



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Agenda

Thursday, January 02, 2020 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

1. Call meeting to order
2. Attendance
3. Rules of Procedures

Minutes

4. Approval of Minutes- December 5, 2019 & December 30, 2019

Requests

5. [Request](#) by **Scott & Tanya Bailey** for a side and rear yard setback variance at 211 Landings Lane. Presently zoned R-2. [**Map 086A, Parcel 046, District 4**].

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on January 21, 2020 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

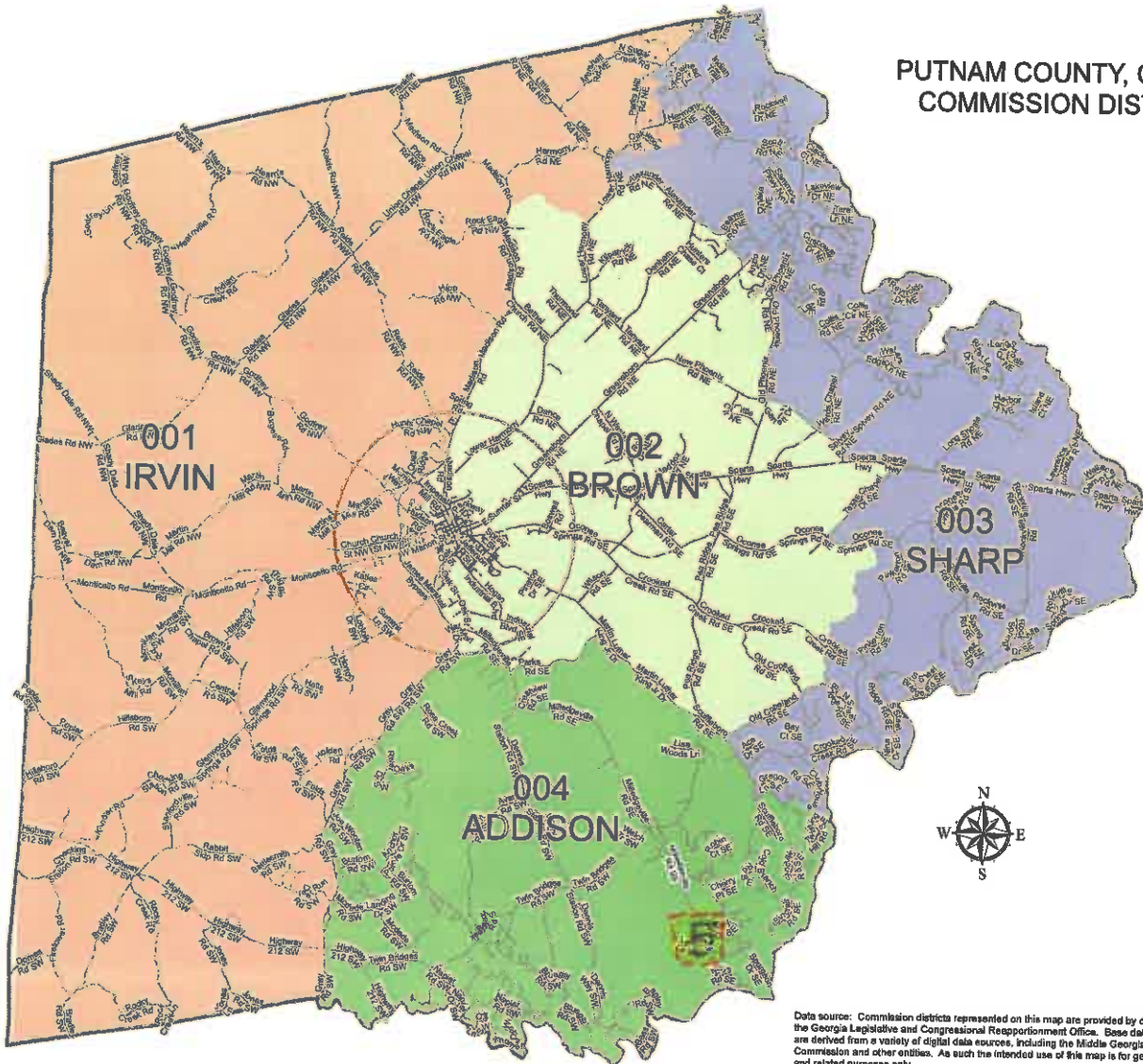
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

