



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Agenda

Thursday, October 01, 2020 ♦ 6:30 PM

*Putnam County Administration Building – Room 203*

### Opening

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

### Minutes

4. Approval of Minutes - August 6, 2020

### Requests

5. Request by **Russell & Linda White** for a side yard setback variance at 105 Southshore Road. Presently zoned R-2. [Map 083A, Parcel 122, District 4].
6. Request by **Thomas Long** for a side and rear yard setback variance at 142 S Leisure Lane. Presently zoned R-1. [Map 086B, Parcel 007, District 4].
7. Request by **Bill & Dawn Johnson** for a side and rear yard setback variance at 170 Sinclair Circle. Presently zoned R-2. [Map 112B, Parcel 026, District 4].
8. Request by **Scott Jackson** for a side yard setback variance at 113 Little River Trail. Presently zoned R-2 [Map 057A, Parcel 117, District 4].
9. Request by **Jennifer Jordan, agent for Lloyd Clyde Mitchell** for a side and rear yard setback variance at 107 Horseshoe Court. Presently zoned R-1R. [Map 119B, Parcel 004, District 3].
10. Request by **Aaron Burgess, agent for James Mauldin** to rezone .53 acres (23,182 sq. ft.) from C-1 to C-2 at 841 Harmony Road. [Map 102A, Part of Parcel 173, District 3].

### New Business

### Adjournment

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

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

\*The Putnam County Board of Commissioners will hear these agenda items on October 20, 2020 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

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

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

**File Attachments for Item:**

4. Approval of Minutes - August 6, 2020



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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

## Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, August 06, 2020 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

### Opening

1. Call to Order

Chairman James Marshall, Jr. called the meeting to order

2. Attendance

Ms. Lisa Jackson called the roll

#### PRESENT:

Chairman James Marshall, Jr.

Vice Chairman Tim Pierson

Member Maurice Hill, Jr.

Member Martha Farley

Member John Mitchell (not eligible for voting due to training requirements)

#### ABSENT:

#### STAFF:

Lisa Jackson

Courtney Andrews

Putnam County Attorney, Adam Nelson

3. Rules of Procedures

Ms. Courtney Andrews read the Rules of Procedures.

### Minutes

4. Approval of Minutes- July 2, 2020

Motion to approve the July 2, 2020 minutes made by **Member Farley**, Seconded by **Member Hill**

Voting Yea: **Chairman Marshall, Vice Chairman Pierson, Member Hill, Member Farley**

### Requests

5. **Garry & Nina Lassiter** for a side yard setback variance at 153 Hoot Owl Lane. Presently zoned R-1R. [Map 096A, Parcel 008, District 3]. **Item has been removed from the agenda.**

6. Request by **Tim Carrington** for a side yard setback variance at 174 West River Bend Drive. Presently zoned R-1R. [Map 119A, Parcel 114, District 3]. **Item has been removed from the agenda.**
  
7. Request by **Danny Copelan** to rezone 5.00 acres at 931 Pea Ridge Road from AG-2 to C-1. [Map 092, Parcel 017001001, District 2]. \* Mr. Danny Copelan represented this request. He stated that he would like to develop a convenience/gas station/food type store. Vice Chairman Pierson asked Mr. Copelan what his plans would be if the convenience store/eatery does not happen. Mr. Copelan stated that he had not thought of anything else. Member Hill asked if there was a plan for a spill in place if the gas station is going to be there. Mr. Copelan stated that he did have plans for that. No one spoke in opposition of this request.

**The staff recommendation was for approval to rezone 5.00 acres at 931 Pea Ridge Road [Map 092, Parcel 017001001, District 2] from AG-2 to C-1 with the following condition: (1) The developer shall construct a deceleration lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the entrance on Pea Ridge Road of the development. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county.**

Motion to approve the request by **Danny Copelan** to rezone 5.00 acres at 931 Pea Ridge Road from AG-2 to C-1 made by **Member Hill**, Seconded by **Member Farley**  
Voting Yea: **Chairman Marshall, Vice Chairman Pierson, Member Hill, Member Farley**

8. Request by **Mark Smith** for a rear yard setback variance at 147 Collis Marina Road. Presently zoned RM-2. [Map 104B, Parcel 012, District 3]. Attorney Jay Dell represented this request. He stated that they are requesting a variance from the required 100-foot setback from the lake to be reduced to 65 feet. He added that they previously requested a variance for the adjacent property. The purpose of the request was to combine both lots (Map 104B Parcel 011 and Map 104B Parcel 012) and build 2 buildings with 5 units each totaling to 10 units on the 2 properties. Attorney Dell stated that the variance is needed because of the unique shape of the property, it is land locked and needs to be combined. He explained that if the 100-foot required setback was enforced, there would be minimal area to build. When combined, both lots will have the 65-foot setback.

At this time those who signed in to speak in opposition of the request were given 3 minutes each.

**Mark Street**-102 Doug Ln.  
**John Culpepper**-104 Doug Ln.  
**Ron Carter**-141 Collis Marina Rd.

At this time, Attorney Dell was able to use the remainder of his unused time.

**Attorney Dell** stated that the comments that were made by the neighbors, we specifically towards the rezoning and not the variance. He stated that in what he believes was the year of 2015, the properties were approved for a rezoning of RM-2 with the condition that the

properties be combined. The neighbors argued that the since the condition was not met, it should automatically go back to the initial R-1 zoning. **Attorney Dell** stated that he disagreed with the opposition from the neighbors.

**The staff recommendation was for approval of a 35-foot rear yard setback variance, being 65 feet from the nearest point to the lake at 147 Collis Marina Road [104B, Parcel 012, District 3] with the following condition:**

**(1) This approval is contingent upon the Board of Commissioners' approving the request to rezone the same said property from RM-2 with conditions to RM-2 with conditions.**

**Vice Chairman Pierson** asked Attorney Adam Nelson if we were in good legal standing to proceed with this request due to the initial rezoning decision being reverted. **Attorney Nelson** stated that he felt that question related more to the rezoning request and he could explain more on that item. **Vice Chairman Pierson** stated that he was asking for technicality purposes of the request not coming back. **Attorney Nelson** stated that in 2018, parcels 12, 13, and 14 were approved to be rezoned from R-1 to RM-2 through a joint development standing. The idea was that lots 12, 13, and 14 would be combined with lot 11. It wasn't until Mr. Smith purchased lots 11 and 12 and came before the board for the variances that the 2018 zoning was brought to their attention. **Attorney Nelson** explained that the difference between lots 12, 13, and 14 is the owner of lot 12 has requested this rezoning and it is appropriate. If this rezoning is not successful, his advice would be for the P&Z Board and the Board of Commissioners to rezone that parcel back to R-1 to remove those conditions. **Attorney Dell** stated that if lot 12 is not approved for the rezoning, the property would be unusable. He added that if the property is not rezoned it will remain RM-2 with the condition that it is combined with lots 11, 13, and 14. Lots 13 and 14, if approved, would be rezoned to R-1 and make lot 12 unusable. **Attorney Dell** stated that he would prefer Lot 12 be rezoned to RM-2 and combined with Lot 11.

Motion to approve the request by **Mark Smith** for a 35-foot rear yard setback variance, being 65 feet from the nearest point to the lake at 147 Collis Marina Road [**104B, Parcel 012, District 3**] with the following condition:

(1) This approval is contingent upon the Board of Commissioners' approving the request to rezone the same said property from RM-2 with conditions to RM-2 with conditions made by **Vice Chairman Pierson**, Seconded by **Member Hill**

Voting Yea: **Chairman Marshall, Vice Chairman Pierson, Member Hill, Member Farley**

9. Request by **Mark Smith** to rezone 0.46 acres at 147 Collis Marina Road from RM-2 to RM-2. [**Map 104B, Parcel 012, District 3**]. \* **Attorney Jay Dell** represented this request. He stated that he requested that the subject property be approved of a rezoning from RM-2 to RM-2 with the condition that the property is combined with lot 11. He added that the boards main job is to balance an individual right to use their property against the publics right for health, safety, morality, and general welfare of the community. Rezoning the 0.46 acres to RM-2 would not affect public health no safety. This property will be used for residential townhouses. **Attorney Dell** stated that there are 7 questions that the board considers when looking at this rezoning. Question 1: Is the rezoning consistent with the purpose of the zoning district? He stated that the area is residential and the use for the proposed zoning is residential. Question 2: Is it a suitable zoning with adjacent property? He stated that the property is adjacent to a RM-2 property and is located near multiple RM-3 properties.

Question 3: Will the zoning adversely affect the use of adjacent properties? **Attorney Dell** stated that with the help of the conditions suggested by staff, there should be no adverse effect to the area. Question 4: Is there a reason why the property can't be used as it's currently zoned? He stated that that the property is land locked and it is oddly shaped and doesn't have the area for development. Question 5: Does it cause excessive use of public facilities? **Attorney Dell** stated that it would not because there is water and sewer from Piedmont. He added that although this area is in a transitional stage, it is residential that is moving to higher volume and higher density residential district.

At this time those who signed in to speak in opposition of the request were given 3 minutes each.

**John Culpepper**-104 Doug Ln.

**Mark Street**-102 Doug Ln.

**Darlyne Wright**- 149 Collis Marina Rd.

**Ron Carter**-141 Collis Marina Rd.

At this time, Attorney Dell was able to use the remainder of his unused time.

**Attorney Dell** stated that the neighbors spoke of the west side of the cove being zoned R-1 except 1 lot. He added that because there is one lot that is zoned RM-2, it makes their remarks invalid. He stated that if the zoning is denied, the subject lot would be considered unbuildable. **Attorney Dell** added that if the zoning is not approved, the property will not revert back to R-1 due to their not being a motion set forth for that action. The only motion being considered is the property being rezoned to RM-2 with the conditions set by staff. **Attorney Dell** requested that they board allows his client the right to use his property for multifamily RM-2 use.

**The staff recommendation was for approval of the proposed rezoning at 147 Collis Marina Road [Map 104B, Parcel 012, District 3] from RM-2 to RM-2, subject to the following conditions:**

- (1) This parcel must be combined with the adjacent parcel: Map 104B, Parcel 011, and cannot be used or sold as standalone parcels,**
- (2) A 15-foot wide landscape buffer shall be established adjacent to all single-family residential zoned property,**
- (3) Must improve any existing easement that services Map 104B Parcel 013 & Map 104B Parcel 014 with at least a 20-foot paved bed.**
- (4) Vehicles shall not be parked on the easement at any time.**
- (5) This rezoning shall be conditioned upon the resurveying and the recordation of the plats, as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.**

**Vice Chairman Pierson** asked Attorney Dell where in his client's rights does it supersede lots 13 & 14 being stuck between 2 large buildings. **Attorney Dell** stated that this is weighing an individual's right to use their property as they choose. The use of the property is not going to affect the value there.

Motion to approve the request by **Mark Smith** to rezone 0.46 acres at 147 Collis Marina Road from RM-2 to RM-2 made by **Member Farley**, Seconded by none

**The motion dies without a second.**

10. Request by **Rick McAllister, agent for Farmers and Merchants Bank** for a front, rear, and side yard setback variance on Scott Road. Presently zoned R-1. [Map102, Parcel 002, District 3]. **Mr. Rick McAllister** represented this request. He stated that his client owns approximately 4,100 linear feet of frontage along Scott Road. Part of the plan will require the right of way on Scott Road to be larger. Currently Scott Road has portions of right of way that do not meet county arterial road standards. The plan is to add turning lanes, straightening curves, and complete intersections along Scott Road. **Mr. McAllister** stated that his client owns enough of the land to allow the right of way to shift to the subject property without acquiring right of way to the north of the property. They requested to reduce the 100-foot setback to 50 foot for the requested rezoning item on the agenda. With reducing the setback, they would have the ability to obtain as much property for development as possible while still allowing some of the right of way to be acquired on the owner's side of the road. Essentially, they will donate the amount of right of way that is needed for the development with reducing the amount of land that would affect the development. **Mr. McAllister** added that if the right of way moved, 10-30 feet to the south of the property, then that would be less area to development the property even more. He added that he is looking for the same setback adjustments to the rear side of the property as well. The subject property is surrounded by commercial used but is currently zoned residential. The plan is to have mixed use on the property. He stated that he cannot obtain a 50-foot buffer and would like to produce a berm instead of the required 50-foot buffer. No one spoke in opposition of this request.

At this time those who signed in to speak in favor of the request were given 3 minutes each.

**Peter Durham**- Representative of Farmers and Merchants Bank

**The staff recommendation was for approval of the proposed 50-foot front, rear, and side yard setback and buffer variance on Scott Road subject to the following condition: This approval is contingent upon the Board of Commissioners' approving the request. Presently zoned R-1. [Map102, Parcel 002, District 3].**

**Vice Chairman Person** asked if the board could make a motion for the request to be approved contingent upon the development. Planning & Development director, **Lisa Jackson**, stated that she would think it would be better to be contingent upon the rezoning instead of the project. She added that if it is rezoned you would still want the variance to be approved.

Motion to approve the request by **Rick McAllister, agent for Farmers and Merchants Bank** for a 50-foot front, rear, and side yard setback and buffer variance on Scott Road subject to the following condition: This approval is contingent upon the Board of Commissioners' approving the request. Presently zoned R-1. [Map102, Parcel 002, District 3] made by **Vice Chairman Pierson**, Seconded by **Member Hill**  
Voting Yea: **Chairman Marshall, Vice Chairman Pierson, Member Hill, Member Farley**

11. Request by **Rick McAllister, agent for Farmers and Merchants Bank** to rezone 171.23 acres on Scott Road from R-1 to C-3. [Map 102, Parcel 002, District 3]. \* **Mr. Rick McAllister** represented this request. He stated that to his knowledge, this is the first time Putnam County has utilized the C-3 zoning request. He stated that he is happy to understand



that there is a flexible zoning scenario in this county that works. In his professional opinion, the site is currently zoned R-1 but it is surrounded by C-1 and C-2 development. There is not a better opportunity to incorporate the zoning in the area. **Mr. McAllister** stated that this property is unique and is located within the fasted growing corridor or Putnam County. There is no access to Georgia Highway 44, but it fronts 4100 linear feet of road frontage on Scott Road that connects to Highway 44 and Harmony Road. It can contain its own water shed. The property has access to arterial roads and exiting access to the industrial corridor of Sammons Industrial Parkway. The site would be mixed used of residential and commercial use. It would have office space, assisted living, and independent living units. **Mr. McAllister** stated that the comprehensive plan list this as mixed use. The plan is to have 35 acres of commercial use of assisted living and hospice. 12 acres of office opportunities and 53 acres of residential use. There was a plan that was presented to Piedmont Water and the project was approved. **Mr. McAllister** stated that the infrastructure of the road is not made for 8,000 square feet of commercial use. He felt that their plan would work better for the 2 corridors of Harmony/Sammons Industrial and Scott Road. He added that the DRI is a large scaled development that will likely have regional affect beyond local government. He included his DRI in his packet. **Mr. McAllister** explained that the Middle Georgia Regional Commission stated that they have no issues with this project, and they could take action as they see fit from a county standpoint. He added that he had an independent study that was done, and it gave an illustration of what the development could do. This development could bring approximately 405 jobs, total annually estimated pay roll of approximately \$15,000,000.00. In one year after the development is completed, there is an estimate of local buying sales tax of approximately \$7,000,000.00. Local property tax from new buying power estimates approximately \$200,000.00 per year. Local property tax from Scott Road commercial estimates approximately \$1,300,000.00 and local sales from Scott Road sales estimates approximately \$415,000.00. Local property tax from Scott Road residential sales estimates approximately \$675,000.00. This total project is estimating a little over \$9,000,000.00 a year.

At this time those who signed in to speak in favor of the request were given 3 minutes each.

#### **Howard McMichael**

Those who signed in to speak who were neither in favor nor against the request but wanted their comments/questions to be heard.

**Harley Wood**- Sebastian Cove

**Beth Colie**- Sebastian Cove

**Don Hill**- Sebastian Cove

**Rebecca Sharp**- Sebastian Cove

At this time, Mr. McAllister was able to use the remainder of his unused time.

**Mr. McAllister** stated that the concern about the traffic signal would be a county project. He stated that when a traffic signal is done, there must be a warrant study provided. He added that this development, could help with the process of getting a traffic signal. **Mr. McAllister** stated that he submitted a detailed traffic study with his packet. The traffic study was based on the total development and a 5-year plan. The road that is there today is a 20-foot-wide type

C traffic setting. To improve the traffic, they would need to put in turn lanes in order to redirect traffic.

**The staff recommendation was for approval of the proposed to rezone 171.23 acres on Scott Road from R-1 to C-3. [Map 102, Parcel 002, District 3] with the following conditions**

- (1) The developer shall construct a deceleration lane and turn lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the main entrance on Scott Road to the residential portion of the development. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county. It shall be completed by the developer prior to the completion of phase one.
- (2) The developer shall direct construction traffic through the entrance located at Sammons Parkway or the current ingress and egress point servicing the Putnam County Convenience Center, located approximately 672 feet from the intersection of Scott Road and Harmony Road. Subject to this condition, the Planning & Development Director may authorize, in writing, construction traffic along Scott Road on an as necessary basis. The intention of this condition is to minimize construction traffic along Scott Road.

**Vice Chairman Pierson** asked Mr. McAllister why her chose the C-3 zoning over C-1 and some of the property as R-1. **Mr. McAllister** stated that C-3 zoning allows you to master plan and gives the opportunity to design uses. The reason why it wouldn't stay R-1 is because of the proposed assisted living facilities that are not allowed in the current R-1 zoning. He added that there are a variety of factors that give planners and engineers the most flexibility to take 171 acres and develop it correctly. **Vice Chairman Pierson** asked Mr. McAllister to address the impact of the road, particularly at Harmony Road. **Mr. McAllister** explained that they would need to put deceleration lanes to enter the development itself. Scott Road has 2 scenarios that don't meet DOT or county factors which is the width of the road and the sharp curve. He added that the only way to do it inexpensively is to utilize the land you have so that you can put in everything that is required. **Mr. McAllister** stated that they talked with the county in their initial meeting about helping with the land on Harmony Road and keeping the convenience center there. He added that they are developers willing to work with the county to develop a plan and utilize the land they can control to help. Member Hill stated that he understands Mr. McAllister not wanting to rezone to R-1, but what would be the likelihood of choosing a different residential zoning district to accommodate the growth without using C-3. **Mr. McAllister** stated that the C-3 zoning is available, and it is his opinion that it would be the best use.

Motion to approve the request by **Rick McAllister, agent for Farmers and Merchants Bank** to rezone 171.23 acres on Scott Road from R-1 to C-3. [Map 102, Parcel 002, District 3] with the following conditions:

- (1) The developer shall construct a deceleration lane and turn lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the main entrance on Scott Road to the residential portion of the development. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county. It shall be completed by the developer prior to the completion of phase one.
- (2) The developer shall direct construction traffic through the entrance located at Sammons Parkway or the current ingress and egress point servicing the Putnam County Convenience

Center, located approximately 672 feet from the intersection of Scott Road and Harmony Road. Subject to this condition, the Planning & Development Director may authorize, in writing, construction traffic along Scott Road on an as necessary basis. The intention of this condition is to minimize construction traffic along Scott Road, made by **Vice Chairman Pierson**, Seconded by **Member Hill**

Voting Yea: **Chairman Marshall, Vice Chairman Pierson, Member Hill, Member Farley**

12. Request by **Putnam County Board of Commissioners** to rezone .60 acres at 149 Collis Marina Road from RM-2 to R-1. [**Map 104B, Parcel 013, District 3**]. \* **Putnam County Attorney Adam Nelson** represented this request. He stated that at the last Board of Commissioners meeting, the board directed staff to file an application to rezone parcels 104B 013 and 104B 014 from RM-2 to R-1 and recognize the failure of the common development plan from the 2018 rezoning matter. There is no applicant other than the county and it will return the property back to the zoning prior to the 2018 zoning.

At this time those who signed in to speak in opposition of the request were given 3 minutes each.

**Mark Street**-102 Doug Ln.

**Ron Carter**-141 Collis Marina Rd.

**The staff recommendation is for approval to rezone .60 acres at 149 Collis Marina Road [Map 104B, Parcel 013, District 3] from RM-2 to R-1.**

**Vice Chairman Pierson** asked for clarification that lot 12 will also be changed tonight. **Attorney Nelson** stated that he would not advise speaking on an item that is not on the agenda.

Motion to approve the request by **Putnam County Board of Commissioners** to rezone .60 acres at 149 Collis Marina Road from RM-2 to R-1 made by **Vice Chairman Pierson**, Seconded by **Member Hill**

Voting Yea: **Chairman Marshall, Vice Chairman Pierson, Member Hill, Member Farley**

13. Request by **Putnam County Board of Commissioners** to rezone .54 acres at 151 Collis Marina Road from RM-2 to R-1. [**Map 104B, Parcel 014, District 3**]. \* **Attorney Adam Nelson** represented this request. He stated that at the last Board of Commissioners meeting, the board directed staff to file an application to rezone parcels 104B 013 and 104B 014 from RM-2 to R-1 and recognize the failure of the common development plan from the 2018 rezoning matter. No one spoke in opposition of this request.

**The staff recommendation is for approval to rezone .54 acres at 151 Collis Marina Road [Map 104B, Parcel 014, District 3] from RM-2 to R-1.**

Motion to approve the request by **Putnam County Board of Commissioners** to rezone .54 acres at 151 Collis Marina Road from RM-2 to R-1 made by **Member Hill**, Seconded by **Vice Chairman Pierson**

Voting Yea: **Chairman Marshall, Vice Chairman Pierson, Member Hill, Member Farley**

New Business

The Planning & Zoning Board welcomed a new member, **Mr. John Mitchell**, who will represent District 4.

Adjournment

Motion to adjourn the meeting made by **Member Hill**, Seconded by **Member Farley**  
Voting Yea: **Chairman Marshall, Member Hill, Member Farley**

The meeting adjourned at approximately 8:10 p.m.

Attest:

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Lisa Jackson  
Director

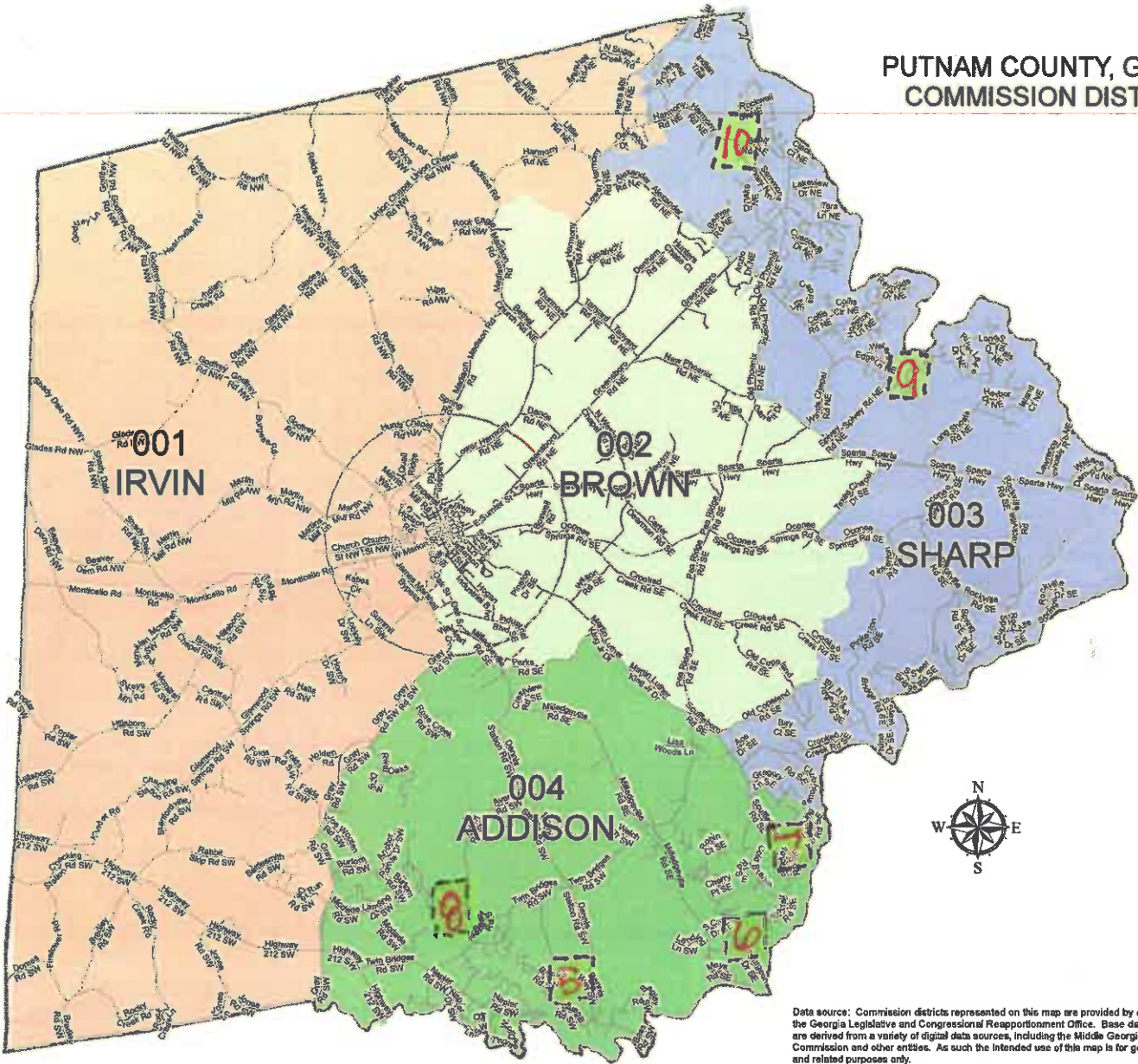
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James Marshall, Jr.  
Chairman

**File Attachments for Item:**

5. Request by **Russell & Linda White** for a side yard setback variance at 105 Southshore Road. Presently zoned R-2. **[Map 083A, Parcel 122, District 4]**.

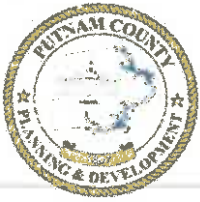
**PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS**



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" = 5,687.28' SCALE RATIO: 1:68,367.34 DATE: JUNE 2018

5. Request by **Russell & Linda White** for a side yard setback variance at 105 Southshore Road. Presently zoned R-2. [Map 083A, Parcel 122, District 4].
6. Request by **Thomas Long** for a side and rear yard setback variance at 142 S Leisure Lane. Presently zoned R-1. [Map 086B, Parcel 007, District 4].
7. Request by **Bill & Dawn Johnson** for a side and rear yard setback variance at 170 Sinclair Circle. Presently zoned R-2. [Map 112B, Parcel 026, District 4].
8. Request by **Scott Jackson** for a side yard setback variance at 113 Little River Trail. Presently zoned R-2 [Map 057A, Parcel 117, District 4].
9. Request by **Jennifer Jordan, agent for Lloyd Clyde Mitchell** for a side and rear yard setback variance at 107 Horseshoe Court. Presently zoned R-1R. [Map 119B, Parcel 004, District 3].
10. Request by **Nathan Hyde, agent for James Mauldin** to rezone .53 acres (23,182 sq. ft.) from C-1 to C-2 at 841 Harmony Road. [Map 102A, Part of Parcel 173, District 3].



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Putnam County  City of Eatonton  
APPLICATION FOR:  VARIANCE  CONDITIONAL USE

PLAN 2020-01246

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

Owner name Russell and Linda White Phone# 229 - 868 - 0258

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

MAILING ADDRESS 915 Macedonia Church Road McRae GA 31055  
CITY STATE ZIP

PROPERTY LOCATION: 105 South Shore Rd Eatonton GA TOTAL ACREAGE .75

MAP: 083A PARCEL: 122 PRESENTLY ZONED: R-2 CJA DISTRICT: 4

SETBACKS: Front: 262 Rear: NA Lakeside: 115 Left: 12 Right: 13

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

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

Arterial/State Road. Yes:  No:

TOTAL SQ. FT. (existing structure) 924 TOTAL FOOTPRINT (proposed structure) 1456

LOT LENGTH (the total length of the lot) 405

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 81

REASON FOR REQUEST: Narrow lot width - request variance for side setbacks

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

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

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

RCVD 2020 AUG 19 gja

\*SIGNATURE OF APPLICANT: [Signature] DATE: 7-29-20

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

DATE FILED <u>8-19-20</u>	FEE: \$ <u>200.00</u>	CK. NO. _____	CASH <input checked="" type="checkbox"/>	C. CARD _____	INITIALS <u>Cja</u>
RECEIPT # <u>20200819</u>					
DATE OF NEWSPAPER AD: <u>9-7-2020</u>	DATE SIGN POSTED: <u>9-9-2020</u>				
PLANNING & ZONING HEARING: <u>10-1-2020</u>	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: <u>NA</u>	RESULT: _____				

Russell & Linda White  
975 Macedonia Church Road  
McRae, GA 31055  
July 29, 2020

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

Dear Putnam County Planning & Development:

We recently purchased the property located at 105 Southshore Road in Eatonton, Georgia and plan to purchase and place a new manufactured home there. Due to the narrow width of the property approximately (79'-82'), we ask for relief from the current left and right-side setbacks. We are requesting a (7') variance setback on the right side and an (8') variance setback on the left side of the property. This variance would allow us to be (13') from the right side of the property line and (12') from the left side of the property line. The lot width where we plan to place the new manufactured home is approximately (81'). The lot length is approximately (405'). There are no issues with the front yard or road/street setbacks.


Our variance request is consistent with the setbacks that are currently in place for the existing manufactured home. The current home has a current right-side variance of (11') and a current left-side variance of (5'). The current home is 924 square feet and the home that we are planning to purchase is approximately 1456 square feet. The final plan design will depend upon a favorable ruling of this variance application.

There is a current septic system in place. This system will be inspected and upgraded if necessary, to meet the new design requirements.

If you have any questions about this request, please give me a call at (229) 868-0258.

Sincerely,

  
  
Russell & Linda White

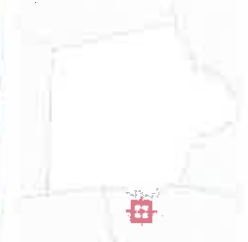
RCVD 2020 AUG 19 







Overview

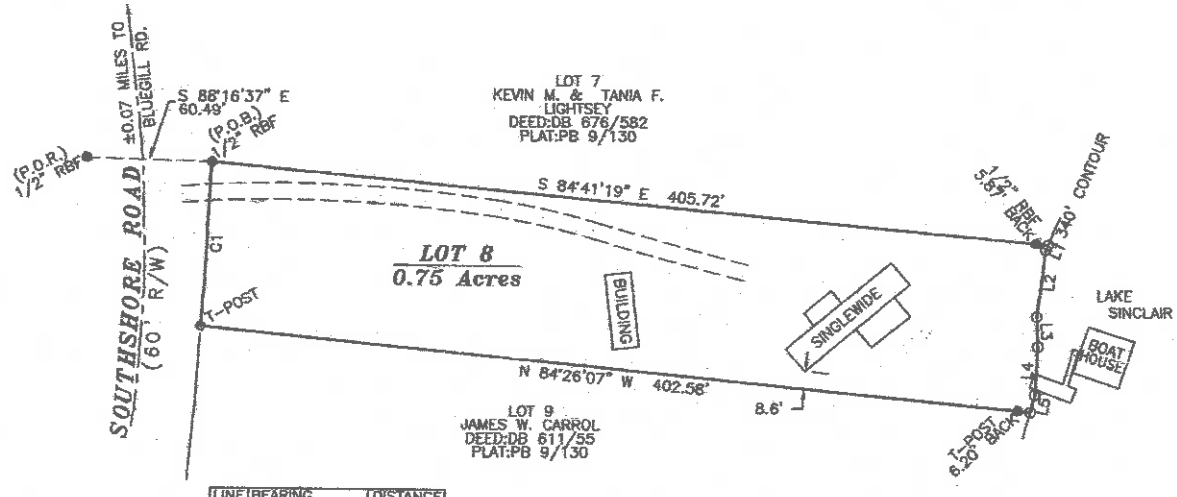


Legend

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

LEGEND	
R/W	RIGHT OF WAY
C	CENTER LINE
P	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
---	REFERENCE LINE
IPF	IRON PIPE FOUND
CMF	CONCRETE MARKER FOUND
G.M.D.	GEORGIA MILITIA DISTRICT
RBF	REBAR FOUND
RBS	REBAR SET
CP	COMPUTED POINT
L	LAND LOT LINE
CMF	CONCRETE MARKER FOUND
---	FENCE
~	STREAM
⊙	1/2" RBS (UNLESS NOTED)
●	1/2" RBF (UNLESS NOTED)
-OHP-	OVERHEAD POWER

PLAT: PLAT BOOK 9, PAGE 130



LINE	BEARING	DISTANCE
L1	S 24°00'15\" W	2.56'
L2	S 07°35'17\" W	32.71'
L3	S 03°28'12\" E	14.51'
L4	S 03°43'30\" W	23.49'
L5	S 15°27'27\" W	8.62'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	3296.20'	79.67'	79.67'	N 03°36'35\" E

**SURVEYOR'S CERTIFICATION:**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYORS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGULATIONS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-87.

**NOTES:**

1. THERE HAS BEEN NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR OWNERSHIP TITLE EVIDENCE THAT MAY BE DISCLOSED BY A CURRENT AND ACCURATE TITLE SEARCH. THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING DRAINAGE AND/OR UTILITY EASEMENT THAT MAY NOT BE SHOWN ON THIS PLAT NOR DOES THE SURVEYOR ASSUME ANY RESPONSIBILITY FOR ANY SUCH EASEMENTS THAT MAY AFFECT THIS PROPERTY.
2. BEARING DATUM ESTABLISHED FROM PLAT RECORDED IN PLAT BOOK 9, PAGE 130.
3. REFERENCES - DEED: DB 104/242 PLAT: PB 9/130

*Kirk A. Freeman*  
 KIRK A. FREEMAN GA RLS #2982 DATE 7/20/2020

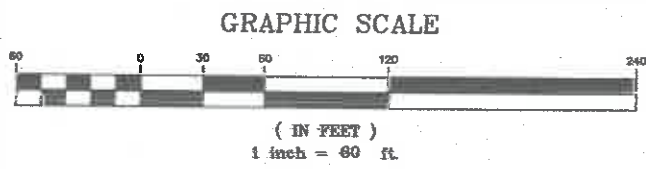
RCUD 2020 AUG 13

SURVEYED BY:  
**KIRK FREEMAN, LLC**  
 LAND SURVEYING  
 P.O. BOX 1081  
 650 W. THOMAS STREET  
 MILLEDGEVILLE, GA 31061  
 478-451-2997 478-456-7121



SURVEY OF PROPERTY FOR:  
**RUSTY AND LINDA WHITE**  
 312th G.M.D.  
 PUTNAM COUNTY, GEORGIA

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 39,147 FEET AND AN ANGULAR ERROR OF 00°00'05\" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 185,220 FEET.



DATE SURVEYED 07/16/2020  
 DATE DRAWN 07/20/2020  
 SCALE 1\" = 60'  
 EQUIPMENT: TOPCON GTS-3005 TOTAL STATION  
 KIRK A. FREEMAN RLS #2982  
 DATE: 7/20/2020

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

Property Owner/System Owner Name: <b>Russell White</b>		229.868.0258		Reason for Existing Sewage System Evaluation: (circle)	
Property/System Address: <b>105 Obouthshore Road</b>				(1) Loan Closing for Home Sale	
Subdivision Name:		Lot: <b>8</b>	Block:	(2) Refinance	
Existing System Information: Water Supply (circle)		Number of Bedrooms/GPD: <b>3</b>	Garbage Grinder: (circle)	(3) Home Addition (Non-bedroom) Type: _____	
<input checked="" type="radio"/> Public <input type="radio"/> Private Well <input type="radio"/> Community			(1) Yes <input checked="" type="radio"/> No	(4) Swimming Pool Construction	
				(5) Structure Addition to Property Type: _____	
				<input checked="" type="radio"/> Mobile Home Relocation	

### SECTION A -- System on Record

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

### SECTION B -- System Not on Record

<input checked="" type="radio"/> (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: <b>Same number bedrooms.</b>			
<input checked="" type="radio"/> (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.				
<input checked="" type="radio"/> (1) Yes (2) No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.				
<input checked="" type="radio"/> (1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.				
<input checked="" type="radio"/> (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.	

