

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, September 06, 2018 ♦ 6:30 PM
Putnam County Administration Building – Room 203

Opening

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

Minutes

4. Approval of Minutes - July 5, 2018

Requests

5. Request by **Phillip & Maureen Phifer** for a front and rear yard setback variance at 126 Winfield Drive. Presently zoned R-2. [**Map 111A, Parcel 125, District 3**].
6. Request by **David Tim Sherrod** side yard setback variance at 106 Gloria Drive. Presently zoned R-1. [**Map 086C, Parcel 067, District 4**]. **Request to withdraw without prejudice.**
7. Request by **Princeton Pirkle** for a side yard setback variance at 120 Bourbon Point. Presently zoned R-2. [**Map 087B, Parcel 006, District 4**].
8. Request by **Shane Robbins, agent for Edward & Ellen Cherof** for a rear yard setback variance at 104 Bass Lane. Presently zoned R-2. [**Map 084C, Parcel 016, District 4**].
9. Request by **Chris Daniels, agent for The Three Daniels, LLC** for a right and rear yard setback variance at 149 Mockingbird Drive. Presently zoned R-2. [**Map 030A, Parcel 011, District 1**].
10. Request by **Bonnie B. Roberts** to rezone 9.09 acres from R-1 to AG-2 at 365 Scuffleboro Road. [**Map 111, Parcel 001048, District 4**]. *
11. Request by **Charles D. Carter** to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road. [**Map 117 Part of Parcel 028, District 3**]. *
12. Request by **Marshall & Angela Criscoe** to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road. [**Map 072, Part of Parcel 010, District 1**]. *
13. Request by **Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III** to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1. [**Map 090, Part of Parcel 002, District 2**]. *

14. Request by **Terry Aaron** to rezone 3 acres at 706 Twin Bridges Road from AG-1 to C-2.
[Map 057, Part of Parcel 002, District 4]. *

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on September 18, 2018 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

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

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:

4. Approval of Minutes - July 5, 2018



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, July 05, 2018 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Opening

1. **Call to Order**

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

2. **Attendance**

Mr. Jonathan Gladden called the roll.

Present:

Chairman James Marshall, Jr.

Member Tommy Brundage

Member Alan Oberdeck

Absent:

Member Frederick Ward

3. **Rules of Procedures**

Mr. Jonathan Gladden read the Rules of Procedures.

4. **Approval of Minutes - June 7, 2018**

Motion to approve made by Member **Oberdeck**, Seconded by Member **Brundage**.

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

5. Request by **Lynn Busing, agent for John, Ryan & Lauren Busing** for a rear yard setback variance at 125 Mags Path. Presently zoned R-1. [Map 103D Parcel 122]. **Mr. Lynn Busing** represented this request. He is requesting a 49-foot rear yard setback variance, being 51 feet from the nearest point to the lake to construct a (24'x24') 576-square foot pavilion. **Mr. Busing** stated the home was built on the property in 2013 and in 2015 the adjoining lot was purchased. He stated there were originally no plans to build on the lot. When the seawall was constructed Georgia Power informed them that there was an active beach there that needed to stay open. **Mr. Busing** stated that since the area is used for water recreation, they have decided it would be nice to have an accessory building located there. A portion of the building will be

used as storage while the front portion will be used as a pavilion. He stated he wanted the building to be 24x24 but it might expand to be a little larger. **Mr. Busing** stated Ms. Jackson and staff suggested a 30-foot variance which is acceptable to him, but if there is a way to be closer to the lake the building would look more functional being closer to the water. He stated the building would be designed to resemble his house. In addition, he stated Chapel Springs subdivision gave their approval for the design. **Mr. Marshall** stated he had visited the property with Ms. Pennamon and Ms. Jackson and he had no problem with the request.

Staff recommendation is for approval of a 30-foot rear yard setback variance being 70 feet from the nearest point to the lake.

Motion to approve made by Member **Oberdeck**, Seconded by Member **Brundage**.
Voting Yea: Chairman **Marshall**, Member **Brundage**, Member **Oberdeck**. **All Approved.**

6. Request by **Anne Sciarrone, agent for David Culpepper** for a side yard setback variance at 276 S. Steel Bridge Road. Presently zoned R-2. [**Map 114A Parcel 059**]. **Request to withdraw without prejudice.**

Staff recommendation is for approval to withdraw without prejudice.

Motion to approve made by Member **Oberdeck**, Seconded by Member **Brundage**.
Voting Yea: Chairman **Marshall**, Member **Brundage**, Member **Oberdeck**. **All Approved**

7. Request by **Greg Waddell, agent for Ricky T. & Donna R. Garmon** for a side yard setback variance at 102 Shoreline Court. Presently zoned R-2. [**Map 084A Parcel 069**]. **Mr. Greg Waddell** represented this request. The applicants are requesting a 7-foot side yard setback variance, being 13 feet from the left side property line and a 4-foot side yard setback variance, being 16 feet from the left side property line when facing the lake to construct a (26x28) 728 square foot garage. He stated in order to build the garage it would place one corner of the proposed structure 13 feet from the property line which would result in the need for a 7-foot variance. While the other corner would require the structure being 16 feet from the property line which would result in the need for a 4-foot variance. He stated the garage could not go behind the house because that would block one of the egress windows.

Staff recommendation is for approval of a 7-foot side yard setback variance being 13 feet from the left side property line and a 4-foot side yard variance being 16 feet from the left side property line when facing the lake.

Motion to approve made by Member **Oberdeck**, Seconded by Member **Brundage**.
Voting Yea: Chairman **Marshall**, Member **Brundage**, Member **Oberdeck**. **All Approved.**

8. Request by **Greg Waddell, agent for Kent and Marlene Matson** for a side yard setback variance at 157 Southshore Road. Presently zoned R-2. [**Map 056B Parcel 202**]. **Mr. Greg Waddell** represented this request. The applicants are requesting a 9-foot side yard setback variance, being 11 feet from both side yard property lines when facing the lake to construct a (49x50) 2,450 square foot house and a (32x24) 768 square foot attached garage. He stated in order to be 100 feet from the lake while not interfering with the septic system it would cause the structure to need a right and left side 9-foot variance being 11 feet off both the right and left side property lines. **Mr. Oberdeck** stated he had doubt about the 11 feet from both property lines, his concern being if this was enough space to get a big piece of equipment

down to the lake. **Mr. Waddell** stated he could fit equipment through there, up to and including a small bull dozer.

Staff recommendation is for approval of a 9-foot side yard setback variance being 11 feet from both side property lines.

Motion to approve made by Member **Oberdeck**, Seconded by Member **Brundage**.

