



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, July 09, 2019 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

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

Minutes

4. Approval of Minutes – July 2, 2019

Requests

5. Request by **Russell W. Wall, agent for Benjamin R. Griffith** for a rear yard setback variance at 212 Twisting Hill Rd. Presently zoned R-2. [Map 111C, Parcel 024, District 4]. **Request to withdraw without prejudice.**
6. Request by **Scott & Tanya Bailey** for a side yard setback variance at 211 Landings Lane. Presently zoned R-2. [Map 086A, Parcel 046, District 4]. **Request to withdraw without prejudice.**
7. Request by **Susanne L. Marshall** for a side yard setback variance at 126 Ardenes Drive. Presently zoned R-1. [Map 103D, Parcel 208, District 4].
8. Request by **Lana G. Harris** for a side yard setback variance at 123 C Haralson Drive. Presently zoned R-2. [Map 112B, Parcel 069, District 4].
9. Request by **James & Sandra Moss** for a side yard setback variance at 104 Horseshoe Circle. Presently zoned R-1R. [Map 119B, Parcel 035, District 3]. **Request to withdraw without prejudice.**
10. Request by **Maude Hicks, agent for Deborah & Michael Farkas** to rezone 5.68 acres at Quiet Cove/Twin Bridges Road from AG-1 to R-2. [Map 058, Parcel 019001, District 4]. * **Item has been removed from the agenda.**
11. Request by **Jerry L. & Jo Beth Simons** to rezone 4.90 acres at 391 Harmony Road from AG-1 to R-1. [Map 072, Parcel 020002, District 1]. *
12. Request by **James P. Key** to rezone 3.00 acres at 121 Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 045, District 3]. * **Request to withdraw without prejudice.**
13. Request by **James P. Key** to rezone 2.46 acres at 119 Crooked Creek Drive from R-2 to C-1. [Map 110D, Parcel 046, District 3]. * **Request to withdraw without prejudice.**
14. Request by **James P. Key** to rezone 3.07 acres at 1127 Crooked Creek Road from R-2 to C-1. [Map 110D, Parcel 047, District 3]. * **Request to withdraw without prejudice.**

15. Request by **James P. Key** to rezone 1.19 acres at 1117 Crooked Creek Road from R-2 to C-1. **[Map 110D, Parcel 049, District 3]. * Request to withdraw without prejudice.**

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on July 16, 2019 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

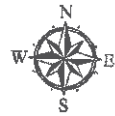
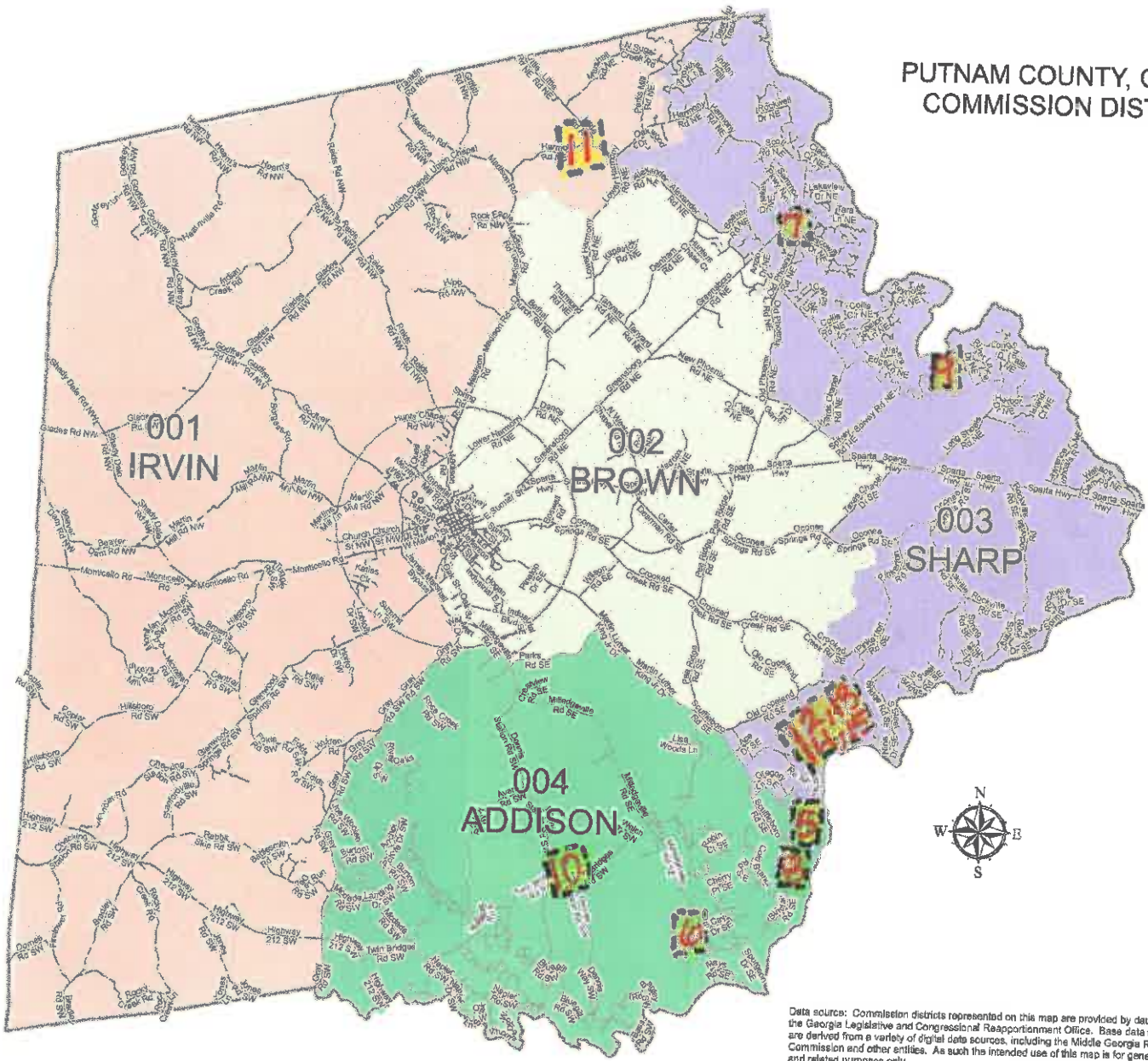
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

Item Attachment Documents:

5. Request by **Russell W. Wall, agent for Benjamin R. Griffith** for a rear yard setback variance at 212 Twisting Hill Road. Presently zoned R-2. [**Map 111C, Parcel 024, District 4**].

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



Data sources: 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" = 5,687.28' SCALE RATIO: 1:68,367.34 DATE: JUNE 2015

5. **Russell W. Wall, agent for Benjamin R. Griffith [Map 111C, Parcel 024, District 4].**
6. **Scott & Tanya Bailey [Map 086A, Parcel 046, District 4].**
7. **Susanne L. Marshall [Map 103D, Parcel 208, District 3].**
8. **Lana G. Harris [Map 112B, Parcel 069, District 4].**
9. **James & Sandra Moss [Map 119B, Parcel 035, District 3].**
10. **Maude Hicks, agent for Deborah & Michael Farkas [Map 058, Parcel 019001, District 4]. ***
11. **Jerry L. & Jo Beth Simons [Map 072, Parcel 020002, District 1]. ***
12. **James P. Key [Map 110D, Parcel 045, District 3]. ***
13. **James P. Key [Map 110D, Parcel 046, District 3]. ***
14. **James P. Key [Map 110D, Parcel 047, District 3]. ***
15. **James P. Key [Map 110D, Parcel 049, District 3]. ***

District 2



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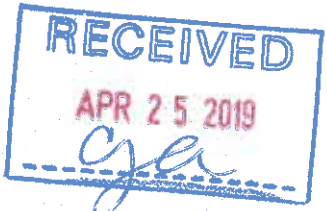
- Putnam County
- City of Eatonton

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: Benjamin R. Griffith (owner)

MAILING ADDRESS: 203 Rockyford Rd
Athens, GA 30606
 PHONE: (706) 224-3254
 EMAIL: bgriffith@d2build.com



PROPERTY OWNER IF DIFFERENT FROM ABOVE: _____
MAILING ADDRESS: _____

Applicant
Russell W. Wall (agent)
russell@rwwlaw.com

PHONE: 706-453-0089

PROPERTY LOCATION: 212 Twisting Hill Rd., Eatonton, GA

MAP _____ PARCEL 111C024 TOTAL ACREAGE: 1.39 PRESENTLY ZONED R-2 Ga

TOTAL SQ. FT. (existing structure) 860 TOTAL FOOTPRINT (proposed structure) 3,022

LOT LENGTH (the total length of the lot) 310'

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 220'

REASON FOR REQUEST: Setback variance (100 ft. from Lake)

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

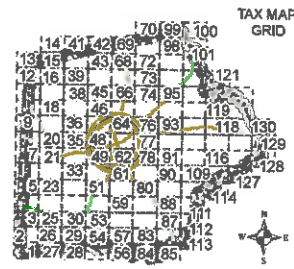
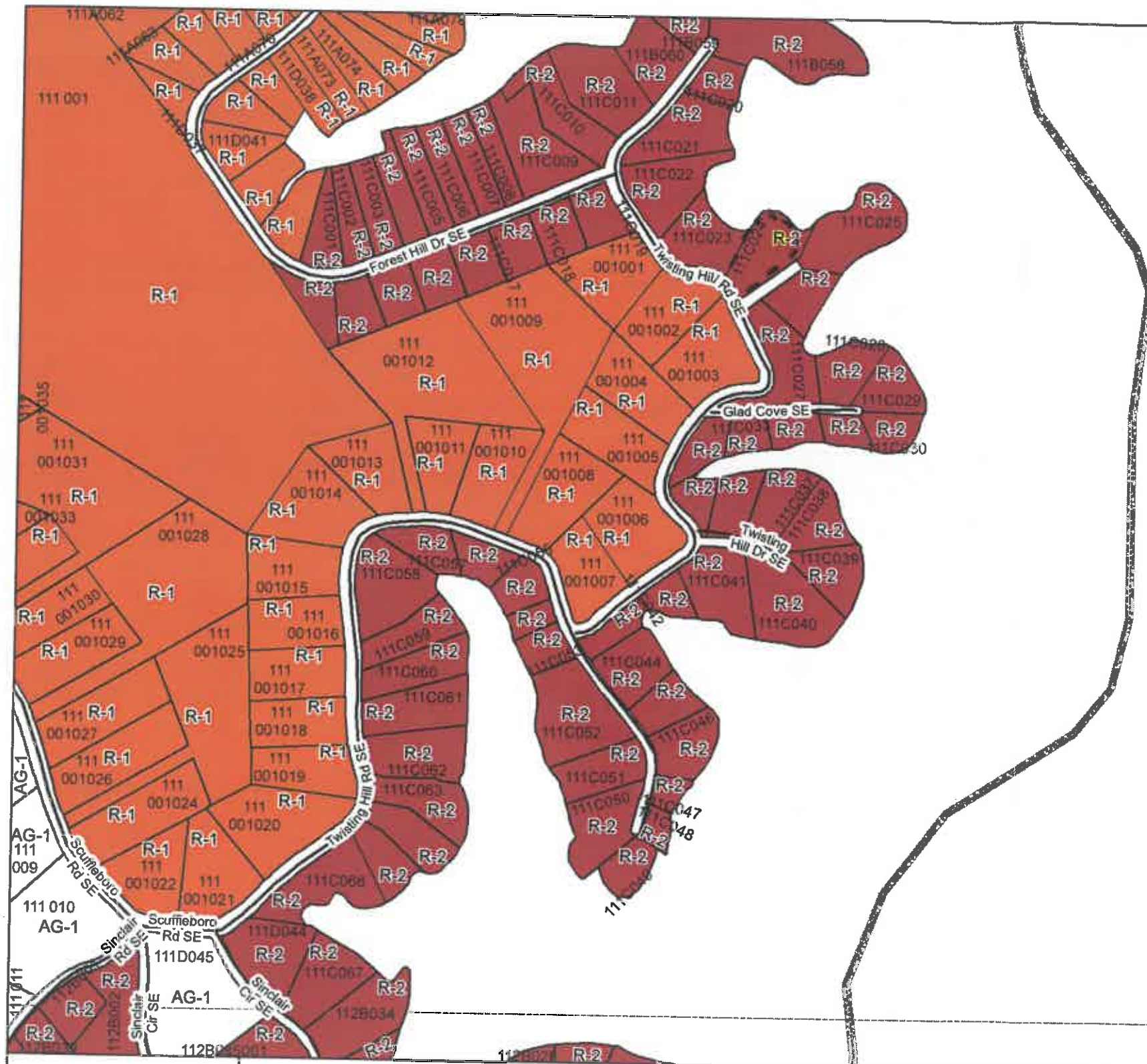
RECORDED PLAT: LETTER OF AGENCY LETTER OF INTENT
 SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT City has approval

PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: By: RJA by: Russell W. Wall (with express consent) DATE: 4/25/19

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

DATE FILED: <u>4/25/19</u>	FEE: \$ 200.00	CK. NO. <u>0696</u>	CASH	C. CARD	INITIALS <u>gja</u>
RECEIPT # <u>02528</u>					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				



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

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

MGRC
IT GIS Services

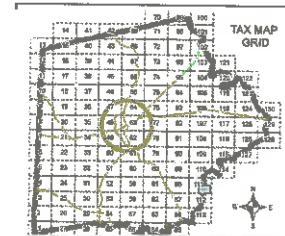
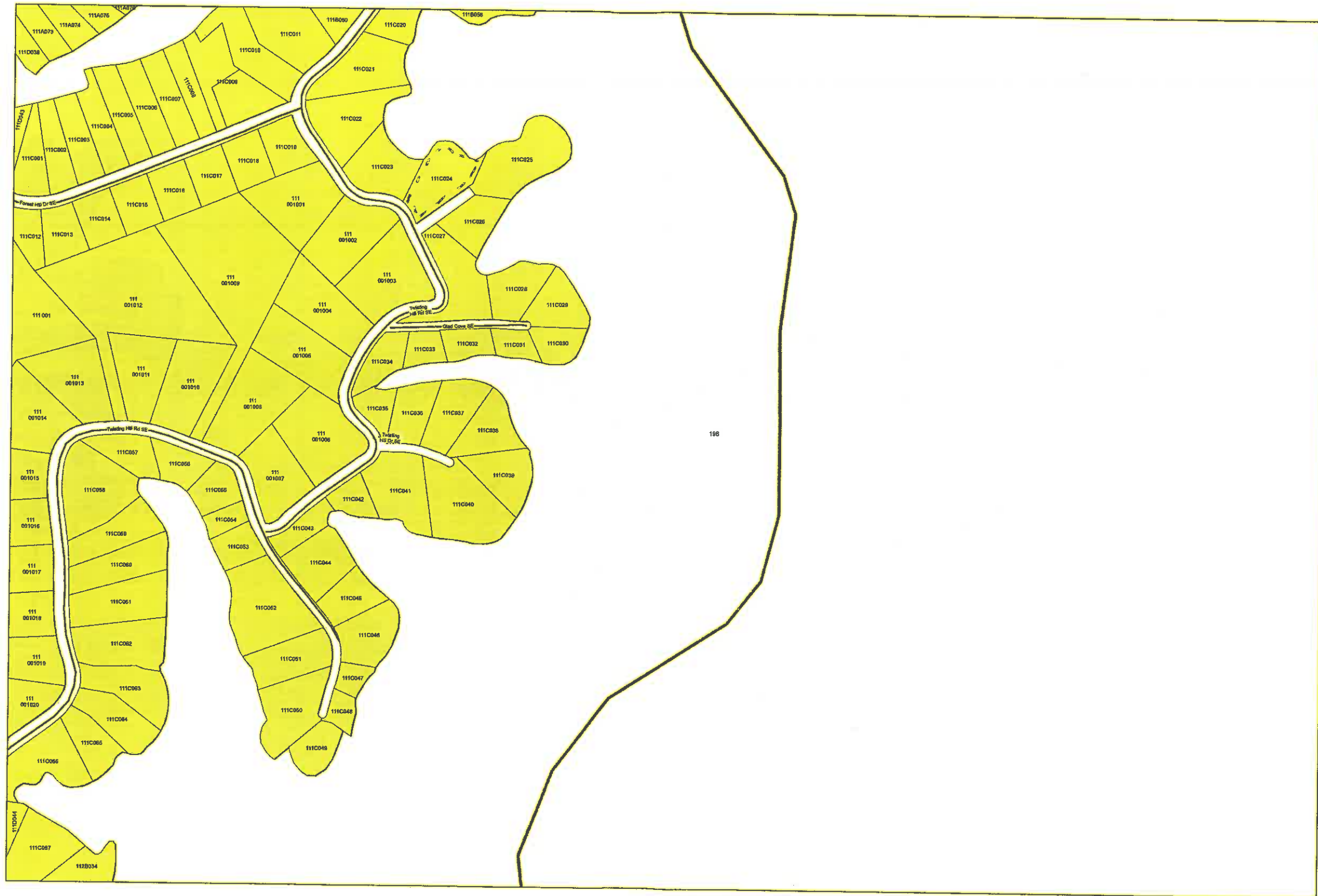
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217

Web: www.middlegeorgiaregion.com
Email: kg@mg-rc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 111C

MAP SCALE: 1" = 525' SCALE RATIO: 1:6,300 DATE: MAY 2019



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

GEOGRAPHIC FEATURE LEGEND

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

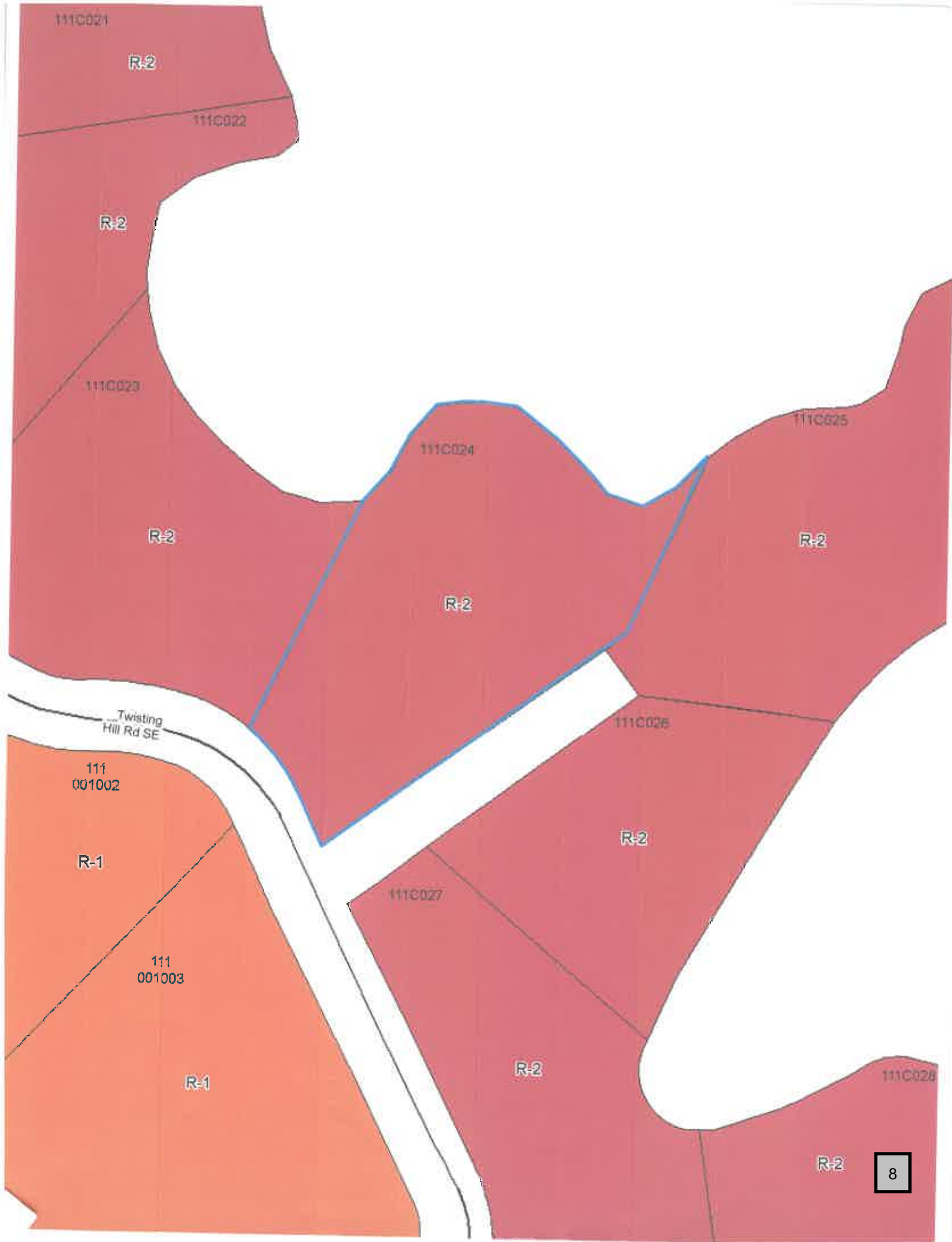
MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 754-8180
(478) 751-0517
Web: www.middlegeorgia.org
Email: mgrc@mgarc.org

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



MAP 111C

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



111C021

R-2

111C022

R-2

111C023

R-2

111C024

R-2

111C025

R-2

Twisting Hill Rd SE

111 001002

R-1

111C026

R-2

111 001003

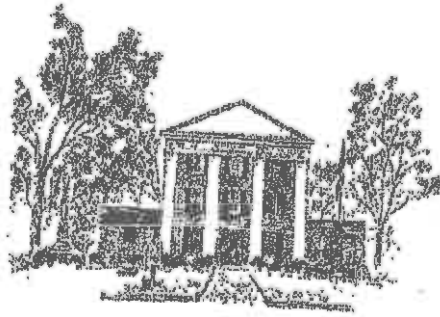
R-1

111C027

R-2

111C028

R-2



LAW OFFICE OF RUSSELL W. WALL, LLC

Russell W. Wall
William R. Rennie, *Of Counsel*
Adam S. Rosenberg
J. Leighton Channell
Ansley R. Lee

122 North Main Street
Greensboro, GA 30642
(706) 458-0089 phone
(706) 458-0094 fax
www.rwwlaw.com

May 8, 2019

Sent via Email

Putnam County Planning and Development
117 Putnam Ave, Ste B
Eatonton, GA 31024

Re: Updated Variance Request –212 Twisting Hill Rd, Eatonton, GA 31024 (a/k/a Tax Map / Parcel I.D. No. 111C 024)

Dear Planning and Development Board:

I represent Benjamin Griffith, owner of the above-referenced property. I previously wrote you on behalf of my client to respectfully request a variance from the setback requirements of Sec. 66-85 – Development Standards, Putnam County Code of Ordinances; specifically the 100 ft. rear minimum setback from lakes or rivers. Upon obtaining an updated “as built” survey, I want to supplement that previous submission to inform you that the proposed new home would require less of a variance than previously anticipated. Rather than a 75 ft setback we anticipated, the house will be no closer than 83.1 feet from the lake at the closest point.

To summarize my previous letter, Mr. Griffith’s property is located on Lake Sinclair. There is currently a deteriorating home located on the property that my client would like to replace. Said structure is currently a “grandfathered” non-confirming use, as it is located 50 ft from lake (instead of 100 ft.). Said structure was already in existence when Mr. Griffith purchased the property. Our proposal is to replace the current, deteriorating structure with a new home with a 83.1 ft setback (at its closest point); thus, moving us closer to the 100 ft setback requirement than the current structure, and closer to the 100 ft setback than anticipated in my April 25, 2019, letter.

According to the new survey, a copy of which I have included for your review, while the northernmost corner of the proposed structure will be 104.4 ft from the lake, the southeastermost corner will be 83.1 ft from the

RCUD 2019 MAY 8

1P

lake; thus we are requesting a variance of 16.9 ft from the 100 ft setback requirement.

As stated in my previous letter, while we are not bringing the property completely into compliance with the 100 ft setback requirement, we are improving the property greatly, and we are bringing the property closer to compliance than we found it. Based on this, and the challenges with complying with the 100 ft setback requirement, as applied to this property, it is our hope that you will find our plan acceptable and grant the requested variance.

Thank you for your attention to this matter and your consideration. To discuss this further, I can be reached via email at russell@rwwlaw.com, or via telephone at (706) 453-0089.

Sincerely,
Law Office of Russell W. Wall, LLC

By: 

Russell W. Wall

RCUD 2018 MAY 8

1/20



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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 Russell Wall TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Variance OF PROPERTY DESCRIBED AS MAP _____ PARCEL 111C024, CONSISTING OF 1.39 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 212 Twisting Hill 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 Benjamin R. Griffith 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 24 DAY OF April, ~~2018~~ 2019.

PROPERTY OWNER(S): Benjamin R. Griffith
NAME (PRINTED)
Ben R. Griffith
SIGNATURE
ADDRESS: 203 Rockyford Rd, Athens, GA 30606
PHONE: (706) 224-3254

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 DAY OF April, ~~2018~~ 2019

Sharon Channell
NOTARY
MY COMMISSION EXPIRES: 9/22/25



INSPECTIONS:
TERTIARY PERMITTEE REQUIREMENTS
 Tertiary Permittee.

(1) Each day when any type of construction activity has taken place at a tertiary permittee's site, certified personnel provided by the tertiary permittee shall inspect (a) all areas used by the tertiary permittee where petroleum products are stored, used, or handled for spills and leaks from vehicles and equipment; and (b) all locations at the tertiary permittee site where the permittee's vehicles enter or exit the site for evidence of oil-sediment tracking. These inspections must be conducted until a Notice of Termination is submitted. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.

(2) Measure and record rainfall within disturbed areas of the site that have not met final stabilization once activity. Measurement of rainfall may be suspended if all areas of the site have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region.

(3) Certified personnel (provided by the tertiary permittee) shall inspect at least the following once every seven calendar days and within 24 hours of the end of a storm that is 0.5 inches rainfall or greater (unless such storm ends after 5:00 PM on any Friday or on any non-working Saturday, non-working Sunday or any non-working Federal holiday in which case the inspection shall be completed by the end of the next business day and/or working day, whichever occurs first): (a) disturbed areas of the tertiary permittee's construction site; (b) areas used by the tertiary permittee for storage of materials that are exposed to precipitation; and (c) structural control measures. Erosion and sediment control measures identified in the Plan applicable to locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). For areas of a site that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region, the permittee must comply with Part M.D.4.c.(4). These inspections must be conducted until a Notice of Termination is submitted. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.

(4) Certified personnel (provided by the tertiary permittee) shall inspect at least once per month during the term of this permit (i.e., until a Notice of Termination is submitted to EPD) the areas of their site that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region. These areas shall be inspected for evidence of, or the potential for, pollutants entering the drainage system and the receiving water(s). Erosion and sediment control measures identified in the Plan shall be observed to ensure that they are operating correctly, where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.

(5) Based on the results of each inspection, the site description and the pollution prevention and control measures identified in the Erosion, Sedimentation and Pollution Control Plan, the Plan shall be revised as appropriate not later than seven (7) calendar days following each inspection. Implementation of such changes shall be made as soon as practical but in no case later than seven (7) calendar days following the inspection.

(6) A report of each inspection that includes the name(s) of certified personnel making each inspection, the date(s) of each inspection, construction phase (i.e., initial, intermediate or final), major observations relating to the implementation of the Erosion, Sedimentation and Pollution Control Plan, and actions taken in accordance with Part M.D.4.c.(5) of the permit shall be made and retained at the site or be readily available at a designated alternate location until the entire site has undergone final stabilization and a Notice of Termination is submitted to EPD. Such reports shall be readily available by the end of the second business day and/or working day and shall identify all incidents of best management practices that have not been properly installed and/or maintained as described in the Plan. Where the report does not identify any incidents, the inspection report shall contain a certification that the best management practices are in compliance with the Erosion, Sedimentation and Pollution Control Plan. The report shall be signed in accordance with Part V.G.2. of this permit. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.

Seeding Requirements:
 This permit requires the measuring of nephelometric turbidity in receiving water(s) or outfalls in accordance with this permit. This section is applicable to primary permittees with a total planned disturbance equal to or greater than one (1) acre and tertiary permittees with a total planned disturbance equal to or greater than the (a) acres. This section is not applicable to secondary permittees.

Seeding Requirements:
 (1) The primary permittee with a total planned disturbance equal to or greater than one (1) acre and tertiary permittee with a total planned disturbance equal to or greater than the (a) acres must submit a plan in accordance with the Plan at least once for each rainfall event to or greater than 0.5 inches.

EROSION CONTROL NOTES:
 1. IT IS OUR PROFESSIONAL OPINION THAT THE INSTALLATION OF A SEDIMENT BASIN ON THIS PROJECT IS NOT NECESSARY OR FEASIBLE. CONTRACTOR/OWNER WILL NOT HAVE ADEQUATE AREA ON THE LOT TO INSTALL A SEDIMENT BASIN. THE SEDIMENT BASIN INSTALLATION WOULD CREATE MORE LAND DISTURBANCE THAN THE PROPOSED PROJECT. IT IS OUR PROFESSIONAL OPINION THE INSTALLATION OF THE APPROPRIATE BMP'S, AND PROPER MAINTENANCE, SHOULD PROVIDE SUFFICIENT SEDIMENT STORAGE.

2. THIS ESDAP PLAN IS IN COMPLIANCE WITH WASTE WATER, SANITARY SEWER, OR SEPTIC REGULATIONS DURING AND AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.

3. REPAIR ALL DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION EQUIPMENT AT OR BEFORE THE END OF EACH WORKING DAY. SEDIMENT SHALL BE REMOVED FROM ALONG THE SILT FENCE WHEN IT REACHES HALF FULL. SEDIMENT SHALL NOT ENTER ADJACENT STREAMS OR DRAINAGE WAYS DURING SEDIMENT REMOVAL OR DISPOSAL.

4. WHEN TEMPORARY STRUCTURES HAVE SERVED THEIR INTENDED PURPOSE AND THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, THE STRUCTURES MUST BE REMOVED PRIOR TO FILING A NOTICE OF TERMINATION.

Time Line for Implementation of Various Vegetative Practices as follows:
 Mulch, temporary vegetation, or permanent (perennial) vegetation shall be completed on all exposed areas by the 14th day after construction activity temporarily or permanently ceases and is precluded by snow cover or other adverse weather conditions. Stabilization measures shall be initiated as soon as practicable, where construction activity will resume on a portion of the site within 21 days from when activities ceased (e.g. the total time period that construction activity is temporarily ceased is less than 21 days) then stabilization measures do not have to be initiated on that portion of the site by the 14th day after construction activity temporarily ceased.

Disturbance Area Stabilization (With Mulching Only) -
 Maintenance shall be required to maintain appropriate depth, anchorage, and 90% cover.

Disturbance Area Stabilization (With Temporary Seeding)
 Disturbance Area Stabilization (With Permanent Vegetation)

Disturbance Area Stabilization (With Sodding) may be used in place of Da3.

Stabilization of an area is accomplished when 70% of the surface area is covered in a uniform, vegetative cover (permanent or temporary) or anchored mulch of the appropriate thickness with 90% coverage. Final stabilization means that all soil disturbing activities at the site have been completed, and that for unpaved areas and areas not covered by permanent structures, at least 70% of the soil surface is uniformly covered in permanent vegetation or equivalent permanent stabilization measures (such as the use of rip rap, gabions, permanent mulches or geotextiles) have been employed.

SYMBOLS LEGEND

---	PROPERTY LINE
---	REQUIRED SETBACK
---	PROPOSED CONTOUR
---	LIMITS OF DISTURBANCE
---	SILT FENCE
---	PROPOSED GRADE
---	PORTA-POITY
---	25' BUFFER ZONE

CONSTRUCTION SCHEDULE

	1	2	3	4	5	6	7	8	9	10	11	12	1
	2019	10	10	10	10	10	10	10	10	10	10	10	2020
INSTALL INITIAL SEDIMENT CONTROL STRUCTURES													
CLEARING AND GRUBBING													
GRADING													
TEMP GRASSING, MULCHING, SEDIMENT CONTROL STRUCTURES													
BUILDING CONSTRUCTION													
MAINTENANCE OF BMP'S													
UTILITY INSTALLATION													
ROAD BASES													
FINAL PAVING													
LANDSCAPING													
SOODING													
REMOVAL OF SEDIMENT CONTROL STRUCTURES													

Retention of Records

Each tertiary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:

- A copy of all Notices of Intent submitted to EPD;
- A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit;
- The design professional's report of the results of the inspection conducted in accordance with Part M.A.5. of this permit;
- A copy of all sampling information, results, and reports required by this permit;
- A copy of all inspection reports generated in accordance with Part M.D.4.c. of this permit;
- A copy of all violation summaries and violation summary reports generated in accordance with Part M.D.2. of this permit;
- Daily rainfall information collected in accordance with Part M.D.4.c.(2), of this permit;
- Copies of all Notices of Intent, Notices of Termination, inspection reports, sampling reports (including calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation) or other reports requested by the EPD, Erosion, Sedimentation and Pollution Control Plans, records of all data used to complete the Notice of Intent to be covered by this permit and all other records required by this permit shall be retained by the permittee who either produced or used it for a period of at least three years from the date that the NOT is submitted in accordance with Part VI of this permit. These records must be maintained at the permittee's primary place of business once the construction activity has ceased at the permitted site. This period may be extended by request of the EPD at any time upon written notification to the permittee.

