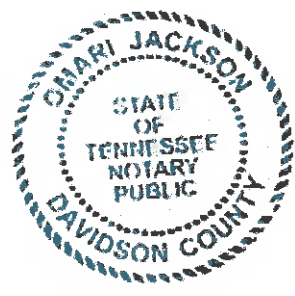
I, the undersigned, Ryan Busing hereby authorize Lynn
Boring to act on my behalf in all matters relating to all dealings with Putnam
County, Georgia Planning & Development for the variance to construct a pavilion
with storage at 125 Magr. Path, Eatonton, Georgia 31024


With warm regards and thanks,

Signature



NOTARIZED AND SIGNED BY
THE STATE OF TENN BY
RYAN L BUSING



08/20/2019
RECEIVED LISA JACKSON


Subject: Authorization Letter

To: Lisa Jackson, Putnam County, Georgia, Planning & Development

I, the undersigned, Lauren Busing hereby authorize Lynn Busing to act on my behalf in all manners relating to all dealings with Putnam County, Georgia Planning & Development for the variance to construct a pavilion with storage at 125 Mags Path, Eatonton, Georgia 31024.

With warm regards and thanks,

Signature

Lauren Busing



Tracy Cruz Hopson
Tracy Cruz Hopson

My Commission Expires
October 18, 2021

NOTARY JUN 4 2021
[Signature]

Date: May 30, 2018

To: Lisa Jackson
Director Of Planning & Development
Putnam County Planning & Development Commission

Re: Variance For Pavilion Structure
125 Mags Path, Eatonton, Georgia
Chapel Springs Subdivision

I have reviewed the proposed pavilion structure and location.

The location of 51 feet from Lake Oconee is acceptable and places the pavilion consistent with the location of the house.

Regards

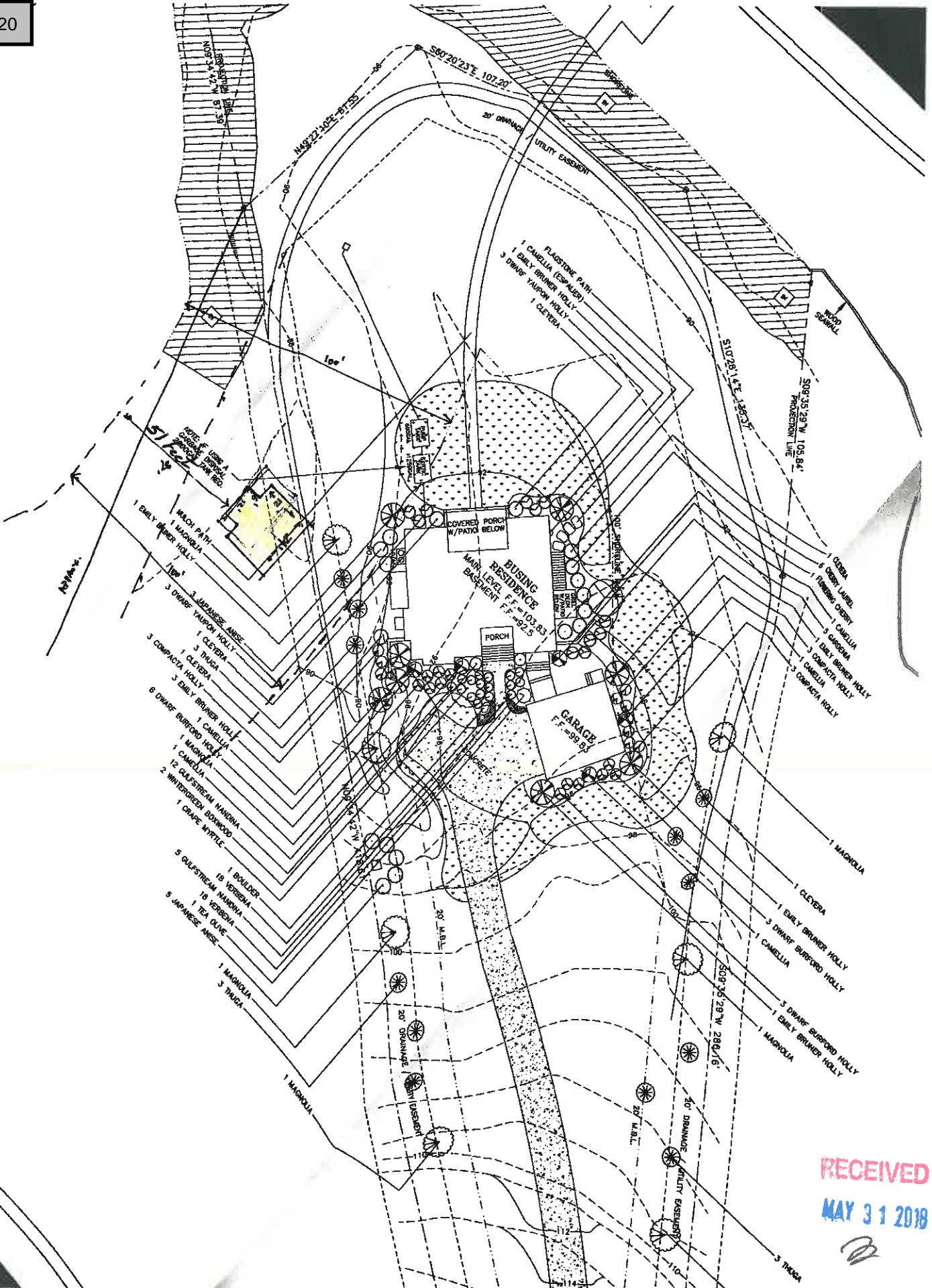


Howard McMichael
Chapel Springs Developer

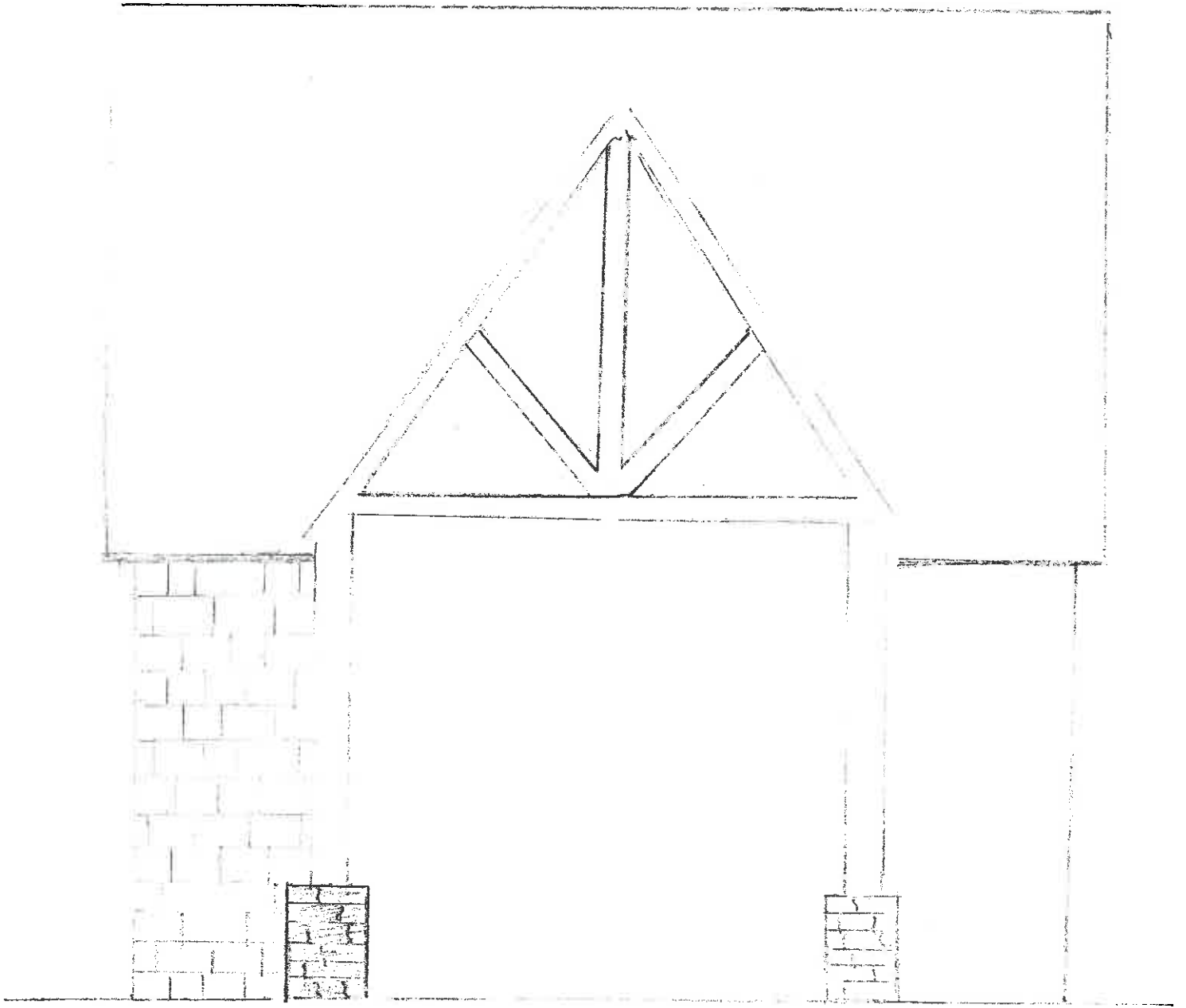
RECEIVED

MAY 31 2018





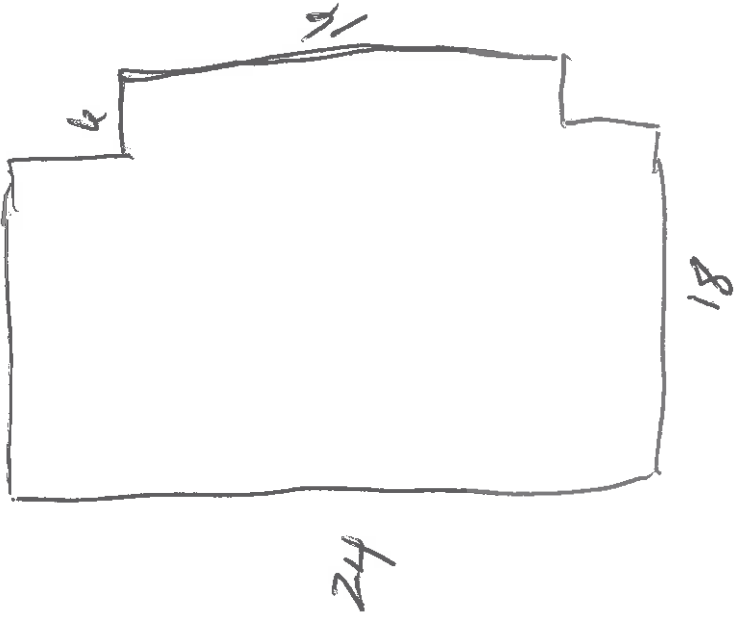
RECEIVED
MAY 31 2018
[Signature]



RECEIVED

MAY 31 2018

A handwritten signature or set of initials in black ink, located below the date stamp.



