



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Called Meeting

Thursday, May 08, 2025 ♦ 6:30 PM

Putnam County Administration Building – Room 203

The Putnam County Planning & Zoning Commission will conduct a called meeting on May 8, 2025 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA. The following agenda will be considered:

Opening

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

Minutes

4. Approval of Minutes- 04-03-25

Requests

5. Request by **Rodney Etheredge** for a side-yard setback variance at 123 Cedar Cove Drive. Presently zoned R-1R [**Map 071A, Parcel 002, District 3**].
6. Request by **Pamela Evans** for a side-yard setback variance at 319 East Riverbend Drive. Presently zoned R-1R [**Map 119B, Parcel 015, District 3**].
7. Request by **Dennis and Rebecca Hitchcock** to rezone 11 acres at 109 Elmwood Road from R-2 to AG. [**Map 109, Part of Parcel 026, District 3**].*
8. Request by **Joe Hudson and Lois Schell** to rezone 10.27 acres on Lakeshore Drive from AG to R-1. [**Map 056, Parcel 003027, 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 Commissioners agendas must file a disclosure of campaign contributions with the Planning & Development Department within five calendar days prior to public hearings if you have contributed \$250.00 or more to an elected official in Putnam County within the last five years.

*The Putnam County Board of Commissioners will hear these agenda items on May 20, 2025 at 6:00 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities

are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

File Attachments for Item:

4. Approval of Minutes- 04-03-25



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Minutes

Thursday, April 3, 2025 ♦ 6:30 pm

Opening

1. Call to Order

Chairman Charles Gray called the meeting to order at 6:30 pm.

2. Attendance

Zoning Coordinator Angela Waldroup called the Attendance.

Present: Member William Rainey Jr., Member Harold Jones, Member Shad Atkinson, Chairman Charles Gray

Absent: Member David Erickson

Staff: Attorney Adam Nelson, Director Lisa Jackson, Assistant Director Courtney Andrews, Zoning Coordinator Angela Waldroup

3. Rules of Procedures

Chairman Charles Gray read the Rules of Procedures.

Minutes

4. Approval of Minutes- 3-6-25

Motion: **Member Jones** made the motion to approve the 3-6-25 minutes

Second: **Member Atkinson**

Voting Yea: **Member Jones, Member Atkinson, Chairman Gray**

The motion was approved by a vote of 3.

Requests

5. Request by **Larry Harris, agent for Rise and Shine Development Group LLC**, to rezone 3 acres at 628 Dennis Station Road from AG to R-2 [Map 082, Parcel 013, District 4]. *

Mr. Larry Harris represented this request.

Mr. Harris stated that he is part of the Rise and Shine Development Group. The Rise and Shine Development Group owns 97 acres in the area. They have 3 acres that were cut out and they would like to rezone it. They plan to subdivide the property and refurbish one of the existing homes and build 2 more homes.

Chairman Gray stated that he saw did not see a plot plan of how he planned to subdivide 3 1-acre lots.

Mr. Harris responded that he was in the process of getting it done and had already contacted a surveyor to divide the property into 3 equal lots.

Chairman Gray stated that the letter of intent mentioned that there are 2 houses on the property but there are 3 homes, and one which is on the ground.

Mr. Harris clarified that the house that is dilapidated is considered more of a shack, but they are going to demo it.

Chairman Gray asked **Mr. Harris** if he sees an issue with the powerline easement running through the property.

Mr. Harris said that he sees a lot of issues with the gas lines and power lines running through the property but not with what they planned to do long term. They could make it work.

No one spoke in opposition of this request.

Staff recommendation was for approval to rezone 3 acres at 628 Dennis Station Road from AG to R-2. [Map 082, Parcel 013, District 4]. * with the following condition:

- 1. This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of the approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.**

Motion: **Member Atkinson** made the motion to approve the request to rezone 3 acres at 628 Dennis Station Road from AG to R-2. [Map 082, Parcel 013, District 4]. * with the following condition:

1. This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of the approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

Second: **Member Jones**

Voting Yea: **Member Jones, Member Atkinson, Chairman Gray**

The motion was approved by a vote of 3.

New Business

None

Adjournment

Motion: **Member Atkinson** made a motion to adjourn the meeting

Second: **Member Jones**

Voting Yea: **Member Rainey Jr., Member Jones, Member Atkinson, Chairman Gray**

The motion was approved by a vote of 4.

Meeting adjourned at approximately 6:40 pm

Attest:

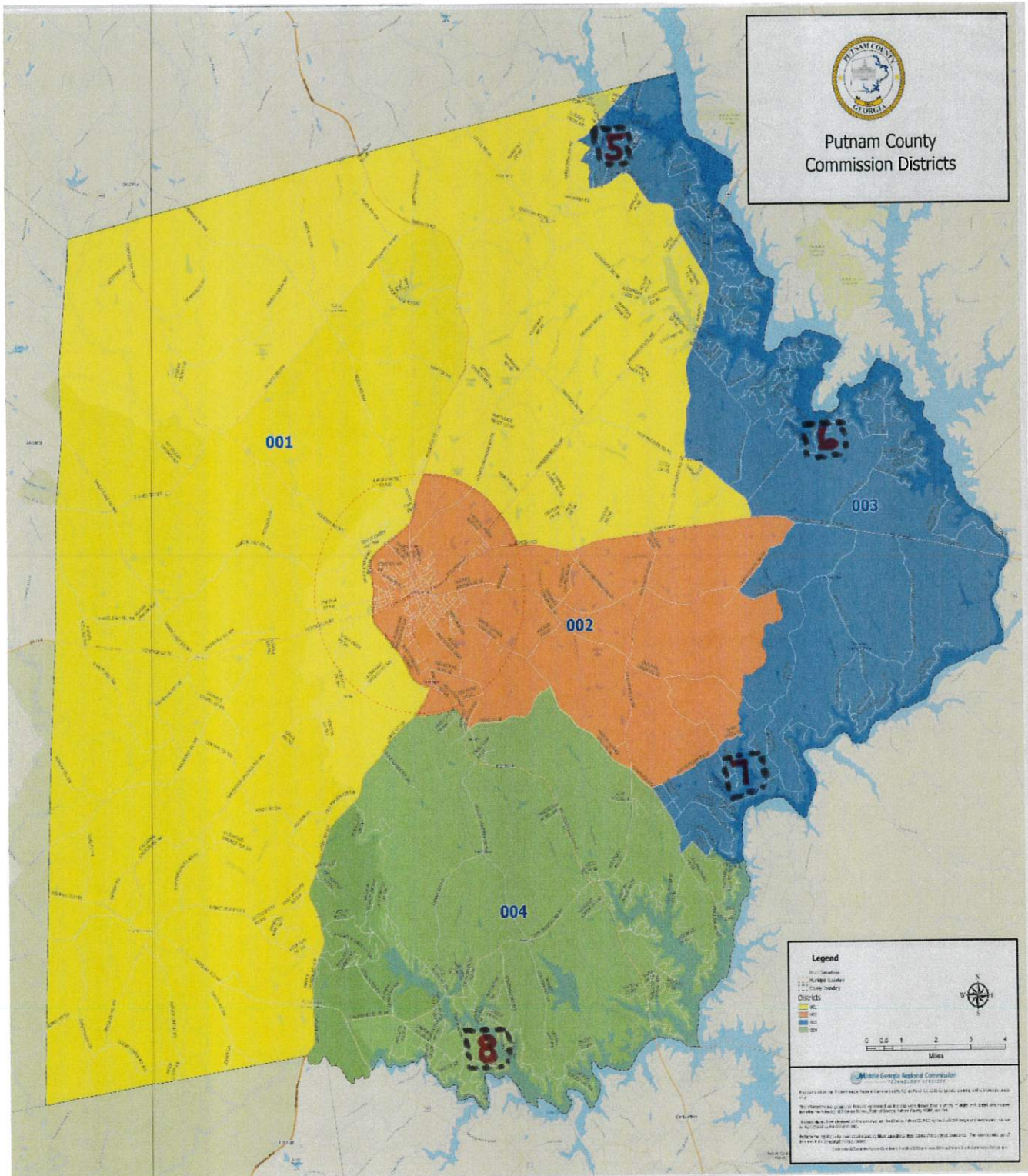
Lisa Jackson
Director

Charles Gray
Chairman

DRAFT

File Attachments for Item:

5. Request by **Rodney Etheredge** for a side-yard setback variance at 123 Cedar Cove Drive. Presently zoned R-1R **[Map 071A, Parcel 002, District 3]**.



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**PUTNAM COUNTY BOARD OF COMMISSIONERS**

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Tel: 706-485-5826 ♦ www.putnamcountyga.us

APPLICATION FOR VARIANCE USEPermit # 2025-VAR-1**Application Information**(Same as owner Yes ☒ No ☐)Name: RODNEY ETHEREGEAddress: 1209 WESTON WAY
MONROE, GA 30655Phone: 770-596-7653Email: rodney.etheredge@gmail.comFax: —Arterial/State Road. Yes: — No: ☒**Property Information**Address: 123 CEDAR COVE DR., BUCKHEAD, GAMap: — Parcel: 071A0002Presently Zoned: R-1B Com. District: 3Total Acreage: 1.283In Conservation Use: Yes ☐ No ☒State Waters on Property: Yes ☐ No ☒**Setback Variance Request:**8.1 ft. variance being 11.9 ft from the nearest point to the left side property line.— ft. variance being — ft from the nearest point to the right-side property line.— ft. variance being — ft from the nearest point to the front property line.— ft. variance being — ft from the nearest point to the lake.TOTAL SQ. FT. (existing structure) 3254 TOTAL FOOTPRINT (proposed structure) 4074 (new 820)LOT LENGTH (the total length of the lot) 566'LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you are proposing to build) 160'***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: Rodney EtheredgeDATE: 01/29/2025

*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 FILE: 2/21/25 FEE: \$245 CK. NO. — CASH — C. CARD ☒ RECEIPT # —DATE OF NEWSPAPER AD: 4/7/25 DATE SIGN POSTED: —COMMISSIONERS/CITY COUNCIL HEARING: 5/20/25 RESULT: —



**PUTNAM COUNTY BOARD OF COMMISSIONERS**

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OWNER AUTHORIZATION

Submission of inaccurate information may be cause for denial of the requestor, if discrepancies are realized after the approval for the petition or issuance of the relevant local permits, cause for the revocation of the approval and any related permits by the Board of Commissioners. The following documents must be submitted with this application before the application deadline.

Incomplete applications will not be accepted or processed.

1. Payment of appropriate fee (please make checks payable to Putnam County Planning & Development)
2. Plat or site plan, drawn to scale, showing the locations of structures or uses for which the variance is sought, as well as the relationship to existing structures. Dimensions must be included.
3. A written description of your request in a letter format addressed to Putnam County Planning & Development. All required criteria (attached) must be addressed in the written description. Specific sections of the ordinance that would cause hardship must be identified, along with a description of the particular hardship.

The documents listed above are the minimum requirements. Staff may require additional documentation depending on the nature of the Variance Request. All submitted documents are public records and subject to Opens Records Law.

I have reviewed the application procedures and all applicable criteria and regulations in the Putnam County Zoning Ordinance for the above-requested Variance Request. I hereby claim that this application fulfills said procedures and meets the criteria for approval.

Applicant Signature: _____

Rodney Etheredge

Date: _____

1/29/25

I swear that I am the owner of the property listed above. I authorize *Rodney Etheredge* (applicant's name) to apply for a zoning action (zoning map amendment, conditional use, variance) at the above listed address, as identified on the attached application.

Rodney Etheredge

Owner signature

Angela M. Waldroup

Notary Public

Sworn and subscribed before me this

29 day of *January* 20 *25*.

Rodney & Sandra Etheredge
1209 Weston Way
Monroe, GA 30655
01/29/2025

Putnam County Board of Commissioners
117 Putnam Dr., Suite A
Eatonton, GA 31024

Dear Putnam County Board of Commissioners:

We own the property at 123 Cedar Cove Dr., Buckhead, GA 30625, and plan to add a two-car garage and a screen porch to the existing home there. The original home was built in 1982. Upon completion of a recent new property survey, we learned the left side of the original house was constructed 11' 9" from the property line (8' 1" over the required 20' left-side setback). We are requesting a variance on the left-side (11'9") so that we can keep the new garage and porch aligned and with the existing house.

The narrow lot and architectural challenges are the reason we ask for relief from the current left-side property setbacks. We have discussed this with our left-side neighbors, and they do not have any issues with this request.

General building information: The additions we propose would add an additional 820 square feet to the existing home. The new garage would incorporate a small workshop and an additional bedroom above. We understand that the existing septic system will need to be enlarged to accommodate the additional bedroom, and we have contacted the Putnam County Health Department to begin the process.

If you would like additional information about this request, you can text or telephone me at 770-596-7653 or email me at rodney.etheredge@gmail.com.

Sincerely,



Rodney & Sandra Etheredge



Georgia Department of Public Health
Construction Permit and Site Approval
For On-Site Sewage Management System

13

COUNTY: Putnam	SUBDIVISION: CEDAR COVE	LOT NUMBER: 11	BLOCK: 071A002		
PROPERTY ADDRESS: 123 CEDAR COVE DR. BUCKHEAD, GA 30625		DIRECTIONS: For Garage Addition with Bedroom above			
I hereby receive this 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 Public Health, Chapter 511-3-1 and this permit. 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: Rodney Etheredge		DATE COMPLETED APPLICATION RECEIVED: 1-24-2015 02-19-25			
PROPERTY OWNER'S NAME: ETHEREDGE, Rodney	PHONE NUMBER: 770-596-7653	PROPERTY OWNER'S ADDRESS: 1209 WESTON WAY, MONROE GA 30655			
AUTHORIZED AGENT'S NAME:	PHONE NUMBER:	RELATIONSHIP TO OWNER:			
Section A - General Information					
CAN REQUIRED SETBACKS BE MET: YES	TYPE OF STRUCTURE: Single family	SOIL SERIES: SBrp 3			
DRINKING WATER SUPPLY: PIEDMONT WATER	WELL ON THE SITE: NO	WATER USAGE BY: humans	PERCOLATION RATE / HYDRAULIC LOADING RATE: 95		
SYSTEM TYPE: Addition	NO. OF BEDROOMS / GPD: 3+1 = 4	RESTRICTIVE SOIL HORIZON DEPTH (inches): 60			
LOT SIZE (SQ FT/Acres): 1.28	LEVEL OF PLUMBING OUTLET: Above Ground Level	SOIL TEST PERFORMED BY: H.D.			
Section B - Primary / Pretreatment					
PRETREATMENT: Septic Tank	GARBAGE DISPOSAL: NO	SEPTIC TANK CAPACITY (gallons): 1000	MIN. ATU CAPACITY (gallons):	DOSING TANK CAPACITY (gallons):	GREASE TRAP CAPACITY (gallons):
Section C - Secondary Treatment					
ABSORPTION FIELD DESIGN: Serial	NUMBER OF TRENCHES:	TOTAL ABSORPTION FIELD LINEAR FT REQUIRED: 100			
ABSORPTION FIELD PRODUCT: Conc. Pipe + Gravel	DEPTH OF TRENCHES (range in inches): 30-36	TOTAL ABSORPTION FIELD SQ FT REQUIRED: 300			
Issued permits expire twelve (12) months from approval date and are not valid unless signed below by authorized representative of GA DPH or County Board of Health.					
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 ensuring all required setbacks are met.					
Issuance of a construction permit for an on-site sewage management system and subsequent approval of same by representative of the Georgia Department of Public Health 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.					
INSPECTOR & INSPECTOR TITLE: Gabe Stone EHS III	INSPECTOR SIGNATURE: [Signature]	DATE: 02-19-25	CONSTRUCTION PERMIT # 11702954	STATUS: Ap.	



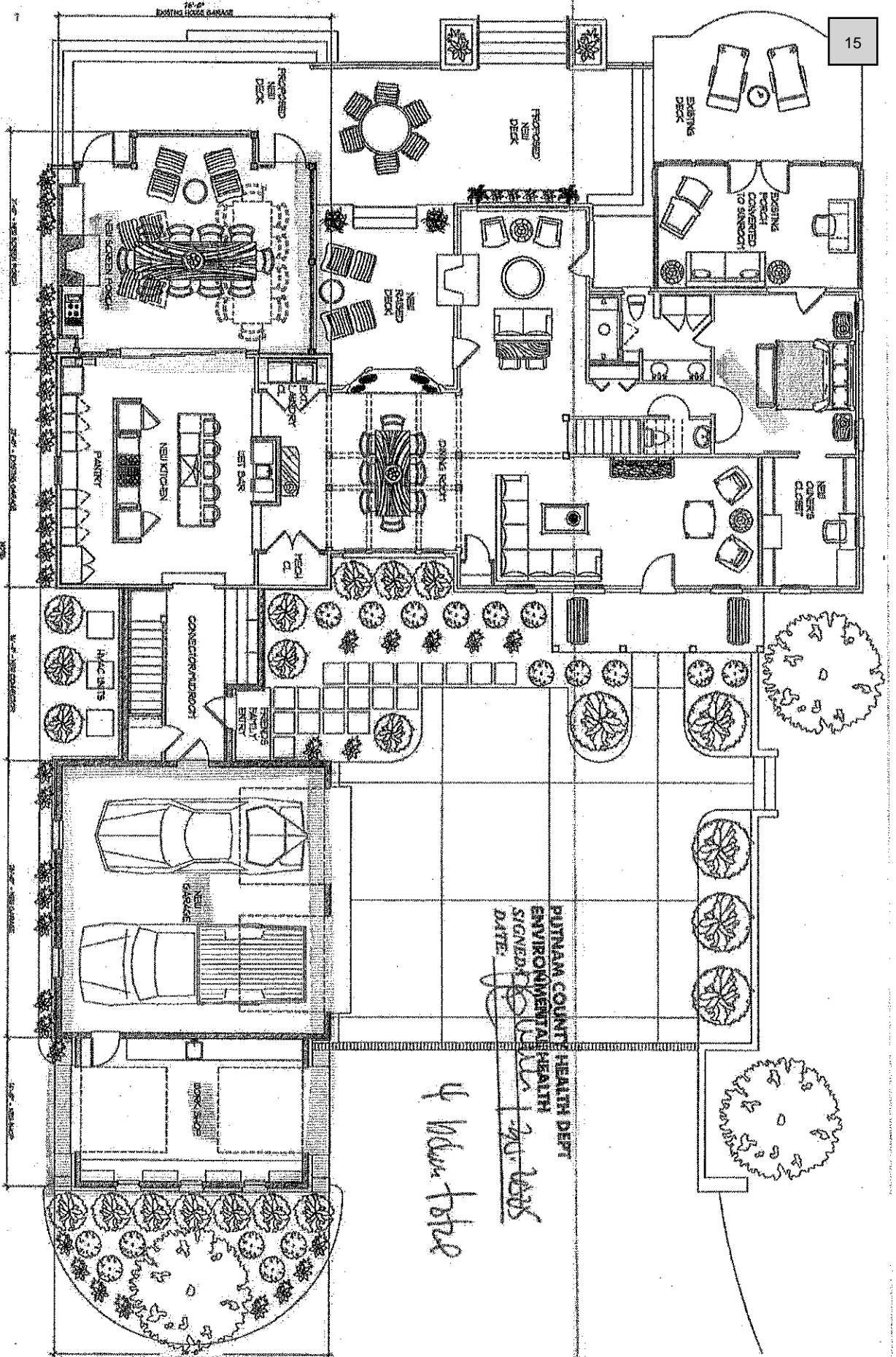
Construction Permit and Site Approval
For On-Site Sewage Management System (Continued)

County
County Phone
Permit Number
Property Address

PRIMARY/PRETREATMENT REMARKS
Pump, crush, fill old tank. Set new tank. Location discussed with installer and owner.
SECONDARY TREATMENT REMARKS
Add 100 feet of line to existing drainfield. Stay 50 feet from lake. Stay 5 feet from property lines.
PROPOSED SYSTEM LAYOUT/DESIGN
Location discussed with installer. See inspection report from 1980 for existing drainfield location.

