

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

Agenda

Thursday, January 04, 2018 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

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

Minutes

4. Approval of Minutes - November 2, 2017

Requests

5. Request by **Howard McMichael, agent for Aaron Burgess** for a rear yard setback variance at 100 West Riverbend Drive. Presently zoned R-1R. [**Map 119C, Parcel 054**].
6. Request by **Howard McMichael, agent for Aaron Burgess** for a rear yard setback variance at 101 East Riverbend Drive. Presently zoned R-1R. [**Map 119C, Parcel 055**].
7. Request by **Douglas L. & Jean W. Oakes** for a side yard setback variance at 114 Little River Run N. Presently zoned R-2. [**Map 058A, Parcel 141**].
8. Request by **Carl D. & Lillian Carter** for a side and rear yard setback variance at 194 Jackson Road, SE. Presently zoned R-1. [**Map 086B, Parcel 047**].
9. Request by **R. Greg Waddell, agent for Christopher & Karen Baumann** for a side and rear yard setback variance at 121 Cold Branch Lane. Presently zoned R-2. [**Map 112A, Parcel 009**].
10. Request by **Clara Stogner** for a side yard setback variance at 163 Lakeview Drive. Presently zoned R-1. [**Map 102C, Parcel 018**]. **Request to withdraw without prejudice.**
11. Request by **Rick McAllister, agent for Patricia A. Wilson & M. John Wilson & ET AL** to rezone 25,264.80 square feet (.58 acres) at Tract A, 151 Collis Marina Road from R-1 to RM-2. [**Map 104B, Parcel 014**]. *
12. Request by **Rick McAllister, agent for Mary Ellen Peebles Revocable Living Trust** to rezone 26,571.60 square feet (.61 acres) at Track B, 149 Collis Marina Road from R-1 to RM-2. [**Map 104B, Parcel 013**]. *
13. Request by **Rick McAllister, agent for Estate of Claude P. Duncan** to rezone 20,037.60 square feet (.46 acres) at Tract C, 147 Collis Marina Road from R-1 to RM-2. [**Map 104B, Parcel 012**]. *

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on January 16, 2018 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

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

Persons with special needs relating to handicapped accessibility shall contact County Manager, Paul Van Haute, five business days in advance of the meeting at the Putnam County Administration Building, 117 Putnam Drive, Suite A, Eatonton, Georgia 31024, (706) 485-5826, between the hours of 8:00 am and 5:00 pm, Monday through Friday.

Backup material for agenda item:

4. Approval of Minutes - November 2, 2017

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

Thursday, November 2, 2017

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, November 2, 2017 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

1. Call to Order

Mr. John Langley, Vice-Chairman, called the meeting to order.

2. Attendance

Mrs. Karen Pennamon called the roll.

Present: John Langley, Vice-Chairman, Tommy Brundage, Alan Oberdeck, Frederick Ward

Absent: John Marshall, Jr.

Staff Present: Lisa Jackson, Karen Pennamon, and Jonathan Gladden

3. Rules of Procedures

Mr. Jonathan Gladden read the Rules of Procedures.

4. Approval of Minutes – October 5, 2017

Motion for approval made by: Alan M. Oberdeck

Seconded by: Frederick Ward

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			

5. Request by Jeff & Lisa Jones for a side yard setback variance at 125 Misty Way. Presently zoned R-1R. [Map 103A, Parcel 120].

Mr. Jeff Jones represented this request. Mr. Jones stated he is requesting a 10-foot setback variance, being 10 feet from the left side property line when facing the lake; he and his wife had remodeled the house and want to add a detached two-car garage. Mr. Jones stated that by taking into account the location of the existing structures on the long narrow lot that the proposed location would be the best site. He stated that the neighbors on the left side of their property have no problem with the request. Mr. Jones further explained that there is an ongoing civil matter involving encroachment by their neighbors on the right side of their property. He stated there is also an issue with two places on the property that would prevent the placement of the structure in those areas. The aforementioned was due to individuals in the past being allowed to bury construction debris on the property; this has made the ground hard and not buildable in those areas. Mr. Jones concluded that all the previously mentioned are reasons in addition to the location of the driveway and a heavily wooded area that the proposed location is the best suitable place for the future structure. **Mr. Oberdeck** stated he had visited the property and did not have a problem with the request. No one spoke in opposition to the request. Staff recommendation is for approval of a 10-foot setback variance, being 10 feet from the left side property line when facing the lake. **Mr. Oberdeck** made a motion for approval. **Mr. Ward** seconded. **All approved.**

Staff recommendation is for approval of a 10-foot setback variance, being 10 feet from the left side property line when facing the lake.

Motion for approval made by: Alan Oberdeck
 Seconded by: Frederick Ward

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			

- Request by **John Wright** for a side yard setback variance at 128 Haralson Drive. Presently zoned R-2. [Map 112B, Parcel 065].

Mr. John Wright represented this request. **Mr. Wright** stated he is requesting a 13-foot setback variance, being 7 feet from the right-side property line when facing the lake to build a storage building. He added that the proposed location would be the logical place to put the structure. **Mr. Oberdeck** stated he had visited the property and asked about the other structures on the property. **Mr. Wright** stated that one of the structures was attached to the house via a roof. **Mr. Langley** stated he had visited the property as well but did not recall the roof line being attached. He also stated the plat showed a storage building on the left-hand side when facing the house. In addition, a carport and another building were already showing on the lot, and an additional storage shed would total three accessory buildings. Mr. Langley stated that based upon the aforementioned the staff recommendation is to deny the request because the allotted number of accessory buildings has been met. **Mr. Wright** asked if there would be any way to add a building with another type of variance. **Mr. Langley** replied no there was no mechanism that would allow it. **Mr. Oberdeck** added that he would have to remove a structure

in order to do what he was requesting. **Mr. Wright** stated the storage building that was showing on the plat on the right-hand side is a well house and asked if that was still considered an accessory structure. **Mr. Langley** stated based upon the description and what was in the building they considered it a storage building. **Ms. Jackson** added that she would have concerns even if there were just two accessory buildings on the property as he was getting too close to the property lines when there was other suitable locations and adequate space to put a structure. She asked where would an alternative location be to place the proposed structure. **Mr. Wright** stated that if the current request was not doable he would like to add a garage onto the screened porch and house, and remove the middle shed currently on the property. **Ms. Jackson** clarified that he would not be any closer to the property line then where he is currently. **Mr. Wright** responded yes, that was the case. He added that the current request was just going to be for a rental storage building. **Ms. Jackson** asked for clarification on the term. **Mr. Wright** stated he was just going to rent a storage building to place there. **Ms. Jackson** stated that the carport was excluded from the accessory structure requirement. She asked if there was anything else in that well house because on the plat it was listed as a storage building. **Mr. Wright** replied that it was used for storage. **Ms. Jackson** then replied he would have his maximum of two accessory structures if this was the case, and he might want to consider another route. She stated he could still come meet with staff to see what other options might be available to make the situation work. Instead of making a motion to deny the request **Mr. Ward** asked if Mr. Wright could request a motion to withdraw without prejudice. **Ms. Jackson** stated that was a possibility and explained to Mr. Wright that by doing this it would allow him to make a similar request instead of having to wait a year if the motion was denied. **Mr. Wright** then made a request to withdraw without prejudice. No one spoke in opposition to the request. Staff recommendation is to amend the original motion for denial to approval to withdraw without prejudice. **Mr. Oberdeck** made a motion for approval of staff recommendation. **Mr. Ward** seconded. **All approved.**

Staff recommendation is for approval to withdraw without prejudice.

Motion for approval made by: Alan M. Oberdeck

Seconded by: Frederick Ward

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			

7. Request by Jody Harper, agent for John Hamilton for a rear yard setback variance at 1103 Crooked Creek Rd. Presently zoned R-1. [Map 110C, Parcel 0036].

Mr. Jody Harper, agent for John Hamilton represented this request. He stated he is requesting a 40-foot setback variance, being 60 feet from the nearest point to the lake to install a swimming pool. **Mr. Harper** stated the applicant must reroute and reinstall his septic and drainage system and due to the aforementioned the only suitable place to construct a pool would be the proposed location. **Mr. Oberdeck** stated he had visited the property and has no problem with the request and concurred it was the only suitable location for the pool. No one spoke in opposition to the request. Staff recommendation is for approval of a 40-foot setback variance,

being 60 feet from the nearest point to the lake. **Mr. Oberdeck** made a motion for approval. **Mr. Ward** seconded. **All approved.**

Staff recommendation is for approval of a 40-foot setback variance, being 60 feet from the nearest point to the lake.

Motion for approval made by: Alan Oberdeck
 Seconded by: Frederick Ward

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			

8. Request by **Paul & Marlene L. McKay** for a side yard setback variance at 116 Cedar Cove Court. Presently zoned R-1R. [Map 071A, Parcel 019].

Mr. Paul McKay represented this request. **Mr. McKay** stated he is requesting a 10-foot setback variance, being 10 feet from the right-side property line when facing the lake to construct a storage building. He stated there is an existing storage building located exactly in the same area where he is requesting to put this new structure. **Mr. McKay** stated he is moving from his home in Conyers, Georgia to Putnam County full time. He currently has a lot of lake toys/vehicles and would like to have an area to put those in, which is why he is proposing the storage area and variance. **Mr. McKay** stated he answered the concerns of staff as to why he could not put the structure in his front yard. He stated he was trying to avoid blocking the site line to the lake of his neighbor; in addition the placement of the structure at the proposed location would line up with similar structures in the neighborhood. He further stated that both of his neighbors were in agreement on the request. **Mr. Langley** stated that he had visited the property and was okay with the request. **Mr. Oberdeck** stated he had also visited the property and was okay with the request. No one spoke in opposition to the request. Staff recommendation is for approval of a 10-foot setback variance, being 10 feet from the right-side property line when facing the lake. **Mr. Oberdeck** made a motion for approval. **Mr. Brundage** seconded. **All approved.**

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

Motion for approval made by: Alan Oberdeck
 Seconded by: Tommy Brundage

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			

9. *Request by Jackson Dutch Henderson & Sandy Decker for a side yard setback variance at 110 Turtle Court. Presently zoned R-2. [Map 088A, Parcel 146].*

Mrs. Sandy Decker represented this request. **Mrs. Decker** stated she is requesting a 4-foot setback variance, being 16 feet from both side property lines when facing the lake to upgrade a single wide manufactured home to a double wide manufactured home. She stated the double wide is four feet larger and has a side door that requires a four-foot walkway. **Mrs. Decker** stated she wants to place the new structure where the old one was located. **Mr. Langley** stated he had visited the property and had an opportunity to speak to the neighbors. He stated they would have preferred that nothing go there due to visual obstruction but they understand progress will happen. **Mr. Langley** asked why the house could not go in length wise instead of width wise. **Mrs. Decker** stated it was because there would be no windows or view if it was put in length wise. **Mr. Langley** stated the staff recommendation is that the structure be moved back an additional four feet to maintain the 100-foot setback. He asked if the well was currently in use. **Mrs. Decker** stated it was for irrigation but due to the type of soil it is now being pumped uphill. No one spoke in opposition to the request. Staff recommendation is for approval of a 4-foot setback variance, being 16 feet from the both side property lines when facing the lake. **Mr. Oberdeck** made a motion for approval. **Mr. Ward** seconded. **All approved.**

Staff recommendation is for approval of a 4-foot setback variance, being 16 feet from both side property lines when facing the lake.

Motion for approval made by: Alan Oberdeck
 Seconded by: Frederick Ward

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			

10. *Request by Debra D. Wilson, agent for William L. Daniel to rezone 9.75 acres at 355 Rabbit Skip Road from AG-1 to R-2.[Map 030, Parcel 003].**

Mrs. Debra D. Wilson, agent for William L. Daniel represented this request. **Mrs. Wilson** stated she was representing her brother and older siblings in hopes to rezone 9.75 acres of the property from AG-1 to R-2. She stated that her family had been raised on Rabbit Skip Road. **Mrs. Wilson** commented the reason for the rezoning request is that she is trying to make the

area suitable for her grandchildren, and great grandchildren to build residences on the land. She stated she is also working on the house so her family can continue to have gatherings there. **Mr. Ward** asked what she plans to do with the house. **Mrs. Wilson** stated she is planning to remodel the inside of the structure. She also added she had a surveyor come out and establish the property lines. **Mr. Ward** stated he is familiar with the property and has no problems with the request. No one spoke in opposition to this request. Staff recommendation is for approval to rezone 9.75 acres from AG-1 to R-2. **Mr. Ward** made a motion for approval. **Mr. Brundage** seconded. **All approved.**

Staff recommendation is for approval to rezone 9.75 acres from AG-1 to R-2.

Motion for approval made by: Frederick Ward

Seconded by: Tommy Brundage

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			

ATTEST:

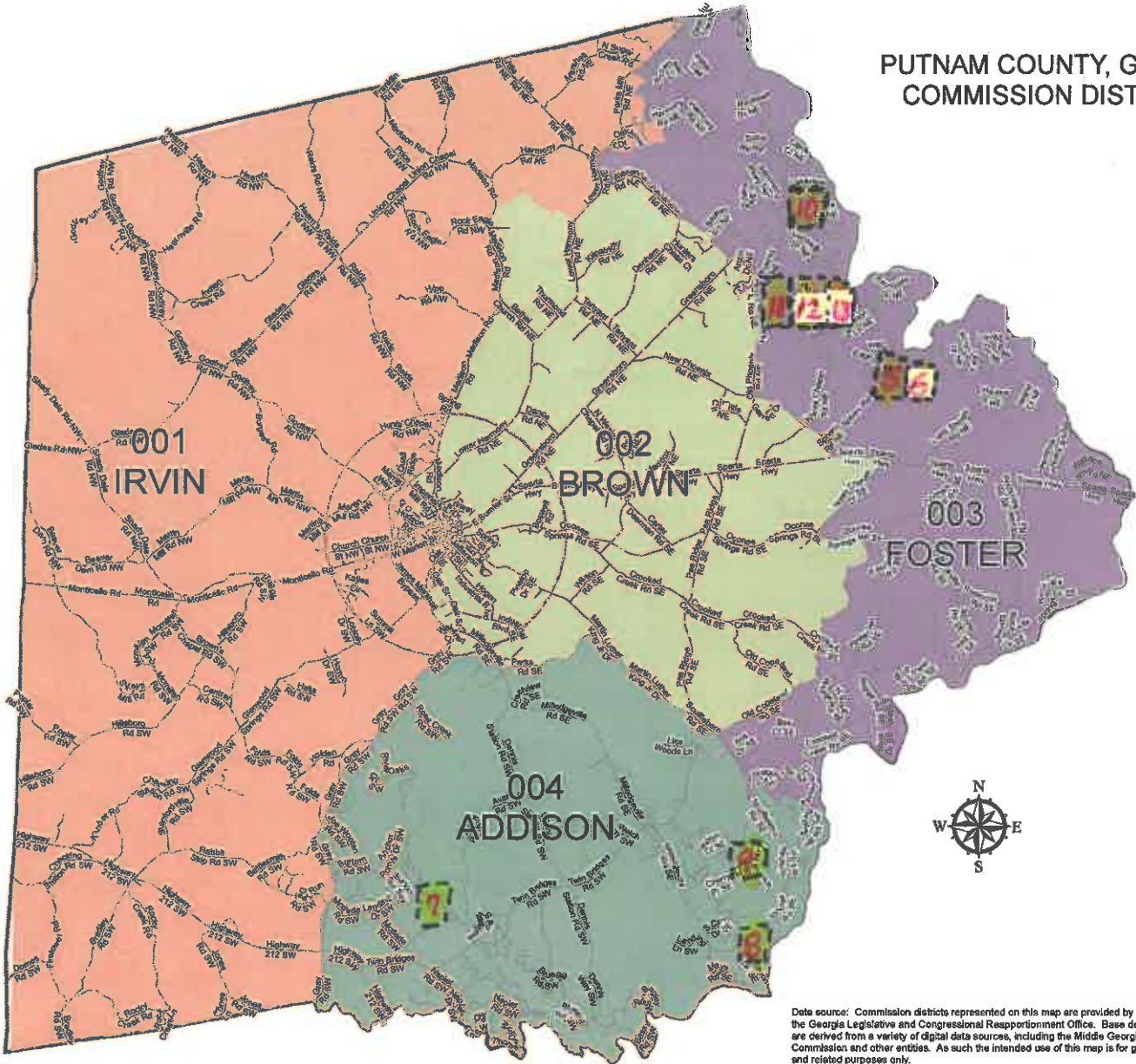
Lisa Jackson
Director

John Langley
Vice-Chairman

Backup material for agenda item:

5. Request by **Howard McMichael, agent for Aaron Burgess** for a rear yard setback variance at 100 West Riverbend Drive. Presently zoned R-1R. [**Map 119C, Parcel 054**].

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



5. Request by **Howard McMichael**, agent for **Aaron Burgess** for a rear yard setback variance at 100 West Riverbend Drive. Presently zoned R-1R. [Map 119C, Parcel 054].
6. Request by **Howard McMichael**, agent for **Aaron Burgess** for a rear yard setback variance at 101 East Riverbend Drive. Presently zoned R-1R. [Map 119C, Parcel 055].
7. Request by **Douglas L. & Jean W. Oakes** for a side yard setback variance at 114 Little River Run N. Presently zoned R-2. [Map 058A, Parcel 141].
8. Request by **Carl D. & Lillian Carter** for a side and rear yard setback variance at 194 Jackson Road, SE. Presently zoned R-1. [Map 086B, Parcel 047].
9. Request by **R. Greg Waddell**, agent for **Christopher & Karen Baumann** for a side and rear yard setback variance at 121 Cold Branch Lane. Presently zoned R-2. [Map 112A, Parcel 009].
10. Request by **Clara Stogner** for a side yard setback variance at 163 Lakeview Drive. Presently zoned R-1. [Map 102C, Parcel 018].
11. Request by **Rick McAllister**, agent for **Patricia A. Wilson & M. John Wilson & ET AL** to rezone 25,264.80 square feet (.58 acres) at Tract A, 151 Collis Marina Road from R-1 to RM-2. [Map 104B, Parcel 014]. *
12. Request by **Rick McAllister**, agent for **Mary Ellen Peebles Revocable Living Trust** to rezone 26,571.60 square feet (.61 acres) at Track B, 149 Collis Marina Road from R-1 to RM-2. [Map 104B, Parcel 013]. *
13. Request by **Rick McAllister**, agent for **Estate of Claude P. Duncan** to rezone 20,037.60 square feet (.46 acres) at Tract C, 147 Collis Marina Road from R-1 to RM-2. [Map 104B, Parcel 012]. *

- Putnam County
- City of Eatonton

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

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

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: Armando McMoche I

MAILING ADDRESS: D.G. Box 3249
Eatonton Ga 31024

PHONE: 706 473-1999

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

PHONE: _____

PROPERTY:

LOCATION: 100 Lot # 1 West Riverbend Dr
MAP HAC PARCEL 054 PRESENTLY ZONED R-1R DE

REASON FOR REQUEST: Septic

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

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

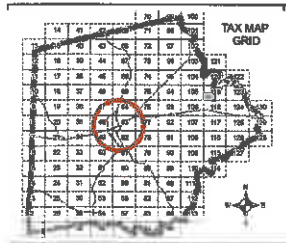
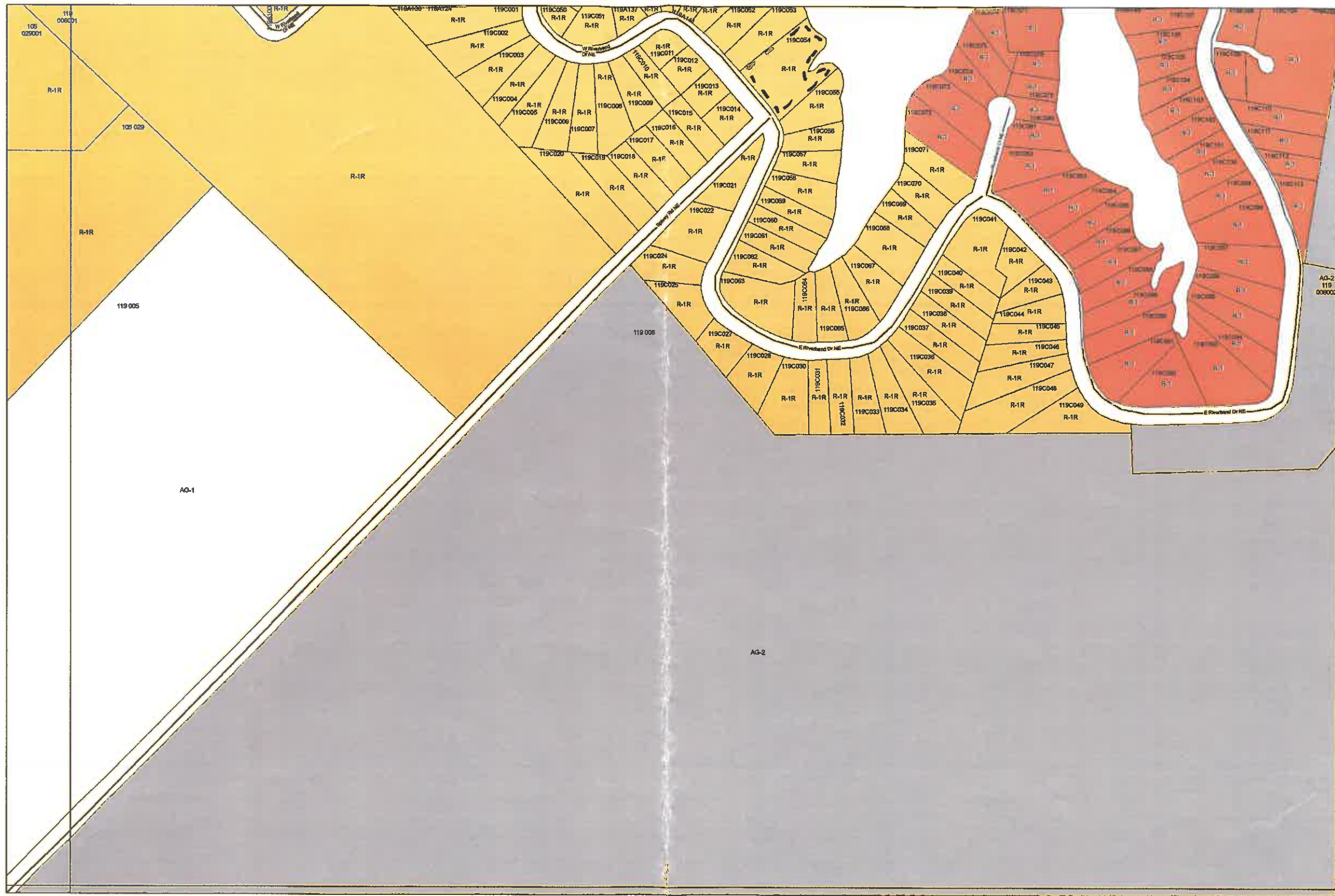
PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: [Signature] DATE: 10/26/17

RCVD OCT 26 '17 DE

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

DATE FILED: <u>10/26/17</u>	FEE: \$ <u>500.00</u>	CK. NO. _____	CASH <input checked="" type="checkbox"/>	C. CARD <input type="checkbox"/>	INITIALS <u>DE</u>
DATE OF NEWSPAPER AD: _____		DATE SIGN POSTED: _____			
PLANNING & ZONING HEARING: _____		RESULT: _____			
COMMISSIONERS'/CITY COUNCIL HEARING: _____		RESULT: _____			



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

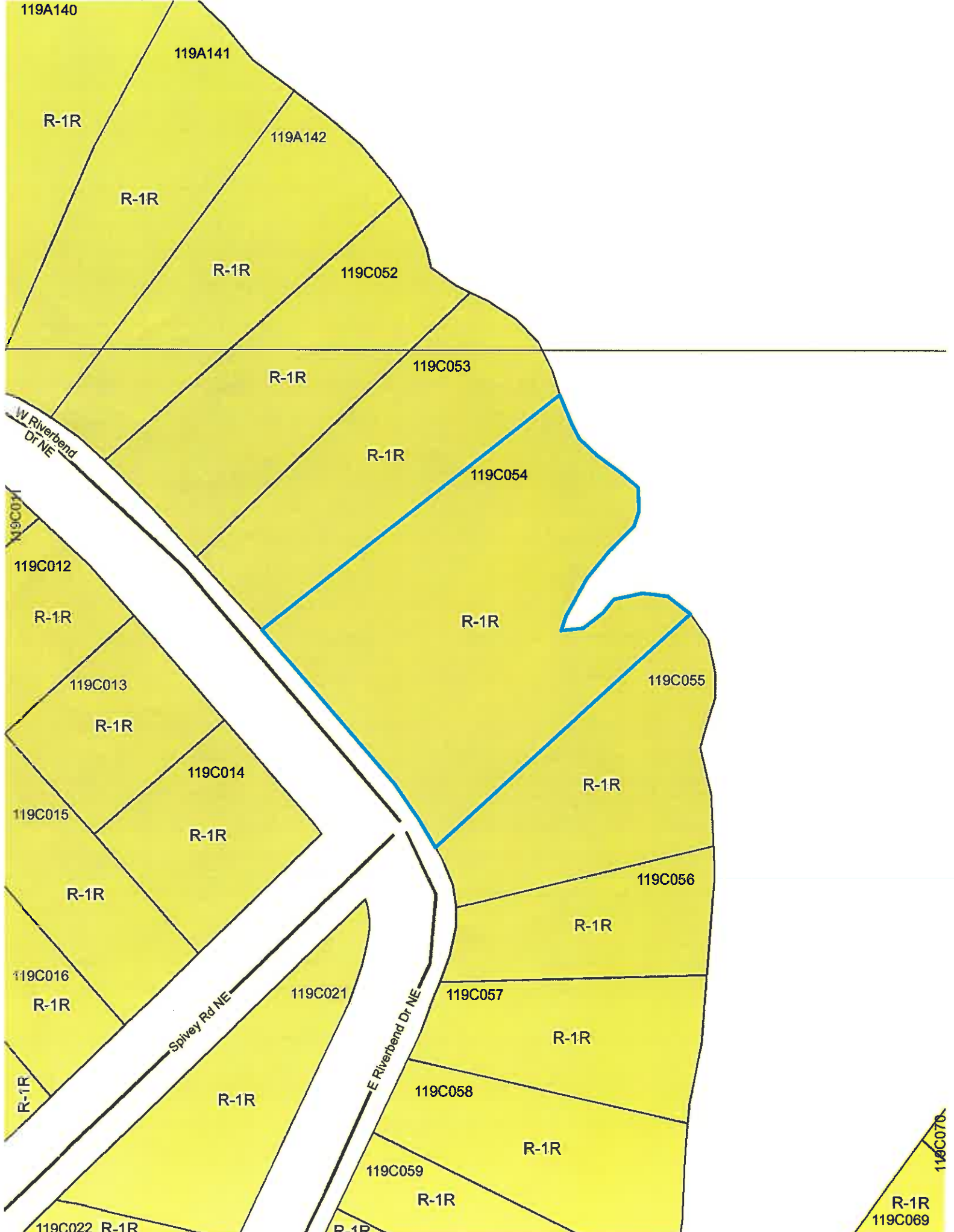
Zoning		GEOGRAPHIC FEATURE LEGEND											
	No Code		AG-2		C-2 CITY		IND-2 CITY		R - 1 CITY		R-1		RM-2
	AG-1		C-1		I-M		MHP		R - 2 CITY		R-1R		RM-3
	AG-1 CITY		C-1 CITY		IND-1 CITY		PUBLIC		R - 3 CITY		R-2		VILLAGE
			C-2		IND-2		PUBLIC CITY		R - 4 CITY		RM-1		

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suwanee, Georgia 30127
(478) 751-6100
(478) 751-6517
Web: www.mgrc.com/georgia/plans.asp
Email: mg@mgrc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 119C

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



119A140

119A141

R-1R

R-1R

119A142

R-1R

119C052

R-1R

119C053

R-1R

119C054

W Riverbend Dr NE

119C011

119C012

R-1R

R-1R

119C013

R-1R

119C055

R-1R

119C014

R-1R

119C056

R-1R

119C015

R-1R

119C021

119C057

R-1R

119C016

R-1R

Spivey Rd NE

119C058

R-1R

R-1R

R-1R

119C059

R-1R

R-1R

119C022 R-1R

119C070

R-1R
119C069

LETTER OF AGENCY - _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Ariona McMichael Jr TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Variance OF PROPERTY DESCRIBED AS MAP 119C PARCEL 054, CONSISTING OF 1.20 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Lot / West Riverhead 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 30th DAY OF November, 2017.

PROPERTY OWNER(S): Aaron Burgess
NAME (PRINTED)
[Signature]
SIGNATURE
ADDRESS: Po Box 4367 Eatonton GA 31024
PHONE: 478 952 2429

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 30th DAY OF November, 2017.

