

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, November 01, 2018 ♦ 6:30 PM

Putnam County Administration Building – Room 204

Opening

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

Minutes

4. Approval of Minutes – October 4, 2018

Requests

5. Request by **David Tim Sherrod** for a side yard setback variance at 106 Gloria Drive. Presently zoned R-1. [**Map 086C, Parcel 067, District 4.**]
6. Request by **Sandra G. Rivers** for a side yard setback variance at 149B Southshore Road. Presently zoned R-2. [**Map 056B, Parcel 206, District 4.**]
7. Request by **Gary Fowler** for a rear yard setback variance at 124 W. Little River Court. Presently zoned R-2. [**Map 053C, Parcel 091, District 4.**]
8. Request by **Equity Trust Co. FBO Joseph P. Kurelic & Suzanne M. Kurelic** for a side yard setback variance at 117 Meadow Court. Presently zoned R-1. [**Map 095A, Parcel 039, District 2.**]
9. Request by **Gregory & Tina Stewart** for a side yard setback variance at 123 Little River Trail. Presently zoned R-2. [**Map 057A, Parcel 112, District 4.**]
10. Request by **Mark & Cameron Smith, agent for Ben Eldridge** for a side setback variance at 126 Doug Lane. Presently zoned R-1. [**Map 104B, Parcel 003, District 3.**]
11. Request by **David W. Humphries** for a rear yard setback variance at 234 Sinclair Road. Presently zoned R-2. [**Map 112C, Parcel 068, District 4.**]
12. Request by **Jonathan J. Spitz** for a rear yard setback variance at 102 Bass Lane. Presently zoned R-2. [**Map 084C, Parcel 017, District 4.**]
13. Request by **Robert T. Sims, Sr.** for a side yard setback variance at 159 Lakeshore Drive. Presently zoned R-2. [**Map 057C, Parcel 313, District 4.**]

14. Request by **Vivian Lee** for a side yard setback variance at 351 Bluegill Road. Presently zoned R-2. **[Map 057C, Parcel 102, District 4].**
15. Request by **Rick McAllister, agent for LA Development, LLC** to rezone 117.54 acres at 475 Pea Ridge Road from R-1R to AG-2. **[Map 089, Parcel 024, District 2]. ***

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 December 7, 2018 at 9:00 A.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

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

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

Backup material for agenda item:

5. Request by **David Tim Sherrod** for a side yard setback variance at 106 Gloria Drive. Presently zoned R-1. [**Map 086C, Parcel 067, District 4**].



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

October 22, 2018

TO: Planning & Zoning Commission

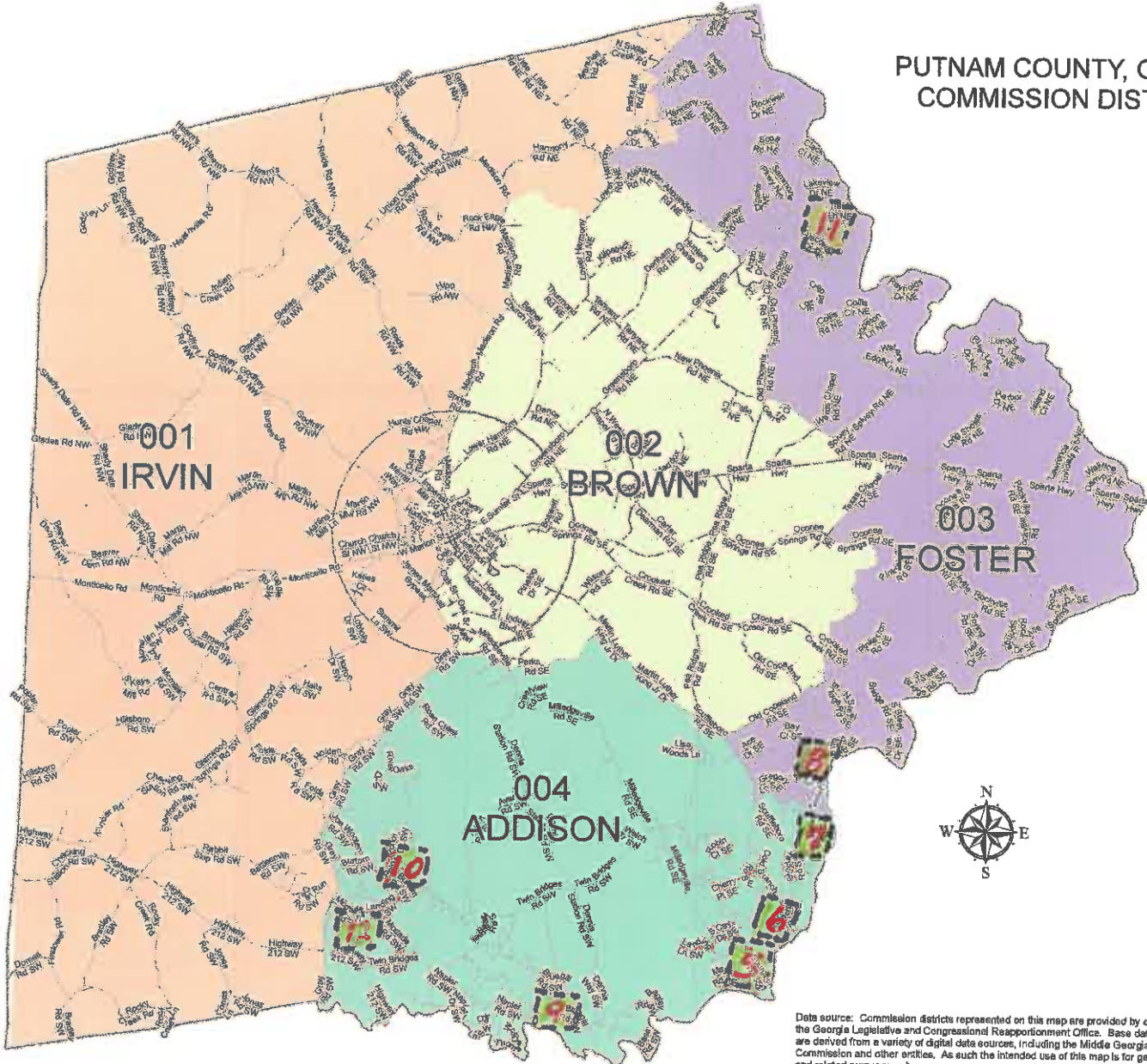
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 11/1/2018

5. Request by **David Tim Sherrod** for a side yard setback variance at 106 Gloria Drive. Presently zoned R-1. [**Map 086C, Parcel 067, District 4**]. The applicant is requesting a 13-foot side yard setback variance, being 7 feet from the right-side property line when facing the lake to construct a (20'x24') 480-square foot carport. This is a unique-shaped lot with the lot width at building setback of 90 feet and lot length of 194 feet. The applicant is proposing to keep the proposed structure in line with the existing 1,780 square foot house. There is limited buildable area on the front side of this property due to the narrowness of the lot and in the rear of this property due to the septic system and drain lines. Due to the narrowness of this lot the proposed location is the only suitable option for the proposed carport. 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 13-foot side yard setback variance, being 7 feet from the right-side property line when facing the lake.

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 5,697.28' SCALE RATIO: 1:68,367.34 DATE: DECEMBER 2016

5. Request by **David Tim Sherrod** side yard setback variance at 106 Gloria Drive. Presently zoned R-1. [Map 086C, Parcel 067, District 4].
6. Request by **Charles Harrington** for a side yard setback variance at 374 Cold Branch Road. Presently zoned R-2. [Map 112C, Parcel 016, District 4].
7. Request by **James Mallory**, agent for **Robert & Mariann Letson** for a rear yard setback variance at 106 Glad Cove. Presently zoned R-2. [Map 111C, Parcel 032, District 4].
8. Request by **Lemie Bales III**, agent for **Sally Hannah & Mary Long** rear yard setback variance at 139 Woodhaven Drive. Presently zoned R-2. [Map 110B, Parcel 084, District 3].
9. Request by **Sandra G. Rivers** for a side yard setback variance at 149B Southshore Drive. Presently zoned R-2. [Map 056B, Parcel 206, District 4].
10. Request by **Gary Fowler** for a rear yard setback variance at 124 W. Little River Court. Presently zoned R-2. [Map 053C, Parcel 091, District 4].
11. Request by **Howard McMichael**, agent for **Janice Allred** to rezone 1.65 acres at 1054 Greensboro Road, Units A-F from R-1 to C-1. [Map 102D, Part of Parcel 133, District 3]. *
12. Request by **Alan W. McDade**, agent for **Lawson J. & Carolyn W. McDade** to rezone 12.46 acres at 142 McDade Road from AG-1 to AG-2. [Map 053, Part of Parcel 023, District 4]. *

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: David Tim Sherrod

MAILING ADDRESS: 106 Gloria Dr.
Milledgeville GA 31061

RCVD JUL 8 '18
✓

PHONE: 478-455-0960

PROPERTY OWNER IF DIFFERENT FROM ABOVE: N/A

MAILING ADDRESS: _____

PHONE: N/A

PROPERTY:

LOCATION: 106 Gloria Dr. Milledgeville GA 31061
MAP 66C PARCEL 067 PRESENTLY ZONED R-1

REASON FOR REQUEST: SEE ATTACH doc.

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

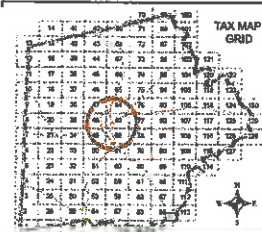
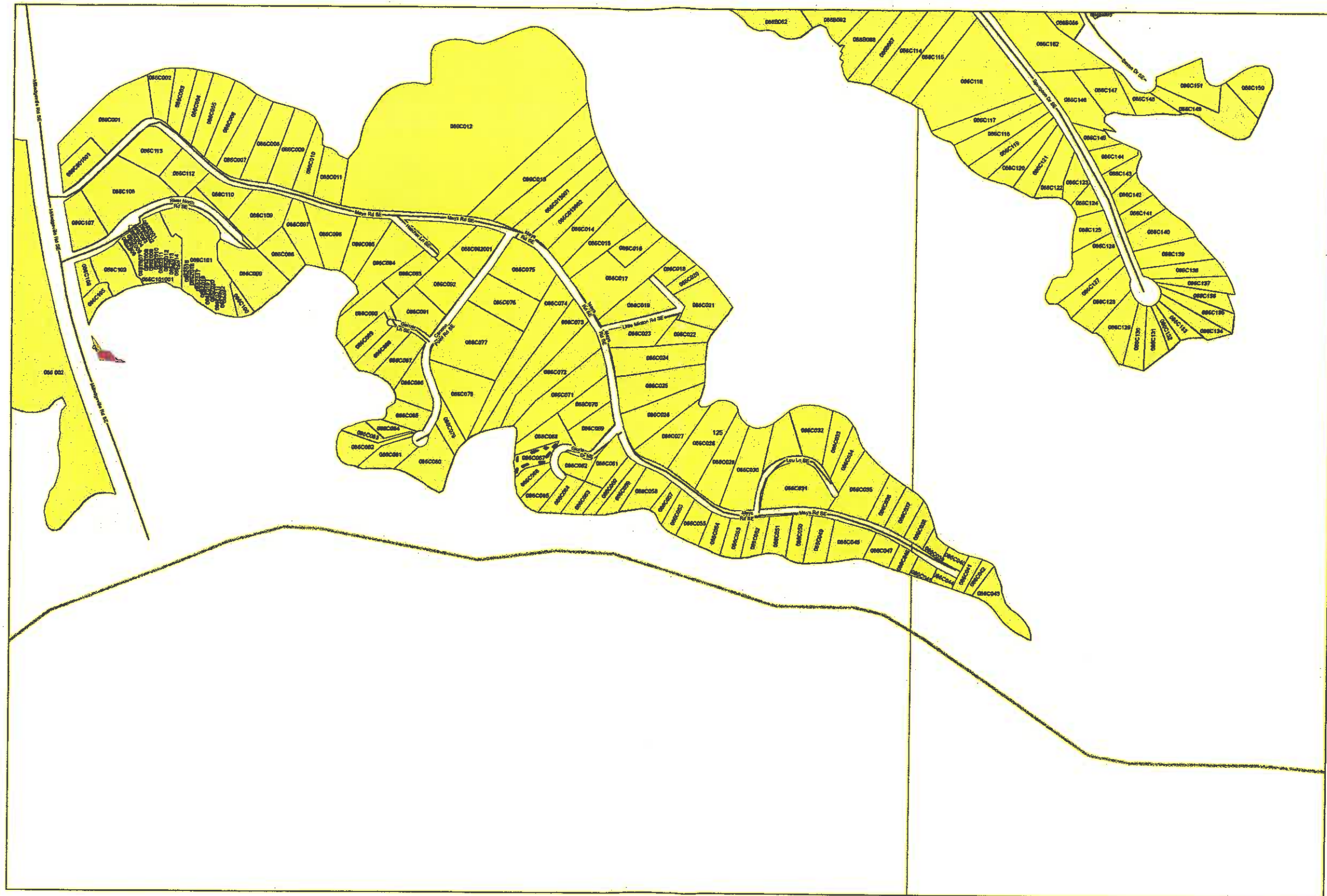
RECORDED PLAT: LETTER OF AGENCY N/A LETTER OF INTENT
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT N/A

PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: Jim Sherrod DATE: 7-1-18

*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>7-6-18</u>	FEE: \$ <u>50.00</u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>TS</u>
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				



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

GEOGRAPHIC FEATURE LEGEND

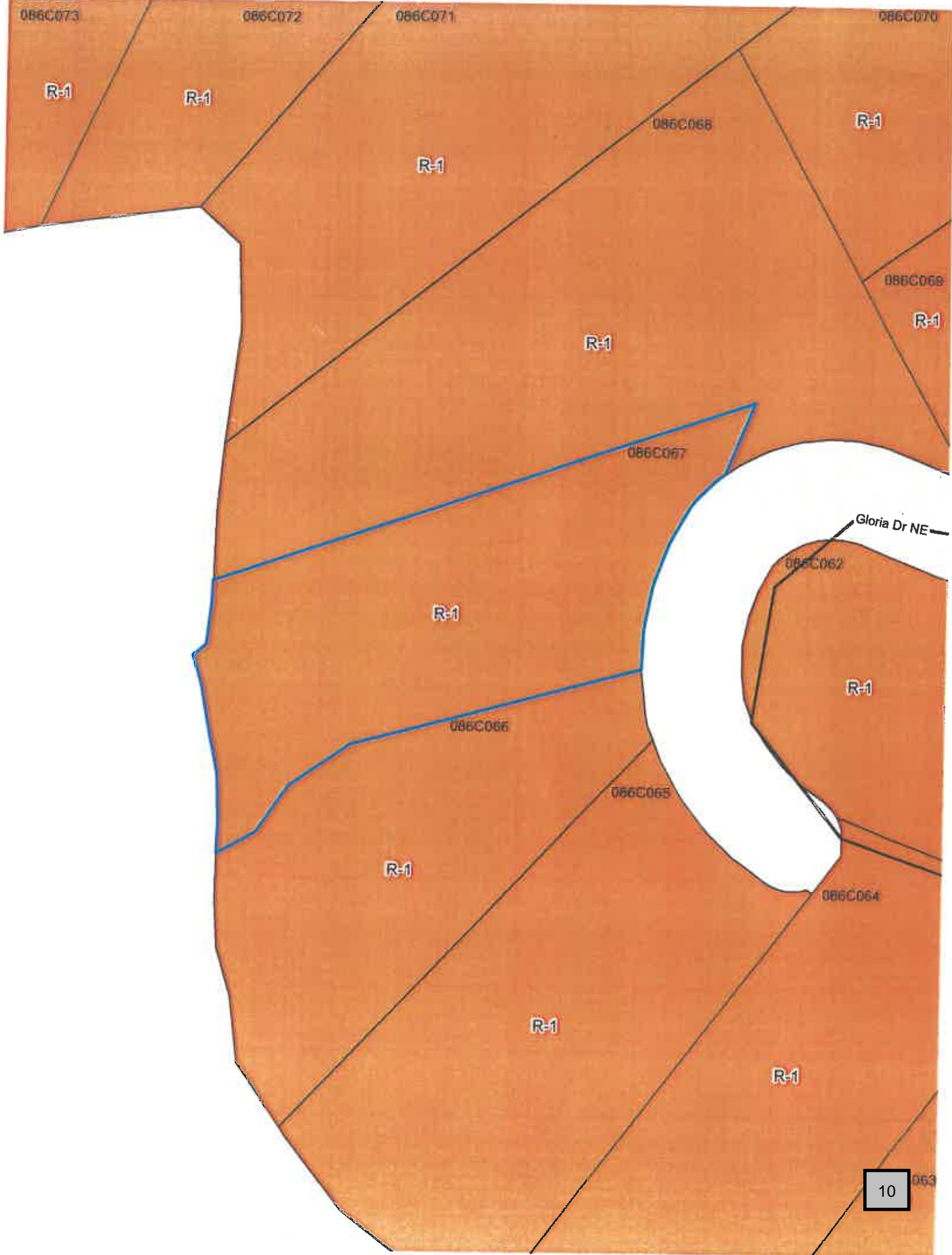
- Agriculture/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant

MGRC
IT GIS Services
Middle Georgia Regional Commission
173 Ebury Hwy
Suite C
Macon, Georgia 31217
(478) 751-4100
(478) 751-4217
Web: www.middlegeorgia.org
Email: rg@mg-rs.org

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

MAP 086C

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



I am the owner of the lot at 106 Gloria Dr. Milledgeville, GA. I am requesting a ^{13 TS 7-13-18} 12 foot side yard setback variance being ^{7 TS 7-13-18} 8 feet off the right side property line when facing the ^{Lake TS 7-13-18} road. I need a covered area to (C. ALPORA) protect my truck and boat from the elements. I have talked with my neighbor and she would rather me build an attached structure instead of putting a metal carport in my yard. The square footage of the existing structure is 1,780 square feet. The proposed structure will be 20x24 or 480 square feet. I am requesting the variance to keep the proposed structure in line with the current residence as it is about 9 feet from that property line. The Lot length at building setback is ⁷⁶ 194 feet. The lot width at building setback is 90 feet. Due to the septic system and drain lines being in the back yard it is not feasible to put the proposed structure in the back.

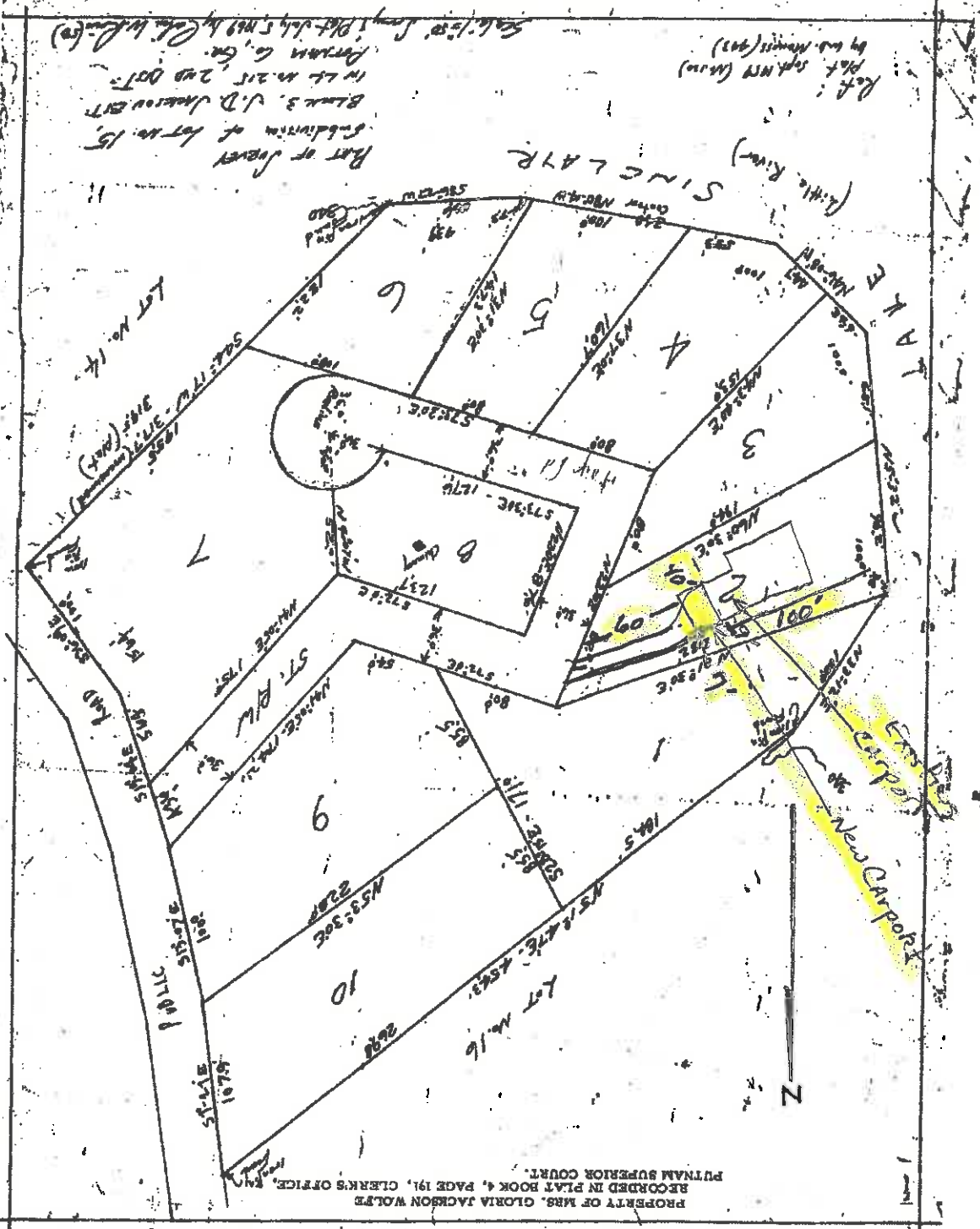
Jan Shand 7-6-18 *Jan Shand*
RCVD JUL 6 '18
m

Recorded July 7, 1970

Putnam, C. D. C.

Part of Survey
Subdivision of Lot No. 15
Block 3, J.D. Jackson Bldg
in Lt. M. 215, 2nd Dist.
Putnam Co., Ga.
Sale of 1/32nd Int. by C.D. W. (to)

Part of Survey
by W. M. (to)



CLYBURN & SONS, INC.
 Plot Book 4
 Putnam County

RECORDED JUL 6 1970

191

Backup material for agenda item:

6. Request by **Sandra G. Rivers** for a side yard setback variance at 149B Southshore Drive. Presently zoned R-2. [**Map 056B, Parcel 206, District 4**].



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

October 22, 2018

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 11/1/2018

- Request by **Sandra G. Rivers** for a side yard setback variance at 149B Southshore Drive. Presently zoned R-2. [**Map 056B, Parcel 206, District 4**]. The applicant is requesting an 8-foot side yard setback variance, being 12 feet from the right-side property line when facing the lake to construct a (24x36) 864-square foot garage. This is a narrow lot with the lot width at building setback of 80 feet and lot length of 304 feet. The applicant is proposing to keep the proposed structure in line with the existing 1,766 square foot house. The driveway is located on the left side of the property and placing the proposed garage on the right side will allow for an adequate turn radius into and out of the proposed garage. Due to the narrowness of this lot the proposed location is the only suitable option for the proposed 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 an 8-foot side yard setback variance, being 12 feet from the right-side property line when facing the lake.



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

- Putnam County
- City of Eatonton

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: Sandra G Rivers

MAILING ADDRESS: PO Box 2032
McDonough, GA 30253

PHONE: 404-427-2057

EMAIL: Sandra.Rivers@edouline.com

PROPERTY OWNER IF DIFFERENT FROM ABOVE: David F. + Sandra G. Rivers
MAILING ADDRESS: SA

PROPERTY:

PHONE: _____

LOCATION: 149 B Southmore Rd Eatonton GA
MAP 056 B PARCEL 05624 PRESENTLY ZONED SR B-20

REASON FOR REQUEST: to build a garage without significant disturbance to existing drive, yard landscaping

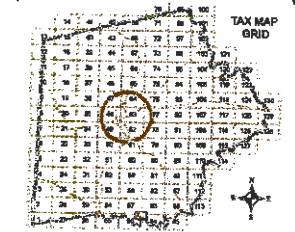
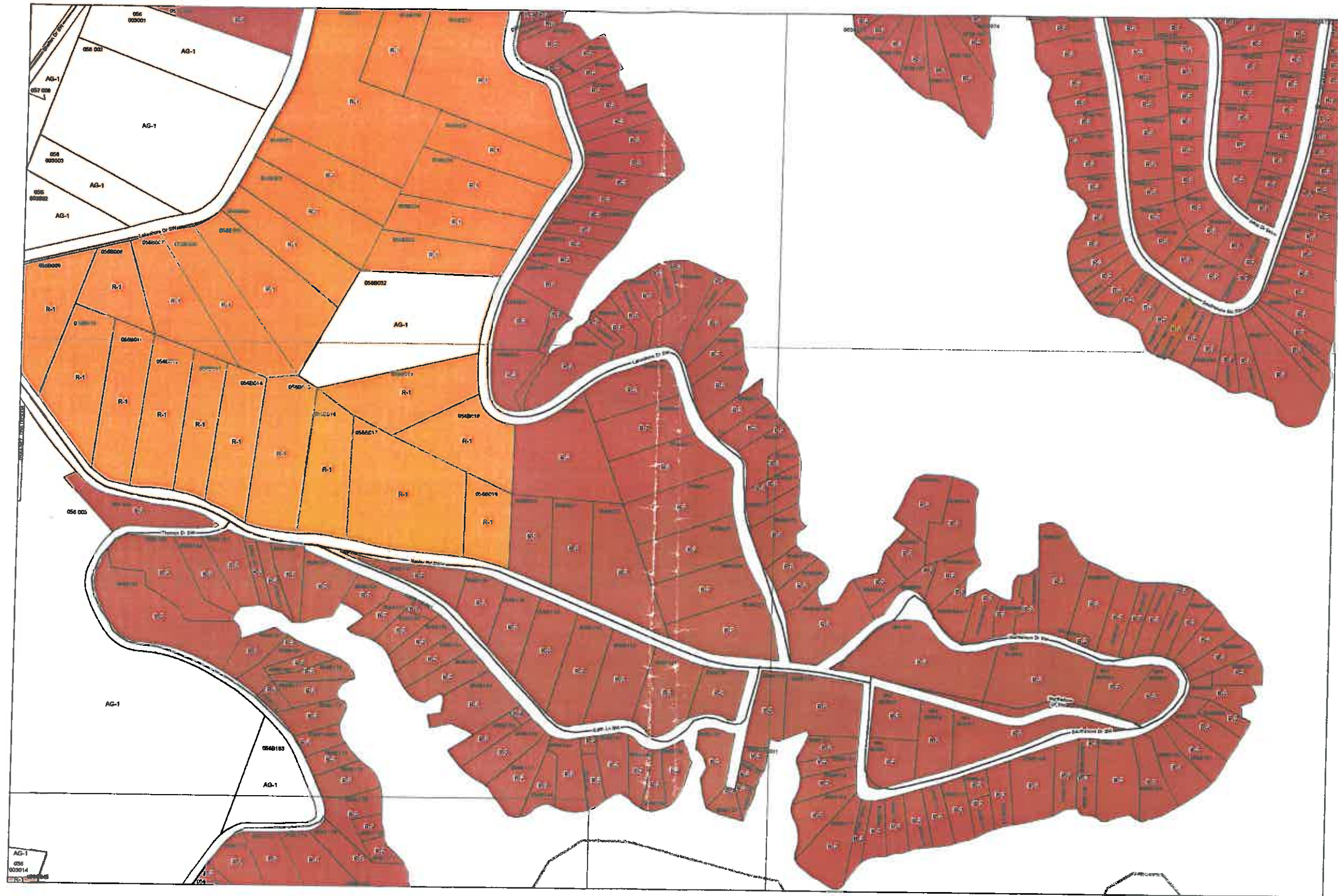
SUPPORTING INFORMATION ATTACHED TO APPLICATION:
RECORDED PLAT: LETTER OF AGENCY LETTER OF INTENT
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT Sandra G. Rivers DATE: 8/29/18

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

DATE FILED: <u>8.31.18</u>	FEE: <u>\$0.00</u>	CR. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS: <u>JR</u>
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				



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

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

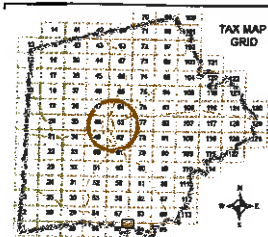
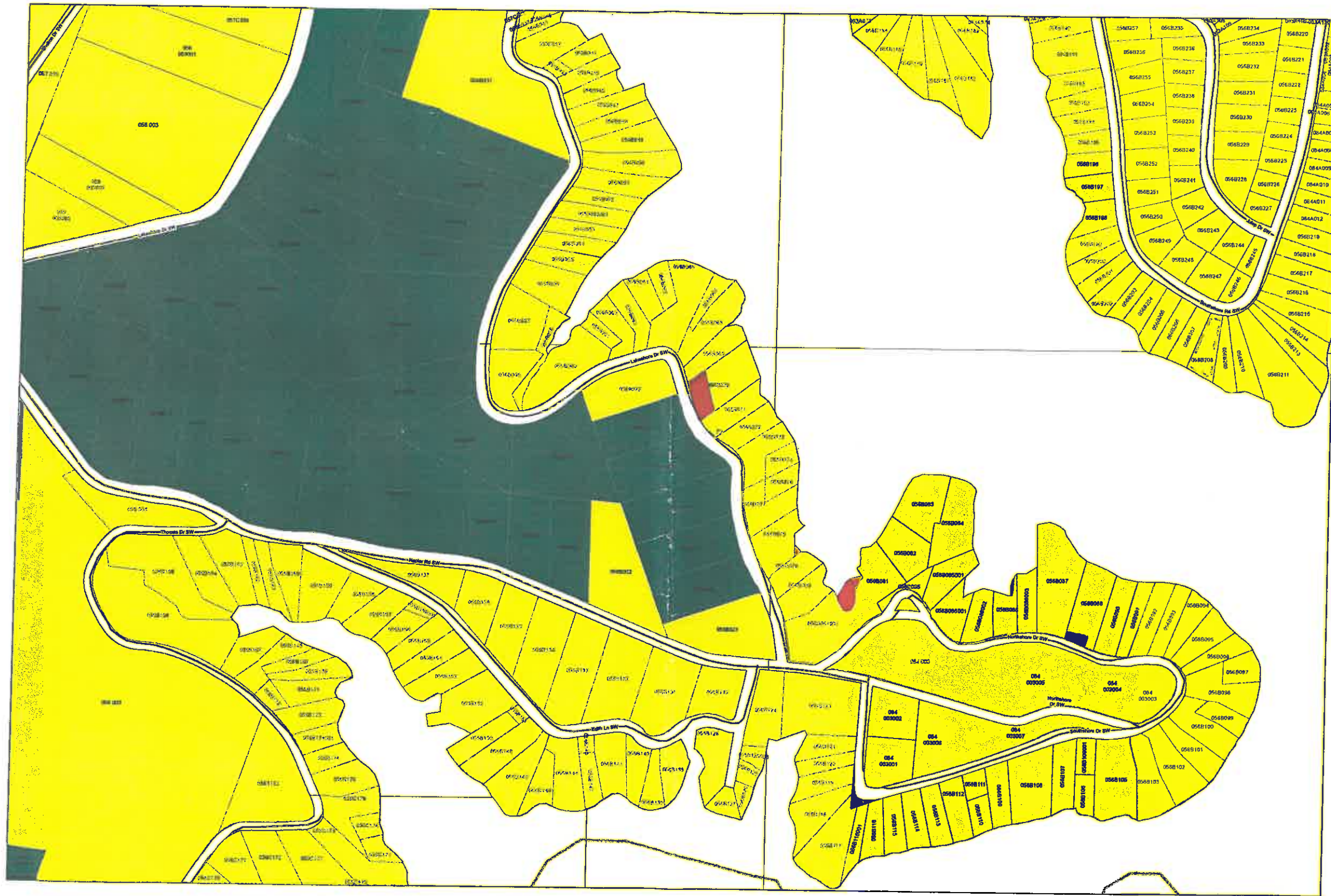
- GEOGRAPHIC FEATURE LEGEND**
- AG-2
 - C-1
 - C-1 CITY
 - C-2
 - C-2 CITY
 - I-M
 - IND-1 CITY
 - IND-2
 - IND-2 CITY
 - MHP
 - PUBLIC
 - PUBLIC CITY
 - R-1 CITY
 - R-2 CITY
 - R-3 CITY
 - R-4 CITY
 - R-1
 - R-1R
 - R-2
 - RM-1
 - RM-2
 - RM-3
 - VILLAGE

