

# PUTNAM COUNTY PLANNING AND ZONING COMMISSION



117 Putnam Drive, Suite B ♦ Eatonton, GA 31024  
706-485-2776 ♦ 706-485-0552 fax ♦ [www.putnamcountyga.us](http://www.putnamcountyga.us)

## Agenda

Thursday, January 03, 2019 ♦ 6:30 PM

Putnam County Administration Building – Room 203

### Opening

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

### Minutes

4. Approval of Minutes - December 6, 2018

### Requests

5. Request by **Allen S. & Linda F. Mason** for a rear yard setback variance at 202 Winding River Road. Presently zoned R-1R. [**Map 123D, Parcel 023, District 3**].
6. Request by **Kevin J. & Linda Lords** for a side yard setback variance at 113A South Shore Road. Presently zoned R-2. [**Map 084A, Parcel 003, District 4**].
7. Request by **Greg Waddell, agent for Gerald R. Grady** for a side yard setback variance at 376 Possum Point Drive. Presently zoned R-2. [**Map 088B, Parcel 179, District 4**].
8. Request by **Chris Howington** for a side and rear yard setback variance at 315 Thomas Drive. Presently zoned R-2. [**Map 056C, Parcel 085, District 4**].

### 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 22, 2019 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

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

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

3

**Backup material for agenda item:**

4. Approval of Minutes - December 6, 2018

# PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

## Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, December 06, 2018 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

### Opening

1. **Call to Order**

Mr. Alan Oberdeck called the meeting to order.

2. **Attendance**

Mr. Jonathan Gladden called the roll.

**Present:**

- Chairman James Marshall, Jr.
- Member Tommy Brundage
- Member Joel Hardie
- Member Alan Oberdeck
- Member Frederick Ward

**Staff:**

- Director Lisa Jackson
- Administrative Assistant Karen Pennamon
- Administrative Technician Jonathan Gladden
- Permit Technician Courtney Andrews

3. **Rules of Procedures**

Ms. Courtney Andrews read the Rules of Procedures.

### Minutes

4. Approval of Minutes

- a. Approval of Minutes - October 26, 2018 Special Called Meeting
- b. Approval of Minutes - November 1, 2018

Motion made by Member **Ward**, Seconded by Member **Hardie**.

Voting Yea: Member **Ward**, Member **Brundage**, Member **Oberdeck**, Member **Hardie**. **All approved.**

Voting Abstaining: Chairman **Marshall**, Jr. had a late arrival to meeting.

### Requests

5. Request by **Joye Marshall** for a rear yard setback variance at 211 Thomas Drive. Presently zoned R-2. [**Map 056C Parcel 152, District 4**].

**Mr. Warren P. Smith** represented this request. He stated that they initially requested a 37-foot rear yard setback variance, being 63 feet from the nearest point to the lake for an (24x36) 864 square foot addition onto the existing 832 square foot cabin. Mr. Smith added that when staff came out and measured the existing deck, there was less footage from the lake than what the applicant had measured. He stated that the staff measurements for the rear right corner of the existing house is 45 feet from the nearest point to the lake and the proposed addition is 47 feet from the nearest point to the lake. Mr. Smith added that the proposed structure would meet all of the other setback requirements. No one spoke in opposition to this request.

**Staff recommendation is for approval of a 53-foot rear yard setback variance, being 47 feet from the nearest point to the lake.**

Motion made by Member **Hardie**, Seconded by Member **Brundage**.

Voting Yea: Member **Ward**, Member **Brundage**, Member **Oberdeck**, Member **Hardie**. **All approved.**

Voting Abstaining: Chairman **Marshall**

6. Request by **Levi & Lauren Eidson** for a side yard setback variance at 136 Woodhaven Drive. Presently zoned R-2. [**Map 110B, Parcel 086, District 3**].

**Mr. Levi Eidson** represented this request. He stated that he initially requested a 10.3-foot side yard setback variance, being 9.7 feet from both side property lines to place his (76x30) 2,280 square foot manufactured home on the property. **Mr. Oberdeck** stated he had visited the property with **Mr. Hardie** and after taking measurements, they recommended that the applicants be at least 10 feet from both side property lines. Mr. Eidson stated that they had remeasured the side yard setbacks and were 10.6 feet on both sides. No one spoke in opposition to this request.

**Staff recommendation is for approval of a 10-foot side yard setback variance, being 10 feet from both side property lines.**

Motion made by Member **Oberdeck**, Seconded by Member **Ward**.

Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Brundage**, Member **Oberdeck**, Member **Hardie**. **All approved.**

7. Request by **Albert A. Bassett** for a side yard setback variance at 216 Fawnfield Court. Presently zoned R-1. [**Map 070A, Parcel 007, District 1**].

**Mr. Albert A. Bassett** represented this request. He stated that he is requesting a 10-foot side yard setback variance, being 10 feet from the right-side property line when facing the lake to construct a (29x12) 336 square foot pole barn on the property. Mr. Bassett added that he

wanted to put the free-standing aluminum building onto an existing slab to be able to park a camper that he recently purchased. No one spoke in opposition to this request.

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

Motion made by Chairman **Marshall**, Seconded by Member **Hardie**.

Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Brundage**, Member **Oberdeck**, Member **Hardie**. **All approved.**

**New Business**

The Planning and Zoning Commission discussed changes to the 2019 meeting schedule. The February Public Hearing Meeting date has been changed from February 7, 2019 to February 12, 2019 due to the GAZA Conference scheduled that week. The July Public Hearing Meeting date has been changed from July 4, 2019 to July 9, 2019 due to the Independence Day Holiday.

Motion made by Member **Oberdeck**, Seconded by Chairman **Marshall**.

Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Brundage**, Member **Oberdeck**, Member **Hardie**

**Adjournment**

Meeting adjourned at 7:06 p.m.

Attest:

\_\_\_\_\_  
Karen Pennamon  
Administrative Assistant

\_\_\_\_\_  
James Marshall, Jr.  
Chairman

7

**Backup material for agenda item:**

- 5. Request by **Allen S. & Linda F. Mason** for a rear yard setback variance at 202 Winding River Road. Presently zoned R-1R [**Map 123D, Parcel 023, District** ].



## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

December 26, 2018

TO: Planning & Zoning Commission

FROM: Lisa Jackson

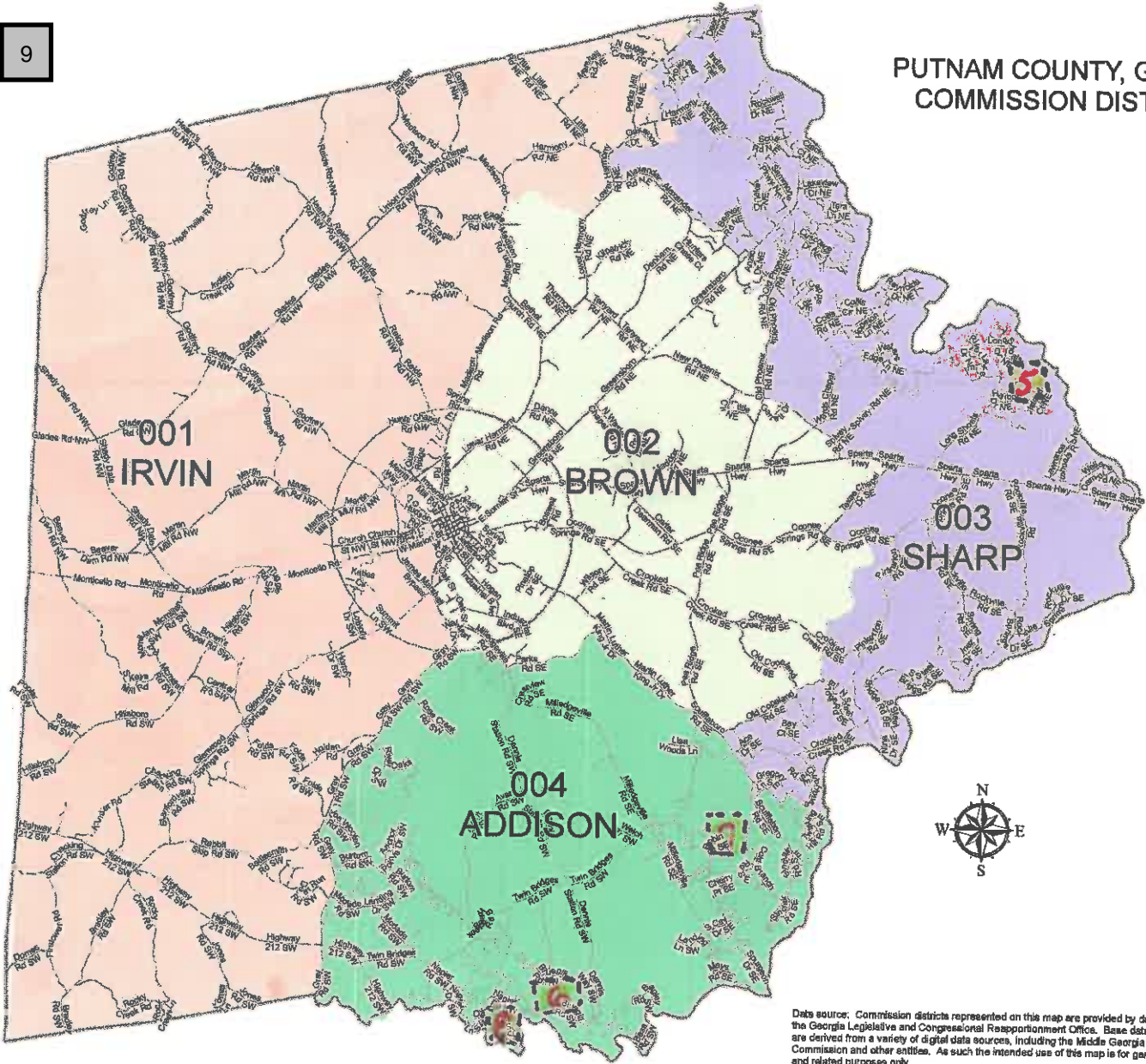
RE: Staff Recommendation for Public Hearing Agenda on 1/3/2019

5. Request by **Allen S. & Linda F. Mason** for a rear yard setback variance at 202 Winding River Road. Presently zoned R-1R. [Map 123D Parcel 023, District 3]. The applicants are requesting a 11-foot rear yard setback variance, being 89 feet from the nearest point to the lake to construct a (16x30) 480 square foot swimming pool. This is a long, narrow, pie-shaped lot. The lot width at building setback is 96 feet and the lot length is 423.80 feet. The existing house is 4,800 square feet and approximately 105 feet from the nearest point the lake which creates limited buildable area in the rear of this property. After taking measurement, staff found that the proposed swimming pool is 92 feet from the nearest point to the lake. Due to the location of the existing house and the narrowness of the lot, the proposed location is the only suitable option for the proposed swimming pool. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c) (1).

*Staff recommendation is for approval of an 8-foot rear yard setback variance, being 92-feet from the nearest point to the lake.*



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: 1:88,367.34 DATE: DECEMBER 2018

5. Request by **Allen S. & Linda F. Mason** for a rear yard setback variance at 202 Winding River Road. Presently zoned R-1R. [Map 123D, Parcel 023, District 3].
6. Request by **Kevin J. & Linda Lords** for a side yard setback variance at 113A South Shore Road. Presently zoned R-2. [Map 084A, Parcel 003, District 4].
7. Request by **Greg Waddell**, agent for **Gerald R. Grady** for a side yard setback variance at 376 Possum Point Drive. Presently zoned R-2. [Map 088B, Parcel 179, District 4].
8. Request by **Chris Howington** for a side and rear yard setback variance at 315 Thomas Drive. Presently zoned R-2. [Map 056C, Parcel 085, District 4].