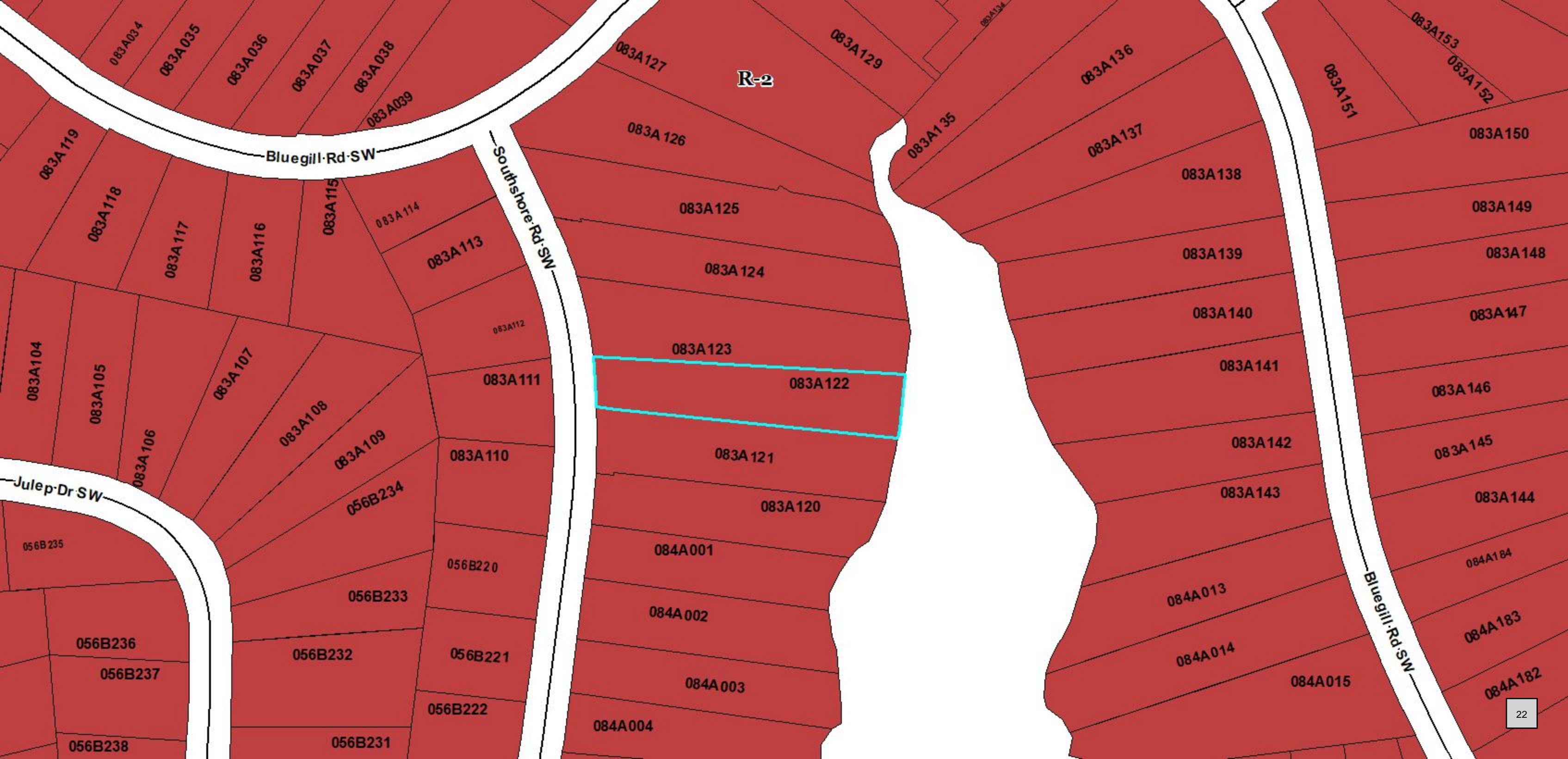
### SECTION C -- System Not Approved

(1) Yes (2) No	The On-site Sewage Management System was disapproved at the time of the initial installation and is thus not considered an approved system.	Comments:   			
(1) Yes (2) No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.				
(1) Yes (2) No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.				
Evaluating Environmentalist:		Title:	Date:	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.	

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

<input checked="" type="radio"/> (1) Yes (2) No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments:  			
<input checked="" type="radio"/> (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.				
Evaluating Environmentalist:		Title:	Date:	Number of Bedrooms/GPD: <b>3</b>	Garbage Grinder: (circle) (1) Yes <input checked="" type="radio"/> No
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.					





R-2

Bluegill Rd SW

Southshore Rd SW

Julep Dr SW

Bluegill Rd SW

083A127

083A129

083A136

083A151

083A152

083A150

083A119

083A118

083A117

083A116

083A115

083A114

083A113

083A126

083A125

083A124

083A123

083A122

083A112

083A111

083A138

083A139

083A140

083A141

083A149

083A148

083A147

083A146

083A145

083A144

083A104

083A105

083A107

083A108

083A109

083A110

083A121

083A120

083A142

083A143

083A145

083A144

056B235

056B234

056B220

056B233

084A001

084A002

084A013

084A014

084A184

084A183

056B236

056B237

056B232

056B221

084A003

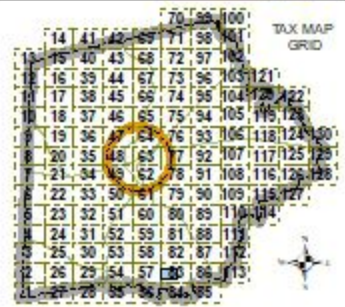
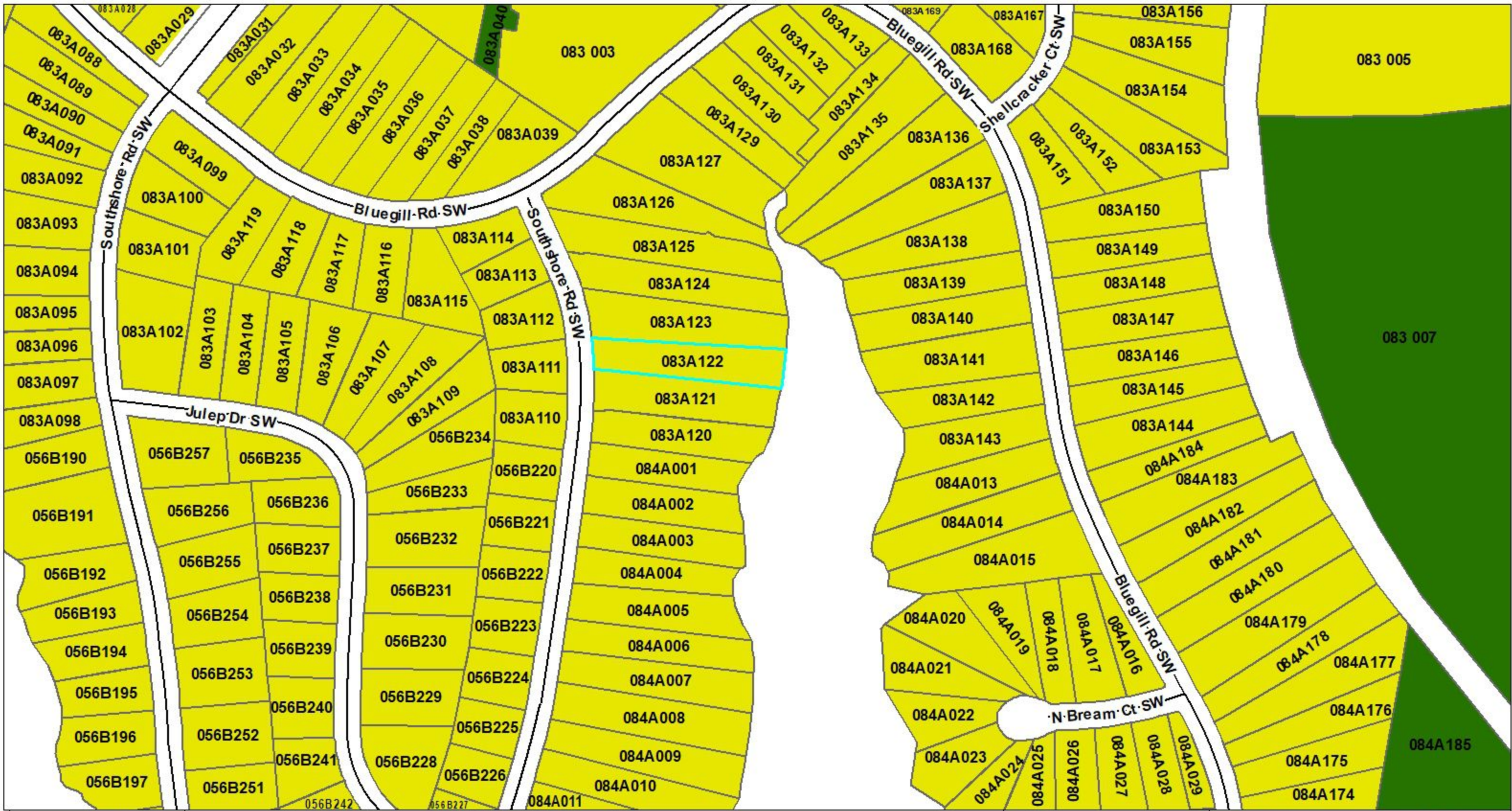
084A015

084A182

056B238

056B231

084A004




**GEOGRAPHIC FEATURE LEGEND**

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

  
**MGR**  
 Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-8160  
 Web:  
[www.middlegeorgiarc.org](http://www.middlegeorgiarc.org)

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



# MAP 083A

23

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



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Agenda

Thursday, October 01, 2020 ♦ 6:30 PM

Putnam County Administration Building – Room 203

### Opening

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

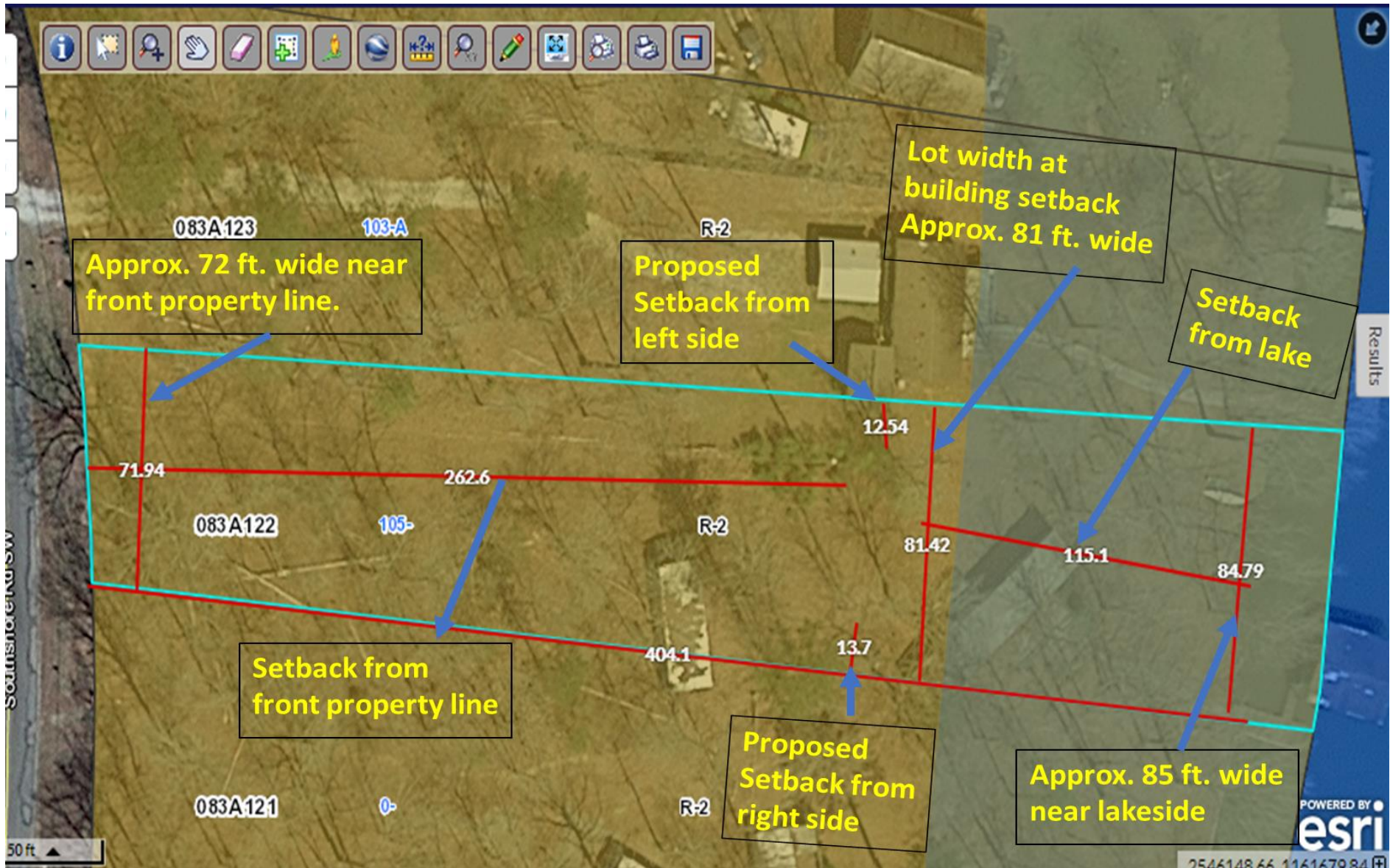
### Minutes

4. Approval of Minutes - August 6, 2020

### Requests

5. Request by **Russell & Linda White** for a side yard setback variance at 105 Southshore Road. Presently zoned R-2. [**Map 083A, Parcel 122, District 4**]. The applicants are requesting an 8-foot side yard setback variance, being 12 feet from left side property line when facing the lake and a 7-foot side yard setback variance, being 13 feet from the right-side property line when facing the lake. They would like to place a 28'X 56' (1,456 square foot) manufactured home on the property. There was a 924 square foot manufactured home on the property that has since been demolished. The lot width at building setback is approximately 81 feet, with the lot length being approximately 405 feet. Because the manufactured home is 56' wide and the approximate building setback is 81 feet, that would leave the applicant 24 feet. Thus, making it impossible to place this home on this lot without a variance. The lot is non-conforming because it does not meet the requirements as stated in Putnam County Code of Ordinance Chapter 66-79(c), which states that the minimum lot width at building setback is 100 feet. Moreover, the proposed location is the best option for the structure. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).





Staff recommendation is for the approval of a 8-foot side yard setback variance, being 12 feet from the left side property line, and a 7-foot side yard setback variance, being 13 feet from the right side property line at 105 Southshore Road [Map 083A, Parcel 122].

New Business  
Adjournment

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

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

\*The Putnam County Board of Commissioners will hear these agenda items on October 20, 2020 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

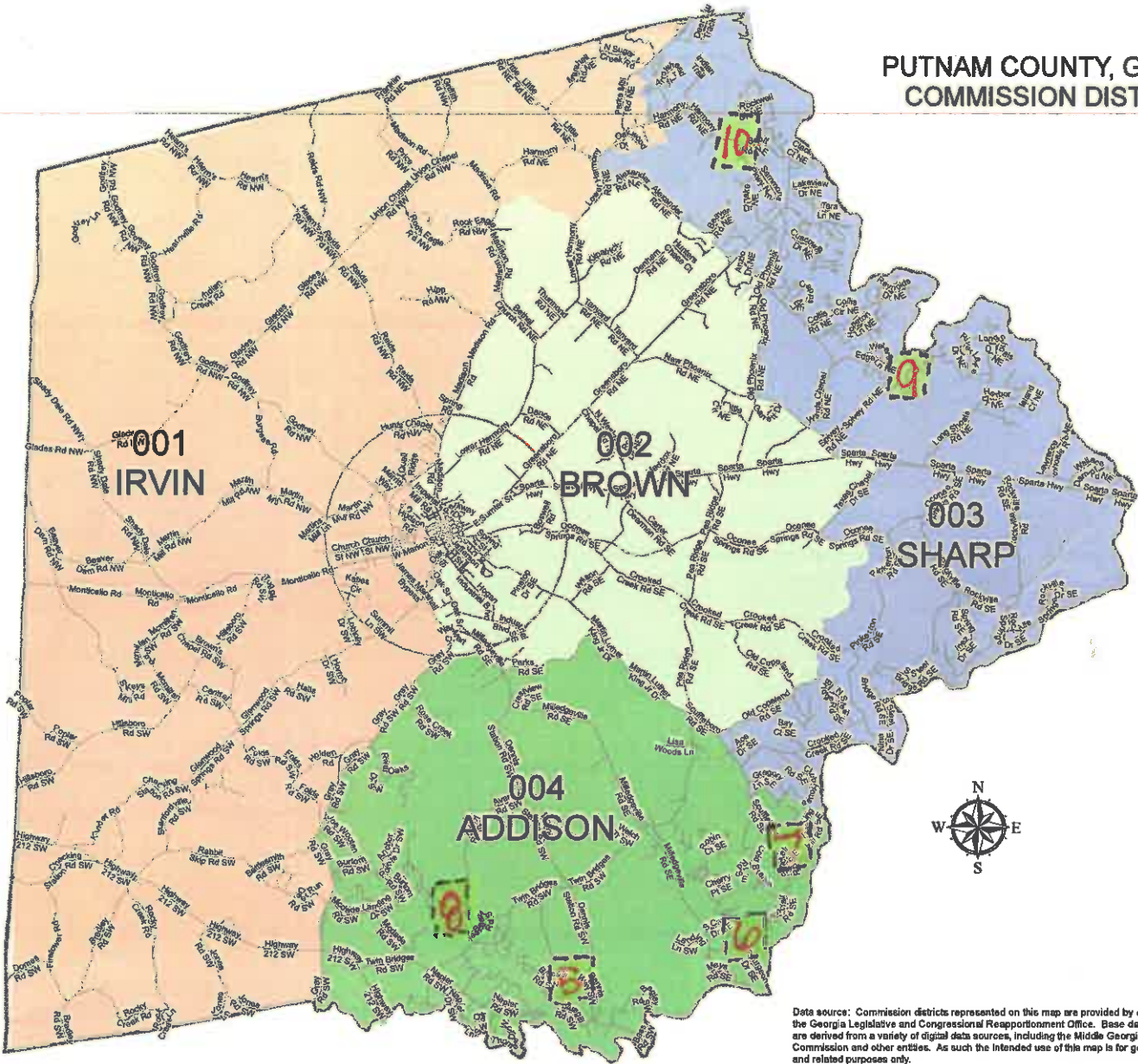
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

**File Attachments for Item:**

6. Request by **Thomas Long** for a side and rear yard setback variance at 142 S Leisure Lane. Presently zoned R-1. **[Map 086B, Parcel 007, District 4]**.

**PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS**



MAP SCALE: 1" = 5,687.28' SCALE RATIO: 1:68,367.34 DATE: JUNE 2018

5. Request by **Russell & Linda White** for a side yard setback variance at 105 Southshore Road. Presently zoned R-2. [Map 083A, Parcel 122, District 4].
6. Request by **Thomas Long** for a side and rear yard setback variance at 142 S Leisure Lane. Presently zoned R-1. [Map 086B, Parcel 007, District 4].
7. Request by **Bill & Dawn Johnson** for a side and rear yard setback variance at 170 Sinclair Circle. Presently zoned R-2. [Map 112B, Parcel 026, District 4].
8. Request by **Scott Jackson** for a side yard setback variance at 113 Little River Trail. Presently zoned R-2 [Map 057A, Parcel 117, District 4].
9. Request by **Jennifer Jordan, agent for Lloyd Clyde Mitchell** for a side and rear yard setback variance at 107 Horseshoe Court. Presently zoned R-1R. [Map 119B, Parcel 004, District 3].
10. Request by **Nathan Hyde, agent for James Mauldin** to rezone .53 acres (23,182 sq. ft.) from C-1 to C-2 at 841 Harmony Road. [Map 102A, Part of Parcel 173, District 3].



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Putnam County     City of Eatonton

APPLICATION FOR:     VARIANCE

Permit # PLAN2020-01349

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

Thomas Long Phone# 478 - 714 - 0440  
Owner name

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

1024 Ball Street Perry GA 31069  
MAILING ADDRESS CITY STATE ZIP

tlongppm@gmail.com  
EMAIL ADDRESS

PROPERTY LOCATION: 142 leisure lane TOTAL ACREAGE .25

MAP: 0808 PARCEL: 007 PRESENTLY ZONED: R-1CM DISTRICT: 4

SETBACKS: Front: 100' Ex Rear: NA Lakeside: 50 Left: 20' Ex Right: 10 FEET

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

TOTAL SQ. FT. (existing structure) 864 TOTAL FOOTPRINT (proposed structure) 8X32=256

LOT LENGTH (the total length of the lot) 222ft.

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 63ft.

REASON FOR REQUEST: THE PROPOSED ADDITION WILL BE 10 FEET FROM THE LINE.

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

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

\*SIGNATURE OF APPLICANT: Thomas Long Thomas Long DATE: August 26, 2020

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

DATE FILED <u>8-20-2020</u>	FEE: \$ <u>200.00</u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>CJO</u>
RECEIPT # _____					
DATE OF NEWSPAPER AD: <u>9-10-2020</u>	DATE SIGN POSTED: <u>9-9-2020</u>				
PLANNING & ZONING HEARING: <u>10-1-2020</u>	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				

Thomas Long  
142 Leisure Lane  
Eatonton, GA

Dear Planning and Zoning Commission:

I own the property on 142 Leisure Lane and am planning on building an addition of 8 feet wide by 32 feet long for a total of 256 feet. This addition will be on the right side of the home (right side from the road). I am requesting a variance because of the addition being less than 20 feet from the line. Currently the front right of the house is 18 feet from the line. The new addition will be 10 feet from the line. The back right side of the house is currently 18 feet from the line. The new addition will be 10 feet 4 inches from the line. The right back corner of the house to the lake is 52 feet and the left back corner is 49 feet. The addition will not change these lines. The line from the road is 222 feet from the right and 234 feet 6 inches from the left. This will also not change. The water footage is 72 feet.

All of the permits needed from the Putnam County Health Department have been met with no changes needing to be made.

This addition will consist of a closet and an expansion of the kitchen and living area. The outside of the house will also be renovated including the siding and porch. This addition and renovation will improve the looks of the house for the neighbor and give the family a better living area.

If you have any additional questions please contact me at 478-714-0440.

Sincerely,  
Thomas Long



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

Property Owner/System Owner Name: <u>478.714.0440</u>			Reason for Existing Sewage System Evaluation: (circle)		
Property/System Address: <u>Thomas Long</u>			<input type="checkbox"/> (1) Loan Closing for Home Sale <input type="checkbox"/> (2) Refinance <input checked="" type="checkbox"/> (3) Home Addition (Non-bedroom) Type: <u>8' x 11' closet, enlarge kitchen chimney</u> <input type="checkbox"/> (4) Swimming Pool Construction <input type="checkbox"/> (5) Structure Addition to Property Type: _____ <input type="checkbox"/> (6) Mobile Home Relocation		
Subdivision Name: <u>142 S. Kenwood Lane Milledgeville Ga 30651</u>					
Lot: <u>7</u>	Block: <u>086 B007</u>				
Existing System Information: Water Supply (circle)					
<input checked="" type="checkbox"/> (1) Public <input type="checkbox"/> (2) Private Well <input type="checkbox"/> (3) Community	Number of Bedrooms/GPD: <u>2</u>	Garbage Grinder: (circle)			
		<input type="checkbox"/> (1) Yes <input checked="" type="checkbox"/> (2) No			

### SECTION A - System on Record

<input type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	Comments: <u>has d-box at drainfield</u> _____ _____ _____
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	A copy of the original On-site Sewage Management System Inspection Report 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.	
Evaluating Environmentalist: _____ Title: _____ Date: _____		I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

### SECTION B - System Not on Record

<input checked="" type="checkbox"/> (1) Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation.	Comments: <u>*for remodel + addition to house</u> <u>*well &amp; drainfield are too close together in distance.</u> <u>*Recommend closing well.</u>
<input type="checkbox"/> (1) Yes <input checked="" type="checkbox"/> (2) No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.	
<input type="checkbox"/> (1) Yes <input checked="" 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 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; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.	
Evaluating Environmentalist: <u>Kathryn Hill REHS E.H.S.C.M.</u> Title: _____ Date: <u>8/12/2020</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.

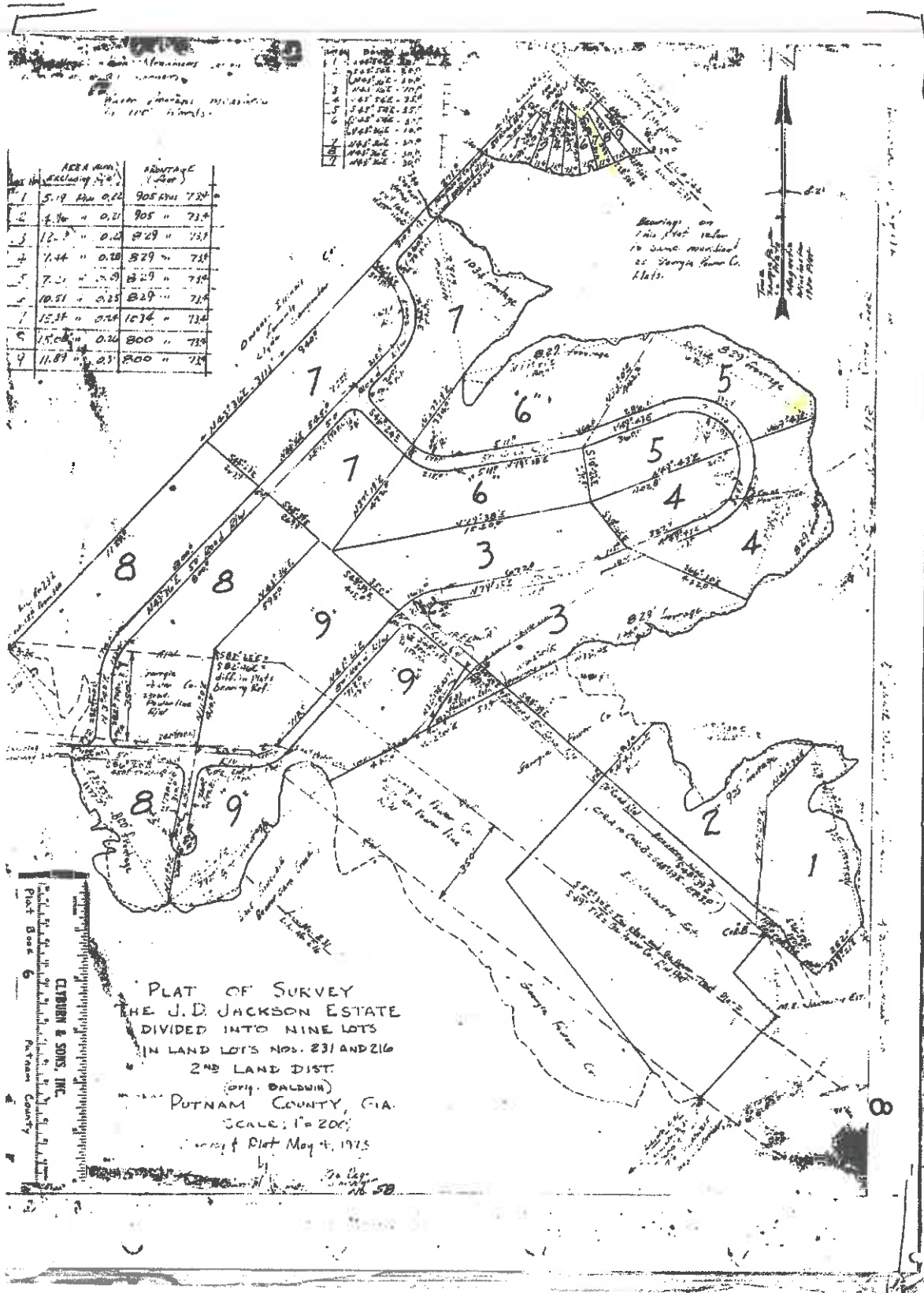
### SECTION C - System Not Approved

<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: <u>well and drainfield are too close together on property.</u>
<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)

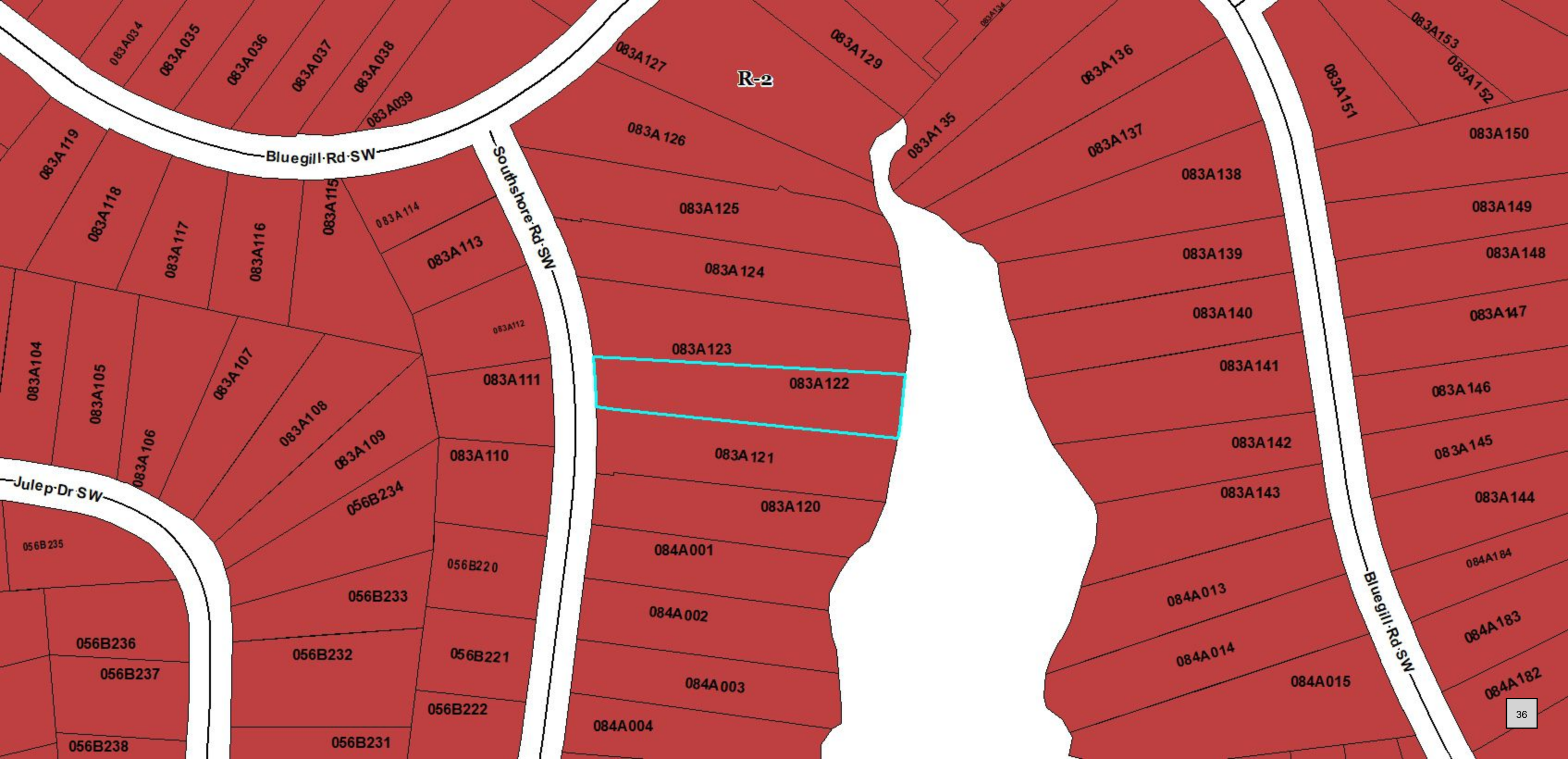
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments: _____ _____
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (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.	
Evaluating Environmentalist: <u>Kathryn Hill, REHS E.H.S.C.M.</u> Title: _____ Date: <u>8/12/2020</u>		Number of Bedrooms/GPD: <u>2</u> Garbage Grinder: (circle) <input type="checkbox"/> (1) Yes <input checked="" type="checkbox"/> (2) No
		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.











