

# PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

## Agenda

Thursday, March 01, 2018 ♦ 6:30 PM

Putnam County Administration Building – Room 203

### Opening

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

### Minutes

4. Approval of Minutes - January 4, 2018

### Requests

5. Request by **Alan D. Faver** for a side and rear yard setback variance at 112 Lakemont Drive. Presently zoned R-1. [**Map 086B, Parcel 027**].
6. Request by **Clara Stogner** for a rear yard setback variance at 163 Lakeview Drive. Presently zoned R-1. [**Map 102C, Parcel 018**].
7. Request by **Brandy Huskins, agent for Andrew Holder** for a conditional use permit at 206 McMillan Road. Presently zoned AG-1. [**Map 022, Parcel 001002**]. \*
8. Request by **Shelley Moore** to rezone 3,920.40 square feet (.09 acres) at 133 Napier Road from AG-1 to R-1. [**Map 057, part of Parcel 004001**]. \*
9. Request by **Willie David Copelan** to rezone 5 acres) at 612 Sparta Highway from AG-1 to AG-2. [**Map 092, part of Parcel 017001**]. \*
10. Request by **Willie David Copelan & Uyvonna Copelan** to rezone 5 acres at 621 Wards Chapel Road from AG-1 to AG-2. [**Map 104, part of Parcel 024**]. \*

### New Business

### Adjournment

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

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

\*The Putnam County Board of Commissioners will hear these agenda items on March 20, 2018 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

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

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

**Backup material for agenda item:**

4. Approval of Minutes - January 4, 2018

# PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

Thursday, January 4, 2018

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, January 4, 2018 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

**1. Call to Order**

Mr. James Marshall, Jr., Chairman, called the meeting to order.

**2. Attendance**

Mrs. Karen Pennamon called the roll.

**Present:** James Marshall, Jr., Chairman, John Langley, Vice-Chairman, Alan Oberdeck, Frederick Ward

**Absent:** Tommy Brundage

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

**3. Rules of Procedures**

Mr. Jonathan Gladden read the Rules of Procedures.

**4. Approval of Minutes – October 5, 2017**

Motion for approval made by: Alan M. Oberdeck

Seconded by: John Langley

Commissioner	YES	NO	ABSTAIN	RECUSE
James Marshall, Jr.	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			

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

**Mr. Howard McMichael, agent for Aaron Burgess** represented this request. **Mr. McMichael** stated he is requesting a 23-foot setback variance, being 77 feet from the nearest point to the lake to construct a 3,500-square foot house. **Mr. McMichael** stated there is a ravine on the property where Old Spivey Road used to be. He stated this resulted in an odd building site which requires a variance. **Mr. McMichael** stated **Mr. Burgess** owns both lots and wishes to put homes on each. He stated that he thought it would be best to ask for variances on both lots at the same time. **Mr. McMichael** stated debris will float back into the ravine from the lake, and he is tentatively planning on a sea wall to prevent this. **Mr. Oberdeck** stated the ravine is a unique feature of the lot. **Mr. Langley** stated he had visited the property with **Mrs. Pennamon** and **Mr. Ward** and did not have a problem with the request. No one spoke in opposition to the request. Staff recommendation is for approval of a 23-foot setback variance, being 77 feet from the nearest point to the lake. **Mr. Oberdeck** made a motion for approval. **Mr. Langley** seconded. **All approved.**

*Staff recommendation is for approval of a 23-foot setback variance, being 77 feet from the nearest point to the lake.*

Motion for approval made by: Alan Oberdeck  
 Seconded by: John Langley

Commissioner	YES	NO	ABSTAIN	RECUSE
James Marshall, Jr.	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			

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

**Mr. Howard McMichael, agent for Aaron Burgess** represented this request. **Mr. McMichael** stated he is requesting a 23-foot setback variance, being 77 feet from the nearest point to the lake, to construct a 3,500-square foot house. He stated one of the lots has a ditch that is located on the right-hand side of the property. **Mr. McMichael** stated this request is similar to the previous one on the adjacent property that was just spoken on. **Mr. Marshall** stated he assumed **Mr. McMichael's** comments would be the same as that of the previous item. **Mr. McMichael** concurred. No one spoke in opposition to the request. Staff recommendation is for approval of a 23-foot setback variance, being 77 feet from the nearest point to the lake. **Mr. Langley** made a motion for approval of staff recommendation. **Mr. Ward** seconded. **All approved.**

*Staff recommendation is for approval of a 23-foot setback variance, being 77 feet from the nearest point to the lake.*

Motion for approval made by: John Langley  
 Seconded by: Frederick Ward

Commissioner	YES	NO	ABSTAIN	RECUSE
James Marshall, Jr.	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			

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

**Mr. Douglas L. Oakes** represented this request. He stated he is requesting a 4.09-foot setback variance, being 15.10 feet from the right-side property line when facing the lake to construct a 20 x 30 addition and a 6 x 30 porch onto the existing house. **Mr. Oakes** stated he purchased the lot in 1999 as a weekend retreat, and recently had decided to downsize and move to Putnam full time. **Mr. Oakes** stated the cabin currently on the property is only 875 square feet, which is too small for their lifestyle and is why they are requesting to add on an addition. He stated the addition would be 2 stories and 1,200 square feet. **Mr. Oakes** stated in building the addition the north-east corner would be 4.9 feet inside the side setback line, so a variance would be needed. **Mr. Langley** stated he had visited the property with **Mrs. Pennamon & Mr. Ward** and has no problem with the request. No one spoke in opposition to the request. Staff recommendation is for approval of a 4.09-foot setback variance, being 15.10 feet from the right-side property line when facing the lake. **Mr. Langley** made a motion for approval. **Mr. Oberdeck** seconded. **All approved.**

*Staff recommendation is for approval of a 4.09-foot setback variance, being 15.10 feet from the right-side property line when facing the lake.*

Motion for approval made by: John Langley  
 Seconded by: Alan Oberdeck

Commissioner	YES	NO	ABSTAIN	RECUSE
James Marshall, Jr.	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			

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

**Mr. Carl D. Carter** represented this request. **Mr. Carter** stated he is requesting a 2-foot setback variance, being 18 feet from the right-side property line when facing the lake and a 60-foot variance, being 40 feet from the nearest point to the lake to construct additions to both sides of the existing 24 x 36 square foot house and add a 52 x 12 deck in the rear. He stated he had

purchased the property in July of 2012 as a second home, but in the last 6 months has relocated to the property full time. **Mr. Carter** stated the house is an A frame style being 24 x 36 or total of 864 square feet. He stated he is hoping to expand the home to accommodate additional living space. **Mr. Carter** stated the original structure was built in 1978 with the deck being located 49 feet from the face of the lake. He stated the evaluation of the projected addition would require three variances. **Mr. Carter** stated the first variance requested was on the south-west side where he wished to extend the house 16 feet. He stated this first variance would place the addition 18 feet from the property line, hence the 2-foot variance being requested. **Mr. Carter** skipped to his third variance which would meet the 20-foot requirement on the side of the property however, the face of the structure to the lake would be 79 feet hence, the 21-foot variance requested on that side. He stated after visiting with staff that the point discussed was the second variance he is requesting. **Mr. Carter** stated variance number two from the point of the new deck would be approximately 40 feet from the water. He stated he wanted to offer an alternate to variance two. **Mr. Carter** then passed out copies of his proposal to the commission. He stated page two of seven on the handout showed the original as built drawing of the structure that shows the corner of the deck at 49 feet to the closest point to the lake. **Mr. Carter** stated the south side is where the 16 feet would be added. He alternate request can be found on page six of seven. **Mr. Carter** stated he is proposing to construct the deck in a way that the full radius of the deck will be square with the building, this would make the closest point to the lake at 51 feet. This would amend his variance request to a 49-foot variance being 51 feet to the nearest point to the lake, and this would be 9 feet less than originally requested. **Mr. Langley** stated that he had visited the property with **Mr. Ward** and **Mrs. Pennamon** and shared his reservations about the distance of the deck to the lake. **Mr. Langley** then stated he was very pleased with this revised plan and thought it was a better solution to what **Mr. Carter** wanted to do, and was okay with the request. **Mr. Ward** and **Mr. Oberdeck** were also okay with the request. **Mr. Marshall** read the staff recommendation which was for approval of a 2-foot setback variance, being 18 feet from the right-side property line when facing the lake and a 50-foot variance, being 50 feet from the nearest point to the lake on the left side when facing the lake and a 21-foot variance, being 79 feet from the nearest point from the lake on the right side when facing the lake. **Ms. Lisa Jackson** stated she had spoken with **Mr. Carter** today and explained to him that the staff was wanting to keep the proposed addition in line with the existing house which is roughly 39 almost 40 feet from the lake and encouraged **Mr. Carter** to reduce that side so the structure would not be getting any closer to the lake. **Mr. Marshall** recognized **Mrs. Ruby Nixon** who signed in to speak against the request. **Mrs. Nixon** stated that if the request was only for two feet she did not have a problem with the request. **Mr. Langley** made a motion for approval. **Mr. Ward** seconded. **All approved.**

*Staff recommendation is for approval of a 2-foot setback variance, being 18 feet from the right-side property line when facing the lake and a 50-foot variance, being 50 feet from the nearest point to the lake on the left side when facing the lake and a 21-foot variance, being 79 feet from the nearest point from the lake on the right side when facing the lake.*

Motion for approval made by: John Langley  
Seconded by: Alan Oberdeck

Commissioner	YES	NO	ABSTAIN	RECUSE
James Marshall, Jr.	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			

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

**Mr. R. Greg Waddell, agent for Christopher & Karen Baumann** represented this request. **Mr. Waddell** stated the applicants are requesting an 8-foot setback variance, being 12 feet from both side property lines and a 15-foot setback variance, being 85 feet from the nearest point to the lake to construct a 36 x 62 (2,736) square foot house with a 24 x27 (648) square foot attached garage. He stated the applicants are intending to replace the existing manufactured home on the property. **Mr. Waddell** stated it is a pie shaped lot with an existing driveway, wells, and septic lines. **Mr. Langley** stated he had visited the property with **Mr. Ward** and **Mrs. Pennamon**. **Mr. Langley** stated due to the restrictions, especially regarding the wells that he agreed with the request. **Mr. Langley** also asked if the wells were required to be sealed. **Mr. Waddell** stated that one of the wells would be sealed. No one spoke in opposition to the request. Staff recommendation is for approval of an 8-foot setback variance, being 12 feet from the both side property lines and a 15-foot setback variance, being 85 feet from the nearest point to the lake. **Mr. Langley** made a motion for approval. **Mr. Oberdeck** seconded. **All approved.**

*Staff recommendation is for approval of an 8-foot setback variance, being 12 feet from both side property lines and a 15-foot setback variance, being 85 feet from the nearest point to the lake.*

Motion for approval made by: John Langley

Seconded by: Alan Oberdeck

Commissioner	YES	NO	ABSTAIN	RECUSE
James Marshall, Jr.	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			

10. Request by **Clara Stogner** for a side yard setback variance at 163 Lakeview Drive. Presently zoned R-1.[Map 102C, Parcel 018].



**Request to withdraw without prejudice**

*Staff recommendation is for approval to withdraw without prejudice.*

Motion for approval of the request to withdraw without prejudice made by: Alan Oberdeck  
 Seconded by: John Langley

Commissioner	YES	NO	ABSTAIN	RECUSE
James Marshall, Jr.	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			

11. *Request by Rick McAllister, agent for Patricia A. Wilson & M. John Wilson & ET AL at Tract A, 151 Collis Marina Road to rezone 25,264.80 square feet (.58 acres) from R-1 to RM-2[Map 104B, Parcel 014]. \**
12. *Request by Rick McAllister, agent for Mary Ellen Peebles Revocable Living Trust at Tract B, 149 Collis Marina Road to rezone 26,571.60 square feet (.61 acres) from R-1 to RM-2[Map 104B, Parcel 013]. \**
13. *Request by Rick McAllister, agent for Estate of Claude P. Duncan at Tract C, 147 Collis Marina Road to rezone 20,037.60 square feet (.46 acres) from R-1 to RM-2[Map 104B, Parcel 012]. \**

Items 11, 12, & 13 were discussed together. **Mr. Rick McAllister, agent for Patricia A. Wilson & M. John Wilson & ET AL; agent for Mary Ellen Peebles Revocable Living Trust; agent for Estate of Claude P. Duncan** represented this request. **Mr. McAllister** stated that the applicants are requesting to rezone the three parcels from R-1 to RM-2 to combine with the adjacent 1.43-acre parcel which is zoned RM-2 (Map 104B, Parcel 011) for a total 3.08 acres. He further added that the developers are proposing to construct 18 townhouses and a 2,500-square foot amenity building within this development. **Mr. McAllister** stated the three parcels are located between a currently owned RM-3 town home development and an undeveloped RM-2 zoned property. **Mr. McAllister** stated that the concept plan included in the packet illustrates what the applicants will accomplish with the rezoning request. He stated under the proposed RM-2 zoning the Putnam County standards require a front setback of 30 feet, a side setback of 20 feet, and a rear setback of 20 feet except for Lake Oconee where the setback is 100 feet. **Mr. McAllister** stated the setbacks for the future development have been illustrated in the concept plan which is included in the application packet. He stated the applicants would not be asking for any type of variance with this project, and all the proposed units would meet the setback requirements for the district. He stated the total combined area for the proposed rezoning would encompass 3.08 acres and the density for RM-2 zoning is 6 units per acre. Therefore, the 3.08 acres would allow for a total of 18 units. **Mr. McAllister** further explained the proposed parking and ingress/egress displayed in the concept plan are all in line with Putnam County design standards. He stated the type of development being proposed allows for

condensing of building area which has the benefit of having remaining land use serve as common open space. Moreover, the proposed concept plan allows for approximately 50 percent of the site being available for landscape areas, wooded areas, and open space. **Mr. McAllister** also referenced the Putnam County/City of Eatonton 2007-2030 Comprehensive Plan which indicates the proposed area as mixed residential use and the proposed land use by the applicants fits into this category of mixed residential. The existing sewer and water infrastructure in this area is served by Piedmont Water, and the packet includes a letter by Piedmont Water allowing for service in the proposed project. Furthermore, **Mr. McAllister** stated he contacted the original designer of the pump station that serves the area and he initiated a separate study that confirms the pump station has capacity for this proposed development. In addition, all the required onsite construction of sewage, water, and roads will be provided by the developer at no cost to the county. **Mr. McAllister** stated there was further detailed information with potential traffic impact located within the agenda package and he would welcome any specific questions that the Commission might have. At the request of **Ms. Lisa Jackson**, he met with **Fire Chief Hill** to develop a site plan that adhered to the specific criteria for emergency vehicles and response; once the two developments are connected there will be even better access for emergency vehicles and turn around radius for those vehicles. **Mr. McAllister** closed with his appreciation for the consideration of promoting quality development within Putnam County. **Mr. Carl Anderson** spoke in opposition to the request. **Mr. Anderson** stated the last time the property was developed he accepted everything that was being proposed and he lost fifty feet of his land, five trees, and water runoff adversely effected his property (Map 104B, Parcel 010). **Mr. Anderson** stated he wanted to make sure a buffer was included in the development plan for this request to prevent him from losing anymore of his property or trees. **Mr. Marshall** asked for clarification on where his property was located. **Mr. Anderson** stated his property abuts (Map 104B, Parcel 011). **Mr. Marshall** stated he appreciated **Mr. Anderson's** input and the Commission would try to be sensitive to his concerns with the recommendation. **Mr. Marshall** asked if the recommendation would need to be revised to include a buffer and abatement for runoff. **Ms. Jackson** replied that this inclusion would come in the preliminary review however, the buffer requirement was already included in the staff recommendation. **Mr. Marshall** asked **Mr. McAllister** if the packet included an elevation of the properties. **Mr. McAllister** stated no but the developers are considering continuing the area that is seen on the other side of the lot; however, issues with topography could prevent the continuation and make for a lower level of elevation. He stated the current site plan created uses a 24x72 footprint, and since this would be a townhome community it would not be flat like the Waterfront Development which is adjacent. **Mr. Oberdeck** stated he had visited the property and observed the layout of: (Map 104B, Parcel 014), (Map 104B, Parcel 013), (Map 104B, Parcel 012) however, he had not observed the property at (Map 104B, Parcel 011). **Mr. McAllister** stated on (Map 104B, Parcel 011) it did look as if some type of excavation had occurred at some point in the past by the previous owners. **Mr. Oberdeck** stated he thought the proposed development would be a good addition to the area. **Mr. Langley** asked **Mr. McAllister** if the property had been accurately surveyed. **Mr. McAllister** responded yes, that the survey provided had been done by a licensed surveyor; **Mr. Langley** also asked if **Mr. Anderson** would be able to see where the survey lines are. **Mr. McAllister** responded he would as they were staked off. **Mr. Marshall** stated the project was well thought out and the presentation excellent. **Mr. Marshall** further stated he was going to combine the three requests discussed into one vote. **11)** Staff recommendation is for approval to rezone 25,264.80 square feet (.58 acres) from R-1 to RM-2 with the following conditions: (1) the .58 acres must be combined with the adjacent parcels: Map 104B, Parcel 013; Map 104B, Parcel 012; and Map 104B, Parcel 011, and the .58 acres cannot be used or sold as a standalone

parcel, (2) a 15-foot wide landscape buffer, shall be established adjacent to all single-family residential zoned property, (3) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances. **12)** Staff recommendation is for approval to rezone 26,571.16 square feet (.61 acres) from R-1 to RM-2 with the following conditions: (1) the .61 acres must be combined with the adjacent parcels: Map 104B, Parcel 014; Map 104B, Parcel 012; and Map 104B, Parcel 011, and the .61 acres cannot be used or sold as a standalone parcel, (2) a 15-foot wide landscape buffer, shall be established adjacent to all single-family residential zoned property, (3) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances. **13)** Staff recommendation is for approval to rezone 20,037.60 square feet (.46 acres) from R-1 to RM-2 with the following conditions: (1) the .46 acres must be combined with the adjacent parcels: Map 104B, Parcel 013; Map 104B, Parcel 014; and Map 104B, Parcel 011, and the .46 acres cannot be used or sold as a standalone parcel, (2) a 15-foot wide landscape buffer shall be established adjacent to all single-family residential zoned property, (3) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

**Mr. Oberdeck** made a motion for approval. **Mr. Langley** seconded. **All approved.**

*11) Staff recommendation is for approval to rezone 25,264.80 square feet (.58 acres) from R-1 to RM-2 with the following conditions: (1) the .58 acres must be combined with the adjacent parcels: Map 104B, Parcel 013; Map 104B, Parcel 012; and Map 104B, Parcel 011, and the .58 acres cannot be used or sold as a standalone parcel, (2) a 15-foot wide landscape buffer, shall be established adjacent to all single-family residential zoned property, (3) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.*

*12) Staff recommendation is for approval to rezone 26,571.16 square feet (.61 acres) from R-1 to RM-2 with the following conditions: (1) the .61 acres must be combined with the adjacent parcels: Map 104B, Parcel 014; Map 104B, Parcel 012; and Map 104B, Parcel 011, and the .61 acres cannot be used or sold as a standalone parcel, (2) a 15-foot wide landscape buffer, shall be established adjacent to all single-family residential zoned property, (3) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.*

*13) Staff recommendation is for approval to rezone 20,037.60 square feet (.46 acres) from R-1 to Rm-2 with the following conditions: (1) the .46 acres must be combined with the adjacent parcels: Map 104B, Parcel 013; Map 104B, Parcel 014; and Map 104B, Parcel 011, and the .46 acres cannot be used or sold as a standalone parcel, (2) a 15-foot wide landscape buffer shall be established adjacent to all single-family residential zoned property, (3) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.*

Motion for approval made by: Alan Oberdeck  
Seconded by: John Langley

Commissioner	YES	NO	ABSTAIN	RECUSE
James Marshall, Jr.	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			

ATTEST:

\_\_\_\_\_  
 Lisa Jackson  
 Director

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

**Backup material for agenda item:**

5. Request by **Alan D. Faver** for a side and rear yard setback variance at 112 Lakemont Drive. Presently zoned R-1. [**Map 086B, Parcel 027**].

# PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

March 16, 2018

TO: Planning & Zoning Commission

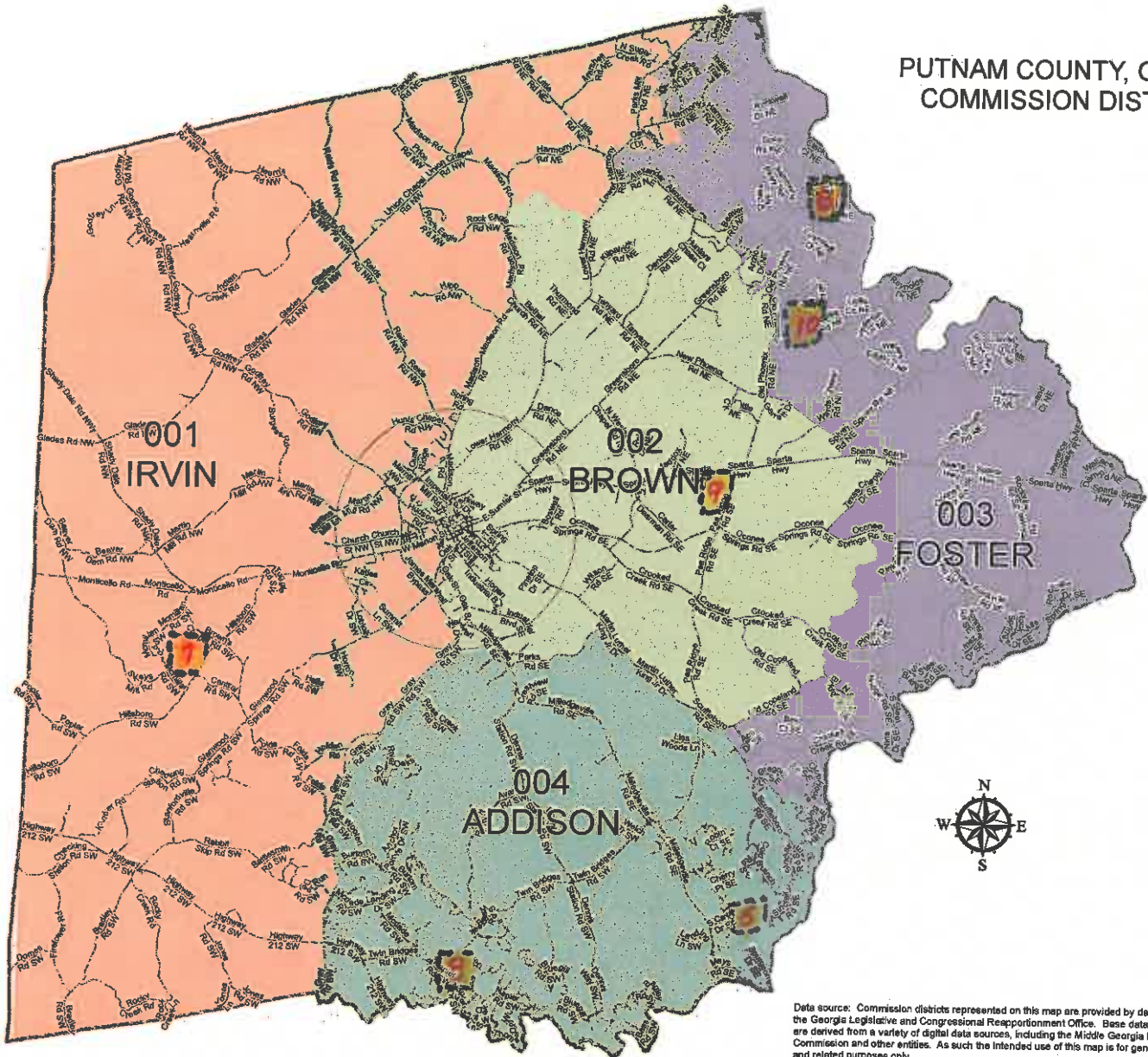
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 3/1/2018

5. Request by **Alan D. Faver** for a side and rear yard setback variance at 112 Lakemont Drive. Presently zoned R-1. [**Map 086B, Parcel 027**]. The applicant is requesting a 10-foot side yard setback variance, being 10 feet from the right-side property line when facing the house. The applicant is also requesting a 15-foot rear yard setback variance, being 85 feet from the nearest point to the lake. The applicant is requesting the variance to construct a 22 x 25 square foot two-car garage. This is a long and narrow lot which widens toward the lake and the lot width at building setback is 60 feet. The existing 2,000 square foot house is less than 100 feet from the lake, being approximately 40 feet from the nearest point to the lake. In addition, the septic drain lines extend across the front side of the property creating limited buildable area on the front of the property. In order to build any structures on this property a variance will be required. Due to the location of the existing non-conforming structure and septic system, the proposed location is the only suitable option for the garage. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).