[Signature]
NOTARY
MY COMMISSION EXPIRES: May 11, 2021



RECEIVED
NOV 30 2017

P & Z Board

We are requesting these variances to handle the septic requirements for the proposed homes on two adjacent lots and correct a currently awkward situation. As you are well aware the shoreline of Lake Oconee as well as the Georgia Power setback is not straight thus is many instances creating the need for such request. These two lots in question have the odd issue of the road bed prior to the lake being built being incorporated into the two lots. We have aligned the homes in such a manner to be aesthetically pleasing to the overall situation and unobtrusive to all parties. The lots are of typical size and predominately good soils. The issue is that the prior old road bed which was cut in below grade (20 to 30 feet below grade) prior to the lake of course has been incorporated into the lots once the lake was built causing the GP Line (or setback) to be even more irregular than on most lots. The proposed homes will be in the 3,500 square foot range and will fit into the proposed boxes. We are doing both lots at the same time as we feel this is the best way to organize a challenging situation. This will insure that all septic requirements are met without infringing on the buffer from the lake.

Lot #1 East Riverbend

Proposed Structure 3,500 feet

Building set back is a highly irregular shape but the lot is over 100 feet wide at minimum point on the lakeside and approximately 45 feet on the road side (see plat).

Variance requested is 15 feet off of the 100 ft set back from the water on the front right corner and 23 feet off left corner to the road bed which is considered lake. Thus the right corner will be 85 feet from the water with the other corner being 150 feet from the water straight ahead and 77 feet from so called water which is the road bed.

Lot #1 West Riverbend

Proposed structure 3,500 square feet

Building set back (narrow) 39 feet on lake side but it is 85 feet up by the road (but nobody wants it built up there).

Variance requested 23 feet off off right corner toward the old road bed which leaves the house 77 feet from the road bed which is considered lake. The remaining lakeside of the house is over 100 feet from the water.

Again we are basically cleaning up a difficult situation and making it a good one for all parties.

Thanks,

Howard McMichael, Jr
Agent for Aaron Burgess

RCVD DEC 11 '17



- Design Criteria -

1. Soils data was provided by Landtec S.E., Inc. Phil Freshley (Soil Scientist)
2. Primary: Pec Rate 65 mps, Install Depth = 24-36" Cecil Deep Soils.
5 Bedrooms x 345 sf/bdrm (Table DT-2)/(3 R/H trench) = 575' feet of conventional gravel system.
3. Repair: 575' feet of conventional gravel system.
4. 2,000 Gal. Septic Tank
5. 1,000 Gal. Pump Tank

- Design Criteria -

1. Soils data was provided by Landtec S.E., Inc. Phil Freshley (Soil Scientist)
2. Primary: Pec Rate 65 mps, Install Depth = 24-36" Cecil Deep Soils.
5 Bedrooms x 345 sf/bdrm (Table DT-2)/(3 R/H trench) = 575' feet of conventional gravel system.
3. Repair: 575' feet of conventional gravel system.
4. 2,000 Gal. Septic Tank

- General Notes -

1. Soils data provided by Philip Freshley (Soil Scientist).
2. Topographical data is from a ground run survey. The contour interval is two feet.
3. The Septic Contractor should have existing utilities located prior to beginning the installation. No existing utilities are shown on this plan.
4. The septic tank should be installed as close to the surface as practical to optimize access and maintenance.

Septic Certification Statement:

I certify that the sewage system design meets the minimum requirements established by the Department of Human Resources and Local Health Departments.

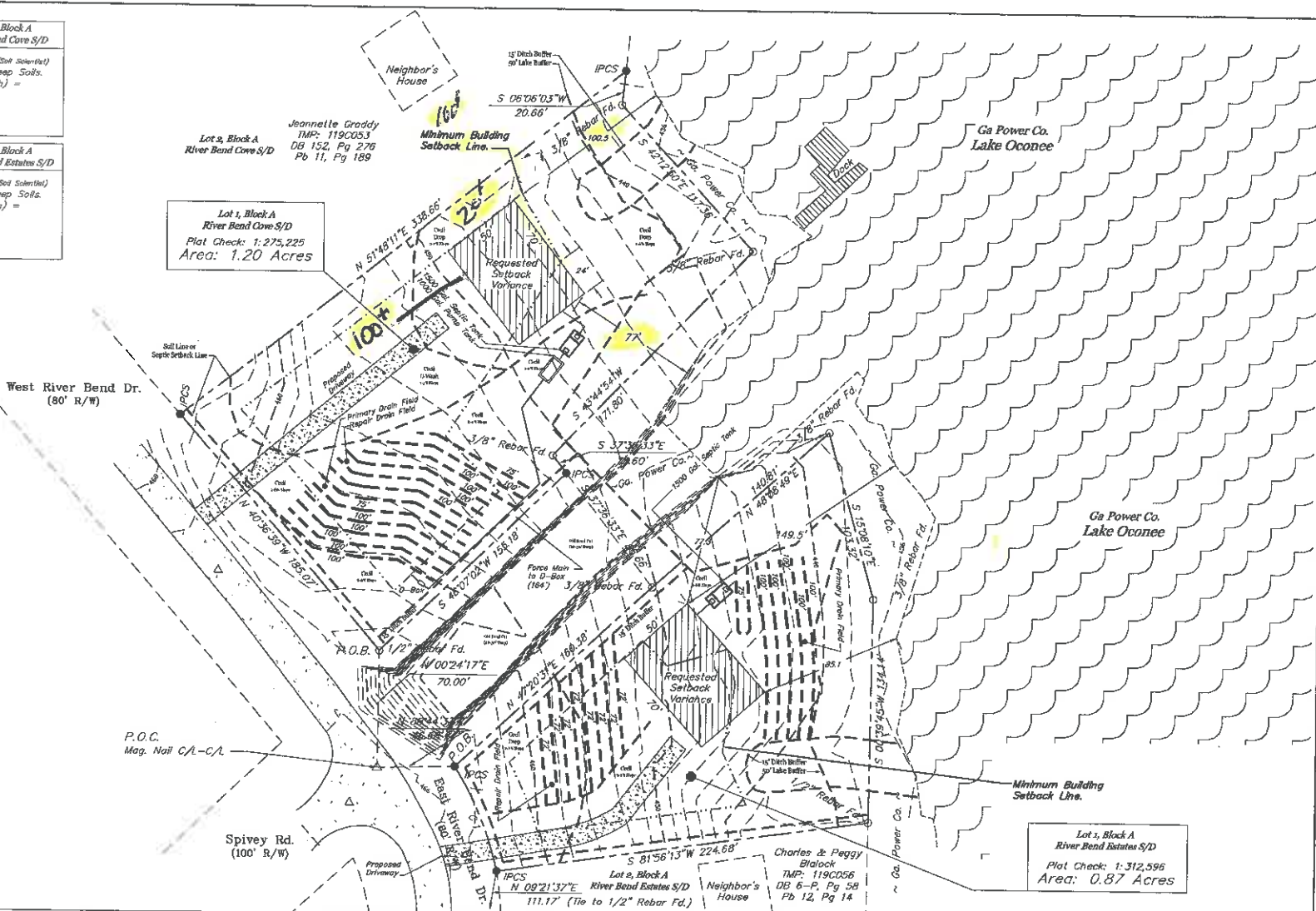
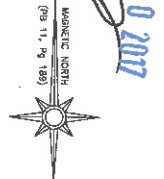
W. Krysta Cowherd

W. Krysta Cowherd, Co. PLS #3023 11/29/2017

References:
Pg 12, Pg 14
Pg 11, Pg 19
DB 298, Pg 528

Setbacks
Front = 30'
Side = 20'
Rear = 100'
(From Lake)

From Putnam County
(R-19 Zoning)



Lot 3, Block A
River Bend Estates S/D
Plat Check: 1-312,596
Area: 0.87 Acres

Cowherd & Associates
A Land Surveyors

Planning - Boundary surveys - Tree Surveys
Plans - Topographical Surveys - Subdivisions
3800 Mooney Road - Uxale Point, Ga 30689 - (706)-871-1944

© 2017 By Cowherd & Cowherd, LLC
Certificate of Authorization No. LSF000739
Cowherd & Associates Land Surveyors
ALL RIGHTS RESERVED

BFA, LLC.
GMA# 309 Putnam County, Georgia
Address: West River Bend Drive, East River Bend Drive
Job No. 2017-160
Tax Map Parcel Number: 119C 054 & 055
Field work date: 08/23/2017
Final Plat date: 08/24/2017
Variance Request Date: 11/29/2017

Graphic Scale: Scale: 1" = 30'
0 15 30 45 90

The public records referenced on this plat are the only ones used and/or necessary in 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, rights-of-way, and easements public and private. No plat or survey is intended for the sale or use of the same. No plat is to be used to affect any other one to which it is not intended to apply. The field data upon which this representation of the land is based is a true and correct representation of the land as shown on the plat. This map is not to be used to show a variance of 3' per 30' parts per million. This map or plat has been calculated for closure and is found to be accurate to within one foot in 275,000 feet. All underground utilities are not shown hereon. This survey does not verify or guarantee the size, shape, pressure, material, and direction of any underground utility.

G/S = Offset
G/A = Property Line
G/C = Chain & Better
G/P = Underground Power
G/F = Chain Link Fence

G/W = Right of Way
G/B = Right of Easement
G/LC = Right of Commencement
IMP = Top Map Parcel Number
BS = Minimum Building Setback Line
G = Grab Nod
CD = Chain Book

Flood Hazard Note:
No portion of this property lies within a Flood Hazard Zone "A" as shown on F.I.R.M. Map #1702570200C with an Effective Date of September 26, 2008.

Equipment Used:
 Carlson Robotic Total Sta. L Topcon 2102
 Carlson GPS r/R/K

IPCS = Iron Pin & Cap Found
IPCF = Iron Pin & Cap Set
IPRF = Iron Pin & Cap Found
IPRC = Iron Pin & Cap Found
IPNS = Iron Pin & Cap Found
IPNS = Iron Pin & Cap Found
IPNS = Iron Pin & Cap Found
IPNS = Iron Pin & Cap Found

Legend

- Iron Pin & Cap Set
- Iron Pin Found (Cap)
- Iron Pin Found (Cap)
- Iron Pin Found (Cap)
- Completed Point On Plat
- Power Pole
- Power Transformer
- Telephone Post
- Light Pole
- Water Valve
- Fire Hydrant
- Water Meter
- Markets
- Tree
- Swamp

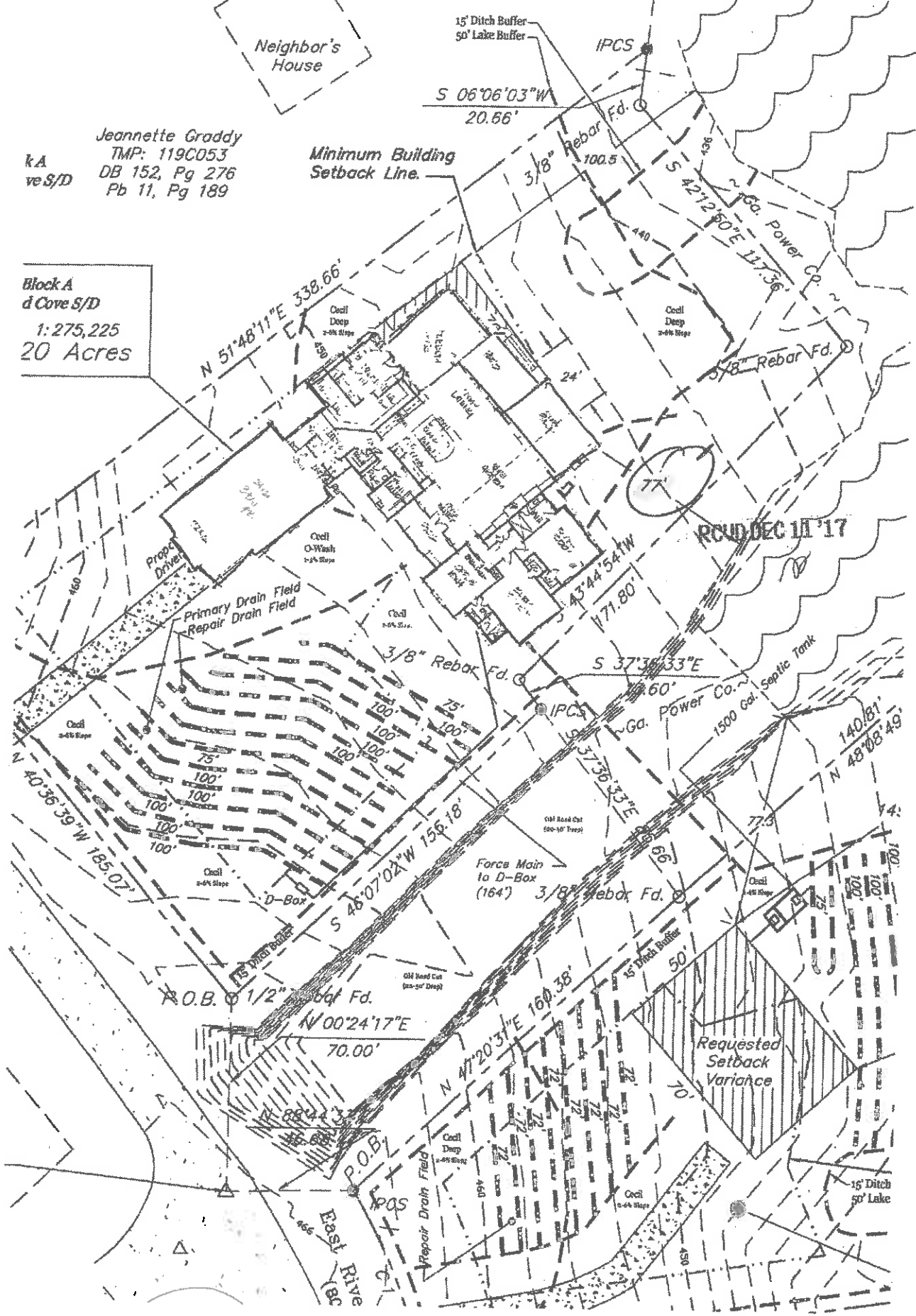
Seal: W. KRISTA COWHERD, PLS #3023, LAND SURVEYOR, PUTNAM COUNTY, GEORGIA

NOV 30 2017

Lot # 1 West Riverbank

Jeannette Graddy
TMP: 119C053
DB 152, Pg 276
Pb 11, Pg 189

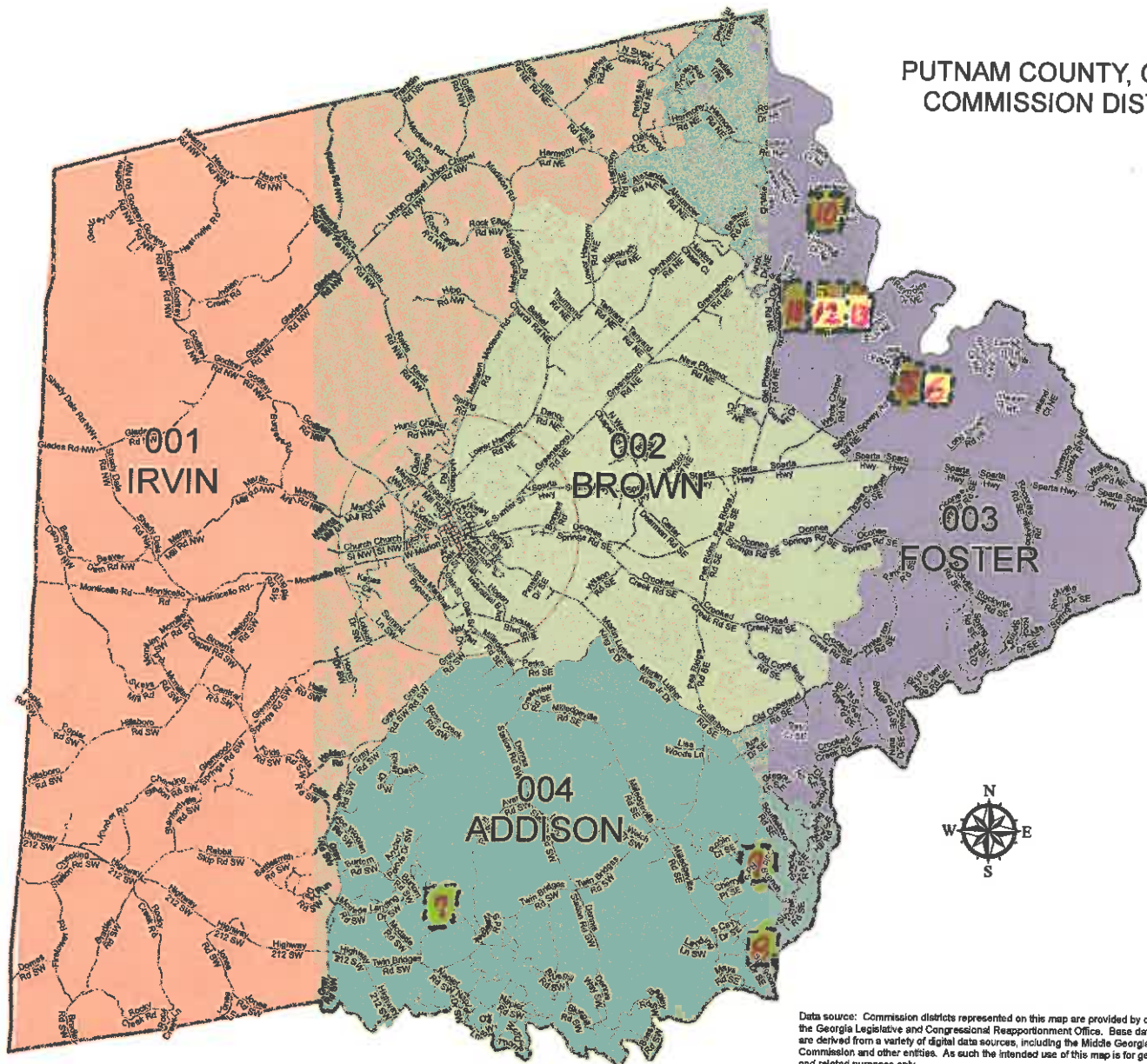
Block A
d Cove S/D
1: 275,225
20 Acres



Backup material for agenda item:

6. Request by **Howard McMichael, agent for Aaron Burgess** for a rear yard setback variance at 101 East Riverbend Drive. Presently zoned R-1R. [**Map 119C, Parcel 055**].

**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: 1:58,367.34 DATE: DECEMBER 2016

5. Request by **Howard McMichael, agent for Aaron Burgess** for a rear yard setback variance at 100 West Riverbend Drive. Presently zoned R-1R. [Map 119C, Parcel 054].
6. Request by **Howard McMichael, agent for Aaron Burgess** for a rear yard setback variance at 101 East Riverbend Drive. Presently zoned R-1R. [Map 119C, Parcel 055].
7. Request by **Douglas L. & Jean W. Oakes** for a side yard setback variance at 114 Little River Run N. Presently zoned R-2. [Map 058A, Parcel 141].
8. Request by **Carl D. & Lillian Carter** for a side and rear yard setback variance at 194 Jackson Road, SE. Presently zoned R-1. [Map 086B, Parcel 047].
9. Request by **R. Greg Waddell, agent for Christopher & Karen Baumann** for a side and rear yard setback variance at 121 Cold Branch Lane. Presently zoned R-2. [Map 112A, Parcel 009].
10. Request by **Clara Stogner** for a side yard setback variance at 163 Lakeview Drive. Presently zoned R-1. [Map 102C, Parcel 018].
11. Request by **Rick McAllister, agent for Patricia A. Wilson & M. John Wilson & ET AL** to rezone 25,264.80 square feet (.58 acres) at Tract A, 151 Collis Marina Road from R-1 to RM-2. [Map 104B, Parcel 014]. *
12. Request by **Rick McAllister, agent for Mary Ellen Peebles Revocable Living Trust** to rezone 26,571.60 square feet (.61 acres) at Tract B, 149 Collis Marina Road from R-1 to RM-2. [Map 104B, Parcel 013]. *
13. Request by **Rick McAllister, agent for Estate of Claude P. Duncan** to rezone 20,037.60 square feet (.46 acres) at Tract C, 147 Collis Marina Road from R-1 to RM-2. [Map 104B, Parcel 012]. *

- Putnam County
- City of Eatonton

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

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

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: Howard McMichael

MAILING ADDRESS: P.O. Box 3249
Eatonton Ga 31024

PHONE: 706 473 1999

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

PHONE: _____

PROPERTY: 101

LOCATION: Lot # 1 East Riverbend Dr.
MAP 119C PARCEL 055 PRESENTLY ZONED RFR RTR DE

REASON FOR REQUEST: septic

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

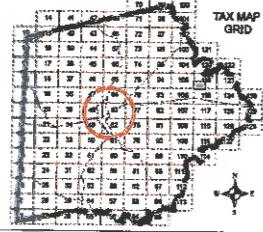
PROPOSED LOCATION MUST BE STAKED OFF.

RCVD OCT 26 '17 DE

*SIGNATURE OF APPLICANT: [Signature] DATE: 10/26/17

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

DATE FILED: <u>10/26/17</u>	FEE: \$ <u>5000</u>	CK. NO. _____	CASH <input checked="" type="checkbox"/>	C. CARD _____	INITIALS <u>DE</u>
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS'/CITY COUNCIL HEARING: _____	RESULT: _____				



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

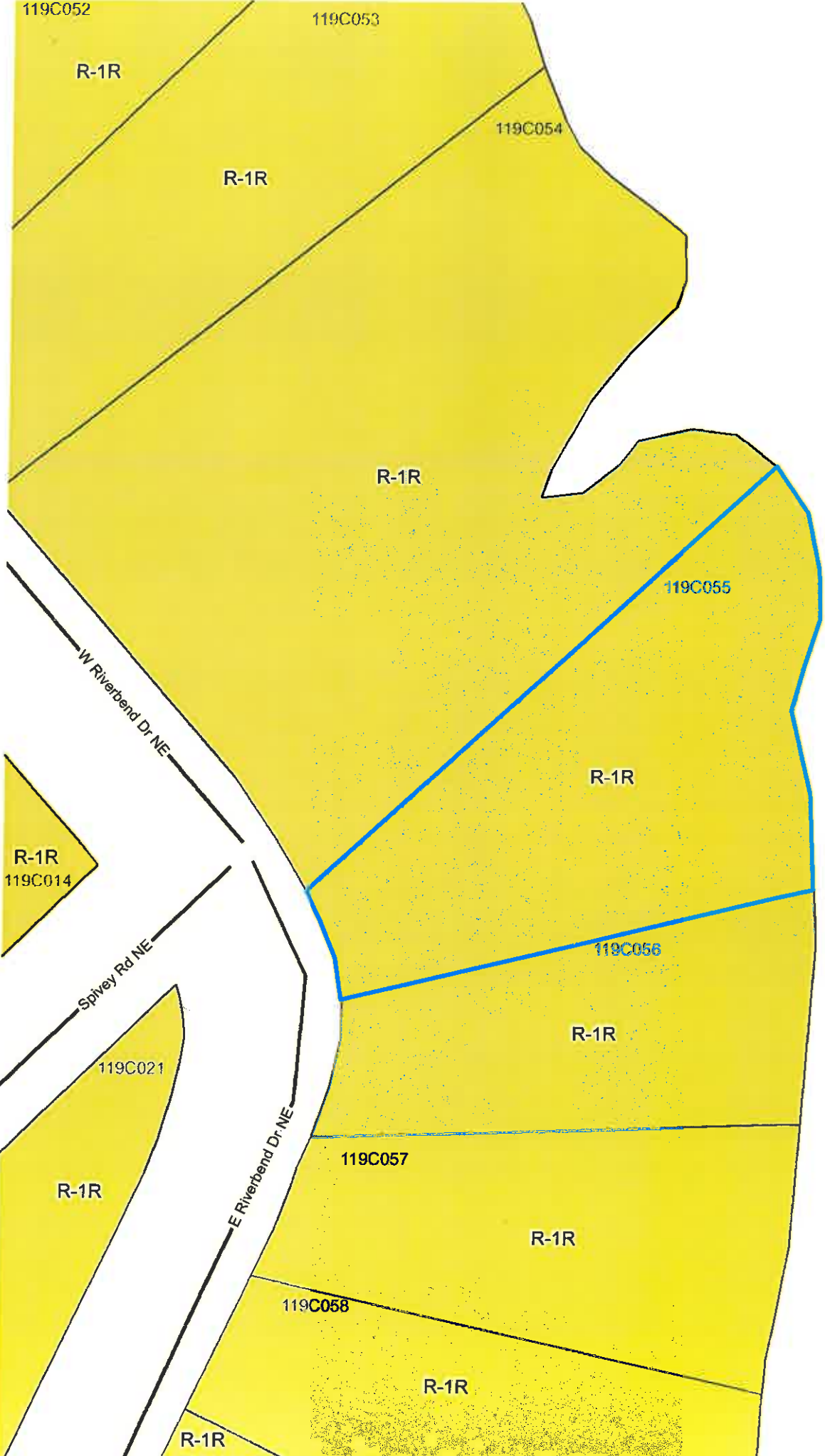
Zoning		GEOGRAPHIC FEATURE LEGEND																						
No Code	AG-1	AG-2	C-1	C-1 CITY	C-2	C-2 CITY	I-M	IND-1 CITY	IND-2	IND-2 CITY	MHP	PUBLIC	PUBLIC CITY	R-1	R-1 CITY	R-1R	RM-1	RM-2	RM-3	VILLAGE				
AG-1 CITY	C-2	IND-2	IND-1 CITY	IND-2 CITY	R-1	R-1 CITY	R-2 CITY	R-3 CITY	R-4 CITY	R-1R	R-2	R-2 CITY	R-3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

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Laney Hwy
Suwanee, Georgia 30127
(478) 751-6100
(478) 751-8817
Web: www.mgarc.org
Email: mgarc@mgarc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 119C

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



119C052

119C053

R-1R

119C054

R-1R

R-1R

119C055

R-1R

R-1R
119C014

Spivey Rd NE

119C056

R-1R

119C021

E Riverbend Dr NE

119C057

R-1R

R-1R

119C058

R-1R

R-1R

LETTER OF AGENCY - _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Houardo A. Michael TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Variance OF PROPERTY DESCRIBED AS MAP 119C PARCEL 055, CONSISTING OF .89 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Lot #1 East Riverbent 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 30th DAY OF November, 2017.

PROPERTY OWNER(S): Aaron Burgess
NAME (PRINTED)
[Signature]
SIGNATURE
ADDRESS: 10 Box 4367 Eatonton GA 31024
PHONE: 478 952 2429

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 30th DAY OF November, 2017.

[Signature]
NOTARY
MY COMMISSION EXPIRES: May 11, 2021



P & Z Board

We are requesting these variances to handle the septic requirements for the proposed homes on two adjacent lots and correct a currently awkward situation. As you are well aware the shoreline of Lake Oconee as well as the Georgia Power setback is not straight thus in many instances creating the need for such request. These two lots in question have the odd issue of the road bed prior to the lake being built being incorporated into the two lots. We have aligned the homes in such a manner to be aesthetically pleasing to the overall situation and unobtrusive to all parties. The lots are of typical size and predominately good soils. The issue is that the prior old road bed which was cut in below grade (20 to 30 feet below grade) prior to the lake of course has been incorporated into the lots once the lake was built causing the GP Line (or setback) to be even more irregular than on most lots. The proposed homes will be in the 3,500 square foot range and will fit into the proposed boxes. We are doing both lots at the same time as we feel this is the best way to organize a challenging situation. This will insure that all septic requirements are met without infringing on the buffer from the lake.

Lot #1 East Riverbend

Proposed Structure 3,500 feet

Building set back is a highly irregular shape but the lot is over 100 feet wide at minimum point on the lakeside and approximately 45 feet on the road side (see plat).

Variance requested is 15 feet off of the 100 ft set back from the water on the front right corner and 23 feet off left corner to the road bed which is considered lake. Thus the right corner will be 85 feet from the water with the other corner being 150 feet from the water straight ahead and 77 feet from so called water which is the road bed.

Lot #1 West Riverbend

Proposed structure 3,500 square feet

Building set back (narrow) 39 feet on lake side but it is 85 feet up by the road (but nobody wants it built up there).

Variance requested 23 feet off off right corner toward the old road bed which leaves the house 77 feet from the road bed which is considered lake. The remaining lakeside of the house is over 100 feet from the water.

Again we are basically clearing up a difficult situation and making it a good one for all parties.

Thanks,

Howard McMichael, Jr
Agent for Aaron Burgess

RCVD DEC 11 '17



Karen Pennamon

From: Hill, Kathryn <Kathryn.Hill@dph.ga.gov>
Sent: Friday, December 08, 2017 3:09 PM
To: Karen Pennamon
Subject: Lot 1 at West river bend Dr and Lot 1 at East Riverbend Dr.

Please allow the lots at Lot 1 W. Riverbend Dr. and Lot 1 at E. Riverbend Dr. stay on agenda for the zoning meeting. Permits aren't ready but enough info is supplied that I will be able to finish them up in a week or so. I know that Howard said the owner wanted to change the house on one of them so I don't know if it would affect their zoning request set back or not.

Kathryn



Kathryn Hill, REHS
Putnam County EHS County Manager

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

NOV 2017 DEC 8

KP

- Design Criteria -

1. Soils data was provided by Landtec S.E., Inc. Phil Freshley (Soil Scientist)
2. Primary: Pec Rate 65 mpl. Install Depth = 24-36" Cecil Deep Soils.
5 Bedrooms x 345 sf/bdrm (Table DT-2)/(3 R/H trench) = 575' feet of conventional gravel system.
3. Repair: 575' feet of conventional gravel system.
4. 2,000 Gal. Septic Tank
5. 1,000 Gal. Pump Tank.