Voting Yea: Chairman Marshall, Member Brundage, Member Oberdeck. **All Approved.**

9. **Mr. Craig S. Alvarado** represented this request. He stated he is planning to move to the area full time and is wanting an 8-foot side yard variance being 12 feet from the left side property line when facing the lake to construct a garage. **Mr. Alvarado** stated his proposed garage would be in line with his neighbors. He stated that if the garage was placed further down on the property, the land drops off and would make it more difficult to build. If the structure was kept in the front there is an island of trees that would have to be removed which **Mr. Alvarado** stated he was trying to avoid. **Mr. Alvarado** stated the projected drawing displayed was not correct and he changed it since then. He stated that it was 14 feet on the part closer to the road and not what was displayed. **Mr. Marshall** stated the staff recommended to prevent further encroachment that **Mr. Alvarado** move the structure over an additional two feet. **Mr. Alvarado** stated that would put the garage on top of the driveway. **Mr. Alvarado** stated that the commission had just given another applicant 11 feet and he is just asking for 4. Ms. Jackson reminded **Mr. Alvarado** that each property is unique. **Ms. Jackson** stated at the site visit after measuring it would not have put the structure on the driveway. **Mr. Alvarado** disagreed and stated he originally was going to put it where Ms. Jackson stated and a variance would not be needed, but since it would have been on top of the driveway he needs the variance. He stated there was plenty of room on the right side or he could move the structure further down the property, however the terrain would not be as flat and there would be a zigzag pattern of buildings as opposed to keeping everything in line. **Ms. Jackson** asked **Mr. Alvarado** if there was a possibility of where he placed the stakes not being exactly accurate. **Mr. Alvarado** stated that could be a possibility due to his tape measurer. **Ms. Jackson** stated that she would amend staff recommendation from approval to be 14 feet from the left side property line when facing the lake instead of 12 feet, due to the fact that the property might not have been staked off accurately. She stated as long as **Mr. Alvarado** was two feet off the side of his driveway the commission could work with him. **Ms. Jackson** asked the commission members if they were okay with that, they all agreed. **Ms. Jackson clarified** that now **Mr. Alvarado** would have an additional two feet as opposed to what he originally requested.

Staff recommendation is for approval of a 8-foot side yard setback variance being 12 feet from the left side property line when facing the lake.

Motion to approve made by Member **Oberdeck**, Seconded by Member **Brundage**.

Voting Yea: Chairman Marshall, Member Brundage, Member Oberdeck. **All Approved.**

10. Request by **Phillip G. & Maureen K. Phifer** for a front, side and rear yard setback variance at 126 Winfield Drive. Presently zoned R-2. [Map 111A, Parcel 125]. **Request to withdraw without prejudice.**

Staff recommendation is for approval to withdraw without prejudice.

Motion to approve made by Member **Oberdeck**, Seconded by Member **Brundage**.
Voting Yea: Chairman Marshall, Member Brundage, Member Oberdeck. **All Approved.**

New Business

Adjournment

Meeting adjourned 7:10 p.m.

Attest:

Lisa Jackson
Director

James Marshall, Jr.
Chairman

Backup material for agenda item:

5. Request by **Phillip & Maureen Phifer** for a front and rear yard setback variance at 126 Winfield Drive. Presently zoned R-2. [**Map 111A, Parcel 125, 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

August 29, 2018

TO: Planning & Zoning Commission

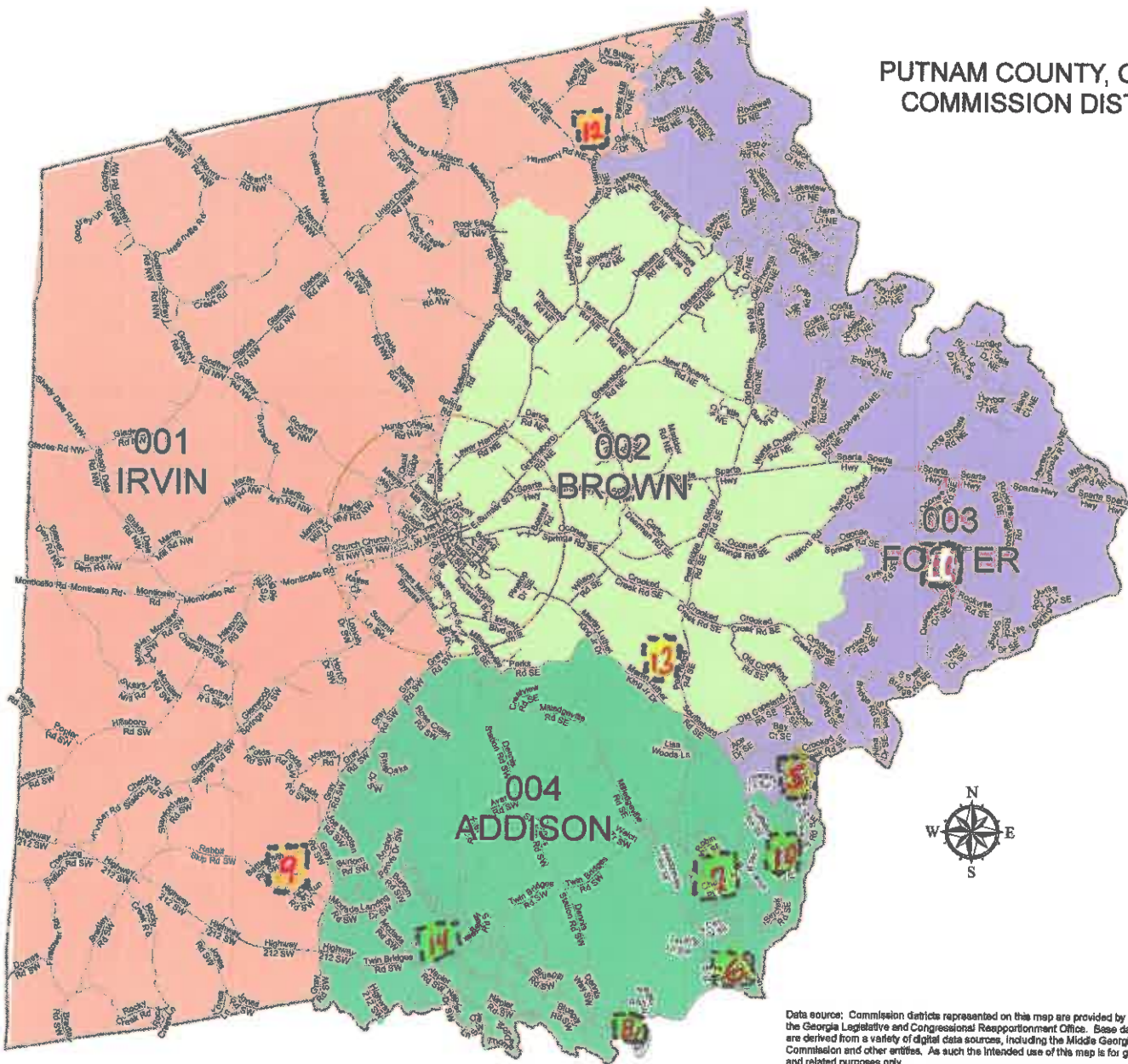
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 9/6/2018

5. Request by **Phillip & Maureen Phifer** for a front and rear yard setback variance at 126 Winfield Drive. Presently zoned R-2. [**Map 111A, Parcel 125, District 3**]. The applicants are requesting a 10-foot front yard setback variance, being 20 feet from the front property line and a 20-foot rear yard setback variance, being 80 feet from the nearest point to the lake to construct a (44'x64') 2,176-square foot house. This is a wide lot located in a cove with lot width at building setback of 208 feet and lot length of 144 feet. There is an existing 800-square foot house on the property that the applicants are proposing to demolish and replace with the new structure. The shallowness of this lot prevents moving the proposed structure closer to the front side property line. Due to the size of the original lot, the applicant was required to combine two parcels in order for the Putnam County Health Department to consider their septic system request. However, the combination of the two parcels still leaves the lot as nonconforming and a variance is needed for any improvements on the property. The existing septic system is located behind the existing residence. The applicants will utilize a portion of the property on the left side of the existing house when facing the lake for the septic system recovery area. Due to the shallowness 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 front yard setback variance, being 20 feet from the front property line and a 20-foot rear yard setback variance, being 80 feet from the nearest point to the lake.

