



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, December 03, 2020 ♦ 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 - November 5, 2020

Requests

5. Request by **Glenn Hulett** for a side yard setback variance at 169 N. Steel Bridge Road. Presently zoned R-2. [**Map 110B, Parcel 153, District 3**].
6. Request by **Ronald Peterson** for a rear yard setback variance at 145 Northshore Drive. Presently zoned R-2. [**Map 056B, Parcel 097, District 4**].
7. Request by **C. Roy Embry** for conditional use at 621 New Phoenix Road. Presently zoned C-1. [**Map 075, Parcel 050, District 2**]. *
8. Request by **Willie David Copelan** to rezone 5.00 acres from AG-2 to C-2 at 931 Pea Ridge Road. [**Map 092, Part of Parcel 017001001, District 2**]. *
9. Request by **Zeke Long, agent for Tyler Land Holdings, LLC** to rezone 2.76 acres from C-1 to C-2 on Greensboro Road. [**Map 103A, Part of Parcel 062, District 3**]. *

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on December 15, 2020 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

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

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

File Attachments for Item:

4. Approval of Minutes - November 5, 2020



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, November 05, 2020, 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. Ben Schmitt called the roll

PRESENT:

Chairman James Marshall, Jr.
Member Maurice Hill, Jr.
Member Martha Farley
Member John Mitchell (not eligible for voting due to training requirements)

ABSENT:

Vice-Chairman Tim Pierson

STAFF:

Lisa Jackson
Courtney Andrews
Ben Schmitt

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

Minutes

4. Approval of Minutes- October 1, 2020
Motion to approve the October 1, 2020 minutes made by **Member Farley**, Seconded by **Member Hill**
Voting Yea: **Chairman Marshall, Member Hill, Member Farley**

Requests

5. Request by **Time & Ramona Driscoll** for a side yard setback variance at 105 Southshore Road. Presently zoned R-2. [Map 053C, Parcel 111, District 4]. **This item has been removed.**

6. Request by **Dale Barnes** for a side yard setback variance at 143 Spurgeon Dr. Presently zoned R-1. [Map 086B, Parcel 077, District 4]. **Mr. Barnes** represented this request. He stated that they would like to add an additional bay to his two-car garage. Due to the slant of his property line, his addition will be 13 feet from the property line in the rear. So, he is asking for a 7-foot side yard setback variance. **No one spoke in opposition to the request.**

Staff recommendation is approval of a 7-foot side yard setback variance, being 13 feet from the rear right-side property line when facing the lake at 143 Spurgeon Dr. [Map 086B, Parcel 077].

Motion to approve the request by **Dale Barnes** for a 7-foot side yard setback variance, being 13 feet from the rear right-side property line when facing the lake at 143 Spurgeon Dr. [Map 086B, Parcel 007] made by **Member Hill**, Seconded by **Member Farley**
Voting Yea: **Chairman Marshall, Member Hill, Member Farley**

7. Request by **Brian Evans** for a side yard setback variance at 178 Spurgeon Drive SE. Presently zoned R-1. [Map 86C, Parcel 127, District 4]. **Mr. Evans** represented this request. He stated that he is seeking for a side yard variance to build a larger site build home. **Member Hill** asked if the unit would remain its current location because it might affect construction. **Mr. Evans** responded no. **No one spoke in opposition to the request.**

Staff recommendation is approval of a 10-foot side yard setback variance, being 10 feet from the left and right-side property lines at 178 Spurgeon Drive [Map 086B, Parcel 127].

Motion to approve the request by **Brian Evans** for a 10-foot side yard setback variance, being 10 feet from the left and right-side property lines at 178 Spurgeon Drive [Map 086B, Parcel 127] made by **Member Hill**, seconded by **Member Farley**
Voting Yea: **Chairman Marshall, Member Hill, Member Farley**

8. Request by **Alexander Johnson** for a rear yard setback variance at 148 Dogwood Drive. Presently zoned R-1 [Map 112C, Parcel 090, District 4]. **Mr. Johnson** represented this request. He stated that he wants to remove the current house on his property and build a new house. He added that the problem is the lot is long and narrow, and if they pushed the house back to the 100-foot setbacks, they would have problems with incorporating a septic system that would work. He stated that they have site plans for their property, which places the home on the property in a way that allows for a septic system that would work. The site plan would require a 40-foot variance. **No one spoke in opposition to the request.**

Staff recommendation is for approval of a 40-foot rear yard setback variance, being 60 feet from the nearest point to the lake at 148 Dogwood Drive [Map 112C, Parcel 090].

Motion to approve the request by **Alexander Johnson** for a 40-foot rear yard setback variance, being 60 feet from the nearest point to the lake at 148 Dogwood Drive [Map 112C, Parcel 090] made by **Member Hill**, seconded by **Member Farley**
Voting Yea: **Chairman Marshall, Member Hill, Member Farley**

9. Request by **Smith Built Homes**, for a rear yard setback variance at 147 Collis Marina Road. Presently zoned RM-2. [Map 104B, Parcel 012, District 3]. **Attorney Jay Dale** represented this request. He stated that he is seeking a rear yard variance of 35 feet and a side yard variance of 10 feet. The reason for this request is to construct a new single-family house on the property. He added that the property is L shaped and it would be very difficult to build on without a variance.

Ms. Darlene Wright spoke in opposition to this request.

Chairman Marshall asked Ms. Jackson if she would like to comment? **Ms. Jackson** stated that staff looked at what Mr. Smith presented. The recommendation from staff helps with the concerns of Ms. Wright. She added that the way the house is positioned, the footprint of the home causes it to be slanted slightly. **Ms. Jackson** stated that that was the reason staff was specific about the corners. **Mr. Dale** agreed that the home could not be perfectly centered on the lot.

Although the applicant is requesting a 10-foot side yard setback variance being 10 feet from the left and right side property line, staff recommendation is for approval of a 35-foot rear yard setback variance, being 65 feet from the nearest point to the lake and a 10-foot side yard setback variance, being 10 feet from the front left corner and rear right corner and a 5-foot side yard setback variance being 15 feet from the rear left corner and front right corner at 147 Collis Marina Road [Map 104B, Parcel 012] with the following conditions:

- 1.) **Primary structure must be a site build single-family home.**

Motion to approve the request by **Smith Built Homes** for a 35-foot rear yard setback variance, being 65 feet from the nearest point to the lake and a 10-foot side yard setback variance, being 10 feet from the front left corner and rear right corner and a 5-foot side yard setback variance being 15 feet from the rear left corner and front right corner at 147 Collis Marina Road [Map 104B, Parcel 012] with the following conditions:

- 1.) Primary structure must be a site build single-family home.

Made by **Member Farley**, seconded by **Chairman Marshall**

Voting Yea: **Chairman Marshall, Member Farley**

Abstaining: **Member Hill**

The following items 10-12 were heard as one before the board.

10. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on Pea Ridge Road. Presently zoned C-2. [Map 090, Parcel 032, District 2]. *
11. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on Pea Ridge Road. Presently zoned AG-1. [Map 090, Parcel 033001, District 2]. *
12. Request by **SolAmerica Energy, LLC, agent for David Erickson** for conditional use on Pea Ridge Road. Presently zoned AG-1. [Map 090, Parcel 027001]. * **Mr. Ryan Peters** represented this request. He stated that he is an environmental engineer with SolAmerica Energy, a solar development company based out of Atlanta, Georgia. He added that the three

items are a combination of three parcels, one is zoned C-2, and the other two are AG-1. All the parcels are owned by Mr. David Erickson. SolAmerica is working with Mr. Erickson to lease 25 ½ acres of the combined 115 acres to develop a solar farm. The farm itself, meaning the solar panel array will sit on 16 acres of the 25 ½. The rest of the area will consist of a stormwater management pond, access roads, and perimeter buffers. One transformer will be on site along with some inverters to convert the power from direct to alternating current. The site should produce 2.8 megawatts of electricity, which is enough to provide power to 570 homes. Mr. Peters stated that they are tying into Tri-County's existing three-phase line on Pea Ridge Road. The property is adjacent to Georgia Power's transmission line easement. The project will be 1,000 feet from Pea Ridge Road, and the nearest dwelling is over 660 feet to the north. The vegetation outside the proposed area will remain. He added that land disturbance will only be on the proposed areas. As well as our excess road which will be a 30-foot-wide easement. **No one spoke in opposition of this request.**

Member Hill asked if they are using adjustable panels that alternate to follow the sun? **Mr. Peters** stated that the panels are a fixed-tilt system and will be stationary. **Member Hill** stated that he asked because if it tilts with the sun, you could blind some drivers on the road, depending on where it is placed.

Staff recommendation is for approval of a conditional use for a solar farm located on Pea Ridge Road [Map 090, Parcel 032], [Map 090, Parcel 033001], and [Map 090, Parcel 027001] with the following conditions:

1. The development shall substantially comply with the submitted plans in support of the conditional use application.
2. The uses allowed under the conditional use shall be limited to those that conform with solar energy production and any other use or accessory use allowed within C-2.
3. Subject to Section 66-157 of the Putnam County Code of Ordinances, this conditional use permit shall be issued for a period of two years and will be reviewed for compliance.

Motion to approve the request by **SolAmerica, LLC, agent for David Erickson**, for a conditional use for a solar farm located on Pea Ridge Road [Map 090, Parcel 032], [Map 090, Parcel 033001], and [Map 090, Parcel 027001] with the following conditions:

1. The development shall substantially comply with the submitted plans in support of the conditional use application.
2. The uses allowed under the conditional use shall be limited to those that conform with solar energy production and any other use or accessory use allowed within C-2.
3. Subject to Section 66-157 of the Putnam County Code of Ordinances, this conditional use permit shall be issued for a period of two years and will be reviewed for compliance.

Made by **Member Hill** and seconded by **Member Farley**
Voting Yea: **Chairman Marshall, Member Hill, Member Farley**

13. Request by **Joshua Daniel, agent for Carolyn Walton**, to rezone 13.89 acres from AG-1 to R-1 on Loch Way. [Map 095A, Part of Parcel 011, District 2]. **Mr. Russel Wall** represented this request for Carolyn Walton. He stated that they are seeking to rezone approximately 13.891 acres from AG-1 to R-1, on the northeast corner of Highway 144 and

Loch Way. The property was zoned as R-1 but rezoned to AG-1 as a cost-saving measure during the Great Recession. The property is surrounded by residential properties known as Lock Haven subdivision. It is consistent with the character of the area. Mr. Wall Stated that he believes the neighbors are on board. **No one spoke in opposition of this request.**

Chairman Marshall asked if the rezoning was specifically for a third of the original AG-1 piece, and the remainder will remain AG-1. **Mr. Wald** responded yes.

Staff recommendation is for approval to rezone 13.891 acres on Loch Way [Map 095A, Part of Parcel 011] from AG-1 to R-1 with the following conditions: 1.) This rezoning shall be conditional upon the resurveying and recordation of the plat, as stated in Section 66-165 (e)(3) of Putnam County Code of Ordinances.

Motion to approve the request by **Joshua Daniel, agent for Carolyn Walton**, to rezone 13.891 acres on Loch Way [Map 095A, Part of Parcel 011] from AG-1 to R-1 with the following conditions: 1.) This rezoning shall be conditional upon the resurveying and recordation of the plat, as stated in Section 66-165 (e)(3) of Putnam County Code of Ordinances made by **Member Farley** and seconded by **Member Hill**
Voting Yea: **Chairman Marshall, Member Hill, Member Farley**

New Business

The Board of Directors are having a meeting next morning (November 6th, 2020) in reference to the GAZA conference; it will more than likely be moved to next summer. Mr. Mitchell's training session is still being worked out with the University of Georgia; the current pandemic is affecting the timetables.

Adjournment

The meeting adjourned at approximately 7:10 P.M.

Attest:

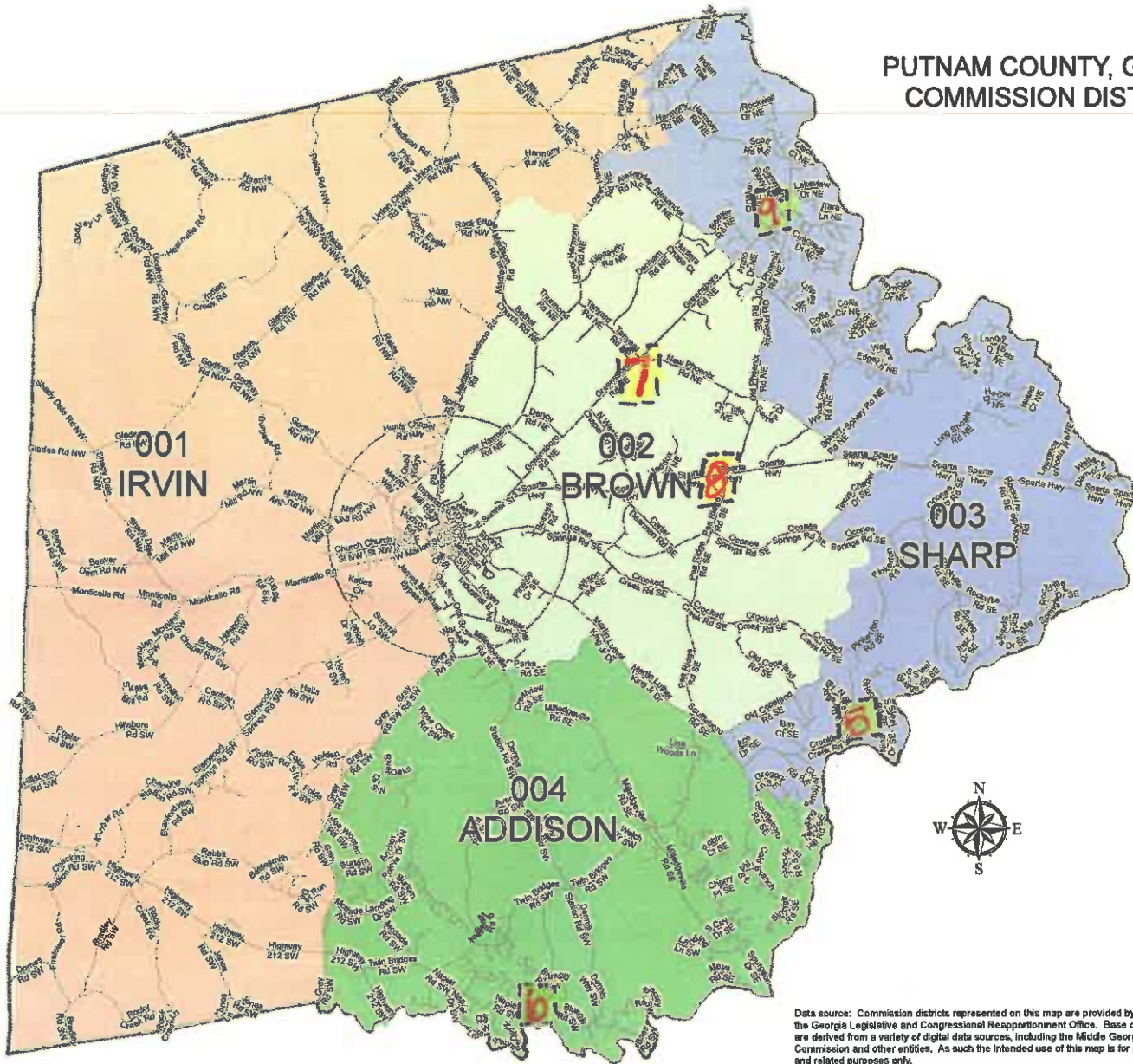
Lisa Jackson
Director

James Marshall, Jr.
Chairman

File Attachments for Item:

5. Request by **Glenn Hulett** for a side yard setback variance at 169 N. Steel Bridge Road. Presently zoned R-2. **[Map 110B, Parcel 153, District 3]**.

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 5,897.28' SCALE RATIO: 1:68,367.34 DATE: JUNE 2019

5. Request by **Glenn Hulett** for a side yard setback variance at 169 N. Steel Bridge Road. Presently zoned R-2. [Map 110B, Parcel 153, District 3].
6. Request by **Ronald Peterson** for a rear yard setback variance at 145 Northshore Drive. Presently zoned R-2. [Map 056B, Parcel 097, District 4].
7. Request by **C. Roy Embry** for conditional use at 621 New Phoenix Road. Presently zoned C-1. [Map 075, Parcel 050, District 2]. *
8. Request by **Willie David Copelan** to rezone 5.00 acres from AG-2 to C-2 at 931 Pea Ridge Road. [Map 092, Part of Parcel 017001001, District 2]. *
9. Request by **Zeke Long**, agent for **Tyler Land Holdings, LLC** to rezone 2.76 acres from C-1 to C-2 on Greensboro Road. [Map 103A, Part of Parcel 062, District 3]. *



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Putnam County City of Eatonton
APPLICATION FOR: VARIANCE CONDITIONAL USE

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

Glenn D Hullett Phone# 678 - 352 - 8220
Owner name

Applicant name (If different from above) _____ Phone# _____

2080 One White Oak Lane Cumming GA 30041
MAILING ADDRESS CITY STATE ZIP

PROPERTY LOCATION: 169 N Steele Bridge Rd TOTAL ACREAGE 1.1

MAP: _____ PARCEL: 1103153 PRESENTLY ZONED: Residential DISTRICT: 3 P-2Cya

SETBACKS: Front: 500' Rear: 100' Lakeside: 100' Left: 10' Right: 24'

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) 5100

LOT LENGTH (the total length of the lot) 700'

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 84'

REASON FOR REQUEST: Need a 10' Variance due to narrowness of 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: [Signature] DATE: 10/4/20

*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>10-5-2020</u>	FEE: \$ <u>200.00</u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>GJA</u>
RECEIPT # _____	DATE OF NEWSPAPER AD: <u>11-12-2020</u>	DATE SIGN POSTED: <u>11-11-20</u>			
PLANNING & ZONING HEARING: <u>12-3-2020</u>	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				

Glenn & Amy Hulett
2080 One White Oak Lane Apt#5103
Cumming GA. 30041

Putnam County Planning and Development
Director Lisa Jackson
117 Putnam Dr. Suite B
Eatonton, GA 31024

Dear Putnam County Planning and Development:

We own the property located at 169 N Steele Bridge Rd and plan to build our permanent home there. We are requesting a variance to reduce the setback on the left side (south side) of the property to 10'. We're requesting the set back to accommodate a home on the lot with the appropriate setback from the lake.

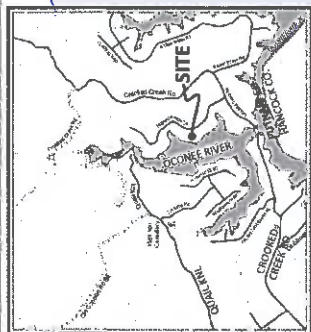
The challenges of the shape of the lot is the reason we ask for relief from the current setbacks. The setbacks originally used for this lot allowed for smaller side variance for the mobile home that was place on the lot. Additionally, this request is consistent with the setbacks our adjacent properties used during construction.

General Building information: The home we propose to build would have a minimum of 5000 square feet. The footprint of the home will be designed to fit the narrow shape of the lot. The final design will be dependent upon a favorable ruling with this variance application.

If you would like additional information about this request, you can call me at (678) 357-8220.

Sincerely,

Glenn & Amy Hulett



VICINITY MAP
N.T.S.

LAKE SINCLAIR

NOF
GEORGIA POWER COMPANY
3402 CONTOUR IS PROPERTY LINE

SUBJECT PROPERTY INFORMATION:

CURRENT OWNER: THOMAS J. EARNEST, III
KELLY T. EARNEST
DEED RECORD: D.B. 434, P. 675
TAX RECORD: P.B. 7, P. 186
TAX RECORD: TAX PARCEL: 1108152
CURRENT OWNER: CHARLES B. TURNER
DEED RECORD: D.B. 955, P. 448
TAX RECORD: TAX PARCEL: LUB183
THIS PLAT CLOSURE ACCURACY IS 1 FOOT IN 208,521 FT. FOR THE HORIZONTAL AND 1 FOOT IN 679,513 FT. FOR THE VERTICAL.
1108154

FIELD DATA WAS COLLECTED USING A LEICA TS12 ROBOTIC TOTAL STATION AND A TRIMBLE DIMENSIONAL SYSTEMS (DLS) L1000 GNSS RECEIVER. THE DATA WAS CHECKED AGAINST THE GPS STATEWIDE NETWORK AND HAVING A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.04 FEET.
THE FIELD SURVEY WAS COMPLETED IN MARCH 2020.

A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOODPLAIN AS DETERMINED FROM THE FEDERAL LEGISLATIVE ACT OF 1974 FOR PUTNAM COUNTY, GEORGIA, DATED 09/26/2008.

EASEMENTS OR RIGHTS-OF-WAY MAY EXIST WHICH ARE NOT SHOWN HEREON AND MAY BE RECORDED OR UNRECORDED. HORIZONTAL: STATE PLANE, WEST ZONE, NAD83 (2011); VERTICAL: DATUM: NAVD83.

DOUG HULETT

EXHIBIT SKETCH FOR
LOTS 7-3

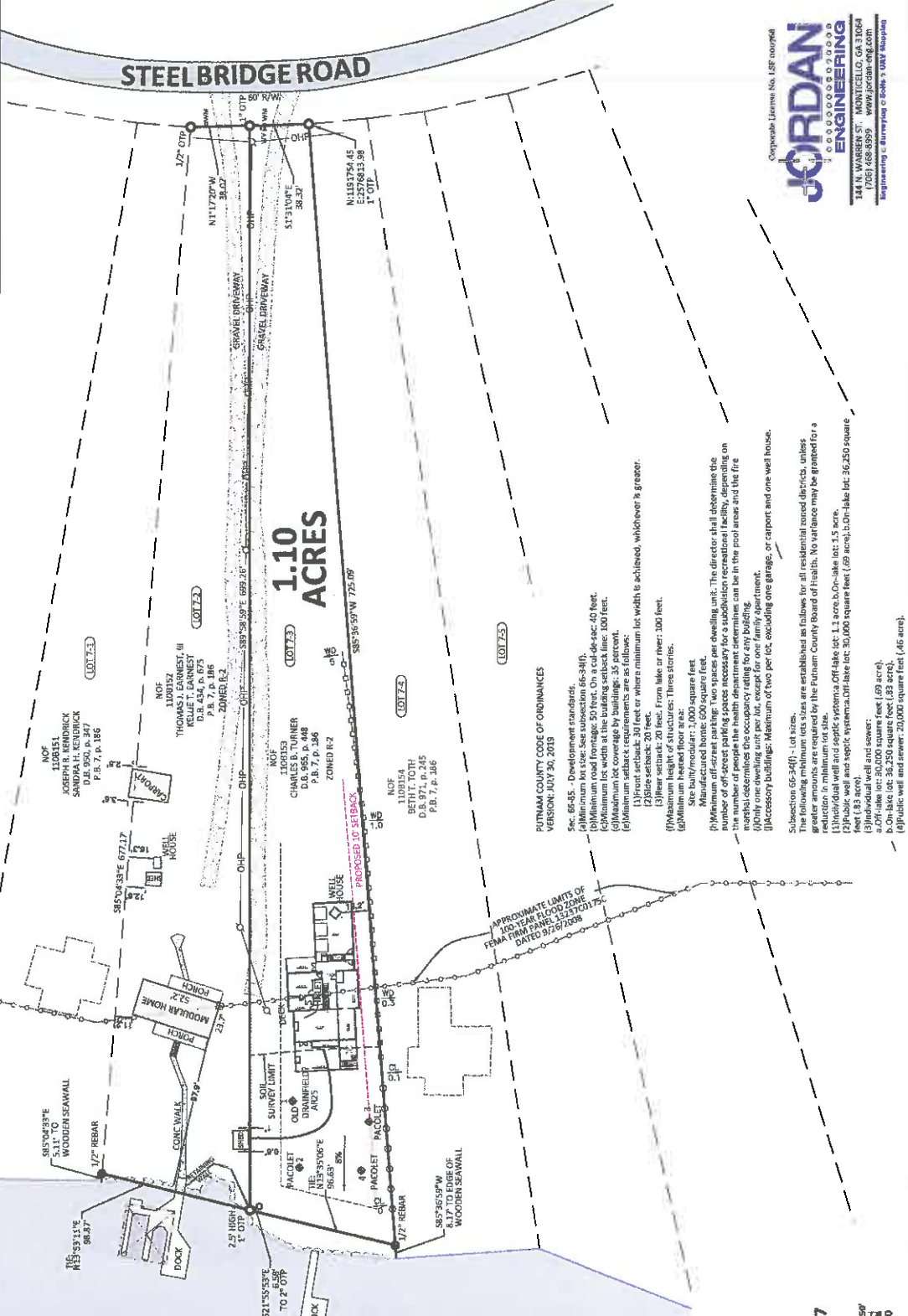
SUN FLATS SUBDIVISION
GEORGIA MILITIA DISTRICT 307
PUTNAM COUNTY, GEORGIA



WEST, HULETT - IN FIELD, BRIDGE, NO VARIANCE/EARNEST ET AL WITH PROP HOUSE DMS September 18, 2020

LEGEND

- OPEN-TOP PIPE FOUND
- P.O.B. POINT OF BEGINNING
- NOV. 1951
- NO. 10
- NO. 11
- NO. 12
- NO. 13
- NO. 14
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PUTNAM COUNTY CODE OF ORDINANCES

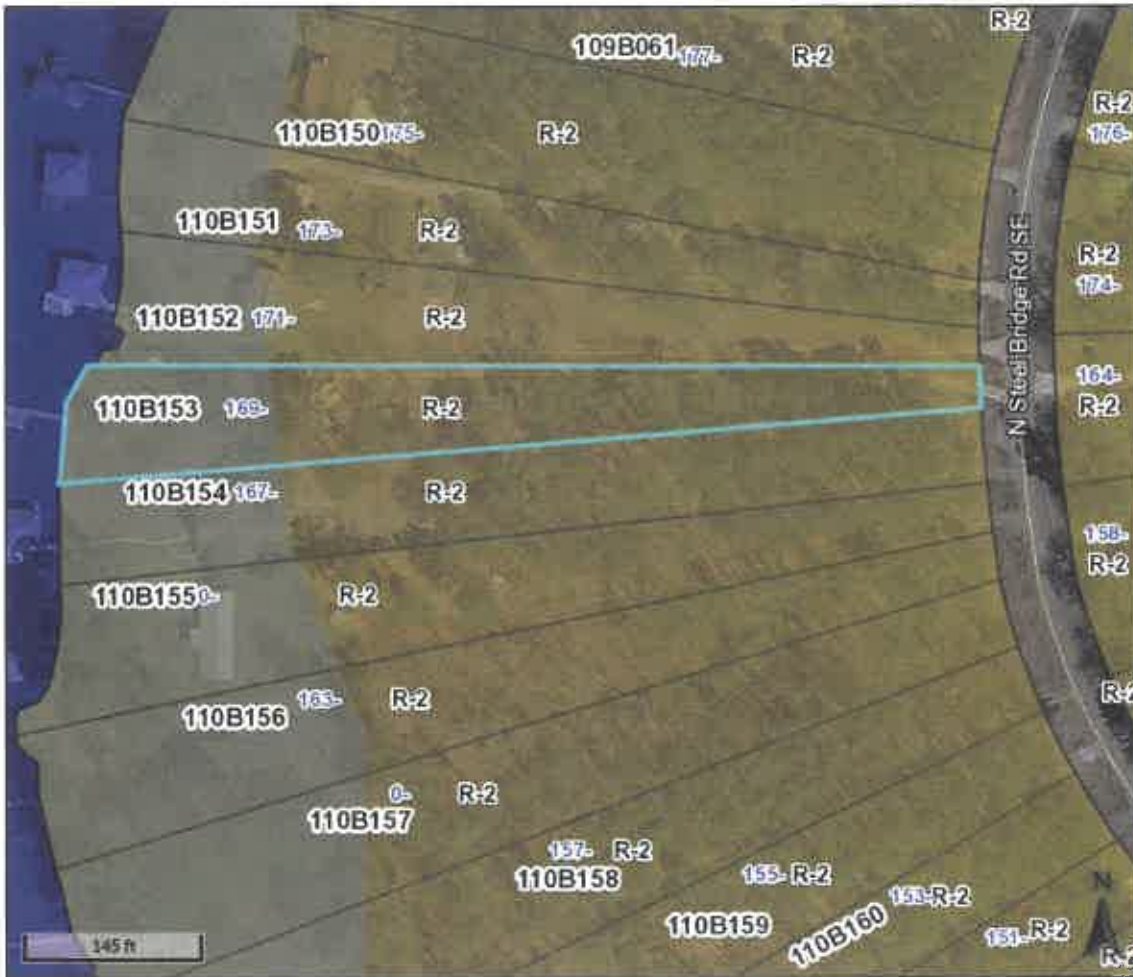
VERSION: JULY 30, 2013

- Sec. 65-45 - Development standards.
 - (a) Minimum lot width: 60 feet.
 - (b) Minimum road frontage: 30 feet. On a cul-de-sac: 40 feet.
 - (c) Minimum lot width at the building setback line: 100 feet.
 - (d) Minimum setback requirements are as follows:
 - (1) Front setback: 20 feet.
 - (2) Side setback: 20 feet.
 - (3) Rear setback: 20 feet. From lake or river: 100 feet.
 - (e) Minimum height of structures: Three stories.
 - (f) Minimum height of structures: Three stories.
 - (g) Minimum height of structures: Three stories.
 - (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) Accessory buildings: Maximum of two per lot, excluding one garage, or carport and one well house.
- Subsection 65-34(f) - Lot sizes.
- The following minimum lot 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 subdivision of land into lots smaller than the minimum lot size established in this subsection.
- (1) Individual well and septic systems: Off-lake lot: 1.1 acre. On-lake lot: 1.5 acre.
 - (2) Public well and septic systems: Off-lake lot: 30,000 square feet (.69 acre). On-lake lot: 36,250 square feet (.83 acre).
 - (3) Individual well and sewer: Off-lake lot: 1.1 acre.
 - (4) On-lake lot: 36,250 square feet (.83 acre).
 - (5) Public well and sewer: 20,000 square feet (.46 acre).