Lot 1, Block A
River Bend Cove S/D

- Design Criteria -

1. Soils data was provided by Landtec S.E., Inc. Phil Freshley (Soil Scientist)
2. Primary: Pec Rate 65 mpl. Install Depth = 24-36" Cecil Deep Soils.
5 Bedrooms x 345 sf/bdrm (Table DT-2)/(3 R/H trench) = 575' feet of conventional gravel system.
3. Repair: 575' feet of conventional gravel system.
4. 2,000 Gal. Septic Tank

Lot 1, Block A
River Bend Estates S/D

- General Notes -

1. Soils data provided by Philip Freshley (Soil Scientist).
2. Topographical data is from a ground run survey.
The contour interval is two feet.
3. The Septic Contractor should have existing utilities located prior to beginning the installation. No existing utilities are shown on this plan.
4. The septic tank should be installed as close to the surface as practical to optimize access and maintenance.

Septic Certification Statement:

I certify that the sewage system design meets the minimum requirements established by the Department of Human Resources and Local Health Departments.

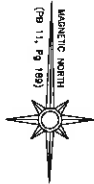
A. Kayle Cowherd

W. Kayle Cowherd, Ga. RLS #3023 11/29/2017

References:
Pl 12, Pg 14
Pl 11, Pg 189
Pl 298, Pg 326

Setbacks
Front = 30'
Side = 20'
Rear = 100'
(From Lake)

Curve	Radius	Length	Chord	Chord Bear.
C1	201.30	68.17	67.85	N 22°20'51" W



Variance Request Survey Form

BFA, LLC.

C & C Cowherd & Associates
A Land Surveyors

Site Planning - Boundary surveys - Tree Surveys
Field Notes - Topographical Surveys - Subdivisions
2880 Maxey Road - Union Point, Ga 30689 - (706)-877-1744

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Georgia Certificate of Authorization No. LSF000739
c/o Cowherd & Associates Land Surveyors
ALL RIGHTS RESERVED

G.M.D. | 308 | Putnam County, Georgia
Address: West River Bend Drive
East River Bend Drive
Job No.: 2017-160
Tax Map Parcel Number: 1195 024 & 025
Field work date: 08/23/2017
Final plot date: 08/24/2017
Variance Request Date: 11/29/2017

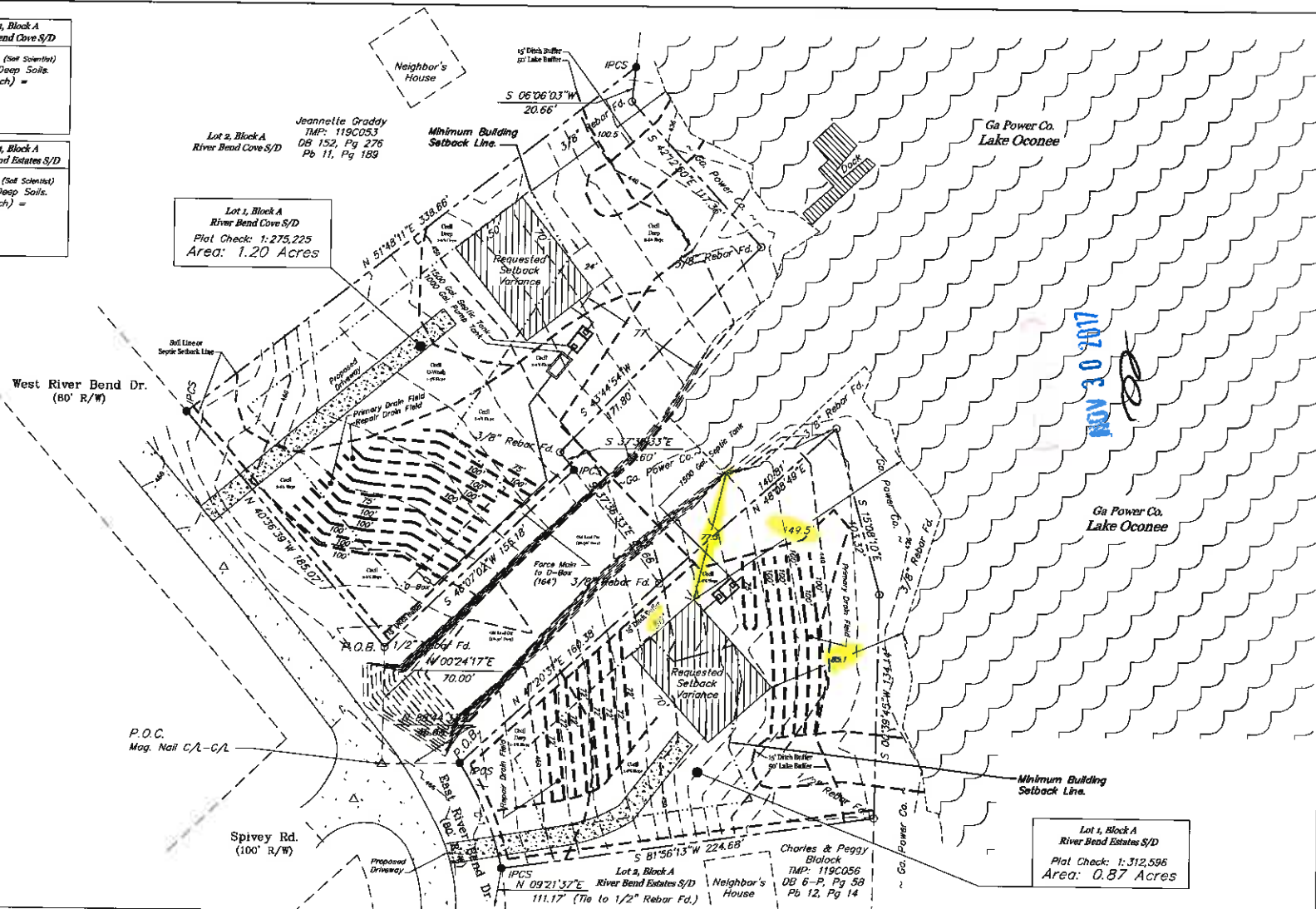
Graphic Scale: Scale: 1" = 30'
0 15 30 60 90

The public records referenced on this plot are the only ones used unless necessary to the establishment of the boundary of this property they are not used do not constitute a title search. This plot is subject to all map assessments, right-of-ways, and easements public and private. This plot is a copy of original records for the sole use of the owner. No warranty is made as to the accuracy of the data shown on this plot. The client is responsible for the accuracy of the data shown on this plot. The client is responsible for the accuracy of the data shown on this plot. The client is responsible for the accuracy of the data shown on this plot.

Flood Hazard Note:
No portion of this property lies within a Flood Hazard Zone as shown on F.I.R.M. Map #132470000C with an Effective Date of September 26, 2005.

Equipment Used:
 Carlson Robotic Total Sta.
 Topcon #110
 Carlson GPS w/R/W

Legend:
● Iron Pin & Cap Set
□ Iron Pin Frame Check
□ IFF Conc. Monument
□ IFF Conc. Monument
□ Computed Point (No Pk)
○ Power Pole
○ Power Transformer
○ Telephone Pole/Post
○ Light Pole
○ Water Valve
○ Fire Hydrant
○ Water Meter
○ Manhole
○ Tree
○ Swamp



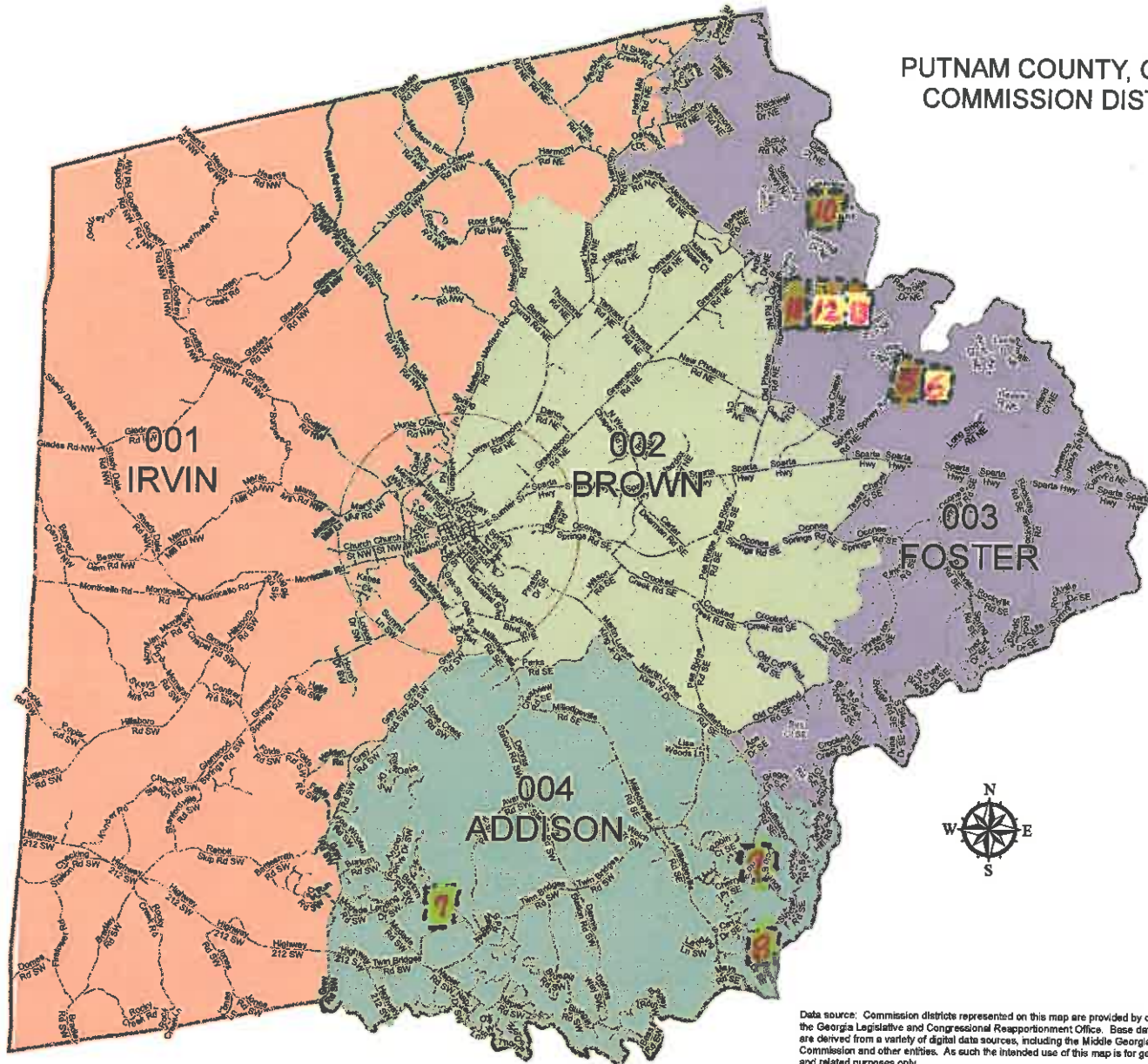
Lot 1, Block A
River Bend Estates S/D
Plat Check: 1:312,596
Area: 0.87 Acres

11/29/17

Backup material for agenda item:

7. Request by **Douglas L. & Jean W. Oakes** for a side yard setback variance at 114 Little River Run N. Presently zoned R-2. [**Map 058A, Parcel 141**].

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



5. Request by **Howard McMichael**, agent for **Aaron Burgess** for a rear yard setback variance at 100 West Riverbend Drive. Presently zoned R-1R. [Map 119C, Parcel 054].
6. Request by **Howard McMichael**, agent for **Aaron Burgess** for a rear yard setback variance at 101 East Riverbend Drive. Presently zoned R-1R. [Map 119C, Parcel 055].
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9. Request by **R. Greg Waddell**, agent for **Christopher & Karen Baumann** for a side and rear yard setback variance at 121 Cold Branch Lane. Presently zoned R-2. [Map 112A, Parcel 009].
10. Request by **Clara Stogner** for a side yard setback variance at 163 Lakeview Drive. Presently zoned R-1. [Map 102C, Parcel 018].
11. Request by **Rick McAllister**, agent for **Patricia A. Wilson & M. John Wilson & ET AL** to rezone 25,264.80 square feet (.58 acres) at Tract A, 151 Collis Marina Road from R-1 to RM-2. [Map 104B, Parcel 014]. *
12. Request by **Rick McAllister**, agent for **Mary Ellen Peebles Revocable Living Trust** to rezone 26,571.60 square feet (.61 acres) at Tract B, 149 Collis Marina Road from R-1 to RM-2. [Map 104B, Parcel 013]. *
13. Request by **Rick McAllister**, agent for **Estate of Claude P. Duncan** to rezone 20,037.60 square feet (.46 acres) at Tract C, 147 Collis Marina Road from R-1 to RM-2. [Map 104B, Parcel 012]. *

Putnam County
 City of Eatonton

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

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

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: DOUGLAS L. & JEAN W. OAKES

MAILING ADDRESS: 114 LITTLE RIVER RUN N
EATONTON, GA 31024

PHONE: 678-425-7100

PROPERTY OWNER IF DIFFERENT FROM ABOVE: N/A
MAILING ADDRESS: _____

PHONE: _____

PROPERTY: PINE FOREST SUBDIVISION, LOT #338
LOCATION: 114 LITTLE RIVER RUN N, EATONTON, GA 31024
MAP 058A PARCEL 141 PRESENTLY ZONED R-2 R-2 KP

REASON FOR REQUEST: Planned addition will place the
northeast corner of the structure 4.9' within the
required 20' set back from the north P/L, at 15.1' from the P/L

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

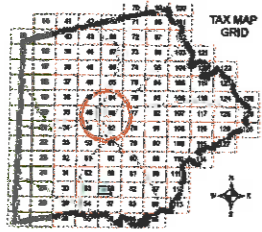
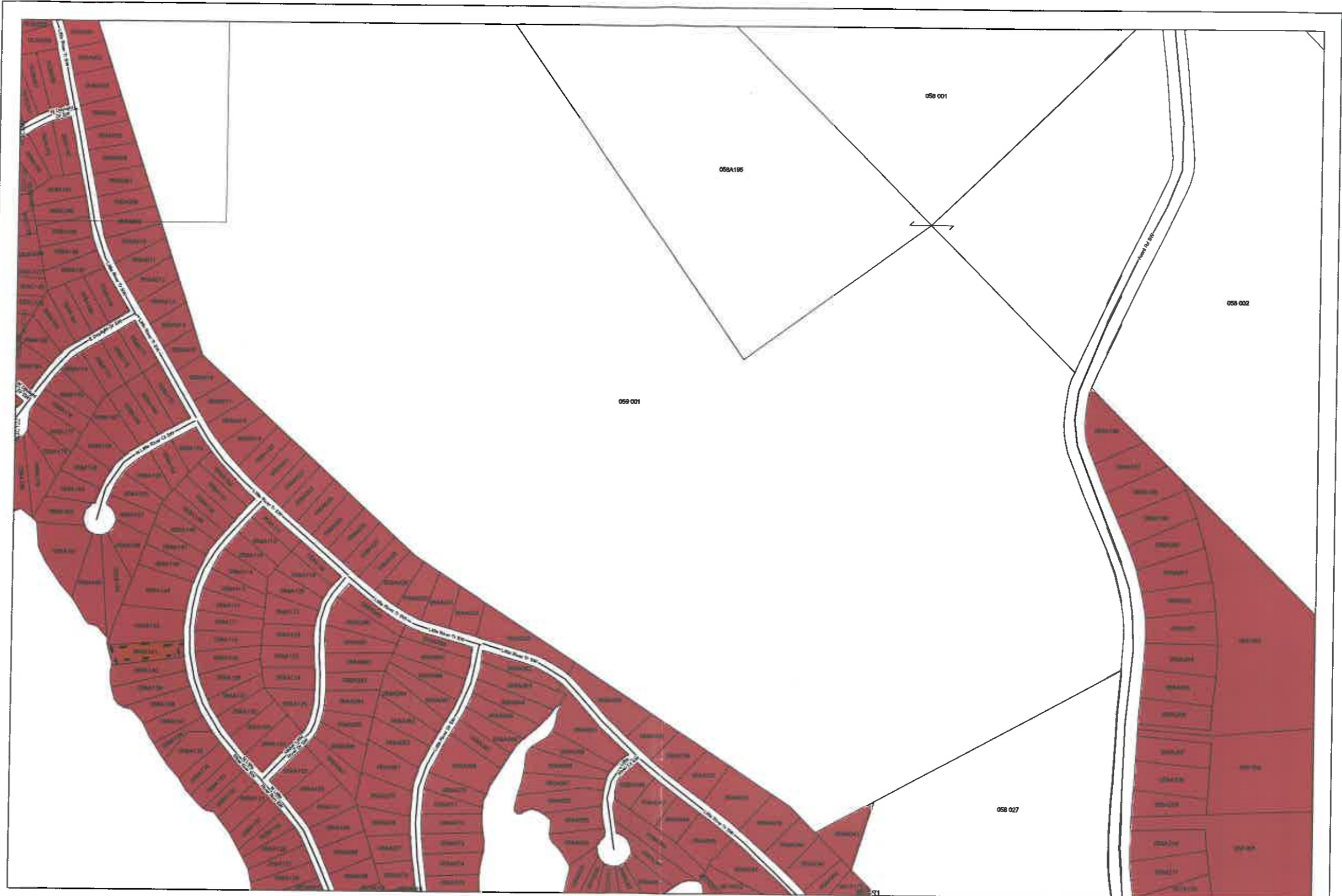
RECORDED PLAT: LETTER OF AGENCY N/A LETTER OF INTENT
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT
NOTARIZED STATEMENT OF APPROVAL FROM ADJACENT PROPERTY OWNER
PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: Douglas L. Oakes
Jean W. Oakes DATE: 11-7-2017

*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: 11-7-17 FEE: \$ 50.00 CK. NO. 135 CASH _____ C. CARD _____ INITIALS KP
DATE OF NEWSPAPER AD: _____ DATE SIGN POSTED: _____
PLANNING & ZONING HEARING: _____ RESULT: _____
COMMISSIONERS/CITY COUNCIL HEARING: _____ RESULT: _____

NOV 7 2017



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

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

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Bldg C
Macon, Georgia 31217
(478) 751-6100
(478) 751-6597
Web: www.middlegeorgia.org
Email: mg@mg-rs.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 058A

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

058A150

058A144

R-2

058A142

R-2

058A100

R-2

R-2

058A141

R-2

058A140

R-2

058A130

R-2

058A138

R-2

Request for Variance for Lot 338, Pine Forest Subdivision at 114 Little River Run N., Eatonton, Ga

PROPERTY: 114 LITTLE RIVER RUN NORTH. EATONTON, GA

MAP 058A. PARCEL 141 PRESENTLY ZONED ~~R-3~~ R-2 ^{DLO}

LETTER OF INTENT

Douglas L. Eaton

We purchased the existing lot and house in 1999 and utilized it as a weekend retreat. In November 2016 we chose to downsize by selling our main residence in Walton County, Ga in order to become full time residents of Lake Sinclair. After living in our tiny house of 875 square feet for a year now we realize the existing house is not adequate for full time residence and accommodating visiting guests. We are currently in the process of planning a 20' x 30', 1200 square foot, two story addition with a 6' x 30' front porch. Due to the north and south property lines converging from 100' at the lake side to 65' at the road right-of-way the northeast corner of the addition falls 4.9' within the 20' setback along the north property line at 15.1' south of the property line. The point-of-variance is 175' west of the northeast property corner at the right-of-way of Little River Run North and the lot width is 79' at said point-of-variance.

We have discussed our plans and need for the setback variance with our neighbor, Rodger Rigo. He is receptive of the variance request and has signed the attached affidavit expressing same.

We feel this addition will be an asset to the Pine Forest community and provide pleasant living in our retirement years on Lake Sinclair.

We appreciate your consideration of this variance request and look forward to working with Putnam County on our planned addition.

NOV 2017 NEW 10

DLO
EXISTING NE CORNER OF HOUSE IS 18.4' FROM THE NORTH P/L. THE 26' ADDITION WILL EXTEND FROM THIS CORNER TO 15.1' FROM P/L.

MAGNETIC NORTH

BASED ON PB 9, PAGE 43

POINT OF REFERENCE:
R/W Intersection of Little River Trail &
Little River Run North, thence southerly along
said R/W at a distance of 779.90 feet to
on a 1/2" Rebar at the corner of Lots 339 & 338
and the POINT OF BEGINNING.

MONUMENTATION LEGEND

- Depicts Iron Pin Set
- Depicts Iron Pin Found
- Depicts Monument Set
- Depicts Monument Found

SURVEY CLOSURE STATEMENT

The Field Data upon which this plat is based has a closure precision of one foot in 20,000 feet, and an angular error of 01" per angle point, and was adjusted using None rule.

This plat has been calculated for closure and is found to be accurate within one foot in 114,202 feet.

Linear Measurement obtained using Leitz Set 4
Angular Measurement obtained using Leitz Set 4
Field Work completed Oct. 15, 1999

PLAT ABBREVIATIONS

- IPF - Iron Pin Found
- IPS - Iron Pin Set
- FPS - Fence Post Set
- OTP - Open Top Pipe
- CTP - Crimp Top Pipe
- Conc. - Concrete
- Alumn. - Aluminum
- P/L - Property Line
- R/W - Right of Way
- C/L - Centerline
- F/L - Fenceline
- T/L - Transmission Line
- N/F - Now or Formerly
- DB - Deed Book
- PB - Plat Book
- Fnd. - Found

GEORGIA, PUTNAM COUNTY
CLERK OF SUPERIOR COURT
FILED & RECORDED 11-1-99
TIME 2:15 P.M.
CABINET 7 FILE 129
SLIDE 7 PAGE 129
Jacob Stout
(DEPUTY) CLERK

REFERENCES:

DB 250, PAGES 416-418; PB 9, PG 43; DB 3-B, PAGES 258-261 & DB 3-I, PG 53-61; DB 242, PG 285; DB 7-A, PG 17A.

NOTE: NO FLOOD INSURANCE RATE MAPS EXISTING IN THIS UNINCORPORATED AREA OF PUTNAM COUNTY, AS STATED BY THE GEORGIA DEPT. OF AGRICULTURE, AS OF 10-15-99

Survey For

DOUGLAS L. & JEAN W. OAKES
Lake Sinclair Tract 18 - Pine Forest Subdivision - Lot 338
Land Lot 141 - 2nd. District - GMD 311
Putnam County, Georgia

Scale: 1" = 50'

Job Number:

Date: Oct. 16, 1999

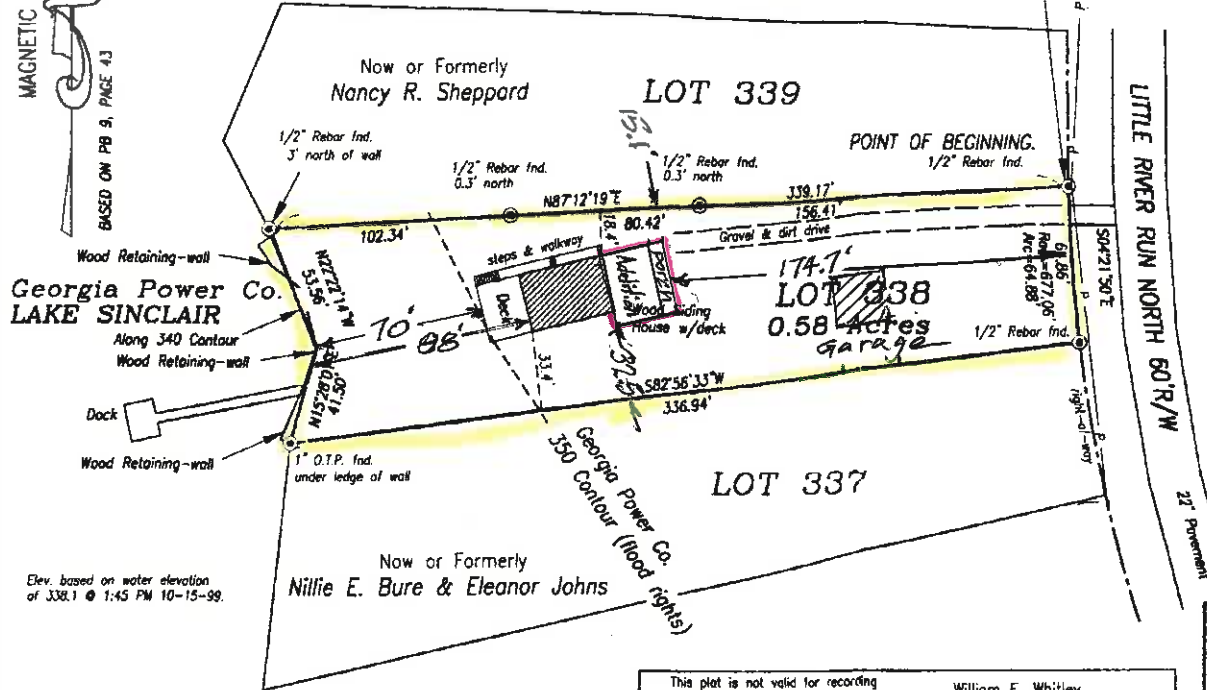
Field Book Number:

CadTech: WEW

Disk Number:

WHITLEY LAND SERVICES

WILLIAM E. WHITLEY - R.L.S. NO. 2686
2110 SEVEN ISLANDS RD. - P.O. BOX 86
BUCKHEAD, GEORGIA 30625 - PHONE: (706)342-0986



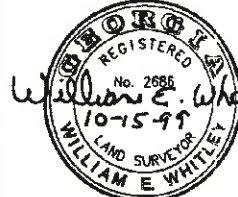
Elev. based on water elevation of 338.1 @ 1:45 PM 10-15-99.

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

This plat is not valid for recording purposes unless Surveyor's Signature appears in original black ink over the stamp.



my opinion this plat is a correct representation of the land platted and has been prepared in conformity with minimum standards and requirements of law.

Signed

William E. Whitley
R.L.S. No. 2686
2110 Seven Islands Rd.
P.O. Box 86
Buckhead, Ga. 30625
Phone: (706)342-0986

Judy R. Maxwell
Deputy Clerk
8/7/17

11-1-99

I, Rodger Rigo, resident and property owner at 112 Little River Run N., Lot 339, Pine Forest Subdivision, have reviewed the request by my neighbors to the South, Douglas L. Oakes and Jean W. Oakes, for a set back variance along our adjacent property line.

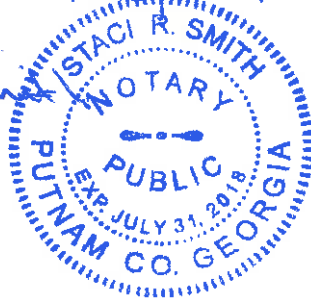
Upon review I have no issue with granting the set back variance request as stated in the variance request application.

Rodger Rigo 11/3/17
Rodger Rigo. Date

Signed & sealed
before me
this 3rd day of November, 2017

Notary:

Staci R. Smith



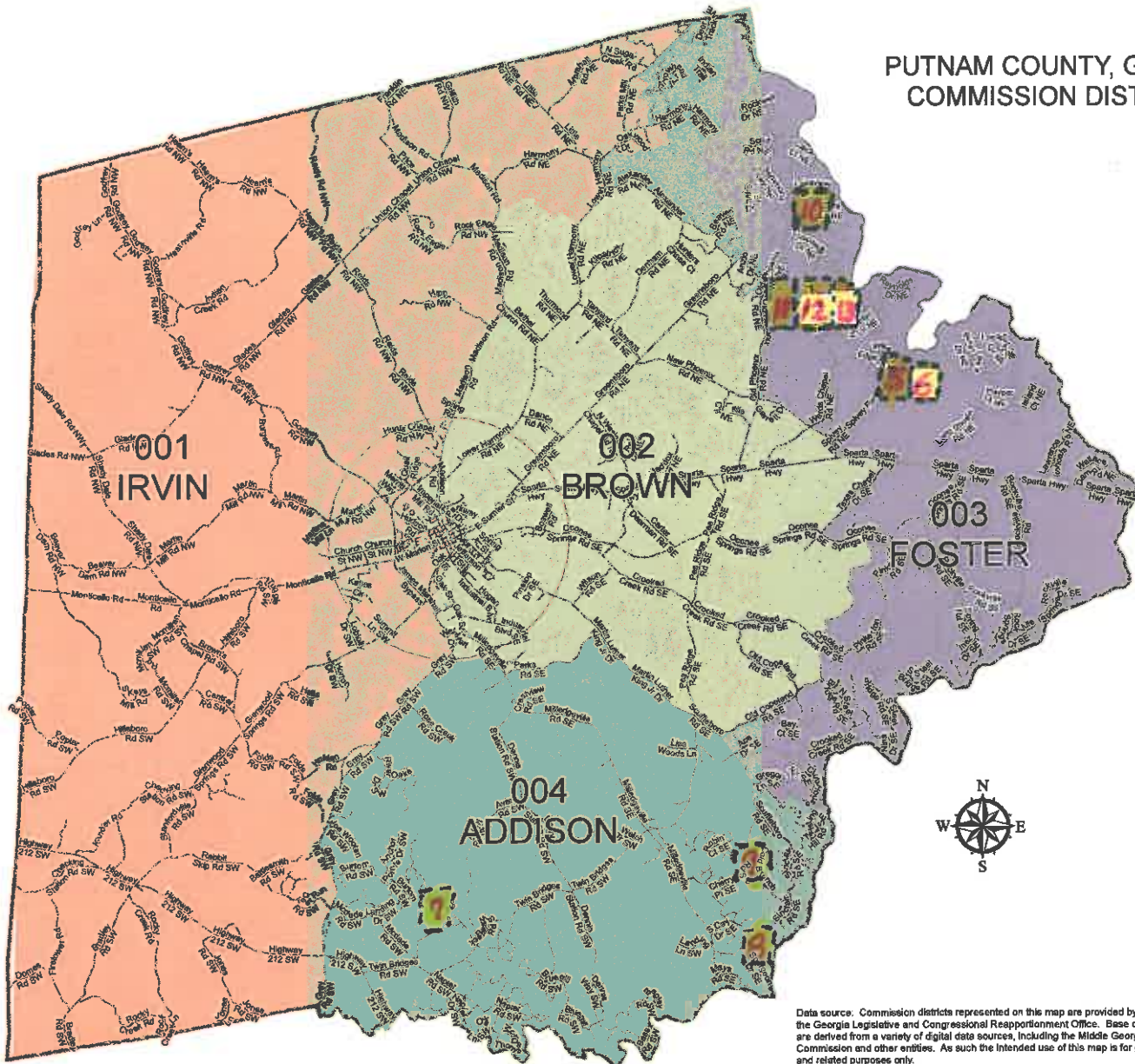
RECEIVED NOV 7

KP

Backup material for agenda item:

8. Request by **Carl D. & Lillian Carter** for a side and rear yard setback variance at 194 Jackson Road, SE. Presently zoned R-1. [**Map 086B, Parcel 047**].