*Staff recommendation is for approval of a 10-foot side yard setback variance, being 10 feet from the right-side property line when facing the house and a 15-foot rear yard setback variance, being 85 feet from the nearest point to the lake.*

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



5. Request by Alan D. Faver for a side and rear yard setback variance at 112 Lakemont Drive. Presently zoned R-1. [Map 086B, Parcel 027].
6. Request by Clara Stogner for a rear yard setback variance at 163 Lakeview Drive. Presently zoned R-1. [Map 102C, Parcel 018].
7. Request by Andrew Holder for a conditional use permit at 206 McMillan Road. Presently zoned AG-1. [Map 022, Parcel 001002]. \*
8. Request by Shelley Moore to rezone 3,920.40 square feet (.09 acres) at 133 Napier Road from AG-1 to R-1. [Map 057, part of Parcel 004001]. \*
9. Request by Willie David Copelan to rezone 5 acres) at 612 Sparta Highway from AG-1 to AG-2. [Map 092, part of Parcel 017001]. \*
10. Request by Willie David Copelan & Uyvonna Copelan to rezone 5 acres at 621 Wards Chapel Road from AG-1 to AG-2. [Map 104, part of Parcel 024]. \*

- Putnam County
- City of Eatonton

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

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

APPLICATION FOR:  VARIANCE     CONDITIONAL USE

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

APPLICANT: Alan D. Faver

MAILING ADDRESS: 3613 Robinson Walk Dr  
Manetta, GA 30068

PHONE: 404-502-9471

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

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

**PROPERTY:**

LOCATION: 112 Lakenicht Dr, Milledgeville, GA  
MAP 08613 PARCEL 027 PRESENTLY ZONED R<sup>21</sup> K

REASON FOR REQUEST: To Change side setback from 20 feet to 10 feet.

**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: Alan Faver DATE: 1/5/18

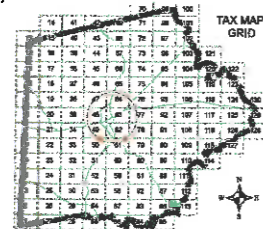
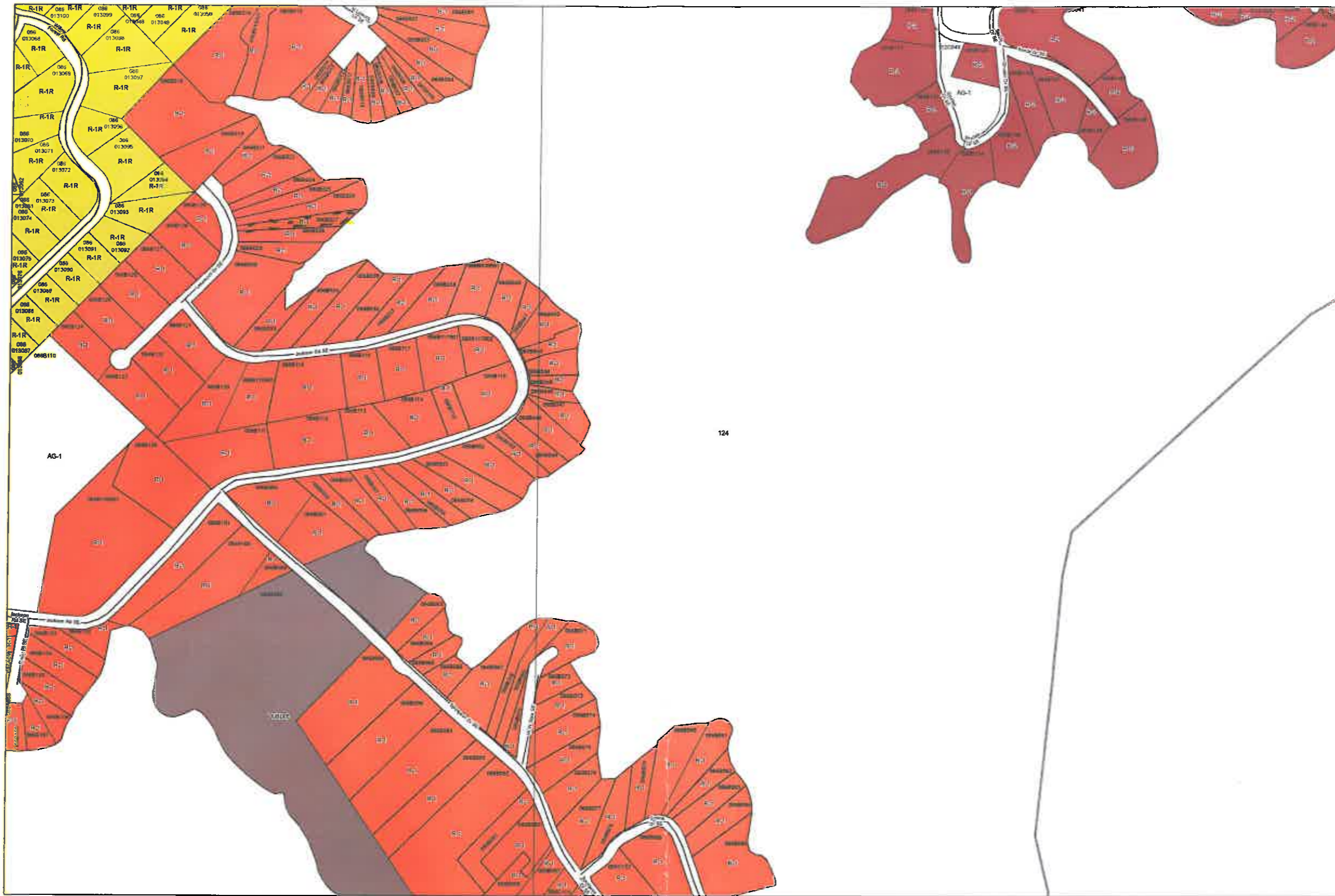
\*APPLICANT HEREBY AFFIRMS THAT APPLICANT IS THE PROPERTY OWNER OR HAS THE LEGAL AUTHORITY TO SIGN THIS FORM ON OWNER'S BEHALF, AND APPLICANT AGREES TO INDEMNIFY AND HOLD PUTNAM COUNTY/CITY OF EATONTON HARMLESS IN THE EVENT IT IS DETERMINED APPLICANT DOES NOT HAVE SUCH LEGAL AUTHORITY.

DATE FILED: <u>1/5/18</u>	FEE: \$ <u>50.00</u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>DF</u>
DATE OF NEWSPAPER AD: _____		DATE SIGN POSTED: _____			
PLANNING & ZONING HEARING: _____		RESULT: _____			
COMMISSIONERS/CITY COUNCIL HEARING: _____		RESULT: _____			

RECEIVED

JAN 05 2018





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

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

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Ethelby Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6190  
(478) 751-6517  
Web: www.middlegeorgia.org  
Email: mgrc@mgrc.org

**PUTNAM COUNTY, GEORGIA ZONING MAPS**

**MAP 086B**

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



Lakemont Dr SE

Letter of Intent:

I would like to file for a variance at 112 Lakemont Drive. My intent is to build a two car garage on my property and unfortunately the septic drain field extends across the property in such a way that the garage will need to be constructed closer to my house and toward the right property line. Please see the attached plat for the location.

I have spoken with my adjacent neighbor, Jimmy Harrell, and he is in agreement with a 10ft setback on his side. Accordingly, the attached plat reflects the garage with 10ft offset from the property line.

While the house is situated between the proposed garage and the lake, the proposed garage will also require a variance for its distance to the lake given that it will be inside the 100ft line. Accordingly, the proposed garage is to be constructed 85ft from the shortest distance to the lake and thus will require a 15ft variance. Please see the drawing where I have indicated the lake offset.

Please give me a call with any questions.



Alan Faver  
404 502 9471

5 FEB 2018 PM 3:49

ko

## Karen Pennamon

---

**From:** Faver, Alan (US - Atlanta) <afaver@deloitte.com>  
**Sent:** Friday, January 19, 2018 4:22 PM  
**To:** Karen Pennamon  
**Subject:** RE: 112 Lakemont Drive variance - Alan Faver

Karen,

The total property width where the garage will be is 60 ft.

Thank you, Alan

---

**From:** Karen Pennamon [mailto:kpennamon@putnamcountyga.us]  
**Sent:** Friday, January 19, 2018 4:18 PM  
**To:** Faver, Alan (US - Atlanta) <afaver@deloitte.com>  
**Subject:** RE: 112 Lakemont Drive variance - Alan Faver

Mr. Faver,

I need to know what the lot width at building setback where you intend to place the garage. This is the measurement from property line to property line.

Thank you!

---

**From:** Faver, Alan (US - Atlanta) [mailto:afaver@deloitte.com]  
**Sent:** Friday, January 19, 2018 11:35 AM  
**To:** Karen Pennamon <kpennamon@putnamcountyga.us>  
**Subject:** 112 Lakemont Drive variance - Alan Faver

Karen,

Thank you for the call. The information we discussed is attached. Please call with any questions 404 502 9471.  
Thank you for help. Alan

---

**From:** Karen Pennamon [mailto:kpennamon@putnamcountyga.us]  
**Sent:** Friday, January 19, 2018 11:04 AM  
**To:** Faver, Alan (US - Atlanta) <afaver@deloitte.com>  
**Subject:** Test Email

*Karen Pennamon*

Admin. Asst.  
Putnam County Planning & Development  
(706) 485-2776

-I am requesting a 10 foot variance being 10 feet off the (right or left side choose which applies) property line

The lot width at building setback is ~~50ft~~ ~~55ft~~ 60'

The lot length at building setback is 120ft to lake, 330ft to road

The square footage of the existing structure is 2,000sqft

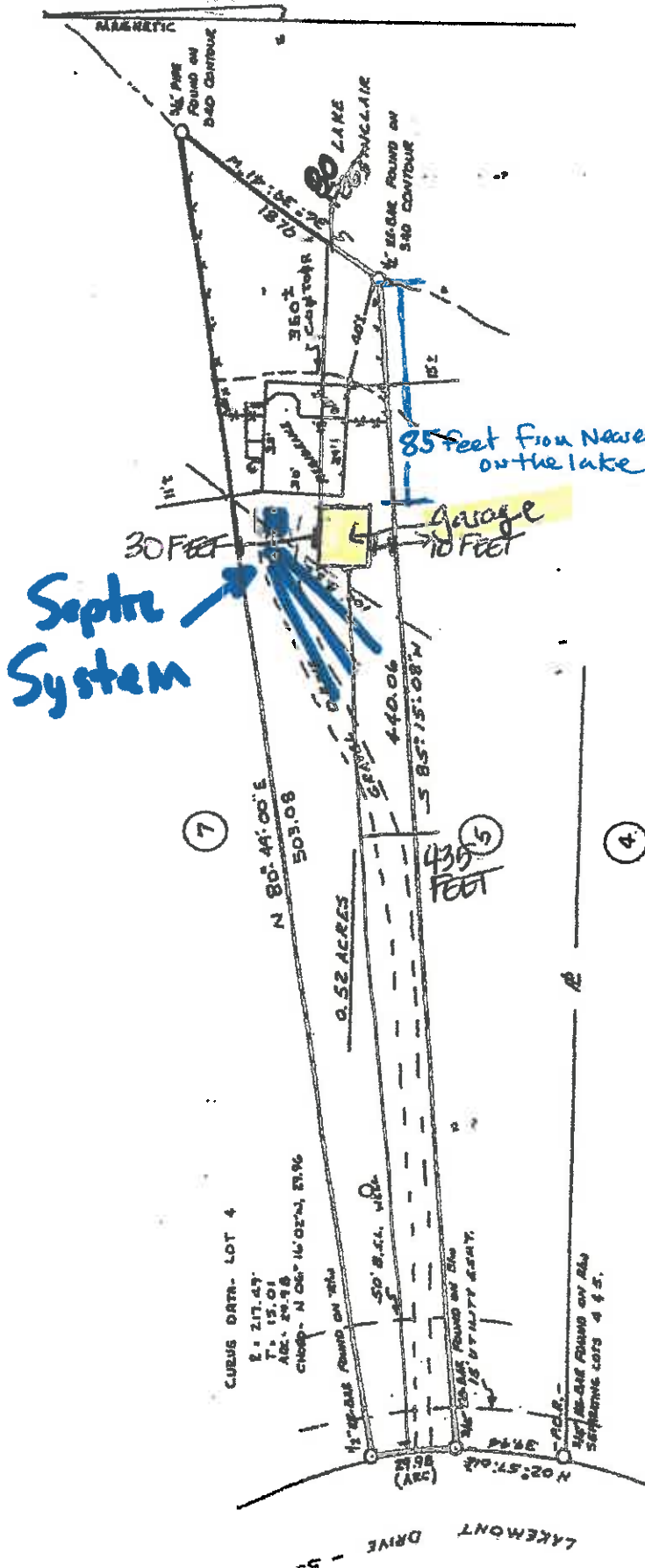
The square footage of the proposed structure is 440sqft.

Alan D Faver 1/5/18

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JAN 11 5 2018





Septic System

85 feet from nearest point on the lake

SURVEY OF PROPERTY FOR

JOSEFINA M. DENTON

LOT NO. 6  
 LAKEMONT SUBDIVISION  
 LAND LOT 231, 2<sup>ND</sup> LAND DISTRICT  
 313 S.M.D.  
 PUTNAM COUNTY, GEORGIA

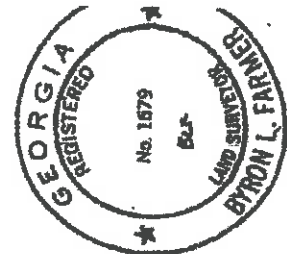
MY OPINION THIS LOT DOES NOT WITHIN A FEDERALLY DESIGNATED WOOD PLAIN.

V.C.S.: D.B. T-Z, PAGE 460  
 D.B. S.M. " 433  
 P.B. 10. " 141

USED: TOPCON GTS-3D  
 /ED: 11-27-92

IT IS MY OPINION THAT THIS IS A CORRECT REPRESENTATION OF THE LAND PARTIES AND WAS BEEN PREPARED IN CONFORMITY WITH THE MEASUREMENTS AND REQUIREMENTS BY LAW. ALL MEASUREMENTS SHOWN ARE CALCULATED FROM ANGLES TURNED.

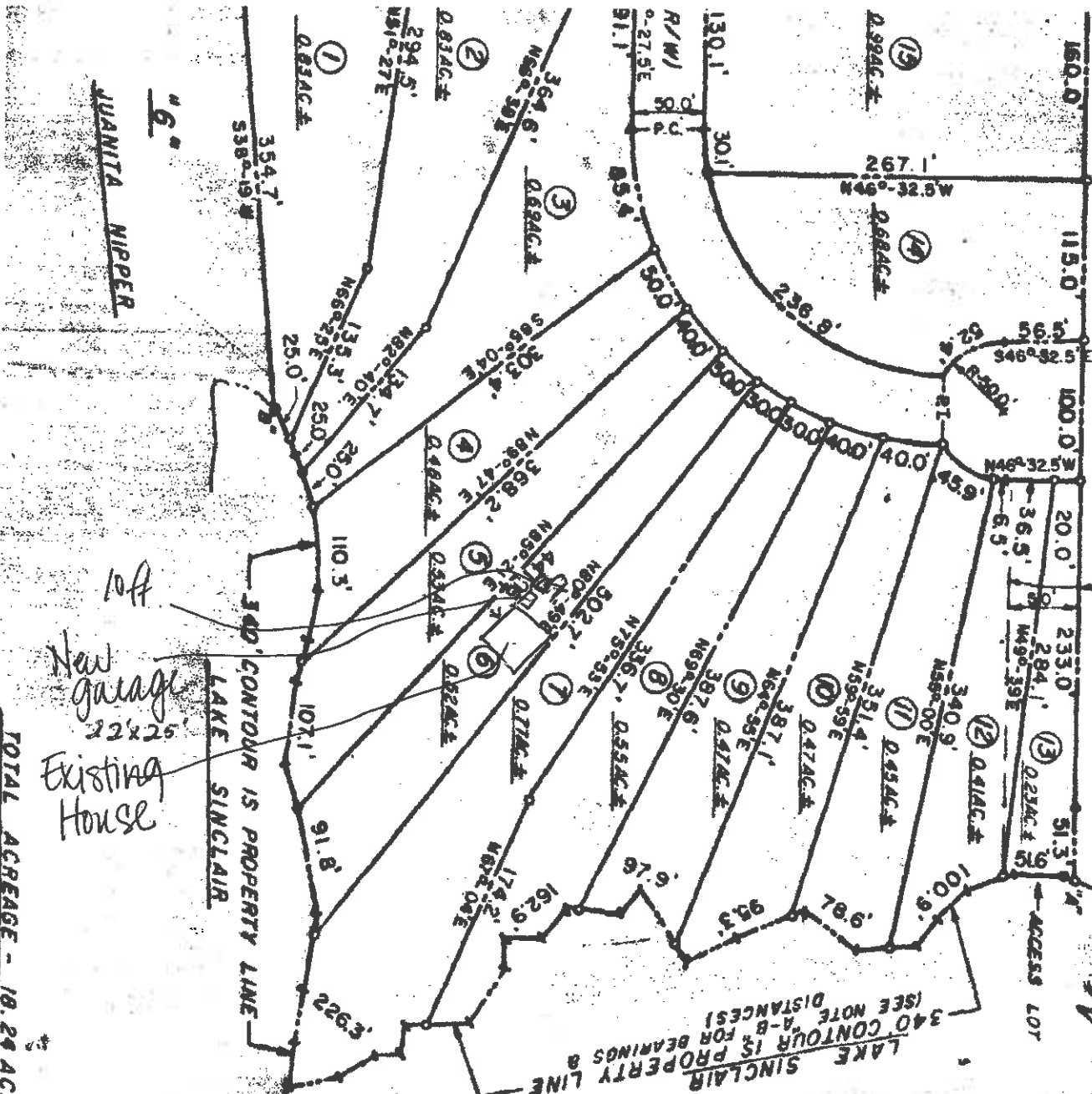
THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED WAS OBTAINED FROM A CLOSELY MONITORED POINT IN 1985. THE FIELD DATA WAS ADJUSTED USING LEAST SQUARES. THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.



SCALE: 1" = 5'

5 FEB 2018 PM 3:49

43°-27.5'E  
T = 1299.3'



JUANITA NIPPER  
6"

10 ft  
New garage  
22x26'  
Existing House

TOTAL ACREAGE - 10.29 AC ±

LAKE SINCLAIR  
340' CONTOUR IS PROPERTY LINE  
(SEE NOTE "A-B" FOR BEARINGS &  
DISTANCES)

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JAN 05 2018

*[Handwritten signature]*

**Backup material for agenda item:**

6. Request by **Clara Stogner** for a rear yard setback variance at 163 Lakeview Drive. Presently zoned R-1. [**Map 102C, Parcel 018**].



# PUTNAM COUNTY PLANNING AND ZONING COMMISSION



---

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

March 16, 2018

TO: Planning & Zoning Commission

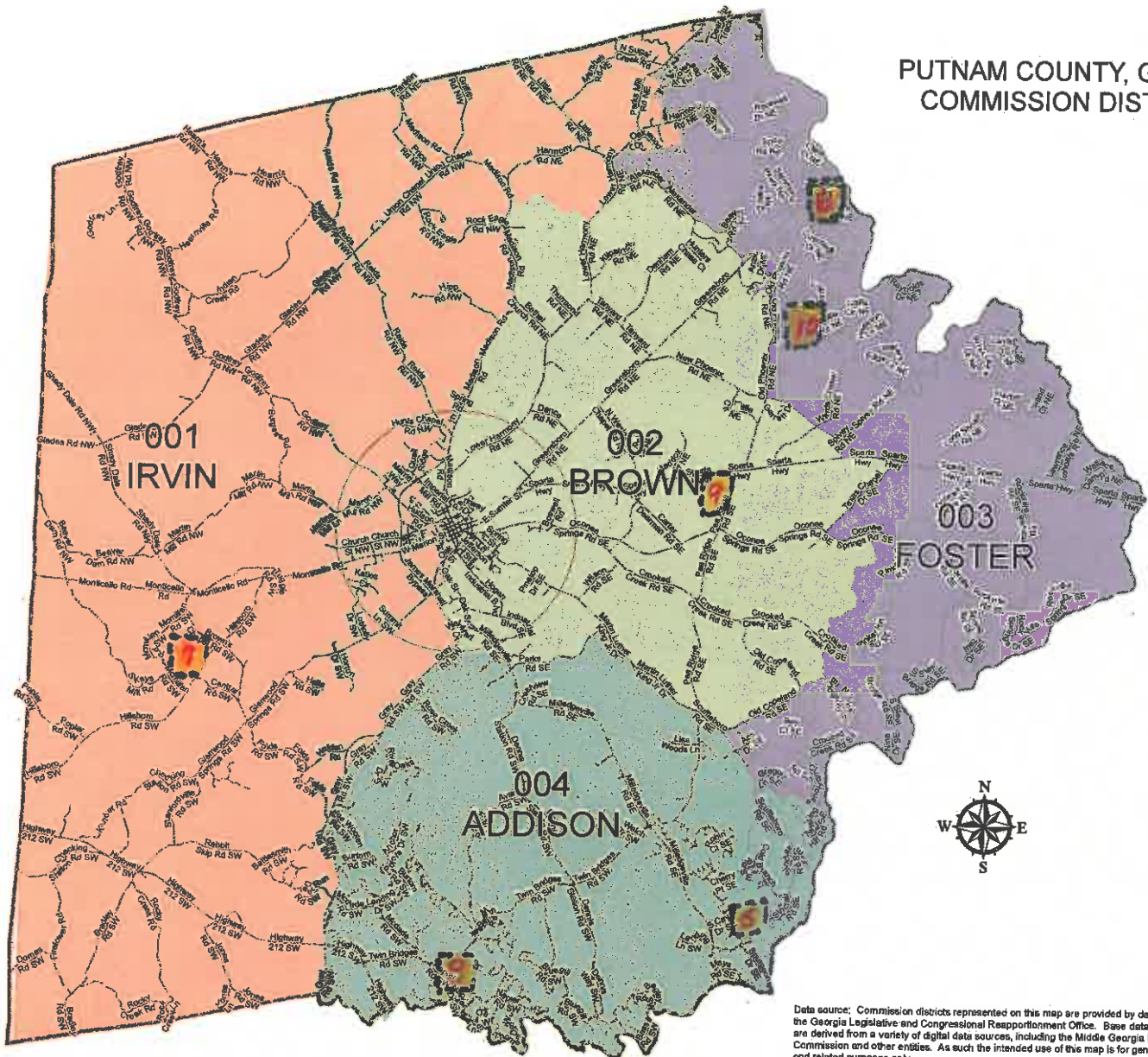
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 3/1/2018

6. Request by **Clara Stogner** for a rear yard setback variance at 163 Lakeview Drive. Presently zoned R-1. [**Map 102C, Parcel 018**]. The applicant is requesting a 52.4-foot rear yard setback variance, being 47.6 feet from the nearest point to the lake on the rear left side of the house when facing the lake. The applicant is also requesting a 22-foot rear yard setback variance, being 78 feet from the nearest point to the lake on the rear right side of the house when facing the lake. The applicant is requesting to construct a 5,332-square foot addition to the existing 2,580 square foot house. The addition will consist of the main house, an in-law suite and garages. This is a long narrow lot and the lot width at building setback is 94.9 feet. The existing house is less than 100 feet from the nearest point to the lake, being 48.11 feet from the rear left side of the house when facing the lake; and 75 feet from the rear right side of the house when facing the lake. The applicant is requesting to extend the existing nonconforming rear deck two feet closer to the lake. However, to prevent further encroachment to the lake, staff recommendation is for denial of a 52.4-foot rear yard setback variance, being 47.6 feet from the nearest point to the lake on the rear left side of the house when facing the lake and approval of a 22-foot rear yard setback variance, being 78 feet from the nearest point to the lake on the rear right side of the house when facing the lake. Upon applicants request at the meeting, the staff recommendation was amended for approval of the three-foot extension of the left side of the rear deck keeping in line with the existing deck; and approval of the right side rear deck extension keeping in line with the existing deck and right corner of the existing house. The existing structure is 48.11 feet from the rear left side of the house when facing the lake; and 75 feet from the rear right side of the house when facing the lake. Therefore, the extension of the deck in line with the existing structure will not be a further encroachment to the lake nor will the impact be greater than the current existing structure.