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- Putnam County
- City of Eatonton

APPLICATION FOR:  VARIANCE  CONDITIONAL USE

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

APPLICANT: Allen S + Linda F Mason

MAILING ADDRESS: 202 WINDING RIVER ROAD  
EATONTON, GA 31024

PHONE: (478) 954-1758  
EMAIL: ALLEN.S.MASON@GMAIL.COM

PROPERTY OWNER IF DIFFERENT FROM ABOVE: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_

PROPERTY: \_\_\_\_\_ PHONE: \_\_\_\_\_

LOCATION: 202 WINDING RIVER RD - Lot 34 TEMERLAKE COVR  
MAP 123D PARCEL 123D 023 PRESENTLY ZONED R-3 R-1R 72

REASON FOR REQUEST: TO CONSTRUCT AN ENCLOSED SWIMMING POOL  
DIRECTLY ADJACENT TO THE HOUSE. 100 FT SETBACK IS TO EXISTING  
HOUSE. NEED VARIANCE TO GEORGIA POWER PROPERTY LINE

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

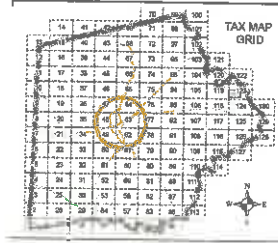
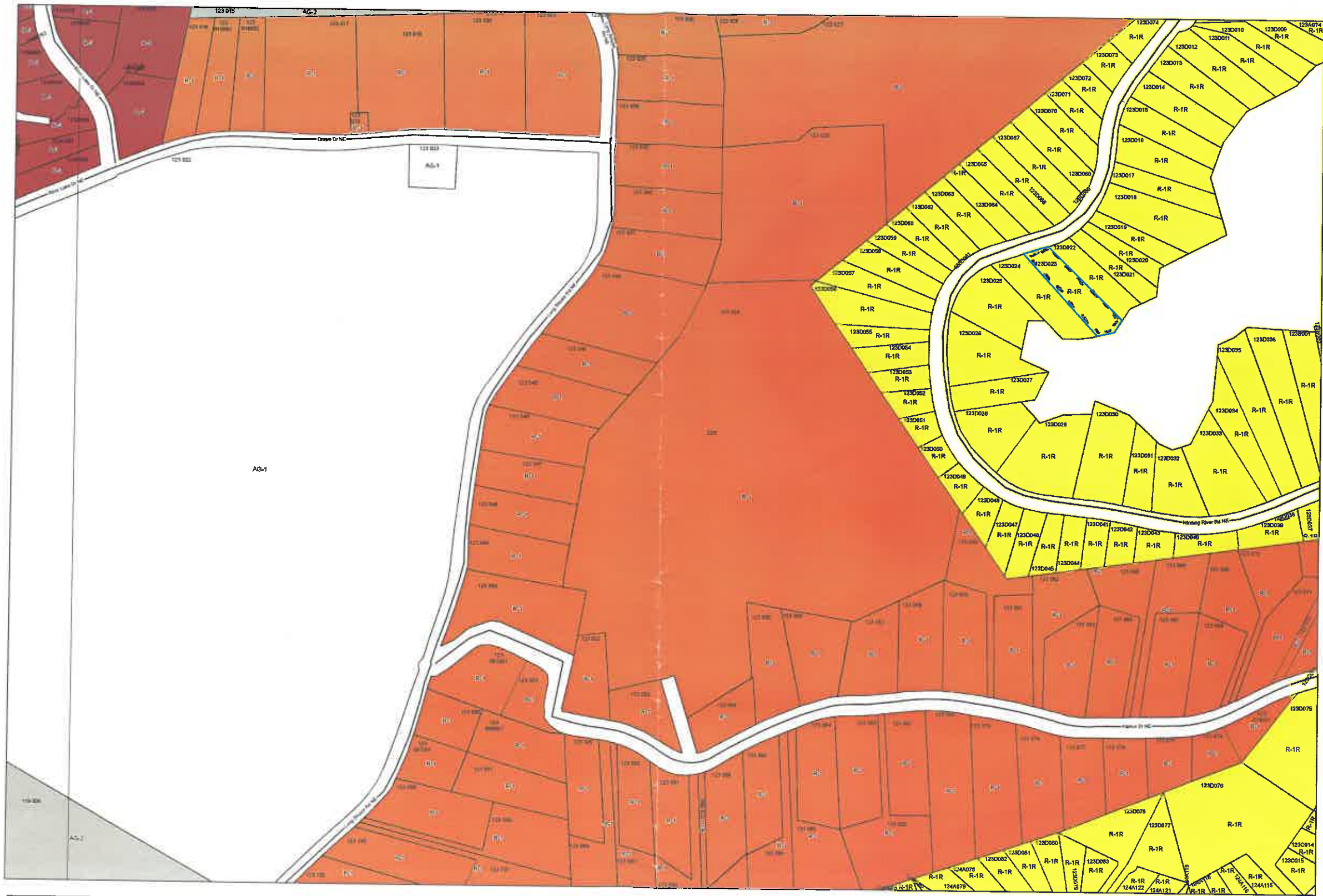
PROPOSED LOCATION MUST BE STAKED OFF.

\*SIGNATURE OF APPLICANT: [Signature] DATE: 11/6/2018

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

DATE FILED <u>11-6-18</u>	FEE: \$ <u>2000</u>	CASH <input type="checkbox"/>	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>[Signature]</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

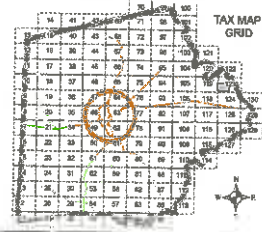
Zoning					
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**MGRC**  
 Metropolitan Georgia Regional Council  
 175 Peachtree Street, N.E.  
 Atlanta, Georgia 30303  
 (404) 751-8180  
 (404) 751-0517  
 Web: www.mgrc.org  
 Email: mg@mgrc.org

**PUTNAM COUNTY, GEORGIA**  
**ZONING MAPS**

MAP 123D

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



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

**GEOGRAPHIC FEATURE LEGEND**

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

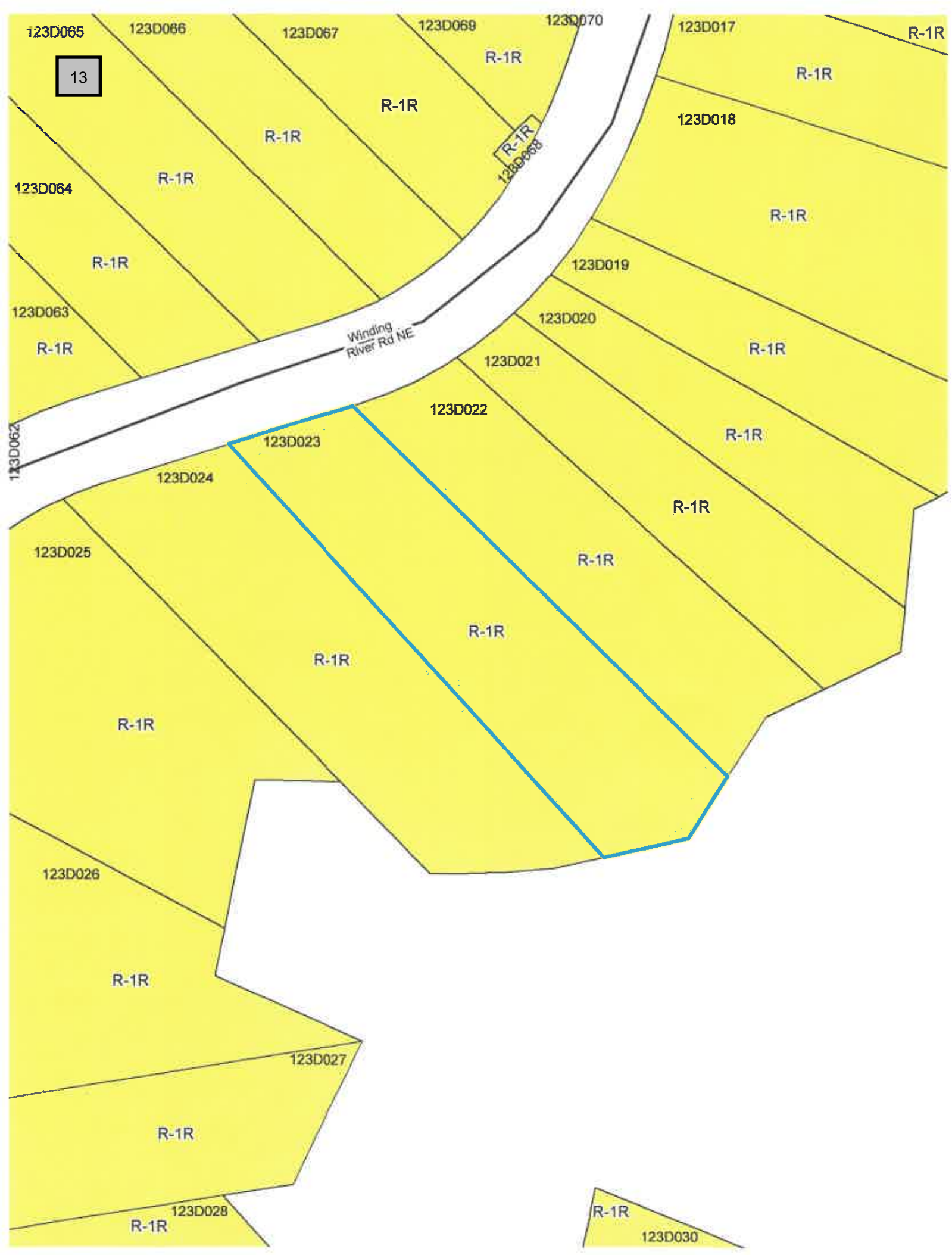
**MGRC**  
 Metropolitan Georgia Regional Council  
 175 E. Peachtree St., Suite 200  
 Atlanta, Georgia 30333  
 (404) 751-6100  
 (404) 751-6017  
 Web: www.mgarc.org  
 Email: mg@mgarc.org

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

**MAP 123D**

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,000    DATE: NOVEMBER 2018





13

123D065

123D066

123D067

123D069

123D070

123D017

R-1R

R-1R

R-1R

R-1R

R-1R

123D018

R-1R

123D064

R-1R  
123D068

R-1R

R-1R

123D019

123D063

R-1R

Winding  
River Rd NE

123D020

R-1R

123D062

123D021

123D022

R-1R

123D023

R-1R

123D024

R-1R

123D025

R-1R

R-1R

R-1R

123D026

R-1R

123D027

R-1R

123D028

R-1R

R-1R

123D030

**ALLEN S & LINDA F MASON  
202 WINDING RIVER ROAD  
EATONTON, GEORGIA 31024**

November 5, 2018

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

Dear Planning and Development,

We are owners of property located at 202 Winding River Road. This is lot 34 in the Timber Coves subdivision. We are requesting an 11-foot rear yard setback variance being 89 feet from the nearest point to the lake. This variance is needed to build a proposed pool that is 480 square feet with dimensions of 16 x 30. The lot length is 423.80 feet. The lot width at building setback is 96 feet. We currently have a 4,800 square foot residence on the property. We also have a 10 x 12, 120 square foot storage building on the property. The house, which was built by previous owners, is already sitting at the 100 ft set back line from the lake. We have determined, with the help of a pool contractor, that we can fit a small pool between the house and the Georgia Power property line. Our plan is to build a retaining wall just inside the Georgia Power property line and the width of the back of the house. The pool, patios, and fencing will be constructed between the house and the retaining wall.

Due to the shape of the lot, the topography, and the existing structures, the proposed location is the best suitable option for our proposed pool. We have attached drawing and believe the pool will add significant taxable value to the property. We also have the locations staked and painted for easy review upon your visit.

Thank you.

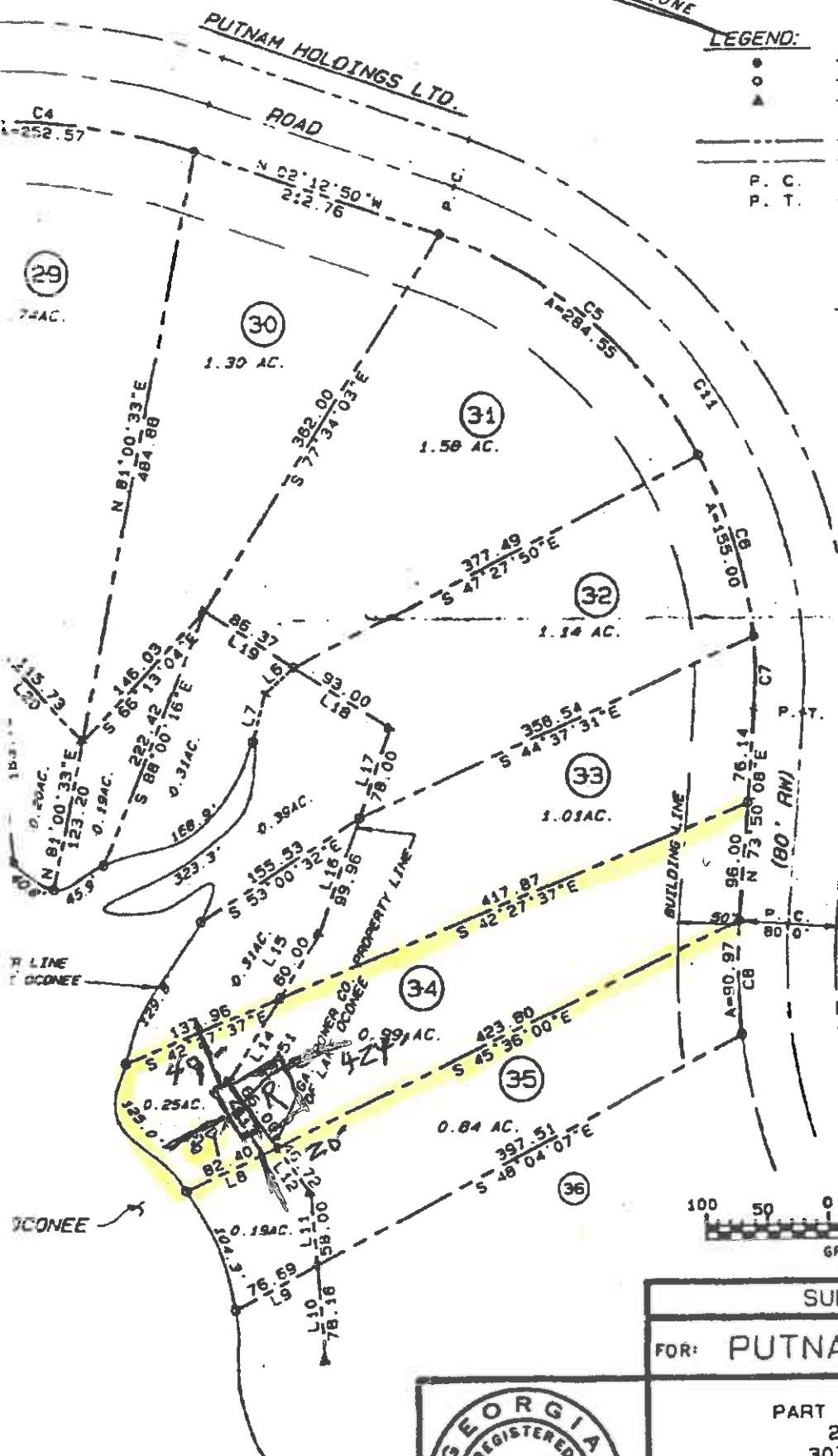
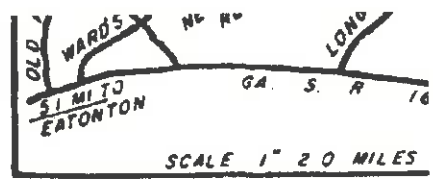
Respectfully,