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



5. Request by **Howard McMichael, agent for Aaron Burgess** for a rear yard setback variance at 100 West Riverbend Drive. Presently zoned R-1R. [Map 119C, Parcel 054].
6. Request by **Howard McMichael, agent for Aaron Burgess** for a rear yard setback variance at 101 East Riverbend Drive. Presently zoned R-1R. [Map 119C, Parcel 055].
7. Request by **Douglas L. & Jean W. Oakes** for a side yard setback variance at 114 Little River Run N. Presently zoned R-2. [Map 058A, Parcel 141].
8. Request by **Carl D. & Lillian Carter** for a side and rear yard setback variance at 194 Jackson Road, SE. Presently zoned R-1. [Map 086B, Parcel 047].
9. Request by **R. Greg Waddell, agent for Christopher & Karen Baumann** for a side and rear yard setback variance at 121 Cold Branch Lane. Presently zoned R-2. [Map 112A, Parcel 009].
10. Request by **Clara Stogner** for a side yard setback variance at 163 Lakeview Drive. Presently zoned R-1. [Map 102C, Parcel 018].
11. Request by **Rick McAllister, agent for Patricia A. Wilson & M. John Wilson & ET AL** to rezone 25,264.80 square feet (.58 acres) at Tract A, 151 Collis Marina Road from R-1 to RM-2. [Map 104B, Parcel 014]. *
12. Request by **Rick McAllister, agent for Mary Ellen Peebles Revocable Living Trust** to rezone 26,571.60 square feet (.61 acres) at Tract B, 149 Collis Marina Road from R-1 to RM-2. [Map 104B, Parcel 013]. *
13. Request by **Rick McAllister, agent for Estate of Claude P. Duncan** to rezone 20,037.60 square feet (.46 acres) at Tract C, 147 Collis Marina Road from R-1 to RM-2. [Map 104B, Parcel 012]. *

- Putnam County
- City of Eatonton

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

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

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: Carl David and Lillian Carter

MAILING ADDRESS: 194 Jackson Road SE
Milledgeville, GA 31061

PHONE: 404-803-1396

PROPERTY OWNER IF DIFFERENT FROM ABOVE: _____

MAILING ADDRESS: _____

PHONE: _____

PROPERTY:

LOCATION: 194 Jackson Road SE, Milledgeville, GA 31061
MAP 086B PARCEL 047 PRESENTLY ZONED R-1 BE

REASON FOR REQUEST: Requesting variance to allow us to construct addition to our existing 24' x36' "A Frame" home

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

RECORDED PLAT: LETTER OF AGENCY LETTER OF INTENT
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT (applied for health dept. SS review)

PROPOSED LOCATION MUST BE STAKED OFF.

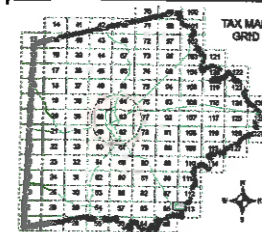
*SIGNATURE OF APPLICANT:  DATE: 11/26/17

*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>11-27-17</u>	FEE: \$ <u>50.00</u>	CK. NO. <u>161</u>	CASH <input type="checkbox"/>	C. CARD <input type="checkbox"/>	INITIALS <u>KP</u>
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS'/CITY COUNCIL HEARING: _____	RESULT: _____				



124



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

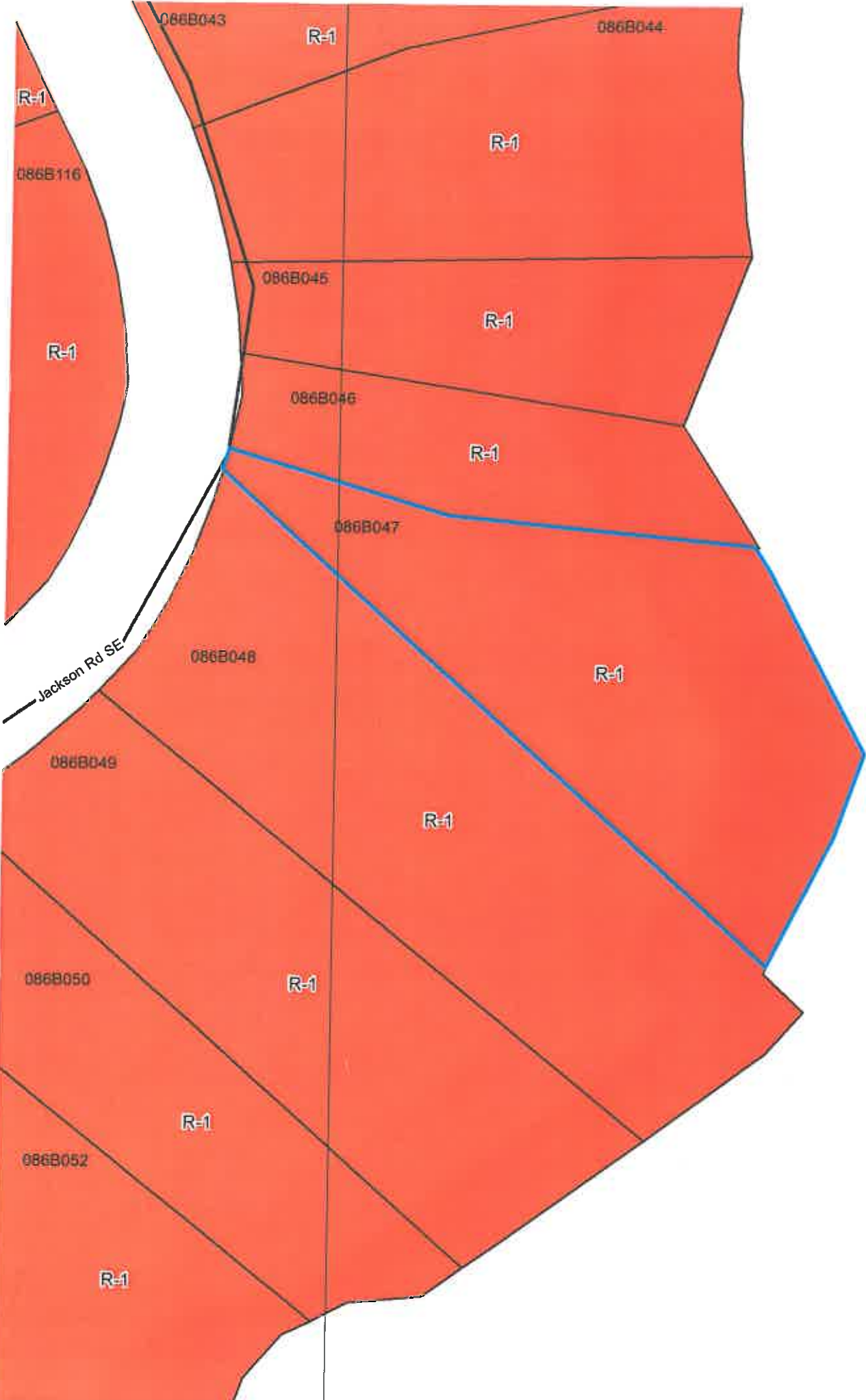
Zoning		GEOGRAPHIC FEATURE LEGEND										
No Code	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	RM-2	AG-1	C-1	I-M	MHP	R - 2 CITY	R-1R	RM-3
AG-1 CITY	C-1 CITY	IND-1 CITY	IND-2	R - 3 CITY	RM-1	C-2	PUBLIC	PUBLIC CITY	R - 4 CITY	VILLAGE		

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6180
(478) 751-6817
Web: www.mgarc.com
Email: mgrc@mgarc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 086B

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



Request for variance for Lot 5A of the "J. D. Jackson" Estate in Land Lot 231 of the 2nd Land District, in the 313th G.M. District of Putnam County, Georgia.

PROPERTY:

LOCATION: 194 Jackson Road SE, Milledgeville, Georgia, 31061

MAP: 086B PARCEL NUMBER: 047 PRESENTLY ZONED: R-3

We are the owners of this existing lake house and lot and we have not determined who the builder will be for the planned additions.

We are respectfully requesting three (3) variances in the location of our planned additions. In addition to this request for variances, we have submitted a plan to add a third septic tank drain field, to our existing septic tank, that is currently under review by Putnam County Health Department.

In the following lot survey / plans, referencing page 5 of 9, the "red horizontal lines" depict the area of the existing 24' x 36', "A-Frame" house, the "solid blue area" reference the proposed additions to the existing house, the "cross-hatched green area" indicates the proposed new deck, that will replace the existing deck. Page 6, 7, and 8, of 9 represents the detail house plans for the proposed additions to the existing house, including exterior measurements.

Please refer to the proposed site plan on page 5 of 9, the lot is narrower (10') at Jackson Road end (west) and wider (206') at the lake end (east). The lot slopes downward from the road to the lake. The south lot line is 333.30' long and the north lot line is 240.16' long.

General: The proposed additions will increase our existing "A Frame" 24' wide x 36' long, to 52' wide by 42' long. The existing 24' x 36' "A-Frame" house is 49.9' from the lake. The existing septic tank, referenced on attached lot survey page 9 of 9, in red is located approximately 12' from the existing road side of the house. The existing septic tank drain fields are located on the north side of the property.

Variance #1: Referencing the survey referencing page 5 of 9, #1, the proposed southwest corner of the house addition would be 18' from the southern lot line. The Putnam County zoning requires a 20' distance between the house and the property line. We respectfully request a 2' variance from Putnam County zoning department. There would be a distance of 28' between our proposed addition and the residence to our south.

REC'D 2017 NOV 29

Variance #2: Referencing the survey referencing page 5 of 9, #2, our existing 24' x 36', "A Frame" house, at the closest point to the lake water, is located 49.9' from the northeast corner to the lake water. The proposed northeast corner of the house addition, from the corner of the proposed deck, would be 40' from the water. The Putnam County zoning requires a 100' distance between the house and the lake water. We respectfully request a 60' variance from Putnam County zoning department. The proposed house additions will not obstruct the lake views of the residence to the north and the residence to the south.

Variance #3: Referencing the survey referencing page 5 of 9, #3, our existing 24' x 36', "A Frame" house, at the closest point to the lake water, is located 49.9' from the northeast corner to the lake water. The proposed southeast corner of the house addition, from the corner of the proposed deck, would be 79' from the water. The Putnam County zoning requires a 100' distance between the house and the lake water. We respectfully request a 21' variance from Putnam County zoning department. The proposed house additions will not obstruct the lake views of the residence to the north and the residence to the south.

We hope to renovate and expand, our "A Frame" home, to allow us to continue our full time residence. The proposed house addition would be consistent with the size, appearance, and positioning of other residences in the neighborhood.

Thank you for your consideration of our request.

Sincerely:

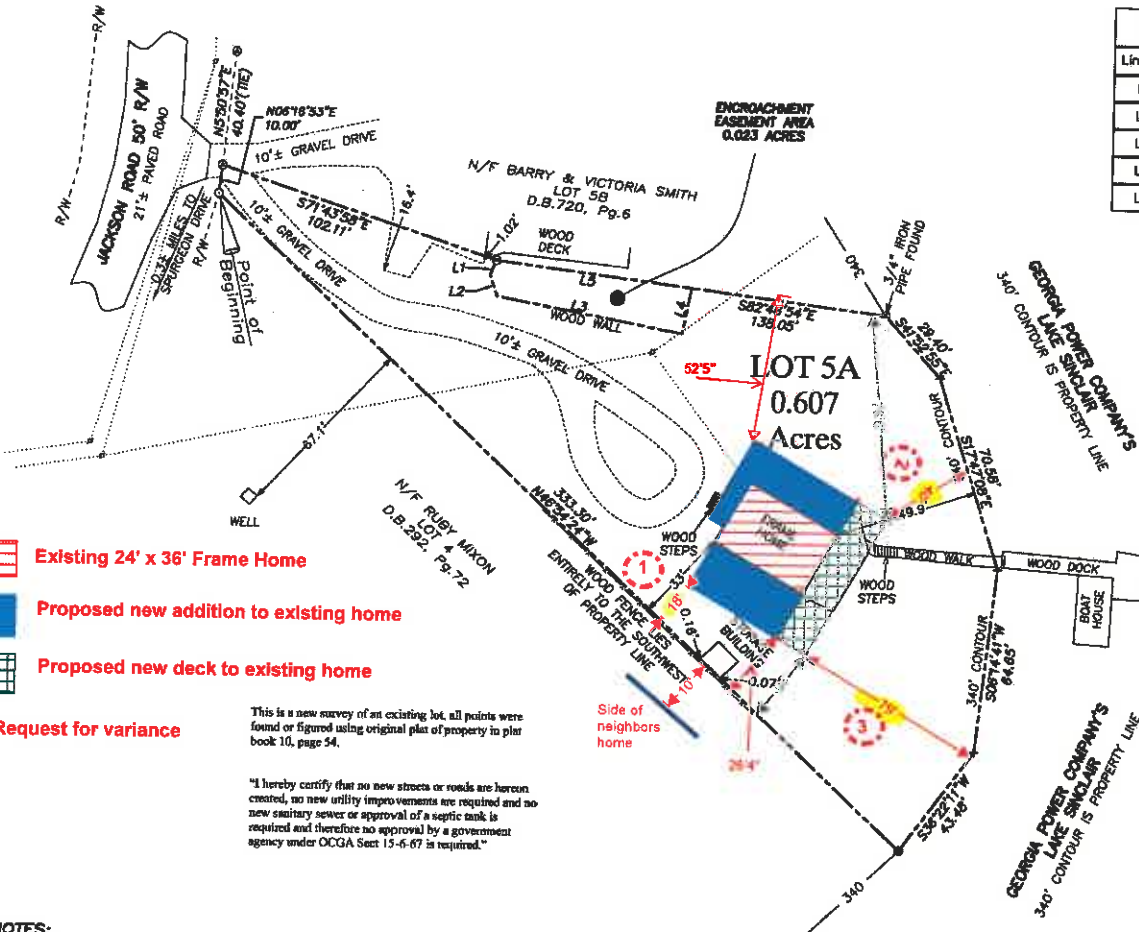


Carl David and Lillian Carter
194 Jackson Road SE
Milledgeville, GA 31061
Cell phone: 404-803-1396
Email: cdavidcarter25@gmail.com

CARL DAVID AND LILLIAN CARTER
194 JACKSON ROAD SE, MILLEDGEVILLE, GA 31061

PROPOSED HOME ADDITIONS

Line #	Length	Direction
L1	5.61'	S23°01'57"W
L2	7.78'	S18°35'10"E
L3	66.38'	S79°21'53"E
L4	16.42'	N10°38'07"E
L5	69.10'	N82°46'54"W



- Existing 24' x 36' Frame Home
- Proposed new addition to existing home
- Proposed new deck to existing home

Request for variance

This is a new survey of an existing lot, all points were found or figured using original plat of property in plat book 10, page 54.

"I hereby certify that no new streets or roads are hereon created, no new utility improvements are required and no new sanitary sewer or approval of a septic tank is required and therefore no approval by a government agency under OCGA Sect 15-6-67 is required."

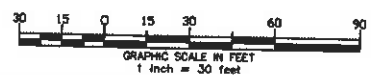
NOTES:

- 1) The surveyor whose seal is hereto attached has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. Matters of title are excepted.
- 2) The surveyor whose seal is hereto attached does not certify that all easements and encumbrances have been shown, nor does the surveyor assume any liability for any such easements or encumbrances, either dedicated or implied, which may affect this property.
- 3) The fieldwork was performed immediately prior to and/or concurrent with the date on this plat.
- 4) The adjacent information is shown as taken from tax records at the time of survey.

- LEGEND:**
- - 1/2" IRON PIN FOUND (IPF)
 - ⊙ - 1/2" IRON PIPE FOUND (IPPF)
 - ⊕ - 5/8" IRON PIN FOUND (IPF)
 - ⊖ - 1/2" IRON PIN SET (IPS)
 - + - COMPUTED POINT
 - - POWER POLE
 - - OVERHEAD UTILITY LINE
 - - RIGHT OF WAY LINE
 - - - 340' CONTOUR
- REFERENCES:**
- D.B. 718, PG. 426
 - D.B. 122, PG. 178
 - P.B. 10, PG. 54
 - CLERK OF SUPERIOR COURT
 - PUTNAM COUNTY, GEORGIA

ROAD 2017 DEC 7

Handwritten initials: KP



Equipment Used
Linear: Leica TC1203
Angular: Leica TCRP1203



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

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 41,253+ FEET AND AN ANGULAR ERROR OF < 2 SECONDS 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 140,763+ FEET.

As-built & Property Survey

For: **David Carter**

Lot 5A of the "J.D. Jackson" Estate
in Land Lot 231 of the 2nd Land District
in the 313th G. M. District
Putnam County, Georgia

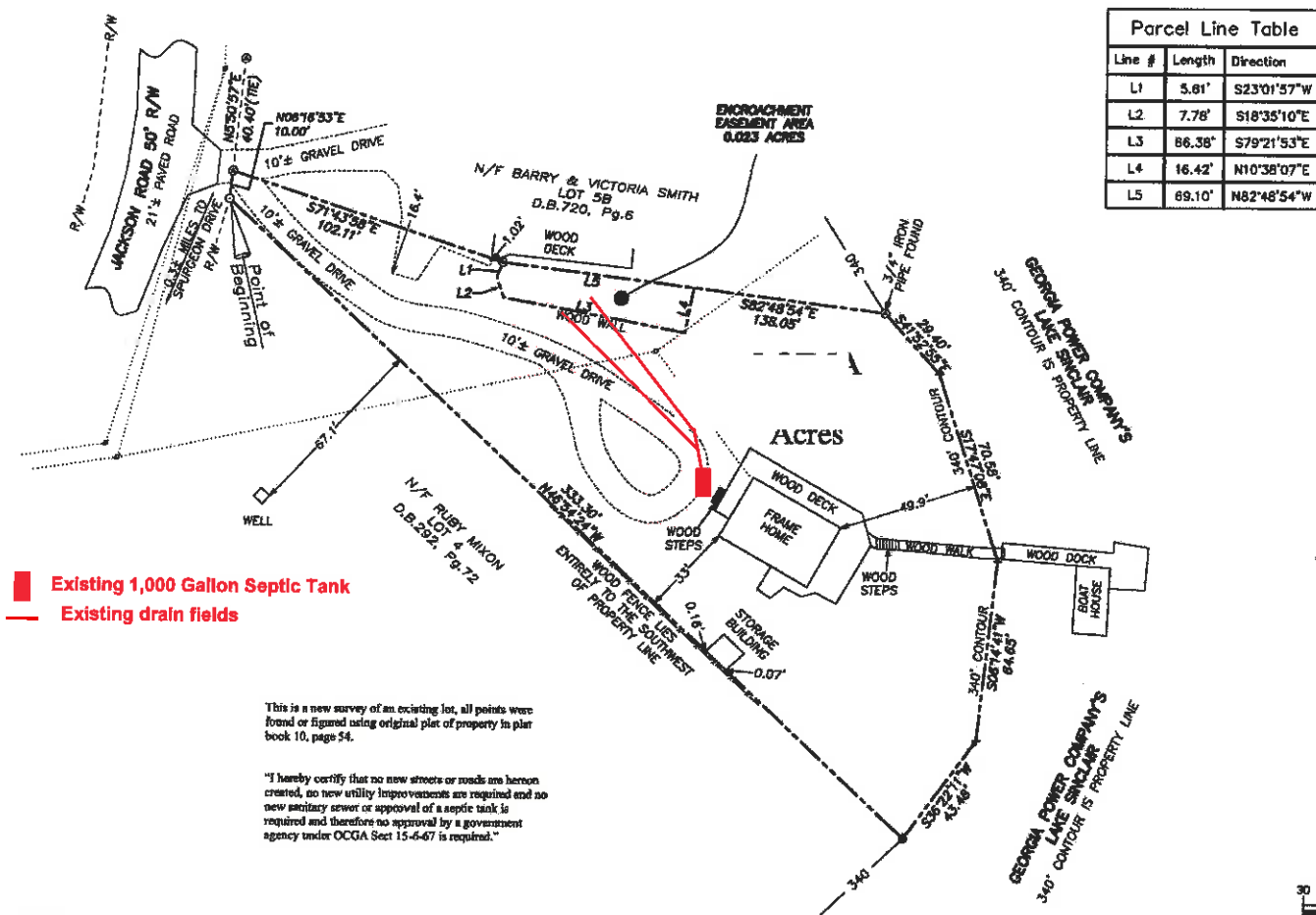
SCALE: 1" = 30' | January 29, 2013

Ogletree & Chivers
Land Surveyors

693 Dunlap Rd., Suite B
Milledgeville, GA 31061 | 478-463-3454

CARL DAVID AND LILLIAN CARTER
 194 JACKSON ROAD SE, MILLEDGEVILLE, GA 31061

EXISTING SEPTIC TANK LOCATION



Line #	Length	Direction
L1	5.61'	S23°01'57"W
L2	7.76'	S18°35'10"E
L3	86.38'	S79°21'53"E
L4	16.42'	N10°38'07"E
L5	69.10'	N82°48'54"W



- LEGEND:**
- - 1/2" IRON PIN FOUND (IPF)
 - - 1/2" IRON PIPE FOUND (IPPF)
 - ⊙ - 5/8" IRON PIN FOUND (IPF)
 - ⊙ - 1/2" IRON PIN SET (IPS)
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 - ⊕ - POWER POLE
 - OVERHEAD UTILITY LINE
 - - - RIGHT OF WAY LINE
 - - - 340' CONTOUR
- REFERENCES:**
- D.B. 718, PG. 426
 - D.B. 122, PG. 178
 - P.B. 10, PG. 54
 - CLERK OF SUPERIOR COURT
 - PUTNAM COUNTY, GEORGIA

Existing 1,000 Gallon Septic Tank
Existing drain fields

This is a new survey of an existing lot, all points were found or figured using original plot of property in plat book 10, page 54.

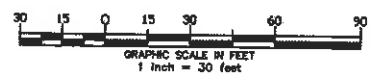
"I hereby certify that no new streets or roads are herein created, no new utility improvements are required and no new sanitary sewer or approval of a septic tank is required and therefore no approval by a government agency under OCGA Sect 15-6-67 is required."

- NOTES:**
- 1) The surveyor whose seal is hereto attached has made no investigation or independent search for encumbrances, restrictive covenants, easements, or any other facts that an accurate and correct title search may disclose. Matters of title are accepted.
 - 2) The surveyor whose seal is hereto attached does not certify that all encumbrances and easements have been shown, nor does the surveyor assume any liability for any such encumbrances or easements, either disclosed or implied, which may affect this property.
 - 3) The fieldwork was performed immediately prior to and/or concurrent with the date on this plot.
 - 4) The adjoining information is shown as taken from tax records at the time of the survey.

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

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 41,233+ FEET AND AN ANGULAR ERROR OF < 2 SECONDS 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 140,763+ FEET.

Equipment Used
 Leica: Leica TC1203
 Angular: Leica TC1203



WCD 2017 DEC 6
 KC

As-built & Property Survey

For:
David Carter

Lot 5A of the "J.D. Jackson" Estate
 in Land Lot 231 of the 2nd Land District
 in the 313th G. M. District
 Putnam County, Georgia

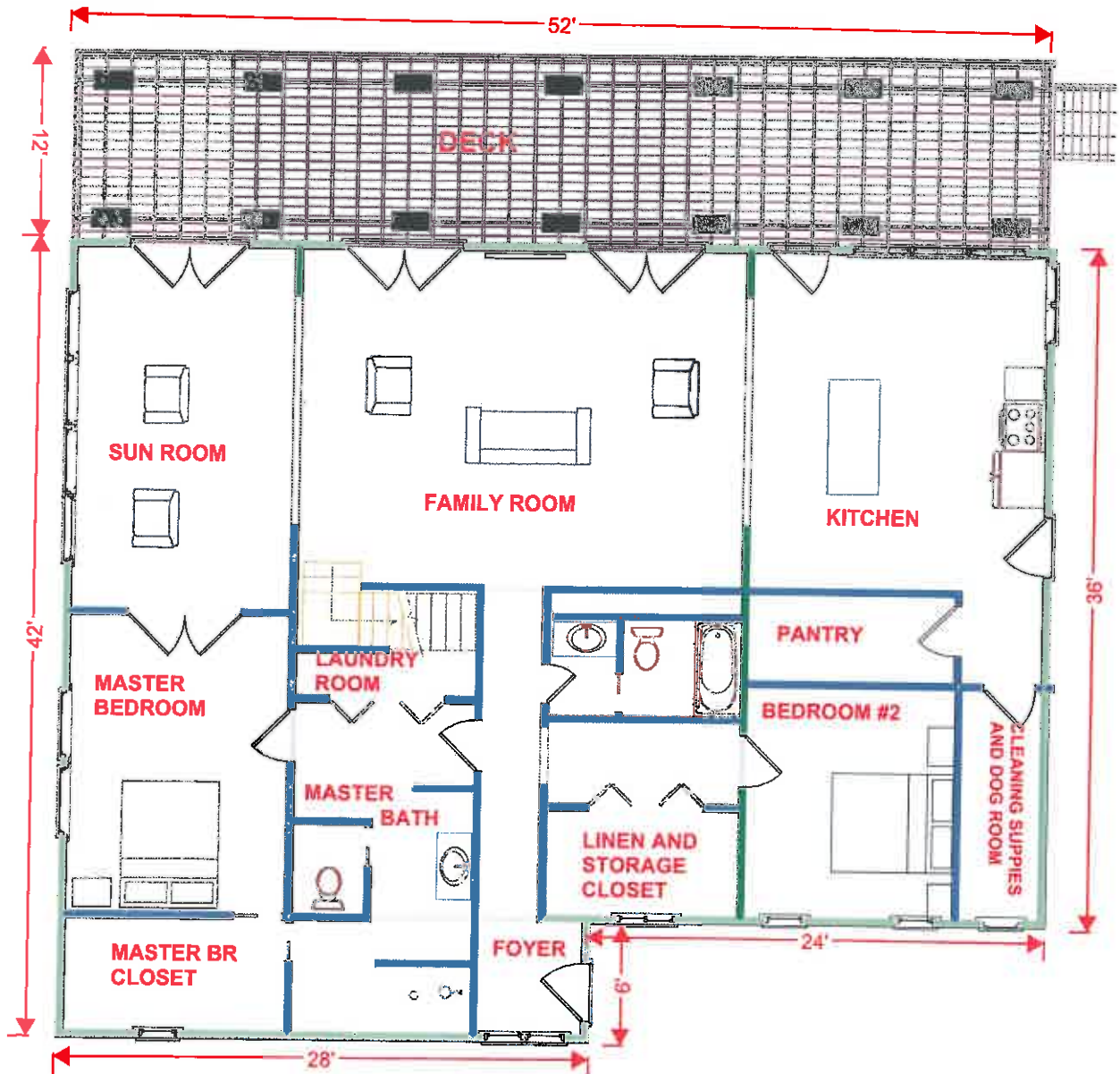
SCALE: 1" = 30' | January 29, 2013

Ogletree & Chivers
 Land Surveyors
 653 Dunlop Rd., Suite B
 Milledgeville, GA 31061 478-483-3454