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 5,897.28' SCALE RATIO: 1:68,967.34 DATE: JULY 2016

5. Request by **Phillip & Maureen Phifer** for a front and rear yard setback variance at 126 Winfield Drive. Presently zoned R-2. [Map 111A, Parcel 125, District 3].
6. Request by **David Tim Sherrod** side yard setback variance at 106 Gloria Drive. Presently zoned R-1. [Map 086C, Parcel 067, District 4].
7. Request by **Princeton Pirkle** for a side yard setback variance at 120 Bourbon Point. Presently zoned R-2. [Map 087B, Parcel 006, District 4].
8. Request by **Shane Robbins, agent for Edward & Ellen Cherof** for a rear yard setback variance at 104 Bass Lane. Presently zoned R-2. [Map 084C, Parcel 016, District 4].
9. Request by **Chris Daniels, agent for The Three Daniels, LLC** for a right and rear yard setback variance at 149 Mockingbird Drive. Presently zoned R-2. [Map 030A, Parcel 011, District 1].
10. Request by **Bonnie B. Roberts** to rezone 9.09 acres from R-1 to AG-2 at 365 Scuffleboro Road. [Map 111, Parcel 001048, District 4]. *
11. Request by **Charles D. Carter** to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road. [Map 117 Part of Parcel 028, District 3]. *
12. Request by **Marshall & Angela Criscoe** to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road. [Map 072, Part of Parcel 010, District 1]. *
13. Request by **Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III** to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1. [Map 090, Part of Parcel 002, District 2]. *

14. Request by **Terry Aaron** to rezone 3 acres at 706 Twin Bridges Road from AG-1 to C-2. [Map 057, Part of Parcel 002, District 4]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

- Putnam County
- City of Eatonton

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: Phillip G. Phillips & Maureen K. Phillips

MAILING ADDRESS: 1375 Pembroke Trace
Kennesaw, GA 30152

PHONE: 404/406/4537 706-484-1790

EMAIL: Tim.Moon@ATT.NET

PROPERTY OWNER IF DIFFERENT FROM ABOVE: _____

MAILING ADDRESS: _____

PHONE: _____

PROPERTY: _____

LOCATION: 126 Winfield Drive Eatonton Ga 31024
MAP 111A PARCEL 125 PRESENTLY ZONED R-2.00

REASON FOR REQUEST: Lot not deep enough to build
home on R/L side only 146' deep want
meet 100' Front Yards and 30' Front Street Requirement

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: Maureen Phillips DATE: 5/30/18

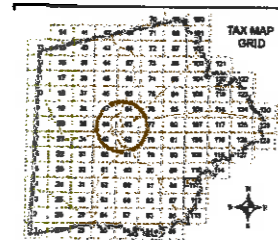
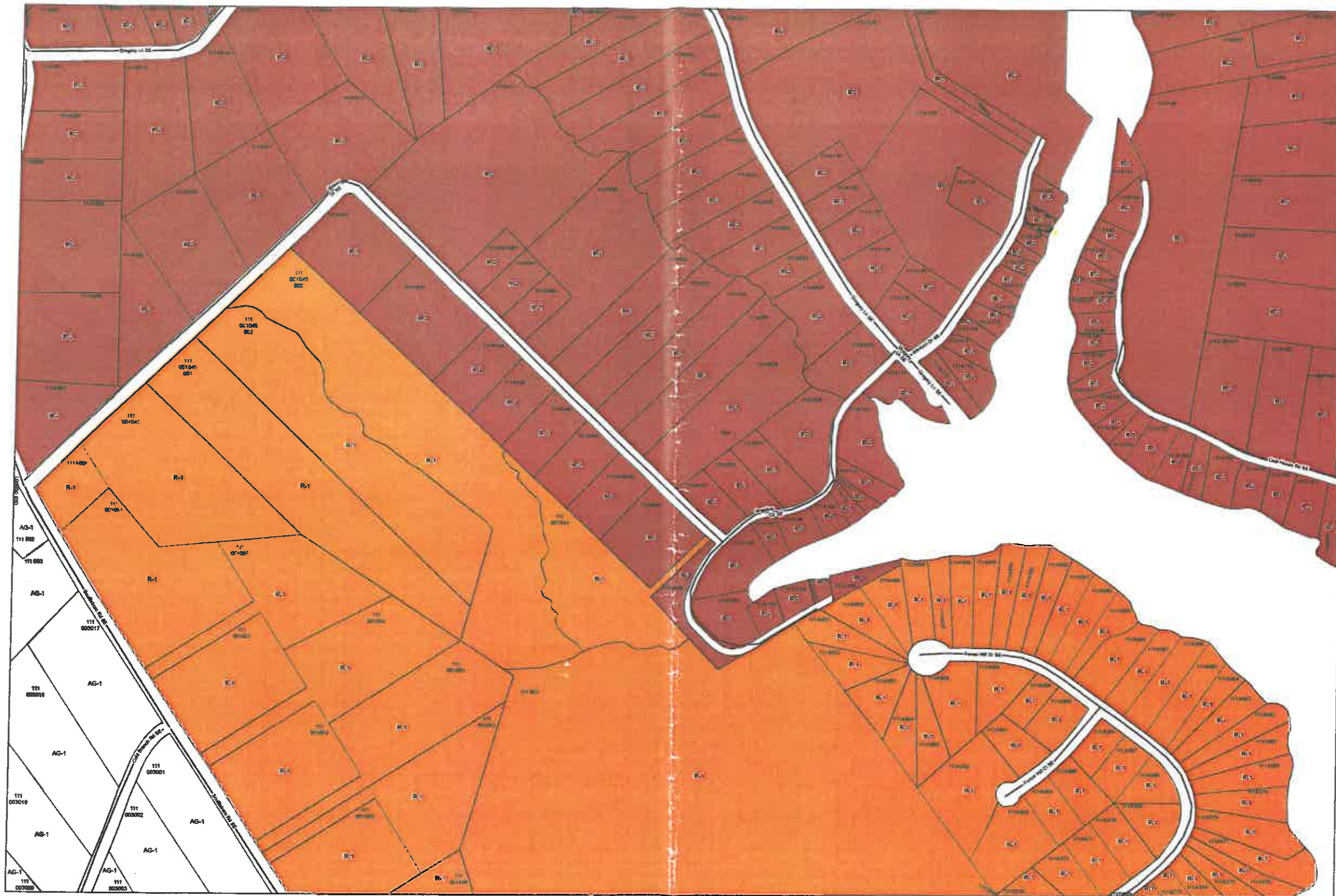
*APPLICANT HEREBY AFFIRMS THAT APPLICANT IS THE PROPERTY OWNER OR HAS THE LEGAL AUTHORITY TO SIGN THIS FORM ON OWNER'S BEHALF, AND APPLICANT AGREES TO INDEMNIFY AND HOLD PUTNAM COUNTY/CITY OF EATONTON HARMLESS IN THE EVENT IT IS DETERMINED APPLICANT DOES NOT HAVE SUCH LEGAL AUTHORITY.