*Amended staff recommendation is for approval of a 46.5-foot rear yard setback variance, being 53.50 feet from the rear left side of the house when facing the lake and approval of a 22-foot rear yard setback variance, being 78 feet from rear right side of the house when facing the lake.*

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



MAP SCALE: 1" = 5,697.26' SCALE RATIO: 1:68,967.34 DATE: DECEMBER 2016

5. Request by Alan D. Faver for a side and rear yard setback variance at 112 Lakemont Drive. Presently zoned R-1. [Map 086B, Parcel 027].
6. Request by Clara Stogner for a rear yard setback variance at 163 Lakeview Drive. Presently zoned R-1. [Map 102C, Parcel 018].
7. Request by Andrew Holder for a conditional use permit at 206 McMillan Road. Presently zoned AG-1. [Map 022, Parcel 001002]. \*
8. Request by Shelley Moore to rezone 3,920.40 square feet (.09 acres) at 133 Napier Road from AG-1 to R-1. [Map 057, part of Parcel 004001]. \*
9. Request by Willie David Copelan to rezone 5 acres) at 612 Sparta Highway from AG-1 to AG-2. [Map 092, part of Parcel 017001]. \*
10. Request by Willie David Copelan & Uyvonna Copelan to rezone 5 acres at 621 Wards Chapel Road from AG-1 to AG-2. [Map 104, part of Parcel 024]. \*

- Putnam County
- City of Eatonton

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

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

APPLICATION FOR:  VARIANCE     CONDITIONAL USE

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

APPLICANT: Clara Stogner

MAILING ADDRESS: 262 Claridge Curve  
Peachtree City, GA 30269

PHONE: 404-668-2601

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

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

**PROPERTY:**

LOCATION: 163 Lakeview Drive  
MAP ~~102~~ PARCEL 102C018 PRESENTLY ZONED R-1

REASON FOR REQUEST: Exceptional narrowness of the site and pre-existing location of non-compliant structure. Proposing a 47'-6" setback from the edge of the lake. Please see the Letter of Intent for more information.

**SUPPORTING INFORMATION ATTACHED TO APPLICATION:**

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

**PROPOSED LOCATION MUST BE STAKED OFF.**

\*SIGNATURE OF APPLICANT: Clara Stogner DATE: January 25, 2018

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

DATE FILED: <u>1-25-18</u>	FEE: \$ <u>50.00</u>	CK. NO. _____	CASH _____	C. CARD _____	INITIALS <u>ks</u>
DATE OF NEWSPAPER AD: _____		DATE SIGN POSTED: _____			
PLANNING & ZONING HEARING: _____		RESULT: _____			
COMMISSIONERS'/CITY COUNCIL HEARING: _____		RESULT: _____			

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JAN 25 2018  
kb

Letter of Intent

January 24, 2018

Eric & Clara Stogner

163 Lakeview Drive, Eatonton, Georgia 31024

It is the intent of the owners, Eric and Clara Stogner, to renovate the existing residence of 163 Lakeview Drive, Eatonton, Georgia 31024. The existing 2,580 square foot structure, built in 1980, is to be fully-renovated and added on to, toward the street. The proposed structure will 7,912 square feet, under roof. The lot width at the building setback is 94'-9". The lot length is 586.04' and the proposed structure sits back 369'-6" from the street. The existing structure is non-compliant on the west (left) side of the property, as it sits 5'-0" from the property line. The existing structure on the east (right) side of the property is also non-compliant, as it is 9'-10" from the property line. We are proposing to remove the existing, non-compliant, metal car shelter that is 6'-9" away from the west (left) side property line and to construct an addition along the 20'-0" left-side setback . We are requesting a 47'-6" setback from the lake, being 47'-6" from the proposed rear deck to the lake. The existing lake setback is 100'-0". The existing, non-compliant, structure is 48'-11" from the lake. The proposed structure, to sit 47'-6", is a single story deck.

Thank you.

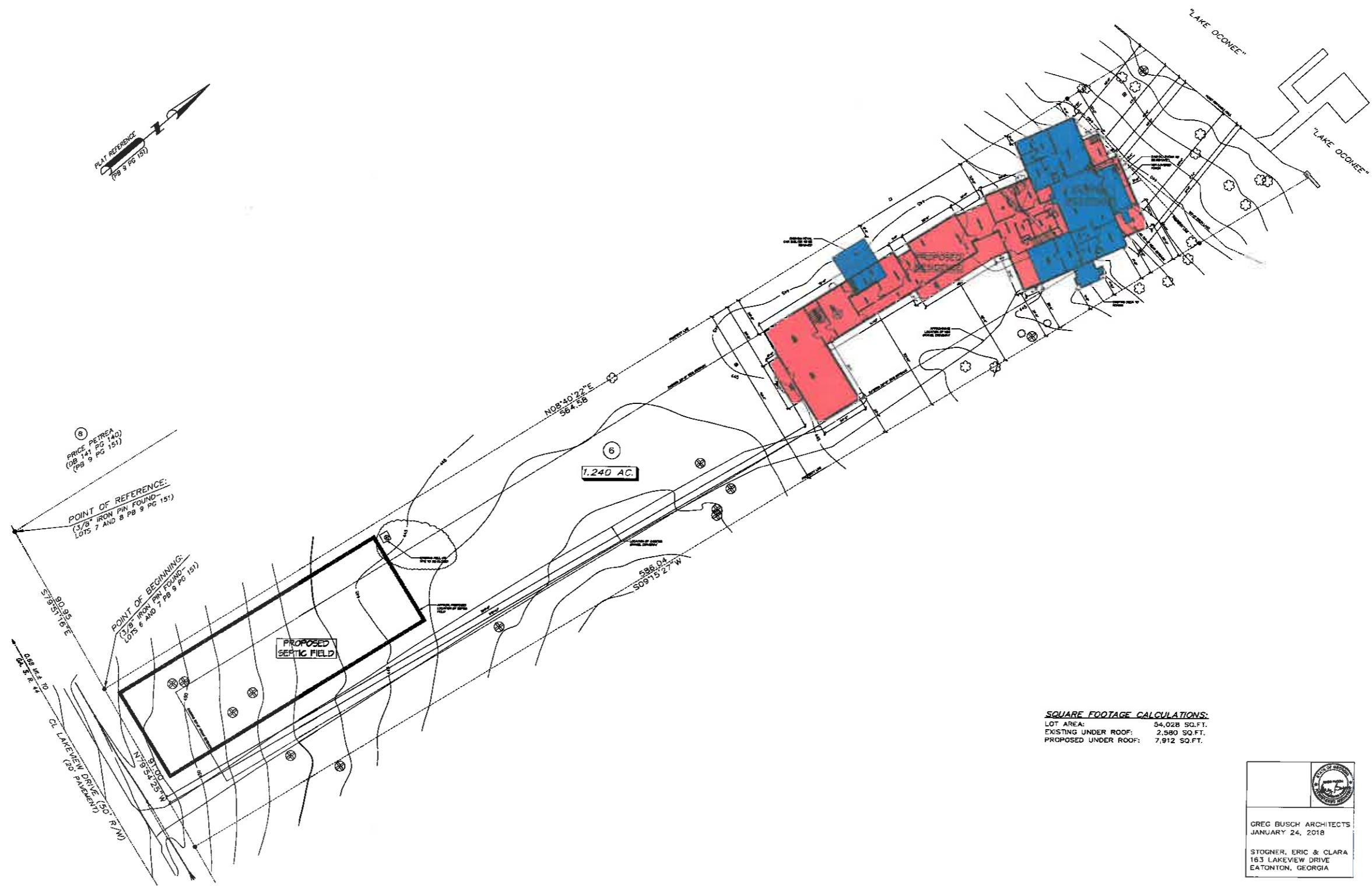
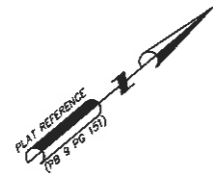


RCUD 2018 JAN 25

KP



RCUB 2018 JAN 24  
 KP




PRICE PETREA  
(PB 141 PG 140)  
(PB 9 PG 151)

POINT OF REFERENCE:  
(3/8" IRON PIN FOUND  
LOTS 7 AND 8 PB 9 PG 151)

POINT OF BEGINNING:  
(3/8" IRON PIN FOUND  
LOTS 6 AND 7 PB 9 PG 151)

1.240 AC.

**SQUARE FOOTAGE CALCULATIONS:**  
 LOT AREA: 54,028 SQ.FT.  
 EXISTING UNDER ROOF: 2,580 SQ.FT.  
 PROPOSED UNDER ROOF: 7,912 SQ.FT.

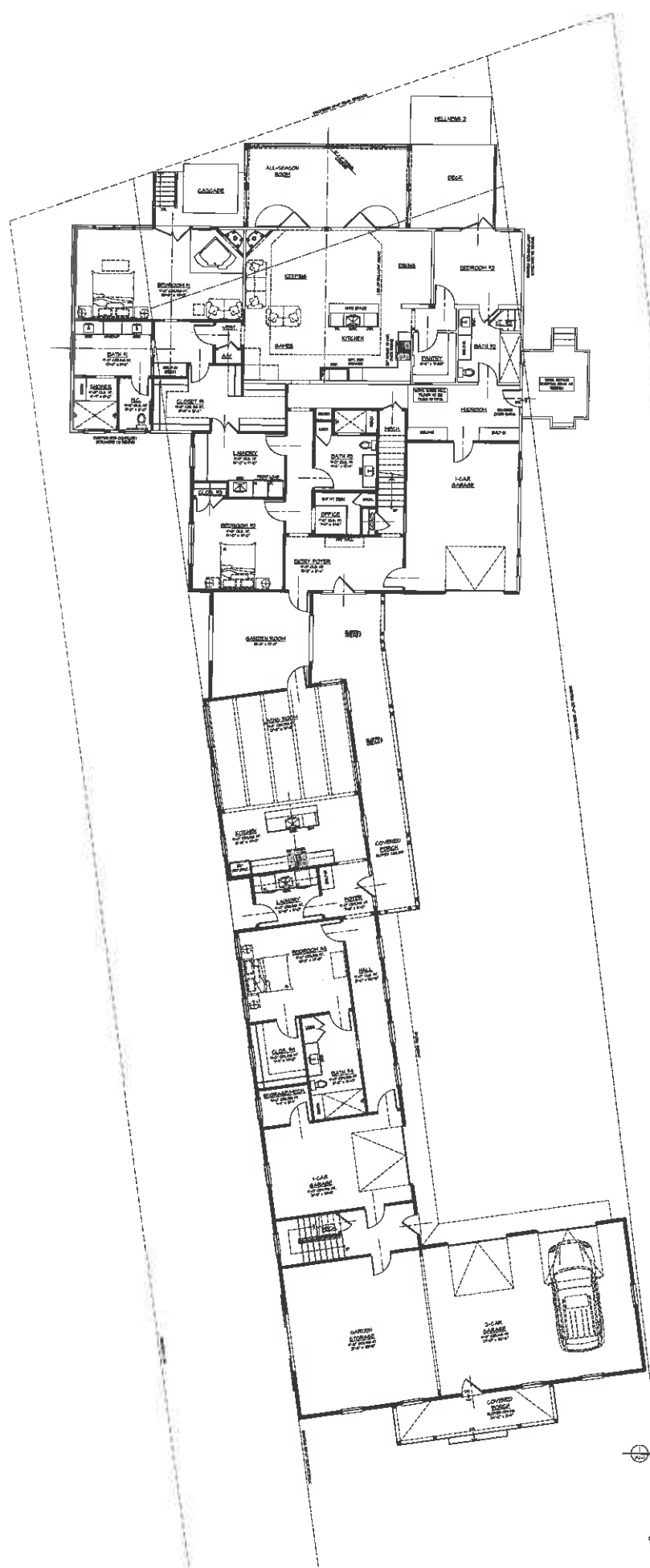
  
 GREG BUSCH ARCHITECTS  
 JANUARY 24, 2018  
 STOGNER, ERIC & CLARA  
 163 LAKEVIEW DRIVE  
 EATONTON, GEORGIA

RCUD 2018 JAN 24

KP

REVISED JAN 24

KP

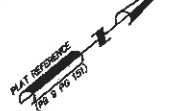


FIRST FLOOR PLAN - PROPOSED  
SCALE: 1/4" = 1'-0"

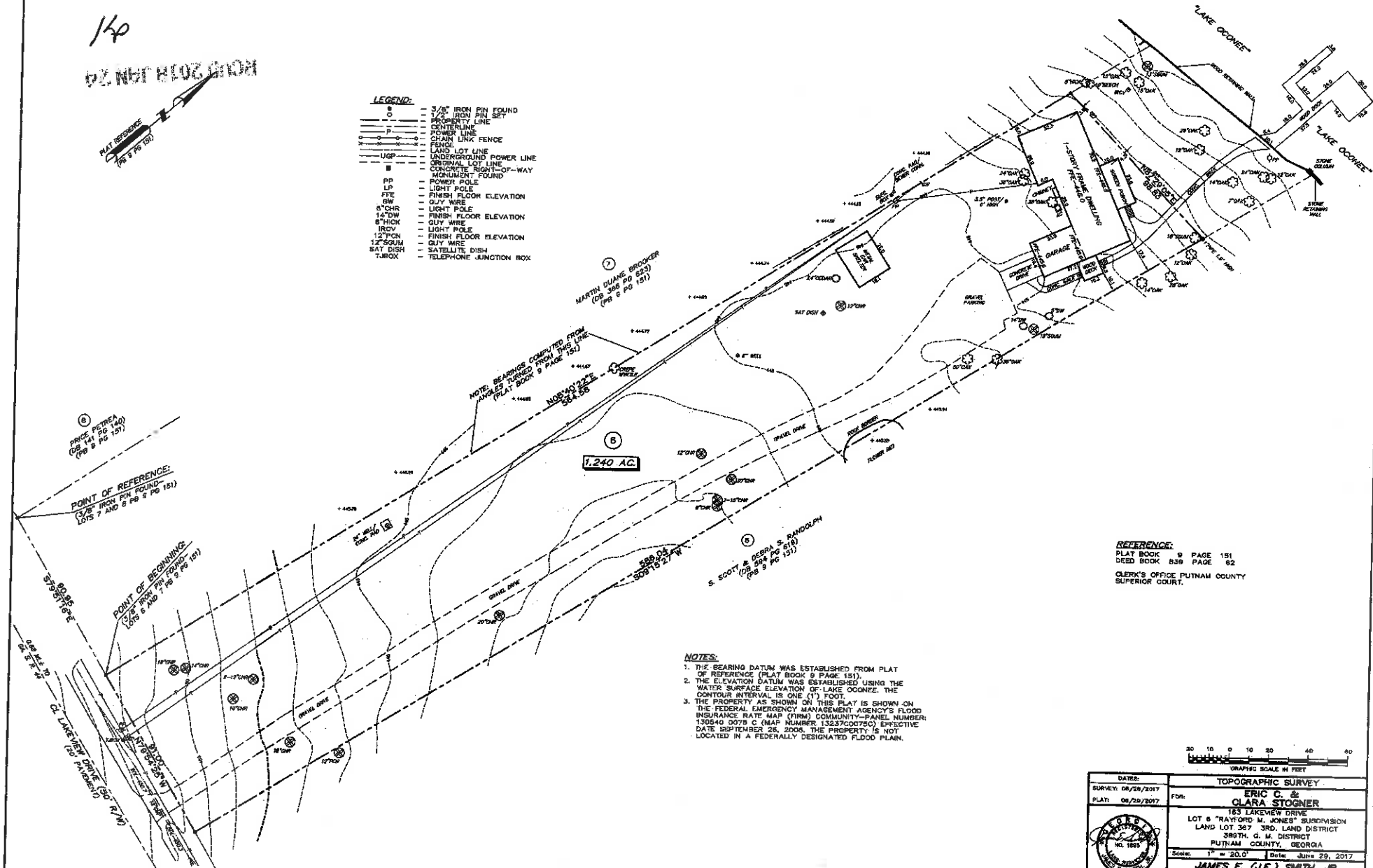


140

02 NBT H10Z 010H



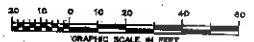
- LEGEND:**
- = 3/8" IRON PIN FOUND
  - = PROPERTY LINE
  - = CENTER LINE
  - P— = POWER LINE
  - L— = CHAIN LINK FENCE
  - X—X— = FENCE
  - U—G—P— = UNDERGROUND POWER LINE
  - = ORIGINAL LOT LINE
  - = CONCRETE RIGHT-OF-WAY
  - = MONUMENT FOUND
  - PP = POWER POLE
  - LP = LIGHT POLE
  - PFE = FINISH FLOOR ELEVATION
  - GW = GUY WIRE
  - 8"CHR = LIGHT POLE
  - 14"DW = FINISH FLOOR ELEVATION
  - 8"THICK = GUY WIRE
  - IRCY = LIGHT POLE
  - 12"MCN = FINISH FLOOR ELEVATION
  - 12"SQUM = GUY WIRE
  - SAT DISH = SATELLITE DISH
  - TJBOX = TELEPHONE JUNCTION BOX



**REFERENCE:**  
 PLAT BOOK 9 PAGE 151  
 DEED BOOK 859 PAGE 62  
 CLERK'S OFFICE PUTNAM COUNTY  
 SUPERIOR COURT.

**NOTES:**

1. THE BEARING DATUM WAS ESTABLISHED FROM PLAT OF REFERENCE (PLAT BOOK 9 PAGE 151).
2. THE ELEVATION DATUM WAS ESTABLISHED USING THE WATER SURFACE ELEVATION OF LAKE OCOONEE. THE CONTOUR INTERVAL IS ONE (1) FOOT.
3. THE PROPERTY AS SHOWN ON THIS PLAT IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER: 130540 0075 C (MAP NUMBER 13237C0075C) EFFECTIVE DATE SEPTEMBER 26, 2005. THE PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD PLAN.



DATE: 06/29/2017		TOPOGRAPHIC SURVEY	
SURVEY: 06/29/2017		FOR: ERIC C. & CLARA STOGNER	
PLAT: 06/29/2017		LOT 6 "RAYFORD M. JONES" SUBDIVISION LAND LOT 367 3RD. LAND DISTRICT 389TH. G. M. DISTRICT PUTNAM COUNTY, GEORGIA	
Scale: 1" = 20.0'		Date: June 29, 2017	
		<b>JAMES E. (J.E.) SMITH, JR.</b> 3019 WINDMILL DRIVE WALLESDALE GEORGIA 31001 GA. REG. NO. 1865 PHONE: 478-453-1182	





**LEGEND**

- SOIL DATA COLLECTION LOCATIONS
- ▭ PRIMARY DISPOSAL FIELD
- - - - RESERVE DISPOSAL FIELD

**DESIGN NOTES:**

**ASSUMPTIONS:**  
 -750 gpd DESIGN FLOW  
 (5 bedrooms)

**CALCULATIONS:**

**Primary:**

5 bedrooms @ 45 mpt perc rate  
 = 750 gpd @ 0.50 gpd/ft (per directive of Putnam County Health Department Environmentalist)  
 = 500 lf of 3' gravel trench required  
 500 lf @ 0.85 technology equivalency factor  
 = 325 lf polystyrene trench required  
 Install 330 linear feet of 3' EZ Flow 1303T trench to be installed 36" - 48" below grade.

**Reserve:**

750 gpd @ 0.50 gpd/ft (per directive of Putnam County Health Department Environmentalist)  
 = 1,500 sq ft  
 = 500 LF conventional gravel trench.  
 Apply 500 LF gravel & pipe trench if necessary.

- GENERAL NOTES:**
1. DISPOSAL FIELD SIZE BASED ON SOIL PERC RATE RECOMMENDATION FROM LOCAL ENVIRONMENTAL HEALTH OFFICIAL.
  2. ALL CONSTRUCTION MATERIALS AND METHODS MUST CONFORM TO APPLICABLE GEORGIA HANDLING AND DISPOSAL REGULATIONS.
  3. ALL PRESSURE JOINTS SHALL BE PRIMED AND CHEMICALLY FUSED.
  4. CONTRACTOR IS TO INSTALL CONCRETE TANKS ON UNIFORMLY FIRM AND STABLE COMPACTED GROUND.
  5. SEPTIC AND PUMP TANKS SHOULD BE WATERTIGHT AND CONFORM TO GEORGIA HANDLING AND DISPOSAL REGULATIONS.
  6. CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY AUTHORITY PRIOR TO DIGGING ON SITE.
  7. MACHINERY SHOULD NOT TRAVERSE THE PERCOLATION AREA.
  8. CONTRACTOR MUST PROVIDE ADEQUATE ACCESS FOR CORRECT INSTALLATION.
  9. AVOID INSTALLATION UNDER WET SITE CONDITIONS.
  10. DO NOT SMEAR TRENCH BASE DURING EXCAVATION.
  11. DWELLING LOCATION IS APPROXIMATE.
  12. INSTALLATION CONTRACTOR IS TO COORDINATE INSTALLATION OF ALL ELECTRICAL COMPONENTS.
  13. THE ENGINEER IS NOT RESPONSIBLE FOR GRADING PROCEDURES AROUND TANKS.
  14. UNLESS SPECIFIED OTHERWISE, ANY ALTERNATIVES/SUBSTITUTIONS TO THE SPECIFICATIONS WITHOUT THE ENGINEER'S CONSENT SHALL VOID THIS DESIGN.
  15. THIS SEWAGE SYSTEM MEETS THE MINIMUM REQUIREMENTS ESTABLISHED BY THE DEPARTMENT OF HUMAN RESOURCES AND LOCAL HEALTH DEPARTMENT. I HAVE MADE A SITE VISIT TO VERIFY THE SYSTEM CAN BE INSTALLED AS DESIGNED IN ACCORDANCE WITH THESE REGULATIONS.

EXISTING DISPOSAL FIELD TRENCHES (ACCORDING TO PERMIT DOCUMENTS DATED 8/21/1980 & 2/13/1987) TO BE ABANDONED.

INSTALL 1000 GAL DOSING TANK. PUMP SHALL BE A 1/2 HP, 115 V EFFLUENT PUMP (LIBERTY 281 OR EQUIV.) WITH DEMAND DOSING SCHEME.

INSTALL 1500 GAL SEPTIC TANK (INLET INVERT EL = 442.0'). INSTALL EFFLUENT FILTER (POLYLOK PL-122 OR EQUIV.).

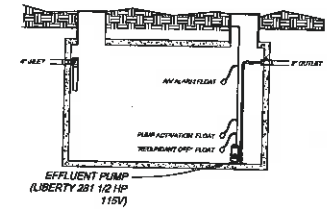
2" PVC SCH 40 FORCEMAIN (APPROX. 341')

100% RESERVE SYSTEM AREA: 500 LF GRAVEL & PIPE TRENCH INSTALLED 36"-48" BELOW GRADE.

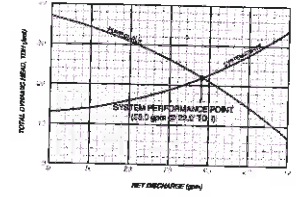
INSTALL 325 LF OF POLYSTYRENE TRENCH (EZ FLOW 1303T OR EQUIVALENT) AS SHOWN. MATERIAL TO BE INSTALLED IN 3' TRENCHES ON MINIMUM 7" CENTERS AT 36" - 48" DEPTHS FROM ORIGINAL GRADE.

INSTALL MIN 7 HOLE DISTRIBUTION BOX AS SHOWN (TUF-TITE 5HD2 OR EQUIV.) FOR EQUAL DISTRIBUTION TO FIELD.