******* MAINTENANCE STATEMENTS *******

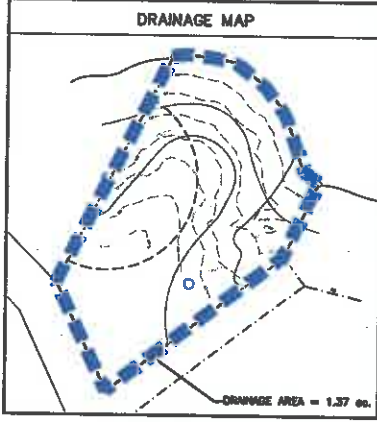
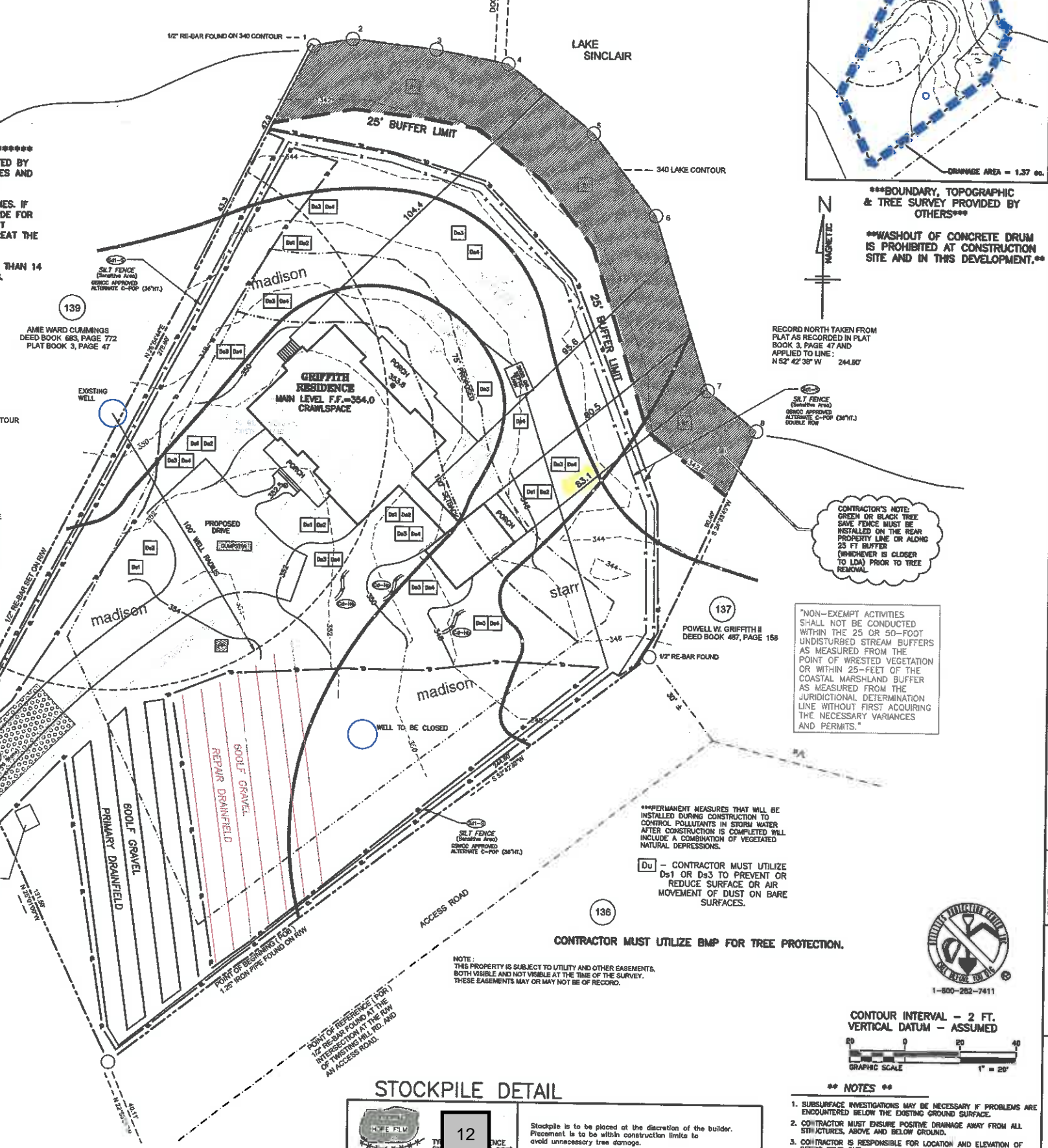
1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND-DISTURBING ACTIVITIES.
2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

STORM WATER CALCULATIONS FOR DRAINAGE AREA

DRAINAGE AREA = 1.37 ac.
 DISTURBED AREA = 0.70 ac.

STORAGE REQ'D = 1.37 ac. of area per acre drained x 0.7 c.y./ac. = 0.96 c.y.
 TYPE "S" SILT FENCE STORAGE CAPACITY = 0.20 c.y./l.f.
 REQUIRED SILT FENCE = 0.96 c.y. / 0.20 c.y./l.f. = 4.80 l.f.
 TYPE "S" SILT FENCE PROVIDED = 501 L.F. (TOTAL)

100 FEET OF SILT FENCE REQUIRED FOR EVERY 1/4 ACRE
 0.70 ac x (100 feet/0.25 acres) = 280 feet of Silt Fence Required



130 W. Street
 Marietta, GA 30066
 Phone: (770) 474-1218
 Fax: (770) 991-3166
 Email: senv@snjenv.com

GRIFFITH RESIDENCE
 LOT #138GPA2, 1.37 ACRES
 LAND LOT 290,
 2nd LAND DISTRICT
 313th G.M.D., PUTNAM COUNTY, GEORGIA

7-2-18	SURVEY DATE
3-7-18	DATE DRAWN
S.M.J. (LEVEL I CERT. #0000003004)	DRAWN BY
S.M.J. (LEVEL II CERT. #0000003004)	CHECKED BY
2018-1102-2	JOB NO.
	REVISIONS



EROSION CONTROL PLAN

SHEET # **4** OF 7

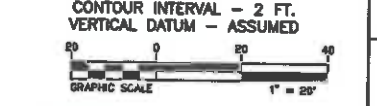
CONTRACTOR'S NOTE:
 GREEN OR BLACK TREE SILT FENCE MUST BE INSTALLED ON THE REAR PROPERTY LINE OR ALONG 25 FT BUFFER (WHICHEVER IS CLOSER TO LDA) PRIOR TO TREE REMOVAL.

NON-EXEMPT ACTIVITIES
 SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

PERMANENT MEASURES THAT WILL BE INSTALLED DURING CONSTRUCTION TO CONTROL POLLUTANTS IN STORM WATER AFTER CONSTRUCTION IS COMPLETED WILL INCLUDE A COMBINATION OF VEGETATED NATURAL DEPRESSIONS.

CONTRACTOR MUST UTILIZE Ds1 OR Ds3 TO PREVENT OR REDUCE SURFACE OR AIR MOVEMENT OF DUST ON BARE SURFACES.

CONTRACTOR MUST UTILIZE BMP FOR TREE PROTECTION.



- NOTES**
1. SUBSURFACE INVESTIGATIONS MAY BE NECESSARY IF PROBLEMS ARE ENCOUNTERED BELOW THE EXISTING GROUND SURFACE.
 2. CONTRACTOR MUST ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES, ABOVE AND BELOW GROUND.
 3. CONTRACTOR IS RESPONSIBLE FOR LOCATION AND ELEVATION OF SEPTIC SYSTEM.
 4. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND REQUIRED SEPTIC TANK AND FLOTATION DEVICES.

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

C

2018

COUNTY: PUTNAM	SUBDIVISION: No. 2	LOT NUMBER: 13B	BLOCK:
PROPERTY LOCATION (STREET ADDRESS): 212 Twisting Hill Road			

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>Benjamin R. Griffith</i>	DATE: 10/31/2018
PROPERTY OWNER'S NAME: Benjamin R. Griffith	PHONE NUMBER: (706) 224-3254
PROPERTY OWNER'S ADDRESS: 203 Rocky Ford Rd. Athens, GA 30606	ALTERNATE PHONE NUMBER:
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER):	RELATIONSHIP TO OWNER: self

Section A - General Information

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, sinkholes, streams, etc.) EVALUATED: (1) Yes (2) No	5. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.): Single Family Residence	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.): Madison
2. WATER SUPPLY: (1) Public (2) Private (3) Community	6. WATER USAGE BY: (1) Bedroom Numbers (2) Gallons per Day	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: 45
3. SEWAGE SYSTEM TO BE PERMITTED: (1) New (2) Repair (3) Addition	7. NO. OF BEDROOMS / GPD: 6	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): 60
4. LOT SIZE (SQUARE FEET / ACRES): 1.37 Acres	8. LEVEL OF PLUMBING OUTLET: (1) Ground Level (2) Basement (3) Above Ground Level	12. SOIL TEST PERFORMED BY: A. Justice

Section B - Primary / Pretreatment

1. DISPOSAL METHOD: (1) Septic Tank (2) Privy (3) Aerobic Unit (4) Other:	3. SEPTIC TANK CAPACITY (GALLONS): 2000	4. AEROBIC UNIT CAPACITY (GALLONS):	5. DOSING TANK CAPACITY (GALLONS): 1000	6. GREASE TRAP CAPACITY (GALLONS):
2. GARBAGE DISPOSAL: (1) Yes (2) No	7. PRESCRIBED TANK LOCATION / REMARKS: See site plan. Pump to Madison soil.			

Section C - Secondary Treatment

1. ABSORPTION FIELD DESIGN: (1) Level Field (2) Serial (3) Drip (4) Distribution Box (5) Mound / Area Fill	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: 1800	7. NUMBER OF ABSORPTION TRENCHES:
2. ABSORPTION FIELD PRODUCT: Conc. Pipe + Gravel	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: 600	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES:
3. AGGREGATE DEPTH (inches): 12	6. DEPTH OF ABSORPTION TRENCHES (range in inches): 30-30	9. DISTANCE BETWEEN ABSORPTION TRENCHES:

See site plan. See soil report. Install in Madison soil. Stay 100 feet from any existing wells. Stay 15 feet from any drainage areas. Start five feet from permit property lines.

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

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

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

1. SITE APPROVED AS SPECIFIED ABOVE: (1) Yes (2) No

APPROVING ENVIRONMENTALIST: <i>[Signature]</i>	TITLE: EHS III	DATE: 2-12-19	CONSTRUCTION PERMIT NUMBER: 11701194 / 19-26
---	--------------------------	-------------------------	--

P201800081

BK:36 PG:27-27

FILED IN OFFICE
CLERK OF COURT
10/08/2018 12:38 PM
SHEILA H. PERRY, CLERK
SUPERIOR COURT
PUTNAM COUNTY, GA

Sheila H. Perry

5341355839
PARTICIPANT ID

POINT DESCRIPTION ALONG 340 CONTOUR

COURSE	DESCRIPTION
1	1/2" RE-BAR FOUND
2	COMPUTED POINT
3	COMPUTED POINT
4	COMPUTED POINT
5	COMPUTED POINT
6	COMPUTED POINT
7	COMPUTED POINT
8	1/2" RE-BAR FOUND

CALLS ALONG 340 CONTOUR

COURSE	BEARING	DISTANCE
1-2	N 79°52'27"E	14.37'
2-3	S 83°27'56"E	30.44'
3-4	S 79°28'27"E	26.46'
4-5	S 51°51'22"E	39.83'
5-6	S 37°54'34"E	37.25'
6-7	S 17°07'09"E	65.79'
7-8	S 51°05'56"E	22.97'

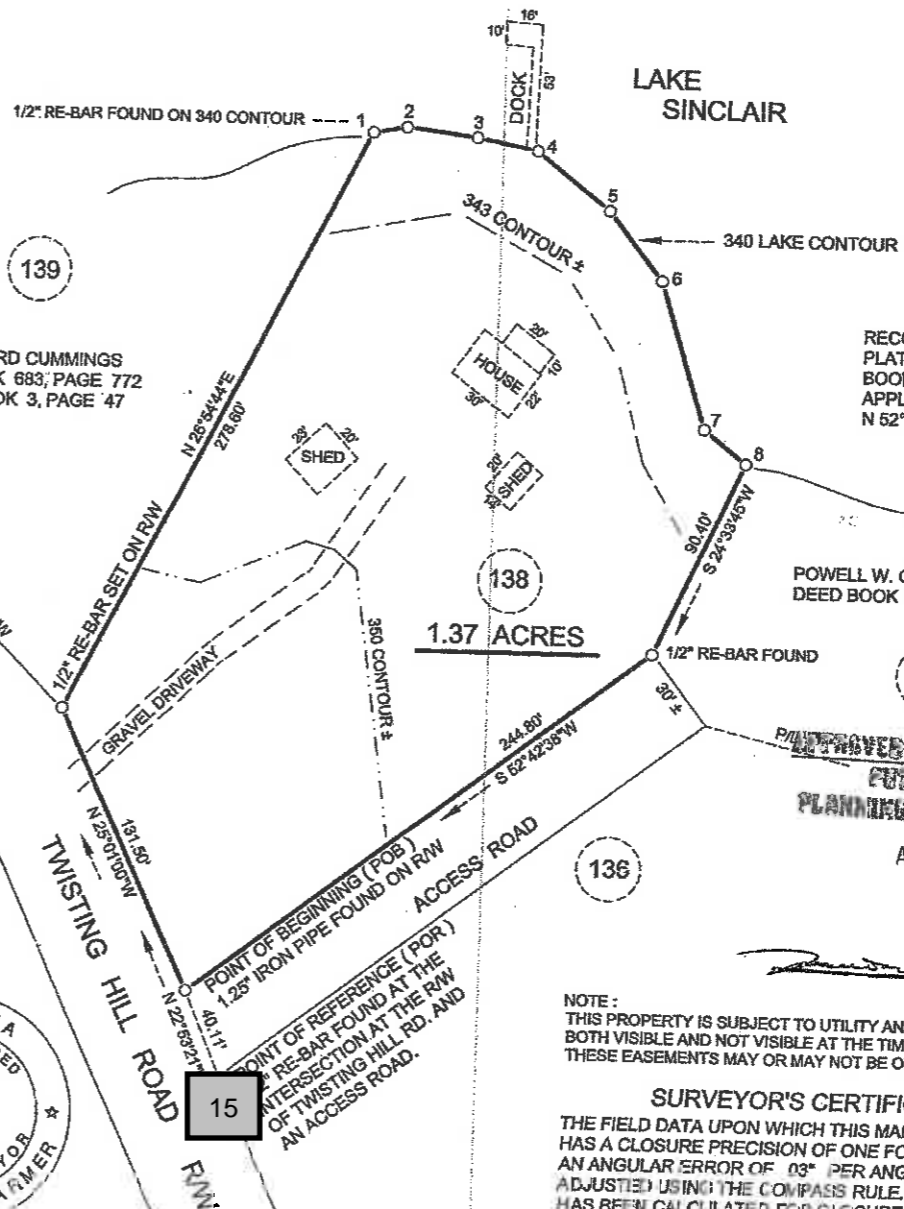
THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND.

**SURVEY OF PROPERTY
FOR
Benjamin R. Griffith**
 GEORGIA POWER COMPANY SUBDIVISION 2
 LOT NUMBER 138
 LYING IN LAND LOT 290
 SECOND LAND DISTRICT
 GMD 313
 PUTNAM COUNTY, GEORGIA
 REFERENCE: DEED BOOK 7 - I, PAGE 21
 PLAT BOOK 3, PAGE 47

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

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



RECORD NORTH TAKEN FROM
 PLAT AS RECORDED IN PLAT
 BOOK 3, PAGE 47 AND
 APPLIED TO LINE:
 N 52° 42' 38" W 244.80'

APPROVED FOR RECORDING CHIEF
 PUTNAM COUNTY
 PLANNING AND DEVELOPMENT
 AUG 27 2018

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

SURVEYOR'S CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 55,269' AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE, AND IS FOUND TO BE ACCURATE.

RECEIVED
 APR 25 2019
CPA

qPublic.net™ Putnam County, GA

Summary

Parcel Number 111C024
 Location Address 212 TWISTING HILL RD
 Legal Description LT 138 GPA2
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District PUTNAM (District 1)
 Millage Rate 24.98
 Acres 1.39
 Homestead Exemption No (S0)
 Landlot/District 290 /

[View Map](#)



*current structure
(to be removed)*

Owner

NOBLE JERRY
 5408 STERLING RD
 FORT LAUDERDALE, FL 33314

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	GA PWR AREA 2 82C 1	Lot	0	0	0	0	1

Residential Improvement Information

Style One Family
 Heated Square Feet 630
 Interior Walls Panel
 Exterior Walls Concrete Block
 Foundation Piers
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1963
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Tile
 Heating Type No Heat
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$9,042
 Condition Fair
 Fireplaces/Appliances Const 1 sty 1 Box 1

Accessory Information

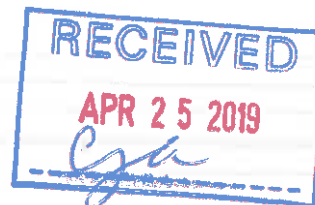
Description	Year Built	Dimensions/Units	Identical Units	Value
Utility Bldg/Shed	1968	16x20 / 0	1	\$1,600
Canopy/Hay Shed/Pole Barn	1968	20x29 / 0	1	\$667

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/27/2018	925 691	347	\$100,000	ADJACENT PROPERTY	NOBLE JERRY & ELIZABETH	GRIFFITH BENJAMIN R
4/18/1988	7-121	347	\$38,000	Fair Market Value	WINGATE O P	NOBLE JERRY
10/11/1985	7-G 593	347	\$12,000	Fair Market Value	GA POWER COMPANY	WINGATE O P

Valuation

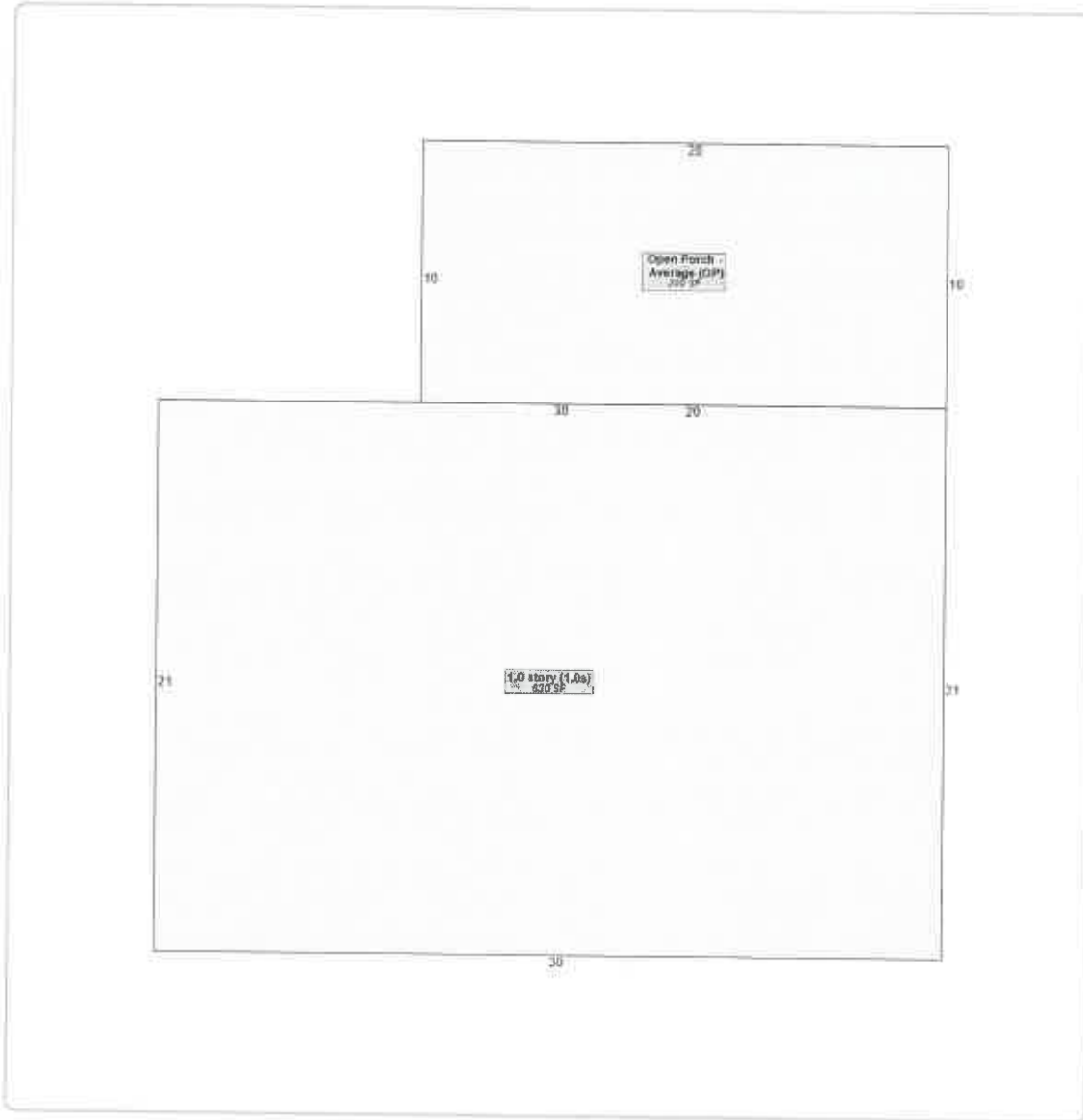
Land Value	2018	
+ Improvement Value	\$143,750	
+ Accessory Value	\$9,042	
= Current Value	\$2,200	
* Assessed Value	\$155,000	
	\$62,000	



Photos



Sketches



No data available for the following modules: Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebuilt Mobile Homes, Permits.



The Putnam County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation.

Last Data Upload: 4/25/2019, 8:07:42 AM

Version 2.2.16





Well Abandonme...0.pdf



Clampitt's Well Systems, Inc.
3852 Gray Hwy.
Gray, Georgia 31032
(478) 986-5312

Benjamin R. Griffith
203 Rocky Ford Rd.
Athens, Georgia 30606

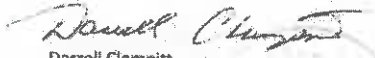
January 17, 2019

Re: Well abandonment, 212 Twisting Hill Rd, Eatonton, Georgia

To Whom It May Concern:

Please accept this letter as confirmation that an existing drilled well located at **212 Twisting Hill Rd., Eatonton, Georgia** in Putnam County (**Tax Map, Parcel ID No 11C 024, Deed Book 925, Page 691**) currently owned by **Benjamin R. Griffith** was abandoned and filled with cement as required by Georgia Water Well Standards. This was completed on January 17, 2019.

Sincerely,


Darrell Clampitt
Clampitt's Well Systems, Inc., Ga. Lic#187



Sec. 66-85. - Development standards.

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

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





PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

July 5, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/9/2019

5. Request by **Russell W. Wall, agent for Benjamin R. Griffith** for a rear yard setback variance at 212 Twisting Hill Rd. Presently zoned R-2. [Map 111C, Parcel 024, District 4]. **Request to withdraw without prejudice.**

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

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on July 16, 2019 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

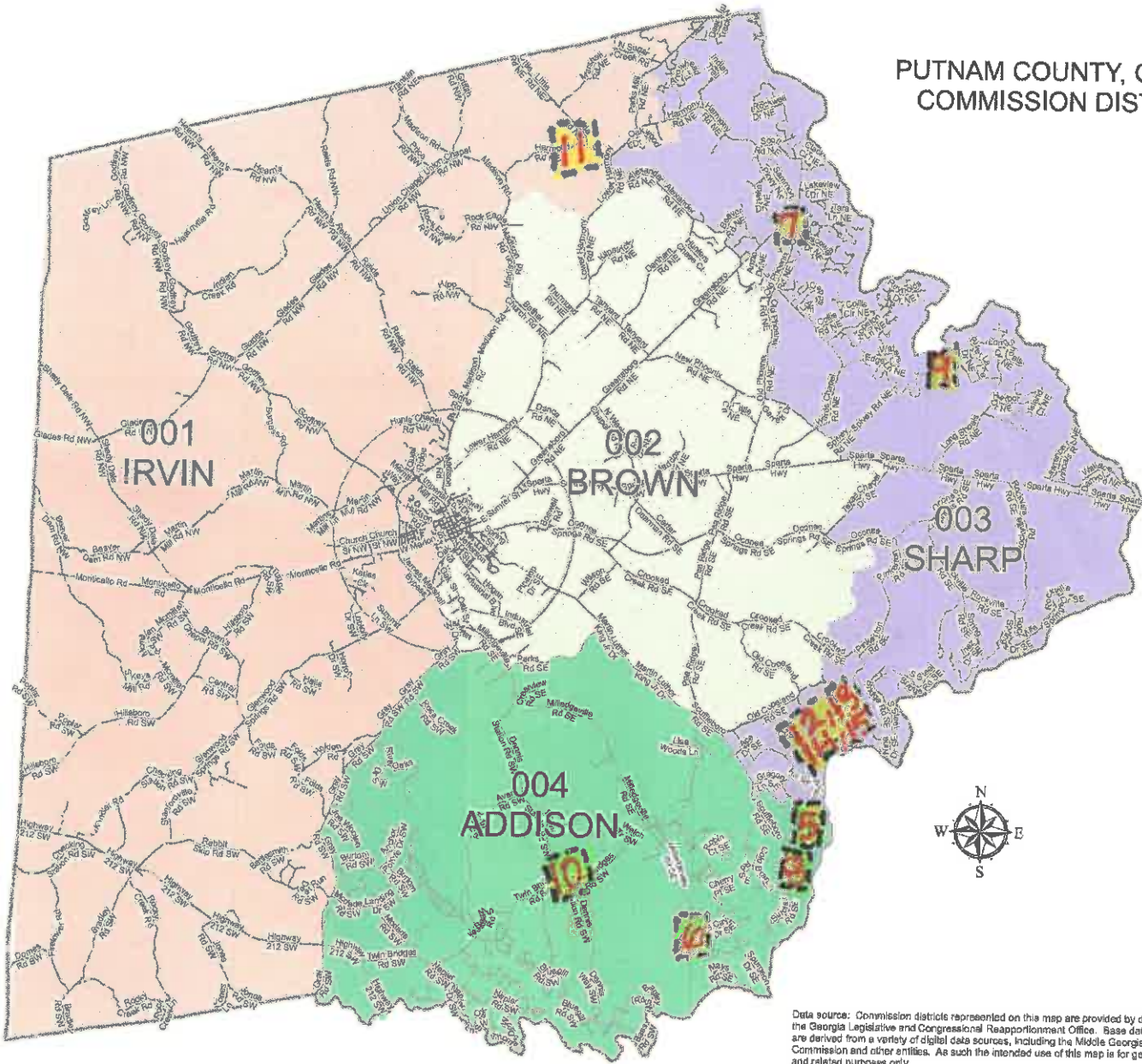
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

Item Attachment Documents:

6. Request by **Scott & Tanya Bailey** for a side yard setback variance at 211 Landings Lane. Presently zoned R-2. [**Map 086A, Parcel 046, 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" = 6,697.26' SCALE RATIO: 1:68,367.34 DATE: JUNE 2018

5. **Russell W. Wall, agent for Benjamin R. Griffith [Map 111C, Parcel 024, District 4].**
6. **Scott & Tanya Bailey [Map 086A, Parcel 046, District 4].**
7. **Susanne L. Marshall [Map 103D, Parcel 208, District 3].**
8. **Lana G. Harris [Map 112B, Parcel 069, District 4].**
9. **James & Sandra Moss [Map 119B, Parcel 035, District 3].**
10. **Maude Hicks, agent for Deborah & Michael Farkas [Map 058, Parcel 019001, District 4]. ***
11. **Jerry L. & Jo Beth Simons [Map 072, Parcel 020002, District 1]. ***
12. **James P. Key [Map 110D, Parcel 045, District 3]. ***
13. **James P. Key [Map 110D, Parcel 046, District 3]. ***
14. **James P. Key [Map 110D, Parcel 047, District 3]. ***
15. **James P. Key [Map 110D, Parcel 049, District 3]. ***

District 4



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Putnam County City of Eatonton
APPLICATION FOR: VARIANCE CONDITIONAL USE

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

Owner name Scott + Tanya Bailey # 478-451-9979

Applicant name (if different from above) # _____
MAILING ADDRESS 211 Landings lane Milledgeville Ga 31061
CITY STATE ZIP

PROPERTY LOCATION: 211 Landings lane Milledgeville Ga 31061
MAP 096A PARCEL 046 TOTAL ACREAGE: 1.1 PRESENTLY ZONED R-3 R-2

SETBACKS: Front: 330' Rear: ~~45'~~ Lakeside: 129 Left: 17' Right: 15'

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) 1102 TOTAL FOOTPRINT (proposed structure) 3036

LOT LENGTH (the total length of the lot) 495'

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 85'

REASON FOR REQUEST: We have kids that need there on
Rooms and we have out grown this house.

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

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

PROPOSED LOCATION MUST BE STAKED OFF

*SIGNATURE OF APPLICANT: Scott B DATE: 5-29-19

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

DATE FILED	<u>5/29/19</u>	FEE: \$ <u>200.00</u>	CK. NO. <u>1221</u>	CASH	C. CARD	INITIALS <u>SB</u>	
RECEIPT #	<u>032702</u>						
DATE OF NEWSPAPER AD:						DATE SIGN POSTED:	
PLANNING & ZONING HEARING:						RESULT:	
COMMISSIONERS/CITY COUNCIL HEARING:						RESULT:	

REQUEST FOR VARIANCE LOT 10, PHASE 1

Located at 211 Landings Lane Milledgeville Ga. 31061

MAP 086A PARCEL 046 PRESENTLY ZONED R-2 ~~R-3 RESIDENTIAL~~

I, SCOTT BAILEY AM WRITING THIS LETTER TO REQUEST A VARIANCE TO DO A ADDITION ON MY HOUSE AND SHOP. MY FAMILIEY HAS OUT GROWN THIS HOUSE AND WE NEED MORE ROOM. WE CURRENTLY LIVE IN 1102 SQ' OF LIVING SPACE. I AM TRING TO ADD 1500 SQ. FEET OF LIVING SPACE AND 624 SQ FEET OF GARAGE SPACE TO THE HOUSE AND 800 SQ' OF STORAGE SPACE TO THE SHOP. THIS LOT IS LONG AND NORROW. THE LOT IS 85' WIDE AT THE PROPOSED SITE. THE LOT LENTH IS 495'. THE LOT IS 1.12 ACRES. AFTER THE PROPOSED CONTRUCTION IS FINISHED, I WILL BE ~~17'~~ FROM THE RIGHT SIDE LINE AND ~~15'~~ FROM THE LEFT SIDE LINE. THE HOUSE SITS 133' FROM THE WATER. I WILL ALSO BE MOVING THE SEPTIC TANK. THE OLD TANK SITS TOO CLOSE TO THE HOUSE. THANKS.

I am requesting a 3' vapiance on the right side ~~and 5'~~

This will be 17' off property line and I need a 5' variance on the left side. This will be 15' off the property line.