R-2

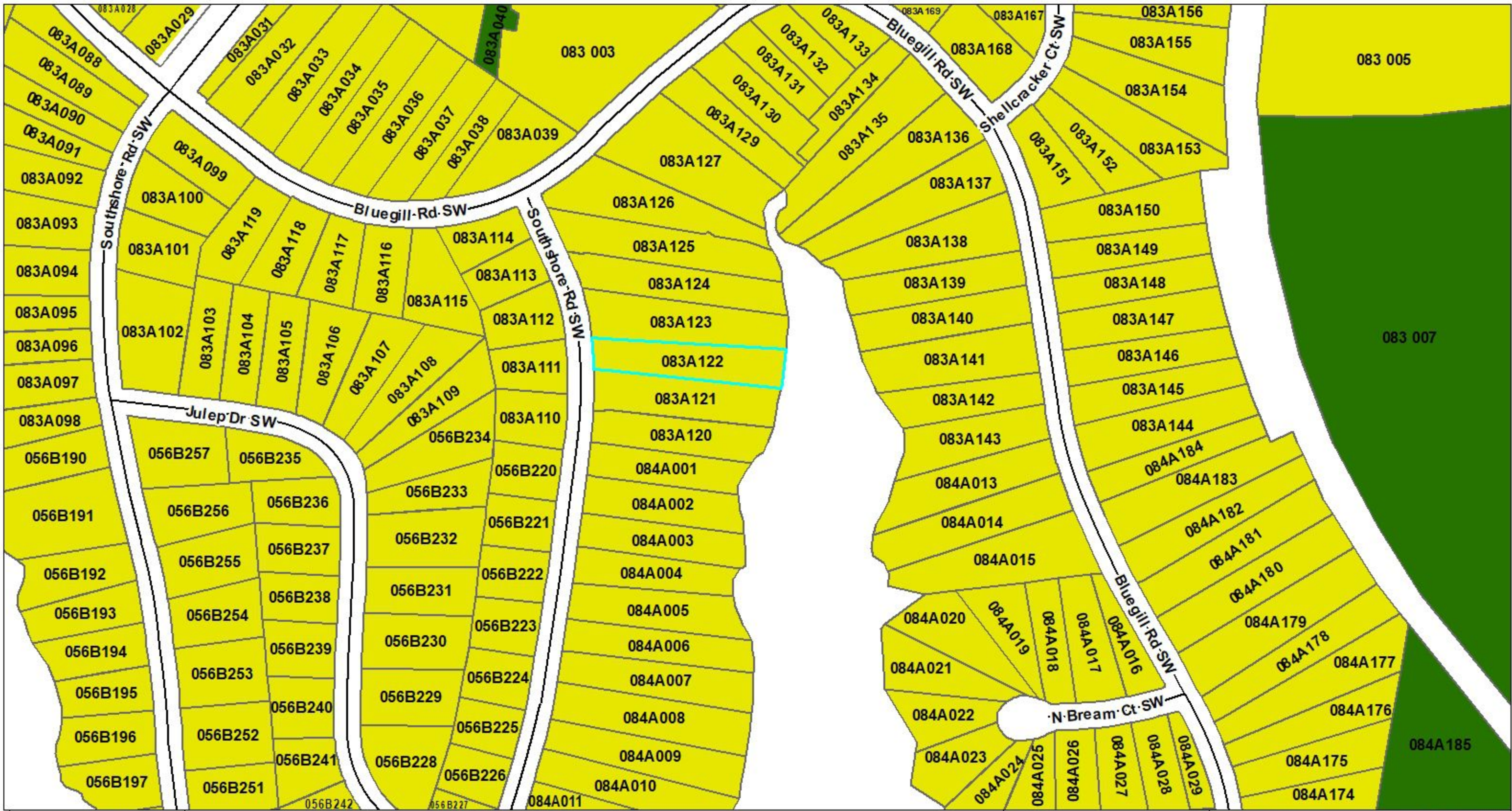
Bluegill Rd SW

Southshore Rd SW

Julep Dr SW

Bluegill Rd SW

083A122




**GEOGRAPHIC FEATURE LEGEND**

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

  
 Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-8160  
 Web:  
[www.middlegeorgiarc.org](http://www.middlegeorgiarc.org)

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



# MAP 083A

37

MAP SCALE: 1" = 208.33'    SCALE RATIO: 1:2,500    DATE: SEPT 2011



## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

### Agenda

Thursday, October 01, 2020 ♦ 6:30 PM

Putnam County Administration Building – Room 203

#### Opening

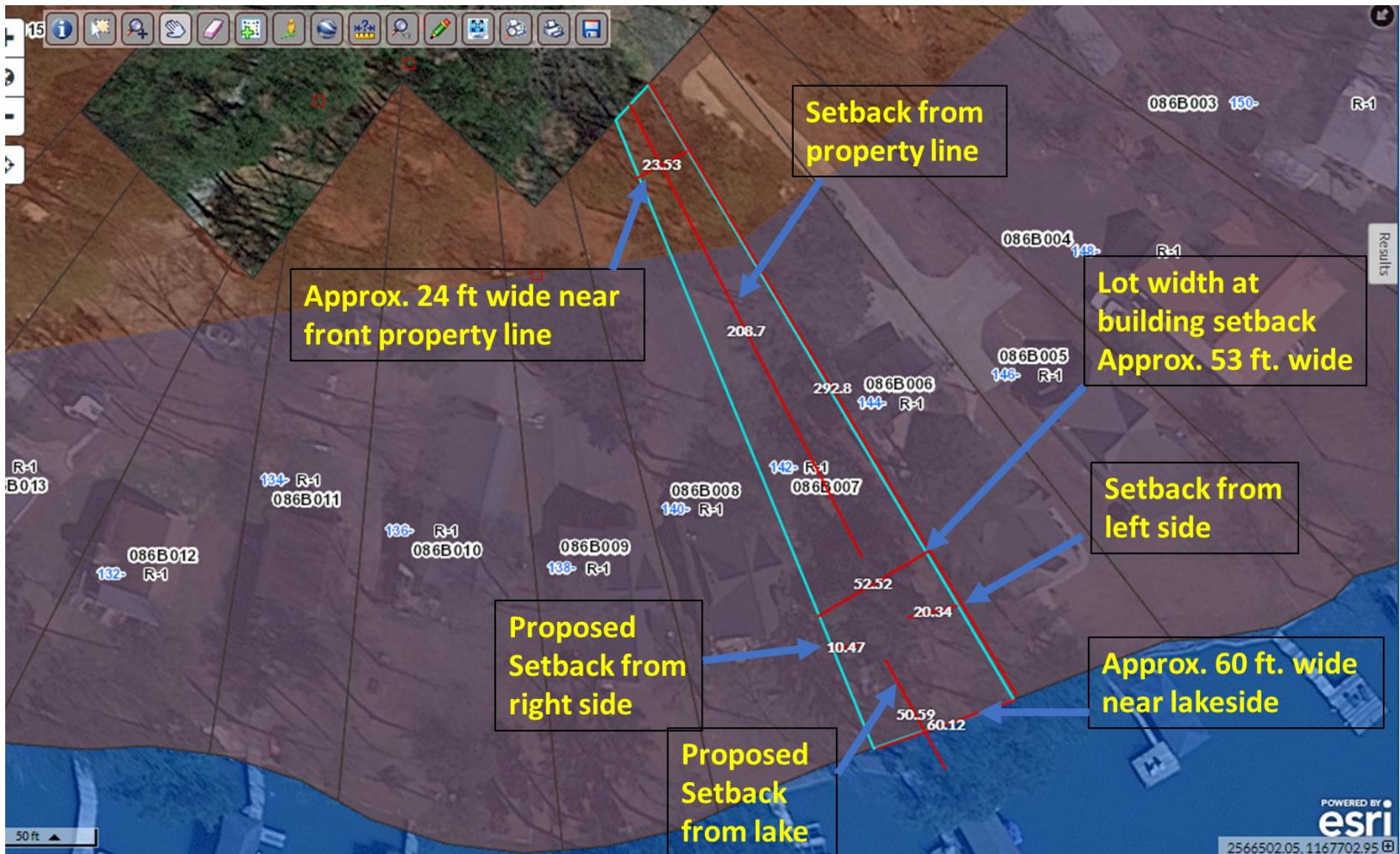
1. Call to Order
2. Attendance
3. Rules of Procedures

#### Minutes

4. Approval of Minutes - August 6, 2020

#### Requests

6. Request by **Thomas Long** for a side and rear yard setback variance at 142 S Leisure Lane. Presently zoned R-1. [**Map 086B, Parcel 007, District 4**]. The applicant is requesting a 10-foot side yard setback variance, being 10 feet from the right-side property line when facing the lake and a 50-foot rear yard setback variance being 50 feet from the nearest point to the lake. He would like to add an 8'x 32' (256) square foot expansion to the kitchen and living room, as well an addition of a closet. The home is currently 18-feet from the right-side property line. With the new addition, the new distance would be 10-feet from the property line. The addition will not exceed the current footprint located on the rear facing the lake. This is an extremely long and narrow lot that is non-conforming because it does not meet the requirements as stated in the Putnam County Code of Ordinance Chapter 66-79(c). It states that the minimum lot width at building setback is 100 feet. This lot has a width at building setback of approximately 52 feet and a lot length of approximately 222 feet. The septic tank is located in front of the home, which prevents the addition from being added to the front. The extreme narrowness of the property makes it difficult to make any improvements to the property without a variance. 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 10-foot side yard setback variance, being 10 feet from the right-side property line when facing the lake, and a 50-foot rear yard setback variance, being 50 feet from the nearest point to the lake at 142 S Leisure Lane [Map 086B, Parcel 007].

New Business  
Adjournment

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

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

\*The Putnam County Board of Commissioners will hear these agenda items on October 20, 2020 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

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

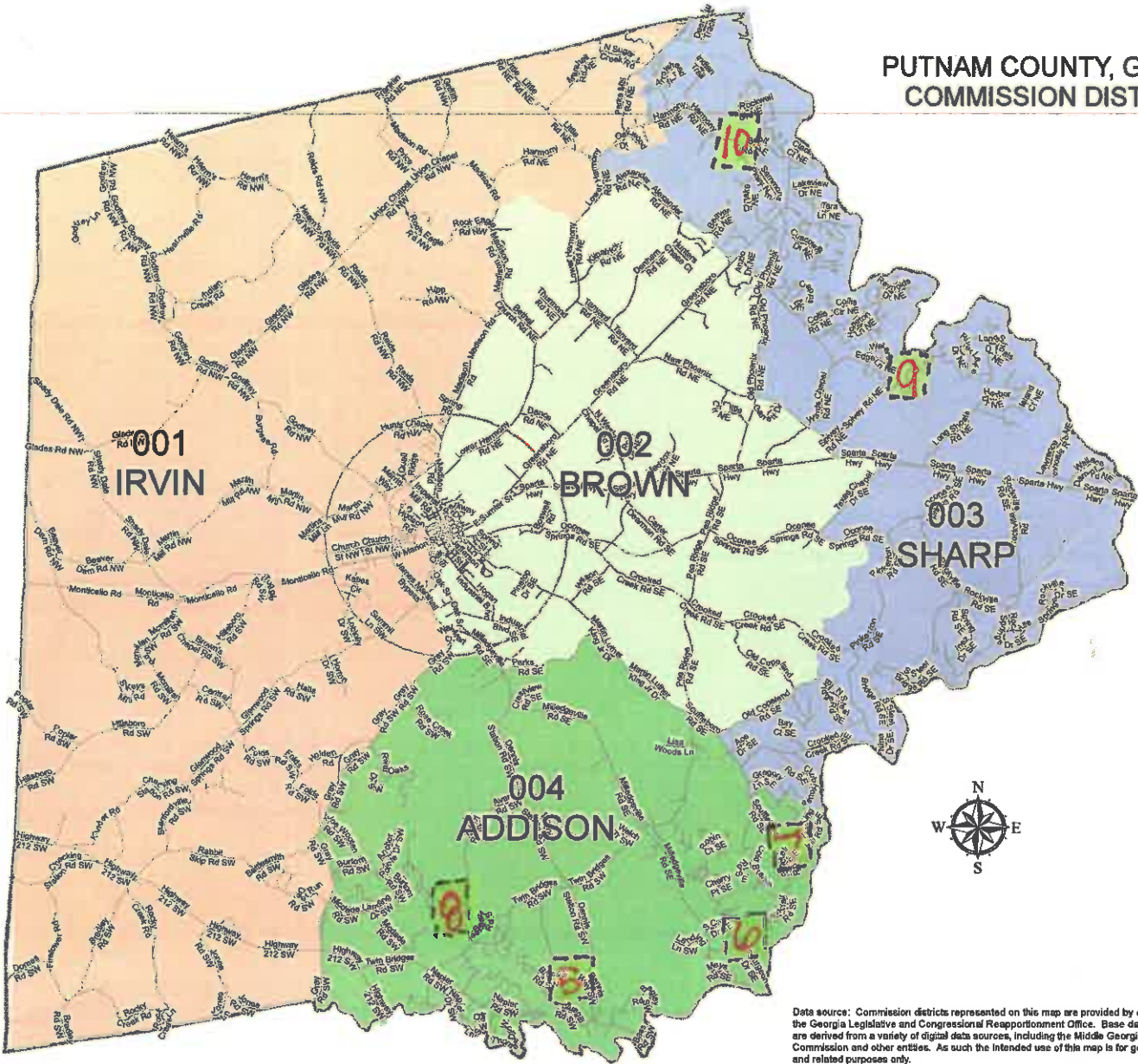
Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in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



**File Attachments for Item:**

7. Request by **Bill & Dawn Johnson** for a side and rear yard setback variance at 170 Sinclair Circle. Presently zoned R-2. **[Map 112B, Parcel 026, 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" = 5,687.28' SCALE RATIO: 1:68,367.34 DATE: JUNE 2018

5. Request by **Russell & Linda White** for a side yard setback variance at 105 Southshore Road. Presently zoned R-2. [Map 083A, Parcel 122, District 4].
6. Request by **Thomas Long** for a side and rear yard setback variance at 142 S Leisure Lane. Presently zoned R-1. [Map 086B, Parcel 007, District 4].
7. Request by **Bill & Dawn Johnson** for a side and rear yard setback variance at 170 Sinclair Circle. Presently zoned R-2. [Map 112B, Parcel 026, District 4].
8. Request by **Scott Jackson** for a side yard setback variance at 113 Little River Trail. Presently zoned R-2 [Map 057A, Parcel 117, District 4].
9. Request by **Jennifer Jordan, agent for Lloyd Clyde Mitchell** for a side and rear yard setback variance at 107 Horseshoe Court. Presently zoned R-1R. [Map 119B, Parcel 004, District 3].
10. Request by **Nathan Hyde, agent for James Mauldin** to rezone .53 acres (23,182 sq. ft.) from C-1 to C-2 at 841 Harmony Road. [Map 102A, Part of Parcel 173, District 3].



# PUTNAM COUNTY PLANNING & DEVELOPMENT

1.17 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

Permit # PLAN2020-01327

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

Owner name: Bill & Dawn Johnson Phone# 678-481-9830

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

MAILING ADDRESS: 170 Sinclair Cirde Eatonton GA 31024

EMAIL ADDRESS: johnsonluckyj@bellsouth.net

PROPERTY LOCATION: 170 Sinclair Circle Eatonton, GA TOTAL ACREAGE 1.40

MAP: 112B PARCEL: 026 PRESENTLY ZONED: R-20A DISTRICT: 4

SETBACKS: Front: 40+ Rear: NA Lakeside: 70' Left: 70' Right: 70'  
*Lakeside Lakeside*

\*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) 1836 TOTAL FOOTPRINT (proposed structure) 113'-2 1/2" x 81'-7"

LOT LENGTH (the total length of the lot) max length 196'

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) max width 219.7

REASON FOR REQUEST: The shape of the property is a point lot. We are demolishing the existing structure and for the new build to fit the contour of the property, we need a variance.

SUPPORTING INFORMATION ATTACHED TO APPLICATION:  RECORDED PLAT:  LETTER OF AGENCY NA LETTER OF INTENT

SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

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

\*SIGNATURE OF APPLICANT: Dawn Johnson DATE: 8/26/20

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

DATE FILED <u>8-27-2020</u>	FEE: \$ <u>200.00</u>	CK. NO. <u>4117</u>	CASH _____	C. CARD _____	INITIALS <u>CJA</u>
RECEIPT # _____	DATE OF NEWSPAPER AD: <u>9-10-2020</u>	DATE SIGN POSTED: <u>9-9-2020</u>	RESULT: _____	RESULT: _____	RESULT: _____
PLANNING & ZONING HEARING: <u>10-1-2020</u>	COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____	RESULT: _____	RESULT: _____	RESULT: _____

Courtney spoke with Phillip Shivers & hom own for explain

## Letter of Intent for Bill and Dawn Johnson

~~Bill and Dawn Johnson~~

170 Sinclair Circle  
Eatonton, GA 31024

Putnam County Planning & Development  
Director: Lisa Jackson  
117 Putnam Drive, Suite B  
Eatonton, GA 31024

Dear Putnam County Planning & Development:

We are the owners of the lot at 170 Sinclair Circle and plan to build our forever home here. The builder of our proposed retirement residence is Randy Daniel.

We are asking for a variance due to the unique shape and contour of our lot. This lot is a point lot, with lake views on 3 sides. Because of the heavy topography and uneven borders on this lot, we are requesting a variance for a setback of 70 feet, on all 3 lake view sides of the lot. Those being the lake view at the rear, the lake view at the left side and the lake view at the right side. The existing mobile home structure of 1836 Sqft, along with porches, uses a similar setback. The variance we are requesting for our home is illustrated on the provided plat. This variance will help accommodate the proposed home, porches, and attached garage along with the septic system and field lines.

The proposed footprint of our house plan is 113'-2 1/2" x 82'-7", with a heated Sqft of 3305, attached garage and porches for a total of 5835 Sqft. This plan was designed to fit the unique shape and topography of our lot.

Since our lot is unique in shape, size and contour, it is not of constant length and width and it hard to determine a true length and width. The maximum width is 219.7 feet and the maximum length is 196.0. Based on all of the topographical survey facts and measurements, we have proposed to set the house at the best possible location for this lot.

We also have a well on the property but it will be filled in following any and all requirements as deemed by Putnam County. The county water meter is already in place.

The soils have been tested and are favorable for a new septic system and drain lines. The existing septic system will be closed down and be replaced by a new system.

We bought our beautiful lot 7 years ago and look forward to building our forever home here on Lake Sinclair.

Louisiana is where we both were born and raised, but Georgia is where we now call home.

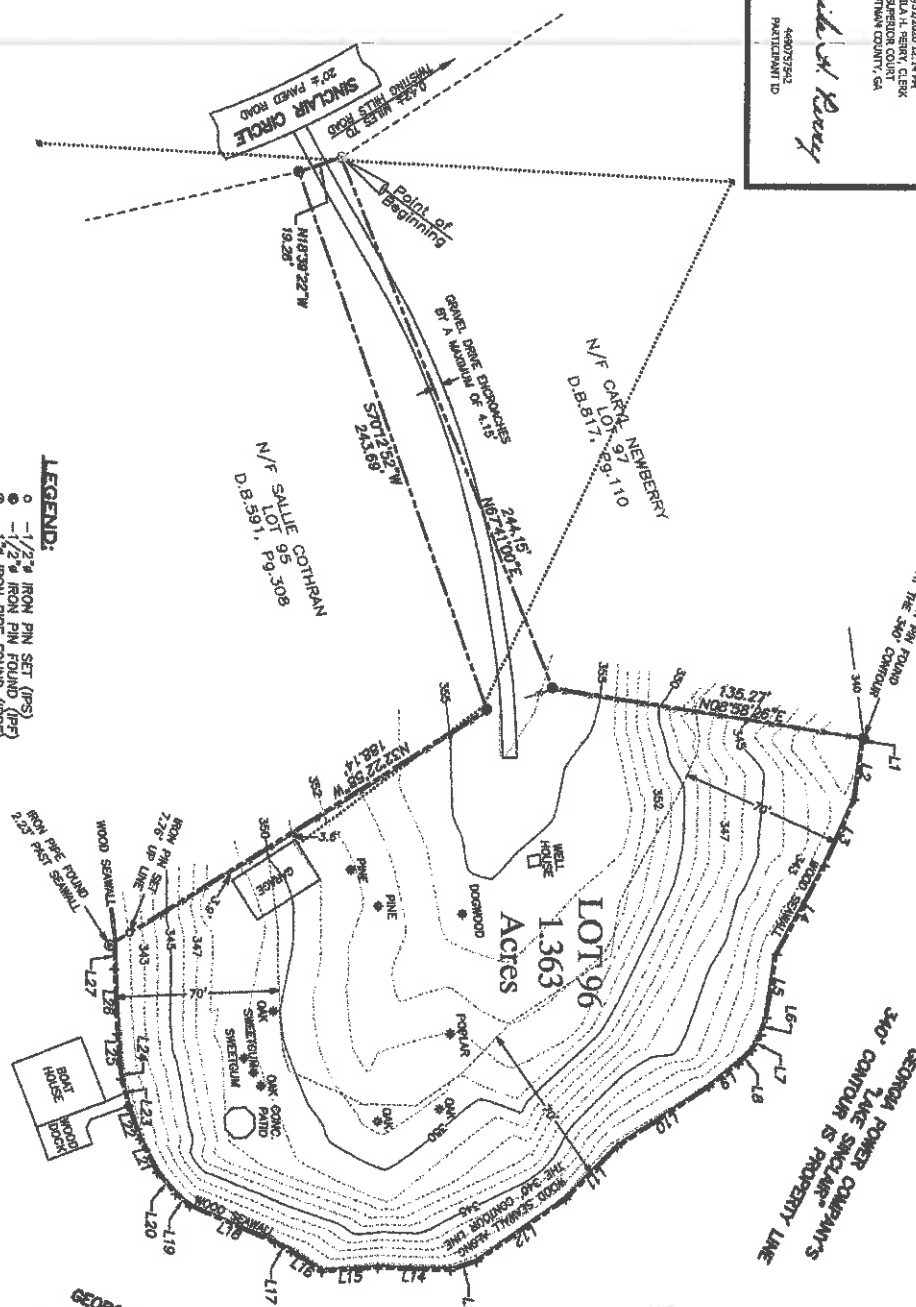
Thank you all for your consideration to our application for a variance.

Bill and Dawn Johnson  
170 Sinclair Circle  
Eatonton, GA 31024

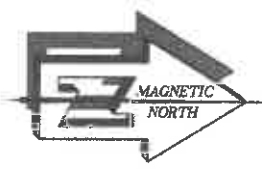
FILED IN OFFICE  
CLERK OF COURT  
08/12/2020 12:14 PM  
SUPERIOR COURT  
PUTNAM COUNTY, GA

448075942  
PARTICULAR ID

*Handwritten Signature*



GEORGIA POWER COMPANY'S  
"LAKE SINCLAIR"  
340' CONTOUR IS PROPERTY LINE



Parcel Line	Length	Direction
L1	1.91'	S81°40'17"E
L2	24.35'	S62°05'59"E
L3	31.39'	S66°05'15"E
L4	43.26'	S61°30'01"E
L5	27.46'	S81°35'32"E
L6	7.79'	S71°56'03"E
L7	7.75'	S68°58'32"E
L8	8.21'	S45°06'04"E
L9	15.80'	S38°44'20"E
L10	46.82'	S33°43'28"E
L11	31.17'	S45°54'17"E
L12	46.88'	S34°55'46"E
L13	12.09'	S17°51'07"E
L14	31.15'	S1°35'29"W
L15	24.00'	S41°13'5"E
L16	15.77'	S32°18'06"W
L17	7.83'	S27°44'28"W
L18	38.71'	S22°52'26"W
L19	7.91'	S39°12'42"W
L20	12.23'	S49°12'11"W
L21	15.89'	S62°14'58"W
L22	15.20'	S70°13'59"W
L23	11.93'	S74°41'41"W
L24	4.03'	S82°25'59"W
L25	15.21'	S84°52'32"W
L26	27.86'	S87°10'52"W
L27	11.73'	S89°18'16"W

- LEGEND:**
- - 1/2" IRON PIN SET (IPS)
  - - 1/2" IRON PIN FOUND (IPF)
  - ⊙ - 1" IRON PIPE FOUND (IPF)
  - ⊕ - COMPUTED POINT
  - ⊖ - TREE
  - ⊗ - UTILITY POLE
  - ⊘ - IRON PIN FOUND
  - ⊙ - RIGHT OF WAY LINE
  - ⊖ - 300' CONTOUR LINE

- REFERENCES:**
- D.B. 753 PG. 788
  - D.B. 752 PG. 227
  - CLERK OF SUPERIOR COURT
  - PUTNAM COUNTY, GEORGIA

**NOTES:**

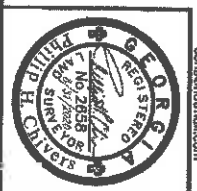
- 1) This surveyor whose seal is hereto attached has made no investigation or independent search for monuments of record, monuments, previous surveys, or other records, and cannot be held responsible for any errors and omissions that may appear hereon, nor does the surveyor assume any liability for any such omissions or errors, and the surveyor is not responsible for any such omissions or errors, and the surveyor is not responsible for any such omissions or errors, and the surveyor is not responsible for any such omissions or errors.
- 2) This surveyor whose seal is hereto attached does not guarantee the accuracy of the data shown hereon, but does the surveyor assume any liability for any such omissions or errors, and the surveyor is not responsible for any such omissions or errors, and the surveyor is not responsible for any such omissions or errors.
- 3) This surveyor was performed immediately prior to and/or concurrent with the data on this plat.
- 4) This surveyor was performed immediately prior to and/or concurrent with the data on this plat.

**SURVEYOR CERTIFICATION:**

This plat is a representation of an existing parcel or parcels of land which have been surveyed and shown hereon in accordance with the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Code, Title 47, Chapter 2, Article 1, Section 1-5-67.

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA CODE, TITLE 47, CHAPTER 2, ARTICLE 1, SECTION 1-5-67.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSEST APPROXIMATION OF ONE FOOT IN 24,754 FEET AND AN ANGULAR ERROR OF 3.0 SECONDS OF AN ARC. THIS MAP OR PLAT IS NOT TO BE USED FOR ANY OTHER PURPOSE THAN THAT FOR WHICH IT WAS DESIGNED AND FOR WHICH IT IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 71,226 FEET.



Equipment Used  
Leica: Leica TCRP1203  
Angular: Leica TCRP1203  
oc@hchivers.com



**Retrieval Survey**

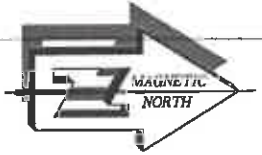
**For:**

**William & Dawn Johnson**

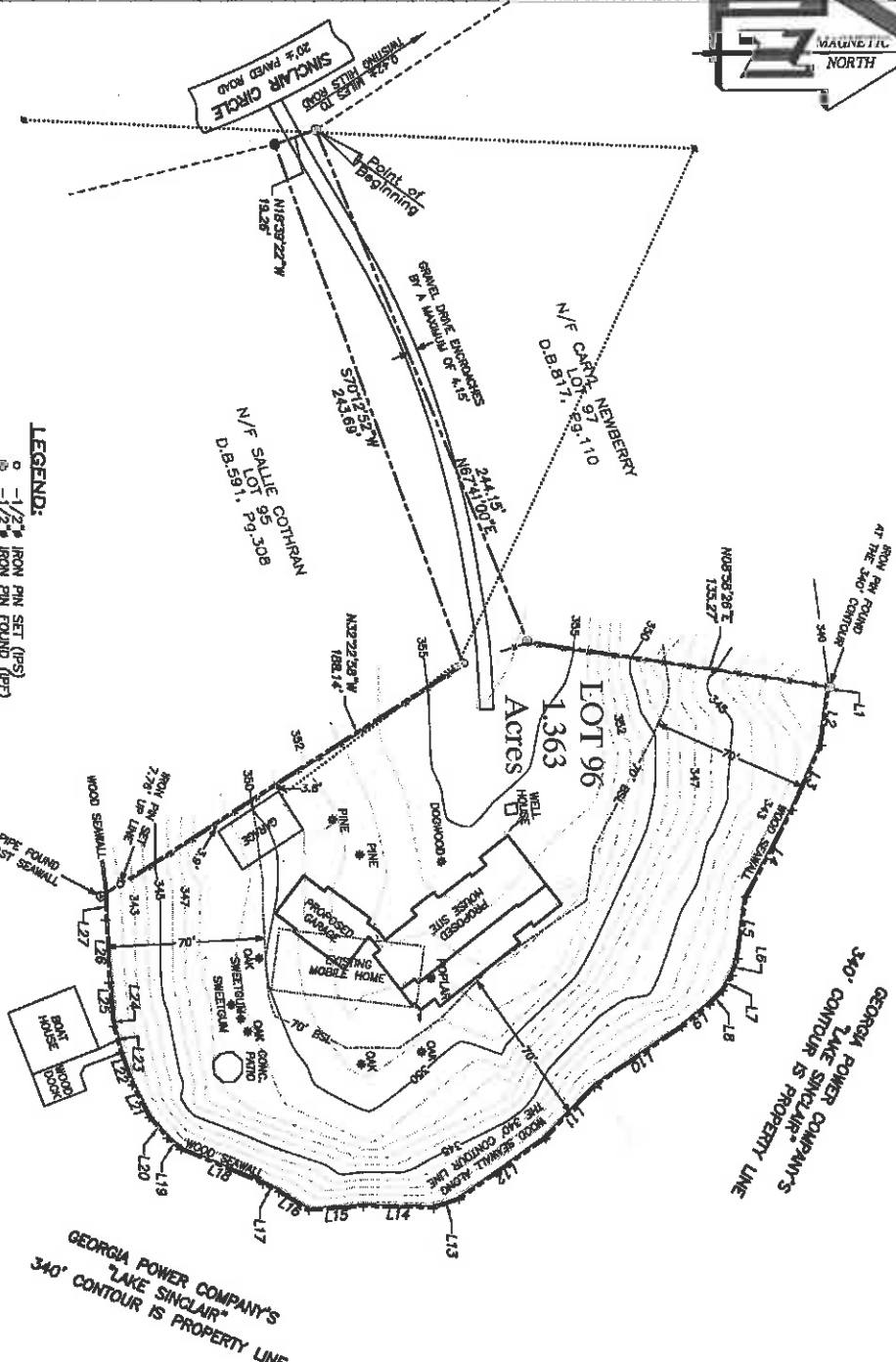
Lot 96 of Georgia Power Subdivision #2  
Lying in Land Lot 279 of the 2nd Land  
District, 104th G. M. District  
Putnam County, Georgia

SCALE: 1" = 40'  
August 12, 2020

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



Plot with existing structure & proposed new build



Parcel Line Table	Line #	Length	Direction
L1	1.91'	S81°40'17"E	
L2	24.35'	S82°05'58"E	
L3	31.38'	S86°05'15"E	
L4	43.26'	S61°50'01"E	
L5	27.48'	S81°35'32"E	
L6	7.79'	S71°55'03"E	
L7	7.75'	S58°38'32"E	
L8	8.21'	S45°08'04"E	
L9	15.80'	S38°44'20"E	
L10	46.82'	S33°43'28"E	
L11	31.17'	S45°54'17"E	
L12	46.88'	S34°55'46"E	
L13	12.09'	S17°51'07"E	
L14	31.15'	S1°35'28"W	
L15	24.00'	S41°1'58"E	
L16	15.77'	S32°18'08"W	
L17	7.83'	S27°44'29"W	
L18	39.71'	S22°52'26"W	
L19	7.81'	S39°12'42"W	
L20	12.25'	S49°12'11"W	
L21	15.89'	S62°14'39"W	
L22	15.20'	S70°13'58"W	
L23	11.93'	S74°41'41"W	
L24	4.03'	S82°25'58"W	
L25	15.21'	S84°52'32"W	
L26	27.88'	S87°10'52"W	
L27	11.73'	S89°18'18"W	

**NOTES:**

- 1) The surveyor whose name is hereto attached has examined the original records and plans for the same, and has found them to be correct and reliable, and has thereupon made this survey in accordance with the same.
- 2) The surveyor whose name is hereto attached does not certify that all easements and encroachments have been shown, nor does the surveyor assume any liability for any encroachments, other than those shown on this plan, which may affect this property.
- 3) The plat was prepared immediately prior to the filing of this plat in the public records of the State of Georgia.
- 4) The adjacent information is shown as taken from the records of the State of Georgia.

**LEGEND:**

- 1/2" IRON PIN SET (IPS)
- ⊙ 1/2" IRON PIPE FOUND (IPF)
- ⊕ IRON PIPE FOUND (IPF)
- ⊖ IRON PIPE FOUND (IPF)
- ⊙ COUPLED POINT
- ⊕ UTILITY POLE
- ⊖ OVERHEAD POWER LINE
- ⊙ RIGHT OF WAY LINE
- ⊖ PROPERTY LINE
- ⊕ BUILDING SETBACK LINE

**REFERENCES:**

- D.B. 783, P.G. 785
- D.B. 782, P.G. 287
- CLERK OF SUPERIOR COURT
- PULHAM COUNTY, GEORGIA

THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN THE STATE OF GEORGIA, AS ADOPTED BY THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 19-4-61.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,784 FEET AND AN ANGLE ERROR OF 3.0 SECONDS OF AN ARC. THE COMPASS RULE HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACQUAINT WITHIN ONE FOOT IN 71,228 FEET.



Retracement Survey  
 For  
**William & Dawn Johnson**

Lot 96 of Georgia Power Subdivision #2  
 Lying in Land Lot 279 of the 2nd Land  
 District, 104th G. M. District  
 Pulham County, Georgia

SCALE: 1" = 40'  
 August 12, 2020

**Oglethorpe & Chivers**  
 Land Surveyors  
 605 Number 90, Suite B  
 478-433-3464 6828 TOP0

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

COUNTY: <b>PUTNAM</b>	SUBDIVISION: <b>GA Power Lease Lot #2</b>	LOT NUMBER: <b>96</b>	BLOCK: <b>Area 8</b>
PROPERTY LOCATION (STREET ADDRESS): <b>170 Sinclair Circle, Eatonton, GA 31024 112 B026</b>			

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

PROPERTY OWNER'S AUTHORIZED AGENT'S SIGNATURE: <i>[Signature]</i>	DATE: <b>8/24/2020</b>
PROPERTY OWNER'S NAME: <b>DAWN JOHNSON</b>	PHONE NUMBER: <b>678-481-9830</b>
PROPERTY OWNER'S ADDRESS: <b>1707 SUGAR CANE LANE, BATON ROUGE, LA 70810</b>	ALTERNATE PHONE NUMBER: <b>N/A</b>
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER): <b>RANDY DANIEL</b>	PHONE NUMBER: <b>706-423-2700</b>
	RELATIONSHIP TO OWNER: <b>Contractor</b>

**Section A - General Information**

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, sinkholes, streams, etc.) EVALUATED: <b>(1) Yes (2) No</b>	5. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.): <b>Residence</b>	8. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.): <b>Wickham 2-6%</b>
2. WATER SUPPLY: <b>(1) Public (2) Private (3) Community</b>	6. WATER USAGE BY: <b>(1) Bedroom Numbers (2) Gallons per Day</b>	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: <b>45</b>
3. SEWAGE SYSTEM TO BE PERMITTED: <b>(1) New (2) Repair (3) Addition</b>	7. NO. OF BEDROOMS / GPD: <b>4</b>	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): <b>&gt;60</b>
4. LOT SIZE (SQUARE FEET / ACRES): <b>1.31 ACRES</b>	9. LEVEL OF PLUMBING OUTLET: <b>(1) Ground Level (2) Basement (3) Above Ground Level</b>	12. SOIL TEST PERFORMED BY: <b>Rick Joslyn</b>

**Section B - Primary / Pretreatment**

1. DISPOSAL METHOD: <b>(1) Septic Tank (2) Privy (3) Aerobic Unit (4) Other:</b>	3. SEPTIC TANK CAPACITY (GALLONS): <b>1500</b>	4. AEROBIC UNIT CAPACITY (GALLONS):	5. DOSING TANK CAPACITY (GALLONS):	6. GREASE TRAP CAPACITY (GALLONS):
2. GARBAGE DISPOSAL: <b>(1) Yes (2) No</b>	7. PRESCRIBED TANK LOCATION / REMARKS: <b>SITE PLANS pump out, crush &amp; fill old tank</b>			

**Section C - Secondary Treatment**

1. ABSORPTION FIELD DESIGN: <b>(1) Level Field (2) Serial (3) Drip (4) Distribution Box (5) Mound / Area Fill</b>	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: <b>1200</b>	7. NUMBER OF ABSORPTION TRENCHES:
2. ABSORPTION FIELD PRODUCT: <b>conv. pipe / gravel</b>	6. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: <b>400</b>	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES:
3. AGGREGATE DEPTH (inches): <b>12"</b>	8. DEPTH OF ABSORPTION TRENCHES (range in inches): <b>30-30</b>	9. DISTANCE BETWEEN ABSORPTION TRENCHES:
10. PRESCRIBED ABSORPTION FIELD LOCATION:		

**Conditional Approval for Zoning Meeting only. Addendum**

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: <b>Kathryn Hill, R.E.H.S.</b>	TITLE: <b>EHS County Manager</b>	DATE: <b>8/27/2020</b>	CONSTRUCTION PERMIT NUMBER: <b>11701637 / 20-156</b>
--	-------------------------------------	---------------------------	---

Putnam County Environmental Health Dept

117 Putnam Dr

Eatonton, GA 31024

August 27, 2020

**Onsite Sewage Management System Permit #11701637 Addendum**

170 Sinclair Circle S.E. Eatonton, GA 31024

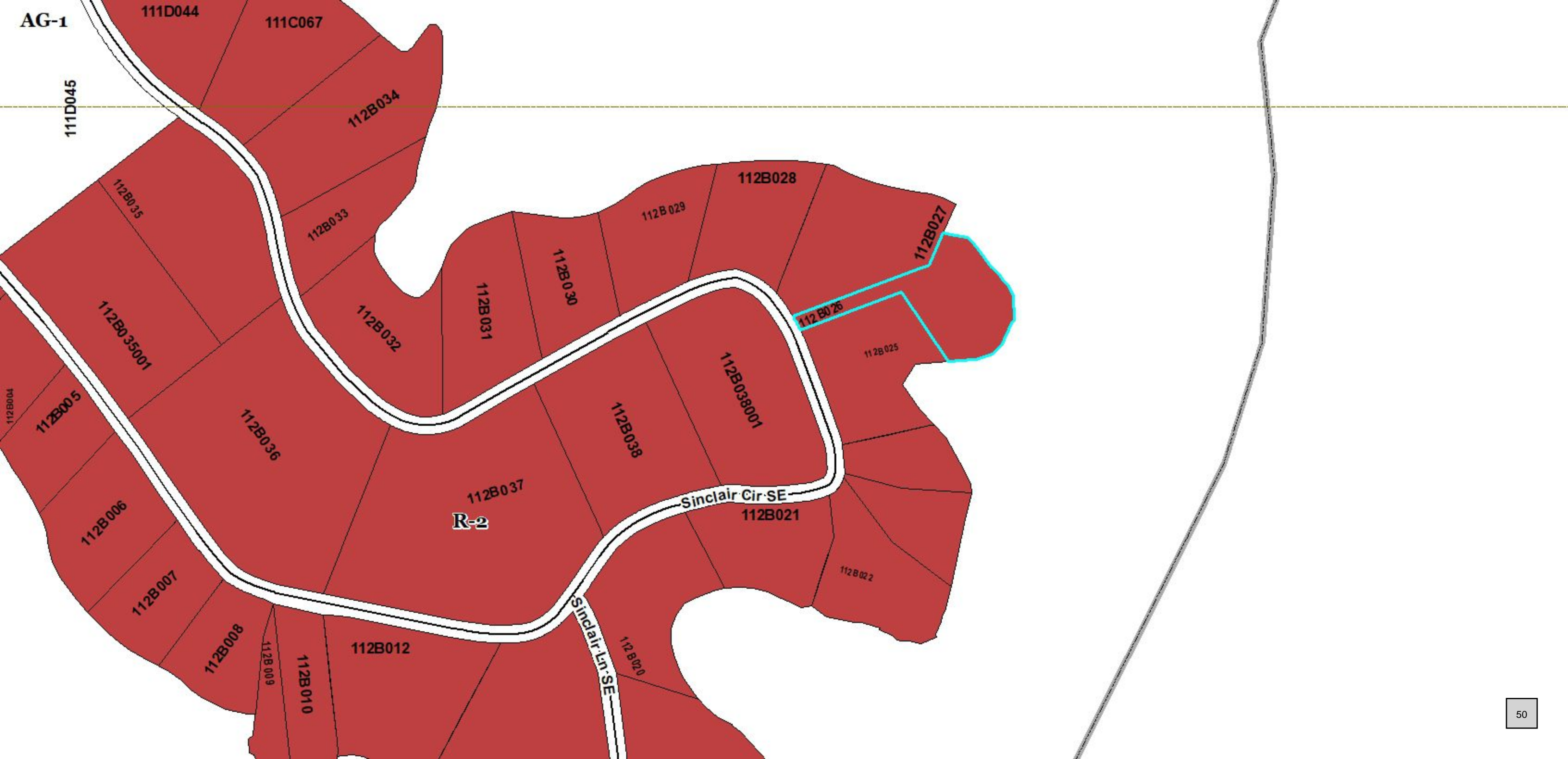
Page 2 of 2 page permit

1. **The following conditions to be completed to obtain the updated Onsite Sewage Management System Permit from Putnam County Health Dept. The new OSSM permit will be used to permit the building permit from PC Planning and Zoning:**
  - a. See soil report
  - b. See site plan to be added to soil erosion plan showing topo and septic system (New and Secondary site) as well as old well location.
  - c. Well to be closed by a GA Certified Well Driller according to well driller standards. A letter to be issued to the Health Dept from the Well driller that well has been closed properly.
  - d. Pump out, Crush and fill the existing septic tank.