DATE FILED <u>5-30-18</u>	FEE: \$ <u>30.00</u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>MP</u>
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				

RECEIVED
MAY 29 2018

MAY 19 2018

RECEIVED



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

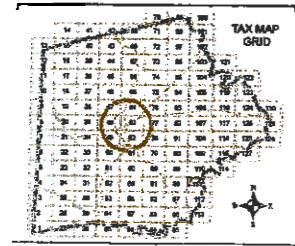
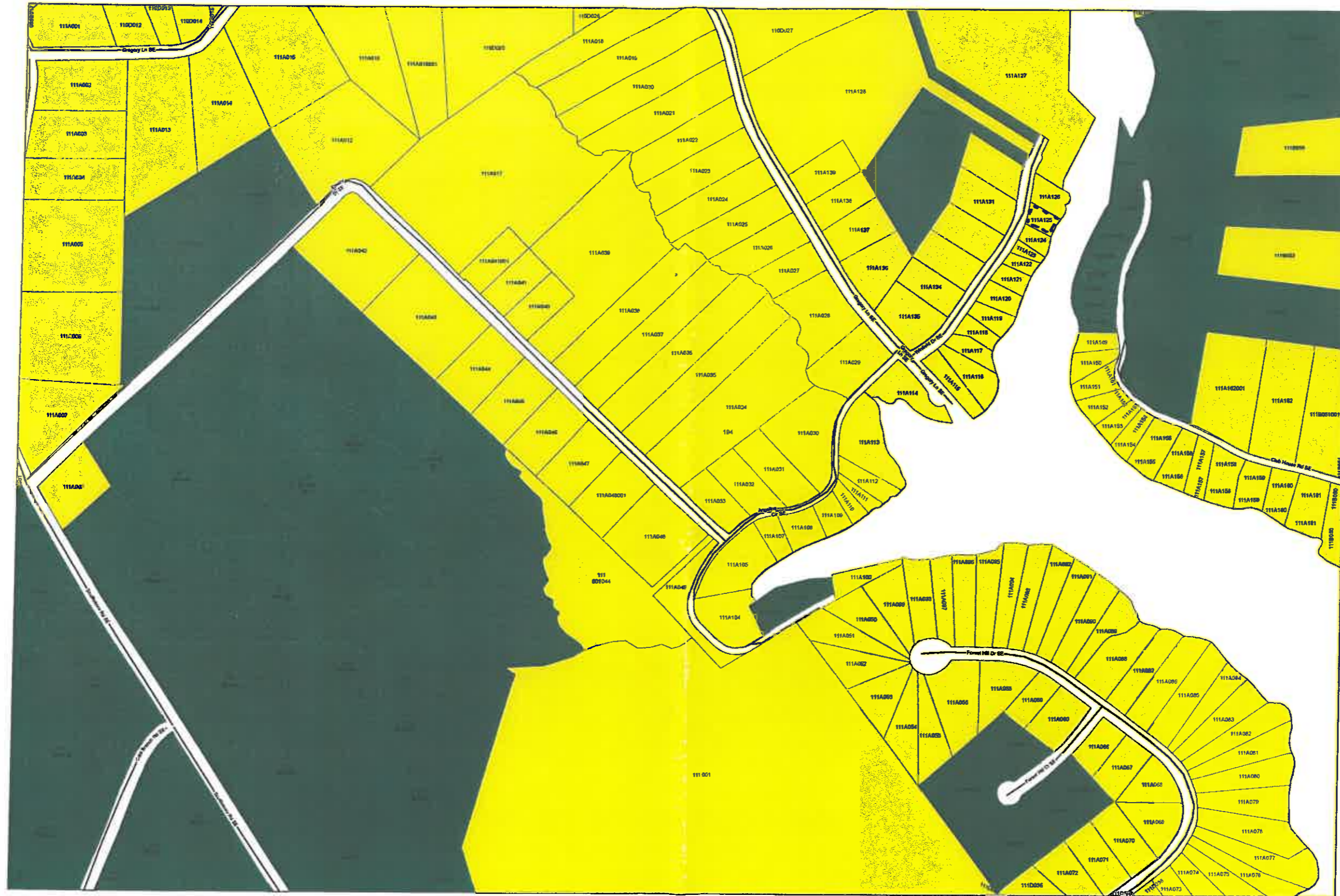
Zoning		GEOGRAPHIC FEATURE LEGEND										
No Code	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	R-1	RM-2	C-1	I-M	MHP	R - 2 CITY	R-1R	RM-3
AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	R-2	VILLAGE	C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1	

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Easley Hwy
Savannah, Georgia 31217
(912) 725-6160
(912) 721-8517
Web: www.middlegeorgia.org
Email: mgrc@mg-c.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 111A