Item Attachment Documents:

Request by **Scott & Tanya Bailey** for a side and rear yard setback variance at 211 Landings Lane. Presently zoned R-2. [**Map 086A, Parcel 046, District 4**].

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



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

MAP SCALE: 1" = 6,897.28' SCALE RATIO: 1:66,367.34 DATE: MARCH 2019

5. Request by **Scott & Tanya Bailey** for a side and rear yard setback variance at 211 Landings Lane. Presently zoned R-2. [Map 086A, Parcel 046, District 4].


Dear Putnam county planning and development

We own the property located at 211 landings lane Milledgeville ga and plan to add on to our house to make room for growing kids. We request a variance set back on the lake side of the house to add a pool. This will be 70' from the lake. The left side of the house we will need a 15' setback, right side we will not need a variance for the house but would like a couple of feet for the corner of the garage. We will not need a variance for the road side. This lot was developed with 10' setbacks when this house was built. The lot is long and narrow with the lot only being 85' wide where the house sits. The house only has 3 closets in the whole house. We plan to add 1300 sq ft to the house making the house 2400 sq. ft with an additional 576 sq ft of garage space. If you need to contact me, my cell is 478-451-9979.

Thanks

Scott bailey

A handwritten signature in black ink, appearing to read "Scott Bailey", with a long, sweeping flourish extending to the right.

RCUD 2019 NOV 14 

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

COUNTY: PUTNAM	SUBDIVISION:	LOT NUMBER: 10	BLOCK: Phase 1
PROPERTY LOCATION (STREET ADDRESS): 211 Landing Lane Milledgeville Ga 31061 086A046			

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

PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE: Scott + Tanya Burton		DATE: 5-29-19
PROPERTY OWNER'S NAME:	PHONE NUMBER: 478 451-9979	ALTERNATE PHONE NUMBER:
PROPERTY OWNER'S ADDRESS: 211 Landing Lane Milledgeville Ga 31061		
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER):	PHONE NUMBER:	RELATIONSHIP TO OWNER:

Section A - General Information

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, sinkholes, streams, etc.) EVALUATED: <input checked="" type="radio"/> (1) Yes <input type="radio"/> (2) No	5. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.): * Single Family	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.): 201 (LAD)
2. WATER SUPPLY: <input checked="" type="radio"/> (1) Public <input type="radio"/> (2) Private <input type="radio"/> (3) Community	6. WATER USAGE BY: <input checked="" type="radio"/> (1) Bedroom Numbers <input type="radio"/> (2) Gallons per Day	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: ~45
3. SEWAGE SYSTEM TO BE PERMITTED: <input checked="" type="radio"/> (1) New <input type="radio"/> (2) Repair <input type="radio"/> (3) Addition	7. NO. OF BEDROOMS / GPD: 4	11. RESTRICTIVE SOIL HORIZON/ON DEPTH (INCHES): >60
4. LOT SIZE (SQUARE FEET / ACRES): 1.12	8. LEVEL OF PLUMBING OUTLET: <input type="radio"/> (1) Ground Level <input type="radio"/> (2) Basement <input checked="" type="radio"/> (3) Above Ground Level	12. SOIL TEST PERFORMED BY:

Section B - Primary / Pretreatment

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

Section C - Secondary Treatment

1. ABSORPTION FIELD DESIGN: <input checked="" type="radio"/> (1) Level Field <input type="radio"/> (2) Serial <input type="radio"/> (3) Drip <input type="radio"/> (4) Distribution Box <input type="radio"/> (5) Mound / Area Fill	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: 1200	7. NUMBER OF ABSORPTION TRENCHES:
2. ABSORPTION FIELD PRODUCT: Conv. size gravel	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: 400	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES:
3. AGGREGATE DEPTH (Inches): 12"	6. DEPTH OF ABSORPTION TRENCHES (range in inches): 30 - 36	9. DISTANCE BETWEEN ABSORPTION TRENCHES:

Stay 100 ft from all wells. Abandon old septic system. may need to pump & drain field.

Permit

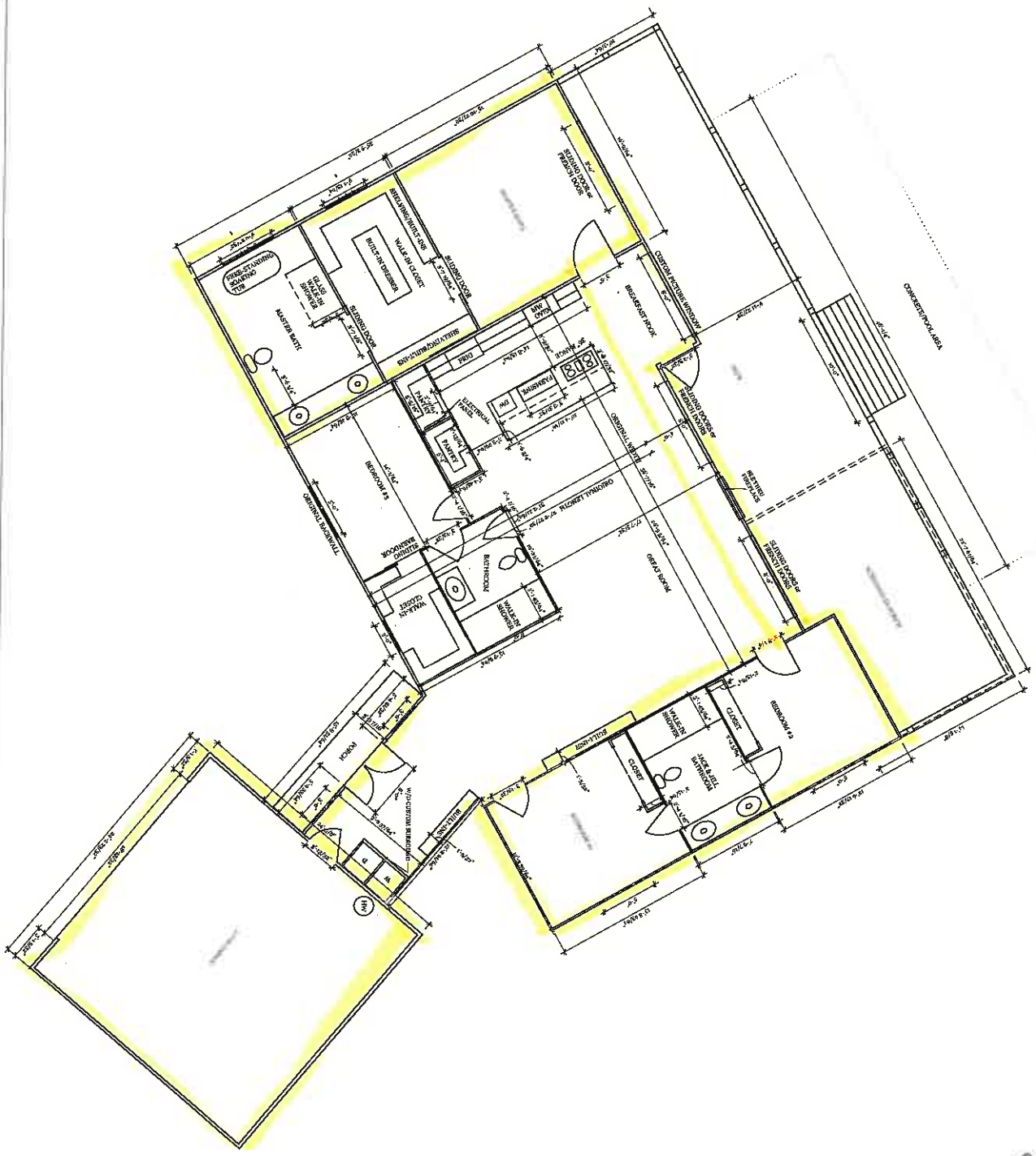
A PERMIT IS HEREBY GRANTED TO INSTALL THE ON-SITE SEWAGE MANAGEMENT SYSTEM DESCRIBED ABOVE. THIS PERMIT IS NOT VALID UNLESS PROPERLY SIGNED BELOW. THIS PERMIT EXPIRES TWELVE (12) MONTHS FROM DATE OF ISSUANCE.