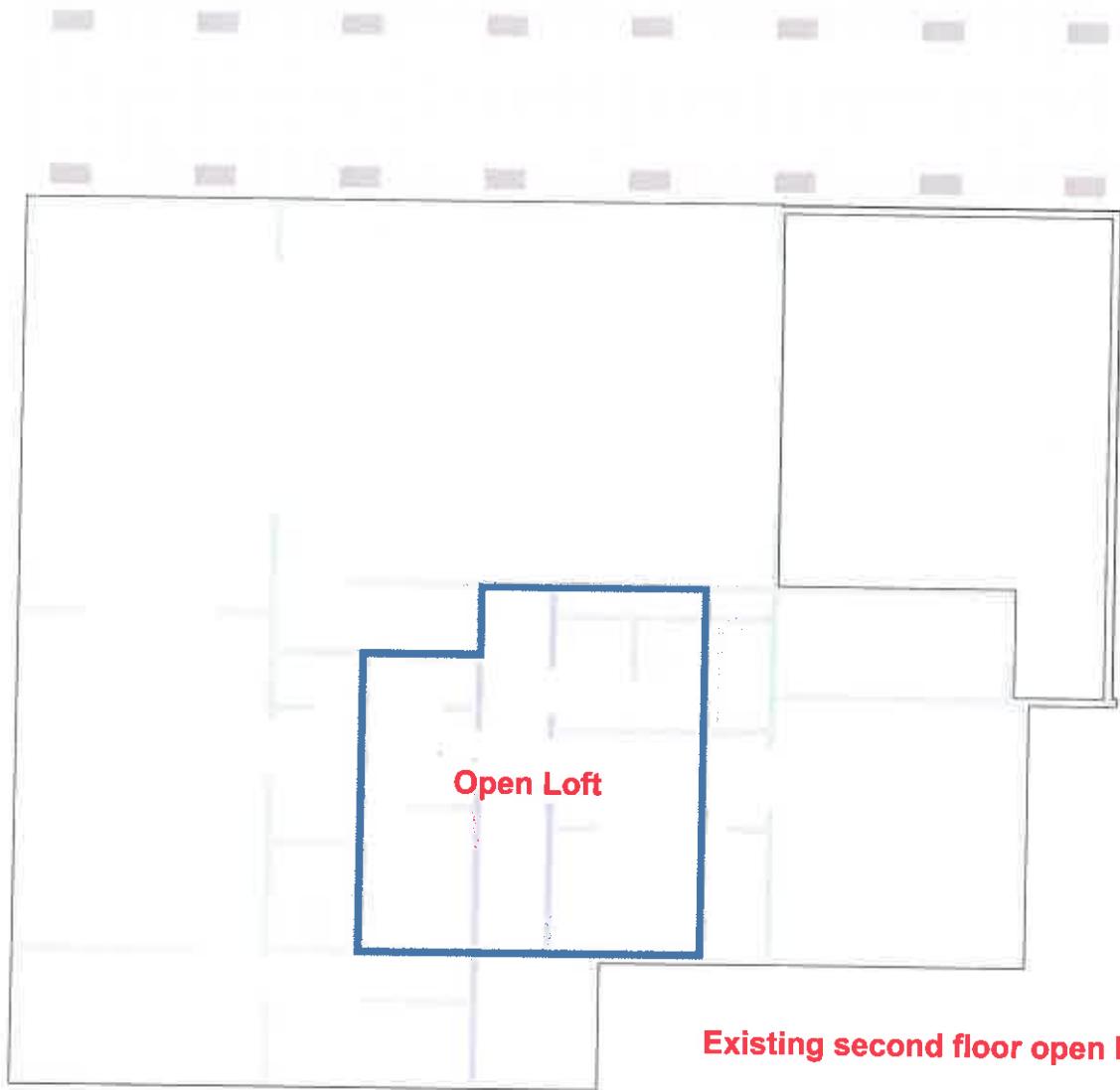
HCUB 2017 NOV 29

KD



ROUND 2017 NOV 29

KP

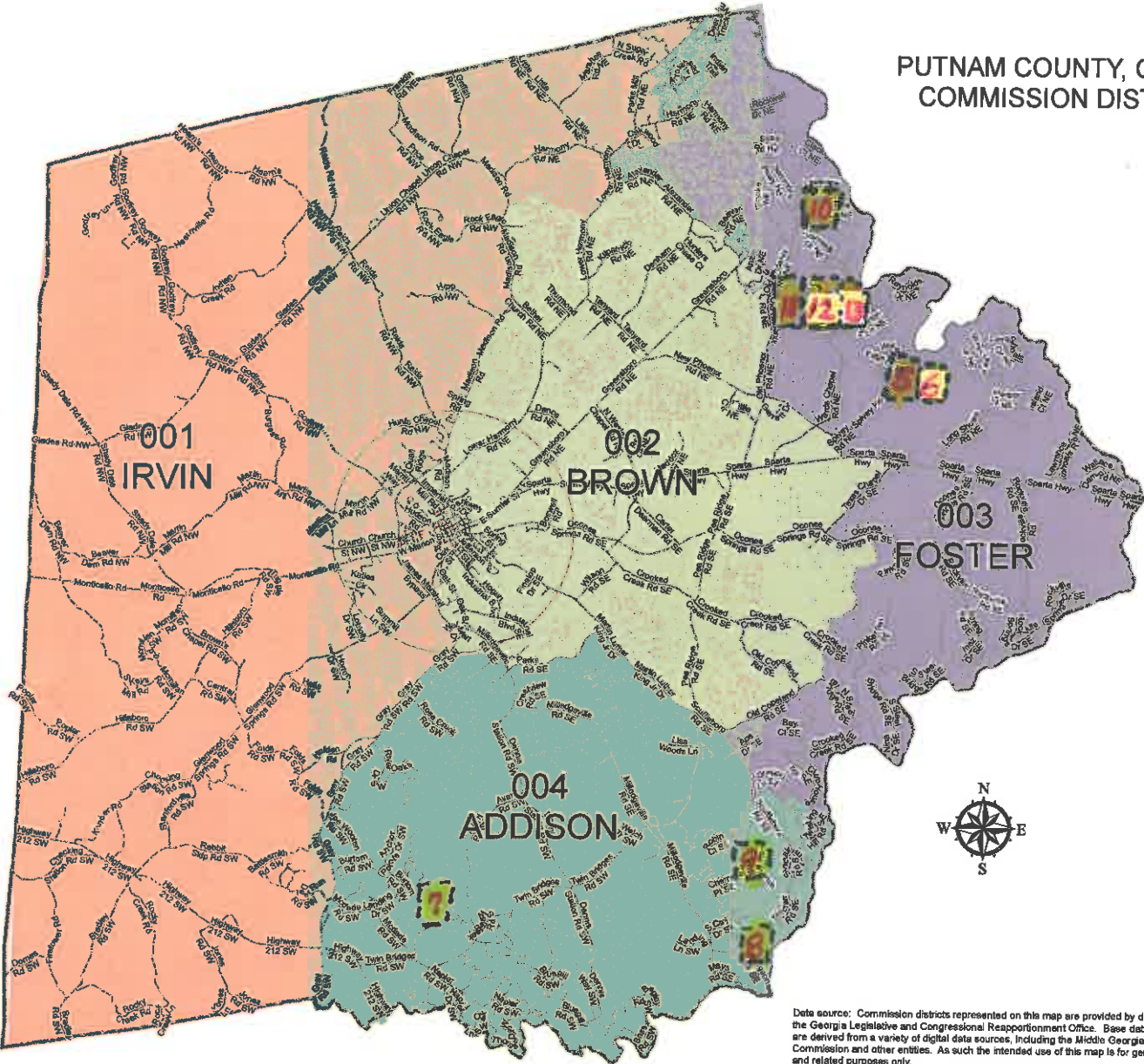


NOV 2017 NOV 29
KD

Backup material for agenda item:

9. Request by **R. Greg Waddell, agent for Christopher & Karen Baumann** for a side and rear yard setback variance at 121 Cold Branch Lane. Presently zoned R-2. [**Map 112A, Parcel 009**].

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



5. Request by **Howard McMichael**, agent for **Aaron Burgess** for a rear yard setback variance at 100 West Riverbend Drive. Presently zoned R-1R. [Map 119C, Parcel 054].
6. Request by **Howard McMichael**, agent for **Aaron Burgess** for a rear yard setback variance at 101 East Riverbend Drive. Presently zoned R-1R. [Map 119C, Parcel 055].
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Putnam County
 City of Eatonton

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

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

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: R. Greg Waddell Tangle Ridge Builders, LLC

MAILING
ADDRESS:

984 Dennis Station Road
Eatonton GA 31024

PHONE: 478-457-4048

PROPERTY OWNER IF DIFFERENT FROM ABOVE: Christopher and Karen Baumann

MAILING ADDRESS: 121 Cold Branch Lane
Eatonton GA 31024

PHONE: 404-780-4531

PROPERTY:

LOCATION: 121 Cold Branch Lane, Eatonton GA 31024

MAP 112A PARCEL 009 PRESENTLY ZONED R-2 kp

REASON FOR REQUEST: We are request a sideline variance of 8' for each sideline and lake side setback varinace of 15'. This is due to pie shape of the lot, the location of the existing septic system and existing drive and wells located on adjacent lots.

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.

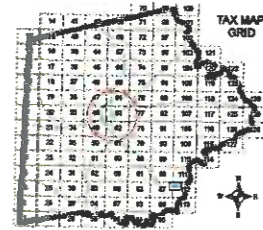
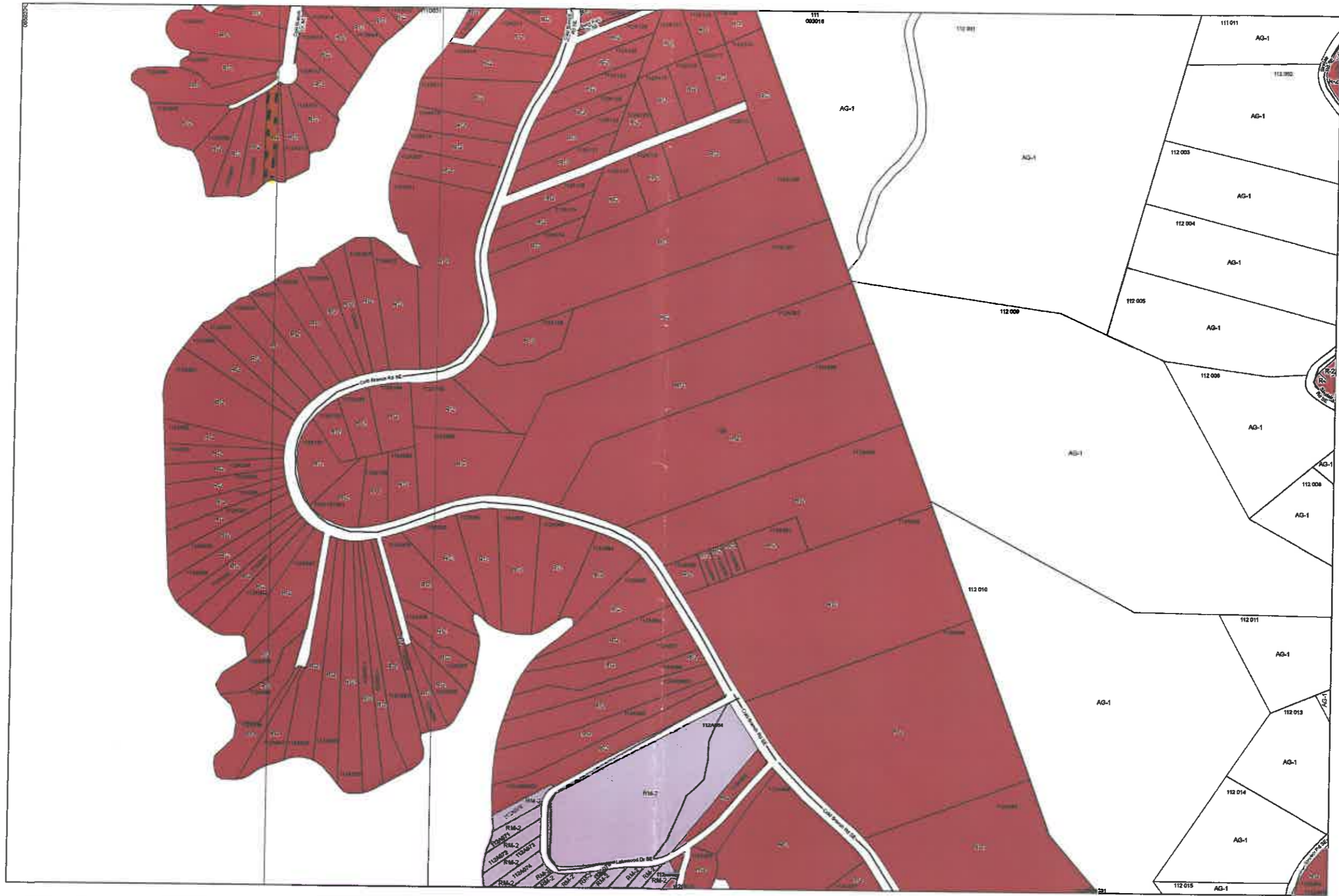
RCVD NOV 28 '17 *RC*

*SIGNATURE OF APPLICANT: *R. Greg Waddell* DATE: 10/26/2017

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

DATE FILED: <u>10-25-17</u>	FEE: <u>\$ 50.00</u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>RC</u>
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				

RCVD 2017 NOV 28 *kp*



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

- Zoning**
- No Code
 - AG-1
 - AG-1 CITY
 - C-1
 - C-1 CITY
 - C-2

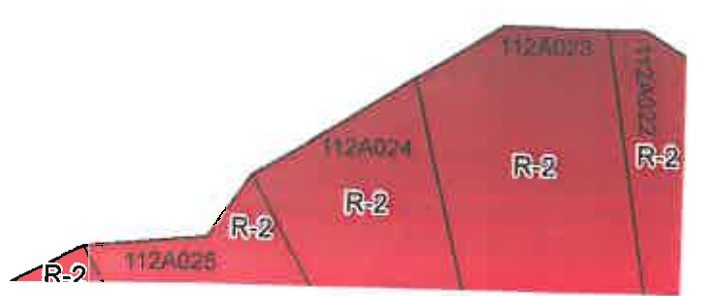
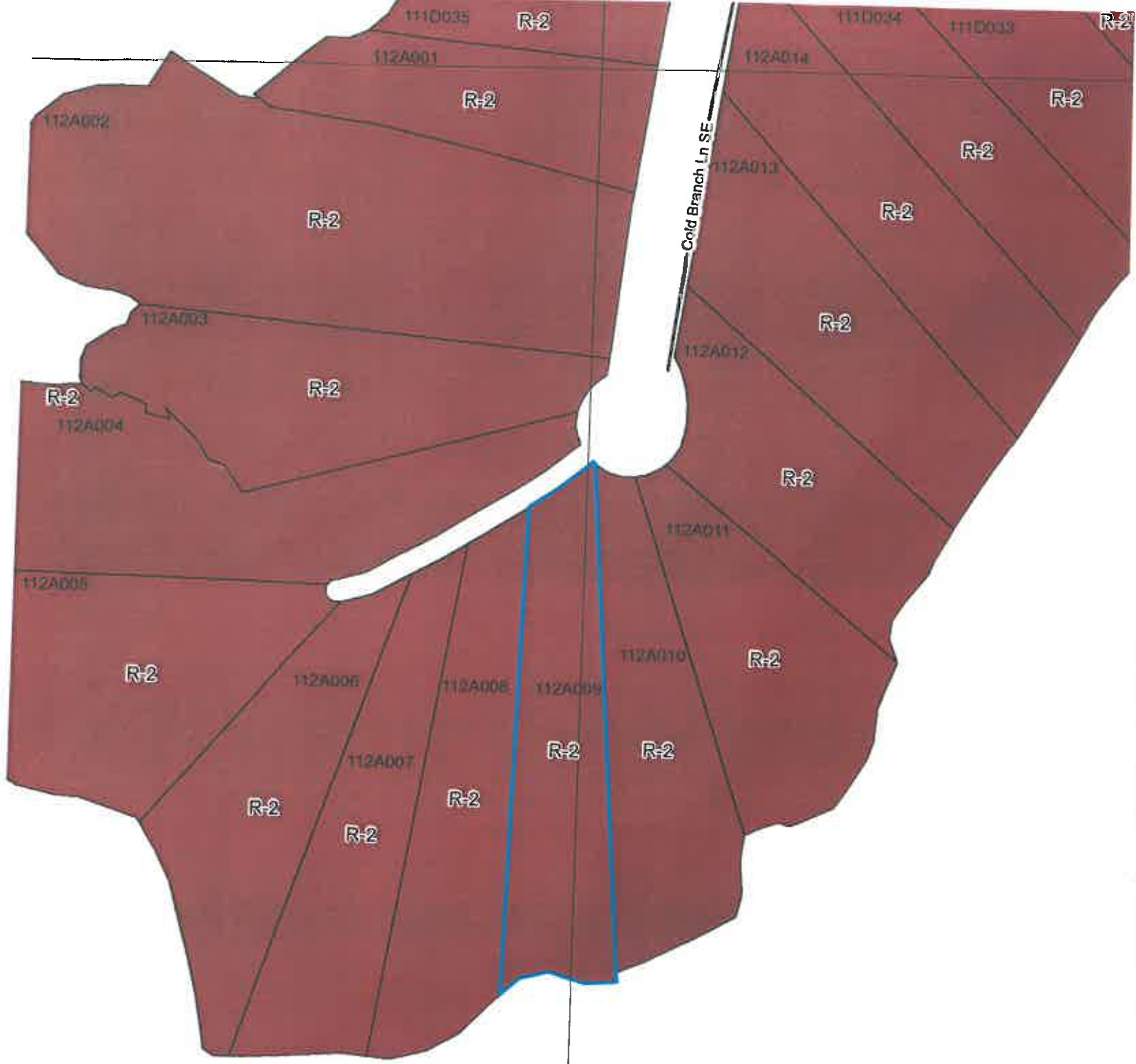
- GEOGRAPHIC FEATURE LEGEND**
- AG-2
 - C-2 CITY
 - IND-2 CITY
 - IND-1 CITY
 - IND-2
 - MHP
 - PUBLIC
 - PUBLIC CITY
 - R - 1 CITY
 - R - 2 CITY
 - R - 3 CITY
 - R - 4 CITY
 - R-1
 - R-1R
 - R-2
 - RM-1
 - RM-2
 - RM-3
 - VILLAGE

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-0100
(478) 751-0517
Web: www.mgarc.org
Email: mgarc@mgarc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 112A

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



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

10/26/2017

RE: 121 Cold Branch Lane
Lot 10B-4 LS Woods

RCVD OCT 25 '17
rd

To whom it may concern,

We are requesting a variance for Lot 10B-4 LS Woods, 121 Cold Branch Lane, Eatonton GA Putnam County. We propose to build a new home that is 36' in depth and 62' in Length with an attached garage that adds 24 feet of depth. The total new heated and cooled square footage will be approximately 3000 square feet. We will be removing a manufactured home that is currently located on the property. We are requesting a variance of 8' for the each side line of the new home. This would place the two roadside corners of the home at a distance of 12' from each sideline. We are also request a lakeside setback variance of 15'. This would place one corner of the new home porch at a distance of 85' from the lake. The lot width at the house site is 88' in width. The reason for the request is due to the irregular shape of the lot and the current location of the existing septic system and drives as well as existing wells located on adjacent lots. Besides the site plan I am also including a new soil report that reflects the existing wells. Thank your help and for your consideration. THE EXISTING MOBILE HOME HAS 1404(27'x52') SQ FT.

Sincerely,



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

LETTER OF AGENCY - _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT R. Greg Waddell TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR a variance OF PROPERTY DESCRIBED AS MAP 112A PARCEL 009, CONSISTING OF .7 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 121 Cold Branch Lane EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 26th DAY OF October, 2017.


PROPERTY OWNER(S): Chris and Karen Baumann

Karen Baumann NAME (PRINTED)
SIGNATURE

ADDRESS: 121 Cold Branch Lane, Eatonton GA 31024

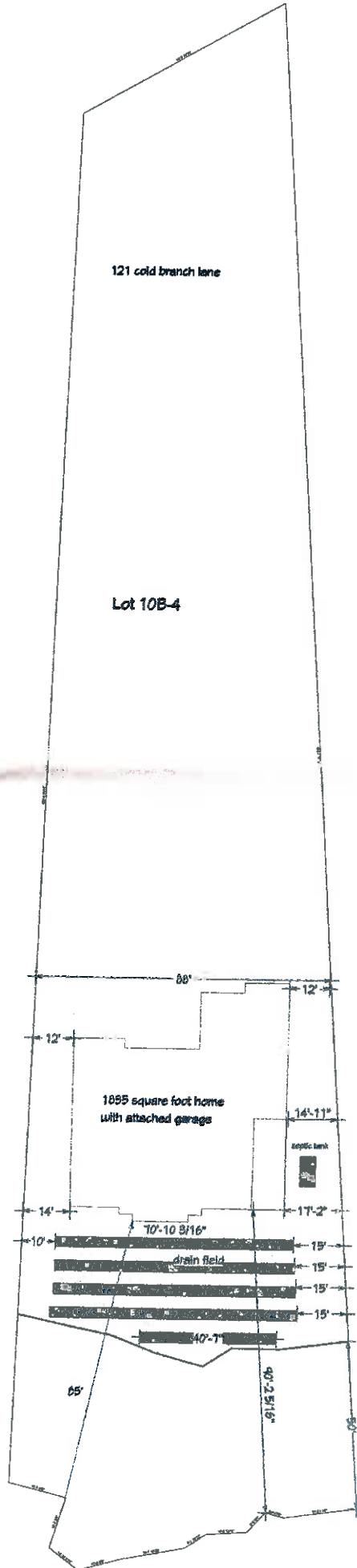
PHONE: 404-780-4531

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 26th DAY OF October, 2017.

Chenetta E. Thompkins
NOTARY
MY COMMISSION EXPIRES: _____


RCVD OCT 26 '17

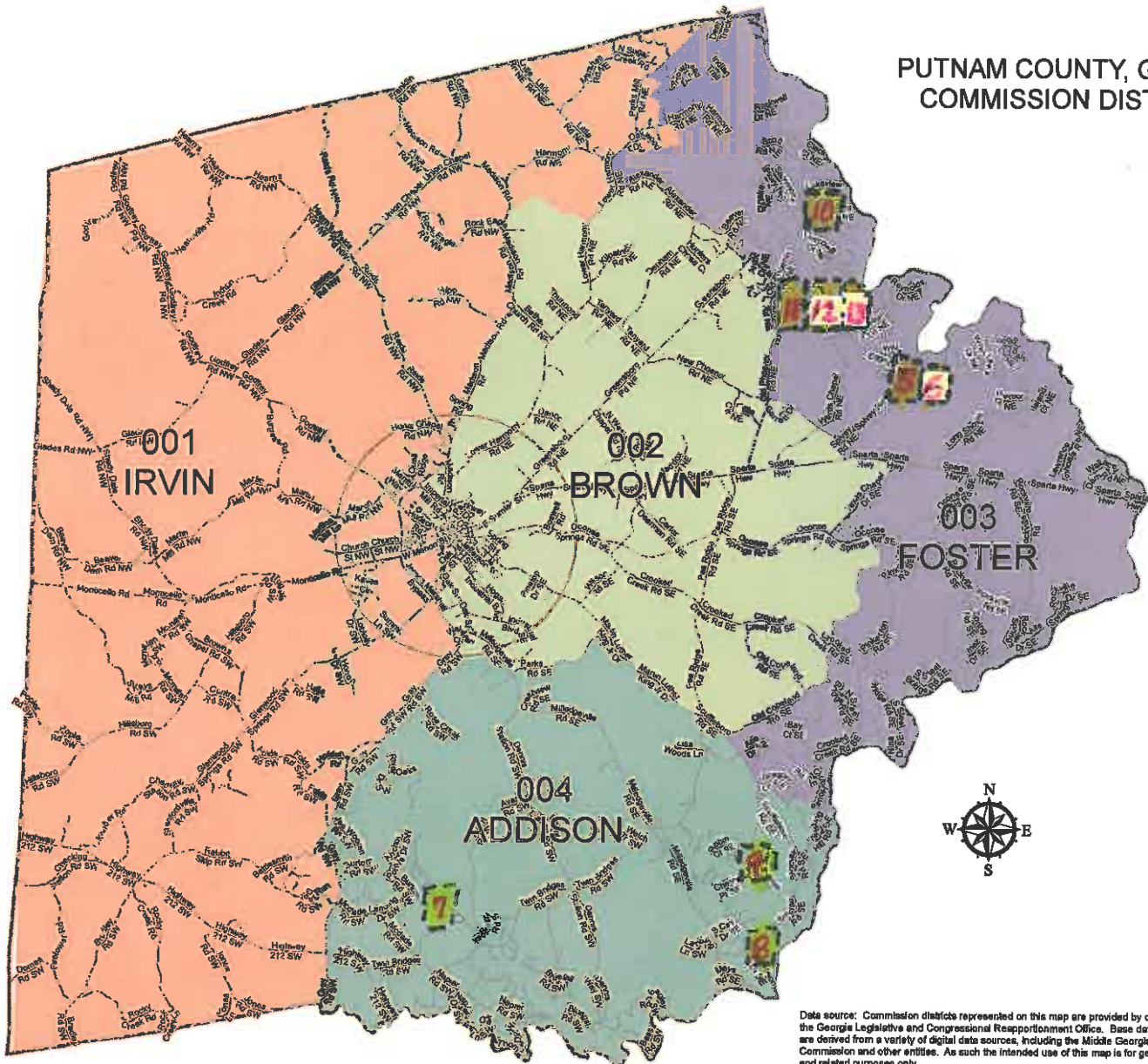
AE



Backup material for agenda item:

11. Request by **Rick McAllister, agent for Patricia A. Wilson & M. John Wilson & ET AL** to rezone 25,264.80 square feet (.58 acres) at Tract A, 151 Collis Marina Road from R-1 to RM-2. [**Map 104B, Parcel 014**]. *

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 5,897.26' SCALE RATIO: 1:58,967.34 DATE: DECEMBER 2016

5. Request by **Howard McMichael**, agent for **Aaron Burgess** for a rear yard setback variance at 100 West Riverbend Drive. Presently zoned R-1R. [Map 119C, Parcel 054].
6. Request by **Howard McMichael**, agent for **Aaron Burgess** for a rear yard setback variance at 101 East Riverbend Drive. Presently zoned R-1R. [Map 119C, Parcel 055].
7. Request by **Douglas L. & Jean W. Oakes** for a side yard setback variance at 114 Little River Run N. Presently zoned R-2. [Map 058A, Parcel 141].
8. Request by **Carl D. & Lillian Carter** for a side and rear yard setback variance at 194 Jackson Road, SE. Presently zoned R-1. [Map 086B, Parcel 047].
9. Request by **R. Greg Waddell**, agent for **Christopher & Karen Baumann** for a side and rear yard setback variance at 121 Cold Branch Lane. Presently zoned R-2. [Map 112A, Parcel 009].
10. Request by **Clara Stogner** for a side yard setback variance at 163 Lakeview Drive. Presently zoned R-1. [Map 102C, Parcel 018].
11. Request by **Rick McAllister**, agent for **Patricia A. Wilson & M. John Wilson & ET AL** to rezone 25,264.80 square feet (.58 acres) at Tract A, 151 Collis Marina Road from R-1 to RM-2. [Map 104B, Parcel 014]. *
12. Request by **Rick McAllister**, agent for **Mary Ellen Peebles Revocable Living Trust** to rezone 26,571.60 square feet (.61 acres) at Tract B, 149 Collis Marina Road from R-1 to RM-2. [Map 104B, Parcel 013]. *
13. Request by **Rick McAllister**, agent for **Estate of Claude P. Duncan** to rezone 20,037.60 square feet (.46 acres) at Tract C, 147 Collis Marina Road from R-1 to RM-2. [Map 104B, Parcel 012]. *

PUTNAM COUNTY PLANNING & DEVELOPMENT
 117 Putnam Drive, Suite B
 Estonton, GA 31024
 Phone: 706-483-2776 • Fax: 706-483-0552
 www.putnanga.com

- 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. *(Attached)*
- 16. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. 36-67A).
- 17. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property. (Please attach on separate sheet.)
- 18. Proof that property taxes for the parcel(s) in question have been paid.
- 19. Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
- 20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)