MGRC
Middle Georgia Regional Commission
175 E. Hwy 160
Macon, Georgia 31217
(478) 751-4160
(478) 751-4017
Web: www.mgarc.com
Email: mg@mgarc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 056B

MAP SCALE: 1" = 200' SCALE RATIO: 12,400 DATE: SEPTEMBER 2018



- Eatonton Limits
- County Boundary
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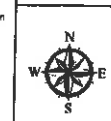
GEOGRAPHIC FEATURE LEGEND

- Agriculture/Forestry
- Commercial
- Industrial
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- Public/Institutional
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- Transportation/Communication/Utilities
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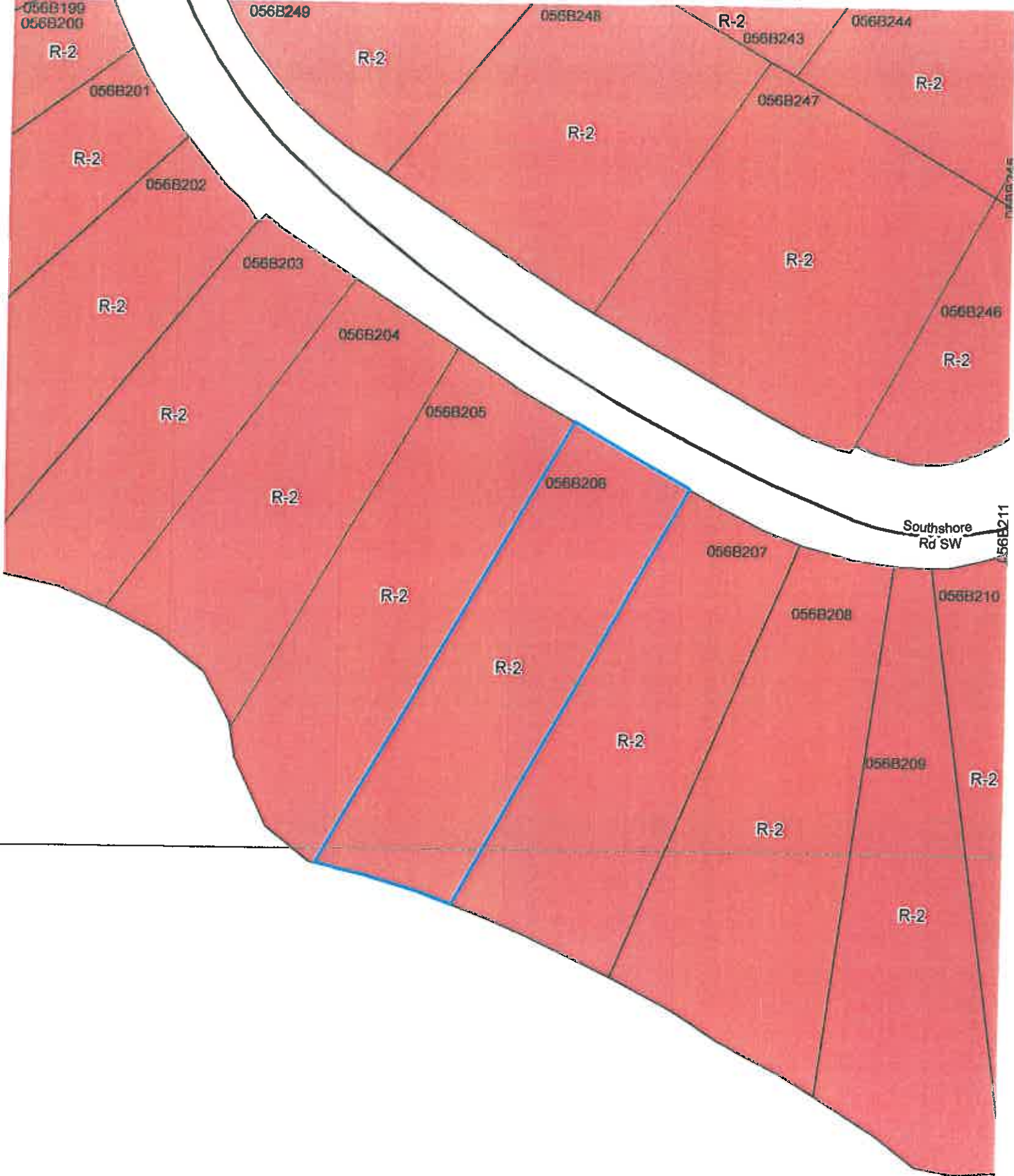
Middle Georgia Regional Commission
 175 E. Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6193
 (478) 751-8877
 Web
www.mgarc.org
 Email
mgrc@mgarc.org

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



MAP 056B

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



Request for Variance for Lot 36, Oak Openings at 1498 Southshore Road, Eatonton, Georgia 31024

We are the owners of the lot located at 149B Southshore Road, Eatonton, GA 31024. This lot is quite narrow with the dwelling centered within the lot. We are requesting an 8-foot side yard setback variance being 12 feet from the right-side property line in order to build a garage. The lot length is 304 feet. The lot width is 80 feet. The variance would allow us to keep the garage in line with the buildings on the right side of the property leaving more space on the left side of the property to maintain the existing driveway and landscaping. There is currently a 1,776 square foot residence on the lot. The proposed garage would be 24x36 which is 864 square feet. In order to build this proposed garage, we would need a variance. The residences on either side of our lot are positioned in the same fashion. The residence on the right side sits on a lower terrace with their residence being approximately 20 feet from our existing residence. The residence to the left has its garage approximately ten feet from the left property line and adjacent to our existing driveway. We feel that the proposed variance will allow the proposed garage to be positioned in accordance with the remainder of the neighborhood.

Thank you for your attention and assistance with this matter.

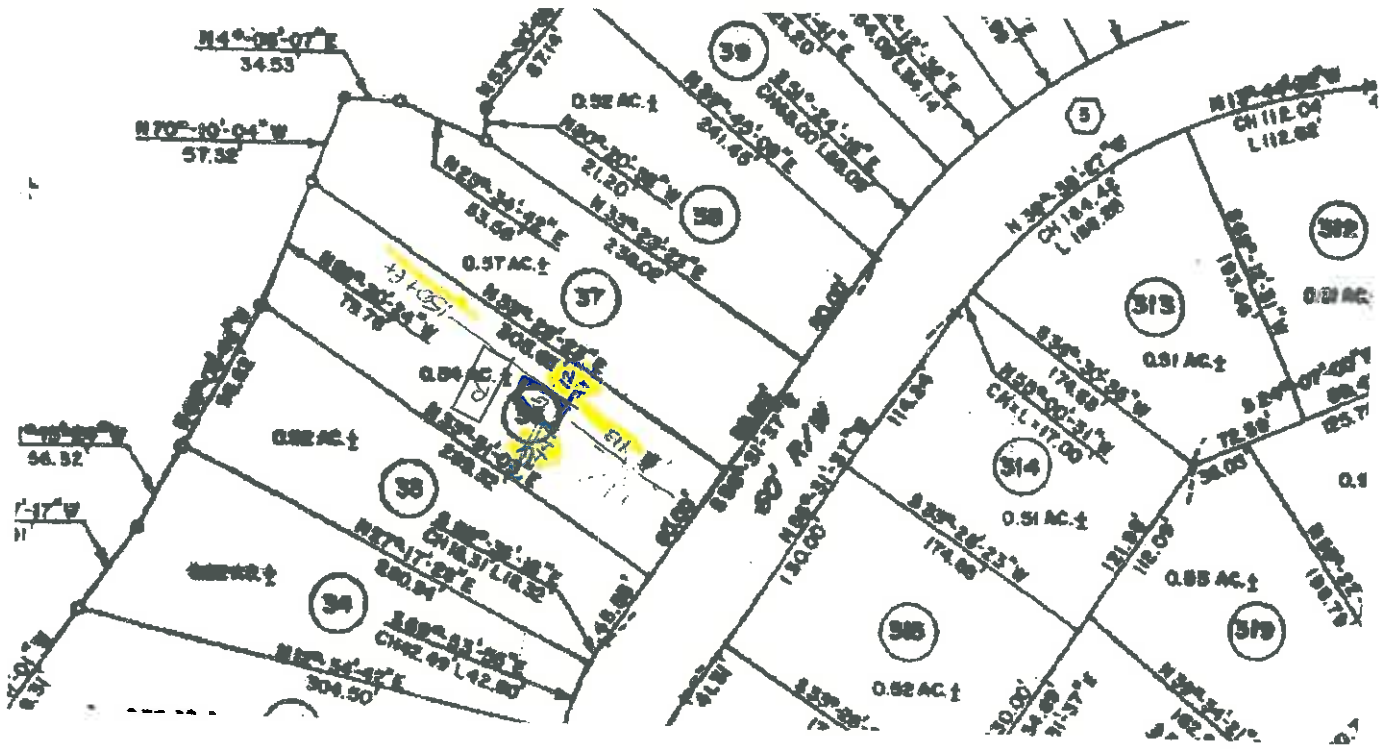
Sander J Rivers

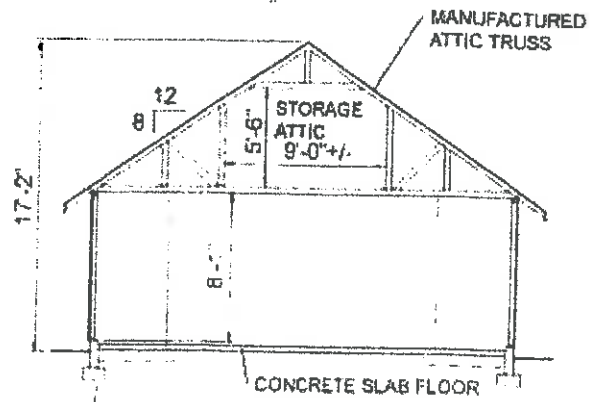
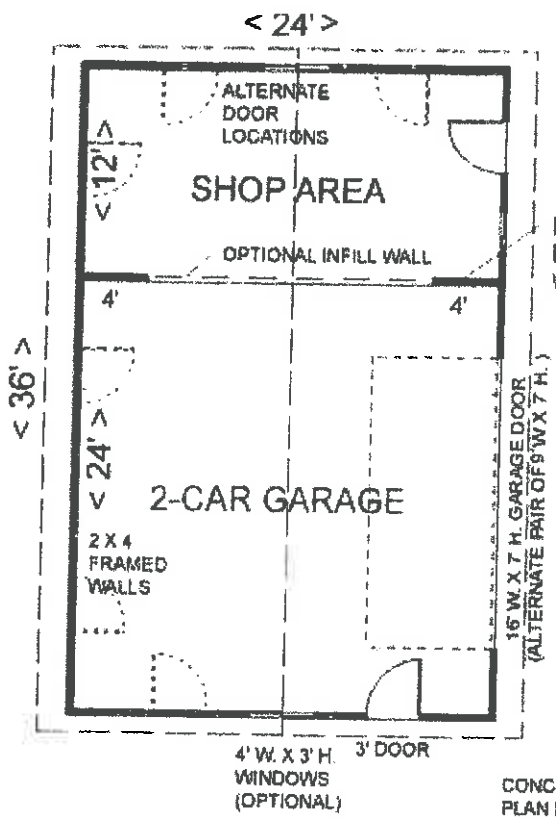
RCUD 2018 DEC 7

SP

RC000 2018 SEP 27

Handwritten notes:
10/11/2017
10/11/2017
10/11/2017





CROSS-SECTION

CONCRETE FOUNDATION PLAN INCLUDES FTG./STEMWALL OR MONOPYR/SIABETS

096 3rd 2018

[Handwritten signature]

Backup material for agenda item:

7. Request by **Gary Fowler** for a rear yard setback variance at 124 W. Little River Court. Presently zoned R-2. [**Map 053C, Parcel 091, District**].



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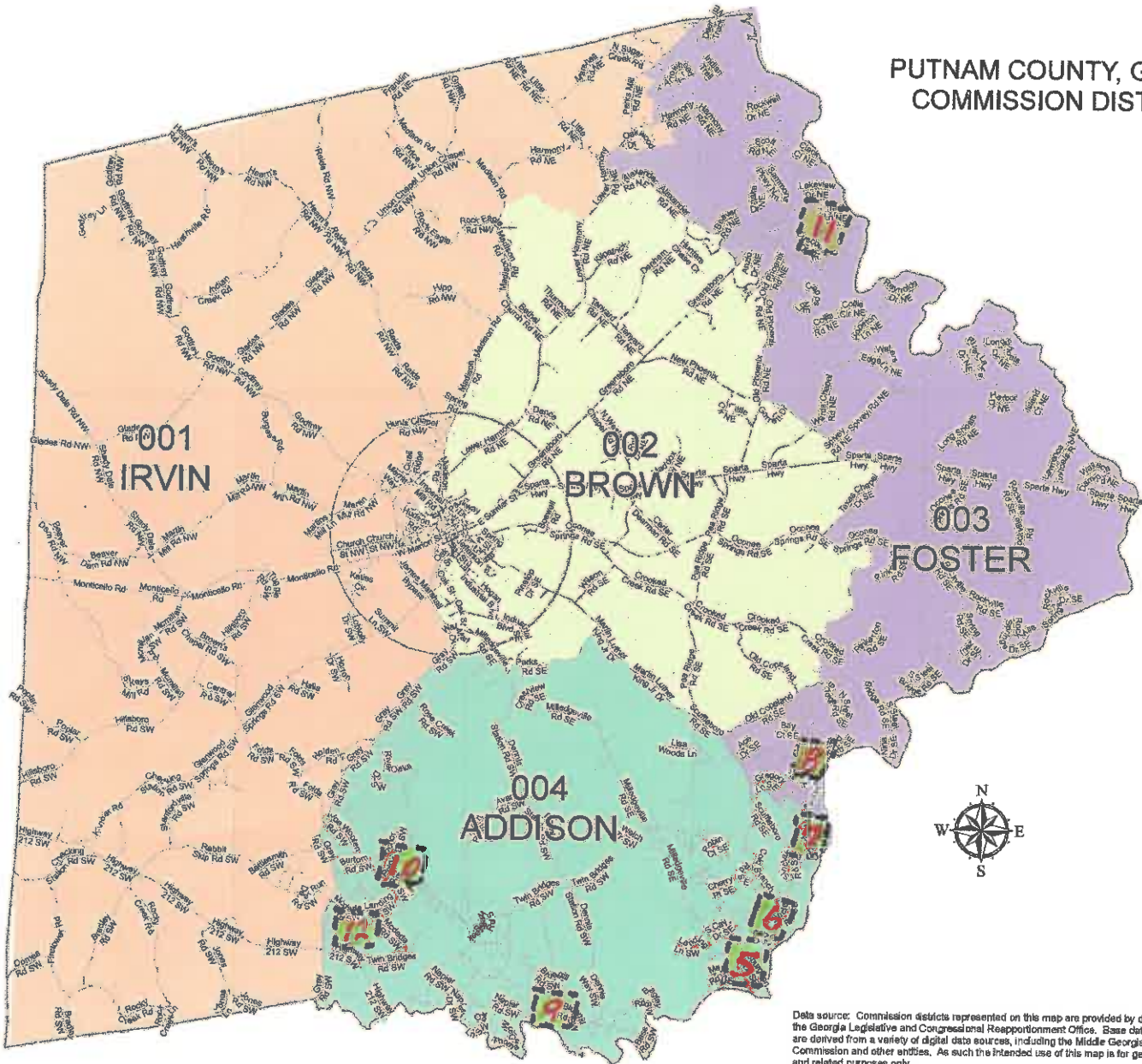
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 11/1/2018

7. Request by **Gary Fowler** for a rear yard setback variance at 124 W. Little River Court. Presently zoned R-2. [**Map 053C, Parcel 091, District 4**]. The applicant is requesting a 12-foot rear yard setback variance, being 88 feet from the nearest point to the lake to construct a (16x8) 168 square foot deck/porch. This is a unique-shaped lot with the lot width at building setback of 115 feet and lot length of 321 feet. The applicant is proposing to construct a deck/porch onto the rear of an existing 1,344 square foot manufactured home. After taking measurement, staff found the closest corner of the proposed deck/porch is 93 feet from the nearest point to the lake and not 88 feet as stated by applicant. Due to the unique shape of this lot and the location of the existing house, the proposed location is the only suitable option for the proposed deck/porch. 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 7-foot rear yard setback variance, being 93 feet from the nearest point to the lake.

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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MAP SCALE: 1" = 5,697.28' SCALE RATIO: 1:68,967.34 DATE: DECEMBER 2016



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Putnam County
 City of Eatonton

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: GARY FOWLER

MAILING ADDRESS: 183 Willow Pond Way
Brunswick Ga 31525

PHONE: (404) 290-5562

EMAIL: gnf.1968@gmail.com

PROPERTY OWNER IF DIFFERENT FROM ABOVE: _____

MAILING ADDRESS: _____

PHONE: _____

PROPERTY: _____

LOCATION: 124 Little River Ct. West
MAP OS3C PARCEL 091 PRESENTLY ZONED R-2

REASON FOR REQUEST: 12' foot ^{Variance} setback on lake side instead of 100' foot

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

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

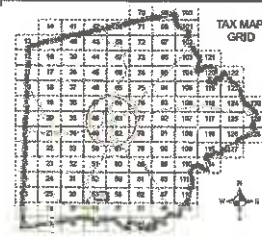
PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: Gary Fowler

DATE: 8-29-18

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

DATE FILED <u>8-30-18</u>	FEE: \$ <u>50.00</u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>[Signature]</u>
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				



- Eatonton Limits
- County Boundary
- Roads
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- Parcel_Hooks

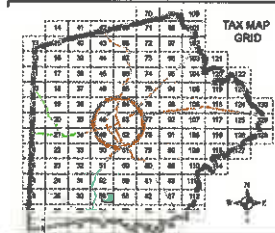
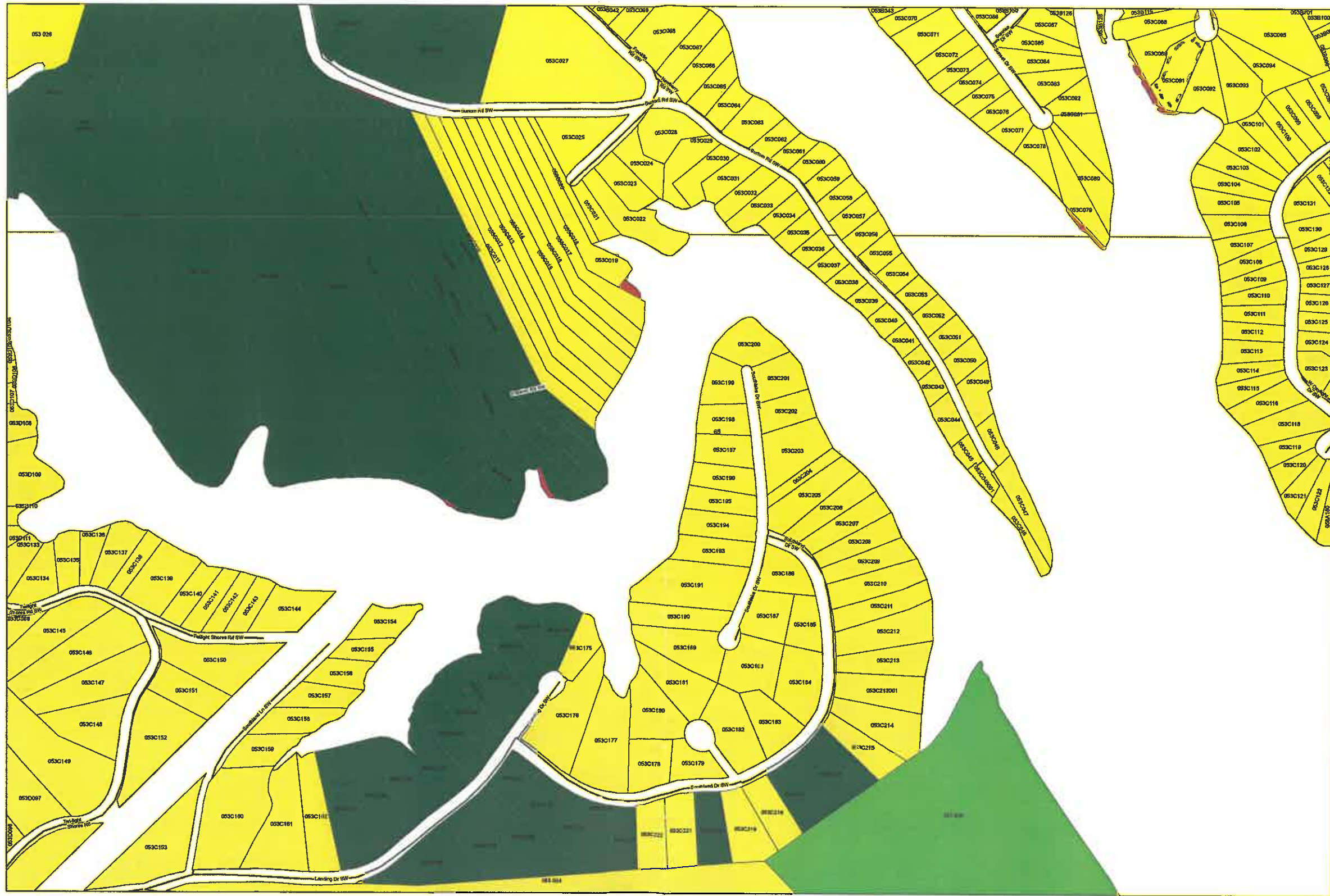
GEOGRAPHIC FEATURE LEGEND					
No Code	AG-1	C-1	IND-1 CITY	IND-2 CITY	RM-2
AG-1 CITY	C-2	I-M	IND-2	R-1 CITY	RM-3
C-1 CITY	C-2 CITY	MHP	PUBLIC	R-2 CITY	VILLAGE
C-1 CITY	C-2 CITY	MHP	PUBLIC CITY	R-3 CITY	VILLAGE
C-1 CITY	C-2 CITY	MHP	PUBLIC CITY	R-4 CITY	VILLAGE

MGRC
 Metropolitan Georgia Regional Council
 Planning & Development Services
 100 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 (404) 521-4400
 www.mgarc.org

PUTNAM COUNTY, GEORGIA ZONING MAPS

MAP 053C

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,000 DATE: APRIL 2013



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

GEOGRAPHIC FEATURE LEGEND

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

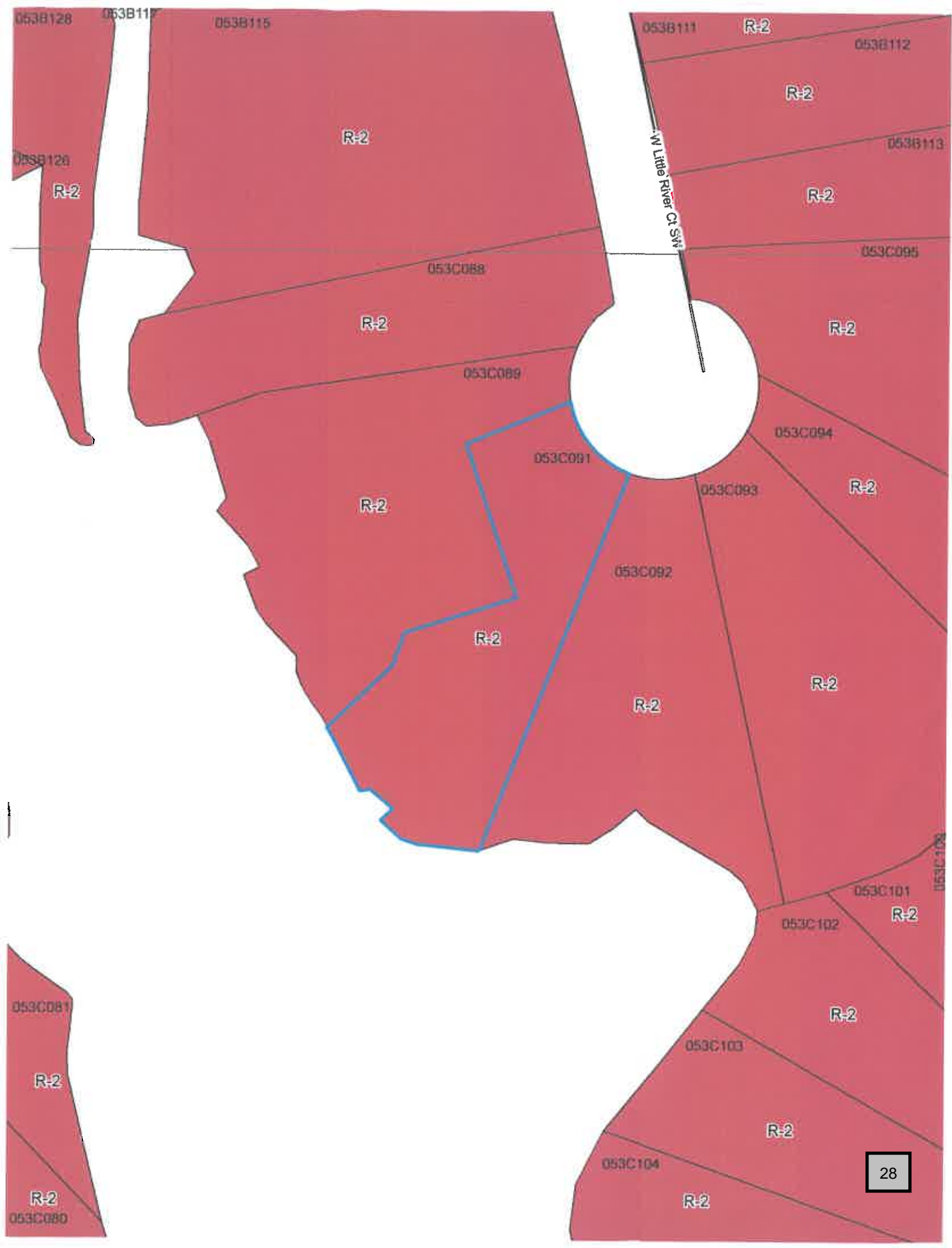
MGRC
IT GIS Services
Middle Georgia Regional Commission
179 Enway Hwy
Suwanee, Georgia 30127
(404) 751-4100
(404) 751-4517
Web: www.mgcr.com/georgia.org
Email: mg-rs.org

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



MAP 053C

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



Request for Variance for Lot 617A of Pine Forest Community at 124 W Little River Ct, Eatonton, GA

MAP 053C PARCEL 091 PRESENTLY ZONED R-2

We, Gary N Fowler and Kristina Blake, are the owners of this lot and are respectfully requesting a variance for the placement of the deck/porch that we plan to build at our homesite. The reason behind this request is because our lot is situated such that the most appropriate placement of our manufactured home will leave less than 100' of distance to the closest lake water- even with a modest 8' porch width. At minimum, the porch will be 88' from the closest water- which is a small beach area along waterline.

The attached drawings depict the proposed layout of our porch. Please note that the footprint of our lot creates some challenges with allowing the full 100' of distance to closest water.

Variance: We are requesting a 12' rear setback which would put our deck/porch 88' to nearest point on the lake

Thank you for your consideration of our request.

Sincerely,

Gary Fowler and Kristina Blake

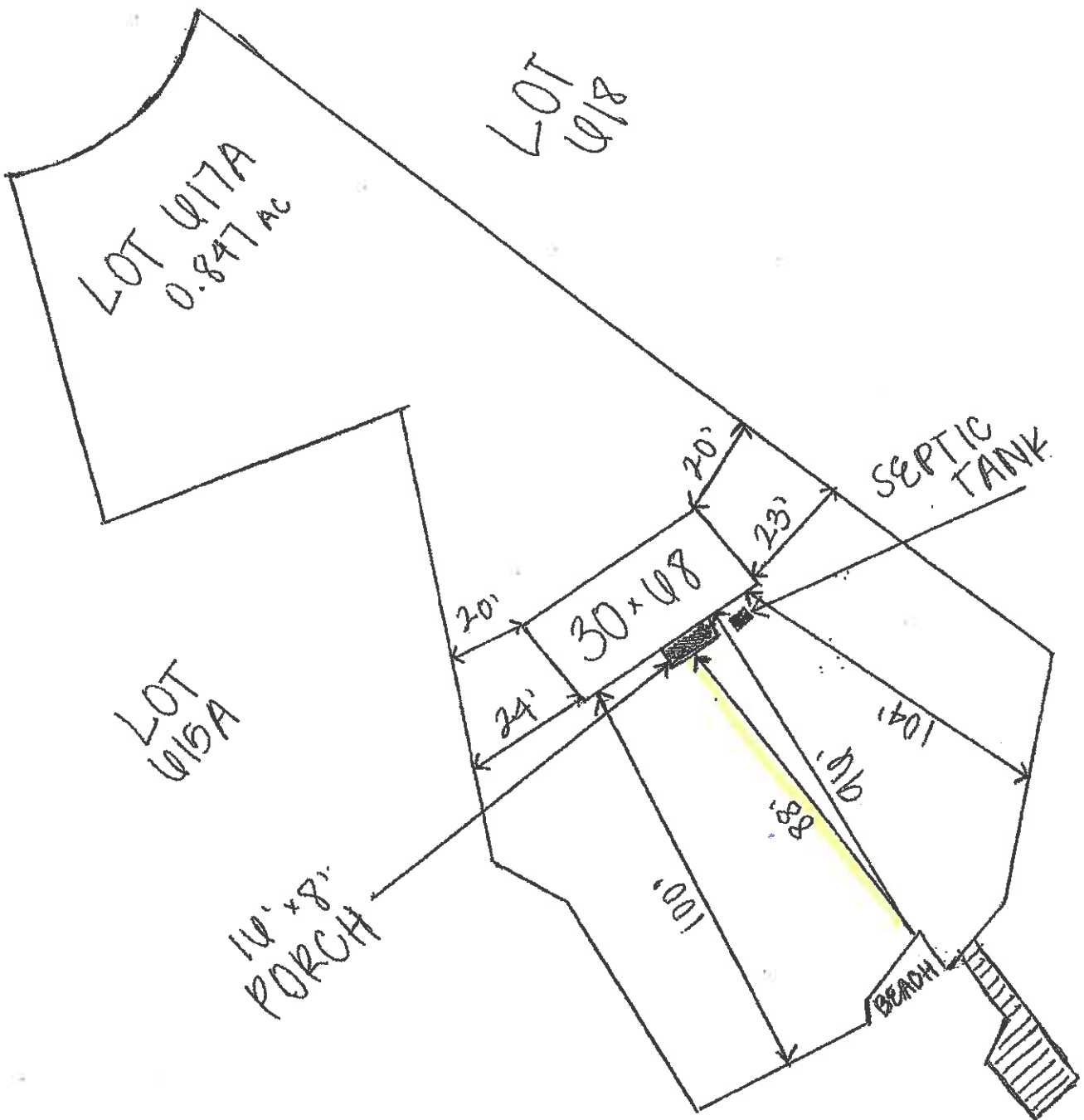
Gary Fowler (404) 290-5562

Kristina Blake (912) 805-4029

RCVD 2018 AUG 30

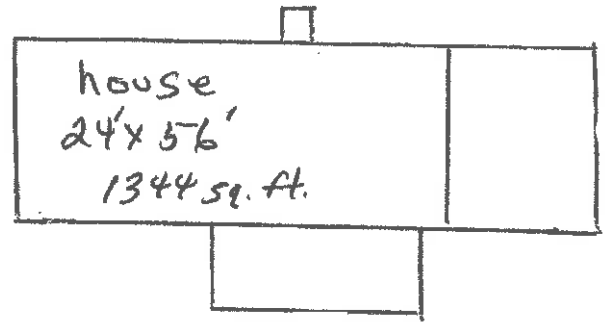
KP

NOT TO SCALE



124 Little River Ct.

Existing house size



LOT length 321'

LOT width at building setback 115'

RCUD 2018 SEP 7
AD

Backup material for agenda item:

8. Request by **Equity Trust Co. FBO Joseph P. Kurelic & Suzanne M. Kurelic** for a side yard setback variance at 117 Meadow Court. Presently zoned R-1. [**Map 095A, Parcel 039, District 2**].