Corporate License No. 15F (expired)

JORDAN ENGINEERING

144 N. WARREN ST., MONTICELLO, GA 31064
(707) 458-8959 www.jordan-eng.com
Engineering • Surveying • Soil • 3D Modeling



Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Address Numbers
- Zoning**
- A-1 CITY
- A-1 and AG-1
- AG-1
- AG-2
- C-1
- C-1 CITY
- C-2
- C-2 CITY
- C-2 PUD
- I-1 CITY
- I-2 CITY
- I-M
- MHP
- PUBLIC
- PUBLIC CITY
- R- 1 CITY
- R- 2 CITY
- R- 3 CITY
- R- 4 CITY
- R-1
- R-1R
- R-2
- RM-1
- RM-2
- RM-3
- VILLAGE
- Roads**
- Flood Map**
- A - 100 Year Flood Area - Areas of 1% annual chance floo also known as the base flood. Base Flood Elevations

Courtney Andrews

From: Hill, Kathryn <Kathryn.Hill@dph.ga.gov>
Sent: Monday, October 5, 2020 10:33 AM
To: Lisa Jackson; Courtney Andrews
Cc: doughulett@gmail.com
Subject: 169 North Steel Bridge Rd Variance request

Good morning,

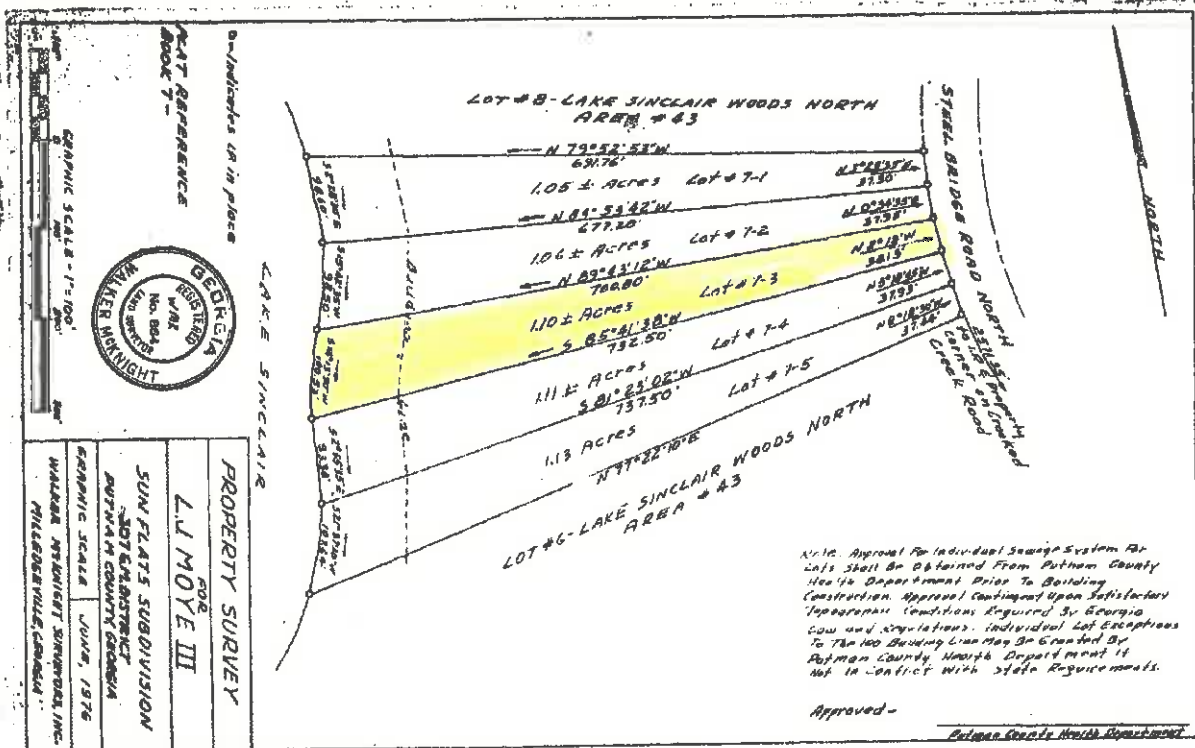
Mr. Hulett has turned info for a septi permit into the Health dept and an approval from us is pending. Please allow his variance request to be put on the docket when he turns in his other paperwork for the meeting.

thanks,
Kathryn



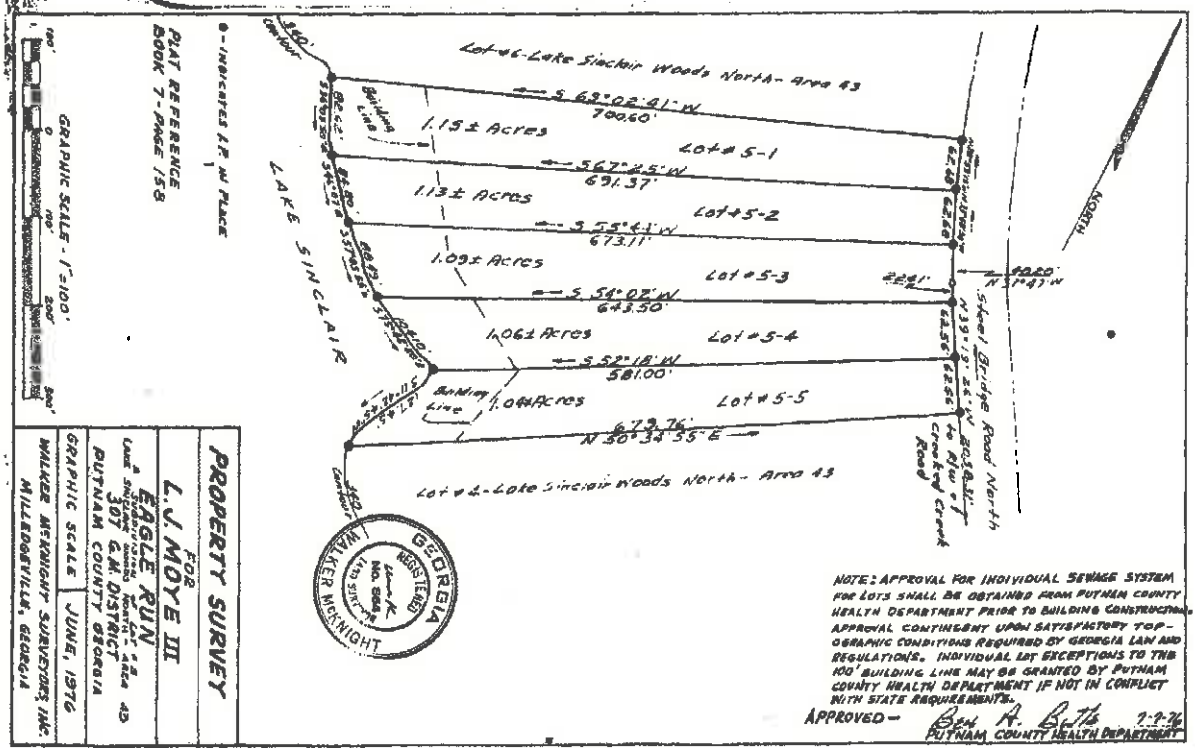
Kathryn Hill, REHS
Putnam County EHS County Manager

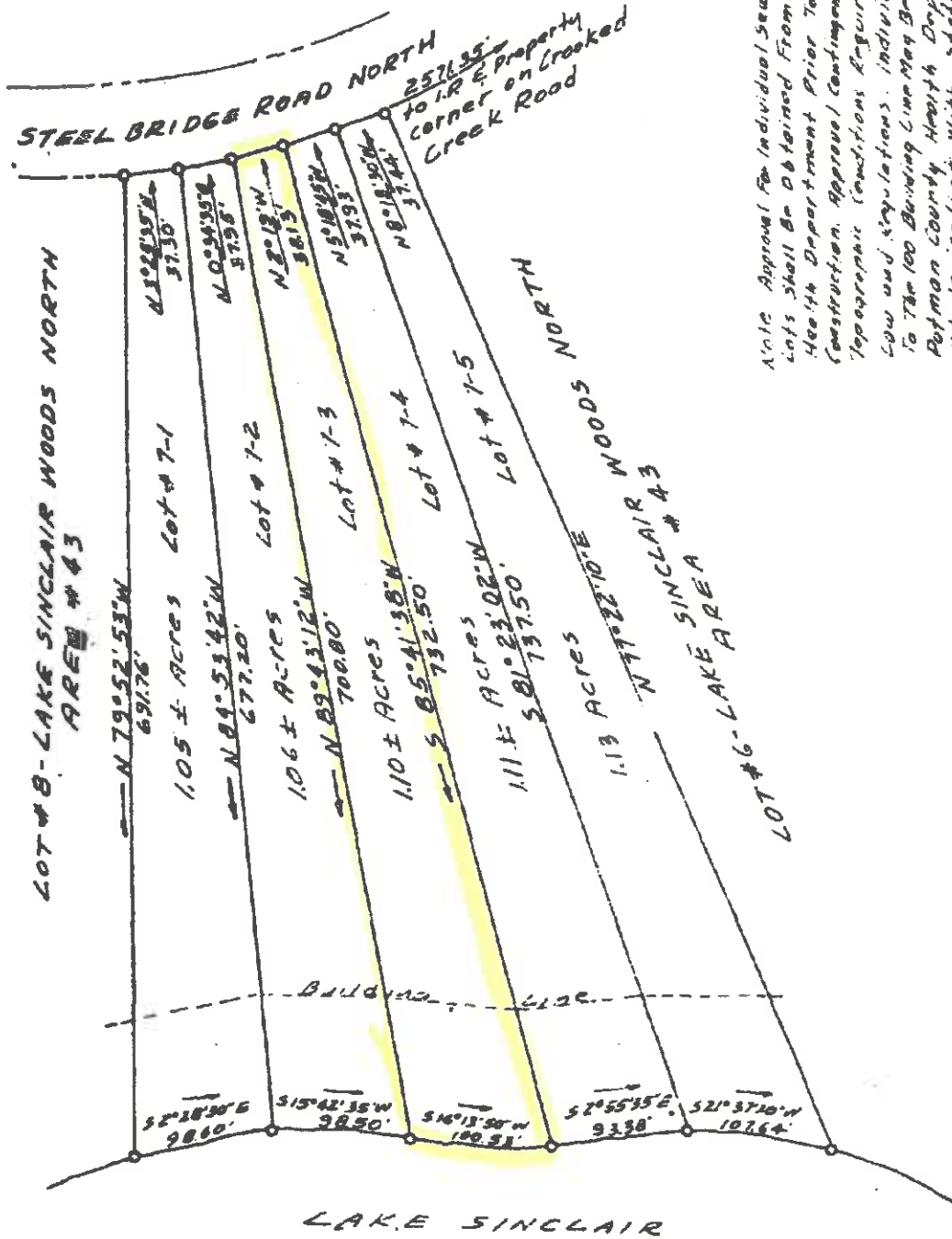
Putnam County Health Dept
117 Putnam Dr. Suite C
P.O. Box 3776
Eatonton, GA 31024
706-484-2914 office
706-485-2018 Fax



CLYBURN & SONS, INC.
Plat Book 7 Putnam County

186



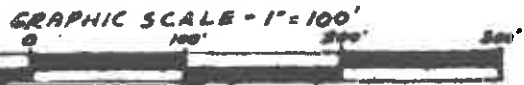


At no Approval for Individual Sewage System For Lots shall be Obtained From Putnam County Health Department Prior To Building Construction. Approval Contingent Upon Satisfactory Topographic Conditions Required By Georgia Law and Regulations. Individual Lot Except To The 100 Building Line May Be Granted By Putnam County Health Department If Not In Conflict With State Requirement.

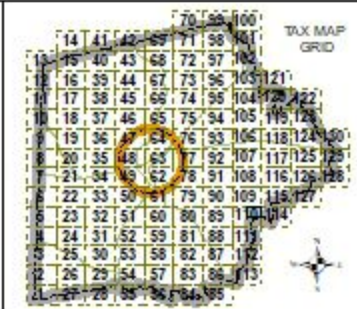
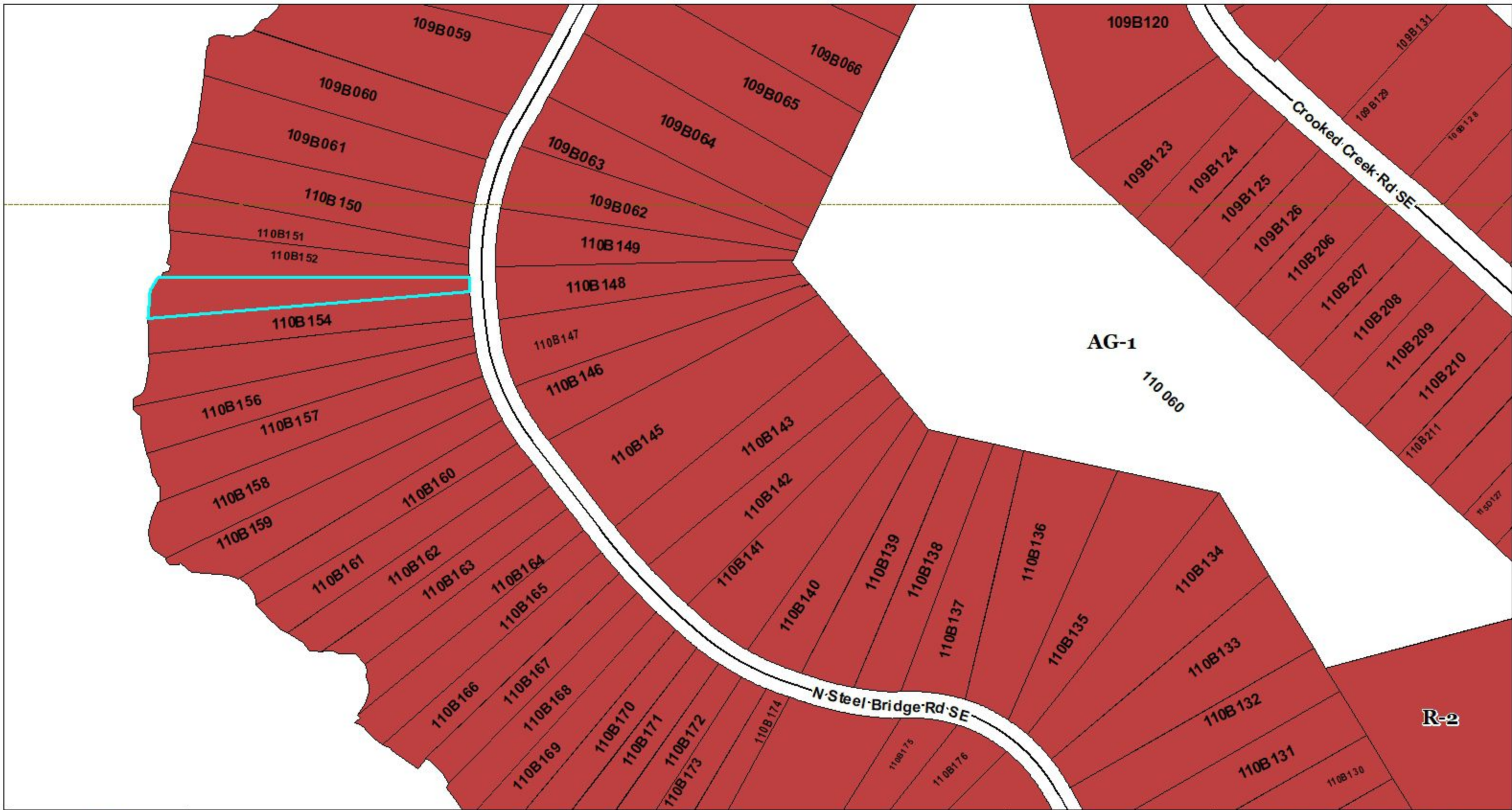
Approved -

o - Indicates LA in place

PLAT REFERENCE BOOK 7 -



PROPERTY SURVEY	
FOR L.J. MOYE III	
SUN FLATS SUBDIVISIO. 307 6 M. DISTRICT PUTNAM COUNTY, GEORGIA	
GRAPHIC SCALE	JUNE, 1974
WALKER MCKNIGHT SURVEYORS, MILLEDGEVILLE, GEORGIA	



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

GEOGRAPHIC FEATURE LEGEND

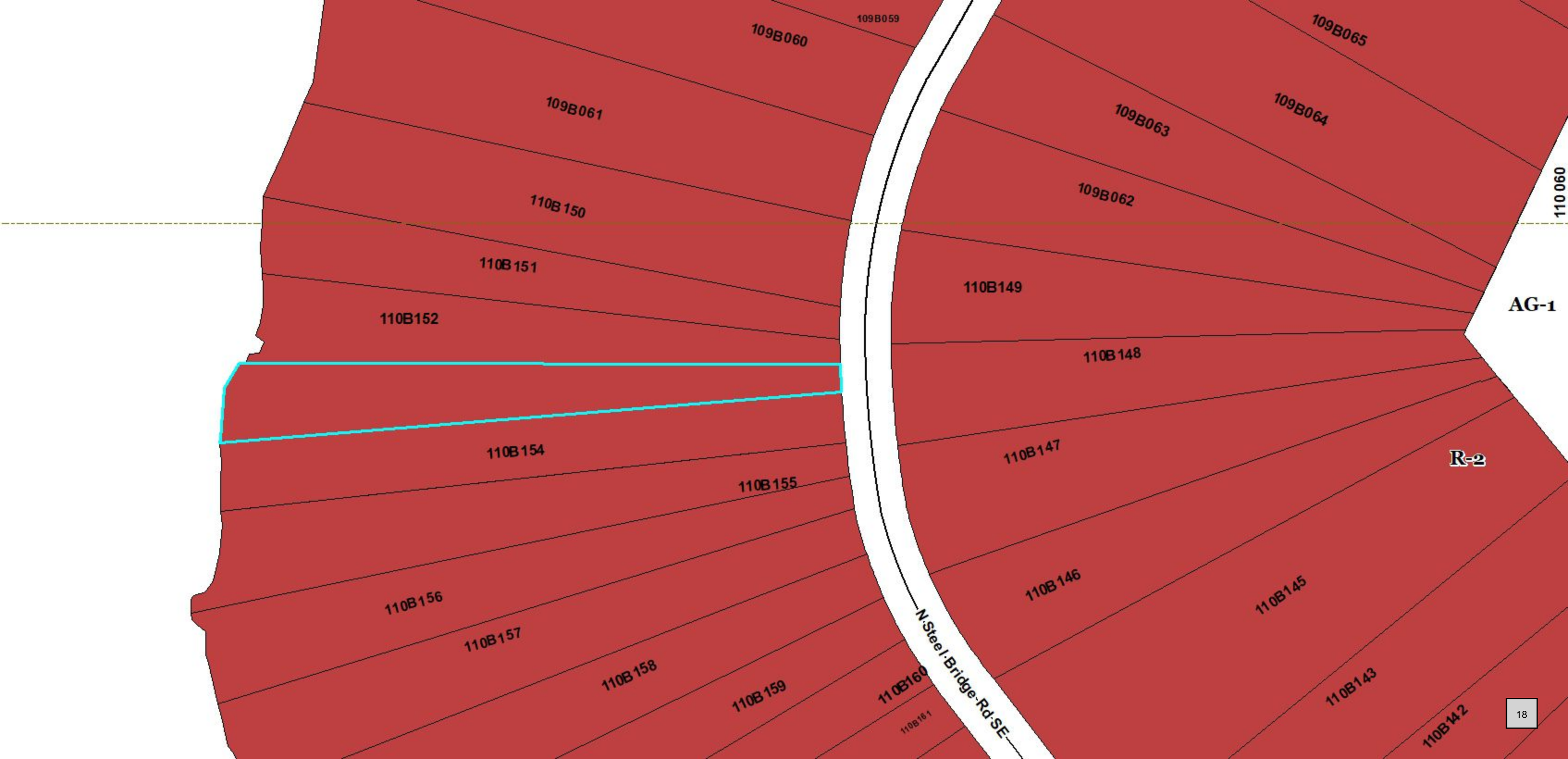
Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	RM-2
No Code	C-1	I-M	MHP	R - 2 CITY	R-1R
AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	R-2
AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1
				RM-3	VLLAGE

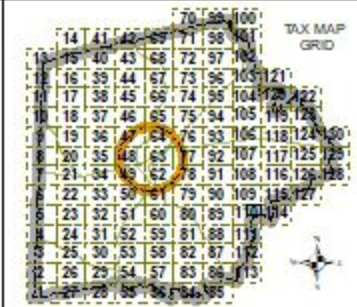
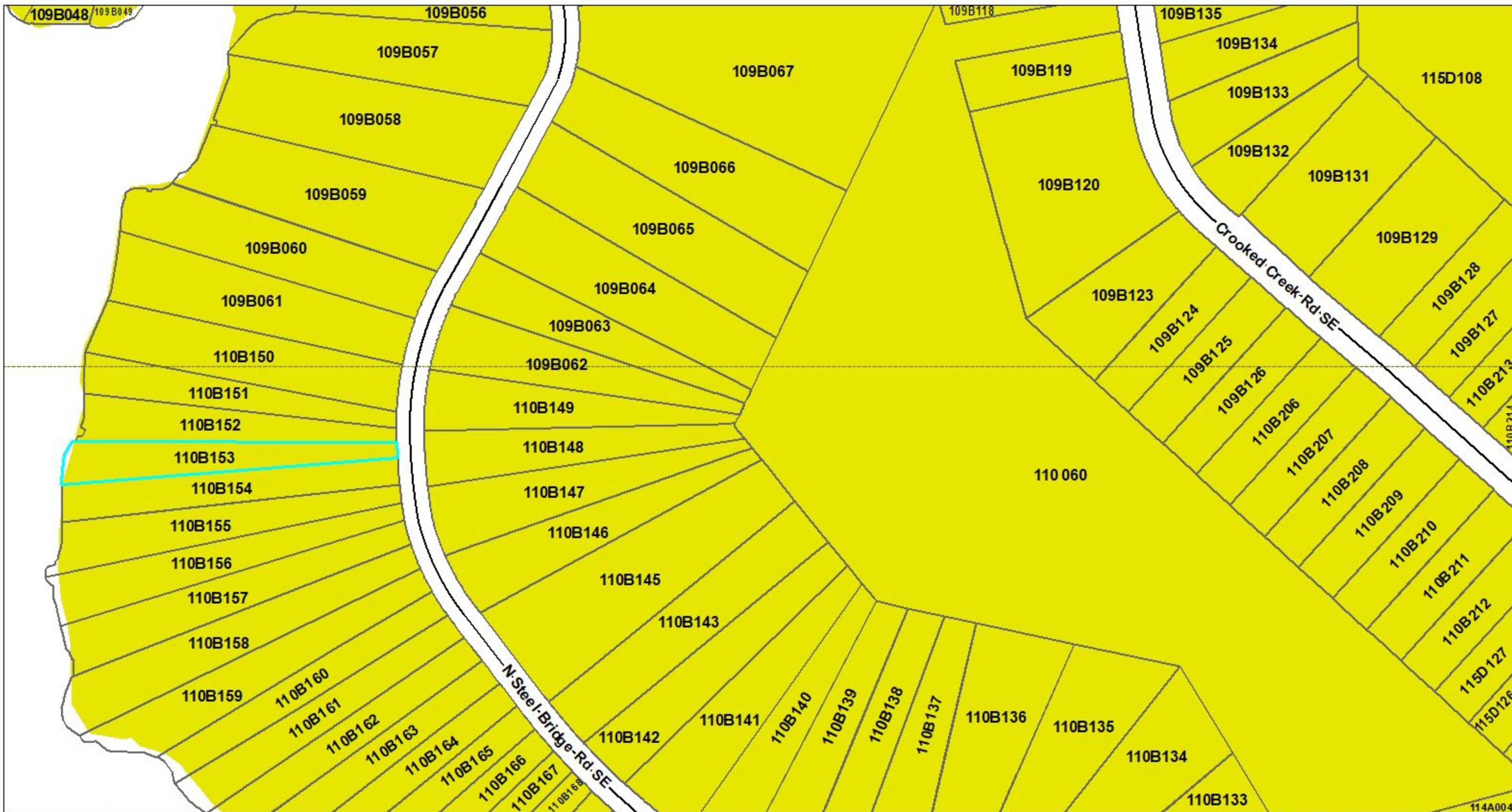
MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-8100
Web:
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 110B