RECEIVED

MAY 31 2018

[Handwritten mark]

Existing On-site Sewage Management System Performance Evaluation Report Form

C. 10

23	Property Owner/System Owner Name: <u>Ms Ryan Lauren Busing (Contact Lynn Busing)</u> <u>678 478 9665</u>	Reason for Existing Sewage System Evaluation: (circle)	
Property/System Address: <u>125 Mags Path Extenton, GA 31024</u>		<input type="checkbox"/> 1: Loan Closing for Home Sale	<input type="checkbox"/> 2: Refinance
Subdivision Name: <u>Chapel Springs</u>		<input type="checkbox"/> 3: Home Addition (Non-bedroom) Type: _____	<input type="checkbox"/> 4: Swimming Pool Construction
Lot: <u>16L</u>		<input checked="" type="checkbox"/> 5: Structure Addition to Property Type: <u>Pavilion</u>	<input type="checkbox"/> 6: Mobile Home Relocation
Block:			
Existing System Information: Water Suppl. (circle)		Number of Bedrooms/GPD	
<input checked="" type="checkbox"/> (1) Public <input type="checkbox"/> (2) Private Well <input type="checkbox"/> (3) Community		<u>5</u>	
		Garbage Grinder: (circle)	
		<input type="checkbox"/> (1) Yes <input checked="" type="checkbox"/> (2) No	

SECTION A - System on Record

<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (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: <u>24'x24' Pavilion</u> <u>No Plumbing</u> <u>House Septic System</u> <u>on lot 15L</u>
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.	
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.	
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (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: <u>Mike [Signature]</u>	Title: <u>KHS11</u>	Date: <u>6-5-18</u>
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 type="checkbox"/> (1) Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation.	Comments: _____ _____ _____ _____ _____
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.	
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.	
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.	
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.	
Evaluating Environmentalist:	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

<input type="checkbox"/> (1) Yes <input type="checkbox"/> (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: _____ _____ _____
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.	
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (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.		

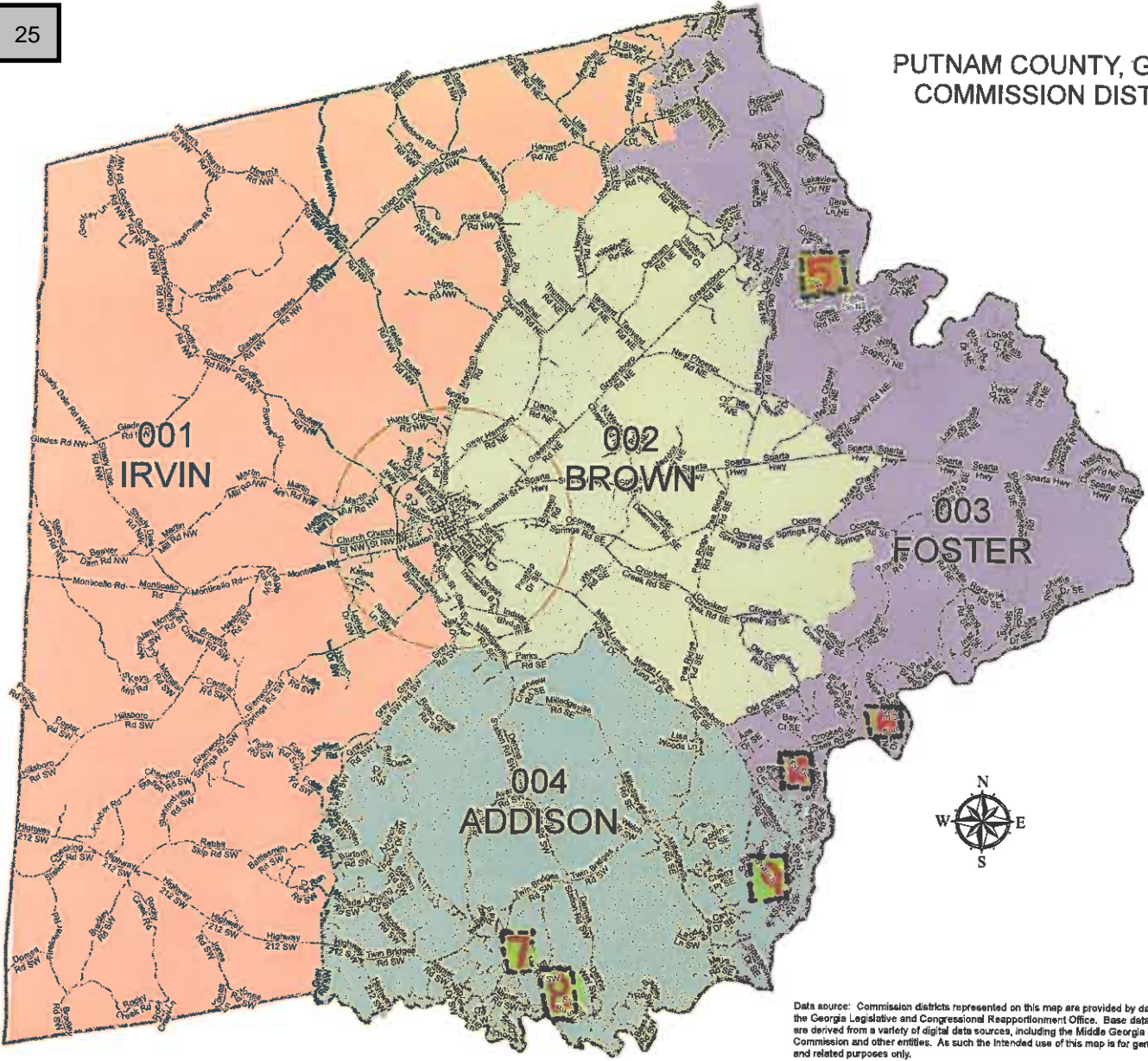
SECTION D - Addition to Property or Relocation of Home (section completed in conjunction with A, B, or C above)

<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments: _____ _____
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.	
		Number of Bedrooms/GPD: <u>5</u>
		Garbage Grinder: (circle) <input type="checkbox"/> (1) Yes <input checked="" type="checkbox"/> (2) No
Evaluating Environmentalist: <u>[Signature]</u>	Title: <u>KHS11</u>	Date: <u>6-5-18</u>
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.		

Backup material for agenda item:

7. Request by **Greg Waddell, agent for Ricky T. & Donna R. Garmon** for a side yard setback variance at 102 Shoreline Court. Presently zoned R-2. [**Map 084A Parcel 069**].

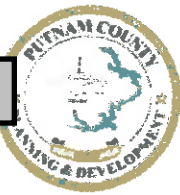
PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



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" = 5,607.28' SCALE RATIO: 1:68,367.34 DATE: DECEMBER 2016

5. Request by Lynn Busing, agent for John, Ryan & Lauren Busing for a rear yard setback variance at 125 Mags Path. Presently zoned R-1. [Map 103D Parcel 122, District 3].
6. Request by Anne Sciarrone, agent for David Culpepper for a side yard setback variance at 276 S. Steel Bridge Road. Presently zoned R-2. [Map 114A Parcel 059, District 3].
7. Request by Greg Waddell, agent for Ricky T. & Donna R. Garmon for a side yard setback variance at 102 Shoreline Court. Presently zoned R-2. [Map 084A Parcel 069, District 4].
8. Request by Greg Waddell, agent for Kent and Marlene Matson for a side yard setback variance at 157 Southshore Road. Presently zoned R-2. [Map 056B Parcel 202, District 4].
9. Request by Craig S. Alvarado for a side yard setback variance at 119 Cold Branch Lane. Presently zoned R-2. [Map 112A, Parcel 010, District 4].
10. Request by Phillip G. & Maureen K. Phifer for a front, side and rear yard setback variance at 126 Winfield Drive. Presently zoned R-2. [Map 111A, Parcel 125, District 3].



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

- Putnam County
- City of Eatonton

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: Greg Waddell, Tangle Ridge Builders, LLC

MAILING ADDRESS: 984 Dennis Station Road
Eatonton GA 31024

PHONE: 478-457-4048
EMAIL: tangleridge.builder@gmail.com

PROPERTY OWNER IF DIFFERENT FROM ABOVE: Rickey T. and Donna R. Garmon
MAILING ADDRESS: 102 shoreline Court
Eatonton GA 31024
PHONE: 478-968-7259

PROPERTY:

LOCATION: 102 shoreline Court, Eatonton GA 31024
MAP 084A PARCEL 069 PRESENTLY ZONED R-2 KP

REASON FOR REQUEST: Homeowner has moved here permanently and needs an attached garage, the only place to place the garage is on the left side of the home which one place the lakeside corner 13' from the property line. We would need a vairance of 7'. The lot is pie shape and very small. Cannot place garage behing home due to egress windows in bedrooms.