Kathryn Hill 8/27/2020







AG-1

111D044

111C067

111D045

112B034

112B028

112B029

112B027

112B033

112B030

112B026

112B025

112B035

112B031

112B038001

112B035001

112B032

112B038

112B004

112B005

112B036

112B037  
R-2

Sinclair Cir SE

112B021

112B006

112B022

112B007

Sinclair Ln SE

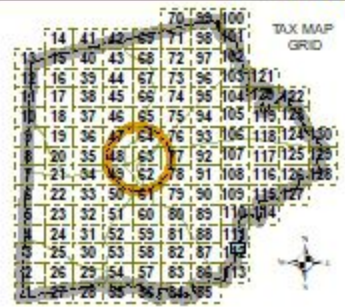
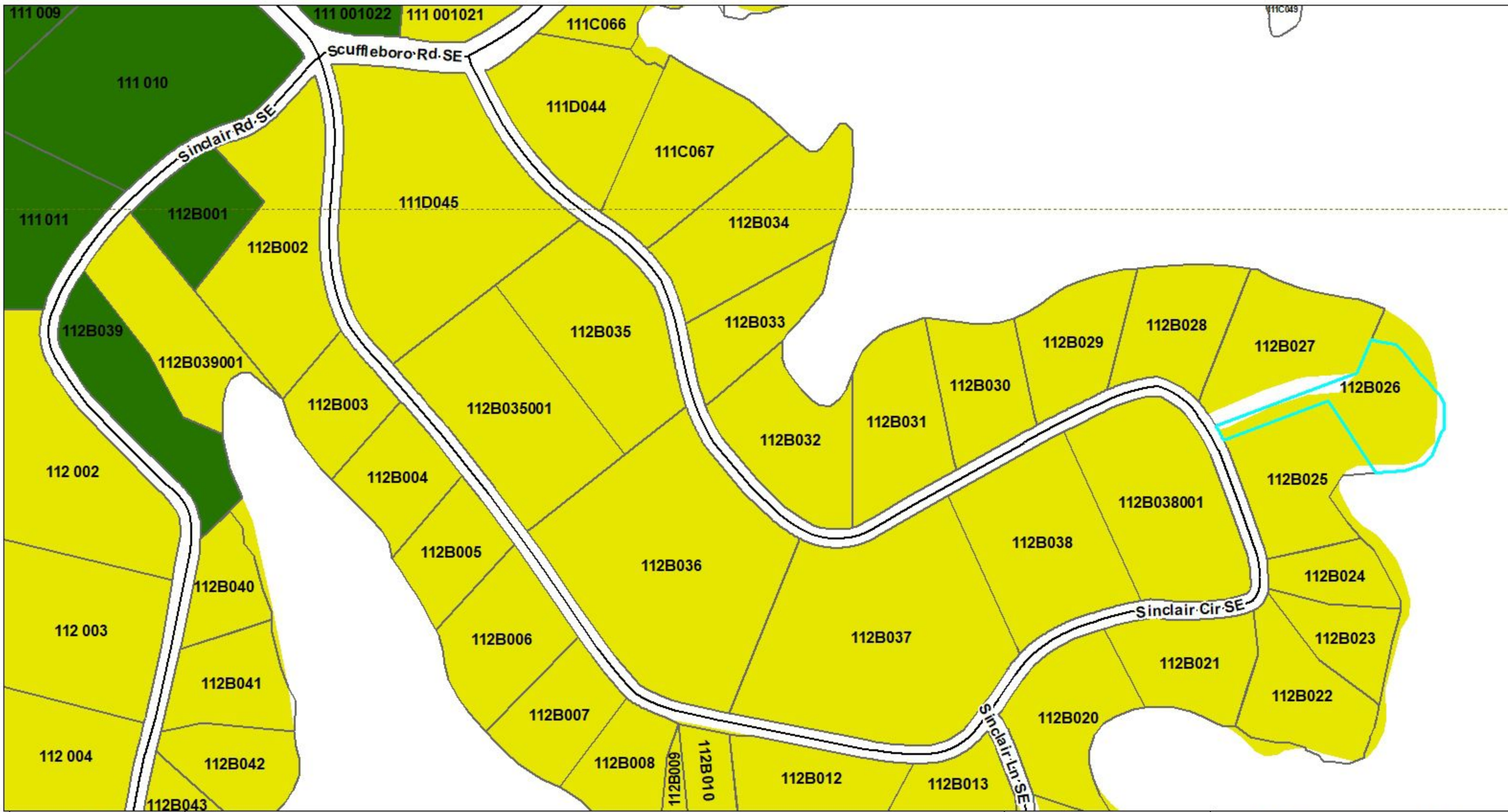
112B020

112B008

112B012

112B009

112B010



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

**GEOGRAPHIC FEATURE LEGEND**

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

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-8180  
Web:  
[www.middlegeorgiarc.org](http://www.middlegeorgiarc.org)

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

# MAP 112B

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



## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

### Agenda

Thursday, October 01, 2020 ♦ 6:30 PM

Putnam County Administration Building – Room 203

#### Opening

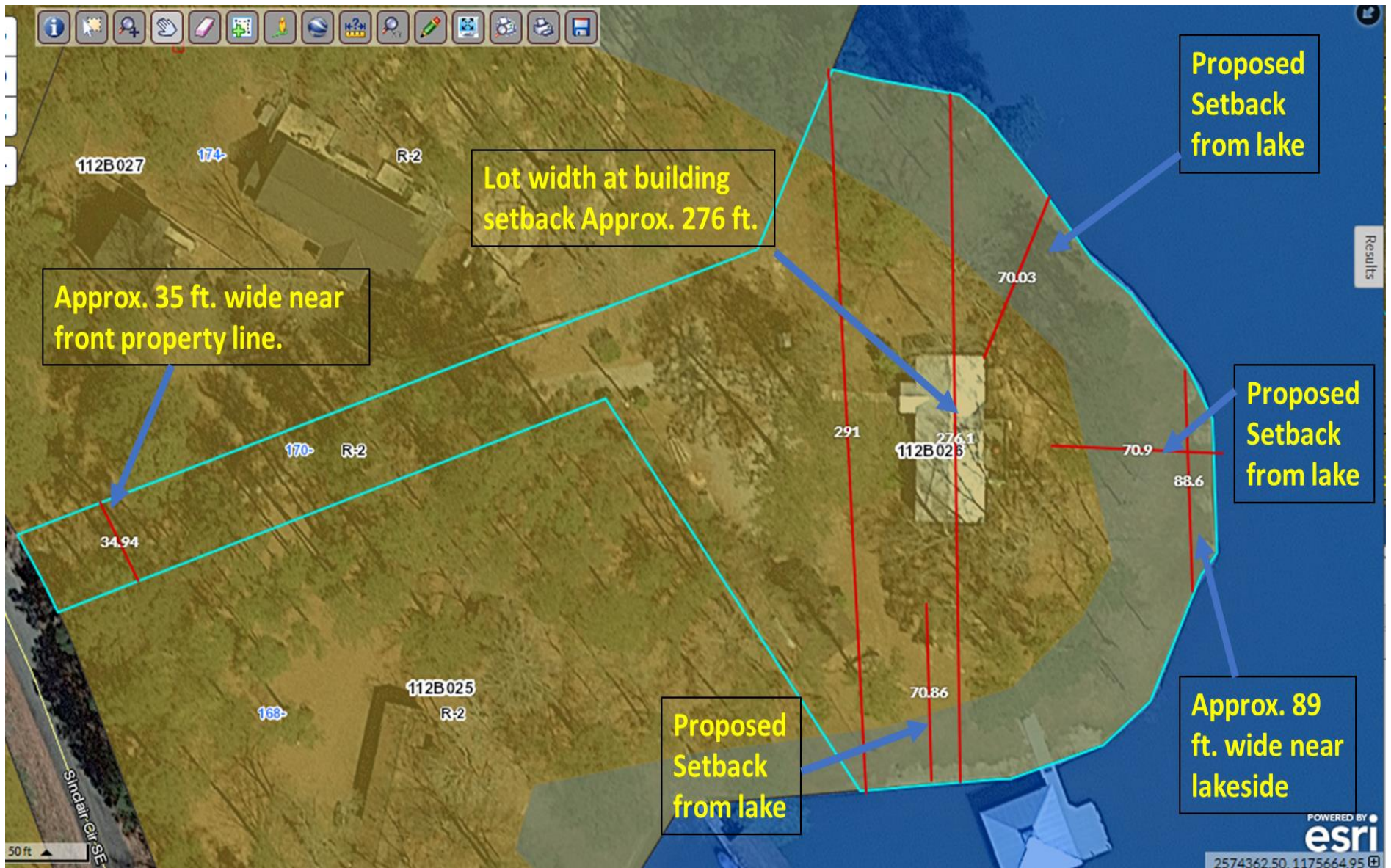
1. Call to Order
2. Attendance
3. Rules of Procedures

#### Minutes

4. Approval of Minutes - August 6, 2020

#### Requests

7. Request by **Bill & Dawn Johnson** for a side and rear yard setback variance at 170 Sinclair Circle. Presently zoned R-2. [**Map 112B, Parcel 026, District 4**]. The applicant is requesting a setback variance from both sides and the rear property lines. This lot is unique in that all three sides are surrounded by the lake. The maximum width is 219.7 feet and the maximum length is 196.0 feet. This lot is a flag lot with a long pole reaching out towards the road, this part of the lot is unbuildable. Given the contour of the lake along three sides of the land, the owners are asking for a setback reduction of 30 feet placing their new setback at 70 feet on the rear, left and right sides. There is currently a manufactured home on the property, that will be demolished, that measures 1,836 square-feet in size. The reason for this request is to accommodate the construction of a new home that is two stories with a footprint of 113'-2 1/2" x 82'-7". The new home would total to 5,835 square-feet including an attached garage and porch, with 3,305 square-feet of heated space. Due to the unique shape of the lot, the proposed location is the best option for the 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 30-foot side and rear yard setback variance, being 70 feet from the nearest point to the lake at 170 Sinclair Circle [Map 112B, Parcel 026].

New Business  
Adjournment

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

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

\*The Putnam County Board of Commissioners will hear these agenda items on October 20, 2020 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

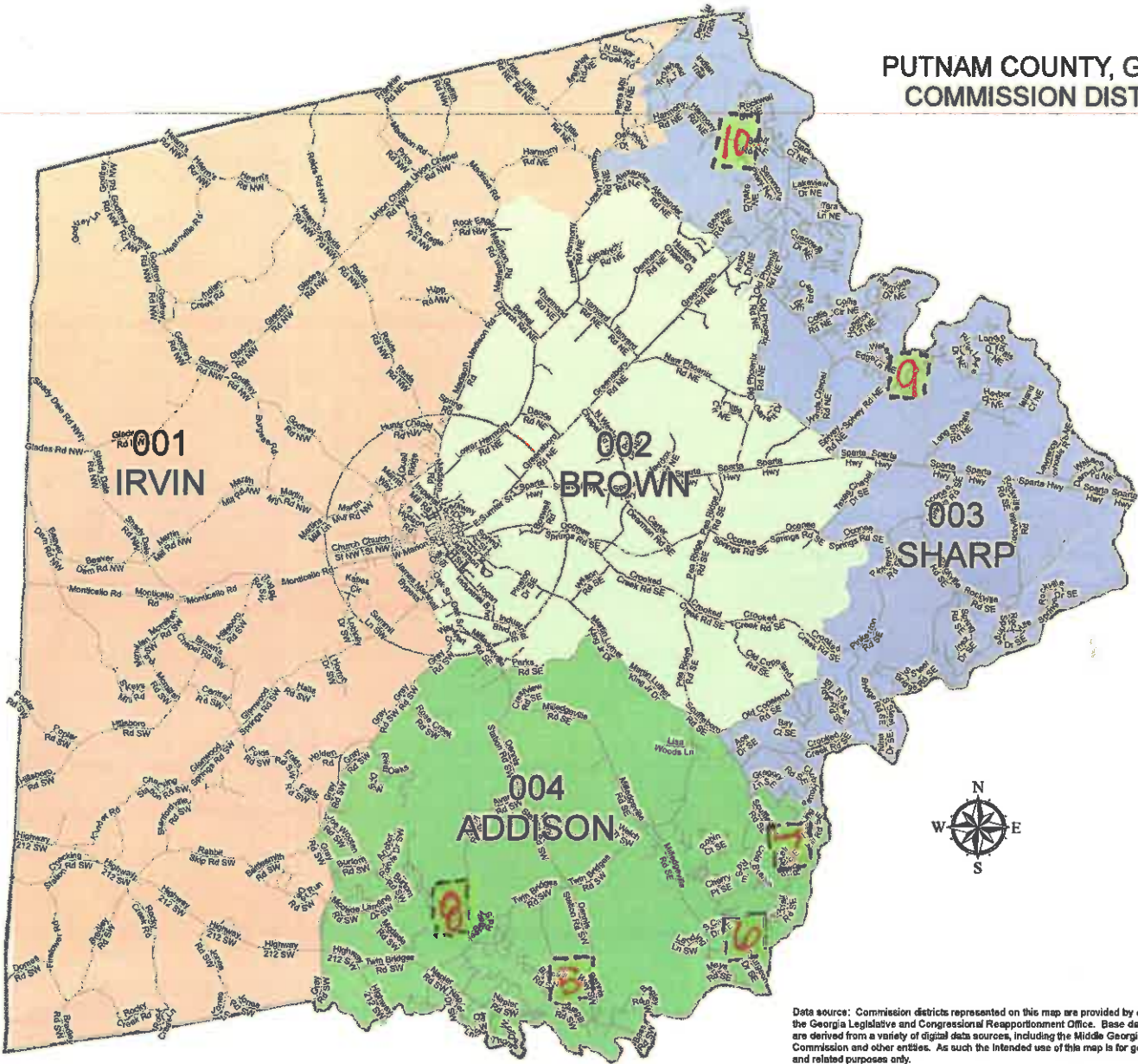
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

**File Attachments for Item:**

8. Request by **Scott Jackson** for a side yard setback variance at 113 Little River Trail. Presently zoned R-2 [Map 057A, Parcel 117, District 4].

**PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS**



MAP SCALE: 1" = 5,687.28' SCALE RATIO: 1:68,367.34 DATE: JUNE 2018

5. Request by **Russell & Linda White** for a side yard setback variance at 105 Southshore Road. Presently zoned R-2. [Map 083A, Parcel 122, District 4].
6. Request by **Thomas Long** for a side and rear yard setback variance at 142 S Leisure Lane. Presently zoned R-1. [Map 086B, Parcel 007, District 4].
7. Request by **Bill & Dawn Johnson** for a side and rear yard setback variance at 170 Sinclair Circle. Presently zoned R-2. [Map 112B, Parcel 026, District 4].
8. Request by **Scott Jackson** for a side yard setback variance at 113 Little River Trail. Presently zoned R-2 [Map 057A, Parcel 117, District 4].
9. Request by **Jennifer Jordan, agent for Lloyd Clyde Mitchell** for a side and rear yard setback variance at 107 Horseshoe Court. Presently zoned R-1R. [Map 119B, Parcel 004, District 3].
10. Request by **Nathan Hyde, agent for James Mauldin** to rezone .53 acres (23,182 sq. ft.) from C-1 to C-2 at 841 Harmony Road. [Map 102A, Part of Parcel 173, District 3].





# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Putnam County  City of Eatonton

APPLICATION FOR:  VARIANCE  CONDITIONAL USE PLAN 2020-01320

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

Scott Jackson Phone# 478-954-5846  
Owner name

Applicant name (If different from above) Phone# \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

310 Lite-n-Tie Rd Gray GA 31032  
MAILING ADDRESS CITY STATE ZIP

PROPERTY LOCATION: 113 Little River Trail TOTAL ACREAGE 0.587

MAP: OSTA PARCEL: 117 PRESENTLY ZONED: R-20 DISTRICT: 4

SETBACKS: Front: 50+ Rear: NA Lakeside: 100 Left: 20 Right: 20

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

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

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

TOTAL SQ. FT. (existing structure)        TOTAL FOOTPRINT (proposed structure) \_\_\_\_\_

LOT LENGTH (the total length of the lot) 348'

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 88'

REASON FOR REQUEST: Due to exceptional narrowness of lot a house plan with a front entry garage will not fit, we need a five (5') variance on the left side

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

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

\*PROPOSED LOCATION MUST BE STAKED OFF\*

\*SIGNATURE OF APPLICANT: [Signature] DATE: 8-26-20

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

DATE FILED <u>8-27-2020</u>	FEE: \$ 200.00	CK. NO. <u>001313</u>	CASH _____	C. CARD _____	INITIALS <u>CJA</u>
RECEIPT # _____	DATE OF NEWSPAPER AD: <u>9-10-2020</u>	DATE SIGN POSTED: <u>9-9-2020</u>			
PLANNING & ZONING HEARING: <u>10-1-2020</u>	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				

scottbjackson@yahoo.com

Scott & Heather Jackson  
113 Little River Trail  
Eatonton, GA 31032  
8-27-20

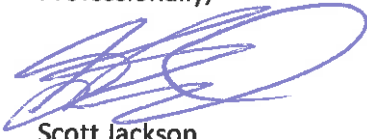
Putnam County Planning & Development  
Director Lisa Jackson  
117 Putnam Drive. Suite B  
Eatonton, GA 31024

Dear Putnam County Planning & Development,

We own the property located at 113 Little River Trail and plan to build our home there. We are requesting a variance on the south side of the lot from 20' to 15'. We are requesting this variance due to the exceptional narrowness of our lot. I have included a plat that shows that the lot is not 100' wide at any point, and we are unable to fit a front entrance garage and house without the variance. The house we are proposing to build is 3700 Sqft (floor plan included).

The final plan design will depend upon a favorable ruling with the variance application. The soils have been tested favorably for use in a conventionally designed septic system to be installed on the lake side of the home. We have already purchased our septic permit. If you have any questions or need more information please call me at (478) 954-5846.

Professionally,



Scott Jackson

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

COUNTY: <b>PUTNAM</b>	SUBDIVISION:	LOT NUMBER: <b>123</b>	BLOCK:
PROPERTY LOCATION (STREET ADDRESS): <b>113 Little River TRL</b>			
			<b>05TA117</b>

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: 	DATE: <b>6-25-20 08:00-20</b>
PROPERTY OWNER'S NAME: <b>Scott Jackson</b>	PHONE NUMBER: <b>478 951-5846</b>
PROPERTY OWNER'S ADDRESS: <b>310 Lite-N-Tie Rd Gray GA 3032</b>	ALTERNATE PHONE NUMBER: <b>478 986-0085</b>
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER):	RELATIONSHIP TO OWNER:

**Section A - General Information**

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, sinkholes, streams, etc.) EVALUATED: (1) <input checked="" type="radio"/> Yes (2) No	5. TYPE OF STRUCTURE (single multi-family residence, commercial, restaurant, etc.): <b>Single Family</b>	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.): <b>Est.</b>
2. WATER SUPPLY: (1) <input checked="" type="radio"/> Public (2) Private (3) Community	6. WATER USAGE BY: (1) Bedroom Numbers (2) Gallons per Day	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: <b>45</b>
3. SEWAGE SYSTEM TO BE PERMITTED: (1) <input checked="" type="radio"/> New (2) Repair (3) Addition	7. NO. OF BEDROOMS / GPD: <b>4</b>	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): <b>60</b>
4. LOT SIZE (SQUARE FEET / ACRES): <b>.58</b>	8. LEVEL OF PLUMBING OUTLET: (1) Ground Level (2) <input checked="" type="radio"/> Basement (3) Above Ground Level	12. SOIL TEST PERFORMED BY: <b>H.D.</b>

**Section B - Primary / Pretreatment**

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

**Section C - Secondary Treatment**

1. ABSORPTION FIELD DESIGN: (1) Level Field (2) <input checked="" type="radio"/> Serial (3) Drip (4) Distribution Box (5) Mound / Area Fill	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: <b>1200</b>	7. NUMBER OF ABSORPTION TRENCHES:
2. ABSORPTION FIELD PRODUCT: <b>Conu. Pipe + Gravel</b>	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: <b>400</b>	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES:
3. AGGREGATE DEPTH (inches): <b>12</b>	6. DEPTH OF ABSORPTION TRENCHES (range in inches): <b>30-36</b>	9. DISTANCE BETWEEN ABSORPTION TRENCHES:
10. PRESCRIBED ABSORPTION FIELD LOCATION: <b>Stay 50 feet from lake. Stay 5 feet from property lines.</b>		

**Permit**

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

ANY GRADING, FILLING, OR OTHER LANDSCAPING SHOWN PLANNED TO OCCUR ON A PROPERTY MAY RENDER PERMIT VOID. FAILURE TO FOLLOW THE PLAN MAY RENDER PERMIT VOID. ANY GRADING, FILLING, OR OTHER LANDSCAPING IS SUBJECT TO FREQUENT INSPECTION BY COUNTY HEALTH DEPARTMENT, WHICH ADOPTER MAY AFFECTS THE FUNCTION OF THE ON-SITE SEWAGE MANAGEMENT SYSTEM. INSTALLATION CONTRACTORS ARE RESPONSIBLE FOR LOCATING AND MARKING DISTANCES FROM BUILDINGS, WELLS, PRIORITY LINES, ETC.

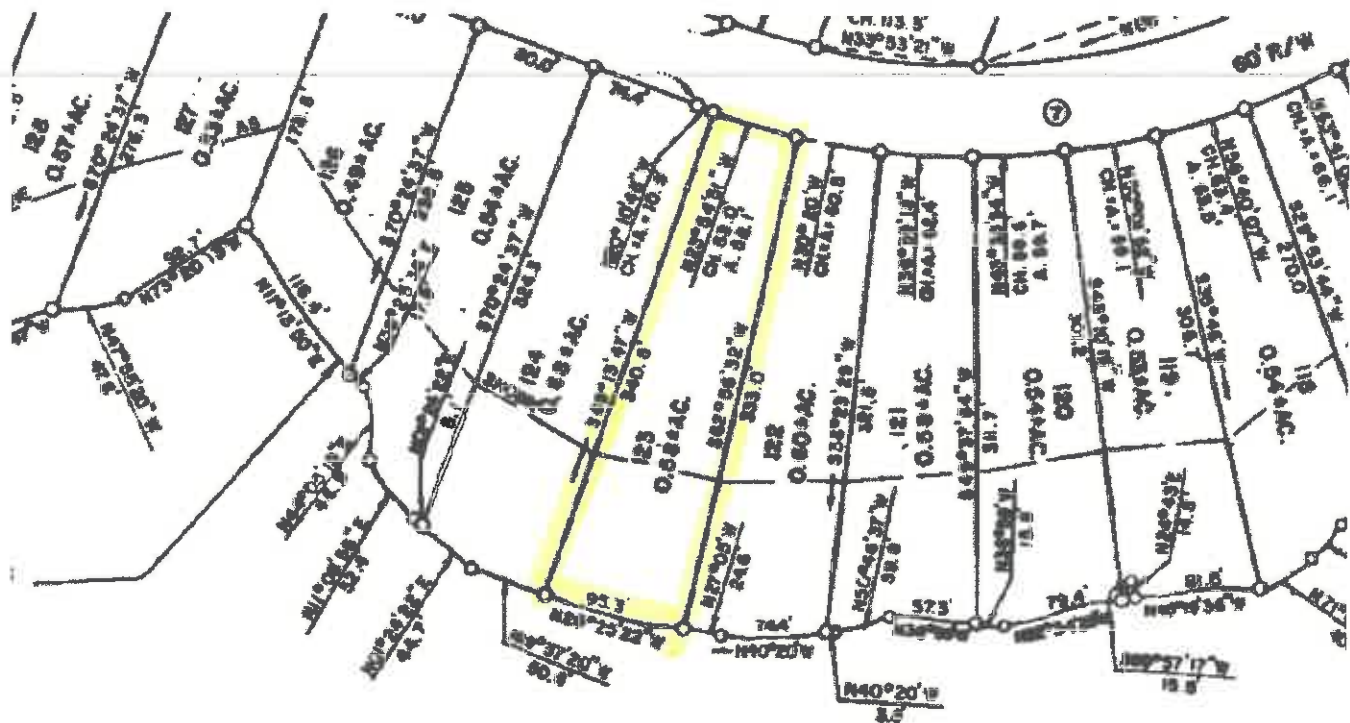
ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM AND SUBSEQUENT APPROVAL OF SAME BY REPRESENTATIVES OF THE GEORGIA DEPARTMENT OF HUMAN RESOURCES OR COUNTY BOARD OF HEALTH SHALL NOT BE CONSIDERED AS A GUARANTEE THAT SUCH SYSTEMS WILL FUNCTION SATISFACTORILY FOR A GIVEN PERIOD OF TIME. FURTHERMORE, SAID REPRESENTATIVES DO NOT BY ANY ACTION TAKE ANY LIABILITY FOR ANY DAMAGE WHICH ARE CAUSED OR WHICH MAY BE CAUSED BY THE MALFUNCTION OF SUCH SYSTEM.

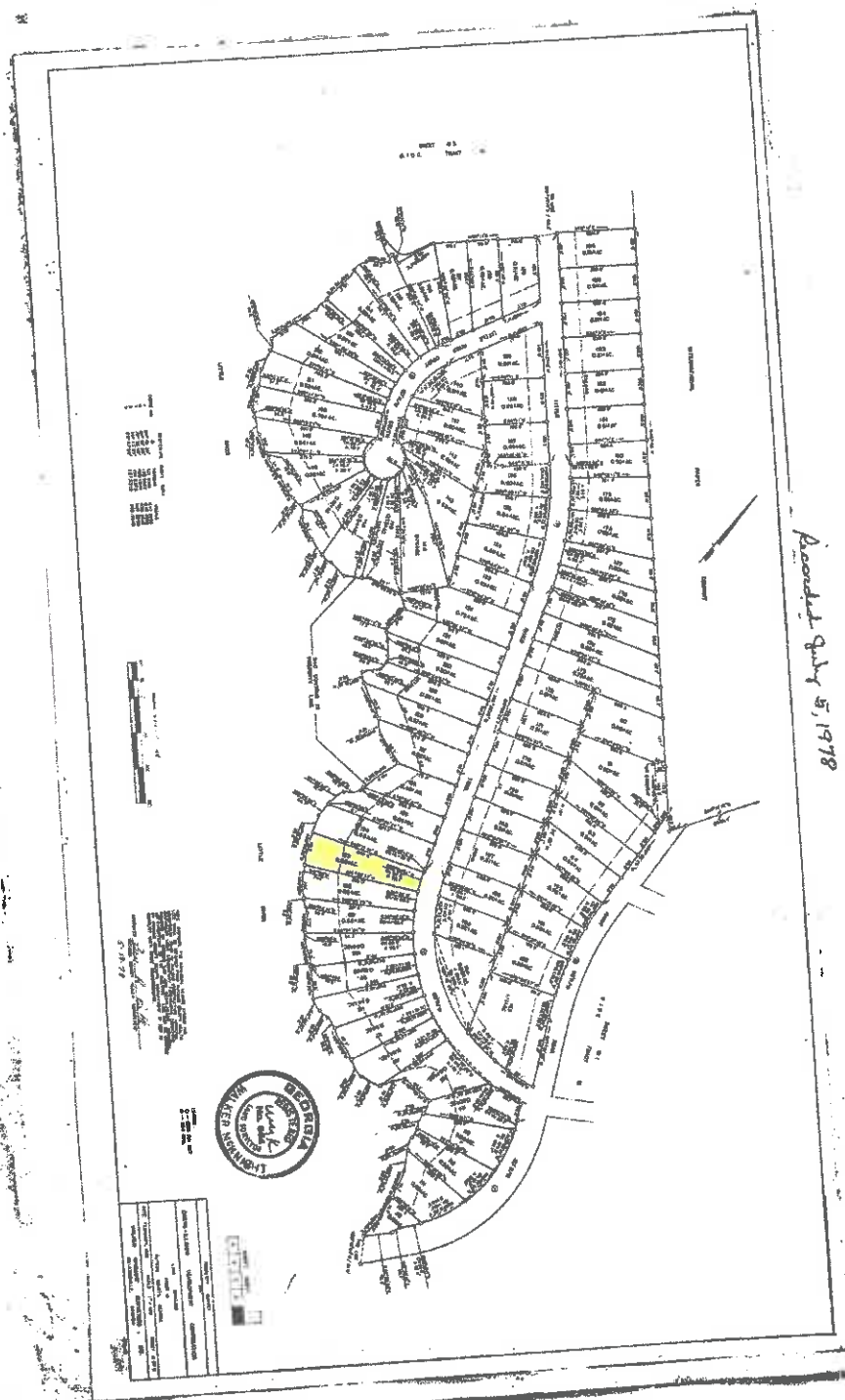
1. SITE APPROVED AS SPECIFIED ABOVE:

(1)  Yes (2)  No

APPROVING ENVIRONMENTALIST: 	TITLE: <b>EHS</b>	DATE: <b>8-7-20</b>	CONSTRUCTION PERMIT NUMBER: <b>11701615120-137</b>
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**Overview**



**Legend**

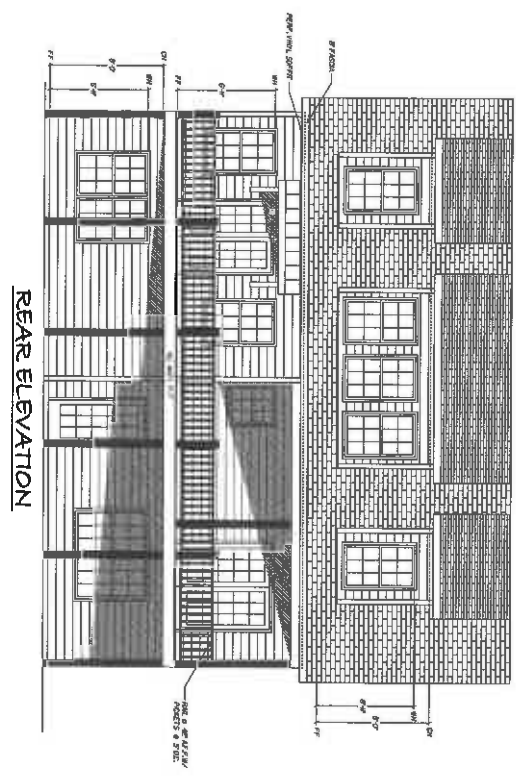
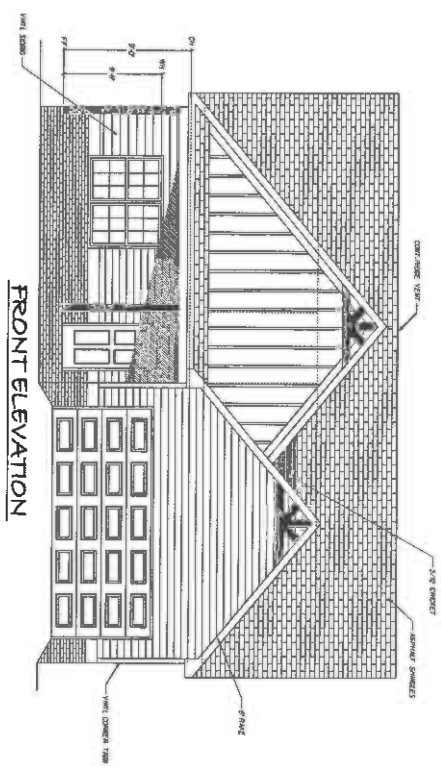
-  City Limit
-  Parcels
-  Parcel Numbers
-  Roads

<b>Parcel ID</b>	057A117	<b>Owner</b>	JACKSON SCOTT B & HEATHER H	<b>Last 2 Sales</b>			
<b>Real Key / Acct</b>	6365		310 LITE N TIE RD	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Class Code</b>	Residential		GRAY GA 31032	7/10/2020	\$141500	FA	Q
<b>Taxing District</b>	PUTNAM	<b>Physical Address</b>	113 LITTLE RIVER TRL	8/3/2006	\$170000	MH	U
<b>Acres</b>	0.58	<b>Land Value</b>	\$110000				
		<b>Improvement Value</b>					
		<b>Accessory Value</b>	\$1586				
		<b>Current Value</b>	\$111586				

(Note: Not to be used on legal documents)

Date created: 8/31/2020  
 Last Data Uploaded: 8/31/2020 7:06:15 AM

Developed by  **Schneider**  
 GEOSPATIAL

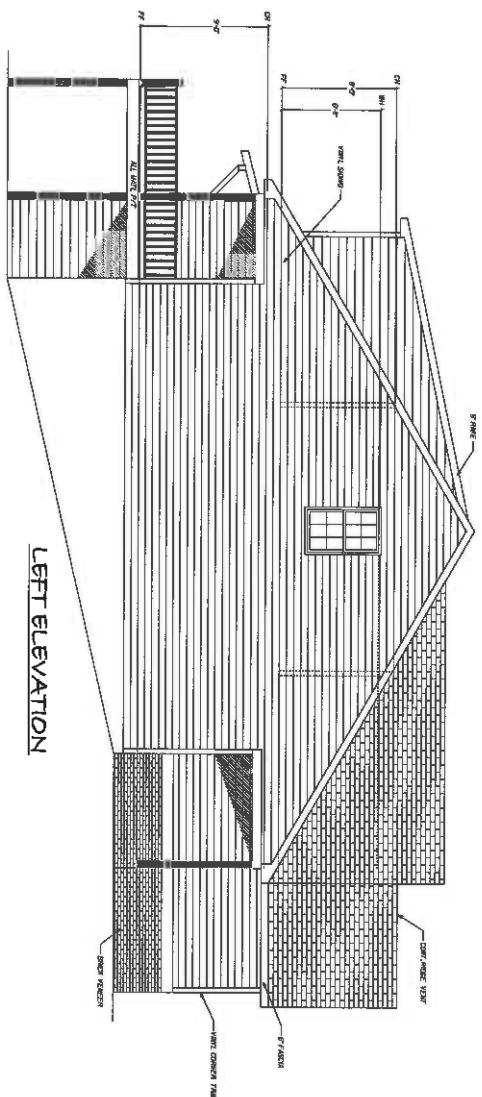


NOTE: ATTIC VENTILATION SEE LOCAL CODES AND REQUIREMENTS.