MAP SCALE: 1" = 208.33' SCALE RATIO: 1:2,500 DATE: NOVEMBER 2017





GEOGRAPHIC FEATURE LEGEND

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

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PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 110B

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

19



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, December 03, 2020 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

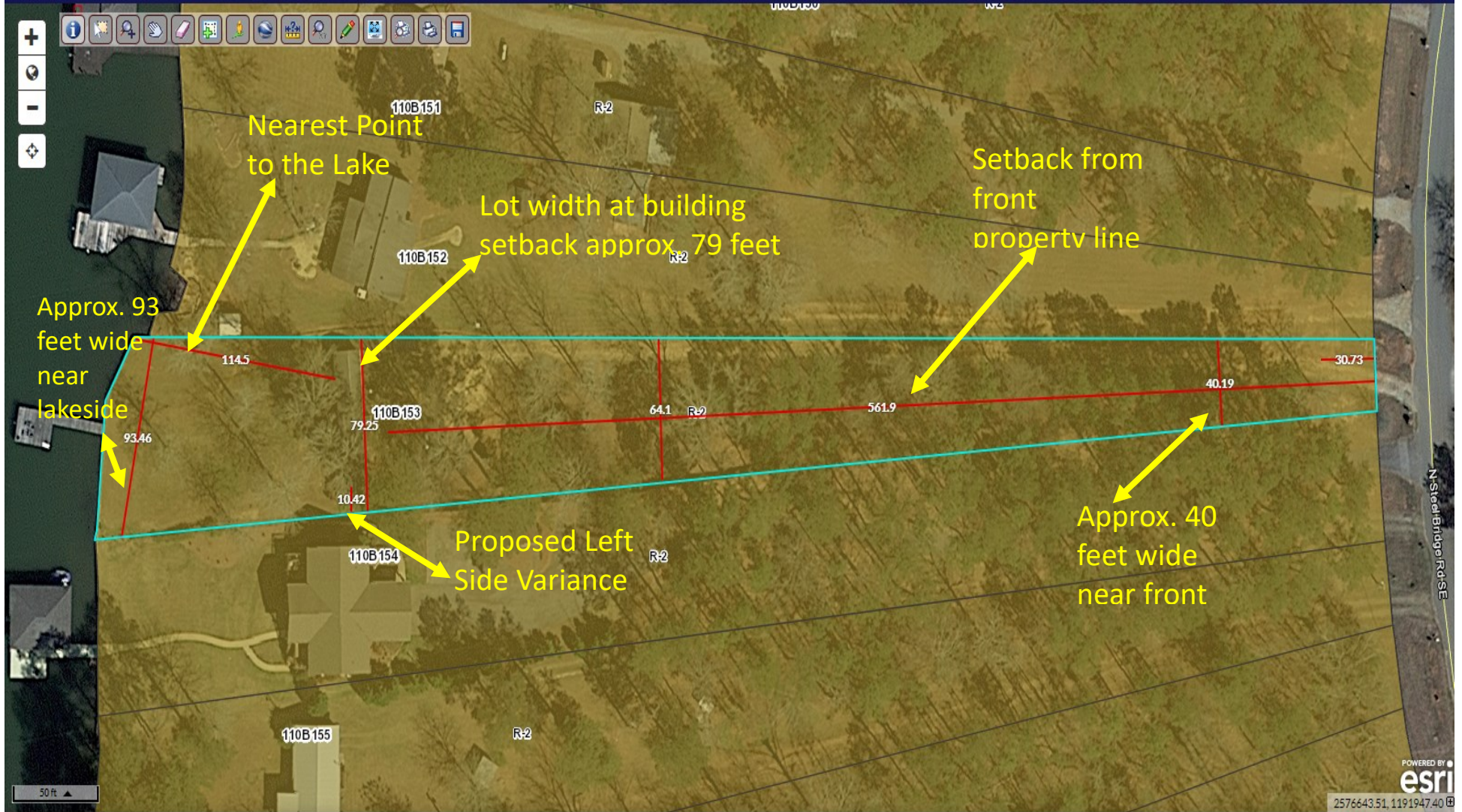
1. Call to Order
2. Attendance
3. Rules of Procedures

Minutes

4. Approval of Minutes - November 5, 2020

Requests

5. Request by **Glenn Hulett** for a side yard setback variance at 169 N. Steel Bridge Road. Presently zoned R-2. **[Map 110B, Parcel 153, District 3]**. The applicant is requesting a 10-foot side yard setback variance, being 10 feet from the left side property line when facing the lake. The structure will be 26-ft from the property line on the right side. There is adrainage that runs from the road to lake on the right side of the property, which causes the proposed structure to encroach the left setback. This is an extremely long, non-conforming lot, measuring 700 feet long with a lot width at building setback of 79 feet. Mr. Hulett would like to build a new two-story home on the lot. The proposed footprint of first floor will be 2,100 square feet. Due to the severe drainage issue, the proposed location is the best option for the request. Therefore, this request meets the conditions stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(2).



Staff recommendation is for approval of a 10-foot side setback variance, being 10 feet from the left-side property line when facing the lake at 169 N. Steel Bridge [Map 110B, Parcel 153].

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 December 15, 2020 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.

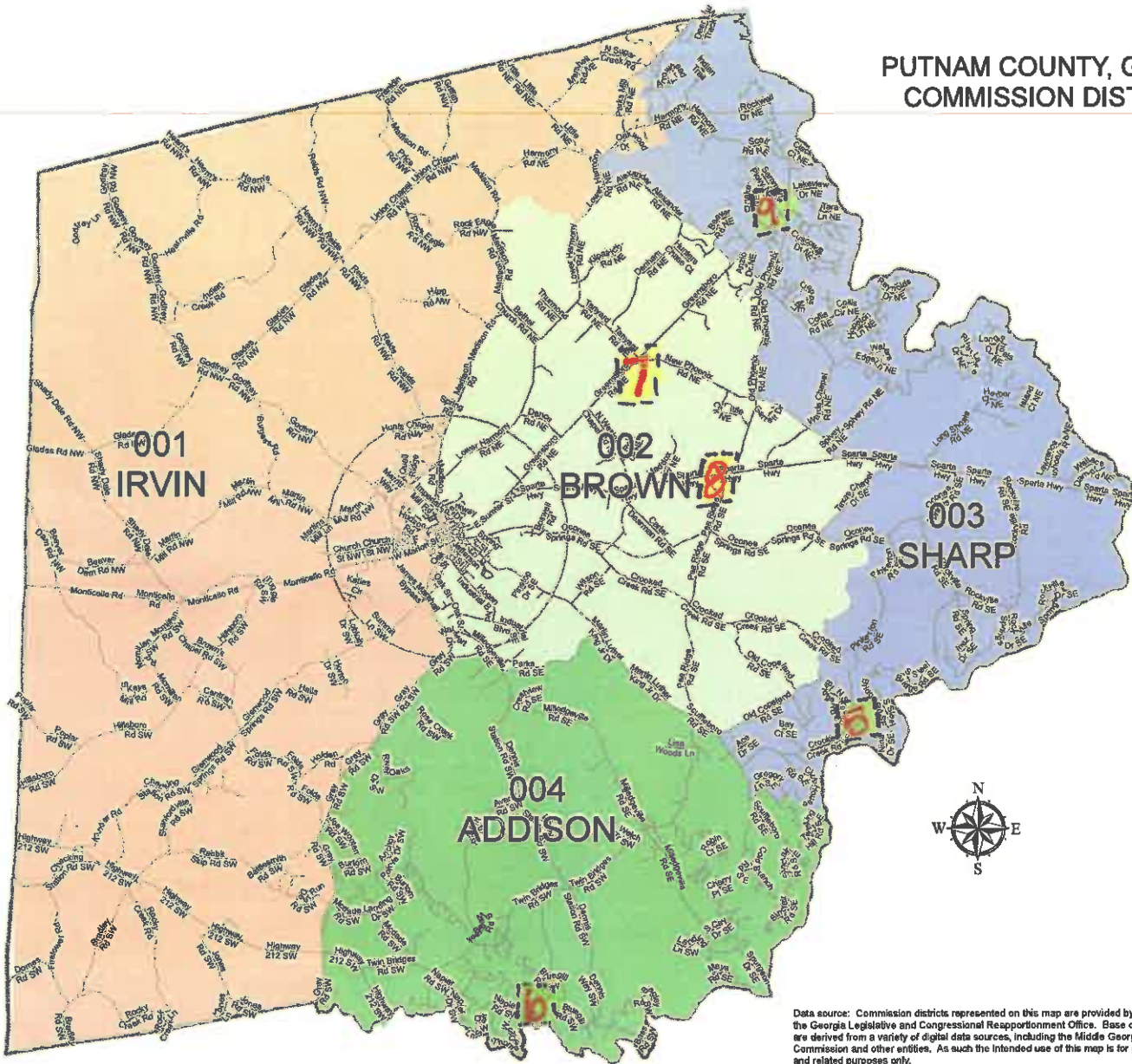
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Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA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

File Attachments for Item:

6. Request by **Ronald Peterson** for a rear yard setback variance at 145 Northshore Drive. Presently zoned R-2. **[Map 056B, Parcel 097, 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" = 5,897.28' SCALE RATIO: 1:68,367.34 DATE: JUNE 2019

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6. Request by **Ronald Peterson** for a rear yard setback variance at 145 Northshore Drive. Presently zoned R-2. [Map 056B, Parcel 097, District 4].
7. Request by **C. Roy Embry** for conditional use at 621 New Phoenix Road. Presently zoned C-1. [Map 075, Parcel 050, District 2]. *
8. Request by **Willie David Copelan** to rezone 5.00 acres from AG-2 to C-2 at 931 Pea Ridge Road. [Map 092, Part of Parcel 017001001, District 2]. *
9. Request by **Zeke Long**, agent for **Tyler Land Holdings, LLC** to rezone 2.76 acres from C-1 to C-2 on Greensboro Road. [Map 103A, Part of Parcel 062, 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

PLAN 2020 - 01865

Putnam County City of Eatonton
APPLICATION FOR: VARIANCE CONDITIONAL USE

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

RONALD PETERSON Phone# 917 - 913 - 4495
Owner name

Applicant name (If different from above) Phone# _____ - _____ - _____

115 Hillyer Place Decatur GA 30030
MAILING ADDRESS CITY STATE ZIP

PROPERTY LOCATION: 145 Northshore DR TOTAL ACREAGE .74

MAP: _____ PARCEL: 056B097 PRESENTLY ZONED: R-2 G⁺ DISTRICT: Putnam (Dist 4)

SETBACKS: Front: 142 Rear: NA Lakeside: 52 Left: 57 Right: 35

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

Arterial/State Road. Yes: _____ No: X

TOTAL SQ. FT. (existing structure) 960 TOTAL FOOTPRINT (proposed structure) 1,200

LOT LENGTH (the total length of the lot) _____

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

REASON FOR REQUEST: ADD 240 sqft to existing home to bring it up to code

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

RECORDED PLAT: _____ LETTER OF AGENCY _____ LETTER OF INTENT X

SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT _____

PROPOSED LOCATION MUST BE STAKED OFF

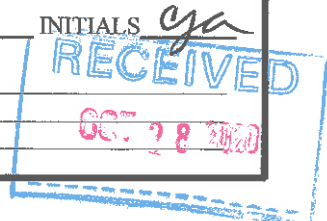
Katron12@yahoo.com

*SIGNATURE OF APPLICANT: Ronald Peterson

DATE: 10-23-2020

*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>10-28-2020</u>	FEE: \$ <u>200.00</u>	CK. NO. <u>3479</u>	CASH _____	C. CARD _____	INITIALS <u>gja</u>
RECEIPT # _____					
DATE OF NEWSPAPER AD: <u>11-12-2020</u>	DATE SIGN POSTED: <u>11-10-2020</u>				
PLANNING & ZONING HEARING: <u>12-3-2020</u>	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				



Ronald Peterson & Kathleen Marran
115 Hillyer Pl
Decatur, GA 30030
October 27, 2020

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

Dear Putnam County Planning & Development:

We own the property at 145 Northshore Drive Eatonton 31024, and would like to add 240 sq ft to the existing floor plan. The expansion will provide us the ability to add a bedroom and a bath, while maintaining the current roof line. The 12ft we would like to expand on the north end of the house would accommodate our needs and still maintain an acceptable distance from the adjacent property line. We are currently 60'49" from the neighboring property line.

The lot length is 189' 23" and the lot width is 155' (See attached survey)

The house is currently zoned as R3 Residential and has a total square footage of 960. The county's current square footage minimum for a R3 home is 1,200. If our expansion request is accepted, the home will be brought up to code with a total of 1,200 sqft.

If you require any further information, please do not hesitate to contact me Thank you for your consideration

Best Regards,



Ronald Peterson

917-913-4495



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

COUNTY: PUTNAM	SUBDIVISION:	LOT NUMBER:	BLOCK: 056 B097
PROPERTY LOCATION (STREET ADDRESS): 145 Northshore Dr Eatonton, GA 31024			

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>Ron Peterson</i>	DATE: 9-28-2020 10/21/20
PROPERTY OWNER'S NAME: Ron Peterson	PHONE NUMBER: * 917 913 4495 (C)
PROPERTY OWNER'S ADDRESS: 145 Northshore Dr Eatonton GA 31024	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	8. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.): * Single Family	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.): (Group) 3
2. WATER SUPPLY: (1) Public (2) Private (3) Community	5. WATER USAGE BY: (1) Bedroom Numbers (2) Gallons per Day	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: 45
3. SEWAGE SYSTEM TO BE PERMITTED: (1) New (2) Repair (3) Addition	7. NO. OF BEDROOMS / GPD: 3	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): 60
4. LOT SIZE (SQUARE FEET / ACRES): * .74	8. LEVEL OF PLUMBING OUTLET: (1) Ground Level (2) Basement (3) Above Ground Level	12. SOIL TEST PERFORMED BY: H.D.

Section B - Primary / Pretreatment

1. DISPOSAL METHOD: (1) Septic Tank (2) Privy (3) Aerobic Unit (4) Other.	3. SEPTIC TANK CAPACITY (GALLONS): 1,000	4. AEROBIC UNIT CAPACITY (GALLONS):	5. DOSING TANK CAPACITY (GALLONS): 1,000	6. GREASE TRAP CAPACITY (GALLONS):
2. GARBAGE DISPOSAL: (1) Yes (2) No	7. PRESCRIBED TANK LOCATION / REMARKS: Pump, crush fill old tank.			

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: 900	7. NUMBER OF ABSORPTION TRENCHES:
2. ABSORPTION FIELD PRODUCT: Conv. 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: Stay 100 feet from all wells. Pump to open between drive and house. Avert water away from drain field. Stay 50 feet from lake.		

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

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

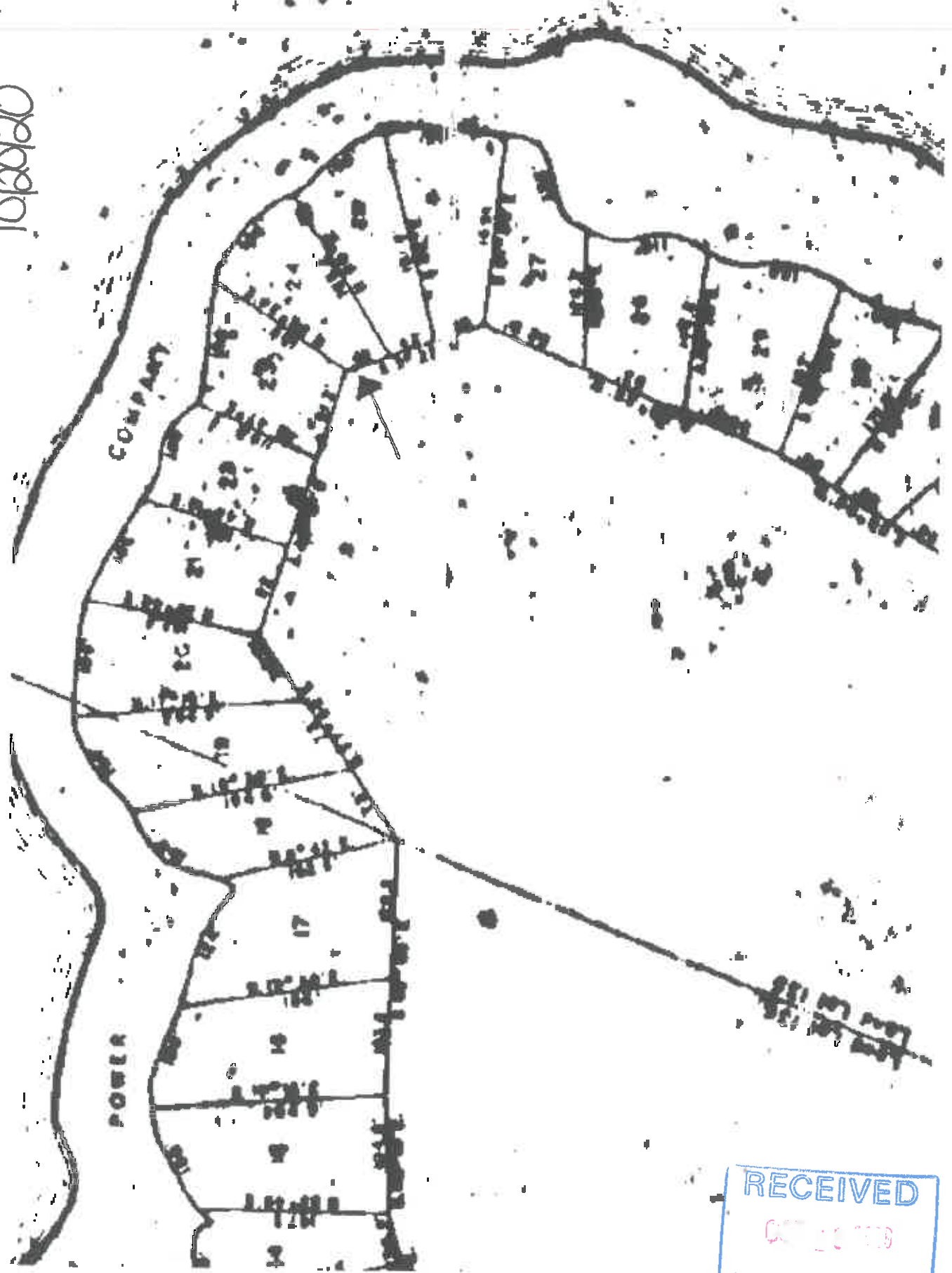
ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM, AND SUBSEQUENT APPROVAL OF SAME BY REPRESENTATIVES OF THE GEORGIA DEPARTMENT OF HUMAN RESOURCES OR COUNTY BOARD OF HEALTH SHALL NOT BE CONSTRUED AS A GUARANTEE THAT SUCH SYSTEMS WILL FUNCTION SATISFACTORILY FOR A GIVEN PERIOD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

APPROVING ENVIRONMENTALIST: <i>Moh</i>	TITLE: EHS	DATE: 10-27-20	CONSTRUCTION PERMIT NUMBER: 11701692
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1. SITE APPROVED AS SPECIFIED ABOVE: (1) Yes (2) No