Allen S Mason

RCUD 2018 DEC 5





- LEGEND:**
- - IRON PIN FOUND
  - - IRON PIN SET
  - ▲ - IRON PIN FOUND
  - (solid) - PROPERTY LINE
  - - - (dashed) - PROPERTY LINE
  - - - (dotted) - CENTERLINE
  - P. C. - POINT OF CURVE
  - P. T. - POINT OF TANGENT

**REFERENCE:**  
 PLAT BOOK 11 P  
 CLERK'S OFFICE P  
 SUPERIOR COURT.

- NOTES:**
1. IRON PINS F  
POWER CO. P  
LAKE OCONEE
  2. AREA BETWEEN  
PROPERTY LI  
LAKE OCONEE  
ACCESS AREA  
ACCESS AREA  
POWER COMPA
  3. A 20' DRAIN  
CENTERED ON  
OF EACH LOT

6 NOV 19 1970

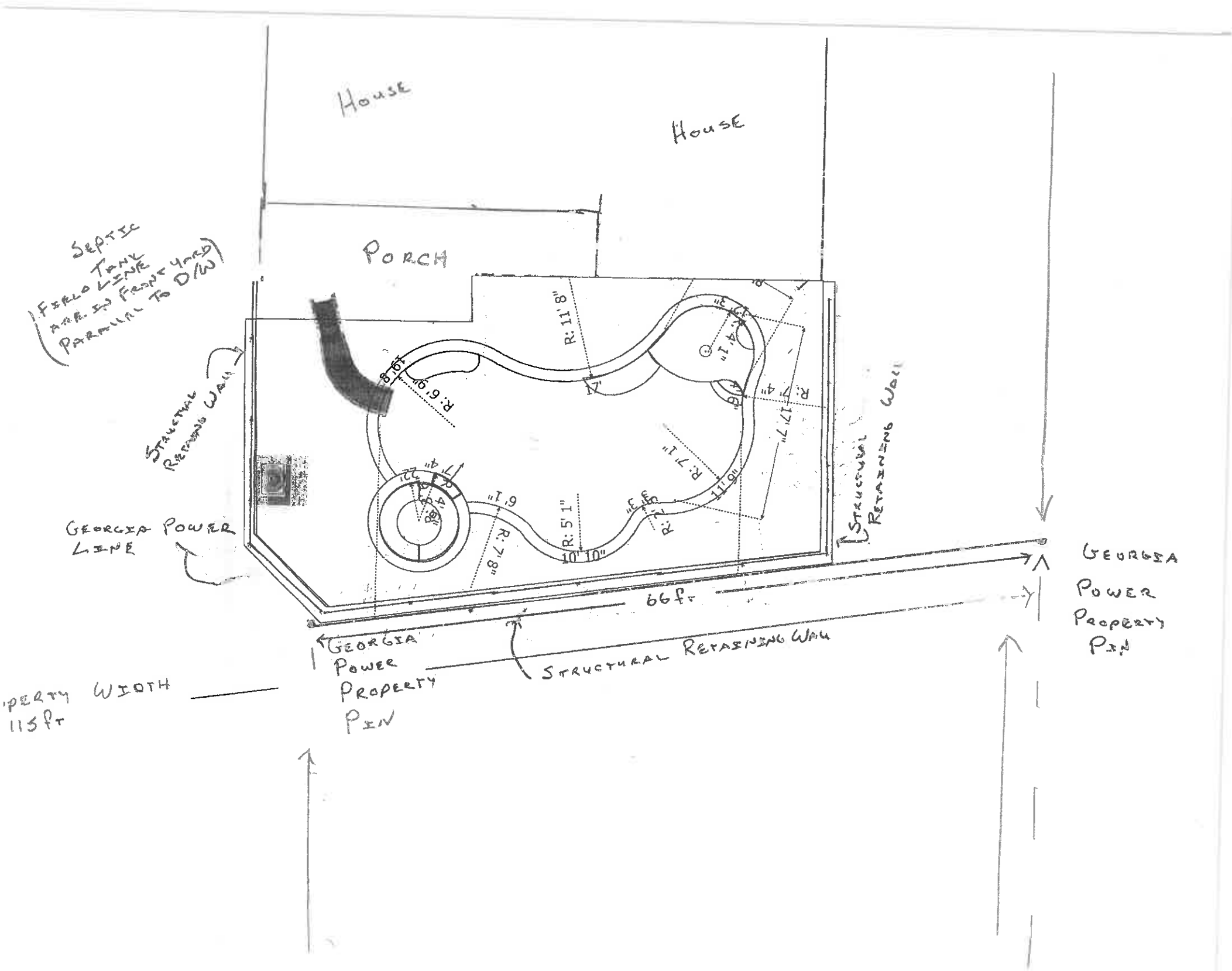
*Larry Maddal*  
*Deputy Clerk*  
*11/21/8*



SUBDIVISION SU  
 FOR: PUTNAM HOLDIN  
 PART OF LAND LOT 45  
 2ND. LAND DISTF  
 307TH. G. M. DIS  
 PUTNAM COUNTY GI



IF THAT IN MY OPINION, THIS PLAT IS A CORRECT  
 ENTATION OF THE LAND PLATTED AND HAS BEEN





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

11-6-18 C  
 Reason for Existing Sewage System Evaluation: (circle)  
 (1) Loan Closing for Home Sale  
 (2) Refinance  
 (3) Home Addition (Non-bedroom)  
 Type: \_\_\_\_\_  
 (4) Swimming Pool Construction  
 (5) Structure Addition to Property  
 Type: \_\_\_\_\_  
 (6) Mobile Home Relocation

Property Owner/System Owner Name: **LA S MASON** 478.954.1758  
 City/System Address: **202 WINDING ROVER ROAD**  
 Subdivision Name: **Timberlake Cove** Lot: **34** Block: \_\_\_\_\_  
 Existing System Information: Water Supply (circle) \_\_\_\_\_ Number of Bedrooms/GPD: **3** Garbage Grinder: (circle) \_\_\_\_\_  
 (1) **Public** (2) Private Well (3) Community \_\_\_\_\_ (1) Yes (2) **No**

**SECTION A - System on Record**

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

Comments:  
**G+H Pumped tank in 2016. No Record at H.D.**  
**Limited area for a repair or replacement of septic system.**

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

Evaluating Environmentalist: **Kathryn Hill, REHS** Title: **EHSC.M.** Date: **11/18/18**

**SECTION B - System Not on Record**

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

Comments:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Evaluating Environmentalist: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

**SECTION C - System Not Approved**

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

Comments:  
 \_\_\_\_\_  
 \_\_\_\_\_  
**RCVD NOV 21 '18** *CH*

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

Evaluating Environmentalist: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

Comments:  
 \_\_\_\_\_  
 \_\_\_\_\_

Number of Bedrooms/GPD: **3** Garbage Grinder: (circle) \_\_\_\_\_  
 (1) Yes (2) **No**

Evaluating Environmentalist: **Kathryn Hill, REHS** Title: **EHSC.M.** Date: **11/18/18**

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

**Backup material for agenda item:**

6. Request by **Kevin J & Linda Lords** for a side yard setback variance at 113A South Shore Road. Presently zoned R-2. [**Map 084A, Parcel 003, District** ].



## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

December 26, 2018

TO: Planning & Zoning Commission

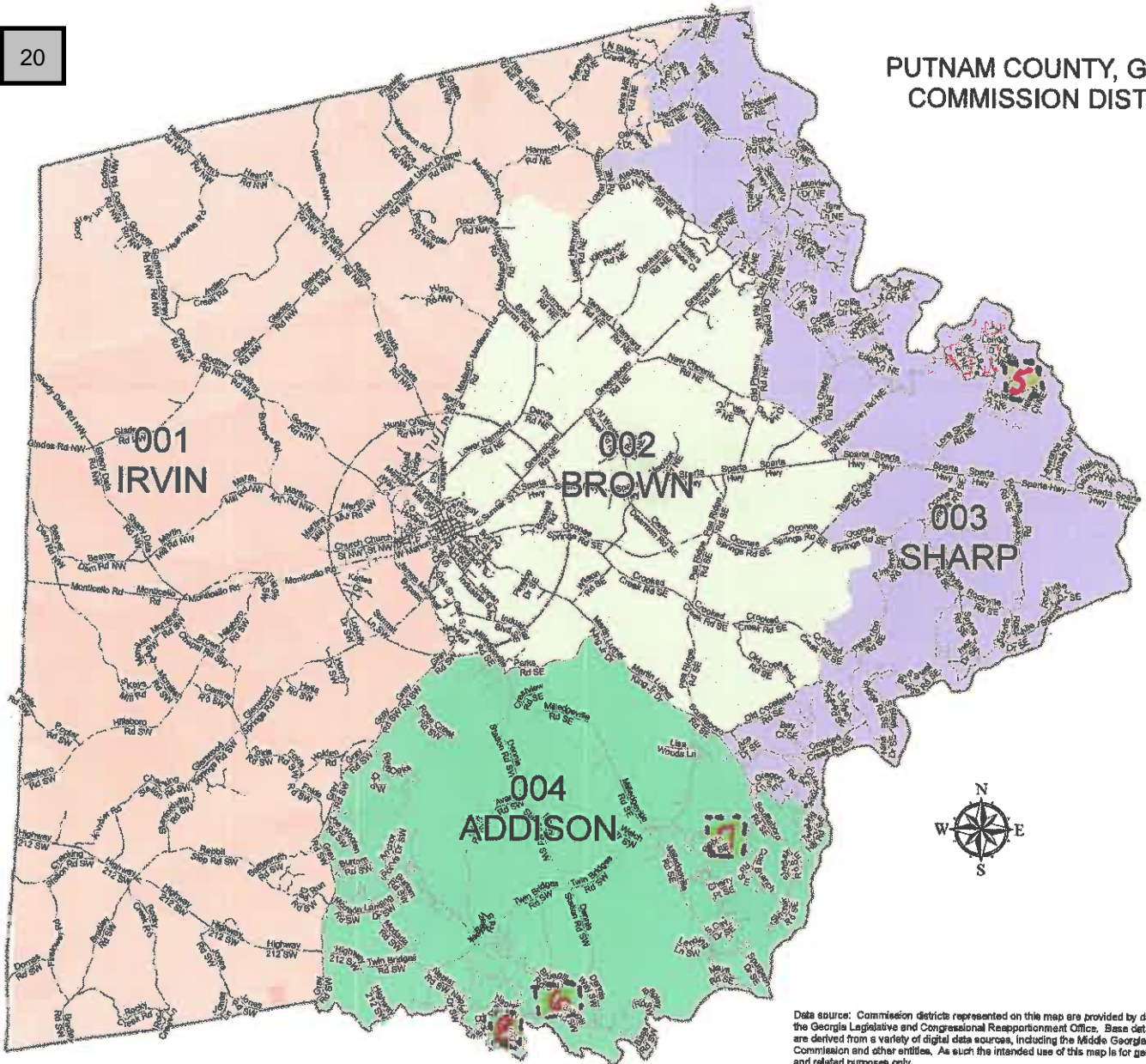
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 1/3/2019

6. Request by **Kevin J. & Linda Lords** for a side yard setback variance at 113A South Shore Road. Presently zoned R-2. [Map 084A, Parcel 003, District 4]. The applicants are requesting a 5-foot side yard setback variance, being 15 feet from the right-side property line when facing the lake to construct a (12x36) 432 square foot addition on to the existing 904 square foot house. This is a long narrow lot with a lot width at building setback of 74 feet and lot length of 374 feet. There is limited buildable area on this property due to the narrowness of the lot and the location of the existing septic tank and drain lines located in the rear of this property. Due to the narrowness of the lot and the location of the existing septic tank and drain lines, the proposed location is the only suitable option for the proposed structure. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).

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

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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

MAP SCALE: 1" = 5,697.28' SCALE RATIO: 1:88,357.34 DATE: DECEMBER 2018

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6. Request by **Kevin J. & Linda Lords** for a side yard setback variance at 113A South Shore Road. Presently zoned R-2. [Map 084A, Parcel 003, District 4].
7. Request by **Greg Waddell**, agent for **Gerald R. Grady** for a side yard setback variance at 376 Possum Point Drive. Presently zoned R-2. [Map 088B, Parcel 179, District 4].
8. Request by **Chris Howington** for a side and rear yard setback variance at 315 Thomas Drive. Presently zoned R-2. [Map 056C, Parcel 085, District 4].