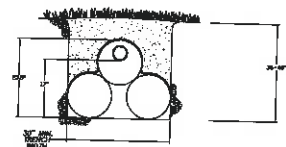
**1000 GALLON DOSING TANK**  
 NOT TO SCALE



**LIBERTY 281**  
 PUMP & SYSTEM CURVE



**EZ FLOW 1303T**  
 CROSS SECTIONAL VIEW  
 NOT TO SCALE



RCUD 2018 JAN 24  
 KP



**ONSITE WASTEWATER SYSTEM PLAN**  
 163 LAKEVIEW DRIVE  
 PUTNAM COUNTY, GEORGIA

**SmartWater Solutions**  
 MICHAEL FUGATE, P.E.  
 1432 ARBORFORD CREEK CHURCH  
 ATLANTA, GEORGIA 30319  
 PHONE: 770-886-9183 FAX: 770-886-7814



DATE: 11/02/2017  
 SCALE: 1" = 40'  
 SHEET NO. 1 OF 1

**Backup material for agenda item:**

7. Request by **Andrew Holder** for a conditional use permit at 206 McMillan Road. Presently zoned AG-1. [**Map 022, Parcel 001002**]. \*

# PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

March 16, 2018

TO: Planning & Zoning Commission

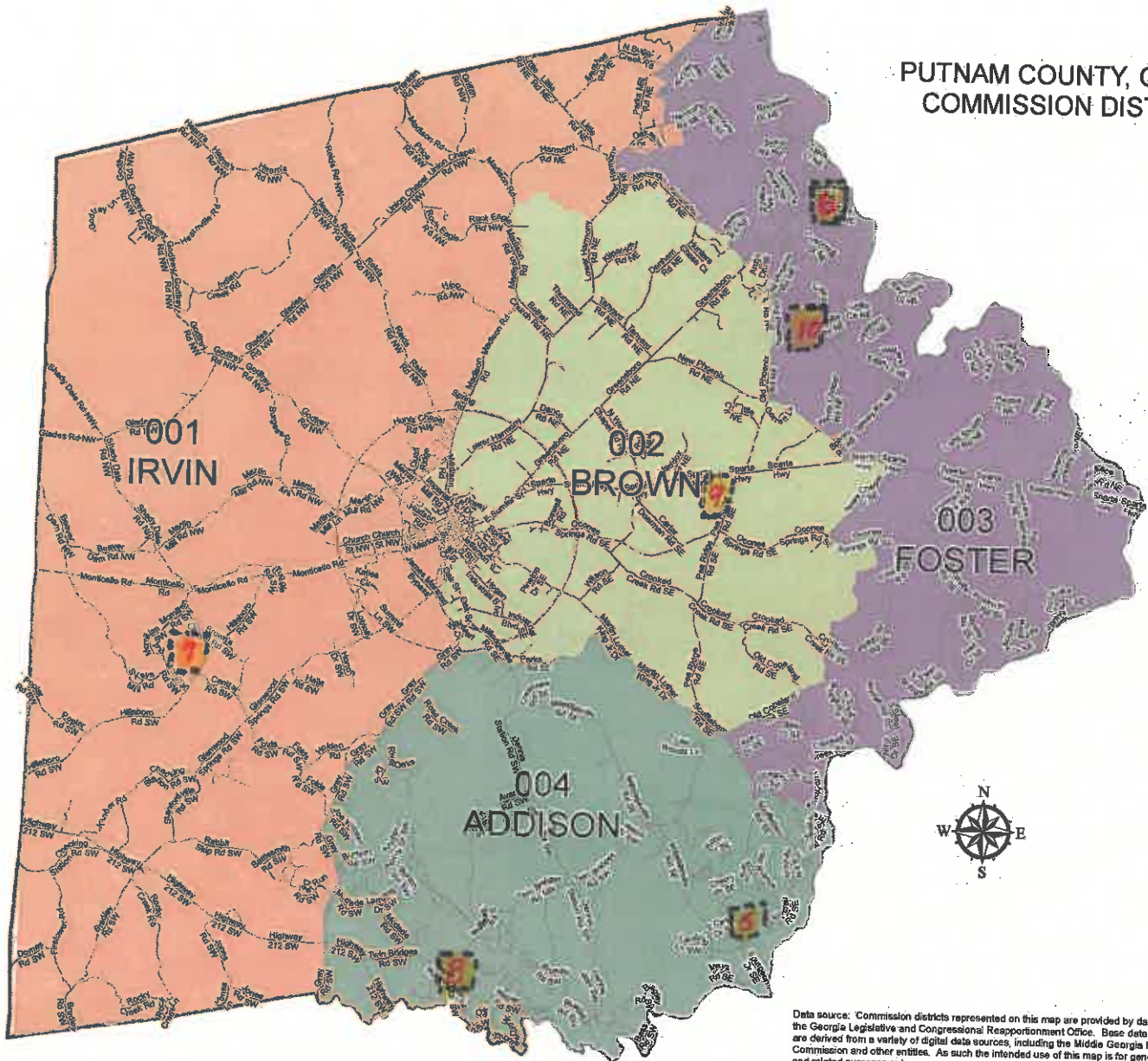
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 3/1/2018

7. Request by **Brandy Huskins, agent for Andrew Holder** for a conditional use permit at 206 McMillan Road. Presently zoned AG-1. [**Map 022, Parcel 001002**]. \* The applicant is requesting a conditional use permit at 206 McMillan Road for a community event center. There is an existing barn on the property that the applicant is requesting to remodel and utilize for the event center. The event center will be used to host farm weddings. The applicant wants to keep this property in an agriculture district and does not want to rezone it to commercial, so the only option is to request a conditional use permit. The National Forest Service has issued a special use permit which allows access through their property to the applicant's property and the barn. Per the Tax Assessor's website, the closest residence is approximately 1,155 feet from the proposed event center. The adjacent properties that abut this parcel are all AG-1 parcels. Therefore, I see no adverse effect the proposed use would have on the adjacent properties, roads, or highways. In addition, Mr. Holder will be required to submit and implement a parking plan that will control parking.

*Staff recommendation is for approval of a conditional use permit for a community event center at 206 McMillan Road with the following conditions: 1) Owners shall present a parking plan, prepared by a design professional which shall be approved by the Planning Director and executed prior to the issuance of a business registration; 2) Hours of operation shall not exceed 12:00 a.m.*

**PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 5,697.28' SCALE RATIO: 1:86,367.34' DATE: DECEMBER 2016

5. Request by Alan D. Faver for a side and rear yard setback variance at 112 Lakemont Drive. Presently zoned R-1. [Map 086B, Parcel 027].
6. Request by Clara Stogner for a rear yard setback variance at 163 Lakeview Drive. Presently zoned R-1. [Map 102C, Parcel 018].
7. Request by Andrew Holder for a conditional use permit at 206 McMillan Road. Presently zoned AG-1. [Map 022, Parcel 001002]. \*
8. Request by Shelley Moore to rezone 3,920.40 square feet (.09 acres) at 133 Napier Road from AG-1 to R-1. [Map 057, part of Parcel 004001]. \*
9. Request by Willie David Copelan to rezone 5 acres) at 612 Sparta Highway from AG-1 to AG-2. [Map 092, part of Parcel 017001]. \*
10. Request by Willie David Copelan & Uyvonna Copelan to rezone 5 acres at 621 Wards Chapel Road from AG-1 to AG-2. [Map 104, part of Parcel 024]. \*

Putnam County  
 City of Eatonton

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

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

APPLICATION FOR:  VARIANCE  CONDITIONAL USE

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

APPLICANT: Andy Holder

MAILING ADDRESS: 188 McMillan Road  
Eatonton, GA 31024

PHONE: 706 485 9163

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

PROPERTY: \_\_\_\_\_  
LOCATION: 206 McMillan Road  
MAP 022 PARCEL 001002 PRESENTLY ZONED agriculture Ag-1ko

REASON FOR REQUEST: conditional use of the barn - 43.41  
area for purpose of marketing interests

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

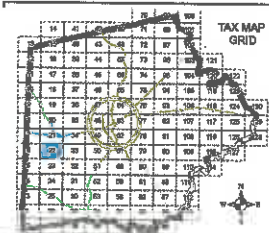
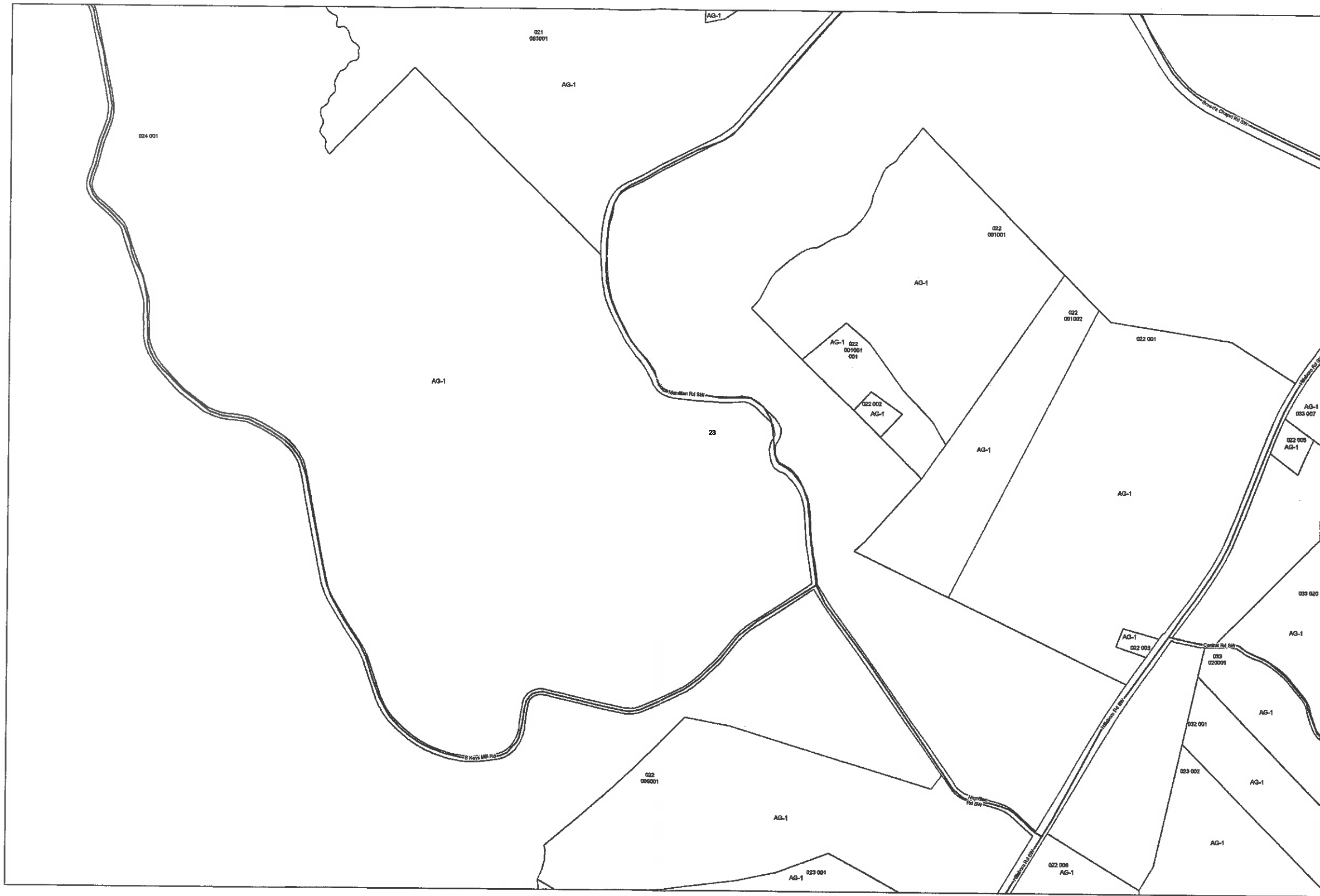
PROPOSED LOCATION MUST BE STAKED OFF

\*SIGNATURE OF APPLICANT: andy holder DATE: 1-5-2018

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

DATE FILED: <u>2/10/17</u>	FEE: <u>\$50.00</u>	CK. NO. <u>1002</u>	CASH _____	C. CARD _____	INITIALS <u>AE</u>
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				

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

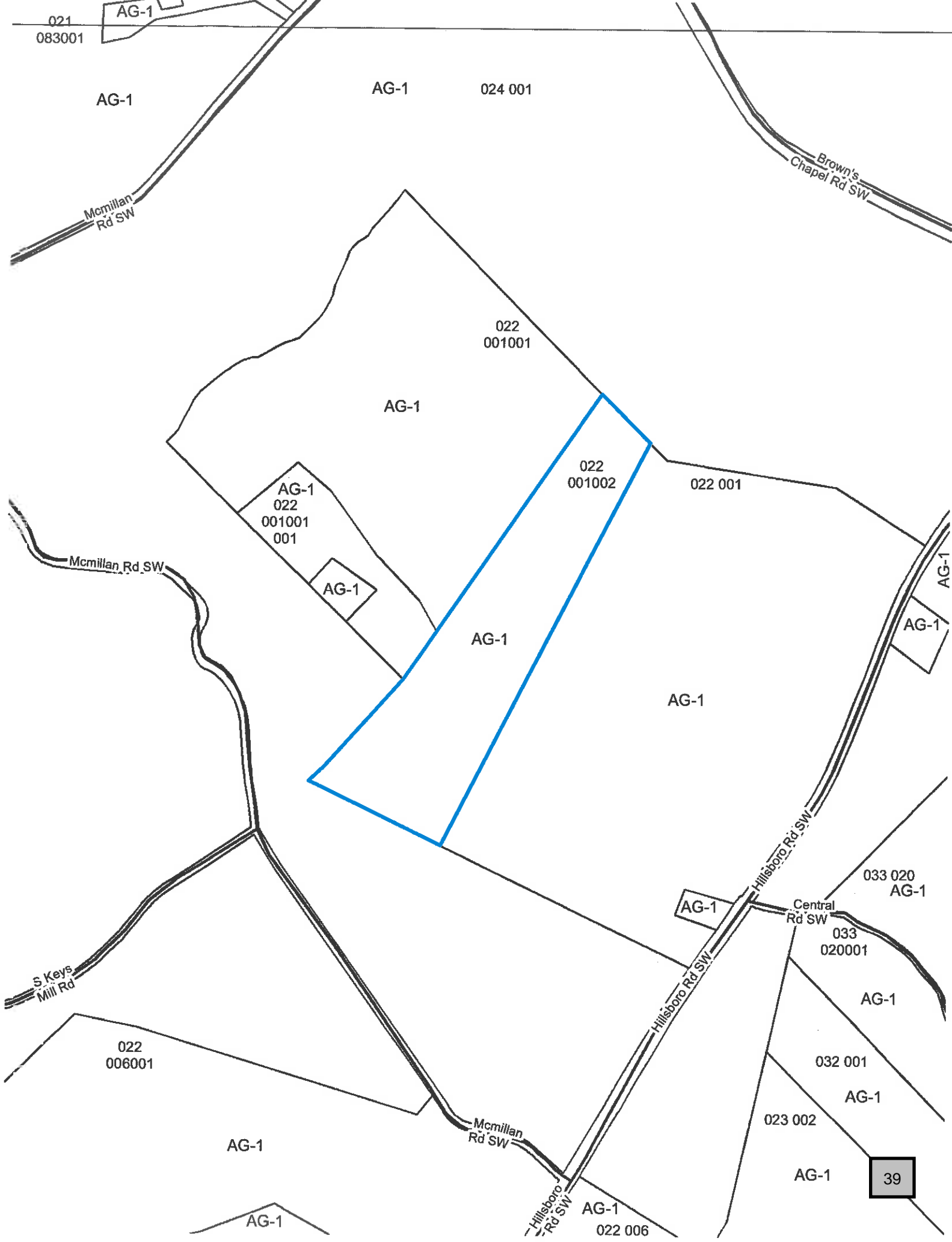
GEOGRAPHIC FEATURE LEGEND					
AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	RM-2	
No Code	C-1	I-M	R - 2 CITY	R-1R	RM-3
AG-1	C-1 CITY	MHP	R - 3 CITY	R-2	VILLAGE
AG-1 CITY	C-2	IND-1 CITY	R - 4 CITY		
	IND-2	PUBLIC			
		PUBLIC CITY			

**MGRC**  
 Middle Georgia Regional Commission  
 175 Emory Hwy  
 Stone C  
 Macon, Georgia 31217  
 (478) 751-6190  
 (478) 751-6517  
 Web: www.mgarc.org/georgia.org  
 Email: mgarc@mgarc.org

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

**MAP 022**

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



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

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Branden Huskins and Christopher D. Huskins TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Conditional Use Permit OF PROPERTY DESCRIBED AS MAP 022 PARCEL 001 002, CONSISTING OF 43.41 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 201 McMillen Rd Eatonton EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

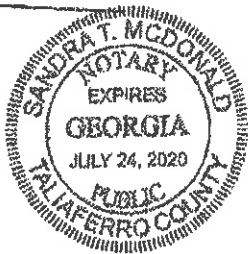
THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Conditional Use ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. FOR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

THIS 26th DAY OF December, 2017.

PROPERTY OWNER(S): Andrew C. Holder  
Andy Holder NAME (PRINTED)  
SIGNATURE  
ADDRESS: 1819 McMillen Rd, Eatonton, GA 31024  
PHONE: 706-485-1091

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

Sandra T. McDonald  
NOTARY  
MY COMMISSION EXPIRES: 7/24/20



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JAN 30 2018

*Handwritten initials*



January 4, 2018

Planning & Development  
Putnam County, Eatonton GA

Re:

Andy Holder  
206 McMillan Road  
Map 022 / Parcel 001002

To all concerned:

I am requesting a conditional use for the above-mentioned property. My purpose of use will be for farm weddings.

The land is approx. <sup>4.24</sup>4.24 acres. The barn is approx. 60 x 70 timber framed structure. The building capacity is 296 inside. The outdoor capacity is unlimited.

I have discussed with the immediate adjoining private land owner my intentions, to make sure there would be no concerns that could arise. Mrs. Turk has assured me that she has no problem with the plans I am requesting your permission.

I appreciate your time in considering my request for the conditional use permit.

Sincerely,

  
Andy Holder

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JAN 30 2018

KP

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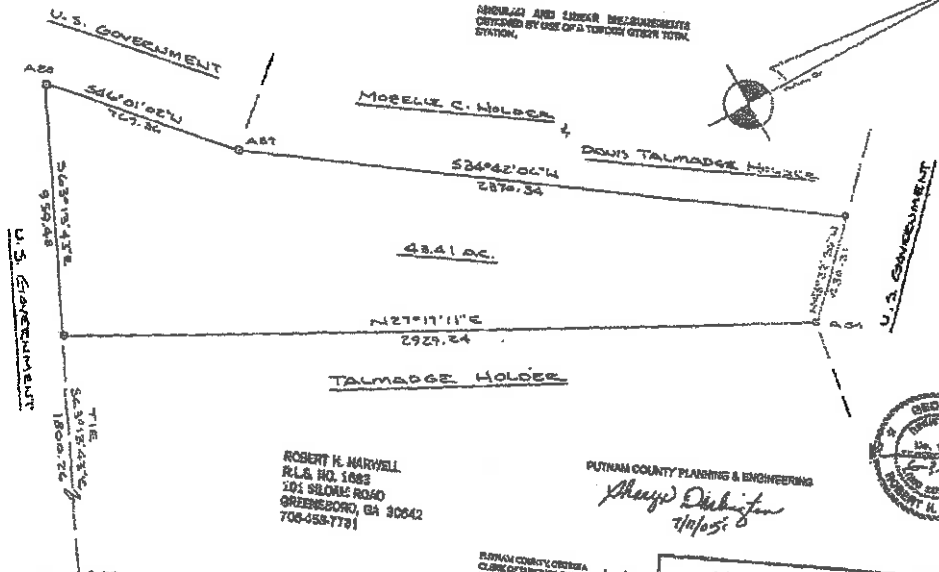
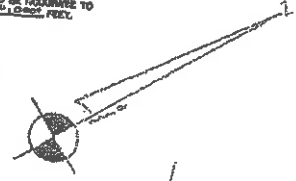
JAN 20 2018

- 1/2" CONC. MARKER WITH METAL PLATE
- 1/4" CONC. POINT
- 1/4" REBAR SET

THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS OBTAINED BY A CLOSE PROVISION OF ONE FOOT TO ONE HUNDRED FEET AND AN ANGULAR ERROR OF 2.00" PER FULL STATION AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ADJUSTED TO WITHIN ONE FOOT IN 10,000 FEET.

ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USE OF A TOPCON GTS-10 TOTAL STATION.



ROBERT K. MARVELL  
P.L.S. NO. 1882  
101 SELWIS ROAD  
GREENSBORO, GA 30642  
706-458-7771

PUTNAM COUNTY PLANNING & ENGINEERING  
*Sherry Dickinson*  
1/16/18



- LEGEND
- IRON PIN FOUND
  - IRON PIN SET
  - TRAVERSE POINT
  - PROPERTY BOUNDARY

MOELLE C. HOLDER

SCALE: 1" = 300'

DATE: MAR 21, 2018

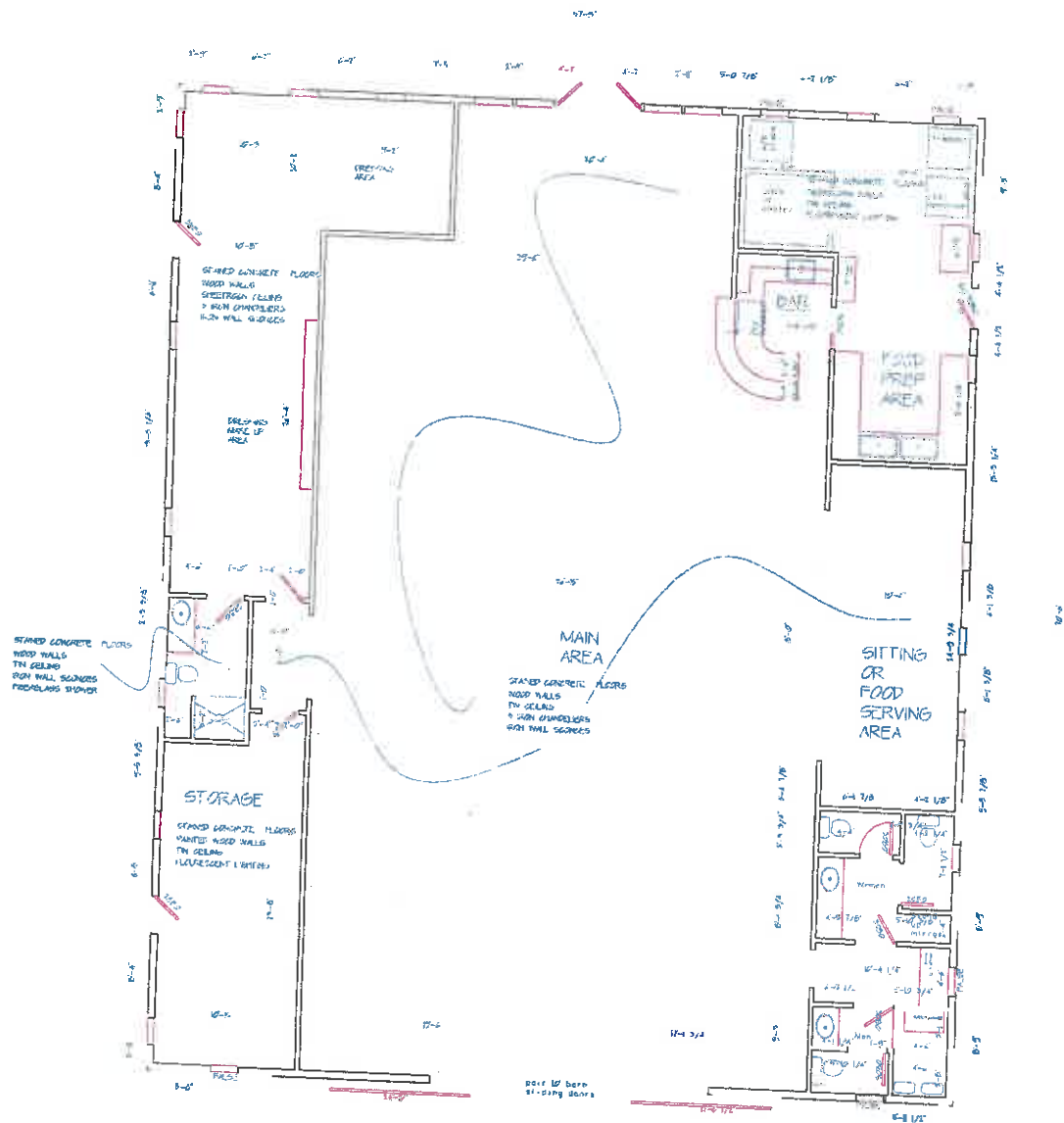
APPROVED BY: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_

ADDED: \_\_\_\_\_

LAND LOT 186, 14TH LAND DISTRICT, 330 GRAC

SCALE 1" = 300'



PROPOSED REMODEL FOR EVENT VENUE 3-16-17

TALMO FARMS  
EATONTON GA

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AUG 08 2017  
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United States Department of Agriculture Forest Service  <b>SPECIAL USE PERMIT</b> (Road) Ref. FOR 2735	a. RECORD NO. (1-2)	b. REGION (3-4)	c. FOREST (5-6)
	d. DISTRICT (7-8)	e. USE NO. (9-12)	f. KIND OF USE (13-15)
	g. STATE (16-17)	h. COUNTY (18-20)	i. CARD NO. (21)
	70	08	03
	08	2941	134
	13	237	

Andrew C. Holder (Name) of Route 4 Eatonton, Georgia 31024 (Address)

(hereafter called the permittee) is hereby authorized to use National Forest lands for the construction, reconstruction, maintenance, and use of a road within the Chattahoochee - Oconee National Forest for the protection, administration, management and utilization of lands and the resources thereof now or hereafter owned or controlled by the permittee.