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

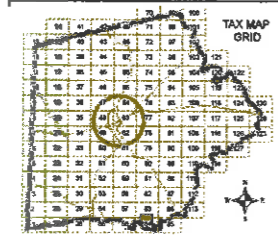
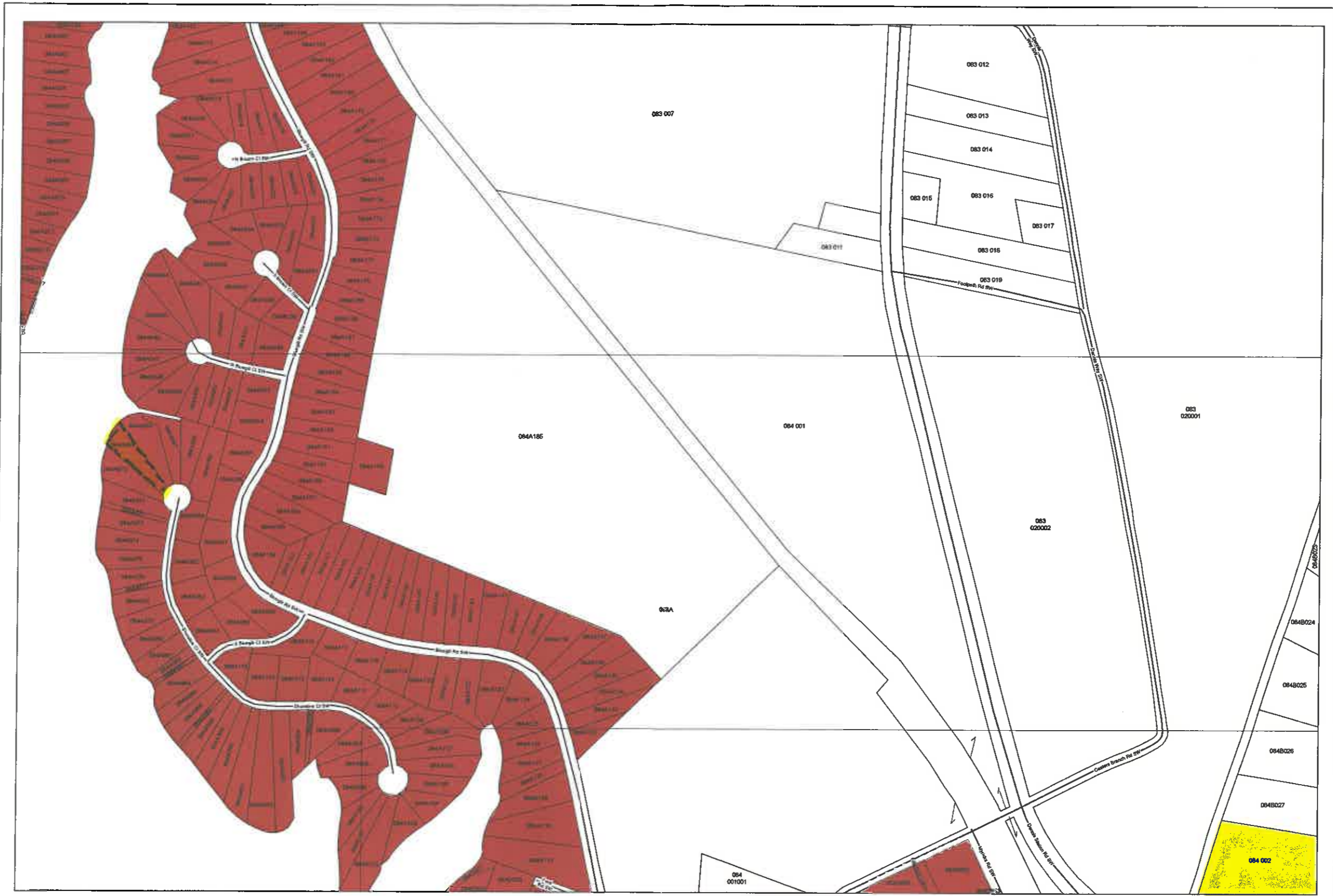
PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: [Signature] DATE: 5/31/18

*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>5-31-18</u>	FEE: \$	<u>50.00</u>	CK. NO.	<u>11764</u>	CASH	<input type="checkbox"/>	C. CARD	<input type="checkbox"/>	INITIALS	<u>KP</u>
DATE OF NEWSPAPER AD:	DATE SIGN POSTED:										
PLANNING & ZONING HEARING:	RESULT:										
COMMISSIONERS'/CITY COUNCIL HEARING:	RESULT:										

RECEIVED 5/31/18
KP



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

GEOGRAPHIC FEATURE LEGEND

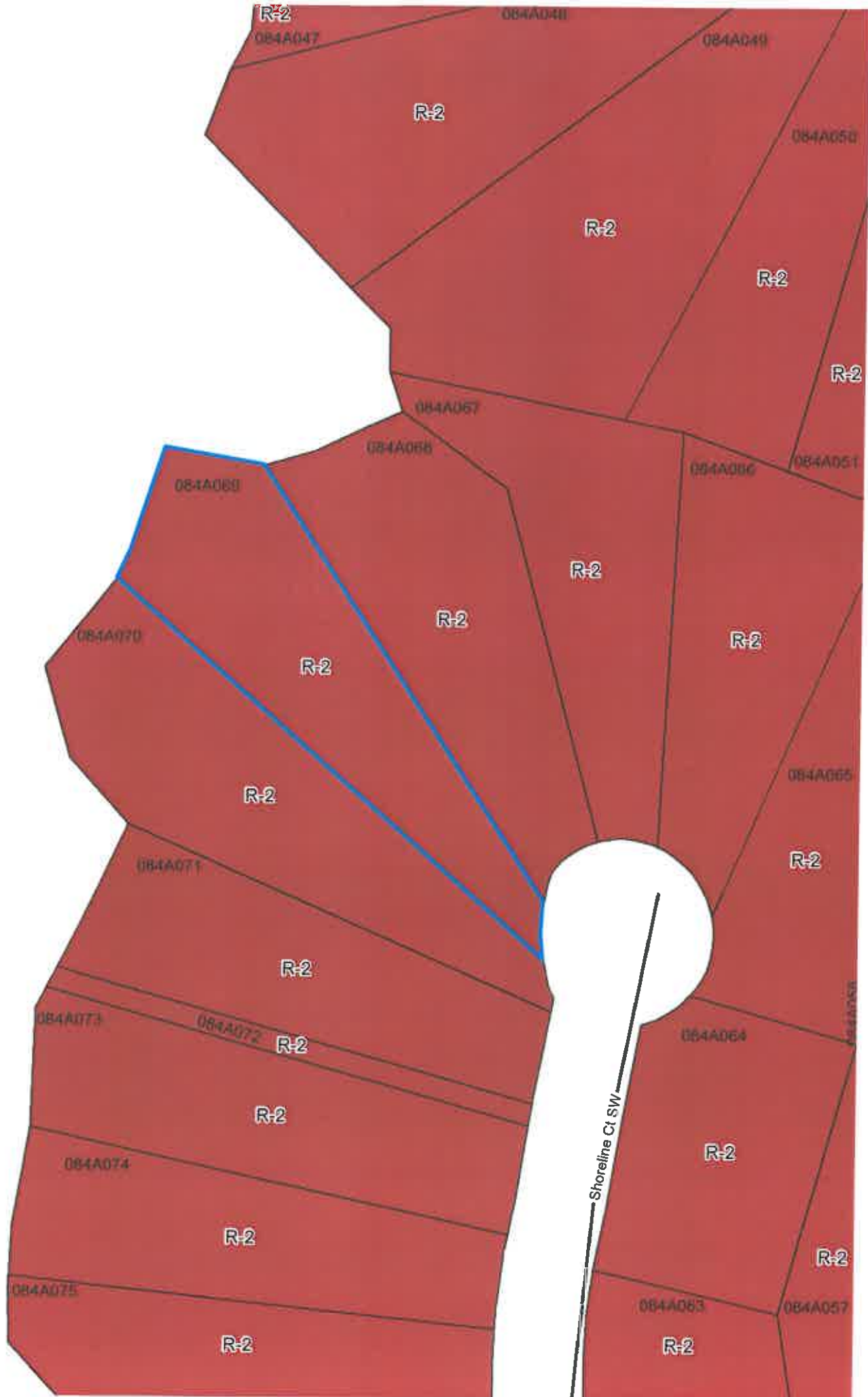
- | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------|---------|------|-----------|------|-----|----------|-----|----------|-----|------------|-------|------------|-----|--------|-------------|------------|------------|------------|------------|-----|------|-----|------|------|------|---------|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

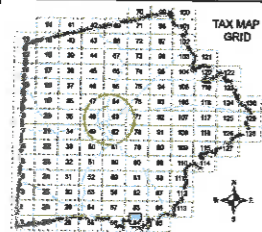
MGRC
IT GIS Services
Middle Georgia Regional Commission
175 County Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
(478) 751-6917
Web: www.mgarcgis.com
Email: mgarc@mgarc.com

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 084A

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

MGRC
IT GIS Services
Middle Georgia Regional Commission
170 Emory Hwy
State C
Macon, Georgia 31217
(478) 751-6100
(478) 751-6517
Web: www.mgarcgis.org
Email: mg@mg-rc.org

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

MAP 084A

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

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

05/31/2018

RE: 102 Shoreline Ct. Eatonton GA 31024
Lot 151 Tall Timbers

To whom it may concern,

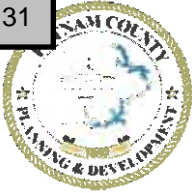
We are requesting a variance for Lot 151 Tall Timbers Subdivision, 102 Shoreline CT, Eatonton GA Putnam County. We propose to build a new garage attached to the existing home that is 26' in depth and 28' in length. The current home on the property has approximately 3392 square feet of heated and cooled space which includes the finished area of the basement. We are requesting a variance of 7' for the lakeside left corner of the garage, which would place this corner 13' from the property line and a 4' variance for the roadside left corner of the garage which would place this corner 16' from the property line. The lot width at the house site is 83' in width. The reason for the request is due to the irregular pie shape of the lot and the existing location of the current home. Current septic locations are marked on site plan. Thank you for your help and for your consideration.

Sincerely,



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

RCUD 2018 JUN 1
Ko



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Greg Waddell, Tangle Ridge Builders TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR a variance OF PROPERTY DESCRIBED AS MAP 084A PARCEL 069, CONSISTING OF .69 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 102 shoreline Court, Eatonton GA 31024 EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 31 DAY OF May, 2018.

PROPERTY OWNER(S): Ricky and Donna Garmon
NAME (PRINTED)

ADDRESS: 102 shoreline Court, Eatonton GA 31024
PHONE: 770-317-6104
SIGNATURE: Ricky J Garmon
Donna M King

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 31 DAY OF May, 2018

Donna M. King
NOTARY
MY COMMISSION EXPIRES: 8/15/2021





Existing On-site Sewage Management System Performance Evaluation Report Form

6. 12.00

33	Owner/System Owner Name: <u>Greg Waddell 478-457-9048</u>	Reason for Existing Sewage System Evaluation: (circle)
Property/System Address: <u>Smith and Donna Garman</u>		(1) Loan Closing for Home Sale
<u>102 Shoreline Ct</u>		(2) Refinance
Subdivision Name:	Lot:	(3) Home Addition (Non-bedroom) Type: _____
Existing System Information: Water Suppl. (circle)	Number of Bedrooms/GPD: <u>3</u>	(4) Swimming Pool Construction
(1) Public (2) Private Well (3) Community	Garbage Grinder: (circle)	(5) Structure Addition to Property Type: <u>Garage 28'x26'</u>
	(1) Yes (2) No	(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: <u>Recommend pumping tank every 5 years.</u>
(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: <u>Mike At</u>	Title: <u>EHS 11</u>	Date: <u>6-5-18</u>	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.
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SECTION B - System Not on Record

(1) Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation.	Comments: _____ _____ _____ _____
(1) Yes (2) No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.	
(1) Yes (2) No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.	
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.	
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.	