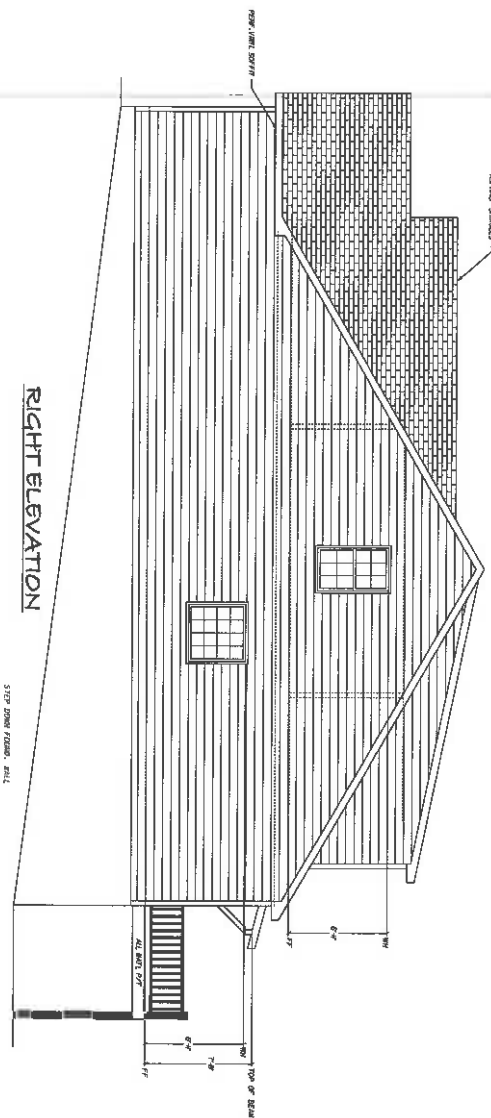
REAR PORCH:	
LOW WALL	442 SQ. FT.
UPPER WALL	960 SQ. FT.
TOTAL	1402 SQ. FT.
BRICK ROOM	480 SQ. FT.
PORCHES & DECKS	503 SQ. FT.

ELEVATIONS	DN. BY: S. JORDAN		DATE: 6-5-20	SHEET NO: <b>1</b> OF 6
	WC NO: 5J071020		SCALE: 1/4"=1'-0"	
PREPARED FOR:				





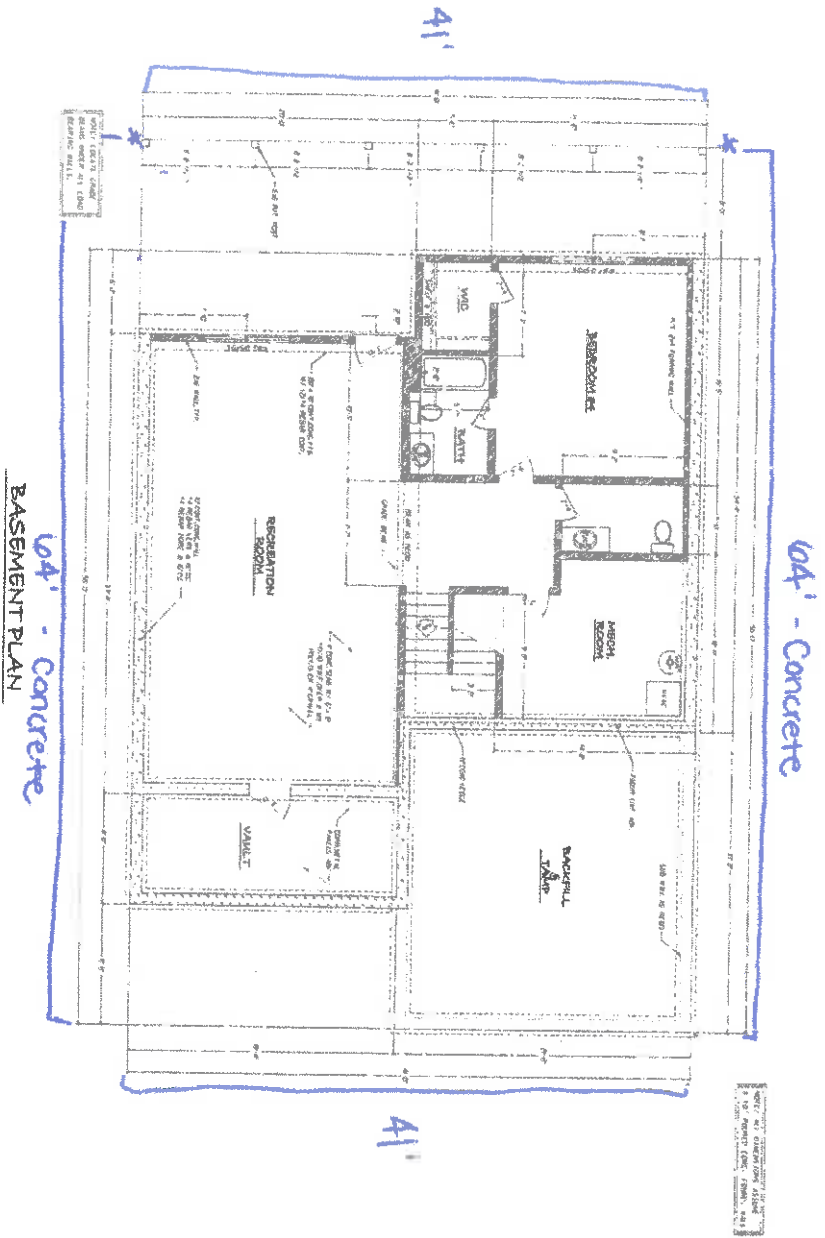
LEFT ELEVATION



RIGHT ELEVATION

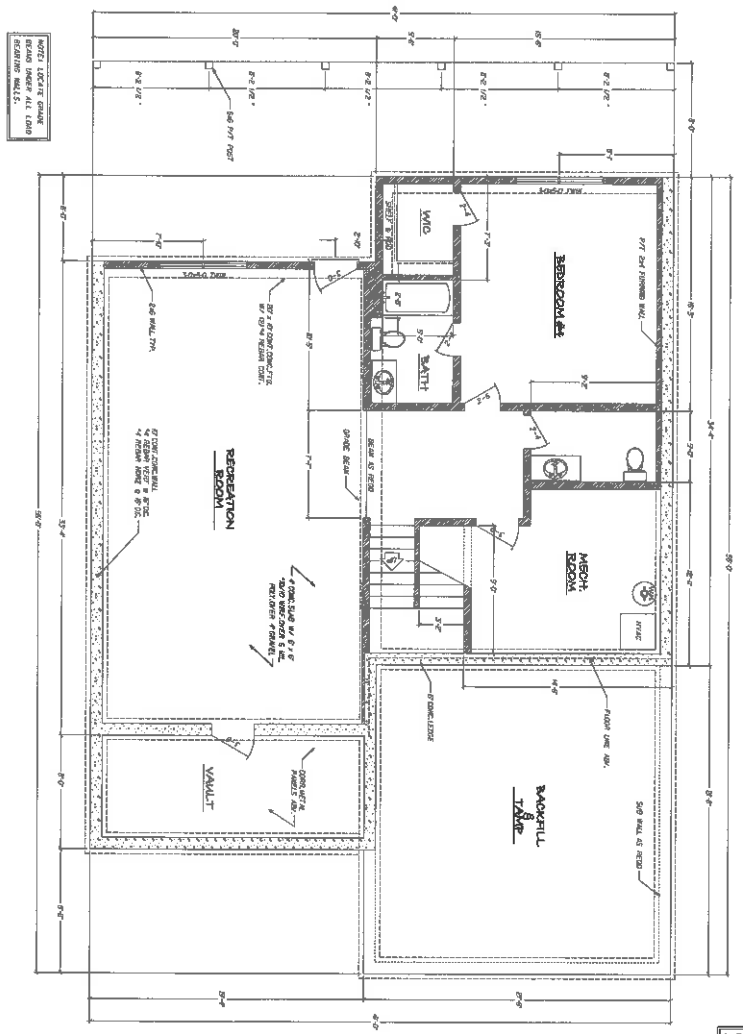
ELEVATIONS	DWN. BY: G. JORDAN		DATE: 6-5-20	SHEET NO: <b>2</b>
PREPARED FOR:	DWG NO: 5J071020		SCALE: 1/4" = 1'-0"	OF 6

113 Little River Trail -- Jackson



Total = 2624# Concrete

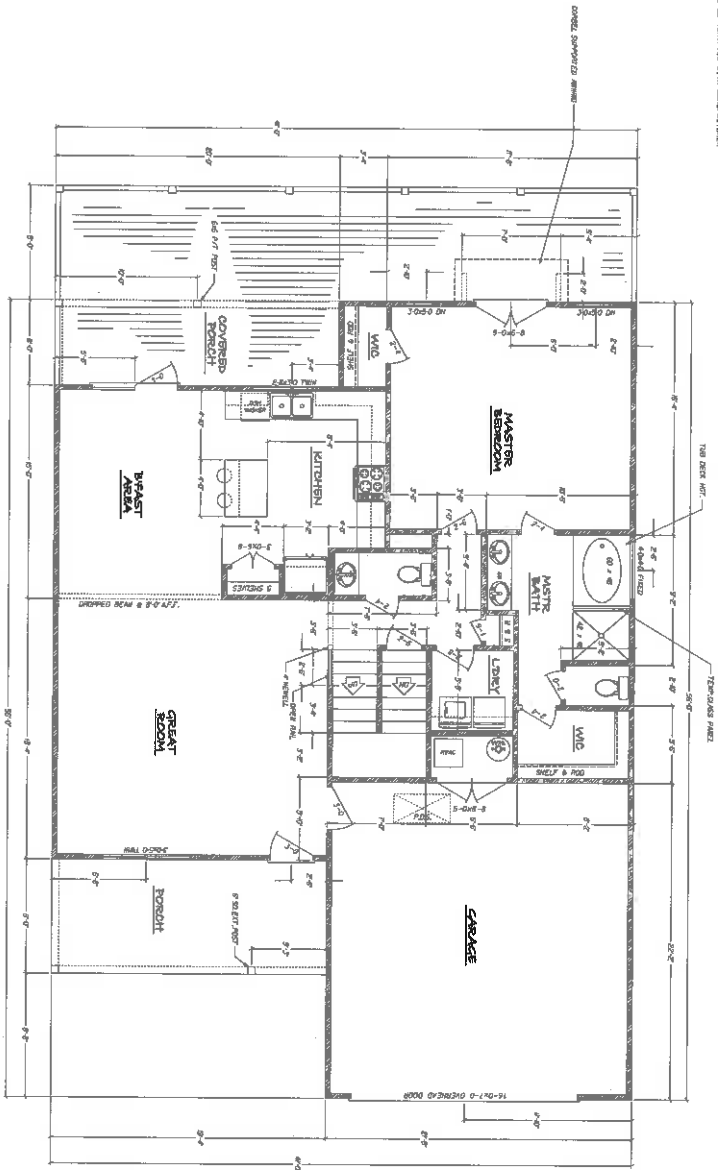
<p>BASMENT PLAN</p>	<p>DRW. BY: S. JORDAN</p>	<p>THE OLE HOMESTEAD ARCHITECTURE &amp; INTERIOR DESIGN Serving Jackson (781) 297-0880</p>	<p>DATE: 8 5 20</p>	<p>SHEET NO: 3</p>
<p>PREPARED FOR:</p>	<p>DRW. NO: A-200022</p>		<p>SCALE: 1/4" = 1'</p>	<p>DATE</p>



**BASMENT PLAN**

<p>PREPARED FOR:</p>	<p>DN. BY: G. JORDAN</p>		<p>DATE: 6-5-20</p>	<p>SHEET NO: <b>3</b></p>
	<p>WG NO: 5J071020</p>		<p>SCALE: 1/4" = 1'-0"</p>	<p>OF 6</p>

NOTES:  
 1. GENERAL FINISHES AND SCHEDULES ARE TO BE DETERMINED FROM THE  
 CODE REQUIREMENTS. SEE TO SPECIFICATIONS FOR CODES  
 IN ALL LOCAL BUILDING CODES. FINISH SIZE  
 BEFORE ORDERING. SEE SPECIFICATIONS FOR DIMENSIONS.

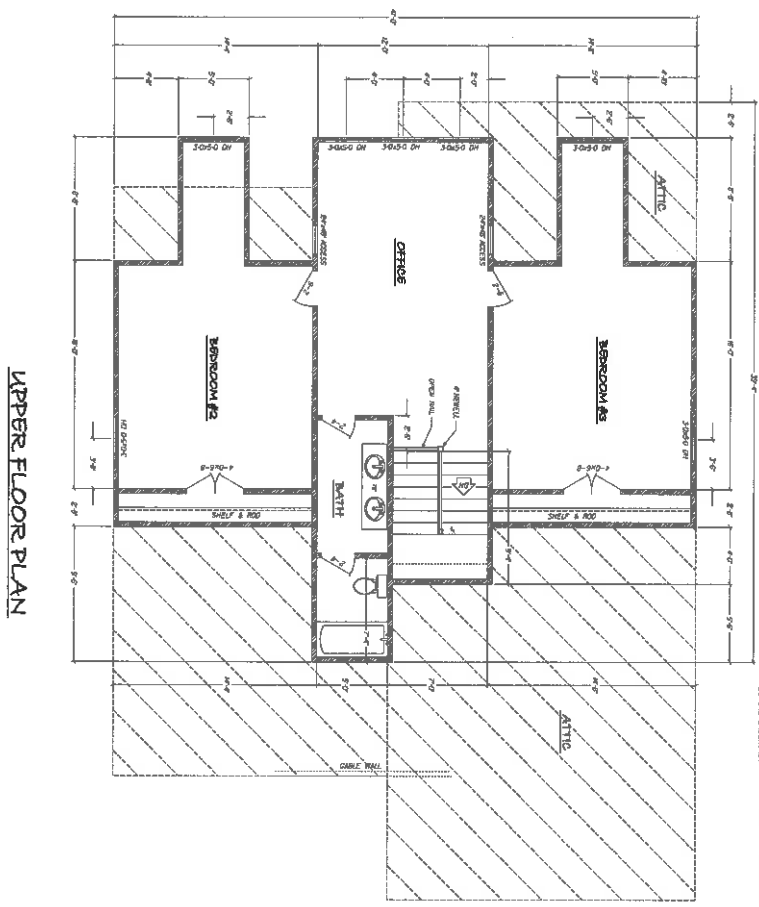


MAIN FLOOR PLAN

FINISHES SHOWN FOR  
 PORCH AND STAIRS TO  
 SAME AS MAIN.

<p>MAIN FLOOR PLAN</p>	<p>DR. BY: G. JORDAN</p>		<p>DATE: 6-5-20</p>	<p>SHEET NO: 4</p>
<p>PREPARED FOR:</p>	<p>WC NO: 64071020</p>	<p>THE OLE HOMESTEAD REALTY        6000 Jordan (788) 207-0000</p>	<p>SCALE: 1/4" = 1'-0"</p>	<p>OF 6</p>

NOTES:  
 ALL WINDOW SIZES AND MET FINISHES SHALL COMPLY WITH THE NATIONAL WINDOW SIZES AND MET FINISHES SURVEY REPORT, 2008, PAGES 1-10.  
 IN ALL CASES, WINDOW SIZES SHALL BE VERIFIED WITH MANUFACTURER'S SPECIFICATIONS.



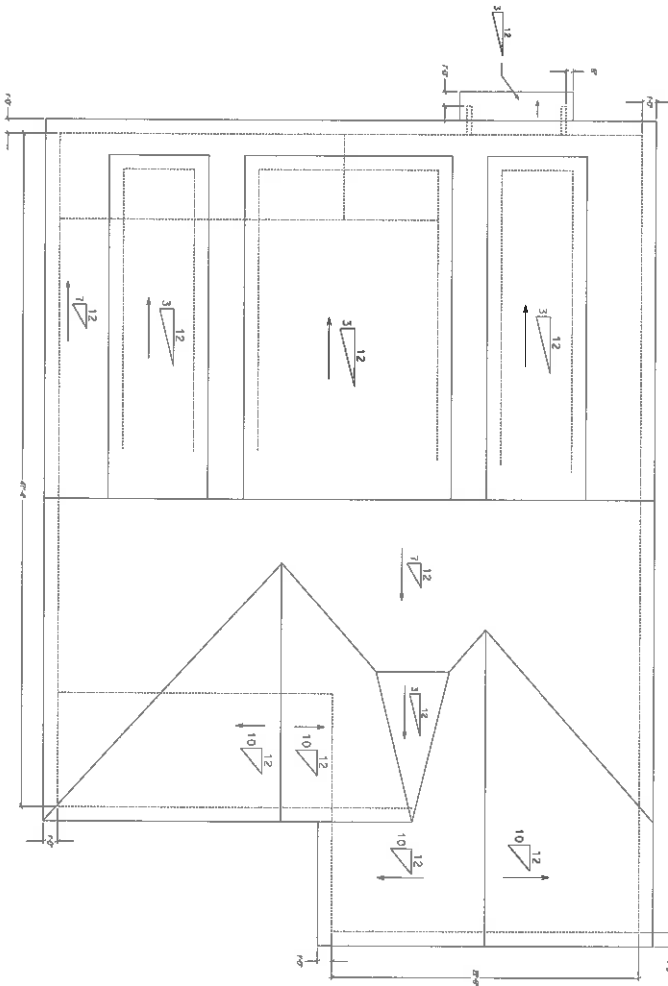
NOTES:  
 ALL WINDOW SIZES AND MET FINISHES SHALL COMPLY WITH THE NATIONAL WINDOW SIZES AND MET FINISHES SURVEY REPORT, 2008, PAGES 1-10.  
 IN ALL CASES, WINDOW SIZES SHALL BE VERIFIED WITH MANUFACTURER'S SPECIFICATIONS.

UPPER FLOOR PLAN

UPPER FLOOR PLAN	DRAWN BY: G. JORDAN	 <p>THE OLE HOMESTEAD          A HIGH-QUALITY SOURCE OF BUILDING PRODUCTS          YOUR IDEAS. THROUGH DESIGN. BECOME REALITY.          Greg Jordan (708) 207-8888</p>	DATE: 6-5-20	SHEET NO: <b>5</b>
PREPARED FOR:	DWG NO: 5J071020		SCALE: 1/4" = 1'-0"	OF 6 69

NOTE: RAFTERS AND ROOF JOISTS INTERSECT WITH OTHERS AS SHOWN. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

NOTE: RAFTERS ARE TO BE 2x12 UNLESS NOTED OTHERWISE.

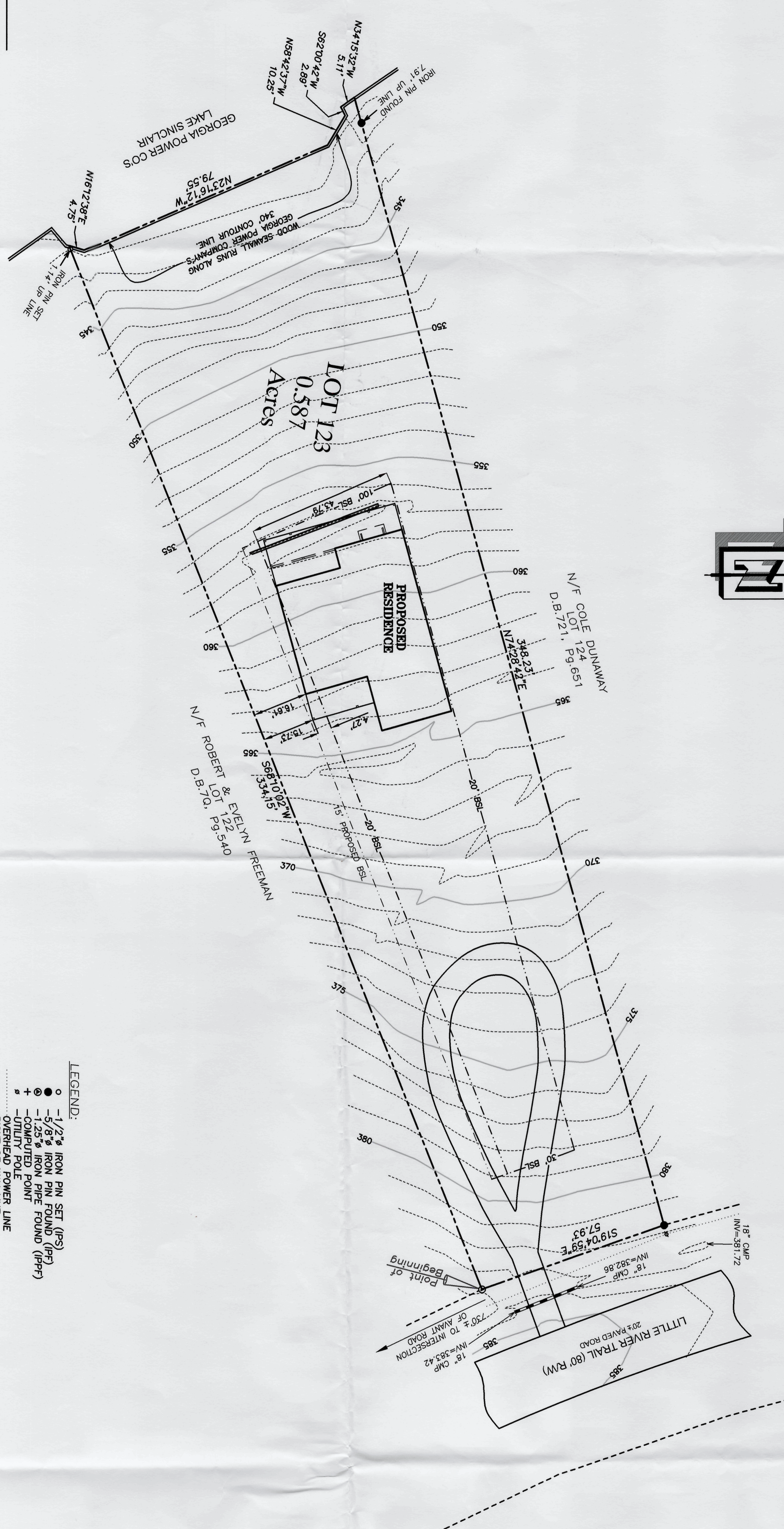
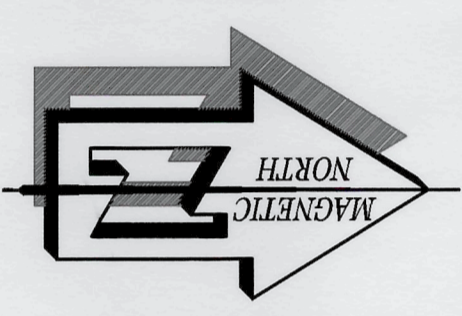


ROOF PLAN

NOTE: ALL CEILING RAFTERS AND BATTERS SHALL BE 2x12 UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

<p>ROOF PLAN</p>	<p>DRN. BY: G. JORDAN</p>		<p>DATE: 6-5-20</p>	<p>SHEET NO: 6</p>
<p>PREPARED FOR:</p>	<p>WC NO: 54071020</p>		<p>SCALE: 1/4" = 1'-0"</p>	<p>OF 6</p>

\*\*\*BOUNDARY, TOPOGRAPHIC & TREE SURVEY PROVIDED BY OTHERS\*\*\*



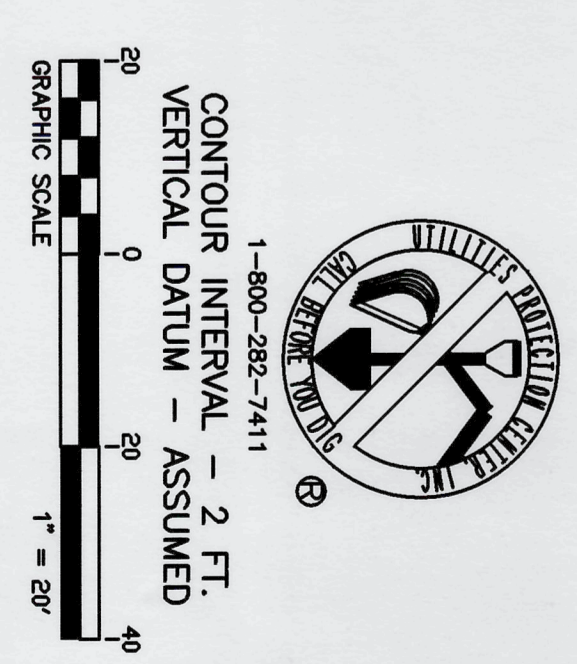
**SYMBOLS LEGEND**

- PROPERTY LINE
- REQUIRED SETBACK
- EXISTING CONTOUR
- PROPOSED CONTOUR
- LIMITS OF DISTURBANCE
- SILT FENCE
- PROPOSED GRADE
- TREES TO BE REMOVED
- PORTA-POTTY
- PROPOSED HOUSE/GARAGE
- PROPOSED CONCRETE
- PROPOSED SCREENED PORCH
- PROPOSED DECK
- PROPOSED PORCH
- 25' BUFFER ZONE

- LEGEND:**
- - 1/2" IRON PIN SET (IPS)
  - - 5/8" IRON PIN FOUND (IPF)
  - ⊕ - 1.25" IRON PIPE FOUND (IPPF)
  - ⊙ - COMPUTED POINT
  - ⊛ - UTILITY POLE
  - UTILITY POLE POWER LINE
  - RIGHT OF WAY LINE
  - PROPERTY LINE

**REFERENCES:**  
 D.B. 993.PG.479  
 P.B. 9.PG.41  
 CLERK OF SUPERIOR COURT  
 PUTNAM COUNTY, GEORGIA

**NOTES:**  
 1) The surveyor whose seal is hereto attached has not made an independent search for unrecorded interests in this land, or any other facts that would affect the validity of this survey.  
 2) The surveyor whose seal is hereto attached does not certify that all easements and encumbrances are shown on this survey, but only those of which he has actual knowledge or constructive notice.  
 3) The fieldwork was performed immediately prior to and/or concurrent with the data on this plat.  
 4) The adjacent information is shown as taken from the records of the Putnam County, Georgia.  
 5) Topographic elevations based on datum for Lake Sinclair per Wallace Damm Control Room.



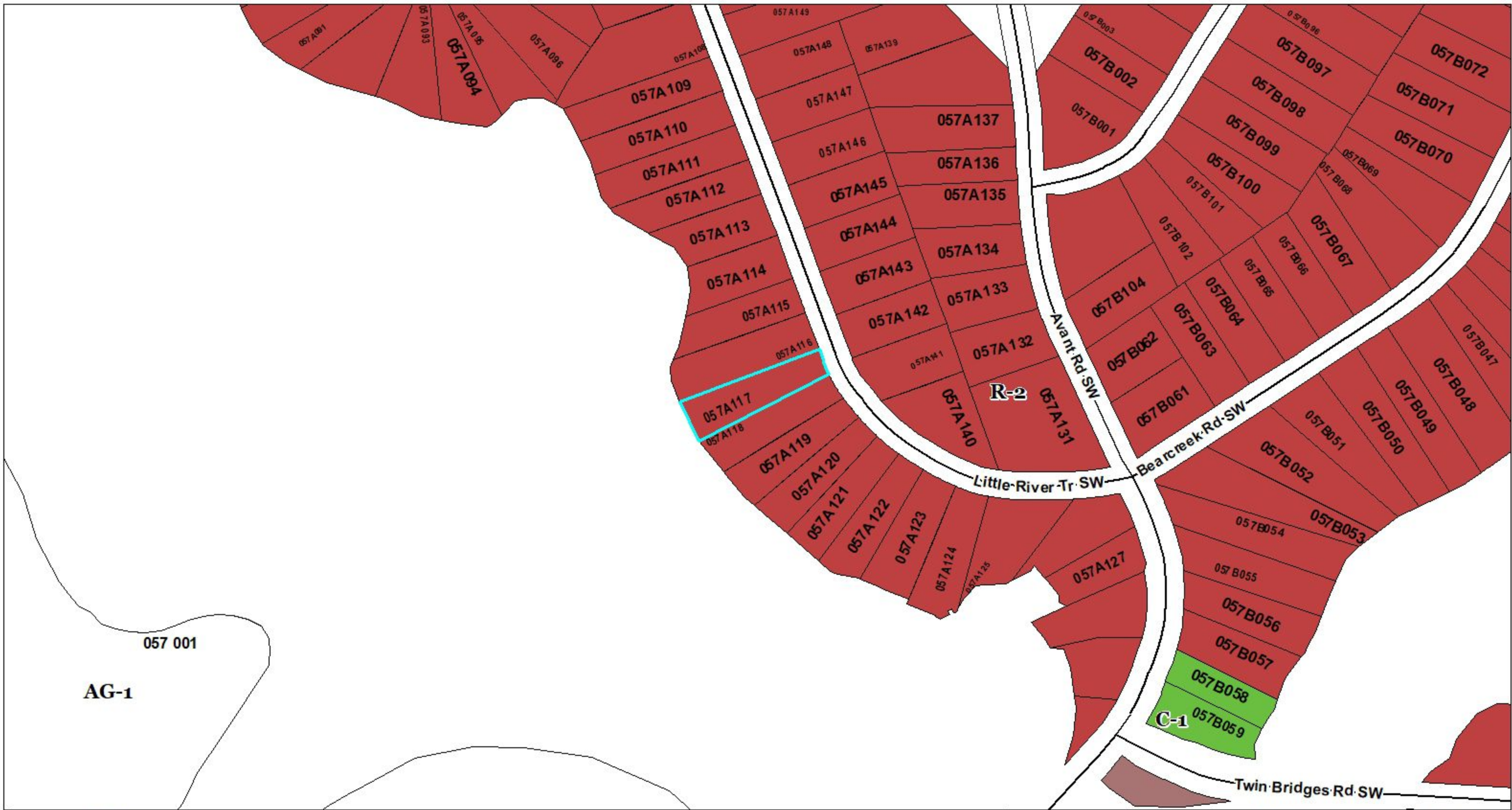
SURVEY DATE	7-30-20
DATE DRAWN	8-26-20
DRAWN BY	S.N.J. (LEVEL II CERT.#0000003004)
CHECKED BY	S.N.J. (LEVEL II CERT.#0000003004)
JOB NO.	2020-1078
REVISIONS	

**JACKSON RESIDENCE**

LOT #123, 0.587 ACRES  
 AT PINE FOREST SUBDIVISION  
 312TH G.M.D., PUTNAM COUNTY, GEORGIA

**Environmental & Consulting**  
 S.N.J.  
 3000 Woodloch Forest  
 Atlanta, Georgia 30328  
 Phone: (770) 973-0738  
 Fax: (770) 973-5166  
 Email: info@snjconsulting.com

CONCEPTUAL FOR VARIANCE  
 SHEET # 1



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

**GEOGRAPHIC FEATURE LEGEND**

- |                  |             |
|------------------|-------------|
| <b>Zoning</b>    |             |
| Overlay District | AG-2        |
| No Code          | C-1         |
| AG-1             | C-1 CITY    |
| AG-1 CITY        | C-2         |
| IND-2 CITY       | IND-1 CITY  |
| MHP              | PUBLIC      |
| R - 1 CITY       | PUBLIC CITY |
| R - 2 CITY       | R - 4 CITY  |
| R - 3 CITY       | RM-1        |
| R-1R             | RM-2        |
| R-2              | RM-3        |
| R-2              | VLLAGE      |



Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-8100  
 Web:  
[www.middlegeorgiarc.org](http://www.middlegeorgiarc.org)