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

October 22, 2018

TO: Planning & Zoning Commission

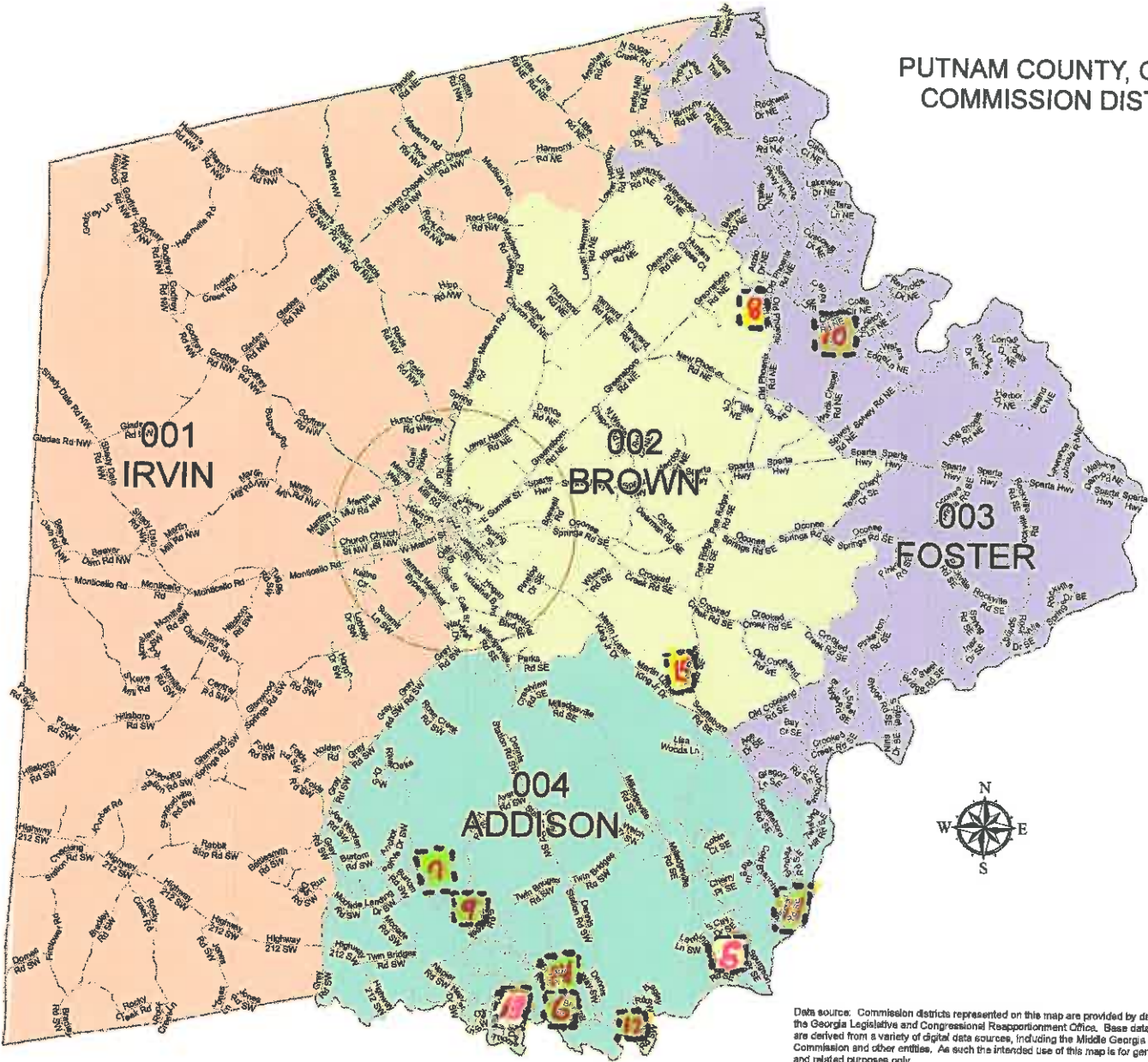
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 11/1/2018

8. Request by **Equity Trust Co. FBO Joseph P. Kurelic & Suzanne M. Kurelic** for a side yard setback variance at 117 Meadow Court. Presently zoned R-1. [**Map 095A, Parcel 039, District 2**]. The applicant is requesting a 10-foot side yard setback variance, being 10 feet from both side property lines to construct a (60x63) 3,300 square house. This is a pie-shaped lot with the lot width at building setback of 64 feet and lot length of 287 feet. The proposed septic drain lines are in the rear of this property and creates limited buildable area there. Due to the narrowness of this lot the proposed location is the only suitable option for the house. 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 both side property lines.

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Offices. 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" = 5,697.26' SCALE RATIO: 1:98,367.34 DATE: DECEMBER 2016

5. Request by David Tim Sherrod for a side yard setback variance at 106 Gloria Drive. Presently zoned R-1. [Map 086C, Parcel 067, District 4].
6. Request by Sandra G. Rivers for a side yard setback variance at 149B Southshore Road. Presently zoned R-2. [Map 056B, Parcel 206, District 4].
7. Request by Gary Fowler for a rear yard setback variance at 124 W. Little River Court. Presently zoned R-2. [Map 053C, Parcel 091, District 4].
8. Request by Equity Trust Co. FBO Joseph P. Kurelic & Suzanne M. Kurelic for a side yard setback variance at 117 Meadow Court. Presently zoned R-1. [Map 095A, Parcel 039, District 2].
9. Request by Gregory & Tina Stewart for a side yard setback variance at 123 Little River Trail. Presently zoned R-2. [Map 057A, Parcel 112, District 4].
10. Request by Mark & Cameron Smith, agent for Ben Eldridge for a side setback variance at 126 Doug Lane. Presently zoned R-1. [Map 104B, Parcel 003, District 3].
11. Request by David W. Humphries for a rear yard setback variance at 234 Sinclair Road. Presently zoned R-2. [Map 112C, Parcel 068, District 4].

12. Request by **Jonathan J. Spitz** for a rear yard setback variance at 102 Bass Lane. Presently zoned R-2. [Map 084C, Parcel 017, District 4].
13. Request by **Robert T. Sims, Sr.** for a side yard setback variance at 159 Lakeshore Drive. Presently zoned R-2. [Map 057C, Parcel 313, District 4].
14. Request by **Vivian Lee** for a side yard setback variance at 351 Bluegill Road. Presently zoned R-2. [Map 057C, Parcel 102, District 4].
15. Request by **Rick McAllister, agent for LA Development, LLC** to rezone 117.54 acres at 475 Pea Ridge Road from R-1R to AG-2. [Map 089, Parcel 024, District 2]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

- Putnam County
- City of Eatonton

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: Equity Trust Co. FBO JOSEPH P. KURELIC + SUZANNE M. KURELIC

MAILING ADDRESS: 115 MEADOW COURT
EATONTON, GA 31024

PHONE: 706-485-8177 770-335-6481
EMAIL: jkurelic@smgk.net

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

PROPERTY:

LOCATION: (LOT 27) 117 MEADOW CT
MAP 095A PARCEL 039 PRESENTLY ZONED R-12

REASON FOR REQUEST: LOT TOO NARROW, NEIGHBORING
LOTS BOTH HAVE VARIANCE.

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

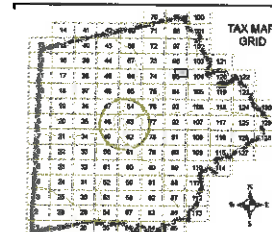
PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: Joseph P. Kurelic DATE: 9-21-18

*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>9-21-18</u>	FEE: \$ <u>50.00</u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>JK</u>
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				

ROUND 2018 GPP 21
AKO



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

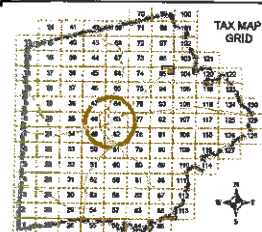
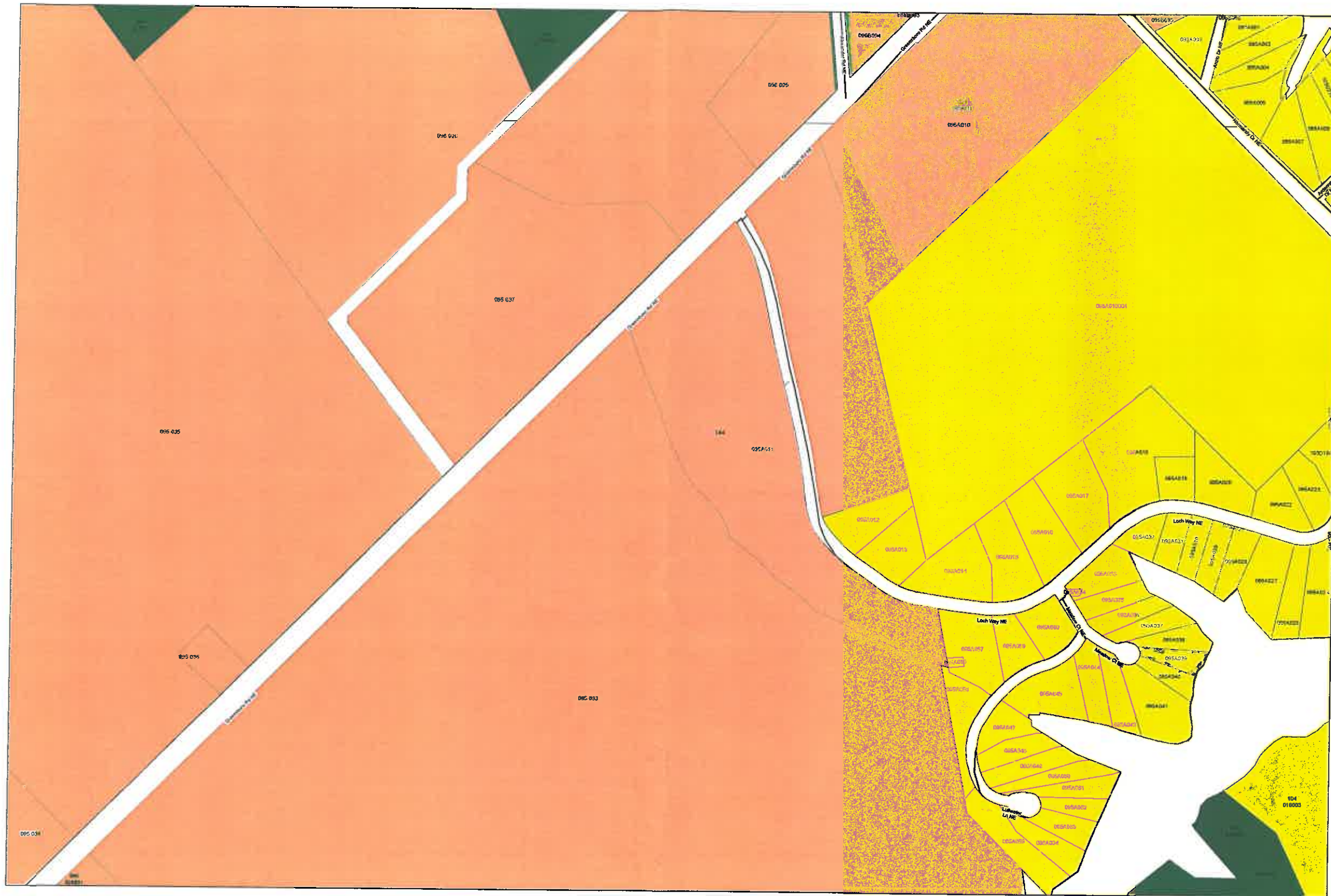
GEOGRAPHIC FEATURE LEGEND					
No Code	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	RM-2
AG-1	C-1	I-M	MHP	R - 2 CITY	RM-3
AG-1 CITY	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	VILLAGE
	C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Ivy
Suwanee, Georgia 31217
(478) 751-6180
(478) 751-6517
Web: www.middlegeorgia.org
Email: mgrc@mg-rco.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 095A

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



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

GEOGRAPHIC FEATURE LEGEND

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

MGRC
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Middle Georgia Regional Commission
175 E. Main Street
Macon, Georgia 31217
(478) 751-4190
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Email: mgarc@mgarc.org

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

MAP 095A

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

095A036

R-1

095A037

R-1

095A038

R-1

095A039

R-1

095A040

095A041

R-1

R-1

Lot #27

0.49 Acres

Section 2

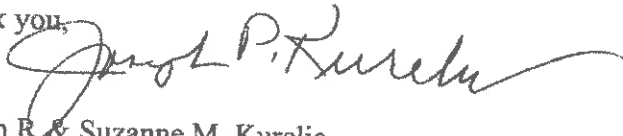
Loch Haven Subdivision

We are the owners of Lot # 27 in the Loch Haven Subdivision, Putnam County, GA.

We are requesting a 10 foot left side yard setback variance being 10 feet from the left side property line, and a 10 foot right side yard setback variance being 10 feet from the right side property line in order to build a residence. The proposed residence will be 3,300 square feet. I have attached a rough sketch to show the home proposed layout. The lot is very narrow which is why we need the variance. The lot length is 287 feet. The lot width at building setback is 64 feet. We have attached a site plan and septic layout as well as proposed home placement that was done by SNJ Environmental & Consulting. All measurements for the lot, side setbacks, home and septic area are shown on the site plan,

If granted the variance all other requirements will be met.

Thank you,



Joseph R. & Suzanne M. Kurelic

115 Meadow Ct., Eatonton, GA 31024

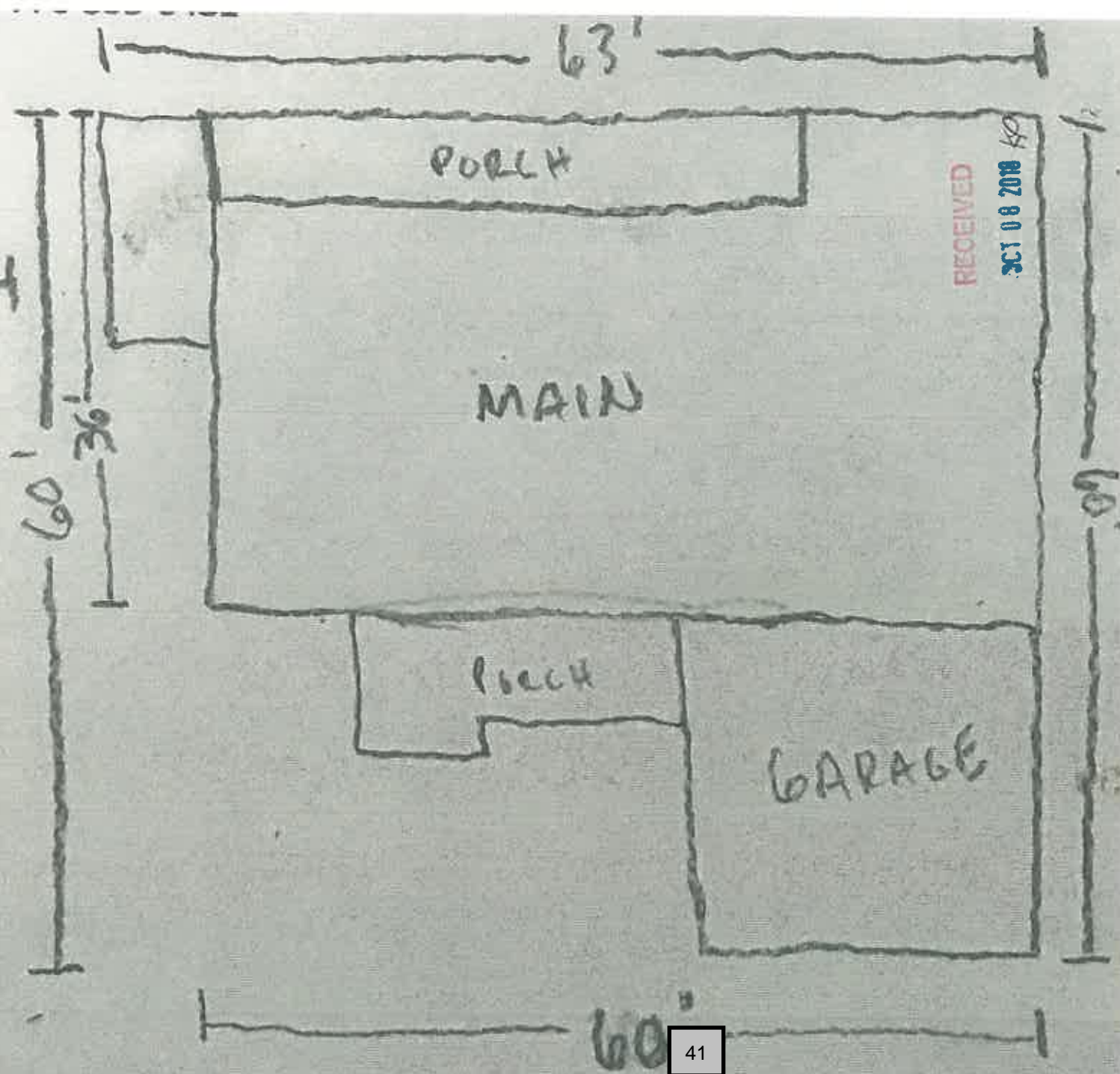
706-485-8117 or 770-335-6481

RECEIVED

SEPT 08 2018

KP

3,300 sq. ft.
OVERALL
FOOTPRINT



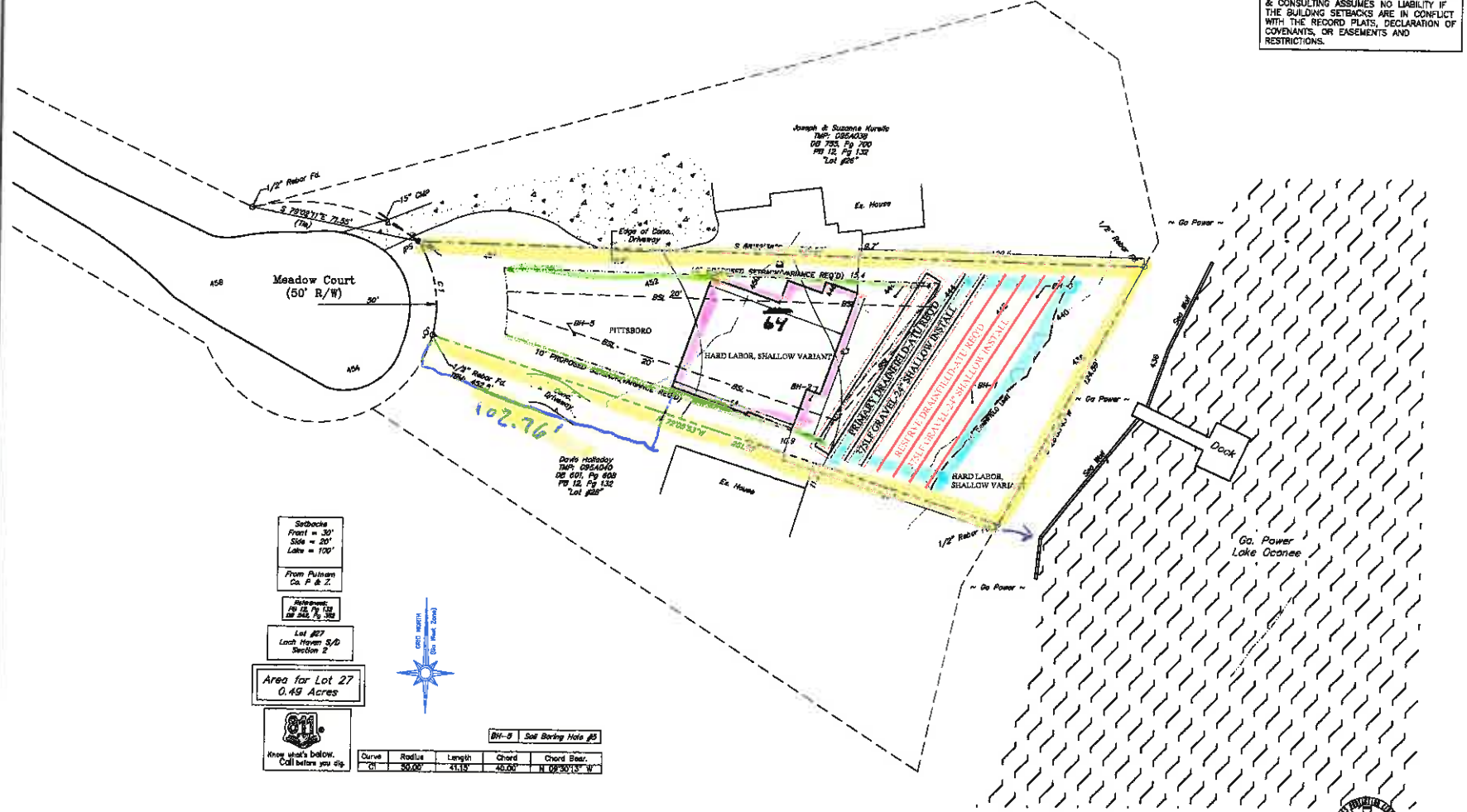
BOUNDARY, TOPOGRAPHIC & TREE SURVEY PROVIDED BY OTHERS

*** BUILDING SETBACK DISCLAIMER ***
 THE BUILDING SETBACKS SHOWN WERE PROVIDED BY OTHERS. SNJ ENVIRONMENTAL & CONSULTING ASSUMES NO LIABILITY IF THE BUILDING SETBACKS ARE IN CONFLICT WITH THE RECORD PLATS, DECLARATION OF COVENANTS, OR EASEMENTS AND RESTRICTIONS.



SNJ Environmental & Consulting
 120 WILSON ST
 RAILROAD, GA 31524
 Phone: (910) 975-7228
 Fax: (910) 975-7228
 Email: info@snjenv.com

KURELIC RESIDENCE
 LOT #27, 0.49 ACRES
 AT LOCH HAVEN SUBDIVISION
 308TH G.M.D., PUTNAM COUNTY, GEORGIA



Setbacks
 Front = 30'
 Side = 20'
 Rear = 100'
 From Putnam Co. F & Z.
 Reference:
 PG 12, Pg 13, PG 14
 PG 15, PG 16
 Lot #27
 Loch Haven S/O
 Section 2

Area for Lot 27
 0.49 Acres



Know what's below.
 Call before you dig.



BH-5 See Boring Hole #5

Curve	Radius	Length	Chord	Chord Bear.
C1	50.00'	41.13'	40.00'	N 08°50'13" W

house.
lot lines
proposed 10' setback line
septic area



Revised 42

SEP 20 2010 KP

8-20-15	9-20-15	10-20-15	11-20-15	12-20-15
DATE DRAWN	DATE CHECKED	DATE APPROVED	DATE REVISION	DATE REVISION
BY: [Signature]	BY: [Signature]	BY: [Signature]	BY: [Signature]	BY: [Signature]
BY: [Signature]	BY: [Signature]	BY: [Signature]	BY: [Signature]	BY: [Signature]



SEPTIC LAYOUT

SHEET #
 1 OF 1

KP

Backup material for agenda item:

9. Request by **Gregory & Tina Stewart** for a side yard setback variance at 123 Little River Trail. Presently zoned R-2. [**Map 057A, Parcel 112, District 4**].



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

October 22, 2018

TO: Planning & Zoning Commission

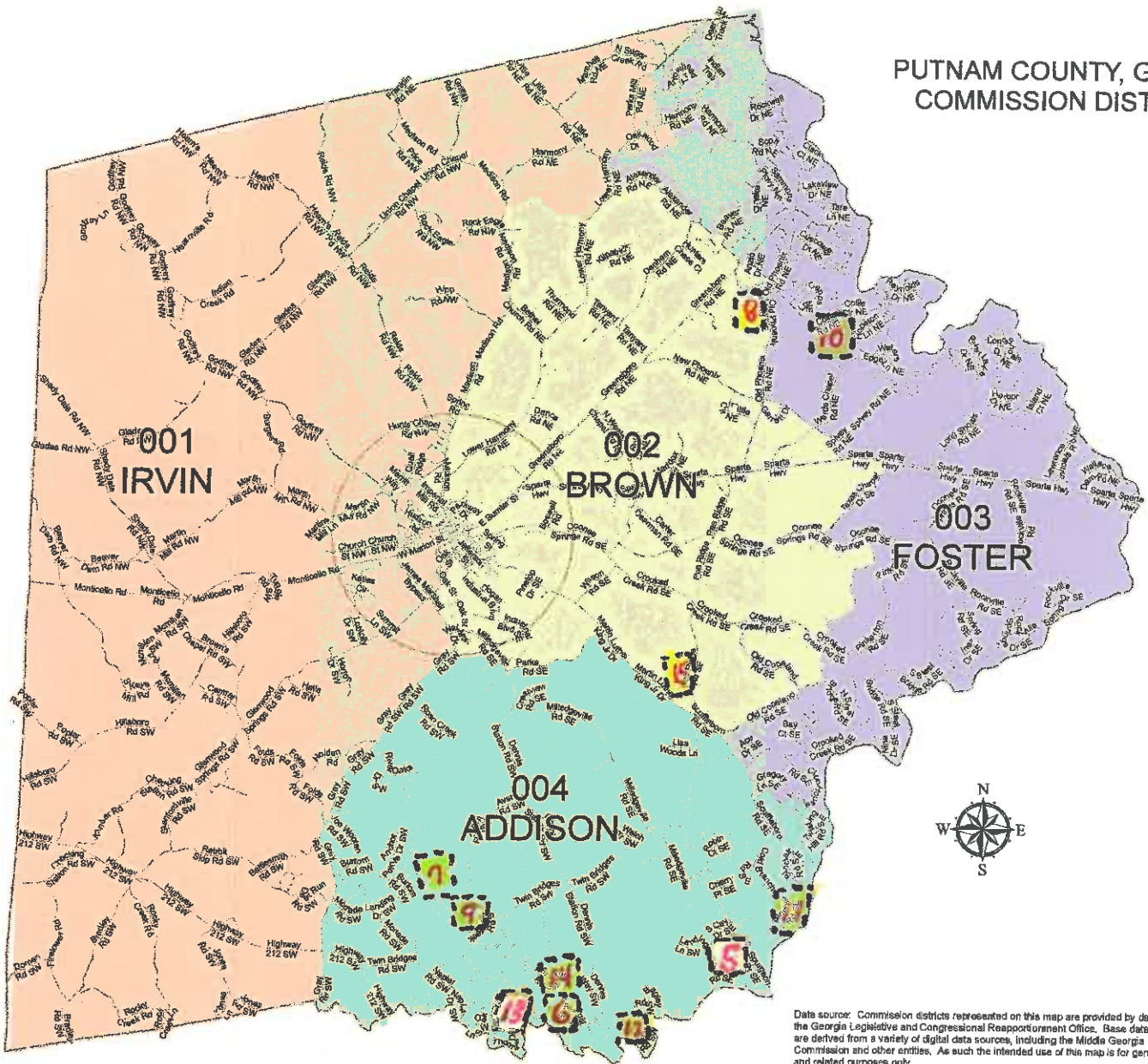
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 11/1/2018

9. Request by **Gregory & Tina Stewart** for a side yard setback variance at 123 Little River Trail. Presently zoned R-2. [**Map 057A, Parcel 112, District 4**]. The applicant is requesting a 15-foot left side yard setback variance, being 5 feet from left side property lines when facing the lake to construct a (21x21) 441 square foot open carport. This is a long narrow lot with the lot width at building setback of 98 feet and lot length of 382 feet. After measuring the property, staff found there to be ample room to move the proposed carport over 5 more additional feet which will then be 10 feet from the left-side property line when facing the lake. Due to the narrowness of this lot the staff recommended location is the best option for the carport. 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 left side yard variance, being 10 feet from the left side property line when facing the lake.