# PUTNAM COUNTY PLANNING & DEVELOPMENT

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

- Putnam County
- City of Eatonton

APPLICATION FOR:  VARIANCE     CONDITIONAL USE

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

APPLICANT: Kevin J. Lords & Linda Lords

MAILING ADDRESS: 324 Evergreen Rd  
Dublin GA 31021

PHONE: 478-697-8996

EMAIL: K.Lords@yahoo.com

PROPERTY OWNER IF DIFFERENT FROM ABOVE: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_

PROPERTY:

LOCATION: 113A Southshore Rd  
MAP 084A PARCEL 003 PRESENTLY ZONED R2

REASON FOR REQUEST: wanting to do an addition, lot is narrow

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

**PROPOSED LOCATION MUST BE STAKED OFF.**

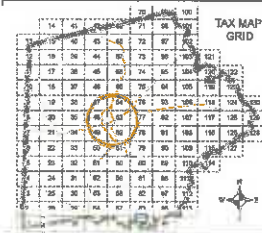
\*SIGNATURE OF APPLICANT: [Signature] DATE: 11/29/18

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

DATE FILED <u>11.29.18</u>	FEE: \$ <u>200.00</u>	CK. NO. <u>2645</u>	CASH _____	C. CARD _____	INITIALS <u>[initials]</u>
DATE OF NEWSPAPER AD: _____		DATE SIGN POSTED: _____			
PLANNING & ZONING HEARING: _____		RESULT: _____			
COMMISSIONERS/CITY COUNCIL HEARING: _____		RESULT: _____			

NOV 29 2018





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

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

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

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

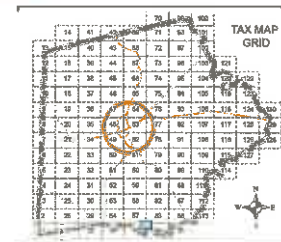
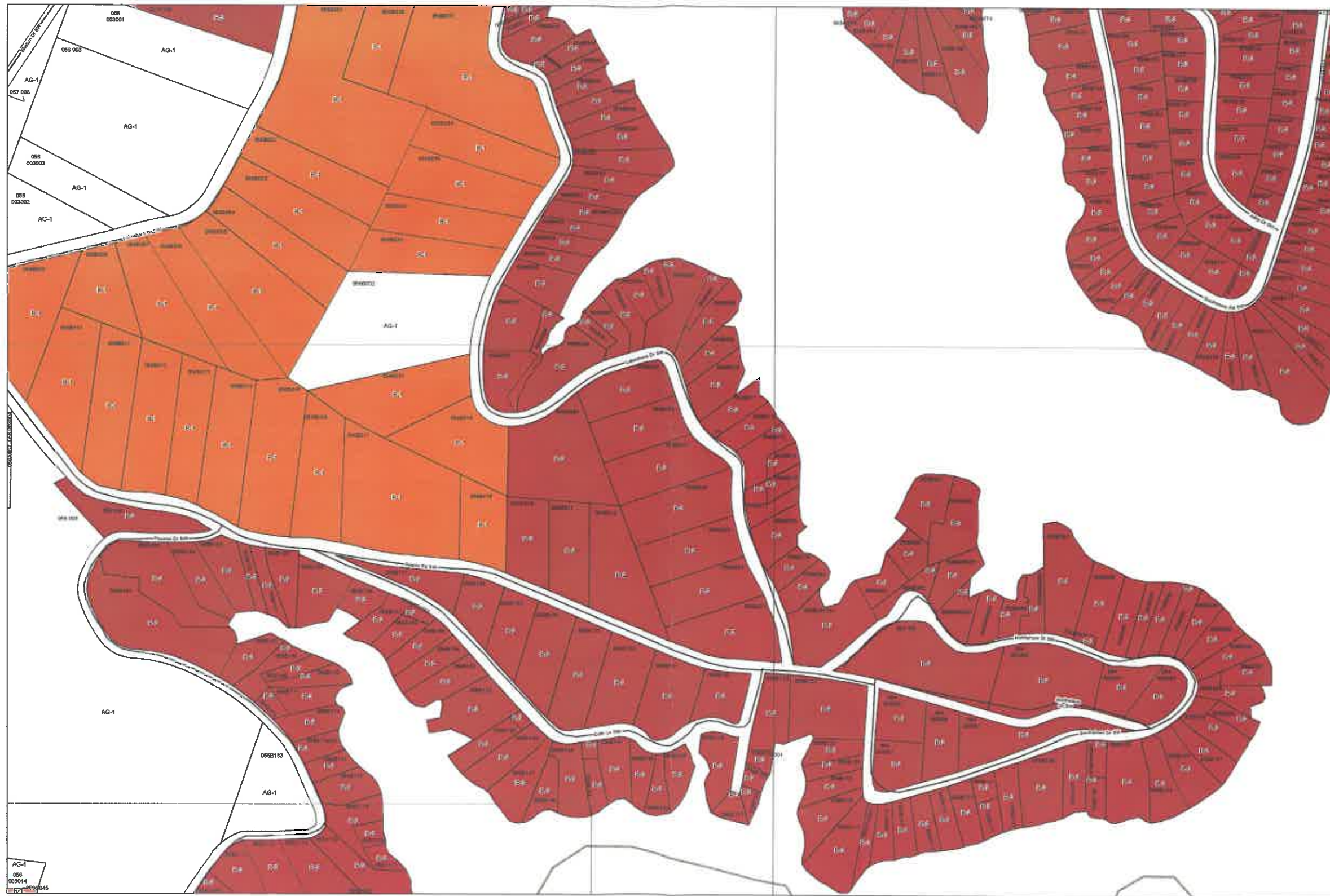
**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6180  
(478) 751-6517  
Web: [www.middlegeorgia.org](http://www.middlegeorgia.org)  
Email: [mg@mg-rd.org](mailto:mg@mg-rd.org)

**PUTNAM COUNTY, GEORGIA  
ZONING MAPS**

**MAP 084A**

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





- 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 CITY	R-1	RM-2
AG-1 CITY	C-2							IND-1 CITY	IND-2	MHP	PUBLIC	PUBLIC CITY	R-4 CITY	R-2 CITY	R-2	RM-3
														R-3 CITY	R-3	RM-1
														R-4 CITY	R-4	VILLAGE

**MGRC**  
IT GIS Services

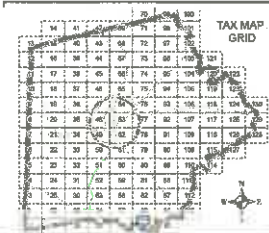
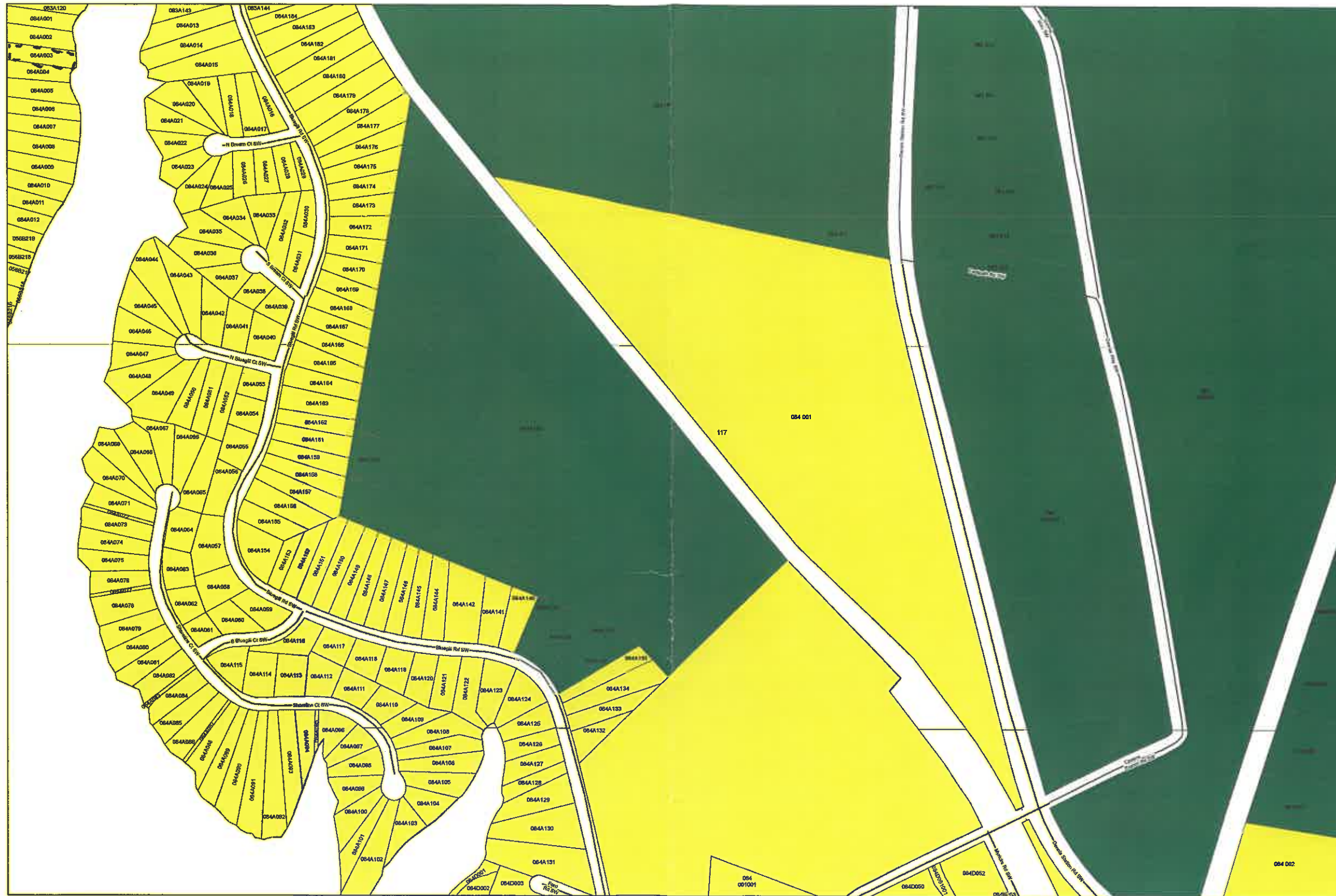
Mobile Integrated Geographic Information  
415 County Hwy  
Suite C  
Macon, Georgia 31211  
478-754-1000  
478-754-0111  
www.mgri.com

**PUTNAM COUNTY, GEORGIA  
ZONING MAPS**

**MAP 056B**

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





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

**GEOGRAPHIC FEATURE LEGEND**

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

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suva, GA 31217  
(478) 751-6100  
(478) 751-8517  
Web: [www.mgcr.com](http://www.mgcr.com)  
Email: [itg@mgcr.com](mailto:itg@mgcr.com)