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

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

1. SITE APPROVED AS SPECIFIED ABOVE: <input checked="" type="radio"/> (1) Yes <input type="radio"/> (2) No	2019 NOV 14 GJK
---	------------------------

APPROVING ENVIRONMENTALIST: Kathryn Hill	TITLE: EHS County Manager	DATE: 6/14/19	CONSTRUCTION PERMIT NUMBER: 61352 / 19-118
--	-------------------------------------	-------------------------	--



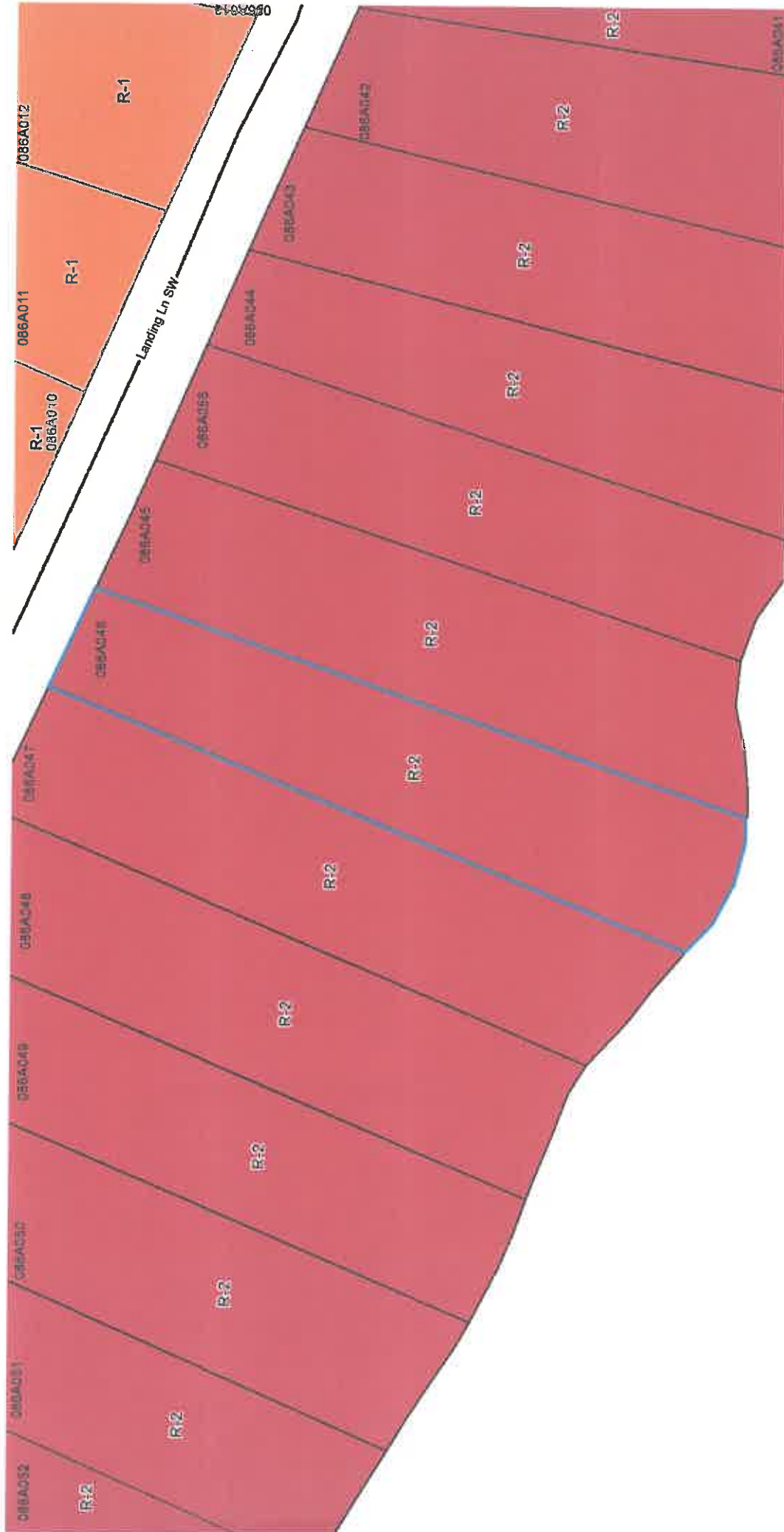
MCUD 2018 NOV 14 *ga*

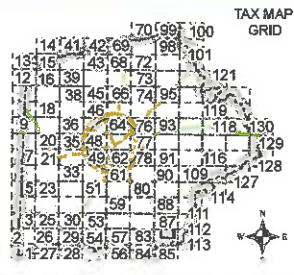
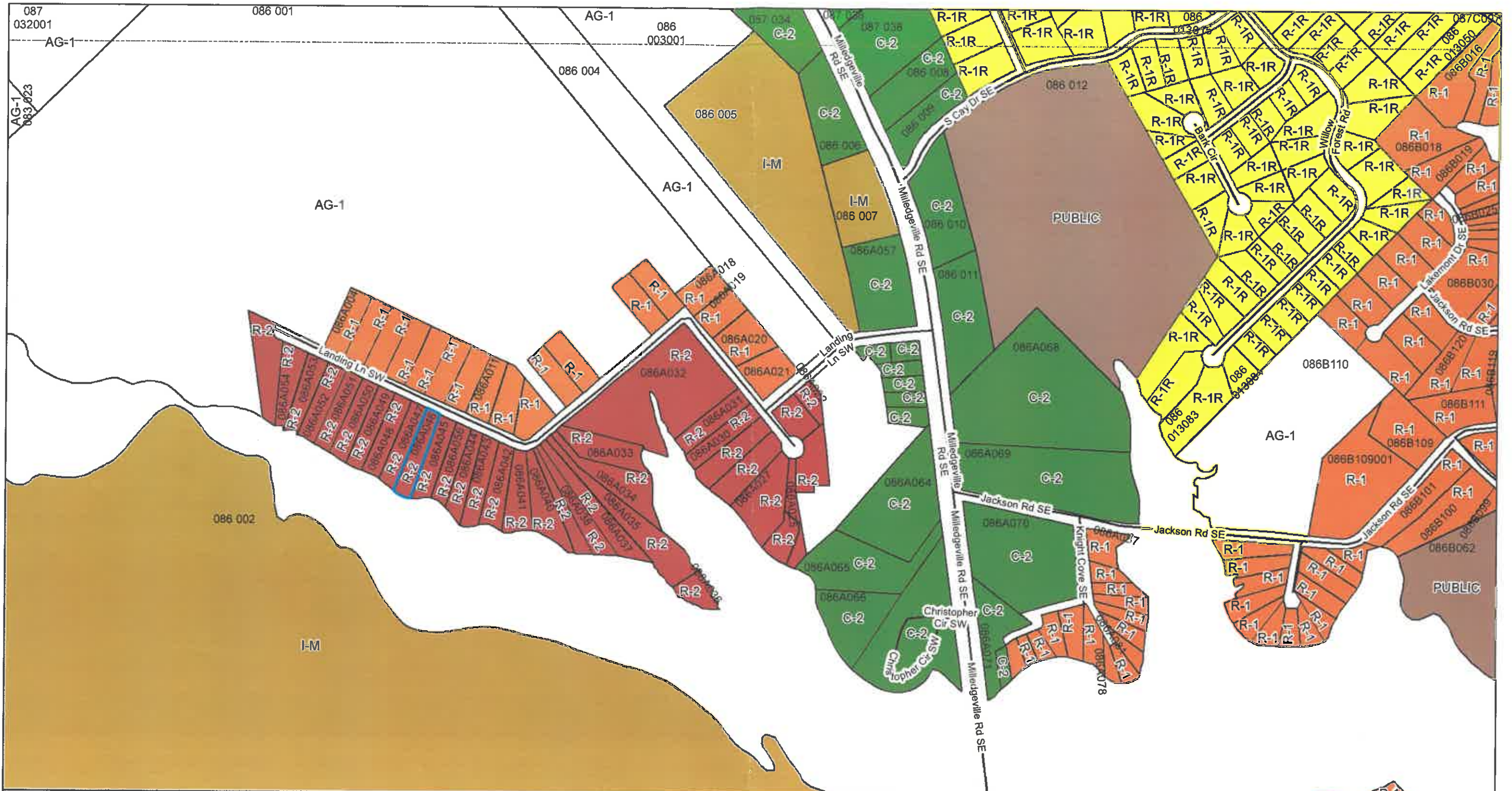
FO V