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



Data source: Commission districts reprinted 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" = 5,667.28' SCALE RATIO: 1:68,367.34 DATE: DECEMBER 2016

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12. Request by **Jonathan J. Spitz** for a rear yard setback variance at 102 Bass Lane. Presently zoned R-2. [Map 084C, Parcel 017, District 4].
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15. Request by **Rick McAllister, agent for LA Development, LLC** to rezone 117.54 acres at 475 Pea Ridge Road from R-1R to AG-2. [Map 089, Parcel 024, District 2]. *

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: Gregory & Tina Stewart

MAILING ADDRESS: 123 Little River Trl
EATONTON GA 31024

PHONE: 404-502-3732

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

PHONE: _____

PROPERTY:

LOCATION: 123 Little River Trl Lot 128
MAP 051A PARCEL 95-112 PRESENTLY ZONED R-3-Residential

REASON FOR REQUEST: 5 FT VARIANCE to build
carport 21x21

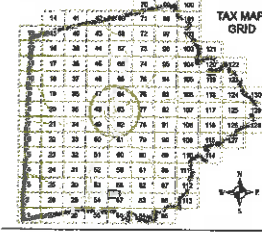
SUPPORTING INFORMATION ATTACHED TO APPLICATION: Pictures
RECORDED PLAT: LETTER OF AGENCY LETTER OF INTENT
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: Gregory L. Stewart DATE: 8-27-2018

*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>9.14.18</u>	FEE: \$ <u>50.00</u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>rs</u>
DATE OF NEWSPAPER AD: _____		DATE SIGN POSTED: _____			
PLANNING & ZONING HEARING: _____		RESULT: _____			
COMMISSIONERS/CITY COUNCIL HEARING: _____		RESULT: _____			



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

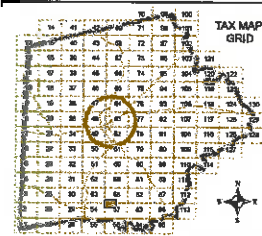
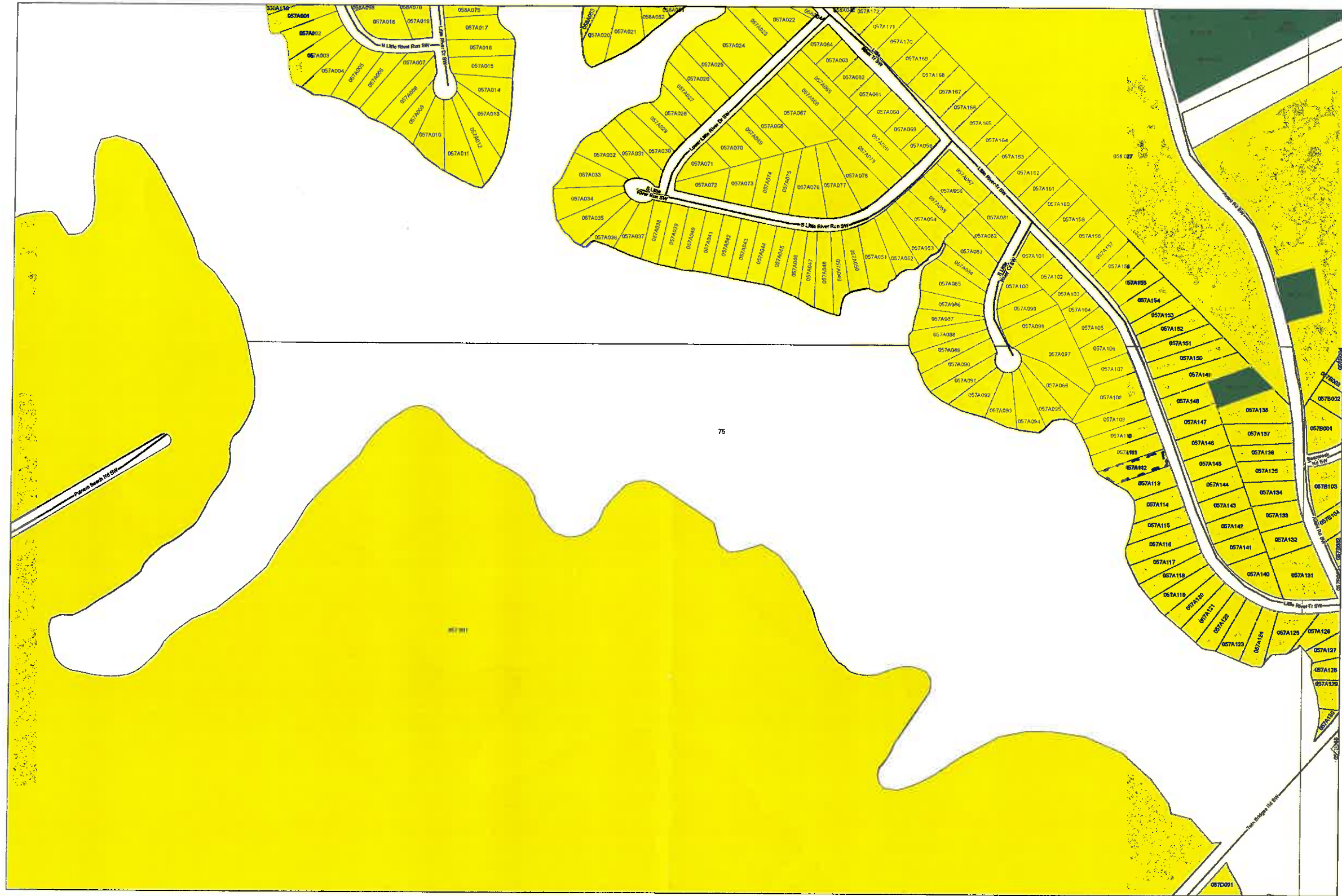
GEOGRAPHIC FEATURE LEGEND					
No Code	AG-2	C-1	IND-2 CITY	R - 1 CITY	RM-2
AG-1	C-1 CITY	IND-1 CITY	MHP	R - 2 CITY	RM-3
AG-1 CITY	C-2	IND-2	PUBLIC	R - 3 CITY	VILLAGE
			PUBLIC CITY	R - 4 CITY	RM-1

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Bainbridge, Georgia 31217
(478) 751-6100
(478) 751-6517
Web: www.mgarc.org
Email: mgarc@mgarc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 057A

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



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

GEOGRAPHIC FEATURE LEGEND

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

MGRC
IT GIS Services
Middle Georgia Regional Commission
170 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6100
(478) 751-6517
Web: www.middlegeorgia.org
Email: it@mg-rs.org

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



MAP 057A

MAP SCALE: 1" = 200' SCALE RATIO: 12,400 DATE: OCTOBER 2018

R-2

057A109

R-2

057A110

057A148

R-2

057A147

R-2

Little
River Tr SW

R-2

057A111

R-2

057A112

R-2

057A113

R-2

057A114

R-2

R-2

Variance Request

GLS We are the owners (Gregory & Tina Stewart) of lot 128, located at 123 Little River Trail. We are requesting a *GLS* 5 foot side yard setback variance being 5 feet off the left side property line. We are making this request in order to build a 441 square foot ~~garage~~ ^{Carport} with dimensions of 21x21. The position of the carport will be in front of our home and will not be visible by the neighbors or obstruct any other property owner's view. We had our lot recently surveyed; our property line begins Three (3) feet on the back side of the fence that you see in picture 4, see the survey marker in the picture. Picture 1 shows where the carport will begin and will extend into our driveway. In picture 3 you will see the position of the car and truck, that is where the carport will be placed. Picture 2 shows the view from the road and our neighbor's home in relation to the proposed carport. The carport will be an open carport measuring 21 feet by 21 feet, see picture 5 of proposed carport design, we have not yet determined who the contractor will be for the planned carport. There is currently a residence on the property that is 2,472 square feet. The lot width at building setback is 98 feet. The lot length is 382.8 ft.

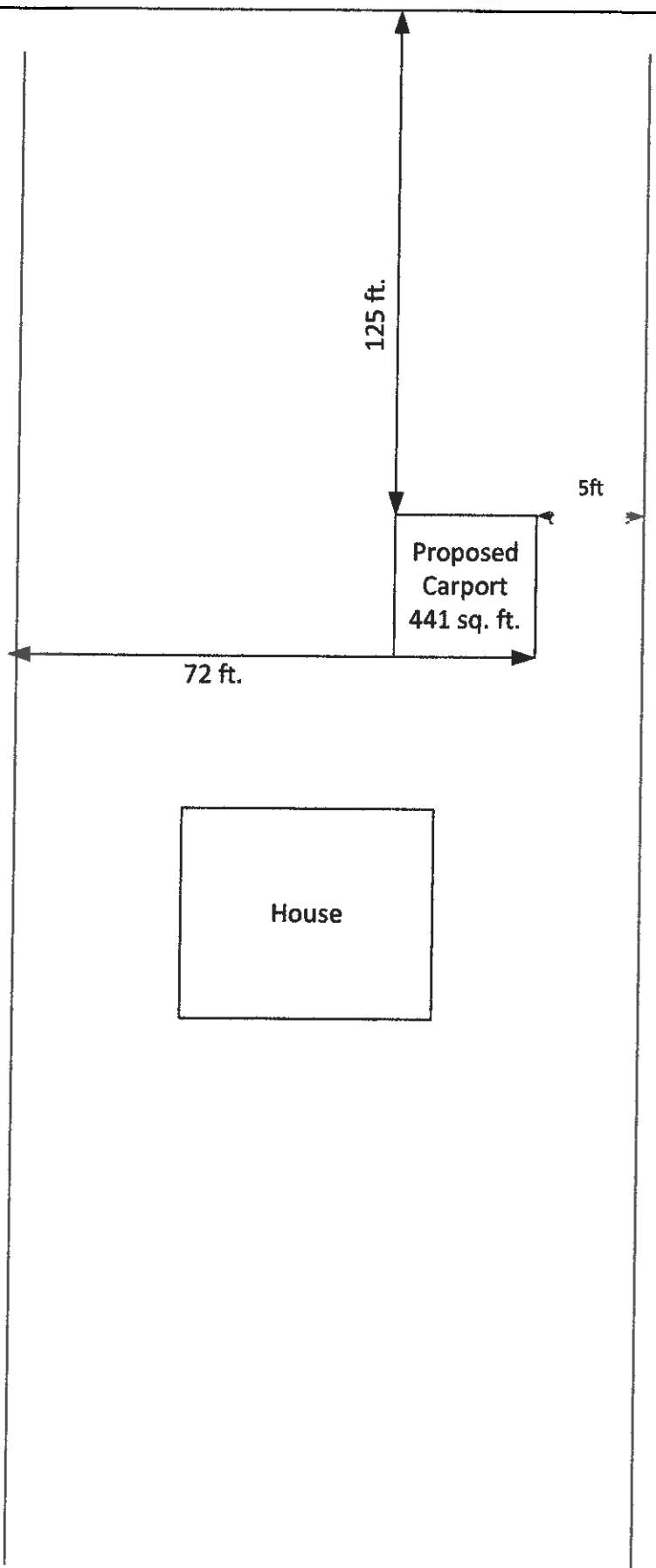
Thank you,

Gregory P. Stewart
Gregory & Tina Stewart

RCVD SEP 24 '18

W

Picture
to



ROUND SEP 20 11 08

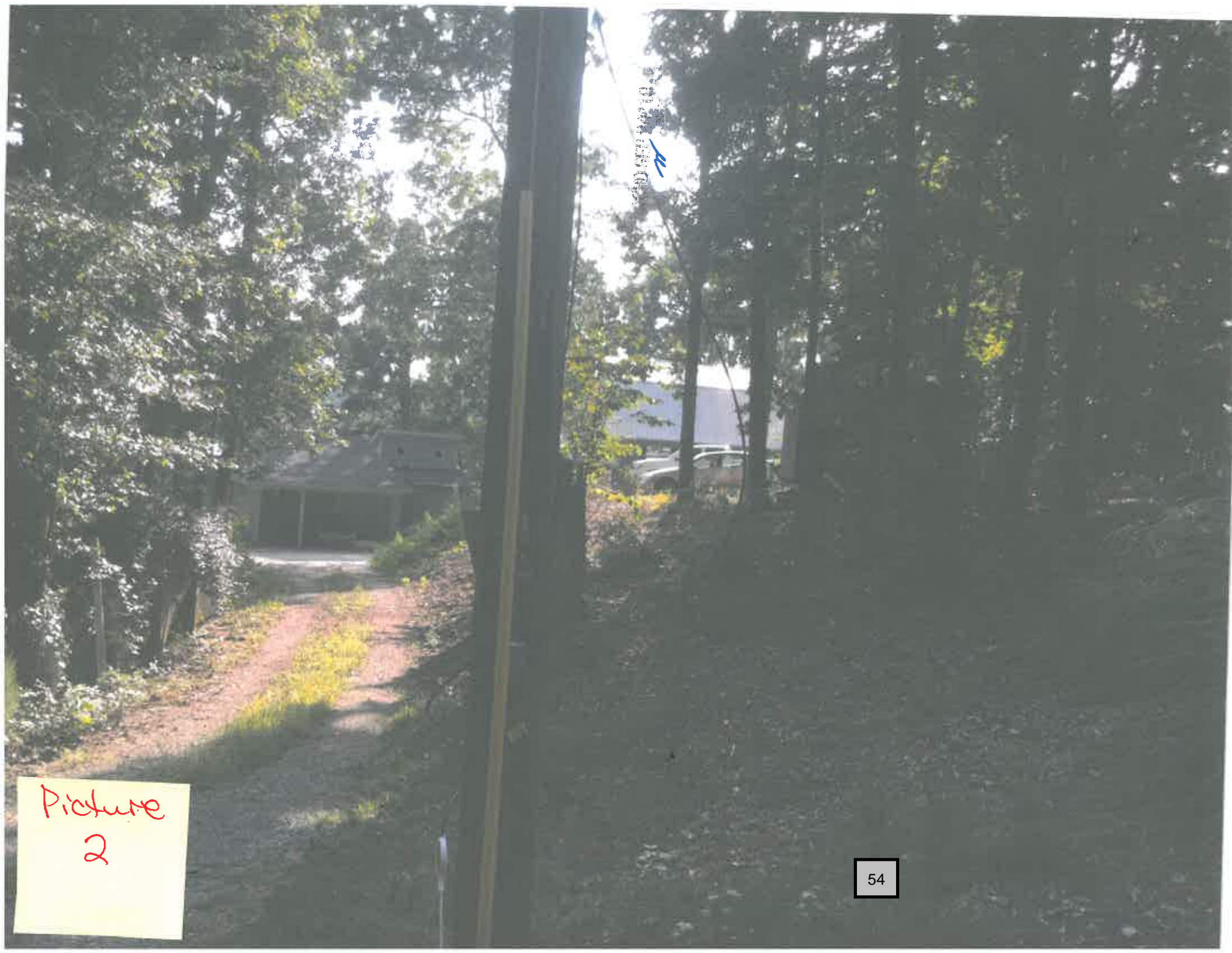
Handwritten signature



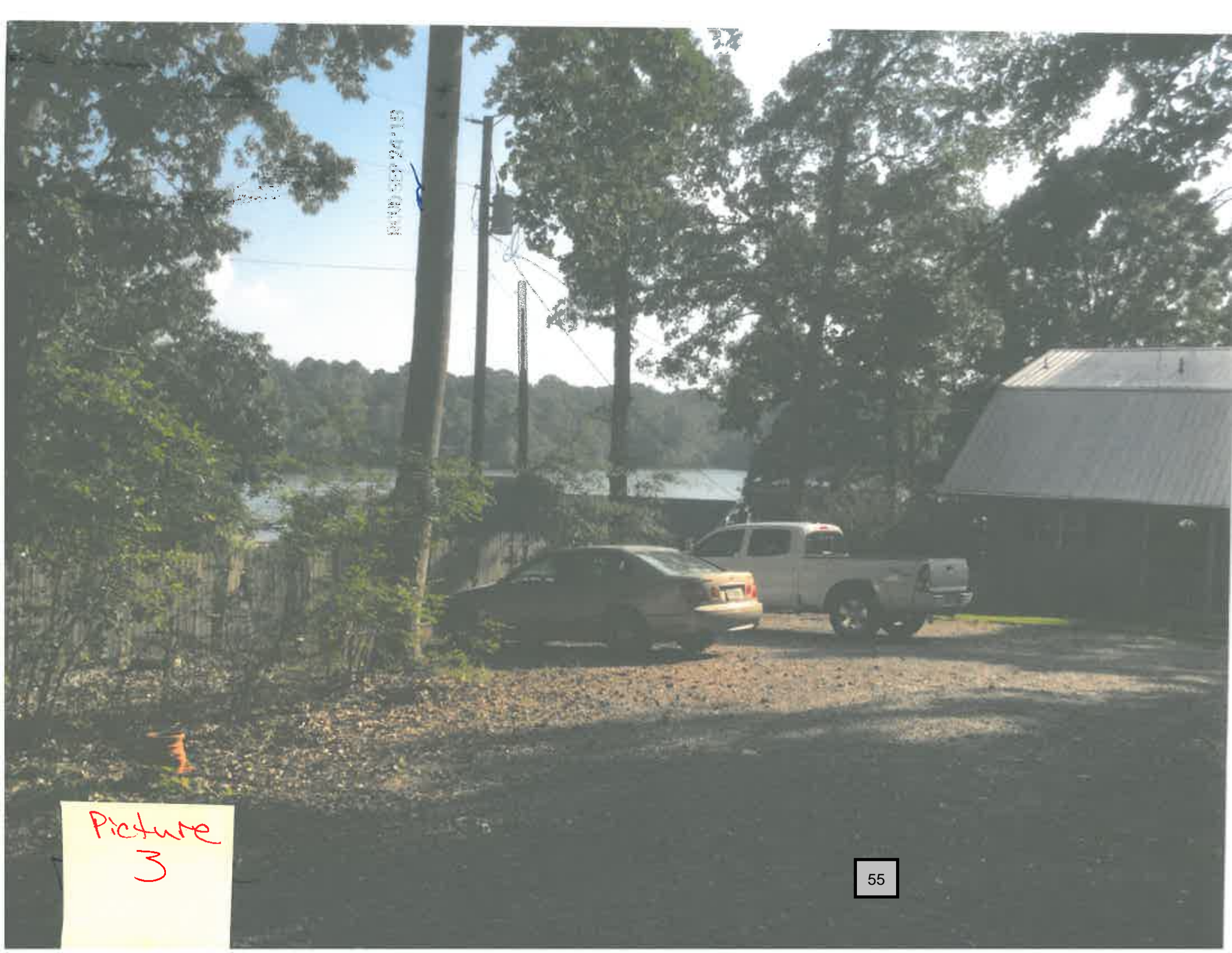
Picture
1

←
[square with X]
[illegible handwritten text]

53



Picture
2



01-27-2016

Picture
3



Picture
4



[Handwritten signature]
181-42-005-0100

Picture 5

Backup material for agenda item:

10. Request by **Mark & Cameron Smith, agent for Ben Eldridge** for a side setback variance at 126 Doug Lane. Presently zoned R-1. [**Map 104B, Parcel 003, District 3**].



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

October 22, 2018

TO: Planning & Zoning Commission

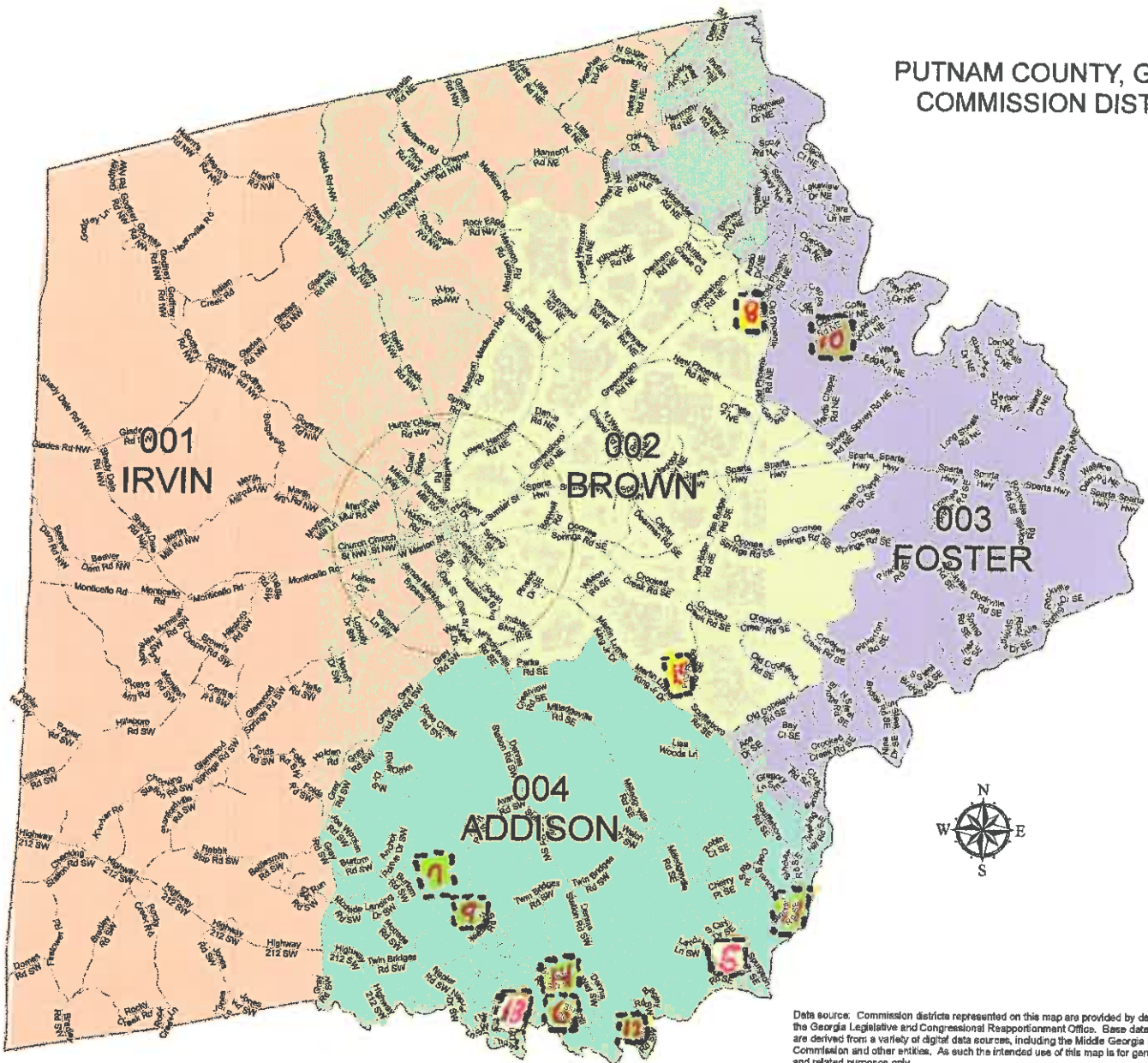
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 11/1/2018

10. Request by **Mark & Cameron Smith, agent for Ben Eldridge** for a side setback variance at 126 Doug Lane. Presently zoned R-1. [**Map 104B, Parcel 003, District 3**]. The applicant is requesting a 5-foot side yard setback variance, being 15 feet from both side property lines to construct a (58x63) 2,900 square foot house. This is a long narrow lot with the lot width at building setback of 94 feet and lot length of 367 feet. The proposed septic drain lines are in the rear of this property and creates limited buildable area. Due to the narrowness of this lot the proposed location is the only suitable option for the house. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).

Staff recommendation is for approval of a 5-foot side yard setback variance, being 15 feet from both side property lines when facing the lake.

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**

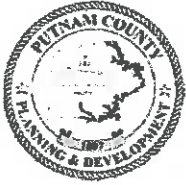


Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the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

MAP SCALE: 1" = 5,897.28' SCALE RATIO: 1:88,367.34 DATE: DECEMBER 2016

5. Request by **David Tim Sherrod** for a side yard setback variance at 106 Gloria Drive. Presently zoned R-1. [Map 086C, Parcel 067, District 4].
6. Request by **Sandra G. Rivers** for a side yard setback variance at 149B Southshore Road. Presently zoned R-2. [Map 056B, Parcel 206, District 4].
7. Request by **Gary Fowler** for a rear yard setback variance at 124 W. Little River Court. Presently zoned R-2. [Map 053C, Parcel 091, District 4].
8. Request by **Equity Trust Co. FBO Joseph P. Kurelic & Suzanne M. Kurelic** for a side yard setback variance at 117 Meadow Court. Presently zoned R-1. [Map 095A, Parcel 039, District 2].
9. Request by **Gregory & Tina Stewart** for a side yard setback variance at 123 Little River Trail. Presently zoned R-2. [Map 057A, Parcel 112, District 4].
10. Request by **Mark & Cameron Smith, agent for Ben Eldridge** for a side setback variance at 126 Doug Lane. Presently zoned R-1. [Map 104B, Parcel 003, District 3].
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12. Request by **Jonathan J. Spitz** for a rear yard setback variance at 102 Bass Lane. Presently zoned R-2. [Map 084C, Parcel 017, District 4].
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14. Request by **Vivian Lee** for a side yard setback variance at 351 Bluegill Road. Presently zoned R-2. [Map 057C, Parcel 102, District 4].
15. Request by **Rick McAllister, agent for LA Development, LLC** to rezone 117.54 acres at 475 Pea Ridge Road from R-1R to AG-2. [Map 089, Parcel 024, District 2]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

- Putnam County
- City of Eatonton

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: MARK SMITH / CAMERON SMITH

MAILING ADDRESS: P.O. Box 512
MADISON, GA 30650

PHONE: 770.231.3764
EMAIL: MARK@SMITHBUILT.NET

PROPERTY OWNER IF DIFFERENT FROM ABOVE: BEN ELDRIDGE
MAILING ADDRESS: 1351 CHRISTIAN DR
WATKINSVILLE, GA 30677
PHONE: 770.652.6357

PROPERTY: _____
LOCATION: 126 DOUG LANE, EATONTON, GA, 31024
MAP 104B PARCEL 003 PRESENTLY ZONED R R-1

REASON FOR REQUEST: LOT TOO NARROW.

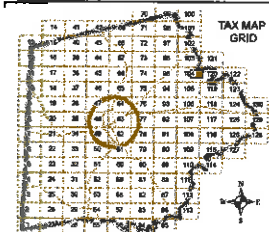
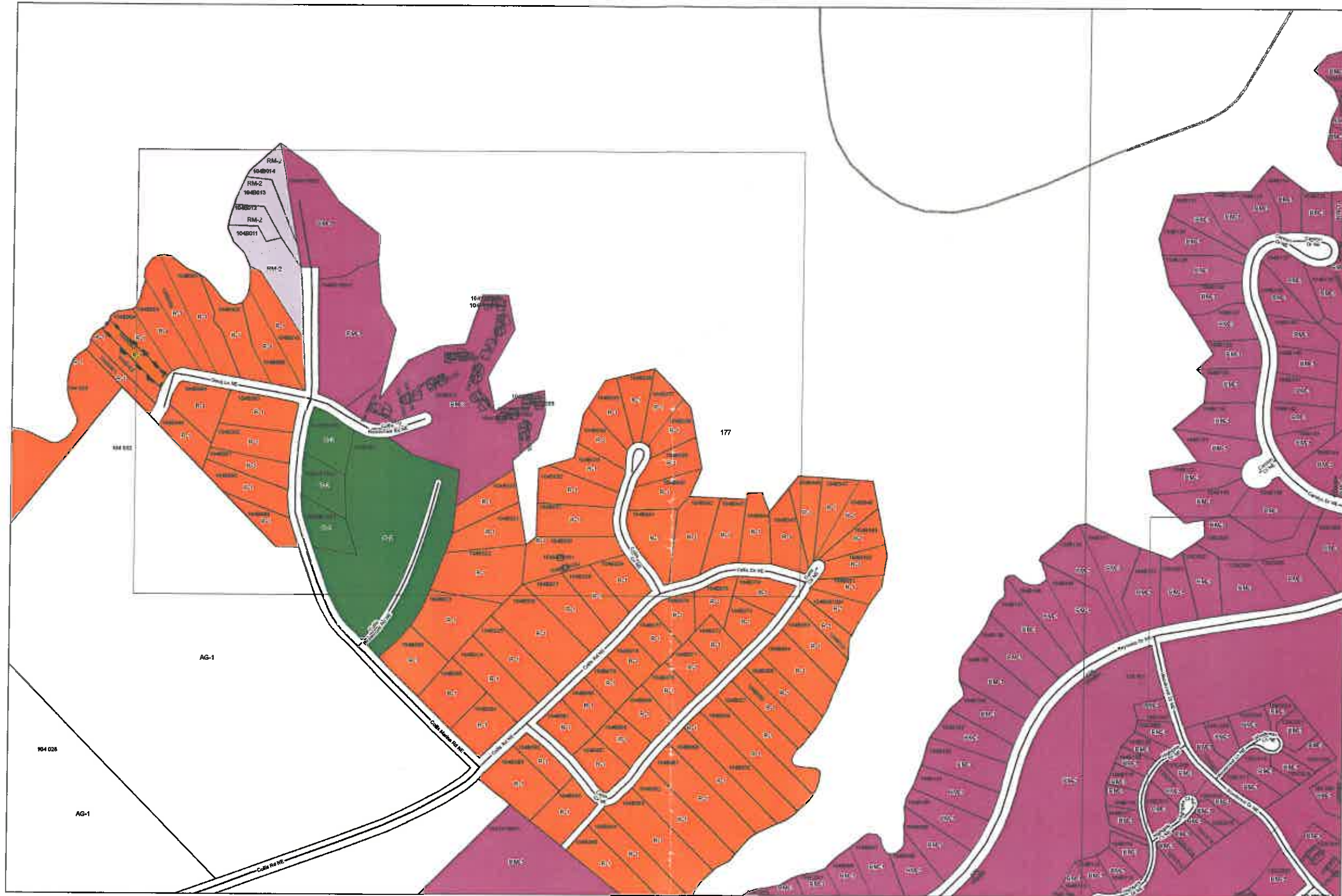
SUPPORTING INFORMATION ATTACHED TO APPLICATION:
RECORDED PLAT: LETTER OF AGENCY LETTER OF INTENT
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: Mark Smith DATE: 9.26.18

*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>9.26.18</u>	FEE: \$ <u>50.00</u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>JS</u>
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS'/CITY COUNCIL HEARING: _____	RESULT: _____				



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

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

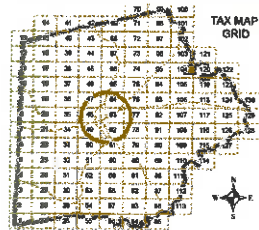
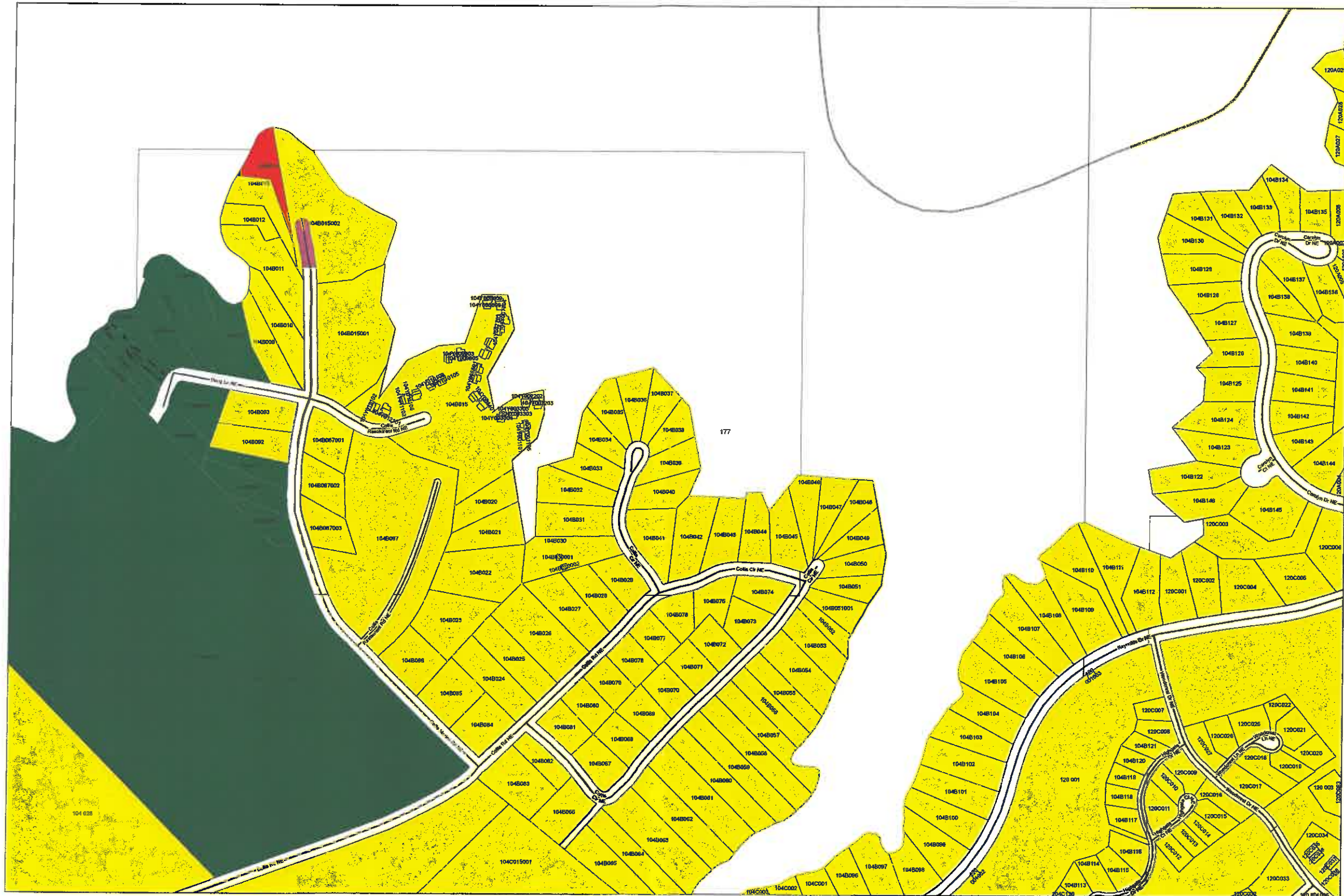
GEOGRAPHIC FEATURE LEGEND					
AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	R-1	RM-2
C-1	I-M	MHP	R - 2 CITY	R-1R	RM-3
C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	R-2	VILLAGE
C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1	