This permit is subject to the general provisions listed herein and to the special clauses and requirements, items 1 through \_\_\_\_\_, on page(s) 1 through \_\_\_\_\_ attached hereto and made a part of this permit.

This permit covers a right of way \_\_\_\_\_ miles in length and containing approximately 0.598 acres, and located upon the ground according to the survey line, figures, measurements, widths, and other references shown on the plat attached hereto and made a part hereof.

Permit class B

**GENERAL PROVISIONS**

1. This permit is subject to all valid rights existing on this date.
2. The permittee in exercising the privileges granted by this permit shall comply with all applicable State and Federal laws, Executive Orders, and Federal rules and regulations.
3. The permittee shall cut only such timber as necessary in clearing for road construction, reconstruction, and maintenance. Timber so cut shall, unless otherwise agreed to, be cut into logs of lengths specified by the Forest Service and stacked along the road for disposal by the Forest Service.
4. The permittee shall do everything reasonably within his power to prevent forest fires, and will not dispose of material by burning in open fires during the closed season established by law or regulation without a written permit from the Forest Service.
5. The permittee shall fully repair all damage, other than ordinary wear and tear, to National Forest roads and trails caused by the permittee in exercise of the privileges granted by this permit.
6. No member of or Delegate to Congress or Resident Commissioner shall be admitted to any share or part of this agreement or to any benefit that may arise herefrom unless it is made with a corporation for its general benefit.
7. This permit may be terminated or suspended upon breach of any of the conditions herein or at the discretion of the Regional Forester or the Chief, Forest Service.

**THIS PERMIT IS ACCEPTED SUBJECT TO ALL OF ITS TERMS AND CONDITIONS**

PERMITTEE	NAME OF PERMITTEE	SIGNATURE OF AUTHORIZED OFFICER	DATE
	Andrew C. Holder	<i>Andrew C. Holder</i>	
ISSUING OFFICER	NAME AND SIGNATURE	TITLE	DATE
	<i>Steve Briggs</i> STEVE BRIGGS	Acting Forest Supervisor	

770-207-3024 GEORGIA IN CONCORDANCE JAN 29 02 01:10P

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 KP

8. A service charge in addition to the regular fees shall be made for failure to meet the fee payment due date or any of the dates specified for submission of statements required for fee calculation. The service charge shall be one (1.0) percent per month of the fee for the date statement and fees were due or \$15, whichever is greater. If a due date falls on a nonworkday, the service charge will not apply until the end of the next workday.
9. Upon termination or revocation of this permit prior to the end of the period for which a fee has been paid, the Forest Service will refund to the permittee that portion of said fee which is in excess of the minimum fee for said period established for this class of use by the Chief of the Forest Service in the proportion of the unused period to the total period.
10. In consideration for this use, the permittee shall pay the Forest Service, U. S. Department of Agriculture, the sum of five dollars (\$5.00), for the period from January 1, 1976 to December 31, 1976, and thereafter annually on January 1 five dollars (\$5.00); Provided, however, that charges for this use may be made or readjusted whenever necessary to place the charges on a basis commensurate with the value of use authorized by this permit.
11. Construction of the road shall be in accordance with the specifications set forth in exhibit A, attached hereto.
12. The permittee shall provide maintenance so that at the termination of this permit, the road will be in a condition equal to that normally prevailing on roads of like standard, and unless otherwise agreed to, leadoff drainage and water barriers to prevent erosion will be constructed on the road as directed by the Forest Service.
13. Roads constructed under authority of this permit shall be subject to control by the permittee except:
  1. They shall at all times be open to use by Forest Service employees on official business.
  2. The Forest Service may issue permits authorizing use of the roads to other parties who own resources or lands served by the road; Provided, that such use will not materially interfere with the use by the permittee; and Provided further, that such parties will be required to bear proportionate maintenance costs under a written agreement with the permittee herein, or in accordance with arrangements specified by the Forest Service.

4-4

770-297-2024

GEORGIA IN COORDINATION

Jan 29 02 01:18P

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SPECIAL USE ROAD SPECIFICATIONS  
EXHIBIT B

1. The right-of-way shall not be more than 30 feet.
2. Minimum 12 foot roadbed, graded and drained. Roadbed will be stabilized as required to prevent resource damage. Where surfacing for stabilization is required, a crushed stone base will be designed to support traffic. Width of surfacing, where required, will be 5 ft. each side offroad centerline.
3. Maximum sustained grade (100 feet or more) shall be 8 per cent. On pitches of 100 feet or less, grades of up to 10% will be allowed.
4. Minimum crown of roadway shall be 1/4 inch per foot.
5. Minimum 1:1 backslope and 1-1/2:1 fill slope.
6. Minimum degree of curvature of roadway shall be 114 degrees.
7. All exposed soil outside the 14 foot roadbed shall be fertilized, mulched, and seeded with an approved mixture upon completion of construction.
8. All timber, logs, brush, stumps, and all other construction slash shall be either removed from National Forest land or scattered outside roadway in areas where damage would not result to trees. All scattered stumps and logs shall be limbed and placed away from trees and positioned so they will not roll; other construction slash shall be limbed and scattered to reasonably reduce slash concentrations.
9. All live streams and all watersheds crossed such that the roadway will block the natural flow of water shall be provided with a pipe of sufficient diameter and length to pass the flow from the 20 year flood without damage to the roadway. All sustained grades shall be provided with relief pipes at a maximum interval of 300 feet to limit the velocity of the water in the ditch. Minimum pipe diameter shall be 18 inches. Minimum cover shall be 12 inches.
10. The centerline of the road shall be staked or otherwise marked and the location approved on the ground by the Forest Service before the start of construction.

770-297-3034

770-297-3034

DEPARTMENT OF AGRICULTURE

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The road width will be 14 feet from shoulder to shoulder. The traveling surface will be 4 inches of graded stone and this surface shall be 12 feet wide. No grade on Forest Service land shall exceed 8 percent. All curved sections are designed with a minimum radius of 75 feet. The road will be crowned to allow adequate drainage on all flat grades.

Clearing shall be kept to the minimum necessary to make cuts and fills. Fill slopes will not be steeper than 1.5:1, horizontal to vertical and cut slopes no steeper than 1:1 unless rock is encountered. Excavated materials shall not be deposited directly nor indirectly into live streams. All disturbed soil shall be seeded and mulched with brush or straw to prevent erosion and fertilized when necessary to insure quick establishment of vegetation.

Culverts will be constructed with headwall inlets and outlets if needed. The culverts will be located so that the outlet does not discharge in such a manner as to cause erosion of siltation or streams. All culverts are 18 inch diameter or larger.

The right-of-way width will be the minimum necessary to accommodate adequate cuts and fills.

Sufficient maintenance shall be performed to keep the drainage structures open and the road bed reasonably smooth at all times.

P.S.

770-297-3094

GEORGIA IN COORDINATION

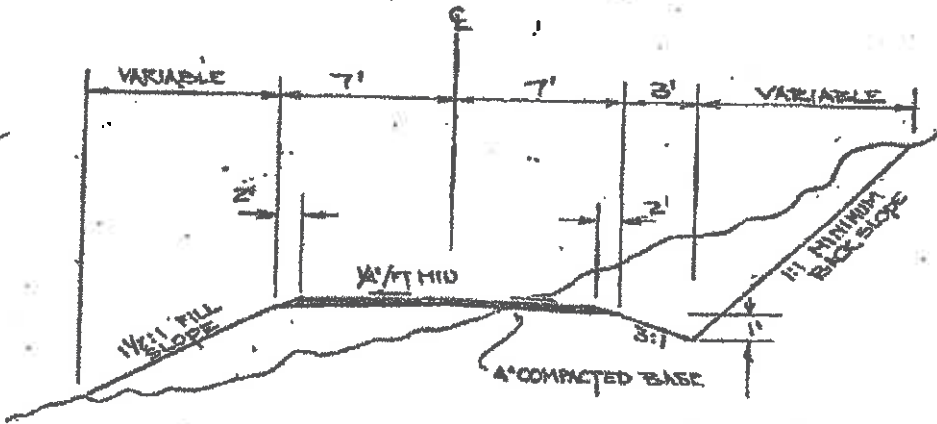
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# TYPICAL SECTION SPECIAL USE ROAD



Jan 22 02 01:23P GEORGIA IN COORDINATE 770-297-2034 P-7

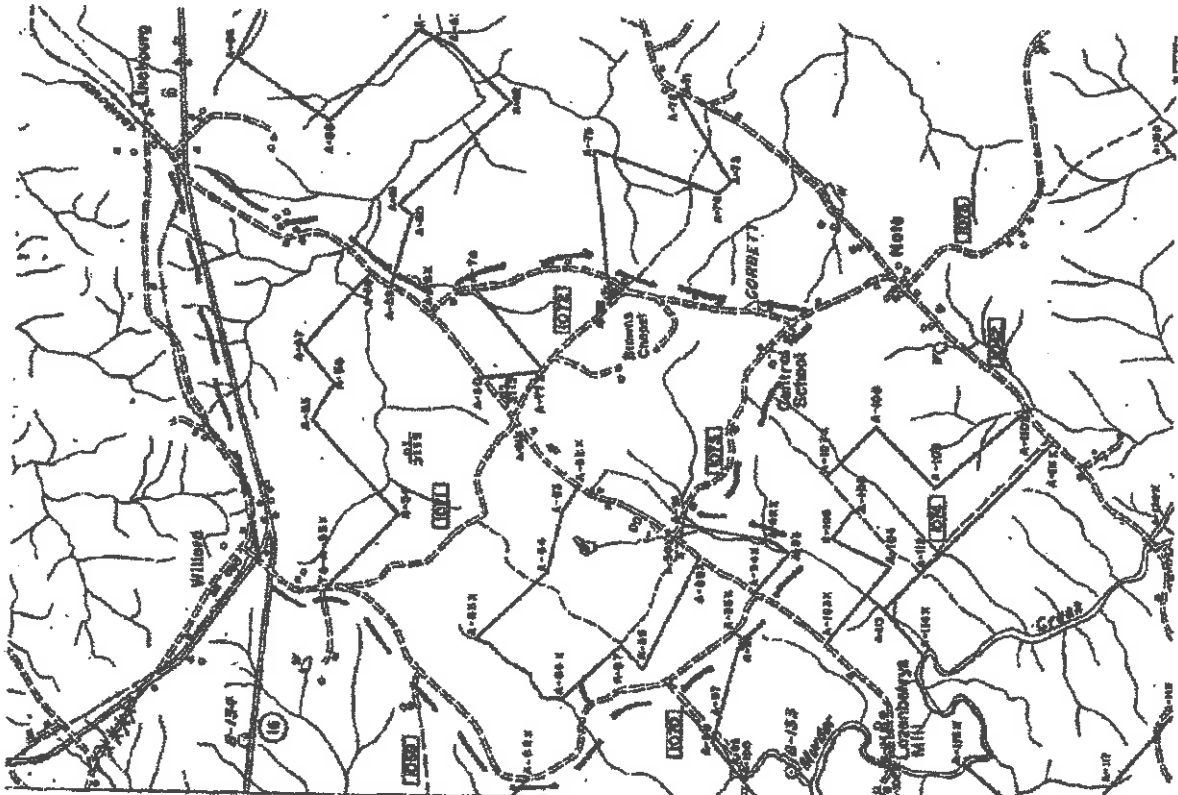
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- |                        |  |                          |               |                           |  |                             |
|------------------------|--|--------------------------|---------------|---------------------------|--|-----------------------------|
| PRIVATE LAND           |  | IMPERVIOUS AREA          |               | STREAMS TO BE PROTECTED   |  | OCONEE NATIONAL FOREST      |
| COMPARTMENT BOUNDARY   |  | CLEARCUT AREA            |               | OPERATOR CONSTRUCTED ROAD |  | UNCLE REMUS RANGER DISTRICT |
| WATER AREA BOUNDARY    |  | SLASH TREATMENT          | X X X X X X X | PAVED ROAD                |  | COMPARTMENT 149             |
| ADJACENT UNIT BOUNDARY |  | SOURCE OF WASTE MATERIAL |               | IMPROVED ROAD             |  | SCALE 2" = 1 MILE           |
| FIRE VICINITY BOUNDARY |  | EXISTING CLAIMS          |               | WOODS ROAD                |  |                             |
|                        |  |                          |               | <i>Proposed Road</i>      |  |                             |

Jan 28 02 01:23P      GEORGIN IN COORDINATE      770-887-3834

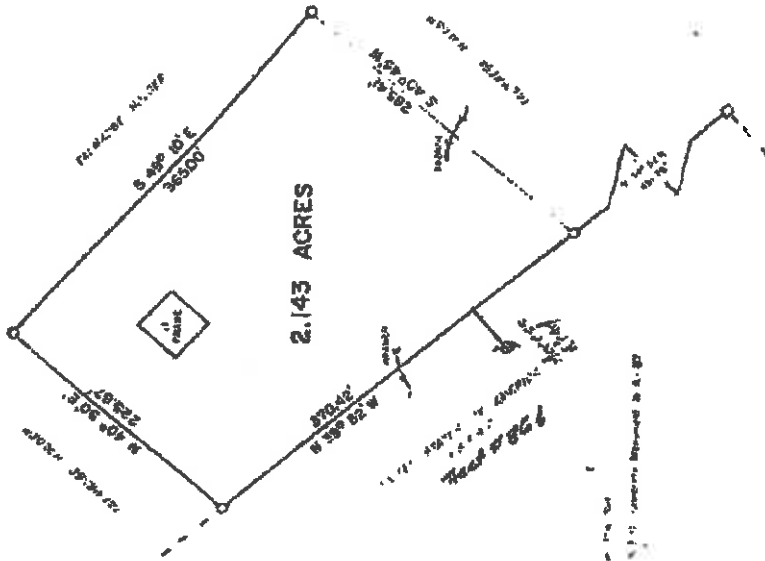
P. 8

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KR

PROPERTY OF  
**ANDREW CHARLES HOLDER**  
 HAWKINS (390) G.M. 1  
 PLTWAVE TRINITY, GEORGIA



P. 9

770-887-303+

GEORGIA IN COORDINATE

Jan 28 02 01:25P

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KD

**Backup material for agenda item:**

8. Request by **Shelley Moore** to rezone 3,920.40 square feet (.09 acres) at 133 Napier Road from AG-1 to R-1. [**Map 057, Parcel 004001**]. \*

# PUTNAM COUNTY PLANNING AND ZONING COMMISSION



---

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

March 16, 2018

TO: Planning & Zoning Commission

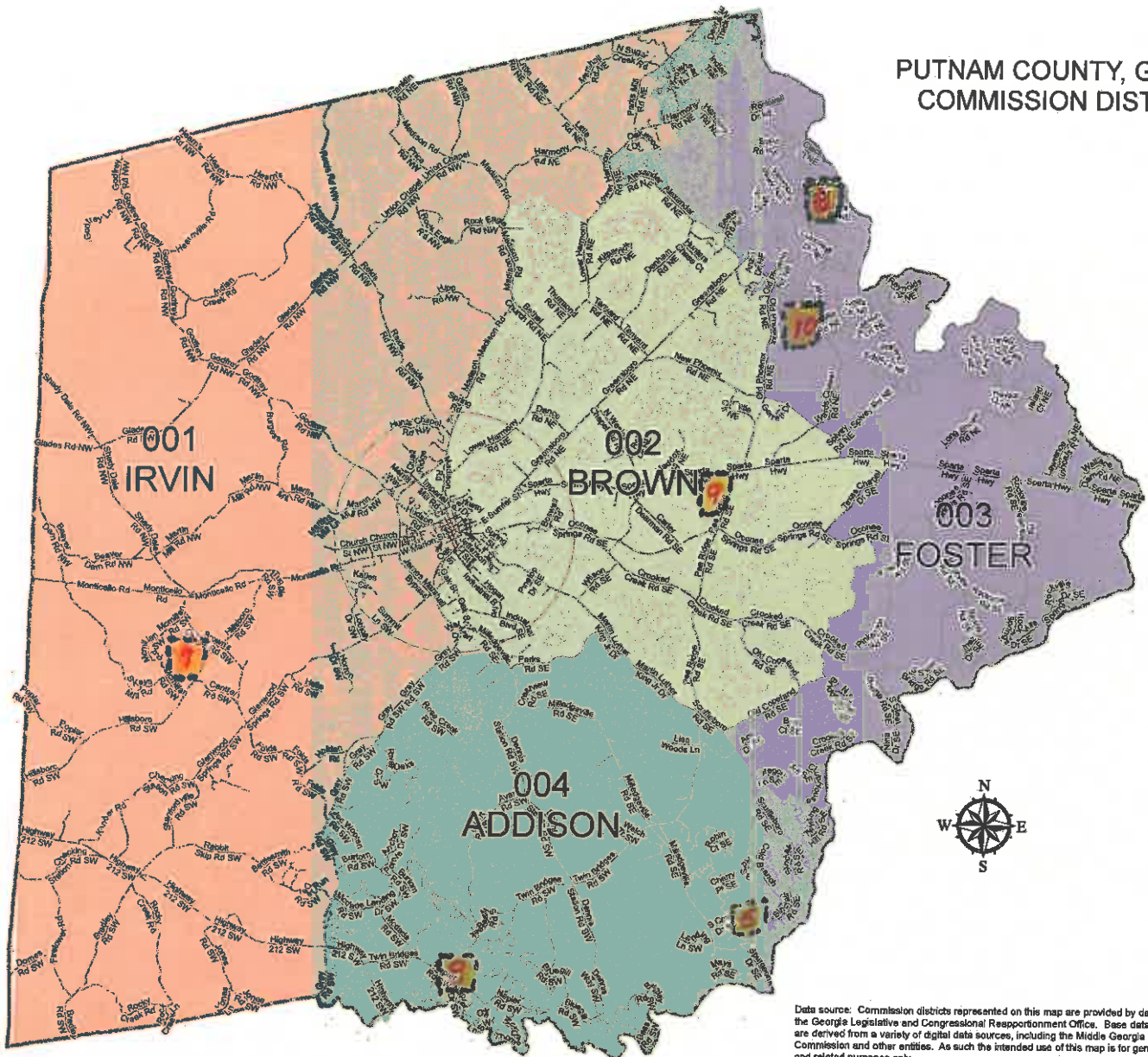
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 3/1/2018

8. Request by **Shelley Moore** to rezone 3,920.40 square feet (.09 acres) at 133 Napier Road from AG-1 to R-1. [**Map 057, part of Parcel 004001**]. \* The applicant is requesting to rezone 3,920.40 square feet (.09 acres) from AG-1 to R-1. The applicant discovered during the refinancing process of her existing house that the house is approximately two feet from the property line. In order to refinance her home, the bank is requiring that the property be in compliance with Putnam County Code of Ordinances setback requirements. The minimum side yard setback requirement in the R-1 district is 20 feet. The applicant purchased 0.90 acres from an adjacent property (Map 057D074) owned by her father to increase the left side property line of the parcel. There will be an even swap of the land between the two properties; There will be a gain on the right side of the parcel which will compensate for what is being lost on the left side of the parcel. The .90 acres is being cut from an AG-1 parcel and must be rezoned to R-1 which will allow combination of the two parcels. The surrounding properties are zoned AG-1 and AG-2 therefore, the proposed R-1 zoning will have minimal impact on Napier Road or adjacent properties.