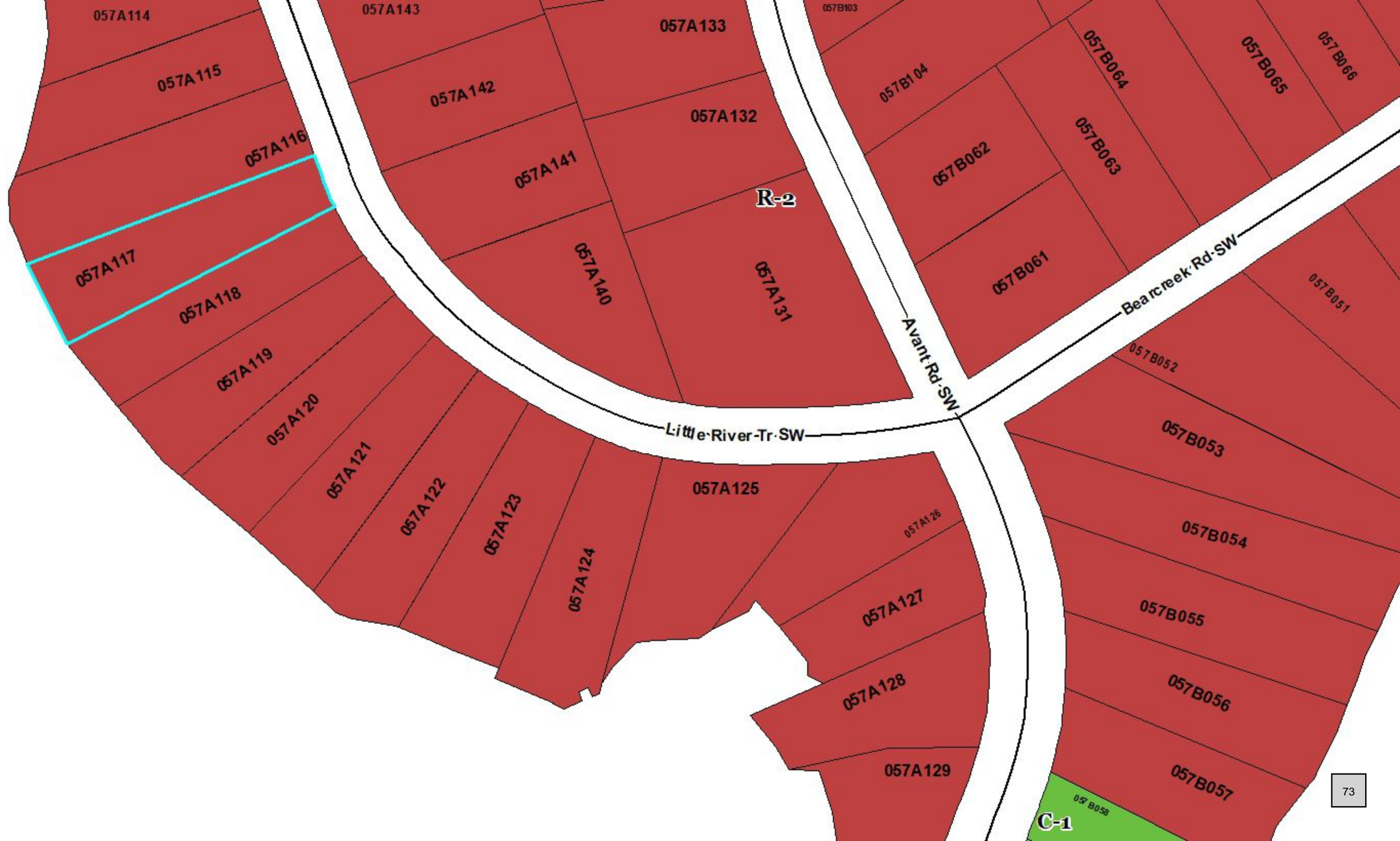


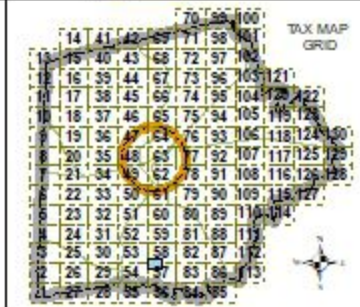
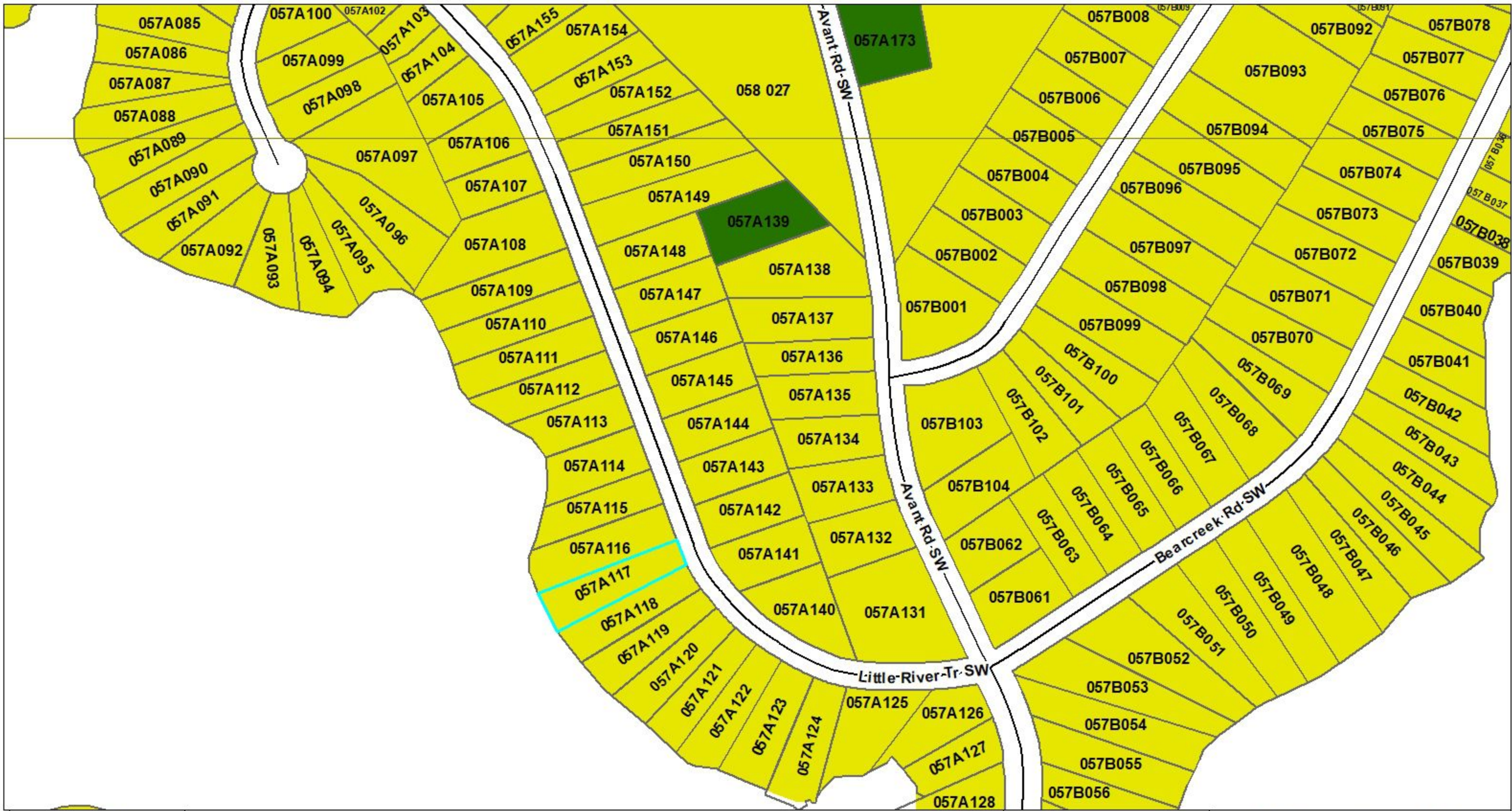
**PUTNAM COUNTY, GEORGIA  
 ZONING MAPS**

**MAP 057A**

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








**GEOGRAPHIC FEATURE LEGEND**

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

  
**MGR**  
 IT GIS Services  
 Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-8180  
 Web:  
[www.middlegeorgiarc.org](http://www.middlegeorgiarc.org)

PUTNAM COUNTY, GEORGIA  
 FUTURE LAND USE MAPS



# MAP 057A

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



## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

### Agenda

Thursday, October 01, 2020 ♦ 6:30 PM

Putnam County Administration Building – Room 203

#### Opening

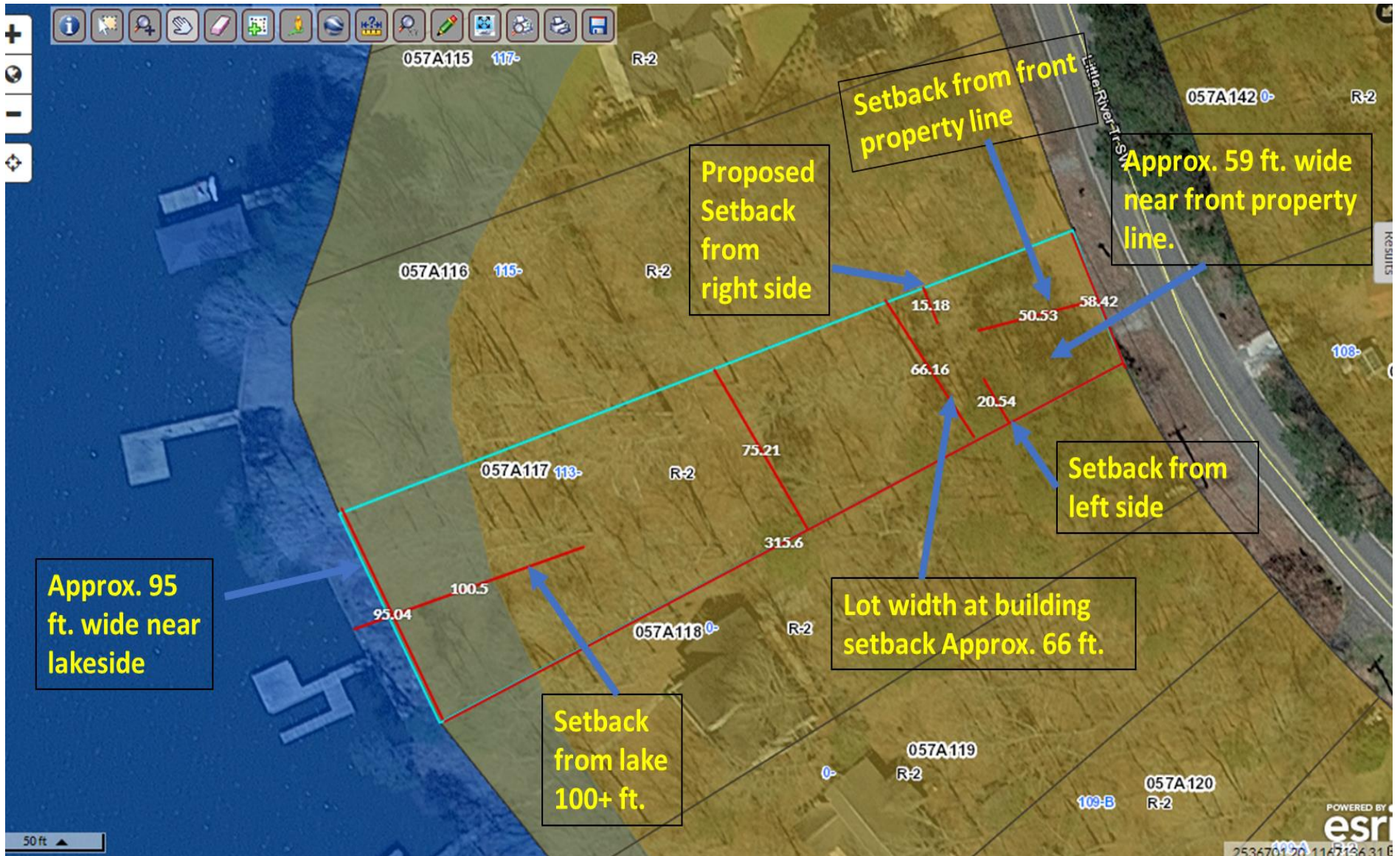
1. Call to Order
2. Attendance
3. Rules of Procedures

#### Minutes

4. Approval of Minutes - August 6, 2020

#### Requests

8. Request by **Scott Jackson** for a side yard setback variance at 113 Little River Trail. Presently zoned R-2 [**Map 057A, Parcel 117, District 4**]. The applicant is seeking a 5-foot side yard setback variance, being 15 feet from the left side property line. He is requesting a variance to build a 64'X41 foot home. The main floor consists of 2,624 square feet. The upper floor and a basement total to 1,073 square feet, giving the home a total of 3,700 square foot. The lot is exceptionally narrow, making it difficult to make improvements without a variance. There is no point of the lot that measures 100 feet in width. The lot width at the building setback measures approximately 88 feet and the lot length is approximately 348 feet. Additionally, it does not meet the requirements as stated in the Putnam County Code of Ordinance Chapter 66-79(c), which states that the minimum lot width at building setback is 100 feet. Due to the extreme narrowness of this lot, a variance is needed to further develop this lot. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).



Staff recommendation is for approval of a 5-foot side yard setback variance, being 15 feet from the left side property line when facing the lake at 113 Little River Trail [Map 057A, Parcel 117].

New Business  
Adjournment

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

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

\*The Putnam County Board of Commissioners will hear these agenda items on October 20, 2020 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

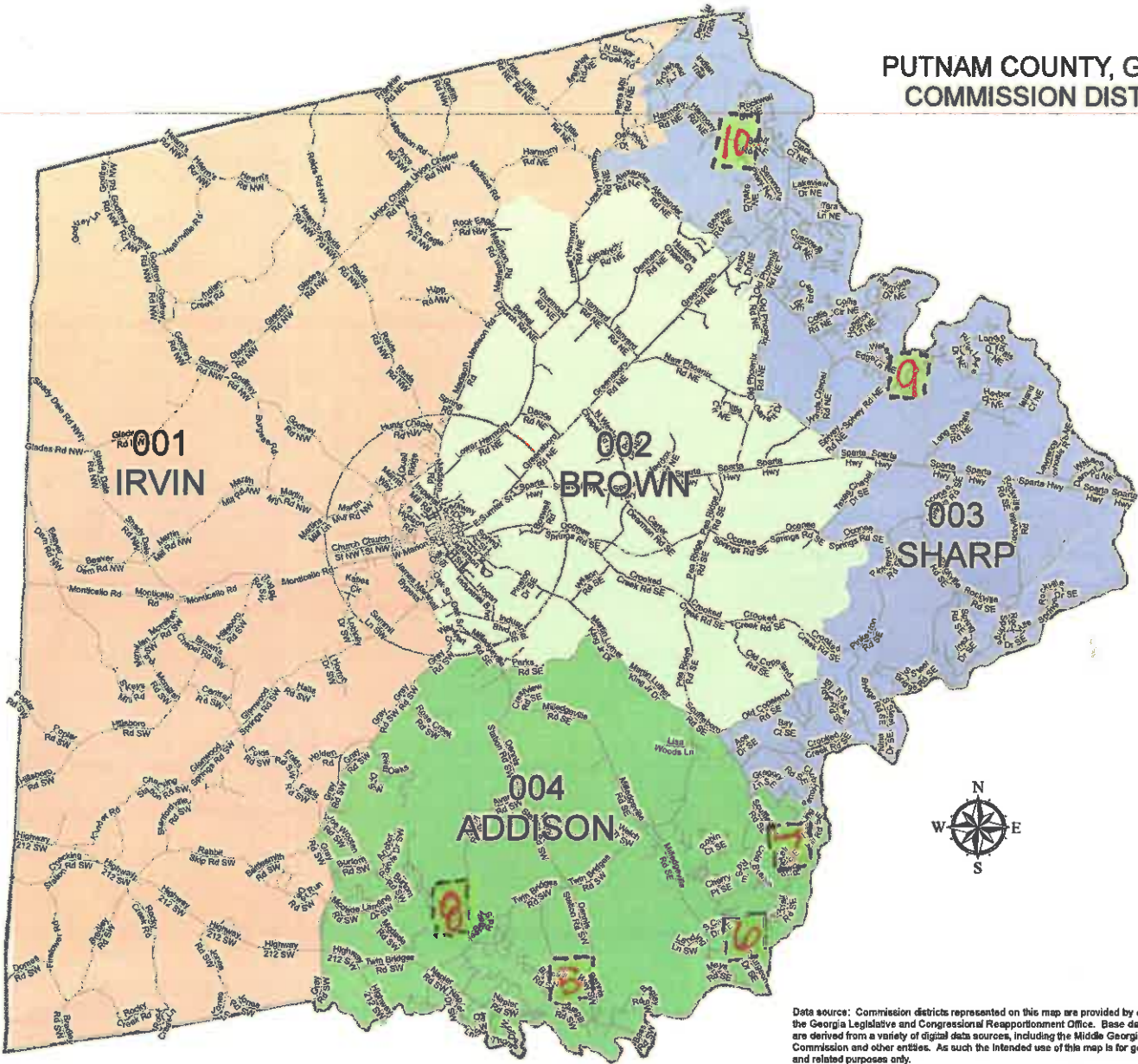
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

**File Attachments for Item:**

9. Request by **Jennifer Jordan, agent for Lloyd Clyde Mitchell** for a side and rear yard setback variance at 107 Horseshoe Court. Presently zoned R-1R. **[Map 119B, Parcel 004, 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" = 5,687.28' SCALE RATIO: 1:68,367.34 DATE: JUNE 2018

5. Request by **Russell & Linda White** for a side yard setback variance at 105 Southshore Road. Presently zoned R-2. [Map 083A, Parcel 122, District 4].
6. Request by **Thomas Long** for a side and rear yard setback variance at 142 S Leisure Lane. Presently zoned R-1. [Map 086B, Parcel 007, District 4].
7. Request by **Bill & Dawn Johnson** for a side and rear yard setback variance at 170 Sinclair Circle. Presently zoned R-2. [Map 112B, Parcel 026, District 4].
8. Request by **Scott Jackson** for a side yard setback variance at 113 Little River Trail. Presently zoned R-2 [Map 057A, Parcel 117, District 4].
9. Request by **Jennifer Jordan, agent for Lloyd Clyde Mitchell** for a side and rear yard setback variance at 107 Horseshoe Court. Presently zoned R-1R. [Map 119B, Parcel 004, District 3].
10. Request by **Nathan Hyde, agent for James Mauldin** to rezone .53 acres (23,182 sq. ft.) from C-1 to C-2 at 841 Harmony Road. [Map 102A, Part of Parcel 173, District 3].



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Putnam County  City of Eatonton

APPLICATION FOR:  VARIANCE  CONDITIONAL USE **PLAN 2020-01329**

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

LLOYD CLYDE MITCHELL Phone# 404 - 272 - 2097

Owner name

JENNIFER JORDAN Phone# 678 - 358 - 9898

Applicant name (If different from above)

5305 BALDWIN RIDGE TRAIL MARIETTA GA 30068  
MAILING ADDRESS CITY STATE ZIP

PROPERTY LOCATION: 107 HORSESHOE CT., EATONTON, GA TOTAL ACREAGE .52

MAP: \_\_\_\_\_ PARCEL: 119B004 PRESENTLY ZONED: R1R-1R95 DISTRICT: PUTNAM 3

SETBACKS: Front: 30 ft. Rear: 65 ft. Lakeside: 65 ft. Left: 10 ft. Right: 10 ft.

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

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

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

TOTAL SQ. FT. (existing structure) none TOTAL FOOTPRINT (proposed structure) 3500 sq. ft.

LOT LENGTH (the total length of the lot) 270 ft.

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

REASON FOR REQUEST: The exceptional narrowness of this wedge-shaped lot makes it very difficult to fit a traditional house plan within current setbacks.

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

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

SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT X

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

\*SIGNATURE OF APPLICANT: Jordan DATE: 8-27-20

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

DATE FILED <u>8-27-2020</u>	FEE: \$ <u>200.00</u>	CK. NO. _____	CASH _____	C. CARD <u>✓</u>	INITIALS <u>D.E.</u>
RECEIPT # _____					
DATE OF NEWSPAPER AD: <u>9-10-2020</u>	DATE SIGN POSTED: <u>9-9-2020</u>				
PLANNING & ZONING HEARING: <u>10-1-2020</u>	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				



Charles & Jennifer Jordan  
5305 Baldwin Ridge Trail, Marietta, GA 30068  
Phone (678) 358-9898  
Email: [jenn@jennjordan.net](mailto:jenn@jennjordan.net)

August 27, 2020

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

Dear Putnam County Planning & Development:

We are under contract to purchase the undeveloped property at 107 Horseshoe Court and would like to build our new home there. We are requesting a variance in the lakefront and left-side setbacks in order to fit this home within a unique, pizza-slice shaped lot.

We would like to build a two-story, 4-bedroom, 3,500 square foot house that accommodates our two adult / three child family and is consistent with the size and style of the neighboring houses. Total lot length is 270 feet and lot width is 85 feet at proposed building setback. Because this is a level lot, we do not want to build a basement, so we are limited to two floors. Since this pizza-slice shaped lot narrows rapidly as the property lines move back from the lake, it is impossible to build a two story, 3,500 sf house without receiving a setback variance in at least two directions.

While we are **requesting a setback of 65 feet from the waterline and 10 feet on the left and right sides of the property** (no change to the front), we welcome the opportunity to discuss this on the phone or when the Planning & Development Department conducts the on-site inspection.

As for other relevant information, the soil has been tested favorably. If this variance is granted, we would plan to utilize the existing septic tank system, but it may be noteworthy to point out that the existing septic system has never been used. Regardless, the septic tank was recently inspected and approved by the Department of Environmental Health, but we recognize that a future building permit is subject to a final site plan, including the identification of a suitable location for the "repair field". We also plan to install extensive landscaping on both sides of the property to maintain a tree buffer / natural screening from the existing neighbors.

We have spent a lot of time with our builder trying to fit a suitable home onto this unusually shaped property. Placing the home slightly closer to the lake and obtaining some relief on the left-side setback allows us to do that, while failure to obtain a variance means that we will need to search for another property. As such, we very much appreciate your consideration in this matter because we would love to make this property work.

Please contact us at 678-358-9898 or email [jenn@jennjordan.net](mailto:jenn@jennjordan.net) if we can provide any clarification or assurances as to our intentions.

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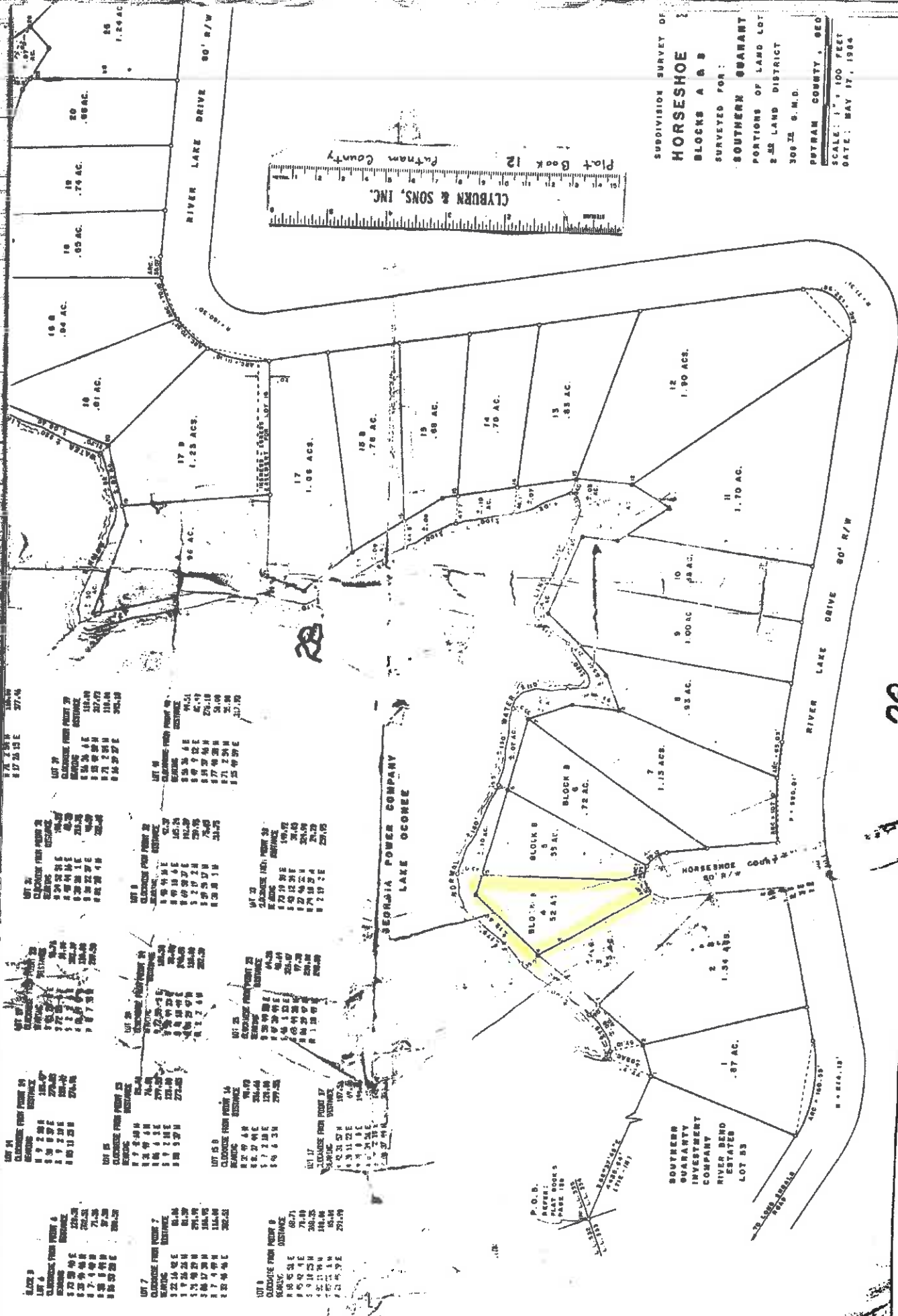
Sincerely,



Charles and Jennifer Jordan  
5305 Baldwin Ridge Trail  
Marietta, GA 30068

CLYBURN & SONS, INC.  
 Plat Book 12  
 Fannin County

SUBDIVISION SURVEY OF  
**HORSESHOE**  
 BLOCKS A & B  
 SURVEYED FOR:  
 SOUTHERN QUARANTY  
 PORTIONS OF LAND LOT  
 2-22 LAND DISTRICT  
 300 II, G.M.D.  
 FAYHAM COUNTY, GEO  
 SCALE: 1" = 100 FEET  
 DATE: MAY 17, 1984



LOT #	CLEARANCE FROM POINT	BEARING	DISTANCE
LOT 3	121.40 E	82.71	291.79
LOT 4	121.40 E	82.71	291.79
LOT 5	121.40 E	82.71	291.79
LOT 6	121.40 E	82.71	291.79
LOT 7	121.40 E	82.71	291.79
LOT 8	121.40 E	82.71	291.79
LOT 9	121.40 E	82.71	291.79
LOT 10	121.40 E	82.71	291.79
LOT 11	121.40 E	82.71	291.79
LOT 12	121.40 E	82.71	291.79
LOT 13	121.40 E	82.71	291.79
LOT 14	121.40 E	82.71	291.79
LOT 15	121.40 E	82.71	291.79
LOT 16	121.40 E	82.71	291.79
LOT 17	121.40 E	82.71	291.79
LOT 18	121.40 E	82.71	291.79
LOT 19	121.40 E	82.71	291.79
LOT 20	121.40 E	82.71	291.79





Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Roads

<b>Parcel ID</b>	119B004	<b>Owner</b>	MITCHELL LLOYD CLYDE	<b>Last 2 Sales</b>			
<b>Real Key / Acct</b>	5588		2729 HWY 212	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Class Code</b>	Residential		CONYERS GA 30094	3/10/1988	0	QC	U
<b>Taxing District</b>	PUTNAM	<b>Physical Address</b>	107 HORSESHOE CT	4/4/1986	0	QC	U
<b>Acres</b>	0.52	<b>Land Value</b>	\$318750				
		<b>Improvement Value</b>					
		<b>Accessory Value</b>	\$2790				
		<b>Current Value</b>	\$321540				

(Note: Not to be used on legal documents)

Date created: 8/31/2020  
 Last Data Uploaded: 8/31/2020 7:06:15 AM

Developed by Schneider  
 GEOSPATIAL



**PUTNAM COUNTY PLANNING & DEVELOPMENT**

117 Putnam Drive, Suite B • Eatonton, GA 31024

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

LETTER OF AGENCY

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT JENNIFER JORDAN TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR VARIANCE OF PROPERTY DESCRIBED AS MAP \_\_\_\_\_ PARCEL 119B004; CONSISTING OF .54 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 107 HORSESHOE CT. EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

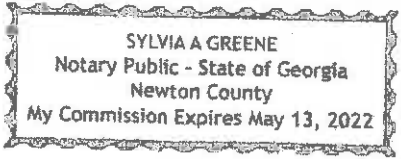
THIS 17<sup>th</sup> DAY OF August, 2020.

PROPERTY OWNER(S): Lloyd C. Mitchell  
Lloyd C Mitchell NAME (PRINTED)  
SIGNATURE

ADDRESS: 2729 Hwy 212; Conyers GA 30094  
PHONE: 404) 272-2097

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 17<sup>th</sup> DAY OF August, 2020

Sylvia A. Greene  
NOTARY  
MY COMMISSION EXPIRES: May 13, 2022



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

Property Owner/System Owner Name: <u>Jennifer Jordan</u> <u>678.358.4898</u>			Reason for Existing Sewage System Evaluation: (circle) (1) Loan Closing for Home Sale (2) Refinance (3) Home Addition (Non-bedroom) Type: _____ (4) Swimming Pool Construction (5) Structure Addition to Property Type: _____ (6) Mobile Home Relocation
Property/System Address: <u>107 Horseshoe Court</u>			
Subdivision Name:	Lot: <u>4</u>	Block: <u>B</u>	
Existing System Information: Water Supply (circle) (1) Public (2) Private Well (3) Community			
Number of Bedrooms/GPD: <u>4</u>		Garbage Grinder: (circle) (1) Yes (2) No	

### SECTION A – System on Record

<input checked="" type="radio"/> (1) Yes <input type="radio"/> (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>Prior to issuance of building permit. A site plan will be needed to make sure lot and house size allow for a repair area for septic</u>
<input checked="" type="radio"/> (1) Yes <input type="radio"/> (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.	
<input checked="" type="radio"/> (1) Yes <input type="radio"/> (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="radio"/> (1) Yes <input type="radio"/> (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>[Signature]</u>	Title: <u>RHS</u>	Date: <u>8-25-20</u>

### SECTION B – System Not on Record

<input type="radio"/> (1) Yes <input type="radio"/> (2) No	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation.	Comments: <u>Have tank inspected to make sure in proper working order</u>
<input type="radio"/> (1) Yes <input type="radio"/> (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="radio"/> (1) Yes <input type="radio"/> (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="radio"/> (1) Yes <input type="radio"/> (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="radio"/> (1) Yes <input type="radio"/> (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: _____

### SECTION C – System Not Approved

<input type="radio"/> (1) Yes <input type="radio"/> (2) No	The On-site Sewage Management System was disapproved at the time of the initial installation and is thus not considered an approved system.	Comments: _____ _____ _____
<input type="radio"/> (1) Yes <input type="radio"/> (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="radio"/> (1) Yes <input type="radio"/> (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: _____

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

<input checked="" type="radio"/> (1) Yes <input type="radio"/> (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="radio"/> (1) Yes <input type="radio"/> (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.	
Evaluating Environmentalist: <u>[Signature]</u>	Title: <u>RHS</u>	Date: <u>8-25-20</u>

Number of Bedrooms/GPD: <u>4</u>	Garbage Grinder: (circle) (1) Yes <input checked="" type="radio"/> (2) No
----------------------------------	--

**LEGEND**

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

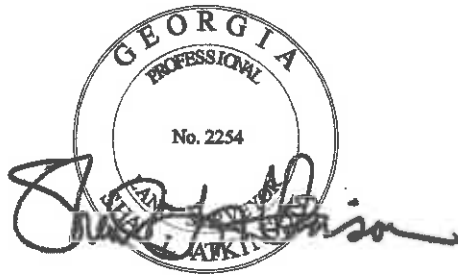
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND SHOWN ON THE PUTNAM COUNTY TAX MAPS AS MAP 119B PARCEL 004, AND IS DESCRIBED BY THE DEED LOCATED IN THE PUTNAM COUNTY CLERK'S OFFICE AT DEED BOOK 6-0, PAGE 831, AND DOES NOT SUBDIVIDE NOR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

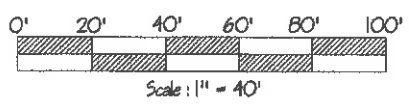
REFERENCE SURVEY: PLAT BOOK 12, PAGE 28C

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-87 AUTHORITY O.C.G.A. SECS. 15-6-87, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

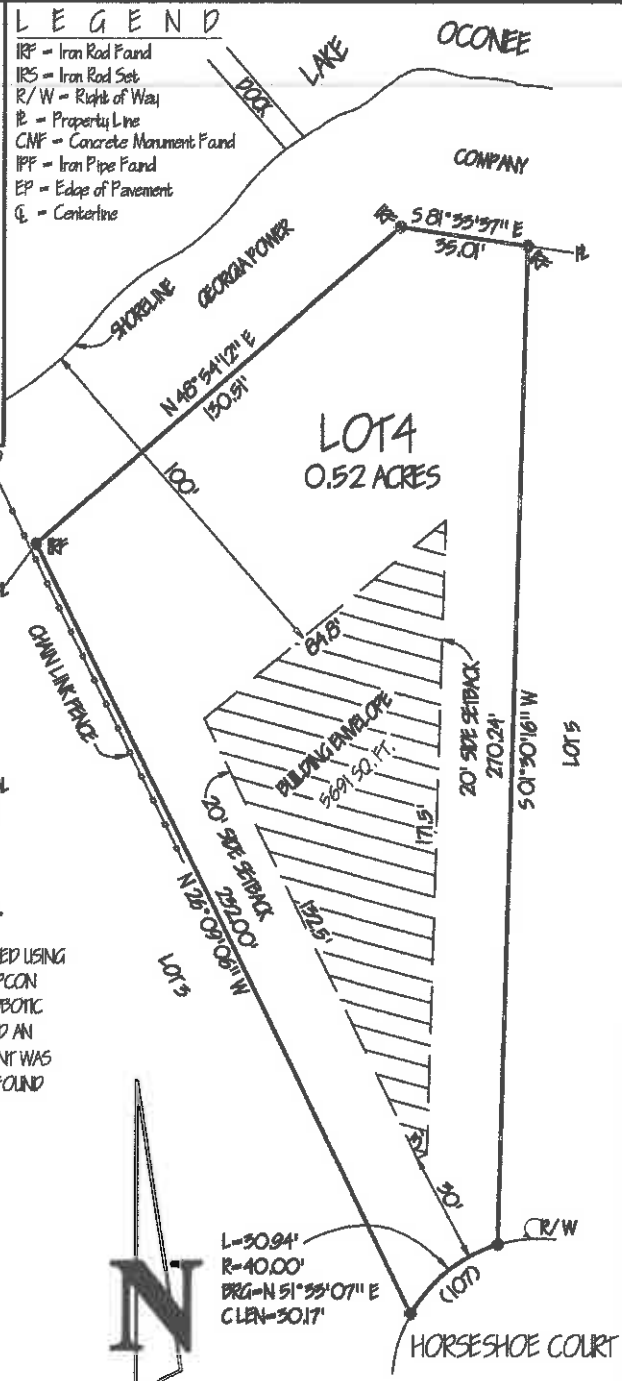
THE FIELD DATA ON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON GPT 9005A ROBOTIC SURVEY SYSTEM AND A TOPCON FC-200 DATA COLLECTOR. THE DATA COLLECTED BY THE ROBOTIC SYSTEM HAS A CLOSURE PRECISION OF: 1" PER 25000' AND AN ANGULAR ERROR OF .06" PER ANGLE POINT. NO ADJUSTMENT WAS MADE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO: 1" FOOT PER 1000000'.



**NOTE:** THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A PROFESSIONAL TITLE SEARCH AND MAY BE SUBJECT TO ANY TITLE ISSUES SUCH A SEARCH MAY REVEAL.