MGRC
IT GIS Services
Maple Georgia Regional Commission
375 Sidney Hwy
Suite C
Macon, Georgia 31217
(478) 751-8100
(478) 751-8517
Web:
www.mgarc.org
Email:
mgarc@mgarc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 104B

MAP SCALE: 1" = 200' SCALE RATIO: 12,400 DATE: OCTOBER 2018



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

GEOGRAPHIC FEATURE LEGEND

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



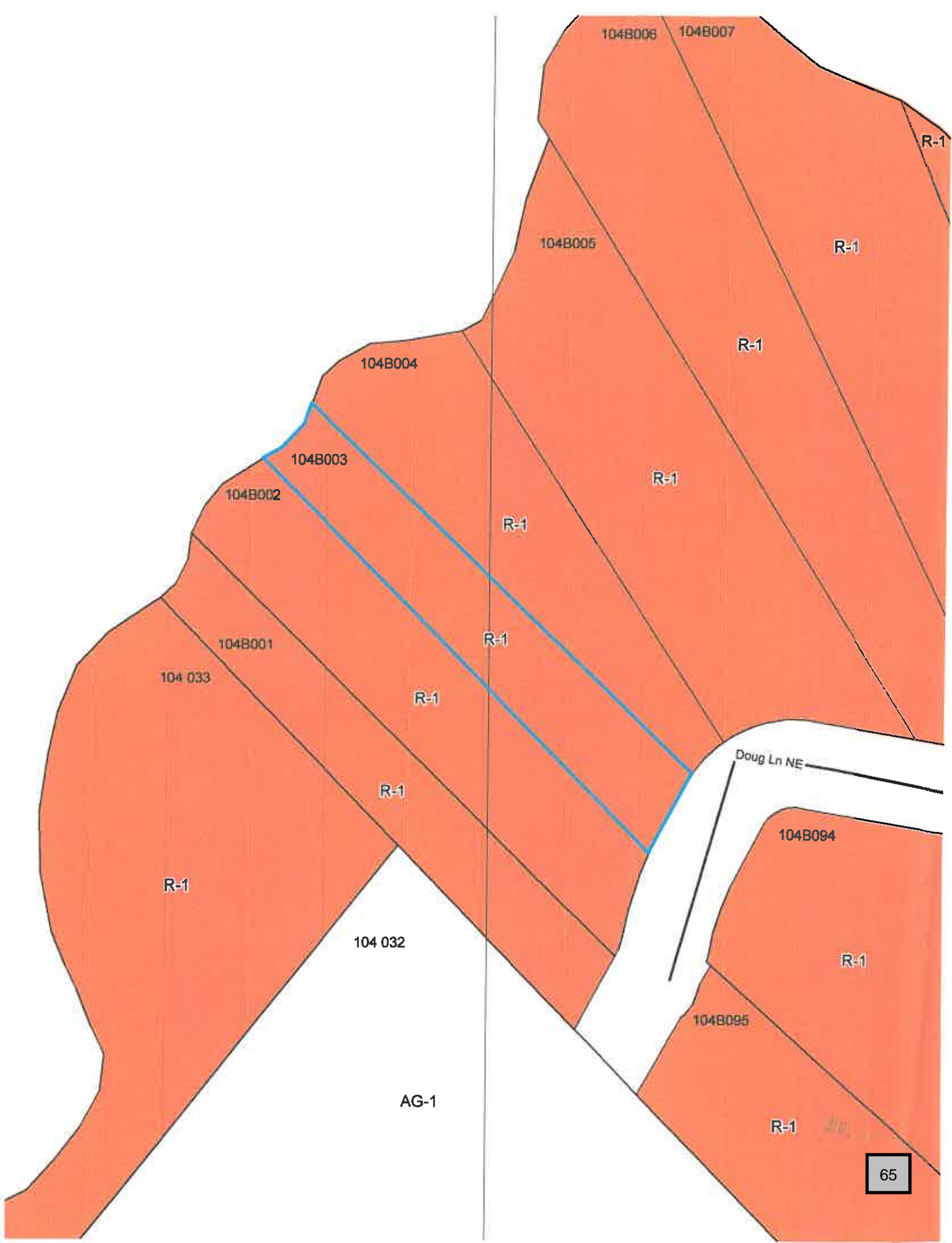
MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-8100
(478) 751-8917
Web: www.middlegeorgia.org
Email: mg@mg-rc.org

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



MAP 104B

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



104B006

104B007

R-1

104B005

R-1

104B004

R-1

104B003

R-1

104B002

R-1

104B001

R-1

104 033

R-1

R-1

Doug Ln NE

R-1

104B094

R-1

104 032

104B095

AG-1

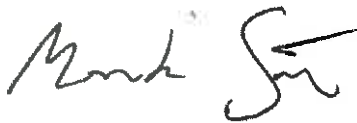
R-1

Letter of Intent

I am the current owner of Lot 2 in the McElheney Subdivision, located at 126 Doug Lane Eatonton, GA 31024. I am requesting a 5 foot side yard setback variance being 15 feet off the right side property line and a 5 foot side yard setback being 15 feet off the left side property line. I am requesting this variance to build a new residence on the property. The proposed structure will be approximately 2,900 square feet with a 58 x 63 footprint. The lot width at the building site is 94 feet. The lot length is 367 feet. I have attached a site plan and septic layout which was done by Cowherd and Associates, Kayle Cowherd. If granted the 5 foot variance, all other state and local requirements are being met.

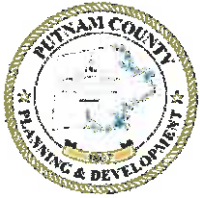
Thank you,

Mark Smith



RCUP 2018 OCT 30





PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Cameron Smith TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR VARIANCE OF PROPERTY DESCRIBED AS MAP 107B PARCEL 003, CONSISTING OF 0.755 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 126 DOUG LANE EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 26th DAY OF SEPTEMBER, 2018.

PROPERTY OWNER(S): Benjamin C. Eldridge
NAME (PRINTED)

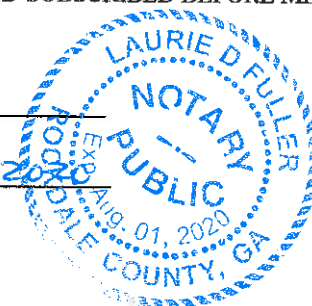
Ben C. Eldridge
SIGNATURE

ADDRESS: 1351 Christian Dr. Watkinsville, GA 30677
PHONE: 770-652-6357

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 26th DAY OF September 2018

Laurie D. Fuller
NOTARY

MY COMMISSION EXPIRES: August 01, 2020

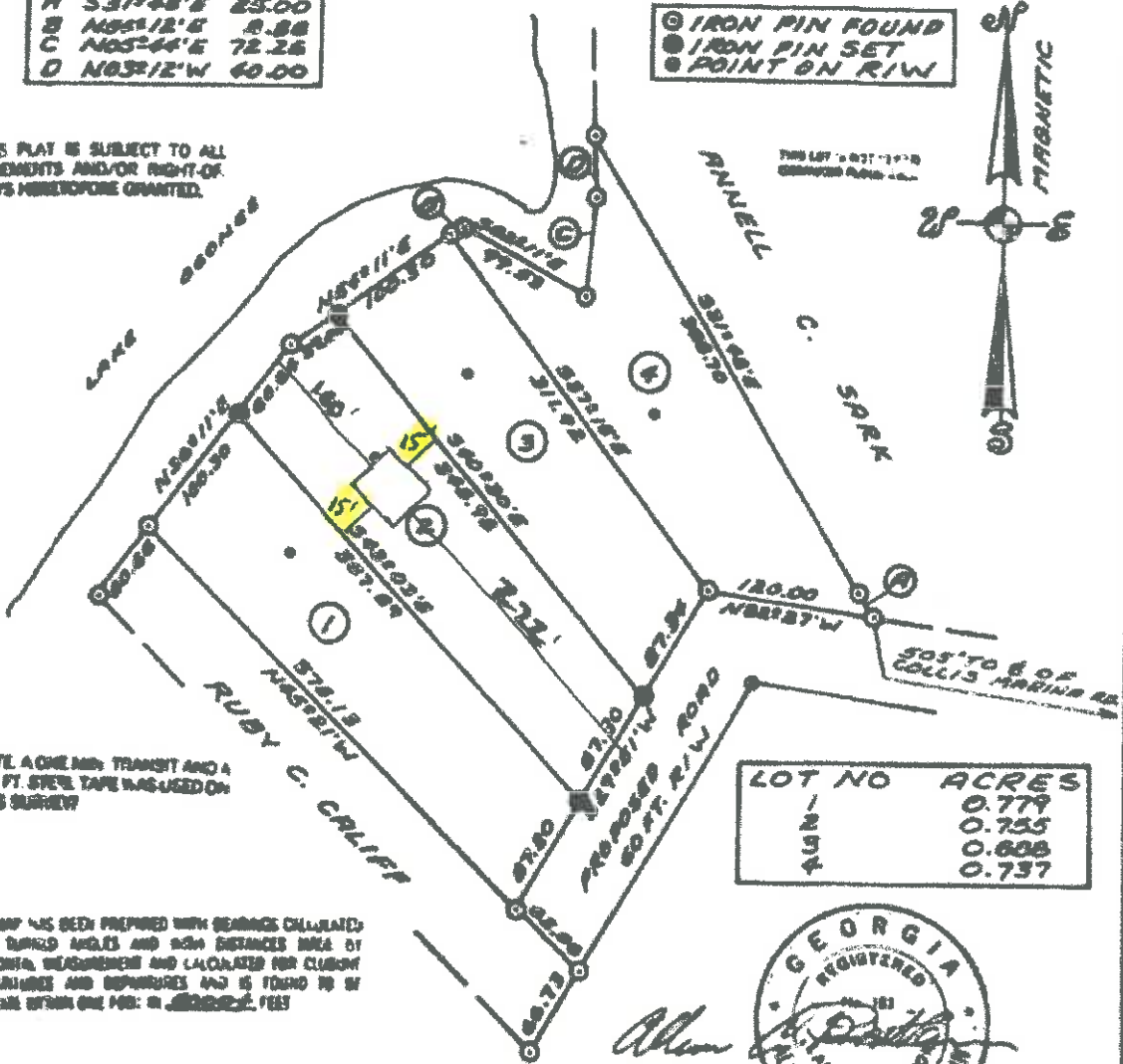


REC'D SEP 26 18
[Handwritten mark]

A	S31°48'E	25.00
B	N85°12'E	8.88
C	N05°44'E	72.26
D	N03°12'W	60.00

- IRON PIN FOUND
- IRON PIN SET
- POINT ON R/W

THIS PLAT IS SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAYS HERETOFORE GRANTED.



NOTE: A ONE MIN. TRANSIT AND A 200 FT. STEEL TAPE WAS USED ON THIS SURVEY.

LOT NO	ACRES
1	0.779
2	0.755
3	0.608
4	0.737

THIS MAP HAS BEEN PREPARED WITH BEARINGS CALCULATED FROM TRIANGULAR AND BENCH DISTANCES MADE BY MEANS OF MEASUREMENTS AND CALCULATED FOR CORRECTION OF ERRORS AND DEVIATIONS AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN ANY DISTANCE.

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



PERCOLATION TEST	
LOT NO.	PERCOLATION RATE
1	40 MIN. PER INCH
2	40 MIN. PER INCH
3	40 MIN. PER INCH
4	30 MIN. PER INCH

PLAT OF PROPERTY OF
J. DOUGLAS MCELHENY
LOCATED IN
PUTNAM CO. GA.
GMD 308
SCALE: 1/4" = 100' DATE: 9-20-84

120

KP

Backup material for agenda item:

11. Request by **David W. Humphries** for a rear yard setback variance at 234 Sinclair Road. Presently zoned R-2. [**Map 112C, Parcel 068, District 4**].



PUTNAM COUNTY PLANNING & DEVELOPMENT

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October 22, 2018

TO: Planning & Zoning Commission

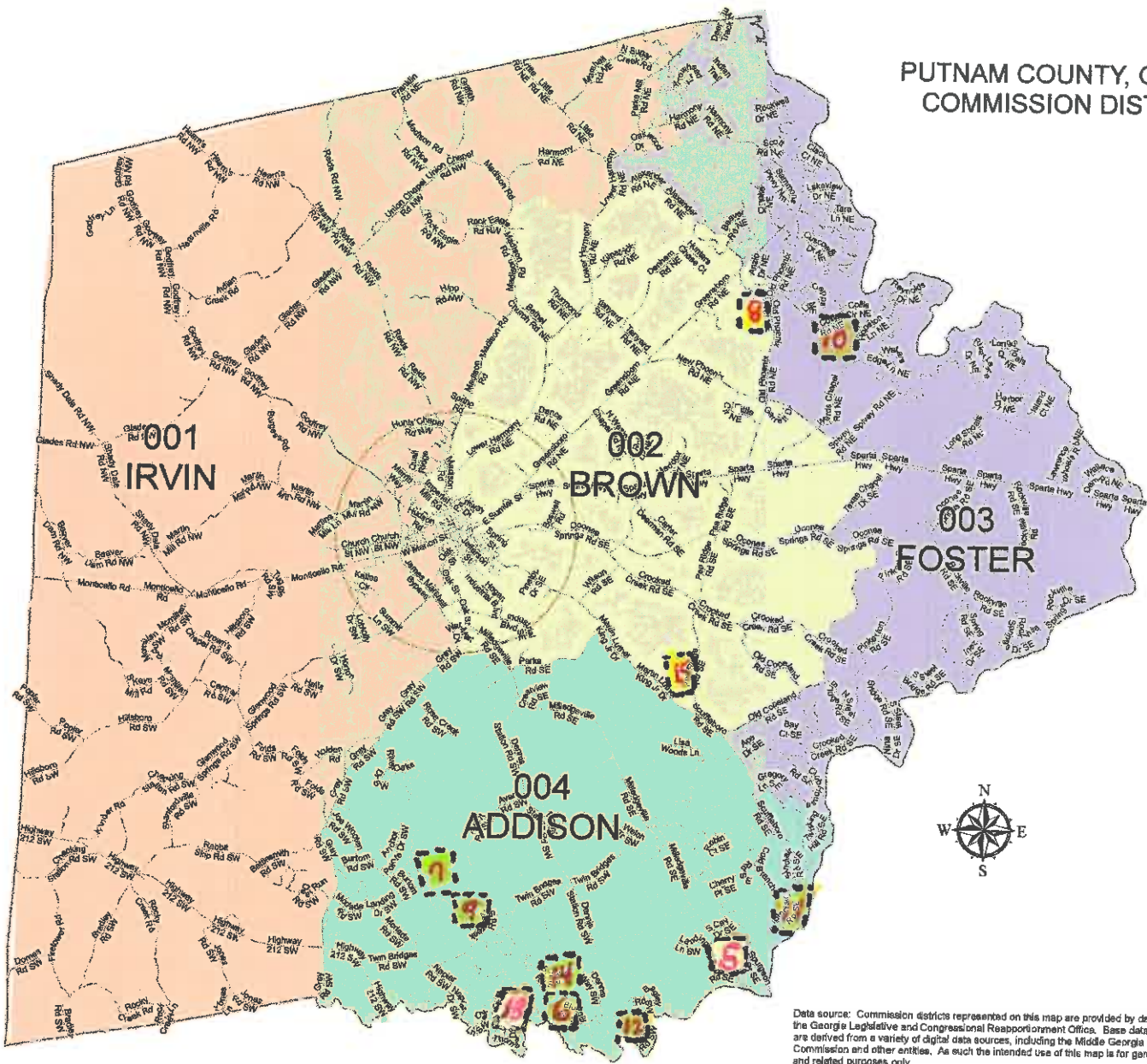
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 11/1/2018

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Staff recommendation is for approval of a 48-foot rear right yard setback variance, being 52 feet from the nearest point to the lake and a 43-rear left side setback variance, being 57 feet from the nearest point to the lake.

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



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

MAP SCALE: 1" = 5,867.28' SCALE RATIO: 1:68,367.34 DATE: DECEMBER 2016

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15. Request by **Rick McAllister, agent for LA Development, LLC** to rezone 117.54 acres at 475 Pea Ridge Road from R-1R to AG-2. [**Map 089, Parcel 024, District 2**]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

- Putnam County
- City of Eatonton

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: David W Humphries

MAILING ADDRESS: 234 Sinclair Rd Eatonton Ga
31024

PHONE: 706-566-0160
EMAIL: dhumphri@southernco.com

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

PROPERTY:

LOCATION: 234 Sinclair Rd Eatonton Ga 31024
MAP 112C PARCEL 268 PRESENTLY ZONED R-2

REASON FOR REQUEST: Wanting to add 10' to each end of porch.

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.

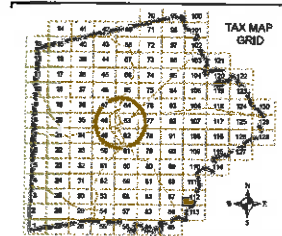
7 SEP '18 14:20

*SIGNATURE OF APPLICANT: David W Humphries DATE: 09/07/18

*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>9-7-18</u>	FEE: \$ <u>50.00</u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>W</u>
DATE OF NEWSPAPER AD: _____		DATE SIGN POSTED: _____			
PLANNING & ZONING HEARING: _____		RESULT: _____			
COMMISSIONERS'/CITY COUNCIL HEARING: _____		RESULT: _____			

1st Thursday In Sept.
6:00 PM.



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

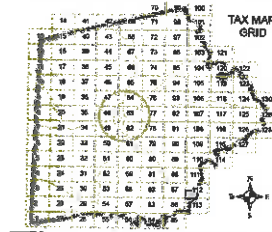
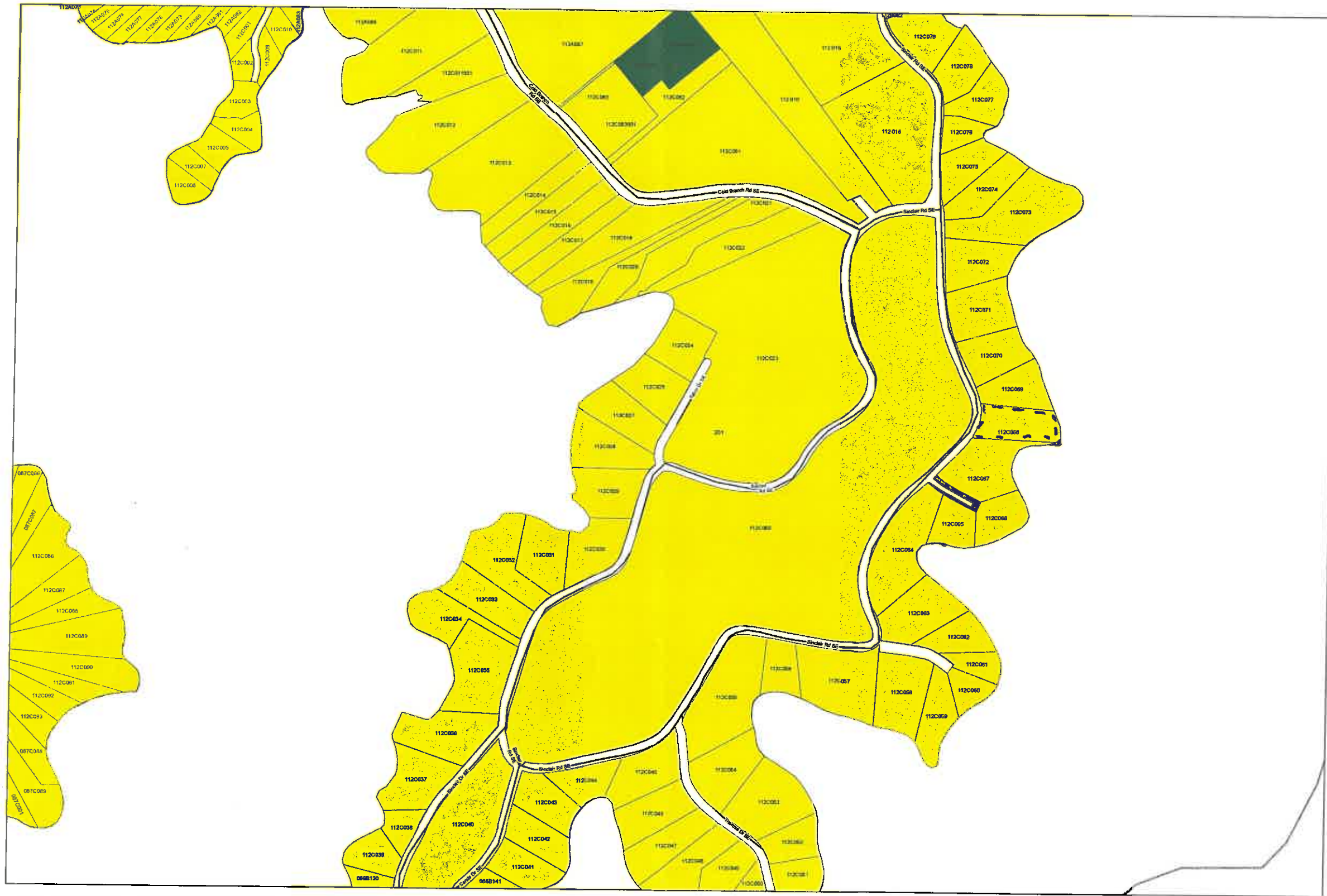
GEOGRAPHIC FEATURE LEGEND					
AG-2	C-2 CITY	IND-2 CITY	R-1 CITY	R-1	RM-2
No Code	C-1	I-M	R-2 CITY	R-1R	RM-3
AG-1	C-1 CITY	IND-1 CITY	R-3 CITY	R-2	VILLAGE
AG-1 CITY	C-2	IND-2	R-4 CITY	RM-1	
		PUBLIC			
		PUBLIC CITY			






MGRC
 IT GIS Services
 Made: Georgia Regional Commission
 170 Energy Hwy
 Suite C
 Marietta, Georgia 30157
 (770) 751-6180
 (404) 751-4517
 Web:
www.mgdcgeorgia.org
 Email:
mgrc@mgdc.org

**PUTNAM COUNTY, GEORGIA
 ZONING MAPS**

MAP 112C

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



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

GEOGRAPHIC FEATURE LEGEND

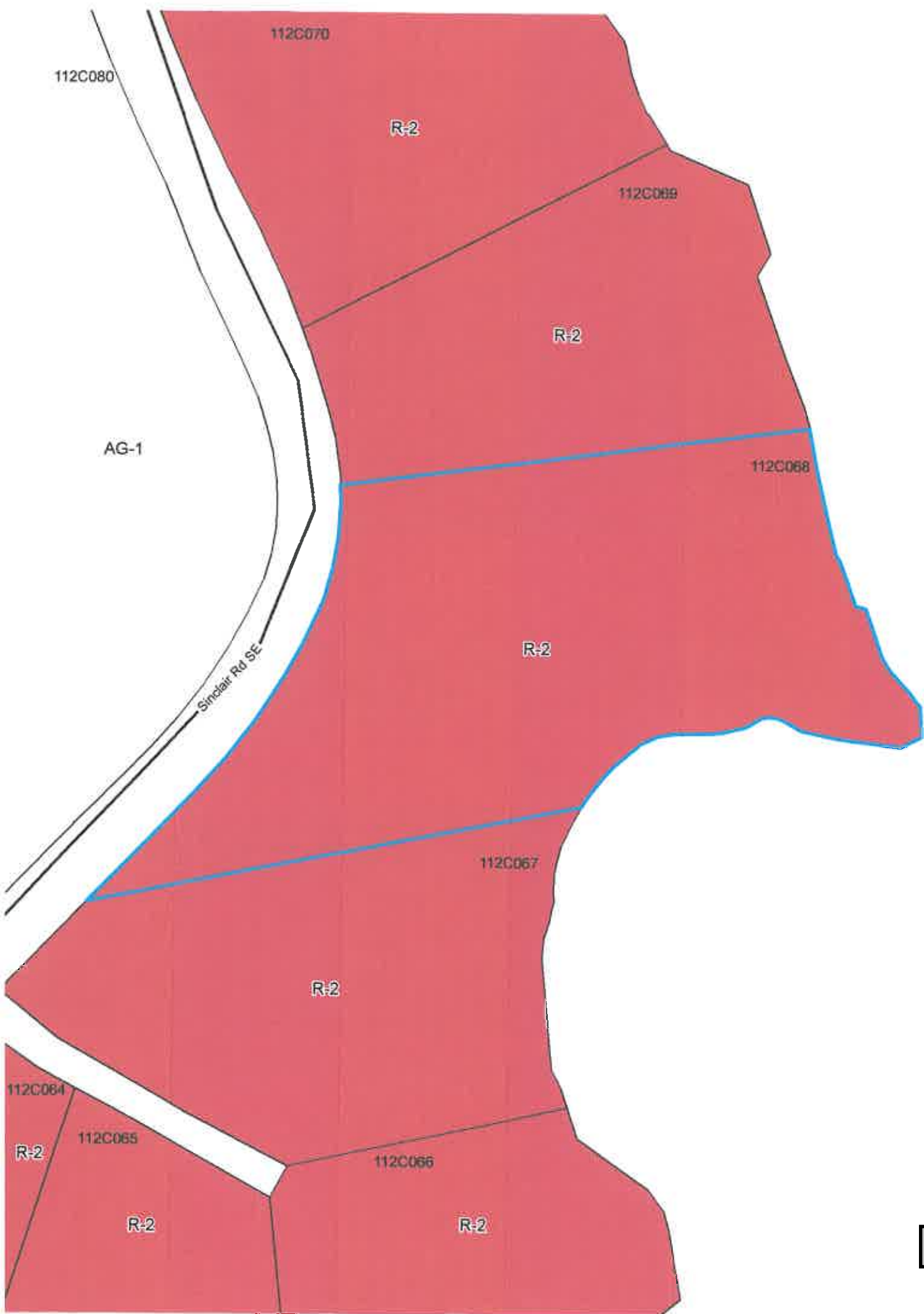
-  Agriculture/Forestry
-  Commercial
-  Industrial
-  Mixed Use
-  Park/Recreation/Conservation
-  Public/Institutional
-  Residential
-  Transportation/Communication/Utilities
-  Undeveloped/Vacant

MGRC
IT GIS Services
Middle Georgia Regional Commission
775 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-4190
(478) 751-4517
Web: www.middlegeorgia.org
Email: mgrc@mgrc.org

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

MAP 112C

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



Letter of Intent

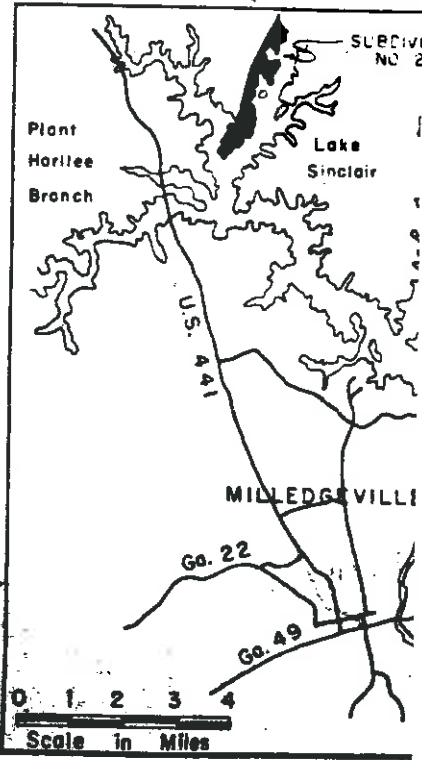
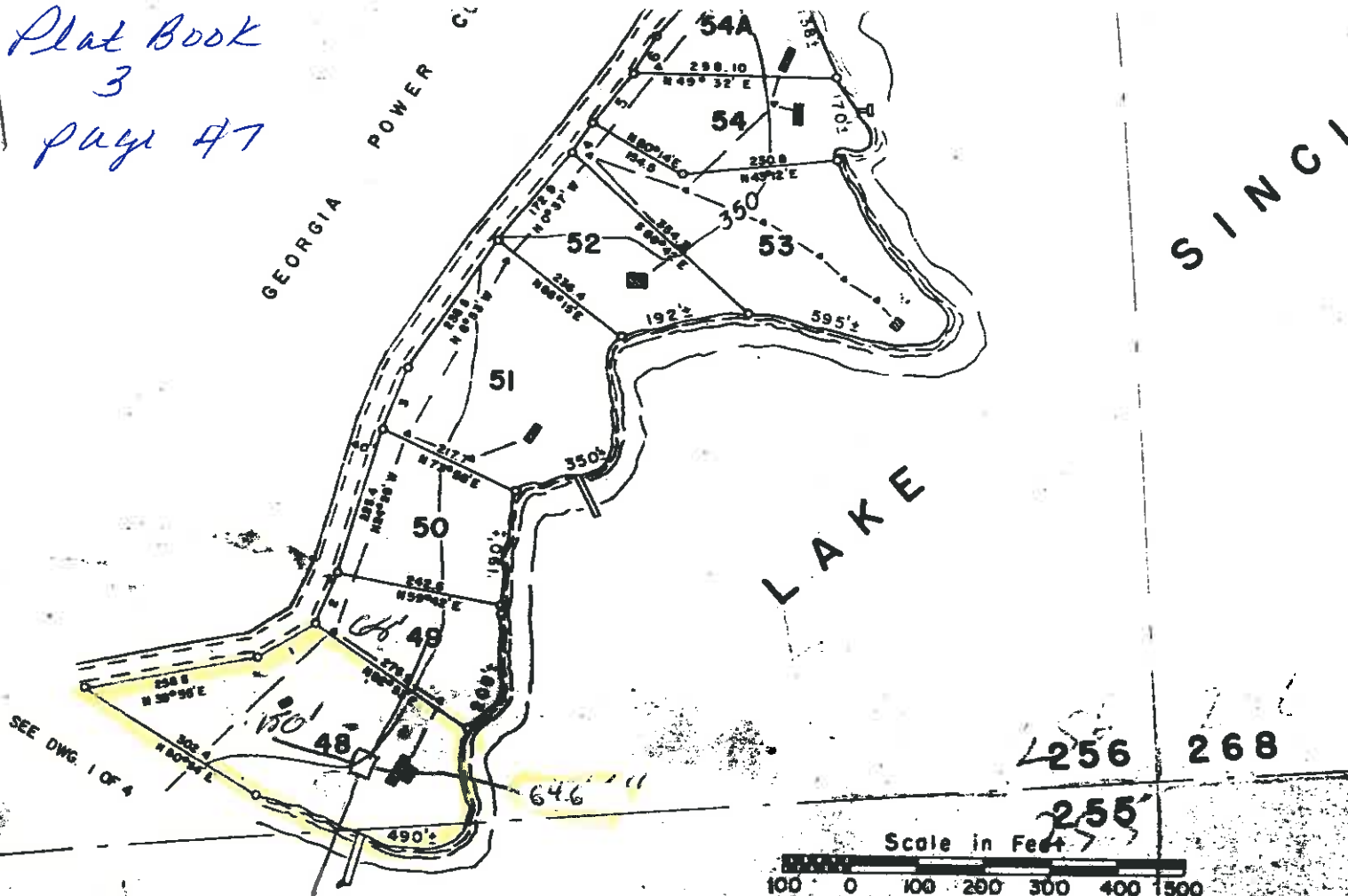
7 SEP '18 14:21

I am the owner of 234 Sinclair Rd., Eatonton, GA 31024. In September of 2017 there was a storm which did damage to my property. My current residence is a 1,704 square foot log home. I am wanting repair and add porch space to help preserve the logs by helping to keep weather off. I need a variance to do this. I am requesting a 37.4 foot ^{rear} side yard setback variance being 62.6 feet from the right side ^{rear} property line when facing the lake. I am also requesting a 35.4 foot rear yard setback variance being 64.6 feet from the nearest point to the lake. The total square footage for the proposed addition of porch space would be 400 square feet on each side with a footprint of 40x10. The lot width at building setback is 171 feet. The lot length is 340 feet.