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.
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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: <u>VOID JUN 5 '18</u>
(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.
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SECTION D - Addition to Property or Relocation of Home (section completed in conjunction with A, B, or C above)

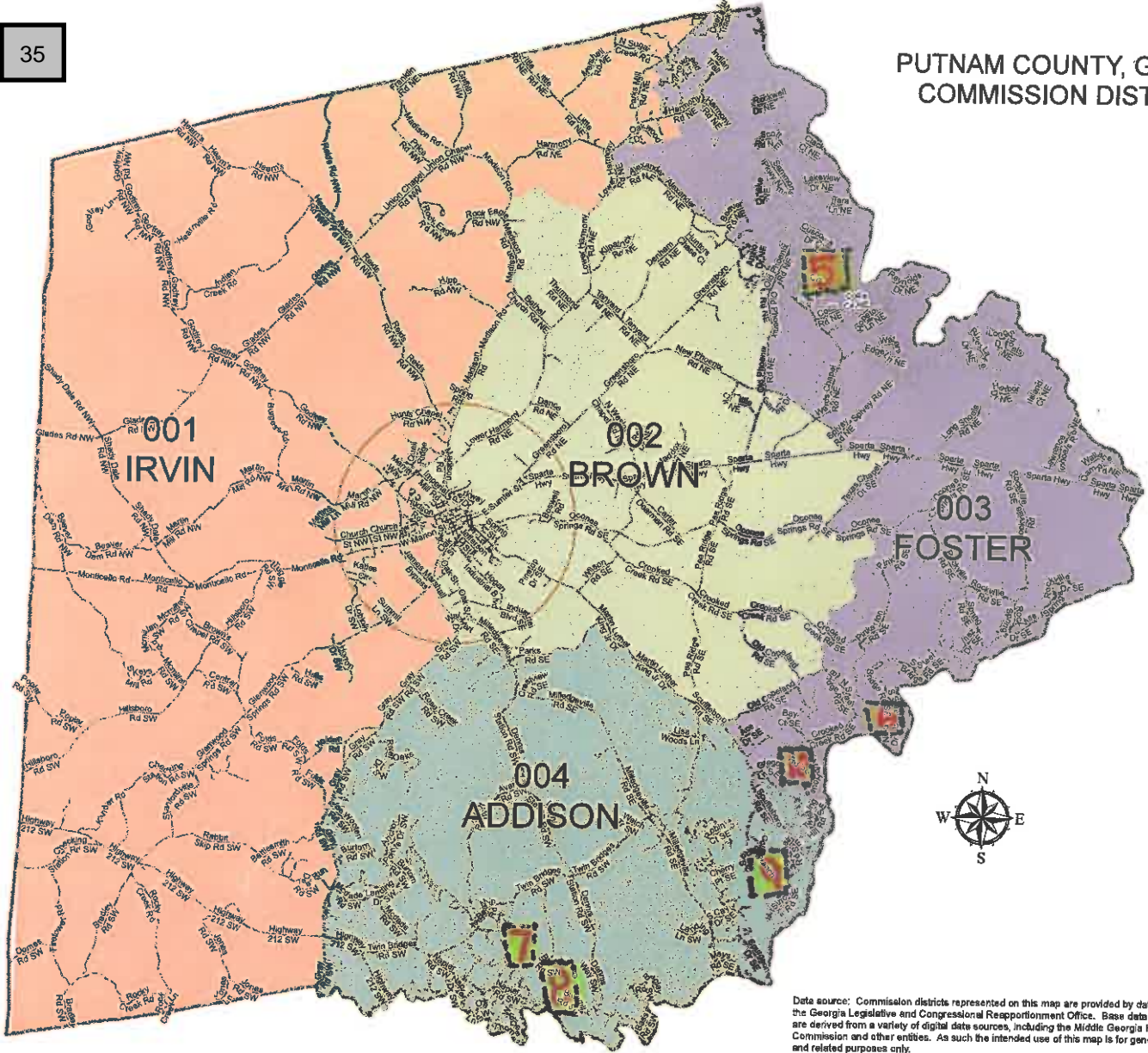
(1) Yes (2) No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments: _____ _____	
(1) Yes (2) No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.		
		Number of Bedrooms/GPD: <u>3</u>	Garbage Grinder: (circle) (1) Yes (2) No

Evaluating Environmentalist: <u>Mike At</u>	Title: <u>EHS 11</u>	Date: <u>6-5-18</u>	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.
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Backup material for agenda item:

8. Request by **Greg Waddell, agent for Kent and Marlene Matson** for a side yard setback variance at 157 Southshore Road. Presently zoned R-2. [**Map 056B Parcel 202**].

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" = 5,097.28' SCALE RATIO: 1:68,367.34 DATE: DECEMBER 2016

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6. Request by Anne Sciarrone, agent for David Culpepper for a side yard setback variance at 276 S. Steel Bridge Road. Presently zoned R-2. [Map 114A Parcel 059, District 3].
7. Request by Greg Waddell, agent for Ricky T. & Donna R. Garmon for a side yard setback variance at 102 Shoreline Court. Presently zoned R-2. [Map 084A Parcel 069, District 4].
8. Request by Greg Waddell, agent for Kent and Marlene Matson for a side yard setback variance at 157 Southshore Road. Presently zoned R-2. [Map 056B Parcel 202, District 4].
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10. Request by Phillip G. & Maureen K. Phifer for a front, side and rear yard setback variance at 126 Winfield Drive. Presently zoned R-2. [Map 111A, Parcel 125, District 3].

Putnam County
 City of Eatonton

DIST. 4

Removing Existing Mt. 70ft wide @ 85

PLANNING & DEVELOPMENT
117 PUTNAM DRIVE, SUITE B
EATONTON, GA. 31024

PHONE: 706-485-2776
FAX: 706-485-0552

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: Greg Waddell, Tangle Ridge Builders, LLC

MAILING ADDRESS: 984 Dennis Station Road
Eatonton GA 31024

PHONE: 478-457-4048

PROPERTY OWNER IF DIFFERENT FROM ABOVE: Kent andf Marlene Matson
MAILING ADDRESS: 685 Woodside Road
York, PA 17406
PHONE: 717-887-7722

PROPERTY:

LOCATION: 157 Southshore Road, Eatonton GA 31024
MAP 056B PARCEL 202 PRESENTLY ZONED R-2

REASON FOR REQUEST: We are requesting a side line variance of 11' for each sideline due to the extreme pie shape of the lot and the very small size of the lot. Septic has to be on the lake side of the home.
To Maintain the one hundred foot set back from the lake makes us need the side line request.

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

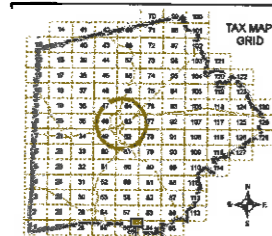
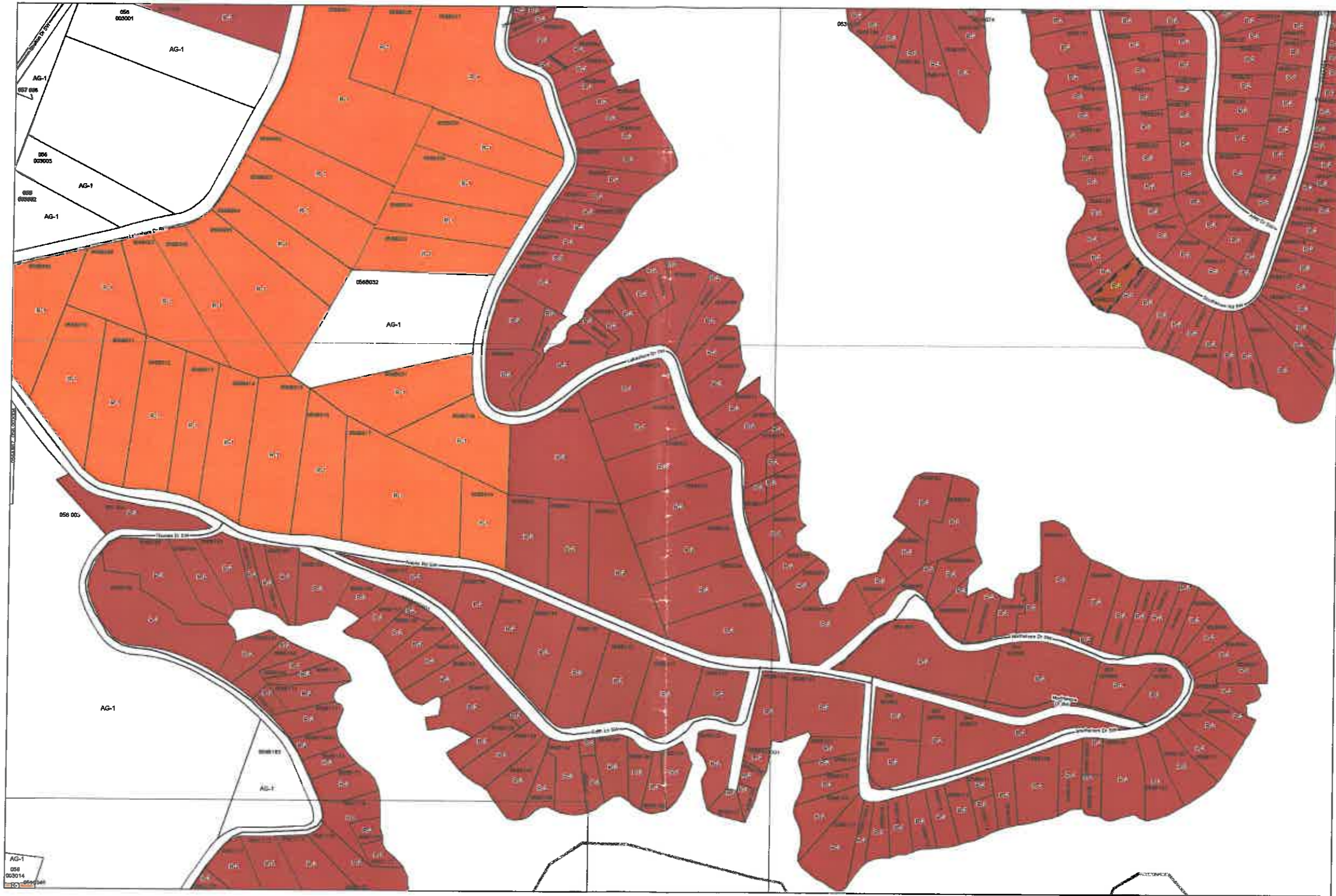
PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: [Signature] DATE: 05/29/2018

*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: 5-29-18 FEE: \$ 50.00 CK. NO. 11757 CASH C. CARD INITIALS GW
DATE OF NEWSPAPER AD: _____ DATE SIGN POSTED: _____
PLANNING & ZONING HEARING: _____ RESULT: _____
COMMISSIONERS/CITY COUNCIL HEARING: _____ RESULT: _____