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



**MAP 084A**

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



Southshore Rd SW

083A120

R-2 083A121

R-2

084A001

R-2

084A002

R-2

084A003

R-2

084A004

R-2

084A005

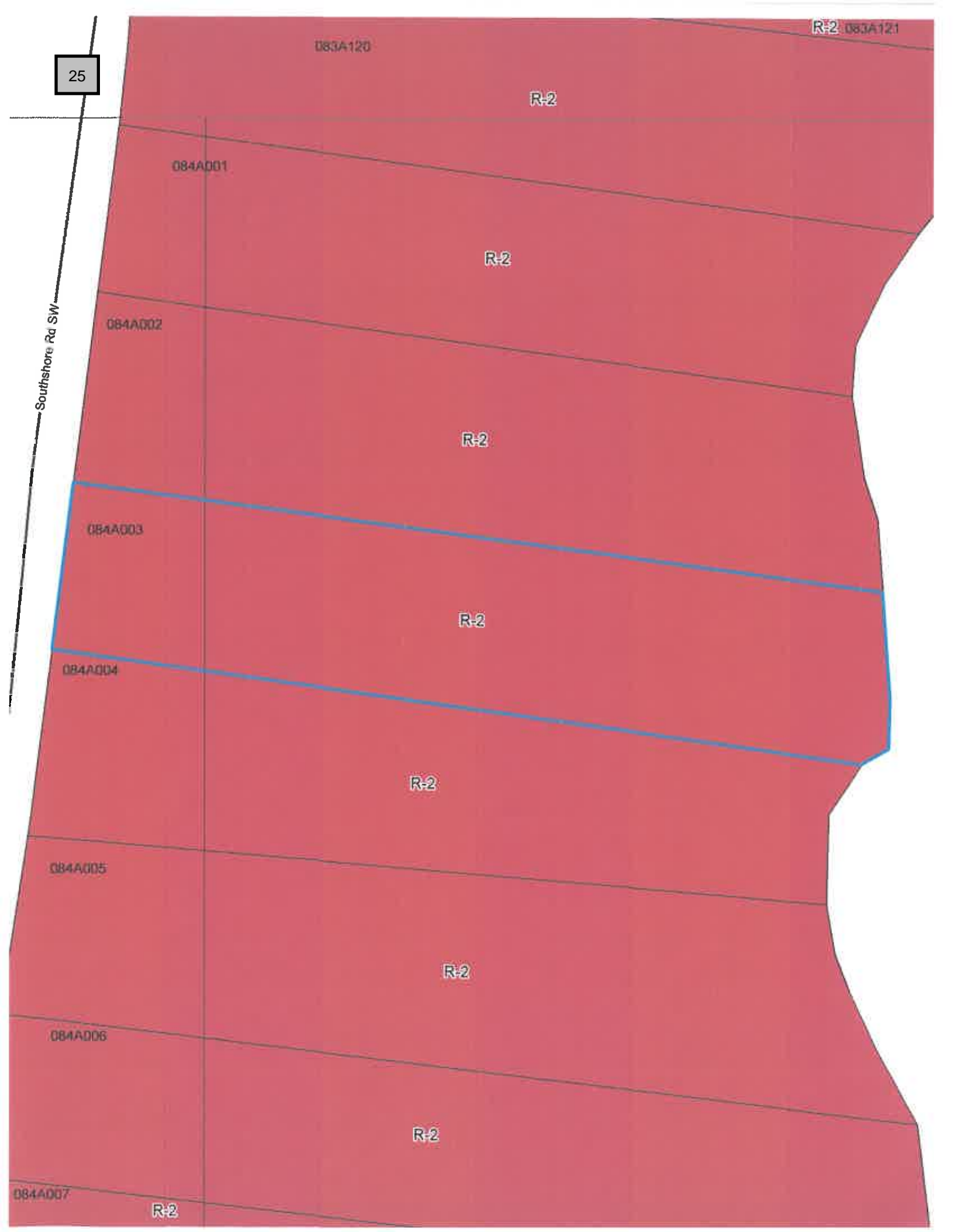
R-2

084A006

R-2

084A007

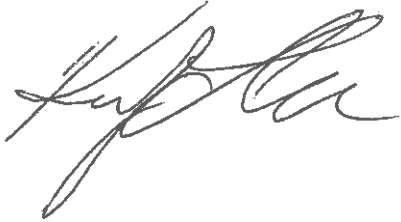
R-2




To whom it may concern,

We are the owners of the property at 113A South Shore Road. We currently have a 904 square foot existing home that we are hoping to add an addition to which will serve as a future office.

Due to the lot being long and narrow in addition to the layout of the septic system and lines this would be the only suitable location for the request. We are requesting a 5-foot side yard variance being 15 feet from the <sup>right</sup> side property line when facing the ~~lake~~. The proposed addition would have a 12x36 footprint and be 432 square feet. The lot length is 374 feet. The lot ~~width~~ at building setback is 74 feet. We Respectfully hope you will consider our request.



10 10 0  
MAY 9 2018  


SITE PLAN

27 Owner Lords, Kevin J  
Address 113A Southshore Rd  
Eatonton County Putnam State GA Zip Code 31024-7114  
Ment Morris Bank - Dept. of VA



NOV 29 2018

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

C

10/12/18

COUNTY: <b>PUTNAM</b>	SUBDIVISION: <i>Oak Openways</i>	LOT NUMBER: <i>13</i>	BLOCK: <i>084A003</i>
PROPERTY LOCATION (STREET ADDRESS): <i>113A Southshore Road Eatonton, Ga. 31024</i>			

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

PROPERTY OWNER'S AUTHORIZED AGENT'S SIGNATURE: <i>Heath Faskey</i>	DATE: <i>10/12/18</i>
PROPERTY OWNER'S NAME: <i>Kevin and Linda (Rosa) Lords</i>	PHONE NUMBER: <i>478 278 9361</i>
PROPERTY OWNER'S ADDRESS: <i>324 Evergreen Rd. Dublin, Ga. 31021</i>	ALTERNATE PHONE NUMBER:
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER): <i>[Signature]</i>	PHONE NUMBER: <i>478 984 6435</i>
	RELATIONSHIP TO OWNER: <i>contractor</i>

Section A - General Information

1. REQUIRED SETBACK FROM RECEIVING BODIES (walls, dikes, sinkholes, streams, etc.) EVALUATED: <input checked="" type="radio"/> (1) Yes <input type="radio"/> (2) No	5. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.): <i>single family residence</i>	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.): <i>Estimated</i>
2. WATER SUPPLY: <input checked="" type="radio"/> (1) Public <input type="radio"/> (2) Private <input type="radio"/> (3) Community	6. WATER USAGE BY: <input checked="" type="radio"/> (1) Bedroom Numbers <input type="radio"/> (2) Gallons per Day	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: <i>45</i>
3. SEWAGE SYSTEM TO BE PERMITTED: <input checked="" type="radio"/> (1) New <input type="radio"/> (2) Repair <input type="radio"/> (3) Addition	7. NO. OF BEDROOMS / GPD: <i>3</i>	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): <i>60</i>
4. LOT SIZE (SQUARE FEET / ACRES): <i>.65A</i>	8. LEVEL OF PLUMBING OUTLET: <input checked="" type="radio"/> (1) Ground Level <input type="radio"/> (2) Basement <input type="radio"/> (3) Above Ground Level	12. SOIL TEST PERFORMED BY: <i>Health Dept.</i>

Section B - Primary / Pretreatment

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

Section C - Secondary Treatment

1. ABSORPTION FIELD DESIGN: <input type="radio"/> (1) Level Field <input type="radio"/> (2) Serial <input type="radio"/> (3) Drip <input type="radio"/> (4) Distribution Box <input type="radio"/> (5) Mound / Area Fill	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED:	7. NUMBER OF ABSORPTION TRENCHES:
2. ABSORPTION FIELD PRODUCT: <i>Conc. Pipe + Gravel</i>	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED:	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES:
3. AGGREGATE DEPTH (inches): <i>12</i>	6. DEPTH OF ABSORPTION TRENCHES (range in inches): <i>30 - 36</i>	9. DISTANCE BETWEEN ABSORPTION TRENCHES:
10. PRESCRIBED ABSORPTION FIELD LOCATION: <i>from property lines. Maintain 50' setback from lake. Keep drain field 5 feet from property lines. Maintain 100' setback from any water wells. 5 ft. 15 feet from any drainage areas.</i>		

Permit

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

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

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

1. SITE APPROVED AS SPECIFIED ABOVE: <input checked="" type="radio"/> (1) Yes <input type="radio"/> (2) No
---

APPROVING ENVIRONMENTALIST: <i>[Signature]</i>	TITLE: <i>EHS III</i>	DATE: <i>10-22-18</i>	CONSTRUCTION PERMIT NUMBER: <i>11701204/12-150</i>
---	--------------------------	--------------------------	---

**Backup material for agenda item:**

7. Request by **Greg Waddell, agent for Gerald R. Grady** for a side yard setback variance at 376 Possum Point Drive. Presently zoned R-2. [**Map 088B, Parcel 179, District** ].





## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

December 26, 2018

TO: Planning & Zoning Commission

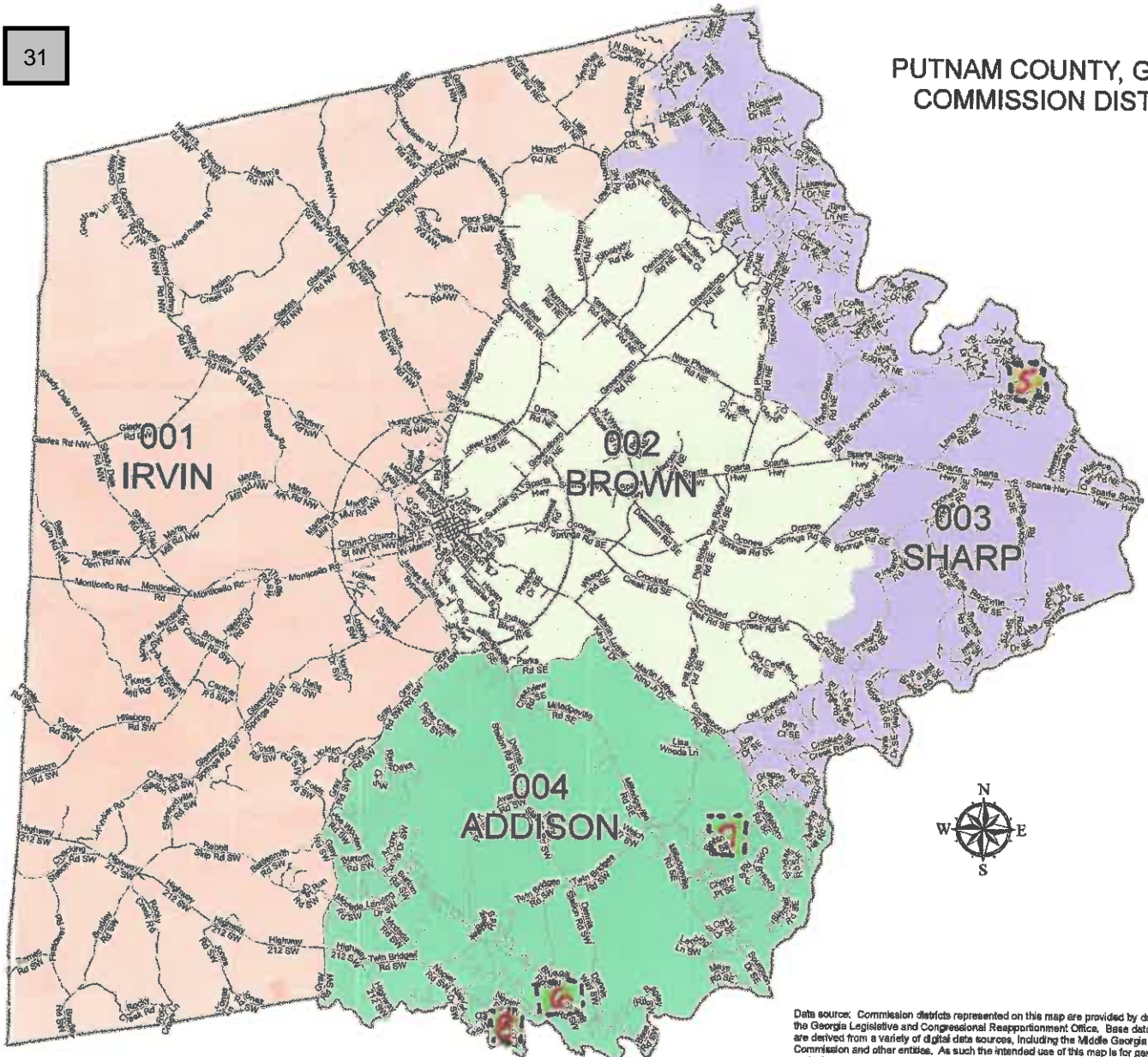
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 1/3/2019

7. Request by **Greg Waddell, agent for Gerald R. Grady** for a side yard setback variance at 376 Possum Point Drive. Presently zoned R-2. [Map 088B, Parcel 179, District 4]. The applicant is requesting a 9-foot side yard setback variance, being 11 feet from the left-side property line and a 6-foot side yard setback variance, being 14 feet from the right-side property line when facing the lake to construct a (43x60.4) 2,400 square foot house. This is a pie-shaped lot with the lot width at building setback of 84 feet and lot length of 586 feet. There are two existing structures on the property that will be removed. The proposed septic tank and drain lines are located in the rear of this property creating limited buildable area in the rear. Due to the narrowness of the lot, and the location of the existing septic tank and drain lines, the proposed location is the only suitable option for the proposed structure. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).

*Staff recommendation is for approval of a 9-foot side yard setback variance, being 11 feet from the left side property line and a 6-foot side yard setback variance, being 14 feet from the right-side property line when facing the lake.*

# PUTNAM COUNTY, GEORGIA COMMISSION DISTRICTS



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MAP SCALE: 1" = 5,697.28' SCALE RATIO: 1:68,387.34 DATE: DECEMBER 2018

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6. Request by **Kevin J. & Linda Lords** for a side yard setback variance at 113A South Shore Road. Presently zoned R-2. [Map 084A, Parcel 003, District 4].
7. Request by **Greg Waddell**, agent for **Gerald R. Grady** for a side yard setback variance at 376 Possum Point Drive. Presently zoned R-2. [Map 088B, Parcel 179, District 4].
8. Request by **Chris Howington** for a side and rear yard setback variance at 315 Thomas Drive. Presently zoned R-2. [Map 056C, Parcel 085, District 4].

District 4

32

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: Greg Waddell, Tangle Ridge Builders

MAILING ADDRESS: 984 Dennis Station Road  
Eatonton GA 31024

PHONE: 478-457-4048

PROPERTY OWNER IF DIFFERENT FROM ABOVE: Gerald R. Grady  
MAILING ADDRESS: 376 Possum Point Drive  
Eatonton GA 31024  
PHONE: 904-610-7538

PROPERTY:

LOCATION: 376 Possum Point Drive, Eatonton GA 31024  
MAP 088B PARCEL 179 PRESENTLY ZONED R-2 Cfa

RECEIVED  
NOV 29 2018

REASON FOR REQUEST: We are requesting a variance of 9' for the left sideline of the property and a variance of 6' for the right sideline of the property. The Pie shape of the lot, the current location of the existing septic tank and maintaining the one hundred foot set back from the lake makes us need the side line request.