AE

Scott Bailey
5-29-19

PUTNAM COUNTY HEALTH DEPT. NOTES
 1117 PUTNAM DRIVE, SUITE C
 P.O. BOX 3776
 EATONTON, GA 31024
 Tel 706-485-8591 Fax 706-485-2018

RECEIPT

DATE 05.29.2019

NO. 966317

RECEIVED FROM Doc H Bailey

ADDRESS _____

FOR permit application / 200 landing lane \$ 200-

ACCOUNT		HOW PAID		
AMT. OF ACCOUNT	<u>200</u>	CASH		
AMT. PAID	<u>200</u>	CHECK	<u>X</u>	
BALANCE DUE	<u>—</u>	MONEY ORDER		

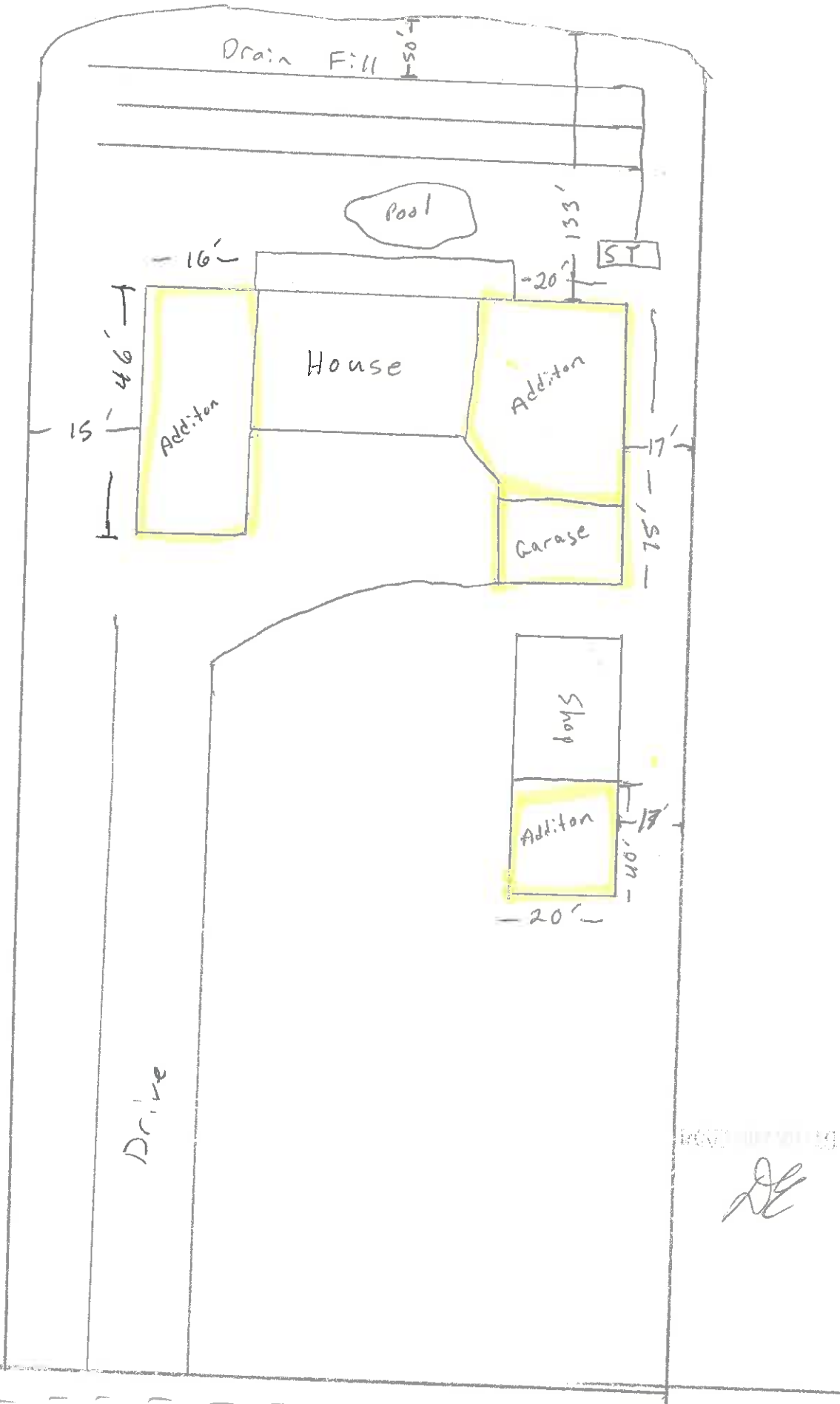
Willed grille for
check per
 BY [Signature]

C2001 REFORM © 8L808

RCVD MAY 25 '19

[Signature]

Lake



" LAKE SINCLAIR LA

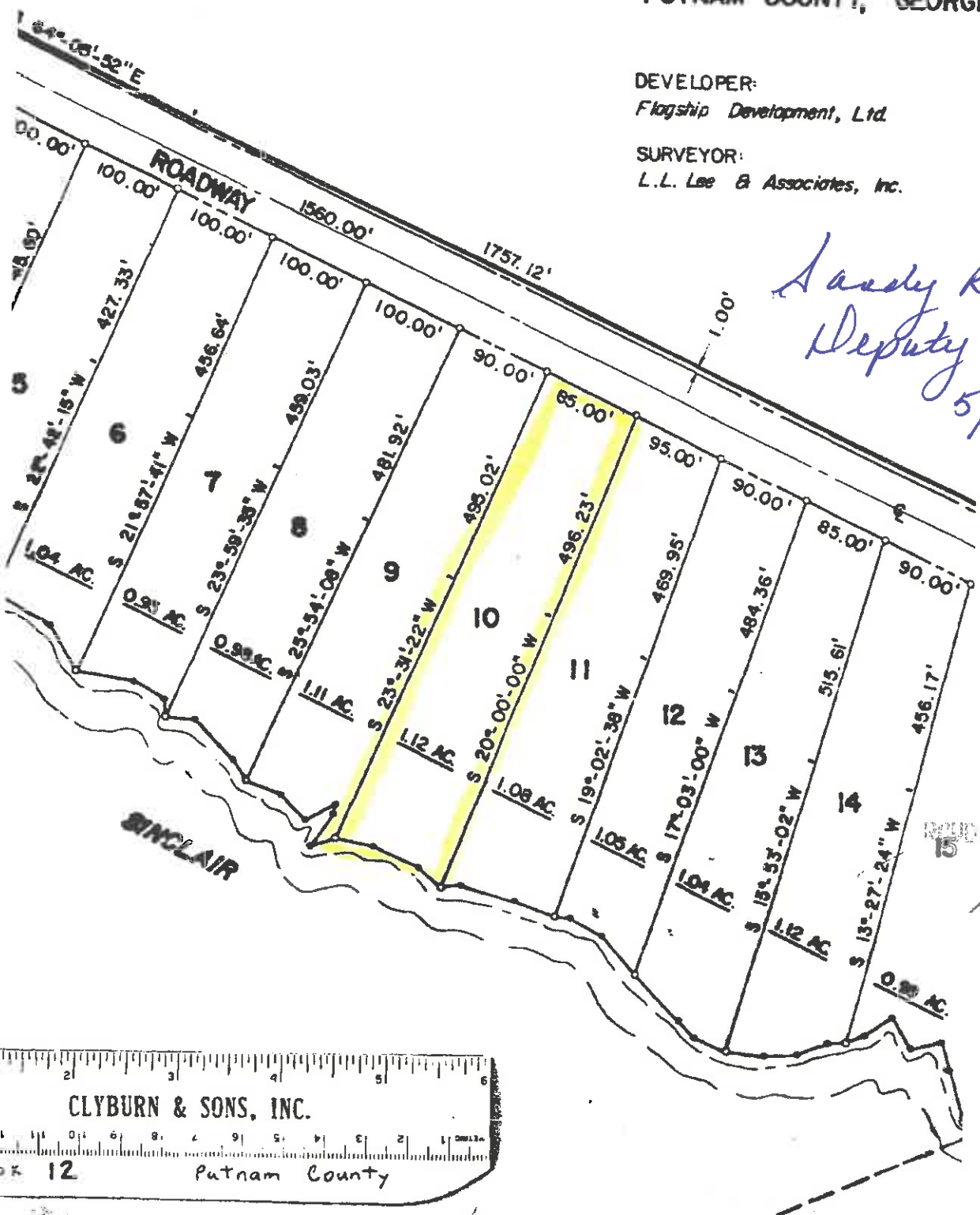
IN

THE SECOND LAND DISTRICT
PUTNAM COUNTY, GEORGIA

DEVELOPER:
Flagship Development, Ltd.

SURVEYOR:
L.L. Lee & Associates, Inc.

*Landy R Marshall
Deputy Clerk
5/29/19*



CLYBURN & SONS, INC.
Putnam County

SHEET

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

COUNTY: PUTNAM	SUBDIVISION:	LOT NUMBER: 10	BLOCK: Phase 1
PROPERTY LOCATION (STREET ADDRESS): 211 Landings Lane Milledgeville Ga 31061 086A046			

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

PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE: <i>Scott + Tanya Berby</i>	DATE: 5-29-19
PROPERTY OWNER'S NAME: Scott + Tanya Berby	PHONE NUMBER: 478 451-9979
PROPERTY OWNER'S ADDRESS: 211 Landings Lane	ALTERNATE PHONE NUMBER:
Milledgeville Ga 31061	
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: <input checked="" type="radio"/> (1) Yes <input type="radio"/> (2) No	5. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.): Single Family	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.): Ext (HD)
2. WATER SUPPLY: <input checked="" type="radio"/> (1) Public <input type="radio"/> (2) Private <input type="radio"/> (3) Community	6. WATER USAGE BY: <input checked="" type="radio"/> (1) Bedroom Numbers <input type="radio"/> (2) Gallons per Day	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: ~45
3. SEWAGE SYSTEM TO BE PERMITTED: <input checked="" type="radio"/> (1) New <input type="radio"/> (2) Repair <input type="radio"/> (3) Addition	7. NO. OF BEDROOMS / GPD: 4	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): >60
4. LOT SIZE (SQUARE FEET / ACRES): 1.12	8. LEVEL OF PLUMBING OUTLET: <input checked="" type="radio"/> (1) Ground Level <input type="radio"/> (2) Basement <input type="radio"/> (3) Above Ground Level	12. SOIL TEST PERFORMED BY:

Section B - Primary / Pretreatment

1. DISPOSAL METHOD: <input checked="" type="radio"/> (1) Septic Tank <input type="radio"/> (2) Privy <input type="radio"/> (3) Aerobic Unit <input type="radio"/> (4) Other	3. SEPTIC TANK CAPACITY (GALLONS): 1000	4. AEROBIC UNIT CAPACITY (GALLONS):	5. DOSING TANK CAPACITY (GALLONS):	6. GREASE TRAP CAPACITY (GALLONS):
2. GARBAGE DISPOSAL: <input type="radio"/> (1) Yes <input checked="" type="radio"/> (2) No	7. PRESCRIBED TANK LOCATION / REMARKS: pump tank out, crush & fill old tank			

Section C - Secondary Treatment

1. ABSORPTION FIELD DESIGN: <input checked="" type="radio"/> (1) Level Field <input type="radio"/> (2) Serial <input type="radio"/> (3) Drip <input type="radio"/> (4) Distribution Box <input type="radio"/> (5) Mound / Area Fill	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: 1200	7. NUMBER OF ABSORPTION TRENCHES:
2. ABSORPTION FIELD PRODUCT: conv. pipe / gravel	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: 400	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 ft from all wells. Abandon old septic system. may need to pump to drain field.

Permit

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

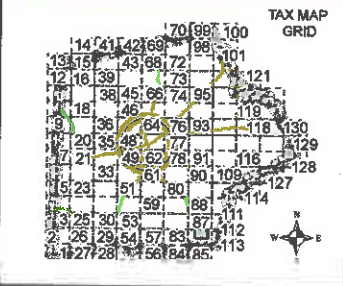
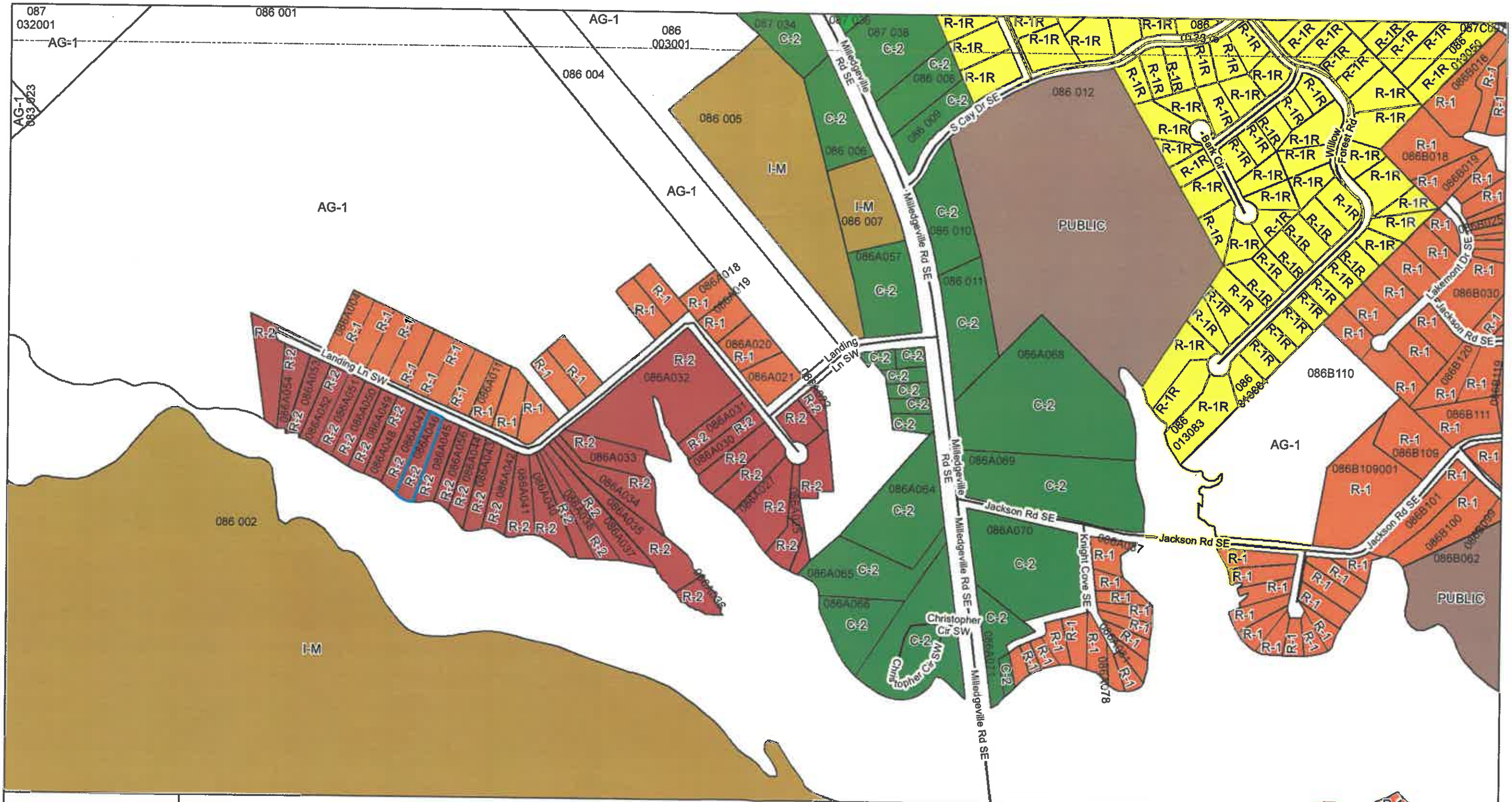
1. SITE APPROVED AS SPECIFIED ABOVE:

(1) Yes (2) No

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

ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM, AND SUBSEQUENT APPROVAL OF SAME BY REPRESENTATIVES OF THE GEORGIA DEPARTMENT OF HUMAN RESOURCES OR COUNTY BOARD OF HEALTH SHALL NOT BE CONSTRUED AS A GUARANTEE THAT SUCH SYSTEMS WILL FUNCTION SATISFACTORILY FOR A 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>Kathryn Hill</i>	TITLE: EHS County Manager	DATE: 6/14/19	CONSTRUCTION PERMIT NUMBER: 61352 / 19-118
--	-------------------------------------	-------------------------	--



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

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

- GEOGRAPHIC FEATURE LEGEND**
- AG-2
 - C-1
 - C-1 CITY
 - C-2
 - C-2 CITY
 - I-M
 - IND-1 CITY
 - IND-2
 - IND-2 CITY
 - MHP
 - PUBLIC
 - PUBLIC CITY

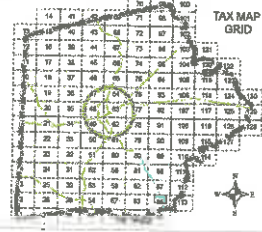
- R-1 CITY
- R-2 CITY
- R-3 CITY
- R-4 CITY
- R-1
- R-1R
- R-2
- RM-1
- RM-2
- RM-3
- VILLAGE

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6100
(478) 751-6917
Web: www.middlegeorgiarc.org
Email: t@mgrc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP SCALE: 1" = 524.17'
SCALE RATIO: 1:6,290
DATE: JUNE 2019

MAP 086A



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

GEOGRAPHIC FEATURE LEGEND

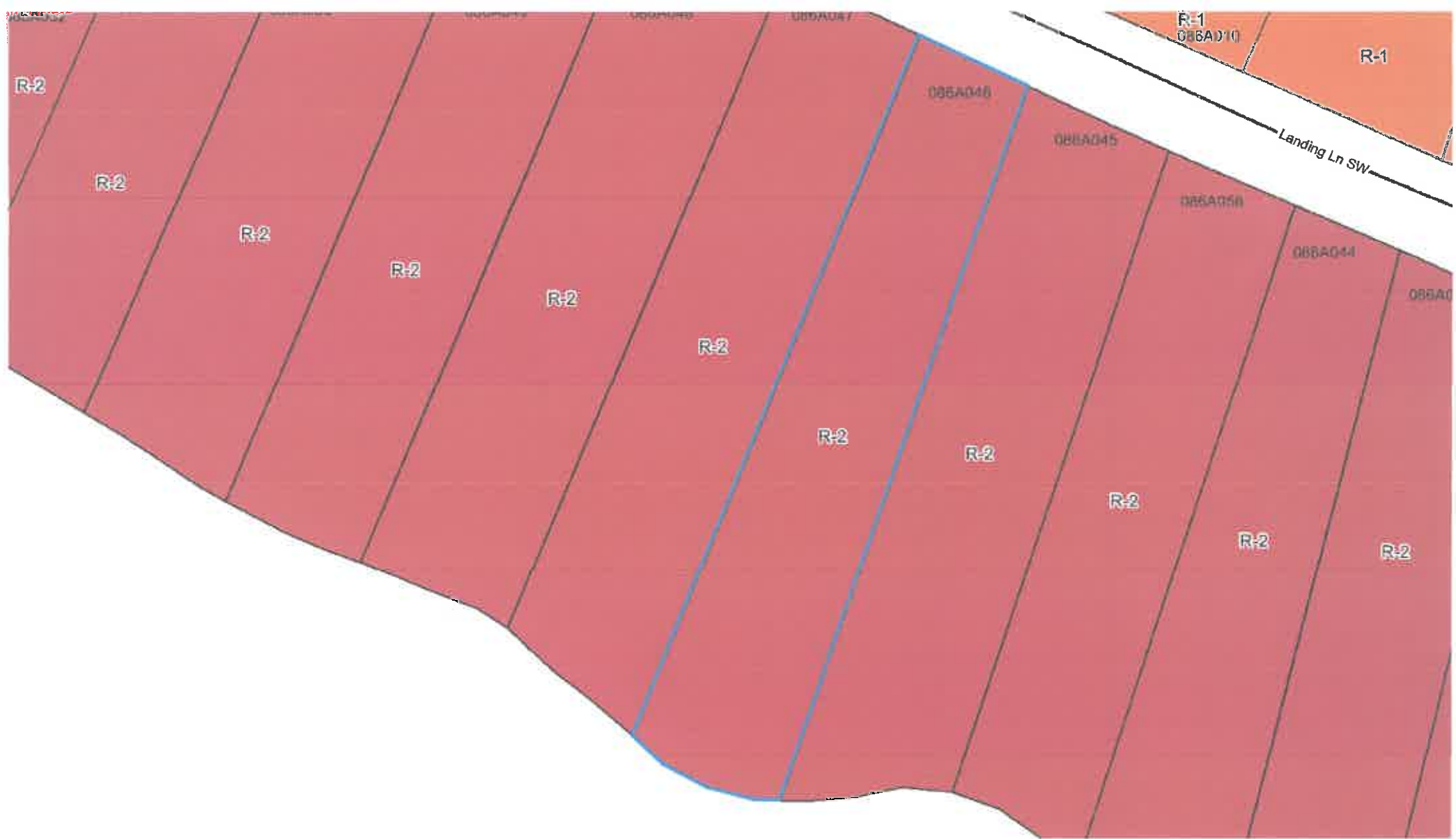
- Agriculture/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6100
(478) 751-4517
Web: www.middlegeorgia.org
Email: MGRC@mgarc.org

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

MAP 086A

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





PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

July 5, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/9/2019

6. Request by **Scott & Tanya Bailey** for a side yard setback variance at 211 Landings Lane. Presently zoned R-2. [Map 086A, Parcel 046, District 4]. **Request to withdraw without prejudice.**

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

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on July 16, 2019 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

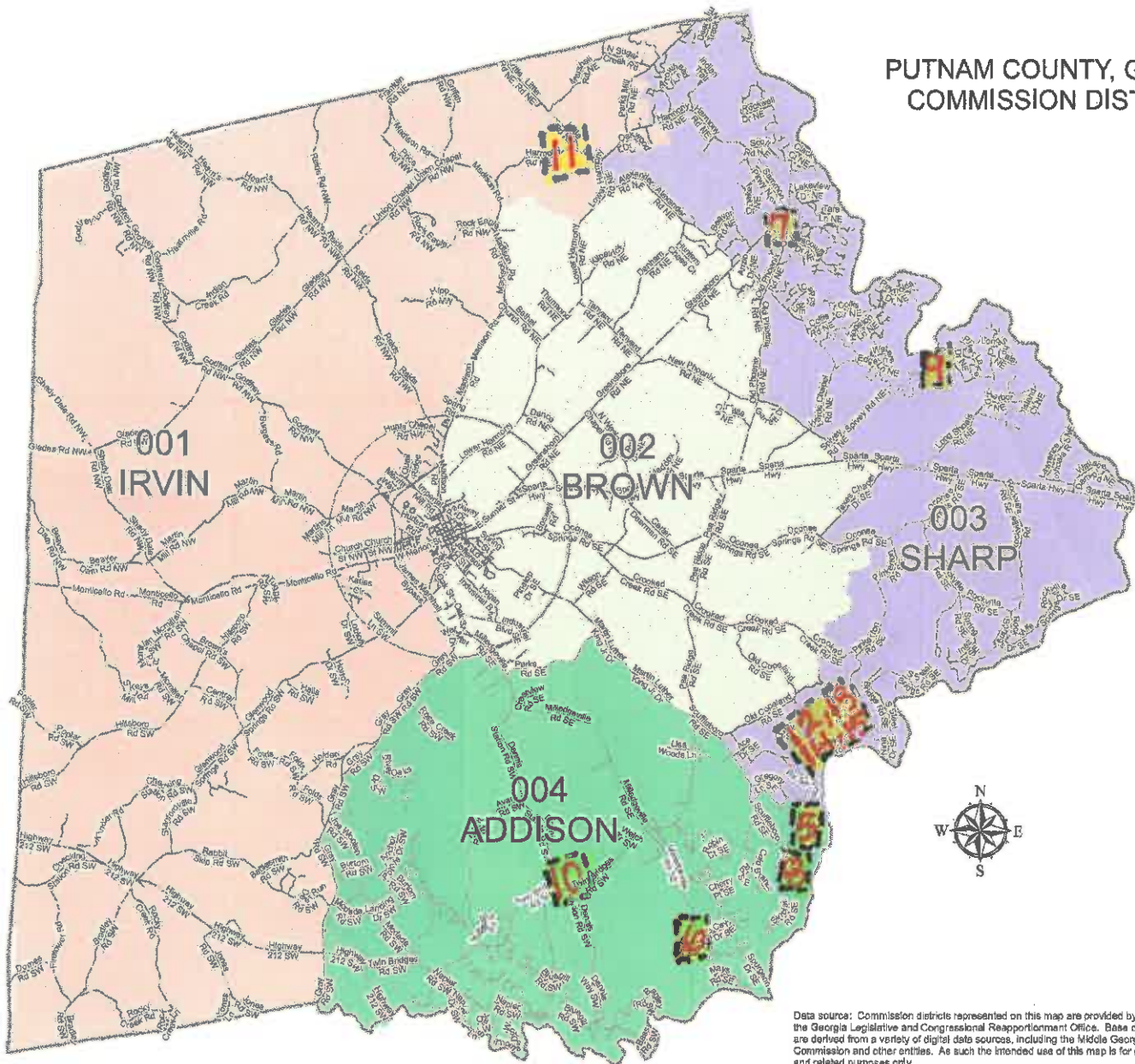
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

Item Attachment Documents:

7. Request by **Susanne L. Marshall** for a side yard setback variance at 126 Ardennes Drive. Presently zoned R-1. [**Map 103D, Parcel 208, District 3**].

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**

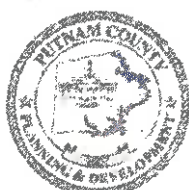


Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the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

MAP SCALE: 1" = 5,697.28' SCALE RATIO: 1:66,367.34 DATE: JUNE 2019

5. **Russell W. Wall, agent for Benjamin R. Griffith [Map 111C, Parcel 024, District 4].**
6. **Scott & Tanya Bailey [Map 086A, Parcel 046, District 4].**
7. **Susanne L. Marshall [Map 103D, Parcel 208, District 3].**
8. **Lana G. Harris [Map 112B, Parcel 069, District 4].**
9. **James & Sandra Moss [Map 119B, Parcel 035, District 3].**
10. **Maude Hicks, agent for Deborah & Michael Farkas [Map 058, Parcel 019001, District 4]. ***
11. **Jerry L. & Jo Beth Simons [Map 072, Parcel 020002, District 1]. ***
12. **James P. Key [Map 110D, Parcel 045, District 3]. ***
13. **James P. Key [Map 110D, Parcel 046, District 3]. ***
14. **James P. Key [Map 110D, Parcel 047, District 3]. ***
15. **James P. Key [Map 110D, Parcel 049, District 3]. ***

Dist. 3



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Putnam County City of Eatonton
APPLICATION FOR: VARIANCE CONDITIONAL USE

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

Susanne L. Marshall # 678-640-1832
Owner name

Applicant name (If different from above) # _____
126 Ardennes Dr Eatonton GA 31024
MAILING ADDRESS CITY STATE ZIP

PROPERTY LOCATION: 126 Ardennes Dr
MAP 103D PARCEL 208 TOTAL ACREAGE: 0.38 PRESENTLY ZONED R-1 Ga

SETBACKS: Front: 100' Rear: N/A Lakeside: 300' Left: 25' Right: 10'

All setbacks are required to be met from the front, side, rear, and lakeside (nearest point) property lines
There is a 50ft mandated front yard setback requirement from all arterial road and state highways.

Arterial/State Road. Yes: N/A No: X

TOTAL SQ. FT. (existing structure) 1728' TOTAL FOOTPRINT (proposed structure) 400' garage (new)

LOT LENGTH (the total length of the lot) 296'

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 69' bedroom

REASON FOR REQUEST: Would like to build a single car garage one story with small attic space. Unfinished garage.

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

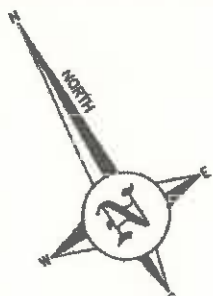
*SIGNATURE OF APPLICANT: Susanne L. Marshall DATE: May 29, 2019

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

DATE FILED <u>5-29-19</u>	FEE: \$ <u>200.00</u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>CJA</u>
RECEIPT # <u>032700</u>					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				

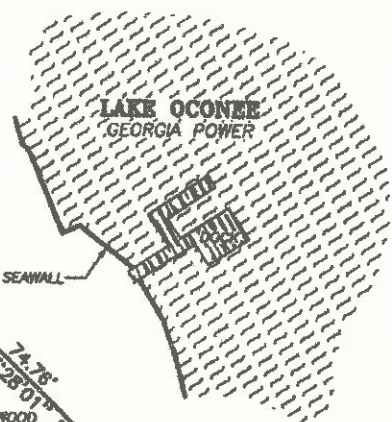


Shelby B. Collins 4-22-14



PLAT REFERENCES

- PLAT BY WALKER MCKNIGHT FOR DENNY R. DYKES, DATED JANUARY 15, 1988.
- PLAT BY WALKER MCKNIGHT FOR DENNIS & SHARON RUFF, DATED JUNE 16, 1988.
- DEED BOOK 82, PAGE 348.

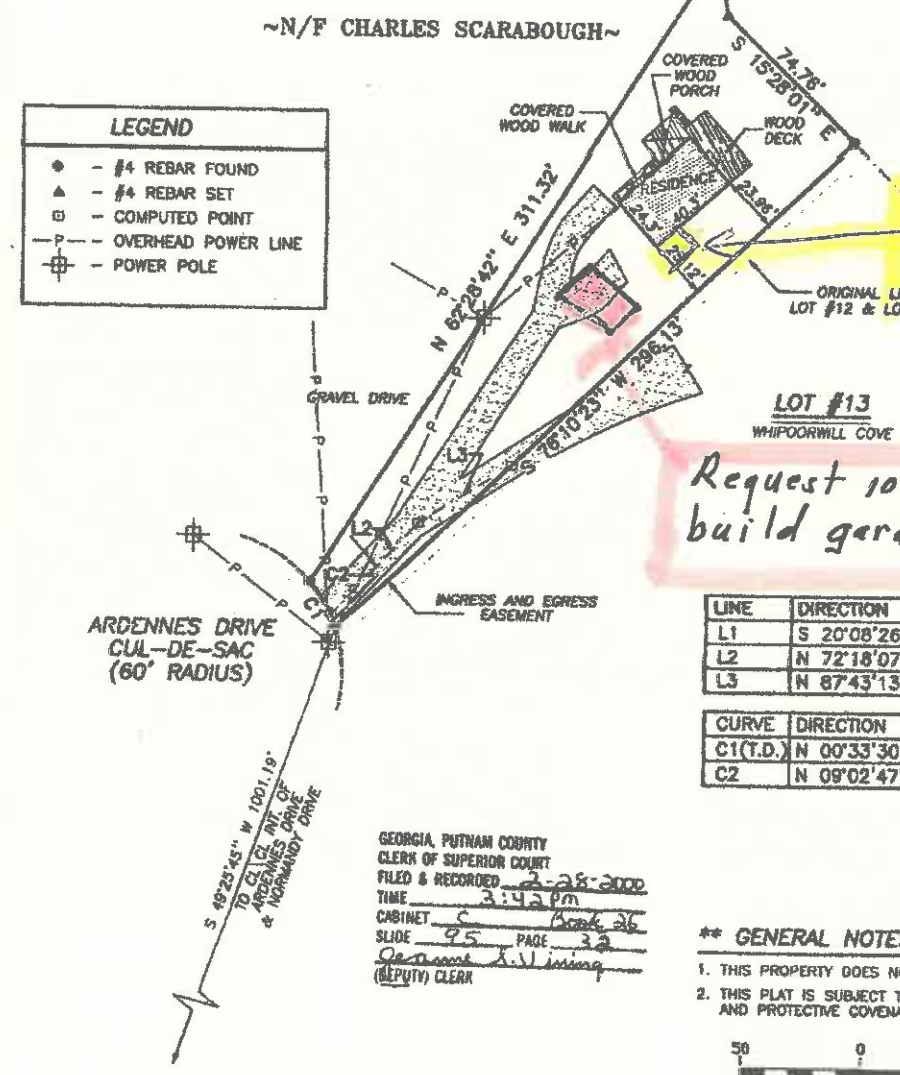


LEGEND

- ◆ - #4 REBAR FOUND
- ▲ - #4 REBAR SET
- - COMPUTED POINT
- P- OVERHEAD POWER LINE
- ⊕ - POWER POLE

Bedroom Addition:
 Front: 120'
 Lakeside: 130'
 Left: 20'
 Right: 13'

Garage
 Front: 100'
 Lakeside: 180'
 Left: 20'
 Right: 10'



Bedroom: 13' from property line Req 9' variance

Request 10' variance to build garage. 20'x20'

LINE	DIRECTION	DISTANCE
L1	S 20°08'26" W	25.27'
L2	N 72°18'07" E	53.16'
L3	N 87°43'13" E	45.55'

CURVE	DIRECTION	RAD	ARC	CD
C1(T.D.)	N 00°33'30" E	60.00	22.83	22.70
C2	N 09°02'47" E	60.00	6.01	6.01

RECEIVED
 MAY 29 2019

**** GENERAL NOTES ****

- THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA.
- THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD.