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

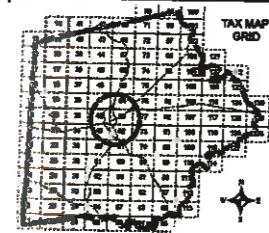
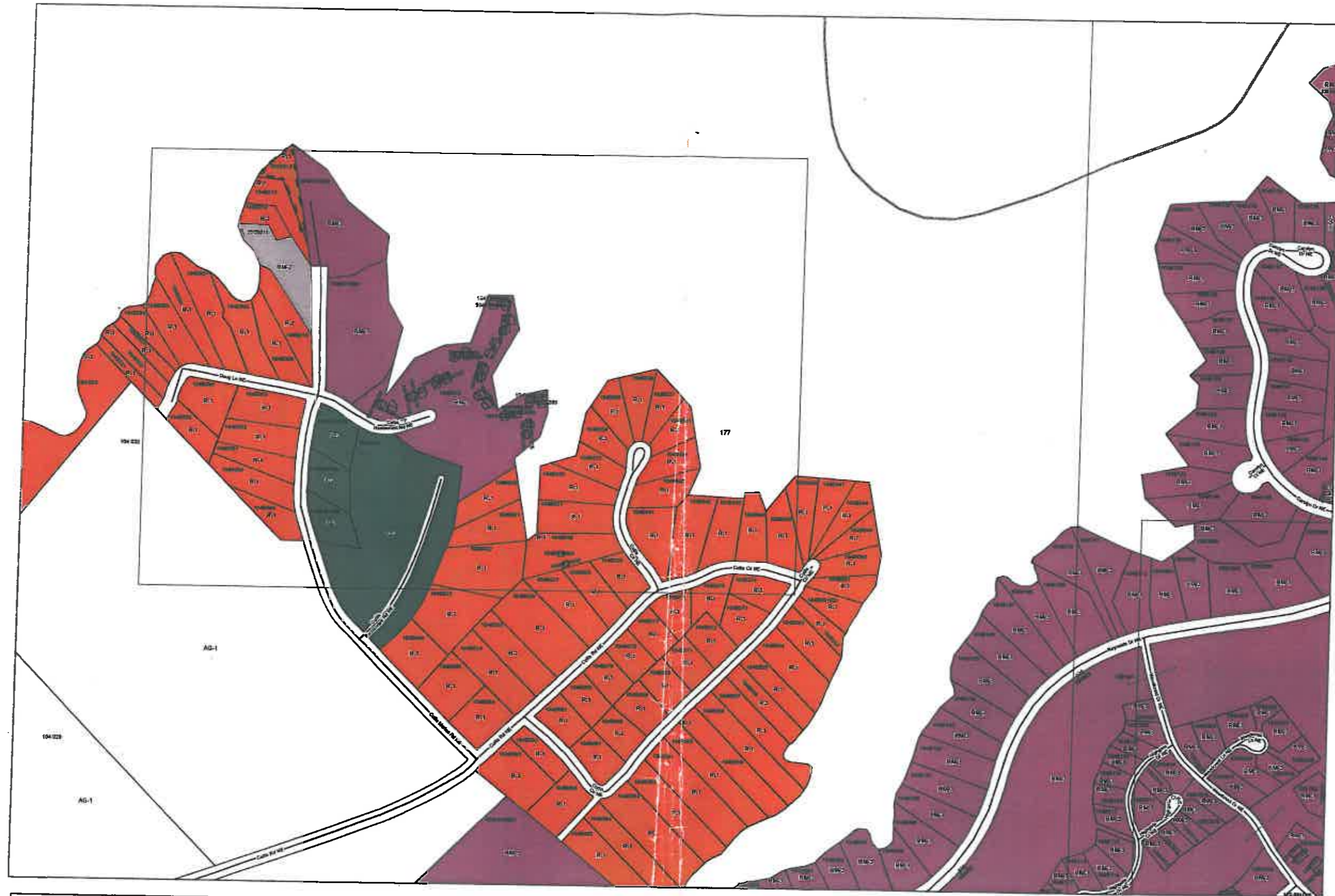
 Signature (Property Owner) (Date)

Pule Tamm _____ 10/25/17
 Signature (Applicant) (Date)

 Notary Public

[Signature]
 Notary Public
 My Commission Expires April 16, 2018

Office Use	
Paid: \$ <u>50.00</u> (cash) _____	(check) <u>2328</u> (credit card) _____
Receipt No. <u>29904</u>	Date Paid: <u>10-30-17</u>
Date Application Received: <u>10-20-17</u>	_____
Reviewed for completeness by: _____	_____
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____



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

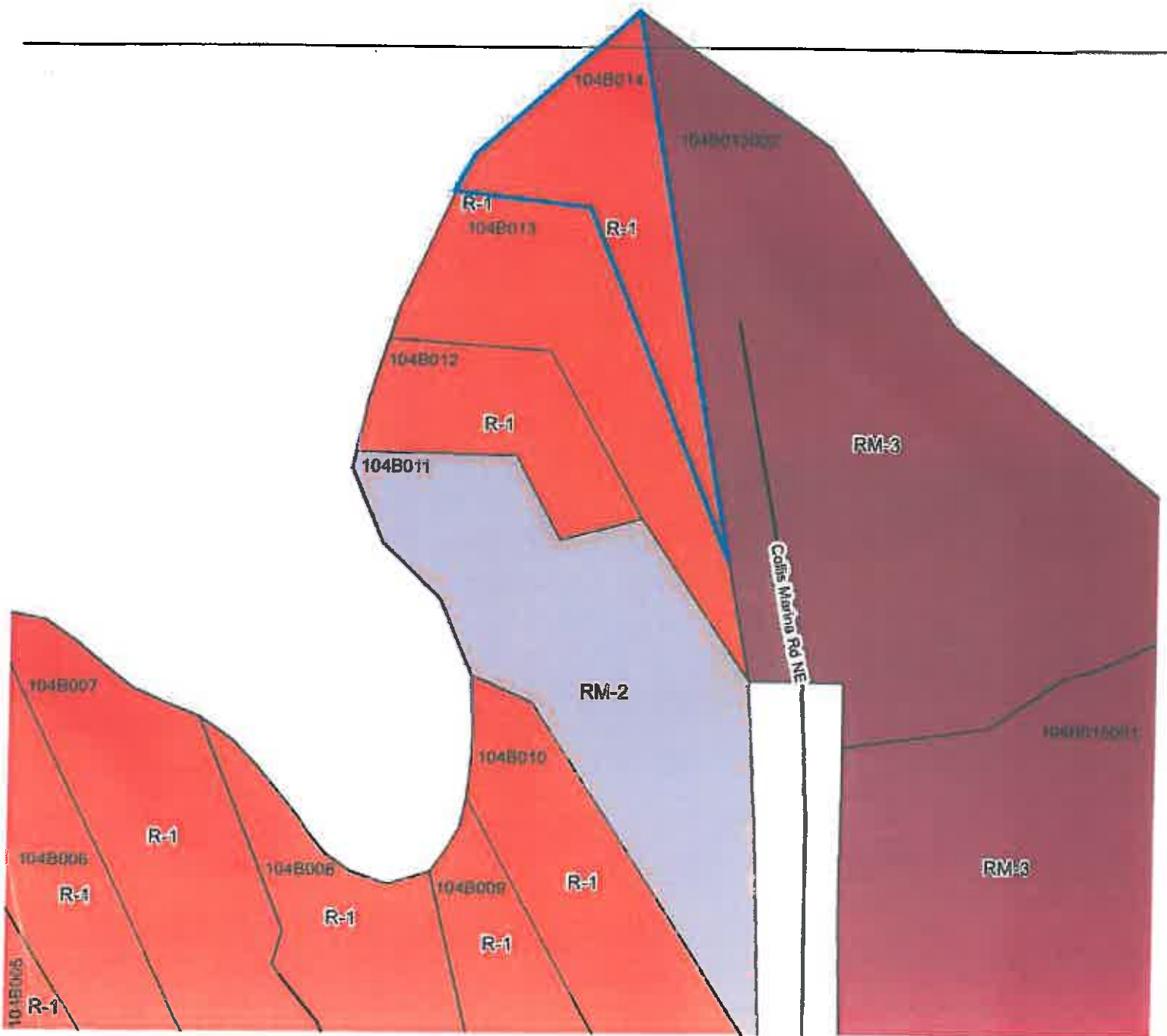
Zoning		GEOGRAPHIC FEATURE LEGEND																							
No Code	AG-1	AG-1 CITY	AG-2	C-1	C-1 CITY	C-2	C-2 CITY	I-M	IND-1 CITY	IND-2	IND-2 CITY	MHP	PUBLIC	PUBLIC CITY	R-1 CITY	R-1	R-2 CITY	R-2	R-3 CITY	R-4 CITY	R-1R	RM-1	RM-2	RM-3	VILLAGE

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Edney Hwy
Macon, Georgia 31217
(478) 751-6180
(478) 751-6617
Web: www.middlegeorgia.org
Email: mgrc@mgarc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 104B

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



LETTER OF AGENCY - Re zone Property

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Re Zone OF PROPERTY DESCRIBED AS MAP 104B PARCEL 014, CONSISTING OF 0.56 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Parcel A, Coles Marine Road, EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 30th DAY OF OCTOBER 2016, 2017

PROPERTY OWNER(S): Patricia A. Wilson and M John Wilson

Patricia A. Wilson by M John Wilson NAME (PRINTED)
M John Wilson SIGNATURE

ADDRESS: P.O. Box 785, Monroeville, GA 30688

PHONE: (770) 801-9992

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF October, 2016, 2017

Ashley Johnston
NOTARY

MY COMMISSION EXPIRES:

Ashley Johnston
NOTARY PUBLIC
Walton County, GEORGIA
My Comm. Expires
07/31/2019

LETTER OF AGENCY: Re zone Property

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Re Zone OF PROPERTY DESCRIBED AS MAP 1048 PARCEL 014, CONSISTING OF .58 ACRES, WHICH HAS THE FOLLOWING ADDRESS: PARCELS COLLIS MURPHY EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND UNPLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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THIS 28th DAY OF October, 2017

PROPERTY OWNER(S): Leigh S. Owens NAME (PRINTED)

Leigh S. Owens SIGNATURE

ADDRESS: 3292 Fox Hunt Trail Marietta GA 30064
PHONE: 404 468-1509

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 28th DAY OF October, 2017

Lindsay Ellis Lindsay Ellis
NOTARY
MY COMMISSION EXPIRES April 16, 2018



LETTER OF AGENCY Re zone Property

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Re Zone OF PROPERTY DESCRIBED AS MAP 1013 PARCEL 014, CONSISTING OF 55 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Parcel A, Collis manor 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.

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THIS 25th DAY OF October, 2016 ¹⁷ ~~2016~~

PROPERTY OWNER(S): Bonnie D Owens NAME (PRINTED)
Bonnie D Owens SIGNATURE
ADDRESS: 3292 Fox Hunt Trail Marietta, GA 30064
PHONE: 404 418-1502

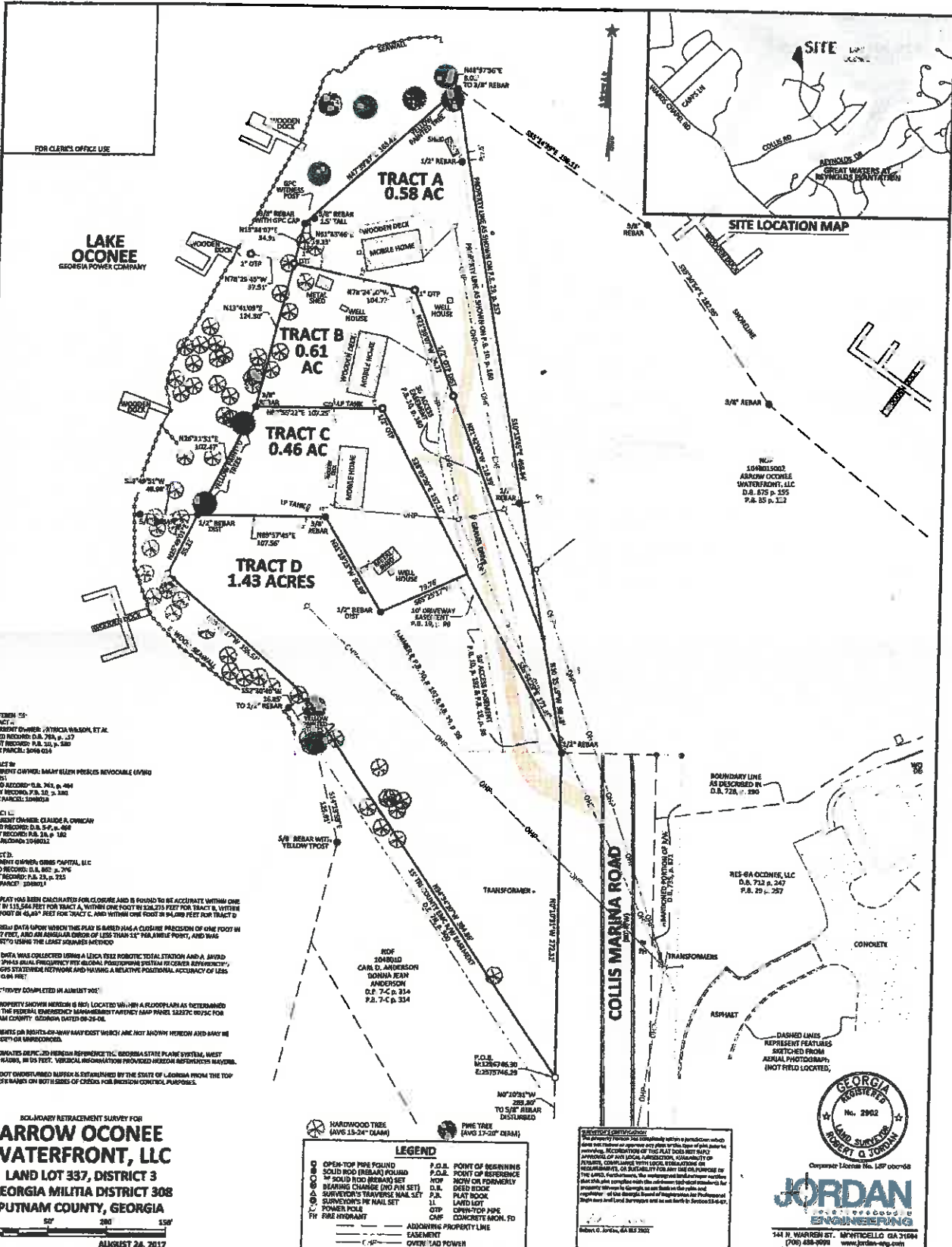
ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS

28th DAY OF October, 2017

Lindsay Ellis Lindsay Ellis
NOTARY
MY COMMISSION EXPIRES April 16, 2018

EXISTING CONDITIONS

ACT 2 6 2017



TRACT A:
 CURRENT OWNER: SYRACIA WATSON, ET AL
 DEED RECORD: D.B. 704, p. 117
 PLAT RECORD: P.B. 20, p. 580
 TAX PARCEL: 0046 024

TRACT B:
 CURRENT OWNER: MALAY ELZEN PERCUS REVOCABLE TRUST
 DEED RECORD: D.B. 741, p. 468
 PLAT RECORD: P.B. 10, p. 281
 TAX PARCEL: 1046024

TRACT C:
 CURRENT OWNER: CLAUDE A. OCHOWI
 DEED RECORD: D.B. 547, p. 468
 PLAT RECORD: P.B. 23, p. 181
 TAX PARCEL: 1046021

TRACT D:
 CURRENT OWNER: OMBIS CAPITAL, LLC
 DEED RECORD: D.B. 802, p. 296
 PLAT RECORD: P.B. 23, p. 225
 TAX PARCEL: 1046017

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 112,500 FEET FOR TRACT A, WITHIN ONE FOOT IN 50,000 FEET FOR TRACT B, WITHIN ONE FOOT IN 40,000 FEET FOR TRACT C, AND WITHIN ONE FOOT IN 30,000 FEET FOR TRACT D.

THE REBAR DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 50,000 FEET, AND AN ANGULAR ERROR OF LESS THAN 1" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

FIELD DATA WAS COLLECTED USING A LEICA RISE ROBOTIC TOTAL STATION AND A JAVAD TRIP+3145 DUAL FREQUENCY GPS/GNSS. POSSESSIONS WERE USED FOR POSITIONING. THE GPS STATIONING NETWORK HAD A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.01 METERS.

FIELD THEORY COMPLETED IN ALL RESPECTS.

THE PROPERTY BOUNDARY IS NOT LOCATED WITHIN A FLOODPLAIN AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONING MAP FOR PUTNAM COUNTY, GEORGIA (DATED 08-28-06).

EASEMENTS OR RIGHTS OF WAY MAY EXIST WHICH ARE NOT SHOWN HEREON AND MAY BE NECESSARY OR IMPOSED.

CONTRACTORS SHOULD REFER TO THE GEORGIA STATE PLUMBING SYSTEM, WEST ZONE, PARTS, IN ALL TESTS. VISUAL INSPECTION PROVIDED HEREON DOES NOT WARRANT.

A 25-FOOT UNDISTURBED BUFFER IS ESTABLISHED BY THE STATE OF GEORGIA FROM THE TOP OF CURB MARKS ON BOTH SIDES OF CURBS FOR PRECISION CONTROL PURPOSES.

BOUNDARY RETRACEMENT SURVEY FOR
ARROW OCONEE
WATERFRONT, LLC
 LAND LOT 337, DISTRICT 3
 GEORGIA MILITIA DISTRICT 308
 PUTNAM COUNTY, GEORGIA

2017
 AUGUST 24, 2017

LEGEND

○ OPEN-TOP PIPE FOUND	○ P.O.E. POINT OF BEGINNING
○ SOLID ROD (REBAR) FOUND	○ P.O.E. POINT OF REFERENCE
○ BEARING CHANGE (NO PIN SET)	○ NOW OR FORMERLY
○ SURVEYOR'S TRANSVERSE MARK SET	○ DEED BOOK
○ SURVEYOR'S PIN NAIL SET	○ PLAT BOOK
○ POWER POLE	○ LAND LOT
○ FIRE HYDRANT	○ OPEN-TOP PIPE
○ ADJOINING PROPERTY LINE	○ CONCRETE MON. PD
○ EASEMENT	
○ OVERHEAD POWER	

DISCLAIMER

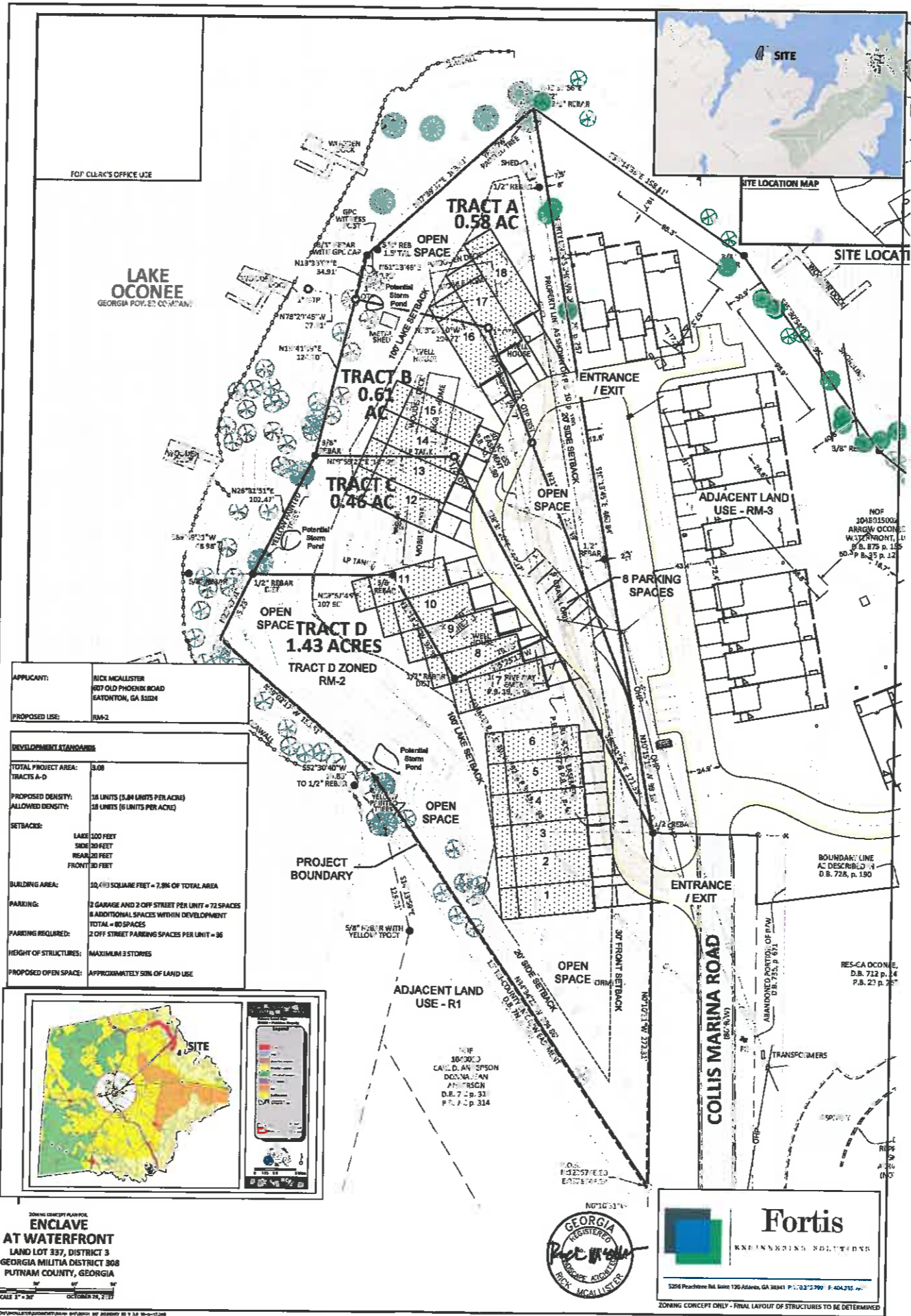
The property shown on this plan is shown within a particular jurisdiction and does not constitute an opinion or guarantee of title, nor does it constitute a warranty, representation or any other statement, commitment or promise, including with respect to the accuracy of the data, the location of the boundaries, the location of the easements, the location of the structures, the location of the utilities, the location of the trees, the location of the other features shown on this plan, or the location of the other features shown on this plan. The surveyor is not responsible for the accuracy of the data, the location of the boundaries, the location of the easements, the location of the structures, the location of the utilities, the location of the trees, the location of the other features shown on this plan, or the location of the other features shown on this plan. The surveyor is not responsible for the accuracy of the data, the location of the boundaries, the location of the easements, the location of the structures, the location of the utilities, the location of the trees, the location of the other features shown on this plan, or the location of the other features shown on this plan.



JORDAN
 KNOWLEDGE BEGETS CONFIDENCE

141 N. WARREN ST. MONTICELLO, GA 31054
 (706) 888-9008 www.jordan-survey.com

2017 AUGUST 24, 2017

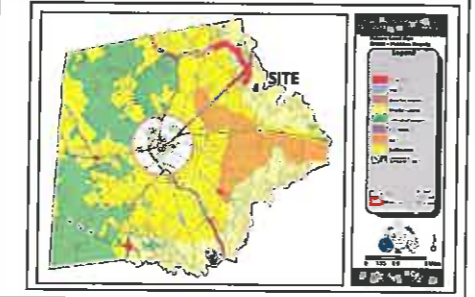


APPLICANT: RICK MCALLISTER
 407 OLD PHOENIX ROAD
 EASTONTON, GA 31024

PROPOSED USE: RM-2

DEVELOPMENT STANDARDS

TOTAL PROJECT AREA: TRACTS A-D	3.08
PROPOSED DENSITY:	18 UNITS (5.84 UNITS PER ACRE)
ALLOWED DENSITY:	18 UNITS (6 UNITS PER ACRE)
SETBACKS:	<ul style="list-style-type: none"> LAKE: 100 FEET SIDE: 30 FEET REAR: 30 FEET FRONT: 30 FEET
BUILDING AREA:	10,413 SQUARE FEET = 7.8% OF TOTAL AREA
PARKING:	2 GARAGE AND 2 OFF STREET PER UNIT = 72 SPACES 8 ADDITIONAL SPACES WITHIN DEVELOPMENT TOTAL = 80 SPACES
PARKING REQUIRED:	2 OFF STREET PARKING SPACES PER UNIT = 36
HEIGHT OF STRUCTURES:	MAXIMUM 3 STORIES
PROPOSED OPEN SPACE:	APPROXIMATELY 50% OF LAND USE



SHOWING CONCEPT PLAN FOR
ENCLAVE AT WATERFRONT
 LAND LOT 337, DISTRICT 3
 GEORGIA MILITIA DISTRICT 308
 PUTNAM COUNTY, GEORGIA

SCALE 1" = 30'
 OCTOBER 24, 2023



Fortis
 ENGINEERING SOLUTIONS

5226 Peachtree Rd. Suite 130 Atlanta, GA 30341 P: 404.272.7799 F: 404.272.7799

ZONING CONCEPT ONLY - FINAL LAYOUT OF STRUCTURES TO BE DETERMINED

IMPACT ANALYSIS

PROPOSED RM-2 DEVELOPMENT REZONING REQUEST.

**FORTIS ENGINEERING SOLUTIONS, LLC
607 OLD PHOENIX ROAD
EATONTON, GEORGIA 31024
706-617-4571**


SCI 2 6 2017

TABLE OF CONTENTS

Letter of Intent..... Page 3

Impact Study Information Page 4

Traffic Study Attachment

Plat of Property Attachment

Existing Conditions Attachment

Existing Zoning Attachment

Conceptual Site Plan Attachment

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OCT 26 2017

LETTER OF INTENT – ENCLAVE AT WATERFRONT EXPANSION- RM-2

The site is located on Lake Oconee off of Collis Marina Road and surrounding land uses include existing RM-3 Enclave at Waterfront and RM-2 zoned residential lake front parcel. The intended land use for subject parcel is to be combined into 1 parcel and rezone to RM-2. A conceptual plan illustrating proposed development concept is attached. Upon re-zone approval, the area will become a part of the adjacent development – Enclave at Waterfront. The intent of the property is to be developed utilizing Putnam County Development Codes with townhome units similar to existing adjacent development – Enclave at Waterfront.

We appreciate the consideration to promote quality development within Putnam County.


OCT 26 2017

IMPACT ANALYSIS INFORMATION

ITEM #1

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

The proposed use is multi-family units. Use is listed as approved use within RM-2 zoning guidelines

Is the proposed use suitable in view of the zoning and development of adjacent or nearby property?

The proposed parcel is located between an RM-3 use and RM-2 use. Similar development surrounds the area

Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property?

The proposed use will be multi-family. The existing use is single family. The adjacent and nearby property are developed as multi-family. This use will not adversely affect surrounding land use.

Is the proposed use compatible with the proposed intent of the Comprehensive Plan?

The Putnam County / City of Eatonton 2007-2030 Comprehensive plan prepared by Middle Georgia RDC indicates the future land use as Mixed Residential. The proposed development meets the intended land use of Mixed Residential.

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

The property is surrounded by multi-family developments and / or parcels already zoned for multi-family use. The property should be continuing development as surrounding parcels.

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

The proposed development will incur the cost of constructing streets interior to the project. Water and sewer are provided by Piedmont Water Resources. Developer will


MAY 7 6 2017

incur cost of any additions required to bring water and sewer to property. Final plans will meet fire protection requires with all necessary hydrants and equipment circulation requirements.

Given the incurred infrastructure cost there is no evidence of an excessive or burdensome use of public facilities, funded capabilities, utilities or police and fire protection.

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

The proposed use is supported by the Comprehensive Plan and the anticipated existing and future use of mixed residential.

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

The proposed project will place emphasis on lake shore protection, recreation use of Lake Oconee and promote common open space for property owners. The project will meet all county construction standards and continue the quality of real estate offered by Enclave at Waterfront. Therefore, there is a reasonable balance between the promotion of public health, safety and private use.

ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)

ITEM# 3

The estimated number of dwelling units are as follows:

18 Multi- Family town homes

Non Residential use -- Estimated 2500 SF for amenity building



NOV 6 2017

ITEM #4

Effect on environment surrounding the area:

Natural:

Property contains no significant wetland areas within property boundary – Some wetland areas may exist between proposed site boundary and Lake Oconee. Any areas of wetlands will be protected by required buffers – Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan – Wetlands Map 6 Prepared by Middle Georgia RDC

Erosion:

The property has been previously developed as lakefront single family residence. Georgia Power permitted and approved lake sea walls are in place. Developer plans to install lake sea walls per Georgia Power Lake Oconee Management Guide with required permits.
Source: On site Observation

Historic:

The proposed site has no known or listed Cultural or Historical Resources located on site.
Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan Cultural and Historical Resources Map 13 prepared by Middle Georgia RDC

ITEM #5

Impact on fire protection

Request for Fire Department comment of proposed development has been requested but not received at this time. Given the previous discussions with Fire Department on initial phase of Enclave at Waterfront, all fire Marshall requirements will be met.

ITEM #6 – PHYSICAL CHARACTERISTICS OF SITE (SEE ATTACHMENT)

ITEM #7 – ADJACENT AND NEARBY ZONING (SEE ZONING CONCEPT PLAN)


OCT 7 6 2017

P.C. Simonton & Associates, Inc.
Consulting Engineers

309 North Main Street
Post Office Box 649
Hinesville, Georgia 31310

1050 Parkside Commons
Suite 101
Greensboro, GA 30642

Enclave Development
Traffic Impact Analysis
PCS # 2017-28

Enclave Development is a planned Residential Development that includes 14.28 acres of multi-Use Commercial development located on Collis Marina Road west of Collis Rd NE. The developers desire to expand their development by adding 3.07 acres across Collis Marina Road. Included in the 3.07 acres is 1.43 acres currently zoned RM-2 and 1.64 acres of single family residential. Under the current zoning the 3.07 acres included in the expanded development can support eleven (11) residential units. It should also be noted that the Enclave development has approval to build 18 more multifamily units at the end of Collis Marina Road. This area, under a previous development was approved for 36 residential units, however it is currently being developed with only 18 units.