KP



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

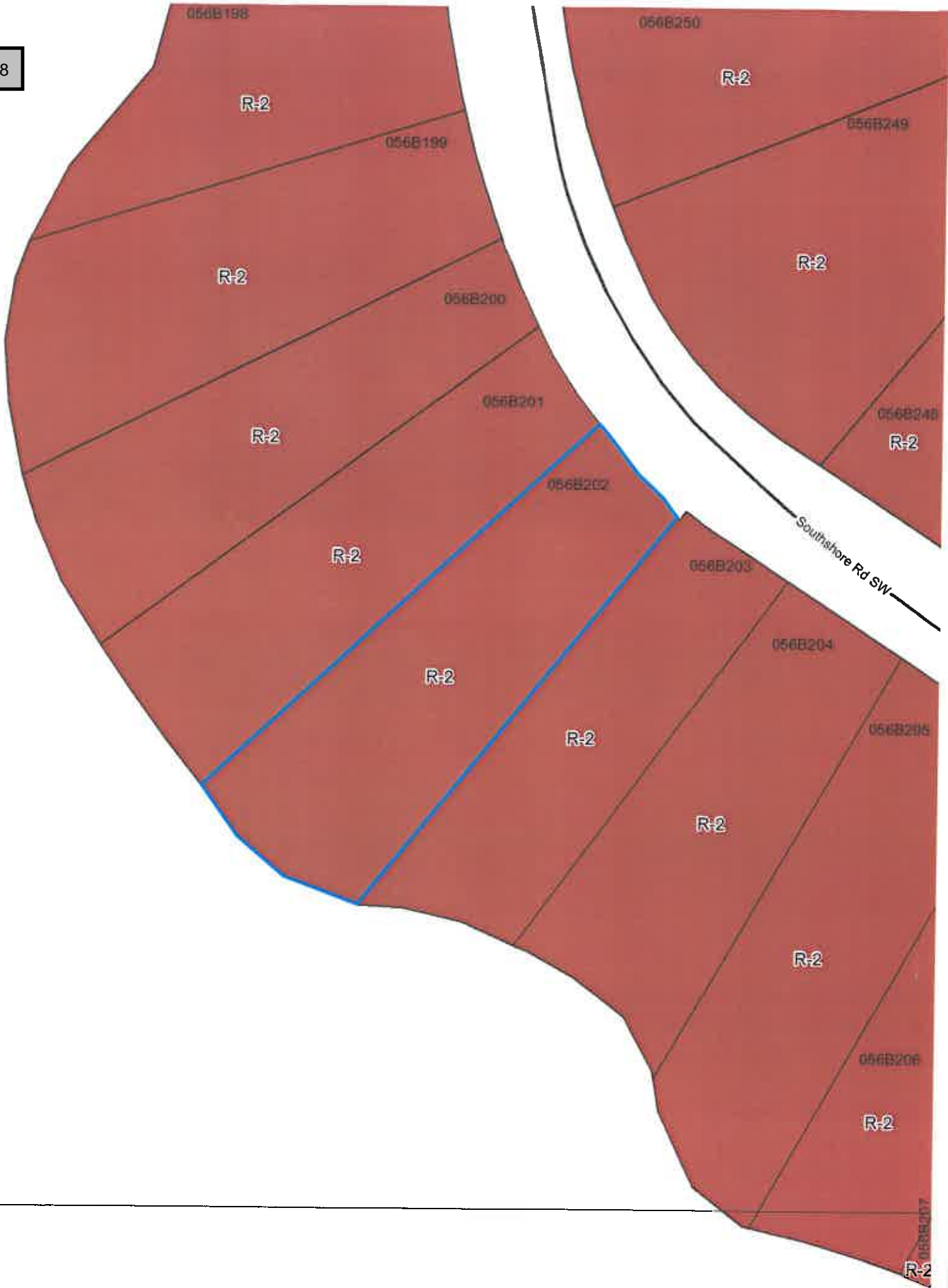
GEOGRAPHIC FEATURE LEGEND					
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No Code	C-1	MHP	R - 2 CITY	R-1R	RM-3
AG-1	C-1 CITY	IND-1 CITY	R - 3 CITY	R-2	VILLAGE
AG-1 CITY	C-2	IND-2	R - 4 CITY	RM-1	
		PUBLIC	PUBLIC CITY		

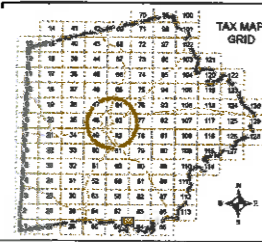
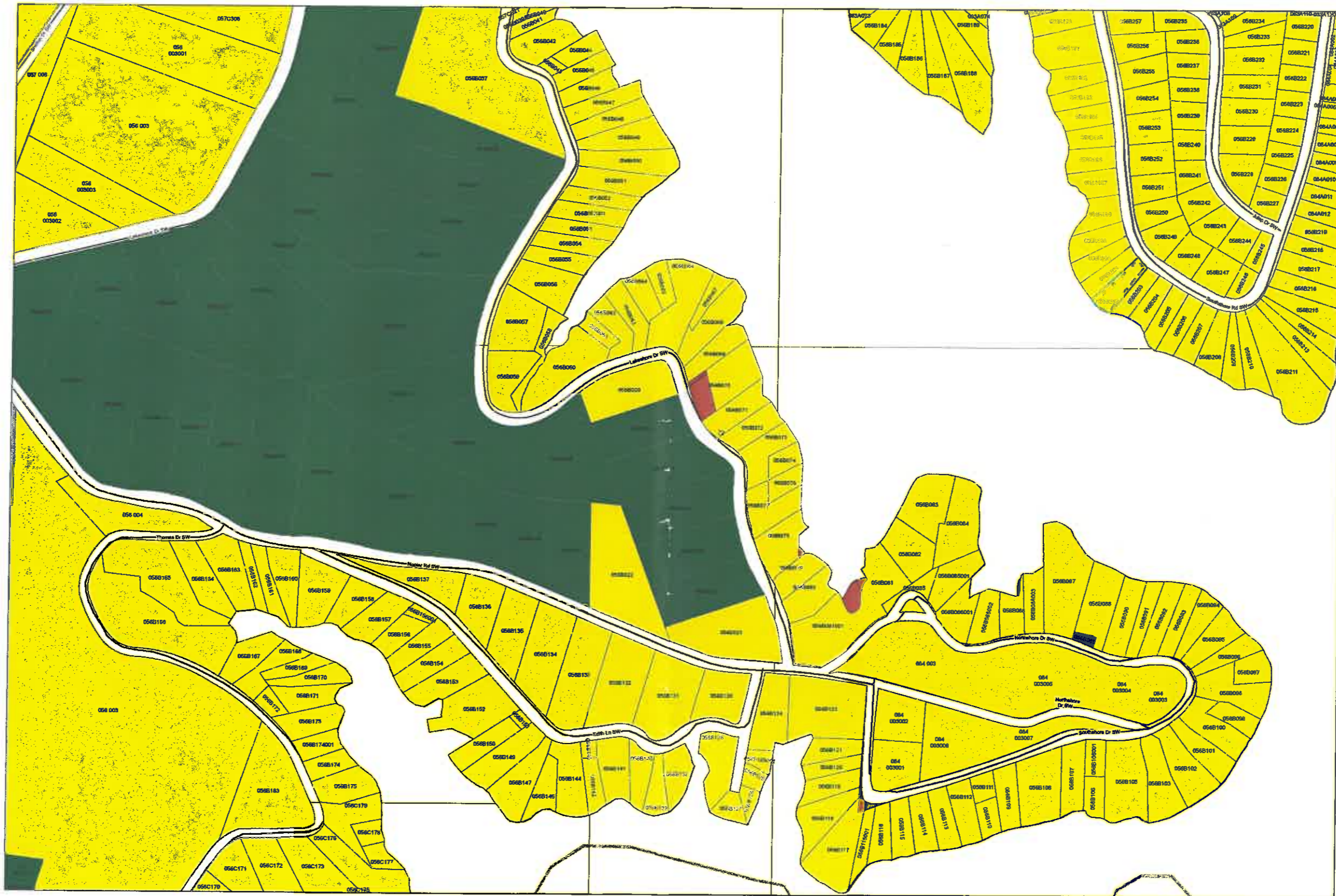
MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suwanee, Georgia 31217
(478) 751-4190
(478) 751-4517
Web: www.mgarc.org
Email: mgarc@mgarc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 056B

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





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

GEOGRAPHIC FEATURE LEGEND

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

MGRC
IT GIS Services
Middle Georgia Regional Commission
115 Energy Hwy
Suite C
Macon, Georgia 31217
(478) 781-6160
(478) 781-6317
Web: www.mgarc.org
Email: mg@mg-rc.org

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

MAP 056B

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

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

05/28/2018

RE: 157 Southshore Road, Eatonton GA
Lot 40 Tall Timbers

To whom it may concern,

We are requesting a variance for Lot 40 Tall Timbers Subdivision, 157 Southshore RD, Eatonton GA Putnam County. We propose to build a new home that is 49' in depth and 50' in Length with an attached garage that adds 32 feet of depth and is 24 feet wide. The total new heated and cooled square footage will be approximately 3289 square feet. We will be removing a manufactured home that is currently located on the property. The current manufactured home is approximately 1600 square feet. We are requesting a variance of 9' for each side line of the new home. This would place the two roadside corners of the home at a distance of 11' from each sideline. The lot width at the house site is 70' in width. The reason for the request is due to the irregular pie shape of the lot which puts the septic tank on the lakeside of the home. In maintaining the 100' setback from the water it pushes the house site tighter into the pie shape of the lot and to a location that has us requesting this variance. Thank your help and for your consideration.

Sincerely,

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

RECEIVED

MAY 29 2018
72



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Greg Waddell, Tangle Ridge Builders TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR a variance OF PROPERTY DESCRIBED AS MAP 056B PARCEL 202, CONSISTING OF .55 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 157 Southshore Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 29th DAY OF May, 2018.

PROPERTY OWNER(S): Kent and Marlene Matson

Kent E. Matson Marlene E. Matson NAME (PRINTED)

SIGNATURE

ADDRESS: 685 Woodside Road York, PA 17406

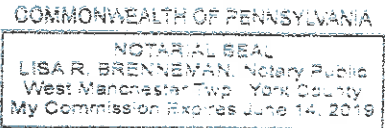
PHONE: 717-887-7722

Commonwealth of Pennsylvania County of York
ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 29 DAY OF May, 2018

Lisa R. Brenneeman

NOTARY

MY COMMISSION EXPIRES: June 14, 2019

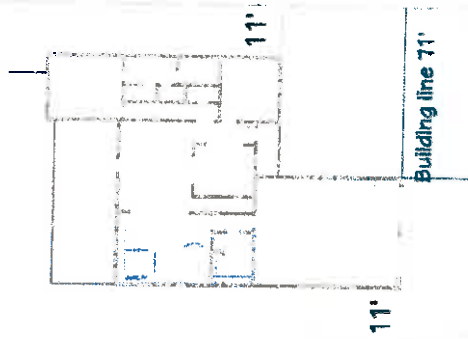


RECEIVED

MAY 29 2018

KP

100'-2"



Building line 71'

141'-4 7/8"

11'

151 Southshore RD, Esterson GA
Lot 40 Tall Timbers

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

COUNTY: PUTNAM	SUBDIVISION:	LOT NUMBER:	BLOCK:
PROPERTY LOCATION (STREET ADDRESS): * 157 Southshore Pk.			