PLAT FOR:

WILLIAM H. BYRD & DARRYL K. JOHNSON

PORTION OF LOT #12;
 WHIPOORWILL COVE SUBDIVISION
 0.38 ACRES, 3rd LAND DISTRICT
 LAND LOT 327, 389th G.M.D.
 PUTNAM COUNTY, GEORGIA

DATE	FEBRUARY 18, 2000
MAP CLOSURE	1/128,981'
SCALE	1"=50'
DRAWN BY	F.C.C.

THE OCOONEE COMPANY

Land Surveying • Land Planning
 JOHN A. MCGILL, R.L.S. #1753
 1961 South Main Street
 Greensboro, GA. 30642
 Phone: (708) 453-1913
 Fax: (706) 453-1914
 EMAIL: Oconee@thomson.net

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN RADIAL SURVEY FEET AND AN ANGULAR ERROR OF RADIAL SURVEY PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. ANGLES TURNED BY A TOPCON GTS-3B AND DISTANCES

RECORDING COPY

Request for variance for Lot 12 of Whipoorwill Cove, Eatonton, Georgia.

PROPERTY:

LOCATION: 126 Ardennes Drive, Eatonton, Georgia.

0.38 Acres, 3rd Land District, Land Lot 327, 389th G.M.D.

I am the owner of this lot and have not yet determined who the builder will be, although I'm leaning toward Rex Green.

slm
I am requesting *slm* variance on this narrow lot: Variance of 10 ft so that I can have a garage built and increase the size of my bedroom. Please refer to the attached plat which shows where both are proposed to be built.

slm
Variance (10 ft variance) GARAGE Shown in pink on attached plat

I would like to build a one story, unfinished single car garage (20' x 20') with small attic space. My lot is pie shaped, very narrow, slopes toward lake and totals only 0.38 acres. Where I am proposing to have the garage built is the widest area of my property, approximately 56 ft. If I'm allowed the 10 ft variance, the garage would be built with the back facing South toward lot 13's driveway and the garage door facing North. Having the side of the garage facing the street will prevent water from running into garage from street. I plan to put down more gravel in front of garage door and have gravel extend to the North property line so I will have enough room to back out of garage and turn vehicle around.

Requesting a 12' variance being 12 ft. from the right side property line. *slm*

slm BEDROOM ENLARGEMENT Shown in yellow on attached plat *slm*

My existing bedroom is 10 ft by 11 ft. It is currently 25 ft to lot 13. If I am allowed to enlarge the existing bedroom by 12 ft, then I would be 13 ft from lot 13 rather than the 20 ft required by Putnam County. This will require a 7 ft variance. This bedroom enlargement is on the same side of property as the garage variance.



Existing On-site Sewage Management System Performance Evaluation Report Form

75.00

(10)

Property Owner/System Owner Name: <i>Susanne Marshall</i>			678-640-1832			Reason for Existing Sewage System Evaluation: (circle)		
Property/System Address: <i>126 Ardennes Dr.</i>						<input type="checkbox"/> (1) Loan Closing for Home Sale <input type="checkbox"/> (2) Refinance <input type="checkbox"/> (3) Home Addition (Non-bedroom) Type: _____ <input type="checkbox"/> (4) Swimming Pool Construction <input type="checkbox"/> (5) Structure Addition to Property Type: <i>Garage</i> <input type="checkbox"/> (6) Mobile Home Relocation		
Subdivision Name: <i>Whipp Cove</i>		Lot: <i>12</i>	Block:					
Existing System Information: Water Supply (circle)			Number of Bedrooms/GPD:		Garbage Grinder: (circle)			
<input checked="" type="checkbox"/> (1) Public <input type="checkbox"/> (2) Private <input checked="" type="checkbox"/> (3) Community			<i>3</i>		<input type="checkbox"/> (1) Yes <input checked="" type="checkbox"/> (2) No			

SECTION A – System on Record

<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	Comments:
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.	
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.	
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.	

Evaluating Environmentalist: <i>Kathryn Hill, REHS EHS C.M.</i>	Title:	Date: <i>4/26/19</i>	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
--	--------	-------------------------	--

SECTION B – System Not on Record

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

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

SECTION C – System Not Approved

<input type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	The On-site Sewage Management System was disapproved at the time of the initial installation and is thus not considered an approved system.	Comments: <div style="border: 2px solid blue; padding: 5px; text-align: center; color: blue; font-weight: bold; font-size: 1.2em;">RECEIVED</div> <div style="text-align: center; color: red; font-weight: bold;">MAY 29 2019</div> <i>[Signature]</i>
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.	
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.	

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

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

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

Evaluating Environmentalist: <i>Kathryn Hill, REHS EHS C.M.</i>	Title:	Date: <i>4/26/19</i>	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
--	--------	-------------------------	--

Courtney Andrews

From: Olson, Erin <erin.olson@biltmoreins.com>
Sent: Saturday, June 15, 2019 4:59 AM
To: Courtney Andrews
Subject: RE: Open Records

Please send the recommendation letter from Lisa Jackson to the Planning and Zoning board on the variance requested Parcel ID 102D133 for 7/2

Thank you,

Erin Olson

770-656-5735
eolson@biltmoreins.com

From: Courtney Andrews <candrews@putnamcountyga.us>
Sent: Monday, June 10, 2019 9:59 AM
To: Olson, Erin <erin.olson@biltmoreins.com>
Subject: RE: Open Records

Good Morning,

I have received your open records request. Attached you will find all documents that you have requested. Please let me know if I can be of any other assistance.

-Courtney

From: Olson, Erin <erin.olson@biltmoreins.com>
Sent: Friday, June 07, 2019 1:23 PM
To: Courtney Andrews <candrews@putnamcountyga.us>
Subject: FW: Open Records

Want to make sure you got this

Thank you,

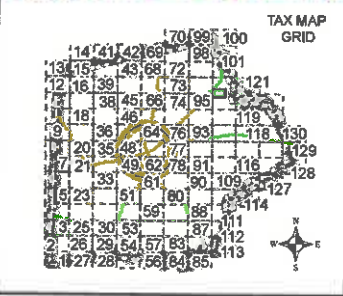
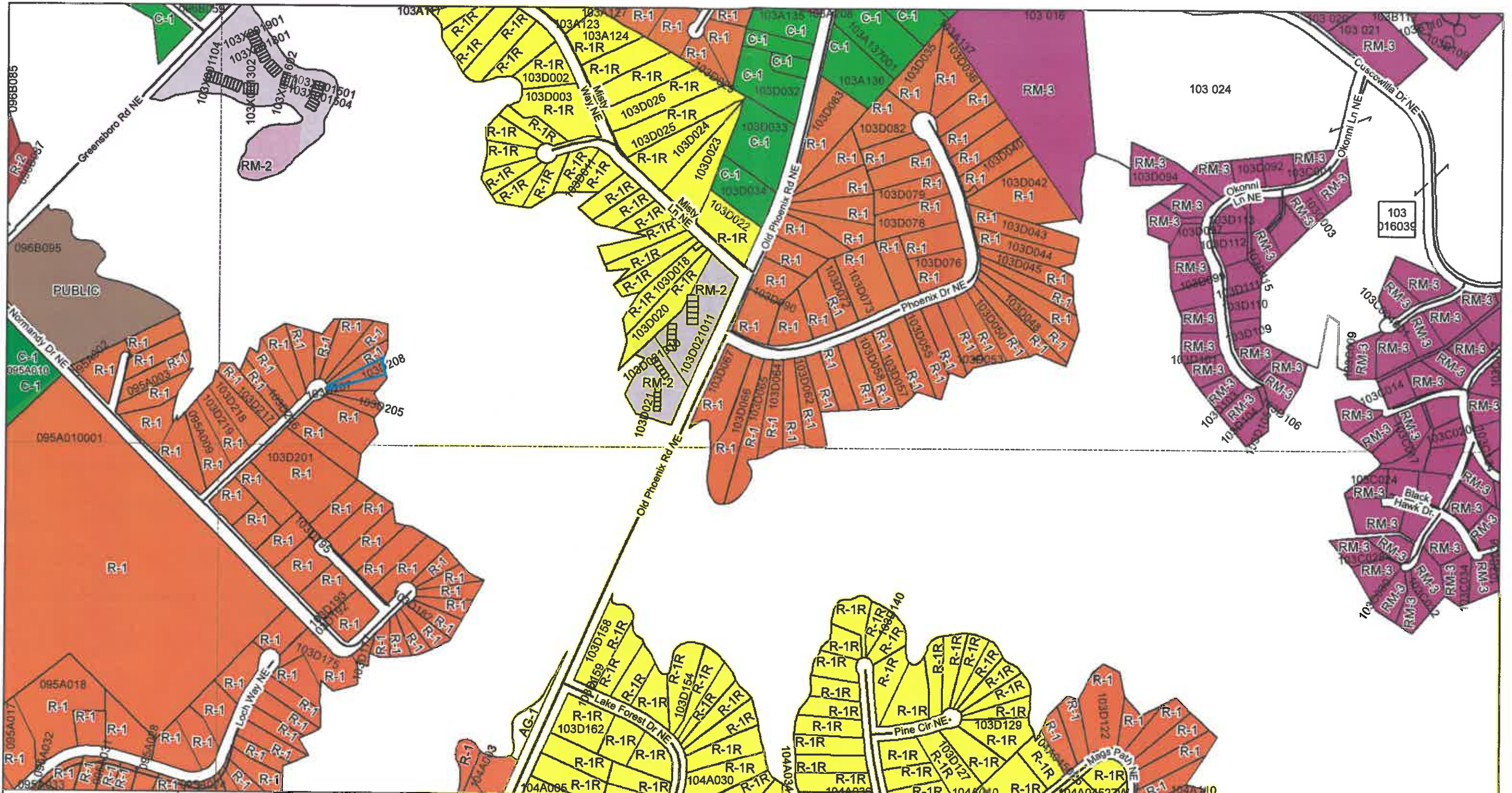
Erin Olson

From: Jonathan Gladden <jgladden@putnamcountyga.us>
Sent: Friday, June 7, 2019 11:24 AM
To: Olson, Erin <erin.olson@biltmoreins.com>
Subject: RE: Open Records

Mrs. Olson,

I forwarded your request to our zoning coordinator Ms. Andrews. She will be getting back to you with the requested documents. Her email is candrews@putnamcountyga.us She will be your point of contact. Hope you are well and enjoy your weekend.

Best-



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

GEOGRAPHIC FEATURE LEGEND

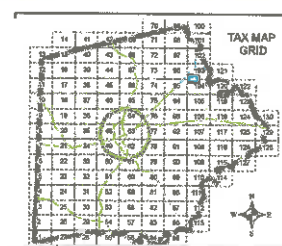
AG-2	C-2 CITY	IND-2 CITY	R-1 CITY	R-1	RM-2
No Code	C-1	I-M	R-2 CITY	R-1R	RM-3
AG-1	C-1 CITY	IND-1 CITY	R-3 CITY	R-2	VILLAGE
AG-1 CITY	C-2	IND-2	R-4 CITY	RM-1	
		PUBLIC			
		PUBLIC CITY			

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

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 103D

MAP SCALE: 1" = 524.17' SCALE RATIO: 1:6,290 DATE: JUNE 2019



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

GEOGRAPHIC FEATURE LEGEND

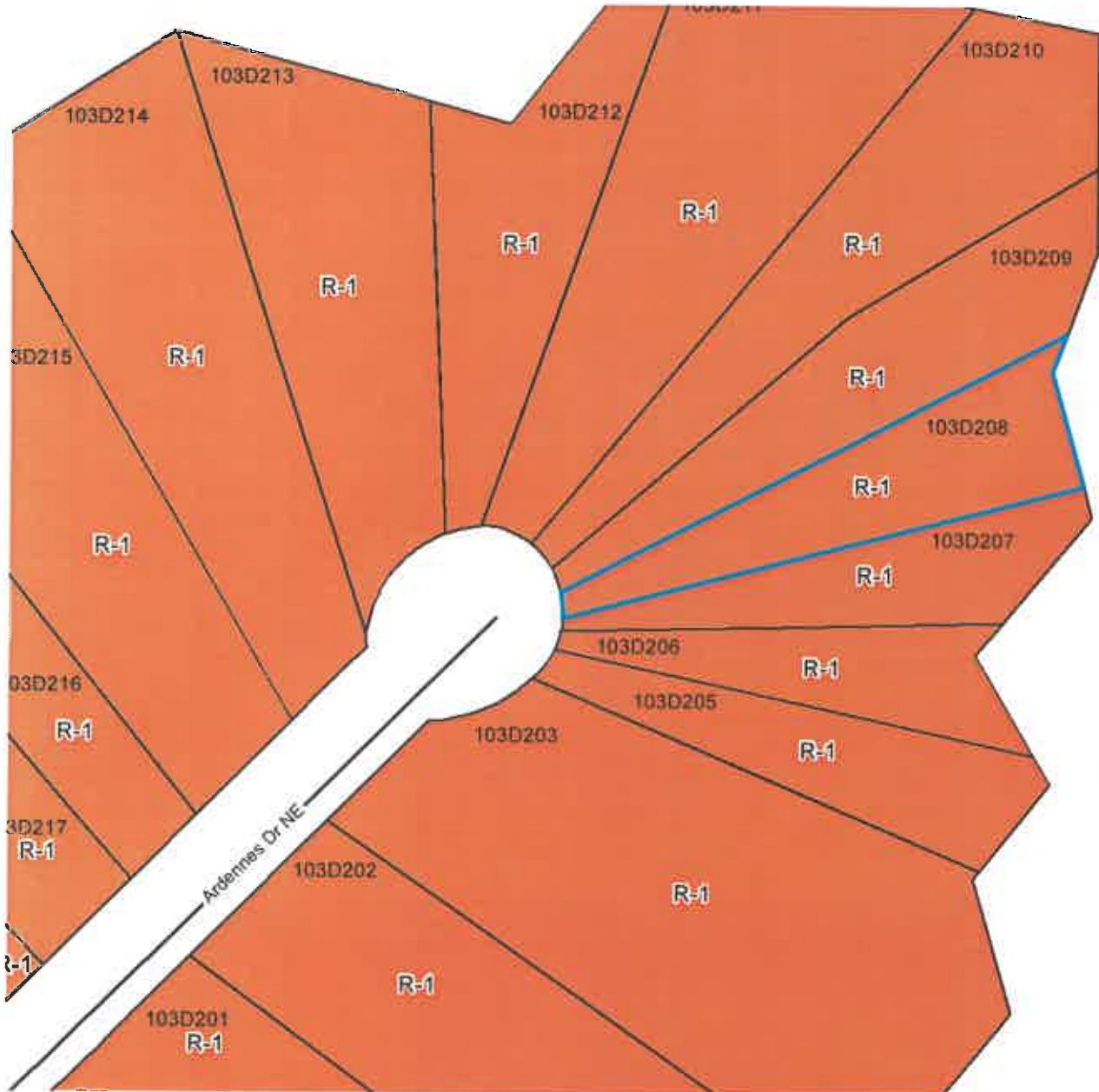
- Agriculture/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant

MGRC
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175 Emory Hwy
Suwanee, Georgia 31717
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Email: mgmp-c.org

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

MAP 103D

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





PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

July 5, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/9/2019

7. Request by **Susanne L. Marshall** for a side yard setback variance at 126 Ardennes Drive. Presently zoned R-1. [**Map 103D, Parcel 208, District 4**]. The applicant is requesting a 7-foot side yard setback variance, being 13 feet from the right-side property line when facing the lake, to add 12 feet of living space to an existing bedroom. She is also requesting a 10-foot side yard setback variance, being 10 feet from the right-side property line when facing the lake, to construct a 20x24 (480) square foot carport. This is an extremely narrow, pie-shaped, nonconforming lot with the length of the lot being 296 feet. The lot narrows towards the road and the applicant shares a driveway with the neighbor. The lot width at building setback for the proposed room expansion is approximately 69 feet and 53 feet for the proposed garage, allowing minimal building area for any addition to the property. Due to the extreme narrowness of this lot, this location is the only suitable option for the proposed structures. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).

Staff recommendation is approval of a 7-foot side yard setback variance, being 13 feet from right-side property and a 10-foot side yard setback variance, being 10 feet from the right-side property line when facing the lake.

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on July 16, 2019 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

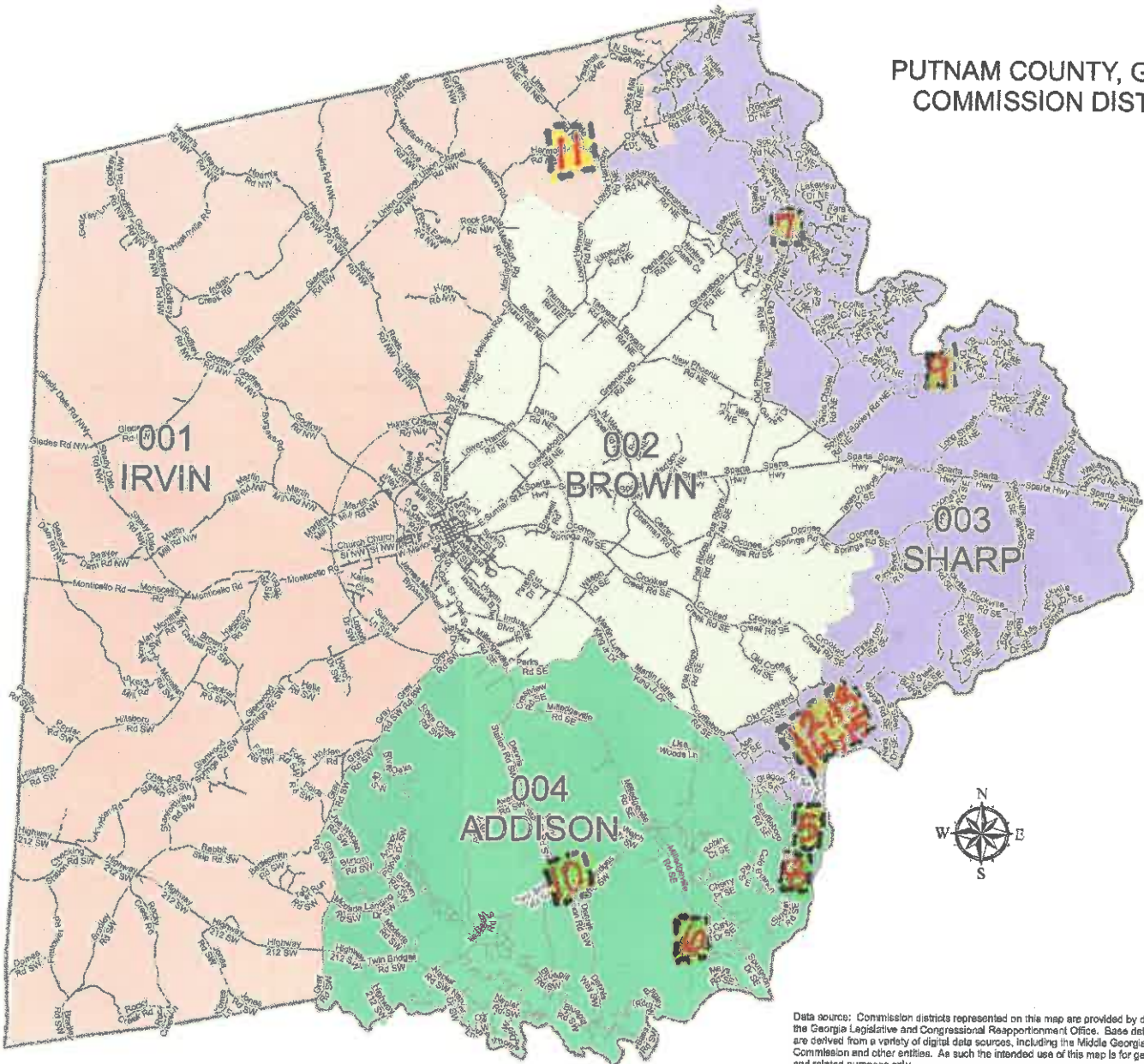
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

Item Attachment Documents:

8. Request by **Lana G. Harris** for a side yard setback variance at 123 C Haralson Drive. Presently zoned R-2. [**Map 112B, Parcel 069, 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" = 5,987.28' SCALE RATIO: 1:68,367.34 DATE: JUNE 2019

5. **Russell W. Wall, agent for Benjamin R. Griffith [Map 111C, Parcel 024, District 4].**
6. **Scott & Tanya Bailey [Map 086A, Parcel 046, District 4].**
7. **Susanne L. Marshall [Map 103D, Parcel 208, District 3].**
8. **Lana G. Harris [Map 112B, Parcel 069, District 4].**
9. **James & Sandra Moss [Map 119B, Parcel 035, District 3].**
10. **Maude Hicks, agent for Deborah & Michael Farkas [Map 058, Parcel 019001, District 4]. ***
11. **Jerry L. & Jo Beth Simons [Map 072, Parcel 020002, District 1]. ***
12. **James P. Key [Map 110D, Parcel 045, District 3]. ***
13. **James P. Key [Map 110D, Parcel 046, District 3]. ***
14. **James P. Key [Map 110D, Parcel 047, District 3]. ***
15. **James P. Key [Map 110D, Parcel 049, District 3]. ***



Dist. 4

PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Putnam County
 City of Eatonton

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: LANA G. HARRIS

MAILING ADDRESS: 133 C HARALSON DR. Eatonton, GA 31024
PHONE: 678-823-3828
EMAIL: lanacalexander@gmail.com



PROPERTY OWNER IF DIFFERENT FROM ABOVE: _____
MAILING ADDRESS: _____
PHONE: _____

PROPERTY LOCATION: 133 C HARALSON DR. Eatonton 31024
MAP 112B PARCEL 069 TOTAL ACREAGE: 56 PRESENTLY ZONED R-2 NO

TOTAL SQ. FT. (existing structure) 1620 TOTAL FOOTPRINT (proposed structure) 280

LOT LENGTH (the total length of the lot) 379

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 73

REASON FOR REQUEST: Narrowness of lot

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

PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: Lana G. Harris DATE: 02/18/19

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

DATE FILED	<u>5-3-19</u>	FEE: \$ <u>200.00</u>	CK. NO. <u>3889</u>	CASH	C. CARD	INITIALS
RECEIPT #	<u>032567</u>					
DATE OF NEWSPAPER AD:			DATE SIGN POSTED:			
PLANNING & ZONING HEARING:			RESULT:			
COMMISSIONERS/CITY COUNCIL HEARING:			RESULT:			

February 18, 2019

Re: Request for Variance for 123C Haralson Drive

Map 112B, Parcel 069, Zoned R-2

I, Lana G. Harris, owner of property at 123C Haralson Drive request that a variance be approved, so as to add a 14x20 addition to our house. The reason for the variance is due to the shape of the property and the narrowness of the section of the property that the addition will be constructed.

The addition will be added to the southerly portion of the house which sits 2.7 feet from the Laura Vasant property known as 127 Haralson Drive. We intend to come in an additional 2 feet from the corner of the house also. See plat enclosed.

6' From Right Property Line JA
The additional square footage is 280. The existing square feet of our house is 1620. The lot length is approximately 379 feet being irregularly shaped. The lot is narrow being approximately 73 feet from property line to property line at the point of the addition.

The addition is storage space only. The Health Department has given its approval. See attached form.

Sincerely,

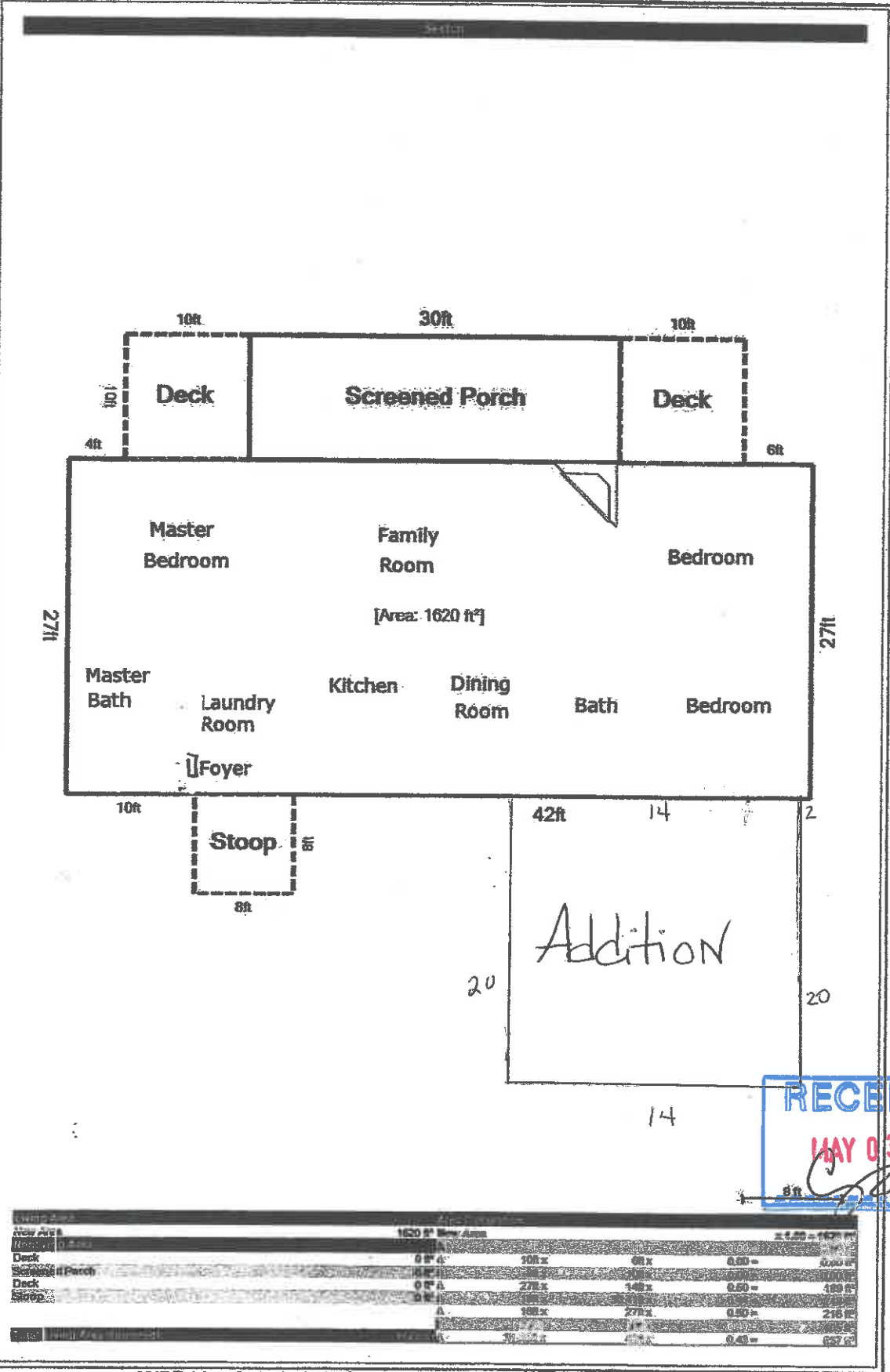


Lana G. Harris



FLOORPLAN SKETCH

Borrower: N/A
 Property Address: 123C Haralson Drive
 City: Eatonton State: GA
 Lender: HomeTelos - 2A
 File No.: I1209020UAD
 Case No.: 105-623253
 Zip: 31024-7627



RECEIVED
 MAY 03 2019
[Signature]

Room	Area	Perimeter	Area	Perimeter
Deck	10ft x 10ft	40ft	100 sq ft	40ft
Screened Porch	10ft x 10ft	40ft	100 sq ft	40ft
Deck	27ft x 14ft	82ft	378 sq ft	82ft
Stoop	8ft x 5ft	26ft	40 sq ft	26ft
Total			1620 sq ft	

LEGEND

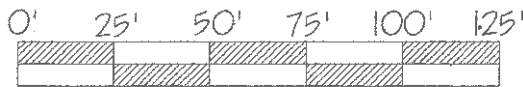
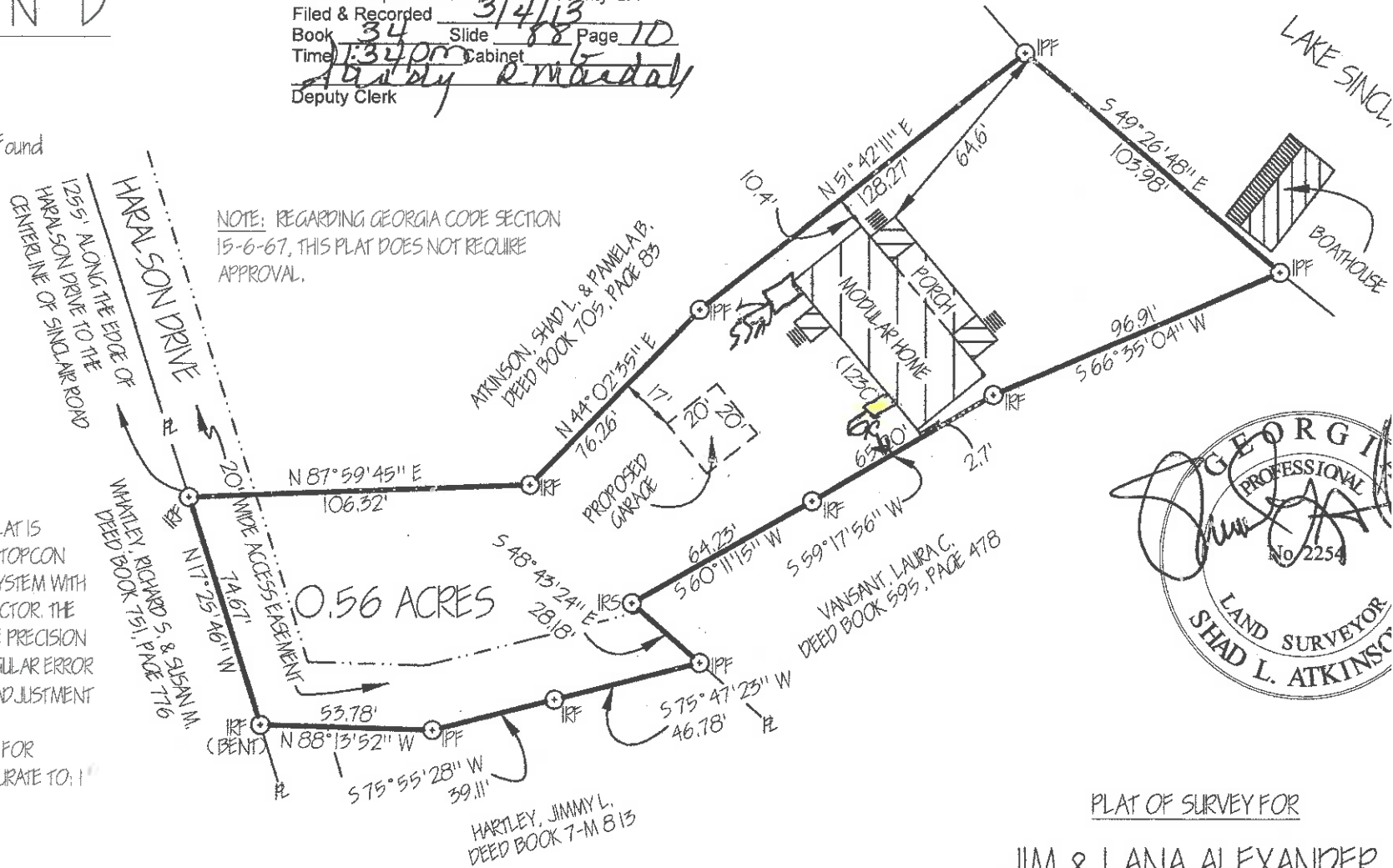
- IRF = Iron Rod Found
- IRS = Iron Rod Set
- R/W = Right of Way
- CMF = Concrete Monument Found
- PL = Property Line
- IPF = Iron Pipe Found
- EP = Edge of Pavement
- CL = Centerline

Clerk of Superior Court, Putnam County GA
 Filed & Recorded 3/4/13
 Book 34 Slide 88 Page 10
 Time 1:34pm Cabinet
Shad L. Atkinson
 Deputy Clerk

NOTE: REGARDING GEORGIA CODE SECTION 15-6-67, THIS PLAT DOES NOT REQUIRE APPROVAL.

THE FIELD DATA ON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON GPT 9005 A ROBOTIC SURVEY SYSTEM WITH A TOPCON FC-200 DATA COLLECTOR. THE DATA COLLECTED HAS A CLOSURE PRECISION OF: 1" PER 23500' AND AN ANGULAR ERROR OF 06" PER ANGLE POINT. NO ADJUSTMENT WAS MADE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO: 1" FOOT PER 500000'.