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



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

GEOGRAPHIC FEATURE LEGEND

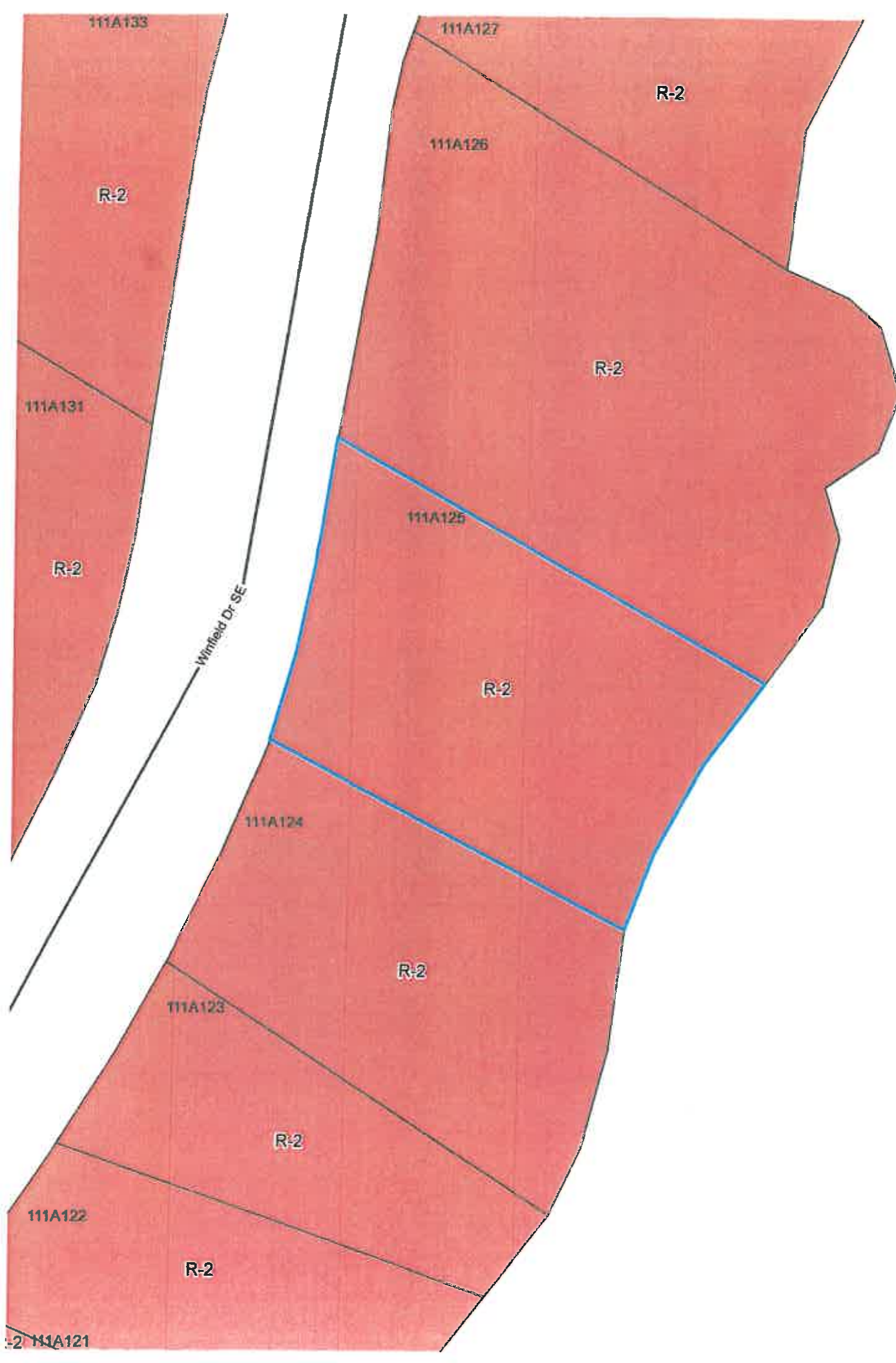
- Agriculture/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant

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

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

MAP 111A

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



Letter of Intent

I own the property at 126 Winfield Drive. I am requesting a 10-foot front yard variance being 20 feet from the front property line. I am also requesting a 20-foot rear yard variance being 80 feet to the nearest point of the lake. The two variance requests are required so I can build a new home on the property. The proposed structure will be 2,176 square feet with dimensions of 34x64. The lot width at building setback will be 130 feet. The lot length at building setback will be 144 feet. I will not be imposing on my neighbors with this variance as I own the lot at 127 Winfield Drive. There is an existing structure that is 800 square feet on the property currently. I plan on demolishing this structure.

Maureen Pfeiffer
Y. Ma

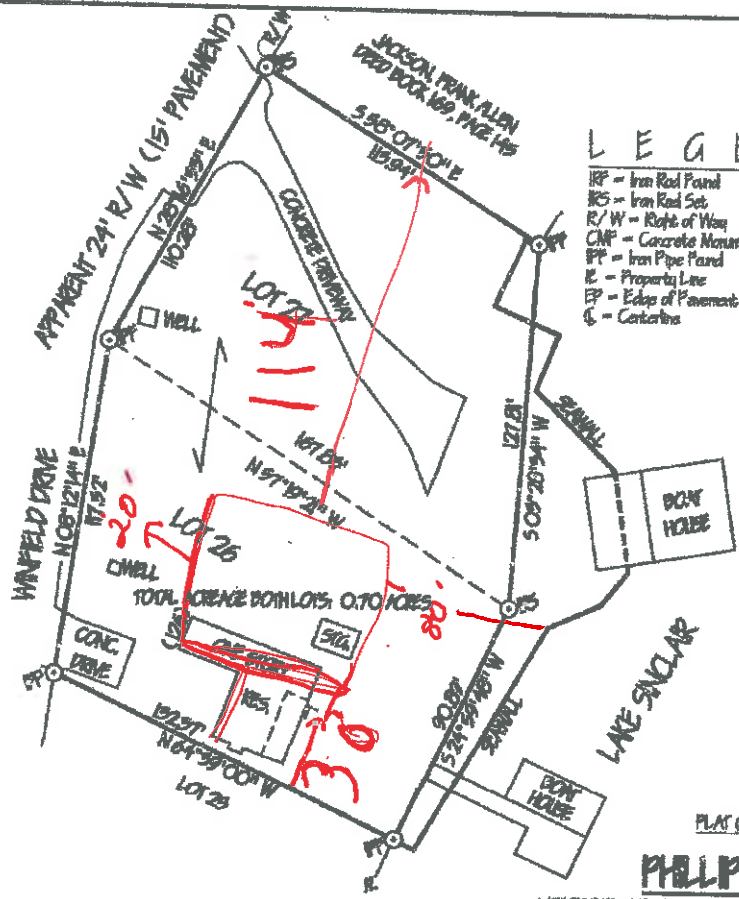
5/30/18

RECEIVED
MAY 29 2018

PUNNAM CO. PLANNING & DEVELOPMENT DIRECTOR'S CERTIFICATE PURSUANT TO THE LAND SURVEY REGULATIONS OF PUNNAM COUNTY, GEORGIA, THE REQUIREMENTS OF THE PUNNAM COUNTY ZONING BOARD, AND THE REQUIREMENTS OF SUBSECTION (C) O.C.G.A. SECTION 15-6-67, THE UNDERSIGNED ATTESTS THAT THIS PLAN IS APPROVED FOR RECORDING IN THE RECORDS OF THE CLERK OF COURT OF PUNNAM COUNTY.

DATE _____ PUNNAM CO. PLANNING & DEVELOPMENT DIRECTOR

NOTE: THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A PROFESSIONAL TITLE SEARCH AND MAY BE SUBJECT TO ANY TITLE ISSUES SUCH A SEARCH MAY REVEAL.



LEGEND

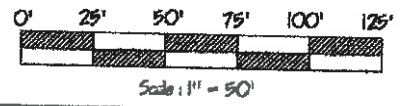
- IRF - Iron Rod Found
- IS - Iron Rod Set
- R/W - Right of Way
- CMF - Concrete Monument Found
- IPF - Iron Pipe Found
- E - Property Line
- EP - Edge of Pavement
- C - Centerline

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67 AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-10, 43-15-22. NO CEMETERIES OR BURIAL PLOTS WERE EVIDENT AT THE TIME OF THIS SURVEY.