*Staff recommendation is for approval to rezone 3,920.40 square feet (.09 acres) from AG-1 to R-1.*

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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

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5. Request by Alan D. Faver for a side and rear yard setback variance at 112 Lakemont Drive. Presently zoned R-1. [Map 086B, Parcel 027].
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PUTNAM COUNTY PLANNING & DEVELOPMENT  
117 Putnam Drive, Suite B  
Eatonton, GA 31024  
Phone: 706-485-2776 ♦ Fax: 706-485-0552  
www.putnamcountyga.us

APPLICATION FOR REZONING

APPLICATION NO \_\_\_\_\_

DATE: 1-24-18

MAP 057

PARCEL 004001

1. Name of Applicant: Shelley Moore

2. Mailing Address: 133 Napier Rd Eatonton, Ga 31024

3. Phone: (home) 478-457-7884 (office) 478-452-8841 (cell) 478-457-7884

4. The location of the subject property, including street number, if any: 133 Napier Rd Eatonton, Ga 31024

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

6. The proposed zoning district desired: Residential - R-1

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

8. Present use of property: Residential Desired use of property: Residential

9. Existing zoning district classification of the property and adjacent properties:  
Existing: A9-1 KP  
North: A9-1 KP South: A9-2 KP East: A9-1 KP West: A9-1 KP

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

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

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

13. A detailed description of existing land uses: Residential use


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


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KP

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

- 15. Provision for sanitary sewage disposal: septic system , or sewer \_\_\_\_\_. If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
- 16. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. 36-67A).
- 17. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property. (Please attach on separate sheet.)
- 18. Proof that property taxes for the parcel(s) in question have been paid.
- ✕ 19. Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
- ✕ 20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)

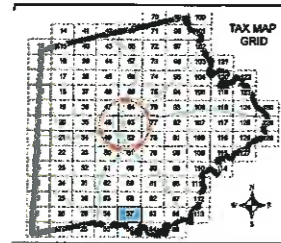
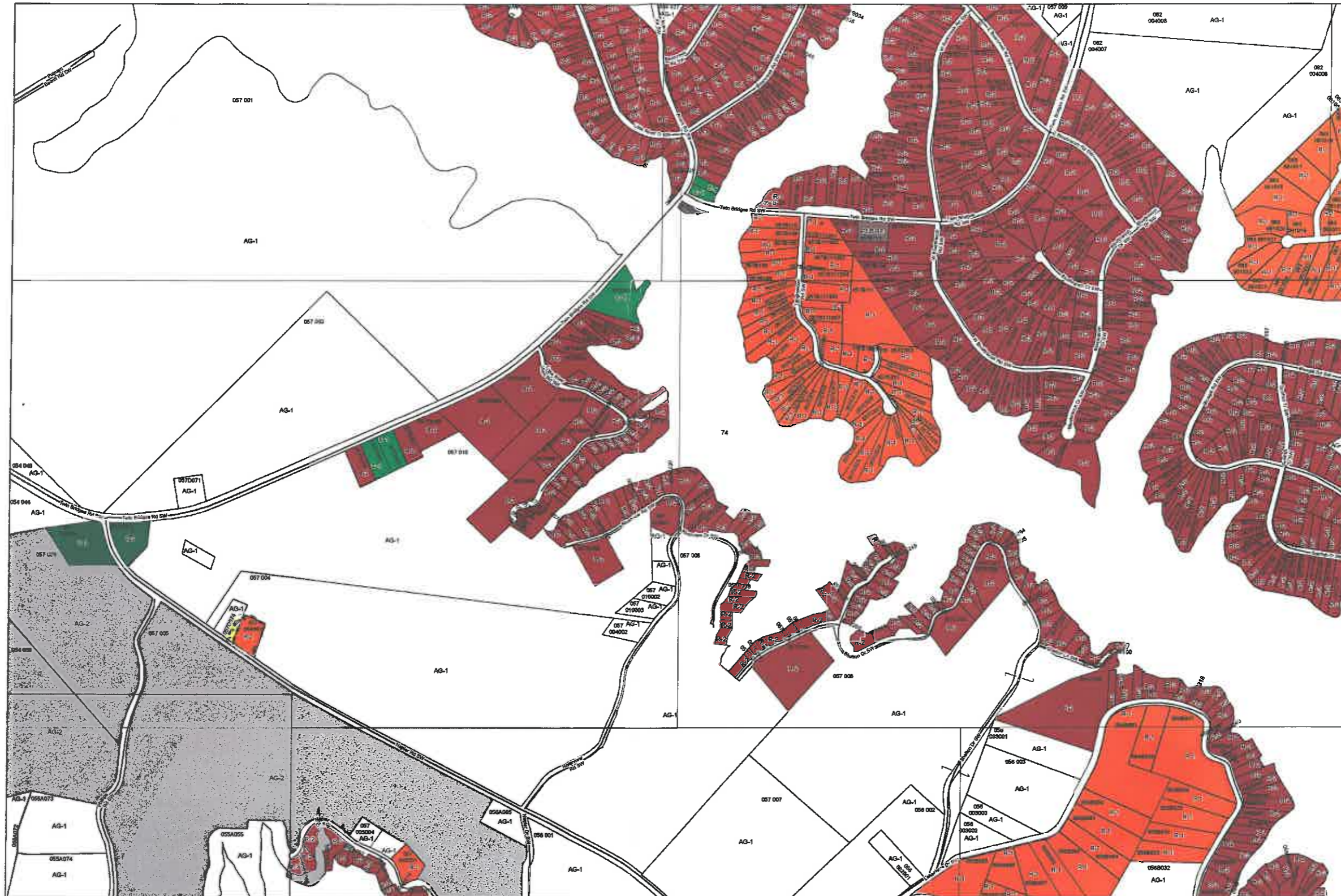
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

[Signature] 1/24/18  
 Signature (Property Owner) (Date)  
[Signature]  
 Notary Public  


[Signature] 1/24/18  
 Signature (Applicant) (Date)  
[Signature]  
 Notary Public  


Office Use	
Paid: \$ <u>50.00</u> (cash) _____ (check) _____ (credit card) <input checked="" type="checkbox"/>	
Receipt No. <u>032131</u>	Date Paid: <u>1-24-18</u>
Date Application Received: <u>1-24-18</u>	
Reviewed for completeness by: <u>K. Pennington</u>	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

www.putnamcountyga.us  
 KP



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

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

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suva GA 31217  
Macon, Georgia 31217  
(478) 751-4185  
(478) 751-2517  
Web: www.mgcr.com  
Email: mgrc@mgcr.com

**PUTNAM COUNTY, GEORGIA ZONING MAPS**

**MAP 057**

MAP SCALE: 1" = 400'    SCALE RATIO: 1:1,600    DATE: JANUARY 2018



057 010

057 004

AG-1

057D074

AG-1

AG-1

057  
004001

R-1

057 005

AG-2

Napier Rd SW



To whom it my concern,

I am requesting to rezone a 0.09 acre piece of land from AG1 to R1. The intent of my request is to comply with the requirement regarding the distance the home must be from the property line. Currently my home is positioned approximately 2 ft from the property line. This was done in error and was only discovered during the refinance process. I am requesting to extend the property to ensure the set back ordinance is adhered to as required. I was in the process of refinancing my home with Robins Federal Credit Union and the closing attorney discovered that my home was positioned too close to the property line. I had the property surveyed and a new plat completed that included a 0.09 acre parcel to allow for the property line to be adequately distanced from my home. Thank you for your time and consideration with this matter.

Sincerely,

Shelley Moore

RCUD 2018 JAN 25



**SURVEYOR'S CERTIFICATION**

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

*B. L. Farmer* 01-18-18

RECORD NORTH TAKEN FROM PLAT AS RECORDED IN PLAT BOOK 26, PAGE 107 AND APPLIED TO LINE: S 27°46'26"W 351.39'



SHELLEY E. MOORE, et al  
DEED BOOK 815, PAGE 333  
PLAT BOOK 26, PAGE 107

SHELLEY E. MOORE, et al  
DEED BOOK 815, PAGE 333  
PLAT BOOK 26, PAGE 107

SHELLEY ELIZABETH MOORE  
DEED BOOK 510, PAGES 706 - 708  
1.50 ACRES

SHELLEY ELIZABETH MOORE  
DEED BOOK 510, PAGES 706 - 708  
1.50 ACRES

SHELLEY E. MOORE, et al  
DEED BOOK 815, PAGE 333  
PLAT BOOK 26, PAGE 107

NOTE:  
TRACT "A - 1" IS TO BE COMBINED WITH ADJOINING LANDS OF SHELLEY ELIZABETH MOORE AND CANNOT BE CONVEYED AS A SEPARATE PARCEL.  
TRACT "A - 2" IS TO BE COMBINED WITH ADJOINING LANDS OF SHELLEY ELIZABETH MOORE, et al., AND CANNOT BE CONVEYED AS A SEPARATE PARCEL.

THIS SURVEY IS A DIVISION OF THE PARENT TRACT.

**SURVEY OF PROPERTY FOR Shelley Elizabeth Moore BEING A PORTION OF TRACT "A" "RUTH B. NAPIER PROPERTY DIVISION" LYING IN LAND LOT 125 THIRD LAND DISTRICT GMD 314 PUTNAM COUNTY, GEORGIA**  
REFERENCE: DEED BOOK 510, PAGES 706 - 708



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

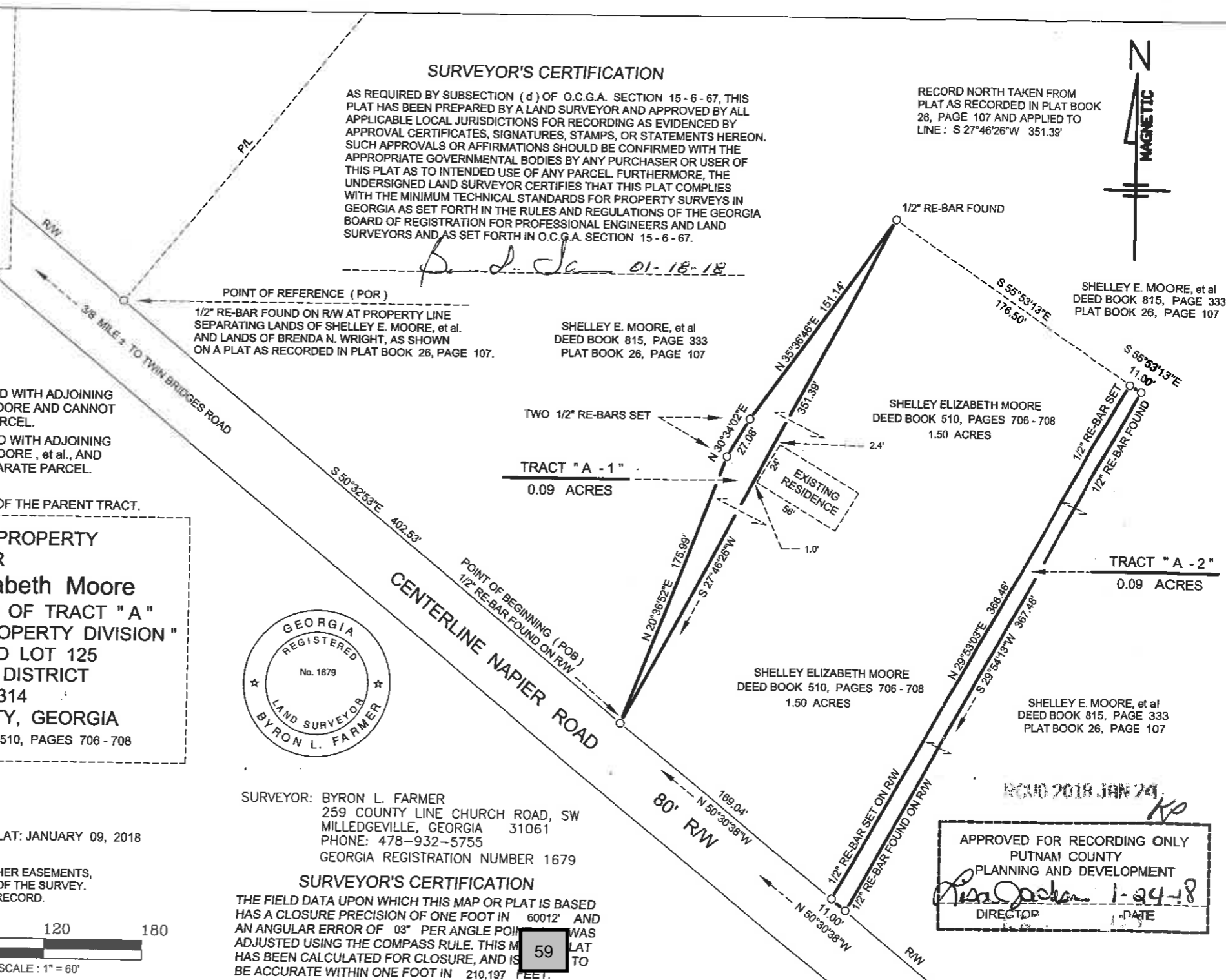
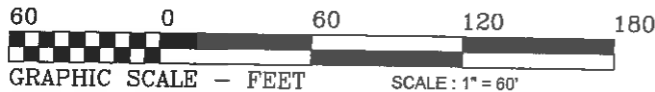
**SURVEYOR'S CERTIFICATION**

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 60012' AND AN ANGULAR ERROR OF 03" PER ANGLE POINT WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE, AND IS TO BE ACCURATE WITHIN ONE FOOT IN 210,197 FEET.

59

JOB NUMBER : 18003P  
EQUIPMENT USED : TOPCON GPT 3003  
SURVEYED : JANUARY 02, 2018 PLAT: JANUARY 09, 2018

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



RECORDED 2018 JAN 24  
APPROVED FOR RECORDING ONLY  
PUTNAM COUNTY  
PLANNING AND DEVELOPMENT  
*Byron L. Farmer* 1-24-18  
DIRECTOR DATE

308 8/1/2011

FROM PT	BEARING	DISTANCE	TO PT	DESC
1	N 84°33'53"E	626.95	2	1" ANGLE IRON FOUND ON RW
2	S 70°41'04"E	86.35	3	R/W
3	S 48°54'33"E	52.07	4	R/W
4	S 04°17'28"E	56.46	5	R/W
5	S 2°07'17"E	100.34	6	R/W
6	S 1°01'24"W	87.43	7	R/W
7	S 42°48'14"W	148.07	8	CORNER AN R/W (3" RE-BAR FOUND N.O. BACK)
8	N 48°10'54"W	270.06	9	3" RE-BAR FOUND
9	S 2°52'32"E	486.70	10	3" RE-BAR FOUND
10	S 9°28'21"E	210.3	11	CORNER 1/2" R/W (3" RE-BAR FOUND) O.C. BACK
11	S 2°17'27"E	78.64	12	R/W
12	S 41°44'56"W	100.14	13	R/W
13	S 49°43'33"W	107.94	14	R/W
14	S 42°52'45"W	81.93	15	R/W
15	S 33°46'18"W	72.00	16	1/2" RE-BAR SET ON R/W
16	S 37°48'17"W	286.26	17	R/W
17	S 30°50'39"W	114.07	18	R/W
18	S 9°33'43"W	12.46	19	R/W
19	S 3°19'32"W	13.46	20	R/W
20	S 25°23'37"W	221.46	21	R/W
21	S 26°01'42"W	156.4	22	R/W
22	S 43°33'33"W	147.7	23	R/W
23	S 68°07'14"W	136.8	24	R/W
24	S 63°04'33"W	78.0	25	R/W
25	S 20°28'22"W	83.47	26	R/W
26	S 41°41'07"W	201.96	27	V.C. R/W'S
27	N 31°27'38"W	130.63	28	R/W
28	N 41°50'48"W	188.08	29	R/W
29	N 41°02'26"W	498.20	30	R/W
30	N 49°22'27"W	108.11	31	1/2" RE-BAR SET
31	N 41°39'42"E	78.40	32	1/2" RE-BAR SET
32	N 4°45'56"E	140.80	33	1/2" RE-BAR SET
33	N 68°07'40"W	101.92	34	3/8" RE-BAR FOUND
34	S 33°23'59"W	180.10	35	1/2" RE-BAR SET
35	S 41°38'02"E ON R/W	184.10	36	1/2" RE-BAR SET ON R/W
36	N 0°23'19"W	36.17	37	1/2" RE-BAR SET ON R/W
37	N 40°23'37"W	500.30	38	R/W
38	N 48°14'37"W	223.45	39	R/W
39	N 30°23'56"W	223.39	40	1/2" RE-BAR SET
40	N 30°23'56"W	200.40	41	1/2" RE-BAR SET
41	N 30°23'56"W	400.80	42	1/2" RE-BAR FOUND ON R/W
42	N 45°50'13"E	571.50	43	R/W
43	N 27°02'02"E	419.48	44	1/2" RE-BAR FOUND ON R/W
44	S 18°20'37"E	281.11	45	1/2" RE-BAR FOUND
45	N 11°22'48"E	149.85	46	1/2" RE-BAR FOUND
46	N 11°12'12"E	159.05	47	1/2" RE-BAR FOUND
47	N 71°30'51"E	90.48	48	1/2" RE-BAR FOUND
48	N 72°51'44"E	148.98	49	1/2" RE-BAR FOUND
49	N 1°16'32"W	49.46	50	1/2" RE-BAR FOUND
50	N 71°35'57"E	403.11	51	3/4" IRON PIPE FOUND
51	S 40°01'11"E	396.48	52	1" IRON PIPE FOUND
52	S 40°01'11"E	148.08	53	3/4" STEEL ROD FOUND
53	S 40°44'08"E	385.45	54	3/4" STEEL ROD FOUND ON 350 CONTOUR
54	S 57°30'28"W	180.33	55	350 CONTOUR
55	N 70°00'11"W	82.21	56	350 CONTOUR
56	S 33°37'45"W	80.21	57	350 CONTOUR
57	N 48°53'14"W	53.34	58	350 CONTOUR
58	S 86°27'33"W	52.78	59	350 CONTOUR
59	N 28°58'31"W	89.35	60	350 CONTOUR
60	S 64°27'34"W	55.80	61	350 CONTOUR
61	N 77°51'01"W	52.78	62	350 CONTOUR
62	S 34°57'22"E	55.86	63	350 CONTOUR
63	N 18°20'30"E	51.46	64	350 CONTOUR
64	S 33°53'47"E	98.26	65	350 CONTOUR
65	N 46°28'29"E	88.71	66	350 CONTOUR
66	S 18°01'11"E	73.22	67	350 CONTOUR
67	N 88°20'25"E	81.23	68	350 CONTOUR
68	S 67°34'39"E	93.01	69	350 CONTOUR
69	N 11°44'33"E	87.30	70	350 CONTOUR
70	S 01°26'27"E	81.35	71	350 CONTOUR
71	N 87°33'16"E	82.72	72	350 CONTOUR
72	S 70°58'11"E	41.11	73	350 CONTOUR
73	N 75°10'17"E	49.37	74	350 CONTOUR
74	S 42°01'44"E	157.49	75	350 CONTOUR
75	S 2°24'44"E	119.17	76	350 CONTOUR
76	N 36°02'13"E	146.72	77	350 CONTOUR
77	N 24°30'12"W	98.44	78	350 CONTOUR
78	N 22°56'40"E	57.48	79	350 CONTOUR
79	N 67°24'48"E	83.00	80	350 CONTOUR
80	N 72°48'47"E	155.62	81	350 CONTOUR
81	S 67°34'31"E	88.07	82	350 CONTOUR
82	S 01°24'21"W	194.61	83	350 CONTOUR
83	S 12°28'21"E	87.85	84	350 CONTOUR
84	S 38°43'13"W	154.47	85	350 CONTOUR
85	N 58°18'38"E	189.03	86	350 CONTOUR
86	N 40°28'44"W	185.12	87	350 CONTOUR
87	N 0°09'11"W	73.59	88	350 CONTOUR
88	N 34°21'44"E	113.54	89	350 CONTOUR
89	N 57°12'07"W	136.16	90	350 CONTOUR
90	N 61°24'09"E	21.98	91	1/2" RE-BAR FOUND ON R/W
91	S 83°20'20"E	98.98	92	1/2" RE-BAR FOUND ON R/W
92	S 14°48'59"E	43.04	93	1/2" RE-BAR FOUND ON R/W
93	N 88°38'44"E	77.10	94	1" ANGLE IRON FOUND ON R/W
94	S 20°57'38"E	288.80	95	1" ANGLE IRON FOUND
95	N 78°14'03"E	288.96	96	60" RE-BAR FOUND
96	N 10°43'14"W	289.62		

**BEARINGS AND DISTANCES**  
 AROUND 2.00 ACRES PARCEL  
 OWNED BY GEORGINA J. AND  
 MARY E. WRIGHT - SEE PLAN  
 RECORDED IN P. # 2000-1  
 PAGE 20  
 ACCESS 8" X 12" X 20' X 210'

GEORGIA, PUTNAM COUNTY  
 CLERK OF SUPERIOR COURT  
 FILED & RECORDED 04-14-2000  
 TIME 2:34:42 PM PAGE 23  
 CABINET 2  
 SLIDE 2 PAGE 107  
 DEPOSITED IN 11  
 GEORGINA J. WRIGHT

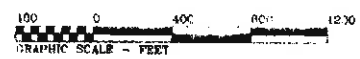
Survey of Property  
 for  
**Ruth B. Napier**  
 Being A Portion of Lot 1-B  
 of the Division of The Napier Estate  
 Located in Land Lots 124, 125, 126 & 133  
 in the 3rd Land District  
 314 G. M. D.  
 in Putnam County, Georgia  
 Reference Plat Pat. No. 7 Page 2



Surveyor: **Byron L. Furmer**  
 259 County Line Church Road, SW  
 Milledgeville, Georgia 31061  
 Phone 912-832-5755  
 Date Surveyed:  
 Date Platted: February 21, 2000  
 Equipment Used: TOPCON GTS 3-D  
 Job No. 991444  
 Sheet No. 99144x



**Surveyor's Certification**  
 The field data upon which this map or plat is based has a closure  
 precision of one foot in 16,715 and an angular error of one second per  
 angle point, and was adjusted using the Compass Rule. The map or  
 plat has been calculated for closure, and is found to be accurate  
 within one foot in 25,846.55 feet.



**Backup material for agenda item:**

9. Request by **Willie David Copelan** to rezone 5 acres at 612 Sparta Highway from AG-1 to AG-2. [Map 092, part of Parcel 017001. \*

# PUTNAM COUNTY PLANNING AND ZONING COMMISSION



---

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

March 16, 2018

TO: Planning & Zoning Commission

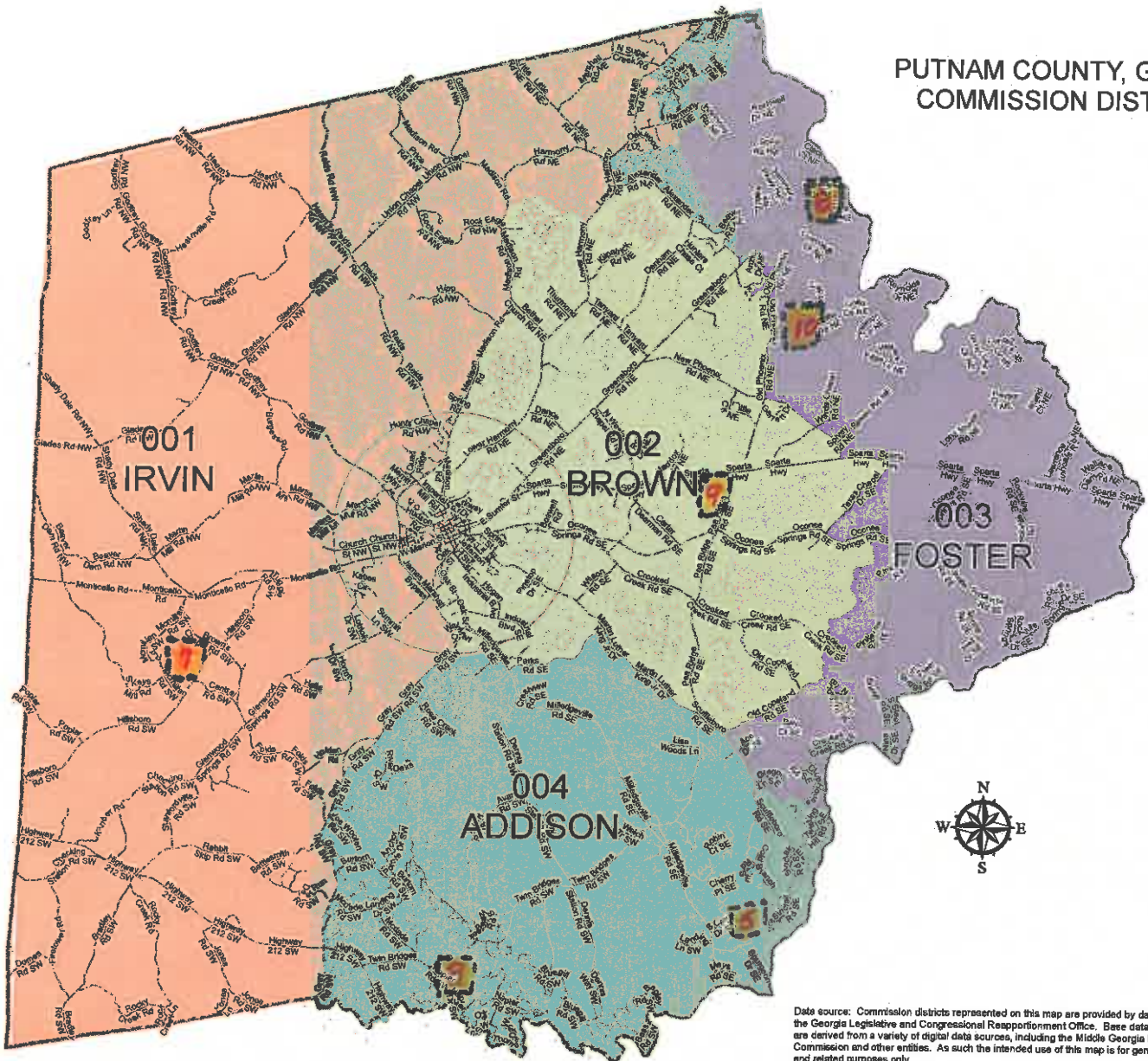
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 3/1/2018

9. Request by **Willie David Copelan** to rezone 5 acres at 612 Sparta Highway from AG-1 to AG-2. [**Map 092, part of Parcel 017001.** \* The applicant is requesting to rezone 5 acres out of 41.91 acres from AG-1 to AG-2 to enable him to request removal from the Putnam County Tax Assessors Conservation Program. The remaining 36.91 acres will remain in the AG-1 District. The minimum lot size in the AG-1 district is 20 acres so to subdivide the property it must be rezoned to a conforming zoning district. The applicant would like to maintain an agriculture use for this property and the only option is the AG-2 district which has a minimum lot size requirement of 5 acres. This property is adjacent to surrounding AG-1 parcels. However, I see no adverse effect the proposed use would have on the adjacent properties, roads, or highways.