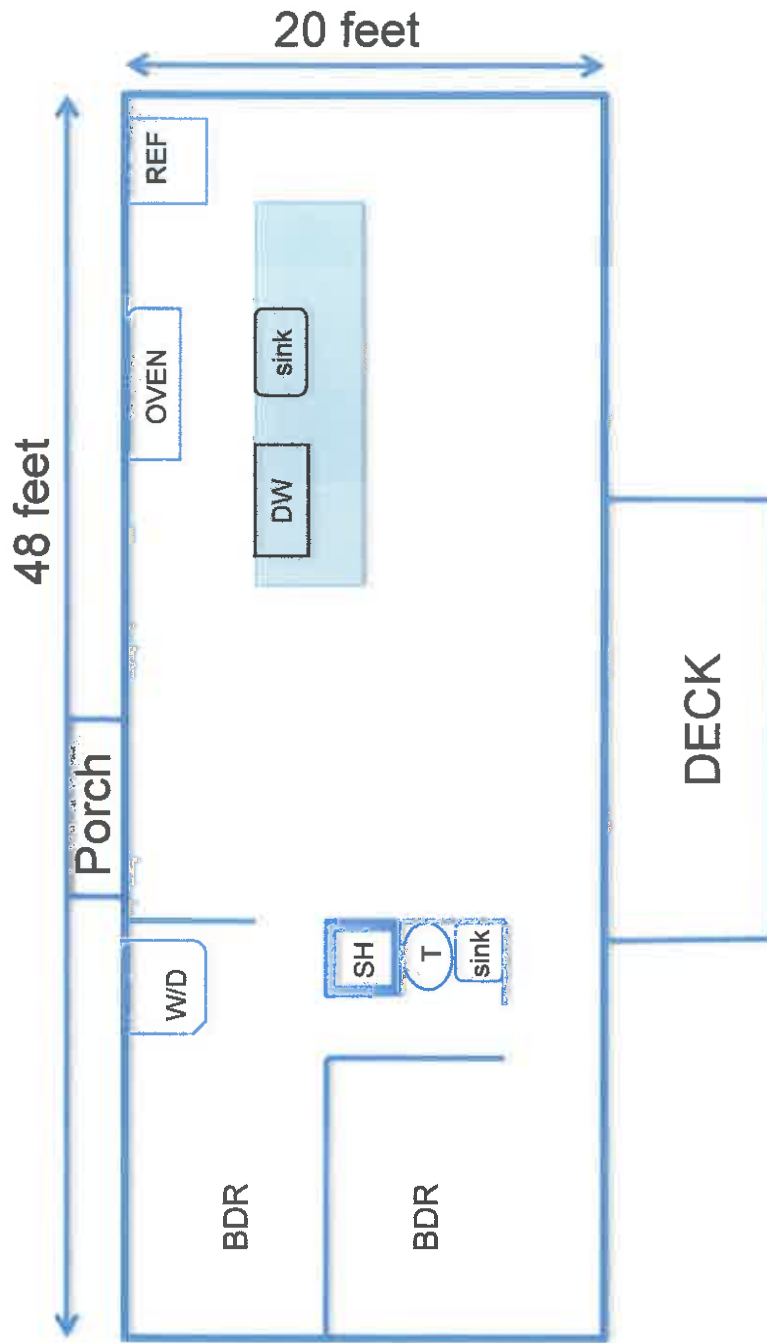


Rayne Britt, Deputy CI
10/20/20



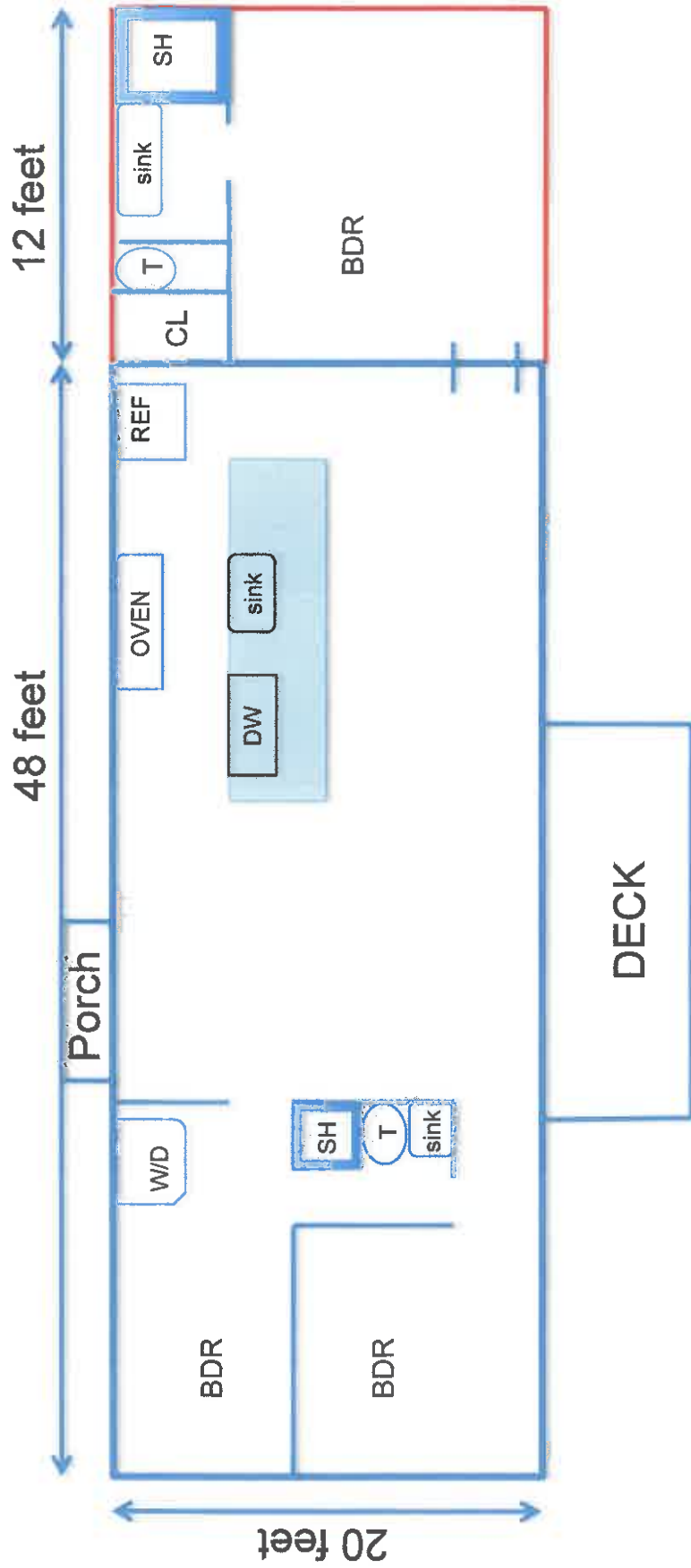
RECEIVED
 OCT 20 2020

145 Northshore Drive Eatonton, GA 31024
Current House Design

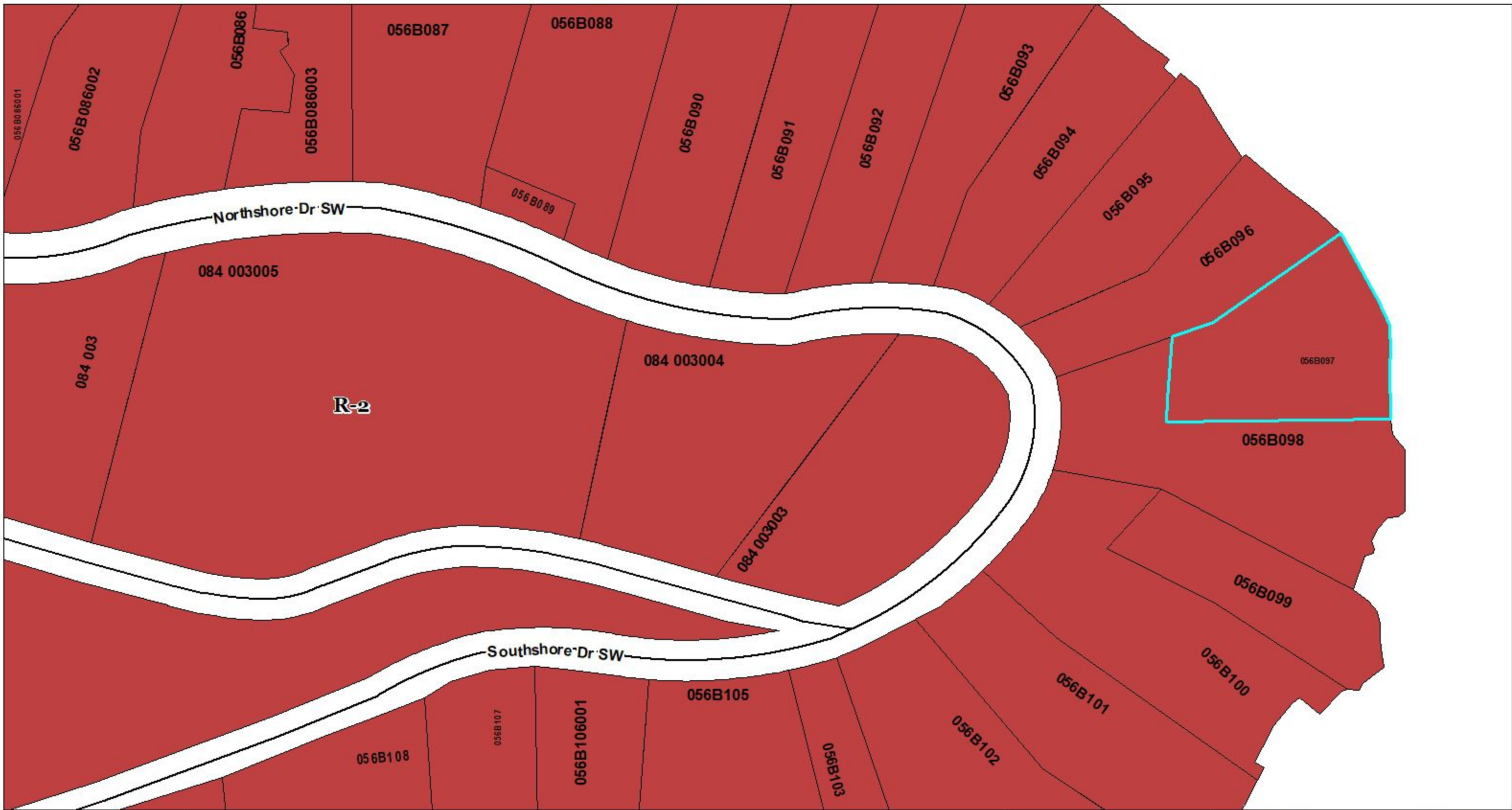


RECEIVED

145 Northshore Drive Eatonton, GA 31024
Proposed House Design



RECEIVED



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

GEOGRAPHIC FEATURE LEGEND

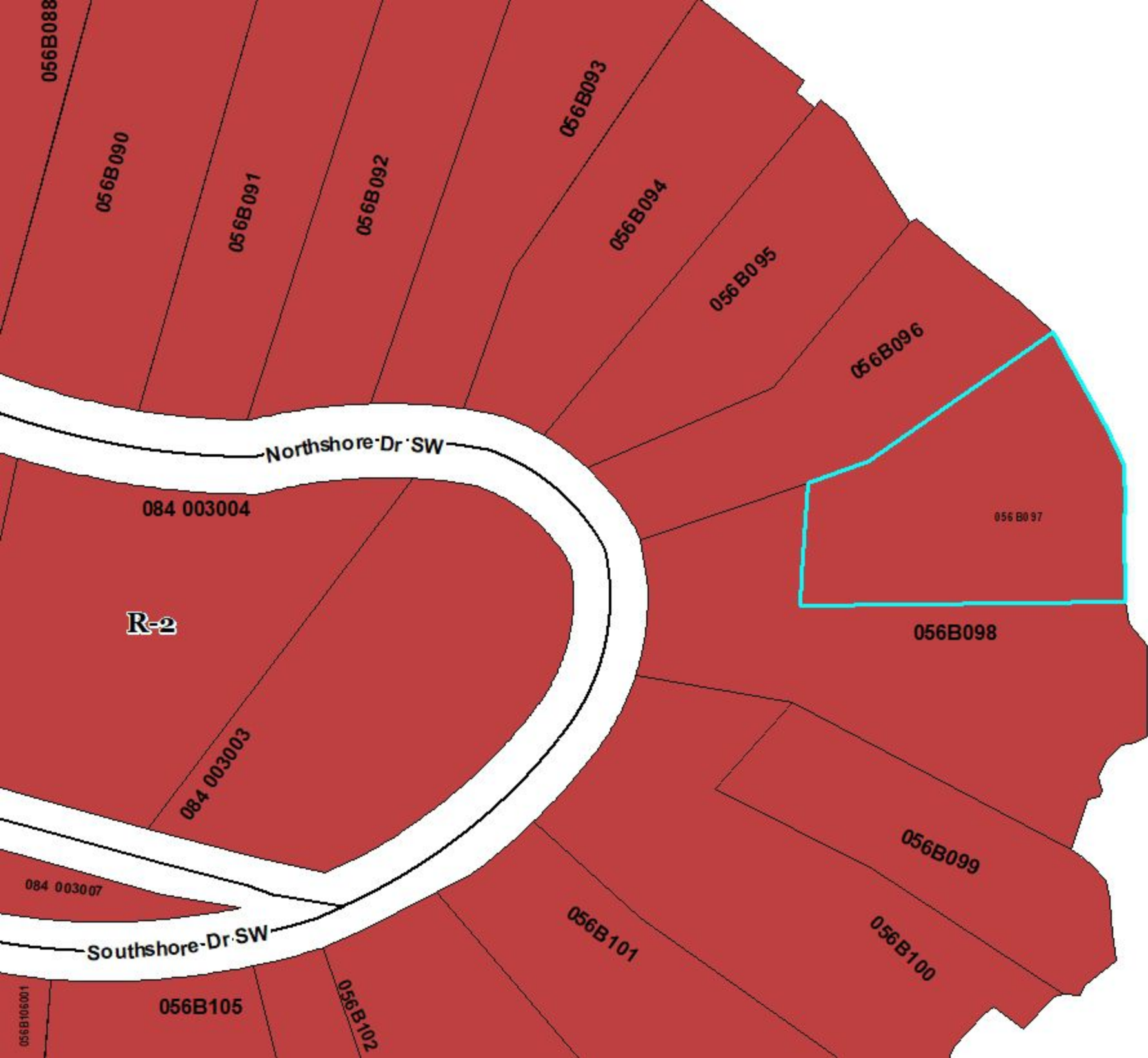
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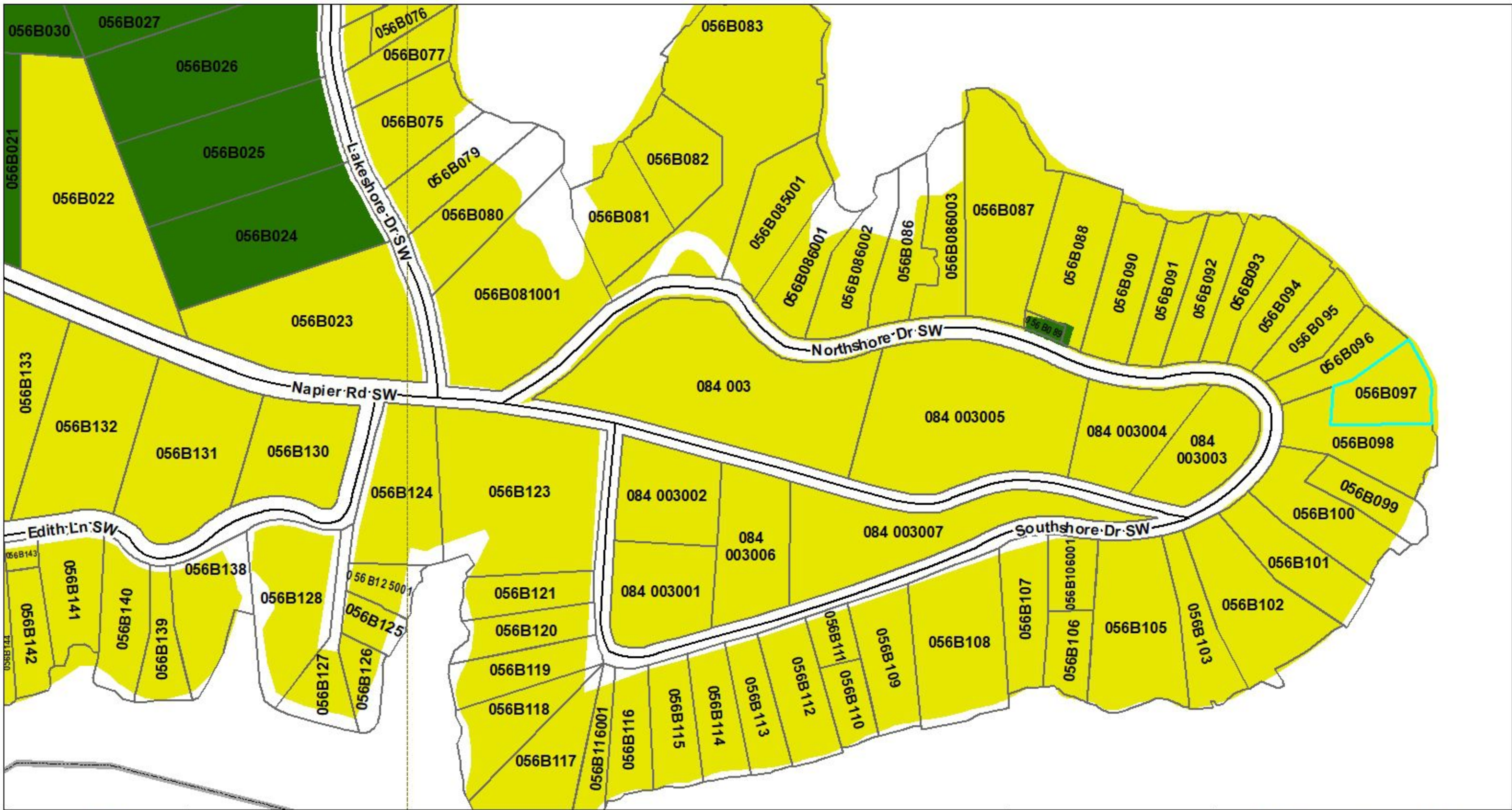
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PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 056B

MAP SCALE: 1" = 89.72' SCALE RATIO: 1:1,076.6 DATE: NOVEMBER 2011





GEOGRAPHIC FEATURE LEGEND

Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
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FUTURE LAND USE MAPS

MAP 056B

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: NOVEMBER 2011



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

Agenda

Thursday, December 03, 2020 ♦ 6:30 PM

Putnam County Administration Building – Room 203

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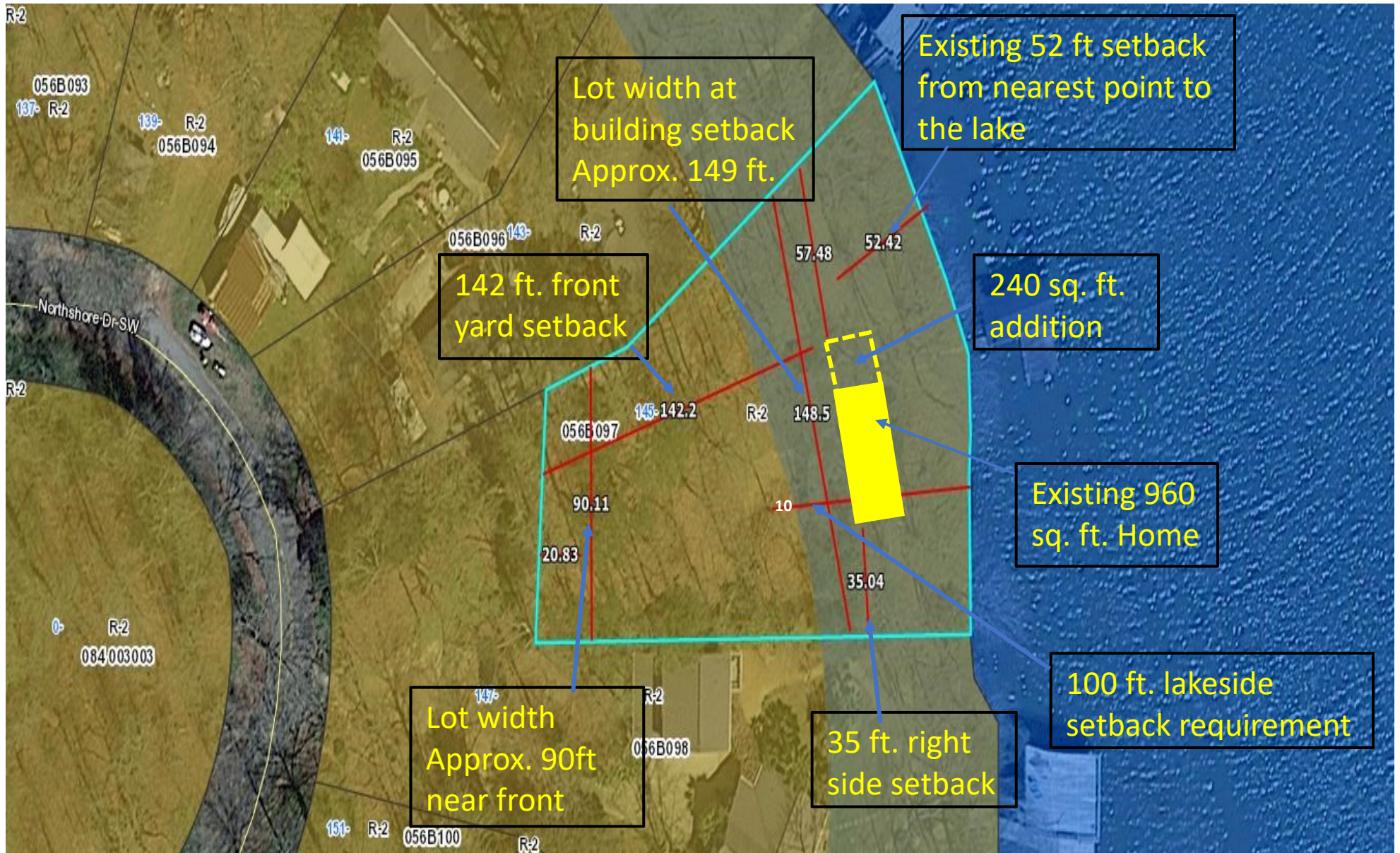
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6. Request by **Ronald Peterson** for a rear yard setback variance at 145 Northshore Drive. Presently zoned R-2. [**Map 056B, Parcel 097, District 4**]. The applicant is requesting a 48-foot rear yard setback variance, being 52 feet from the nearest point to the lake. He would like to add a 12' x 20' (240) sq. ft. bedroom/bathroom extension to the existing home. The home is currently 960 Sq. ft which is nonconforming according to Putnam County Code of Ordinances states in Sec. 66-85 (g), of the R-2 zoning district. The minimum heated requirement is 1,000 heated square feet and with the proposed addition, the proposed addition. This extension will not exceed the current home's setback from the lake. Although, there is space located in the front of the home, it is unbuildable due to the location of the septic system. If approved, this addition would bring the total square footage of the home to 1,200 sq. ft., bringing the structure up to code. Therefore, this request meets the conditions stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(2).



Staff recommendation is for approval of a 48-foot rear yard setback variance, being 52 feet from the nearest point to the lake at 145 Northshore Drive [Map 056B, Parcel 097].

New Business
Adjournment

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

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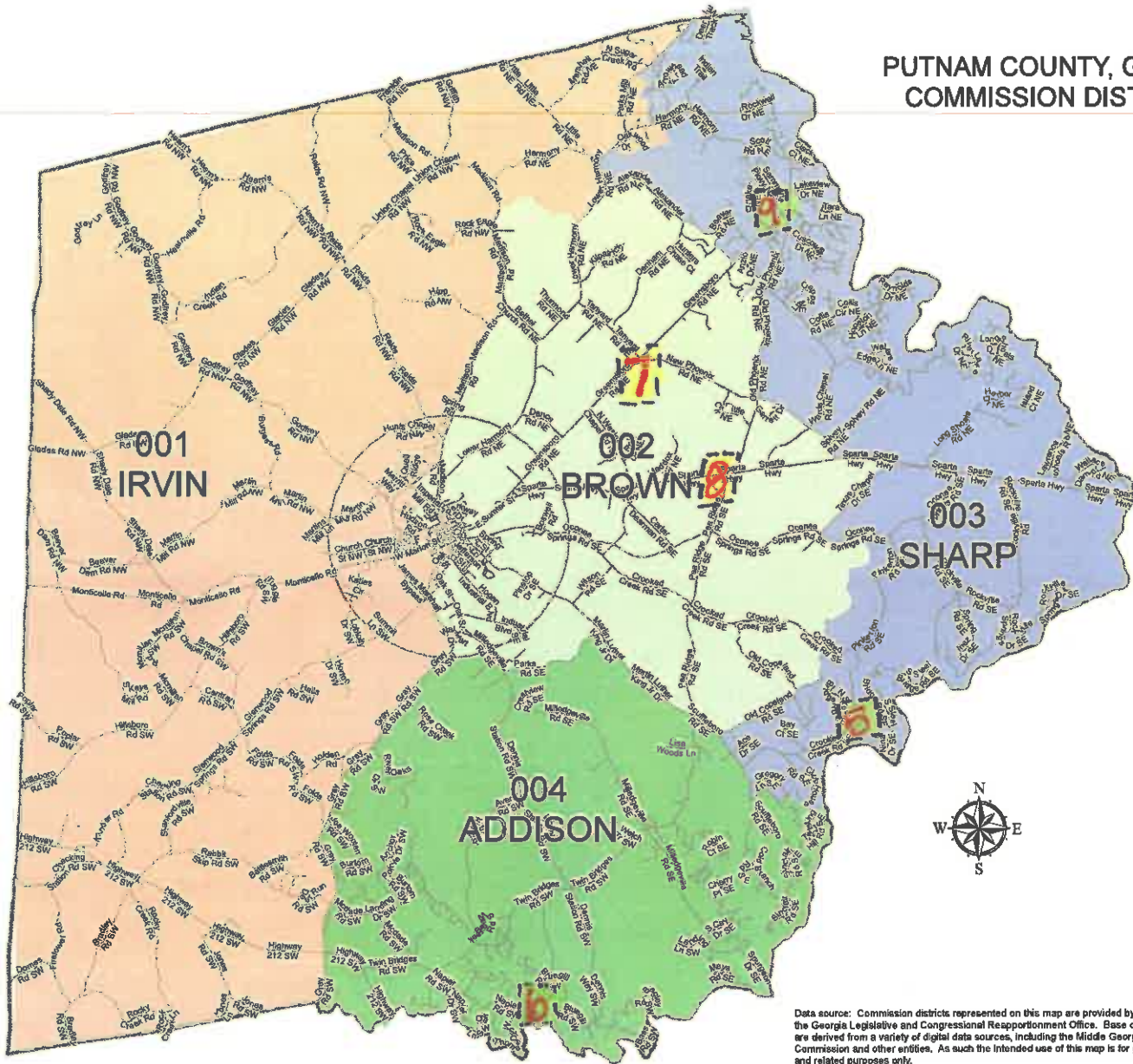
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File Attachments for Item:

7. Request by **C. Roy Embry** for conditional use at 621 New Phoenix Road. Presently zoned C-1. **[Map 075, Parcel 050, District 2]. ***

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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PUTNAM COUNTY PLANNING & DEVELOPMENT

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

Conditional Use

Putnam County City of Eatonton

APPLICATION FOR: VARIANCE

Permit # PUN2020-01926

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

Owner name C Roy Embry Phone# 706 - 485 - 9848

Applicant name (If different from above) Phone# _____

530 New Phoenix Rd Eatonton GA 31024

MAILING ADDRESS CITY STATE ZIP

EMAIL ADDRESS royembry@embryfarms.com

PROPERTY LOCATION: 621 New Phoenix Rd TOTAL ACREAGE 4.37A
Corner of 44 + New Phoenix Rd

MAP: 075 PARCEL: 050 PRESENTLY ZONED: C-1 DISTRICT: 2

SETBACKS: Front: 150' Rear: 275' Lakeside: < Left: 200' Right: 200'

Arterial/State Road. Yes: No:

TOTAL SQ. FT. (existing structure) _____ TOTAL FOOTPRINT (proposed structure) 4000 ft²

LOT LENGTH (the total length of the lot) 425'

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 400'

REASON FOR REQUEST: existing bldg has been removed + want to build new fertilizer storage/blending facility

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

PROPOSED LOCATION MUST BE STAKED OFF

*SIGNATURE OF APPLICANT: C. Roy Embry DATE: 10/28/2020

*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>10-28-20</u>	FEE: \$ <u>200.00</u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>CRE</u>
RECEIPT # _____					
DATE OF NEWSPAPER AD: <u>11-12-2020</u>	DATE SIGN POSTED: <u>11-10-2020</u>				
PLANNING & ZONING HEARING: <u>12-3-2020</u>	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				

USA

400 FLOOD MAPS AVAILABLE.
NO ENCROACHMENTS WERE NOTED.

Map 075
Parcel 050

GEORGIA HIGHWAY 44
VARIABLE R/W (PAVED)
[118' AT SUBJECT PROPERTY PER
DB 8-A/747]

WESLEY CHAPEL ROAD

TAN YARD ROAD

NEW PHOENIX ROAD
60' R/W
(PAVED)

Old Phoenix Road

CLIFFORD V. ALGOOD &
LEONELL M. ALGOOD
DB 205/102
PARCEL 40/22
ZONED AG

CLIFFORD V. ALGOOD &
LEONELL M. ALGOOD
DB 205/102
PARCEL 40/22
ZONED AG

4.37 ACRES
DB 70/771
DB 02/187
PB 12/54
PARCEL 40/47818
ZONED C-1

ROGER PIERCE
DB 98/3
PB 12/54
PARCEL 40/19
ZONED C-1

2 1/4" PIPE W/ CAP
FENCE CORNER

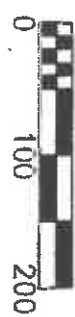
3 1/4" PIPE W/ CAP
ANCHOR POINT OF FENCE

PUTNAM COUNTY PLANNING & ENGINEERING
Shirley Dabbs
11/14/04

FILE INFORMATION
DATA FILE PROGRAM: CSD

POB - POINT OF BEGINNING
From a PK nail at the original C/L Intersection of GA Highway 44 & New Phoenix Road, go S 29°47'27" E, 66.82' to a 1/2" Rebar and POB on the Southwestern R/W Intersection of GA Highway 44 & New Phoenix Road. (Variable R/W).

- MONUMENT FOUND
- ⊕ 1/2" REBAR (Mass Setting)
- ⊕ -1/2" REBAR SET
- -BREAK IN COURSE
- -POWER POLE



Survey for:
PHOENIX CONCRETE, INC.

613 NEW PHOENIX ROAD, NE
LAND LOT 249 3rd LAND DISTRICT
Q.M.D. 389 PUTNAM COUNTY, GEORGIA

Scale: 1" = 100' Date: Sept 24, 2004

R.V. Boudwin PLS/2255 PE#10242
Boudwin Engineering Services
150 West Washington Street
Madison, GA 30650 PH:(706) 342-0191



PUTNAM COUNTY, GEORGIA
CLERK OF SUPERIOR COURT
FILED & RECORDED
THIS 11-14-04
CABINET 5 ROOM 509
SLIDE 5 PAGE 2 OF 10
Shirley Dabbs
CLERK OF SUPERIOR COURT

Nov 4, 2004



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 Christopher Hestings TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR conditional use OF PROPERTY DESCRIBED AS MAP 075 PARCEL 050, CONSISTING OF 4.37 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 621 New Phoenix Rd 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 conditional use 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 28th DAY OF October, 2020.