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

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

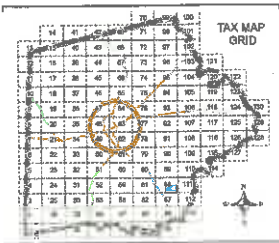
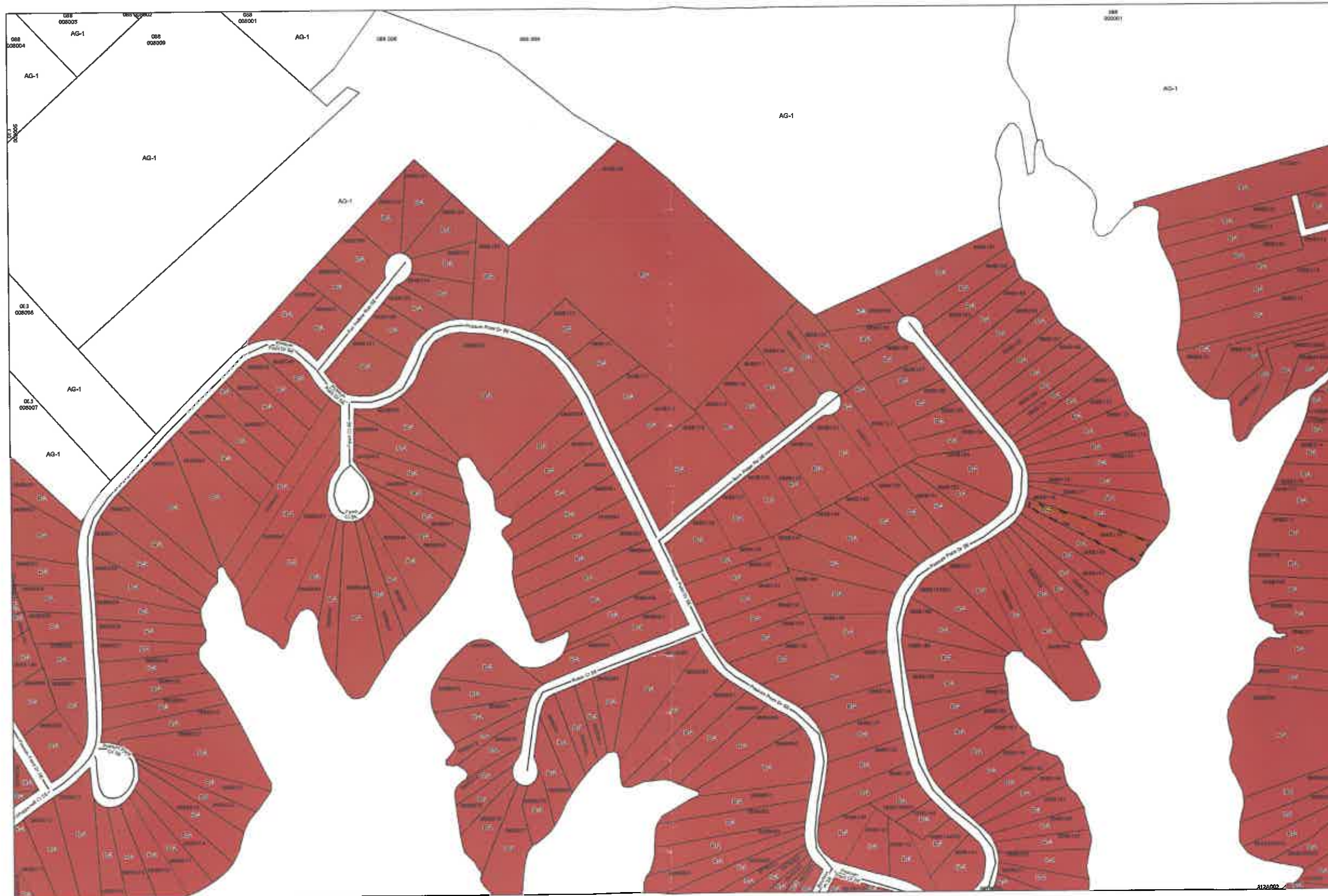
PROPOSED LOCATION MUST BE STAKED OFF.

\*SIGNATURE OF APPLICANT: [Signature] DATE: 11/29/18

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DATE FILED: 11-29-18 FEE: \$ 200 CK. NO. \_\_\_\_\_ CASH \_\_\_\_\_ C. CARD  INITIALS CFA  
DATE OF NEWSPAPER AD: \_\_\_\_\_ DATE SIGN POSTED: \_\_\_\_\_  
PLANNING & ZONING HEARING: \_\_\_\_\_ RESULT: \_\_\_\_\_  
COMMISSIONERS'/CITY COUNCIL HEARING: \_\_\_\_\_ RESULT: \_\_\_\_\_





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

GEOGRAPHIC FEATURE LEGEND					
<b>Zoning</b>	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	RM-2
	No Code	C-1	MHP	R - 2 CITY	R-1R
	AG-1	C-1 CITY	IND-1 CITY	R - 3 CITY	RM-3
	AG-1 CITY	C-2	IND-2	R-2	VILLAGE
			PUBLIC	R - 4 CITY	RM-1
			PUBLIC CITY		

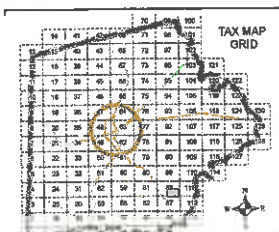
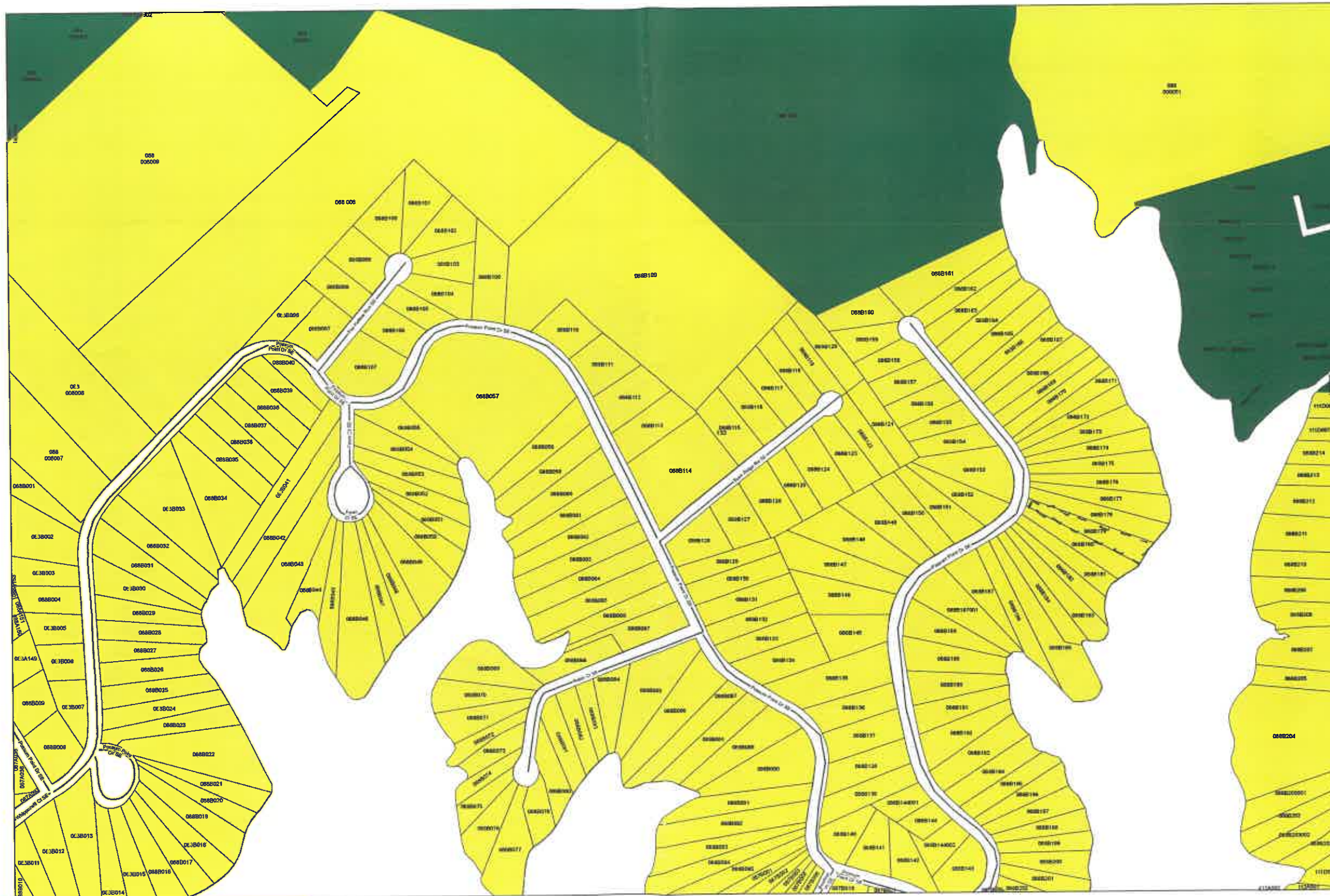
**MGR**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Esary Hwy  
Suite C  
Macon, Georgia 31217  
979 751-6183  
979 751-6817  
Web: www.middlegeorgiareg.com  
Email: mg@mg-it.org






**PUTNAM COUNTY, GEORGIA**  
**ZONING MAPS**

**MAP 088B**


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





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

**GEOGRAPHIC FEATURE LEGEND**

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



Middle Georgia Regional Commission  
 175 Emory Fry  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 (478) 751-6517  
 Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)  
 Email:  
[kg@mg-rc.org](mailto:kg@mg-rc.org)

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



**MAP 088B**

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





35

Poulin Point Dr SE

088B171

088B173

088B174

R-2

R-2

088B175

R-2

088B176

R-2

088B177

088B178

R-2

088B179

R-2

088B180

088B181

R-2

088B182

R-2

088B183

R-2

088B184

R-2

R-2

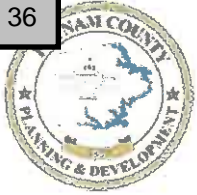
088B185

R-2

R-2

088B186

R-2



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY-\_\_\_\_\_

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT R. Greg Waddell TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR a variance OF PROPERTY DESCRIBED AS MAP 088B PARCEL 1 7 9, CONSISTING OF 1.16 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 376 Possum Point Drive, Eatonton GA 31024 EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 29<sup>th</sup> DAY OF NOVEMBER, 2018.

PROPERTY OWNER(S): Gerald R. Grady  
\_\_\_\_\_  
NAME (PRINTED)  
Gerald R. Grady  
SIGNATURE  
ADDRESS: 376 Possum Point Drive, Eatonton GA 31024  
PHONE: 904-610-7538

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 29<sup>th</sup> DAY OF Nov, 2018

\_\_\_\_\_  
NOTARY  
MY COMMISSION EXPIRES: 8-15-21



*Handwritten initials*

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

11/29/2019

RE: 376 Possum Point Drive, Eatonton GA  
Lot A-67 Possum Point

To whom it may concern,

We are requesting a variance for Lot A-67 Possum Point subdivision, 376 Possum Point Drive, Eatonton GA Putnam County. We propose to build a new home that is 43' in depth and 60'4" in Length with an attached garage that adds 28 feet of depth. The total new heated and cooled square footage will be approximately 2400 square feet and the home will have an attached garage with 731 square feet. We will be removing two existing older structures with approximately 790 square feet. We are requesting a variance of 9' for the left sideline of the property and a variance of 6' for the right sideline of the property. This would place the left-hand roadside corner of the home at a distance of 11' from the sideline and would place the right-hand roadside corner of the home at a distance of 14' from the sideline. The lot width at the house site is 84' in width. The total length of the lot is approximately 586'. The reason for the request is due to the irregular shape of the lot and the current location of the existing septic system. This lot is pie shaped and in order to maintain the 100-foot setback from the lake and to use the existing septic system it places the home closer to the sidelines. Thank your help and for your consideration.

Sincerely,



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

RCUD 2018 DEC 5 

**Karen Pennamon**

---

**From:** Hill, Kathryn <Kathryn.Hill@dph.ga.gov>  
**Sent:** Monday, December 03, 2018 10:47 AM  
**To:** Karen Pennamon  
**Subject:** 376 Possum Point Dr Variance request

Good Morning,

Could you allow Mr. Waddell to stay on the variance request list? He is working with the Health Dept on his septic permit approval.