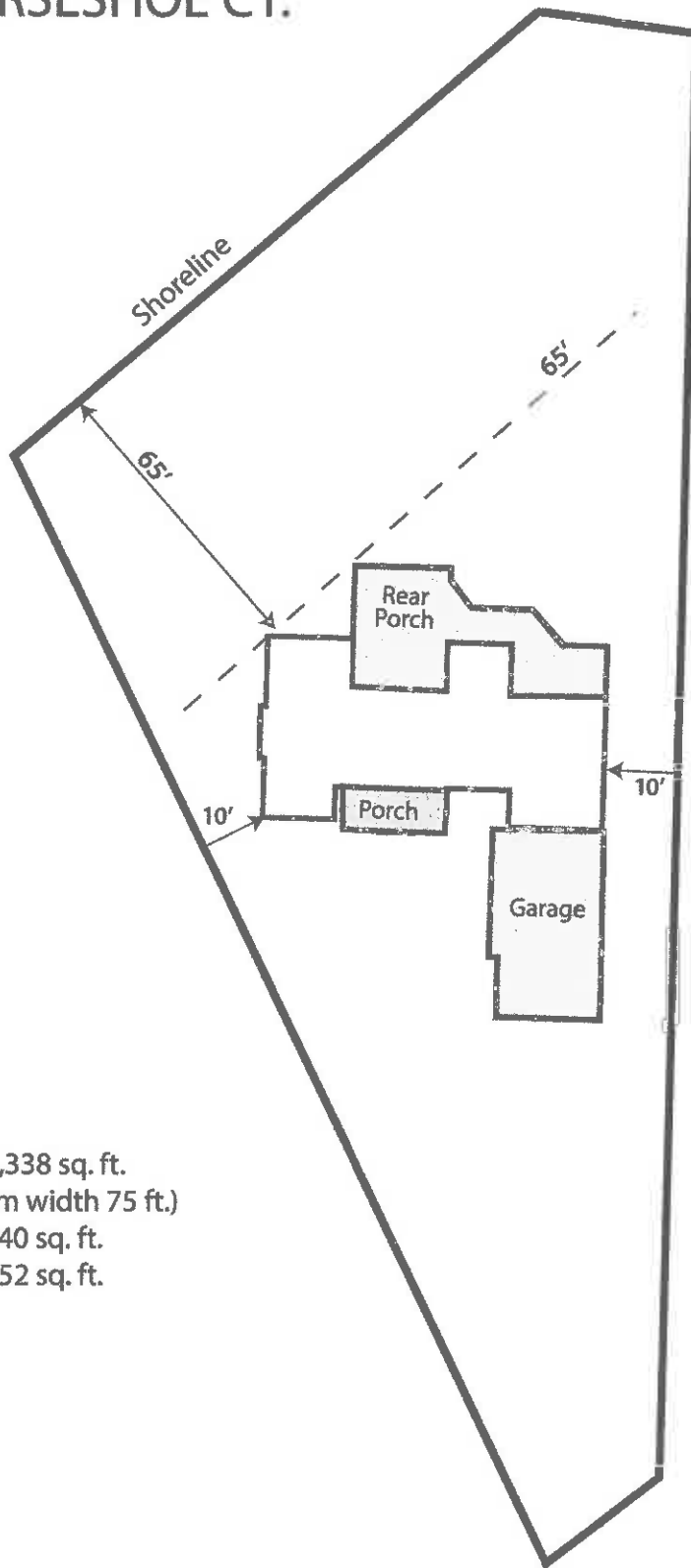
ATKINSON LAND SURVEYING  
 2nd L. Atkinson, P.L.S. No. 2254  
 127 Hershey Drive, Columbus, Georgia 31024  
 (912) 294-2292



PLAT OF BOUNDARY SURVEY OF LOT 4, BLOCK B, HORSESHOE BEND SUBDIVISION	
FOR <b>JENNIFER LYNN JORDAN &amp; CHARLES EDWARD JORDAN IV</b>	
LOCATED IN LAND LOT 442 OF LAND DISTRICT 2, G.M.D. 308, PUTNAM COUNTY, GEORGIA	
DATE: AUGUST 27, 2020	SCALE: 1" = 40' SURVEY NO. 020-036



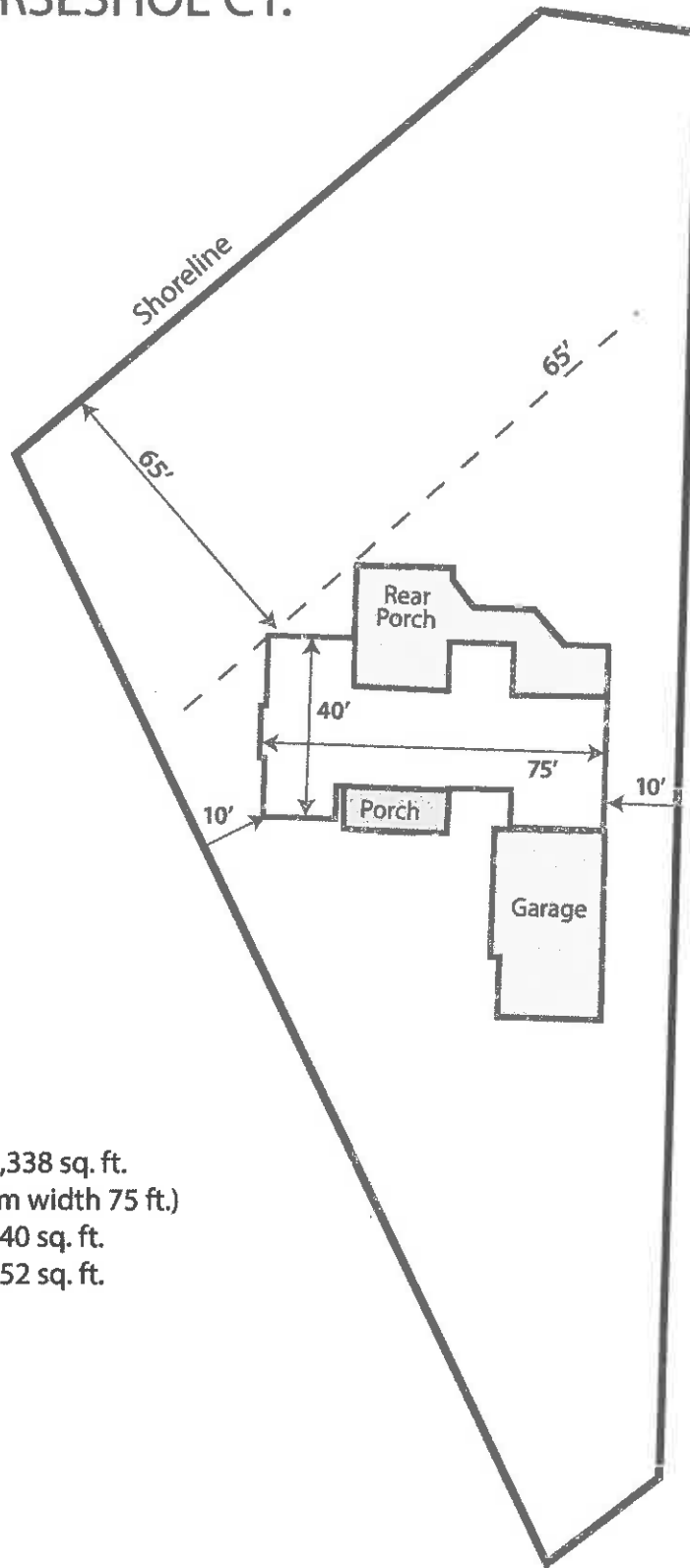
# 107 HORSESHOE CT.



**Footprint:**

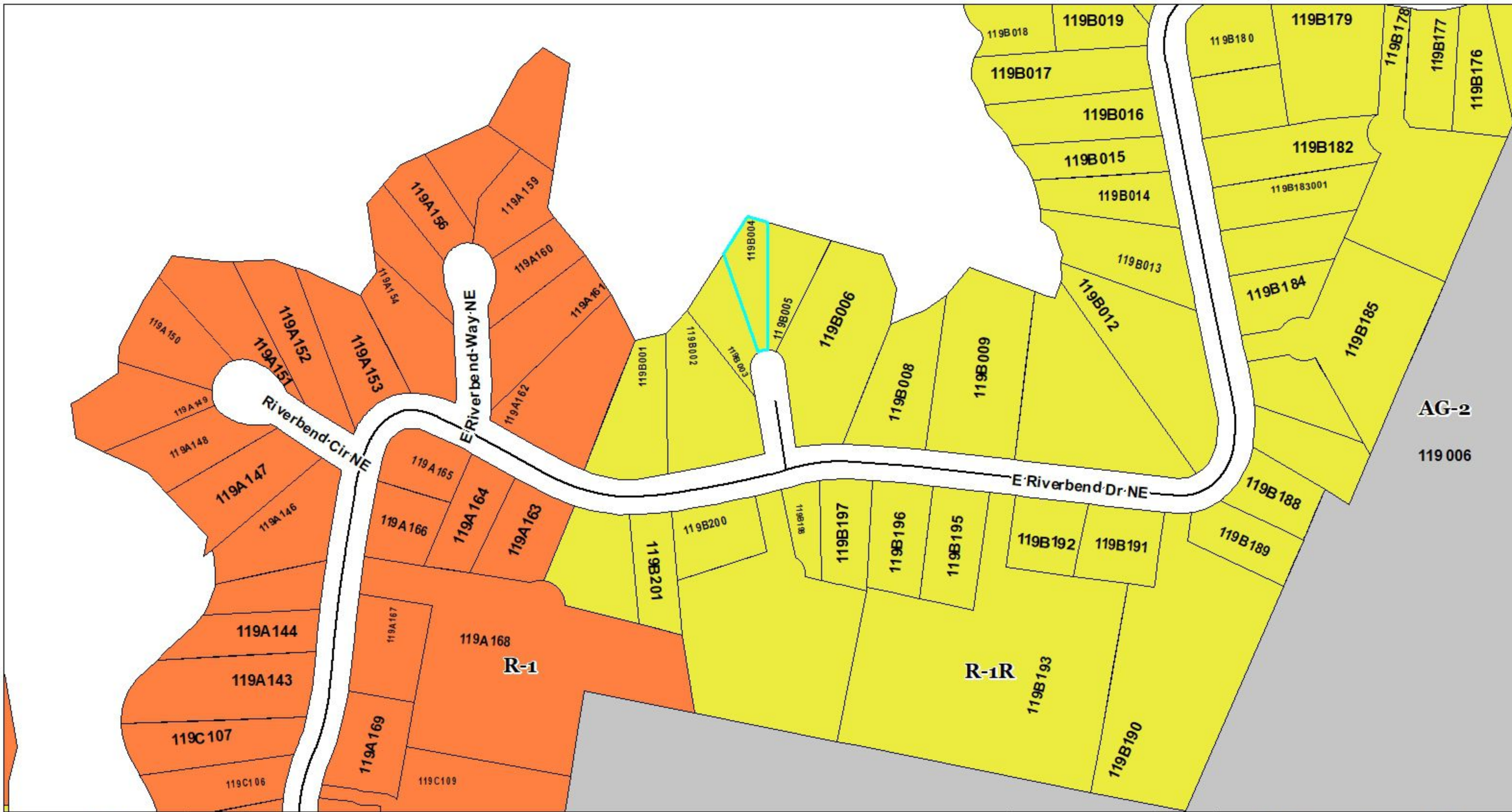
- Heated 2,338 sq. ft.  
(maximum width 75 ft.)
- Garage 840 sq. ft.
- Porch 452 sq. ft.

# 107 HORSESHOE CT.



## Footprint:

- Heated 2,338 sq. ft.  
(maximum width 75 ft.)
- Garage 840 sq. ft.
- Porch 452 sq. ft.



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

**GEOGRAPHIC FEATURE LEGEND**

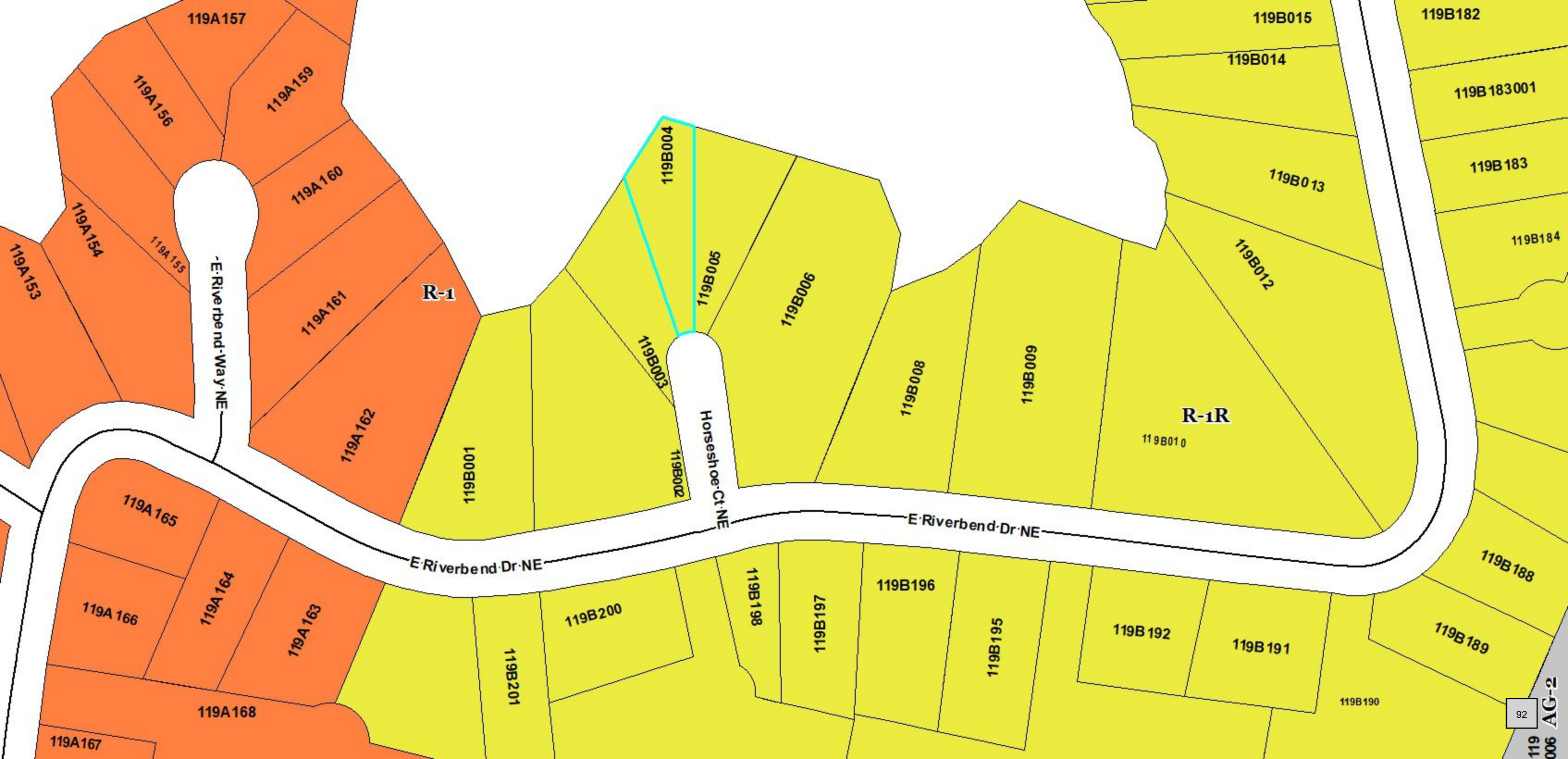
Overlay District	AG-2	C-2 CITY	IND-2 CITY	R-1 CITY	R-1	RM-2
No Code	C-1	I-M	MHP	R-2 CITY	R-1R	RM-3
AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R-3 CITY	R-2	VLLAGE
AG-1 CITY	C-2	IND-2	PUBLIC CITY	R-4 CITY	RM-1	

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

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

**MAP 119B**

MAP SCALE: 1" = 208.33' SCALE RATIO: 1:2,500 DATE: SEPT 2011



119A157

119B015

119B182

119A156

119B014

119B183001

119A159

119A160

119B183

119B004

119B013

119B184

119A154

119A161

R-1

119B005

119B006

119B012

119A153

119A154

119A155

E Riverbend Way NE

119A161

119A162

119B001

119B003

Horseshoe Ct NE

119B008

119B009

R-1R

119B010

119A165

E Riverbend Dr NE

E Riverbend Dr NE

119B188

119A166

119A164

119A163

119B200

119B198

119B197

119B196

119B195

119B192

119B191

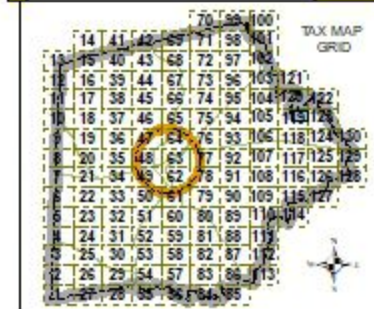
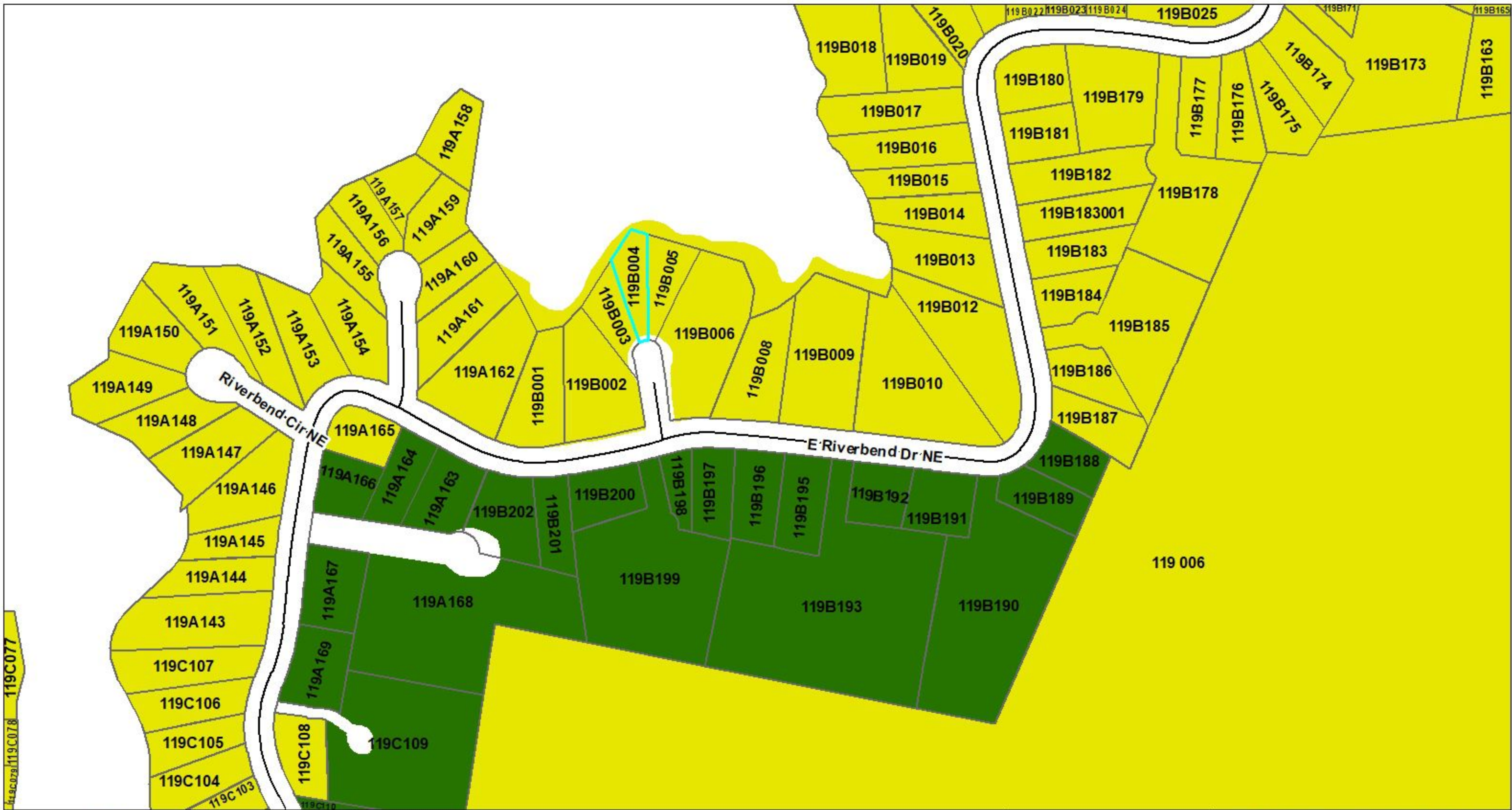
119B189

119A168

119B201

119B190

119A167



**GEOGRAPHIC FEATURE LEGEND**

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

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

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

**MAP 119B**

MAP SCALE: 1" = 250'    SCALE RATIO: 1:3,000    DATE: SEPT 2011



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Agenda

Thursday, October 01, 2020 ♦ 6:30 PM

Putnam County Administration Building – Room 203

### Opening

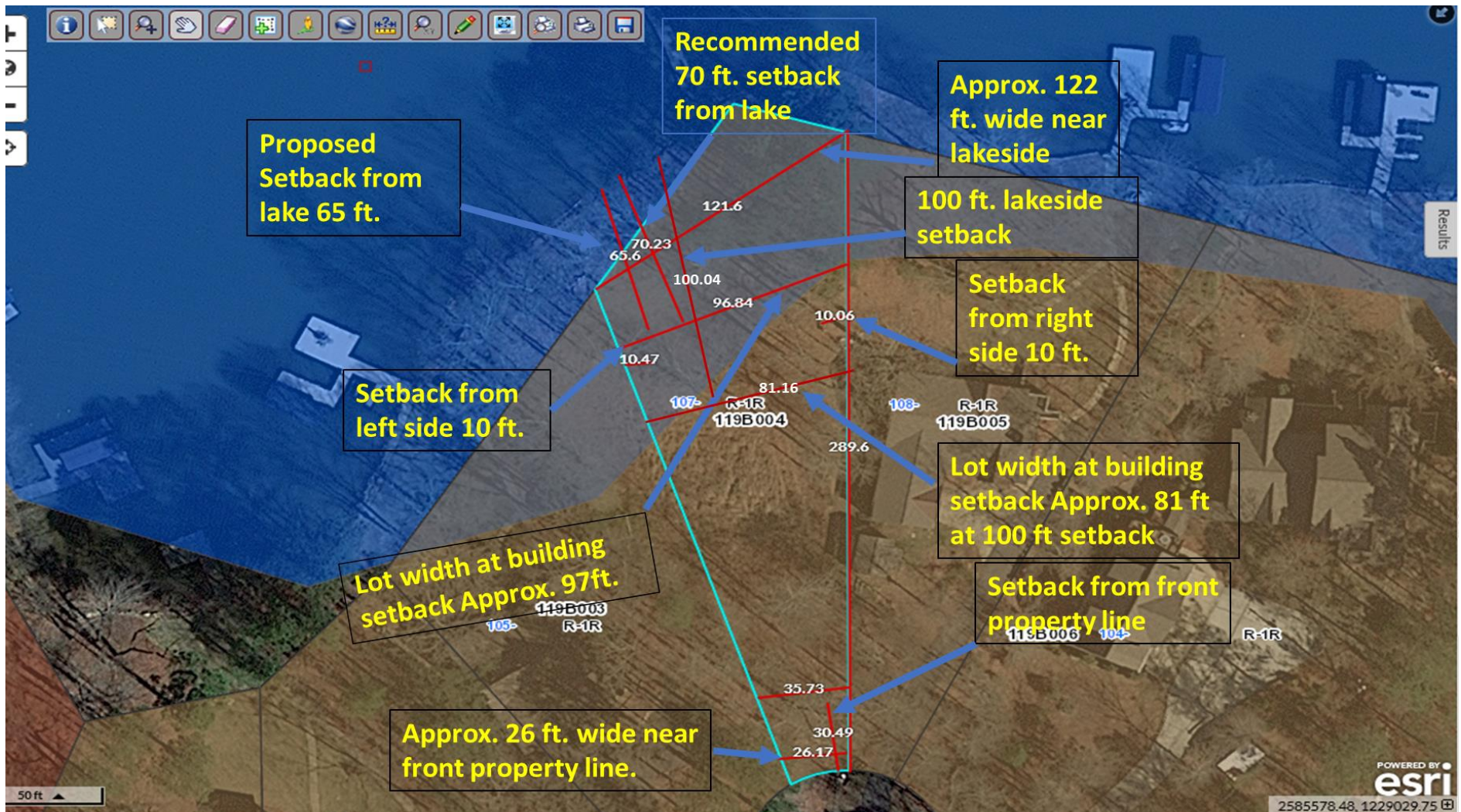
1. Call to Order
2. Attendance
3. Rules of Procedures

### Minutes

4. Approval of Minutes - August 6, 2020

### Requests

9. Request by **Jennifer Jordan, agent for Lloyd Clyde Mitchell** for a side and rear yard setback variance at 107 Horseshoe Court. Presently zoned R-1R. [**Map 119B, Parcel 004, District 3**]. The applicant is requesting a 35-foot rear yard setback variance, being 65 feet from the nearest point to the lake and a 10-foot side yard setback variance, being 10 feet from both side property lines. They would like to construct a 40'X75 foot (3,500 square-feet), two-story home at this location. This is a pie shaped lot with the buildable area closest to the lake. Putnam County Code of Ordinance Chapter 66-79(c) states that the minimum lot width at building setback is 100 feet. If this home were to be positioned at 100 feet from the lake, there would be approximately 81 feet of buildable area. The proposed home measures 75 feet in width giving the structure approximately 3 feet for both side setbacks. Upon careful observation and measuring of the proposal, staff concluded that the proposed structure could be shifted an additional 5 feet towards the front property line. This would place the proposed structure 70 feet from the nearest point to the lake instead of the requested 65 feet. Placing the proposed structure 70 feet from the nearest point to the lake, gives the applicants approximately 97 feet of buildable area and 10 feet on each side. Due to the unique shape of the lot, the suggested location is the best option for the structure. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).



Although the applicant is seeking a 35-foot rear yard setback variance being 65 feet from the nearest point to the lake, staff recommendation is for approval of a 30-foot rear yard setback variance, being 70 feet from the nearest point to the lake and a 10-foot side yard setback variance, being 10 feet from the left and right-side property lines at 107 Horseshoe Court [Map 119B, Parcel 004].

New Business  
Adjournment

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

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

\*The Putnam County Board of Commissioners will hear these agenda items on October 20, 2020 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

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

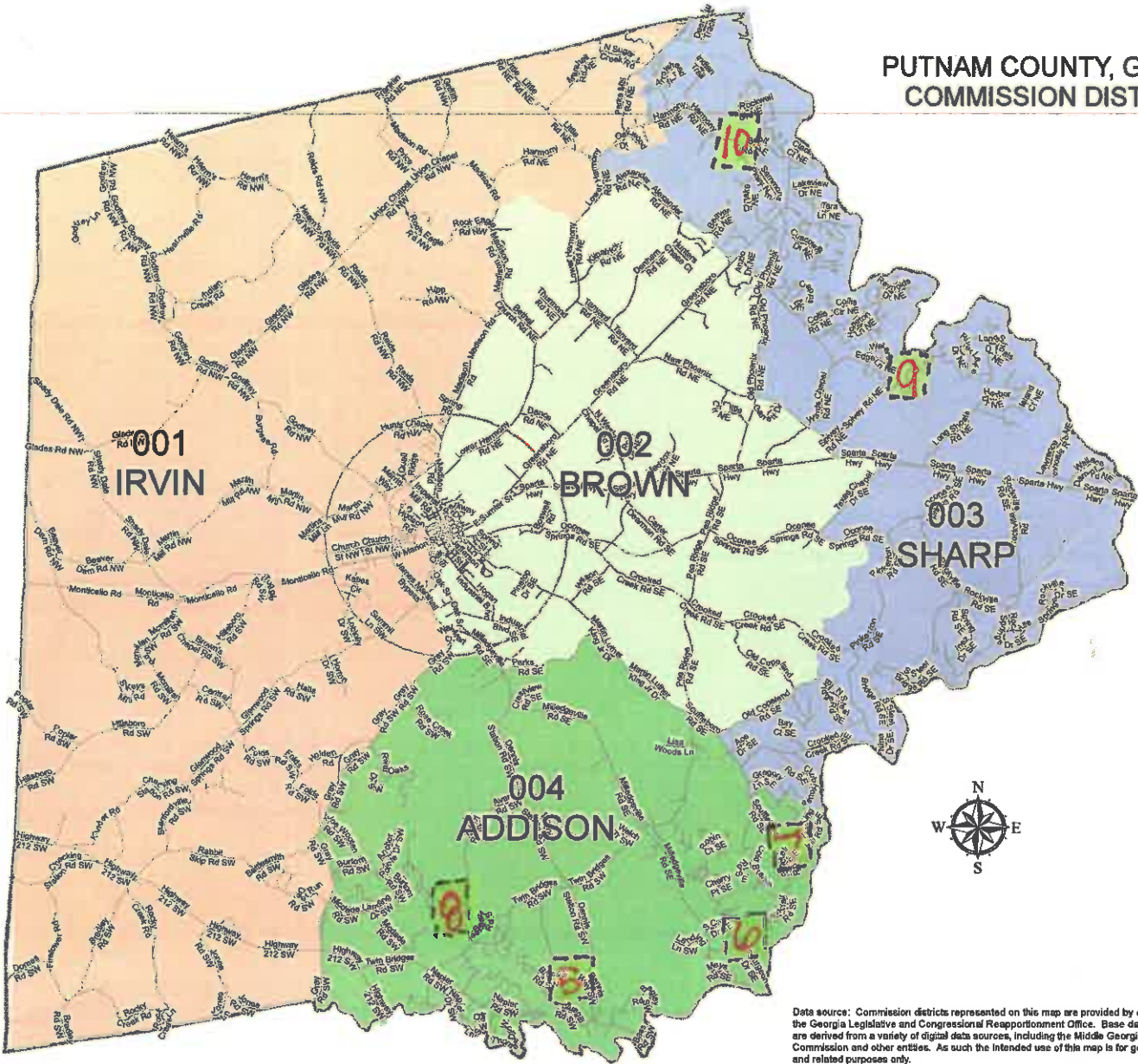
Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in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



**File Attachments for Item:**

10. Request by **Aaron Burgess, agent for James Mauldin** to rezone .53 acres (23,182 sq. ft.) from C-1 to C-2 at 841 Harmony Road. **[Map 102A, Part of Parcel 173, 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" = 5,687.28' SCALE RATIO: 1:68,367.34 DATE: JUNE 2018

5. Request by **Russell & Linda White** for a side yard setback variance at 105 Southshore Road. Presently zoned R-2. [Map 083A, Parcel 122, District 4].
6. Request by **Thomas Long** for a side and rear yard setback variance at 142 S Leisure Lane. Presently zoned R-1. [Map 086B, Parcel 007, District 4].
7. Request by **Bill & Dawn Johnson** for a side and rear yard setback variance at 170 Sinclair Circle. Presently zoned R-2. [Map 112B, Parcel 026, District 4].
8. Request by **Scott Jackson** for a side yard setback variance at 113 Little River Trail. Presently zoned R-2 [Map 057A, Parcel 117, District 4].
9. Request by **Jennifer Jordan, agent for Lloyd Clyde Mitchell** for a side and rear yard setback variance at 107 Horseshoe Court. Presently zoned R-1R. [Map 119B, Parcel 004, District 3].
10. Request by **Nathan Hyde, agent for James Mauldin** to rezone .53 acres (23,182 sq. ft.) from C-1 to C-2 at 841 Harmony Road. [Map 102A, Part of Parcel 173, 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 PHAN-2020-01273 DATE: 8/20/20

MAP lot 14-A PARCEL 102A173

1. Name of Applicant: James Mauldin - Marble Works - Nathan Hyde

2. Mailing Address: 841 harmony rd

3. Phone: (home) \_\_\_\_\_ (office) \_\_\_\_\_ (cell) 478 288 2289

4. The location of the subject property, including street number, if any: eatonton ga 31024 841 harmony rd

5. The area of land proposed to be rezoned (stated in square feet if less than one acre):  
23182

6. The proposed zoning district desired: C2

7. The purpose of this rezoning is (Attach Letter of Intent)  
combined parcels to allow addition of existing building onto adjacent lot

8. Present use of property: storage for countertop Desired use of property: storage for countertop

9. Existing zoning district classification of the property and adjacent properties:  
Existing: C1  
North: C2 South: C1 East: C2 West: C2

✓ 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. RCM: 2020 AUG 20 *AC*

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: Mixed commercial and Industrial use

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). *N/A*

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.) *N/A*

18. Proof that property taxes for the parcel(s) in question have been paid.

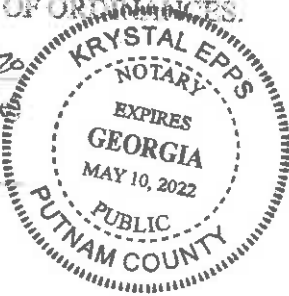
19. Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.) *Not required*

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

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

*[Signature]*  
Signature (Property Owner) *8/20/20*  
(Date)

*[Signature]*  
Signature (Applicant) *8/20/20*  
(Date)



*[Signature]*  
Notary Public

*[Signature]*  
Notary Public

Office Use	
Paid: \$ <u>250<sup>00</sup></u> (cash) _____ (check) _____ (credit card) <input checked="" type="checkbox"/>	
Receipt No. _____	Date Paid: <u>8-20-2020</u>
Date Application Received: <u>8-20-2020</u>	
Reviewed for completeness by: <u>[Signature]</u>	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: <u>10-20-2020</u>	Date submitted to newspaper: _____
Date sign posted on property: <u>9-9-2020</u>	Picture attached: yes _____ no _____

RCUP 2020 AUG 20

*[Handwritten initials]*

## Courtney Andrews

---

**From:** Courtney Andrews  
**Sent:** Tuesday, September 8, 2020 4:09 PM  
**To:** Courtney Andrews  
**Subject:** FW: Rezoning Application

**From:** Freedom Construction <nathan@freedomconstruction.com>  
**Sent:** Tuesday, September 8, 2020 2:44 PM  
**To:** Courtney Andrews <candrews@putnamcountyga.us>  
**Subject:** Re: Rezoning Application

It is our intent to have .53 acres of our 1.19 acre C1 tract lot 14a #102A173 rezoned to C2 to combine it with the adjacent C2 property lot 20 #102A168. This will allow us to build an addition to the warehouse located on lot 20 to allow our business more storage space. The remaining .66 acres of lot 14a #102A173 will remain C1.

Sent from my iPhone

C17935

*Putnam* County, Georgia  
Real Estate Tax  
Paid 2-18-94  
*Ana K. Yates-Doo*  
Clerk of Superior Court

277

Thomas W. Lott, Clerk  
Putnam County Superior Court  
Filed 2-18-94  
Time 11 AM  
Recorded 2-18-94  
Page 277-278  
*Ana K. Yates-Doo*

GEORGIA, GREENE COUNTY.

THIS INDENTURE, Made this 16th day of February, 1994, by and between Raul E. Ojalora and Ana Patricia Garcia, 1830 Highway 15 South, Greensboro, Georgia 30642, of the first part; and James L. Mauldin, 1110 Big Water Court, Greensboro, Greene County, Georgia 30642, of the second part.

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of other valuable considerations and TEN (\$10.00) DOLLARS, 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 do grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all the following described property, to-wit:

All that tract or parcel of land situate, lying and being in Putnam County, Georgia, and being more particularly known and designated as Lot 14 in Block B of Section 1 of Oconee Woods Subdivision according to a plat which appears of record in Plat Book 14, page 63, in the Office of the Clerk of the Superior Court of Putnam County, Georgia, which plat was made by Brent Cunningham, Georgia Registered Land Surveyor and dated January 27, 1987. Said plat is referred to for the purpose of a more complete and accurate description and is incorporated herein by reference; and also the plat recorded in Plat Book 14, page 62, in said Clerk's Office. This is a portion of the land conveyed by Sebastian Cove, Inc. to Raul E. Ojalora and Ana Patricia Garcia by Warranty Deed dated December 20, 1989, recorded in Deed Book 7-X, page 573, in said Clerk's Office.

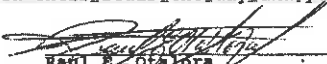
The above property is subject to restrictive covenants recorded in Deed Book 7-D, page 34, in said Clerk's Office.

TO HAVE AND TO HOLD, The said bargained premises, together 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 party of the second part, his heirs and assigns, forever in FEE SIMPLE.

AND the said parties of the first part, for their heirs and assigns, will warrant and forever defend the right and title to the above described property unto the said party of the second part, his heirs and assigns, against the claims of all persons whomsoever.

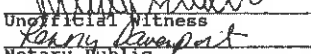
RCUD 2020 AUG 20

IN WITNESS WHEREOF, the said parties of the first part have here-  
unto set their hands and affixed their seals the day and year first  
above written.