PROPERTY OWNER(S): C Roy Embry NAME (PRINTED)
C Roy Embry SIGNATURE
ADDRESS: 530 New Phoenix Rd
PHONE: Eatonton, GA 31024

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 28th DAY OF October, 2020

Heather Litz Kelley
NOTARY
MY COMMISSION EXPIRES: May 14, 2023





10/28/2020

Putnam County Planning and Development
Director Lisa Jackson
117 Putnam Dr Suite B
Eatonton, GA 31024

Dear Putnam County Planning and Development,

I own the land located at 621 New Phoenix Rd and plan to build a fertilizer storage/blending facility on this site. There was an existing concrete plant on this site which we removed and cleaned up. We just found out the existing zoning is C-1, which is not the zoning we need for the planned fertilizer facility.

There is approximately a 25' buffer between Hwy 44 and even the beginning of the parking area of this site. The proposed buildings will be approximately 200' from the highway. This will be a storage/blending facility that will have neither an office nor a bathroom, so there is no septic tank required. It will simply be a concrete floor and walls with a wooden/shingle roof.

If you have any questions, please give me a call at 706-485-9848.

Thank you,


C Roy Embry

530 New Phoenix Rd
Eatonton, GA 31024



Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Address Numbers

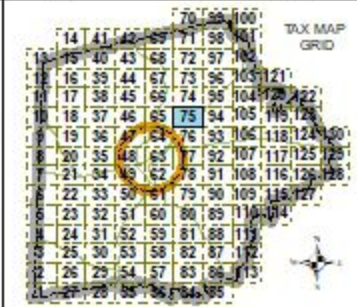
Zoning

- A-1 CITY
- A-1 and AG-1
- AG-1
- AG-2
- C-1
- C-1 CITY
- C-2
- C-2 CITY
- C-2 PUD
- I-1 CITY
- I-2 CITY
- I-M
- MHP
- PUBLIC
- PUBLIC CITY
- R-1 CITY
- R-2 CITY
- R-3 CITY
- R-4 CITY
- R-1
- R-1R
- R-2
- RM-1
- RM-2
- RM-3
- VILLAGE

Roads

Flood Map

- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations



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

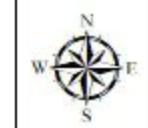
GEOGRAPHIC FEATURE LEGEND

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



Middle Georgia Regional Commission
 175 Emery Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-8180
 Web:
www.middlegeorgiarc.org

**PUTNAM COUNTY, GEORGIA
 ZONING MAPS**



MAP 075

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

075 054

075 049

075 049001

C-1
075
049001

094 002

Tanyard Rd NE

Greensboro Rd NE

094
003

C-1
094 002

C-1
075 049

New Phoenix Rd NE

094
007

075 050

094
006

R-1

094 005001

075 052

075 053

C-1

AG-1

C-1
094 005

Greensboro Rd NE

094 008

075
048



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

MGRC
 Middle Georgia Regional Commission
 175 Emery Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-8180
 Web:
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA
 FUTURE LAND USE MAPS

MAP 075

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: NOVEMBER 2011



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, December 03, 2020 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

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

Minutes

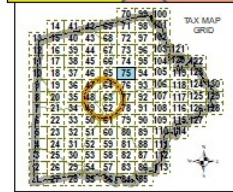
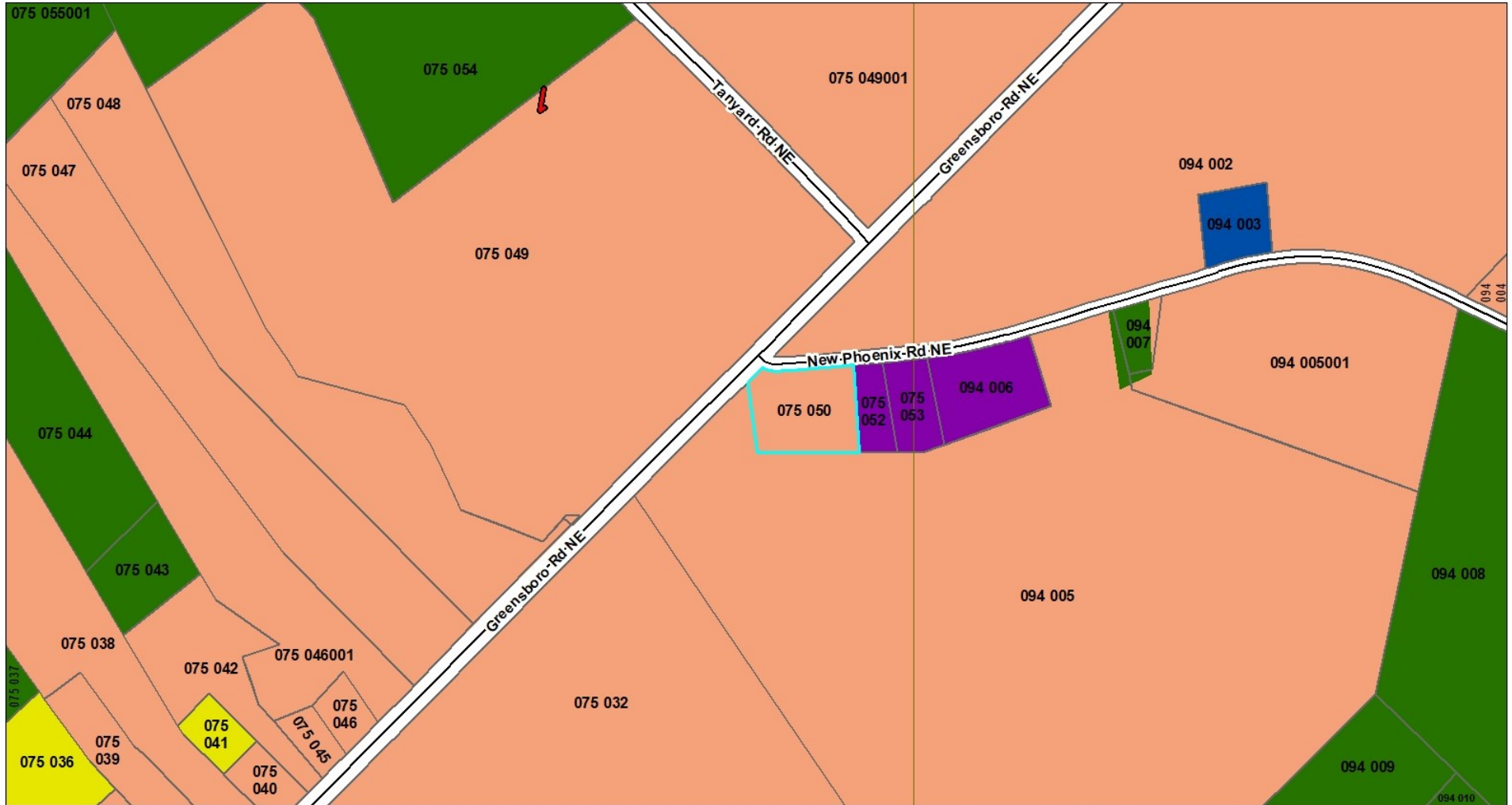
4. Approval of Minutes - November 5, 2020

Requests

7. Request by **C. Roy Embry** for conditional use at 621 New Phoenix Road. Presently zoned C-1. [**Map 075, Parcel 050, District 2**]. * The applicant is requesting a conditional use to build a fertilizer storage/blending facility that is not listed in [Sec. 66-103. - Uses allowed](#) of C-1 in the Putnam County code of ordinances. The proposed structure will measure approximately 4,000 square foot (80x50). The conditional use will be consistent with the current use of the property.

The property is currently surrounded by AG-1 property on three sides with only one C-1 property adjacent to it. One of the adjacent AG-1 properties is owned by the applicant. The proposed structures will be approximately 200' from the road, with the parking area being 25' from the road. The nearest dwelling unit is over 500 feet from the proposed location. Other than during construction the proposed use is not anticipated to create any objectionable noise and vibration beyond what would typically be associated with the adjacent AG-1 use or the previous cement company that was in operation at this location. The intended use should not have a significant impact on the traffic generated in the area beyond that which is associated with an agricultural type business. This use would be allowed in a C-2 or Industrial district; however, the proposed location is adjacent to Hwy 44 which is one of the main corridors in Putnam County.

Therefore, staff does not recommend that this property be rezoned to a district which would allow light industrial or outside display or use, however, as the subject property has limited road frontage (95') on Hwy 44, the intended facility will front on New Phoenix Road (approximately 400'), the nature of the adjacent commercial properties and previous use of the parcel, staff recommends a conditional use be granted for a fertilizer storage/blending facility.



GEOGRAPHIC FEATURE LEGEND

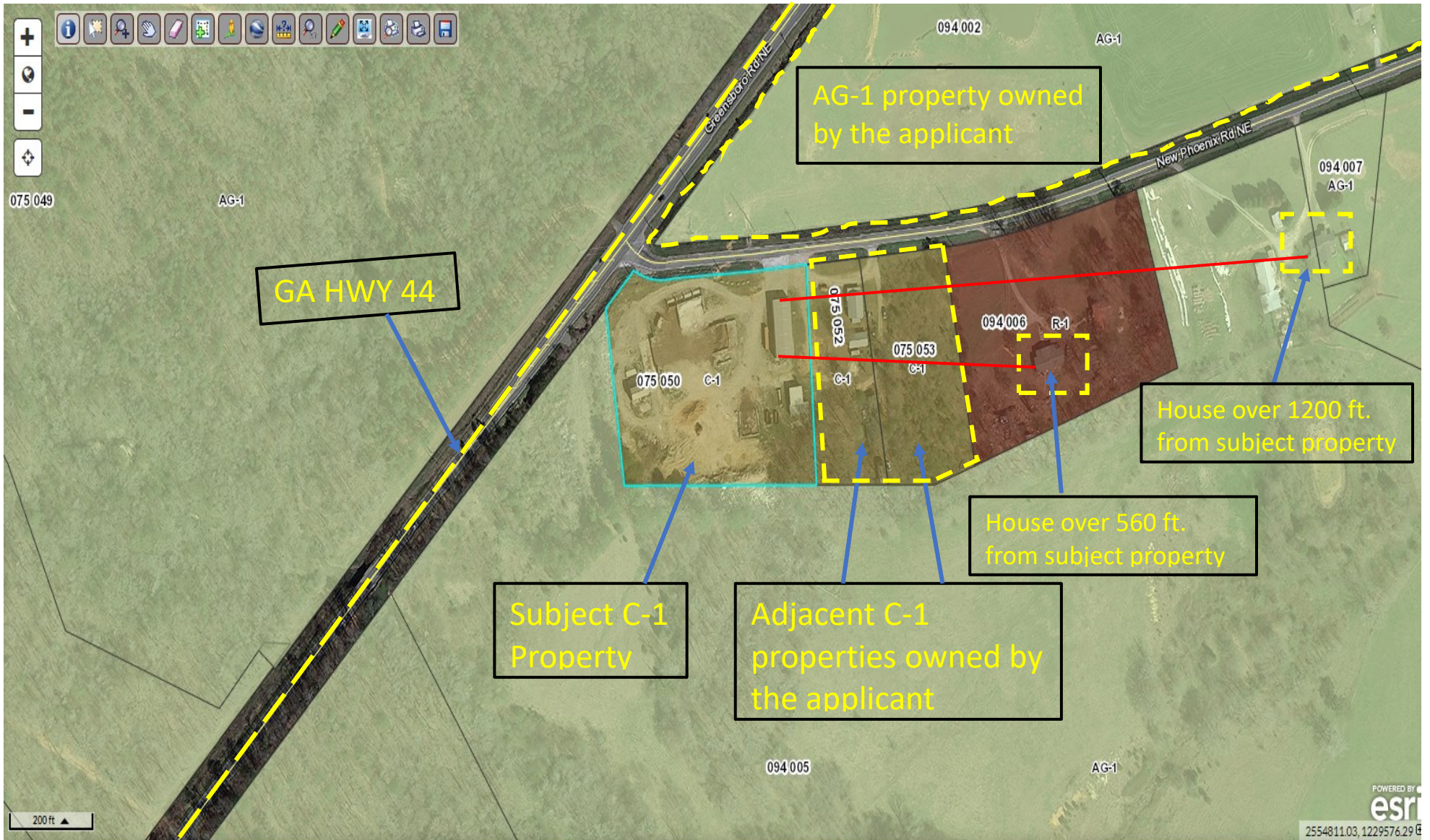
Estonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/Institutional	Undeveloped/Vacant
Parcels			
Parcel Hooks			

MGRC
Middle Georgia Regional Commission
175 Emery Hwy
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(478) 751-6100
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www.middlegeorgia.org

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

MAP 075

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: NOVEMBER 2020



Staff recommendation is for approval of a conditional use for a fertilizer storage/blending facility located on New Phoenix Rd NE [Map 075, Parcel 050].

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 December 15, 2020 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

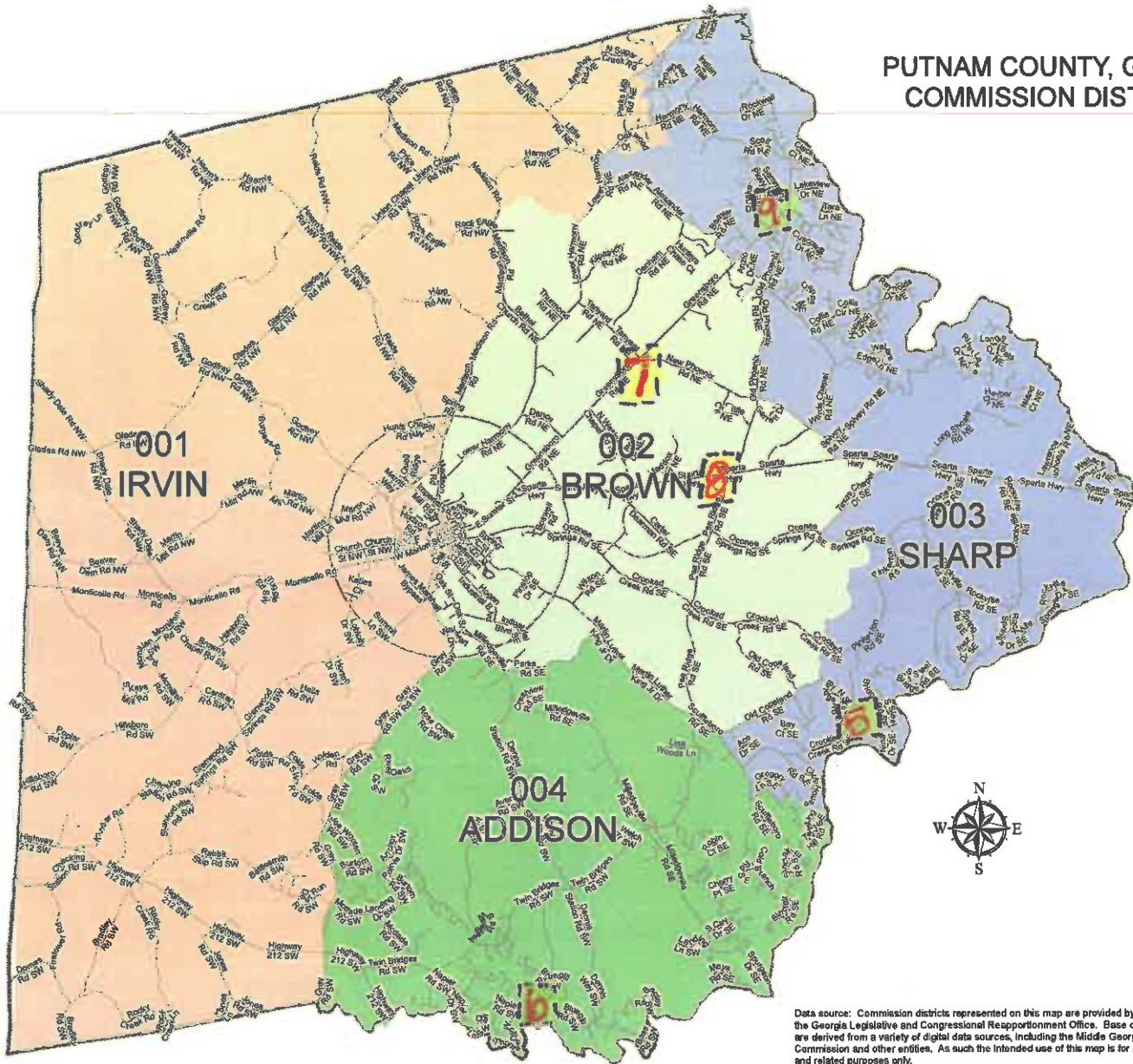
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

File Attachments for Item:

8. Request by **Willie David Copelan** to rezone 5.00 acres from AG-2 to C-2 at 931 Pea Ridge Road. **[Map 092, Part of Parcel 017001001, District 2]. ***

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



5. Request by **Glenn Hulett** for a side yard setback variance at 169 N. Steel Bridge Road. Presently zoned R-2. [Map 110B, Parcel 153, District 3].
6. Request by **Ronald Peterson** for a rear yard setback variance at 145 Northshore Drive. Presently zoned R-2. [Map 056B, Parcel 097, District 4].
7. Request by **C. Roy Embry** for conditional use at 621 New Phoenix Road. Presently zoned C-1. [Map 075, Parcel 050, District 2]. *
8. Request by **Willie David Copelan** to rezone 5.00 acres from AG-2 to C-2 at 931 Pea Ridge Road. [Map 092, Part of Parcel 017001001, District 2]. *
9. Request by **Zeke Long**, agent for **Tyler Land Holdings, LLC** to rezone 2.76 acres from C-1 to C-2 on Greensboro Road. [Map 103A, Part of Parcel 062, District 3]. *

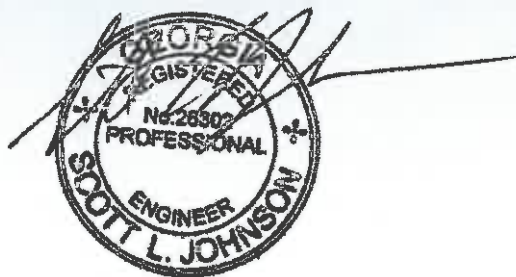
REZONING APPLICATION

FOR:

DANNY COPELAN
TAX PARCEL 092 017001 001
931 PEA RIDGE ROAD
PUTNAM COUNTY, GEORGIA

March 2020

CDS Project No. 20-057



3-19-20

Prepared By:



P.O. BOX 603 WARRENTON, GA 30828 706.465.0900

REZONING APPLICATION

FOR:

**DANNY COPELAN
TAX PARCEL 092 017001 001
931 PEA RIDGE ROAD
PUTNAM COUNTY, GEORGIA**

Oct. 27, 2020

CDS Project No. 20-057

Prepared By:



P.O. BOX 603 WARRENTON, GA 30828 706.465.0900

October 27, 2020

Ms. Lisa Jackson, Director of Planning & Development
Putnam County Planning & Development
117 Putnam Drive, Suite B
Eatonton, Georgia 31024

SUBJECT: Rezoning Application
931 Pea Ridge Road
Tax Parcel 092 017001 001

Dear Ms. Jackson:

Please accept the enclosed rezoning application for 931 Pea Ridge Road (tax parcel 092 017001 001) on behalf of Mr. Danny Copelan. It is our belief that the request for rezoning is appropriate as described herewith.

Please feel free to contact us if you have any questions concerning this submittal or its contents. Additional information can be provided upon request. We appreciate your consideration regarding this matter.

Sincerely,



Scott L. Johnson, P.E.
President

Application for Rezoning



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: 10-27-2020

MAP 092 PARCEL D17001001 DISTRICT _____

1. Name of Applicant: Willie David (Danny) Copelan

2. Mailing Address: 612 Sparta Hwy Eatonton, Ga. 31024

3. Phone: (home) 706-473-0861 (office) _____ (cell) 706-473-0861

4. The location of the subject property, including street number, if any: 931 Pea Ridge Rd Eatonton, GA 31024

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

6. The proposed zoning district desired: C-2

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

8. Present use of property: A2 Desired use of property: Commercial

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

Existing: A2
North: A1 South: A2 East: A-1 West: A-1

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

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

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

13. A detailed description of existing land uses: _____

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.

Willie David (Danny) Copelin 10/27/20
Signature (Property Owner) (Date)

W.D. Copelin 10/27/20
Signature (Applicant) (Date)

Notary Public

Notary Public

Office Use	
Paid: \$ _____ (cash) _____ (check) _____ (credit card) _____	
Receipt No. _____	Date Paid: _____
Date Application Received: _____	
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 <input type="checkbox"/> no <input type="checkbox"/>

Letter of Intent

Letter of Intent

My property is currently zoned AG-2. We are requesting to rezone 5 acres of the property to C-2 in order to put a commercial business on the property at a future date. We are currently working with lenders to see what would be feasible. I understand I could not place a business that is not listed in the C-2 district. Thank you for your consideration

William David (Dany) Casper

Copy of Warranty Deed

Notice to Clerk: After filing, please return to Francis N. Ford at LAWRENCE, FORD, & RUDGWAY, P.O. Box 3998, 106 East Marion Street, Easton, Georgia 31024; Phone (706)485-3111

This space for use of Clerk of Court:

Putnam County, Georgia Real Estate Records File Book <u>0</u> Page <u>3-13-97</u> <i>John D. Ford</i> Clerk of Superior Court	Siella H. Lapron, Clerk Putnam County Superior Court Filed <u>3-13-97</u> Time <u>11:15 A.M.</u> Recorded <u>3-13-97</u> Book <u>234</u> Page <u>510-511</u> <i>Julia A. Stouffer</i> Deputy Clerk
--	---

State of Georgia
County of Putnam

WARRANTY DEED

THIS INDENTURE, made this 21st day of January, 1997, between

Evelyn Copelan, a/k/a Evelyn C. Copelan

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

W. David Copelan and Evelyn C. Copelan,

as joint tenants with right of survivorship, 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 and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto the said Grantee, the following described property, to-wit:

All that certain tract or parcel of land situate, lying, and being in the 306th District,

LAWRENCE, FORD, & RUDGWAY, Attorneys at Law, P.O. Box 3998, 106 East Marion Street, Easton, Georgia 31024-3998
Telephone: (706)485-3111/5552; Telefax: (706)485-2324

G.M., Pulaski County, Georgia, with grantors home and old barns located thereon, bound on the east by Pea Ridge Road, on the Southwest by Pea Ridge Lane and on the North by State Highway No. 16 (Sparta Highway), said property being the home now occupied by the grantor.

Grantor reserves for herself a life estate in described property for and during life of grantor.

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.

Evelyn C. Copelan [seal]
Evelyn Copelan, aka Evelyn C. Copelan

Signed, sealed and delivered in the presence of:

DeAnn Tompkins

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

Said Affiant

Copy of Recorded Property Plat

BK025 Pg:272-272
 FILED BY OFFICE
 CLERK OF COURT
 04/23/2018 09:51 AM
 SHEILA H. PERRY, CLERK
 SUPERIOR COURT
 PUTNAM COUNTY, GA
 53438888
 BRADLEY BERRY

DAND S. HUNTER
 DEED BOOK 274
 PAGE 118

POINT OF BEGINNING
 1/2" BEARING FOUND ON NEW AT PROPERTY LINE
 IN A SURVEY OF DAND S. HUNTER AND
 S. HUNTER ON A PART AS RECORDED DEED BOOK
 25, PAGE 174.

H.A.N. DEVELOPMENT, LLC
 DEED BOOK 304, PAGE 641
 PLAT BOOK 28, PAGE 19

APPROVED FOR RECORDING ONLY
 PUTNAM COUNTY PLANNING AND DEVELOPMENT
 LISA WARDEN, DIRECTOR
 4-23-18
 DATE

STATE PLANS COORDINATES OF THE POINT OF BEGINNING:
 NORTH = 1189313
 EAST = 11111840
 STATE PLANS COORDINATES OF THE POINT OF BEGINNING:
 NORTH = 11774435
 EAST = 11191130

CALLS AROUND PERIMETER

COURSE	BEARING	DISTANCE
1-1-4	N 82° 07' 00" W	1082.87
1-1-5	S 82° 07' 00" E	1082.87
1-1-6	S 87° 51' 00" E	44.87
1-1-7	S 14° 28' 11" E	1000.00
1-1-8	S 14° 28' 11" E	67.14
1-1-9	N 82° 07' 00" W	1082.87
1-1-10	N 82° 07' 00" W	1082.87
1-1-11	N 82° 07' 00" W	1082.87
1-1-12	N 82° 07' 00" W	1082.87
1-1-13	N 82° 07' 00" W	1082.87
1-1-14	N 82° 07' 00" W	1082.87
1-1-15	N 82° 07' 00" W	1082.87
1-1-16	N 82° 07' 00" W	1082.87
1-1-17	N 82° 07' 00" W	1082.87
1-1-18	N 82° 07' 00" W	1082.87
1-1-19	N 82° 07' 00" W	1082.87
1-1-20	N 82° 07' 00" W	1082.87
1-1-21	N 82° 07' 00" W	1082.87
1-1-22	N 82° 07' 00" W	1082.87
1-1-23	N 82° 07' 00" W	1082.87
1-1-24	N 82° 07' 00" W	1082.87
1-1-25	N 82° 07' 00" W	1082.87
1-1-26	N 82° 07' 00" W	1082.87
1-1-27	N 82° 07' 00" W	1082.87
1-1-28	N 82° 07' 00" W	1082.87
1-1-29	N 82° 07' 00" W	1082.87
1-1-30	N 82° 07' 00" W	1082.87
1-1-31	N 82° 07' 00" W	1082.87
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1-1-45	N 82° 07' 00" W	1082.87
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1-1-78	N 82° 07' 00" W	1082.87
1-1-79	N 82° 07' 00" W	1082.87
1-1-80	N 82° 07' 00" W	1082.87
1-1-81	N 82° 07' 00" W	1082.87
1-1-82	N 82° 07' 00" W	1082.87
1-1-83	N 82° 07' 00" W	1082.87
1-1-84	N 82° 07' 00" W	1082.87
1-1-85	N 82° 07' 00" W	1082.87
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1-1-96	N 82° 07' 00" W	1082.87
1-1-97	N 82° 07' 00" W	1082.87
1-1-98	N 82° 07' 00" W	1082.87
1-1-99	N 82° 07' 00" W	1082.87
1-1-100	N 82° 07' 00" W	1082.87

NOTE:
 THIS SURVEY PLAN AND ADEQUATE CALCULATED TO THE
 CENTER OF PEAK RIDGE LANE.
 PEAK RIDGE LANE HAS A 40' PRESERVATIVE R/W.