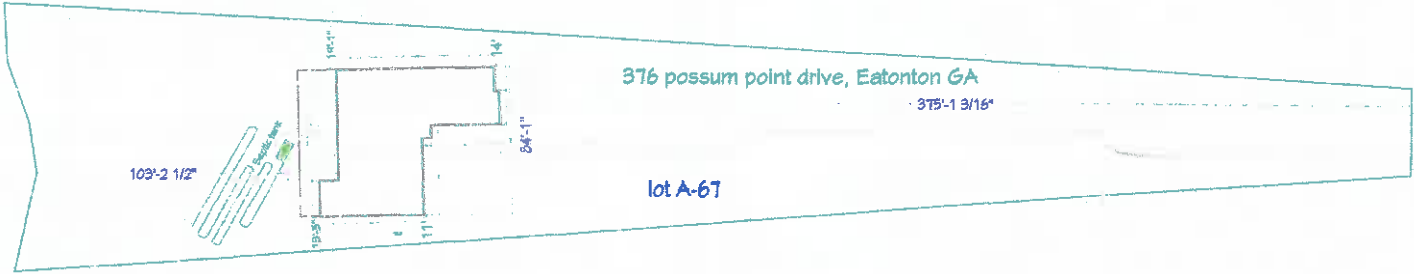
Kathryn



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





**Backup material for agenda item:**

8. Request by **Chris Howington** for a side and rear yard setback variance at 315 Thomas Drive. Presently zoned R-2. [**Map 056C, Parcel 085, District** ].





## PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

December 26, 2018

TO: Planning & Zoning Commission

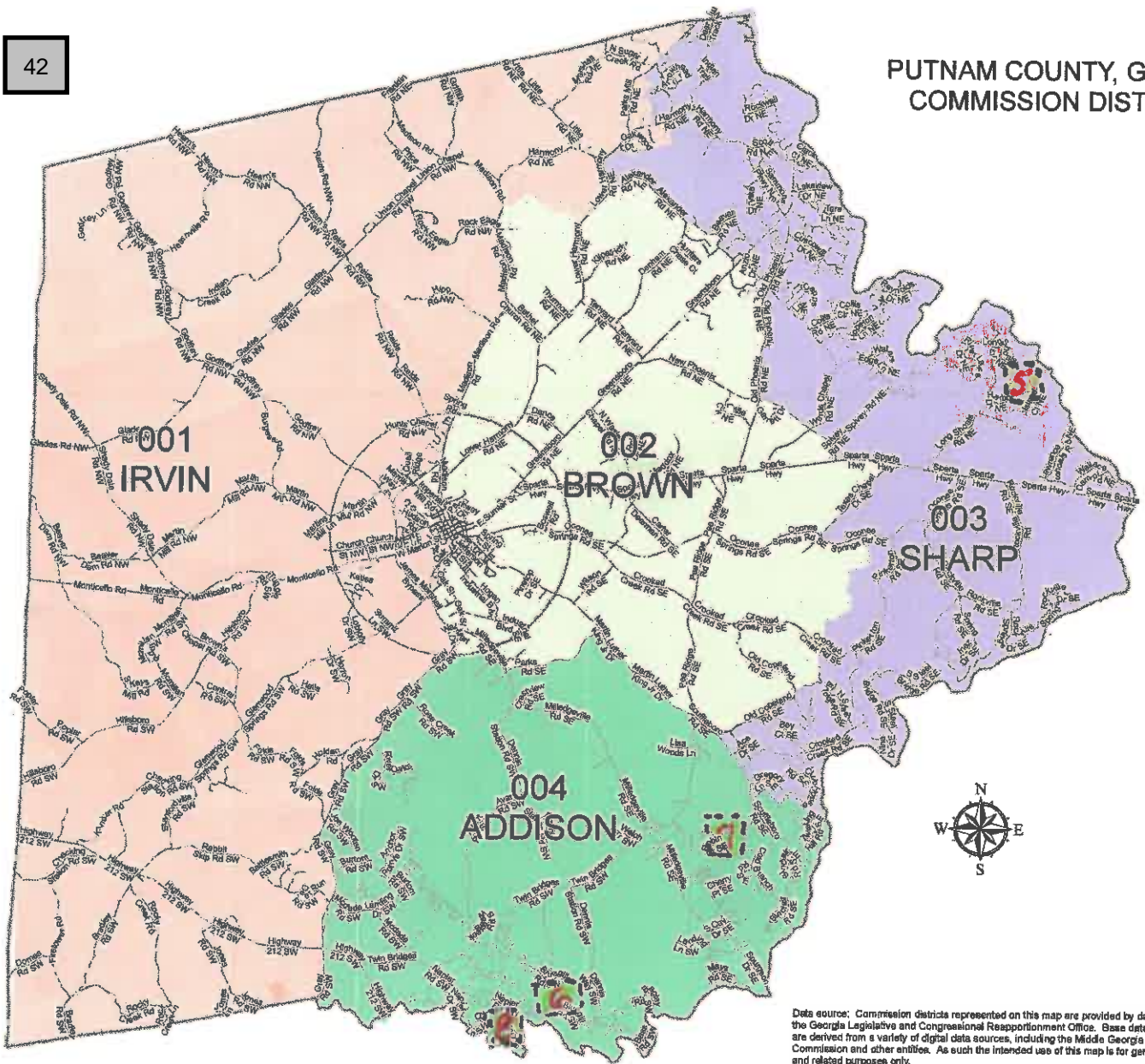
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 1/3/2019

8. Request by **Chris Howington** for a side and rear yard setback variance at 315 Thomas Drive. Presently zoned R-2. [Map 056C, Parcel 085, District 4]. The applicant is requesting a 5.4-foot side yard setback variance, being 14.6 feet from both side property lines and a 20-foot rear yard setback variance, being 80 feet from the nearest point to the lake to construct a (37x40) 1,480 square foot house and (15x20) 300 square foot garage. This is a unique-shaped lot that is narrow near the front side of the property and widens toward the middle of the property. The lot width at building setback is 99.6 feet and lot length is 332.67 feet. After taking measurement, staff found that the rear right corner of the proposed structure measured 78 feet from the nearest point to the lake. Due to the unique shape of this lot, the proposed location is the only suitable option for the proposed structure. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(2).

*Staff recommendation is for approval of a 5.4-foot side yard setback variance, being 14.6 feet from both side property lines and a 20-foot rear yard setback variance, being 80 feet from the nearest point to the lake*

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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

MAP SCALE: 1" = 5,697.28' SCALE RATIO: 1:68,387.34 DATE: DECEMBER 2018

5. Request by **Allen S. & Linda F. Mason** for a rear yard setback variance at 202 Winding River Road. Presently zoned R-1R. [Map 123D, Parcel 023, District 3].
6. Request by **Kevin J. & Linda Lords** for a side yard setback variance at 113A South Shore Road. Presently zoned R-2. [Map 084A, Parcel 003, District 4].
7. Request by **Greg Waddell, agent for Gerald R. Grady** for a side yard setback variance at 376 Possum Point Drive. Presently zoned R-2. [Map 088B, Parcel 179, District 4].
8. Request by **Chris Howington** for a side and rear yard setback variance at 315 Thomas Drive. Presently zoned R-2. [Map 056C, Parcel 085, District 4].



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

- Putnam County
- City of Eatonton

APPLICATION FOR:  VARIANCE     CONDITIONAL USE

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

APPLICANT: Chris Howington

MAILING ADDRESS: 1597 N. Jefferson St. Millidgeville, GA 31061

PHONE: 706-347-1786  
EMAIL: chrishowington@bellsouth.net

PROPERTY OWNER IF DIFFERENT FROM ABOVE: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

**PROPERTY:**

LOCATION: 315 Thomas Dr.  
MAP 056C PARCEL .085 PRESENTLY ZONED Residential R-2 CFA

REASON FOR REQUEST: IF I were to build at the current setbacks the lot is too narrow to have a modest footprint and parking also would become an issue

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

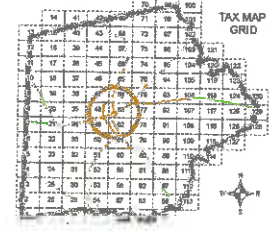
**PROPOSED LOCATION MUST BE STAKED OFF.**

\*SIGNATURE OF APPLICANT: [Signature] DATE: 12/3/18

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

DATE FILED <u>12-3-18</u>	FEE: \$ <u>200.00</u>	CK. NO. <u>1351</u>	CASH _____	C. CARD _____	INITIALS <u>CFA</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**
- No Code
  - AG-1
  - AG-1 CITY

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

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

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

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

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

- RM-2
- RM-3
- VILLAGE

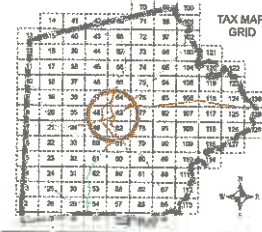
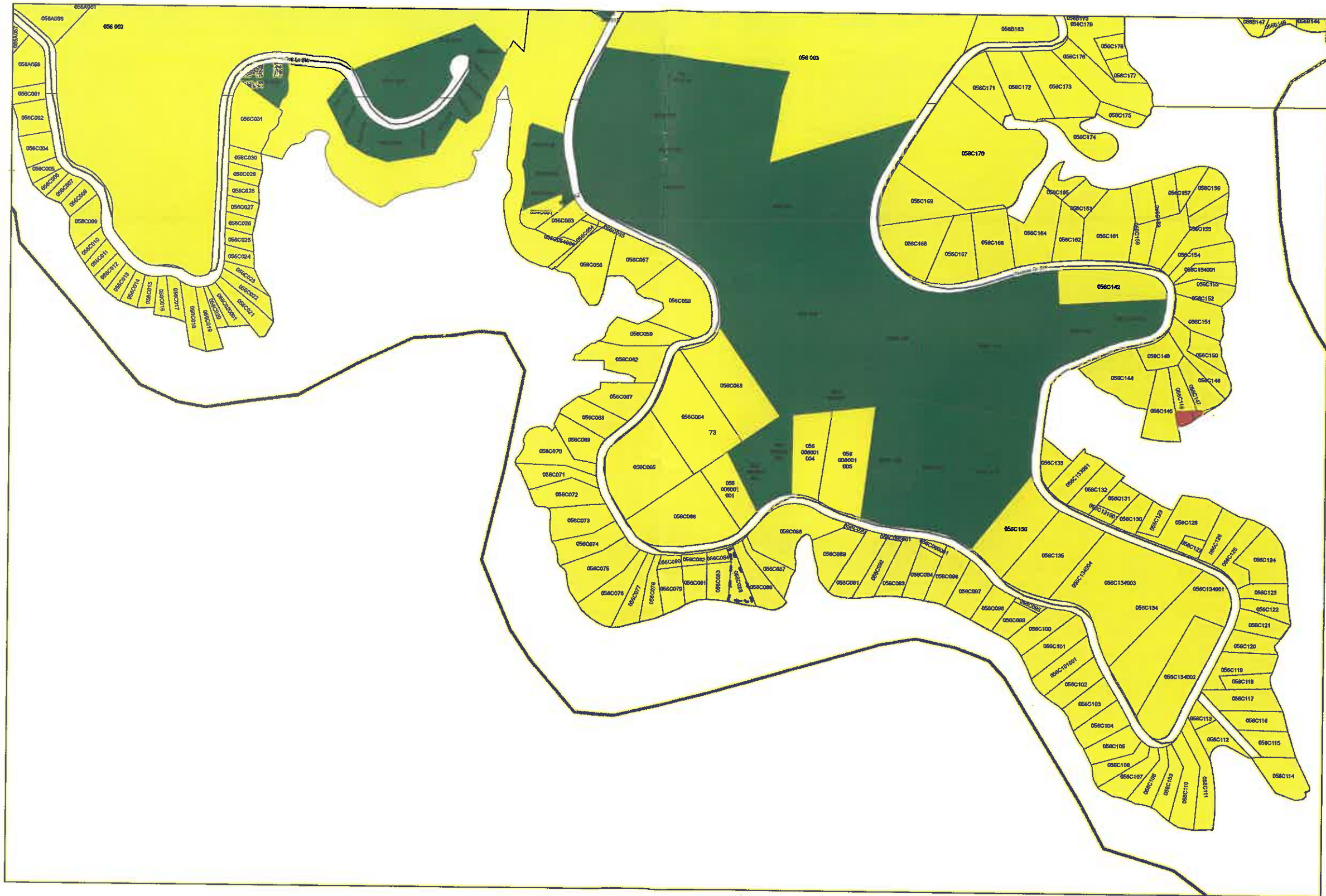
**GEOGRAPHIC FEATURE LEGEND**

Middle Georgia Regional Commission  
175 Estway Hwy  
Suite C  
Macon, Georgia 31217  
478 751-6100  
(478) 751-6517  
Web: www.mgcrpc.org  
Email: info@mgcrpc.org

**PUTNAM COUNTY, GEORGIA**  
**ZONING MAPS**

**MAP 056C**

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



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

**GEOGRAPHIC FEATURE LEGEND**

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

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suwanee, Georgia 31217  
(478) 751-6100  
(478) 751-6517  
Web: [www.middlegeorgia.org](http://www.middlegeorgia.org)  
Email: [MGRC@mg-rs.org](mailto:MGRC@mg-rs.org)

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

**MAP 056C**

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



46

056C088

056  
006001  
001

056  
006001  
002  
R-1

056 006001 003

056  
006001  
004

R-1

R-2

056C088

R-2

Thomas Dr SW

056C084

056C086

056C082

R-2

056C087

R-2

056C083

056C085

056C081

R-2

R-2

R-2

R-2

R-2

056C080  
R-2

R-2  
056C079

Request for Variance for 315 Thomas Dr. o Lake Sinclair, Eatonton, Georgia

LOCATION: 315 Thomas Dr., Eatonton, GA

Parcel# 056C Map# 085

PRESENTLY ZONED: RESIDENTIAL

I am the owner of 315 Thomas Dr., Eatonton, GA and at this time I have not determined who my general contractor will be for the planned house.