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If the original site plan containing the 36 units on the east side of Collis Marina Road had been built and the property on the west side of Collis Marina Road were developed to their allowable density, twenty-nine (29) additional residential units could be added to the area without rezoning. This scenario would result in the following additional traffic:

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As can be seen the traffic impact, as a result of the rezoning of the three tracts on Collis Marina Road, is actually less than the potential of previously approved plus currently allowable development. In addition, the total traffic on these two lane roads is much less than the capacity of the roadway. For this reason we believe that the proper planning is being conducted to minimize the impacts of the development on the roads in the area, the Level of Service along the adjacent roadways is maintained at an acceptable level, and the capacity of the roadway is adequate to withstand the impacts of the rezoning.



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TRIP GENERATION BY MICROTRANS


 OCT 26 2017



October 9, 2017

Lisa Jackson
Director
Putnam County Planning and Development
117 Putnam Drive, Suite B
Eatonton, Georgia 31024

Subject: The Enclave at Waterfront

Dear Ms. Jackson:

This letter is to confirm that Piedmont Water Company (PWC) has adequate water and sewer capacity to serve the proposed 36 townhomes at The Enclave at Waterfront development, in accordance with Putnam County requirements.

Please feel free to contact me at 770-255-7984 should you have any questions on this, or any other, matter.

Sincerely,

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Vice President of Operations

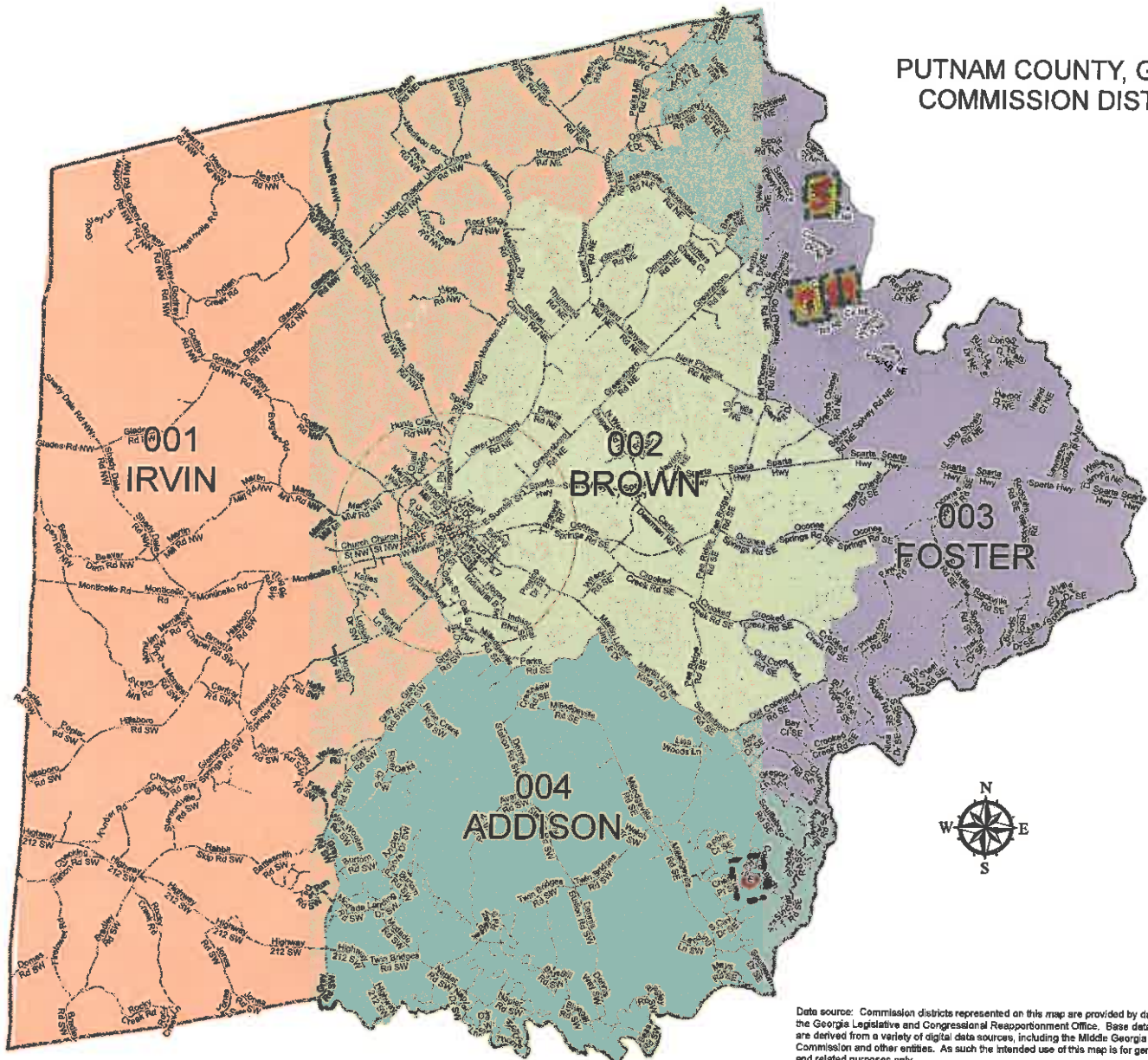
P.O. Box 80745 • Atlanta, Georgia 30366
404-235-4035 • 800-248-7689 • FAX 404-235-4977

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Backup material for agenda item:

12. Request by **Rick McAllister, agent for Mary Ellen Peebles Revocable Living Trust** to rezone 26,571.60 square feet (.61 acres) at Track B, 149 Collis Marina Road from R-1 to RM-2. [**Map 104B, Parcel 013**]. *

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.

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7. Request by **Rick McAllister**, agent for **Patricia A. Wilson & M. John Wilson & ET AL** to rezone 25,264.80 square feet at Tract A, Collis Marina Road from R-1 to RM-2. [Map 104B, Parcel 014]. *
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9. Request by **Rick McAllister**, agent for **Estate of Claude P. Duncan** to rezone 20,037.60 square feet at Tract C, Collis Marina Road from R-1 to RM-2. [Map 104B, Parcel 012]. *

PUTNAM COUNTY PLANNING & DEVELOPMENT
117 Putnam Drive, Suite B
Eatonton, GA 31024
Phone: 706-485-2776 + Fax: 706-485-0552
www.putnanga.com

APPLICATION FOR REZONING

APPLICATION NO _____ DATE: 10/26/17

MAP 104B PARCEL 013 (Tract B)

1. Name of Applicant: Rick Tallister
2. Mailing Address: 607 Old Phoenix Road Eatonton, GA 31024
3. Phone: (home) _____ (office) _____ (cell) 706-617-4571
4. The location of the subject property, including street number, if any: Parcel B
143 Collis Marina Rd
5. The area of land proposed to be rezoned (stated in square feet if less than one acre):
26571.60
6. The proposed zoning district desired: RM-2
7. The purpose of this rezoning is (Attach Letter of Intent) Attached.

8. Present use of property: Single Family R1 Desired use of property: RM-2

9. Existing zoning district classification of the property and adjacent properties:
Existing: R1
North: R1 South: R1 East: N/A West: RM-3

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

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

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

13. A detailed description of existing land uses: Single Family Residential

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

RECEIVED
OCT 26 2017

PUTNAM COUNTY PLANNING & DEVELOPMENT
 117 Putnam Drive, Suite B
 Eatonton, GA 31024
 Phone: 706-485-2776 ♦ Fax: 706-485-0552
 www.putnamga.com

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. *Attached*
16. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. 36-67A).
17. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property. (Please attach on separate sheet.)
18. Proof that property taxes for the parcel(s) in question have been paid.
19. Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)

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

 Signature (Property Owner) (Date)

 Notary Public

Dudley G. Smith 10/25/17
 Signature (Applicant) (Date)

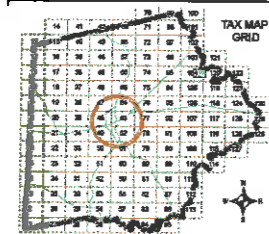
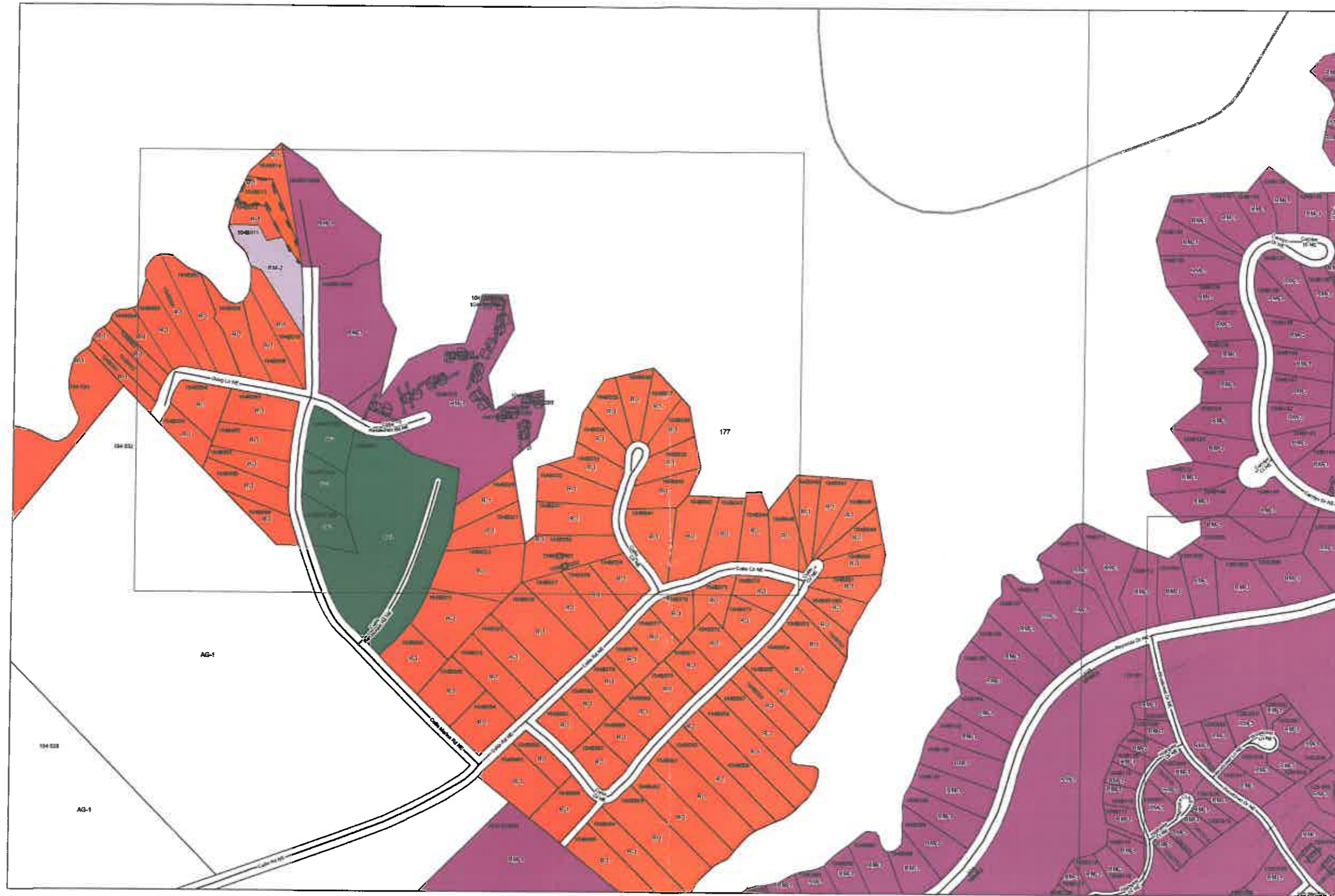
Agent
Lindsey Ellus
 Notary Public

my Commission expires April 16, 2018

Office Use	
Paid: \$ <u>50.00</u> (cash) _____	(check) <u>2007</u> (credit card) _____
Receipt No. <u>29904</u>	Date Paid: <u>10-30-17</u>
Date Application Received: <u>10-26-17</u>	_____
Reviewed for completeness by: _____	_____
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

FILED

 OCT 26 2017



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

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

MGRC
IT GIS Services
Member: Georgia Regional Commission
175 Emory Hwy
Macon, Georgia 31217
(478) 751-6180
(478) 751-6517
Web: www.mgarc.org
Email: mgarc@mgarc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 104B

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





October 9, 2017

Lisa Jackson
Director
Putnam County Planning and Development
117 Putnam Drive, Suite B
Eatonton, Georgia 31024

Subject: The Enclave at Waterfront

Dear Ms. Jackson:

This letter is to confirm that Piedmont Water Company (PWC) has adequate water and sewer capacity to serve the proposed 36 townhomes at The Enclave at Waterfront development, in accordance with Putnam County requirements.

Please feel free to contact me at 770-255-7984 should you have any questions on this, or any other, matter.

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W. J. Matthews
Vice President of Operations

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LETTER OF AGENCY - Re zone Property

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Re Zone OF PROPERTY DESCRIBED AS MAP 106B PARCEL 013, CONSISTING OF 0.6 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 149 Collis Marina Rd. EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR FLAT 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 Re-zone of property 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.

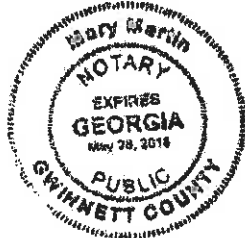
THIS 26 DAY OF October, 2016 2017

PROPERTY OWNER(S): Mary Ellen Peebles Revocable Trust, Mary Ellen Peebles, Trustee

Mary Ellen Peebles Revocable Trust, Mary Ellen Peebles, Trustee NAME (PRINTED)
Mary Ellen Peebles Revocable Trust, Mary Ellen Peebles, Trustee SIGNATURE
ADDRESS: 248 King Arthur Drive, Lawrenceville, GA 30046
PHONE: (678) 634-1423

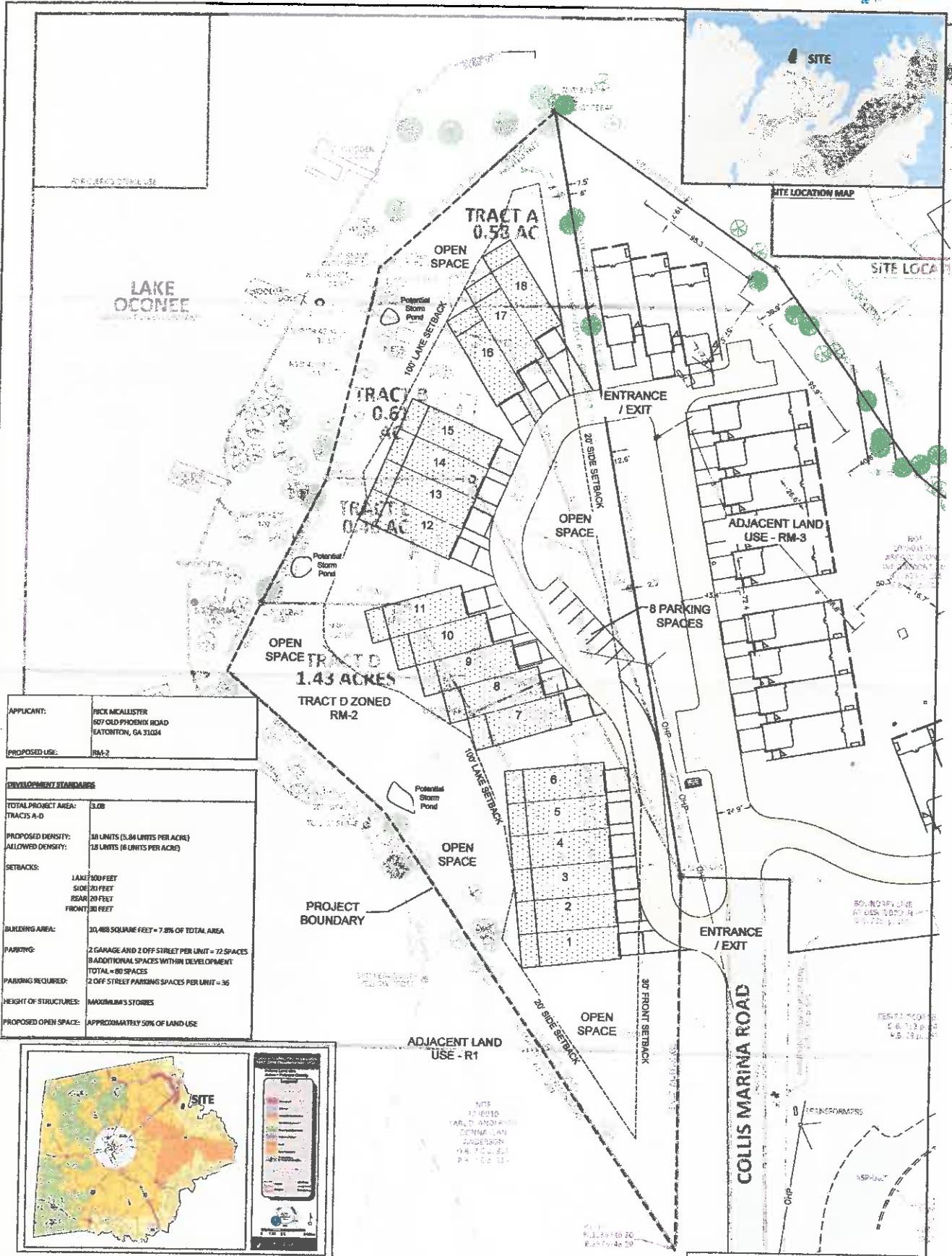
ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 26th DAY OF October, 2016 2017

Mary Martin
NOTARY
MY COMMISSION EXPIRES: 05/28/2018



OCT 26 2017

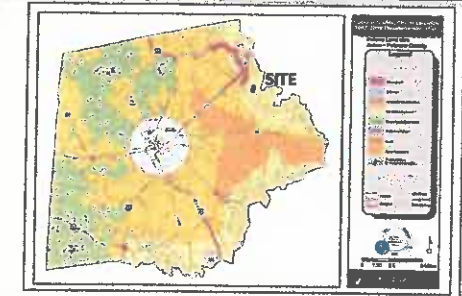
8/11/20



APPLICANT: RICK MCALISTER
 827 OLD PHOENIX ROAD
 EATONTON, GA 31024

PROPOSED USE: RM-2

ENVIRONMENT STANDARDS	
TOTAL PROJECT AREA:	3.08
TRACTS A-D	
PROPOSED DENSITY:	38 UNITS (5.84 UNITS PER ACRE)
ALLOWED DENSITY:	15 UNITS (6 UNITS PER ACRE)
SETBACKS:	
	LAKE 100 FEET
	SIDE 20 FEET
	REAR 20 FEET
	FRONT 20 FEET
BUILDING AREA:	30,468 SQUARE FEET = 7.8% OF TOTAL AREA
PARKING:	2 GARAGE AND 2 OFF STREET PER UNIT = 72 SPACES 8 ADDITIONAL SPACES WITHIN DEVELOPMENT TOTAL = 80 SPACES
PARKING REQUIRED:	2 OFF STREET PARKING SPACES PER UNIT = 36
HEIGHT OF STRUCTURES:	MAXIMUM 3 STOREYS
PROPOSED OPEN SPACE:	APPROXIMATELY 50% OF LAND USE



CONCEPT PLAN FOR
ENCLAVE AT WATERFRONT
 LAND LOT 837, DISTRICT 3
 GEORGIA MILITIA DISTRICT 306
 PUTNAM COUNTY, GEORGIA

SCALE: 1" = 50'
 OCTOBER 26, 2021



Fortis
 ENGINEERING SOLUTIONS

5256 Peachtree Rd. Suite 200 Atlanta, GA 30324 P: 770.252.7793 F: 770.252.7797

CONCEPT ONLY - FINAL LAYOUT OF STRUCTURES TO BE DETERMINED

IMPACT ANALYSIS

PROPOSED RM-2 DEVELOPMENT REZONING REQUEST .

FORTIS ENGINEERING SOLUTIONS, LLC
607 OLD PHOENIX ROAD
EATONTON, GEORGIA 31024
706-617-4571


OCT 26 2017

~~OCT 2 2017~~

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Letter of Intent..... Page 3

Impact Study Information Page 4

Traffic Study Attachment

Plat of Property Attachment

Existing Conditions Attachment

Existing Zoning Attachment

Conceptual Site Plan Attachment


OCT 26 2017

~~**OCT 1 2017**~~

LETTER OF INTENT – ENCLAVE AT WATERFRONT EXPANSION- RM-2

The site is located on Lake Oconee off of Collis Marina Road and surrounding land uses include existing RM-3 Enclave at Waterfront and RM-2 zoned residential lake front parcel. The intended land use for subject parcel is to be combined into 1 parcel and rezone to RM-2. A conceptual plan illustrating proposed development concept is attached. Upon re-zone approval, the area will become a part of the adjacent development – Enclave at Waterfront. The intent of the property is to be developed utilizing Putnam County Development Codes with townhome units similar to existing adjacent development – Enclave at Waterfront.

We appreciate the consideration to promote quality development within Putnam County.

OCT 26 2017

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IMPACT ANALYSIS INFORMATION

ITEM #1

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

The proposed use is multi-family units. Use is listed as approved use within RM-2 zoning guidelines

Is the proposed use suitable in view of the zoning and development of adjacent or nearby property?

The proposed parcel is located between an RM-3 use and RM-2 use. Similar development surrounds the area

Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property?

The proposed use will be multi-family. The existing use is single family. The adjacent and nearby property are developed as multi-family. This use will not adversely affect surrounding land use.

Is the proposed use compatible with the proposed intent of the Comprehensive Plan?

The Putnam County / City of Eatonton 2007-2030 Comprehensive plan prepared by Middle Georgia RDC indicates the future land use as Mixed Residential. The proposed development meets the intended land use of Mixed Residential.

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

The property is surrounded by multi-family developments and / or parcels already zoned for multi-family use. The property should be continuing development as surrounding parcels.

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

The proposed development will incur the cost of constructing streets interior to the project. Water and sewer are provided by Piedmont Water Resources. Developer will

incur cost of any additions required to bring water and sewer to property. Final plans will meet fire protection requires with all necessary hydrants and equipment circulation requirements.

Given the incurred infrastructure cost there is no evidence of an excessive or burdensome use of public facilities, funded capabilities, utilities or police and fire protection.

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

The proposed use is supported by the Comprehensive Plan and the anticipated existing and future use of mixed residential.

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

The proposed project will place emphasis on lake shore protection, recreation use of Lake Oconee and promote common open space for property owners. The project will meet all county construction standards and continue the quality of real estate offered by Enclave at Waterfront. Therefore, there is a reasonable balance between the promotion of public health, safety and private use.

ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)

ITEM# 3

The estimated number of dwelling units are as follows:

18 Multi- Family town homes

Non Residential use – Estimated 2500 SF for amenity building


OCT 26 2017

ITEM #4

Effect on environment surrounding the area:

Natural:

Property contains no significant wetland areas within property boundary – Some wetland areas may exist between proposed site boundary and Lake Oconee. Any areas of wetlands will be protected by required buffers – Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan – Wetlands Map 6 Prepared by Middle Georgia RDC

Erosion:

The property has been previously developed as lakefront single family residence. Georgia Power permitted and approved lake sea walls are in place. Developer plans to install lake sea walls per Georgia Power Lake Oconee Management Guide with required permits.
Source: On site Observation

Historic:

The proposed site has no known or listed Cultural or Historical Resources located on site.
Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan Cultural and Historical Resources Map 13 prepared by Middle Georgia RDC

ITEM #5

Impact on fire protection

Request for Fire Department comment of proposed development has been requested but not received at this time. Given the previous discussions with Fire Department on initial phase of Enclave at Waterfront, all fire Marshall requirements will be met.

ITEM #6 – PHYSICAL CHARACTERISTICS OF SITE (SEE ATTACHMENT)

ITEM #7 – ADJACENT AND NEARBY ZONING (SEE ZONING CONCEPT PLAN)


OCT 26 2017

P.C. Simonton & Associates, Inc.
Consulting Engineers

309 North Main Street
Post Office Box 649
Hinesville, Georgia 31310

1050 Parkside Commons
Suite 101
Greensboro, GA 30642

Enclave Development
Traffic Impact Analysis
PCS # 2017-28

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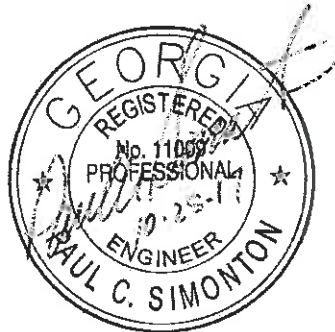
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OCT 26 2017

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 For 18 Dwelling Units of Residential Condominium / Townhouse
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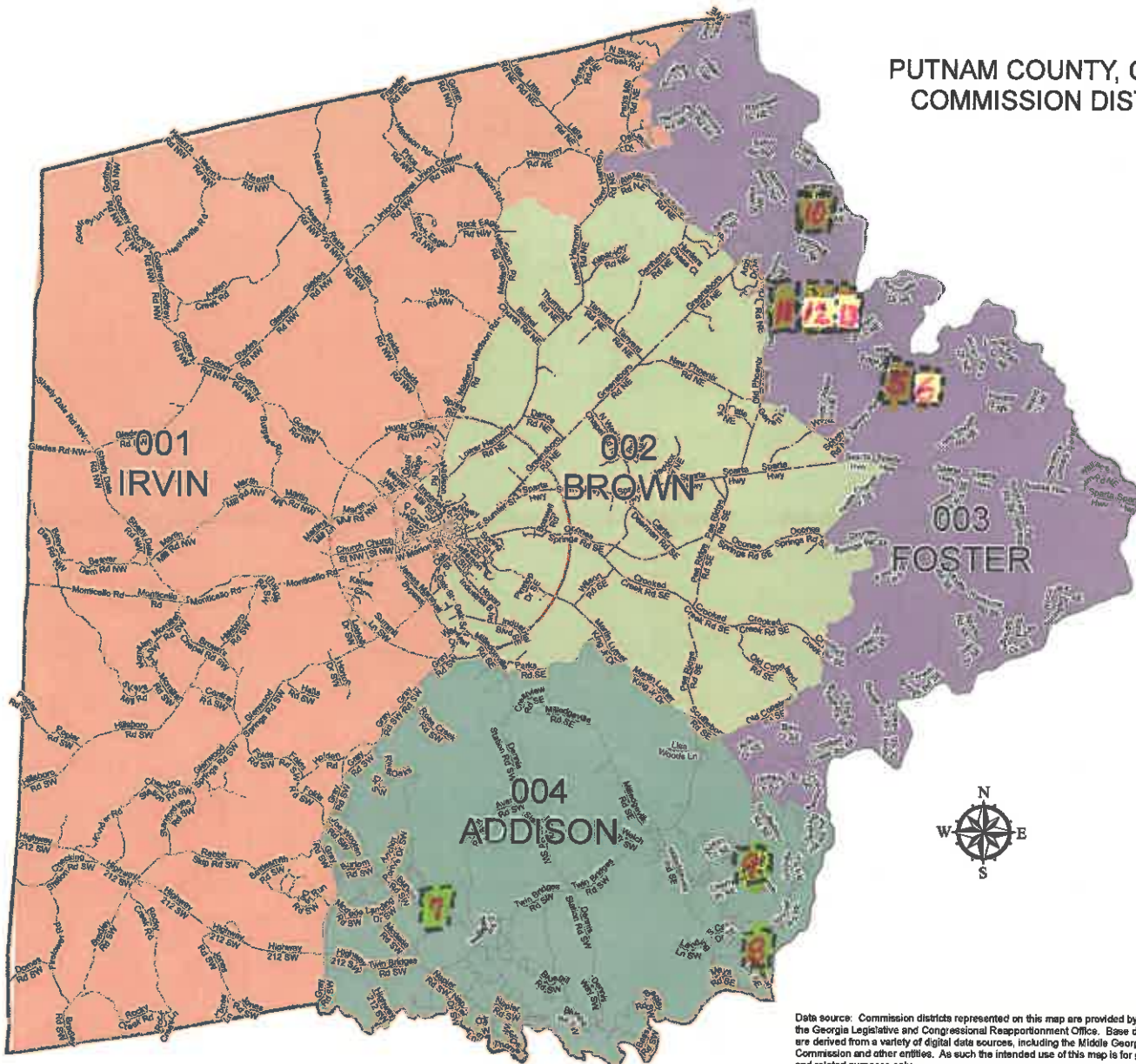
TRIP GENERATION BY MICROTRANS


 OCT 26 2017

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5. Request by **Howard McMichael, agent for Aaron Burgess** for a rear yard setback variance at 100 West Riverbend Drive. Presently zoned R-1R. [Map 119C, Parcel 054].
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7. Request by **Douglas L. & Jean W. Oakes** for a side yard setback variance at 114 Little River Run N. Presently zoned R-2. [Map 058A, Parcel 141].
8. Request by **Carl D. & Lillian Carter** for a side and rear yard setback variance at 194 Jackson Road, SE. Presently zoned R-1. [Map 086B, Parcel 047].
9. Request by **R. Greg Waddell, agent for Christopher & Karen Baumann** for a side and rear yard setback variance at 121 Cold Branch Lane. Presently zoned R-2. [Map 112A, Parcel 009].
10. Request by **Clara Stogner** for a side yard setback variance at 163 Lakeview Drive. Presently zoned R-1. [Map 102C, Parcel 018].
11. Request by **Rick McAllister, agent for Patricia A. Wilson & M. John Wilson & ET AL** to rezone 25,264.80 square feet (.58 acres) at Tract A, 151 Collis Marina Road from R-1 to RM-2. [Map 104B, Parcel 014]. *
12. Request by **Rick McAllister, agent for Mary Ellen Peebles Revocable Living Trust** to rezone 26,571.60 square feet (.61 acres) at Track B, 149 Collis Marina Road from R-1 to RM-2. [Map 104B, Parcel 013]. *
13. Request by **Rick McAllister, agent for Estate of Claude P. Duncan** to rezone 20,037.60 square feet (.46 acres) at Tract C, 147 Collis Marina Road from R-1 to RM-2. [Map 104B, Parcel 012]. *

PUTNAM COUNTY PLANNING & DEVELOPMENT
117 Putnam Drive, Suite B
Eatonton, GA 31024
Phone: 706-485-2776 + Fax: 706-485-0552
www.putnamga.com

APPLICATION FOR REZONING

APPLICATION NO _____ DATE: 10/26/17

MAP 104B PARCEL 012 (tract c)

1. Name of Applicant: Rick McAllister
2. Mailing Address: 607 Old Phoenix Trl. Eatonton, GA 31024
3. Phone: (home) _____ (office) _____ (cell) 706-617-4571
4. The location of the subject property, including street number, if any: 147 Collis Marina Rd.
5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 20,097.60
6. The proposed zoning district desired: RM-2
7. The purpose of this rezoning is (Attach Letter of Intent) Attached.
8. Present use of property: R1 Single family Desired use of property: RM-2
9. Existing zoning district classification of the property and adjacent properties:
Existing: R1
North: R1 South: RM-2 East: R-1 West: N/A
10. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.
11. Legal description and recorded plat of the property to be rezoned.
12. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert): 1st Mixed Residential KP
13. A detailed description of existing land uses: Single family
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.