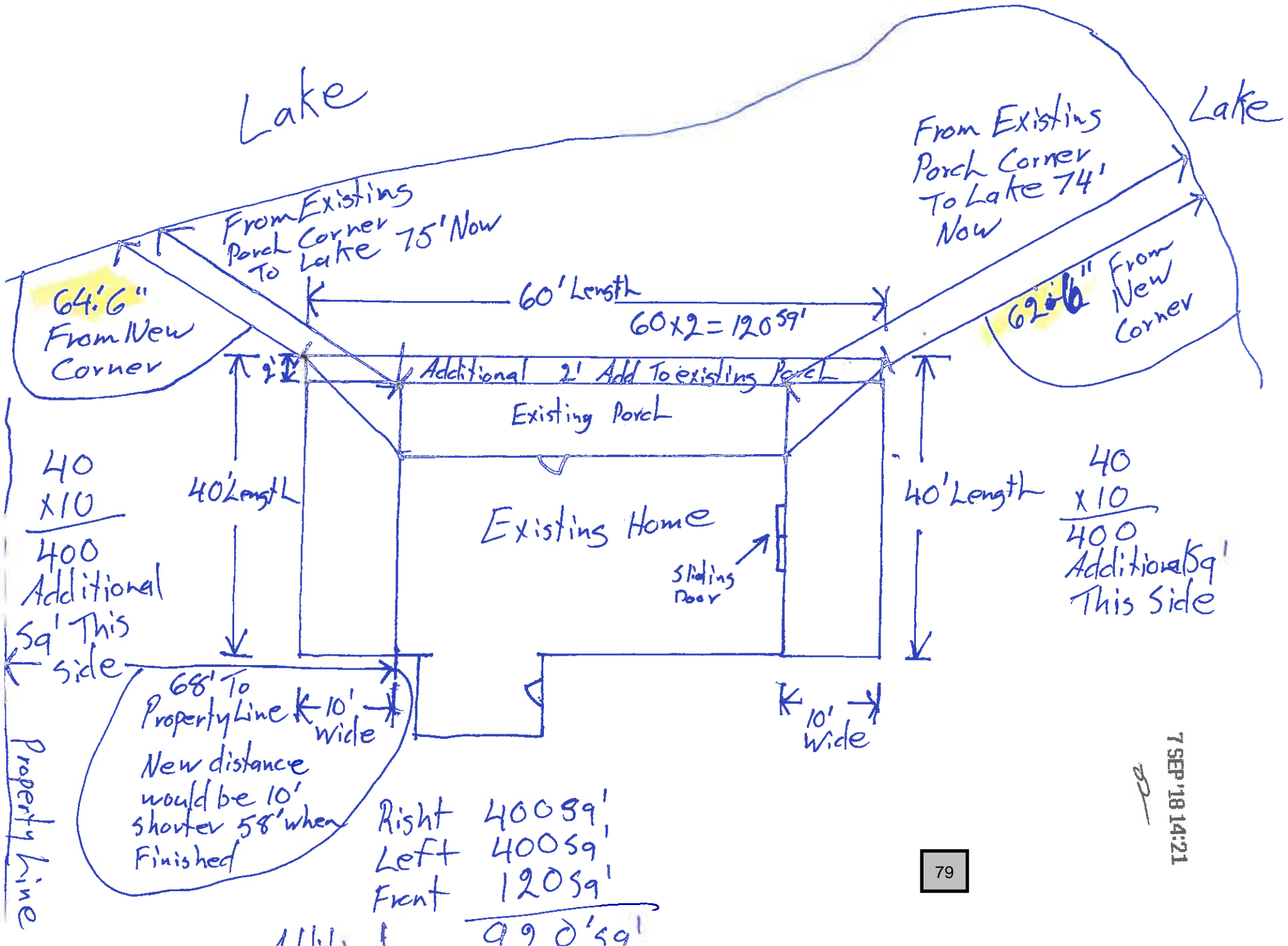
Plat Book
3
page 47

SINCLAIR



These 4 Plats Record

Larry R. Randall
Deputy Clerk
7/23/18



Backup material for agenda item:

12. Request by **Jonathan J. Spitz** for a rear yard setback variance at 102 Bass Lane. Presently zoned R-2. [**Map 084C, Parcel 017, District 4**].



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

October 22, 2018

TO: Planning & Zoning Commission

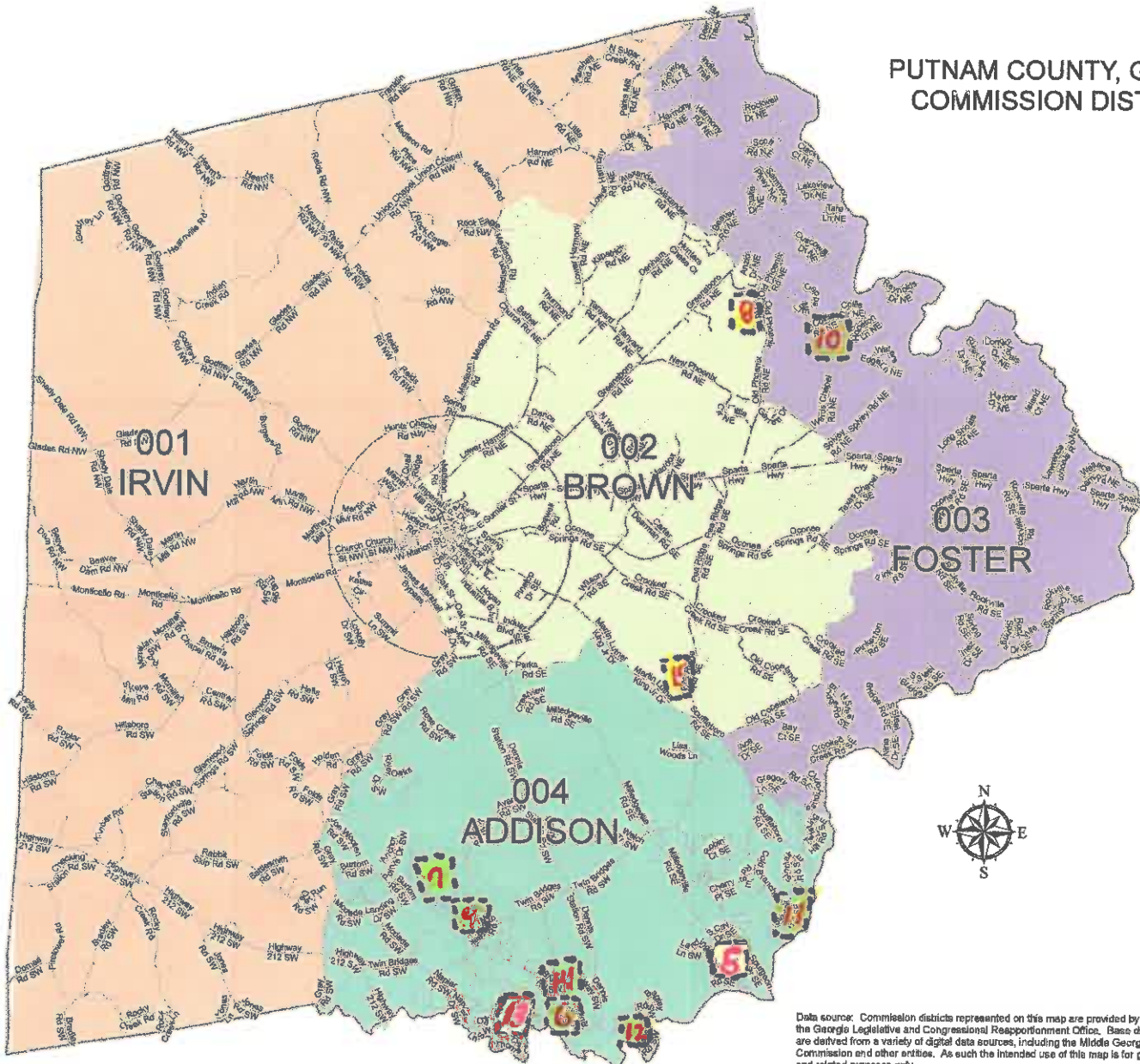
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 11/1/2018

12. Request by **Jonathan J. Spitz** for a rear yard setback variance at 102 Bass Lane. Presently zoned R-2. [**Map 084C, Parcel 017, District 4**]. The applicant is requesting a 12-foot rear yard setback variance, being 88 feet from the nearest point to the lake to construct a (14x14) 196 square foot deck. This is a wide lot with lot width at building setback of 195 feet and lot length of 271 feet. The applicant is proposing to add 4 extra feet of depth to the rear of the existing 2,892 square foot house to extend the kitchen area to create a separate eating area. The left rear corner of the existing house is 92 feet from the nearest point to the lake and construct a covered porch which will encroach the 100-foot lake setback requirement. Due to the location of the existing house, the proposed location is the only suitable option for the proposed porch. Therefore, this request meets the conditions as stated in the Putnam County, Code of Ordinances, Chapter 66-157(c)(2).

Staff recommendation is for approval of a 12-foot rear yard setback variance, being 88 feet from the nearest point to the lake.

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 5,697.26' SCALE RATIO: 1:86,387.34 DATE: DECEMBER 2016

5. Request by **David Tim Sherrod** for a side yard setback variance at 106 Gloria Drive. Presently zoned R-1. [Map 086C, Parcel 067, District 4].
6. Request by **Sandra G. Rivers** for a side yard setback variance at 149B Southshore Road. Presently zoned R-2. [Map 056B, Parcel 206, District 4].
7. Request by **Gary Fowler** for a rear yard setback variance at 124 W. Little River Court. Presently zoned R-2. [Map 053C, Parcel 091, District 4].
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11. Request by **David W. Humphries** for a rear yard setback variance at 234 Sinclair Road. Presently zoned R-2. [Map 112C, Parcel 068, District 4].

12. Request by **Jonathan J. Spitz** for a rear yard setback variance at 102 Bass Lane. Presently zoned R-2. [Map 084C, Parcel 017, District 4].
13. Request by **Robert T. Sims, Sr.** for a side yard setback variance at 159 Lakeshore Drive. Presently zoned R-2. [Map 057C, Parcel 313, District 4].
14. Request by **Vivian Lee** for a side yard setback variance at 351 Bluegill Road. Presently zoned R-2. [Map 057C, Parcel 102, District 4].
15. Request by **Rick McAllister, agent for LA Development, LLC** to rezone 117.54 acres at 475 Pea Ridge Road from R-1R to AG-2. [Map 089, Parcel 024, District 2]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

- Putnam County
- City of Eatonton

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: Jonathan J. Spitz

MAILING ADDRESS: 833 Chestnut Lake Drive
Maricita, GA 30068

24 SEP '18 11:13

PHONE: 678-641-8813
EMAIL: Spitzj@jacksonlewis.com

PROPERTY OWNER IF DIFFERENT FROM ABOVE: _____ (same)
MAILING ADDRESS: _____

PHONE: _____

PROPERTY:

LOCATION: 102 Bass Ln.
MAP 084C PARCEL 017 PRESENTLY ZONED R-2

REASON FOR REQUEST: To extend existing deck 4' out
and expand kitchen-dining area 14' out

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

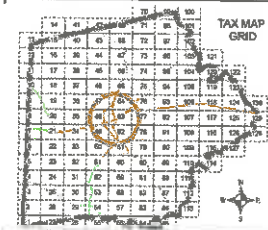
RECORDED PLAT: LETTER OF AGENCY N/A LETTER OF INTENT
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: [Signature] DATE: 9/19/18

*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>9.24.18</u>	FEE: \$ <u>50.00</u>	CK. NO. <u>8347</u>	CASH _____	C-CARD _____	INITIALS _____
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				



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

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

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

- MHP
- PUBLIC
- PUBLIC CITY

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

- RM-2
- RM-3
- VILLAGE

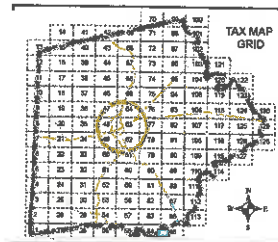
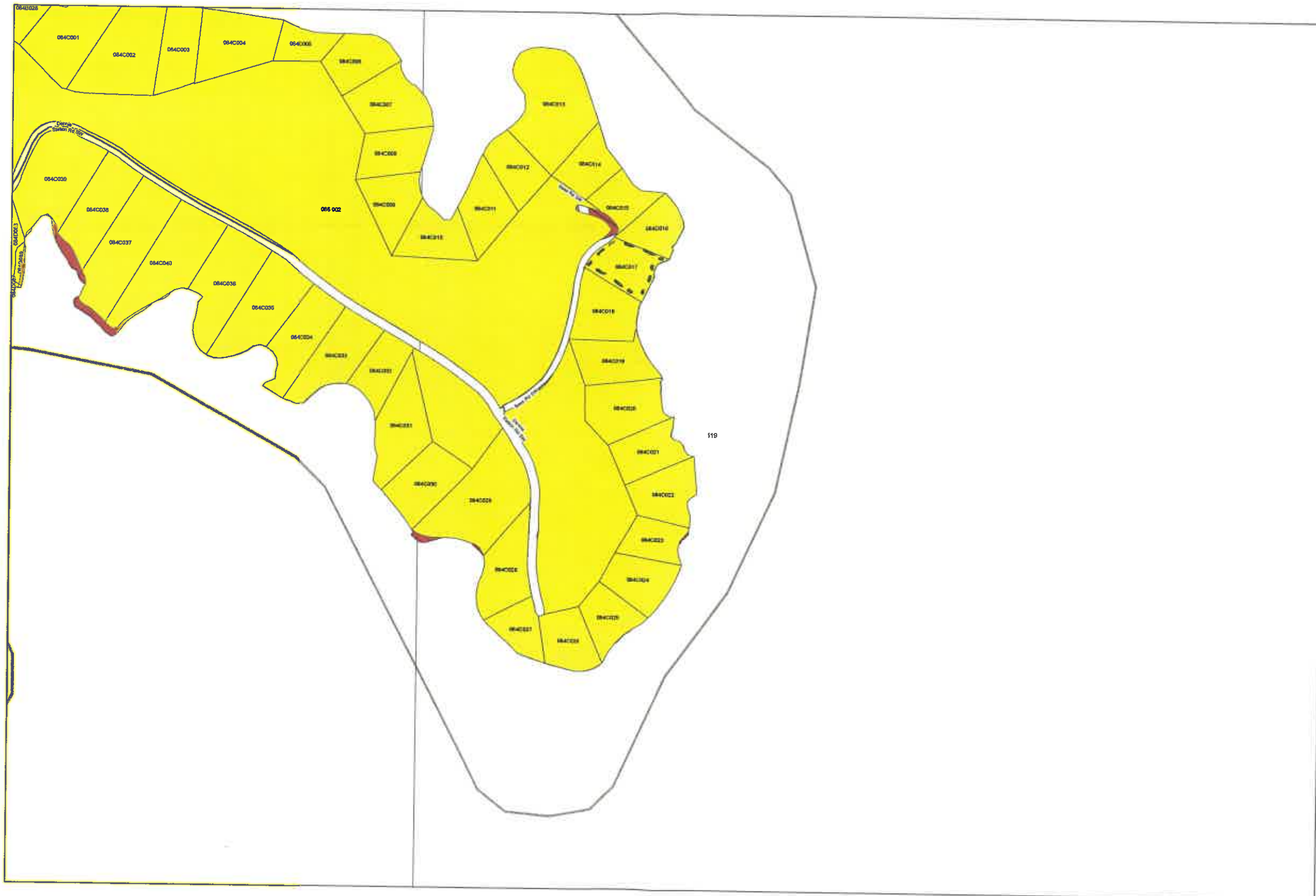


PUTNAM COUNTY, GEORGIA
ZONING MAPS



MAP 084C

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



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

GEOGRAPHIC FEATURE LEGEND

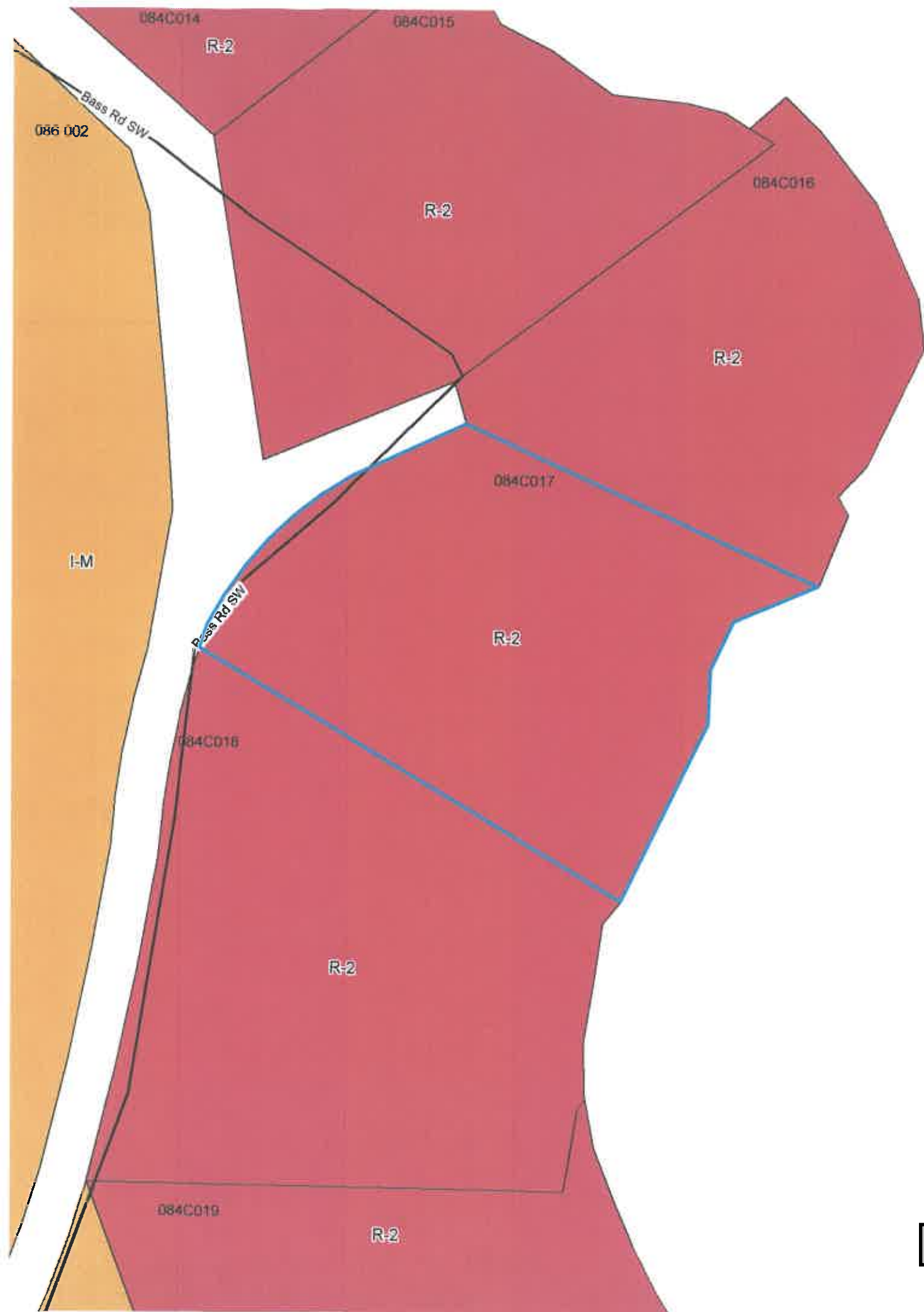
- Agriculture/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Sinary Hwy
Dublin, Georgia 31017
(478) 791-6100
(478) 791-6517
Web: www.middlegeorgia.org
Email: mgmp@middlegeorgia.org

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

MAP 084C

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



Jonathan & Kristen Spitz
102 Bass Lane
Eatonton, GA 31024

24 SEP '18 11:13

September 19, 2018

Dear Friends:

Thank you for considering our request for a variance. We make this request because the current footprint of our home and the shape of the shore line do not allow for expansion of the back of the home without a slight variance. Our renovation will not move the house closer to any neighboring homes

We were married in June, blending two families. We have grown from 3 to 6, including 4 active children. Our kitchen does not have a separate eating area, and accommodates 4 around a crowded island. Our renovation will allow us to have an eat-in kitchen with room for 8. It will much better suit our grown family. We will also cover our back porch, which will make it more comfortable and enhance the appearance of the home. With 4 extra feet of depth, we will have more room for furniture on the porch.

Currently the lake side of the home has an uncovered deck running the length of the house. The deck is 10 feet deep. We propose to make the deck a covered porch 14 feet deep, and will enclose the 18 feet running behind the kitchen (the southwest corner), adding an area of about 14*14 to the kitchen. This will add 200 square feet to the home. The home is currently 2,892 square feet and will be 3,092 square feet.

Currently, the southeast corner of our back deck is 92 feet from the water. Our renovation will move the corner 4 feet closer, to 88 feet at the closest point. The enclosed space will meet set back requirements and will not require a variance.

This request for variance is solely due to moving the southeast corner of the deck 4 feet closer to the water.

~~At building set back~~ the lot length is 70 feet to the front of the house and will be 88 feet to the back of the house. The width is 119 feet to the north side of the house and 106 feet to the south side of the house.

Many nearby homes are much closer to the water. We understand new construction next door (104 Bass Lane) was recently approved for 75 feet. We believe that even with the variance, our house is well set back from the water and keeps with the general size, appearance and positioning of the neighborhood.

Thank you very much!

Very truly yours,



Jonathan J. Spitz

Karen Pennamon

From: Spitz, Jonathan J. (Atlanta) <Jonathan.Spitz@jacksonlewis.com>
Sent: Thursday, September 27, 2018 8:17 PM
To: Karen Pennamon
Cc: Shane Gilbert; Spitz, Jonathan J. (Atlanta)
Subject: RE: Letter of Intent

Hello. I am sorry; I misunderstood what I was supposed to provide.

The lot, from the road to the lake, is 238 feet on the north side of the lot, 271 feet on the south side of the lot.

The lot width at building set back is 195 feet.

We are requesting a 4 foot variance. The variance is on the portion marked 92 feet – from the northeast corner of the house to the lake. That portion will move 4 feet closer to the lake, which will make the distance to the lake from that corner 88 feet.

Please call me if you have any questions! My cell phone number is 678-641-8813.

Jonathan Spitz

Attorney at Law

Jackson Lewis P.C.

1155 Peachtree Street N.E.

Suite 1000

Atlanta, GA 30309

Direct: (404) 586-1835 | Main: (404) 525-8200 | Mobile: (678) 641-8813

Jonathan.Spitz@jacksonlewis.com | www.jacksonlewis.com

Jackson Lewis P.C. is honored to be recognized as the "Innovative Law Firm of the Year" by the International Legal Technology Association (ILTA) and is a proud member of the CEO Action for Diversity and Inclusion initiative

From: Karen Pennamon [mailto:kpennamon@putnamcountyga.us]

Sent: Thursday, September 27, 2018 4:21 PM

To: Spitz, Jonathan J. (Atlanta) <Jonathan.Spitz@jacksonlewis.com>

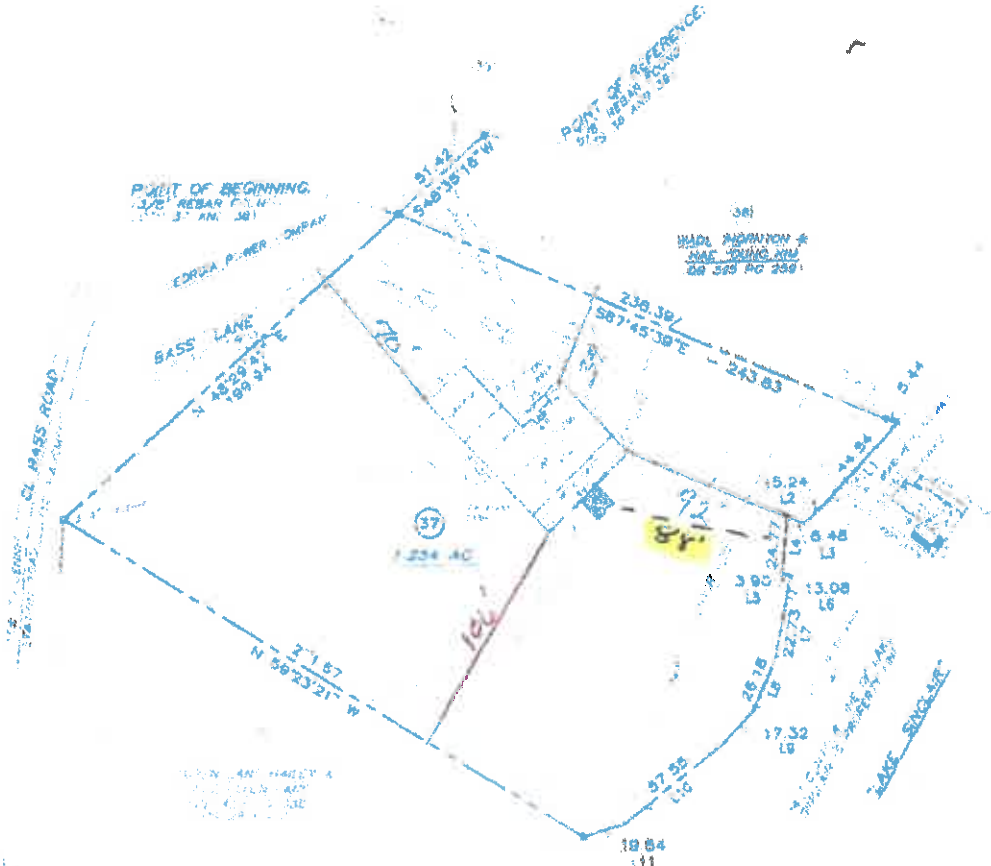
Subject: Letter of Intent

Mr. Spitz,

I have reviewed your variance request but have a question concerning the lot length and width at build setback. I need to know how long the lot is from the road to lake. I also need the (the lot width at building setback) which is how wide the lot is where you are requesting the 12 foot variance.

Please show on the plat where the 88 feet is that you are requesting.

Thank you!



LEGEND

○	1/2" IRON PIN MARK
○	1/4" IRON PIN ST
—	PROPERTY LINE
- - -	CENTERLINE
—	POWER LINE
- - -	CHAIN LINK FENCE
- - -	FENCE
—	LAND CT. LNK
- - -	UNDERGROUND POWER LINE
—	IRONAL CT. LNK
—	AIR CONDITIONER

REFERENCE:
DEED BOOK 23, PAGE 104
COUNTY DEPT. OF TRANSPORTATION
2-2008-B-00001
P.L.A. BY DEBRA L. CARMER, GEORGIA REGISTERED
LAND SURVEYOR NO. 1678, WOODBURN, GEORGIA,
FOR MARGARET A. CARMER DATED AUGUST 24, 2008
FIELD NOTES PROVIDED BY DEBRA L. CARMER
COUNTY DEPT. OF TRANSPORTATION
DATE: 08/24/08
DIVISION NO. 2, DATE: 08/20/08

ROUND 2018 SEP 28
AP

NOTES:
1. THE BEARING DATUM IS NAD 83. ALL DISTANCES
ARE MEASUREMENTS FROM THE POINT OF BEGINNING
TO THE POINT AS SHOWN ON THIS PLAN. ALL
DISTANCES ARE MEASURED TO THE CENTERLINE

1/4"	1.0000
1/2"	2.0000
3/4"	3.0000
1"	4.0000
1 1/4"	5.0000
1 1/2"	6.0000
1 3/4"	7.0000
2"	8.0000
2 1/4"	9.0000
2 1/2"	10.0000
2 3/4"	11.0000
3"	12.0000
3 1/4"	13.0000
3 1/2"	14.0000
3 3/4"	15.0000
4"	16.0000
4 1/4"	17.0000
4 1/2"	18.0000
4 3/4"	19.0000
5"	20.0000



CASE NO. DATE BY	PROPERTY AND AS-BUILT SURVEY
	JONATHAN J. SPITZ
JOB NO. DATE	GEORGIA POWER COMPANY TRANSMISSION RECONSTRUCTION DEVELOPMENT SUBDIVISION NO. 1 LAND CT. LNK. 2ND LANE. DPT. 3101R. C. 11.0 WUPNAM COUNTY, GEORGIA
	DATE: 08-24-2008
BY	JAMES E. (J.E.) SMITH, JR.

24 SEP 18 11:13



REAR ELEVATION

SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

24 SEP '18 11:13 *rl*



LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

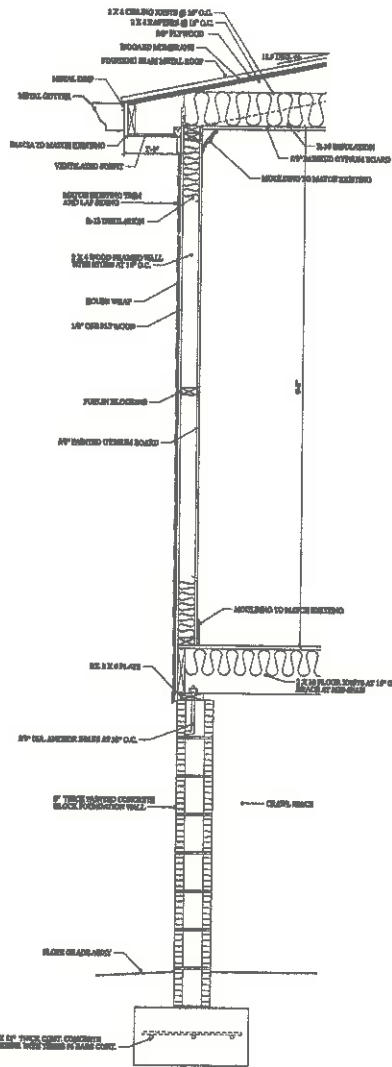
ALTERATIONS AND ADDITIONS TO THE RESIDENCE OF

JOHN SPITZ
LAKE SINCLAIR, GA.