① RENOVATION & ADDITION FIRST LEVEL PLAN - 115 Cedar Grove Drive - Buckhead, Georgia
 12/1/93 - 12/1/93

EXISTING DIMENSIONS OF EXISTING BUILDING ARE SHOWN IN PARENTHESES. NEW DIMENSIONS ARE SHOWN IN BRACKETS. ALL DIMENSIONS ARE IN FEET AND INCHES. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



PULHAM COUNTY HEALTH DEPT
 ENVIRONMENTAL HEALTH
 SIGNED: [Signature]
 DATE: 12/1/93

4 Main floor

FOR REVIEW ONLY - NOT RELEASED FOR PRICING OR CONSTRUCTION

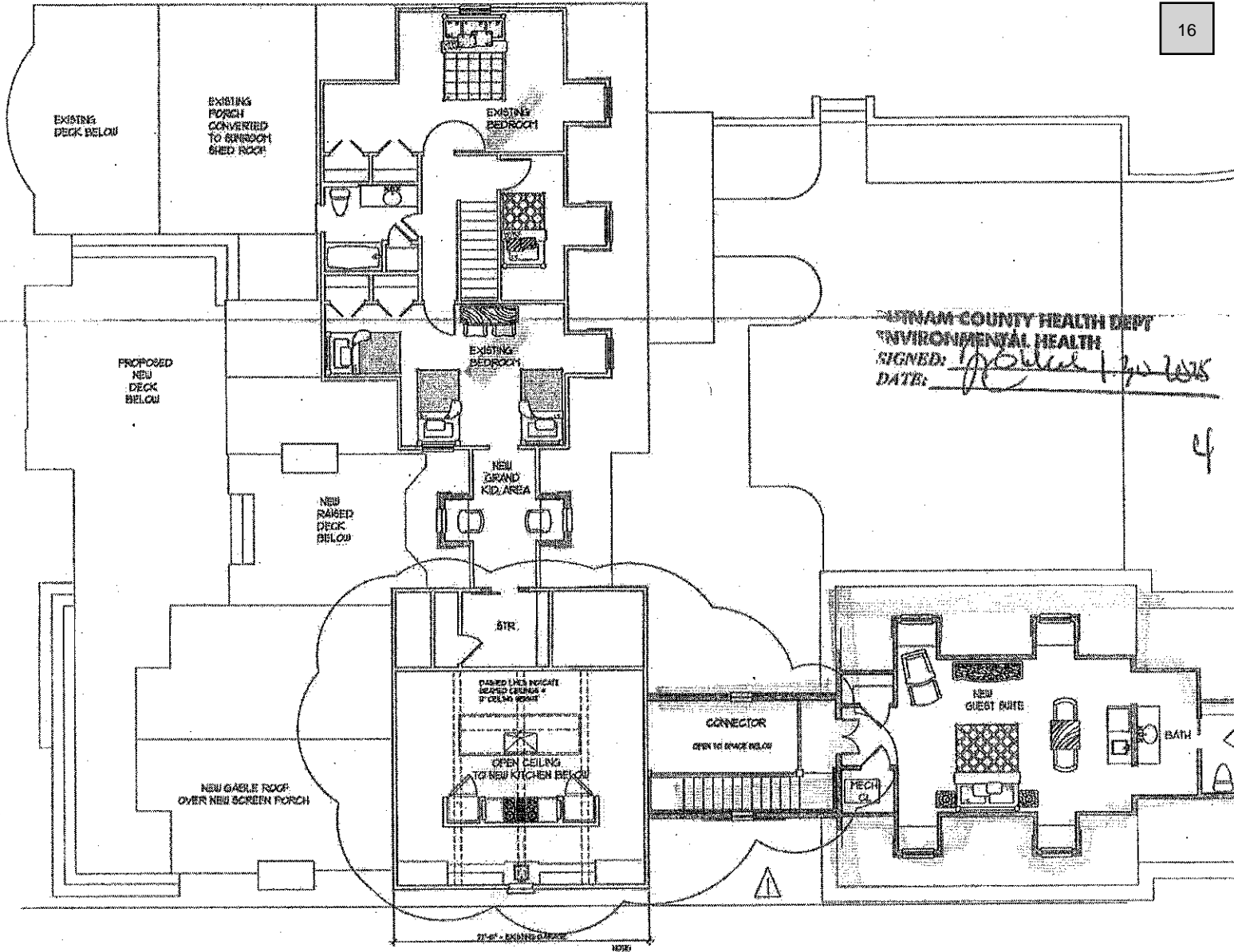
NO.	DATE	REVISION
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NO.	DATE	REVISION
1	12/1/93	1

RESIDENTIAL RENOVATION & ADDITIONS
 Rodney & Sandra Etheredge
 121 Cedar Grove Drive, Buckhead, Georgia - 30625

MITCO Design
 5125 Drexel Ave., Suite 100
 Nashville, Tennessee 37221
 615-466-0066





STANAM COUNTY HEALTH DEPT
ENVIRONMENTAL HEALTH
SIGNED: *[Signature]*
DATE: *1/20/2018*

4

1 RENOVATION & ADDITION SECOND LEVEL PLAN - 83 Cedar Cove Drive - Buford - Georgia
SCALE: 3/8" = 1'-0" IF PLOTTED ON 24" x 36" ALL NEW SECOND LEVEL SPACES INDICATING SPACE OF PROPORTIONATE LEVEL PLANS. REFER TO A-1

**PUTNAM COUNTY BOARD OF COMMISSIONERS**

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Tel: 706-485-5826 ♦ www.putnamcountyga.us

CAMPAIGN CONTRIBUTION DISCLOSURE

Has applicant made \$250 or more campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes ☐ No ☒ If yes, please complete contribution affidavit.

If the business of the applicant or owner, or the applicant or owner individually, have made contributions or gifts having a total value of over \$250 or more to any elected official in Putnam County within two (2) years preceding the date of this application, the following must be completed:

Name of Recipient	Date	Contribution Amount	Description of Gift	Value of Gift
		N/A		

Name of Business: _____

Business Ownership Interest: _____ Property Ownership Interest: _____

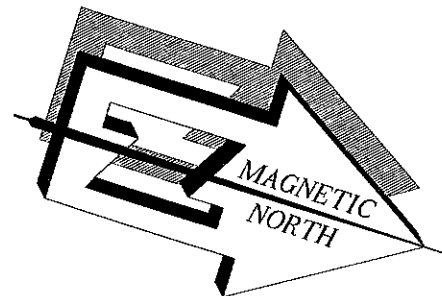
I hereby depose and say that all statements herein are true, correct, and complete to the best of my knowledge and belief.


Owner or Applicant Signature


Notary Public

Sworn and subscribed before me this
29 day of January 2025.





GENERAL NOTES:

- 1) The surveyor, whose seed is effiled here, has not conducted a comprehensive investigation or independent search for restricted access, encumbrances, restrictive covenants, easements, or other legal claims that a precise and up-to-date title search may disclose. The surveyor is not responsible for such encumbrances, the surveyor does not guarantee that all easements and encumbrances have been indicated, nor does the surveyor take any responsibility for any such encumbrances or restrictions, whether officially documented or implied, that may impact this property.
- 2) The fieldwork was performed immediately prior to and/or concurrent with this survey.
- 3) The adjointer information is shown as taken from tax records at the time of survey. Tax Parcel ID numbers are shown for reference.
- 4) The vertical datum is based on the water level of the Lake as provided by the dam control room at time of survey.

PLANNED
HYAC UNIT
LOCATION

S42°24'46"E
565.97'

N/F JAMES C & SUSAN D AGEE
LOT 10
(071A001)

SURVEYOR CERTIFICATION:
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to the boundaries of an existing parcel. This plat is based on the original survey documents, maps, plats, or other instruments which created the parcel or parcels as stated herein. RECORDATION OF THIS PLAT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. **AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS, OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE PROPERTY** IS THE RESPONSIBILITY OF THE PROPERTY OWNER. **THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYING IN GEORGIA** as set forth in the rules and regulations of the State of Georgia Surveying Board, and the Professional and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,000 FEET AND ADHERES TO THE DESIGNATION OF THE NATIONAL BUREAU OF STANDARDS AND IS CONSIDERED TO BE THE COMPARISAL MAP. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE WITHIN THE PRESCRIBED LIMITS OF ERROR.

① SITE PLAN - Proposed Renovation & Additions to 123 Cedar Cove Drive - Buckhead, Georgia
SCALE: 1/8" = 1'-0" If printed to 24" x 36"

GRAPHIC SCALE IN FEET
1 inch = 20 feet

As-built & Topographic Survey

Equipment Used
Linear: GeoMax Zoom90
Angular: GeoMax Zoom9

As-built & Topographic Survey

Etheredge
123 Cedar Cove Drive
Lot 11 & a portion of Lot 12 of Cedar
Cove Subdivision, Unit One, lying in Land
Lot 271 of the 4th Land District,
Putnam County, Georgia

SCALE: 1" = 40' January 8, 2025

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

FOR REVIEW ONLY - NOT RELEASED FOR PRICING OR CONSTRUCTION

RESIDENTIAL RENOVATION & ADDITIONS

Rodney & Sandra Etheredge
for
123 Cedar Cove Drive - Buckhead - Georgia - 30612

MITCO Design

5725 Stoneway Trail
Nashville, Tennessee 37209
615-456-0016

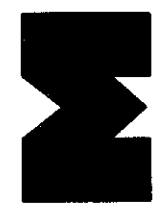
[illegible]

DATE: 01-20-78

VANCE ROYEN

SITE





MITCO Design
5125 Stoneway Trail
Nashville, Tennessee 37209
615-456-0016

FOR REVIEW ONLY - NOT RELEASED FOR PRICING OR CONSTRUCTION

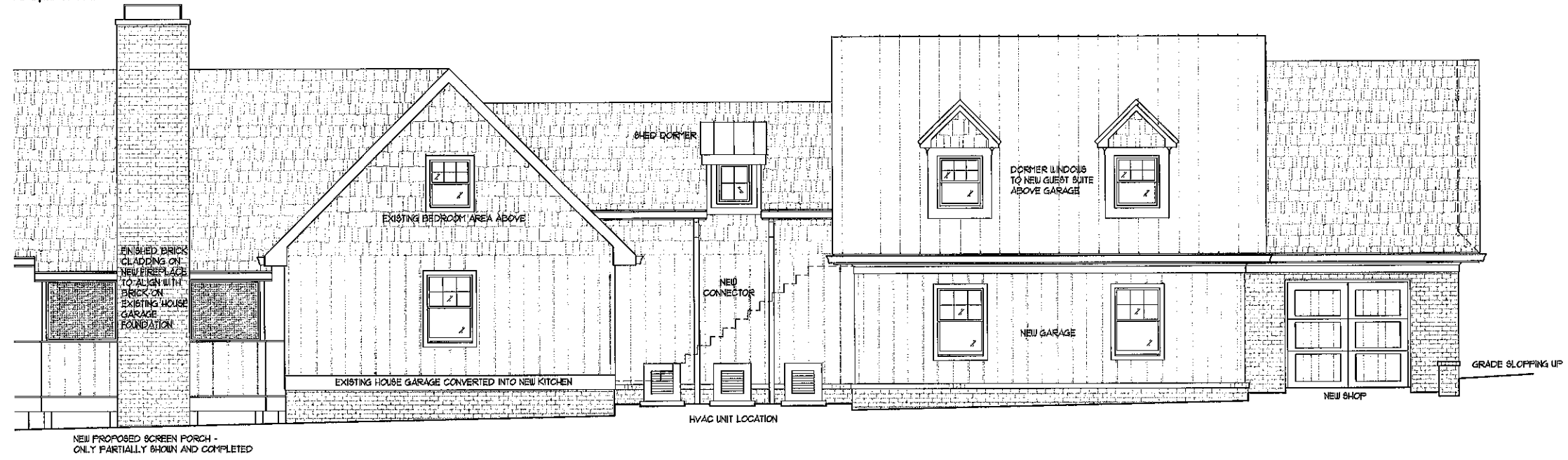
RESIDENTIAL RENOVATION & ADDITIONS
for
Rodney & Sandra Etheredge
123 Cedar Cove Drive - Buckhead - Georgia - 30625

REVISIONS:	NO.	DATE	DESCRIPTION
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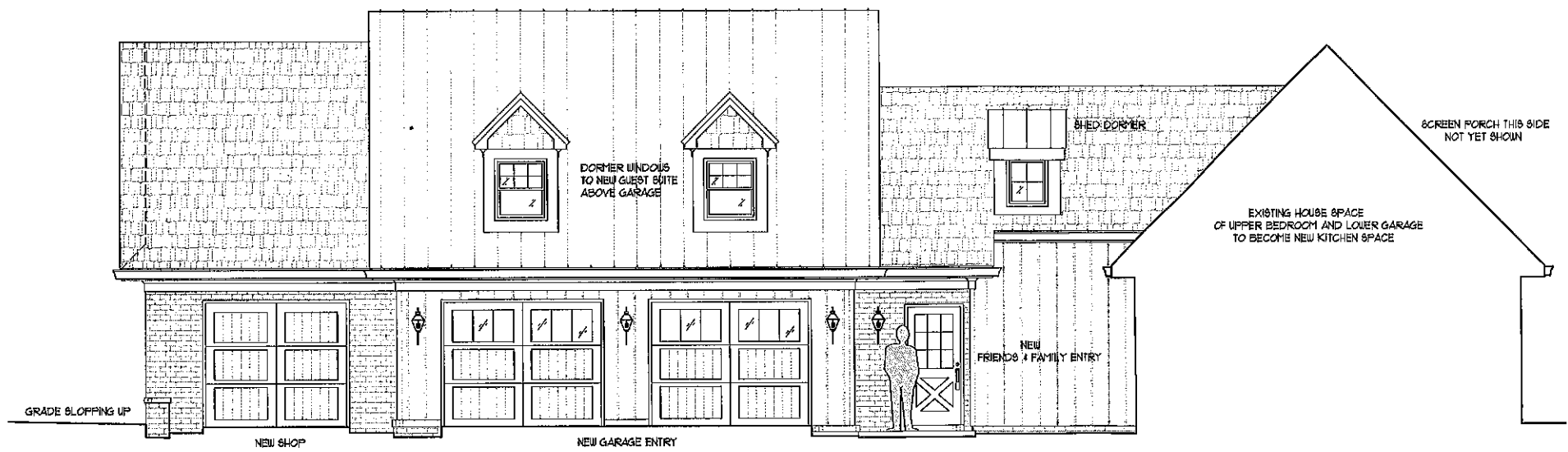
DATE: 01-20-20
VARIANCE REVIEW
A5.1



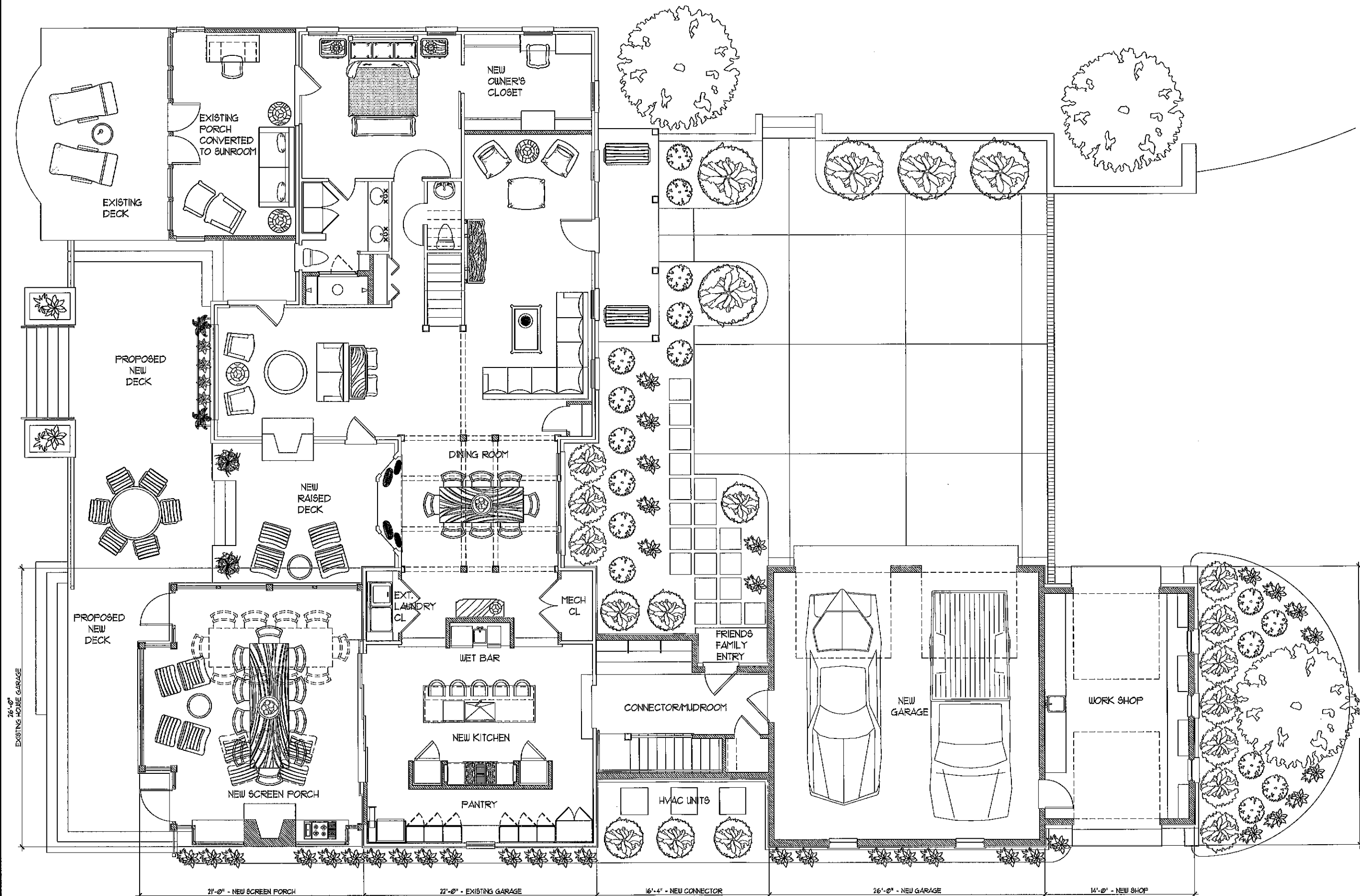
1 RENOVATION & ADDITION STREET FACING ELEVATION - 123 Cedar Cove Drive - Buckhead - Georgia
SCALE: 1/4" = 1'-0" if printed to 24" x 36"



2 RENOVATION & ADDITION LEFT SIDE ELEVATION - 123 Cedar Cove Drive - Buckhead - Georgia
SCALE: 1/4" = 1'-0" if printed to 24" x 36"



3 RENOVATION & ADDITION RIGHT SIDE ELEVATION - 123 Cedar Cove Drive - Buckhead - Georgia
SCALE: 1/4" = 1'-0" if printed to 24" x 36"



① **RENOVATION & ADDITION MAIN LEVEL PLAN - 123 Cedar Cove Drive - Buckhead - Georgia**
SCALE: 1/4" = 1'-0" if printed to 24" x 36"

NOTE:
EXISTING HOUSE/SIDE OF EXISTING GARAGE IS 11.9' FROM PROPERTY LINE. REFER TO SITE PLAN.
ALL PROPOSED ADDITIONS ALIGN WITH OR LESS THAN 11.9' FROM PROPERTY LINE



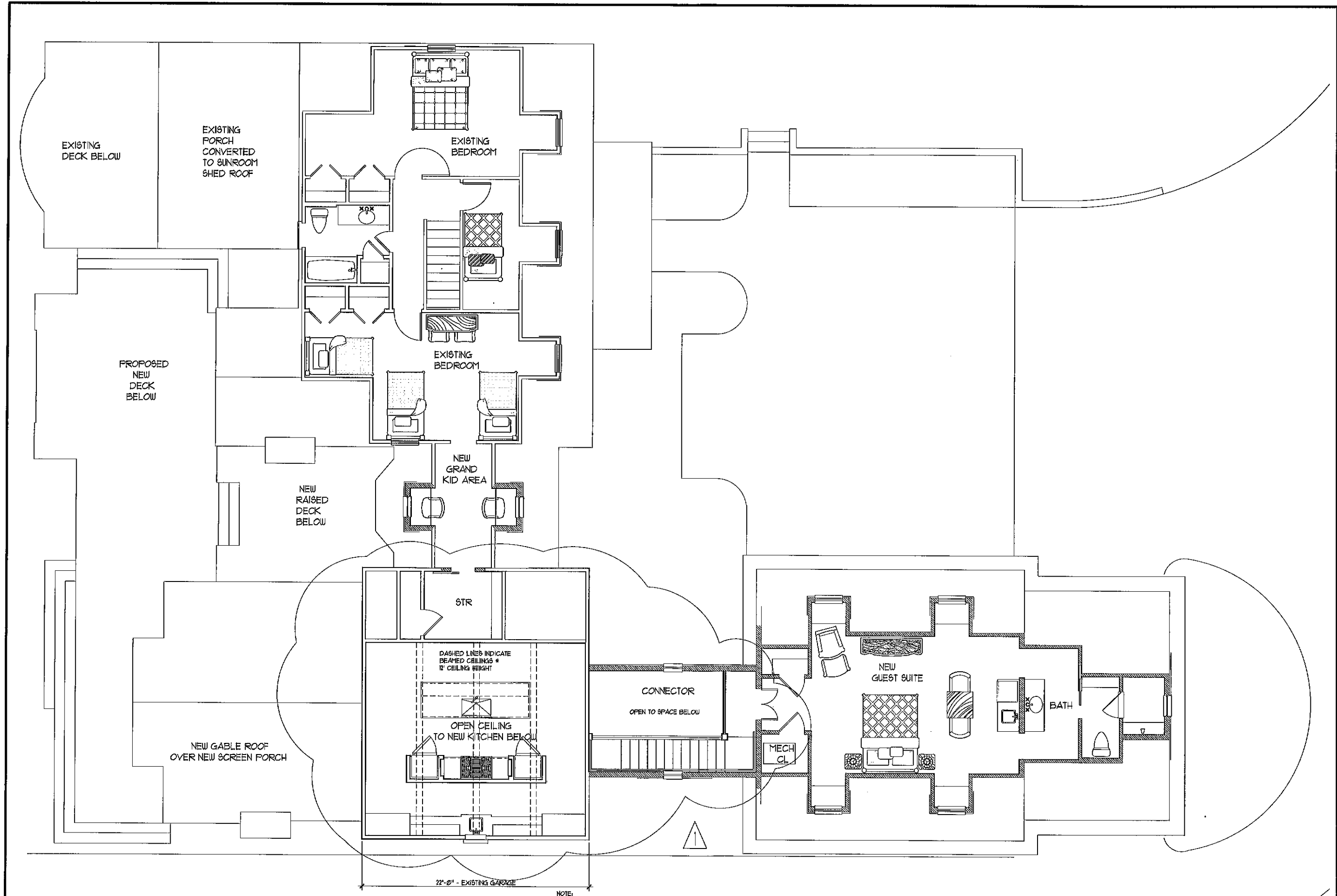
MITCO Design
5725 Stonewall Trail
Nashville, Tennessee 37209
615-456-0016

for
RESIDENTIAL RENOVATION & ADDITIONS
Rodney & Sandra Etheredge
123 Cedar Cove Drive - Buckhead - Georgia - 30625