*Staff recommendation is for approval to rezone 5 acres from AG-1 to AG-2.*

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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

MAP SCALE: 1" = 6,697.28' SCALE RATIO: 1:68,367.34 DATE: DECEMBER 2016

5. Request by Alan D. Faver for a side and rear yard setback variance at 112 Lakemont Drive. Presently zoned R-1. [Map 086B, Parcel 027].
6. Request by Clara Stogner for a rear yard setback variance at 163 Lakeview Drive. Presently zoned R-1. [Map 102C, Parcel 018].
7. Request by Andrew Holder for a conditional use permit at 206 McMillan Road. Presently zoned AG-1. [Map 022, Parcel 001002]. \*
8. Request by Shelley Moore to rezone 3,920.40 square feet (.09 acres) at 133 Napier Road from AG-1 to R-1. [Map 057, part of Parcel 004001]. \*
9. Request by Willie David Copelan to rezone 5 acres) at 612 Sparta Highway from AG-1 to AG-2. [Map 092, part of Parcel 017001]. \*
10. Request by Willie David Copelan & Uyvonna Copelan to rezone 5 acres at 621 Wards Chapel Road from AG-1 to AG-2. [Map 104, part of Parcel 024]. \*

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

APPLICATION FOR REZONING

APPLICATION NO 2018 00084

DATE: 1/22/18

MAP 092 PARCEL 017001

- Name of Applicant: Willie David (Danny) Copelan
- Mailing Address: 612 Sparta Hwy Eatonton, Ga 31024
- Phone: (home) \_\_\_\_\_ (office) \_\_\_\_\_ (cell) 706-473-0861
- The location of the subject property, including street number, if any: 612 Sparta Hwy
- The area of land proposed to be rezoned (stated in square feet if less than one acre): 5 Acres
- The proposed zoning district desired: Ag 2
- The purpose of this rezoning is (Attach Letter of Intent) Letter Attached
- Present use of property: Ag-1 (cows) Desired use of property: Ag-2 (cows)
- Existing zoning district classification of the property and adjacent properties:  
Existing: Ag-1 KP  
North: Ag-1 KP South: Ag-1 KP East: Ag-1 KP West: Ag-1 KP
- 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.
- Legal description and recorded plat of the property to be rezoned.
- 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.): Rural Residential KP
- A detailed description of existing land uses: used for agriculture, for Dairy cattle, heifers, bulls and baby calves.
- Source of domestic water supply: well , community water \_\_\_\_\_, or private provider \_\_\_\_\_. If source is not an existing system, please provide a letter from provider.

KE  
2-14-18

RECEIVED  
JAN 25 2018  
KE



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

- 15. Provision for sanitary sewage disposal: septic system  , or sewer \_\_\_\_ . If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
- ✓ 16. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. 36-67A). N/A
- 17. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property. (Please attach on separate sheet.) N/A
- ✓ 18. Proof that property taxes for the parcel(s) in question have been paid.
- 19. Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.) N/A
- 20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.) N/A

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

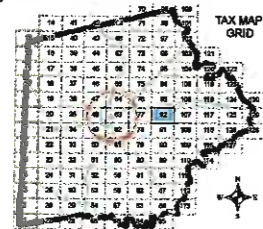
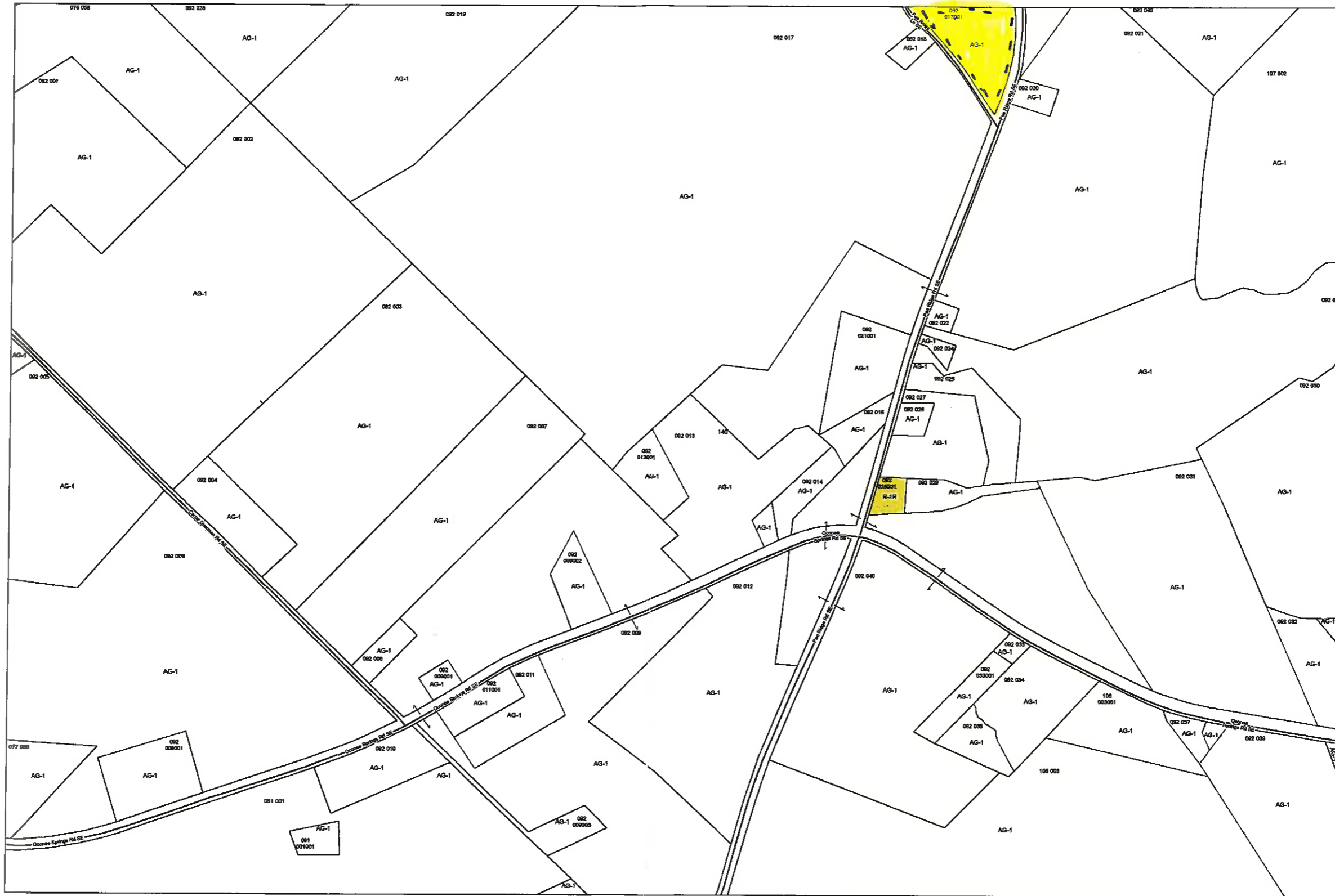
William Dean (Donny) Coyle \_\_\_\_\_  
Signature (Property Owner) (Date) Signature (Applicant) (Date)

Karen Penner \_\_\_\_\_  
Notary Public Notary Public



Office Use	
Paid: \$ <u>50.00</u> (cash) _____ (check) <u>589</u> (credit card) _____	
Receipt No. <u>032134</u> _____	Date Paid: <u>1-25-18</u> _____
Date Application Received: <u>1-25-18</u> _____	
Reviewed for completeness by: <u>K. Penner</u> _____	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

RECEIVED  
JAN 25 2018  
KP



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

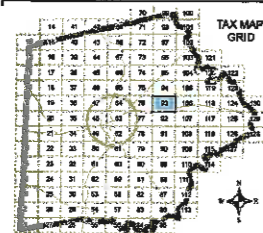
Zoning		GEOGRAPHIC FEATURE LEGEND																						
No Code	AG-1	AG-2	C-1	C-1 CITY	C-2	C-2 CITY	I-M	IND-1 CITY	IND-2 CITY	IND-2	MHP	PUBLIC	PUBLIC CITY	R-1	R-1 CITY	R-2	R-2 CITY	R-3	R-3 CITY	R-4	R-4 CITY	RM-2	RM-3	VILLAGE

**MGRC**  
IT GIS Services  
Metropolitan Georgia Regional Commission  
175 Briarway Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6100  
(478) 751-6517  
Web: [www.mgarc.org](http://www.mgarc.org)  
Email: [mg@mg-rc.org](mailto:mg@mg-rc.org)

**PUTNAM COUNTY, GEORGIA  
ZONING MAPS**

**MAP 092**

MAP SCALE: 1" = 400'    SCALE RATIO: 1:4,800    DATE: JANUARY 2018



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

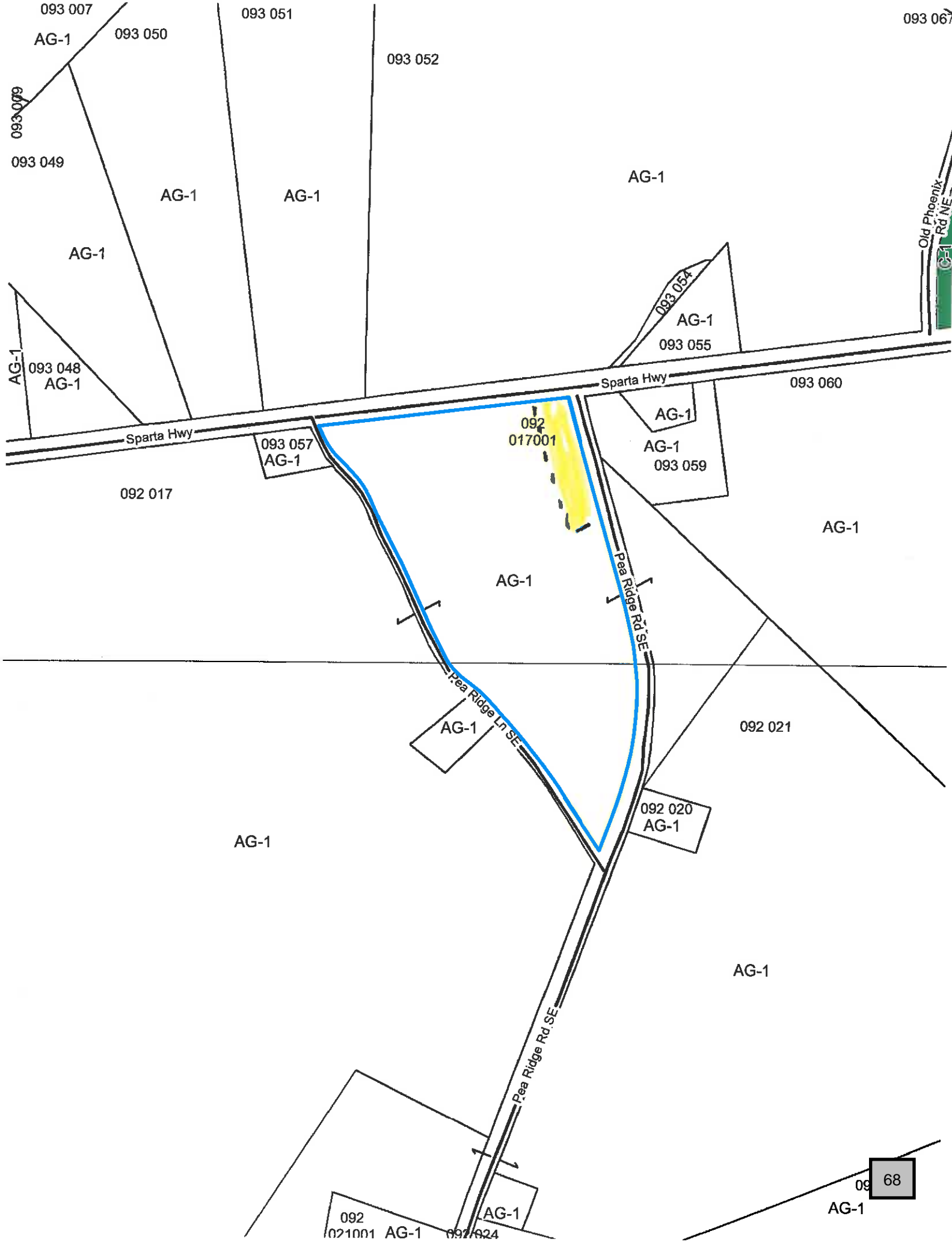
Zoning		GEOGRAPHIC FEATURE LEGEND																			
No Code	AG-1	AG-2	C-1	C-1 CITY	C-2	I-M	IND-1 CITY	IND-2	IND-2 CITY	MHP	PUBLIC	PUBLIC CITY	R-1	R-1 CITY	R-2	R-2 CITY	R-3 CITY	R-4 CITY	RM-2	RM-3	VILLAGE

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6160  
(478) 751-6517  
Web: [www.middlegeorgia.org](http://www.middlegeorgia.org)  
Email: [mg@mg-rco.org](mailto:mg@mg-rco.org)

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

**MAP 093**

MAP SCALE: 1" = 400'    SCALE RATIO: 1:4,800    DATE: JANUARY 2018



## "Letter of Intent"

The purpose of this rezoning request is to remove from conservation Ag 1 and move 5 Acres to Ag 2. The use of the property will remain the same as now. ~~Cattle~~ / Ag.  
Kc-DC  
2-18-18

Willie David (Danny) Capelin  
1-25-18

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JAN 25 2018

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

N/A

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Uyonna Capelan TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Ag 2 OF PROPERTY DESCRIBED AS MAP 092 PARCEL 017001 CONSISTING OF 5 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 612 Sparta Hwy EATONTON, GEORGIA 31024.

THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR REZONING ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. WE HEREBY INDEMNIFY AND HOLD HARMLESS THE CITY OF EATONTON/PUTNAM COUNTY AND ITS AGENTS AND/OR EMPLOYEES IN THE EVENT THAT THE ABOVE NAMED AGENT SHOULD MISUSE THIS LETTER OF AGENCY AND WE SUFFER DAMAGES AS A RESULT. THIS 25<sup>th</sup> DAY OF January, 2018.

PROPERTY OWNER(S): Danny Capelan  
NAME (PRINTED)

Uyonna Capelan  
SIGNATURE

ADDRESS: 612 Sparta Hwy Eatonton, Ga  
PHONE: 706-473-0861

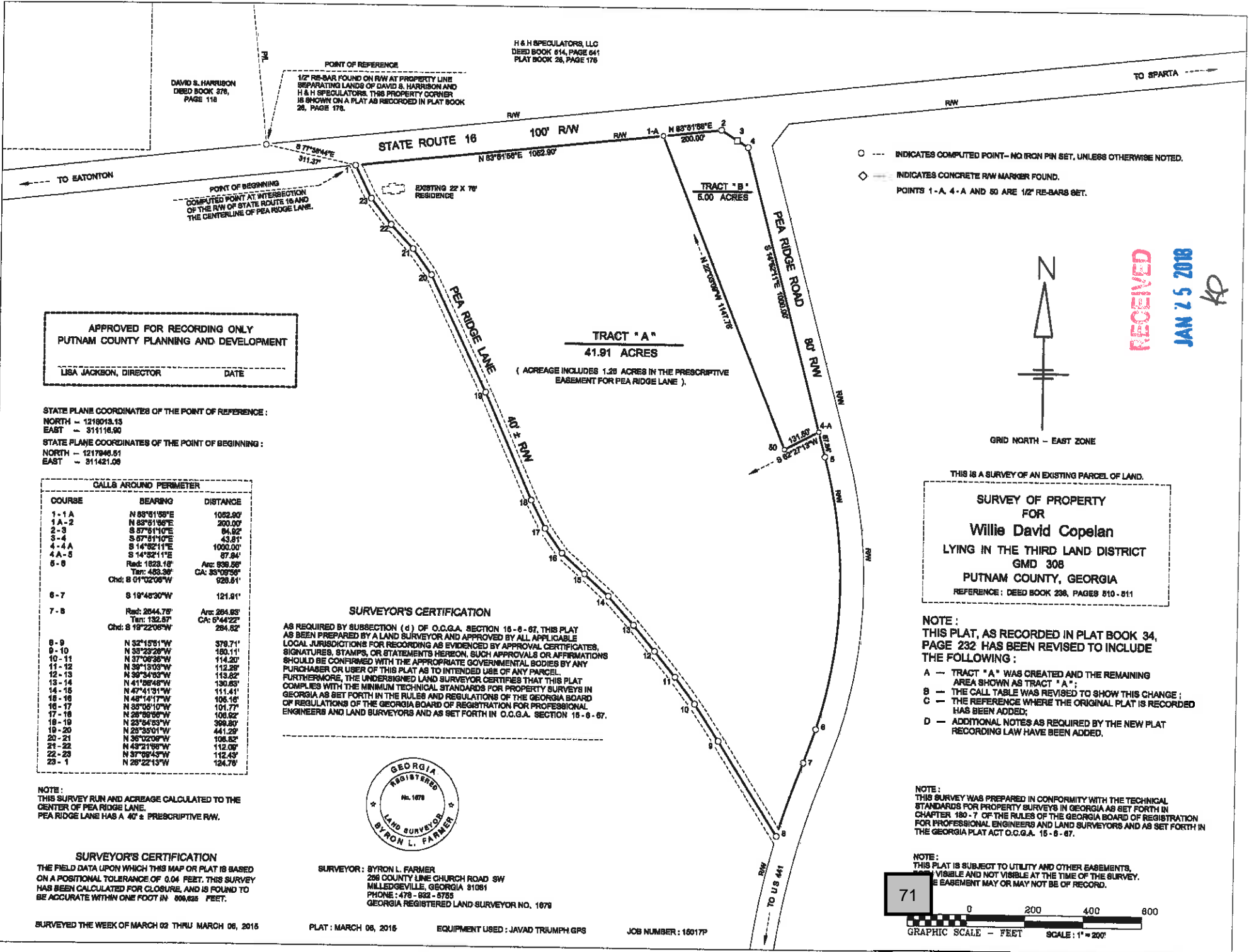
SWORN TO AND SUBSCRIBED BEFORE ME THIS 25<sup>th</sup> DAY OF January, 2018

Karen Pennam  
NOTARY

MY COMMISSION EXPIRES: 9-14-2021



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JAN 25 2018  
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DAVID S. HARRISON  
DEED BOOK 376,  
PAGE 118

H & H SPECULATORS, LLC  
DEED BOOK 614, PAGE 641  
PLAT BOOK 28, PAGE 178

POINT OF REFERENCE  
1/2" RE-BAR FOUND ON RW AT PROPERTY LINE  
SEPARATING LANDS OF DAVID S. HARRISON AND  
H & H SPECULATORS. THIS PROPERTY CORNER  
IS SHOWN ON A PLAT AS RECORDED IN PLAT BOOK  
28, PAGE 178.

POINT OF BEGINNING  
COMPUTED POINT AT INTERSECTION  
OF THE RW OF STATE ROUTE 16 AND  
THE CENTERLINE OF PEA RIDGE LANE.

EXISTING 22 X 70'  
RESIDENCE

- --- INDICATES COMPUTED POINT - NO IRON PIN SET, UNLESS OTHERWISE NOTED.
- ◇ --- INDICATES CONCRETE RW MARKER FOUND.
- POINTS 1-A, 4-A AND 80 ARE 1/2" RE-BARS SET.

APPROVED FOR RECORDING ONLY  
PUTNAM COUNTY PLANNING AND DEVELOPMENT

\_\_\_\_\_  
LISA JACKSON, DIRECTOR                      DATE

STATE PLANE COORDINATES OF THE POINT OF REFERENCE:  
NORTH - 1218013.13  
EAST - 311116.90

STATE PLANE COORDINATES OF THE POINT OF BEGINNING:  
NORTH - 1217946.61  
EAST - 311421.09

COURSE	BEARING	DISTANCE
1-1 A	N 83°51'58"E	1002.20'
1 A-2	N 83°51'58"E	200.00'
2-3	S 57°51'01"E	84.92'
3-4	S 57°51'01"E	43.31'
4-4 A	S 14°52'11"E	1000.00'
4 A-5	S 14°52'11"E	87.84'
5-6	Rad: 1823.18° Tant: 483.38° Crd: S 01°32'06"W	Area: 936.59' CA: 39°03'58" 928.91'
6-7	S 19°48'30"W	121.91'
7-8	Rad: 2644.78° Tant: 132.87° Crd: S 19°22'08"W	Area: 264.83' CA: 5°44'22" 264.82'
8-9	N 32°15'51"W	378.71'
9-10	N 33°23'28"W	190.11'
10-11	N 37°08'36"W	114.20'
11-12	N 39°13'03"W	112.28'
12-13	N 39°54'53"W	113.82'
13-14	N 41°15'48"W	130.83'
14-15	N 42°41'31"W	111.41'
15-16	N 48°14'17"W	108.18'
16-17	N 33°08'10"W	101.77'
17-18	N 38°59'58"W	108.92'
18-19	N 23°41'33"W	284.30'
19-20	N 23°33'01"W	441.29'
20-21	N 36°02'08"W	108.82'
21-22	N 43°21'58"W	112.08'
22-23	N 37°08'43"W	112.43'
23-1	N 29°22'13"W	124.79'

**SURVEYOR'S CERTIFICATION**

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



SURVEYOR: BYRON L. FARMER  
286 COUNTY LINE CHURCH ROAD SW  
MILLEDGEVILLE, GEORGIA 31061  
PHONE: 478-832-8785  
GEORGIA REGISTERED LAND SURVEYOR NO. 1678

NOTE:  
THIS SURVEY RUN AND ACREAGE CALCULATED TO THE CENTER OF PEA RIDGE LANE.  
PEA RIDGE LANE HAS A 40' ± PRESCRIPTIVE RW.

**SURVEYOR'S CERTIFICATION**

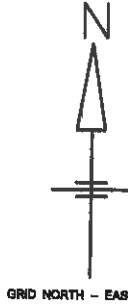
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED ON A POSITIONAL TOLERANCE OF 0.04 FEET. THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE, AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 808,625 FEET.

SURVEYED THE WEEK OF MARCH 02 THRU MARCH 06, 2015

PLAT: MARCH 06, 2015

EQUIPMENT USED: JAVAD TRIUMPH GPS

JOB NUMBER: 16017P



THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND.

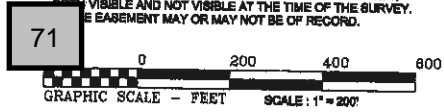
**SURVEY OF PROPERTY FOR Willie David Copelan**  
LYING IN THE THIRD LAND DISTRICT GMD 308  
PUTNAM COUNTY, GEORGIA  
REFERENCE: DEED BOOK 236, PAGES 810 - 811

NOTE:  
THIS PLAT, AS RECORDED IN PLAT BOOK 34, PAGE 232 HAS BEEN REVISED TO INCLUDE THE FOLLOWING:

- A - TRACT "A" WAS CREATED AND THE REMAINING AREA SHOWN AS TRACT "A";
- B - THE CALL TABLE WAS REVISED TO SHOW THIS CHANGE;
- C - THE REFERENCE WHERE THE ORIGINAL PLAT IS RECORDED HAS BEEN ADDED;
- D - ADDITIONAL NOTES AS REQUIRED BY THE NEW PLAT RECORDING LAW HAVE BEEN ADDED.

NOTE:  
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

NOTE:  
THIS PLAT IS SUBJECT TO UTILITY AND OTHER EASEMENTS, WHICH MAY BE VISIBLE AND NOT VISIBLE AT THE TIME OF THE SURVEY. AN EASEMENT MAY OR MAY NOT BE OF RECORD.