I hereby apply for a construction permit to install an On-Site Sewage Management System and agree that the system will be installed in accordance 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 AUTHORIZED AGENT'S SIGNATURE: * Kent E. Matson	DATE: * 10/6/2017
PROPERTY OWNER'S NAME: * Kathy Stewart	PHONE NUMBER: *
PROPERTY OWNER'S ADDRESS: * 1172 Hwy 96 Kathleen, Ga 31047	ALTERNATE PHONE NUMBER: *
AUTHORIZED AGENT'S OFFICE (IF OTHER THAN OWNER): * KENTE E. MATSON	PHONE NUMBER: * 717-887-7722
	RELATIONSHIP TO OWNER: * BUYER

Section A - General Information

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, creeks, streams, etc.) EVALUATED: (1) Yes (2) No	5. TYPE OF STRUCTURE (single-unit family residence, commercial, restaurant, etc.): * Single-Family	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.): Estimated
2. WATER SUPPLY: (1) Public (2) Private (3) Community	6. WATER USAGE BY: (1) Bathroom Numbers (2) Gallons per Day	10. PERCOLATION RATE / INFILTRATION RATE: ~45
3. SEWAGE SYSTEM TO BE INSTALLED: (1) New (2) Repair (3) Addition	7. NO. OF BEDROOMS / GPO: * 3	11. RESTRICTIVE SOIL BOREHOLE DEPTH (INCHES): 60
4. LOT SIZE (SQUARE FEET / ACRES): * .55	8. LEVEL OF PLUMBING OUTLET: (1) Ground Level (2) Basement (3) Above Ground Level	12. SOIL TEST PERFORMED BY: Health Dept.

Section B - Primary / Pretreatment

1. DISPOSAL METHOD: (1) Septic Tank (2) Pit (3) Aerobic Unit (4) Other	3. SEPTIC TANK CAPACITY (GALLONS): 1000	4. AEROBIC UNIT CAPACITY (GALLONS):	5. DODGING TANK CAPACITY (GALLONS):	6. GREASE TRAP CAPACITY (GALLONS):
2. GARBAGE DISPOSAL: (1) Yes (2) No	7. PRESCRIBED TANK LOCATION / REMARKS: Crush and fill old tank.			

**RECEIVED
MAY 29 2018**

Section C - Secondary Treatment

1. ABSORPTION FIELD DESIGN: (1) Level Field (2) Sand (3) Drip (4) Distribution Box (5) Mound / Area Fill	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: 900	7. NUMBER OF ABSORPTION TRENCHES:
2. ABSORPTION FIELD PRODUCT: Conc. Pipe + Gravel	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: 300	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES:
3. AGGREGATE DEPTH (INCHES): 12	6. DEPTH OF ABSORPTION TRENCHES (range in inches): 30-36	9. DISTANCE BETWEEN ABSORPTION TRENCHES:
10. PRESCRIBED ABSORPTION FIELD LOCATION: Limited room for repair. Stay 50 feet from lake and 5 feet from property line.		

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. THE PERMIT EXPIRES TWELVE (12) MONTHS FROM DATE OF ISSUANCE.

1. SITE APPROVED AS SPECIFIED ABOVE: (1) Yes (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.

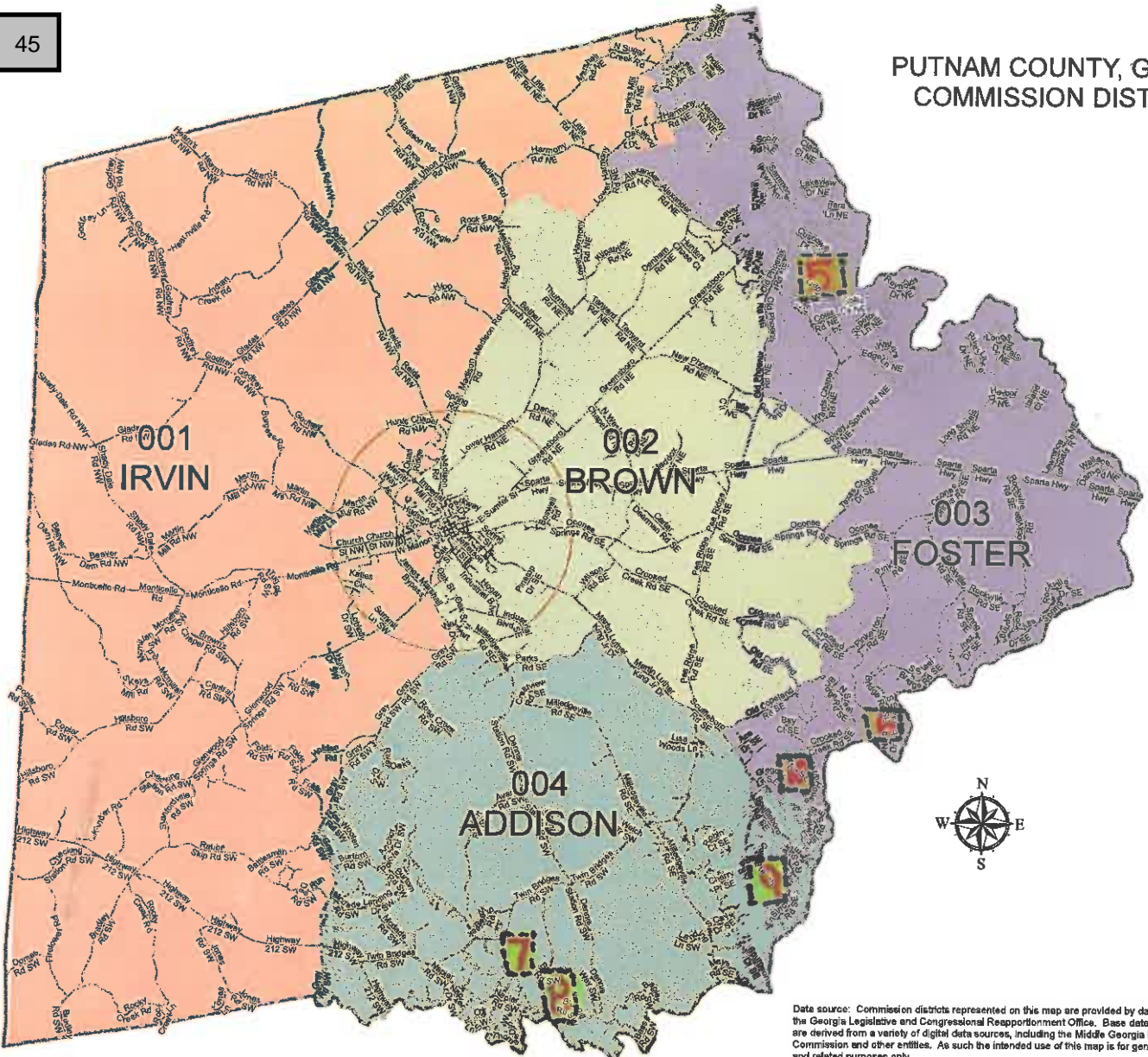
ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM AND SUBSEQUENT APPROVAL OF SAME BY REPRESENTATIVES OF THE GEORGIA DEPARTMENT OF HUMAN RESOURCES OR COUNTY BOARD OF HEALTH SHALL NOT BE CONSTRUED AS A GUARANTEE THAT SUCH SYSTEMS WILL FUNCTION SATISFACTORILY FOR A 2-5 YEAR PERIOD OF TIME. FURTHERMORE SAID REPRESENTATIVES' DO NOT BE ANY ACTION WHEN 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: [Signature]	TITLE: EHS	DATE: 10-12-17	CONSTRUCTION PERMIT NUMBER: 11701002
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Backup material for agenda item:

9. Request by **Craig S. Alvarado** for a side yard setback variance at 119 Cold Branch Lane. Presently zoned R-2. [**Map 112A, Parcel 010**].

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 purpose only.

MAP SCALE: 1" = 5,687.28' SCALE RATIO: 1:88,367.34 DATE: DECEMBER 2016

5. Request by **Lynn Busing**, agent for **John, Ryan & Lauren Busing** for a rear yard setback variance at 125 Mags Path. Presently zoned R-1. [Map 103D Parcel 122, District 3].
6. Request by **Anne Sciarrone**, agent for **David Culpepper** for a side yard setback variance at 276 S. Steel Bridge Road. Presently zoned R-2. [Map 114A Parcel 059, District 3].
7. Request by **Greg Waddell**, agent for **Ricky T. & Donna R. Garmon** for a side yard setback variance at 102 Shoreline Court. Presently zoned R-2. [Map 084A Parcel 069, District 4].
8. Request by **Greg Waddell**, agent for **Kent and Marlene Matson** for a side yard setback variance at 157 Southshore Road. Presently zoned R-2. [Map 056B Parcel 202, District 4].
9. Request by **Craig S. Alvarado** for a side yard setback variance at 119 Cold Branch Lane. Presently zoned R-2. [Map 112A, Parcel 010, District 4].
10. Request by **Phillip G. & Maureen K. Phifer** for a front, side and rear yard setback variance at 126 Winfield Drive. Presently zoned R-2. [Map 111A, Parcel 125, District 3].