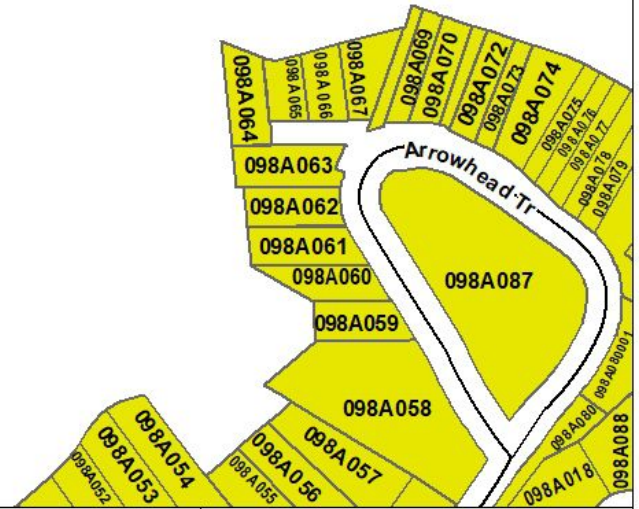
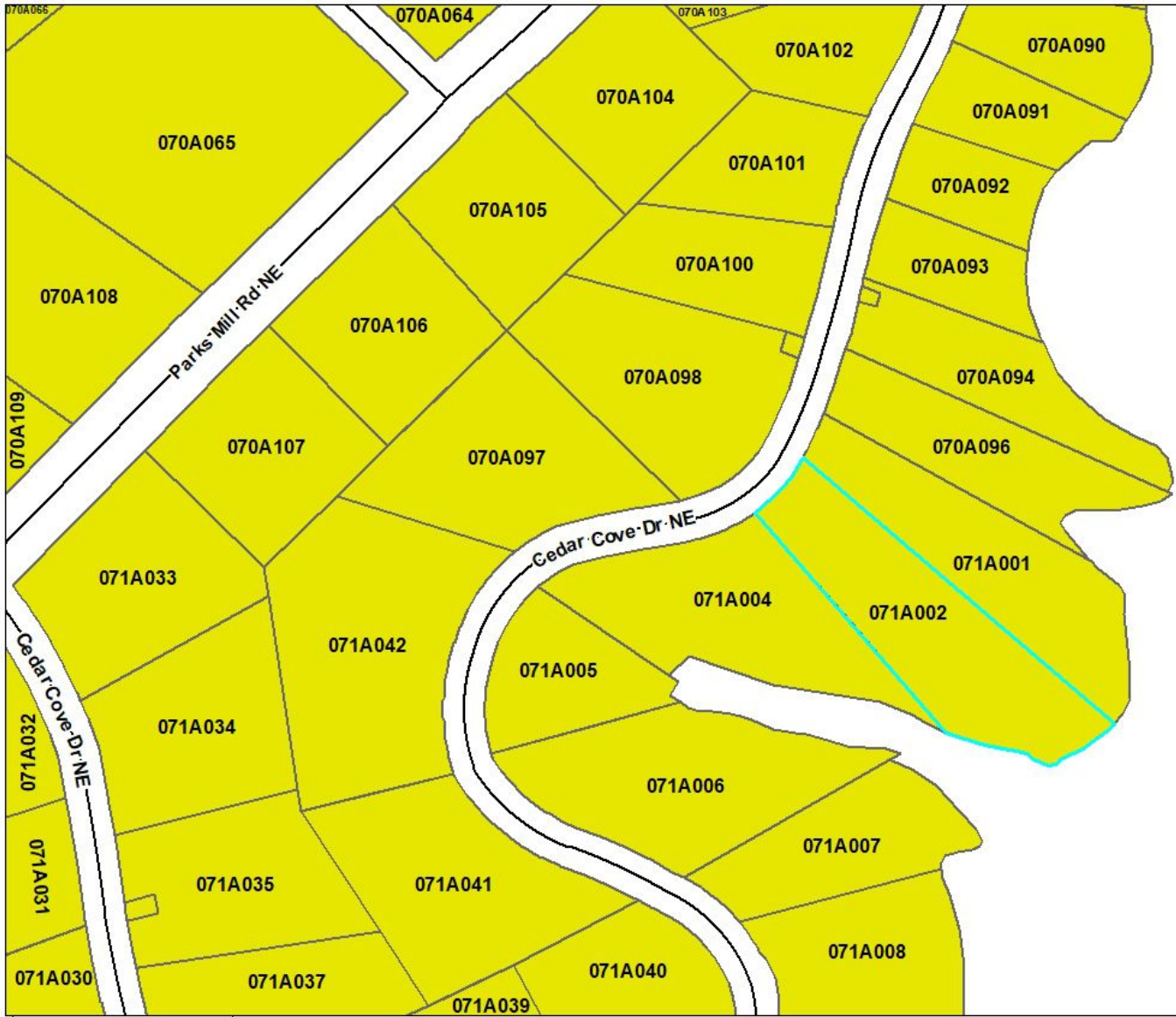
REVISIONS:		
NO.	DATE	DESCRIPTION
1	01-20-25	PERMIT COUNT

DATE: 01-20-25
VARIANCE NO.:
A22

FOR REVIEW ONLY - NOT RELEASED FOR PRICING OR CONSTRUCTION



1 RENOVATION & ADDITION SECOND LEVEL PLAN - 123 Cedar Cove Drive - Buckhead - Georgia
SCALE: 1/4" = 1'-0" If printed to 24" x 36"
NOTE: ALL NEW SECOND LEVEL SPACES WITHIN ATTIC SPACE OF PROPOSED MAIN LEVEL PLAN. REFER TO A21



Eatonton Limits

County Boundary

Roads

Parcels

Parcel Hooks

Agriculture/Forestry

Commercial

Industrial

Park/Recreation/Conservation

Public/Institutional

Transportation/Communication/Utilities

Undeveloped/Vacant

Mixed Use

Residential

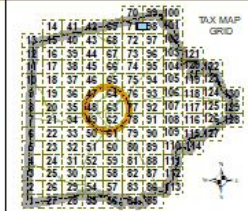
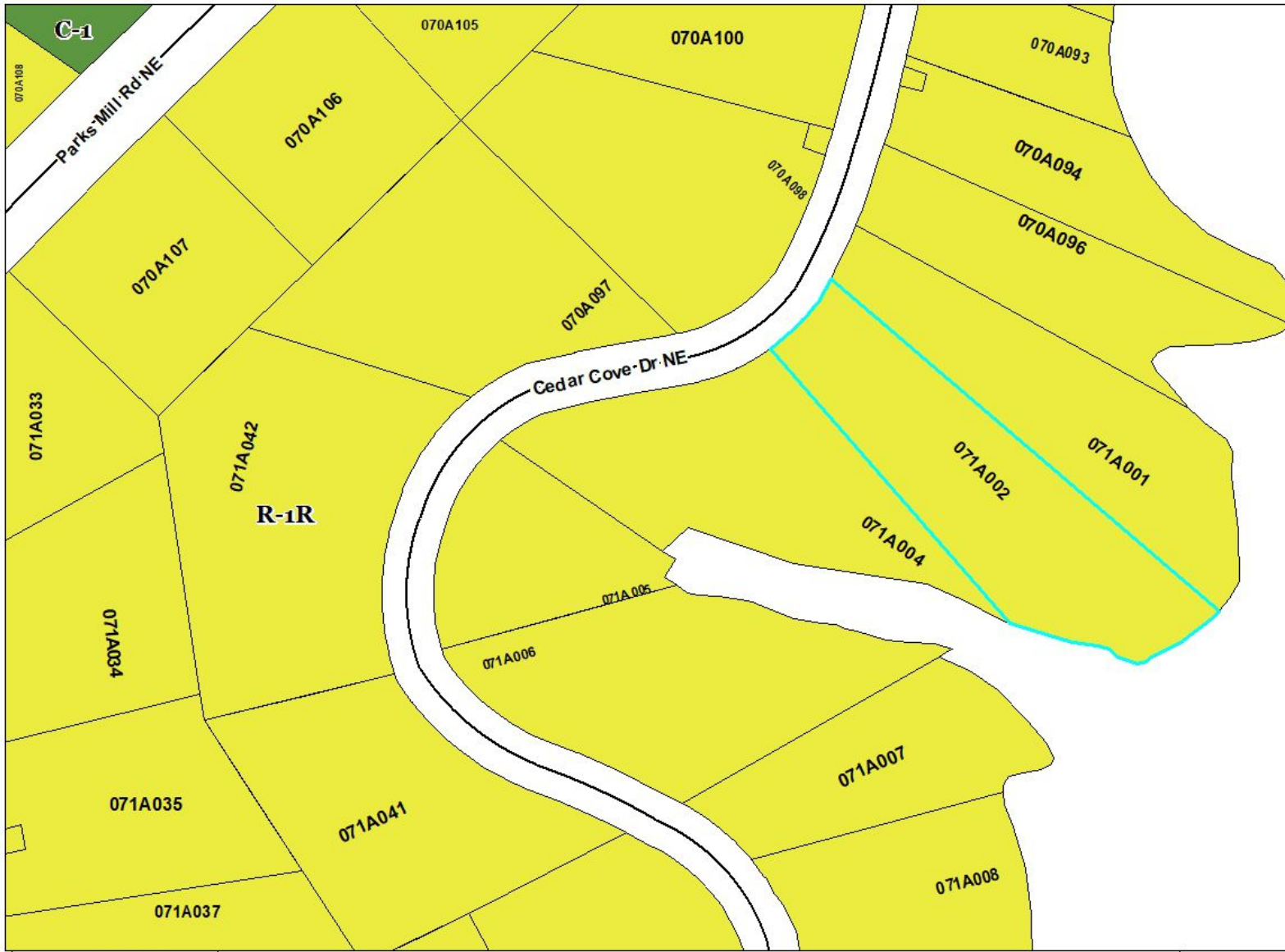
Unutilized/Vacant

Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-8160
Web: www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 071A

MAP SCALE: 1" = 166.67' SCALE RATIO: 1:2,000 DATE: MARCH 2025



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

GEOGRAPHIC FEATURE LEGEND

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



Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-8160
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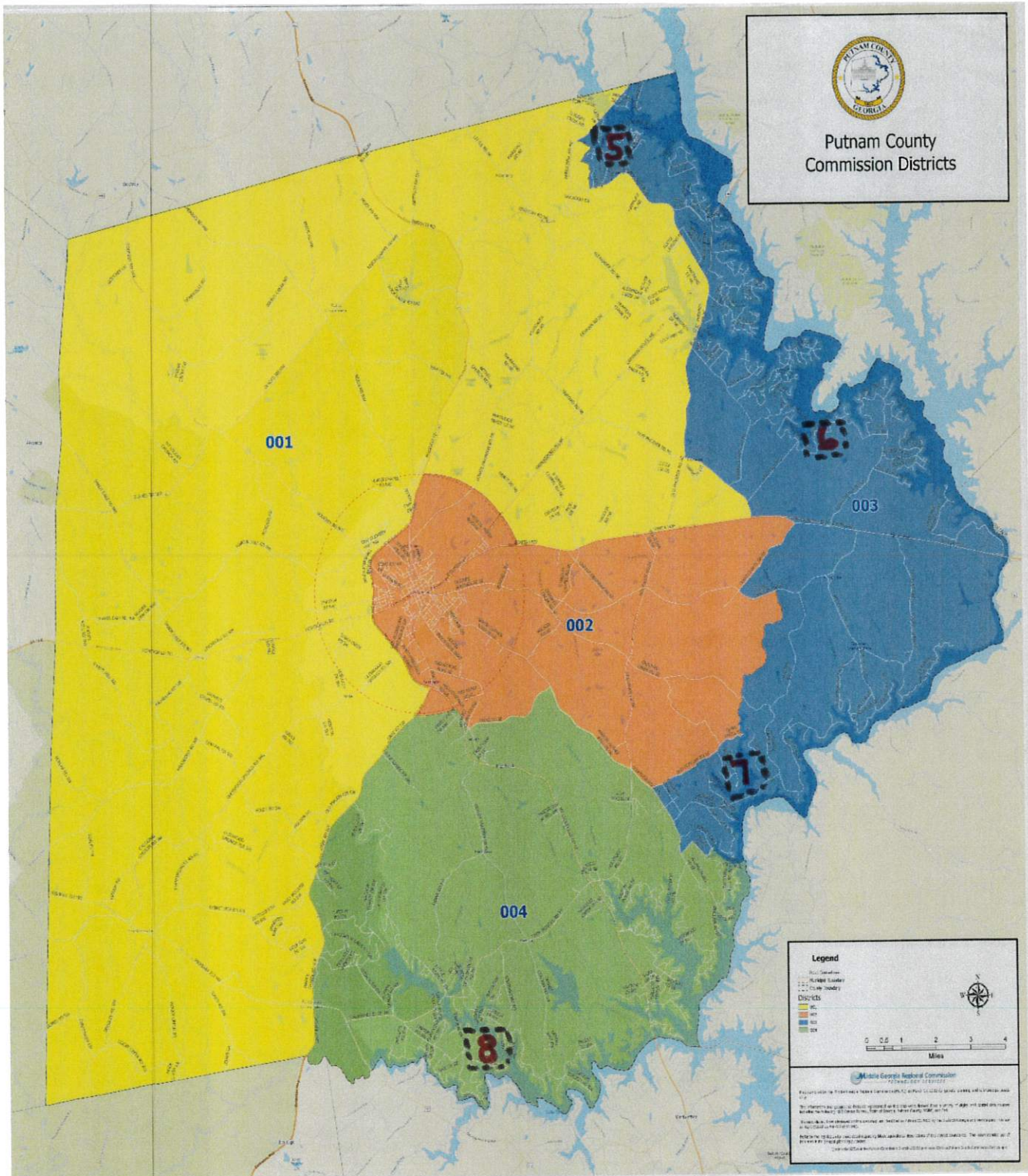
PUTNAM COUNTY, GEORGIA ZONING MAPS



MAP 071A

File Attachments for Item:

6. Request by **Pamela Evans** for a side-yard setback variance at 319 East Riverbend Drive. Presently zoned R-1R **[Map 119B, Parcel 015, District 3]**.



5. Request by **Rodney Etheredge** for a side-yard setback variance at 123 Cedar Cove Drive. Presently zoned R-1R [**Map 071A, Parcel 002, District 3**].
6. Request by **Pamela Evans** for a side-yard setback variance at 319 East Riverbend Drive. Presently Zoned R-1R [**Map 119B, Parcel 015, District 3**].
7. Request by **Dennis and Rebecca Hitchcock** to rezone 11 acres at 109 Elmwood Road from R-2 to AG. [Map 109, Part of Parcel 023, District 3]. *
8. Request by **Joe Hudson and Lois Schell** to rezone 10.27 acres on Lakeshore Drive from AG to R-1. [**Map 056, Parcel 003027, District 4**]. *



PUTNAM COUNTY BOARD OF COMMISSIONERS

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Tel: 706-485-5826 ♦ www.putnamcountyga.us

APPLICATION FOR VARIANCE USE

Application Information

(Same as owner Yes ☒ No ☐)

Name: Pamela A. Evans

Address: 160 Skyland Dr.
Roswell, GA 30075

Phone: 678-361-6512

Email: paevans105@gmail.com

Fax:

Arterial State Road. Yes: No: ☒

Setback Variance Request:

15 ft. variance being 5 ft from the nearest point to the left side property line
ft. variance being 5 ft from the nearest point to the right-side property line
ft. variance being ft from the nearest point to the front property line.
ft. variance being ft from the nearest point to the lake.

TOTAL SQ. FT. (existing structure) 734 ft TOTAL FOOTPRINT (proposed structure) 160 sq. ft.

LOT LENGTH (the total length of the lot) 299.55 ft

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you are proposing to build) 119 ft

Property Information

Address: 319 East Riverbend Dr. Eatonton, GA 31024

Map: Putnam Co. Plat Bk 12 1193 Parcel 015

Presently Zoned: Residential R-12 Com. District: 3

Total Acreage: .68

In Conservation Use: State of: Georgia

County of: Fulton

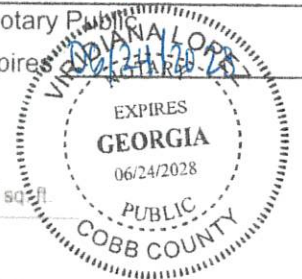
State Waters on Property: Yes ☐ No ☒

The foregoing instrument was acknowledged before me 18th day of February, 2025

Sharon Long

Your Name Here, Notary Public

My Commission Expires 06/24/2028



SUPPORTING INFORMATION ATTACHED TO APPLICATION:

RECORDED PLAT ☒ LETTER OF AGENCY LETTER OF INTENT ☒

SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

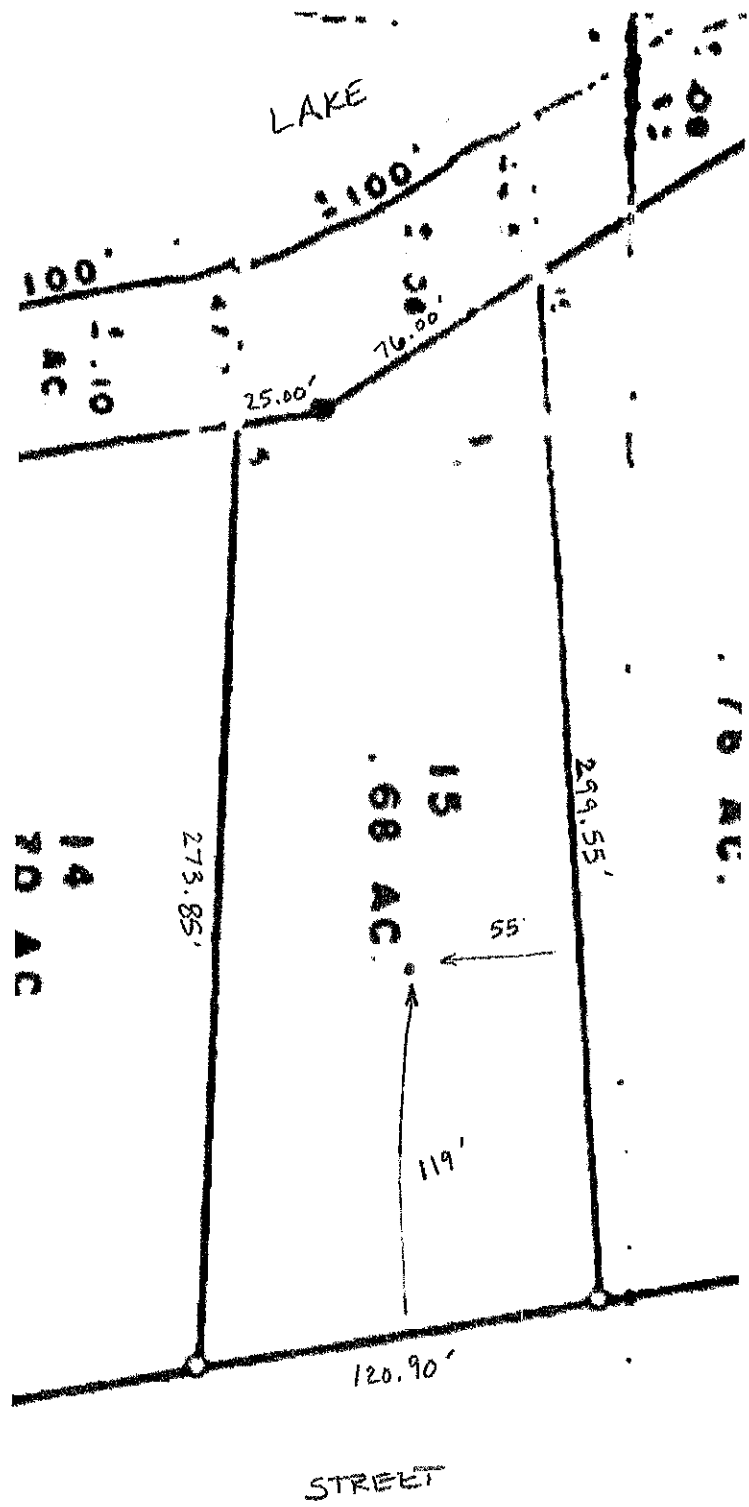
PROPOSED LOCATION MUST BE STAKED OFF

*SIGNATURE OF APPLICANT: *Pamela A. Evans* DATE: 2/18/2025

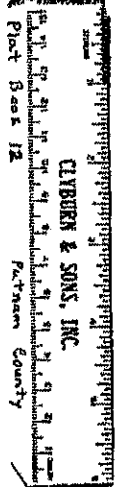
*APPLICANT HEREBY AFFIRMS THAT APPLICANT IS THE PROPERTY OWNER OR HAS THE LEGAL AUTHORITY TO SIGN THIS FORM ON OWNER'S BEHALF AND APPLICANT AGREES TO INDEMNIFY AND HOLD PUTNAM COUNTY CITY OF EATONTON HARMLESS IN THE EVENT IT IS DETERMINED APPLICANT DOES NOT HAVE SUCH LEGAL AUTHORITY.

DATE FILED: 2/18/25	FEE: \$245	CK. NO.	CASH	C. CARD <input checked="" type="checkbox"/>	RECEIPT #	RS63080335865
DATE OF NEWSPAPER AD: 4-7-25	DATE SIGN POSTED:					
COMMISSIONERS' CITY COUNCIL HEARING: 5-20-25	RESULT:					

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CW



ARIES:
 AREA KENTON, GEORGIA POWER COMPANY PROPERTY
 LINE AND WATER LINE TO BE USED AS ACCESS AREA.
 ACCESS AREA LINED BY GEORGIA POWER COMPANY.
 LAD LIFT LINE ABOVE IN APPROXIMATE LOCATION AS
 TAKEN FROM GEORGIA POWER COMPANY MAPS.
 CORAL SPRING AREA IDENTIFIED.
 BUILDINGS AND DISTANCES SHOWN ON MAP BASED
 FROM A SATELLITE SKETCH WITH AN ADDED ERROR OF
 FROM 10 TO 20 FEET.
 CRAWLEY'S FILE.
 UNIDENTIFIED BEAR: TROPHIES AND "MATT"
 RESIDENCE PLANT:
 INTERNATIONAL PAPER COMPANY
 "TERRY TRACT"
 DATE: JANUARY 8, 1983
 BY:
 PROJECT AND LAD SERVICES, INC.
 HUNTERDON, GEORGIA
 LEGEND:
 * = GEORGIA POWER COMPANY 1/2" BEARING PLUMB
 0 = 1/2" BEARING PLUMB
 O = CHECKED, APPROVED SET

"My opinion, too, is a general representation of the local colored race has been prepared in conformity with the misadvised attitude and reprehensible policy suggested by Robert E. Lee Smith, Inc., Warrenton, Oregon, under the direction of T. Larry Ruckelshaus, N.Y.C."