SURVEYOR'S CERTIFICATION
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED
 ON A PERSONAL, TELESCOPE OR G.M. TEST. THIS SURVEY
 HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO
 BE ACCURATE WITHIN ONE FOOT IN 40,000 FEET.

RECORDED THE 15TH DAY OF MARCH 18, 2018, MARCH 21, 2018

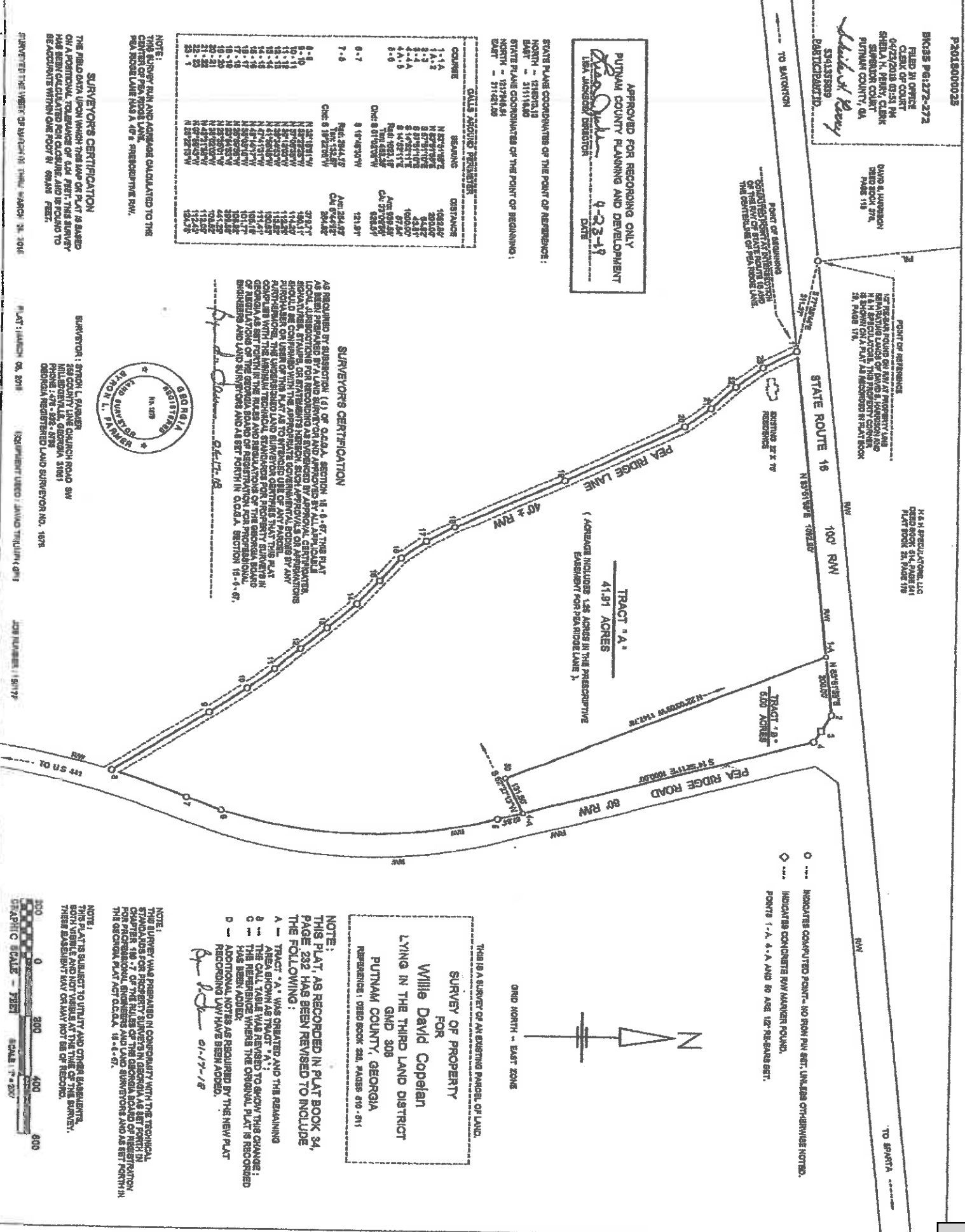


SURVEYOR'S CERTIFICATION
 AS REQUIRED BY SUBSECTION (1) OF O.C.G.A. SECTION 18-6-67 THIS PLAT
 WAS PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE
 LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVALS ON APPLICABLE
 LOCAL JURISDICTIONS. THE SURVEYOR'S CERTIFICATION SHOULD BE OBTAINED BY THE
 PURCHASER OR USER OF THE PLAT AS TO WHETHER THE SURVEYOR IS A
 LICENSED SURVEYOR. THE UNDESIGNED LAND SURVEYOR CERTIFIED THAT THIS PLAT
 COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEY IN
 GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD
 OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR PROFESSIONAL
 SURVEYING AND LAND SURVEYING AND AS SET FORTH IN O.C.G.A. SECTION 18-6-67.

DATE: 01-17-18

SURVEYOR: DAVID L. COPELAN
 589 COUNTY LINE CHURCH ROAD SW
 HILLODGEVILLE, GEORGIA 31061
 PHONE: 478-352-8785
 GEORGIA REGISTERED LAND SURVEYOR NO. 1078

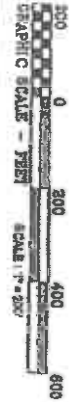
PLAT: MARCH 08, 2018 EQUIPMENT USED: JAMBO TRIMLINE GPS JOB NUMBER: 18017P



THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND.
SURVEY OF PROPERTY
 FOR
Willie David Copelan
 GMD 308
 PUTNAM COUNTY, GEORGIA
 REFERENCE: DEED BOOK 282, PAGES 810-811

NOTE:
 THIS PLAT, AS RECORDED IN PLAT BOOK 34,
 PAGE 282 HAS BEEN REVISED TO INCLUDE
 THE FOLLOWING:
 A - TRACT "A.A." WAS CREATED AND THE REMAINING
 AREA SHOWN AS TRACT "A.1";
 B - THE CALL TABLE WAS REVISED TO SHOW THIS CHANGE;
 C - THE CALL NUMBER WHERE THE ORIGINAL PLAT IS RECORDED
 HAS BEEN ADDED.
 D - ADDITIONAL NOTES HAVE BEEN ADDED.
 DATE: 01-17-18

NOTE:
 THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL
 STANDARDS FOR PROPERTY SURVEY IN GEORGIA AS SET FORTH IN
 CHAPTER 18-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION
 FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN
 THE GEORGIA PLAT ACT O.C.G.A. 18-6-67.
NOTE:
 THIS PLAT IS SUBJECT TO UTILITY AND OTHER ENCUMBRANCES,
 BOTH VISIBLE AND NOT VISIBLE AT THE TIME OF THE SURVEY.
 THESE ENCUMBRANCES MAY OR MAY NOT BE OF RECORD.



Disclosure of Applicant's Campaign Contribution



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: Willie David (Danny) Copelan

2. Address: 612 Sparta Hwy.
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: 10 / 27 / 20

Willie David Copelan

2019 004687 ACCT # 20546R TRACT B 5 AC PARCEL CORNER HWY
 COPELAN W DAVID 092 017 001 001

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	80,685	GROSS ASSESSMENT	32,274	793.84
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	32,274	INTEREST
SCHOOL EXEMPTION		NET SCHOOL ASSESSMENT	32,274	21.00
COUNTY	264.74			COLLECTION COST
SCHOOL	516.90			
SPEC SERV	12.20			FIFA CHARGE
DUE 12/01/19	793.84	PAID IN FULL	03/20/2020	PENALTY
				TOTAL
				814.84

00000 01 T COPELAN W DAVID
 O

612 SPARTA HWY
 EATONTON GA 31024

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

DUE IN FULL BY 12/01/2019

2019 004687 ACCT # 20546R TRACT B 5 AC PARCEL CORNER HWY
 COPELAN W DAVID 092 017 001 001

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612 SPARTA HWY
 EATONTON GA 31024

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

DUE IN FULL BY 12/01/2019

Concept Plan



HOME

DRIVE

230'

PEA RIDGE, R/W=80'

PEA RIDGE ROAD 80' R/W

160'

1 DECELERATION LANE 130'

GEORGIA 16, R/W=100'

GEORGIA STATE ROUTE 16 (100' R/W)

200'

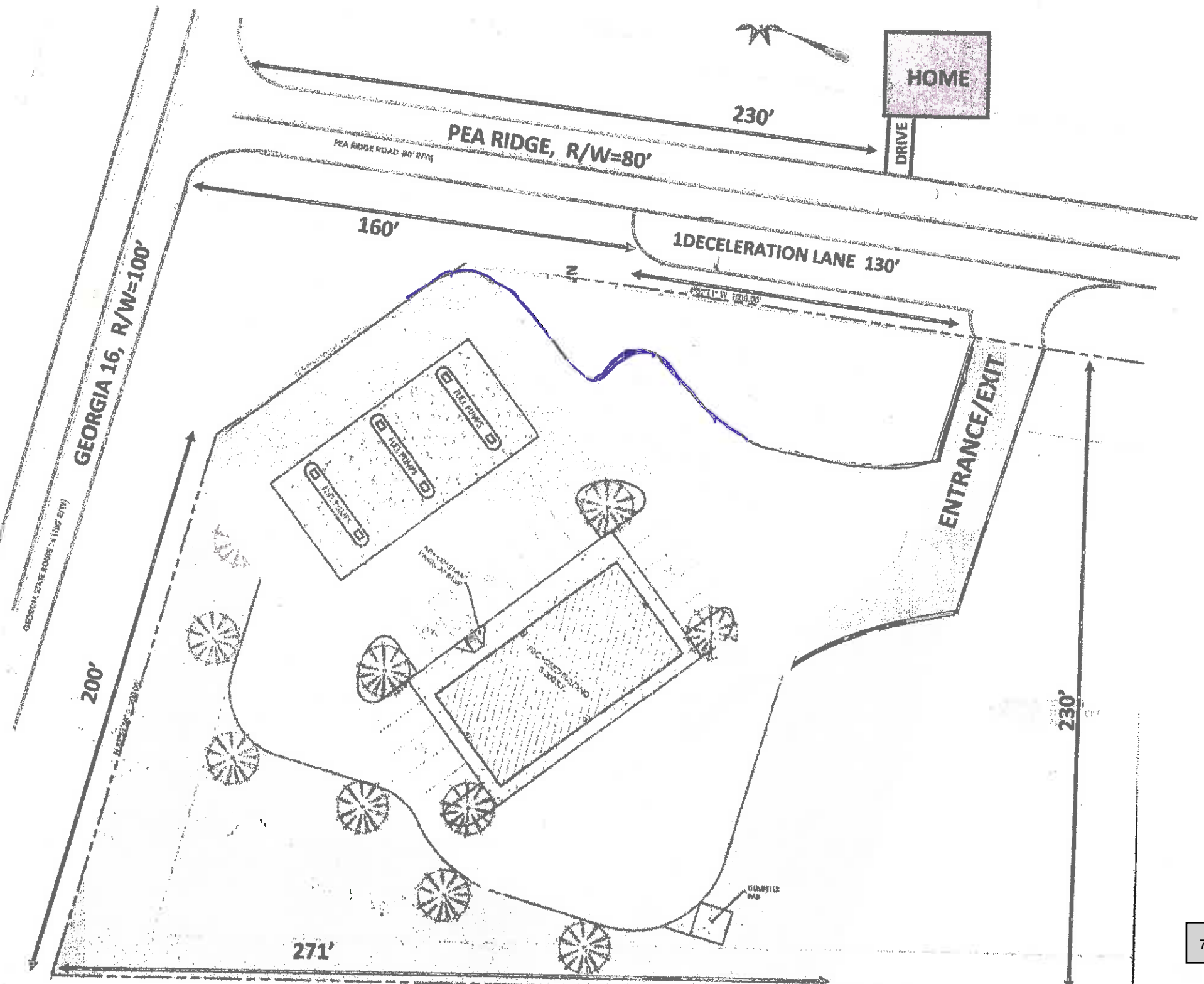
MARKET 20' x 20' 0"

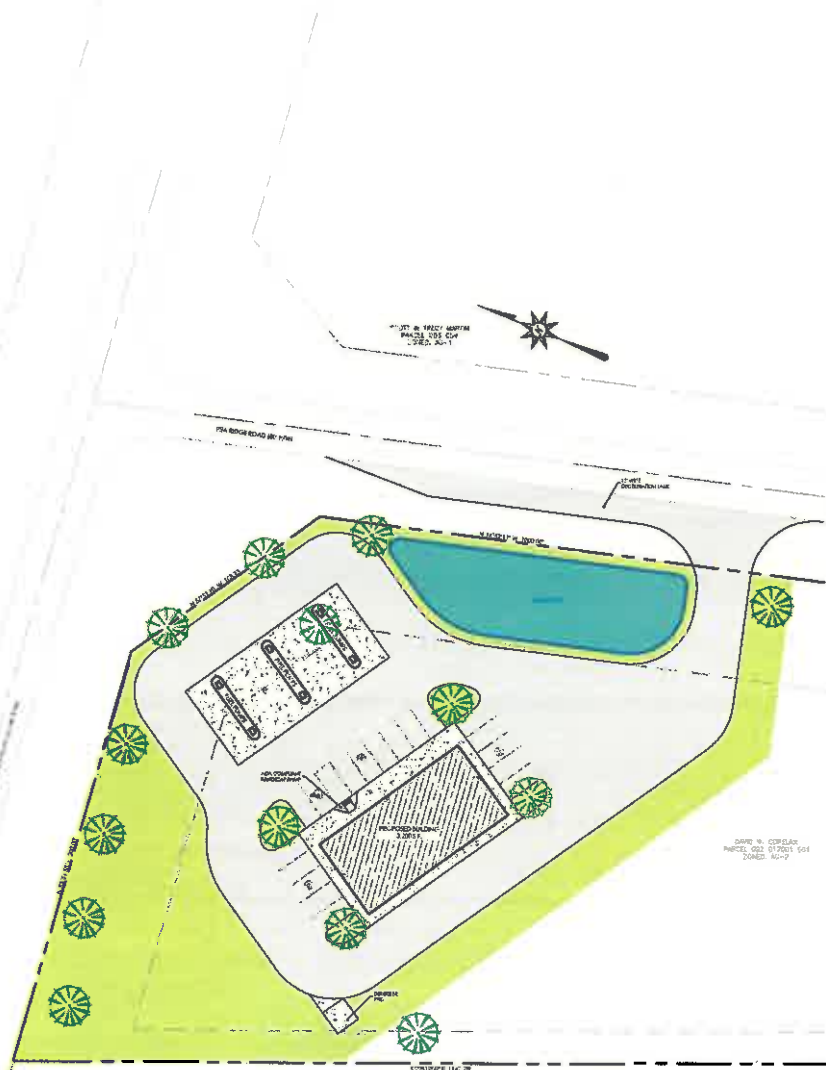
ENTRANCE/EXIT

230'

271'

DUMPSTER PAD





FOR BEING KEPT IN 1700'

LINE

WALKWAY PLANTING

WALKWAY PLANTING

DAVID W. COPPING
PROJECT: 022 017001 014
SHEET: 10-2

DAVID W. COPPING
PROJECT: 022 017001 014
SHEET: 10-1

Impact Analysis

Below are the standard rezoning impact analysis questions for Putnam County with answers below each question in red.

1a. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?

Yes. The applicant is requesting a C-2 zoning which allows for automobile service station and food services. The applicant's intent to construct a convenience store with gas pumps fits the zoning requested.

1b. Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

Yes. The property is located at the intersection of Georgia State Route 16 and Pea Ridge Road. Georgia State Route 16 is one of the major thoroughfares that intersects Putnam County. The adjacent property to the west and south is owned by the applicant, Mr. Danny Copelan.

1c. Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property.

No. As stated in question 1b, the property is bound to the north by Georgia State Route 16 (a major thoroughfare), to the east by Pea Ridge Road, and to the west and south by property owned by the applicant.

1d. Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

The comprehensive plan list the future use of the subject property as agricultural. It does not show any parcels with a commercial future use between the city limits of Eatonton and the eastern most county line (Hancock County). It is our contention that the Comprehensive Plan should incorporate nodes of commercial use at select intersections throughout the county. Georgia State Route 16 is a major thoroughfare through Putnam County, and Pea Ridge Road is an important connector between Georgia State Route 16 and U.S. Highway 441. This intersection is a prime candidate for a commercial node.

1e. Are there substantial reasons why the property cannot or should not be used as currently zoned?

The current zoning of AG-2 does not allow for the best use of the property located at the intersection of Georgia State Route 16 and Pea Ridge Road.

1f. Will the proposed use cause an excessive or burdensome use of public facilities or services or exceed the present or funded capabilities, included but not limited to streets, water or sewer utilities, and police or fire protection?

No. The site will consist of onsite water (well) and onsite sewer (septic) facilities. Projected traffic volumes will not cause a significant impact to Pea Ridge Road or Georgia State Route 16. Neither police nor fire protection should be significantly impacted. The project will include storm water detention as required by Putnam County.

1g. Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?

Yes. As stated in the answer for questions 1d, the current Comprehensive Plan fails to anticipate the need for commercial nodes throughout the county.

1h. Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, and a reasonable private use of the subject property?

Yes. As stated previously, the proposed development should not negatively impact public health or safety. It will provide a valuable service to residents and transients in the eastern portion of Putnam County.

2. A traffic impact analysis is to include the existing average daily traffic on road/streets leading to the nearest intersection and the projected average daily traffic. Additional requirements for the analysis may be provided by the Planning Development Department and included with the application.

Please see the traffic impact analysis included in latter portions of this report.

3. The estimated number of dwelling units and total floor area of non-residential uses (if applicable) of the proposed development.

There will be no dwelling units as part of this development. The total floor area of commercial space is estimated to be approximately 3200 square feet. This number, however, is subject to change.

4. Effect on the environment surrounding the area to be rezoned including the effect on all natural and historic resources.

The effect on the surrounding environment will be minimal. The subject area does not appear to contain wetlands, floodplain, or other environmentally sensitive features. Also, the subject property is not listed on the historic registry.

5. Impact on fire protection with respect to the need for additional firefighting equipment or personnel.

The impact on fire protection is anticipated to be negligible. It is not anticipated that additional firefighting equipment or personnel will be required because of this development.

6. What are the physical characteristics of the site with respect to topography and drainage courses?

The subject property gently slopes from the north to the south, or away from Georgia State Route 16. There are no recognized navigable waters or state waters located on the subject property.

7. Adjacent and nearby zoning and land use.

The property is bound to the north by Georgia State Route 16, to the east by Pea Ridge Road, to the south by property owned by Danny Copelan (zoned AG-1), and to the west by property owned by Danny Copelan (zoned AG-1).

Traffic Impact Analysis

Current Georgia State Route 16 Traffic Count (AADT) – 1800

Current Pea Ridge Road Traffic County (AADT) – Not Available

ITE Trip Generation Rate for Convenient Stores with Gas Pumps – 168.56 trips/pump

Total Trips – 3 pumps x 168.56 trips/pump = 506 trips/day

Trips In = $506 / 2 = 253$ trips in/day

Assume entrance off Pea Ridge Road will see 75% right turns into site and 25% left turns into site.

253 trips in /day x $0.75 = 190$ RTV (right turn volume)

253 trips in/day x $0.25 = 63$ LTV (left turn volume)

Using GDOT Access Manual Table 4-6 for 2 lane routes with AADT < 6000 and 35MPH or less: Total RTV = 190 < 200 **NO RIGHT TURN LANES REQUIRED**

Using GDOT Access Manual Table 4-7a for 2 lane routes with AADT < 6000 and 35 MPH or less: Total LTV = 63 < 300 **NO LEFT TURN LANES REQUIRED**

**Letters
Received
Regarding
931
Pea Ridge Road**

Courtney Andrews

From: Heidi King <hbeckbeck@hotmail.com>
Sent: Wednesday, November 18, 2020 9:37 AM
To: Courtney Andrews
Subject: Opposition to convenience store
Attachments: Screen Shot 2020-11-18 at 8.49.49 AM.png; Screen Shot 2020-11-18 at 8.45.41 AM.png; Screen Shot 2020-11-18 at 8.29.02 AM.png; Screen Shot 2020-11-18 at 8.27.38 AM.png

To whom it may concern:

i am writing in total opposition of the proposed convenience store to be located at the corner of Pea Ridge Rd. and Sparta Hwy. My husband, Jon King, myself, my two young children (5&9) and dog, Shooter, live at 631 Sparta Hwy directly across from the proposed site . In so many ways, **this will negatively affect our quality of life.** One must first argue the safety of this location. It is already a busy intersection with continuous traffic including numerous log trucks and various larger rigs. Coming from Sparta, there is hill right before the intersection which blinds/hides the turn. This is obviously dangerous enough, as many slam on brakes to make the quick turn. Imagine if there were a store there, many wouldn't be able to see the location until they were directly upon it. Assuming no accident, our driveway is the first "turn around" option for the travelers. Our home and driveway would bear the burden of continuous traffic from people looking to make their way to the store. Next, there is the safety of my family to consider. We moved to the "country" to live a lifestyle in which our children (and dog) could play in the yard, where we could sit on the front porch and relax. If a store is located across the street, we would be in constant fear that someone was lurking from across the street, looking at our beautiful children and making plans to take them or rob our home. Another issue that will without a doubt hinder us daily is the pollution, particularly noise. A convenience store would bring constant noise during all store hours- people honking, people yelling, people playing loud music as they pump their gas, people making beer runs, people who currently don't exist- who didn't exist when we purchased our property and made a large investment in Putnam County property. I have attached pictures for your reference. My 5-year-old son's room is on the corner closest to the proposed site, imagine the noise he will hear at his bedtime at 8:30. Imagine the struggle to fall asleep as honks, yells, and doors slamming interfere with his need to get a good night's sleep. Not far away, is my 9-year-old daughter's room. She has forever had a hard time sleeping, imagine how **this will negatively affect her quality of life.** Not to mention our master bedroom is also located on the side of the home facing the proposed location. Of course, with increased traffic will come increased trash tossed on the roadside- our yard. We plan on this being our forever home, we chose it because it offered land, privacy, and a lifestyle of peace and tranquility. That will be deeply compromised if a convenience store is built and forever change our home as we know it. **It will negatively impact our quality of life.** If there ever came a time in which we did sell, a convenience store would devalue our property's value. Who wants to live in a beautiful home on 25 acres across the street from a convenience store? NOT ME, not my family, not the Martin's or Peggy Fuller. Please do not take away our homes as we know and love them. Please vote AGAINST making this property commercial on December 3rd.