Attached

OCT 26 2017

PUTNAM COUNTY PLANNING & DEVELOPMENT
 117 Putnam Drive, Suite B
 Easton, GA 31024
 Phone: 706-483-2776 • Fax: 706-483-0552
 www.putnanga.com

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. *Attached.*
16. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. 36-67A).
17. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property. (Please attach on separate sheet.)
18. Proof that property taxes for the parcel(s) in question have been paid.
19. Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)

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

 Signature (Property Owner) (Date)

 Notary Public

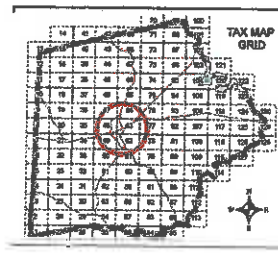
Tate _____ *10/25/17*
 Signature (Applicant) (Date)

Linda _____
 Notary Public
Cindy Ellis
my Commission expires April 10, 2018

Office Use	
Paid: \$ <u>50.00</u> (cash) _____ (check) <input checked="" type="checkbox"/> _____ (credit card) _____	<i>002029</i>
Receipt No. <u>299 061</u>	Date Paid: <u>10-25-17</u>
Date Application Received: _____	
Reviewed for completeness by: _____	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

OCT 26 2017

Handwritten mark



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

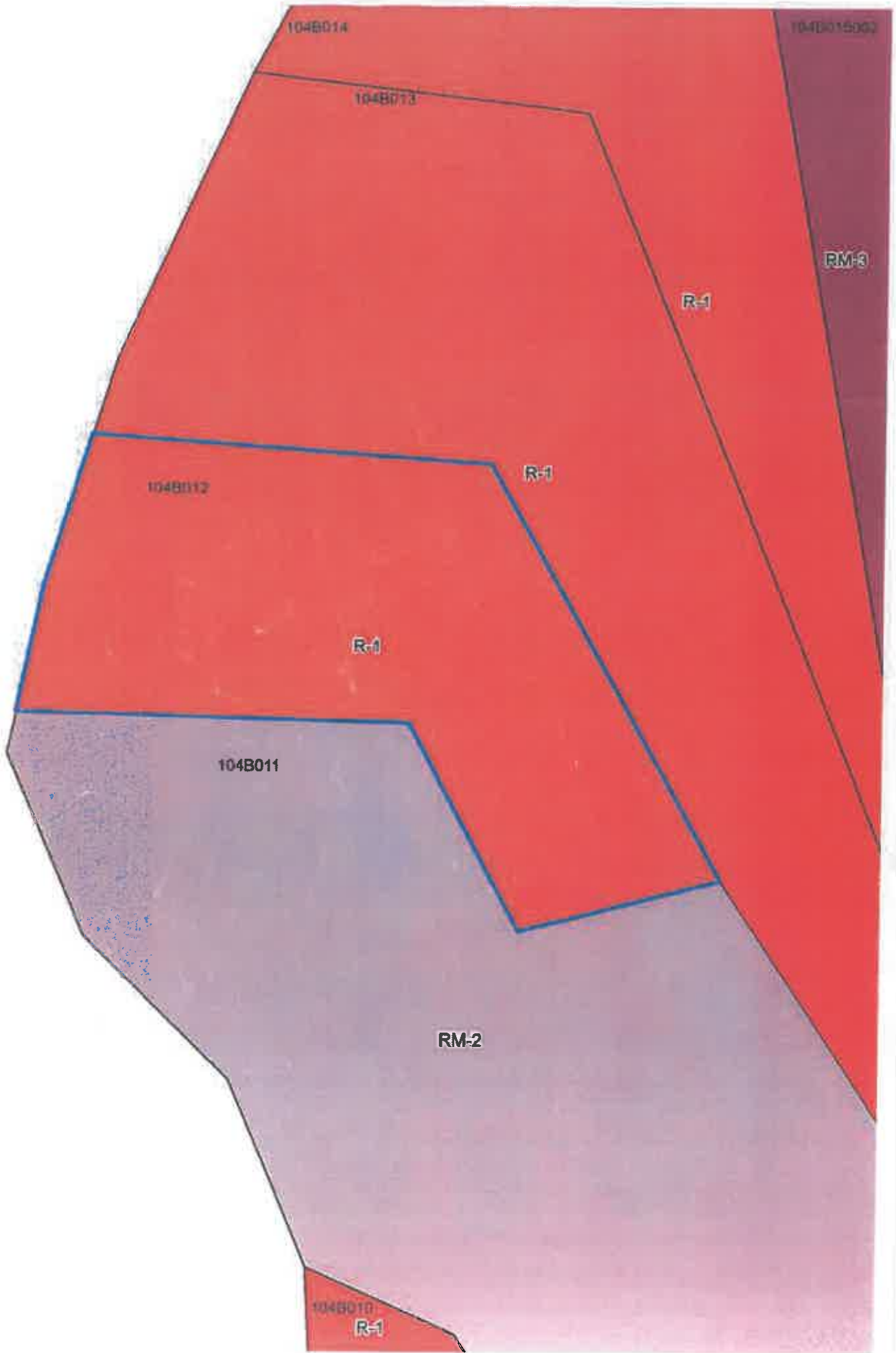
GEOGRAPHIC FEATURE LEGEND					
AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	R-1	RM-2
No Code	C-1	I-M	R - 2 CITY	R-1R	RM-3
AG-1	C-1 CITY	IND-1 CITY	R - 3 CITY	R-2	VILLAGE
AG-1 CITY	C-2	IND-2	R - 4 CITY	RM-1	
		MHP	PUBLIC		
		PUBLIC CITY			

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Sidney Hwy
Stone C
Macon, Georgia 31217
(478) 751-6180
(478) 751-6517
Web: www.mgarc.com/georgiamgarc
Email: GIS@mgarc.com

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 104B

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



LETTER OF AGENCY - Re zone Property

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF
EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister
TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Re Zone OF PROPERTY
DESCRIBED AS MAP 1048 PARCEL 012, CONSISTING OF 0.47 ACRES, WHICH HAS
THE FOLLOWING ADDRESS: Part of Lot E. Collins Meritt 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 Re-zone of property ON OUR
BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE
PART OF SAID FORM AND WILL BE RELED 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 29 DAY OF Oct. 2016
2017 MW

PROPERTY OWNER(S): Estate of Claude P. Duncan, Mary Wooten, Executor
NAME (PRINTED)

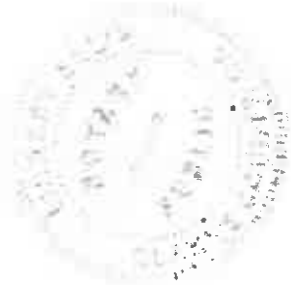
Mary Wooten
SIGNATURE

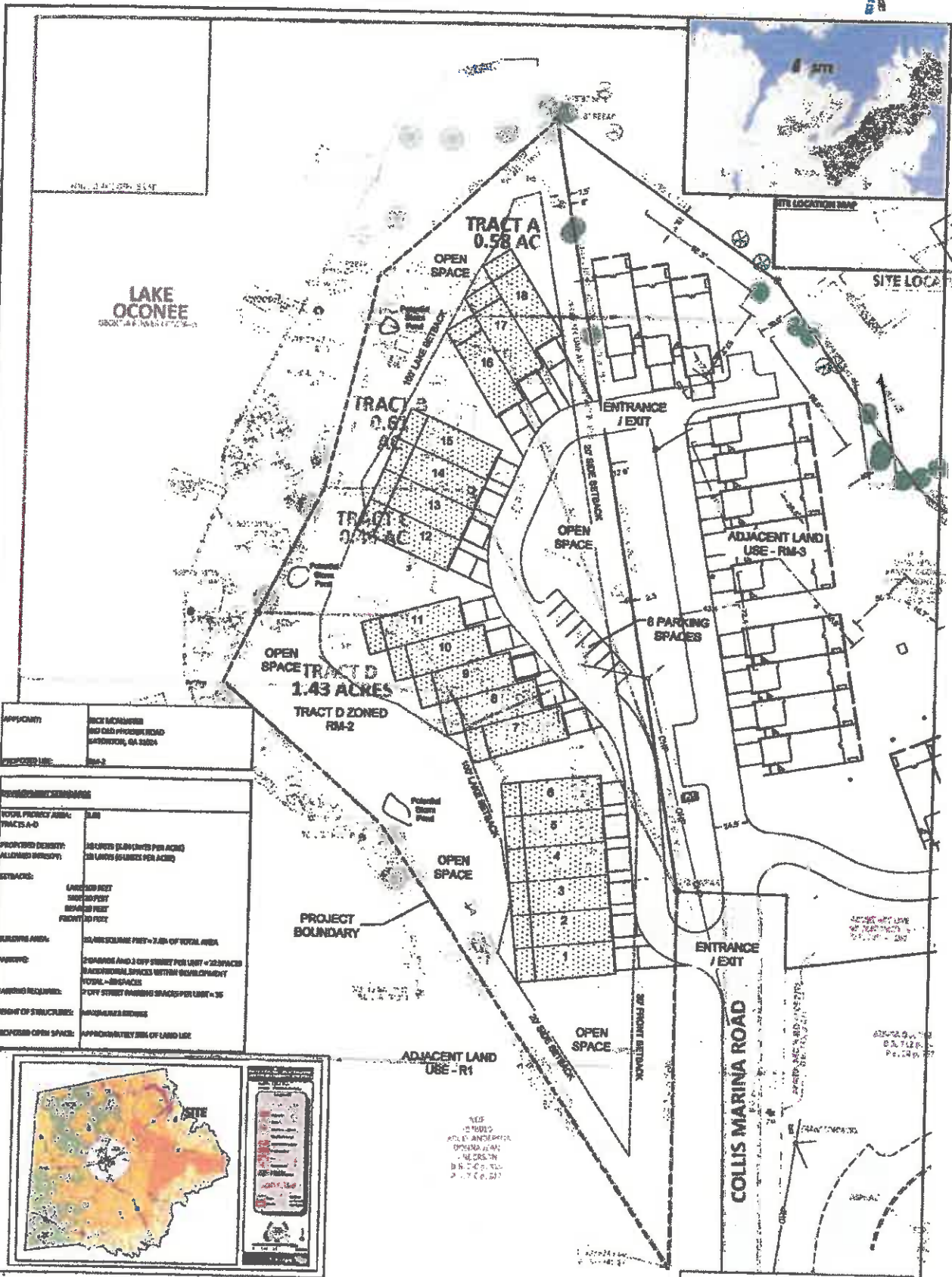
ADDRESS: 81 Glade Rd., Carlton, GA 30627
PHONE: (770) 224-3587

ALL SIGNATURES WHICH HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS

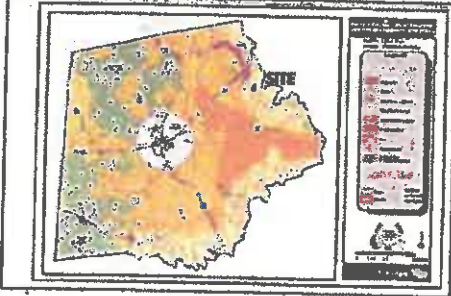
29 DAY OF October 2016

Lindsay Ellis Lindsay Ellis
NOTARY
MY COMMISSION EXPIRES: April 16, 2018





APPLICANT:	ACEY MCNEHEE 800 COLLEGE ROAD DUNWOODY, GA 30034
PROPOSED USE:	RM-2
PROPOSED DEVELOPMENT	
TOTAL PROJECT AREA:	3.48 AC
PROPOSED DENSITY:	28 UNITS (PLANETS PER ACRE) 28 LOTS (6 UNITS PER ACRE)
SETBACKS:	LANDSCAPE FEET SIDEYARD FEET REAR YARD FEET FRONT YARD FEET
BUILDING AREA:	50,000 SQUARE FEET = 7.3% OF TOTAL AREA
PARKING:	2 SPACES AND 3 OFF STREET PER UNIT = 28 SPACES BACKGROUND SPACES WITHIN DEVELOPMENT TOTAL = 28 SPACES
PARKING REQUIRED:	2 OFF STREET PARKING SPACES PER UNIT = 35
HEIGHT OF STRUCTURES:	MAXIMUM 8 FEET
REQUIRED OPEN SPACE:	APPROXIMATE 50% OF LAND USE



ENCLAVE AT WATERFRONT
 LAND LOT 507, DISTRICT 3
 GEORGIA MILITIA DISTRICT 208
 PUTNAM COUNTY, GEORGIA



Fortis
 CONSULTING ENGINEERS

1000 Peachtree Road, Suite 200, Atlanta, GA 30309 | Phone: 404.525.1000 | Website: fortis.com

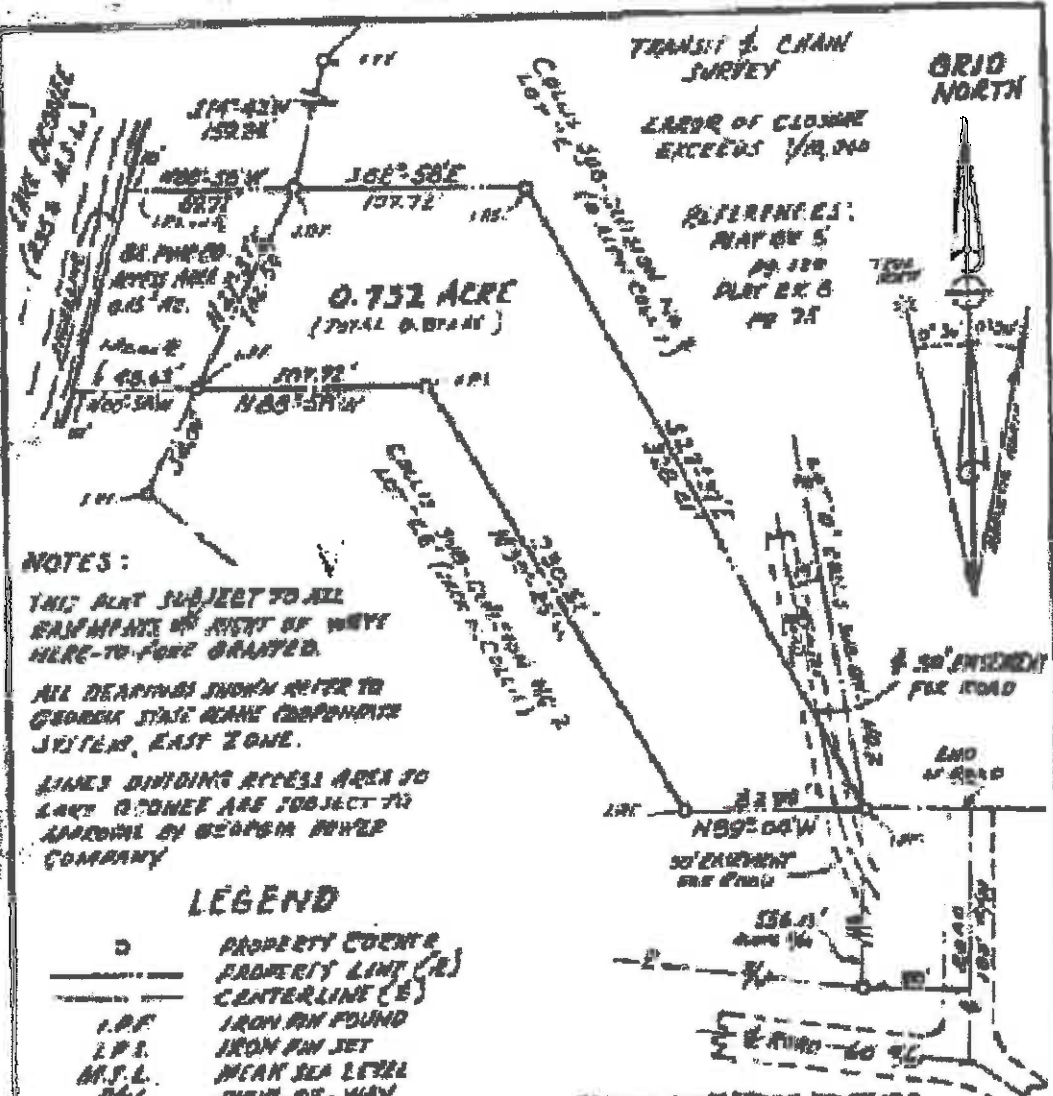
FOR THE CITY OF DUNWOODY, GEORGIA. THIS PLAN IS THE PROPERTY OF FORTIS CONSULTING ENGINEERS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF FORTIS CONSULTING ENGINEERS IS STRICTLY PROHIBITED.

TRANSIT & CHAIN SURVEY

GRID NORTH

ERROR OF CLOSURE EXCEEDS 1/10,000

REFERENCES:
 MAP OF S.
 PG. 100
 PLAT EX B
 PG 75



NOTES:

THIS PLAT SUBJECT TO ALL EASEMENTS OR RIGHT OF WAY HERE-TO-FORE GRANTED.
 ALL BEARINGS SHOWN REFER TO GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE.
 LINES DIVIDING ACCESS AREA TO LAND BENEATH ARE SUBJECT TO APPROVAL BY GEORGIA POWER COMPANY

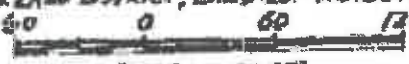
LEGEND

- PROPERTY CENTERLINE
- PROPERTY LIMIT (R)
- CENTERLINE (E)
- IRON PIN FOUND
- IRON PIN SET
- MEAN SEA LEVEL
- RIGHT-OF-WAY

In my opinion this is a true and correct representation of the land plotted.

GEO. G. DUNN
 GEO. G. DUNN
 COUNTY SURVEYOR

NOT OF LOT 2 COLLIER SUB-DIVISION 2
 0.732 ACRE; PROPERTY OF
CLAUDE P. & PAULINE P. DUNCAN
 LOCATED S.W. 1/4, SECTION 30, TITUSVILLE COUNTY, GEORGIA,
 3 RD. LAND DISTRICT, LAND LOT NO. 337.



SCALE IN FEET

AMERICAN TESTING LABORATORIES, INC.
 EATONTON, GEORGIA APRIL 12, 1963

FILE NO. 157-B
 F.B. NO 9, pg. 36

OCT 20 2010



October 9, 2017

Lisa Jackson
Director
Putnam County Planning and Development
117 Putnam Drive, Suite B
Eatonton, Georgia 31024

Subject: The Enclave at Waterfront

Dear Ms. Jackson:

This letter is to confirm that Piedmont Water Company (PWC) has adequate water and sewer capacity to serve the proposed 36 townhomes at The Enclave at Waterfront development, in accordance with Putnam County requirements.

Please feel free to contact me at 770-255-7984 should you have any questions on this, or any other, matter.

Sincerely,

A handwritten signature in black ink, appearing to read "W. J. Matthews", with a long horizontal flourish extending to the right.

W. J. Matthews
Vice President of Operations

A small handwritten mark above the stamp.
OCT 26 2017

P.O. Box 80745 • Atlanta, Georgia 30366
404-235-4035 • 800-248-7689 • FAX 404-235-4977

IMPACT ANALYSIS

PROPOSED RM-2 DEVELOPMENT REZONING REQUEST .

**FORTIS ENGINEERING SOLUTIONS, LLC
607 OLD PHOENIX ROAD
EATONTON, GEORGIA 31024
706-617-4571**


OCT 26 2017

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Plat of Property	Attachment
Existing Conditions	Attachment
Existing Zoning	Attachment
Conceptual Site Plan	Attachment

W
OCT 26 2017

LETTER OF INTENT – ENCLAVE AT WATERFRONT EXPANSION- RM-2

The site is located on Lake Oconee off of Collis Marina Road and surrounding land uses include existing RM-3 Enclave at Waterfront and RM-2 zoned residential lake front parcel. The intended land use for subject parcel is to be combined into 1 parcel and rezone to RM-2. A conceptual plan illustrating proposed development concept is attached. Upon re-zone approval, the area will become a part of the adjacent development – Enclave at Waterfront. The intent of the property is to be developed utilizing Putnam County Development Codes with townhome units similar to existing adjacent development – Enclave at Waterfront.

We appreciate the consideration to promote quality development within Putnam County.


OCT 26 2017

IMPACT ANALYSIS INFORMATION

ITEM #1

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

The proposed use is multi-family units. Use is listed as approved use within RM-2 zoning guidelines

Is the proposed use suitable in view of the zoning and development of adjacent or nearby property?

The proposed parcel is located between an RM-3 use and RM-2 use. Similar development surrounds the area

Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property?

The proposed use will be multi-family. The existing use is single family. The adjacent and nearby property are developed as multi-family. This use will not adversely affect surrounding land use.

Is the proposed use compatible with the proposed intent of the Comprehensive Plan?

The Putnam County / City of Eatonton 2007-2030 Comprehensive plan prepared by Middle Georgia RDC indicates the future land use as Mixed Residential. The proposed development meets the intended land use of Mixed Residential.

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

The property is surrounded by multi-family developments and / or parcels already zoned for multi-family use. The property should be continuing development as surrounding parcels.

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

The proposed development will incur the cost of constructing streets interior to the project. Water and sewer are provided by Piedmont Water Resources. Developer will



incur cost of any additions required to bring water and sewer to property. Final plans will meet fire protection requires with all necessary hydrants and equipment circulation requirements.

Given the incurred infrastructure cost there is no evidence of an excessive or burdensome use of public facilities, funded capabilities, utilities or police and fire protection.

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

The proposed use is supported by the Comprehensive Plan and the anticipated existing and future use of mixed residential.

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

The proposed project will place emphasis on lake shore protection, recreation use of Lake Oconee and promote common open space for property owners. The project will meet all county construction standards and continue the quality of real estate offered by Enclave at Waterfront. Therefore, there is a reasonable balance between the promotion of public health, safety and private use.

ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)

ITEM# 3

The estimated number of dwelling units are as follows:

18 Multi- Family town homes

Non Residential use -- Estimated 2500 SF for amenity building

PP
OCT 26 2017

ITEM #4

Effect on environment surrounding the area:

Natural:

Property contains no significant wetland areas within property boundary – Some wetland areas may exist between proposed site boundary and Lake Oconee. Any areas of wetlands will be protected by required buffers – Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan – Wetlands Map 6 Prepared by Middle Georgia RDC

Erosion:

The property has been previously developed as lakefront single family residence. Georgia Power permitted and approved lake sea walls are in place. Developer plans to install lake sea walls per Georgia Power Lake Oconee Management Guide with required permits. Source: On site Observation

Historic:

The proposed site has no known or listed Cultural or Historical Resources located on site. Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan Cultural and Historical Resources Map 13 prepared by Middle Georgia RDC

ITEM #5

Impact on fire protection

Request for Fire Department comment of proposed development has been requested but not received at this time. Given the previous discussions with Fire Department on initial phase of Enclave at Waterfront, all fire Marshall requirements will be met.

ITEM #6 – PHYSICAL CHARACTERISTICS OF SITE (SEE ATTACHMENT)

ITEM #7 – ADJACENT AND NEARBY ZONING (SEE ZONING CONCEPT PLAN)


OCT 26 2017

P.C. Simonton & Associates, Inc.
Consulting Engineers

309 North Main Street
Post Office Box 649
Hinesville, Georgia 31310

1050 Parkside Commons
Suite 101
Greensboro, GA 30642

**Enclave Development
Traffic Impact Analysis
PCS # 2017-28**

Enclave Development is a planned Residential Development that includes 14.28 acres of multi-Use Commercial development located on Collis Marina Road west of Collis Rd NE. The developers desire to expand their development by adding 3.07 acres across Collis Marina Road. Included in the 3.07 acres is 1.43 acres currently zoned RM-2 and 1.64 acres of single family residential. Under the current zoning the 3.07 acres included in the expanded development can support eleven (11) residential units. It should also be noted that the Enclave development has approval to build 18 more multifamily units at the end of Collis Marina Road. This area, under a previous development was approved for 36 residential units, however it is currently being developed with only 18 units.

Trip Generation Software by Microtrans will be used to generate average daily traffic for existing as well as future conditions. All average daily traffic included in the report is two-way traffic and has not been adjusted. Passer by traffic which is generally defined as traffic that is already on the road and contained in existing counts, but will also be included in traffic projections for the proposed development. The percentage of passer-by traffic varies with the type of development. In the case of Enclave, the development is built at the end of the roadway so passerby traffic will be almost non-existent.

The two roadways (Collis Road and Collis Marina Road) are currently two lanes with a width of about 20'. The two roadways serve existing residential and commercial developments comprised of approximately 84 single family residential units, 72 multifamily units and supporting club house and boat storage. As noted above, the Enclave developments has already approval to build 18 more multifamily units at the end of Collis Marina Road. Based on these land uses traffic projections for the existing developments is:

Two way Traffic 1331 trips per day
AM Peak Traffic 103 trips per day
PM Peak Traffic 131 trips per day

If the original site plan containing the 36 units on the east side of Collis Marina Road had been built and the property on the west side of Collis Marina Road were developed to their allowable density, twenty-nine (29) additional residential units could be added to the area without rezoning. This scenario would result in the following additional traffic:

Two way Traffic 170 trips per day
AM Peak Traffic 13 trips per day
PM Peak Traffic 15 trips per day

If the property were developed in its current allowable density to include the previously approved plan the total traffic in the area would be:

Two way Traffic 1501 trips per day
AM Peak Traffic 116 trips per day
PM Peak Traffic 146 trips per day

The proposed development on the west side of Collis Marina Road includes eighteen (18) residential units that will be added to the area. The projected traffic as a result of this development is:

Two way Traffic 105 trips per day
AM Peak Traffic 8 trips per day
PM Peak Traffic 9 trips per day

The proposed development of 18 units will result in a very minor increase in traffic of only 7.8% above the current loading. When this increase in traffic is added to the existing traffic on Collis Road, the total traffic on Collis Road is:

Two way Traffic 1436 trips per day
AM Peak Traffic 111 trips per day
PM Peak Traffic 140 trips per day

As can be seen the traffic impact, as a result of the rezoning of the three tracts on Collis Marina Road, is actually less than the potential of previously approved plus currently allowable development. In addition, the total traffic on these two lane roads is much less than the capacity of the roadway. For this reason we believe that the proper planning is being conducted to minimize the impacts of the development on the roads in the area, the Level of Service along the adjacent roadways is maintained at an acceptable level, and the capacity of the roadway is adequate to withstand the impacts of the rezoning.



[Signature]
BCT 7 6 2017

Summary of Trip Generation Calculation
 For 18 Dwelling Units of Residential Condominium / Townhouse
 October 24, 2017

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	5.86	3.09	1.00	105
7-9 AM Peak Hour Enter	0.07	0.00	1.00	1
7-9 AM Peak Hour Exit	0.37	0.00	1.00	7
7-9 AM Peak Hour Total	0.44	0.69	1.00	8
4-6 PM Peak Hour Enter	0.35	0.00	1.00	6
4-6 PM Peak Hour Exit	0.17	0.00	1.00	3
4-6 PM Peak Hour Total	0.52	0.75	1.00	9
Saturday 2-Way Volume	5.67	3.10	1.00	102
Saturday Peak Hour Enter	0.25	0.00	1.00	5
Saturday Peak Hour Exit	0.22	0.00	1.00	4
Saturday Peak Hour Total	0.47	0.71	1.00	8

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

OCT 26 2017