46 Putnam County
 City of Eatonton

PLANNING & DEVELOPMENT
117 PUTNAM DRIVE, SUITE B
EATONTON, GA. 31024

PHONE: 706-485-2776
FAX: 706-485-0552

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: Craig (Steve) Alvarado

MAILING ADDRESS: 525 Shale Ct.
Alpharetta GA 30022

18 APR '18 16:54
or

PHONE: 770-361-5934

EMAIL: Campingallican@gmail.com

PROPERTY OWNER IF DIFFERENT FROM ABOVE: _____

MAILING ADDRESS: Same

PHONE: _____

PROPERTY:

LOCATION: 119 Cold Branch Lane Eatonton GA 31024

MAP ~~112A~~ PARCEL ~~1013~~ 112A 010 PRESENTLY ZONED Residential R-2

REASON FOR REQUEST: I am building a 24'x26'
2 car garage and need a variance to my prop line/
neighborhood 117 cold Branch lane, front right corner of
garage would be 12' from property line

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

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

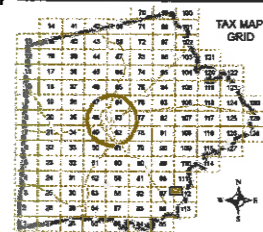
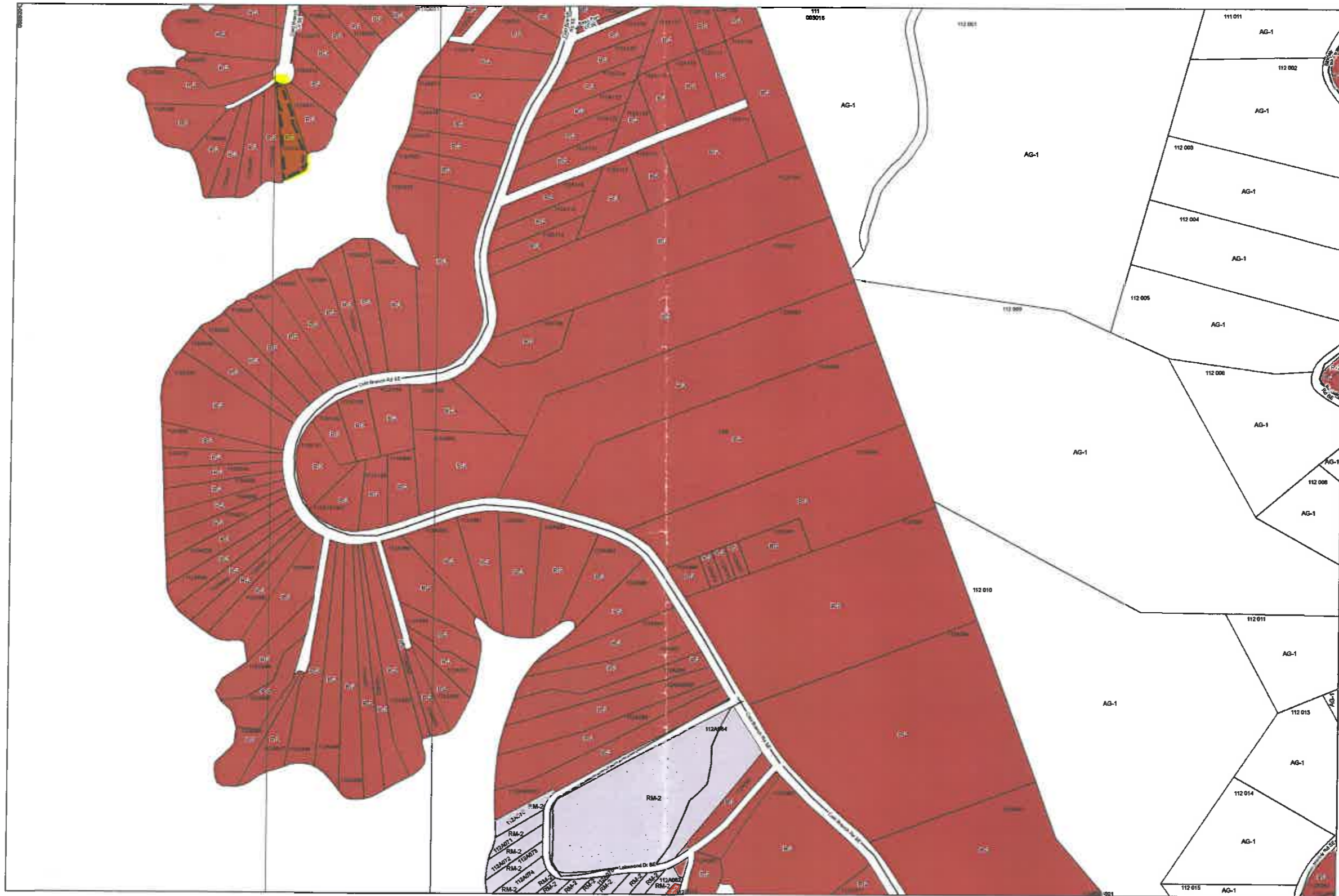
PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: Craig Alvarado DATE: 4/17/18

*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: 4-16-18 FEE: \$ 50.00 CK. NO. 1564 CASH C. CARD INITIALS SA
DATE OF NEWSPAPER AD: _____ DATE SIGN POSTED: _____
PLANNING & ZONING HEARING: _____ RESULT: _____
COMMISSIONERS/CITY COUNCIL HEARING: _____ RESULT: _____

VP



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

Zoning

- No Code
- AG-1
- AG-1 CITY

- AG-2
- C-1
- C-1 CITY
- C-2

- C-2 CITY
- I-M
- IND-1 CITY
- IND-2

- IND-2 CITY
- MHP
- PUBLIC
- PUBLIC CITY

- R - 1 CITY
- R - 2 CITY
- R - 3 CITY
- R - 4 CITY

- R-1
- R-1R
- R-2
- RM-1

- RM-2
- RM-3
- VILLAGE



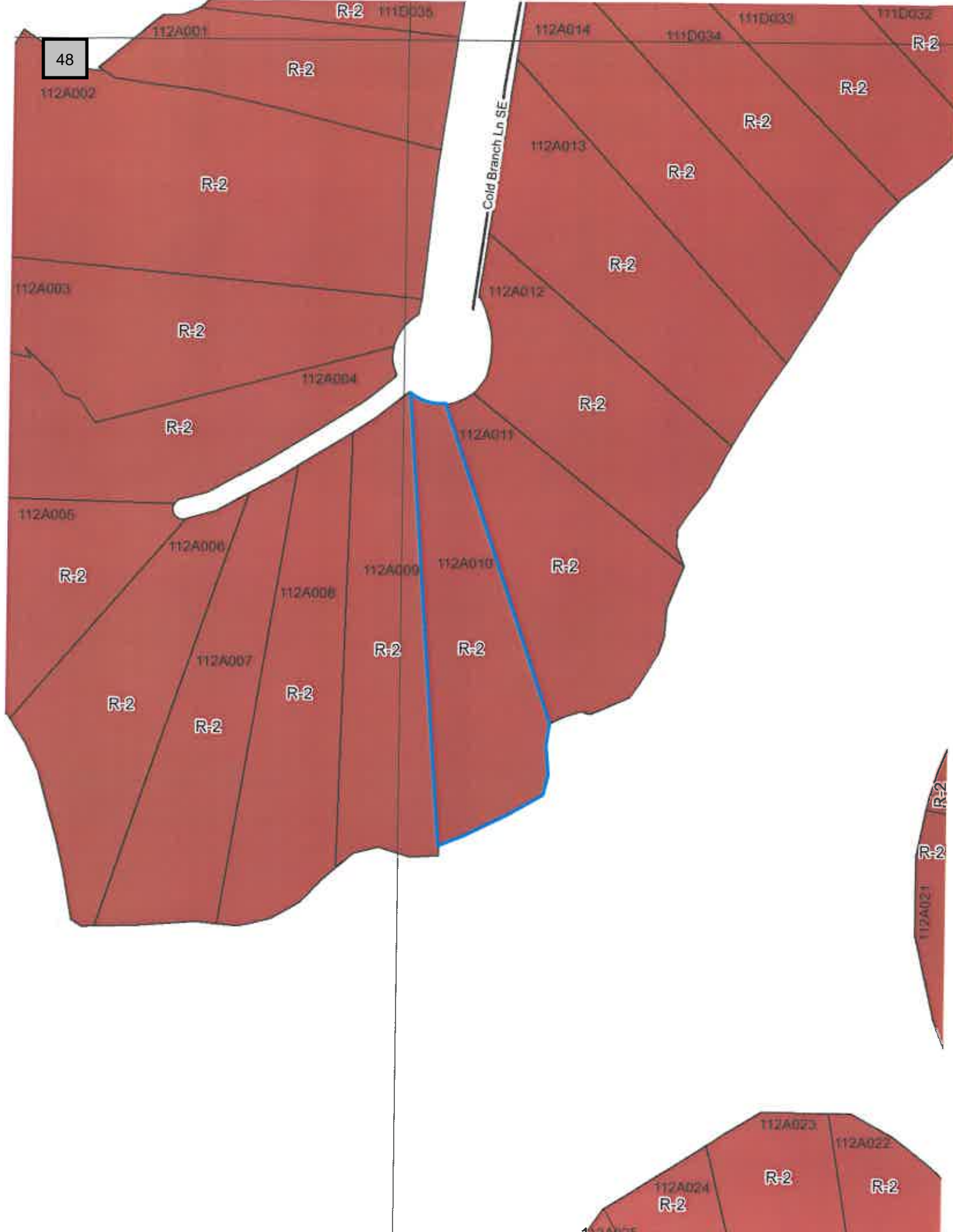
Middle Georgia Regional Commission
 175 Bryant Hwy
 Suite C
 Macon, Georgia 31217
 (478) 754-1800
 (478) 754-0017
 Web:
www.middlegeorgiaregion.com
 Email:
mg@mg-rc.org