REFERENCE SURVEY: PLAT BOOK 14, PAGE 74



Scale: 1" = 50'

Lisa Jackson
 Putnam Co. Planning & Development
 3-4-13

PLAT OF SURVEY FOR
JIM & LANA ALEXANDER

LOCATED IN G.M.D. 313
 PUTNAM COUNTY, GEORGIA
 DATE: FEBRUARY 23, 2013 SURVEY NUMBER:

Laura Vasant
127 Haralson Dr.
Eatonton, GA 31024

February 8, 2019

Re: Permission for building addition

To Whom It May Concern

I, Laura Vasant, authorize Lana G. Harris and her contractors permission to build an addition to her house at 123C Haralson Drive, Eatonton, GA 31024 within 4 feet (more or less) of my property line at 127 Haralson Drive, Eatonton, GA 31024. I can be reached at 404-784-1683.

Sincerely,



Laura Vasant



Existing On-site Sewage Management System Performance Evaluation Report Form

(M)

Property Owner/System Owner Name: <u>Lana Harris</u> <u>678-978-0736</u> <u>Jim Alexander</u>			Reason for Existing Sewage System Evaluation: (circle) (1) Loan Closing for Home Sale (2) Refinance (3) Home Addition (Non-bedroom) Type: <u>closet 14x20</u> (4) Swimming Pool Construction (5) Structure Addition to Property Type: _____ (6) Mobile Home Relocation
Property/System Address: <u>123 C Haralson Drive</u>			
Subdivision Name: <u>112 B069</u>	Lot: <u>151</u>	Block:	
Existing System Information: Water Supply (circle) <input checked="" type="radio"/> Public <input type="radio"/> Private Well <input type="radio"/> Community	Number of Bedrooms/GPD: <u>3</u>	Garbage Grinder: (circle) (1) Yes <input checked="" type="radio"/> No	

SECTION A - System on Record

<input checked="" type="radio"/> Yes <input type="radio"/> No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	Comments: <u>Very limited area for septic repair.</u>	
<input checked="" type="radio"/> Yes <input type="radio"/> No	A copy of the original On-site Sewage Management System Inspection Report is attached.		
<input type="radio"/> Yes <input checked="" type="radio"/> No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.		
<input checked="" type="radio"/> Yes <input type="radio"/> No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.		
Evaluating Environmentalist: <u>[Signature]</u>	Title: <u>FHS III</u>	Date: <u>2-1-19</u>	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

SECTION B - System Not on Record

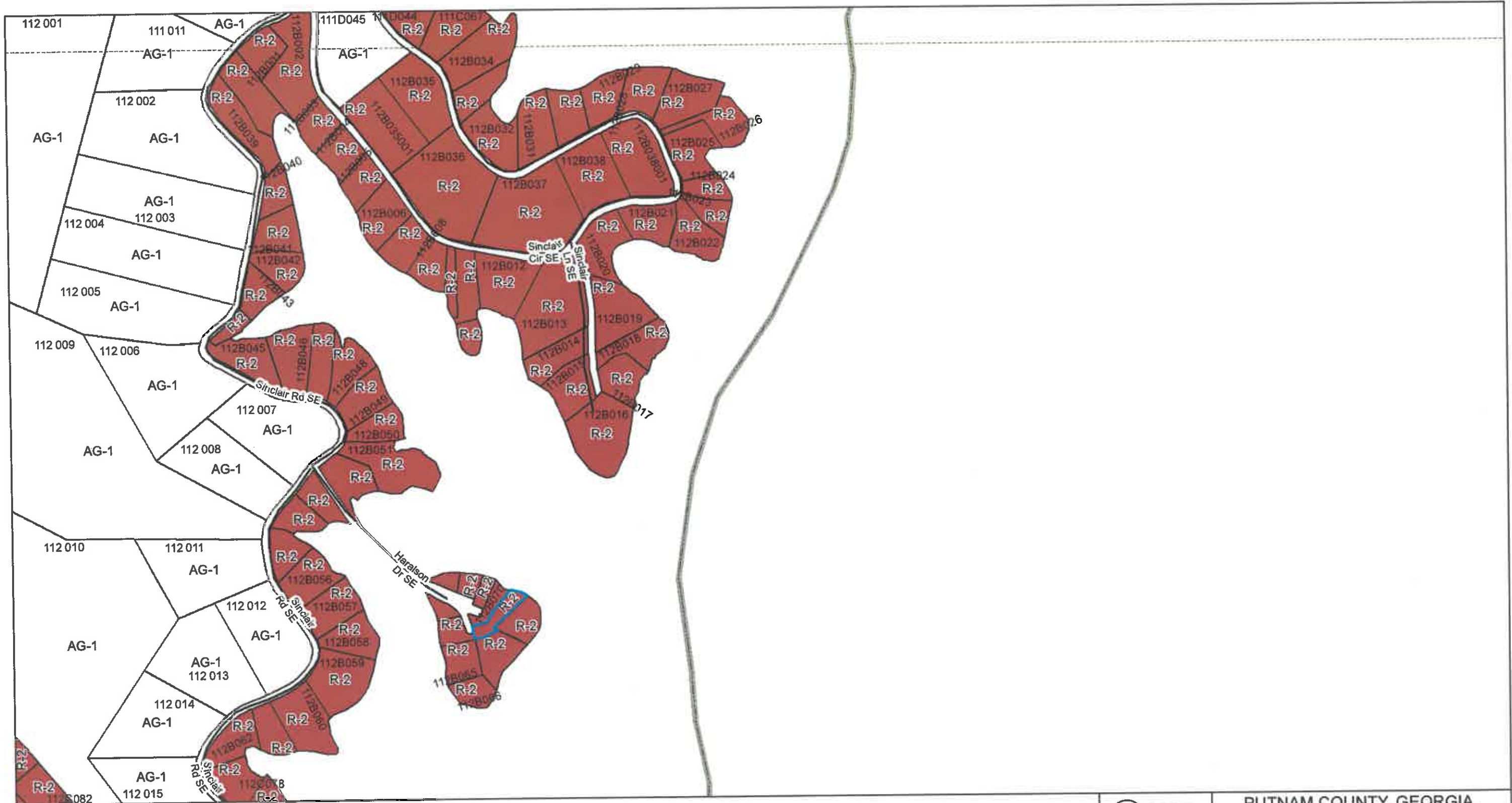
<input type="radio"/> Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation.	Comments: _____ _____ _____ _____ _____	
<input type="radio"/> Yes <input type="radio"/> No	The septic tank was uncovered at the time of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

SECTION C - System Not Approved

<input type="radio"/> Yes <input type="radio"/> No	The On-site Sewage Management System was disapproved at the time of the initial installation and is thus not considered an approved system.	Comments: <div style="border: 2px solid blue; padding: 5px; text-align: center; color: blue; font-weight: bold; font-size: 1.2em;">RECEIVED</div> <div style="text-align: center; color: red; font-weight: bold; font-size: 1.1em;">MAY 03 2019</div> <u>[Signature]</u>	
<input type="radio"/> Yes <input type="radio"/> No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.		
<input type="radio"/> Yes <input type="radio"/> No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.		
Evaluating Environmentalist:	Title:	Date:	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

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

<input checked="" type="radio"/> Yes <input type="radio"/> No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments: _____ _____	
<input checked="" type="radio"/> Yes <input type="radio"/> No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.		
Evaluating Environmentalist: <u>[Signature]</u>	Title: <u>FHS III</u>	Date: <u>2-1-19</u>	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
		Number of Bedrooms/GPD: <u>3</u>	Garbage Grinder: (circle) (1) Yes <input type="radio"/> No <input checked="" type="radio"/>



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

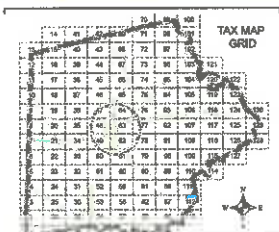
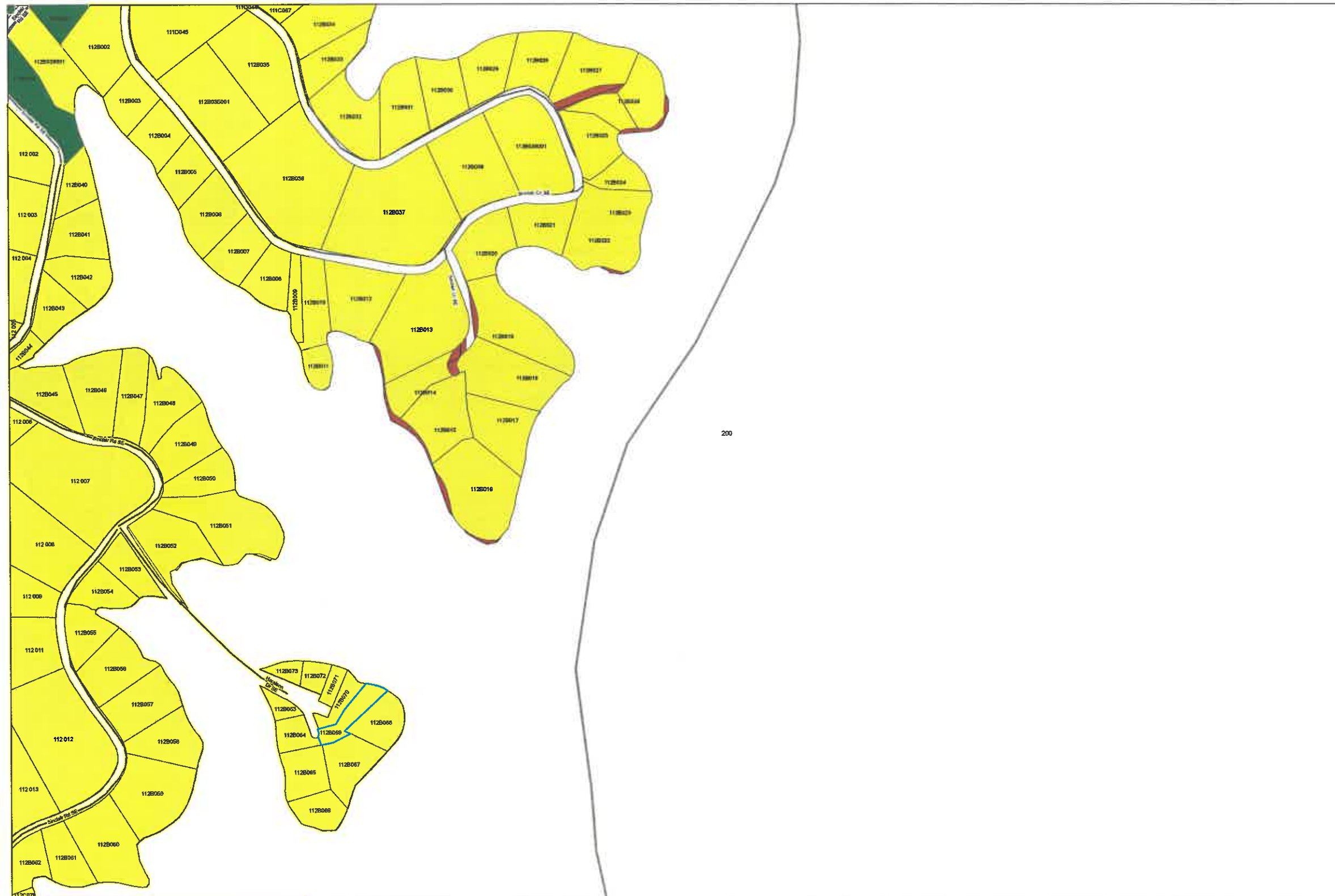
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PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 112B

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

July 5, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/9/2019

7. Request by **Lana G. Harris** for a side yard setback variance at 123 C Haralson Drive. Presently zoned R-2. [**Map 112B, Parcel 069, District 4**]. The applicant is requesting a 14-foot side yard setback variance, being 6 feet from the right-side property line when facing the lake to construct a 14x20 (280) square foot room addition to the existing 1,620 square foot home. The existing home's front right corner sits 2.7 feet from the right-side property line. This is a nonconforming, uniquely narrowed lot with the length being 379 feet and the lot width at building setback being 73 feet. The proposed addition shifts an extra 2 feet to the left from the existing house. Staff measured that the proposed addition would be 6 feet from the right property line. Due to the extreme narrowness of lot and the location of the existing house, the proposed location is the best option for the proposed structure. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).

Staff recommendation is approval of a 14-foot side yard setback variance, being 6 feet from the right-side property line when facing the lake.

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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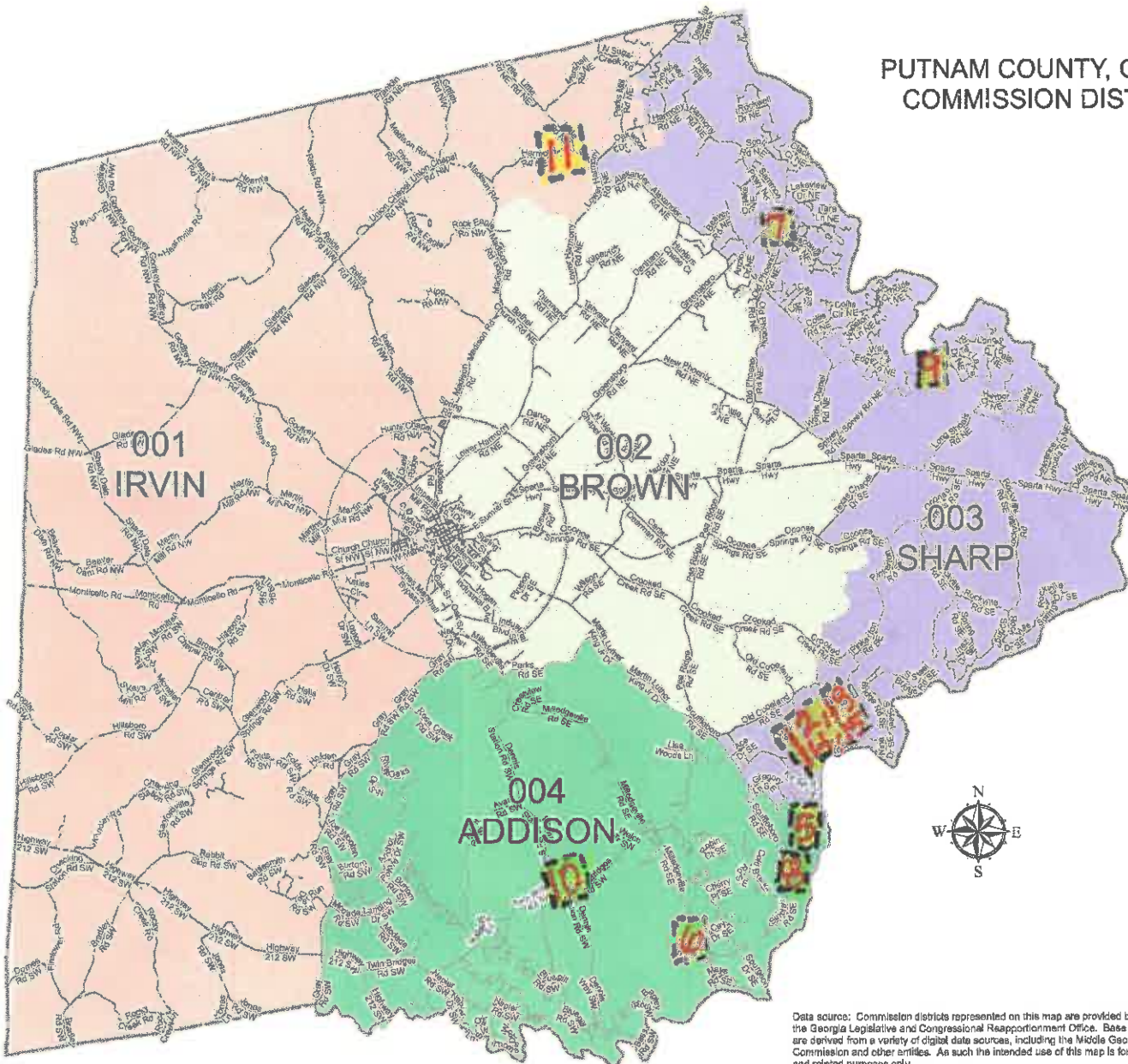
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Item Attachment Documents:

9. Request by **Maude Hicks, agent for Deborah & Michael Farkas** to rezone 5.68 acres at Quiet Cove/Twin Bridges Road from AG-1 to R-2. [**Map 058, Parcel 019001, District 4**].
*

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS

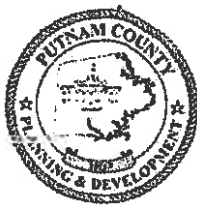


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MAP SCALE: 1" = 5,607.26' SCALE RATIO: 1:68,367.34 DATE: JUNE 2019

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15. **James P. Key [Map 110D, Parcel 049, District 3]. ***

District 4



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

APPLICATION FOR REZONING

APPLICATION NO 008609

DATE: 5/20/19

MAP 058

PARCEL ~~008~~ 019001

404-580-0183 1551 Northwood Dr. Greensboro, Ga. 30642

- Name of Applicant: James Nohavicka & Michael Farkas
- Mailing Address: 388 MULLOCK RD. MIDDLETOWN, NY 10940
- Phone: (home) 845-355-8106 (office) _____ (cell) 845-500-6759
- The location of the subject property, including street number, if any: 0 Twin Bridges Rd. Eatonton, GA 31024

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

6. The proposed zoning district desired: R-2

7. The purpose of this rezoning is (Attach Letter of Intent)
ANON. J. HARBING

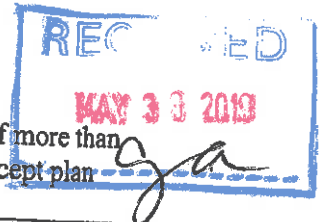
8. Present use of property: none/Ag Desired use of property: Residential

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

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.): Bear Creek farm



13. A detailed description of existing land uses: housing (see map)

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

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.

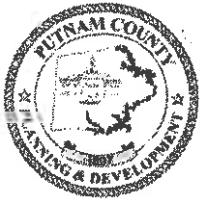
Kristan M Freeman
 Signature (Property Owner)
 Notary Public

Joe R. L. L. 5/22/19
 Signature (Applicant) (Date)

Deborah L. Roda 5/22/19
 Notary Public
DEBORAH L. RODA
 Notary Public, State of New York
 No. 01MA6081346
 Qualified in Orange County
 Commission Expires 10/07/20 *22*

Office Use	
Paid: \$ <u>250</u> (cash) _____ (check) <u>1559</u> (credit card) _____	
Receipt No. <u>032714</u>	Date Paid: <u>5-30-19</u>
Date Application Received: <u>5-30-19</u>	
Reviewed for completeness by: _____	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

RECEIVED
 MAY 30 2019
ga



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 MAUDE HICKS TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR REZONING OF PROPERTY DESCRIBED AS MAP 058 PARCEL 01900, CONSISTING OF 5.68 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 0 Twin Bridges 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 REZONING 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 30th DAY OF May, 2019.

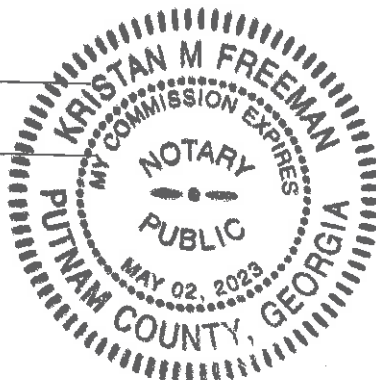
PROPERTY OWNER(S): MICHAEL FARKAS
NAME (PRINTED)

[Signature]
SIGNATURE

ADDRESS: 1551 NORTHWOODS DR.
PHONE: GADSDEN BOND GA 30642
404-580-0183

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 30th DAY OF May, 2019

[Signature]
NOTARY
MY COMMISSION EXPIRES: 5-2-23



James R. Nohavicka
388 Mullock Rd.
Middletown, NY 10940
(845) 500-6759
jrnohav@gmail.com

57

May 28, 2019

Putnam County Planning and Development
117 Putnam Ave.
Eatontown, GA 31024

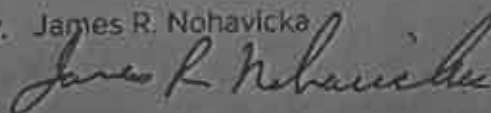
Dear esteemed members of the office of Putnam County Planning and Development,

My name is James R. Nohavicka, my wife of 28 years is Anna Nohavicka, we currently reside at 388 Mullock Rd. Middletown, NY with our two children; James and Jessica. I retired from the New York State Police as an Investigator in October, 2018 after approximately 31 years of service, I am currently a part time Orange County, NY. Deputy, my wife is a Speech Pathologist. Our children are both currently attending college.

My wife, Anna and me are in contract to purchase 5.68 with the stipulation that the property can be subdivided. The property address is 0 Twin Bridges Road, Eatonton, GA 31024 and is described as: Parcel 019001 / Map 058. We would like to subdivide the property in half in such a way that both properties would have lake frontage. One of the parcels would have approximately 100 feet of frontage and the second parcel would have the remainder.

Anna and I would like to subdivide the property in order that my sister Kimberly Nohavicka, who is currently an assistant principal in a public school in New York City, would be able to own half the subdivided property while I retained the other half. Both my wife and sister will be retiring in approximately three years and between now and their retirement both families intend on building permanent residences on each of the subdivided properties. My family would greatly appreciate the opportunity to become next door neighbors, as we get older, in such a wonderful area as Eatonton. My wife and I have been extolling the virtues of living in Georgia to our children and after careful consideration by my son, he now intends on applying to Emory University after taking his LSAT's this summer. We are still hard at work on my daughter.

Sincerely, James R. Nohavicka



11

- FILE
 - SEARCH
 - LEARN
 - MANAGE
 - FINES & FEES
 - CLERKS
 - NOTARY & APOSTILLES
- Carbon Registry Index ▾
 - Lien Index ▾
 - Notary Index ▾
 - Plat Index ▾
 - PT-61 Index ▾
 - Real Estate Index ▾
 - UCC Index ▾

SEARCH

 Plat Index > Book Page Search

[Fullscreen View](#) [Back](#)

Searched Book: **28**
 Page: **152 in PUTNAM County**
 County good from **1/1/1997** through **5/22/2019 11:59 PM**
 Query Made: **5/28/2019 11:19:45 AM**

County	Instrument Type	Date Filed	Time	Book	Page
PUTNAM	PLAT / MAP	10/27/2003		28	152

Description
 LOT 1 5.68 AC; LOT 2 5.69 AC; TRACT A 5.69 AC; THOMPSON & FREEMAN LAND SURVEYORS INC

Sec/GMD District Land Lot
 312

Names/Caption
 CALLAWAY, THOMAS W

Cross-Referenced Instruments

- DEED WARRANTY DEED BOOK 5J, PAGE 791
- DEED WARRANTY DEED BOOK 408, PAGE 385
- DEED WARRANTY DEED BOOK 409, PAGE 260
- DEED QUIT CLAIM DEED BOOK 540, PAGE 590
- DEED SECURITY DEED BOOK 544, PAGE 213
- DEED SECURITY DEED BOOK 545, PAGE 609
- DEED POWER OF ATTORNEY BOOK 620, PAGE 507
- DEED SECURITY DEED BOOK 711, PAGE 179
- DEED WARRANTY DEED BOOK 861, PAGE 247
- DEED WARRANTY DEED BOOK 867, PAGE 55
- DEED SECURITY DEED BOOK 867, PAGE 57
- DEED WARRANTY DEED BOOK 946, PAGE 581
- PLAT BOOK 9, PAGE 9
- PLAT PLAT / MAP BOOK 24, PAGE 76
- PLAT PLAT / MAP BOOK 28, PAGE 41



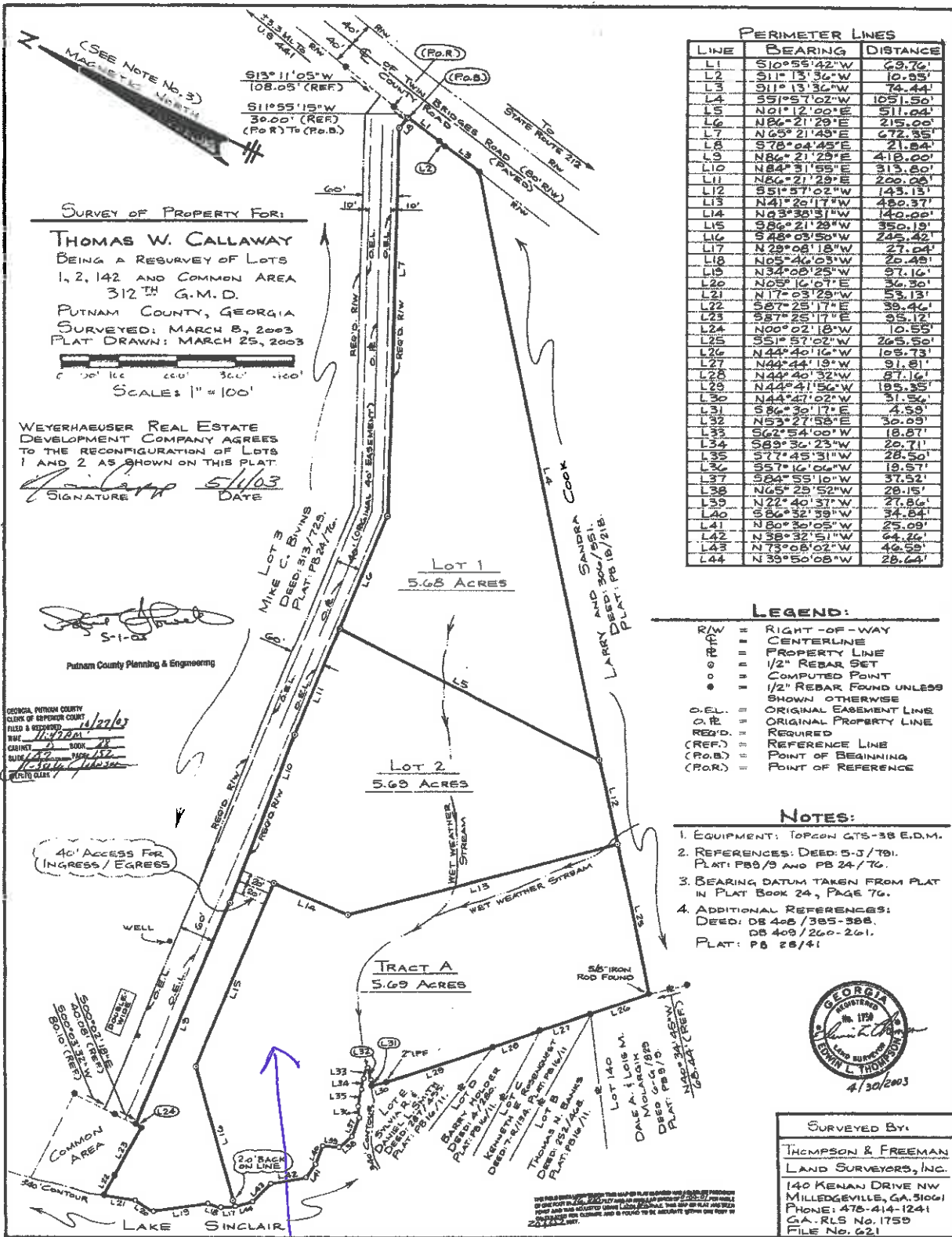
This record was added to the statewide Plat database index on 3/17/2017 2:17:19 AM

[View Image](#)

If you choose the Java viewer, the first time you view an image you will be prompted to grant permission to download the Acordex Viewer Applet. (You can grant indefinite permission for the applet to be downloaded by checking the "Always trust content from Acordex Imaging Systems" checkbox before clicking "Yes".) If you choose the "No" button, the applet will not be downloaded and the image will not be displayed.

[Click here for more help with viewing images.](#)

fill



SURVEY OF PROPERTY FOR:
THOMAS W. CALLAWAY
 BEING A RESURVEY OF LOTS
 1, 2, 142 AND COMMON AREA
 312TH G.M.D.
 PUTNAM COUNTY, GEORGIA
 SURVEYED: MARCH 8, 2003
 PLAT DRAWN: MARCH 25, 2003

Scale: 1" = 100'

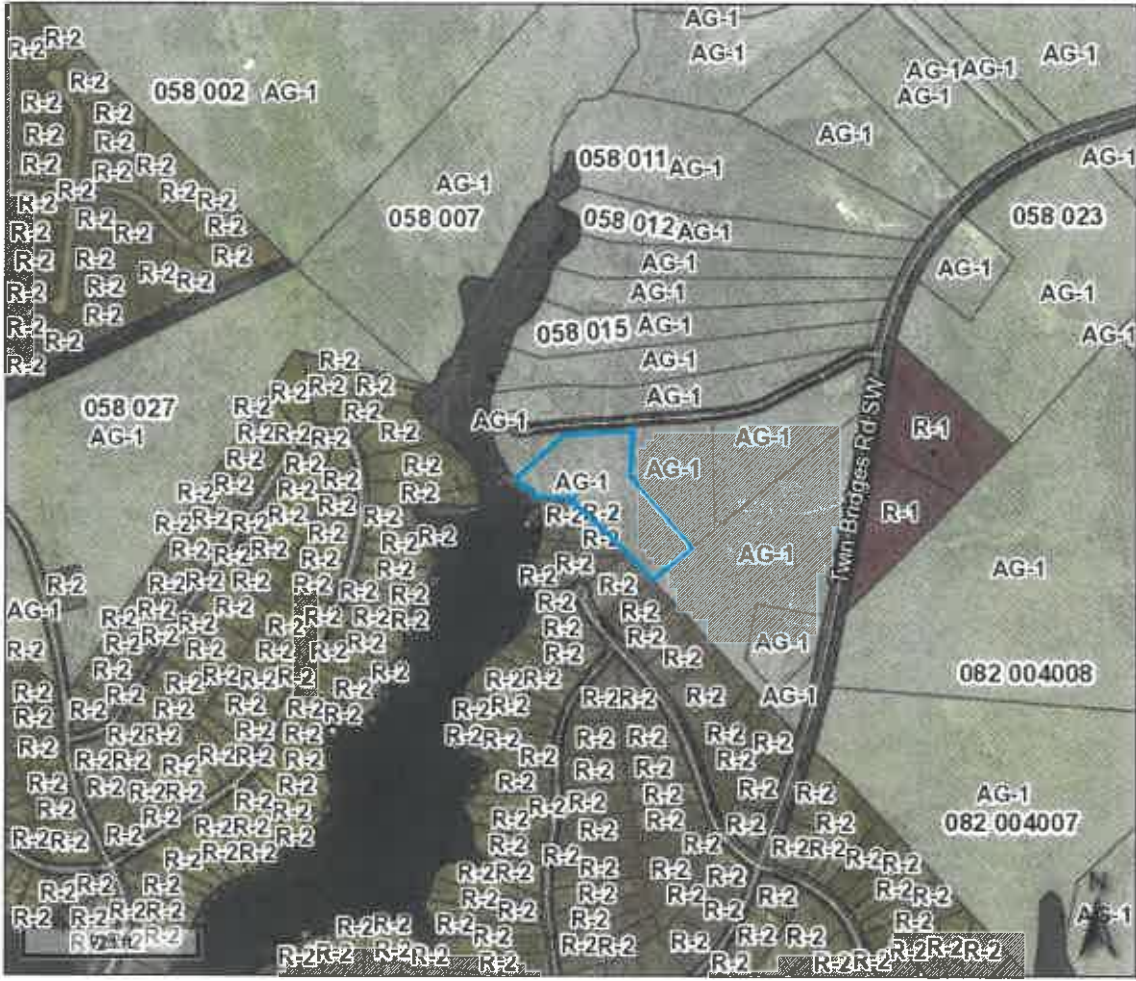
WEYERHAEUSER REAL ESTATE
 DEVELOPMENT COMPANY AGREES
 TO THE RECONFIGURATION OF LOTS
 1 AND 2 AS SHOWN ON THIS PLAT

Signature: [Signature]
 Date: 5/1/03

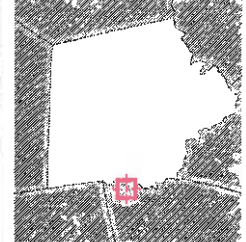
GEORGIA, PUTNAM COUNTY
 CLERK OF SUPERIOR COURT
 FILED & RECORDED
 DATE: 11/20/03
 COUNTY: D. BOOK: 11
 PAGE: 499. PART: 112
 CLERK: [Signature]

this is it

RECEIVED
 MAY 30 2003
 [Signature]



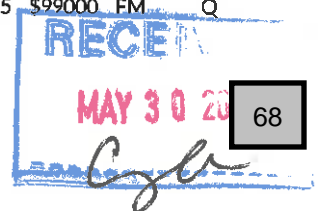
Overview



Legend

-  City Limit
-  Parcels
- Parcel Numbers
- Zoning
 -  A-1 CITY
 -  A-1 and AG-1
 -  AG-1
 -  AG-2
 -  C-1
 -  C-1 CITY
 -  C-2
 -  C-2 CITY
 -  C-2 PUD
 -  I-1 CITY
 -  I-2 CITY
 -  I-M
 -  MHP
 -  PUBLIC
 -  PUBLIC CITY
 -  R-1 CITY
 -  R-2 CITY
 -  R-3 CITY
 -  R-4 CITY
 -  R-1
 -  R-1R
 -  R-2
 -  RM-1
 -  RM-2
 -  RM-3
 -  VILLAGE
- Roads

Parcel ID	058 019001	Owner	FARKAS MICHAEL R & DEBORAH AS TRUSTEES	Last 2 Sales			
Class Code	Residential		1551 NORTHWOODS DR	Date	3/20/2019	Price	0
Taxing District	PUTNAM		GREENSBORO GA 30642		2/11/2005	Reason	FS
	PUTNAM	Physical Address	TWIN BRIDGES RD			Qual	U
Acres	5.68	Assessed Value	Value \$59640				Q
		Land Value	Value \$59640				



Summary

Parcel Number 058 019001
Location Address TWIN BRIDGES RD
Legal Description TRACT A (PT OF LT 1 AND 2 OF BEAR CREEK FARM
 (Note: Not to be used on legal documents)
Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District PUTNAM (District 1)
Millage Rate 24.98
Acres 5.68
Homestead Exemption No (S0)
Landlot/District N/A / 2

[View Map](#)

Owner

FARKAS MICHAEL R & DEBORAH AS TRUSTEES
 1551 NORTHWOODS DR
 GREENSBORO, GA 30642

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	BEAR CREEK FARMS	Acres	247,856	0	0	5.68	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/20/2019	946 581	28 152	\$0	FAMILY SALE	FARKAS MIKE	FARKAS MICHAEL R & DEBORAH AS TRUSTEES
2/11/2005	491 78	28 152	\$99,000	Fair Market Value	COVINGTON DARYL GENE	FARKAS MIKE
1/26/2004	448 188	28 152	\$80,000	Fair Market Value	CALLAWAY THOMAS W	COVINGTON DARYL GENE

Valuation

Land Value	2019
+ Improvement Value	\$59,640
+ Accessory Value	\$0
Current Value	\$59,640
* Assessed Value	\$23,856

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

The Putnam County Assessor makes every effort to produce the most accurate information possible. All calculations represent what is possible based on the data from the last available assessment.