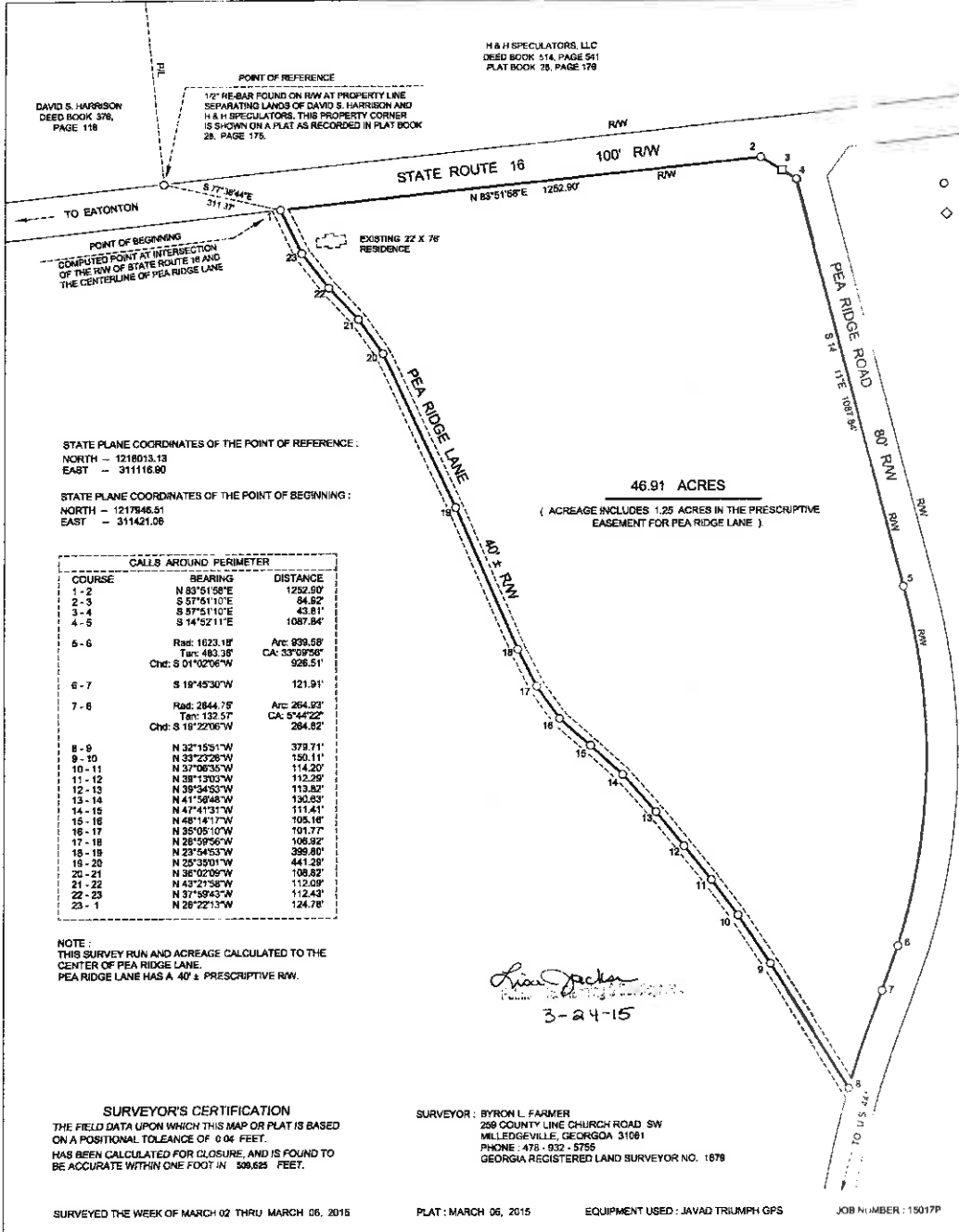


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JAN 5 2018

KJ

# PLAT BOOK 34 PAGE 232



○ INDICATES COMPUTED POINT—NO IRON PIN SET.  
◇ INDICATES CONCRETE RW MARKER FOUND.

FILED BK 34 PG 232  
10:11 AM  
3/26/2015  
PUTNAM  
SHEILA H. PERRY  
CLERK



THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND.

SURVEY OF PROPERTY FOR  
Willie David Copelan  
LYING IN THE THIRD LAND DISTRICT  
GMD 308  
PUTNAM COUNTY, GEORGIA  
REFERENCE: DEED BOOK 238, PAGES 510 - 511

NOTE:  
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

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

72

200 200 400 800  
GRAPHIC SCALE - FEET SCALE: 1" = 200'

This is to certify that this is a true and accurate copy of the original that appears of Record in the office of the Clerk of Superior Court of Putnam County, Georgia  
 Clerk / Deputy Clerk / 23118  
 Date 1 of 1 page

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 KR





**Backup material for agenda item:**

10. Request by **Willie David Copelan & Uyvonna Copelan** to rezone 5 acres at 621 Wards Chapel Road from AG-1 to AG-2. **[Map 104, part of Parcel 024]. \***

# PUTNAM COUNTY PLANNING AND ZONING COMMISSION



---

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

March 16, 2018

TO: Planning & Zoning Commission

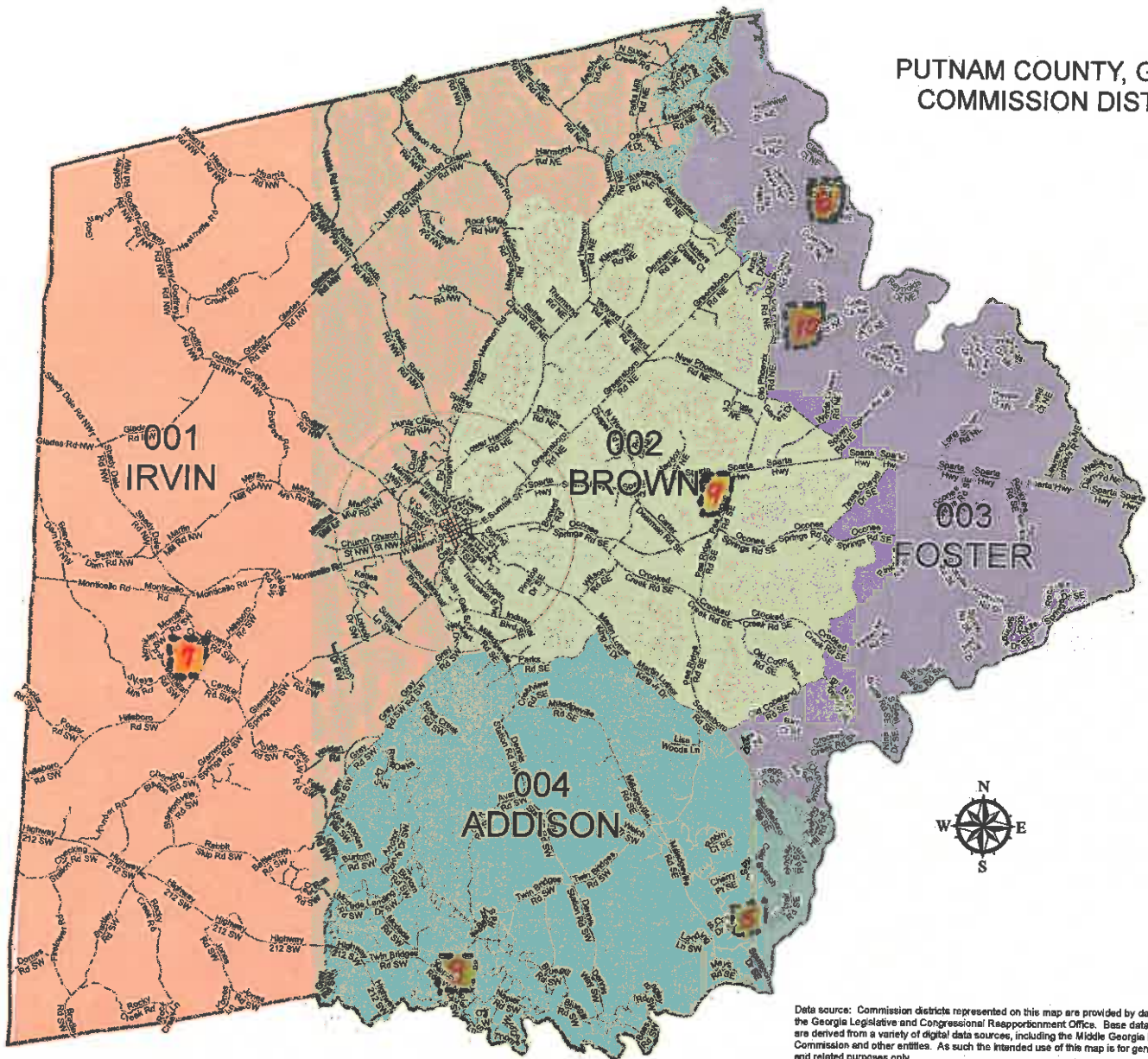
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 3/1/2018

10. Request by **Willie David Copelan & Uyvonna Copelan** to rezone 5 acres at 621 Wards Chapel Road from AG-1 to AG-2. **[Map 104, part of Parcel 024]**. \* The applicants are requesting to rezone 5 acres out of 99.21 acres from AG-1 to AG-2 to enable them to request removal from the Putnam County Tax Assessors Conservation Program. The remaining 94.21 acres will remain in the AG-1 district. The minimum lot size in the AG-1 district is 20 acres so to subdivide the property it must be rezoned to a conforming zoning district. The applicants would like to maintain an agriculture use for this property and the only option is the AG-2 district which has a minimum lot size requirement of 5 acres. The adjacent properties that abut this property are AG-1 and R-1R. However, I see no adverse effect the proposed use would have on the adjacent properties, roads, or highways.

*Staff recommendation is for approval to rezone 5 acres from AG-1 to AG-2.*

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



MAP SCALE: 1" = 5,687.28' SCALE RATIO: 1:88,367.34 DATE: DECEMBER 2016

5. Request by Alan D. Faver for a side and rear yard setback variance at 112 Lakemont Drive. Presently zoned R-1. [Map 086B, Parcel 027].
6. Request by Clara Stogner for a rear yard setback variance at 163 Lakeview Drive. Presently zoned R-1. [Map 102C, Parcel 018].
7. Request by Andrew Holder for a conditional use permit at 206 McMillan Road. Presently zoned AG-1. [Map 022, Parcel 001002]. \*
8. Request by Shelley Moore to rezone 3,920.40 square feet (.09 acres) at 133 Napier Road from AG-1 to R-1. [Map 057, part of Parcel 004001]. \*
9. Request by Willie David Copelan to rezone 5 acres) at 612 Sparta Highway from AG-1 to AG-2. [Map 092, part of Parcel 017001]. \*
10. Request by Willie David Copelan & Uyvonna Copelan to rezone 5 acres at 621 Wards Chapel Road from AG-1 to AG-2. [Map 104, part of Parcel 024]. \*

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

APPLICATION FOR REZONING

APPLICATION NO \_\_\_\_\_

DATE: 1-23-18

MAP 104

PARCEL 024

1. Name of Applicant: Willie David (Danny) Copelan + Uyvonna Copelan
2. Mailing Address: 612 Sparta Hwy, Eatonton, Ga. 31024
3. Phone: (home) \_\_\_\_\_ (office) \_\_\_\_\_ (cell) 706-473-0860
4. The location of the subject property, including street number, if any: 621 Wards Chapel Rd. Eatonton, GA
5. The area of land proposed to be rezoned (stated in square feet if less than one acre):  
5 acres
6. The proposed zoning district desired: Ag 2
7. The purpose of this rezoning is (Attach Letter of Intent)  
Letter Attached (back page)
8. Present use of property: Ag 1 Horses + Cows Desired use of property: Ag 2 Horses + ~~Cows~~  
2-14-18
9. Existing zoning district classification of the property and adjacent properties:  
Existing: ~~Ag-1~~ KP  
North: R-1R KP South: Ag-1 KP East: Ag-1, R-1 KP West: Ag-1 KP
10. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.
11. Legal description and recorded plat of the property to be rezoned.
12. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): ~~MTA~~ mixed use Residential KP
13. A detailed description of existing land uses: Used for cattle and horses.
14. Source of domestic water supply: well , community water \_\_\_\_\_, or private provider \_\_\_\_\_. If source is not an existing system, please provide a letter from provider.

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

15. Provision for sanitary sewage disposal: septic system , or sewer . If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.

16. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. 36-67A). **NIA**

17. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property. (Please attach on separate sheet.) **NIA**

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

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

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

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.

W. Cape  
 Signature (Property Owner)

1-25-18  
 (Date)

W. Cape  
 Signature (Applicant)

1-25-18  
 (Date)

Karen Penno  
 Notary Public



Karen Penno  
 Notary Public

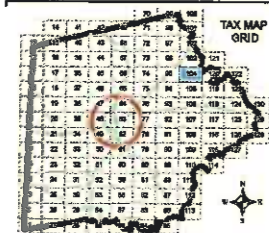
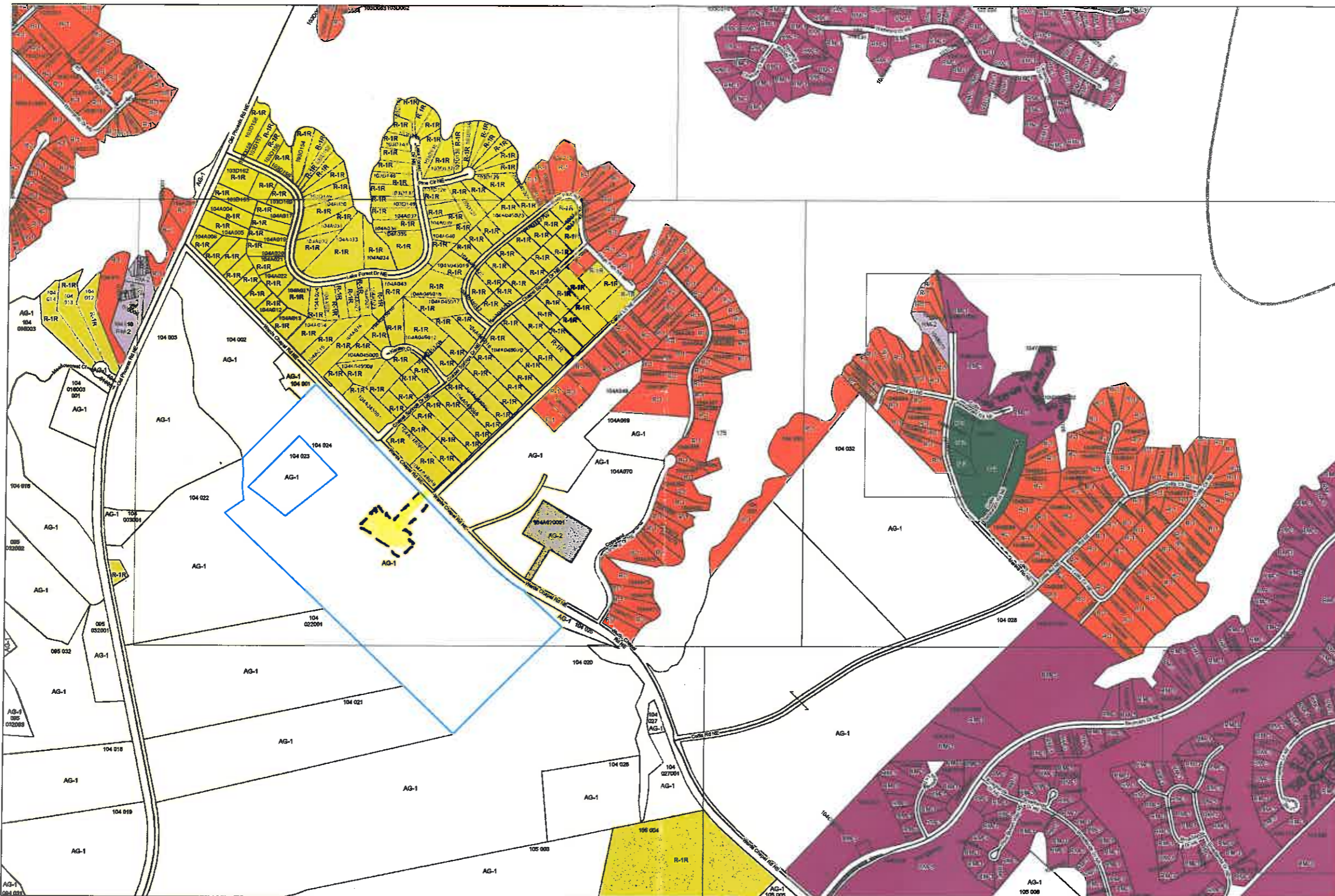
Office Use	
Paid: \$ <u>50.00</u> (cash)	(check) <u>589</u> (credit card)
Receipt No. <u>032134</u>	Date Paid: <u>1-25-18</u>
Date Application Received: <u>1-25-18</u>	
Reviewed for completeness by: <u>K. Penno</u>	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

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JAN 25 2018

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77



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

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

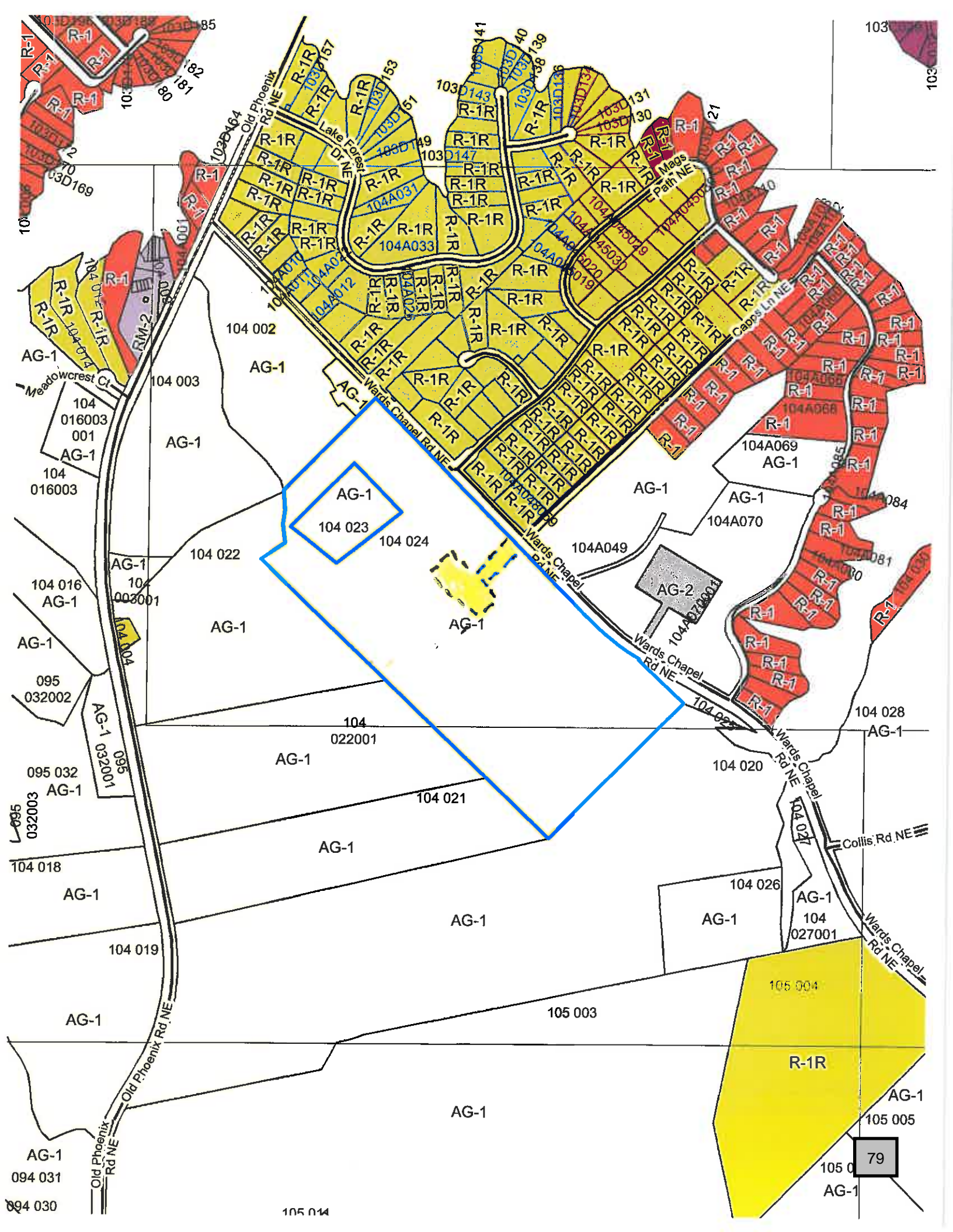
**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suva, GA 31217  
Moon, Georgia 31217  
(770) 751-6588  
(770) 751-6517  
Web: www.mgarc.org  
Email: mg@mg-rc.org

**PUTNAM COUNTY, GEORGIA  
ZONING MAPS**



**MAP 104**

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: JANUARY 2018



Attachment to answer for question #7.

The purpose of this rezoning request is to remove from conservation to move to ag 2. The use of the property will remain same as now, for keeping horses ~~and cattle~~.

2-14-18

*[Signature]*

U Cop

1-25-18

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JAN 25 2018

KP



NIA

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

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Vyonna Copelan TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Ag 2 OF PROPERTY DESCRIBED AS MAP 104 PARCEL 024, CONSISTING OF 5 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 621 Woods Chapel Rd EATONTON, GEORGIA 31024.

THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Re zoning non ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. WE HEREBY INDEMNIFY AND HOLD HARMLESS THE CITY OF EATONTON/PUTNAM COUNTY AND ITS AGENTS AND/OR EMPLOYEES IN THE EVENT THAT THE ABOVE NAMED AGENT SHOULD MISUSE THIS LETTER OF AGENCY AND WE SUFFER DAMAGES AS A RESULT. THIS 25<sup>th</sup> DAY OF January, 2018

PROPERTY OWNER(S): Vyonna & Danny Copelan  
NAME (PRINTED)  
Danny Copelan  
SIGNATURE  
ADDRESS: 621 Woods Chapel Rd  
PHONE: 706-473-0860

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25<sup>th</sup> DAY OF January, 2018

Karen Pennam  
NOTARY  
MY COMMISSION EXPIRES: 9-14-21



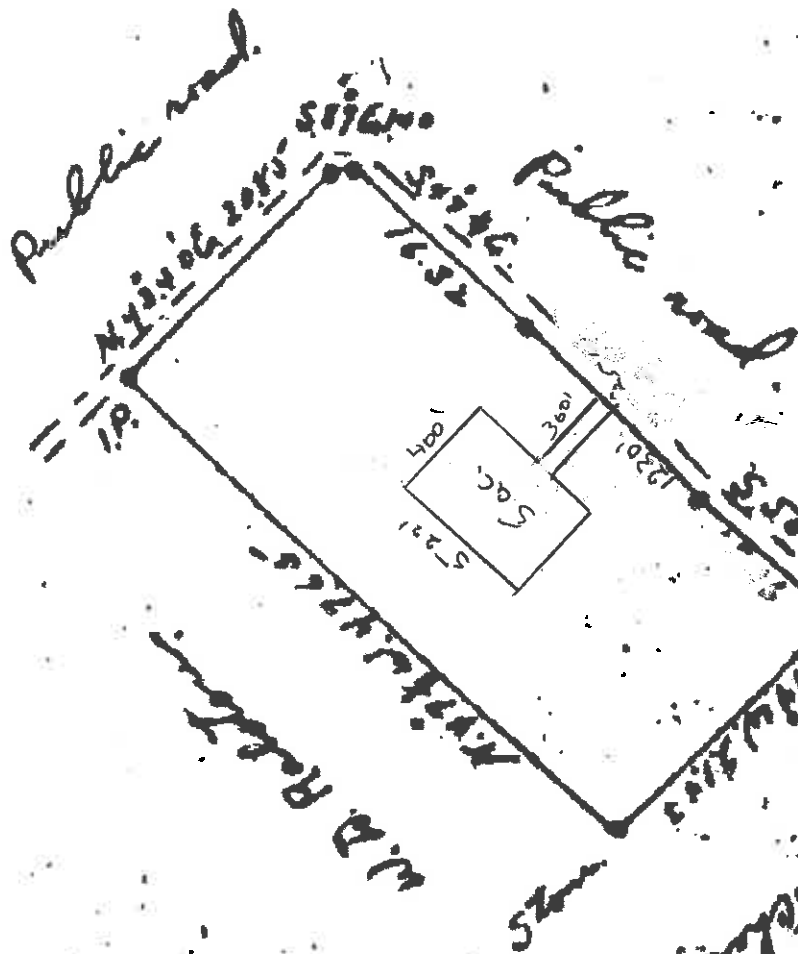
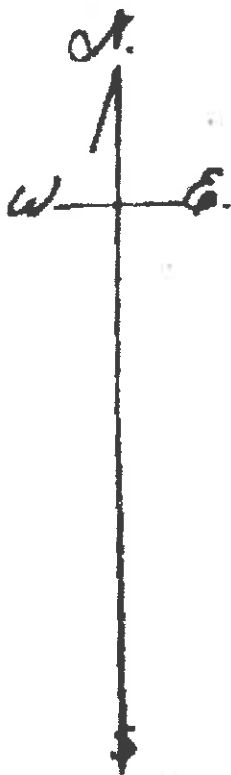
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JAN 25 2018

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29 JAN 2018 PM3:58

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Scale 20 Chm

This is  
 accurate  
 that of  
 the Cle  
 County  
 Clerk /

Date