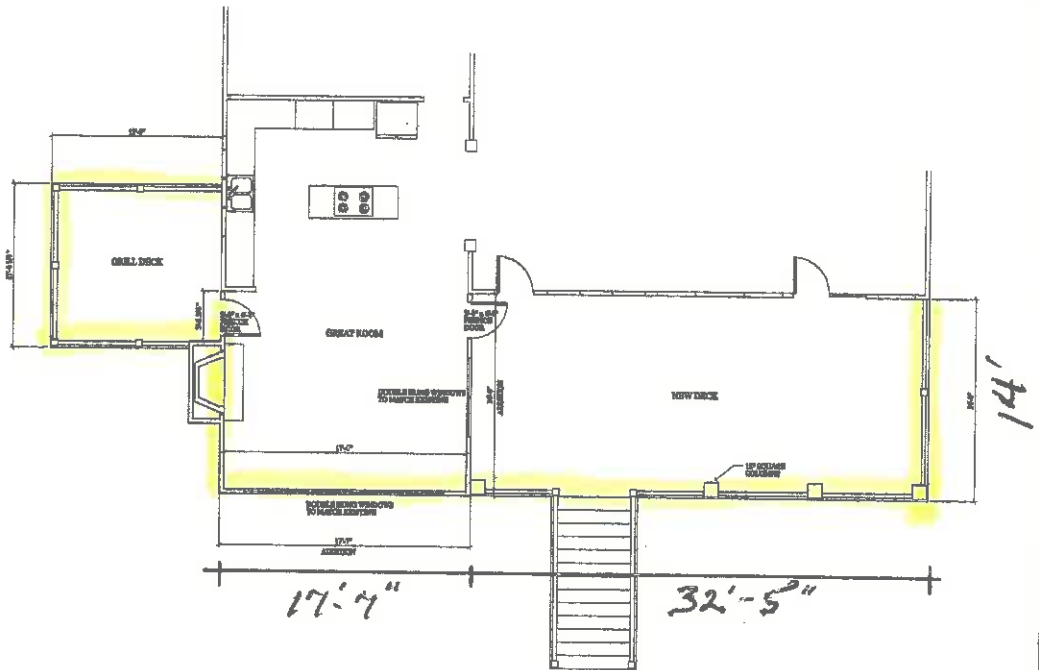


RAY FORDHAM
REGISTERED PROFESSIONAL ARCHITECT
1000 W. BROADWAY, SUITE 1000
ATLANTA, GA 30306
PHONE: 404.525.1111
FAX: 404.525.1112
www.rayfordham.com

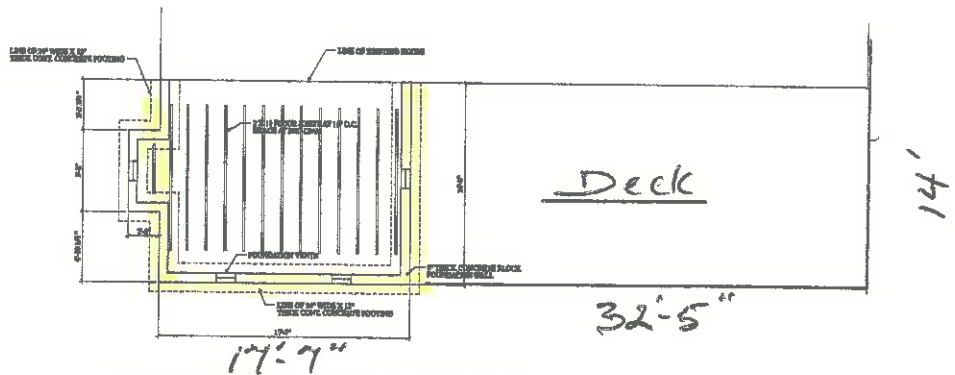
DATE: 7-25-18



TYPICAL WALL SECTION SCALE 1" = 1'-4"



FLOOR PLAN SCALE 1/4" = 1'-4"



FOUNDATION AND FLOOR FRAMING PLAN SCALE 1/4" = 1'-4"

24 SEP '18 11:13



ALTERATIONS AND ADDITIONS TO THE RESIDENCE OF
JOHN SPITZ
 LAKE SINCLAIR, GA.



FORDHAM
 ARCHITECTS, P.A.
 RAY FORDHAM, ARCHITECT, P.A.
 190-A CHESTNUT ST. SUITE 100
 ATLANTA, GA. 30307
 TEL: 404-525-1100 FAX: 404-525-1101
 www.fordhamarchitects.com

DATE: 7-20-18

SHEET NO.

Backup material for agenda item:

13. Request by **Robert T. Sims, Sr.** for a side yard setback variance at 159 Lakeshore Drive. Presently zoned R-2. [**Map 057C, Parcel 313, District 4**].



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

October 22, 2018

TO: Planning & Zoning Commission

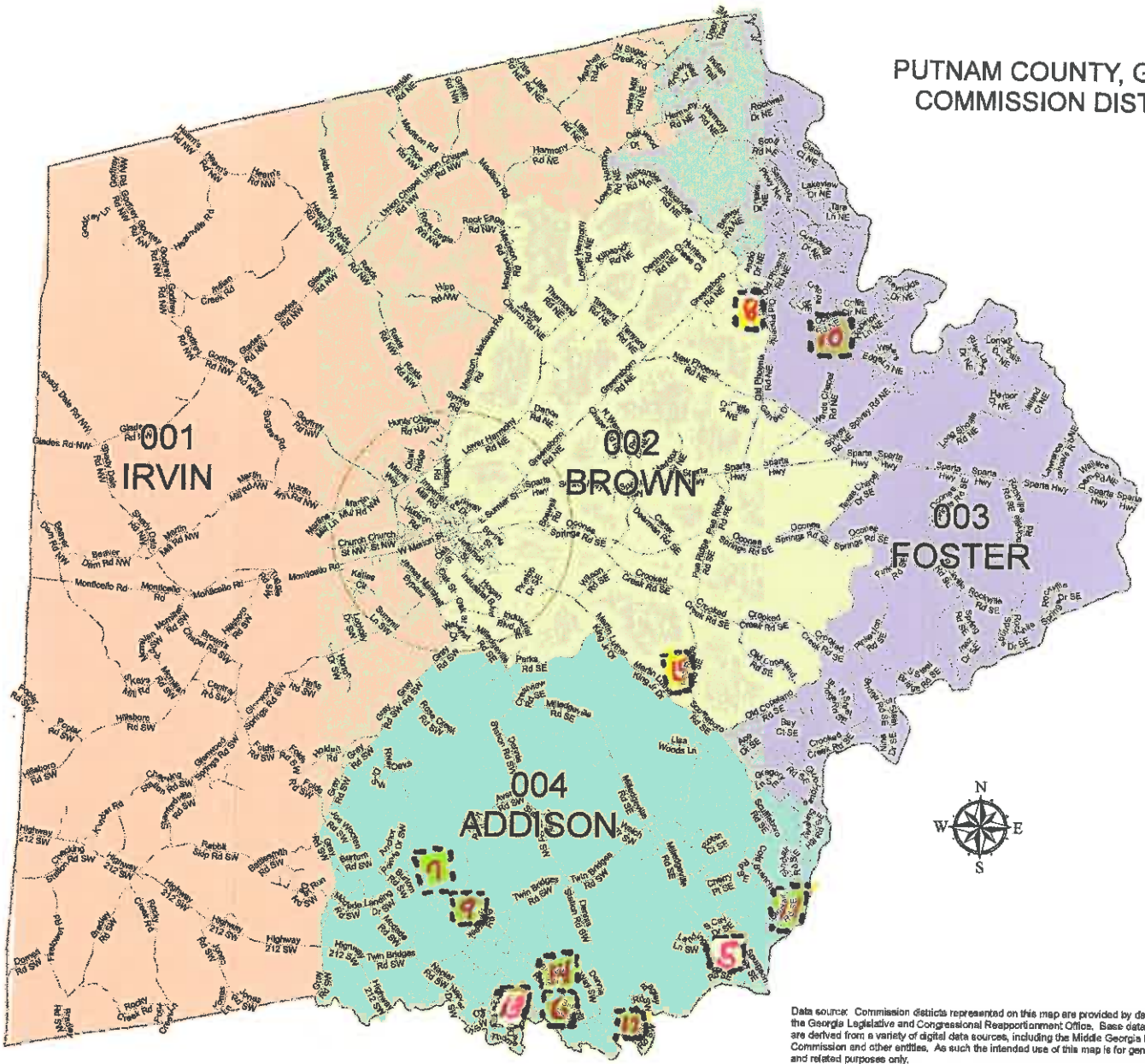
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 11/1/2018

13. Request by **Robert T. Sims, Sr.** for a side yard setback variance at 159 Lakeshore Drive. Presently zoned R-2. [**Map 057C, Parcel 313, District 4**]. The applicant is requesting a 10-foot side yard setback variance, being 10 feet from the left side property line when facing the lake to construct a (40x65) 2,600 square foot house. This is a narrow lot with lot width at building setback of 91 feet and lot length of 151 feet. The only structures on the property are two storage buildings which are near the front (road) side of the property. The location of one of the buildings prevents moving the proposed house closer to the right side of the property. Due to the narrowness of this lot the proposed location is the only suitable option for the proposed house. 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 left-side property line when facing the lake.

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 5,897.28' SCALE RATIO: 1:68,367.34 DATE: DECEMBER 2016

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6. Request by **Sandra G. Rivers** for a side yard setback variance at 149B Southshore Road. Presently zoned R-2. [Map 056B, Parcel 206, District 4].
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15. Request by **Rick McAllister, agent for LA Development, LLC** to rezone 117.54 acres at 475 Pea Ridge Road from R-1R to AG-2. [Map 089, Parcel 024, District 2]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

- Putnam County
- City of Eatonton

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: ROBERT T. SIMS, SR.

MAILING ADDRESS: 159 LAKESHORE DR.
EATONTON, GA. 31024

PHONE: 478-951-7419
EMAIL: 23SWIST@GMAIL.COM

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

PROPERTY:

LOCATION: 159 LAKESHORE DR.
MAP 057C PARCEL 313 PRESENTLY ZONED R2
TOTAL ACREAGE: .44

REASON FOR REQUEST: VARIANCE FOR HOUSITE BETWEEN
LOT#5 & LOT#4

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

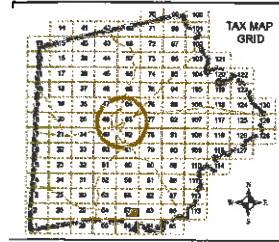
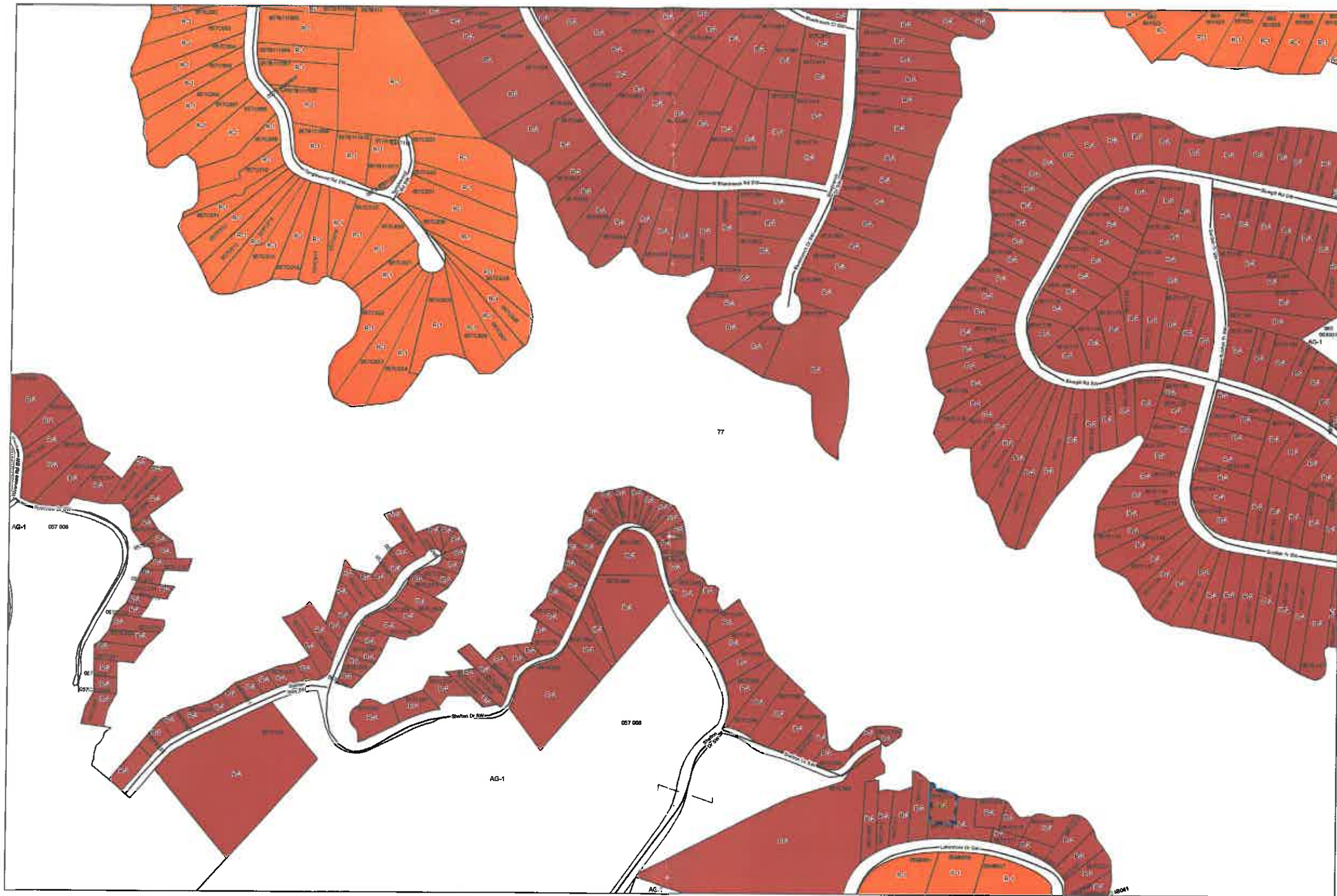
RECORDED PLAT: LETTER OF AGENCY LETTER OF INTENT
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: Robert T. Sims DATE: 9-27-18

*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>9-27-18</u>	FEE: \$ <u>50-00</u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>RS</u>
RECEIPT # _____					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS'/CITY COUNCIL HEARING: _____	RESULT: _____				



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

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

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6180
(478) 751-8517
Web: www.mgarc.org
Email: mg@mg-c.org

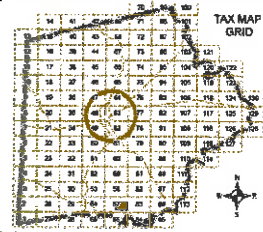
PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 057C

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



77



- Eatonton Limits
- County Boundary
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GEOGRAPHIC FEATURE LEGEND

- Agriculture/Forestry
- Commercial
- Industrial
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- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 251-0180
(478) 751-8617
Web: www.mrgarc.org
Email: mgarc@mgarc.org

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

MAP 057C

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



Lakeshore Dr SW



056B038

Request for variance for Lot 5, Block "A", of Island Point Subdivision, on a plat by W.D. Maness, recorded in Plat Book 2, Page 40, Clerk's Office, Putnam Superior Court. Address for property is 159 Lakeshore Dr., Eatonton, Ga. 31024.

We are the owners of this property and we have a Building Contractor selected to build our house at this location.

We are requesting a variance in the placement of our home on the lot because the lot closest to the road is 91 ft. wide. This will allow for the proper drain field required by this 3 bedroom home. We have talked with Kathryn Hill of the Putnam County Health Department.

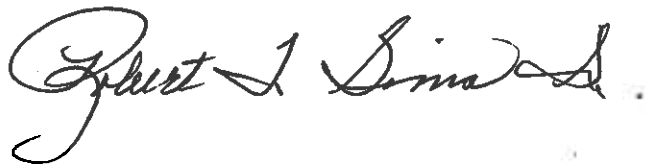
In the attached property drawing the property lines are marked in blue. The outline of the proposed house is marked in pink. The four corners are marked as A, B, C, and D, and are identified in Green.

The proposed house site is narrower at the road side (south) which 91 ft. and wider at the lake side, which is 100ft. The east side of property is 151ft. and the west side is 142' and 4". We are requesting from corner (B) of the proposed house site to be a 10ft variance versus the 20ft IAW Planning and Zoning requirements. The dimensions of the house plan are 40ft wide on the north and south, and 65ft on the east and west.

There is a septic tank already on the property and is located in the northeast corner of the property. I have paid the fee for verification of the actual location through Kathryn Hill at Putnam County Health Department.

The total square footage of the proposed structure is 2600 square feet. There used to be a Doublewide 3 bedroom trailer but it has been moved by the previous owners, so there is no current structure. The length of the lot is 151' on the East side and 142'4" on the west side. The lot width is approximately 91' at the building setback.

Property has been surveyed and the four corners are marked with stakes. The approximate house site has also been staked. The septic tank location has also been staked and marked. Total acreage of the lot is .44 acres. And marked in green on the drawing.



RCUD 2018 OCT 2



LAKE SHORE DR.

DRIVEWAY
EASEMENT
14'

PORTABLE
BLDG.

91'

12 x 30'

34'

14'

43'

39'

40'

40'

10' VARIANCE

12x12
PORTABLE BLDG.

LOT #
6

14' CMH

LOT #
5

LOT #
4

.44
ACRES

SEPTIC
TANK

100'

Revised
RCVD 2018 OCT 24
KP

RCVD SEP 27 '18
02

WATER

LAKE SINCLAIR

Backup material for agenda item:

14. Request by **Vivian Lee** for a side yard setback variance at 351 Bluegill Road. Presently zoned R-2. [**Map 057C, Parcel 102, District 4**].



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

October 22, 2018

TO: Planning & Zoning Commission

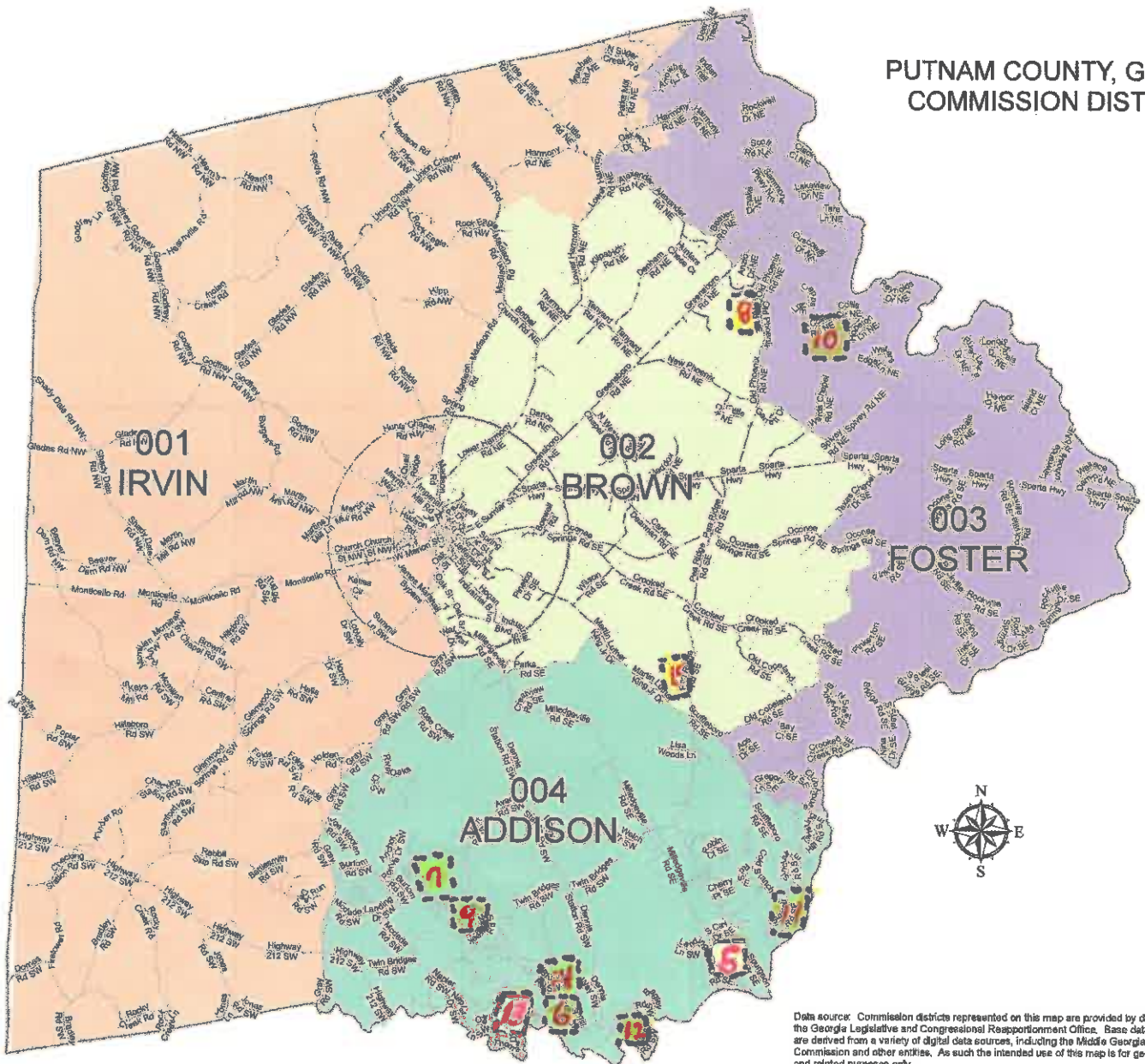
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 11/1/2018

14. Request by **Vivian Lee** for a side yard setback variance at 351 Bluegill Road. Presently zoned R-2. [**Map 057C, Parcel 102, District 4**]. The applicant is requesting a 10-foot side yard setback variance, being 10 feet from the left side property line when facing the lake to construct a (10x12) 120 square foot storage building. This is a narrow pie shaped lot with widens toward the lake. The lot width at building setback of 75 feet and lot length of 353 feet. The applicant is requesting to place the storage building on the front side of the property near the house. The septic tank and drain lines are on the rear side of the property creates limited buildable area there. However, there is ample room to move the structure over 10 more feet from the left side property line to meet the 20-foot side yard setback requirements.

Staff recommendation is for denial.

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**

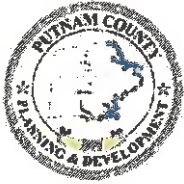


Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the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

MAP SCALE: 1" = 5,697.26' SCALE RATIO: 1:66,367.34 DATE: DECEMBER 2016

5. Request by **David Tim Sherrod** for a side yard setback variance at 106 Gloria Drive. Presently zoned R-1. [Map 086C, Parcel 067, District 4].
6. Request by **Sandra G. Rivers** for a side yard setback variance at 149B Southshore Road. Presently zoned R-2. [Map 056B, Parcel 206, District 4].
7. Request by **Gary Fowler** for a rear yard setback variance at 124 W. Little River Court. Presently zoned R-2. [Map 053C, Parcel 091, District 4].
8. Request by **Equity Trust Co. FBO Joseph P. Kurelic & Suzanne M. Kurelic** for a side yard setback variance at 117 Meadow Court. Presently zoned R-1. [Map 095A, Parcel 039, District 2].
9. Request by **Gregory & Tina Stewart** for a side yard setback variance at 123 Little River Trail. Presently zoned R-2. [Map 057A, Parcel 112, District 4].
10. Request by **Mark & Cameron Smith, agent for Ben Eldridge** for a side setback variance at 126 Doug Lane. Presently zoned R-1. [Map 104B, Parcel 003, District 3].
11. Request by **David W. Humphries** for a rear yard setback variance at 234 Sinclair Road. Presently zoned R-2. [Map 112C, Parcel 068, District 4].

12. Request by **Jonathan J. Spitz** for a rear yard setback variance at 102 Bass Lane. Presently zoned R-2. [Map 084C, Parcel 017, District 4].
13. Request by **Robert T. Sims, Sr.** for a side yard setback variance at 159 Lakeshore Drive. Presently zoned R-2. [Map 057C, Parcel 313, District 4].
14. Request by **Vivian Lee** for a side yard setback variance at 351 Bluegill Road. Presently zoned R-2. [Map 057C, Parcel 102, District 4].
15. Request by **Rick McAllister, agent for LA Development, LLC** to rezone 117.54 acres at 475 Pea Ridge Road from R-1R to AG-2. [Map 089, Parcel 024, District 2]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

- Putnam County
- City of Eatonton

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: Urean Lee

MAILING ADDRESS: P.O. Box 99
Summerville Ga 30284

PHONE: 770 468-5051 - Home 770 227 6372

EMAIL: Urean.Lee@SobranRe.com

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

PHONE: _____

PROPERTY:

LOCATION: 351 Bluegill Rd Eatonton
MAP 057C PARCEL 102 PRESENTLY ZONED Residing R-2 Kp

REASON FOR REQUEST: Small Lot - first 60 ft from lake is a slope.
next 100 ft Septic Tank + down field - 2 holes

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.

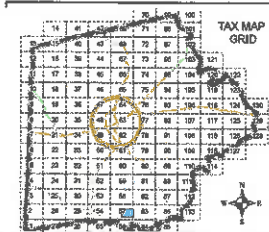
*SIGNATURE OF APPLICANT: Urean Lee DATE: 8-31-18

*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>9-28-18</u>	FEE: \$	<u>50.00</u>	CK. NO.	_____	CASH	_____	C. CARD	<input checked="" type="checkbox"/>	INITIALS	<u>UA</u>
DATE OF NEWSPAPER AD:	_____	DATE SIGN POSTED:	_____								
PLANNING & ZONING HEARING:	_____	RESULT:	_____								
COMMISSIONERS/CITY COUNCIL HEARING:	_____	RESULT:	_____								

RCUD SEP 28 18

Handwritten initials



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

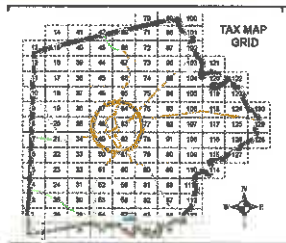
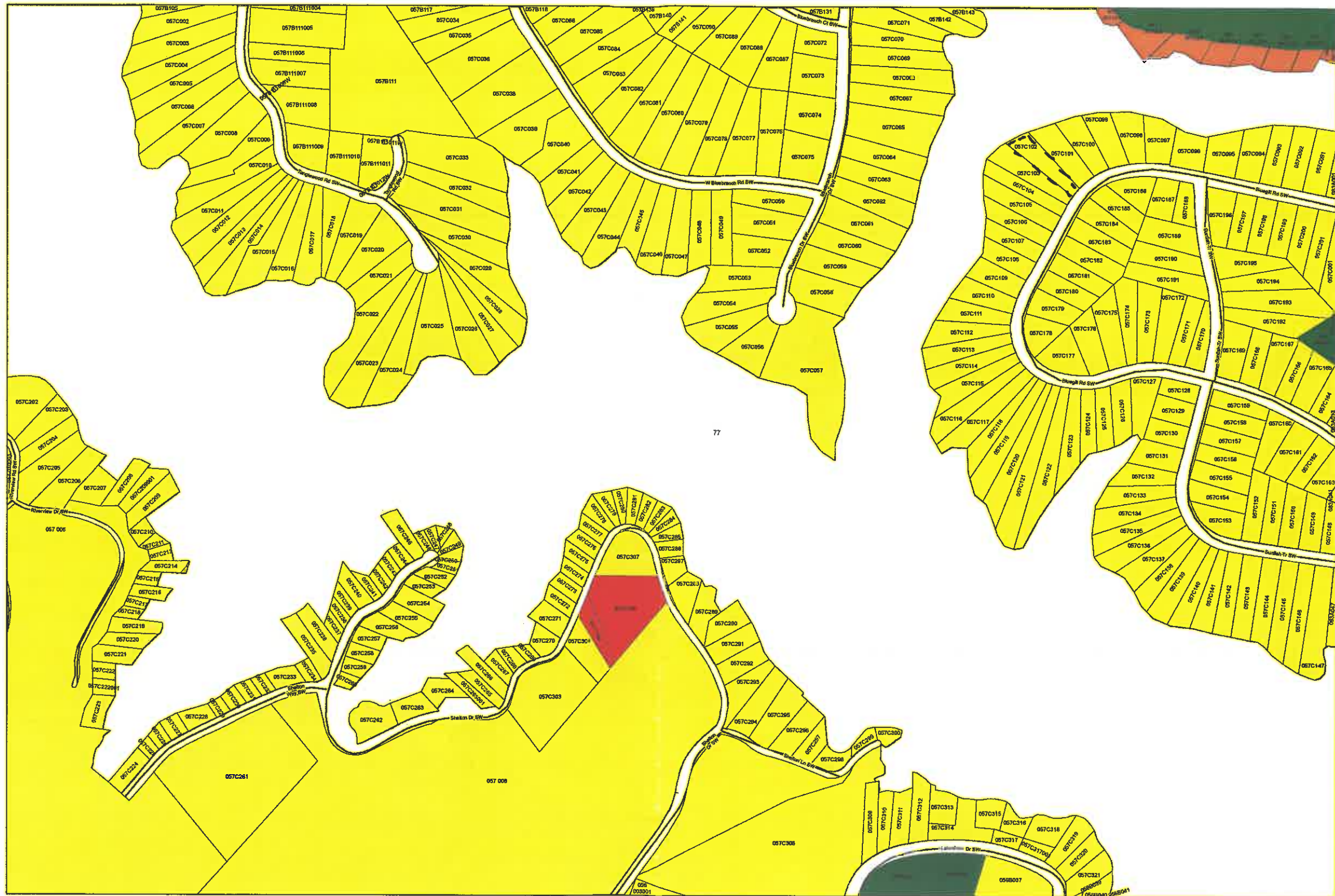
Zoning		GEOGRAPHIC FEATURE LEGEND											
	No Code		AG-2		C-2 CITY		IND-2 CITY		R - 1 CITY		R-1		RM-2
	AG-1		C-1		I-M		MHP		R - 2 CITY		R-1R		RM-3
	AG-1 CITY		C-1 CITY		IND-1 CITY		PUBLIC		R - 3 CITY		R-2		VILLAGE
	C-2		IND-2		PUBLIC CITY		R - 4 CITY		RM-1				

MGR
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Duluth, Georgia 31217
(478) 751-6100
(478) 751-6517
Web: www.middlegeorgia.org
Email: it@mgrc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 057C

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



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

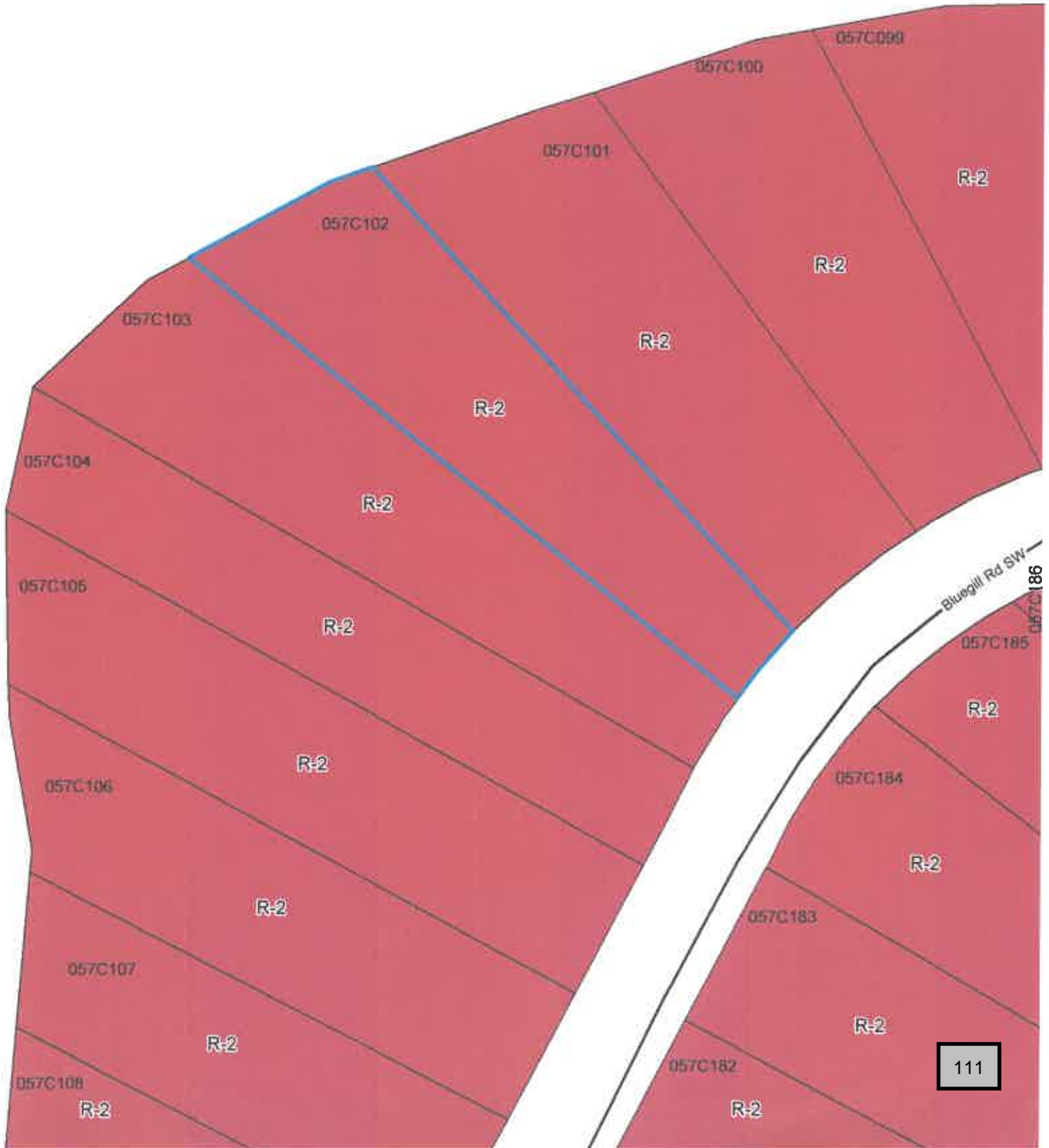
- GEOGRAPHIC FEATURE LEGEND**
- Agriculture/Forestry
 - Commercial
 - Industrial
 - Mixed Use
 - Park/Recreation/Conservation
 - Public/Institutional
 - Residential
 - Transportation/Communication/Utilities
 - Undeveloped/Vacant

MGR
 GEORGIA REGIONAL COMMISSION
 175 Emory Hwy
 Suite C
 Mableton, Georgia 31217
 (478) 751-8180
 (478) 751-8517
 Web: www.mgr-georgia.com
 Email: info@mgr-georgia.com

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

MAP 057C

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: OCTOBER 2016



Karen Pennamon

From: Dee Helton <dee.helton@sidneylee.com>
Sent: Tuesday, October 02, 2018 1:03 PM
To: Karen Pennamon
Subject: Variance request for Vivian Lee
Attachments: Vivianvariance.pdf

I am requesting a variance for land lot 157 at 351 Bluegill Rd. for a 10 x 12 storage building of approximately 120 sq. footage. I need a variance of 10 ft. from the property line. The right side of the lot is 353 ft. The width of proposal location is approximately 72 ft. wide. The existing house on the property is about 1200 sq. ft. Attached is a copy of lot diagram and application.