Last Data Upload: 5/20/2019, 7:19:32 AM

Version 2.2.18

Developed by
 Schneider
 GEOSPATIAL



#16



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: _____

2. Address: _____

None

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: James R Kohanick
Date: 5/22/2019



5/28/2019

#18

Taxes

INTERNET TAX RECEIPT

2018 007096
FARKAS MIKE

TRACT A (PT OF LT 1 AND 2 OF
058 019 001

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$59,745		
COUNTY	\$199.14	\$0.00	8.333
SCHOOL	\$388.80	\$0.00	16.269
SPEC SERV	\$9.03	\$0.00	0.378

ORIGINAL TAX DUE
\$596.97
INTEREST
COLLECTION COST
FIFA CHARGE
PENALTY
TOTAL PAID
\$596.97
TOTAL DUE
\$0.00

TO FARKAS MIKE
TRUSTEE OF FARKAS FAMILY TRUST
1551 NORTHWOODS DR
GREENSBORO, GA 30642

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



Date Paid: 11/28/2018

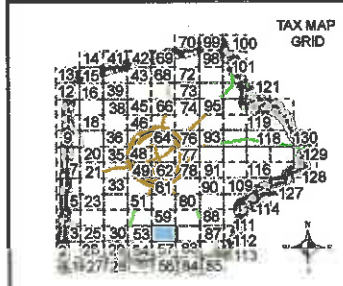
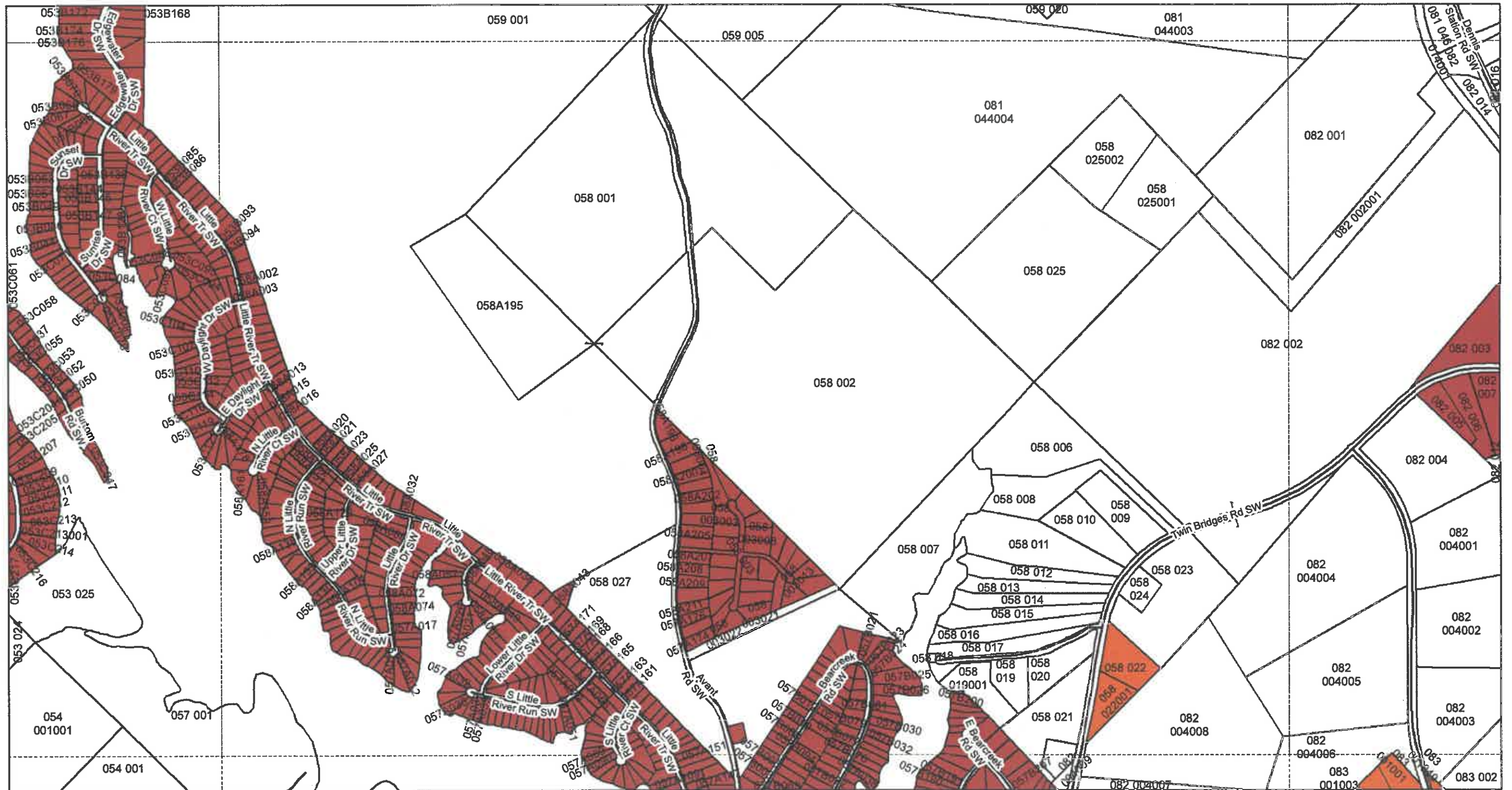


Scan this code with
your mobile phone
to view this bill

INTERNET TAX RECEIPT



71



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

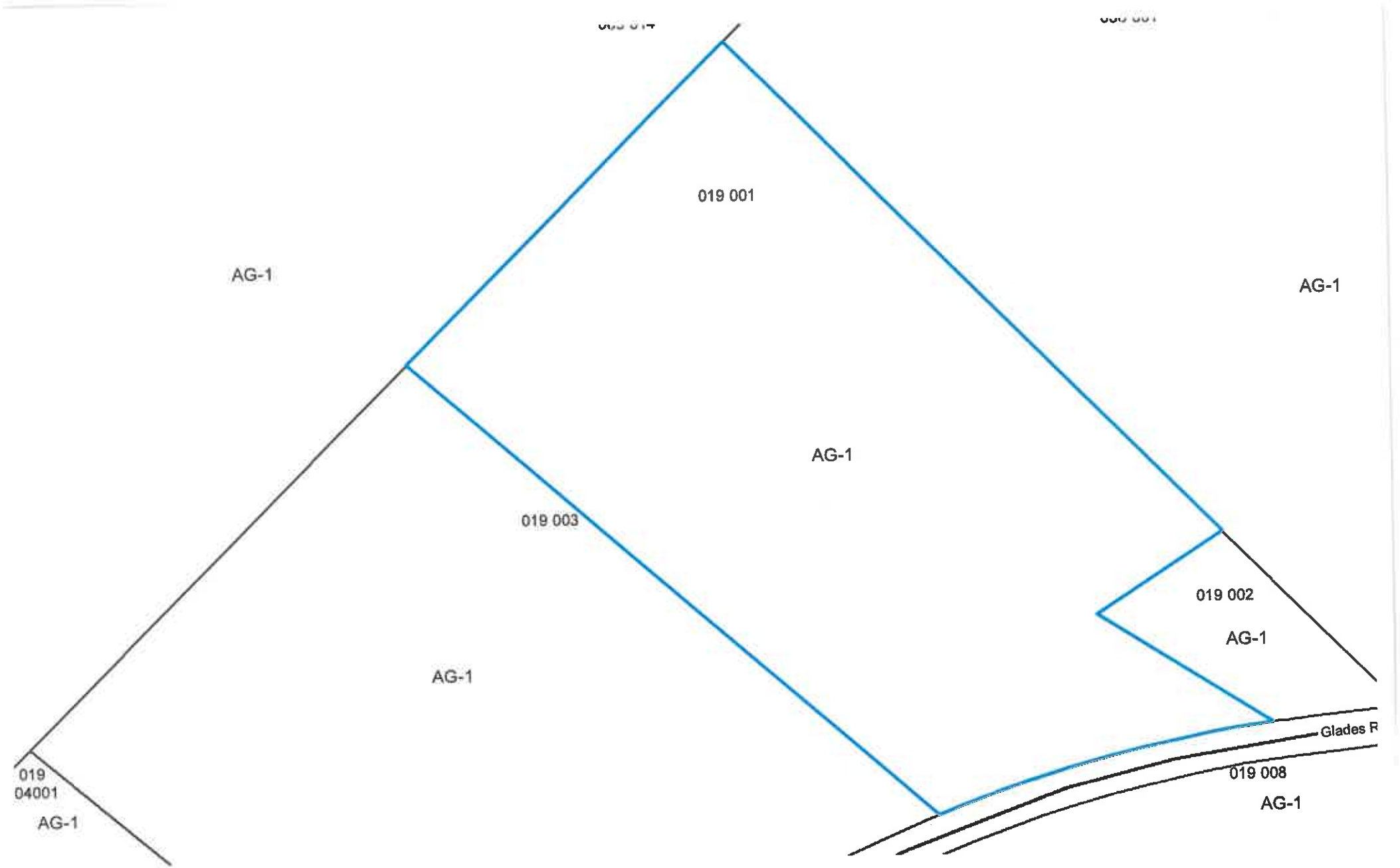
GEOGRAPHIC FEATURE LEGEND					
Zoning					
AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	R-1	RM-2
No Code	C-1	I-M	R - 2 CITY	R-1R	RM-3
AG-1	C-1 CITY	IND-1 CITY	R - 3 CITY	R-2	VILLAGE
AG-1 CITY	C-2	IND-2	R - 4 CITY	RM-1	
		PUBLIC			
		PUBLIC CITY			

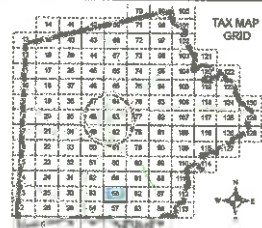
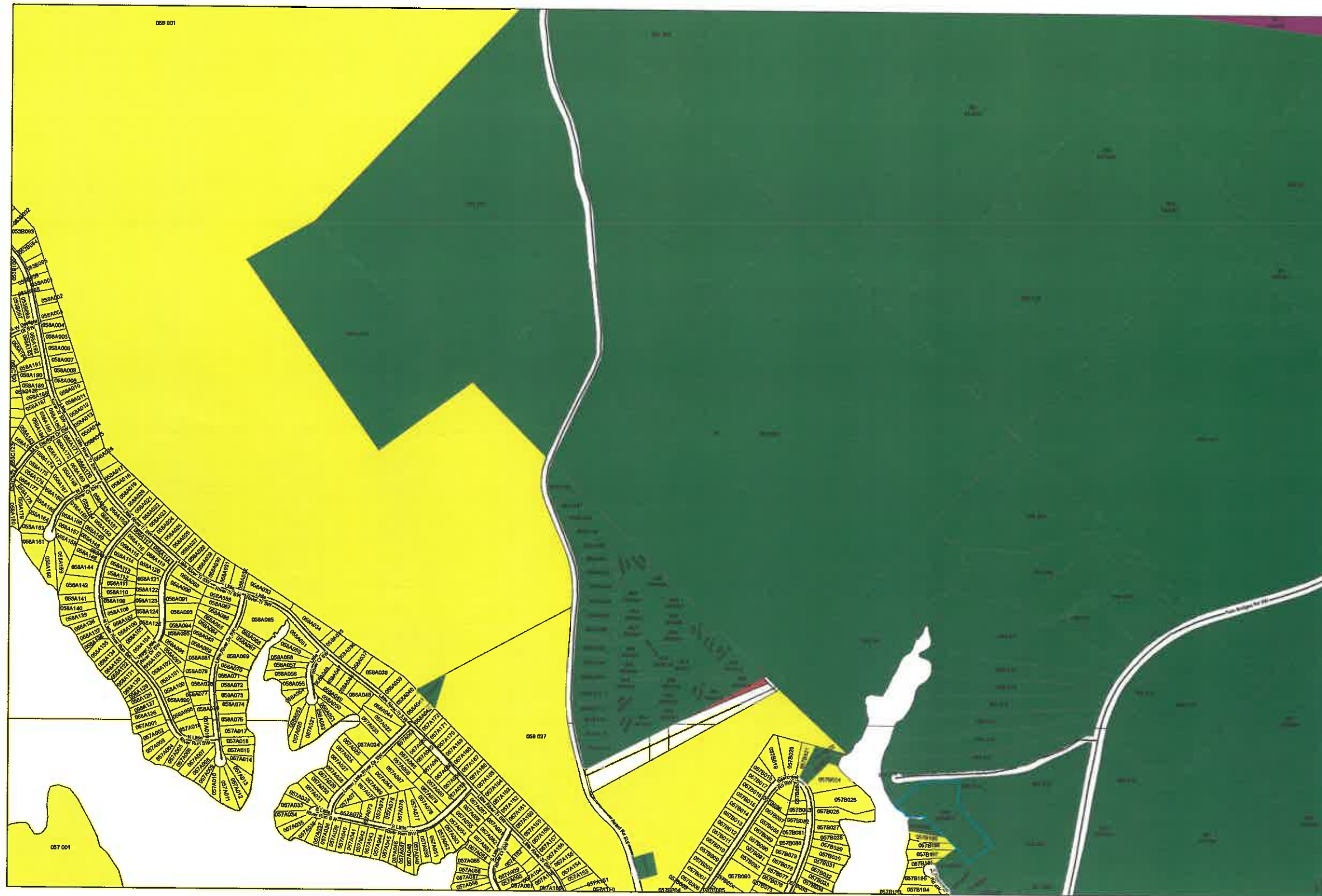
MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
(478) 751-6517
Web: www.middlegeorgiarc.org
Email: it@mgrc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 058

MAP SCALE: 1" = 1,048.33' SCALE RATIO: 1:12,830 DATE: JUNE 2019





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

GEOGRAPHIC FEATURE LEGEND

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

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

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



MAP 058

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: JUNE 2016



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

July 5, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/9/2019

10. Request by **Maude Hicks, agent for Deborah & Michael Farkas** to rezone 5.68 acres at Quiet Cove/Twin Bridges Road from AG-1 to R-2. [Map 058, Parcel 019001, District 4]. *
Item has been removed from the agenda.

Staff recommendation is for approval to remove this item from the agenda.

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on July 16, 2019 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

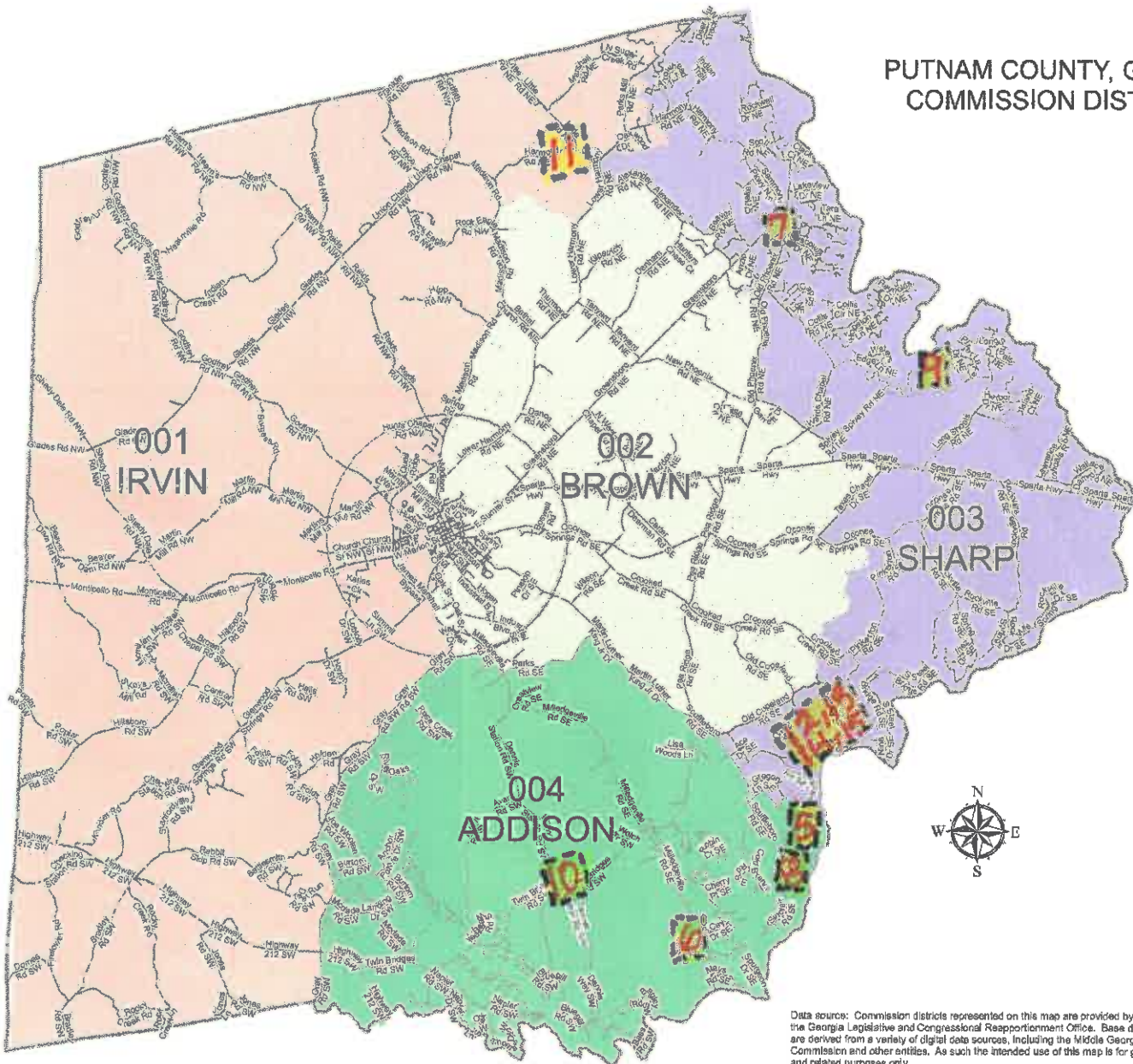
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

Item Attachment Documents:

10. Request by **James and Sandra Moss** for a side yard setback variance at 104 Horseshoe Circle. [**Map 119B, Parcel 035, 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" = 6,697.26' SCALE RATIO: 1:88,387.34 DATE: JUNE 2019

5. **Russell W. Wall, agent for Benjamin R. Griffith [Map 111C, Parcel 024, District 4].**
6. **Scott & Tanya Bailey [Map 086A, Parcel 046, District 4].**
7. **Susanne L. Marshall [Map 103D, Parcel 208, District 3].**
8. **Lana G. Harris [Map 112B, Parcel 069, District 4].**
9. **James & Sandra Moss [Map 119B, Parcel 035, District 3].**
10. **Maude Hicks, agent for Deborah & Michael Farkas [Map 058, Parcel 019001, District 4]. ***
11. **Jerry L. & Jo Beth Simons [Map 072, Parcel 020002, District 1]. ***
12. **James P. Key [Map 110D, Parcel 045, District 3]. ***
13. **James P. Key [Map 110D, Parcel 046, District 3]. ***
14. **James P. Key [Map 110D, Parcel 047, District 3]. ***
15. **James P. Key [Map 110D, Parcel 049, District 3]. ***



Dist. 3

PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Putnam County City of Eatonton
APPLICATION FOR: VARIANCE CONDITIONAL USE

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

James S J Sandaa Mass # 404 - 625 - 9785
Owner name

Applicant name (If different from above) # _____

104 Horseshoe Circle Eatonton GA 31024
MAILING ADDRESS CITY STATE ZIP

PROPERTY LOCATION: Same

MAP: 119B PARCEL: 035 TOTAL ACREAGE: .82 PRESENTLY ZONED R-1RCja

SETBACKS: Front: 195' Rear: NA Lakeside: 210 Left: 10' Right: 75'

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: NA No:

TOTAL SQ. FT. (existing structure) 3500^{S.F.} TOTAL FOOTPRINT (proposed structure) 28X32

LOT LENGTH (the total length of the lot) 437

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

REASON FOR REQUEST: need to be as close to property line on side to be able to have parking in front of home

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: James Mass DATE: 5-9-18

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

DATE FILED	5-9-19	FEE: \$ 200.00	CK. NO.	CASH	C. CARD <input checked="" type="checkbox"/>	INITIALS	Jja
RECEIPT #	032590						
DATE OF NEWSPAPER AD:			DATE SIGN POSTED:				
PLANNING & ZONING HEARING:			RESULT:				
COMMISSIONERS/CITY COUNCIL HEARING:			RESULT:				

Variance Request

I am requesting a 10-foot side yard set back variance being 10 feet from the left side property line when facing the road. Due to the layout of the existing septic system, as well as an existing driveway already in place; this makes for the only feasible location for the proposed structure.

The square footage of the existing home is 3,500 square feet. The square footage of the (GARAGE) proposed structure is 896 square feet with a foot print of 28x32. The lot length is 437 feet, and the lot length at building setback is 115 feet. I respectfully request your consideration for this variance.

5-9-19

James Gross

RECEIVED
MAY 09 2019
gja

Reason For Variance

Location of Existing septic system in front of Existing Home.

Location of Existing Driveway

Sq Ft of proposed structure 892

Sq Ft of Existing Home 3,500

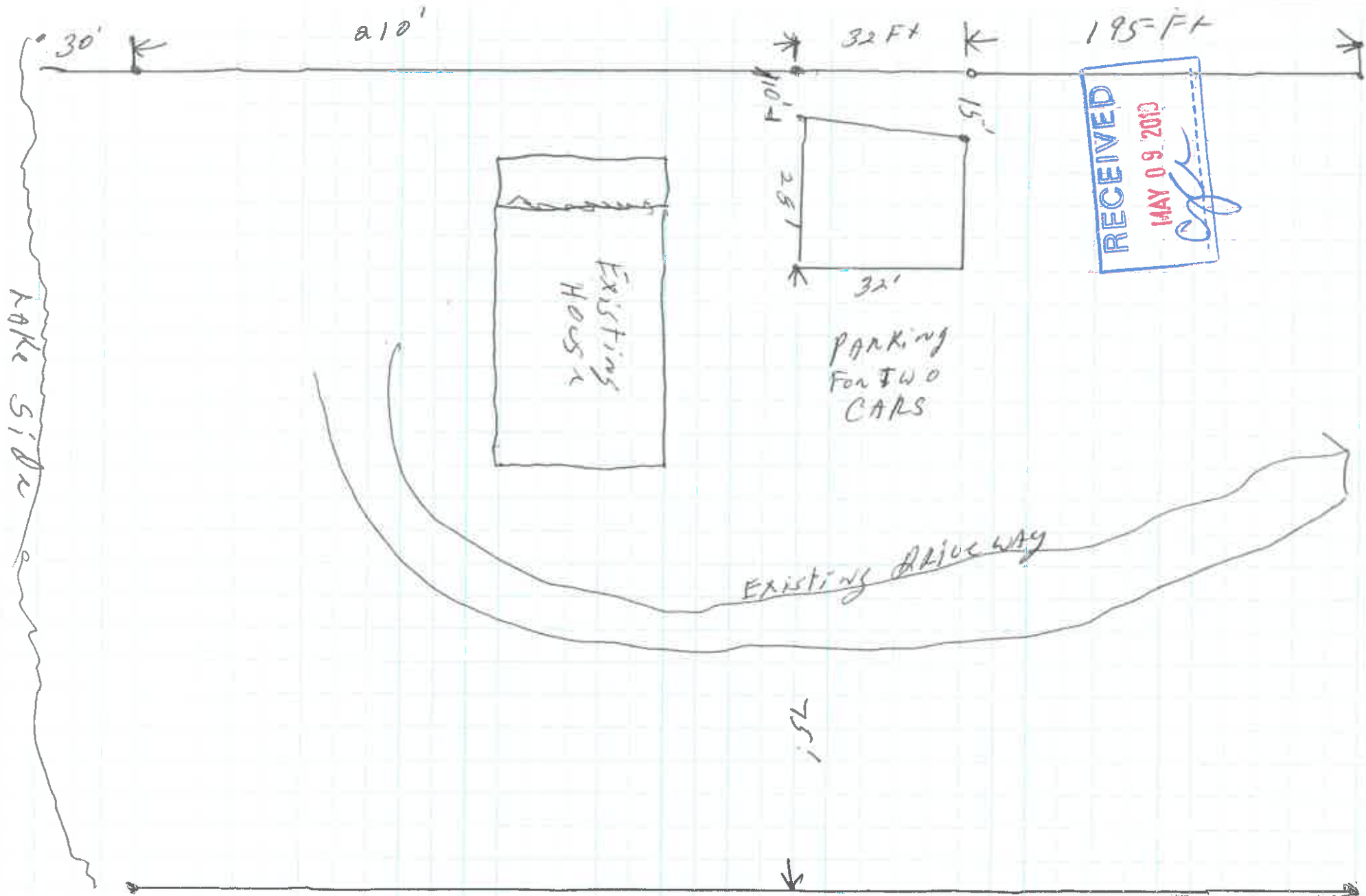
Lot length 437'

Lot width 115'

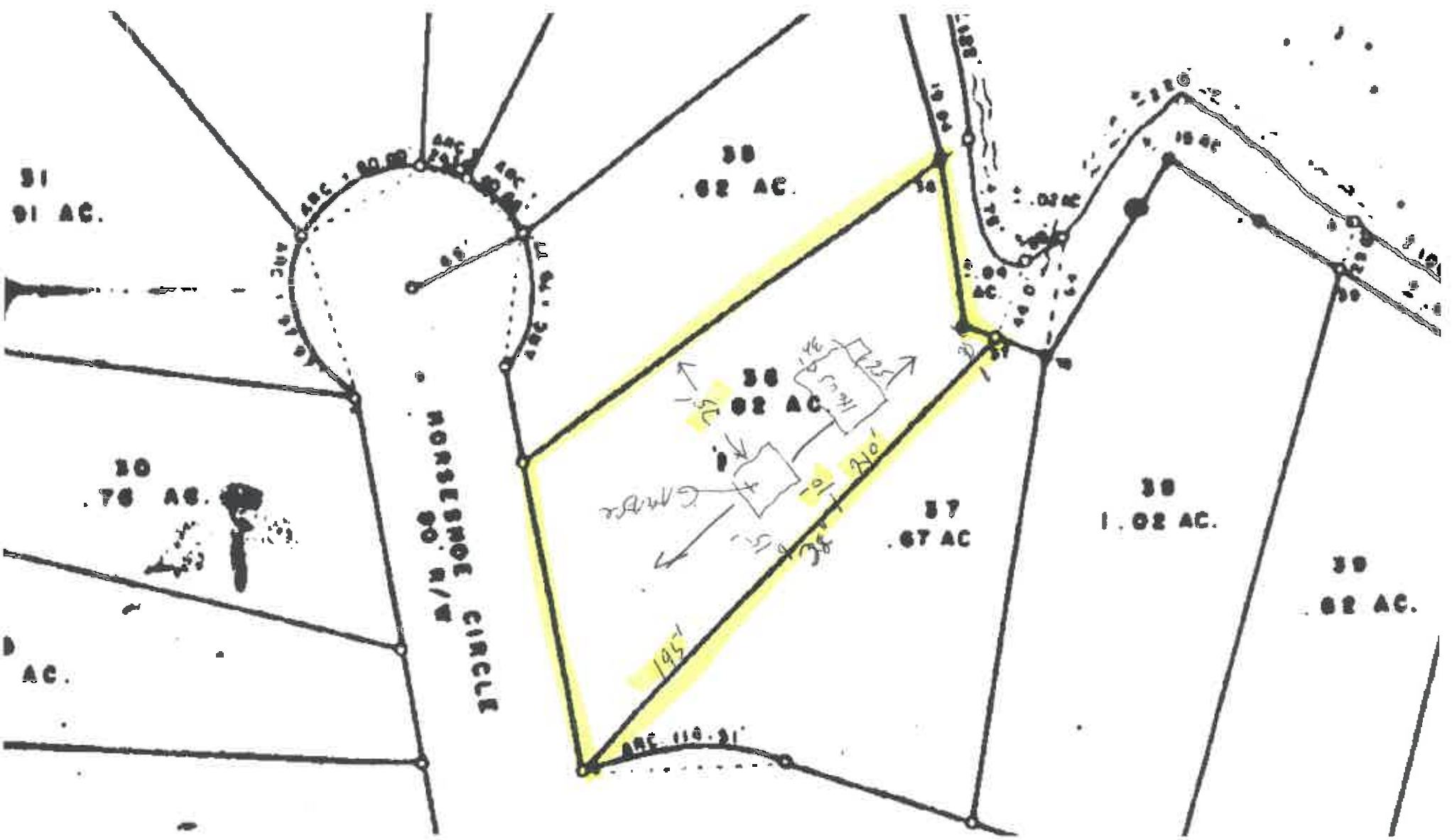
~~10' - VARIANCE~~

10' - From property on left.