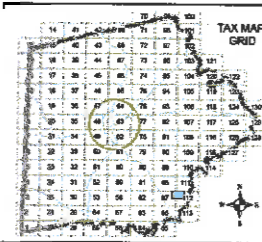
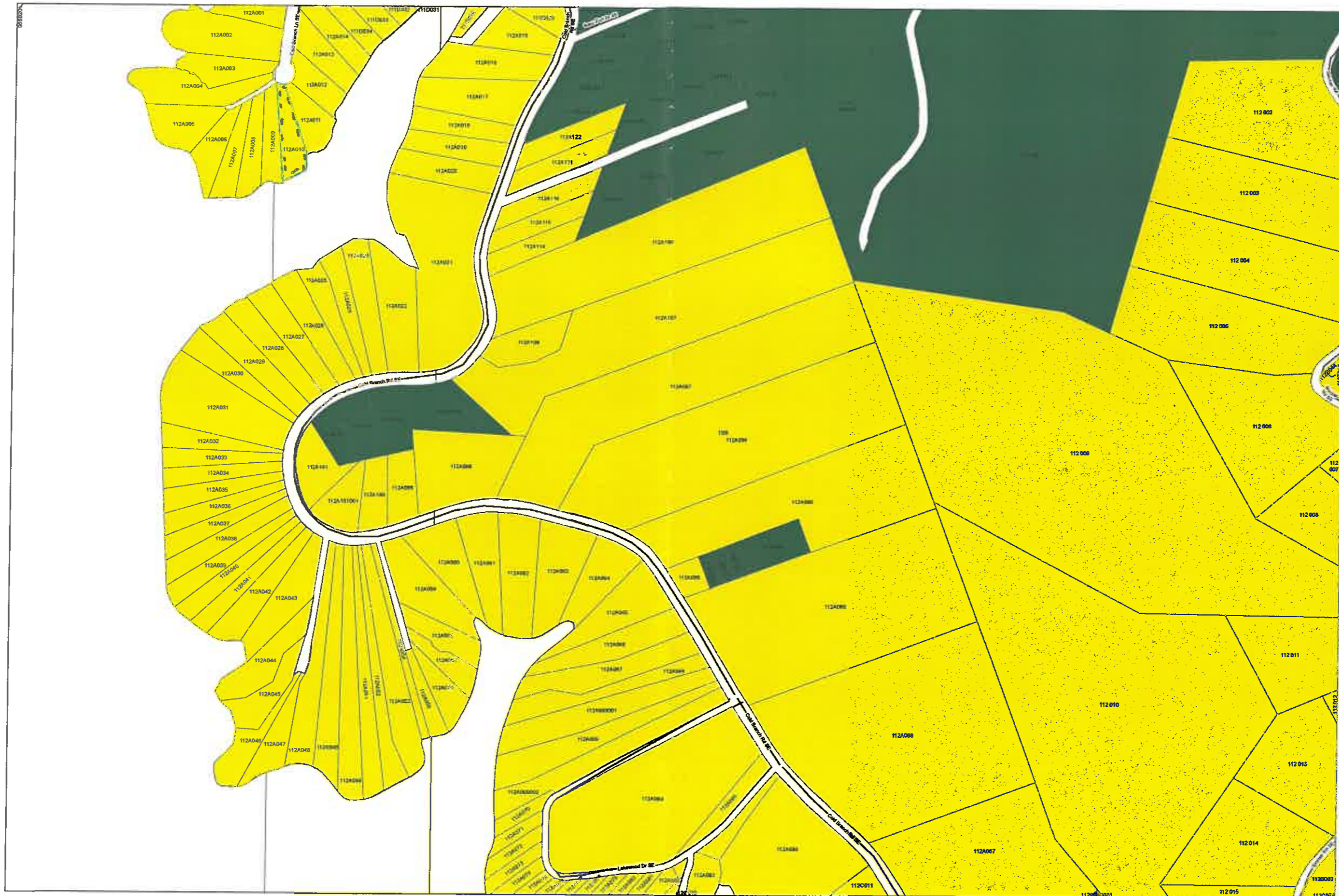
**PUTNAM COUNTY, GEORGIA
 ZONING MAPS**



MAP 112A

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





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

GEOGRAPHIC FEATURE LEGEND

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


MGRC
IT GIS Services
Middle Georgia Regional Commission
178 Cherry Street
Suite C
Macon, Georgia 31217
(478) 781-6160
(478) 781-6517
Web:
www.middlegeorgia.org
Email:
itg@mg-rtc.org

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



MAP 112A

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: JUNE 2013

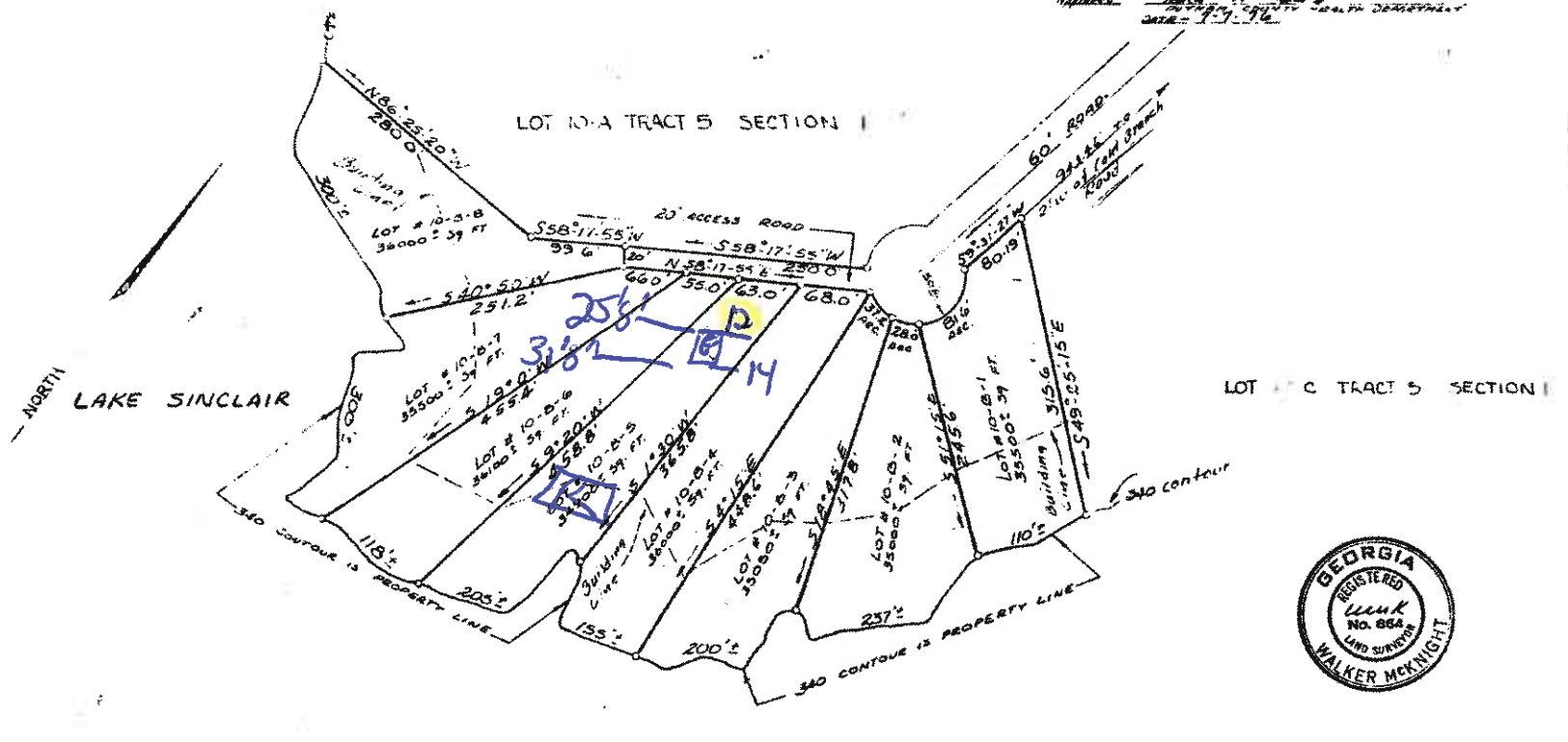
18 APR '18 16:54


The intent is to build a 24x26 deep two-car garage. The proposed garage will be 624 square feet. The existing residence is 1,697 square feet. Due to the long narrow shape of the lot I am requesting an 8-foot variance being 12 feet from the left side property line for the front corner of the proposed garage. I am also requesting a 6-foot variance being 14 feet from the left side property line for the back corner of the proposed garage. The lot length at building setback is 232 feet. The lot width at building setback is 72 feet.



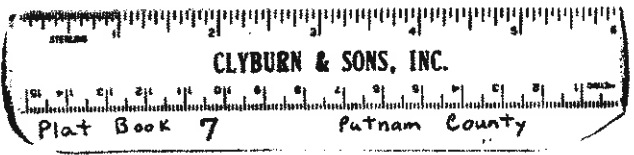
Steve Alvarado 4/18/18

Note: Approval for individual sewage system for lots shown on this plat shall be obtained from Putnam County Health Department prior to building construction. Approval is contingent upon satisfactory topographic conditions as required by Georgia Law and regulations. Individual lot easements to the 100' building line may be granted by Putnam County Health Department if not in conflict with State Law and Regulations.
 Approved: _____ Date: 7-7-76



NORTH LAKE SINCLAIR

LAKE SINCLAIR



18 APR 18 16:54

PROPERTY SURVEY	
FOR	
CHAPLE DEVELOPMENT CO., INC.	
ST. ELMOS LANDING	
BEING A SUBDIVISION OF LOT 10-B	
TRACT 5-SECTION 3, DIVISION 1-ILLINOIS DEVELOPMENT	
313.6 MP	
PUTNAM COUNTY, GEORGIA	
SCALE: 1" = 100'	JULY, 1976
WALKER MCKNIGHT SURVEYORS, INC.	
MILLED GEVILLE, GEORGIA	

621

98' to Road

18 APR '18 16:54

ee

25'8" to property Line

24' →

12' to property Line

Door Door

26' →

31'8" to property line

Ext Door

14'2" to property line

This is
Where I need the
variance
233' from water

logiflex

1235, CHEMIN SAINT-ROCH NORD
SHERBROOKE (QUÉBEC) CANADA J1N 0H2
TÉL 1(877) 864-9323 FAX 1(800) 474-7830
www.logiflexonline.com

CLIENT:	_____	
CUSTOMER:	_____	
PROJET:	_____	
PROJECT:	_____	
ÉCHELLE/SCALE:	1/4" = 1'	
DATE:		NO.

Existing On-site Sewage Management System Performance Evaluation Report Form

53	Property Owner/System Owner Name: Craig (Steve) Alvarado 770-361-5934	Reason for Existing Sewage System Evaluation: (circle) <input type="checkbox"/> (1) Loan Closing for Home Sale <input type="checkbox"/> (2) Refinance <input type="checkbox"/> (3) Home Addition (Non-bedroom) Type: _____ <input type="checkbox"/> (4) Swimming Pool Construction <input checked="" type="checkbox"/> (5) Structure Addition to Property Type: Garage Car <input type="checkbox"/> (6) Mobile Home Relocation
Property/System Address: 119 Cold Branch Lane Easton		
Subdivision Name: St Elmos		Lot: 10-B-3
Existing System Information: Water Supply (circle) <input checked="" type="checkbox"/> (1) Public <input type="checkbox"/> (2) Private Well <input type="checkbox"/> (3) Community		Number of Bedrooms/GPD: 3
		Garbage Grinder: (circle) <input type="checkbox"/> (1) Yes <input checked="" type="checkbox"/> (2) No

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: Will limited room for septic repair		
(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="checkbox"/> (1) Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation.	Comments: 11 MAY '18 15:06		
(1) Yes <input checked="" type="checkbox"/> (2) No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.			
<input checked="" type="checkbox"/> (1) Yes (2) No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.			
<input checked="" type="checkbox"/> (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.			
<input checked="" type="checkbox"/> (1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.			
Evaluating Environmentalist: [Signature]		Title: LHS/II	Date: 5-7-18	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="checkbox"/> (1) Yes (2) No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments:		
<input checked="" type="checkbox"/> (1) Yes (2) No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.			
		Number of Bedrooms/GPD: 3	Garbage Grinder: (circle) <input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	
Evaluating Environmentalist: [Signature]		Title: LHS/II	Date: 5-7-18	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.