T. Larry Ruckelshaus, New York



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PUTNAM COUNTY BOARD OF COMMISSIONERS

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Tel: 706-485-5826 ♦ www.putnamcountyga.us

29

OWNER AUTHORIZATION

Submission of inaccurate information may be cause for denial of the requestor, if discrepancies are realized after the approval for the petition or issuance of the relevant local permits, cause for the revocation of the approval and any related permits by the Board of Commissioners. The following documents must be submitted with this application before the application deadline.

Incomplete applications will not be accepted or processed.

1. Payment of appropriate fee (please make checks payable to Putnam County Planning & Development)
2. Plat or site plan, drawn to scale, showing the locations of structures or uses for which the variance is sought, as well as the relationship to existing structures. Dimensions must be included.
3. A written description of your request in a letter format addressed to Putnam County Planning & Development. All required criteria (attached) must be addressed in the written description. Specific sections of the ordinance that would cause hardship must be identified, along with a description of the particular hardship.

The documents listed above are the minimum requirements. Staff may require additional documentation depending on the nature of the Variance Request. All submitted documents are public records and subject to Opens Records Law.

I have reviewed the application procedures and all applicable criteria and regulations in the Putnam County Zoning Ordinance for the above-requested Variance Request. I hereby claim that this application fulfills said procedures and meets the criteria for approval.

Applicant Signature: Pamela A. Evans Date: 2/18/25

I swear that I am the owner of the property listed above. I authorize Pamela A. Evans (applicant's name) to apply for a zoning action (zoning map amendment, conditional use, variance) at the above listed address, as identified on the attached application.

Pamela A. Evans
Owner signature

Angela Michelle Waldroup
Notary Public
Sworn and subscribed before me this
18 day of Feb
PUTNAM COUNTY, GA

Revised 1-04-24

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Pamela A. Evans | 160 Skyland Dr. | Roswell, GA 30075 | 678-361-6512

February 18, 2025

Putnam County Board of Commissioners | 117 Putnam Dr., Suite A | Eatonton, Ga 31024

Re: Variance Request for 319 East Riverbend Dr. Eatonton, GA 31024

Dear Putnam County Board of Commissioners:

I own the property located at 319 East Riverbend Drive in Eatonton where I have a small lake house. The front half of the lot next to the lake is vacant to permit the construction of a larger house in the future. Since I need additional storage space, I would like to add a small 10 ft x 16 ft. Storage Shed to my property on the right hand side of the property. Due to the topography of my property which has a very large ditch on one side and the placement of the septic system, the **only** area that would not create extreme hardship is in a clear area without trees between where we park our boat trailer and the street. This area is not very visible from the street or from the lake due to trees that provide a buffer. Both my neighbors on either side have said they are fine with this placement of a shed in this area.

Therefore, I am requesting a variance on the right side of the property so that the shed can be placed within 5 feet of the property line in this cleared space. Existing shrubs and weeds will be removed prior to construction of the shed by my subcontractor. This placement will permit us to maintain a tree buffer between both the adjacent lot and between the shed and the street. This area is clear of trees and the placement of the shed would be 40 feet from our existing home and situated beside the driveway. One end of the shed would be 103 feet from the street and the other end 119 feet from the street. The doors open towards the driveway, permitting easy access to the building.

The septic tank, pump and septic field are located behind the house on the other side of the property and the septic system can not be relocated without extreme hardship. In addition, due to a large drainage ditch that runs from the road down the left side of the property and many topography challenges, there isn't another spot for the shed. Therefore, I respectfully request relief from the current setbacks on the right side of the lot. Placing the shed beside the driveway gives us the ability to put it in an area where we can provide the best use of the cleared portion of the lot while still preserving the tree buffers from our neighbor, the lake and the street.

General building information: The shed I propose to build would have 160 square feet and be 10 ft across facing the lake and 16 ft facing the driveway. The footprint for the shed will be secured with anchors and placed on concrete blocks to fit the topography of the lot. I am including a Site Plan, the original Plat showing placement, engineering drawings, a spec sheet and a recent topographical survey.

If you would like additional information about this request, please call me at 678-361-6512. Thank you.

Sincerely,



Pamela A. Evans

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Georgia Department of Public Health On-Site Sewage Management System
Performance Evaluation Report Form

31

APPLICANT NAME: <i>Pam Evans</i>	PROPERTY/SYSTEM ADDRESS: <i>319 E. Riverbend Drive</i>	EVALUATION ID: <i>1196015</i>
APPLICANT PHONE: <i>678 361 6512</i>		COUNTY: <i>Polk</i>
APPLICANT EMAIL ADDRESS: <i>pevans39@icloud.com</i>	SUBDIVISION/LOT: <i>Horseshoe Bend OC Lake lot 15</i>	REASON FOR EVALUATION: <i>Storage Bldg 10x16 no plumbing</i>
Inspection Records		
<input checked="" type="radio"/> Yes <input type="radio"/> No	1. Inspection records exist for this septic system.	
<input checked="" type="radio"/> Yes <input type="radio"/> No N/A	2. Inspection records indicate that all components of the septic system were properly constructed and approved at the time of original inspection. A copy of the original inspection report is attached.	
Maintenance Records (applicable copies are attached)		
<input checked="" type="radio"/> Yes <input type="radio"/> No	3. Maintenance or installation records indicate that the tank has been pumped out or installed within the past 5 years. Note: it is recommended that septic tanks be pumped at least once every 5 years.	
<input checked="" type="radio"/> Yes <input type="radio"/> No N/A	4. Systems with aerobic treatment unit(s) (ATU): Records indicate the ATU has been serviced in accordance with the manufacturer's recommended maintenance schedule OR an authorized representative of the manufacturer has provided documentation that the ATU is operating sufficiently.	
<input checked="" type="radio"/> Yes <input type="radio"/> No N/A	5. Systems with a grease trap(s): Maintenance records indicate the grease trap(s) has been pumped out within the last 6 months OR documentation has been provided by a qualified individual confirming that the grease trap contains less than 75% of the designed grease holding capacity and is operating sufficiently.	
System Assessment and Existing Site Conditions (applicable copies are attached)		
<input checked="" type="radio"/> Yes <input type="radio"/> No N/A	6. The septic tank was uncovered at the time of this County Board of Health Evaluation OR maintenance records exist and the tank appears to meet the required design, construction, and installation criteria. The appropriateness of the sizing and installation criteria of the system cannot be verified since no initial inspection records exist.	
<input checked="" type="radio"/> Yes <input type="radio"/> No N/A	7. A Georgia certified septic tank installer has provided written documentation of the system design, location, and components.	
<input checked="" type="radio"/> Yes <input type="radio"/> No	8. This site evaluation by the County Board of Health revealed no evidence of system failure.	
<input checked="" type="radio"/> Yes <input type="radio"/> No	9. This site evaluation by the County Board of Health revealed no evidence of adverse conditions which would affect the functioning of the system.	
Addition to Property		
<input checked="" type="radio"/> Yes <input type="radio"/> No N/A	10. This site evaluation as well as the provided information indicate that the proposed construction to the home or property should not adversely affect the functioning of the existing system.	
Relocation of Home or Change of Use		
<input checked="" type="radio"/> Yes <input type="radio"/> No N/A	11. This site evaluation as well as the provided information indicate that the system appears to meet the required design, construction, and installation criteria to accommodate the proposed relocation of the home or change of use for the facility should not adversely affect the functioning of the existing system.	

See 2nd page for evaluation notes, disclaimer, and signature.

Performance Evaluation Report Form (continued)

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PROPERTY/SYSTEM ADDRESS:	EVALUATION ID:	32
319 E. Riverbend Dr.	SUBDIVISION/LOT:	

Existing Onsite Sewage Management System Evaluation Report Instructions
Internal Document for Training Purposes

Adverse Conditions (i.e. malfunctioning or damaged system or clear evidence of a condition, or conditions, that would likely contribute to system malfunction or unacceptable risk to public health):

Additional Notes/Comments:

Limited area for repair of drainfield in future.

Inspector:	Signature:	Date:
Crooke Stone		02-24-25

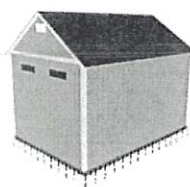
I verify the above information to be correct at the date and time of this evaluation only. **Disclaimer:** This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by system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

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PUTNAM COUNTY HEALTH DEPT
ENVIRONMENTAL HEALTH
SIGNED: *[Signature]*
DATE: *2/18/2025*

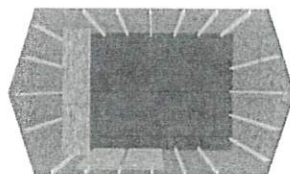
*Storage bldg
10x16*



Wall D

Wall A

Wall C



Wall B

For more information, contact:

Pam Evans
678-361-6512
paevans105@gmail.com

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[Signature]



PUTNAM COUNTY BOARD OF COMMISSIONERS

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Tel: 706-485-5826 ♦ www.putnamcountyga.us

34

CAMPAIGN CONTRIBUTION DISCLOSURE

Has applicant made \$250 or more campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes ☐ No ☐ If yes, please complete contribution affidavit.

If the business of the applicant or owner, or the applicant or owner individually, have made contributions or gifts having a total value of over \$250 or more to any elected official in Putnam County within two (2) years preceding the date of this application, the following must be completed:

Name of Recipient	Date	Contribution Amount	Description of Gift	Value of Gift

Name of Business: _____

Business Ownership Interest: _____ Property Ownership Interest: _____

I hereby depose and say that all statements herein are true, correct, and complete to the best of my knowledge and belief.

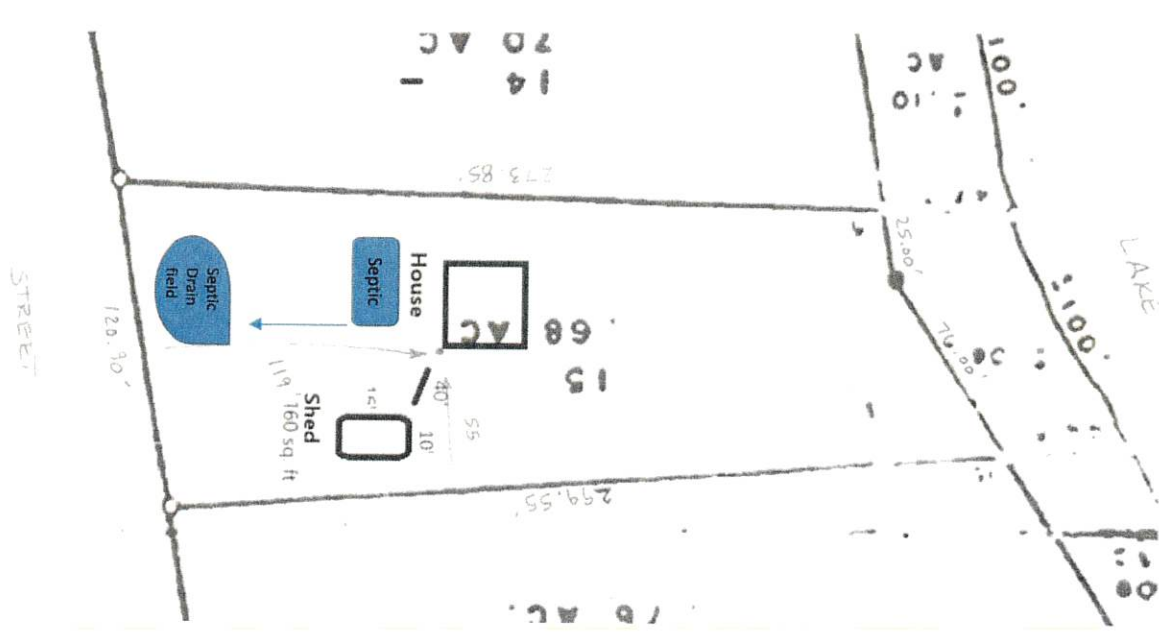
Parola A Evans
Owner or Applicant Signature

Angel Michelle Waldrop
Notary Public
Sworn and subscribed before me this
18 day of February 2025
ANGEL MICHELLE WALDROP
NOTARY PUBLIC
PUTNAM COUNTY, GA

Revised 1-04-24

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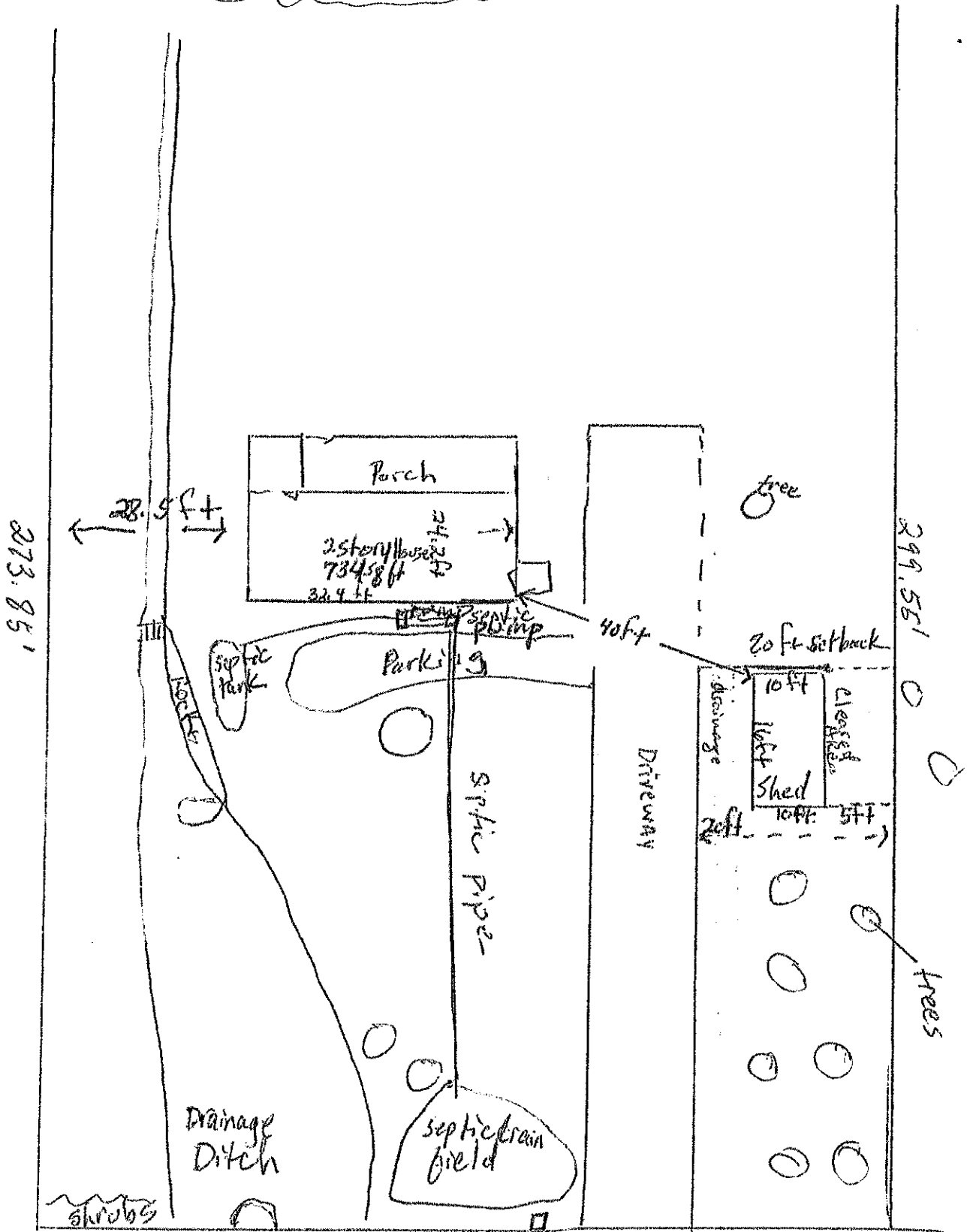
Plat with Shed
and Septic System



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CS

Site Plan Lot 15 Horseshoe Bend S/D Lake

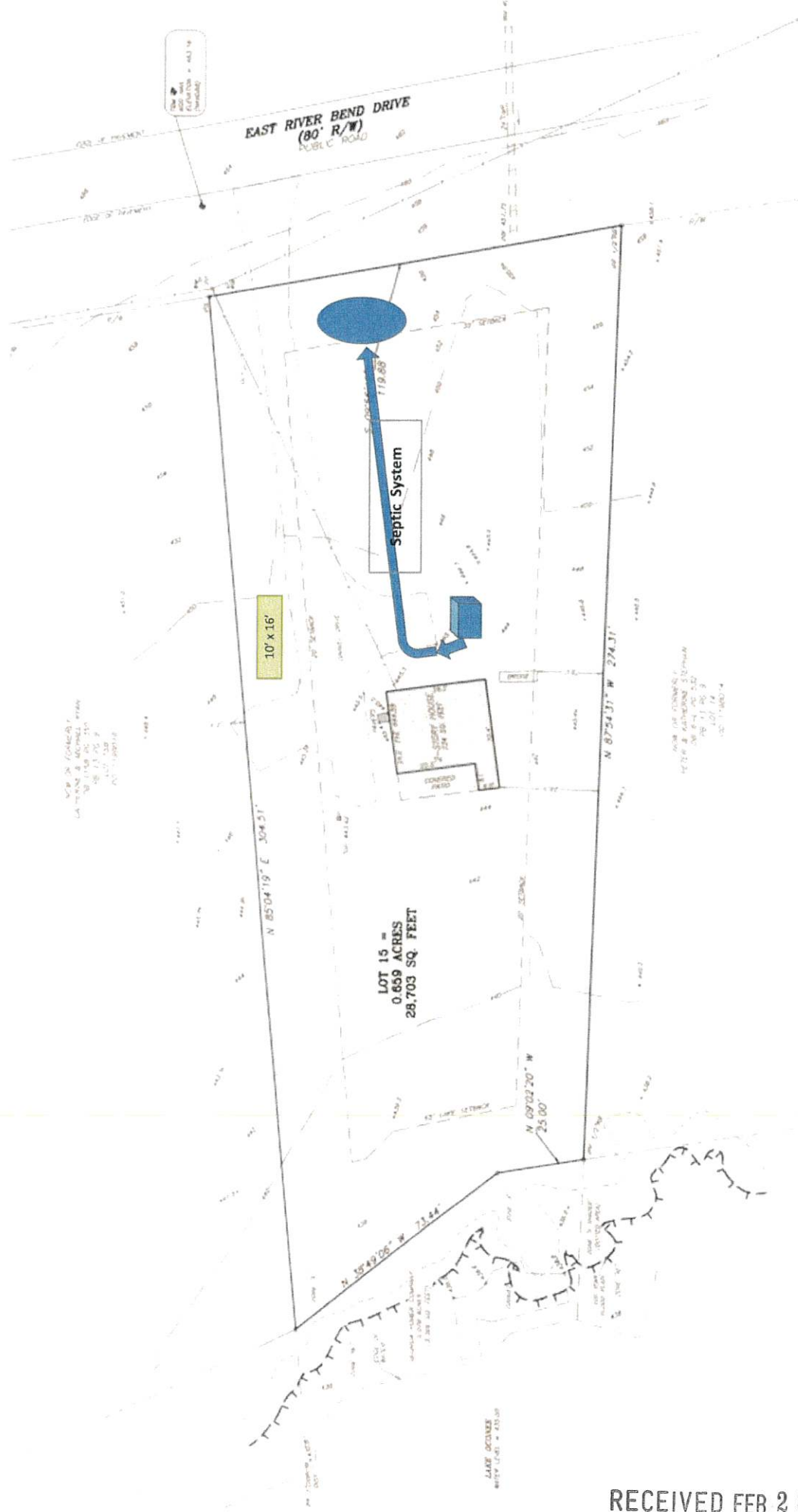
36



319 East River bend DR
Eatonton, GA 31024

RECEIVED FEB 28 2025
and

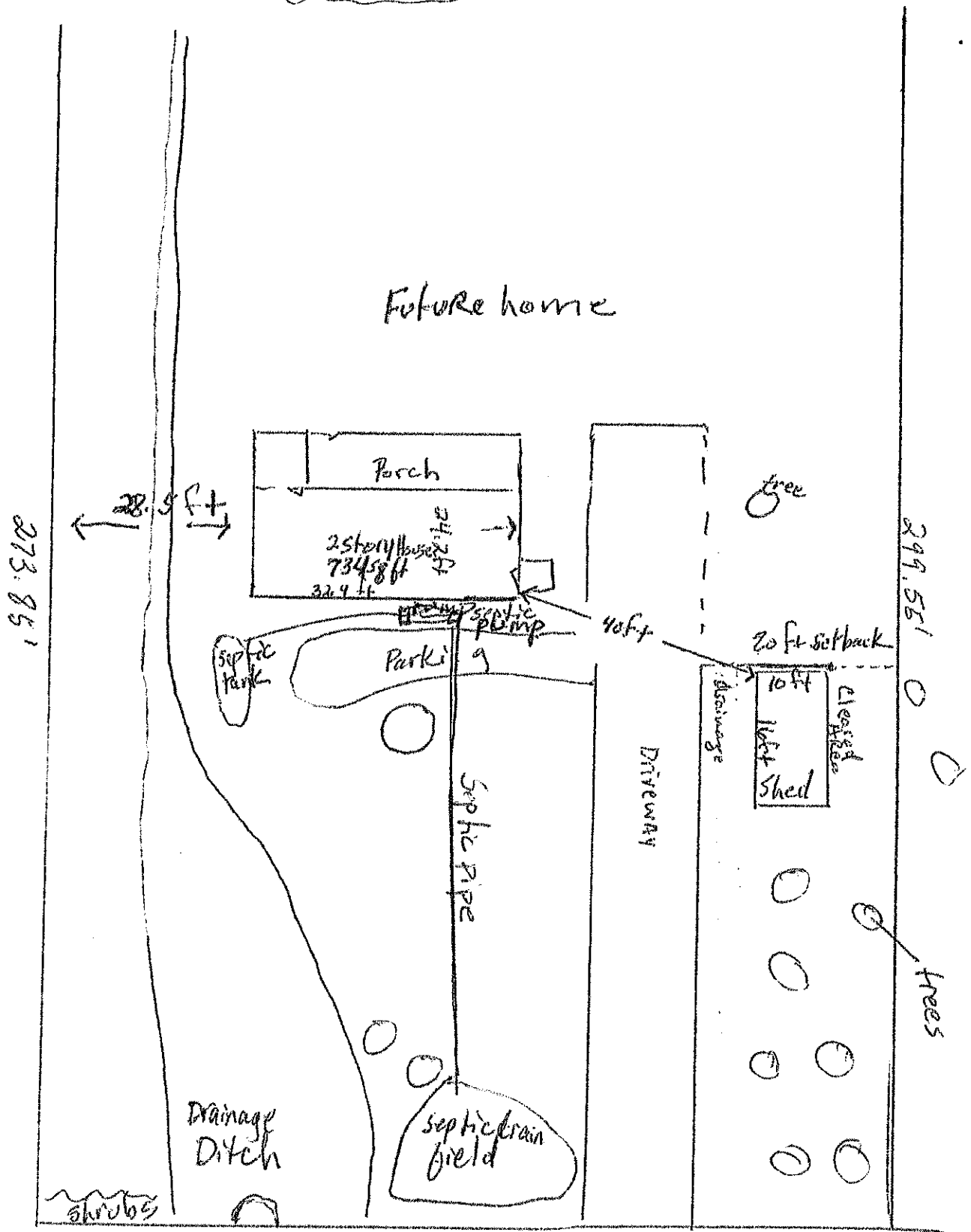
Typographical Survey



RECEIVED FEB 28 2025

Site Plan Lot 15 Horseshoe Bend spd Lake

38



319 East River bend DR
Eatonton, GA 31024

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QW

INVOICE # N2

ADVANCE SEPTIC SOLUTIONS

P.O. Box 81086 • Conyers, GA 30013 • Office # 770.686.0022

Customer Name:

Chris Evans

Date:

6-7-18

Worked Performed at:

110 Skyland Dr @ Roswell GA 30075

Home #

678-362-5123

Cell #:

770-587-4516

Work #:

E-mail:

Fax #:

Bill Due:

Description of Work Performed:

Repair: Dosing tank

Repair: new sump pump

Repair: D Box

Repair: Discharge line

Warranty Information:

Line from house to tank:

PVC

Septic Tank Size:

1,000 Gallon

Septic Lid Size:

24"

Inlet Baffle Type:

concrete

Outlet Baffle Type:

concrete

Drainfield:

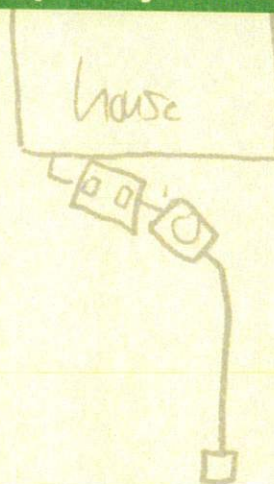
gravel churning

Conditions:

no alter of the system

same location

Septic System Location



Payment Type:

check # 510

TOTAL:

\$4,800.⁰⁰

Advance Septic Solutions is not responsible for any damage to driveways, yards, utilities, etc. while operating at the address above. Customer acknowledges the completion of work and is satisfied with the cost and workmanship.