104 NOBESBORO VINCL
 ET 104 104



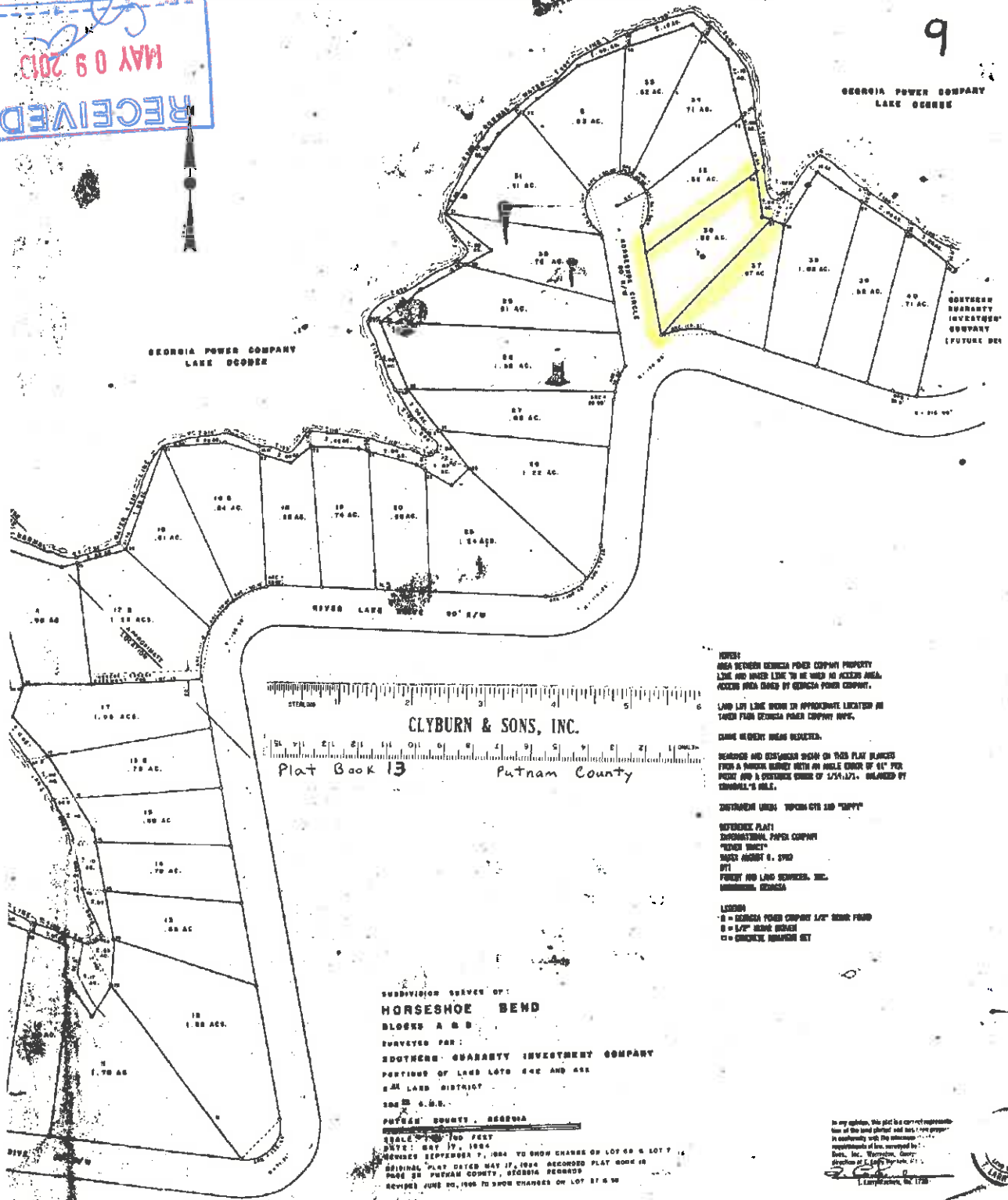
RECEIVED
MAY 09 2013

9-A

9

9

RECEIVED
MAY 09 2013



GEORGIA POWER COMPANY
LAKE OGDEN

GEORGIA POWER COMPANY
LAKE OGDEN

SOUTHERN
GUARANTY
INVESTMENT
COMPANY
(FUTURE DEV)

CLYBURN & SONS, INC.
Plat Book 13 Putnam County

NOTICE:
AREA BETWEEN GEORGIA POWER COMPANY PROPERTY
LINE AND INNER LINE TO BE USED AS ACCESS AREA.
ACCESS AREA OWNED BY GEORGIA POWER COMPANY.

LAND LOT LINE SHOWN IS APPROXIMATE LOCATION AND
TAKEN FROM GEORGIA POWER COMPANY MAPS.

DATE HEREON BEING REVISED.

BOUNDARIES AND DISTANCES SHOWN ON THIS PLAT DERIVED
FROM A TRIMMED SURVEY WITH AN ANGLE ERROR OF 61" PER
FOOT AND A DISTANCE ERROR OF 1/16" (1/16" BALANCED BY
TERRILL'S FILE).

ENTIRE TRACT UNDER THIS SURVEY

REVISIONS:
1 - GEORGIA POWER COMPANY 1/17/1964
2 - 1/17/1964
3 - CHECKED REVISION SET

SUBDIVISION SURVEY OF:
HORSESHOE BEND
BLOCKS A & B
SURVEYED FOR:
SOUTHERN GUARANTY INVESTMENT COMPANY
PORTIONS OF LAND LOTS 642 AND 644
IN LAND DISTRICT
ONE IN S.W. 1/4
PUTNAM COUNTY, GEORGIA

SCALE: 1" = 100 FEET
DATE: MAY 17, 1964
REVISED SEPTEMBER 7, 1964 TO SHOW CHANGES ON LOT 6 & LOT 7
ORIGINAL PLAT DATED MAY 17, 1964 RECORDED PLAT BOOK 13
PAGE 28 PUTNAM COUNTY, GEORGIA RECORDS
REVISED JUNE 20, 1966 TO SHOW CHANGES ON LOT 21 & 22

In any opinion, this plat is a correct representation
of the land shown and the same is
correctly and lawfully surveyed by
Clyburn & Sons, Inc., Surveyors,
Atlanta, Georgia.

Clyburn & Sons, Inc.
Surveyors, Atlanta, Georgia

5-6-19

Existing On-site Sewage Management System Performance Evaluation Report Form

Property Owner/System Owner Name: <u>James S. Moss</u> (404) 625-9785		Reason for Existing Sewage System Evaluation: (circle)	
Property/System Address: <u>104 Horseshoe Cir.</u>		(1) Loan Closing for Home Sale	
Subdivision Name:	Lot: <u>36</u>	(2) Refinance	
Block:		(3) Home Addition (Non-bedroom)	
Existing System Information: Water Supply (circle)		Type: _____	
(1) Public (2) Private Well (3) Community	Number of Bedrooms/GPD: <u>3</u>	(4) Swimming Pool Construction	
		(5) Structure Addition to Property	
		Type: <u>garage 28x32</u>	
		(6) Mobile Home Relocation <u>no plumbing</u>	
		(1) Yes (2) No	

SECTION A - System on Record

(1) Yes (2) No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	Comments: <u>Recommend pumping septic tank every 5 years. Repair area on roadside of property.</u>
(1) Yes (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.	
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.	
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.	


Evaluating Environmentalist: <u>M. St.</u>	Title: <u>RHS III</u>	Date: <u>5-7-19</u>	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
--	-----------------------	---------------------	--

SECTION B - System Not on Record

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

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

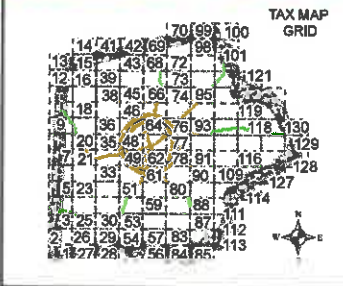
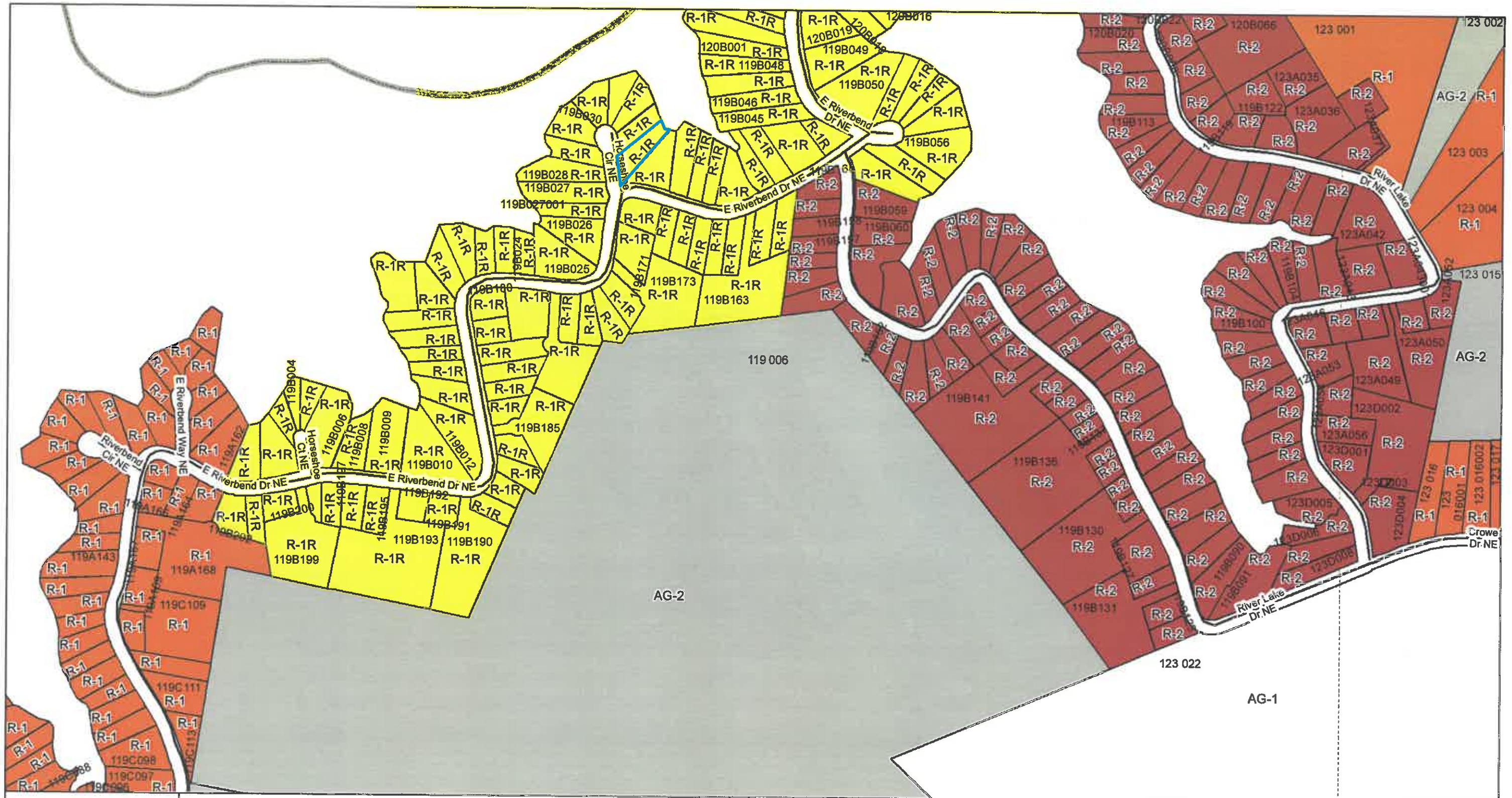
(1) Yes (2) No	The On-site Sewage Management System was disapproved at the time of the initial installation and is thus not considered an approved system.	Comments: 
(1) Yes (2) No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.	
(1) Yes (2) No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.	

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

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

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

Evaluating Environmentalist: <u>M. St.</u>	Title: <u>RHS III</u>	Date: <u>5-7-19</u>	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
--	-----------------------	---------------------	--



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

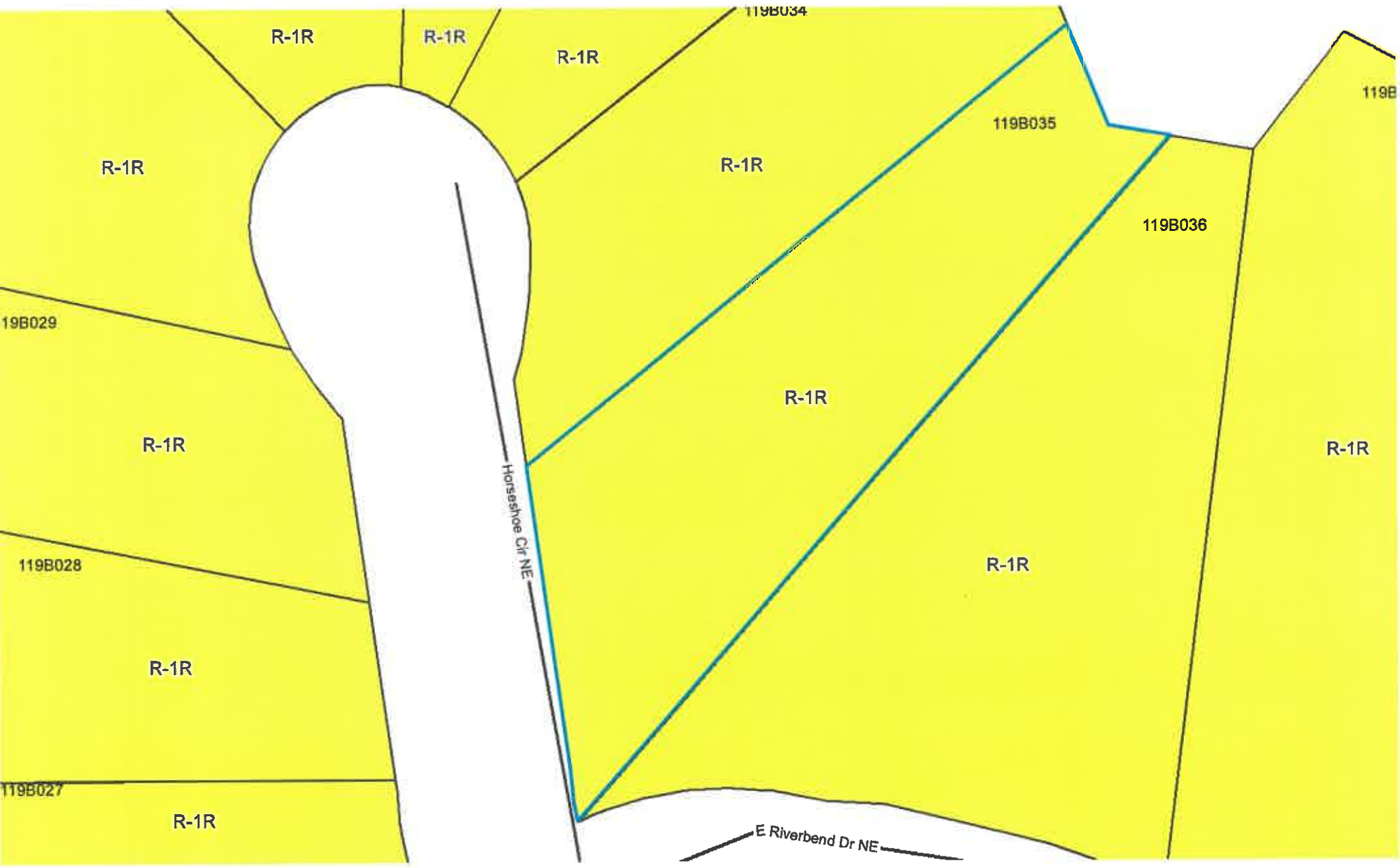
GEOGRAPHIC FEATURE LEGEND					
AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	R-1	RM-2
No Code	C-1	I-M	R - 2 CITY	R-1R	RM-3
AG-1	C-1 CITY	IND-1 CITY	R - 3 CITY	R-2	VILLAGE
AG-1 CITY	C-2	IND-2	R - 4 CITY	RM-1	
		PUBLIC			
		PUBLIC CITY			

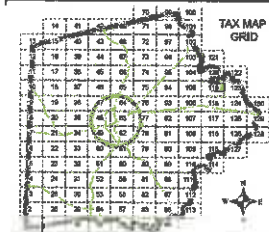
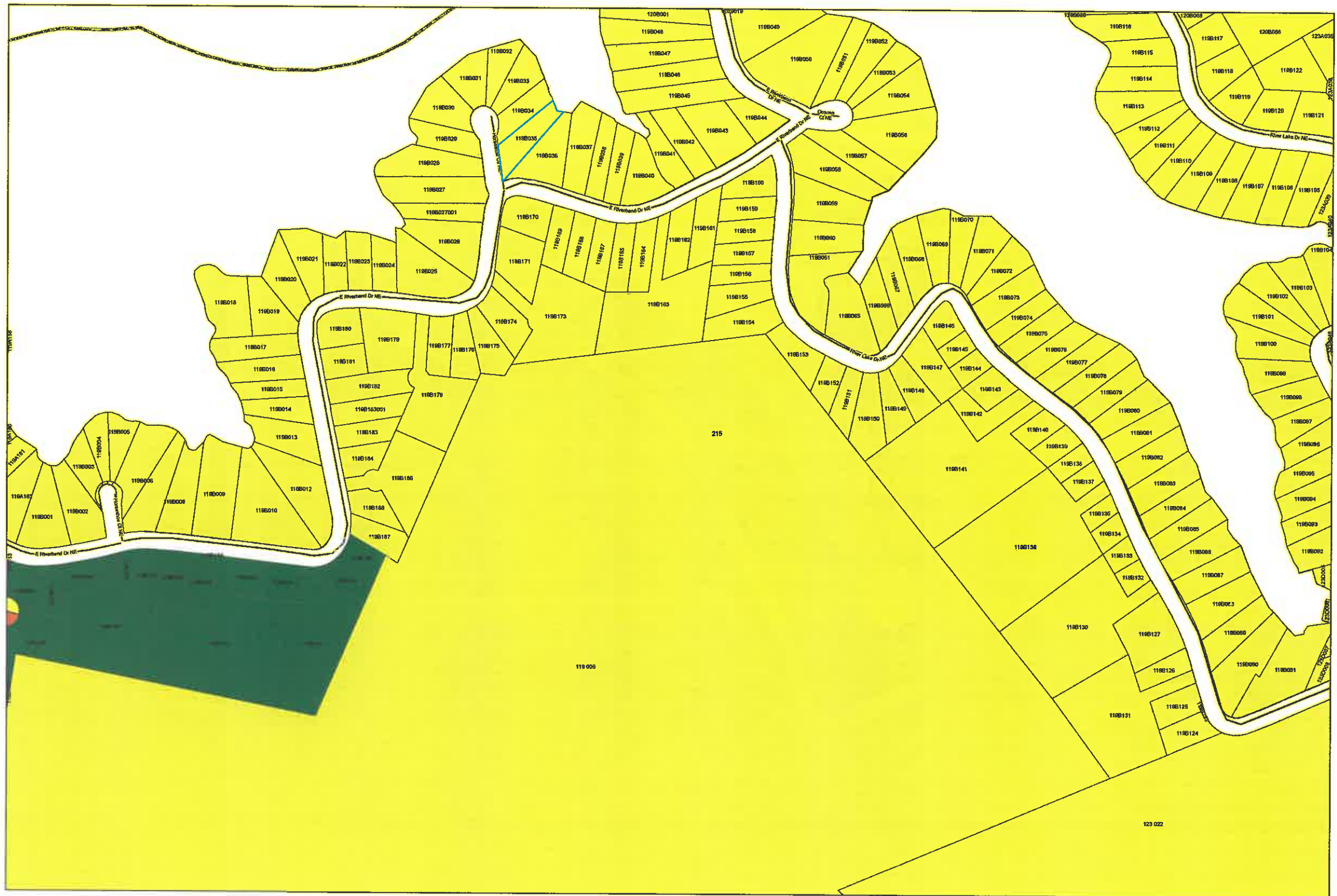
MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-6180
(478) 761-6517
Web:
www.middlegeorgiareg.com
Email:
it@mgrc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 119B

MAP SCALE: 1" = 524.17' SCALE RATIO: 1:6,290 DATE: JUNE 2019





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

GEOGRAPHIC FEATURE LEGEND

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

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suwanee, Georgia 30127
(478) 751-6100
(478) 751-0517
Web: www.mrga.org
Email: mg@mgarc.org

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

MAP 119B

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



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

July 5, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/9/2019

9. Request by **James & Sandra Moss** for a side yard setback variance at 104 Horseshoe Circle. Presently zoned R-1R. [Map 119B, Parcel 035, District 3]. **Request to withdraw without prejudice.**

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

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on July 16, 2019 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

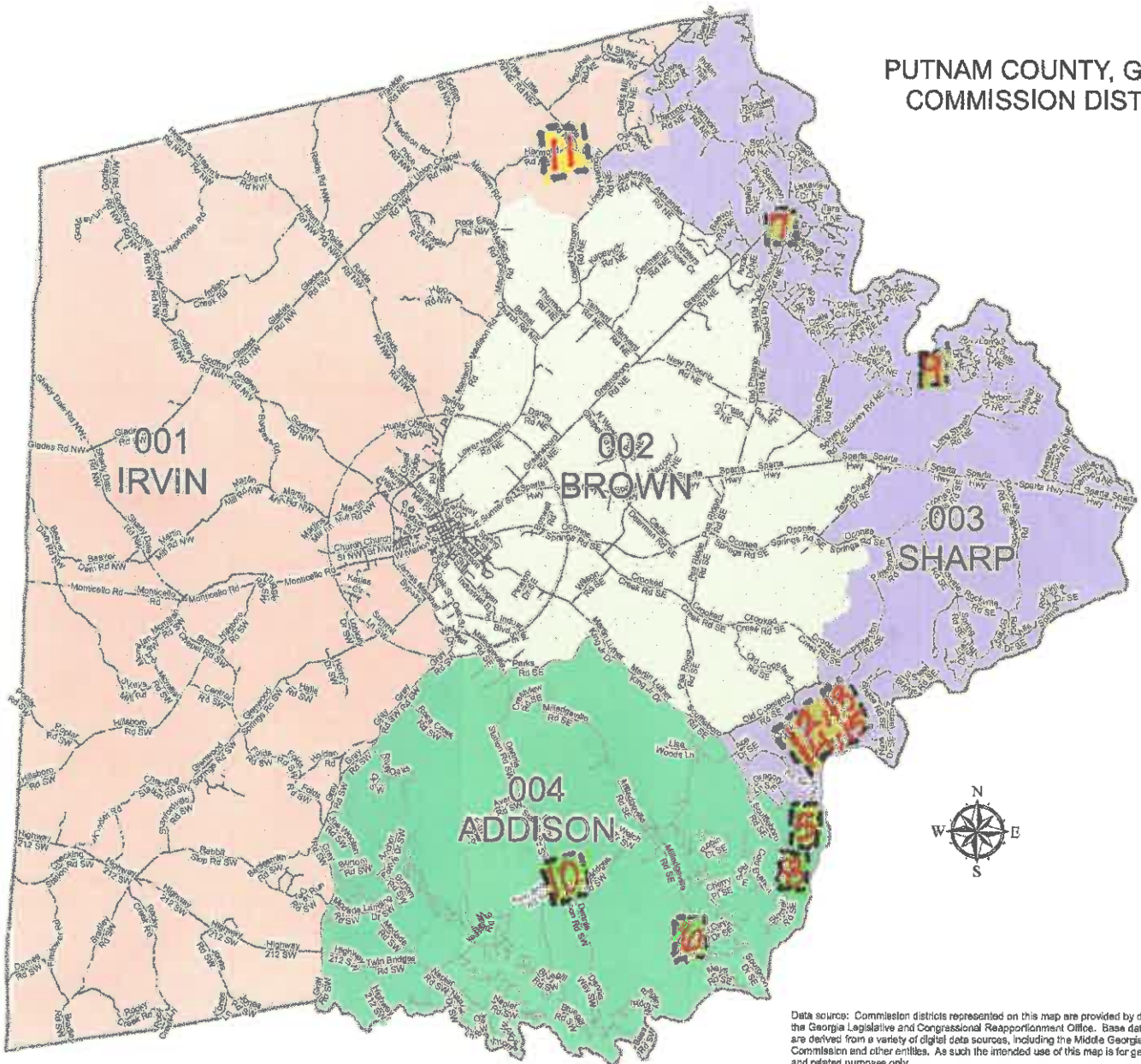
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

Item Attachment Documents:

11. Request by **Jerry and Jo Beth Simons** to rezone 4.90 acres at 391 Harmony Road from AG-1 to R-1. [Map 072, Parcel 020 002, District 1].

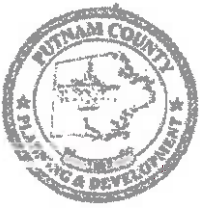
PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



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

MAP SCALE: 1" = 6,667.28' SCALE RATIO: 1:86,367.34 DATE: JUNE 2019

5. **Russell W. Wall, agent for Benjamin R. Griffith [Map 111C, Parcel 024, District 4].**
6. **Scott & Tanya Bailey [Map 086A, Parcel 046, District 4].**
7. **Susanne L. Marshall [Map 103D, Parcel 208, District 3].**
8. **Lana G. Harris [Map 112B, Parcel 069, District 4].**
9. **James & Sandra Moss [Map 119B, Parcel 035, District 3].**
10. **Maude Hicks, agent for Deborah & Michael Farkas [Map 058, Parcel 019001, District 4]. ***
11. **Jerry L. & Jo Beth Simons [Map 072, Parcel 020002, District 1]. ***
12. **James P. Key [Map 110D, Parcel 045, District 3]. ***
13. **James P. Key [Map 110D, Parcel 046, District 3]. ***
14. **James P. Key [Map 110D, Parcel 047, District 3]. ***
15. **James P. Key [Map 110D, Parcel 049, District 3]. ***



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

District 1

APPLICATION FOR REZONING

APPLICATION NO _____ DATE: 5-23-2019

MAP 072 PARCEL 020002

1. Name of Applicant: Jerry L. Simons + Jo Beth Simons
2. Mailing Address: 20 Overlook Drive, Covington, GA 30016
3. Phone: (home) _____ (office) _____ (cell) 678-549-4066
4. The location of the subject property, including street number, if any: 391 Harmony Road, Eatonton, GA 31024
5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 4.90 acres
6. The proposed zoning district desired: R-1
7. The purpose of this rezoning is (Attach Letter of Intent) 2 residential homes
8. Present use of property: None Desired use of property: Residential
9. Existing zoning district classification of the property and adjacent properties:
 Existing: AG-1 KP
 North: AG-1 KP South: AG-1 KP East: AG-1 KP West: AG-1 KP
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: 4.90 acres of wooded land
14. Source of domestic water supply: well , community water _____, or private provider _____. If source is not an existing system, please provide a letter from provider.

RECEIVED MAY 23 '19

JP

After Recording Return to:
J.V. Dell, P.C.
1040 Founders Row, Suite B
Greensboro, GA 30642
C/m#: 3626-0001

**LIMITED WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF GEORGIA, GREENE COUNTY

THIS INDENTURE, made this 23rd day of May, 2019, between, **Gay Lankford**, as party or parties of the first part (hereinafter called "Grantor") and **Jerry L. Simons and Jo Beth Simons**, as joint tenants with right of survivorship and not as tenants in common, as party or parties of the second part (hereinafter called "Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, its successors and assigns, all the following described property, to-wit:

All that tract or parcel of land, lying and being in Land Lots 170, 203, and 295, 306th G.M.D., Putnam County, Georgia, containing 4.90 acres, more or less, together with any and all improvements thereon, and being more particularly described as "Parcel D" on that certain plat of survey prepared by James E. Smith, Jr, Registered Land Surveyor, dated August 31, 1998, recorded in Plat Book 26, Page 159, in the Office of the Clerk of Superior Court, Putnam County, Georgia, which said plat and the record thereof are hereby incorporated herein and made a part hereof by reference.

**Being known as 391 Harmony Road, Eatonton, GA 31024
Deed Reference: Deed Book 890, Pages 240-248**

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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

This conveyance is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.



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: Jerry L. Simons

2. Address: 20 Overlook Dr.
Covington, GA 30016

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: Jerry L. Simons
Date: 5-1-23-2019

REC'D MAY 23 '19
RP



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

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“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: Jo Beth Simons

2. Address: 20 Overlook Drive
Covington, GA 30016

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

Signature of Applicant: Jo Beth Simons

Date: 05 / 23 / 2019

REC'D MAY 20 '19

KP

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

To whom it may concern,

My husband, Jerry, and I are applying for rezoning of a parcel of land we purchased at 391 Harmony Road, Eatonton. It is currently zoned as AG-1 and we would like it rezoned to R-1.

We plan to build a primary residence on the property and we would like to be able to deed about 1-1/4 acre to our daughter for her primary residence as well. This is a 4.90 acre lot and there will be enough room for two separate driveways and there is sufficient road frontage. Her home will come in off of Harmony Road and ours will have the driveway on Harmony Church Road.

Thank you for your consideration.

Sincerely,

Jo Beth Simons



Putnam County, Georgia
Real Estate Transfer Tax

Paid \$ 21.60

Date 6/9/17

Alexis E. Mandall
(Deputy) Clerk of Superior Court

PT61-117-2017-000714

PLEASE RETURN THIS DOCUMENT TO:

DAVID G. KOPP, P.C.
ATTORNEY AT LAW
P.O. BOX 187
GREENSBORO, GEORGIA 30642

STATE OF GEORGIA

COUNTY OF PUTNAM

WARRANTY DEED

THIS INDENTURE, made this the 6th day of June in the year of Our Lord Two Thousand Seventeen [2017], between LINDA TUGGLE LYNCH of the County of King George State of Virginia, as party of the first part (hereinafter called the "Grantor"); and GAY BANKFORD of the County of Putnam, State of Georgia, as party of the second part (hereinafter called the "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

That the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, do grant, bargain, sell, and convey unto the said Grantee, the following described real property (together with any and all improvements thereon), to-wit:

WARRANTY DEED

All that tract or parcel of land, lying and being in the Land Lots 170, 203 and 295, 306th G.M.D., Putnam County, Georgia, containing four and ninety/ hundredths (4.90) acres, more or less, together with any and all improvements thereon, and being more particularly described designated as "Parcel D" in a plat of survey by James E. Smith, Jr., RLS, entitled "Anna Lou Marshall Estate", dated August 31, 1998, and recorded in Plat Book 26, page 159 and in the office of the Clerk of the Superior Court of Putnam County, Georgia; and being bounded now or formerly as follows: on the northeast by the southwesterly right-of-way of "Harmony Road"; on the southeast and south by the northwesterly right-of-way of "Lower Harmony Road" and lands of Harmony Church; on the west by "Harmony Church Road"; and on the northwest by lands of Monty Marshall & Clifford O. Marshall, Jr. This is also the same tract or parcel of land described as "Parcel D" of "Tract 2" in a warranty deed from Linda Tuggle Lynch, as Administrator of the Estate of Anne Marshall Morris, to Linda Tuggle Lynch and Albert A. Lynch, Jr., dated January 7, 2008, and recorded in Deed Book 625, pages 691-692 in said Clerk's office. The deed and plat identified herein are incorporated herein by reference as if fully set out herein, for a more sufficient description of the tract or parcel of land herein conveyed.

Grantor Linda Tuggle Lynch by signature to this deed also certifies that she is the sole owner of the real property described above, Albert A. Lynch, Jr., now being deceased, and a certified copy of probate proceedings regarding his estate have been recorded in the office of the Clerk of the Superior Court of Putnam County, Georgia, to provide record of such probate and transfer of title to the real property described above, pursuant to such probate proceeding.

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, for her heirs and successors will warrant and forever defend the right and title to the above described property unto the said parties of the second part, the Grantees, as hereinabove provided, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day

RECORDED MAY 23 '19

KP

WARRANTY DEED

and year above written.