  
Paul E. Ojalora (SEAL)

  
Ana Patricia Garcia (SEAL)

Signed, sealed and delivered  
in the presence of:

Unofficial Witness  


Notary Public,  
My Commission Expires:  
(AFFIX NOTARY SEAL)

Notary Public, County of Santa Clara,  
My Commission Expires 10/31/2021

(Seal Affixed)

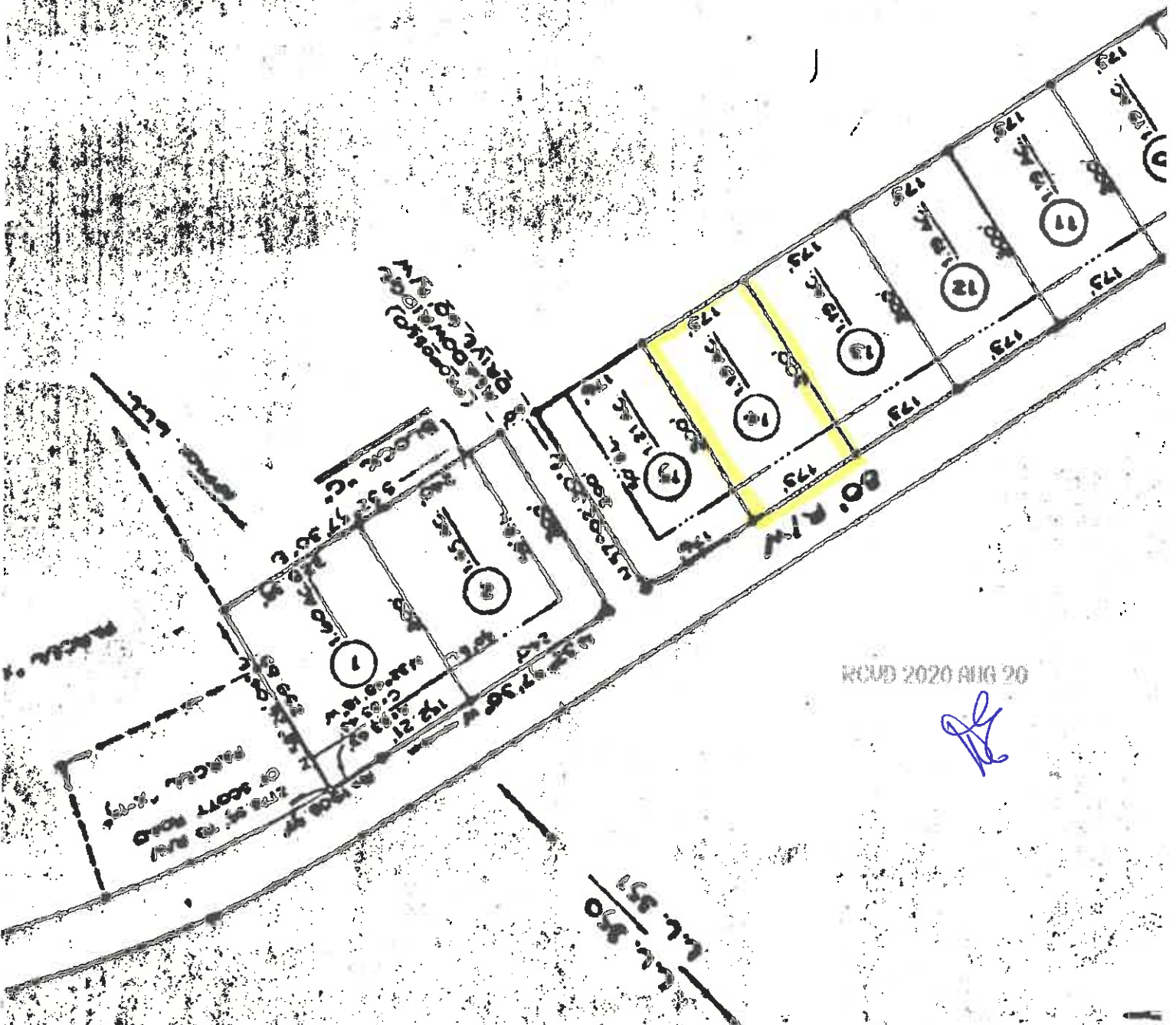
RCUD 2020 AUG 20



FIELD EQUIPMENT USED:  
TOPCON 575-3 TOTAL STATION  
FIELD DATA CLOSURE:

*Handwritten:* Family Records  
Map by Dick  
8/30/2020

GEORGIA WOODLAND, INC.



ROAD 2020 AUG 20

*Handwritten signature*





# 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 Aaron Burgess TO BE MY  
AGENT FOR THE PURPOSE OF APPLYING FOR rezoning OF PROPERTY DESCRIBED AS  
MAP 14-A PARCEL 102A173, CONSISTING OF 3 ACRES, WHICH HAS THE FOLLOWING ADDRESS:  
841 Harmony 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 2<sup>nd</sup> DAY OF September, 2020.

PROPERTY OWNER(S): James Mauldin  
NAME (PRINTED)

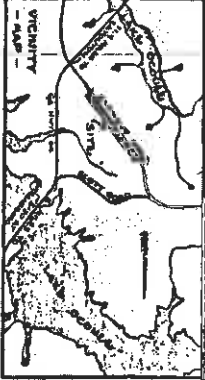
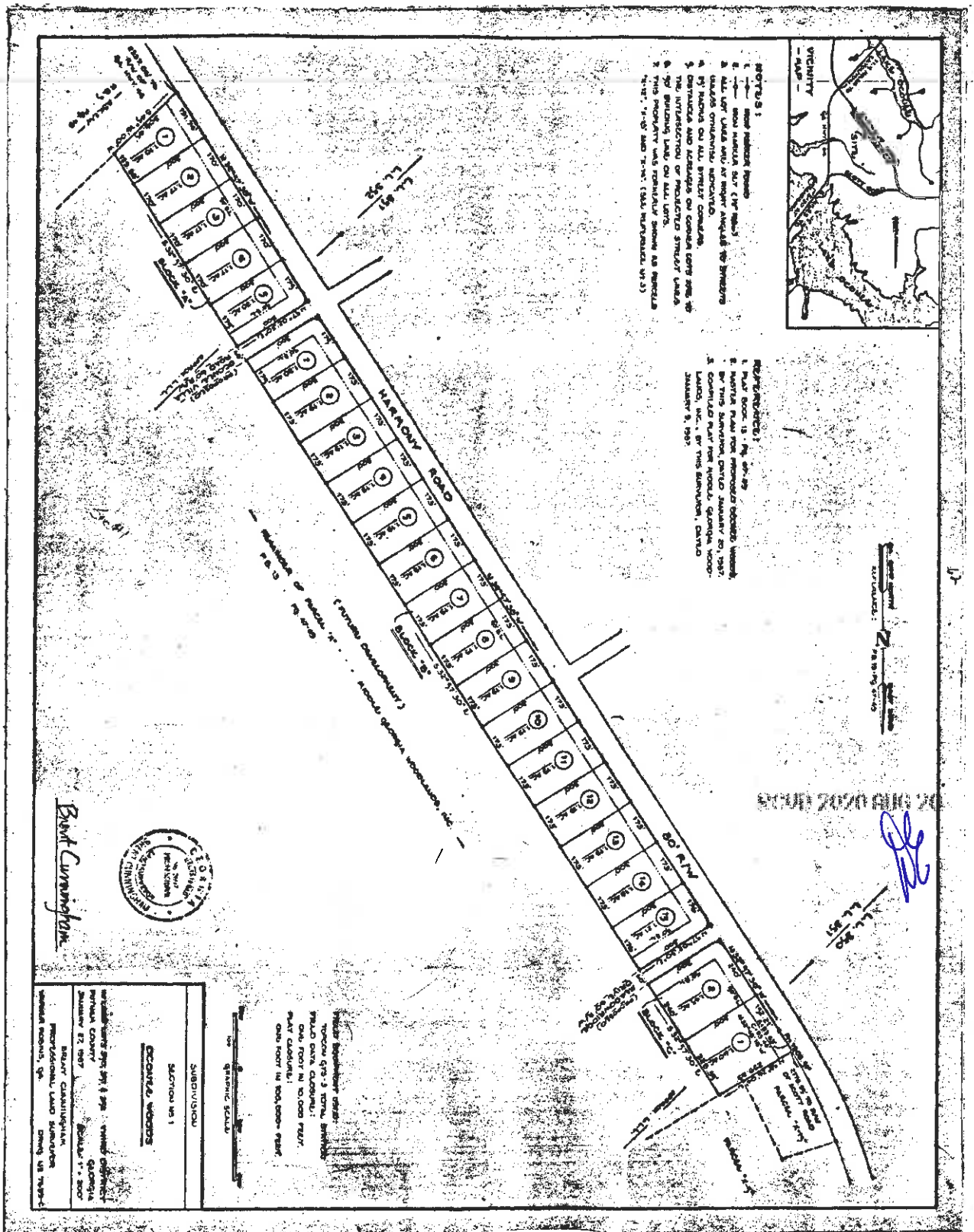
James Mauldin  
SIGNATURE

ADDRESS: 841 Harmony Rd Eatonton Ga 31024  
PHONE: 478-288-7289

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS  
2<sup>nd</sup> DAY OF September, 2020.

Tamara Jernigan  
NOTARY  
MY COMMISSION EXPIRES: December 17, 2022





- RECORDS:**
1. PLAT BOOK 13, PG. 67-69
  2. PLAT BOOK 12, PG. 67-69
  3. PLAT BOOK 11, PG. 67-69
  4. PLAT BOOK 10, PG. 67-69
  5. PLAT BOOK 9, PG. 67-69
  6. PLAT BOOK 8, PG. 67-69
  7. PLAT BOOK 7, PG. 67-69
  8. PLAT BOOK 6, PG. 67-69
  9. PLAT BOOK 5, PG. 67-69
  10. PLAT BOOK 4, PG. 67-69
  11. PLAT BOOK 3, PG. 67-69
  12. PLAT BOOK 2, PG. 67-69
  13. PLAT BOOK 1, PG. 67-69

- REPERCUSSIONS:**
1. PLAT BOOK 13, PG. 67-69
  2. PLAT BOOK 12, PG. 67-69
  3. PLAT BOOK 11, PG. 67-69
  4. PLAT BOOK 10, PG. 67-69
  5. PLAT BOOK 9, PG. 67-69
  6. PLAT BOOK 8, PG. 67-69
  7. PLAT BOOK 7, PG. 67-69
  8. PLAT BOOK 6, PG. 67-69
  9. PLAT BOOK 5, PG. 67-69
  10. PLAT BOOK 4, PG. 67-69
  11. PLAT BOOK 3, PG. 67-69
  12. PLAT BOOK 2, PG. 67-69
  13. PLAT BOOK 1, PG. 67-69



*Brent Cunningham*

SUBDIVISION	
SECTION NO. 1	
RECORDS	
PLAT BOOK 13, PG. 67-69	PLAT BOOK 12, PG. 67-69
PLAT BOOK 11, PG. 67-69	PLAT BOOK 10, PG. 67-69
PLAT BOOK 9, PG. 67-69	PLAT BOOK 8, PG. 67-69
PLAT BOOK 7, PG. 67-69	PLAT BOOK 6, PG. 67-69
PLAT BOOK 5, PG. 67-69	PLAT BOOK 4, PG. 67-69
PLAT BOOK 3, PG. 67-69	PLAT BOOK 2, PG. 67-69
PLAT BOOK 1, PG. 67-69	

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.  
 THIS PLAT IS SUBJECT TO ALL RECORDS AND REPERCUSSIONS.  
 THE SURVEYOR HAS BEEN SATISFIED THAT THE DIMENSIONS AND AREAS SHOWN ON THIS PLAT ARE CORRECT.  
 DATE OF SURVEY: 10/08/2007  
 DATE OF PLAT: 10/08/2007  
 DATE OF RECORD: 10/08/2007

GRAPHIC SCALE



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## 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: Nathan Hyde

2. Address: 841 Harmony rd eatonton ga 31024

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

Signature of Applicant: \_\_\_\_\_

Date: 08/31/20

2019 014943 ACCT # 1380R LT 14 BLK B SEC 1 OC WDS (MARB  
 MAULDIN JAMES L 102A 173

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	407,646	GROSS ASSESSMENT	163,058	4,010.74
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	163,058	INTEREST
SCHOOL EXEMPTION		NET SCHOOL ASSESSMENT	163,058	
COUNTY	1,337.56			
SCHOOL	2,611.54			
SPEC SERV	61.64			
DUE 12/01/19	4,010.74	PAID IN FULL	11/25/2019	
00000 01 T MAULDIN JAMES L				
O 1110 BIG WATER CT GREENSBORO GA 30642				
FROM PAMELA K. LANCASTER PUTNAM COUNTY TAX COMM 100 S JEFFERSON ST # 207 EATONTON GA 31024				
DUE IN FULL BY 12/01/2019				
				TOTAL
				4,010.74

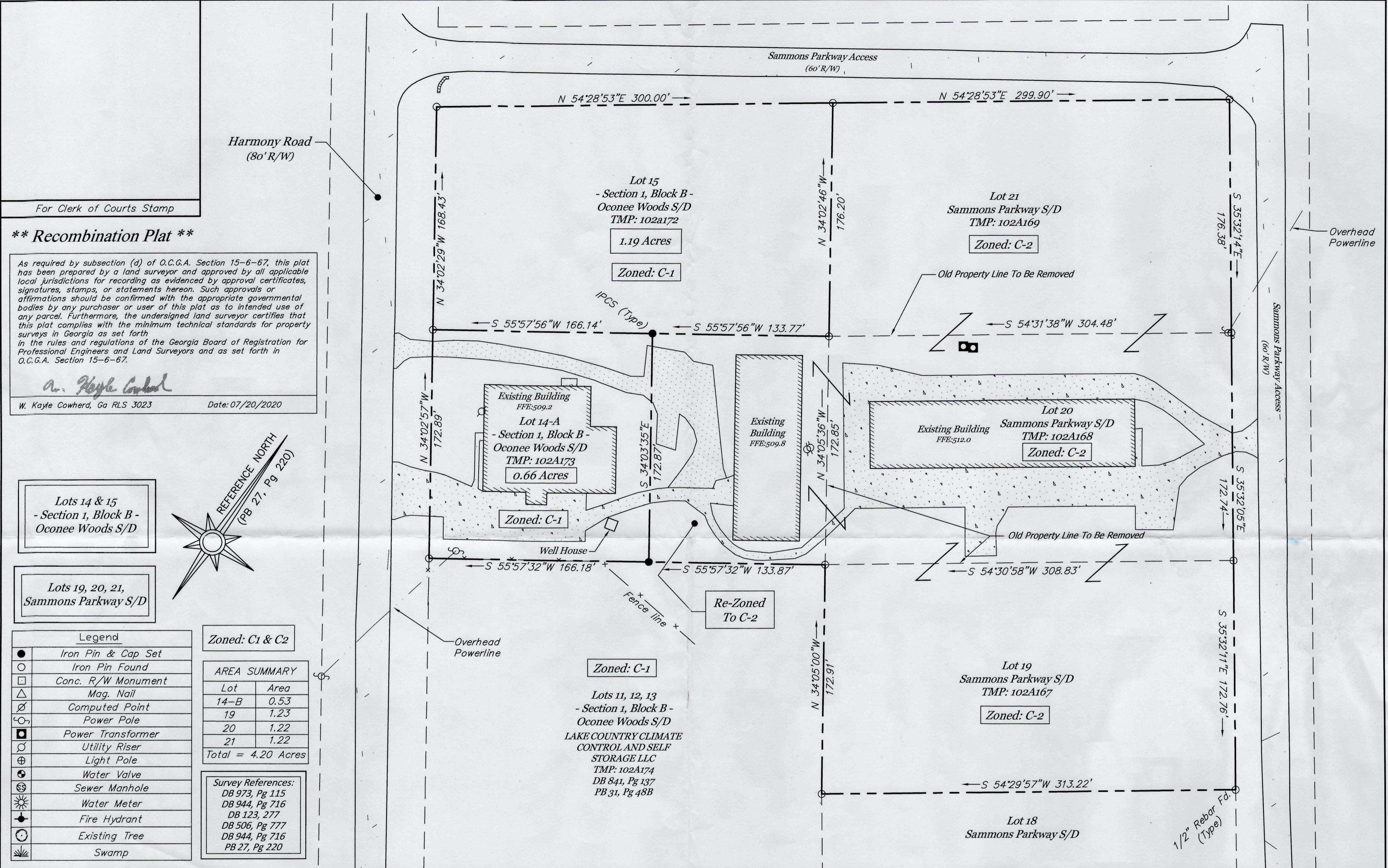
2019 014943 ACCT # 1380R LT 14 BLK B SEC 1 OC WDS (MARB  
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				4,010.74



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FROM PAMELA K. LANCASTER PUTNAM COUNTY TAX COMM 100 S JEFFERSON ST # 207 EATONTON GA 31024				
DUE IN FULL BY 12/01/2019				
				TOTAL
				4,010.74



For Clerk of Courts Stamp

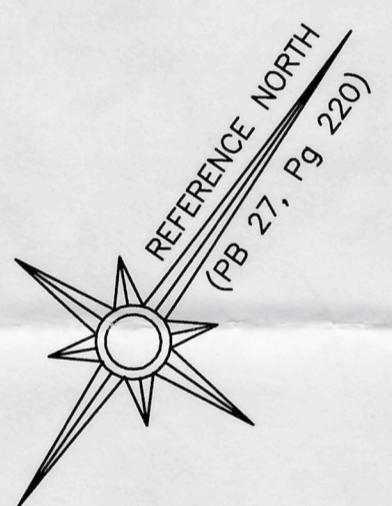
**\*\* Recombination Plat \*\***

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.

*W. Kayle Cowherd*  
 W. Kayle Cowherd, Ga RLS 3023 Date: 07/20/2020

Lots 14 & 15  
 - Section 1, Block B -  
 Oconee Woods S/D

Lots 19, 20, 21,  
 Sammons Parkway S/D



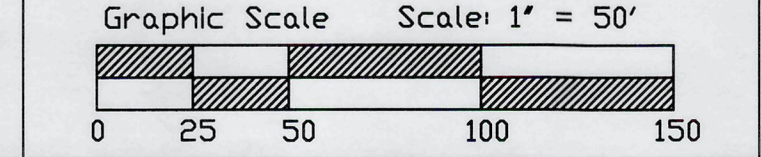
Legend	
●	Iron Pin & Cap Set
○	Iron Pin Found
□	Conc. R/W Monument
△	Mag. Nail
⊗	Computed Point
⊙	Power Pole
⊕	Power Transformer
⊖	Utility Riser
⊗	Light Pole
⊙	Water Valve
⊕	Sewer Manhole
⊖	Water Meter
⊗	Fire Hydrant
⊙	Existing Tree
⊕	Swamp

Zoned: C1 & C2	
AREA SUMMARY	
Lot	Area
14-B	0.53
19	1.23
20	1.22
21	1.22
Total = 4.20 Acres	
Survey References:	
DB 973, Pg 115	
DB 944, Pg 716	
DB 123, 277	
DB 506, Pg 777	
DB 944, Pg 716	
PB 27, Pg 220	

Recombination Survey For:

**Marble Works & Brett Mauldin**

G.M.D.	389	Putnam County, Georgia
Address:	841 Harmony Road Eatonton, Ga 31024	
Job No.	2020-114	
Tax Map Parcel Number	102A1 67-69 & 72-73	
Field work date:	07/10/2020	
Final plat date:	07/20/2020	
Plat Revision Date:		



The public records referenced on this plat are the only ones used and/or necessary to the establishment of the boundary of this property. They are not and do not constitute a title search. This plat is subject to all legal easements, right-of-ways, and covenants public and private. This plat or survey is intended for the sole use of the names listed hereon any other use is strictly prohibited. In my professional opinion this plat is a true and correct representation of the land platted. The field data upon which this map or plat is based has a closure precision of 3 CM per 50 parts per million. This Map or Plat has been calculated for closure and is found to be accurate to within one foot in 130,481 feet. All underground utilities are not shown hereon. This surveyor does not certify or guarantee the size, shape, pressure, material, and direction of any underground utility.

O/S = Offset  
 P/L = Property Line  
 C/L = Centerline  
 C&G = Curb & Gutter  
 UGP = Underground Power  
 CLF = Chain Link Fence

R/W = Right of Way  
 P.O.B. = Point of Beginning  
 P.O.C. = Point of Commencement  
 TMP = Tax Map Parcel Number  
 BSL = Minimum Building Setback Line  
 GI = Grate Inlet CB = Catch Basin

**Flood Hazard Note:**  
 No portion of this property lies within a Flood Hazard Zone "A" as shown on F.I.R.M. Map #13237C0075C with an Effective Date of September 26, 2008.

**Equipment Used:**  
 Carlson Robotic Total Sta.  
 Topcon 211D  
 Carlson GPS w/RTK

IPCF = Iron Pin & Cap Found  
 IPCS = Iron Pin & Cap Set  
 PKNF = Mag. Nail Found  
 PKNS = Mag. Nail Set  
 OTPF = Open Top Pipe Found  
 CMF = Conc. Monument Found

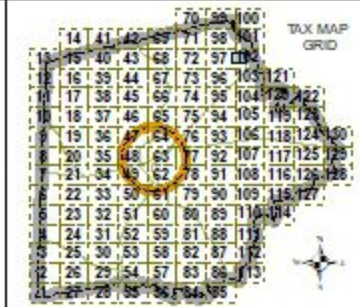
Legend	
●	Iron Pin & Cap Set
○	Iron Pin Found
□	Conc. R/W Monument
△	Mag. Nail Found
⊗	Computed Point
⊙	Power Pole
⊕	Power Transformer
⊖	Utility Riser
⊗	Light Pole
⊙	Water Valve
⊕	Sewer Manhole
⊖	Water Meter
⊗	Fire Hydrant
⊙	Existing Tree
⊕	Swamp



**Cowherd & Associates**  
 Land Surveyors

Site Planning - Boundary surveys - Tree Surveys  
 Plot Plans - Topographical Surveys - Subdivisions  
 2880 Maxeys Road - Union Point, Ga 30689 - (706)-817-2201

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 Georgia Certificate of Authorization No. LSF000739  
 dba Cowherd & Associates Land Surveyors  
 ALL RIGHTS RESERVED



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

**GEOGRAPHIC FEATURE LEGEND**

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

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-8180  
Web:  
[www.middlegeorgiarc.org](http://www.middlegeorgiarc.org)

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

# MAP 102A

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: SEPT 11 2010

097 035

097  
033

097 061

097 060  
**AG-1**

102A170

102A171

Sammons Industrial Pkwy NE

102A169

102A172

102A168

102A173

102A167

Harmony Rd NE

102A174

**C-1**

102A166

102A165

102D078

102D030

102D077

102A157

102A158

Sammons Industrial Pkwy NE

102A159

102A160

102 002

**C-2**

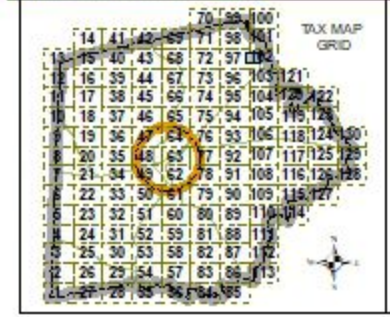
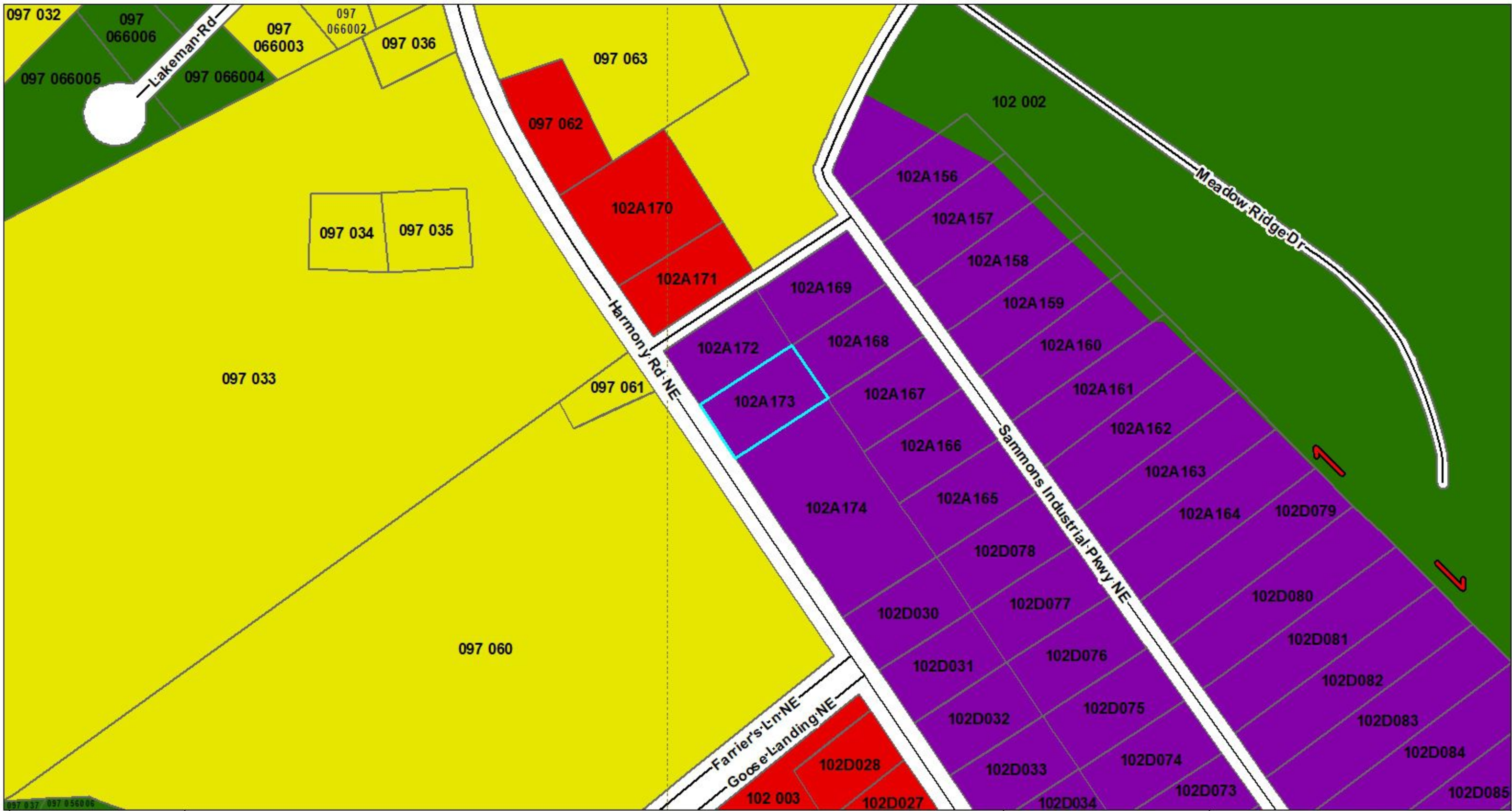
102A161

102A162

102A163

102A164

102D079



**GEOGRAPHIC FEATURE LEGEND**

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

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
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(478) 751-8100  
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PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

**MAP 102A**

MAP SCALE: 1" = 250'  
SCALE RATIO: 1:3,000  
DATE: SEPT 2011

112





## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

### Agenda

Thursday, October 01, 2020 ♦ 6:30 PM

Putnam County Administration Building – Room 203

#### Opening

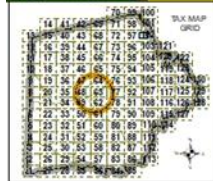
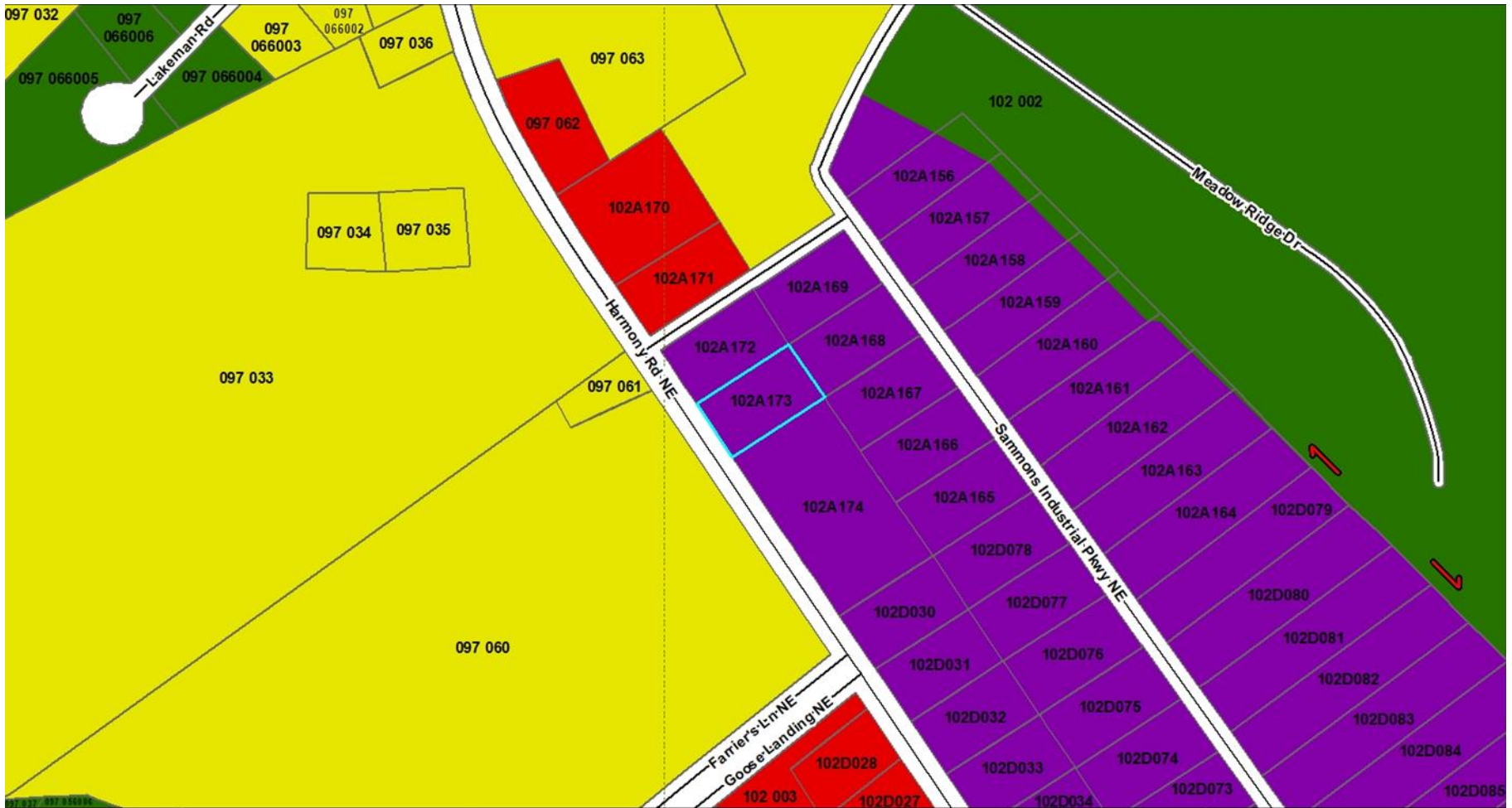
1. Call to Order
2. Attendance
3. Rules of Procedures

#### Minutes

4. Approval of Minutes - August 6, 2020

#### Requests

10. Request by **Nathan Hyde, agent for James Mauldin** to rezone .53 acres (23,182 sq. ft.) from C-1 to C-2 at 841 Harmony Road. [**Map 102A, Part of Parcel 173, District 3**]. The applicant is requesting to rezone .53-acres of their 1.19-acre lot, identified as, **Map 102A Parcel 173** from C-1 to C-2 to combine it with the adjacent C-2 property, identified as, **Map 102A Parcel 168**. In order to combine the parcels, both parcels must be the same zoning status. The applicant will rezone .53 acres to C-2 and combine it with **Map 102A Parcel 168**. The remaining .66 acres of **Map 102A, Parcel 173** will remain zoned C-1. The proposed use is consistent with the allowed uses, as listed in section. [Sec. 66-106. - Uses allowed](#) of the C-2 zoning district. This rezoning to C-2 will not adversely impact the use of public facilities or services. The Future Land Use Concept Plan shows this property as industrial use. Additionally, the proposed use is consistent with the stated purpose of the C-2 zoning district and will not adversely affect the existing use value or usability of adjacent or nearby properties.



**GEOGRAPHIC FEATURE LEGEND**

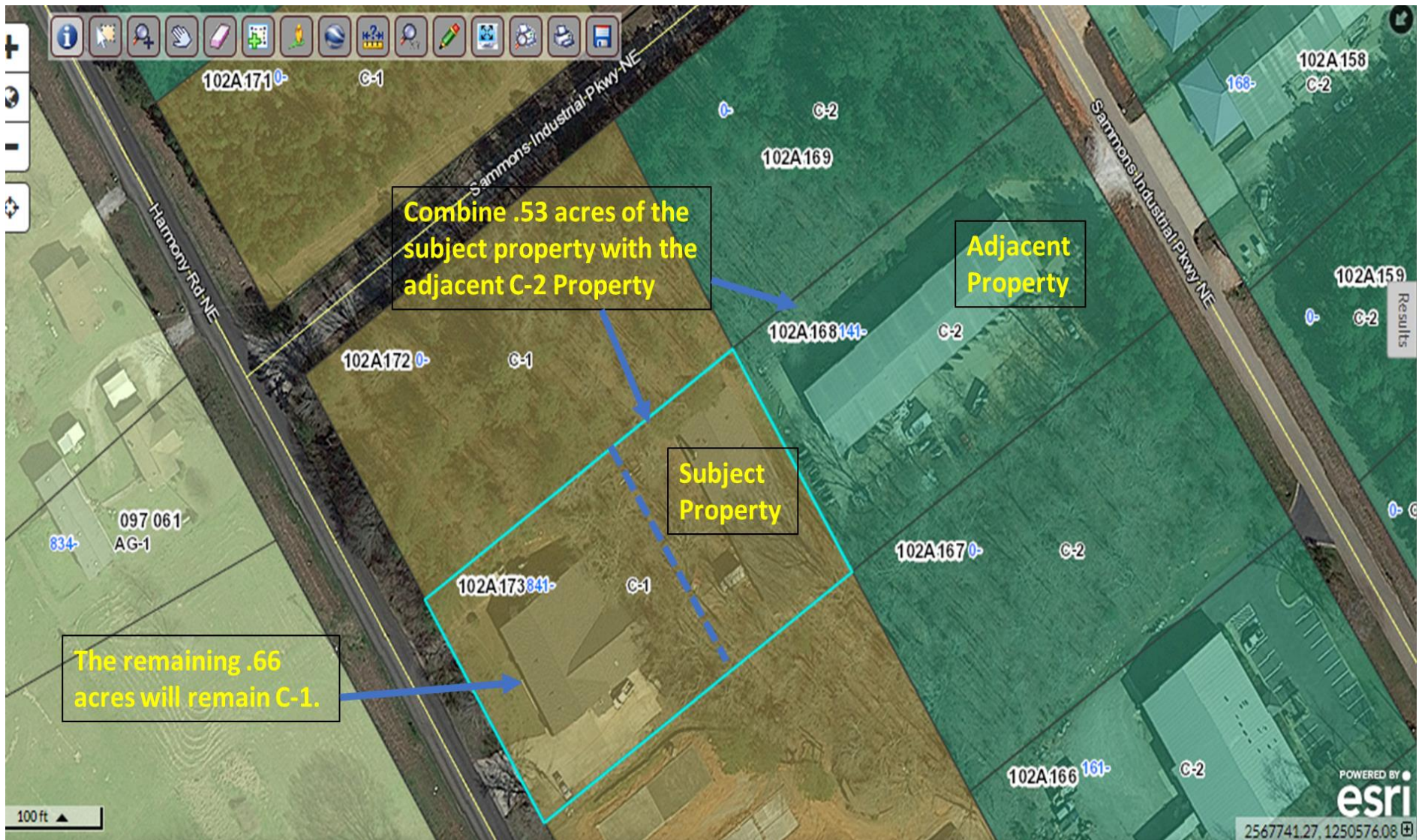
Estonton Limits	Agriculture/Forestry	Park/Recreation/Conservation	Residential
County Boundary	Commercial	Public/Institutional	Transportation/Communication/Utilities
Roads	Industrial	Undeveloped/Vacant	
Parcels			
Parcel Hooks			
	Mixed Use		

**MGRC**  
Middle Georgia Regional Commission  
175 Emory Hwy  
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(478) 751-0100  
Web: [www.middlegeorgia.com](http://www.middlegeorgia.com)

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

# MAP 102A

MAP SCALE: 1" = 250'    SCALE RATIO: 1:3,000    DATE: SEPTEMBER 2020



Staff recommendation is for approval to rezone .53 acres (23,182 sq. ft.) from C-1 to C-2 with the following conditions: 1.) This rezoning shall be conditional upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of Putnam County Code of Ordinances.

New Business  
Adjournment

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

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

\*The Putnam County Board of Commissioners will hear these agenda items on October 20, 2020 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

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

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