Thank you for your time and consideration,

Jon, Heidi, Bowie, and Waylon King (and Shooter)
706-997-7089



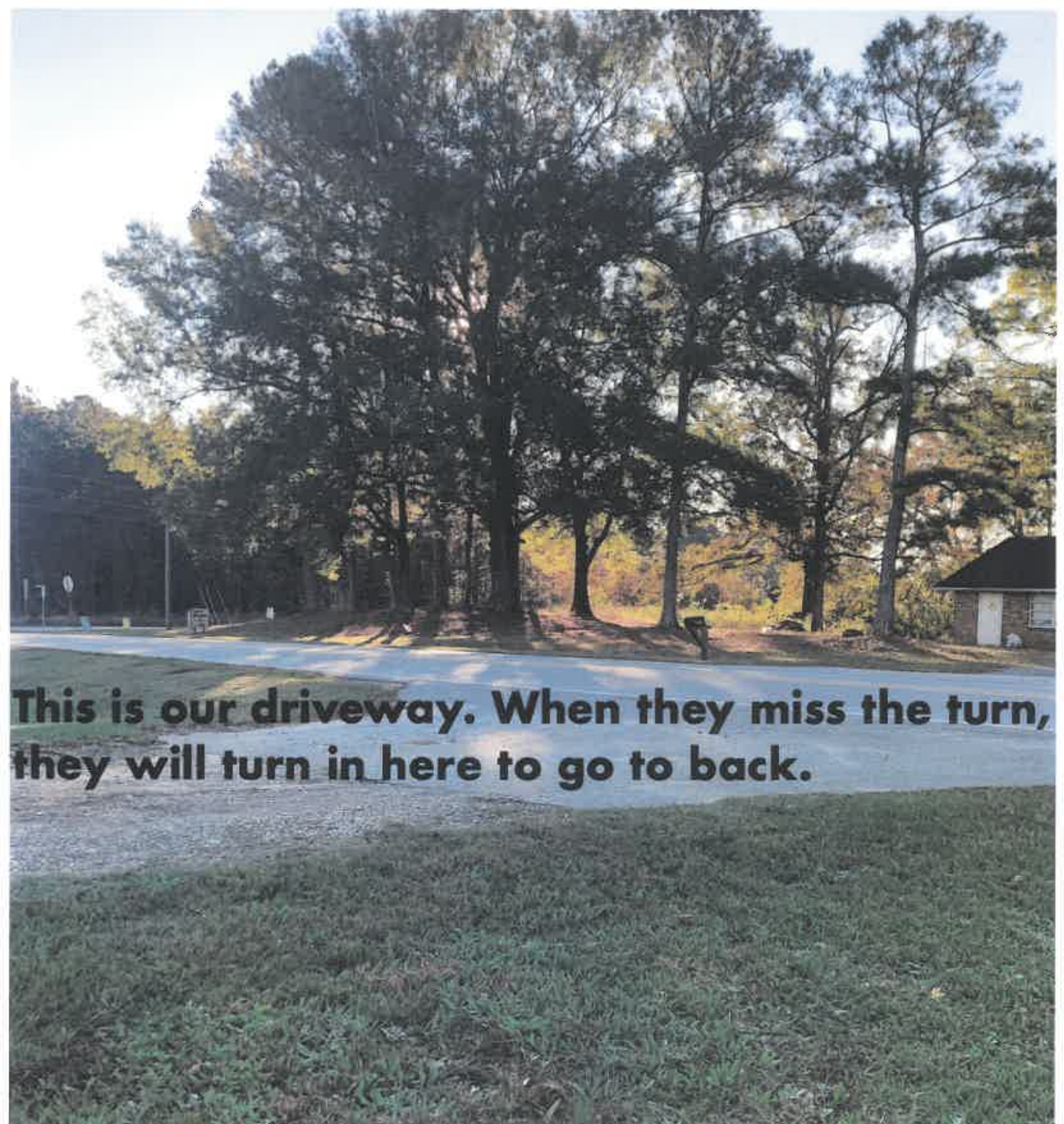
- 1- son's room
- 2- daughter's room
- 3- master bedroom
- 4- proposed location



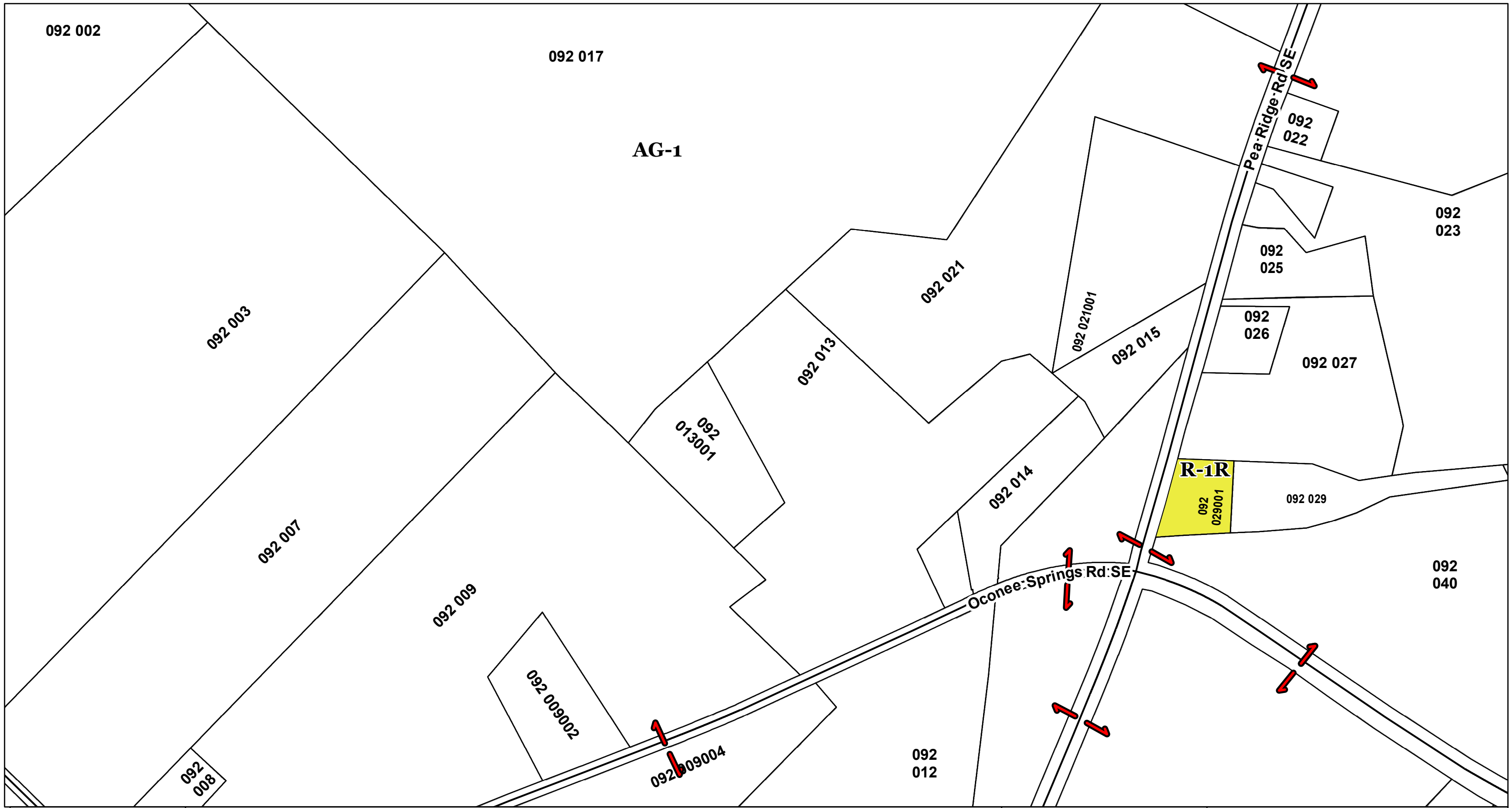
Our front porch

Our 5 year old son's room





This is our driveway. When they miss the turn, they will turn in here to go to back.



TAX MAP GRID

14	41	42	69	71	98	100				
13	15	40	43	68	72	97	102			
12	16	39	44	67	73	96	103	121		
11	17	38	45	66	74	95	104	120	122	
10	18	37	46	65	75	94	105	119	123	
9	19	36	47	64	76	93	106	118	124	130
8	20	35	48	63	77	92	107	117	125	129
7	21	34	49	62	78	91	108	116	126	128
6	22	33	50	61	79	90	109	115	127	
5	23	32	51	60	80	89	110	114		
4	24	31	52	59	81	88	111			
3	25	30	53	58	82	87	112			
2	26	29	54	57	83	86	113			
1	27	28	55	56	84	85				

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

GEOGRAPHIC FEATURE LEGEND

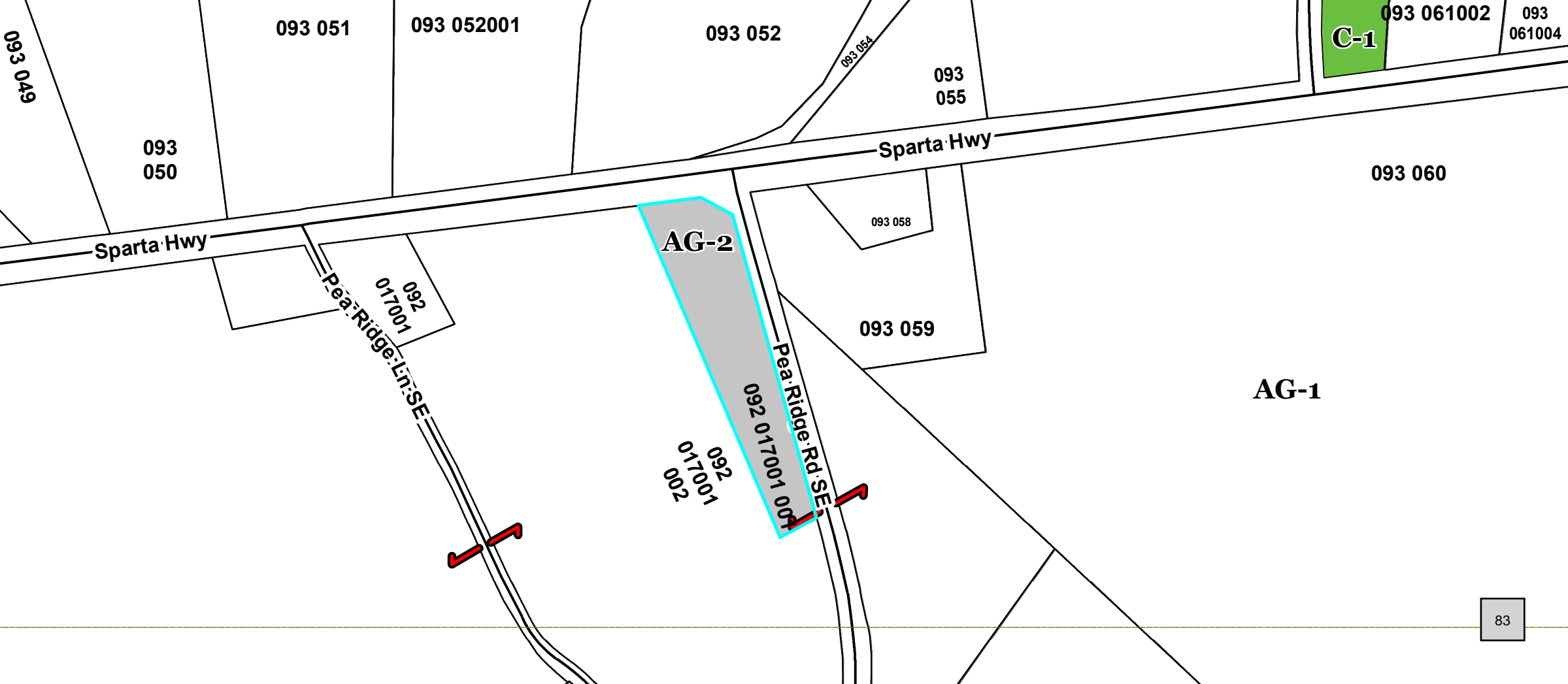
Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	R-1	RM-2
No Code	C-1	I-M	MHP	R - 2 CITY	R-1R	RM-3
AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	R-2	VILLAGE
AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1	

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

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 092

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: JUNE 2011



093 051

093 052001

093 052

C-1

093 061002

093 061004

093 055

Sparta Hwy

093 060

Sparta Hwy

AG-2

093 058

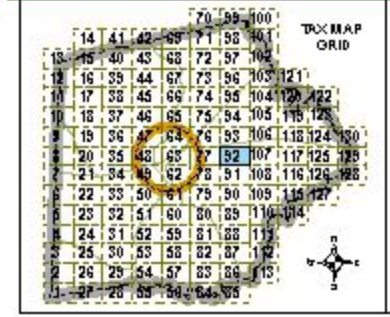
092 017001
Pea Ridge Ln SE

093 059

AG-1

092 017001 002

092 017001 007
Pea Ridge Rd SE



GEOGRAPHIC FEATURE LEGEND

- Eatonton Limits
- Agriculture/Forestry
- Commercial
- Industrial
- County Boundary
- Roads
- Parcels
- Parcel_Hooks
- Mixed Use
- Park/Rec reation/Conservation
- Public/institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant



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

PUTNAM COUNTY, GEORGIA
 FUTURE LAND USE MAPS



MAP 092

MAP SCALE: 1" = 400' SCALE RATIO: 1:400 DATE: JULY 2010



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, December 03, 2020 ♦ 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 - November 5, 2020

Requests

8. Request by **Willie David Copelan** to rezone 5.00 acres from AG-2 to C-2 at 931 Pea Ridge Road. [**Map 092, Part of Parcel 017001001, District 2**]. * The applicant is requesting to rezone 5.00 acres from AG-2 to C-2 to establish a commercial business. However, C-1 zoning is more applicable for this proposed location and use. The concept plan shows a convenience store with gas station fuel pumps. This proposed commercial business will be located at the corner of Georgia State Route 16 and Pea Ridge Road. The desired use is consistent with the allowed uses, as listed in [Sec. 66-103](#). - Uses allowed of the C-1 zoning district. The C-1 use could impact a couple of nearby properties. Still, overall, it would not adversely affect the area given that the proposed location is at the corner of a state highway and a main arterial road. Georgia State Route 16 is a major thoroughfare through Putnam County, and Pea Ridge Road is an important connector between Georgia State Route 16, U.S. Highway 441, and the Lake Oconee area. The property can be used as it is currently zoned; however, it would be more marketable as commercial in its given location. Although the Future Land Use Comprehensive Plan is Agriculture in this area, the location of this property makes it prime for commercial-1 development. If approved, the proposed development could adversely impact and create congestion for this busy intersection. Therefore, staff recommends that the developer installs a deceleration lane on Pea Ridge Road. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county.



GEOGRAPHIC FEATURE LEGEND

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

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

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 092

MAP SCALE: 1" = 1,041.67' SCALE RATIO: 1:12,500 DATE: AUGUST 2020



The staff recommendation is for approval to rezone 5.00 acres at 931 Pea Ridge Road [Map 092, Parcel 017001001, District 2] from AG-2 to C-1 with the following conditions:

- (1) The developer shall construct a deceleration lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the entrance on Pea Ridge Road of the development.
- (2) Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county.

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 December 15, 2020 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

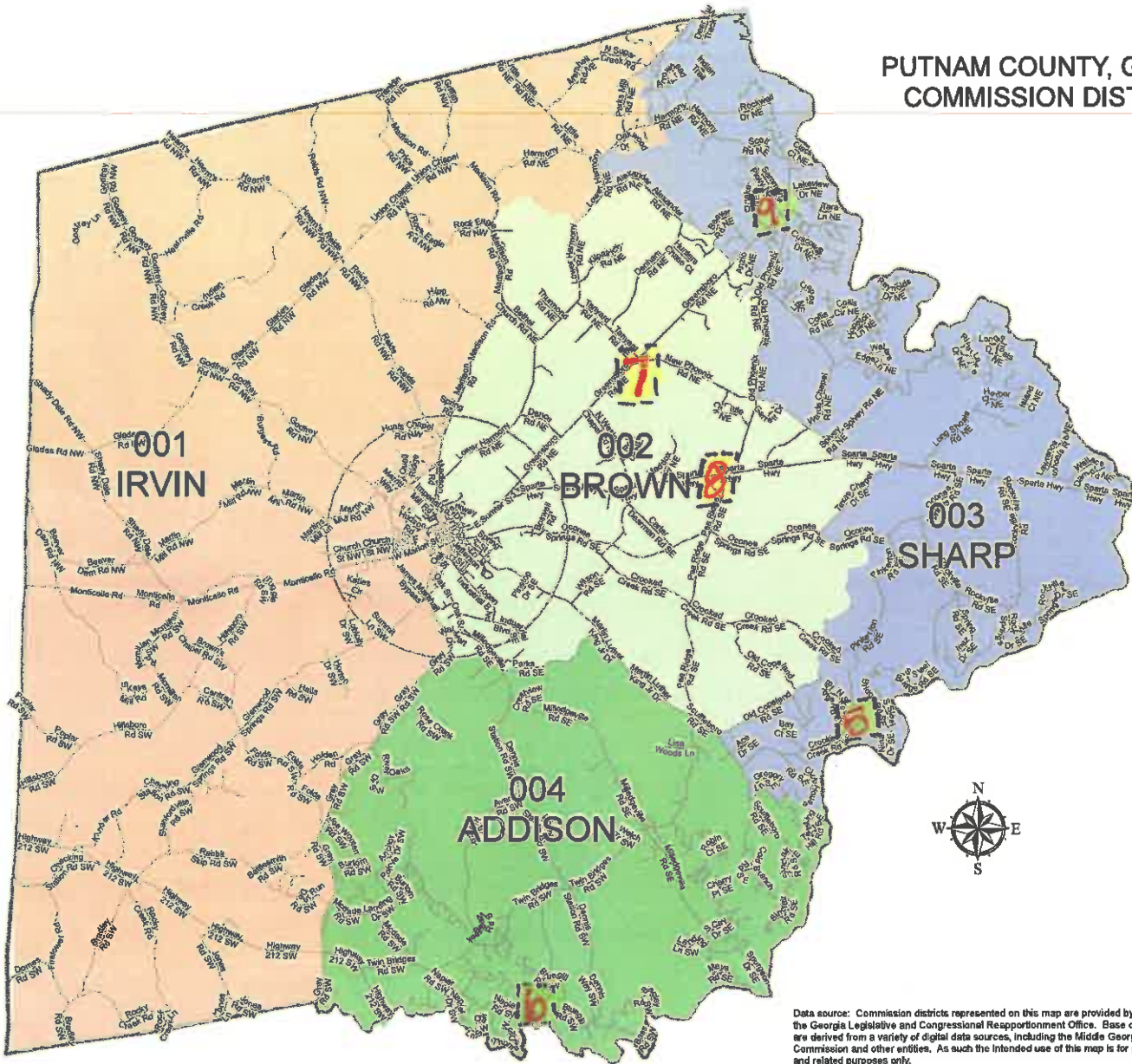
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

File Attachments for Item:

9. Request by **Zeke Long, agent for Tyler Land Holdings, LLC** to rezone 2.76 acres from C-1 to C-2 on Greensboro Road. **[Map 103A, Part of Parcel 062, District 3]. ***

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 5,897.28' SCALE RATIO: 1:68,367.34 DATE: JUNE 2019

5. Request by **Glenn Hulett** for a side yard setback variance at 169 N. Steel Bridge Road. Presently zoned R-2. [Map 110B, Parcel 153, District 3].
6. Request by **Ronald Peterson** for a rear yard setback variance at 145 Northshore Drive. Presently zoned R-2. [Map 056B, Parcel 097, District 4].
7. Request by **C. Roy Embry** for conditional use at 621 New Phoenix Road. Presently zoned C-1. [Map 075, Parcel 050, District 2]. *
8. Request by **Willie David Copelan** to rezone 5.00 acres from AG-2 to C-2 at 931 Pea Ridge Road. [Map 092, Part of Parcel 017001001, District 2]. *
9. Request by **Zeke Long**, agent for **Tyler Land Holdings, LLC** to rezone 2.76 acres from C-1 to C-2 on Greensboro Road. [Map 103A, Part of Parcel 062, District 3]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

APPLICATION NO PLAN2020-01863

DATE: 10/29/2020

MAP _____ PARCEL 103A062

1. Name of Applicant: Tyler Land Holdings, LLC - Rett Tyler

2. Mailing Address: 568 Sheffield Way, Birmingham, AL 35242

3. Phone: (home) _____ (office) (256) 867-4226 (cell) _____

4. The location of the subject property, including street number, if any: Greensboro Road AKA GA Highway 44 (number not yet assigned)

5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 2.76 Acres

6. The proposed zoning district desired: C-2 Commercial

7. The purpose of this rezoning is (Attach Letter of Intent)
Purpose is to make proposed development an acceptable use per zoning requirements

8. Present use of property: Undeveloped Desired use of property: Boat Sales

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

Existing: C-1

North: C-1 South: C-1 East: C-1 West: C-1

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

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.): Mixed-Use

13. A detailed description of existing land uses: The property is currently undeveloped

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.

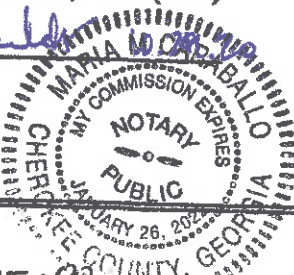
RCVD OCT 29 2020 *Ka*

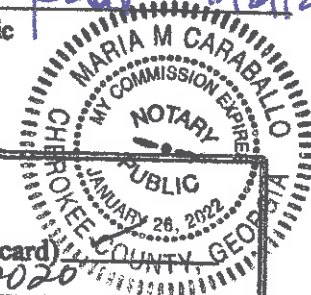
15. Provision for sanitary sewage disposal: septic system ____, or sewer . If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
16. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's 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.)
20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)

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

[Signature] 10-21-2020
 Signature (Property Owner) (Date)

[Signature] 10/29/2020
 Signature (Applicant) (Date)

[Signature]
 Notary Public


[Signature] 10/29/20
 Notary Public


Office Use	
Paid: \$ <u>250.00</u> (cash) _____ (check) _____ (credit card) _____	
Receipt No. _____	Date Paid: <u>10-29-2020</u>
Date Application Received: <u>10-29-2020</u>	
Reviewed for completeness by: <u>[Signature]</u>	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: <u>12-15-2020</u>	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

REC'D OCT 29 '20 *Kw*

Tyler Land Holdings, LLC
568 Sheffield Way
Birmingham, AL 35242

October 29, 2020

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

Rezoning Application - Letter of Intent

To whom it may concern,

We would like to request the rezoning of the subject property referenced herein. Our request is for the property, which is currently zoned C-1, to be changed to the proposed zoning of C-2 for the proposed use to be an allowable use. The subject property is Parcel Number 103A062 located along Greensboro Road (number not yet assigned). We propose to use this lot as a boat sales and service center with associated parking and utility improvements. The property is in the 1st District, 1st Section, of Land Lot 341 and is comprised of 2.76 acres.

Thank you,
Rett Tyler
Tyler Land Holdings, LLC
568 Sheffield Way
Birmingham, AL 35242

RCVD OCT 29 '20 *ku*

Return Recorded Document to:
Kristine R. Moore Tarrer, LLC
1129 Lake Oconee Parkway
Suite 105
Eatonton, Georgia 31024
File No. 2020-182

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF PUTNAM

THIS INDENTURE made this 22nd day of July in the year 2020, between **Kathy Williams Query**, as party or parties of the first part, hereinafter called "Grantor" and **Tyler Land Holdings, LLC**, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns, where the contract requires or permits).

WITNESSETH:

That Grantor, for the sum of TEN and 00/100's(\$10.00) Dollars and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are here acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, all of those tracts or parcels of land described as follows:

All that tract or parcel of land, lying and being in the 389th District, G.M., Putnam County, Georgia being more particularly described as Lot 3, containing 1.51 acres, more or less, and Lot 4, containing 1.25 acres, more or less, as shown on that certain plat of survey prepared for Michael Randall Lewis by Robert H. Harwell, RLS, dated June 22, 1998 and recorded at Plat Cabinet C, Book 25, Slide 73, Page 15, Putnam County, Georgia records. Said plat and the recorded copy thereof are incorporated herein by reference.

THIS CONVEYANCE is made subject to the following:

- 1) The taxes for 2020 and all subsequent years not yet due and payable.
- 2) All restrictive covenants of record.
- 3) All present visible general utility easements, easements, and rights of way of record, including, but not limited to those created by the Covenants (if applicable) and shown on the existing recorded survey(s).
- 4) All matters disclosed on the existing survey(s) of record.

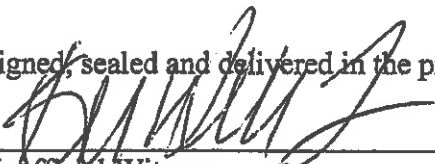
TO HAVE AND TO HOLD the said Property, together with all and singular the rights, members, easements and appurtenances, and all interest of Grantor (if any) in and to alleys, streets, and rights of way adjacent to or abutting the Land to the same being, belonging or in any

members, easements and appurtenances, and all interest of Grantor (if any) in and to alleys, streets, and rights of way adjacent to or abutting the Land to the same being, belonging or in any wise appertaining to the Land, to the only proper use, benefit of Grantee, forever, IN FEE SIMPLE.


Except as to any claims arising from or with respect to the Permitted Exceptions, Grantor will warrant and forever defend the right and title to the Property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

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

Signed, sealed and delivered in the presence of:




Unofficial Witness



Notary Public

Christina L. Quider
AFFIX NOTARY SEAL
NOTARY PUBLIC
Putnam, County, GEORGIA
My Commission Expires 09/04/2023



Kathy Williams Query
[SEAL] Query Ph.D.

RCVD OCT 25 '20 *kw*

Legal Description

All that tract or parcel of land, lying and being in the 389th District, GM., Putnam County, Georgia being more particularly described as Lot 3, containing 1.51 acres, more or less, and Lot 4, containing 1.25 acres, more or less, as shown on that certain plat of survey prepared for Michael Randall Lewis by Robert H. Harwell, RLS, dated June 22, 1998 and recorded at Plat Cabinet C, Book 25, Slide 73, Page 15, Putnam County, Georgia records. Said plat and the recorded copy thereof are incorporated herein by reference.

RCVD OCT 29 2016

28 acres
199002

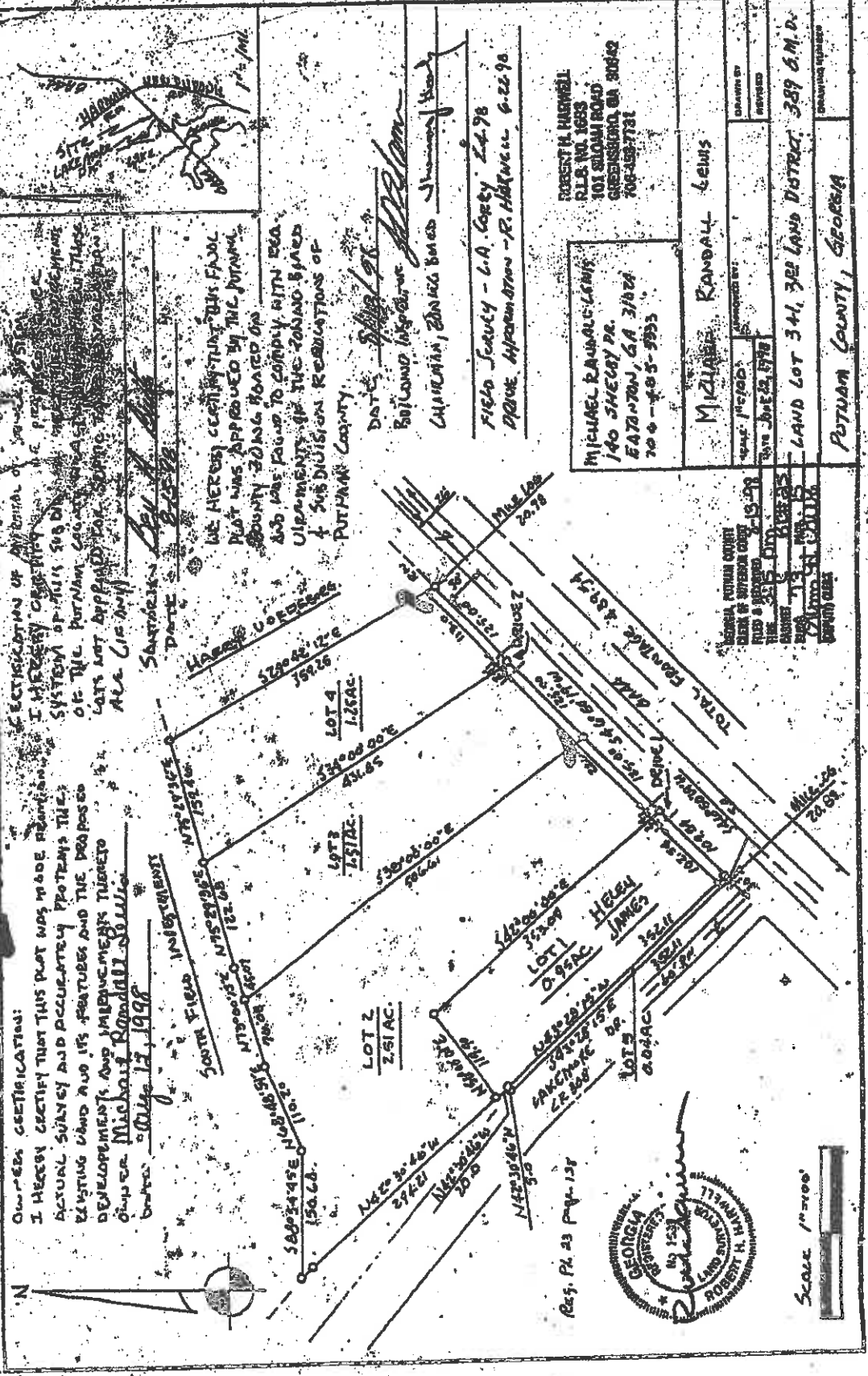
OWNER'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN WAS MADE FROM THE ACTUAL SURVEY AND ACCURATELY SHOWS THE EXISTING LOTS AND ITS FEATURES AND THE PROPOSED DEVELOPMENTS AND IMPROVEMENTS THEREON.
Signed: Michael Randall Lewis
Date: May 17, 1998

STATE FIELD INSTRUMENT
DATE: 05/17/98
SIGNED: Michael Randall Lewis
I HEREBY CERTIFY THAT THIS FIELD PLAN WAS APPROVED BY THE PUTNAM COUNTY ZONING BOARD ON 05/17/98 AND WAS FILED TO COMPLY WITH THE REQUIREMENTS OF THE ZONING BYLAW AND SUBDIVISION REGULATIONS OF PUTNAM COUNTY.