THE FIELD DATA ON WHICH THIS PLAN IS BASED WAS COLLECTED USING A TOPCON CRT 900S A ROBOTIC SURVEY SYSTEM AND A TOPCON FC-200 DATA COLLECTOR. THE DATA COLLECTED BY THE ROBOTIC SYSTEM HAS A CLOSURE PRECISION OF: 1" PER 25000' AND AN ANGULAR ERROR OF .06" PER ANGLE POINT. NO ADJUSTMENT WAS MADE. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO: 1" FOOT PER 1000000'.



PLAT OF BOUNDARY RESURVEY FOR
PHILIP & MAURKIN PAPER
 A PROPOSED RECOMBINATION OF LOTS 26 & 27 OF A SURVEY FOR LARRY MANLEY
 RECORDED IN PLAT BOOK 12, PAGE 79
 LOCATED IN G. M. D. 315
 PUNNAM COUNTY, GEORGIA



DATE: JULY 18, 2018 SURVEY NUMBER: 018-056
 Shad L. Atkinson, PLS No. 2204 BSEP Hudson Drive, Dalton, Georgia 30704 (706) 294-2322

12-79

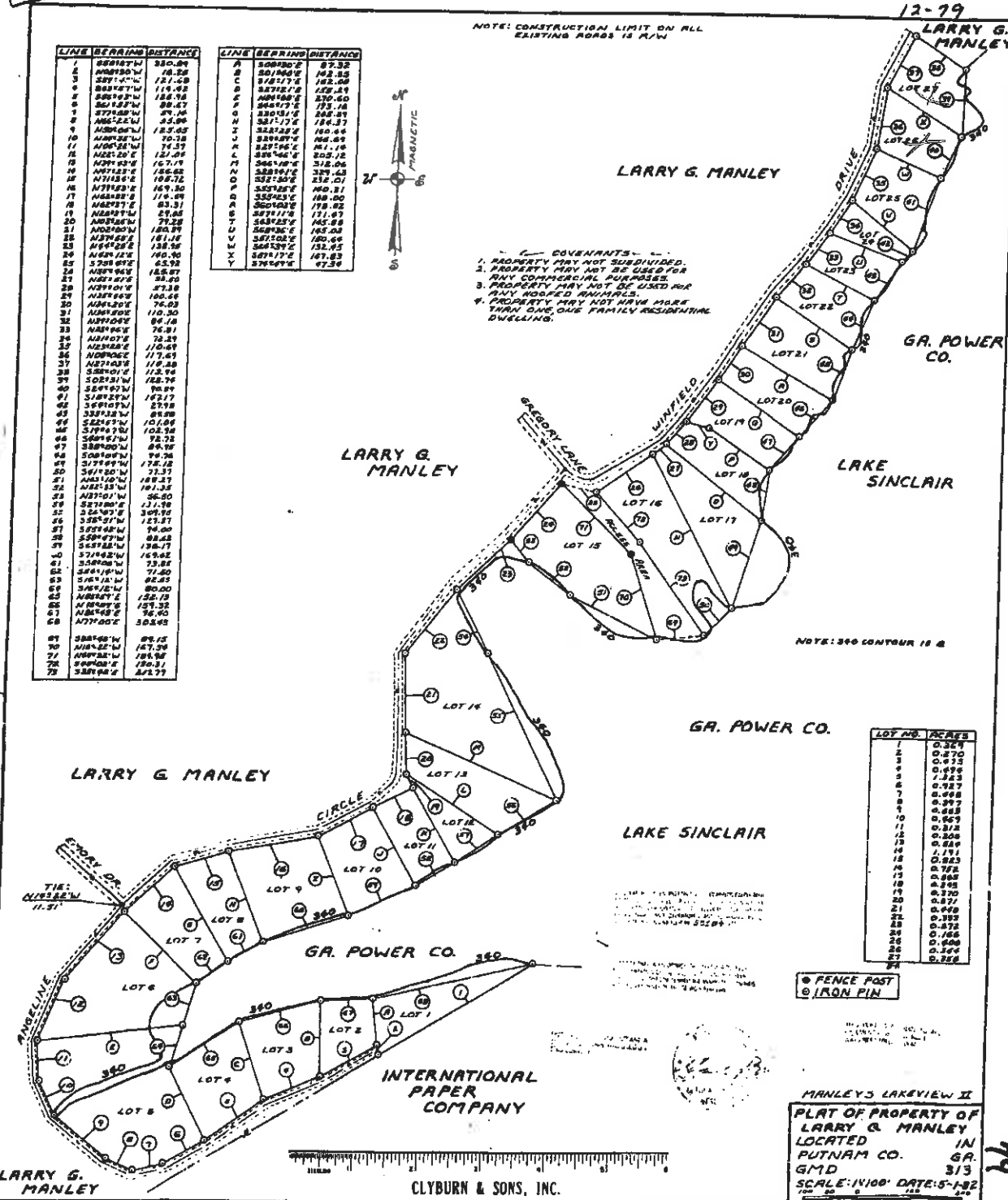
NOTE: CONSTRUCTION LIMIT ON ALL EXISTING ROADS IS R/W

LINE	BEARING	DISTANCE
1	S89°18'W	880.00
2	S87°10'W	78.28
3	S87°10'W	114.02
4	S89°18'W	186.78
5	S81°45'W	89.47
6	S77°48'W	87.44
7	N86°22'W	23.80
8	N89°00'W	72.85
9	N89°00'W	70.28
10	N89°00'W	71.57
11	N82°20'E	157.79
12	N89°00'W	70.88
13	N71°55'E	108.72
14	N77°48'E	169.30
15	N82°20'E	176.09
16	N82°20'E	83.31
17	N82°20'E	29.88
18	N82°20'E	74.28
19	N82°20'E	180.87
20	N73°48'W	181.10
21	N82°20'E	138.56
22	N82°20'E	160.90
23	S70°00'E	63.72
24	N87°48'W	118.87
25	N87°48'W	88.20
26	N87°48'W	78.28
27	N87°48'W	100.66
28	N87°48'W	76.03
29	N87°48'W	110.30
30	N87°48'W	86.18
31	N87°48'W	76.81
32	N87°48'W	82.29
33	N87°48'W	110.69
34	N87°48'W	117.63
35	N87°48'W	118.87
36	S89°01'E	118.74
37	S89°01'E	98.79
38	S89°01'E	192.17
39	S89°01'E	278.88
40	S89°01'E	86.88
41	S89°01'E	101.09
42	S89°01'E	102.38
43	S89°01'E	72.32
44	S89°01'E	84.98
45	S89°01'E	98.79
46	S89°01'E	72.12
47	S89°01'E	71.37
48	S89°01'E	181.37
49	S89°01'E	181.37
50	S89°01'E	86.88
51	S89°01'E	131.70
52	S89°01'E	109.92
53	S89°01'E	121.87
54	S89°01'E	74.00
55	S89°01'E	88.48
56	S89°01'E	136.77
57	S89°01'E	169.62
58	S89°01'E	73.87
59	S89°01'E	71.80
60	S89°01'E	82.83
61	S89°01'E	80.00
62	N89°01'E	126.12
63	N89°01'E	127.32
64	N89°01'E	76.90
65	N77°00'E	30.90
66	S89°01'E	86.15
67	N18°22'W	187.20
68	N89°01'E	188.98
69	S89°01'E	80.21
70	S89°01'E	181.77