Linda Tuggle Lynch [SEAL]
LINDA TUGGLE LYNCH
"Grantor"

Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public (Affix Seal)
My Commission Expires:

6th SMM
Subscribed and sworn to me in my presence,
this ~~10th~~ day of June, 2017 a
Notary Public in and for the Commonwealth
of Virginia in King George County
Ms. Linda Tuggle Lynch provided
My Commission expires 9/30/2019 a VA
Drivers license
as ID

RCVD MAY 23 2019

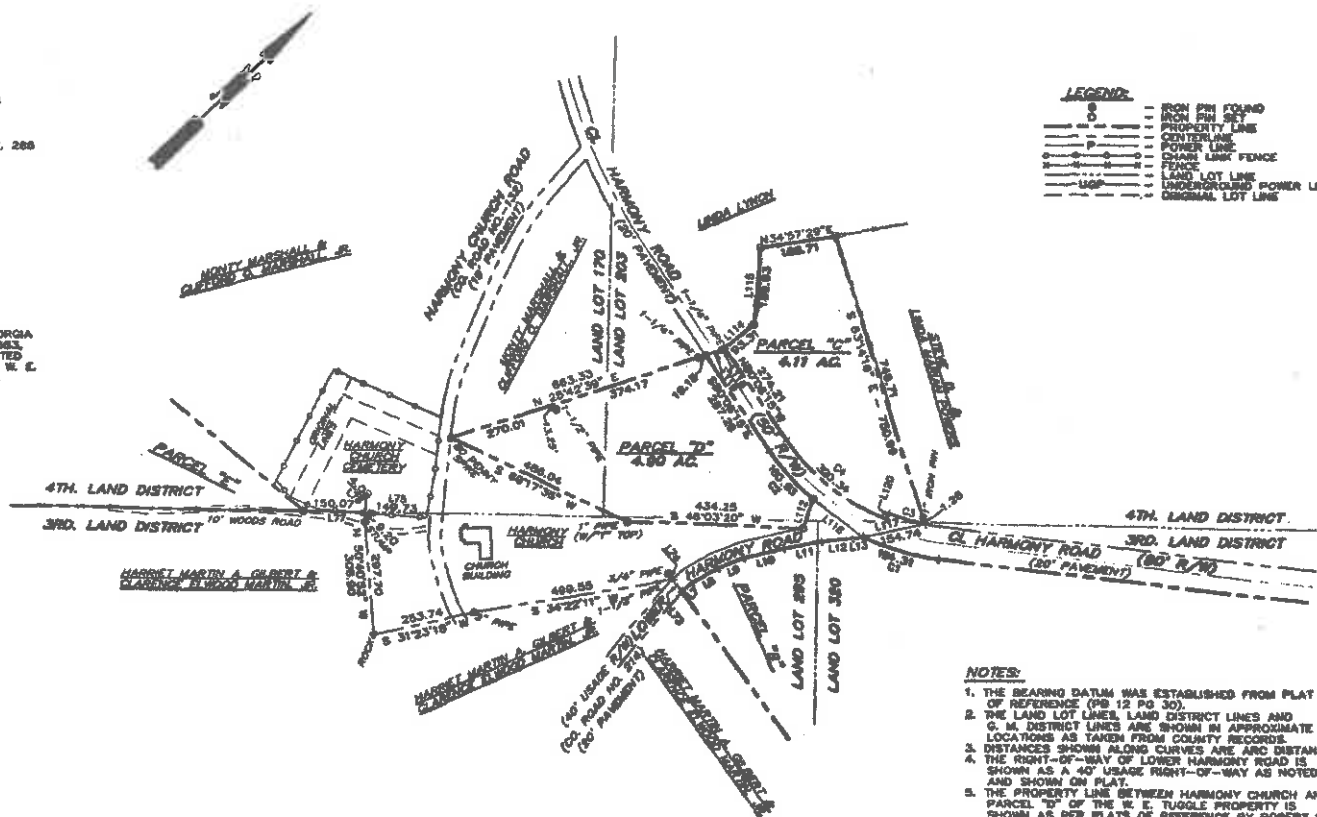
KP

REFERENCE:

- PLAT BOOK 1 PAGE 34, 116
- PLAT BOOK 2 PAGE 20
- PLAT BOOK 3 PAGE 250
- PLAT BOOK 4 PAGE 77, 238
- PLAT BOOK 5 PAGE 190
- PLAT BOOK 6 PAGE 171
- PLAT BOOK 12 PAGE 30
- PLAT BOOK 20 PAGE 22, 207, 288
- PLAT BOOK 21 PAGE 135
- DEED BOOK F PAGE 286
- DEED BOOK 3-D PAGE 297
- DEED BOOK 3-M PAGE 548
- DEED BOOK 3-M PAGE 251
- DEED BOOK 4-S PAGE 227
- DEED BOOK 28 PAGE 90
- DEED BOOK 78 PAGE 231
- DEED BOOK 110 PAGE 40
- DEED BOOK 182 PAGE 220, 222
- DEED BOOK 188 PAGE 20
- DEED BOOK 209 PAGE 48

CLERK'S OFFICE PUTNAM COUNTY SUPERIOR COURT.

PLATS BY ROBERT H. HARNELL, GEORGIA REGISTERED LAND SURVEYOR NO. 1883, FOR HARMONY BAPTIST CHURCH DATED NOVEMBER 16, 1984 AND FOR MRS. W. E. TUGGLE DATED NOVEMBER 16, 1984.



LEGEND:

- IRON PIN FOUND
- IRON PIN SET
- PROPERTY LINE
- CENTERLINE
- POWER LINE
- CHAIN LINK FENCE
- FENCE
- LAND LOT LINE
- UNDERGROUND POWER LINE
- ORIGINAL LOT LINE

NOTES:

1. THE BEARING DATUM WAS ESTABLISHED FROM PLAT OF REFERENCE (PB 12 PG 30).
2. THE LAND LOT LINE, LAND DISTRICT LINES AND G. M. DISTRICT LINES ARE SHOWN IN APPROXIMATE LOCATIONS AS TAKEN FROM COUNTY RECORDS.
3. DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.
4. THE RIGHT-OF-WAY OF LOWER HARMONY ROAD IS SHOWN AS A 40' USAGE RIGHT-OF-WAY AS NOTED AND SHOWN ON PLAT.
5. THE PROPERTY LINE BETWEEN HARMONY CHURCH AND PARCEL 'D' OF THE W. E. TUGGLE PROPERTY IS SHOWN AS PER PLATS OF REFERENCE BY ROBERT H. HARNELL DATED NOVEMBER 16, 1984 AND IRON PINS AND IRON PIPES FOUND AS SHOWN AND NOTED ON THIS PLAT.
6. THE RIGHT-OF-WAY OF HARMONY ROAD IS SHOWN AS A 50' RIGHT-OF-WAY AND AN 80' RIGHT-OF-WAY AS ESTABLISHED FROM INFORMATION FURNISHED BY THE PUTNAM COUNTY BOARD OF COMMISSIONERS.

LINE	BEARING	DISTANCE
L7	N 00°01'58" W	34.12
L8	N 13°24'59" E	71.48
L9	N 22°36'38" E	70.98
L10	N 28°59'19" E	101.86
L11	N 32°53'59" E	94.40
L12	N 38°41'16" E	77.36
L13	N 40°22'11" E	26.82
L73	N 82°22'13" W	39.40
L74	N 84°29'38" W	18.89
L75	N 48°09'22" E	146.73
L76	N 73°21'03" E	4.08
L77	S 49°00'00" W	150.07
L112	S 27°36'06" E	78.19
L114	N 03°33'54" E	93.31
L115	N 41°34'28" W	189.63
L118	N 03°33'54" E	2.91
L117	N 31°28'14" E	184.74
L118	S 82°08'02" W	187.46
L119	N 25°44'28" E	48.99
L120	S 24°10'30" E	15.00

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	18°28'31"	803.70	194.31	98.00	N 58°54'14" E	193.48
C2	18°38'47"	888.70	180.93	80.87	S 87°54'09" E	160.43
C3	10°13'44"	923.70	93.49	46.87	S 60°42'38" W	93.37
C4	34°04'18"	938.70	320.34	168.08	S 82°01'28" W	315.84

GEORGIA, PUTNAM COUNTY
CLERK OF SUPERIOR COURT
FILED & RECORDED 10-21-1988
TIME 9:45 AM
BY [Signature]
DEPUTY CLERK

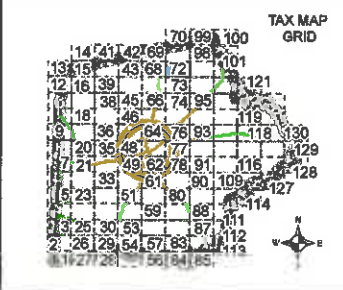
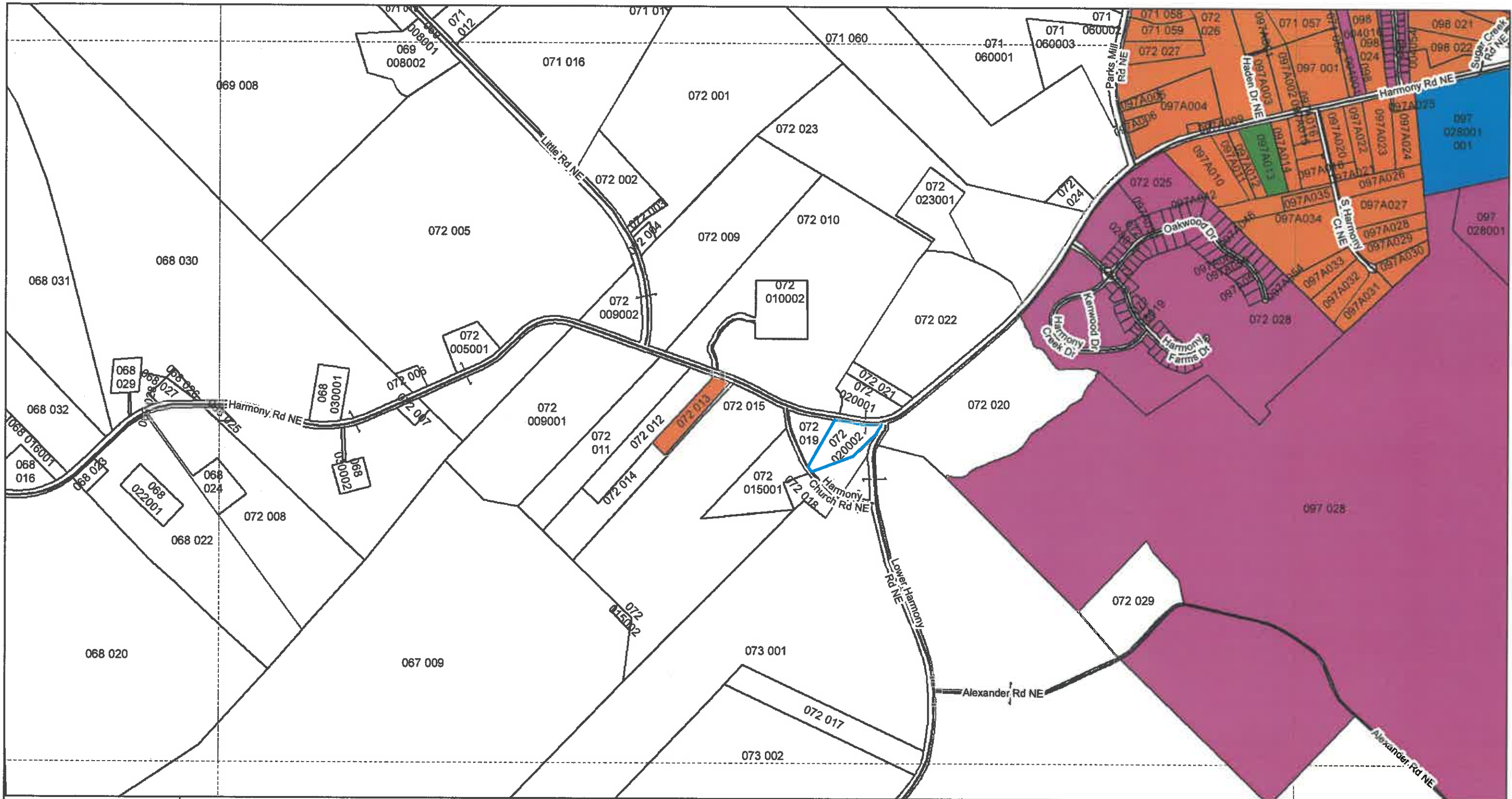
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAD A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COARSE RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 42,000 FEET.

A LEICA TCM 100 TOTAL STATION ON 418328 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS. A LEICA TSP-5000 DISTANCE MEMORY CALC WAS USED AS A DATA COLLECTOR TO COLLECT THE FIELD DATA.

I CERTIFY THAT IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE GEORGIA STANDARDS AND REQUIREMENTS OF THE GEORGIA PLAT LAW.

DATES: SURVEY: 8-1-88 TO 8-29-88 PLAT: 8-31-88		BOUNDARY SURVEY FOR: ANNA LORA MARSHALL TUGGLE ESTATE	
FORMERLY PART OF PROPERTY OF W. E. TUGGLE PART OF LAND LOT 170 & 203-4TH. LAND DIST. PART OF LAND LOT 295-3RD. LAND DIST. 306TH. G. M. DISTRICT PUTNAM COUNTY, GEORGIA		Scale: 99 00.0'	Date: August 31, 1988
[Seal of Georgia Registered Land Surveyor James E. Smith, No. 1885, Exp. 11/1/90]		E. (J.E.) SMITH, JR. FIVE MILLEDGEVILLE, GEORGIA 31081 PHONE: 912-452-1112	





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

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

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6180
(478) 751-6517
Web: www.middlegeorgiac.com
Email: t@mgrc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 072

MAP SCALE: 1" = 1,048.33' SCALE RATIO: 1:12,580 DATE: JUNE 2019

072 019

072
020001

072
020002

Harmony Rd NE

AG-1

AG-1

Lower Harmony
Rd NE

073 001

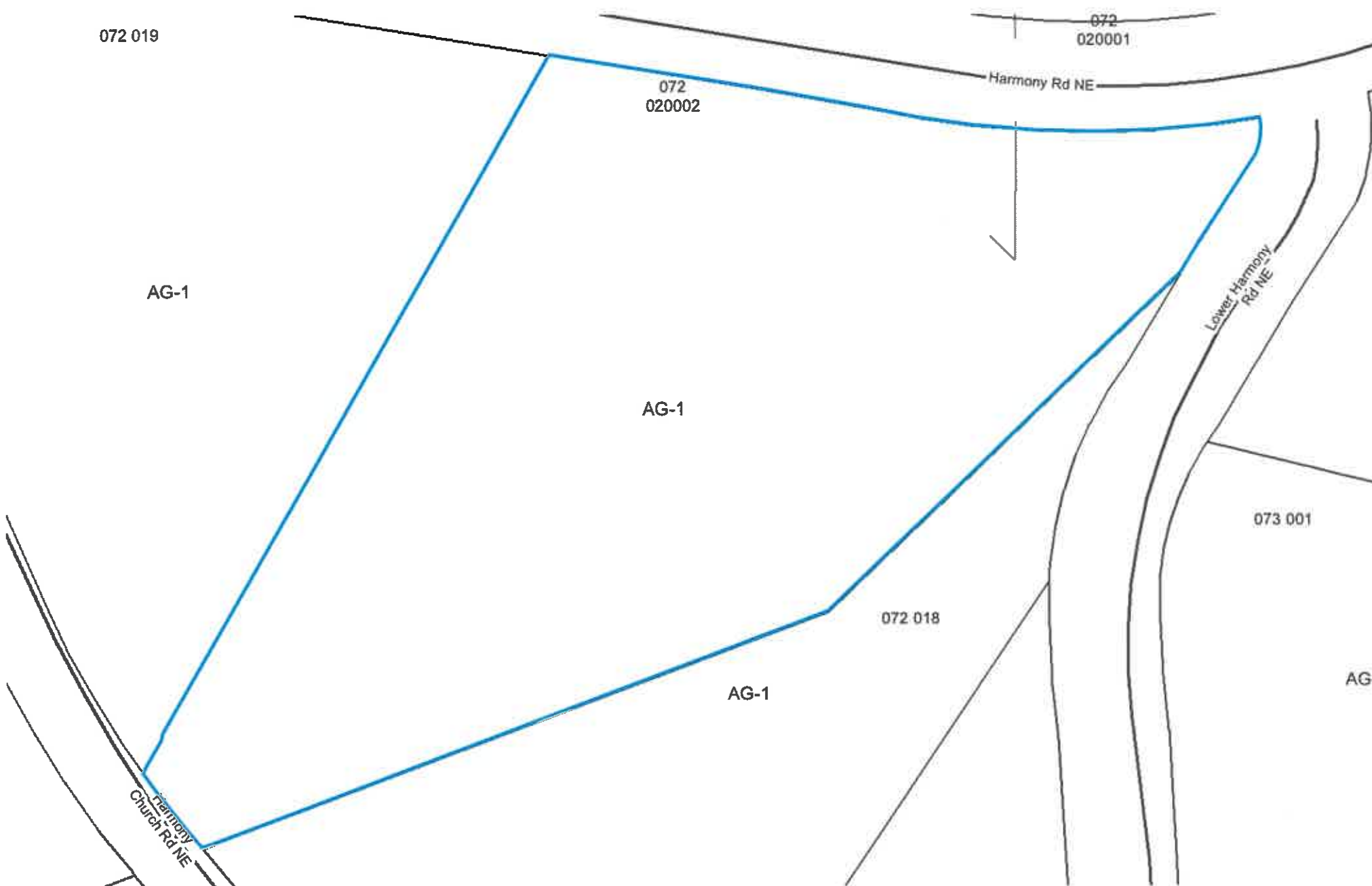
072 018

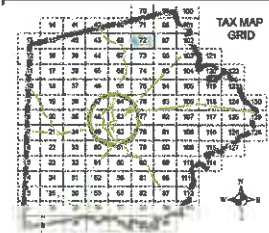
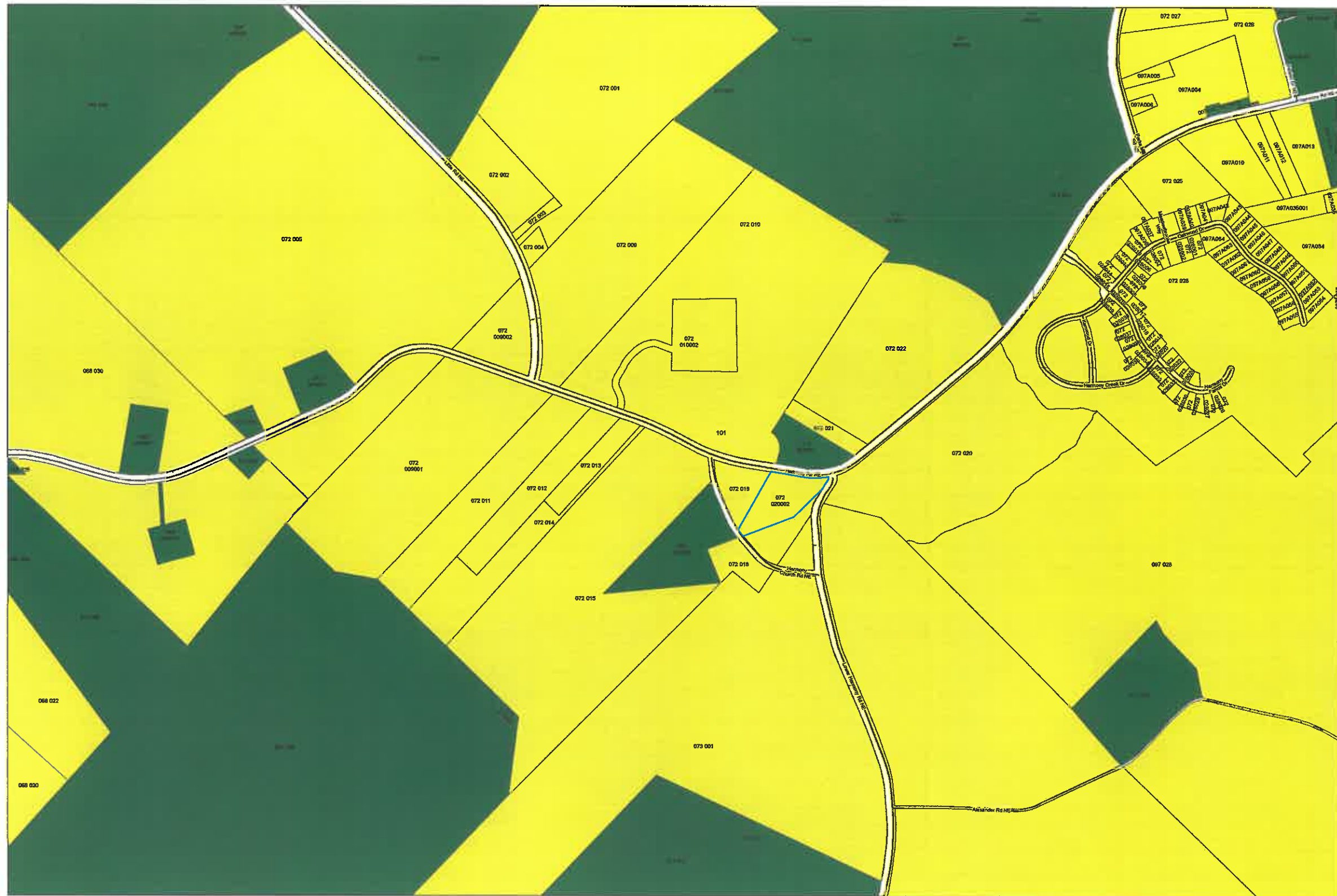
AG-1

AG-1

Harmony
Church Rd NE

101





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

GEOGRAPHIC FEATURE LEGEND

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

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Ermyer Hwy
Suite C
Macon, Georgia 31217
(478) 751-6150
(478) 751-8517
Web:
www.mgcr.com
Email:
mg@mgcr.com

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

MAP 072

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



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

July 5, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/9/2019

11. Request by **Jerry L. & Jo Beth Simons** to rezone 4.90 acres at 391 Harmony Road from AG-1 to R-1. [**Map 072, Parcel 020002, District 1**]. * The applicants are requesting to rezone 4.90 acres from AG-1 to R-1 in order to split the parcel into two pieces and place a residential home on each piece. This is a nonconforming AG-1 lot due to the minimum lot size requirement of AG-1 being 20 acres. The rezoning to R-1 will not cause any excessive or burdensome use of public facilities or services and will not promote a reasonable balance between the promotion of the public health, safety and reasonable use of the subject property. The proposed residential use is consistent with the stated purpose of the R-1 District and will not adversely affect the existing use, value or usability of adjacent or nearby properties.

Staff recommendation is for approval to rezone 4.90 acres from AG-1 to R-1 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on July 16, 2019 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

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

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

Item Attachment Documents:

12. Request by **James P. Key** to rezone 3.00 acres at 121 Crooked Creek Drive from R-2 to C-1. [**Map 110D, Parcel 045, District 3**].

121 Crooked Creek Dr.
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 2019-00874

DATE: 5-28-19

MAP 110D

PARCEL 045

1. Name of Applicant: James P Key
2. Mailing Address: PO Box 9 Christie Key
3. Phone: (home) 404-736-4648 (office) 678-878-5606 (cell) 770-351-6724
4. The location of the subject property, including street number, if any: 121 Crooked Creek Road & Dr.
5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 3.00 Acres
6. The proposed zoning district desired: C-1
7. The purpose of this rezoning is (Attach Letter of Intent)
8. Present use of property: Vacant Desired use of property: Boat Storage Facility
9. Existing zoning district classification of the property and adjacent properties:
Existing: R-2
North: R-1 South: R-2 East: R-2 West: R-2
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.): Residential
13. A detailed description of existing land uses: Parcel is vacant lot currently zoned R-2
14. Source of domestic water supply: well X, community water _____, or private provider _____. If source is not an existing system, please provide a letter from provider.

RECEIVED
MAY 28 2019
ga

15. Provision for sanitary sewage disposal: septic system x, 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.)

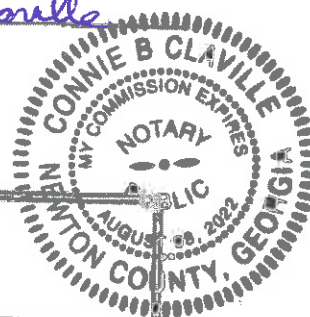
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

Jai P. K 5/22/19
 Signature (Property Owner) (Date)

John S. Brun 5/22/19
 Signature (Applicant) (Date)

Connie B. Claville
 Notary Public

Connie B. Claville
 Notary Public



Office Use	
Paid: \$ <u>250⁰⁰</u> (cash) _____ (check) <u>10350</u> (credit card) _____	
Receipt No. <u>032701</u>	Date Paid: <u>5-28-19</u>
Date Application Received: <u>5-28-19</u>	
Reviewed for completeness by: _____	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____





6/24/2019

Attn: Lisa Jackson
Director of Planning & Development
Putnam County

This letter is to inform you that I would like to respectfully withdraw the rezone request, without prejudice, on the following parcel and to be placed on the future agenda.

Parcel Number: 110D045

Lot # 5

Please feel free to contact me directly should you need anything further concerning this matter. Thank you for your time and consideration.

Thank you,

A handwritten signature in black ink that reads "Jamie Key". The signature is written in a cursive, flowing style.

Jamie Key, Owner
J KEY Construction

PO Box 9, Monroe GA 30655
1379 Hwy. 11 NW, Monroe GA 30656
770-351-6724 Direct
404-736-4648 Office



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

July 5, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/9/2019

12. Request by **James P. Key** to rezone 3.00 acres at 121 Crooked Creek Drive from R-2 to C-1. **[Map 110D, Parcel 045, District 3]. * Request to withdraw without prejudice.**

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

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on July 16, 2019 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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Item Attachment Documents:

13. Request by **James P. Key** to rezone 2.46 acres at 119 Crooked Creek Drive from R-2 to C-1. [**Map 110D, Parcel 046, District 3**].

119 Crooked Creek Dr
Dis. 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 2019-00875

DATE: 5-28-19

MAP 110D

PARCEL 046

1. Name of Applicant: James P Key

2. Mailing Address: PO Box 9

3. Phone: (home) 404-736-4648 (office) 678-878-5606 (cell) 770-351-6724

4. The location of the subject property, including street number, if any: 119 Drive Crooked Creek Road SE

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

6. The proposed zoning district desired: C-1

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

8. Present use of property: Vacant Desired use of property: Boat Storage Facility

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

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

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

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.): Residential

13. A detailed description of existing land uses: Parcel is vacant lot currently zoned R-2

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

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MAY 28 2019
111

15. Provision for sanitary sewage disposal: septic system X , 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.)

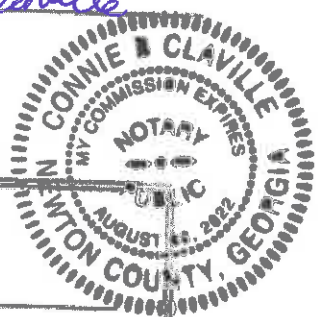
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 Jai P. Ky 5/22/19
 Signature (Property Owner) (Date)

 John S. Brown 5/22/19
 Signature (Applicant) (Date)

 Connie B. Claville
 Notary Public

 Connie B. Claville
 Notary Public



Office Use	
Paid: \$ <u> 125⁰⁰ </u> (cash) _____ (check) <u> 1035⁰⁰ </u> (credit card) _____	
Receipt No. <u> D32701 </u>	Date Paid: <u> 5-28-19 </u>
Date Application Received: <u> 5-28-19 </u>	
Reviewed for completeness by: <u> cja </u>	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

RECEIVED
 MAY 28 2019
 CJA



6/24/2019

Attn: Lisa Jackson
Director of Planning & Development
Putnam County

This letter is to inform you that I would like to respectfully withdraw the rezone request, without prejudice, on the following parcel and to be placed on the future agenda.

Parcel Number: 110D046

Lot # 6

Please feel free to contact me directly should you need anything further concerning this matter. Thank you for your time and consideration.

Thank you,

A handwritten signature in black ink that reads "Jamie Key". The signature is written in a cursive, flowing style.

Jamie Key, Owner
J KEY Construction

PO Box 9, Monroe GA 30655
1379 Hwy. 11 NW, Monroe GA 30656
770-351-6724 Direct
404-736-4648 Office



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

July 5, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/9/2019

13. Request by **James P. Key** to rezone 2.46 acres at 119 Crooked Creek Drive from R-2 to C-1. **[Map 110D, Parcel 046, District 3]. * Request to withdraw without prejudice.**

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

New Business

Adjournment

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

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

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Item Attachment Documents:

14. Request by **James P. Key** to rezone 3.07 acres at 1127 Crooked Creek Road from R-2 to C-1. [**Map 110D, Parcel 047, District 3**].

1127 Crooked Creek Rd. Dis. 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 2019-00876

DATE: 5-28-19

MAP 110D

PARCEL 047

1. Name of Applicant: James P Key
2. Mailing Address: PO Box 9
3. Phone: (home) 404-736-4648 (office) 678-878-5606 (cell) 770-351-6724
4. The location of the subject property, including street number, if any: Crooked Creek Road & Crooked Creek Road SE
5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 3.07 Acres
6. The proposed zoning district desired: C-1
7. The purpose of this rezoning is (Attach Letter of Intent)
8. Present use of property: Vacant Desired use of property: Boat Storage Facility
9. Existing zoning district classification of the property and adjacent properties:
Existing: R-2 CJA
North: R-2 CJA South: R-2 CJA East: R-2 CJA West: AG-1 CJA
10. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.
11. Legal description and recorded plat of the property to be rezoned.
12. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): Residential
13. A detailed description of existing land uses: Parcel is vacant lot currently zoned R-2
14. Source of domestic water supply: well x, community water _____, or private provider _____. If source is not an existing system, please provide a letter from provider.

RECEIVED
MAY 28 2019
CJA

- 15. Provision for sanitary sewage disposal: septic system x , 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.)

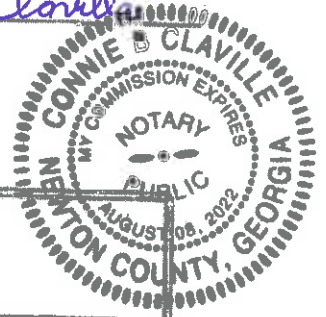
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Jan P. K 5/22/19
 Signature (Property Owner) (Date)

John S. Brown 5/22/19
 Signature (Applicant) (Date)

Connie B. Claville
 Notary Public

Connie B. Claville
 Notary Public



Office Use	
Paid: \$ <u>250⁰⁰</u> (cash) _____ (check) <u>1035⁰⁰</u> (credit card) _____	
Receipt No. _____	Date Paid: <u>5-28-19</u>
Date Application Received: <u>5-28-19</u>	
Reviewed for completeness by: <u>CJA</u>	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____





6/24/2019

Attn: Lisa Jackson
Director of Planning & Development
Putnam County

This letter is to inform you that I would like to respectfully withdraw the rezone request, without prejudice, on the following parcel and to be placed on the future agenda.

Parcel Number: 110D047

Lot # 7

Please feel free to contact me directly should you need anything further concerning this matter. Thank you for your time and consideration.

Thank you,

A handwritten signature in cursive script that reads "Jamie Key". The signature is written in dark ink and is positioned below the "Thank you," text.

Jamie Key, Owner
J KEY Construction

PO Box 9, Monroe GA 30655
1379 Hwy. 11 NW, Monroe GA 30656
770-351-6724 Direct
404-736-4648 Office



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

July 5, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/9/2019

14. Request by **James P. Key** to rezone 3.07 acres at 1127 Crooked Creek Road from R-2 to C-1. **[Map 110D, Parcel 047, District 3]. * Request to withdraw without prejudice.**

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

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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Item Attachment Documents:

15. Request by **James P. Key** to rezone 1.19 acres at 1117 Crooked Creek Road from R-2 to C-1. [**Map 110D, Parcel 049, District 3**].



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 02019-00877

DATE: 5-28-19

MAP 110D

PARCEL 049

1. Name of Applicant: James P Key
2. Mailing Address: PO Box 9
3. Phone: (home) 404-736-4648 (office) 678-878-5606 (cell) 770-351-6724
4. The location of the subject property, including street number, if any: 1117 Crooked Creek Road & Crooked Creek Road SE
5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 1.19 Acres
6. The proposed zoning district desired: C-1
7. The purpose of this rezoning is (Attach Letter of Intent)
8. Present use of property: Vacant Desired use of property: Boat Storage Facility
9. Existing zoning district classification of the property and adjacent properties:
Existing: R-2 CJA
North: R-2 CJA South: R-2 CJA East: R-1 CJA West: R-2 CJA
10. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.
11. Legal description and recorded plat of the property to be rezoned.
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.): Residential
13. A detailed description of existing land uses: Parcel is vacant lot currently zoned R-2
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 x, 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.)

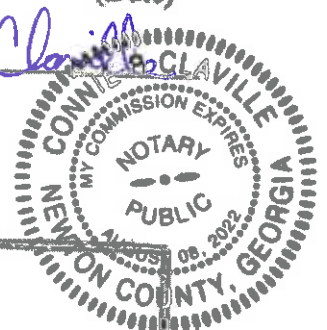
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

Jain P. K 5/22/19
 Signature (Property Owner) (Date)

John S. [unclear] 5/22/19
 Signature (Applicant) (Date)

Connie B. Clavilla
 Notary Public

Connie B. Clavilla
 Notary Public



Office Use	
Paid: \$ <u>250.00</u> (cash) _____ (check) <u>10250</u> (credit card) _____	
Receipt No. <u>032701</u>	Date Paid: <u>5-28-19</u>
Date Application Received: <u>5-28-19</u>	
Reviewed for completeness by: <u>cyd</u>	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____





6/24/2019

Attn: Lisa Jackson
Director of Planning & Development
Putnam County

This letter is to inform you that I would like to respectfully withdraw the rezone request, without prejudice, on the following parcel and to be placed on the future agenda.

Parcel Number: 110D049

Lot # 9

Please feel free to contact me directly should you need anything further concerning this matter. Thank you for your time and consideration.

Thank you,

A handwritten signature in cursive script that reads "Jamie Key".

Jamie Key, Owner
J KEY Construction

PO Box 9, Monroe GA 30655
1379 Hwy. 11 NW, Monroe GA 30650
770-351-6724 Direct
404-736-4648 Office



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July 5, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/9/2019

15. Request by **James P. Key** to rezone 1.19 acres at 1117 Crooked Creek Road from R-2 to C-1. **[Map 110D, Parcel 049, District 3]. * Request to withdraw without prejudice.**

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

New Business

Adjournment

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