I am requesting a variance in the placement of my proposed house due to the narrowness of the lot. The lot is pie shaped and if I were to place any modest size house at the current Putnam County setbacks, it will push the house to a position where the footprint of the house would cross over the property line. The shape of the property makes parking difficult as well.

Included with the application are two site plans, one of the current structure, and the other of the proposed home. My site plans were prepared by a license surveyor. The current cottage is uninhabitable and has a current footprint of 31 x 36 being 1,116 square feet. The lot length is 332.67 and the lot width at building setback is 99.6 ft. The house that I am proposing has a footprint of 37x40 with a total square footage of 1,480 square feet. The proposed garage has a footprint of 15x20 with a total square footage of 300 square feet.

I am asking for a 5.4 side yard setback variance being 14.6 feet from the left side property line when facing the lake. I am also asking for a 5.4 side yard setback variance being 14.6 feet from the right-side property line when facing the lake. In addition, I am asking for a 20 rear yard setback variance being 80 feet from the nearest point to the lake.

I have obtained approval from Putnam County for a new septic system and both neighbors are also on board with this proposal as they both have structures that sit closer than 20 feet to my lot line as well.

I hope you understand and will grant me the opportunity to improve the lot and the neighborhood.

Thank you,

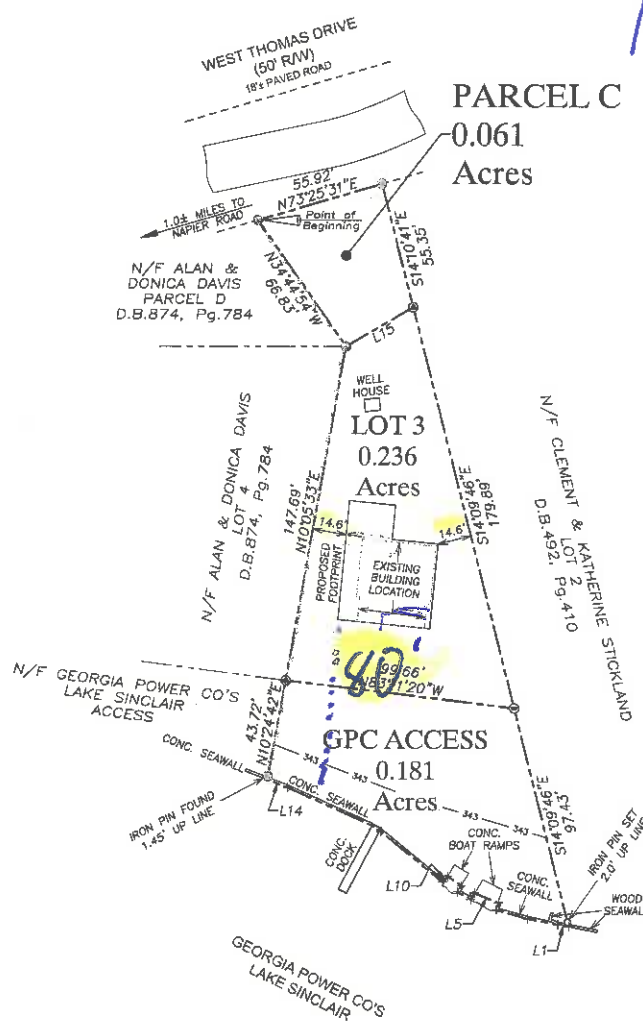


Chris Howington



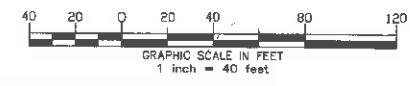
*Proposed Site Plan*

Line #	Length	Direction
L1	4.75'	N79°23'34"W
L2	13.34'	N79°18'30"W
L3	14.17'	N74°29'53"W
L4	3.19'	N19°16'04"E
L5	11.38'	N88°08'50"W
L6	3.16'	S28°45'08"W
L7	6.61'	N59°59'39"W
L8	3.09'	N31°56'41"E
L9	7.20'	N55°48'02"W
L10	3.20'	S40°41'06"W
L11	34.49'	N50°57'25"W
L12	5.47'	N57°39'28"W
L13	39.45'	N65°51'51"W
L14	9.32'	N68°55'27"W
L15	33.77'	S59°22'53"W



- LEGEND:**
- - 1/2" IRON PIN SET (IPS)
  - ⊙ - 1/2" IRON PIN FOUND (IPF)
  - ⊗ - 3/4" IRON PIN FOUND (IPF)
  - ⊕ - 1" AXLE
  - ⊙ - COMPUTED POINT
  - RIGHT OF WAY LINE
  - - - PROPERTY LINE
  - · - · - CHAIN-LINK FENCE LINE

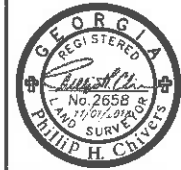
- REFERENCES:**
- D.B. 911, PG. 592
  - P.B. 2, PG. 69
  - CLERK OF SUPERIOR COURT
  - PUTNAM COUNTY, GEORGIA



- 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 adjoining information is shown as taken from tax records at the time of survey.

**SURVEYOR CERTIFICATIONS**  
 This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 19-4-67.

**Equipment Used**  
 Linear: Leica TCRP1203  
 Angular: Leica TCRP1203  
 ocris@hotmail.com



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 89,741+ FEET AND AN ANGULAR ERROR OF 3.0 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 255,542+ FEET.

**Retracement & As-built Survey**

For: **Chris Howington**

Parcel C, Lot 3 & G.P.C. Access Area of "Island Point" Subdivision, Block "G" in the 314th G. M. District Putnam County, Georgia

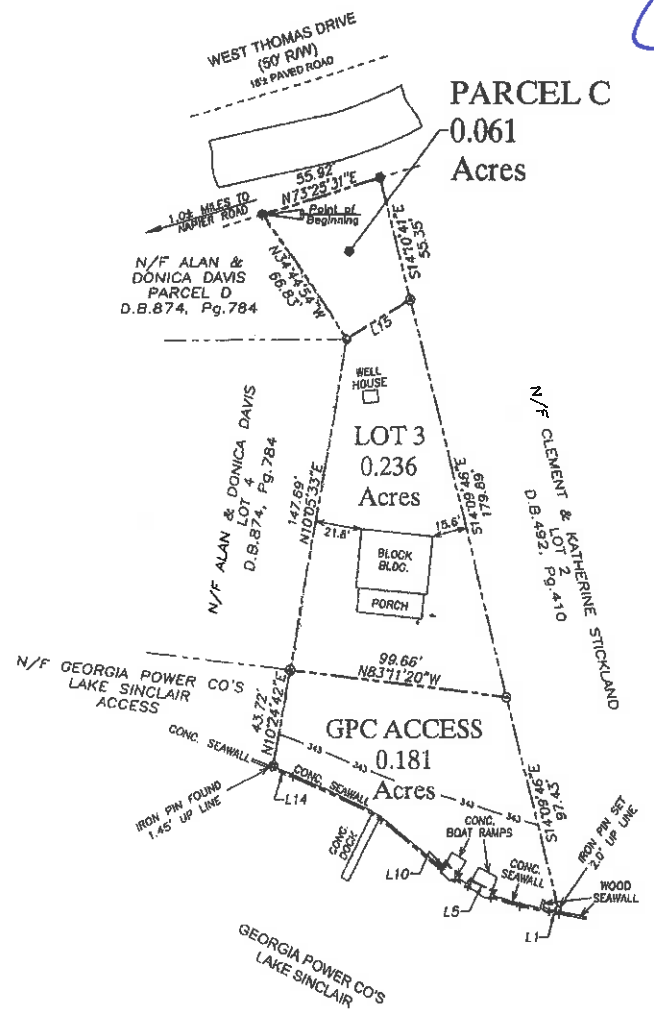
SCALE: 1" = 40' August 1, 2018

**Ogletree & Chivers**  
 Land Surveyors  
 693 Dunlap Rd., Suite B Milledgeville, GA 31051 478-453-3454 7413

*Current Site Plan*

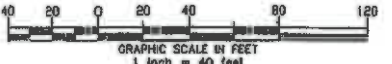


Line #	Length	Direction
L1	4.75'	N79°23'34"W
L2	13.34'	N79°18'30"W
L3	14.17'	N74°29'53"W
L4	3.19'	N19°16'04"E
L5	11.38'	N68°08'50"W
L6	3.16'	S28°45'08"W
L7	6.61'	N59°59'39"W
L8	3.08'	N31°56'41"E
L9	7.20'	N55°48'02"W
L10	3.20'	S40°41'06"W
L11	34.49'	N50°57'25"W
L12	5.47'	N57°39'28"W
L13	39.45'	N65°51'51"W
L14	9.32'	N68°55'27"W
L15	33.77'	S59°22'53"W



- LEGEND:**
- - 1/2" IRON PIN SET (IPS)
  - - 1/2" IRON PIN FOUND (IPF)
  - ⊙ - 3/4" IRON PIN FOUND (IPF)
  - ⊕ - 1" AXLE
  - +
  - - - - - COMPUTED POINT
  - - - - - RIGHT OF WAY LINE
  - - - - - PROPERTY LINE
  - - - - - CHAIN-LINK FENCE LINE

- REFERENCES:**
- D.B.911, PG.592
  - P.B.2, PG.69
  - CLERK OF SUPERIOR COURT
  - PUTNAM COUNTY, GEORGIA



- NOTES:**
- 1) The surveyor whose seal is hereto attached has made no investigation or independent search for 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 encumbrances and easements have been shown, nor does the surveyor assume any liability for any such encumbrances or easements, 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 adjoining information is shown as taken from tax records at the time of survey.

**SURVEYOR CERTIFICATIONS**  
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Equipment Used  
 Linears: Laitca TCRP1203  
 Angular: Laitca TCRP1203  
 cert@holmoff.com



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 89,741+ FEET AND AN ANGULAR ERROR OF 3.0 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 299,542+ FEET.

**Retracement & As-built Survey**

For: **Chris Howington**

Parcel C, Lot 3 & G.P.C. Access Area of "Island Point" Subdivision, Block "G" in the 314th G. M. District Putnam County, Georgia

SCALE: 1" = 40' | August 1, 2018

**Ogletree & Chivers**  
 Land Surveyors  
 693 Dunlap Rd., Suite B  
 Millidgeville, GA 31061 478-453-3484 7413

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

50

PUTNAM	SUBDIVISION:	LOT NUMBER: 3	BLOCK:
PROPERTY LOCATION (STREET ADDRESS): * 315 Thomas Dr.			

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

PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE: 	DATE: 1/2/18
--	-----------------

PROPERTY OWNER'S NAME: Erin Atkinson	PHONE NUMBER:	ALTERNATE PHONE NUMBER:
---	---------------	-------------------------

PROPERTY OWNER'S ADDRESS: 2627 Biverview Rd. Macon, Ga 31204-1121
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AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER): Chris Howington	PHONE NUMBER: 706-347-1386	RELATIONSHIP TO OWNER: Real Estate Broker
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**Section A - General Information**

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, sinkholes, streams, etc.) EVALUATED: <input checked="" type="radio"/> (1) Yes <input type="radio"/> (2) No	5. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.): * Single Family	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.): Estimated
2. WATER SUPPLY: <input type="radio"/> (1) Public <input checked="" type="radio"/> (2) Private <input type="radio"/> (3) Community	6. WATER USAGE BY: <input checked="" type="radio"/> (1) Bedroom Numbers <input type="radio"/> (2) Gallons per Day	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: 45
3. SEWAGE SYSTEM TO BE PERMITTED: <input checked="" type="radio"/> (1) New <input type="radio"/> (2) Repair <input type="radio"/> (3) Addition	7. NO. OF BEDROOMS / GPD: * 2	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): 60
4. LOT SIZE (SQUARE FEET / ACRES): ? , 25	8. LEVEL OF PLUMBING OUTLET: <input checked="" type="radio"/> (1) Ground Level <input type="radio"/> (2) Basement <input type="radio"/> (3) Above Ground Level	12. SOIL TEST PERFORMED BY: Health Dept.

**Section B - Primary / Pretreatment**

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

**Section C - Secondary Treatment**

1. ABSORPTION FIELD DESIGN: <input type="radio"/> (1) Level Field <input checked="" type="radio"/> (2) Serial <input type="radio"/> (3) Drip <input type="radio"/> (4) Distribution Box <input type="radio"/> (5) Mound / Area Fill	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: 600	7. NUMBER OF ABSORPTION TRENCHES:
2. ABSORPTION FIELD PRODUCT: Conc. Pipe + Gravel	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: 200	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES:
3. AGGREGATE DEPTH (inches): 1/2	6. DEPTH OF ABSORPTION TRENCHES (range in inches): 30-36	9. DISTANCE BETWEEN ABSORPTION TRENCHES:

Stay 100 feet from all wells.

**PERMIT**

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

1. SITE APPROVED AS SPECIFIED ABOVE:

(1) Yes  (2) No

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

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

APPROVING ENVIRONMENTALIST: 	TITLE: EHS	DATE: 1-29-18	CONSTRUCTION PERMIT NUMBER: 11701047/18-11
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