LINE	BEARING	DISTANCE
A	S89°01'E	87.32
B	S89°01'E	102.85
C	S87°17'E	182.00
D	S87°17'E	128.41
E	N89°01'E	270.60
F	S89°01'E	73.18
G	S89°01'E	268.27
H	S87°17'E	184.37
I	S87°17'E	160.44
J	S89°01'E	86.69
K	S87°17'E	81.18
L	S89°01'E	282.02
M	S89°01'E	318.06
N	S89°01'E	329.63
O	S87°30'E	218.01
P	S87°30'E	80.31
Q	S89°01'E	188.80
R	S89°01'E	178.82
S	S87°17'E	171.87
T	S87°17'E	145.88
U	S89°01'E	185.03
V	S87°30'E	180.66
W	S89°01'E	131.85
X	S87°17'E	181.83
Y	S89°01'E	87.30



- COVENANTS
1. PROPERTY MAY NOT BE SUBDIVIDED.
 2. PROPERTY MAY NOT BE USED FOR ANY COMMERCIAL PURPOSES.
 3. PROPERTY MAY NOT BE USED FOR ANY ROOFED ANNEXES.
 4. PROPERTY MAY NOT HAVE MORE THAN ONE FAMILY RESIDENTIAL DWELLING.



LOT NO.	ACRES
1	0.329
2	0.470
3	0.473
4	0.495
5	1.123
6	0.927
7	0.468
8	0.397
9	0.468
10	0.212
11	0.212
12	0.208
13	0.166
14	1.191
15	0.322
16	0.368
17	0.368
18	0.370
19	0.377
20	0.468
21	0.372
22	0.372
23	0.372
24	0.468
25	0.366
26	0.366
27	0.372

● FENCE POST
○ IRON PIN

MANLEY'S LAKEVIEW II
PLAT OF PROPERTY OF
LARRY G. MANLEY
LOCATED IN
PUTNAM CO. GA.
GMD 313
SCALE: 1/4"=100' DATE: 5-1982

CLYBURN & SONS, INC.
Plat Book 12 Putnam County

Shelby B. Collier
April 24, 2018

RECEIVED

MA 9 2018

Backup material for agenda item:

6. Request by **Princeton Pirkle** for a side yard setback variance at 120 Bourbon Point. Presently zoned R-2. [**Map 087B, Parcel 006, 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

August 29, 2018

TO: Planning & Zoning Commission

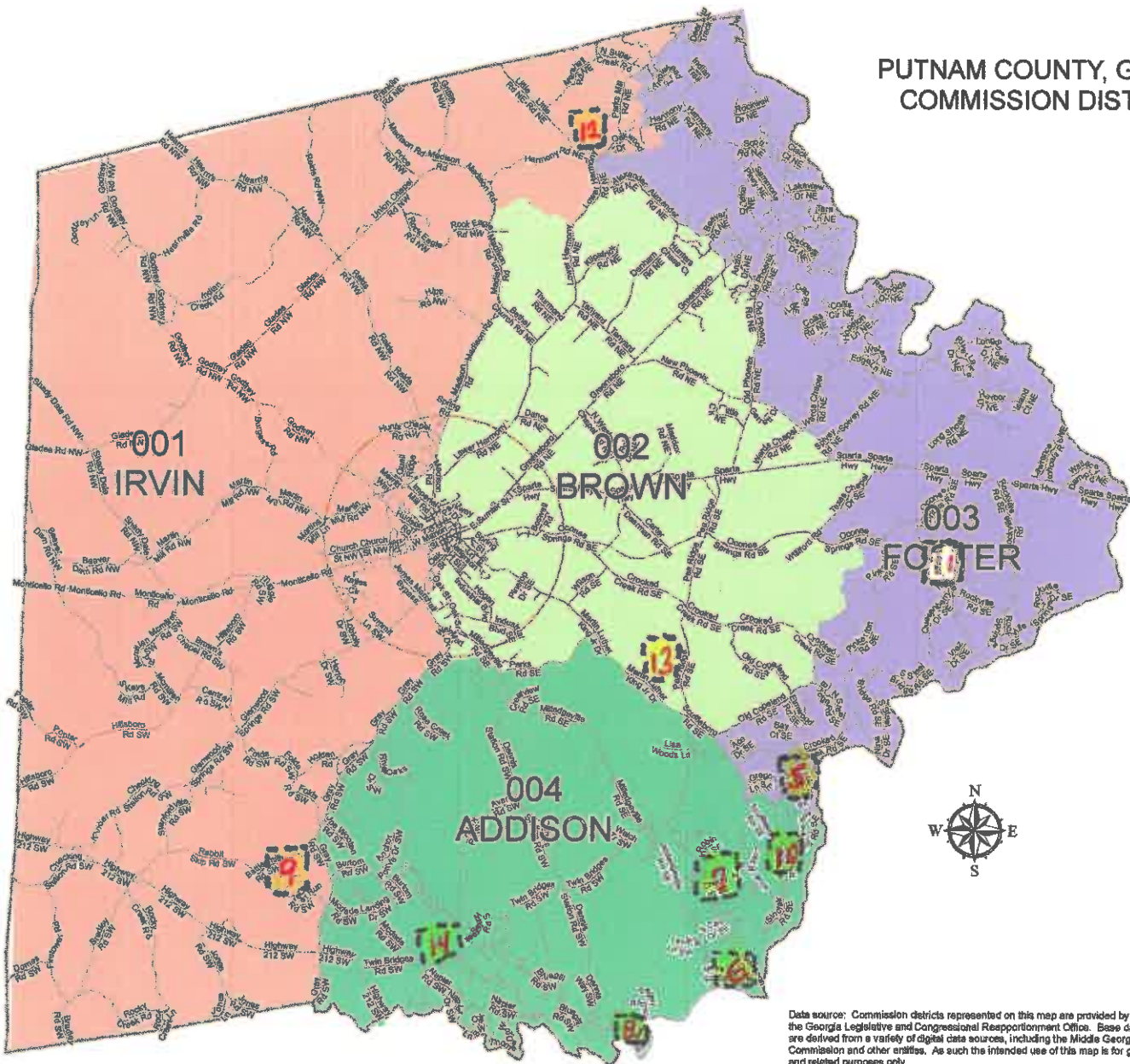
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 9/6/2018

7. Request by **Princeton Pirkle** for a side yard setback variance at 120 Bourbon Point. Presently zoned R-2. [**Map 087B, Parcel 006, District 4**]. The applicant is requesting a 17.6-foot right side yard setback variance, being 2.4 feet from the right-side property line when facing the lake for a (10'x14') 140-square foot storage building. This is a unique shaped lot with the lot width at building setback of 67 feet and lot length of 204 feet. The applicant has attached a small storage building onto the rear of an existing nonconforming carport without a valid building permit and is applying for a variance. This addition extends past the existing carport and is approximately 2 feet from the right-side property line. The existing carport is approximately 10 feet from the right-side property line. According to Putnam County Code of Ordinances, Sec. 66-54 (b)(2), "A nonconforming structure, which is not a residence, shall not be enlarged or altered in a way that increases its nonconformity, but it may be repaired to the extent necessary to maintain it in a safe and sanitary condition." Due to the unique shape of this lot, there is limited buildable area on the property to construct any additional structures. However, to prevent encroachment to the right-side property line staff recommendation is for denial and removal of the new storage building in a timely manner.