Main Floor Plan for Bailey Residence

Fountainhead, LLC d/b/a RS Design
www.rsdesign.co

REVISIONS	
NO.	REMARKS
1	
2	
3	
4	
5	





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

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

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-8180
(478) 751-6517
Web: www.middlegeorgiaregion.com
Email: lg@mg-c.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 086A

MAP SCALE: 1" = 524,17' SCALE RATIO: 1:6,290 DATE: JUNE 2019



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

December 26, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 1/2/2020

5. Request by **Scott & Tanya Bailey** for a side and rear yard setback variance at 211 Landings Lane. Presently zoned R-2. [**Map 086A, Parcel 046, District 4**]. The applicants are requesting a 5-foot side yard setback variance, being 15 feet from the left side property line when facing the lake; and a 30-foot rear yard setback variance, being 70 feet from the nearest point to the lake. The owners are proposing to expand the existing home and install an inground swimming pool. The current structure is 1,100 sq. ft and they are seeking to add 1,700 sq. ft for a total of 2,800 sq. ft. As shown in the diagram, a wing is being added to both sides of the house and an attached garage to the right front side. The current house sits 17 feet from the left side property line when facing the lake, and they would like to convert the attached carport into living space. Moreover, when taking into consideration of the overhang of the existing structure, the expansion will not exceed beyond the current structure. They are also replacing an above ground pool, which was 80 feet from the nearest point to the lake. Given that the proposed 18x36 (648 sq. ft.) in-ground pool is somewhat larger than the previous pool, an additional 10-foot variance is required. This lot extends 496 feet in length but, it is nonconforming due to the lot width at building setback being 85 feet. The lot width makes it very difficult to build on this lot. Staff assessed the width of the lot, location of the existing home and septic system, as well as the locations of the proposed additions. Upon careful observation, staff concluded that the proposed locations were the best option for the extension of the home and the pool due to the location of the existing home and the nonconforming width of the lot. Therefore, this request meets the conditions as stated in the 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 the left side property line when facing the lake and a 30-foot rear yard setback variance, being 68 feet from the nearest point to the lake.