Thank you,
Vivian Lee

PCUD 2018 OCT 2

RP

Vivian Lee

PTY

M. LEE

DIVISION

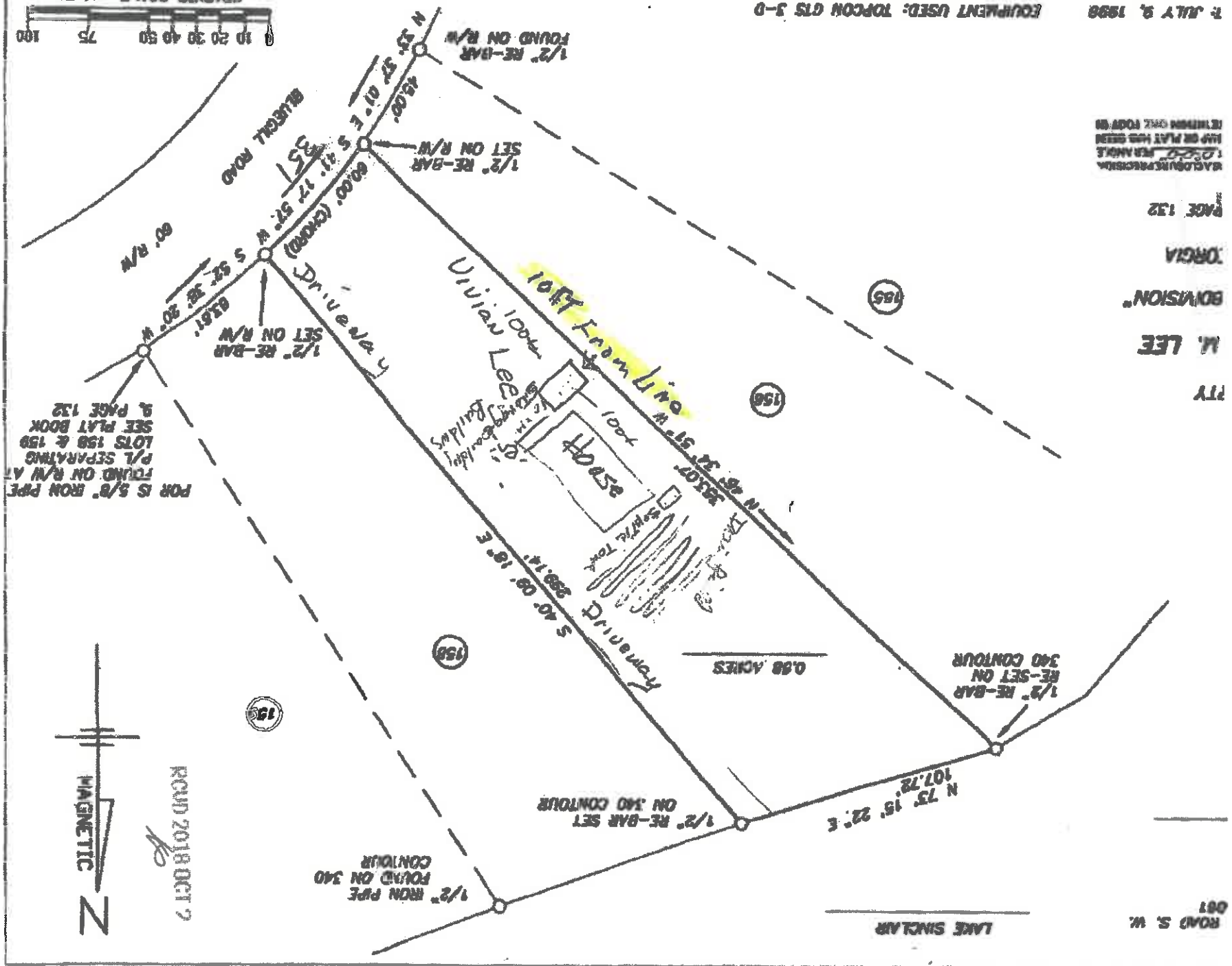
ORGINA

PAGE 132

BACKSURE PRECISION
1/2" RE-BAR PER ANGLE
1/2" RE-BAR PER ANGLE
LET THROUGH ONE FOOT 98

7 JULY 9, 1998

EQUIPMENT USED: TOPCON GTS 3-D



FOR IS S/B R/W PPE
FOUND ON R/W A
P/L SEPARATING
LOTS 158 & 159
SEE PLAT BOOK
2 PAGE 132

RCUD 2018 OCT 7

MAGNETIC N

Backup material for agenda item:

15. Request by **Rick McAllister, agent for LA Development, LLC** to rezone 117.54 acres at 475 Pea Ridge Road from R-1R to AG-2. [**Map 089, Parcel 024, District 2**]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

October 22, 2018

TO: Planning & Zoning Commission

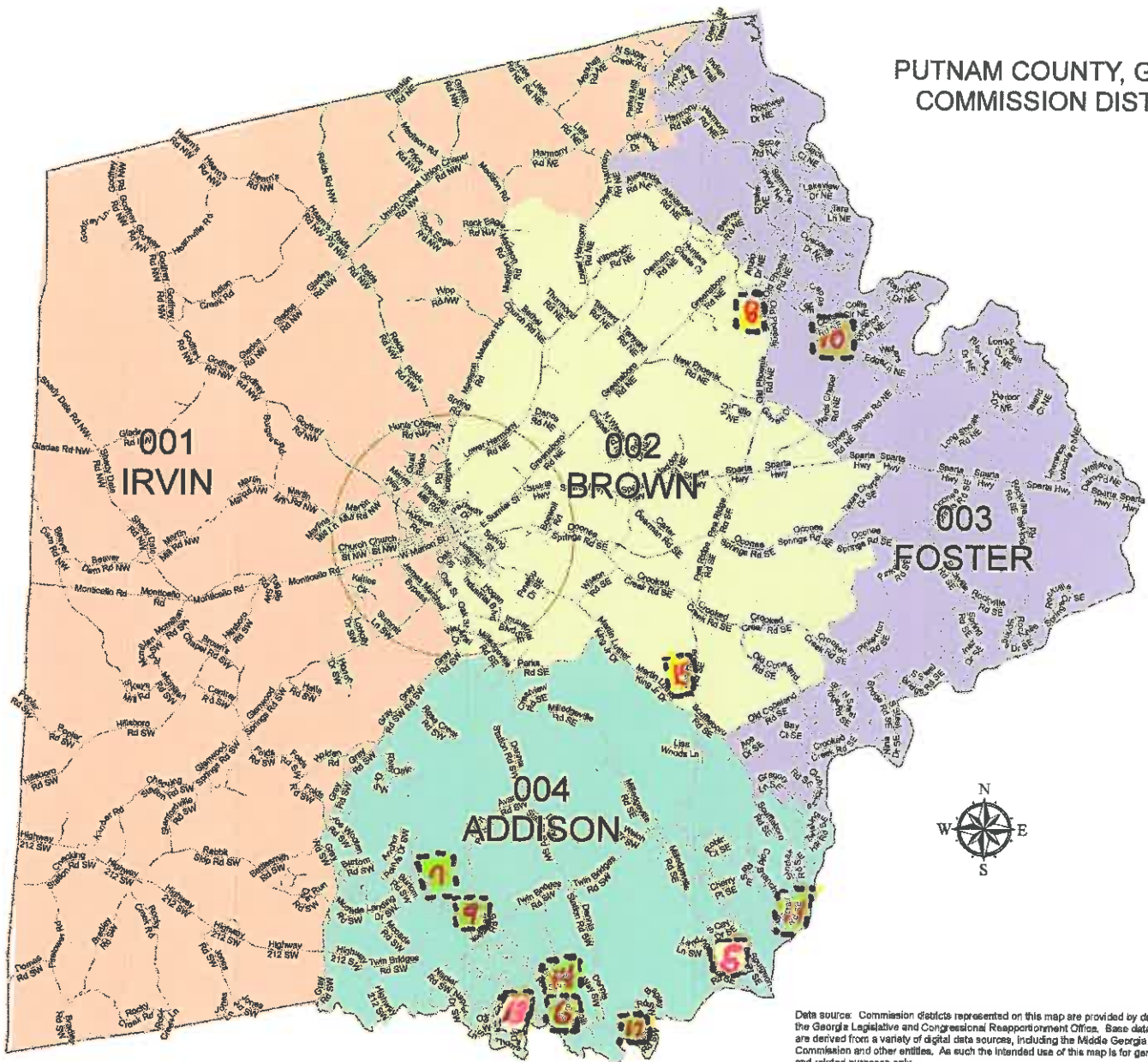
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 11/1/2018

15. Request by **Rick McAllister, agent for LA Development, LLC** to rezone 117.54 acres at 475 Pea Ridge Road from R-1R to AG-2. [**Map 089, Parcel 024, District 2**]. * The applicant is requesting to rezone 117.54 acres from R-1R to AG-2. This property extends from Pea Ridge Road over to Martin Luther King Jr. Drive. This property was rezoned from AG to R-1R on December 18, 2007 for a single family residential subdivision (Royal Ridge Subdivision). The property was never developed as such and the applicant is proposing to create an equestrian based development with 5-acre tracts. The proposed use is for agriculture which is consistent with the existing and proposed use. The Comprehensive Plan Future Land Use indicates the future land use as Agriculture/Forestry. Currently there are AG-1 zoned properties adjacent to this property which are suitable to the proposed use in the AG-2 district. There is also a C-1 zoned property adjacent to this property. Therefore, the proposed use will not affect the existing use value or usability of adjacent or nearby properties. The AG-2 zoning will have minimal impact on Pea Ridge Road or adjacent properties. The proposed use will not cause an excessive or burdensome use of public facilities or services.

Staff recommendation is for approval to rezone 117.54 acres from R-1R to AG-2.

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



5. Request by David Tim Sherrod for a side yard setback variance at 106 Gloria Drive. Presently zoned R-1. [Map 086C, Parcel 067, District 4].
6. Request by Sandra G. Rivers for a side yard setback variance at 149B Southshore Road. Presently zoned R-2. [Map 056B, Parcel 206, District 4].
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APPLICATION FOR REZONING

APPLICATION NO 2018 01267

DATE: 9/20/18

MAP 089 PARCEL 024

1. Name of Applicant: Rick McAllister
2. Mailing Address: 1341 BEVERLY DRIVE ATHENS GA
3. Phone: (home) _____ (office) _____ (cell) 706 206 5030
4. The location of the subject property, including street number, if any: 425 DEER RIDGE ROAD
5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 117.54 AC.
6. The proposed zoning district desired: AG-2
7. The purpose of this rezoning is (Attach Letter of Intent) See Attached
8. Present use of property: R-1R Desired use of property: AG-2
9. Existing zoning district classification of the property and adjacent properties:
Existing: R-1R
North: AG-1 South: AG-1 East: AG-1/C-2 West: AG-1
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.): Agriculture/Forestry
13. A detailed description of existing land uses: Undeveloped with Access Road.
14. Source of domestic water supply: well X, community water _____, or private provider _____. If source is not an existing system, please provide a letter from provider.

20 SEP '18 13:44

[Handwritten signature]

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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 K, 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.)

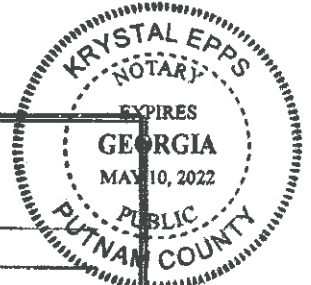
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

LA Development, LLC [Signature] 9/19/18
 Signature (Property Owner) (Date)

[Signature] 9/20/18
 Signature (Applicant) (Date)

[Signature]
 Notary Public

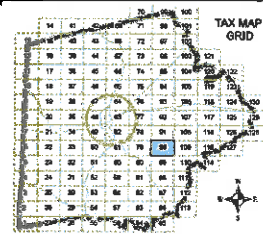
[Signature]
 Notary Public



Office Use	
Paid: \$ <u>500.00</u> (cash) _____ (check) <u>1027</u> (credit card) _____	
Receipt No. <u>20997</u>	Date Paid: <u>9-20-18</u>
Date Application Received: _____	Reviewed for completeness by: <u>[Signature]</u>
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

20 SEP '18 13:44

21



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

GEOGRAPHIC FEATURE LEGEND

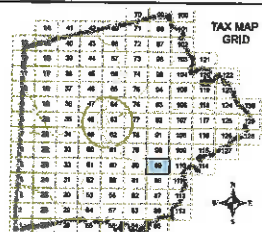
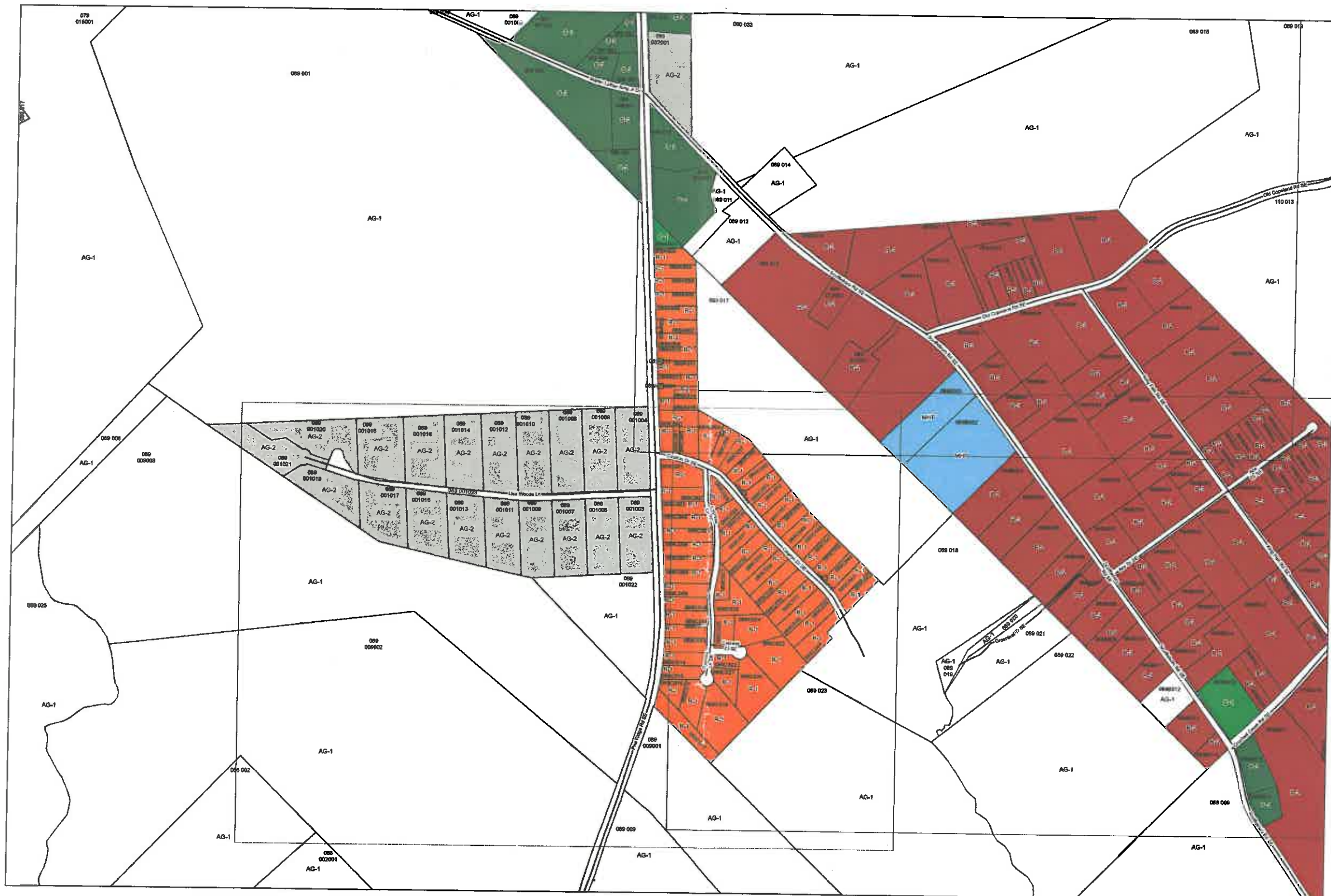
No Code	C-1	IND-2 CITY	R - 1 CITY	RM-2
AG-1	C-1 CITY	MHP	R - 2 CITY	RM-3
AG-1 CITY	C-2	IND-1 CITY	R - 3 CITY	VILLAGE
	IND-2	PUBLIC	R - 4 CITY	RM-1
		PUBLIC CITY		

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suva, GA
Macon, Georgia 31217
(478) 751-6100
(478) 751-6517
Web: www.mgarc.org
Email: mgrc@mgarc.org

PUTNAM COUNTY, GEORGIA ZONING MAPS

MAP 090

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



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

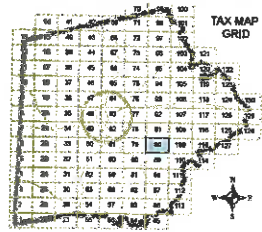
Zoning		GEOGRAPHIC FEATURE LEGEND											
No Code	AG-2	C-1 CITY	C-2 CITY	IND-2 CITY	R-1 CITY	R-1	RM-2	C-1	I-M	MHP	R-2 CITY	R-1R	RM-3
AG-1	AG-1 CITY	C-1	C-2	IND-1 CITY	R-3 CITY	R-2	VILLAGE	C-2	IND-2	PUBLIC	R-4 CITY	RM-1	
		C-1 CITY	C-2	IND-2	PUBLIC CITY								

MGRC
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Middle Georgia Regional Commission
170 Esney Hwy
State C
Macon, Georgia 31217
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(478) 751-6877
Web: www.mgarc.org
Email: mgarc@mgarc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 089

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



- Eatonton Limits
- County Boundary
- Roads
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GEOGRAPHIC FEATURE LEGEND

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

MGRC
IT GIS Services
Mobile Georgia Regional Commission
175 Emory Hwy
Dunwoody, GA 30328
(478) 751-6160
(478) 751-6217
Web: www.mgarc.org
Email: mgarc@mgarc.org

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

MAP 090

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,000 DATE: SEPTEMBER 2018

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Rezoning OF PROPERTY DESCRIBED AS MAP 089 PARCEL 024 CONSISTING OF 11754 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Pea Ridge Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR **REZONE** 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 19th DAY OF Sept., 2016.

PROPERTY OWNER(S): LA Development, LLC a/o Lowell Watkins White III

LA Development, LLC NAME (PRINTED)
[Signature] SIGNATURE

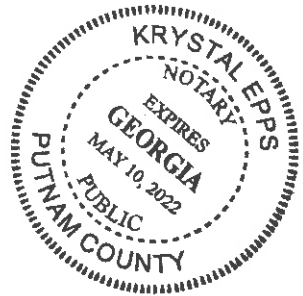
ADDRESS: P.O. Box 4367, Eatonton, GA 31024
PHONE: 706-923-5493

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS

19 DAY OF Sept., 2016.

[Signature]
NOTARY

MY COMMISSION EXPIRES: May 10, 2022



20 SEP '18 13:45

[Handwritten mark]

LETTER OF INTENT – PARCEL 089-024- PUTNAM COUNTY, GA

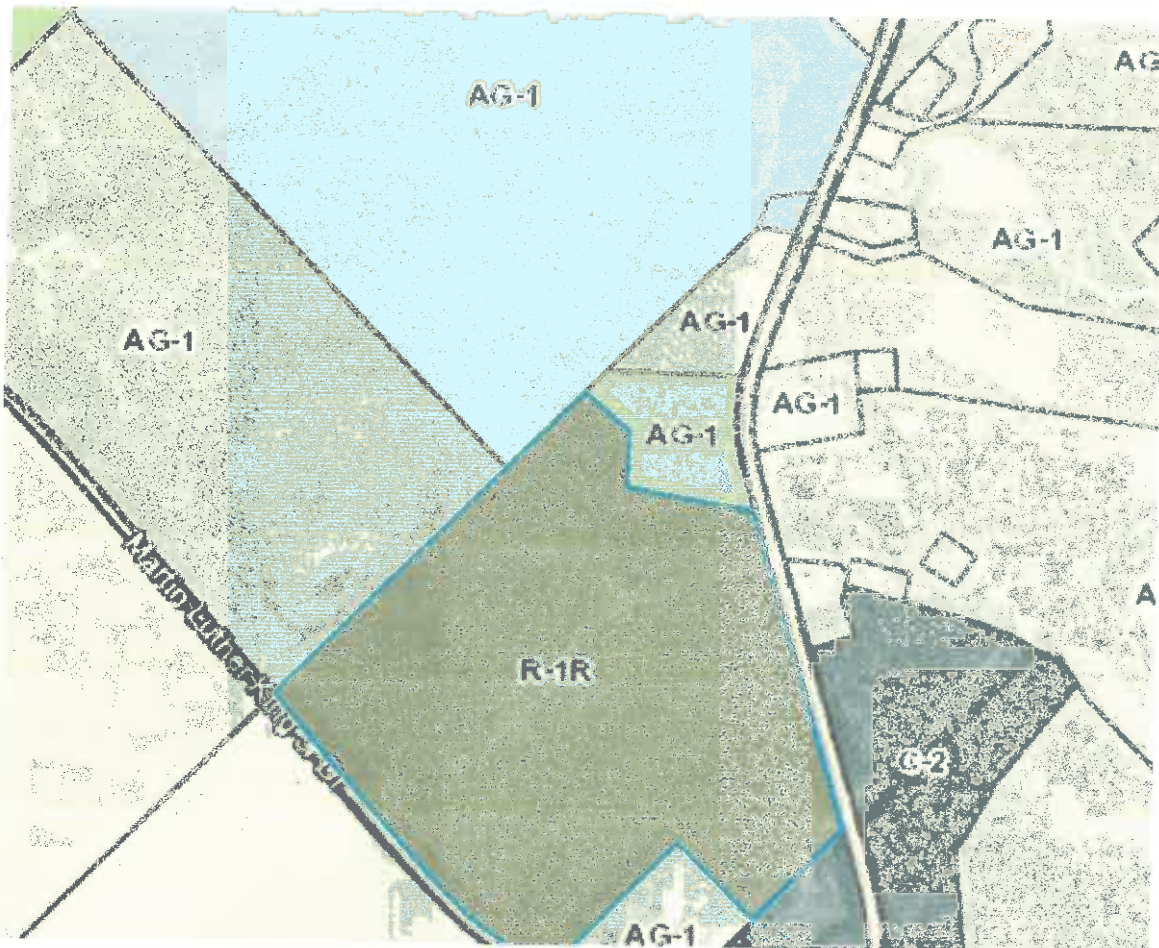
The site is located along Pea Ridge Rd and Martin Luther King Drive. The parcel has an existing access road connecting to Pea Ridge Road. Currently the proposed site is zoned R-1R. The owner would like to have the opportunity to create an equestrian based development with lot sizes and land use as allowed in AG-2 zoning.

The site is within guidelines set for future development as illustrated in the Putnam County / City of Eatonton 2007-2030 Comprehensive Plan (attached in application). The proposed land use is under 25 lots therefore will not require and Impact Study or Conceptual Plan. The adjacent land use is similar in nature as illustrated in exhibit below.

We appreciate your consideration of our re-zone request.

Property Exhibit:

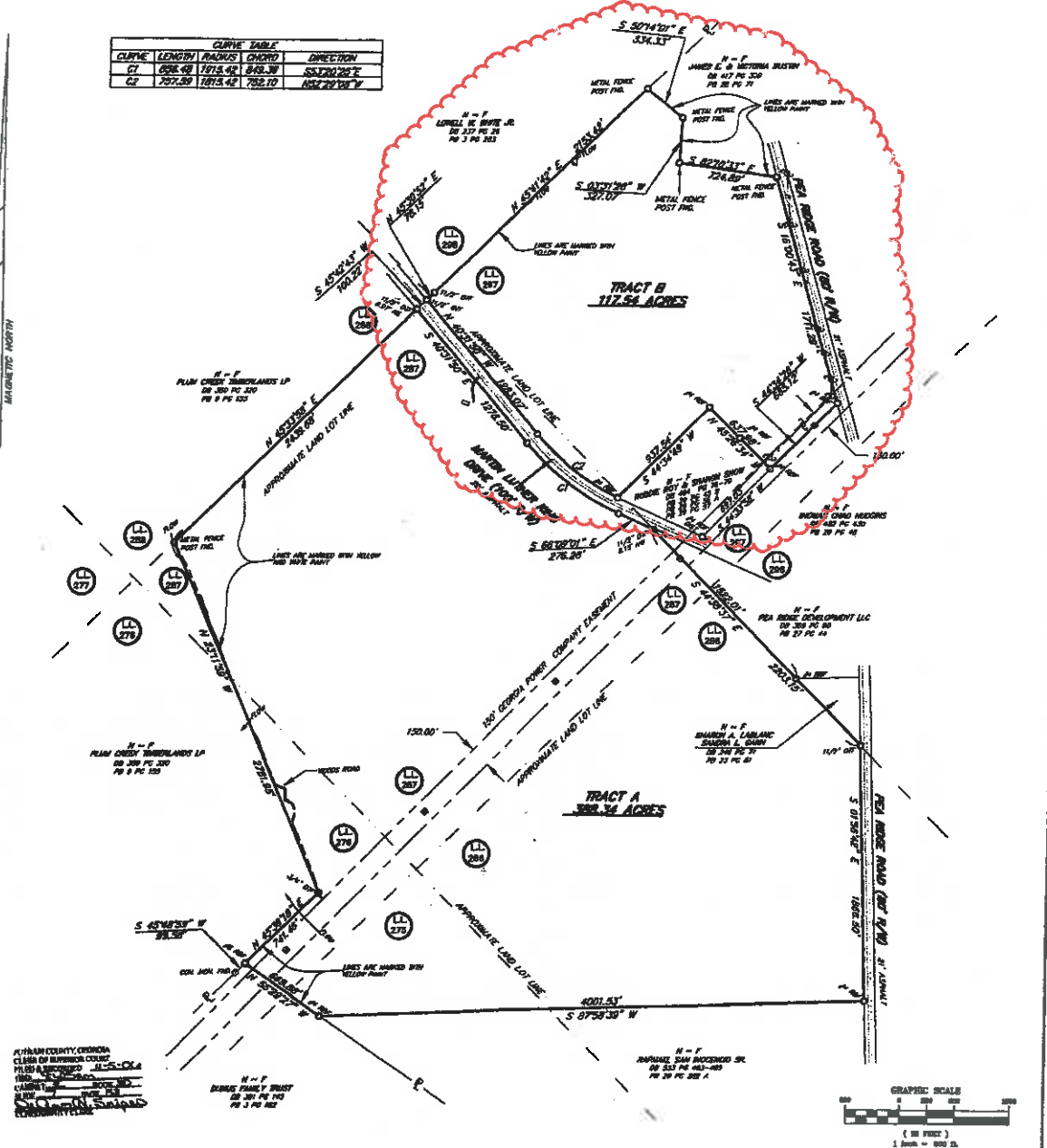
20 SEP '18 13:45



THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE: 1/10,000; ANGULAR PRECISION: 3" - 40". THE TRAVERSE WAS ADJUSTED USING THE COLLIMATED PILE. LINEAR PRECISION OF THIS PLAT: 1/25,000. MATTERS OF TITLE ARE EXCEPTED.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBROGATE EASEMENTS, OR OTHER MATTERS OF TITLE WHICH ARE NOT NOTICE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE ABSTRACT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

CURVE TABLE		
CURVE	LENGTH	DIRECTION
CT	1724.41	S 42° 20' 00" E
CE	207.89	TANGENT



PUTNAM COUNTY, GEORGIA
 CLAIM OF SUPERIOR COURT
 PUBLIC RECORDS - 41-55-014
 1988-1989
 1989-1990
 1990-1991
 1991-1992
 1992-1993
 1993-1994
 1994-1995
 1995-1996
 1996-1997
 1997-1998
 1998-1999
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 2018-2019
 2019-2020
 2020-2021
 2021-2022
 2022-2023
 2023-2024
 2024-2025

REFERENCES:
 PUTNAM COUNTY RECORDS
 DB 474 PG 376-408
 PB 1 PG 169

Lisa Jackson 4/15/00
 Putnam Co. Planning & Development



DATE: 03-24-2020 REVISIONS:
 SCALE: 1"=500'
 DRAWN BY: AW
 CHECKED BY: AW
 DWS NAME: FLY
ANDY WILLIAMS SURVEYING, INC.
 1085 HIGHWAY 42 SOUTH
 JACKSON, GEORGIA 30233
 770-775-0066

SURVEY FOR:
MIKE FLY
FERRELL WILKERSON
JOHN MCGARITY
 LOCATED IN LAND LOTS 273, 276, 280, 287, 297
 2nd DISTRICT
 PUTNAM COUNTY, GEORGIA