X

Customer Signature

NEXT SERVICE DUE!:

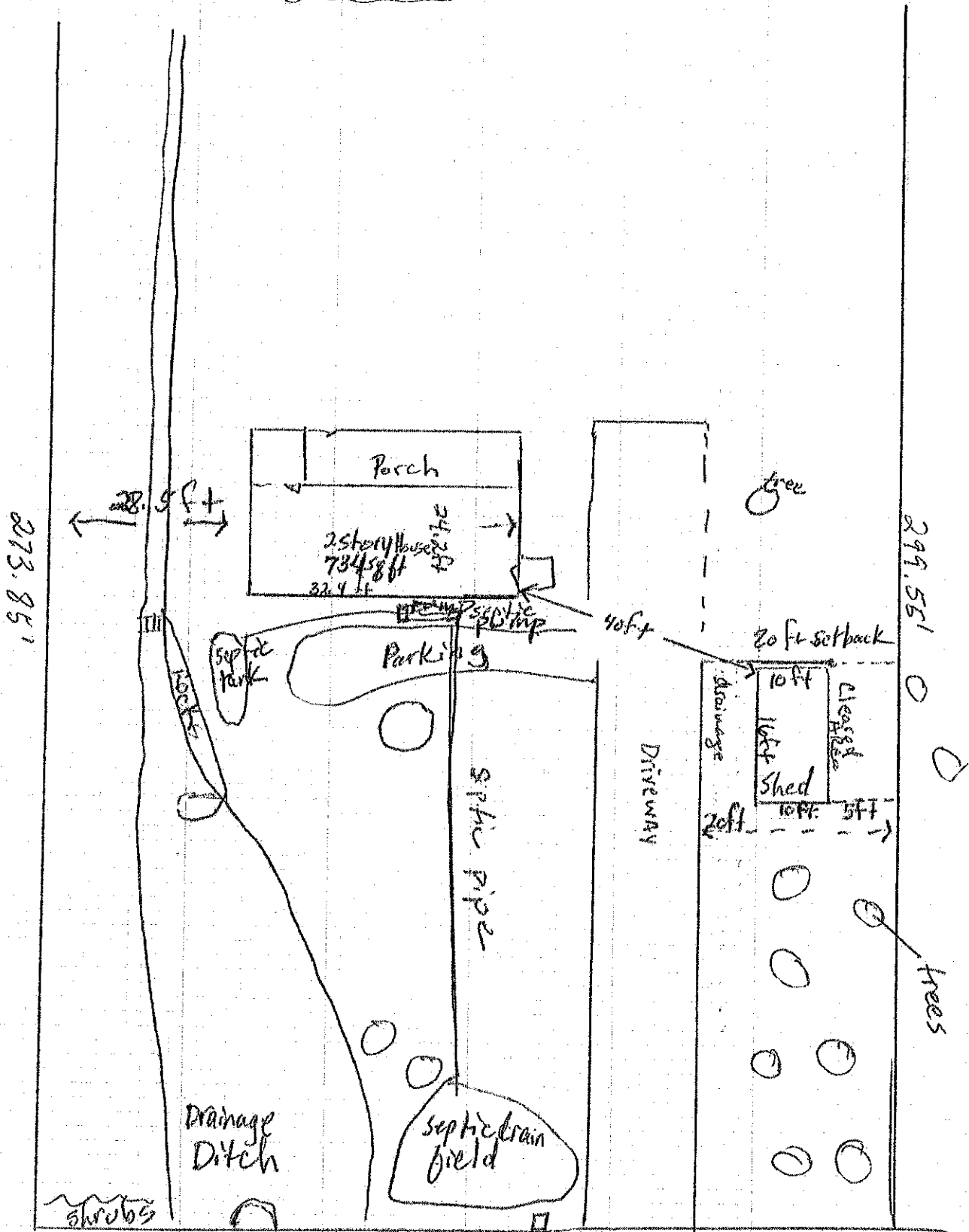
6-7-21

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G.W.

Site Plan Lot 15 Horseshoe Bend S/D Lake

40



319 East Riverbend DR
Latonton, GA 31024

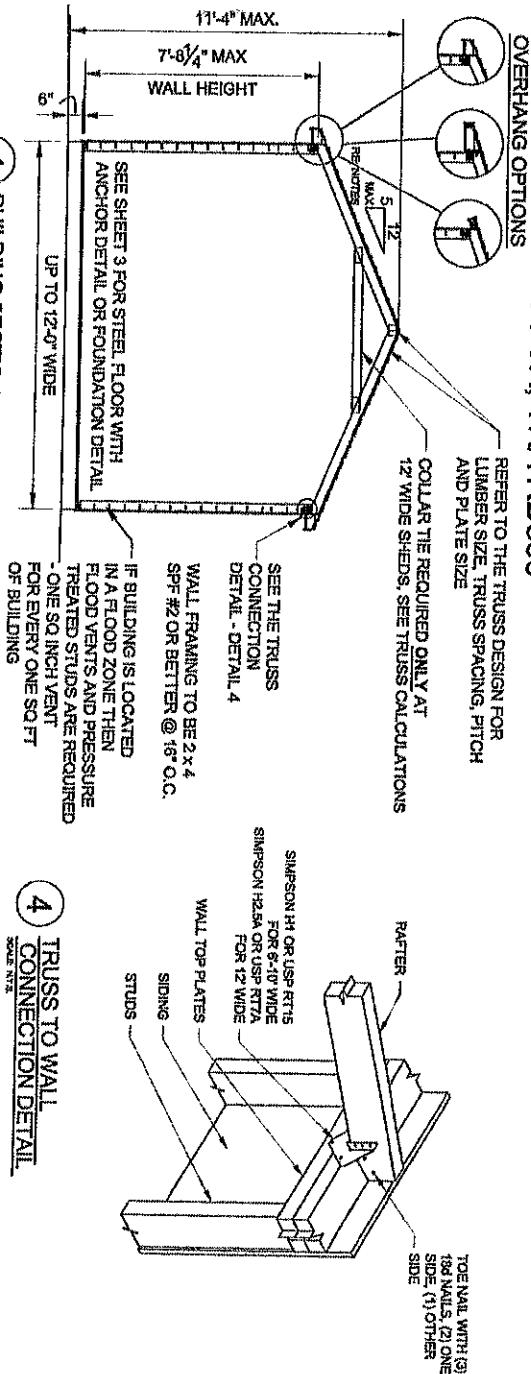
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NOTES:
1. BUILDING CODE:
2012 IBC/IRC

2. DESIGN LOADING:
WIND SPEED
 $V_{100} = 135$ mph
 $V_{50} = 105$ mph
EXPOSURE: C
ROOF LIVE LOAD: 30 PSF
ROOF DEAD LOAD: 10 PSF
FLOOR LIVE LOAD: MIN. 50 PSF (SEE NOTE 5, DETAIL 1, SHEET 3)
RISK CATEGORY: I
SEISMIC DESIGN
IMPORTANCE FACTOR: 1.0
SPECTRAL RESPONSE ACCELERATIONS: $S_a = 0.411$
 $S_1 = 0.132$
SITE CLASS: D
SITE COEFFICIENTS: $S_{s1} = 0.44$
 $S_{s2} = 0.22$
SEISMIC DESIGN CATEGORY: C

UNINHABITED UTILITY SHED UP TO 12' WIDE X UP TO 24' LONG

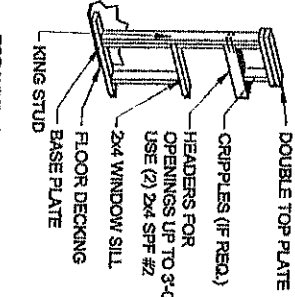
PPTR, TR/TRD800



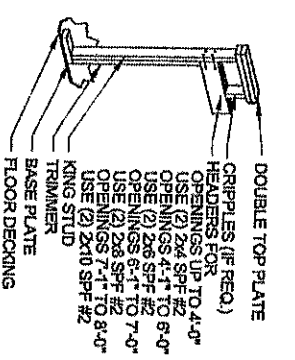
1 BUILDING SECTION
SCALE 1/8" = 1'-0"

4 TRUSS TO WALL CONNECTION DETAIL
SCALE 1/4" = 1'-0"

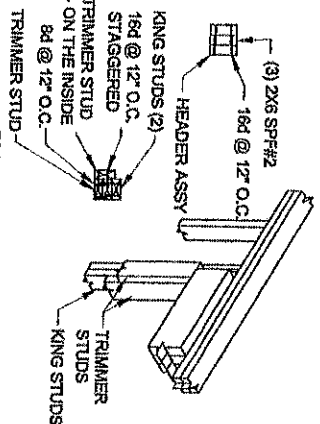
HEADER NAILING:
HEADER TO STUD - 4-16d END NAIL DOUBLED HEADER
- 16d @ 16" STAGGERED FACE NAIL
NAILING:
REFER TO SHEET 2 FOR WALL AND ROOF SHEATHING NAILING.
MAX WALL HEIGHT FOR EACH SHED:
PPTR - 7'-3 1/4" (82 1/4")
TR/TRD800 - 7'-6 1/4" (82 1/4")



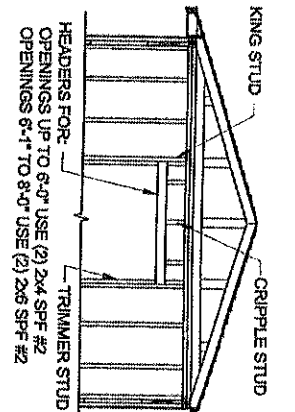
2A WINDOW HEADER DETAIL FOR SIDE WALLS
SCALE 1/4" = 1'-0"



2B DOOR HEADER DETAIL FOR SIDE WALLS
SCALE 1/4" = 1'-0"



2B TRIPLE HEADER DETAIL FOR SIDE WALLS
SCALE 1/4" = 1'-0"



3 HEADER DETAIL FOR END WALLS
SCALE 1/4" = 1'-0"

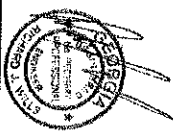
TUFF SHED
Storage Buildings & Garages
TUFF SHED, MFG. FACILITIES

Order # _____
Customer _____
Site Address _____
Building Size (width x length x height) 30' x 12' x 10'

P.O. # _____
Drawn By: SJ
Date: 2/13/19
Checked By: _____
Date: _____
Scale: N.T.S.

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY BOTH TUFF SHED AND THE ENGINEER OF RECORD.

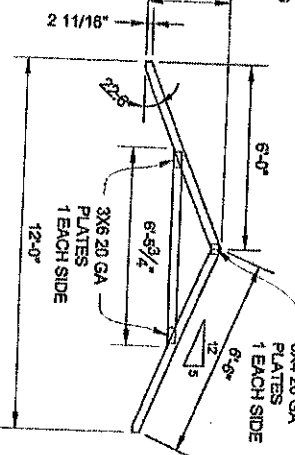
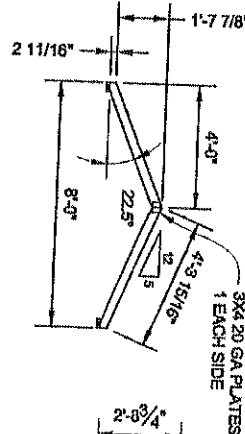
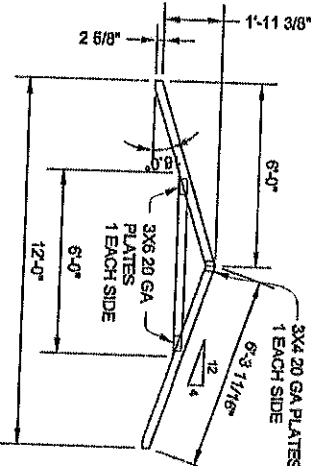
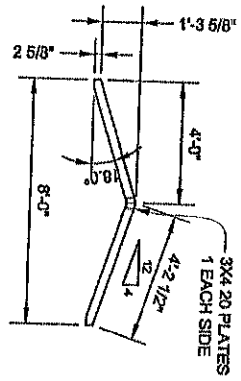
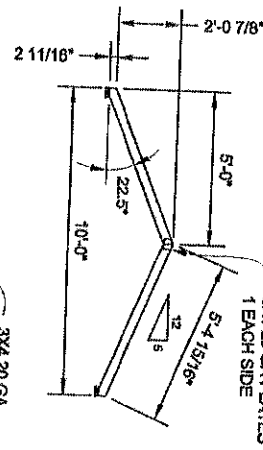
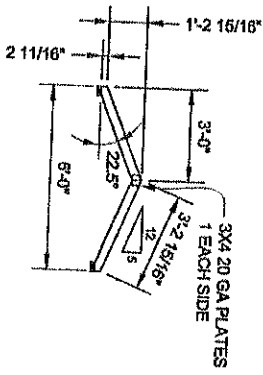
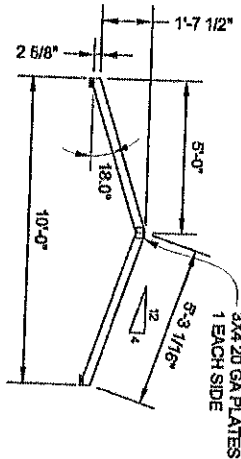
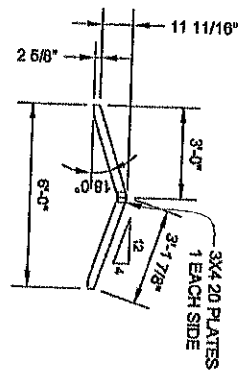
TUFF SHED, INC.
ENGINEERING DEPARTMENT
RICHARD J. WILLS, P.E.
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-8833 EXT. 96315



23 MAR 2021

TITLE		DRAWING NO.	
BUILDING SECTIONS		580-PPTR-TR800-01	
HEADER FRAMING DETAILS		REV. LEVEL 01	
2012 IBC/IRC		SHEET 1	
135C		PAGE 1 OF 4	

RECEIVED FEB 28 2025



DESIGN LOADS:
TOP CHORD LIVE LOAD = 30 PSF
TOP CHORD DEAD LOAD = 10 PSF
COLLAR DEAD LOAD = 5 PSF

NOTES:
2012 IBC/IRC
ANSI/TPI 1-2007
TRUSSES TO BE SPACED @ 24" OC
MATERIAL TO BE 2X4 SPRUCE PINE FIR GRADE #2
OR BETTER
PLATES ARE TO BE PRESSED IN THE WOOD PER
TPI

REP MEMBER INCREASE: YES
LUMBER D.O.L.: 1.15

WIND:
ASCE 7-10, 135 mph, Exposure C, D.O.L.=1.60
PLATES ARE MANUFACTURED BY EAGLE METAL
PRODUCTS, ICC-ES #EPR-1082

6' SPAN
REACTIONS:
MAX. VERTICAL: 240 LBS.
MAX. UPLIFT: -150 LBS.

8' SPAN
REACTIONS:
MAX. VERTICAL: 320 LBS.
MAX. UPLIFT: -195 LBS.

10' SPAN
REACTIONS:
MAX. VERTICAL: 400 LBS.
MAX. UPLIFT: -250 LBS.

12' SPAN
REACTIONS:
MAX. VERTICAL: 510 LBS.
MAX. UPLIFT: -290 LBS.

NOTE:
TRUSS MAY BE USED ON BUILDING LENGTHS
UP TO 12FT UNLESS CEILING JOIST OR OTHER
TENSION TIE IS PROVIDED.

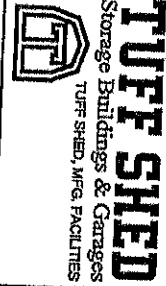
NOTE:
TRUSS MAY BE USED ON BUILDING LENGTHS
UP TO 14FT UNLESS CEILING JOIST OR OTHER
TENSION TIE IS PROVIDED.

NOTE:
TRUSS MAY BE USED ON BUILDING LENGTHS
UP TO 16FT UNLESS CEILING JOIST OR OTHER
TENSION TIE IS PROVIDED.

NOTE:
TRUSS MAY BE USED ON BUILDING LENGTHS
UP TO 20FT UNLESS CEILING JOIST OR OTHER
TENSION TIE IS PROVIDED.

MAXIMUM DEFLECTION (12 FT. SPAN)
VERT LL: 0.06 in.
VERT TL: 0.08 in.

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING THIS TRUSS ARE TO DO SO IN
ACCORDANCE TO THE RECOMMENDATIONS OF THE LATEST VERSION OF THE ECSI.



Order #:	P.O. #	THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY BOTH TUFF SHED AND THE ENGINEER OF RECORD.	TUFF SHED, INC. ENGINEERING DEPARTMENT RICHARD J. WILLS, P.E. 1777 S. HARRISON STREET DENVER, COLORADO 80210 (303) 733-8833 EXT. 96315	TITLE TRUSS DETAILS	DRAWING NO. 580-PPT-R-TR800-07
Customer:	Drawn By: SJ	Date: 2/13/19	Checked By:	Date:	REV. LEVEL 01
Building Size: 20'x10'x10' - 1000 sq. ft. (10'x10')	Scale: N.T.S.				SHEET 4
					PAGE 4 OF 4

23 MAR 2021

RECEIVED FEB 28 2025

3/8 SMART SIDE NAILING REQUIREMENTS USE THESE NAILING TABLES FOR THE PPTR AND TR/RTD800 DRAWINGS

SIDE WALL EDGE NAILING REQUIREMENTS				
MARK WALLS BEING USED	END WALL WIDTH	SIDE WALL LENGTH	EDGE NAILING	MAX. COMB. OPENING (NOTE 2)

MARK WALLS BEING USED	END WALL WIDTH	SIDE WALL LENGTH	EDGE NAILING	MAX. COMB. OPENING	MIN TOTAL COMBINED SHEAR WALL
-----------------------	----------------	------------------	--------------	--------------------	-------------------------------

NO OPENINGS ALONG THE WALL				
6"	6'-20"	8d NAILS @ 6" O.C.	0"	6'-20"
8"	8'-24"	8d NAILS @ 6" O.C.	0"	8'-24"
10"	10'-24"	8d NAILS @ 6" O.C.	0"	10'-24"
12"	12'-24"	8d NAILS @ 6" O.C.	0"	12'-24"

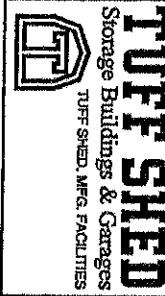
NO OPENINGS ALONG THE WALL				
6"	6'-10"	8d NAILS @ 6" O.C.	0"	6'
8"	8'-14"	8d NAILS @ 6" O.C.	0"	8'
10"	10'-18"	8d NAILS @ 6" O.C.	0"	10'
12"	12'-22"	8d NAILS @ 6" O.C.	0"	12'

WIDTH	LENGTH	FIELD NAILING	EDGE NAILING
6"	6'-20"	8d NAILS @ 12" O.C.	8d NAILS @ 4" O.C.
8"	8'-24"	8d NAILS @ 12" O.C.	8d NAILS @ 4" O.C.
10"	10'-24"	8d NAILS @ 12" O.C.	8d NAILS @ 4" O.C.
12"	12'-24"	8d NAILS @ 12" O.C.	8d NAILS @ 4" O.C.

NOTES:
1. USE 8d COMMON OR GALVANIZED BOX NAILS.