DATE: 5/17/98
BY: Boilano, Wynne, J. Bolton
CHAIRMAN, ZONING BOARD
FIELD SURVEY - L.A. COSTY 2-4-98
PHONE INFORMATION - R. HARVELL 6-22-98

MICHAEL RANDALL LEWIS
140 SHEPHERD DR.
EASTON, GA 31024
706-485-5995

REBERTH HARVELL
RLS NO. 1693
101 SLOAN ROAD
GREENSBORO, GA 30642
706-488-7781




Scale 1"=100'

Res. Pl. 23 Page 138

RCVD OCT 29 '20

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, making application for a change in conditions, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

 10/29/2020 Matthew Zieg, Agent
 Signature of Applicant, Date Type or Print Name and Title
 Attorney or Representative

 10.29.20
 Signature of Notary Public Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Putnam County Planning Commission?

YES NO Rett Tyler
 Your Name

If the answer is yes, please complete the following section:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

RCVD OCT 29 '20 *W*



CSC Design, Inc

135 P. Rickman Drive

Suite 100

Canton, GA 30115

770 345-2579

APPLICATION DESIGNATION AND PRIOR APPLICATIONS

The subject property has no prior applications filed for rezoning for all or a portion of the property with Putnam County's Department of Planning and Development to this date.

RCVD OCT 29 '20 *kw*



A. Settlement Statement (HUD-1)

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number: 2020-182	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "p.o.c." were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name and Address of Borrower: Tyler Land Holdings, LLC 688 Shaffield Way Birmingham, AL 35242	E. Name and Address of Seller: Kathy Williams Query 310 Lake Forest Circle Eatonton, GA 31024	F. Name and Address of Lender:
G. Property Location: Lots 3 & 4 Greensboro Rd Eatonton, GA 31024 Putnam County, Georgia	H. Settlement Agent: Kristine R. Moore Tanner, LLC 1129 Lake Oconee Pkwy, Ste 105 Eatonton, GA 31024 Ph. (706)484-9901 Place of Settlement: 1129 Lake Oconee Pkwy, Ste 105 Eatonton, GA 31024	I. Settlement Date: July 22, 2020

J. Summary of Borrower's transaction		K. Summary of Seller's transaction	
100. Gross Amount Due from Borrower:		400. Gross Amount Due to Seller:	
101. Contract sales price	165,000.00	401. Contract sales price	165,000.00
102. Personal property		402. Personal property	
103. Settlement Charges to Borrower (Line 1400)	2,687.40	403.	
104.		404.	
105.		405.	
Adjustments for items paid by Seller in advance		Adjustments for items paid by Seller in advance	
106. City/Town Taxes to		406. City/Town Taxes to	
107. County Taxes to		407. County Taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due from Borrower	167,687.40	420. Gross Amount Due to Seller	165,000.00
200. Amounts Paid by or in Behalf of Borrower		500. Reductions in Amount Due Seller:	
201. Deposit or earnest money	5,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to Seller (Line 1400)	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff First Mortgage	
205.		505. Payoff Second Mortgage	
206.		506. Deposit retained by seller	5,000.00
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by Seller		Adjustments for items unpaid by Seller	
210. City/Town Taxes to		510. City/Town Taxes to	
211. County Taxes 01/01/20 to 07/22/20	1,364.26	511. County Taxes 01/01/20 to 07/22/20	1,364.26
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower	6,364.26	520. Total Reduction Amount Due Seller	6,364.26
300. Cash at Settlement from/to Borrower		600. Cash at settlement to/from Seller	
301. Gross amount due from Borrower (line 120)	167,687.40	601. Gross amount due to Seller (line 420)	165,000.00
302. Less amount paid by/for Borrower (line 220)	(6,364.26)	602. Less reductions due Seller (line 520)	(6,364.26)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	161,323.14	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	168,635.74

* Paid outside of closing by borrower(S), seller(S), lender(L), or third party(T)

RCVD OCT 23 '20 KW

L. Settlement Charges				Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Real Estate Broker Fees					
Division of commission (line 700) as follows:					
701. \$	to				
702. \$	to				
703. Commission paid at settlement					
704.					
705.					
800. Items Payable In Connection with Loan					
801. Our origination charge		\$	(from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen		\$	(from GFE #2)		
803. Your adjusted origination charges to			(from GFE #A)		
804. Appraisal fee	to		(from GFE #3)	0.00	
805. Credit Report	to		(from GFE #3)		
806. Tax service	to		(from GFE #3)		
807. Flood certification	to		(from GFE #3)		
808.					
809.					
810.					
811.					
900. Items Required by Lender to Be Paid In Advance					
901. Daily interest charges from	to	@ \$/day	(from GFE #10)		
902. MIP Tot Ins. for Life of Loan	months to		(from GFE #3)		
903. Homeowner's insurance for	1.0 years to		(from GFE #11)		
904.					
905.					
1000. Reserves Deposited with Lender					
1001. Initial deposit for your escrow account (from GFE #9)					
1002. Homeowner's insurance	months @ \$	per month	\$		
1003. Mortgage insurance	months @ \$	per month	\$		
1004. Property taxes			\$		
1005.					
1006.	months @ \$	per month	\$		
1007.	months @ \$	per month	\$		
1008.					
1009. Aggregate Adjustment					
1100. Title Charges					
1101. Title services and lender's title insurance (from GFE #4)					
1102. Settlement or closing fee	to Kristine R. Moore Tamer, LLC	\$	820.00		
1103. Owner's title insurance to Attorney's Title Guaranty Fund, Inc. (from GFE #5) 657.25					
1104. Lender's title insurance to Attorney's Title Guaranty Fund, Inc. \$					
1105. Lender's title policy limit \$					
1106. Owner's title policy limit \$ 155,000.00					
1107. Agent's portion of the total title insurance premium to Guaranty Abstracts, LLC \$ 460.07					
1108. Underwriter's portion of the total title insurance premium to Attorney's Title Guaranty Fund, Inc. \$ 197.18					
1109.					
1110. Commercial Title Search	to Kristine R. Moore Tamer, LLC	\$		1,013.50	
1111.					
1112.					
1113.					
1200. Government Recording and Transfer Charges					
1201. Government recording charges to Clerk of Superior Court (from GFE #7) 25.00					
1202. Deed \$ 25.00 Mortgage \$ Releases \$ Other \$					
1203. Transfer taxes to Clerk of Superior Court (from GFE #8) 185.00					
1204. City/County tax/stamps Deed \$ 165.00 Mortgage \$					
1205. State tax/stamps Deed \$ Mortgage \$					
1206. Revenue Stamps \$ Mortgage \$					
1207. eFiling Fee to Clerk of Superior Court 6.55					
1300. Additional Settlement Charges					
1301. Required services that you can shop for (from GFE #6)					
1302.					
1303.					
1304.					
1305.					
1400. Total Settlement Charges (enter on lines 103, Section J and 602; Section K)				2,887.40	

* Paid outside of closing by borrower(s), seller(s), lender(s), or third party(ies)

RCVD OCT 29 '20 dw

ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT

Borrower : Tyler Land Holdings, LLC
Seller: Kathy Williams Query
Settlement Agent: Kristine R. Moore Tarrar, LLC
(706)484-9901
Place of Settlement: 1129 Lake Oconee Pkwy; Ste 105
Eatonton, GA 31024
Settlement Date: July 22, 2020
Property Location: Lots 3 & 4 Greensboro Rd
Eatonton, GA 31024
Pulnam County, Georgia

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Tyler Land Holdings, LLC


By: Guy E. Tyler, III, Registered Agent


Kathy Williams Query

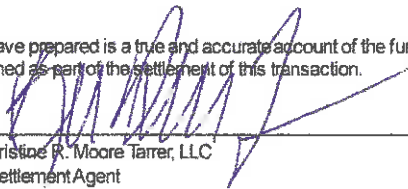
Tyler Land Holdings, LLC


By: Chad E. Tyler, Registered Agent

Tyler Land Holdings, LLC


By: Ryan C. Tyler, Registered Agent

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.


Kristine R. Moore Tarrar, LLC
Settlement Agent

RCVD OCT 29 '20 *Kv*

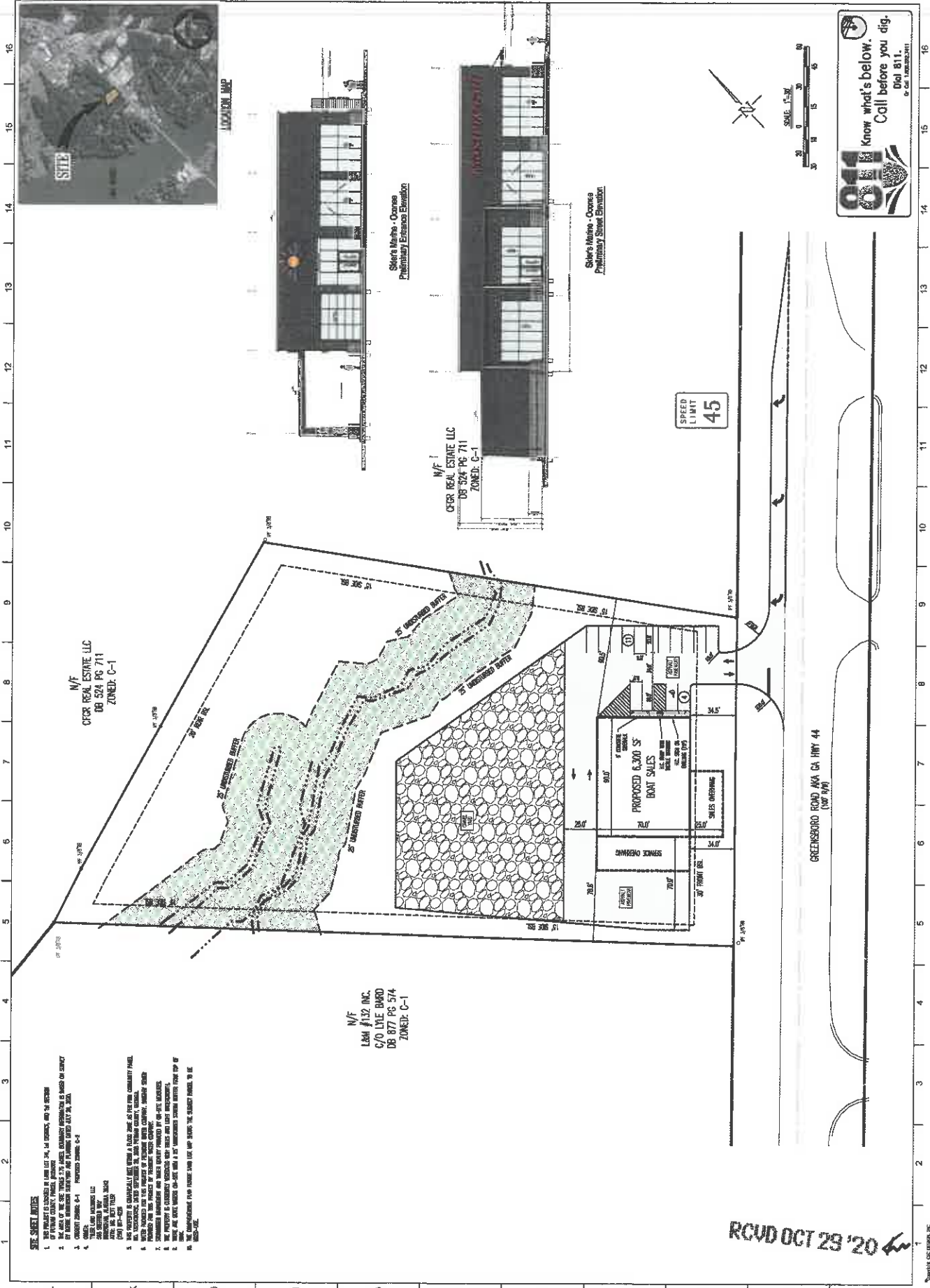
WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.



JOB:	20-0354
DRAWN:	MCZ
CHECK:	
DATE:	10/29/20
REVISIONS:	
NUMBER:	
COMMENTS:	

SKIERS MARINE - LAKE OCONEE
 PARCEL #103A062
 GREENSBORO ROAD, S.W., LAKE OCONEE, GA HWY 44
 LAND LOT #411, 1ST DISTRICT, 1ST SECTION
 PITMAN COUNTY, GEORGIA

SITE PLAN
C-1
 DATE: 08/26/2020



811 Know what's below. Call before you dig. Dial 811. Call before you dig. Call before you dig.

- SITE NOTES**
1. THIS PLAN IS SUBMITTED TO THE CITY OF PITMAN COUNTY, GEORGIA, FOR REVIEW AND APPROVAL.
 2. THE PROPERTY IS CURRENTLY ZONED C-1.
 3. THE PROPERTY IS CURRENTLY ZONED C-1.
 4. THE PROPERTY IS CURRENTLY ZONED C-1.
 5. THE PROPERTY IS CURRENTLY ZONED C-1.
 6. THE PROPERTY IS CURRENTLY ZONED C-1.
 7. THE PROPERTY IS CURRENTLY ZONED C-1.
 8. THE PROPERTY IS CURRENTLY ZONED C-1.
 9. THE PROPERTY IS CURRENTLY ZONED C-1.
 10. THE PROPERTY IS CURRENTLY ZONED C-1.

RCVD OCT 29 '20



CSC Design, Inc
135 P. Rickman Drive
Suite 100
Canton, GA 30115
770 345-2579

IMPACT ANALYSIS

An impact analysis was not performed due to the subject property not meeting the stipulation of being zoned Residential and having 25 or more lots. The current and proposed zoning is to be commercial with a proposed use of boat sales.

RCVD OCT 29 '20 *KW*

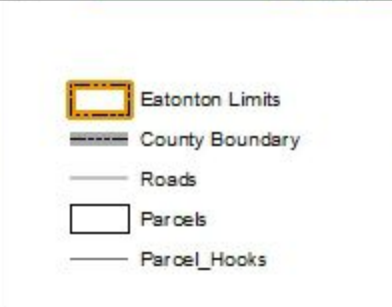
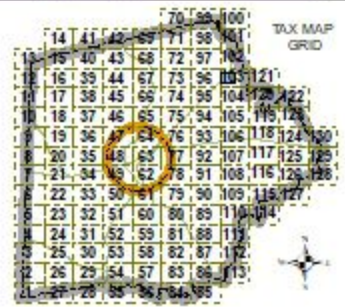


Overview



Legend

-  City Limit
-  Parcels
-  Parcel Numbers
-  Address Numbers
- Zoning**
-  A-1 CITY
-  A-1 and AG-1
-  AG-1
-  AG-2
-  C-1
-  C-1 CITY
-  C-2
-  C-2 CITY
-  C-2 PUD
-  I-1 CITY
-  I-2 CITY
-  I-M
-  MHP
-  PUBLIC
-  PUBLIC CITY
-  R-1 CITY
-  R-2 CITY
-  R-3 CITY
-  R-4 CITY
-  R-1
-  R-1R
-  R-2
-  RM-1
-  RM-2
-  RM-3
-  VILLAGE
- Roads**
- Flood Map**
-  A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations



GEOGRAPHIC FEATURE LEGEND

Overlay District	AG-2	C-2 CITY	IND-2 CITY	R-1 CITY	RM-2
No Code	C-1	I-M	MHP	R-2 CITY	RM-3
AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R-3 CITY	VLLAGE
AG-1 CITY	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) 751-8180
Web:
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 103A

MAP SCALE: 1" = 215.32' SCALE RATIO: 1:2,583.84 DATE: NOV 10 2010



AG-1

C-1
103 003

C-1

103
012

Old Phoenix Rd NE

Greensboro Rd NE

Lakemore Dr NE

Hidden Lake Dr NE

N Hidden Lake Dr NE

S Hidden Lake Dr NE

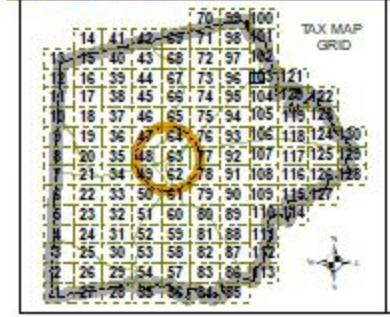
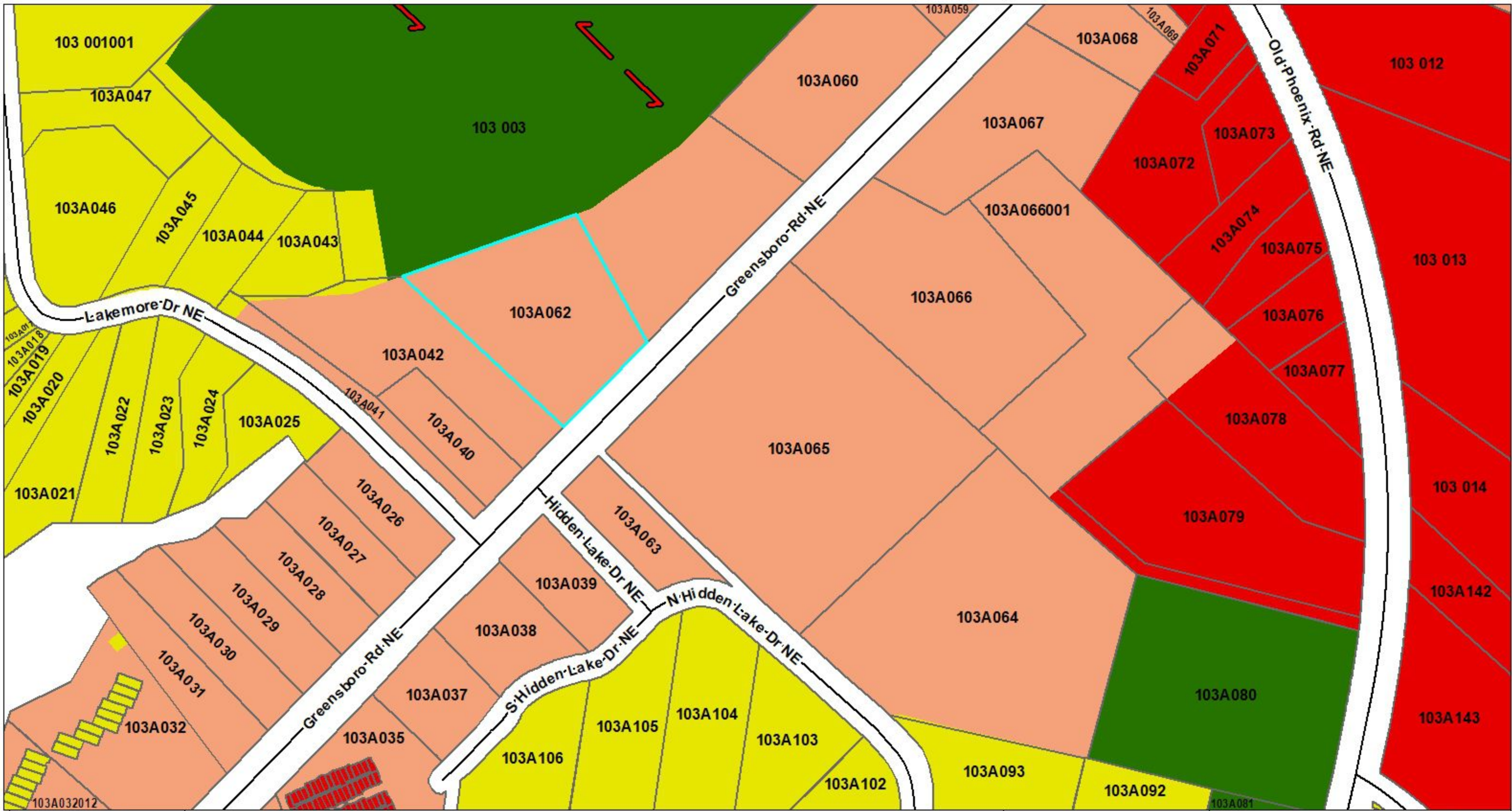
Greensboro Rd NE

RM-2

C-2

R-1

RM-3



GEOGRAPHIC FEATURE LEGEND

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

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PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 103A

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: NOV 2011



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, December 03, 2020 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

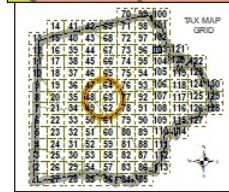
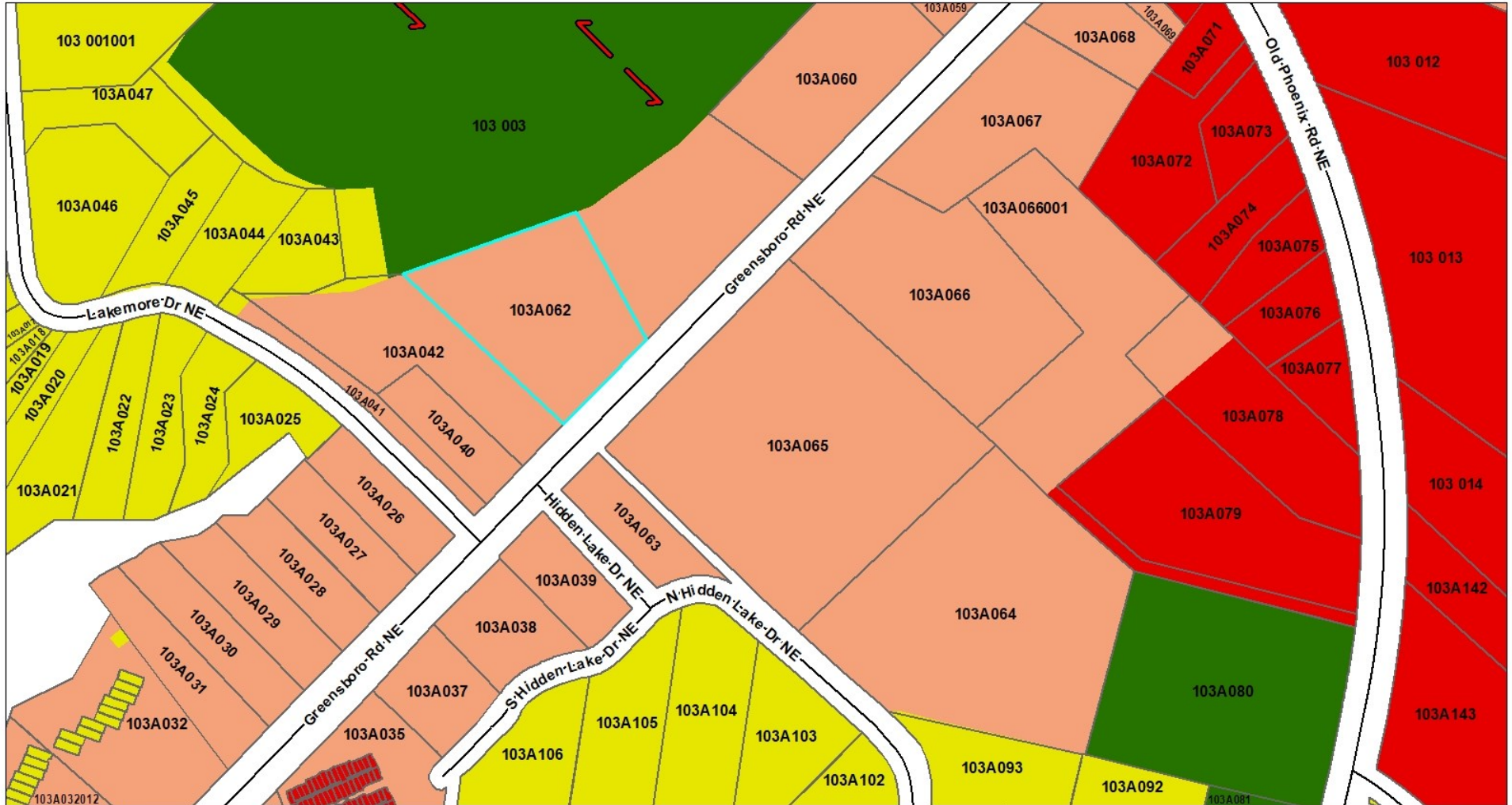
1. Call to Order
2. Attendance
3. Rules of Procedures

Minutes

4. Approval of Minutes - November 5, 2020

Requests

9. Request by **Zeke Long, agent for Tyler Land Holdings, LLC** to rezone 2.76 acres from C-1 to C-2 on Greensboro Road. [**Map 103A, Part of Parcel 062, District 3**]. * The applicant is requesting to rezone 2.76 acres from C-1 to C-2. He plans on to build a boat store and service center on the property. The proposed use is consistent with the allowed uses, as listed in section [Sec. 66-106. - Uses allowed](#) of C-2 zoning district which allows outside display and uses that are similar in comparison to light industrial. The proposed property is located on Lake Oconee Parkway which is a main corridor leading from the lake through Putnam County. It is adjacent to all C-1 properties which has historically been the preferred zoning district by the county along this corridor except for a few grandfathered C-2 parcels. More recently, the ordinance has been revised to exclude outside display in C-1 which requires any new establishments be operated wholly within permanently enclosed buildings as stated in [Sec. 66-103 Uses Allowed](#).



GEOGRAPHIC FEATURE LEGEND

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

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PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP SCALE: 1" = 200'
SCALE RATIO: 1:2,400
DATE: NOVEMBER 2020

MAP 103A



Staff recommendation is for denial to rezone 2.76 acres on Greensboro Road [Map 103A, Part of Parcel 062] from C-1 to C-2.

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 December 15, 2020 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

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

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