TABLE NOTES:

1. NAILING IS FOR 3/8" SMARTSIDE PANEL, OR 3/8" SMARTSIDE WITH FOIL BACKER.
2. NO SINGLE OPENING GREATER THAN 8'-0".
3. 3" WIDE X 6'-9" LENGTH BUILDINGS ARE BASED ON 3-SIDED DIAPHRAGM. THE END WALL OPPOSITE OF THE OPENING MUST BE FULLY SHEATHED, IN THE 3-SIDED DIAPHRAGM CASES (NO OPENINGS) AND NAILED AS SPECIFIED. THE END WALL WITH THE OPENING DOES NOT HAVE A MIN. RETURN WALL ON EACH SIDE OF THE OPENING.
4. USE COMMON OR GALVANIZED BOX NAILS WITH A MINIMUM LENGTH OF 2 1/2".
5. FIELD NAILING FOR 3/8" SMARTSIDE: 8d @ 12" O.C.
6. ON THESE BUILDINGS 6" X 10'-14" THE 3" DOOR IN THE END WALL WILL NEED TO BE OPEN SET. THERE WILL BE A 26" PANEL ON ONE SIDE AND A 6" PANEL ON THE OTHER SIDE OF THE DOOR.
7. (BS) - DESIGNATES WALLS THAT NEED TO BE SHEATHED ON BOTH SIDES.



TUFF SHED
Storage Buildings & Garages
TUFF SHED, MFG. FACILITIES

Order # _____
Customer: _____
Site Address: _____
Building Size: WIDTH - LENGTH - HEIGHT - SQ. FT. AREA _____

Drawn By: SJ
Date: 2/13/19
Checked By: _____
Date: _____
Scale: N.T.S.

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY BOTH TUFF SHED AND THE ENGINEER OF RECORD.

TUFF SHED, INC.
ENGINEERING DEPARTMENT
RICHARD J. WILLS, P.E.
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-8833 EXT. 96315

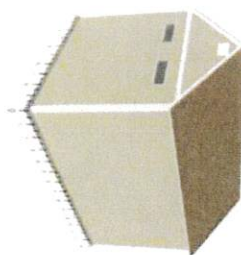
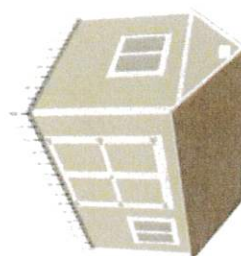


GENERAL NOTES
2012 IBC/IRC
135C

DRAWING NO. 560-PPTR-T800-01
REV. LEVEL 01
SHEET 2
PAGE 2 OF 4

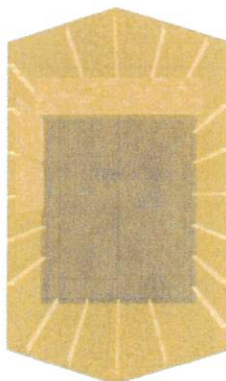
23 MAR 2021

RECEIVED FEB 28 2021



Wall D

Wall A



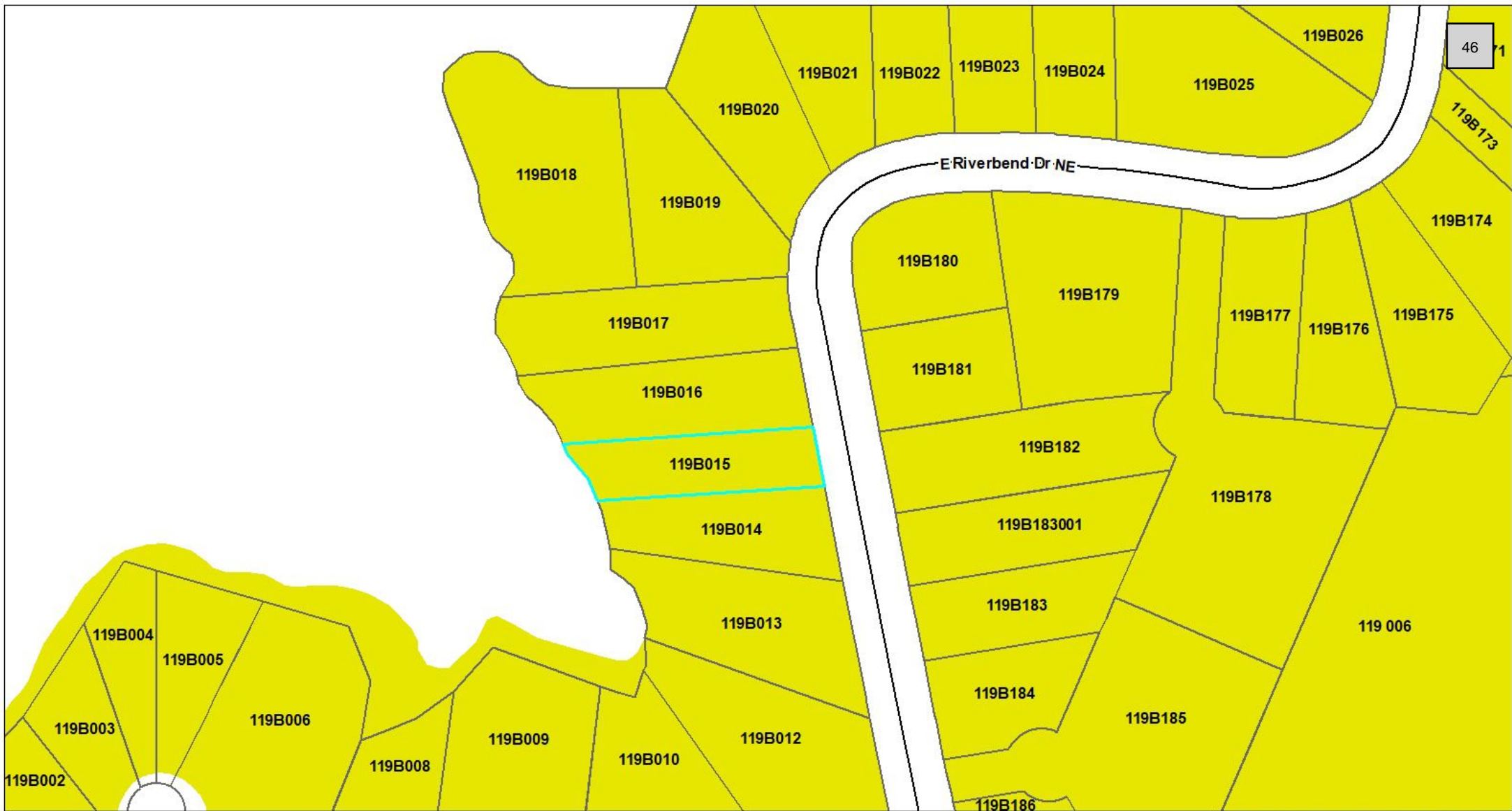
Wall C














Wall B

For more information, contact:

Pam Evans
678-361-6512
paevans105@gmail.com

RECEIVED FEB 28 2025



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



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

(478) 751-6160

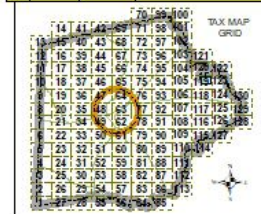
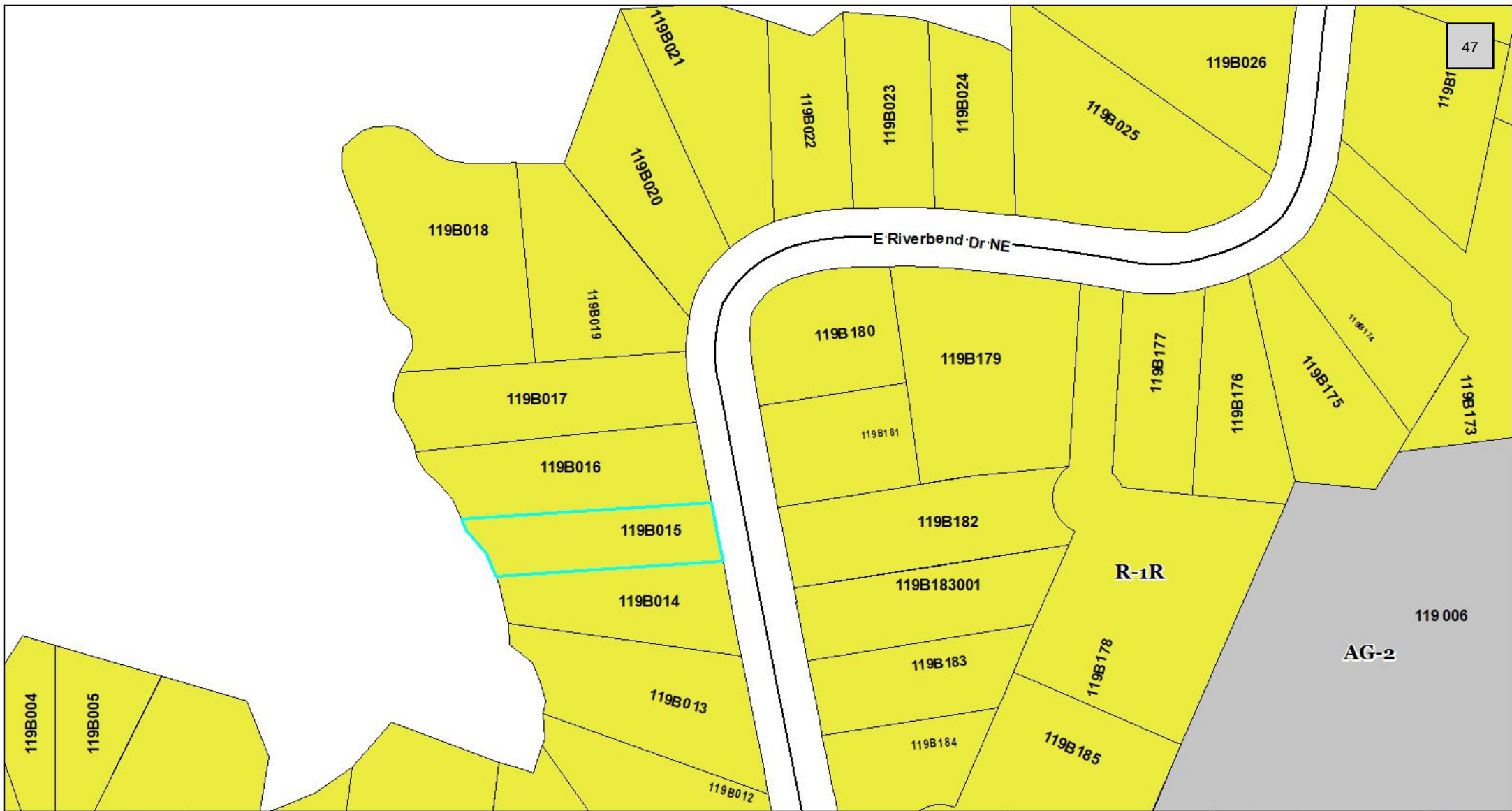
Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS



MAP 119

MAP SCALE: 1" = 125' SCALE RATIO: 1:1,500 DATE: MARCH 2025



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

GEOGRAPHIC FEATURE LEGEND

Zoning

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



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

(478) 751-8180

Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA ZONING MAPS



MAP 119B

MAP SCALE: 1" = 125' SCALE RATIO: 1:1,500 DATE: MARCH 2025

Angela Waldroup

From: Lisa Jackson
Sent: Friday, April 25, 2025 5:03 PM
To: Angela Waldroup; Courtney Andrews
Subject: FW: Withdrawal without prejudice

Lisa Jackson, MPA
Planning Director
117 Putnam Drive, Suite B | Eatonton Georgia 31024
Office: 706-485-2776 | Fax: 706-485-0552
Email: ljackson@putnamcountyga.us

From: Pam Evans <paevans105@gmail.com>
Sent: Friday, April 25, 2025 4:37 PM
To: Lisa Jackson <ljackson@putnamcountyga.us>
Subject: Withdrawal without prejudice

Lisa,
Based on our discussion about my shed placement, I would like to withdraw my variance request without prejudice. If it is possible to provide a written withdrawal or notarized affidavit instead of being present on May 8 at the 6:30 pm Board meeting that would help me a lot.

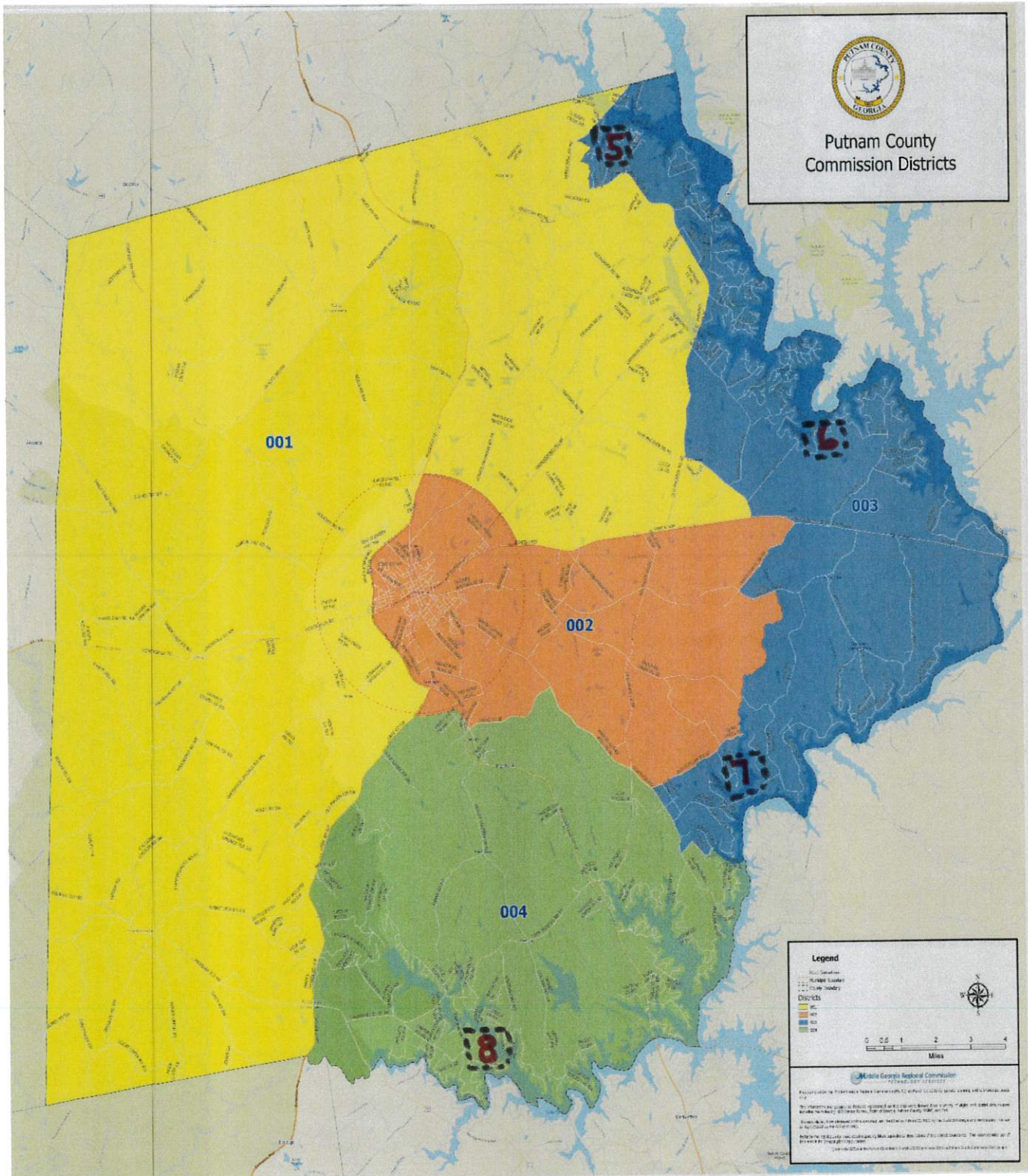
Thanks for your help.

Regards,

Pam Evans
319 East Riverbend Dr
Eatonton, GA 31024

File Attachments for Item:

7. Request by **Dennis and Rebecca Hitchcock** to rezone 11 acres at 109 Elmwood Road from R-2 to AG. **[Map 109, Part of Parcel 026, District 3].***



5. Request by **Rodney Etheredge** for a side-yard setback variance at 123 Cedar Cove Drive. Presently zoned R-1R [Map 071A, Parcel 002, District 3].
6. Request by **Pamela Evans** for a side-yard setback variance at 319 East Riverbend Drive. Presently Zoned R-1R [Map 119B, Parcel 015, District 3].
7. Request by **Dennis and Rebecca Hitchcock** to rezone 11 acres at 109 Elmwood Road from R-2 to AG. [Map 109, Part of Parcel 023, District 3]. *
8. Request by **Joe Hudson and Lois Schell** to rezone 10.27 acres on Lakeshore Drive from AG to R-1. [Map 056, Parcel 003027, 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

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☒ REZONING

APPLICATION NO. _____

DATE: 2-10-25

MAP 109 PARCEL 026 ZONING DISTRICT R-2

1. Owner Name: Dennis Rebecca Hitchcock

2. Applicant Name (If different from above): _____

3. Mailing Address: 109 Elmwood Rd Eatonton, GA 31024

4. Email Address: Rwhitchcock04@aolhook.com

5. Phone: (home) _____ (office) _____ (cell) 678-993-9016
678-464-6876

6. The location of the subject property, including street number, if any: 109 Elmwood Rd Eatonton, GA 31024

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 11 acres

8. The proposed zoning district desired: Agricultural

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

10. Present use of property: R2 Desired use of property: AG

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

Existing: R2
North: R2 South: R2 East: AG West: AG

12. 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.

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

14. 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.): _____

15. A detailed description of existing land uses: Residential

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



PUTNAM COUNTY PLANNING & DEVELOPMENT

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17. 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.

18. 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).

19. 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.)

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



21. Concept plan.

- If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
- A concept plan may be required for commercial development at director's discretion

22. Impact analysis.

- If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)
- An Impact analysis (including a traffic study) is required when rezoning from residential zoned or used property to commercial or industrial districts.

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


Signature (Property Owner) _____ (Date) 2-18-25

Angela Michelle Waldroup
Notary Public


Signature (Applicant) _____ (Date) 2-18-25

Angela Michelle Waldroup
Notary Public

Office Use

Paid: \$ _____ (cash) _____ (check) _____ (credit card) _____
Receipt No. _____ Date Paid: _____
Date Application Received: _____
Reviewed for completeness by: _____
Date of BOC hearing: _____ Date submitted to newspaper: _____
Date sign posted on property: _____ Picture attached: yes _____ no _____

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

1-04-24

Letter of Intent

Dennis & Rebecca Hitchcock
109 Elmwood Rd
Eatonton, Ga 31024
678-993-9016 / 678-464-6876
2/12/2025

To Whom It May Concern: I am writing to formally express my intent to change the zoning classification of my property located at 109 Elmwood Rd, Eatonton Ga 31024 from residential to agricultural. We currently have an apiary and plan on starting a flower & vegetable farm. We are avid gardeners with the passion to grow organically from composting, growing crops & sharing with our community.

I believe this change will allow for more sustainable land use, local food production, & giving back to our community.

I am prepared to comply with all regulations and to work closely with the relevant authorities to ensure that the transformation of the property meets all legal and environmental standards.

I appreciate your consideration of my request. I am available for a meeting to discuss this proposal further and to address any concerns the zoning board may have. Please feel free to contact me at your earliest convenience.

Thank you for your attention to this matter. I look forward to your favorable response.

Sincerely,

Dennis & Rebecca Hitchcock

FILED & RECORDED
 DATE: 12/7/2023
 TIME: 12:30 PM
 DEED BOOK: 1135
 PAGES: 487-488
 PT-61: 1172023001815
 FILING FEES: \$25.00
 TRANSFER TAX: \$0.00
 Trevor J Addison, C.S.C.
 Putnam County, GA
 Note: MMG RECEIPT # 309483

ROBERT M. GARDNER, P.C.
 POST OFFICE BOX 310
 WINDER, GEORGIA 30680

STATE OF GEORGIA §

COUNTY OF BARROW §

No Title Search Conducted

M&P NO.: 109 026

WARRANTY DEED

THIS INDENTURE, made this 4th day of December in the year of our Lord 2023, between DENNIS HITCHCOCK and REBECCA HITCHCOCK of Barrow County, Georgia, Parties of the first part and THE DENNIS MAHLON TAYLOR HITCHCOCK AND REBECCA W. HITCHCOCK REVOCABLE LIVING TRUST of Barrow County, Georgia, Party of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Ten (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, in and to the following described property:

All that tract or parcel of land lying and being in the Land Lots 320 and 321, 2nd Land District, 374th G.M.D., Putnam County, Georgia, described as Lots Thirty-Six (36) and Thirty-Seven (37) of Elmwood Estates Subdivision, containing 12.96 ACRES, more or less, more particularly described by that certain plat of survey entitled "Dennis Hitchcock & Rebecca Hitchcock", prepared by Joseph D. Tyson, G.R.L.S. No. 3490, dated August 8, 2023, of record in Plat Book 38, pages 141, Putnam County Land Records. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

SUBJECT TO:

- 1) Restrictive Covenants recorded in Deed Book 404, Pages 547-552, as amended of record, said records.
- 2) Reservation of Mineral Rights by Weyerhaeuser Company recorded in Deed Book 315, Pages 754-, said records.
- 3) Any restrictions, reservations, covenants, rights of way, or matters as shown on the aforementioned plat.
- 4) All other easements, right-of-way, surveys, protective covenants, limitations and restrictions affecting said property of record, said records.

RA *[Signature]*

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever, IN FEE SIMPLE.

AND THE SAID parties of the first part, for themselves, their heirs, executors and administrators will warrant and forever defend the right and title to the above-described property unto the said party of the second part, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, that the said parties of the first part have hereunto set their hand and affixed their seal, the day and year above written.

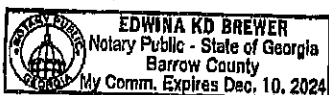
Signed, sealed and delivered in the presence of:

Witness

Edina KD Brewer

Notary Public

My Commission Expires



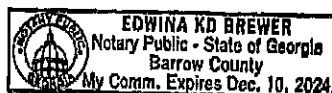
Signed, sealed and delivered in the presence of:

Witness

Edina KD Brewer

Notary Public

My Commission Expires



Dennis Hitchcock
(SEAL)
DENNIS HITCHCOCK

Rebecca Hitchcock
(SEAL)
REBECCA HITCHCOCK

EATONTON, GEORGIA 31024
Courtney McGinigel

APPROVED FOR RECORDING ONLY

PUTNAM COUNTY

PLANNING & DEVELOPMENT

DATE: 8-8-23
SIGNATURE: Dina Jackson

PROPERTY COURSE CURVE TABLE	
ARC LENGTH	CHORD LENGTH

the plat has been prepared by a land surveyor and approved (or recorded as evidenced by approval certificates, signatures or stamps, or statements in record. Such approvals or statements should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys as (Georgia) as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-5-67.

Joseph D. Iyson, PLS NO. 3490
102 Gary Drive NE
Milledgeville, Georgia 31061
Phone: 478-414-8149



POR

GRID NORTH - GEORGIA WEST ZONE

POB

MAP 109, PARCEL 02
LOT 37

**COMBINATION SURVEY PREPARED FOR
Dennis Hitchcock
& Rebecca Hitchcock**

LOTS 36 & 37
"ELMWOOD ESTATES" SUBDIVISION - PHASE 2
LYING IN LAND LOTS 320 & 321
2nd LAND DISTRICT

DEED BOOK 1083, PAGES 162 - 163
DEED BOOK 1097, PAGES 60 - 61
PLAT BOOK 28, PAGES 64 - 65

GENERAL NOTES:

1. LAND LOT LINES ARE APPROXIMATE.

[illegible]

0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99
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Book 38 Page 141



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

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The *Putnam County Code of Ordinances*, Section 66-167(c) states as follows:

"When any applicant or his attorney for a rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

a. The name and official position of the local government official to whom the campaign contribution was made; and

b. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution. The disclosures required by this section shall be filed within ten days after an application for the rezoning action is first filed."

1. Name: _____

2. Address: _____

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

Signature of Applicant: _____

Date: 2 / 18 / 25

2024 010607 ACCT # 16936R LTS 36 & 37 PHASE 2 ELMWOOD ES
HITCHCOCK DENNIS MAHLON T & 109 026

58

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	175,672	GROSS ASSESSMENT	70,269	1,210.38
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	70,269	INTEREST
SCHOOL EXEMPTION		NET SCHOOL ASSESSMENT	70,269	11.59
COUNTY	428.71			COLLECTION COST
SCHOOL	753.56			
SCHOOL BND				FIFA CHARGE
SPEC SERV	28.11			
COUNTY BND				PENALTY
SP SVC BD				
DUE 12/01/24	1,210.38	PAID IN FULL	12/09/2024	TOTAL
00000 01 T HITCHCOCK DENNIS MAHLON T & O REBECCA W REVOCABLE LIVING TRUST 109 ELMWOOD RD EATONTON GA 31024				1,221.97

FROM TERRELL E. ABERNATHY
PUTNAM COUNTY TAX COMM
100 S JEFFERSON AVE # 207
EATONTON GA 31024

DUE IN FULL BY 12/01/2024

2024 010607 ACCT # 16936R LTS 36 & 37 PHASE 2 ELMWOOD ES
HITCHCOCK DENNIS MAHLON T & 109 026

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	175,672	GROSS ASSESSMENT	70,269	1,210.38
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	70,269	INTEREST
SCHOOL EXEMPTION		NET SCHOOL ASSESSMENT	70,269	11.59
COUNTY	428.71			COLLECTION COST
SCHOOL	753.56			
SCHOOL BND				FIFA CHARGE
SPEC SERV	28.11			
COUNTY BND				PENALTY
SP SVC BD				
DUE 12/01/24	1,210.38	PAID IN FULL	12/09/2024	TOTAL
00000 01 T HITCHCOCK DENNIS MAHLON T & O REBECCA W REVOCABLE LIVING TRUST 109 ELMWOOD RD EATONTON GA 31024				1,221.97

FROM TERRELL E. ABERNATHY
PUTNAM COUNTY TAX COMM
100 S JEFFERSON AVE # 207
EATONTON GA 31024

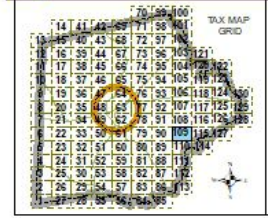
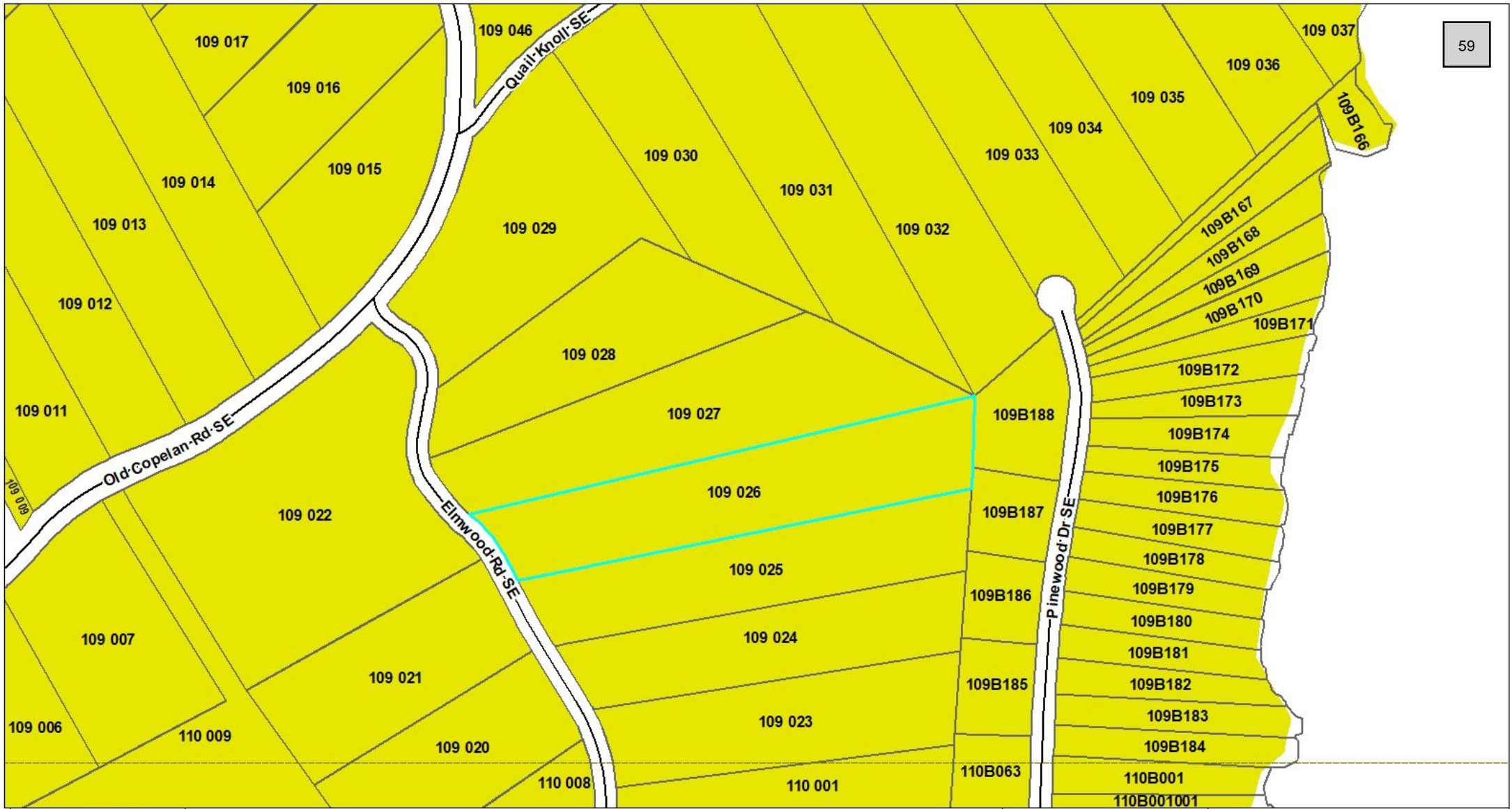
DUE IN FULL BY 12/01/2024

2024 010607 ACCT # 16936R LTS 36 & 37 PHASE 2 ELMWOOD ES
HITCHCOCK DENNIS MAHLON T & 109 026

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	TOTAL TAX DUE
FAIR MARKET VALUE	175,672	GROSS ASSESSMENT	70,269	1,210.38
COUNTY EXEMPTION		NET COUNTY ASSESSMENT	70,269	INTEREST
SCHOOL EXEMPTION		NET SCHOOL ASSESSMENT	70,269	11.59
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DUE 12/01/24	1,210.38	PAID IN FULL	12/09/2024	TOTAL
00000 01 T HITCHCOCK DENNIS MAHLON T & O REBECCA W REVOCABLE LIVING TRUST 109 ELMWOOD RD EATONTON GA 31024				1,221.97

FROM TERRELL E. ABERNATHY
PUTNAM COUNTY TAX COMM
100 S JEFFERSON AVE # 207
EATONTON GA 31024

DUE IN FULL BY 12/01/2024



GEOGRAPHIC FEATURE LEGEND

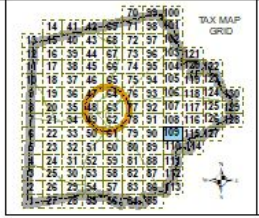
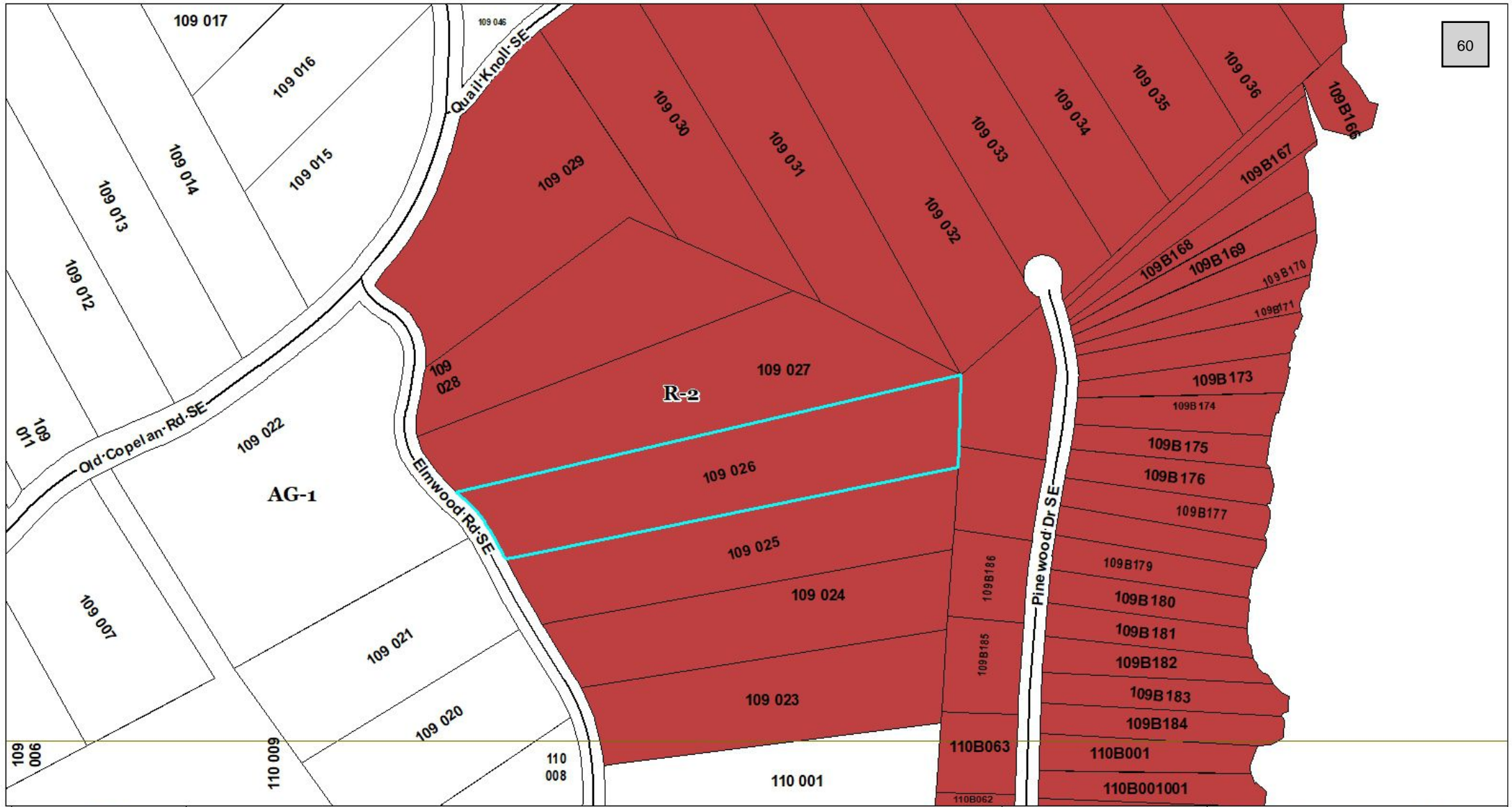
Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/Institutional	Undeveloped/Vacant
Parcels			
Parcel Hooks			

MGRC
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-8160
Web:
www.middlegeorgiarc.org

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

MAP 109

MAP SCALE: 1" = 250' SCALE RATIO: 1:3,000 DATE: MARCH 2025



GEOGRAPHIC FEATURE LEGEND

Eatonton Limits	Overlay District	A-2 CITY	C-2 CITY	I-2 CITY	R - 1 CITY	RM-3
County Boundary	No Code	C-1	I-M	MHP	R - 2 CITY	R-PUD
Roads	AG	C-1 CITY	I-1 CITY	PUBLIC	R - 3 CITY	C-PUD
Parcels	A-1 CITY	C-2	I-M	PUBLIC CITY	R - 4 CITY	RM-1
Parcel Hooks						

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

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 109

MAP SCALE: 1" = 250' SCALE RATIO: 1:3,000 DATE: MARCH 2025

TO: Putnam County Georgia Planning and Zoning Department

Reference Request to rezone 109 Elmwood Rd from R2 to AG.

This request should be emphatically denied!!!

This is an eyesore in our residential neighborhood. They have almost 13 acres and yet have chosen to put everything in the front of their adjoining lots. They are running a commercial trucking company named New Horizons Transportation LLC in a residential community. At any given time there are between 8 and 12 vehicles parked all over the property and that does not count a skidsteer and other heavy equipment scattered around the property. There are disabled vehicles and parts of vehicles laying around. They built a 60x30 HIGH Bay garage building in the front of the property and there are people and equipment and vehicles around that facility all the time. NOTE: Someone told me the setback rules for the subdivision was 65ft from the road? I would guess that this garage may be in violation of that setback distance? It does not look like 65ft?

Note that his New Horizons Transportation LLC is not a tractor/trailer company. Rather he has very large dual-wheel pickup trucks that pull gooseneck trailers loaded with all kind of different materiel. So he parts those trucks and large trailers out front of his house as a public eyesore. Interesting to note that his company drives trucks and trailers similar to the one that killed three people at Pea Ridge and HWY441 on Thursday, 24 April this week!!! They are not small vehicles and they carry heavy loads that he has been known to part in the neighborhood pending delivery.

Hearsay information from others in the neighborhood indicate that Mr Hitchcock has told them he wants to put cows in the back acreage?

If I understand the AG zoning, it would allow Mr. Hitchcock to put additional outbuildings on the property that are not allowed with the R2 zoning. That means he would be allowed to bring more equipment into the neighborhood and store them in additional buildings?

They built a nice house on the property and conversations with Mr Hitchcock before he actually built on the property, he said he was moving from Bethlehem Georgia to Eatonton because he wanted to be more rural and yet he bought in our community R2 Subdivision??? There is plenty of AG land available in Putnam County that he could have bought rather than trying to turn our Subdivision into a Farm??? But Mr Hitchcock's stated purpose was to find some lower property taxes! Having a nice house in our Subdivision is great. Turning it into a Farm and bringing all the other equipment and outbuildings to the Subdivision and allowing him to pay AG property taxes rather than R2 property taxes is wrong,

I have reviewed all the other property records on the Q-Public site and the entire Subdivision is Zoned as R2 and so this request would be an exception to policy and should be disapproved/denied.

Request this Rezoning be disapproved/denied.

April 24, 2025

This letter is in regard of the proposed rezoning of 109 Elmwood Drive in Elmwood Estates in Eatonton from Residential to Agriculture.

1. This is a residential community. When the residents at 109 Elmwood Drive purchased their two adjacent properties they were fully aware this is a Residential Community. These residents operate a commercial business from this residence. The name of the business is New Horizons Transportation LLC. The description of the business is it is an active interstate freight carrier based out of Eatonton. They bring these loaded carriers to their home and then at some point deliver to their destination.
2. Rezoning to AG would open all avenues for them to put even more out buildings on the property. The statement that this property would be used for flower/ produce production is very questionable. Talking with others in the neighborhood it has been discovered the owners at 109 Elmwood Drive would like to have cattle on this property once this property has been rezoned.
3. If allowed to have a flower/produce farm would residents be allowed to sell these products from their home? Elmwood Road is not a road where we need extra traffic. This is not a business district,

There is plenty of agricultural land available for those that desire a farm/cattle business. Our neighborhood is a residential and lake community. I believe the residents at 109 Elmwood would like to be rezoned to Agriculture is tax driven. We all know taxes on agricultural land is much less than residential.

I strongly encourage this committee to deny the request for rezoning to Agriculture at 109 Elmwood. Please look at the plat maps and see how our community is developed. Yes, we are in a rural area but many homes are still being built in the large surrounding area especially on Old Copelan.

Thank you.

April 24, 2025

Putnam County Planning & Development
Planning & Zoning Commission
117 Putnam Dr, Suite B
Eatonton, GA 31024

RE: Dennis & Rebecca Hitchcock
Rezoning Request for 11 acres
at 109 Elmwood Road from
R-2 to AG

To Whom It May Concern:

I am a resident of the subdivision on Lake Sinclair that includes Elmwood Rd., Hazelwood Rd, Woodhaven Dr, and Pinewood Drive in Putnam County. This letter is to state my objection to the zoning change request submitted by Dennis & Rebecca Hitchcock for 109 Elmwood Road from R-2 to AG.

I can see from Hitchcock's application that their stated reason for the zoning change request was to start a flower and vegetable farm. I do not have an objection to the homeowner's having a flower and/or vegetable garden which in fact, they do already have. My concern is that they already have one commercial use property on their home site which is already unsightly. While they have a beautiful home, this property is the first that is seen on the left side of the road as you enter the subdivision. There are junk vehicles sitting in the front yard, and there are always many vehicles present on the site. One evening last week, I counted 10 which is not unusual. They also have a recreational vehicle parked very near the front edge of the property. It is in an open shed, but seemed to be their living quarters while they were building their home.

There are so many variations between allowed uses of property between the R-2 designation and the AG designation that it leaves too much leeway with the interpretations of uses. While these homeowners are stating their desire for a flower and vegetable farm, the zoning change would leave many other uses open and available to them that would be allowed with an AG designation. This subdivision is clearly a residential area and leads to lakefront property where investments are currently exceeding \$1,000,000 in value. Therefore, my opinion is that their property needs to remain with an R-2 zoning designation.

Signed:

A Concerned Neighbor

RECEIVED APR 24 2025

Date: April 28, 2025

To: Putnam County Planning and Development Committee
From: Resident of Deer Run Point Neighborhood, Eatonton, GA

Re: Request for Zoning Change from R2 to AG
Meeting Date: May 8, 2025

Owner: Dennis & Rebecca Hitchcock
109 Elmwood Road
Eatonton, GA 31024

We have read the rezoning application from the Hitchcock's requesting this change because they would like a flower & vegetable farm. As a resident/neighbor, we are writing to respectfully oppose the requested zoning change. We do not feel there is an appropriate need to change the zoning for this type of activity and feel the change to AG would be leaving the property open to undesirable uses. This is primarily a residential area and even though there are a few other properties on Elmwood Drive which are zoned AG, there is no active farming taking place in the area.

After checking with the Putnam planning office, it was stated that there is no maximum size limit for a residential flower/vegetable garden, so given they have 12+ acres it would seem the Hitchcock's have plenty of options for a garden location.

1. General Information regarding the Elmwood Estates/Deer Run Point neighborhood:

The street on which the Hitchcock property is located, Elmwood Road, is the ONLY street that gives access to several other residential streets. The Hitchcock property is in close proximity to about 160 other properties. There is Elmwood Road (22 properties), Hazelwood Drive (11 properties), Woodhaven Drive (46 properties) and Pinewood Drive (82 properties). This is the property known as Elmwood Estates and Deer Run Point.

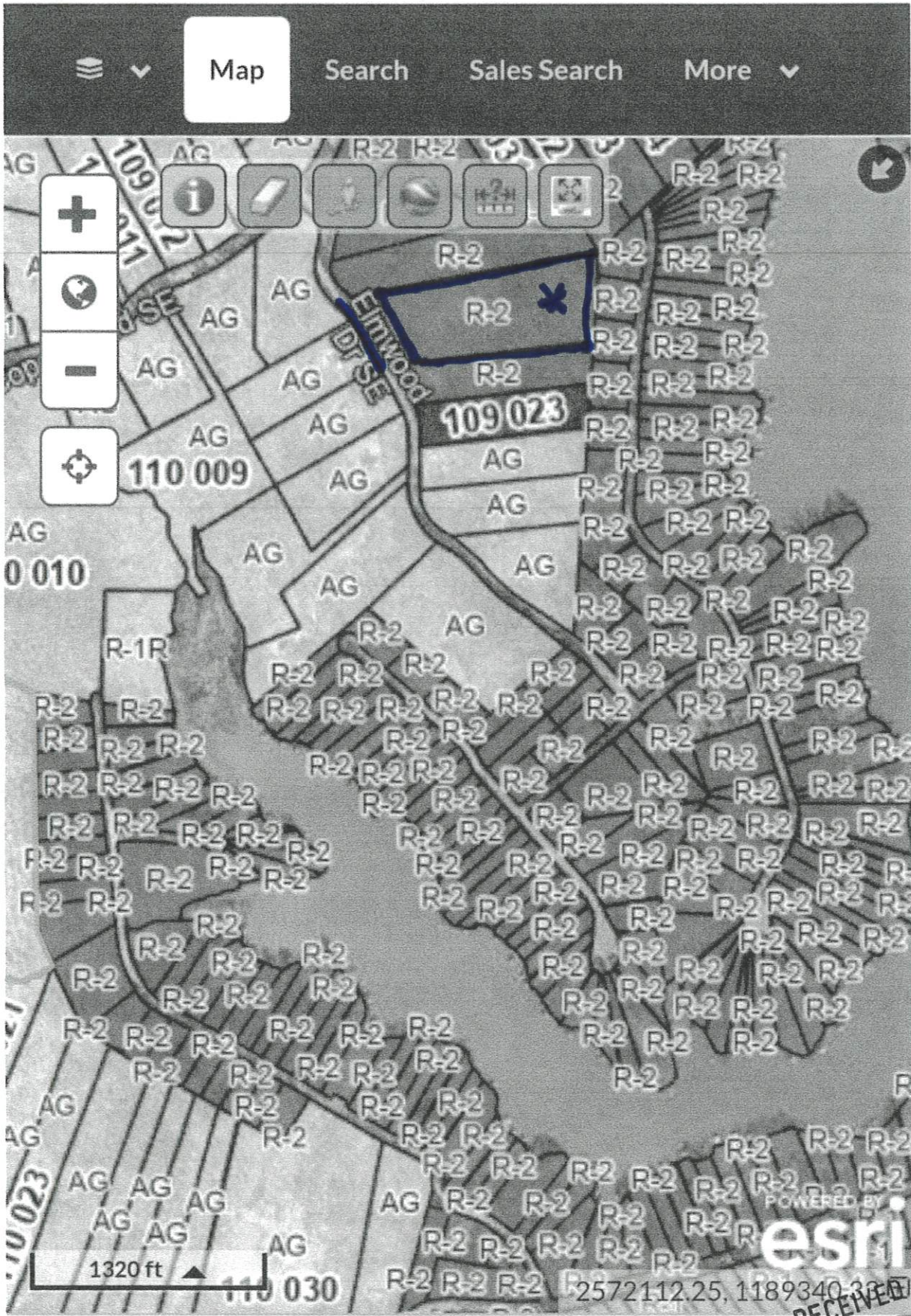
In the application, the property plat map alone does not give a clear picture as it fails to show the numerous other residential properties in the immediate area. We have attached another map that is representative of the area. Both Woodhaven and Pinewood have residential lakefront property on Lake Sinclair. We feel that the proposed zoning change would not be in keeping with the other property use. As you can see, 109 Elmwood Road is actually in a fairly high density area and is at the entrance to both neighborhoods.

At the time of their land purchase the Hitchcock's were aware that they were purchasing two lots zoned as residential, lots 36 and 37 in Elmwood Estates. In 2023, they combined the two lots to form one large 12+ acre lot.

RECEIVED APR 28 2025

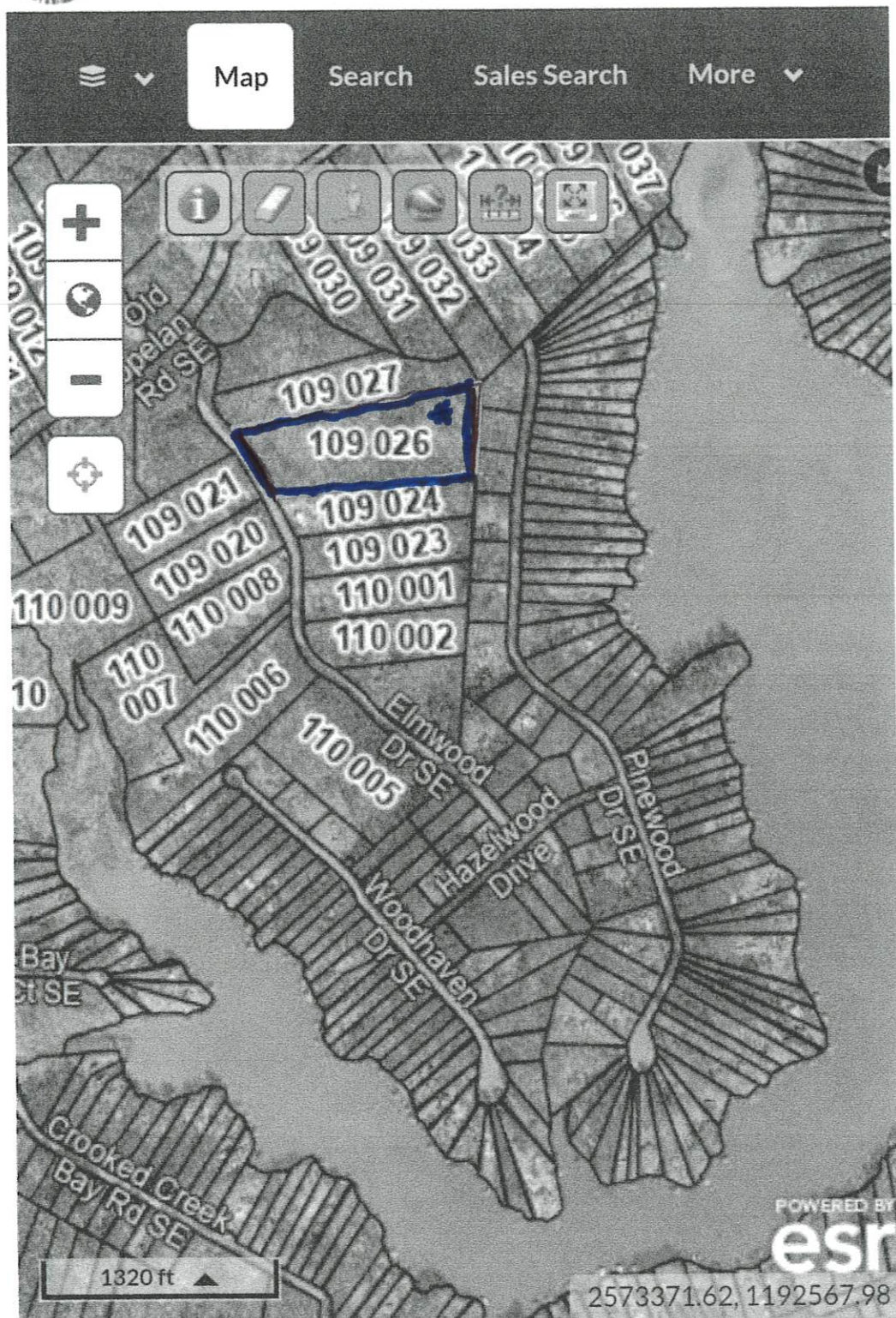


Putnam County, GA





Putnam County, GA



HITCHCOCK DENNIS MAHLON T & REBECCA W

REVOCABLE LIVING TRUST

109 ELMWOOD RD

Acres: 12.96

Value: \$175,672

RECEIVED APR 28 2025

4

2. Reasons we oppose the zoning change:

The existence of a farm may detract from property value in the area. Many people are investing in real estate here and home sale prices have been increasing. There have been homes on both Pinewood and Woodhaven Drives that have sold for north of \$1 million dollars. Given the residential nature of our area, rezoning to AG may leave open the ability for the owners to raise livestock such as cattle, horses, goats or poultry. They may be able to provide housing for workers or have other structures which may be living quarters for other family members. The AG zoning approved land uses are not very specific.

Having farm sales or a farmer's market in the neighborhood would not be desirable. We have a farmer's market at Harmony Crossing which would be more appropriate for use.

AG zoning may allow for other very large structures or a nursery building to be built which would be undesirable.

AG zoning may lead to more equipment being stored on the property. The Hitchcock's seem to already have numerous trucks, long flat trailers, salvaged vehicles and other items around the front of their property and near their metal workshop. These items may be related to their personal transportation business.

In closing, while we appreciate their interest in promoting sustainable flower and vegetable gardening, we feel they could still accomplish that goal on their many acres of land without the requested rezoning.

RECEIVED APR 28 2025

File Attachments for Item:

8. Request by **Joe Hudson and Lois Schell** to rezone 10.27 acres on Lakeshore Drive from AG to R-1. **[Map 056, Parcel 003027, District 4].***

5. Request by **Rodney Etheredge** for a side-yard setback variance at 123 Cedar Cove Drive. Presently zoned R-1R [**Map 071A, Parcel 002, District 3**].
6. Request by **Pamela Evans** for a side-yard setback variance at 319 East Riverbend Drive. Presently Zoned R-1R [**Map 119B, Parcel 015, District 3**].
7. Request by **Dennis and Rebecca Hitchcock** to rezone 11 acres at 109 Elmwood Road from R-2 to AG. [Map 109, Part of Parcel 023, District 3]. *
8. Request by **Joe Hudson and Lois Schell** to rezone 10.27 acres on Lakeshore Drive from AG to R-1. [**Map 056, Parcel 003027, District 4**]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

70

☒ REZONING

APPLICATION NO. 2025-Resone-7

DATE: 1/28/2025

MAP 056 PARCEL 003027 ZONING DISTRICT AG ✓

1. Owner Name: Joe Hudson & Lois R. Schell

2. Applicant Name (If different from above): _____

3. Mailing Address: 262 Winding River Rd NE, Eatonton, GA 31024

4. Email Address: judson777@yahoo.com

5. Phone: (home) 706 476 0803 (office) _____ (cell) 706 476 0803

6. The location of the subject property, including street number, if any: Lakeshore Drive, Putnam County, GA

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 10.27 acres

8. The proposed zoning district desired: residential R-1

9. The purpose of this rezoning is (Attach Letter of Intent) see attached letter

10. Present use of property: vacant AG Desired use of property: available for home construction R-1

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

Existing: agricultural AG North: residential AG: R-2 South: residential AG: R-1 East: residential R-1 West: residential AG

12. 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.

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

14. 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.): _____

15. A detailed description of existing land uses: this property is currently vacant

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

MAR 05 2025 1-04-24
62

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17. 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.

18. 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).

19. 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.)

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

21. Concept plan.

- If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
- A concept plan may be required for commercial development at director's discretion

22. Impact analysis.

- If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)
- An Impact analysis (including a traffic study) is required when rezoning from residential zoned or used property to commercial or industrial districts.

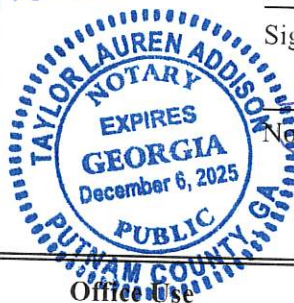
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

Signature (Property Owner) (Date)

Signature (Applicant) (Date)

Notary Public

Notary Public



Office Use	
Paid: \$ <u>330.00</u> (cash) _____ (check) <u>1314</u> (credit card) _____	
Receipt No. _____	Date Paid: _____
Date Application Received: _____	
Reviewed for completeness by: _____	
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

1-04-24
MAR 05 2025

January 28, 2025

Putnam County Planning & Development

117 Putnam Drive, Suite B

Eatonton, GA 31024

To Whom It May Concern:

My name is Joseph P. Hudson, and my address is 262 Winding River Road, NE, Eatonton, GA 31024. Mrs. Lois Resseau Schell and I own a 10.27 acre tract of land located on Lakeshore Drive, Putnam County, GA. The Map # is 056, and the Parcel # is 003. ⁰²⁷ It is our desire to have the survey plat prepared by County Line Surveying, LLC, Joseph D. Tyson, PLS No. 3490 dated January 27, 2025 recorded in the Putnam County Courthouse, Eatonton, GA.

It is also our desire that this tract of land's zoning district be changed from agricultural to residential. All of the land surrounding this 10.27 acres is already zoned residential, and there are many individual residences located around this property. We have been selling residential building lots all around this property since 1985.

We will appreciate your consideration of our requests.

Joseph P. Hudson

Joseph P. Hudson

Lois Resseau Schell

Lois Resseau Schell

Notary Public:

Taylor Lauren Addison
2.6.2025



MAR 05 2025

 WARRANTY DEED

CONTINENTAL AUGUSTA WOODLANDS,
INC.

TO

JOE P. HUDSON and T. H. RESSEAU,
JR.

340.2 acres, in the 3rd Land District
of Putnam County, Georgia

STATE OF GEORGIA
PUTNAM COUNTY

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR
RECORD IN THE CLERK'S OFFICE, SUPERIOR COURT, AND
COUNTY ON THE 13 DAY OF Dec, 19 84

FILED 02 DEC 13 1984
FILED 02 DEC 13 1984
CLERK SUPERIOR COURT

HUNTER, MACLEAN, EXLEY & DUNN, P.C.
ATTORNEYS AT LAW
SAVANNAH BANK & TRUST BUILDING
SAVANNAH, GA.

NCP

MAR 05 2025

1984, by and between CONTINENTAL AUGUSTA WOODLANDS, INC., a corporation organized and existing under the laws of the State of Delaware, hereinafter called CONTINENTAL, party of the first part, and JOE P. HUDSON and T. H. RESSEAU, JR. of Putnam County, Georgia, parties of the second part,

W I T N E S S E T H

THAT the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations, in hand paid, at and before the sealing and delivery of these presents, receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto the said party of the second part, their heirs, successors and assigns, the following described property:

ALL THAT certain lot, tract or parcel of land situate, lying and being in the Third (3rd) Land District of Putnam County, Georgia, containing Three Hundred Forty and Two-Tenths (340.2) acres, and being bounded generally on the north by lands now or formerly of S. H. and Thomas F. Napier and the right of way of a public road; on the east by the right of way of a public road; on the south by the right of way of a public road; and on the west by the right of way of a public road and lands now or formerly of S. H. and Thomas F. Napier; for a more complete description of the tract hereby conveyed, reference is hereby made to a map or plat of said tract of land made by Calvin W. Rice, Registered Land Surveyor, Georgia, dated October 31, 1957, a copy of which is recorded in the Office of the Clerk of the Superior Court of Putnam County, Georgia, in Plat Book 8, Page 57.

SUBJECT TO ALL easements, rights of way, restrictions and other encumbrances of record.

TO HAVE AND TO HOLD the above described property, together with all and singular the rights, members, improvements and appurtenances to the only proper use, benefit and behoof of the said party of the second part, their heirs, successors and assigns, in fee simple.

AND THE said party of the first part, for itself, its successors and assigns, will warrant and forever defend the title to the above described property unto the said

Putnam
Real Estate Transfer
76.90

MAR 05 1985

party of the second part; their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed by its duly authorized officers with the corporate seal affixed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Annette J. Logue

Linda M. Haynie
Notary Public,

LINDA M. HAYNIE

Notary Public, Chatham County, Ga.
(NOTARIAL SEAL) Mar. 1, 1987

CONTINENTAL AUGUSTA WOODLANDS, INC

By:

Walter W. Herbert
President

ATTEST:

E. R. Mamm
Secretary

(CORPORATE SEAL)

MAR 05 1987



PUTNAM COUNTY PLANNING & DEVELOPMENT

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77

The *Putnam County Code of Ordinances*, Section 66-167(c) states as follows:

“When any applicant or his attorney for a rezoning action has made, within two years immediately preceding the filing of that applicant’s application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

a. The name and official position of the local government official to whom the campaign contribution was made; and

b. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution. The disclosures required by this section shall be filed within ten days after an application for the rezoning action is first filed.”

1. Name: _____

2. Address: _____

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

Signature of Applicant: _____

Date: _____

Kae Zieckson
Lois Schell

Lois

1-04-24
MAR 05 2025

BO
TERRELL E. ABERNATHY
PUTNAM COUNTY TAX COMM
100 S JEFFERSON AVE # 207
EATONTON GA 31024

CLK DATE PAID SEQ NO
JBJ 2024 10 25 134955
CHECK #: 2 1371
PAID BY: MULTIPLE CHECKS

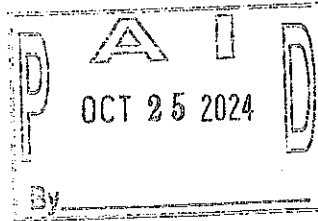
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BILLING NAME & ADDRESS:
HUDSON JOE & LOIS R SCHELL

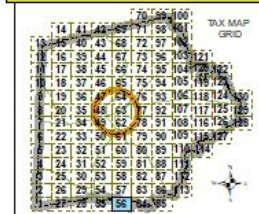
BILL# - 2024 011216
MAP # - 056 003
LOCTN - WILLIAMS REALTY 31

204 CARRIAGE WAY
EATONTON GA 31024

TAX AMOUNT DUE	1,527.61
PENALTY DUE	.00
INTEREST DUE	.00
COSTS DUE	.00
TOTAL DUE	1,527.61
AMOUNT PAID	1,527.61
CURRENT BALANCE	.00



MAR 06 2025



GEOGRAPHIC FEATURE LEGEND

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



Middle Georgia Regional Commission
175 Emory Hwy
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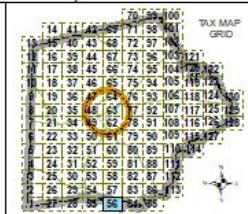
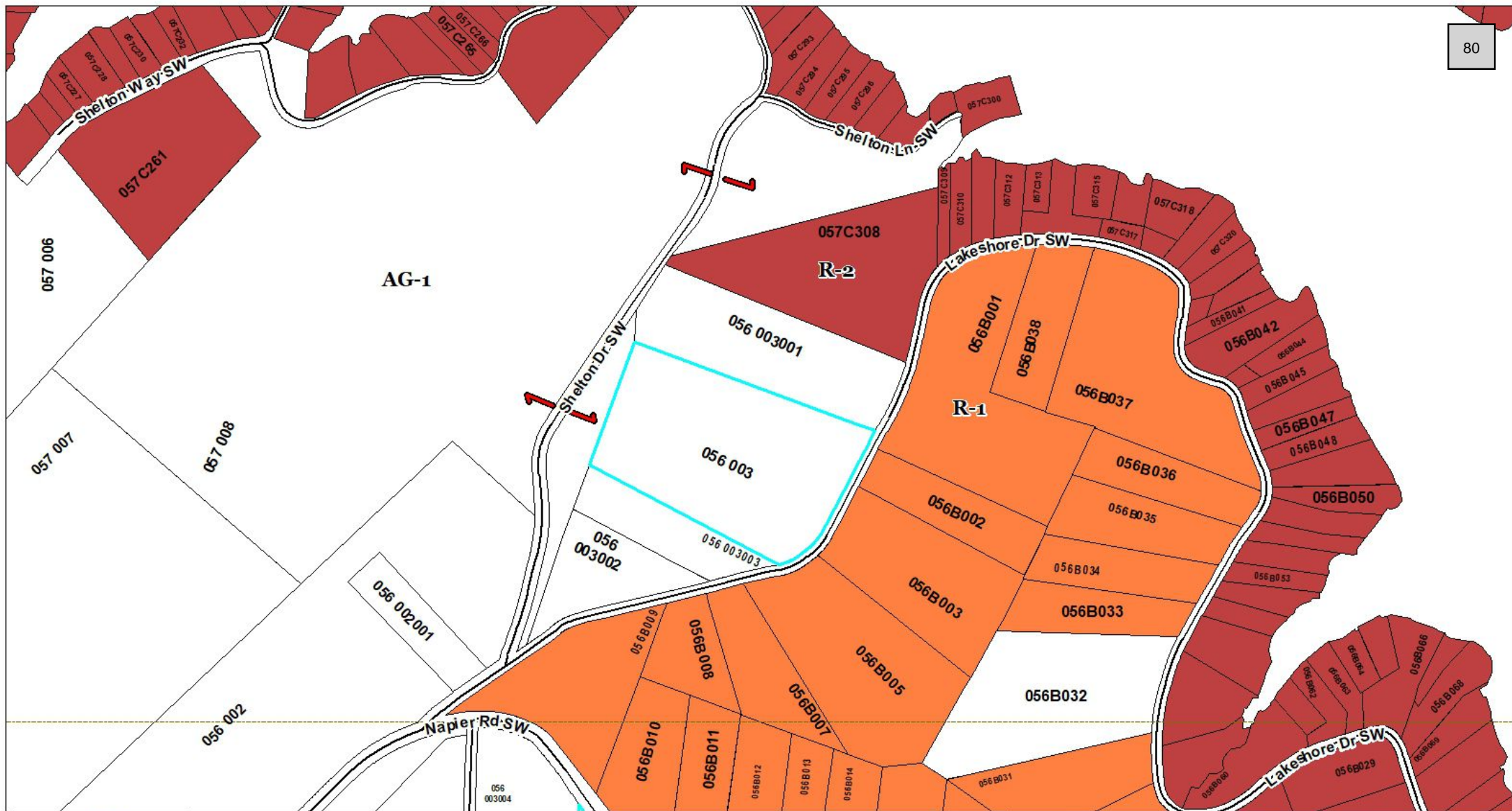
(478) 751-8160
Web:
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS



































MAP 056

MAP SCALE: 1" = 333.33' SCALE RATIO: 1:4,000 DATE: MARCH 2025



GEOGRAPHIC FEATURE LEGEND

Legend

 Eastonton Limits	Zoning	 Overlay District	 A-2 CITY	 C-2 CITY	 I-2 CITY	 R - 1 CITY	 R-1	 RM-3
 County Boundary		 No Code	 C-1	 I-M	 MHP	 R - 2 CITY	 R-1R	 R-PUD
 Roads		 AG	 C-1 CITY	 I-1 CITY	 PUBLIC	 R - 3 CITY	 R-2	 C-PUD
 Parcels		 A-1 CITY	 C-2	 I-M	 PUBLIC CITY	 R - 4 CITY	 RM-1	
 Parcel Hooks								



Middle Georgia Regional Commission
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PUTNAM COUNTY, GEORGIA ZONING MAPS



MAP 056

MAP SCALE: 1" = 333.33' SCALE RATIO: 1:4,000 DATE: MARCH 2025