Staff recommendation is for denial and removal of the new storage building in a timely manner.

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**

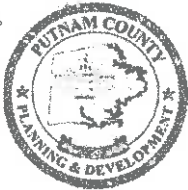


Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the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

MAP SCALE: 1" = 6,697.28' SCALE RATIO: 1:68,367.34 DATE: JULY 2018

5. Request by Phillip & Maureen Phifer for a front and rear yard setback variance at 126 Winfield Drive. Presently zoned R-2. [Map 111A, Parcel 125, District 3].
6. Request by David Tim Sherrod side yard setback variance at 106 Gloria Drive. Presently zoned R-1. [Map 086C, Parcel 067, District 4].
7. Request by Princeton Pirkle for a side yard setback variance at 120 Bourbon Point. Presently zoned R-2. [Map 087B, Parcel 006, District 4].
8. Request by Shane Robbins, agent for Edward & Ellen Cherof for a rear yard setback variance at 104 Bass Lane. Presently zoned R-2. [Map 084C, Parcel 016, District 4].
9. Request by Chris Daniels, agent for The Three Daniels, LLC for a right and rear yard setback variance at 149 Mockingbird Drive. Presently zoned R-2. [Map 030A, Parcel 011, District 1].
10. Request by Bonnie B. Roberts to rezone 9.09 acres from R-1 to AG-2 at 365 Scuffleboro Road. [Map 111, Parcel 001048, District 4]. *
11. Request by Charles D. Carter to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road. [Map 117 Part of Parcel 028, District 3]. *
12. Request by Marshall & Angela Criscoe to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road. [Map 072, Part of Parcel 010, District 1]. *
13. Request by Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1. [Map 090, Part of Parcel 002, District 2]. *

14. Request by **Terry Aaron** to rezone 3 acres at 706 Twin Bridges Road from AG-1 to C-2. [Map 057, Part of Parcel 002, District 4].*



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

- Putnam County
- City of Eatonton

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: Princeton Parks

MAILING ADDRESS: 783 Slater Durrence Rd
Glennville, GA 30427

PHONE: 912-237-3650

EMAIL: _____

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

PHONE: _____

PROPERTY:

LOCATION: 120 Bourbon Pt., Eatonton, GA
MAP 087B PARCEL 0006 PRESENTLY ZONED R-2000

REASON FOR REQUEST: Possible violation of set back line

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

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

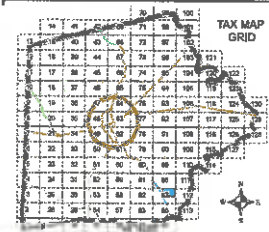
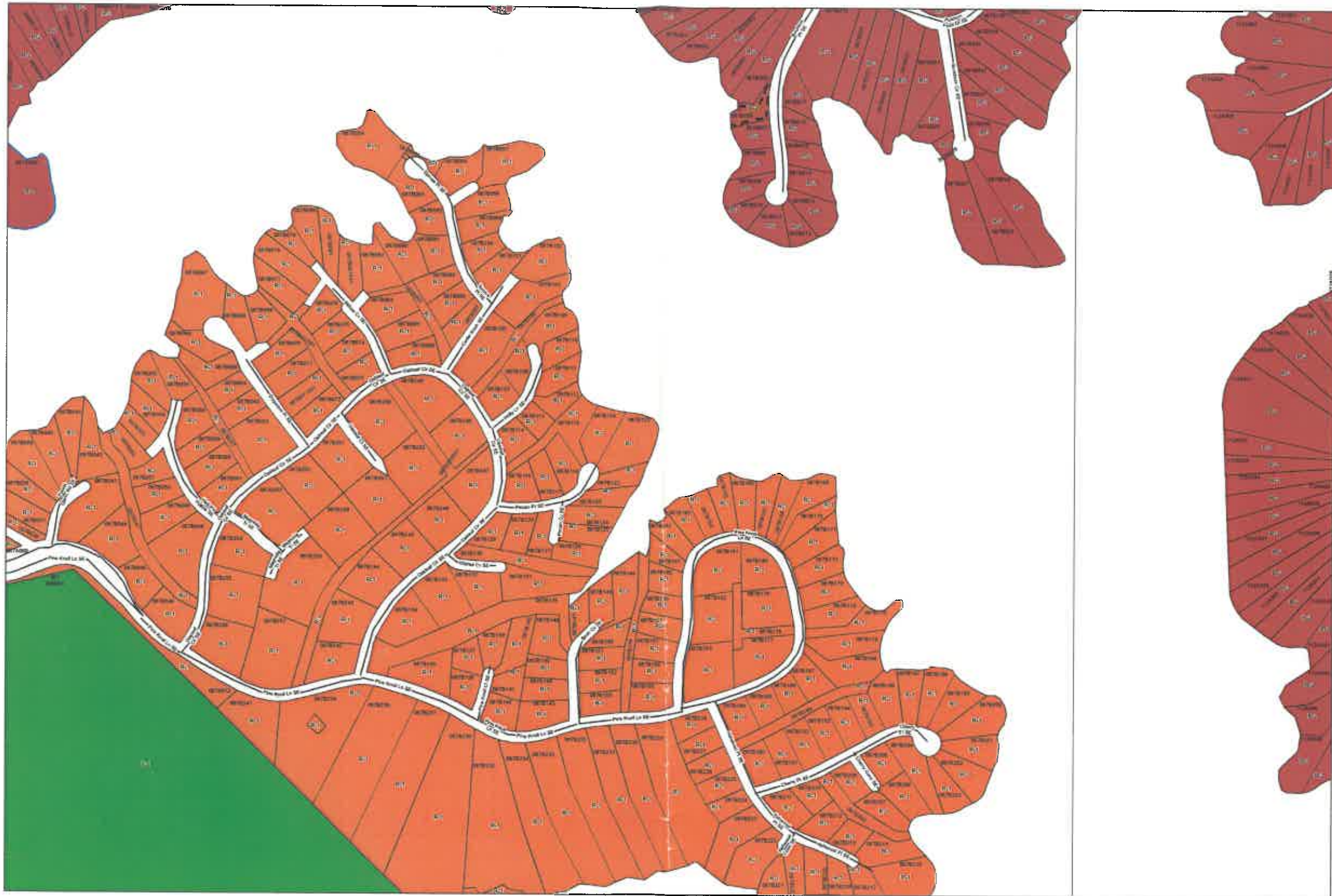
PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: Aut Parker

DATE: 10 July 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>7/13/18</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
- 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

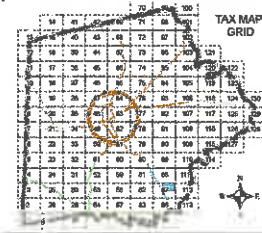
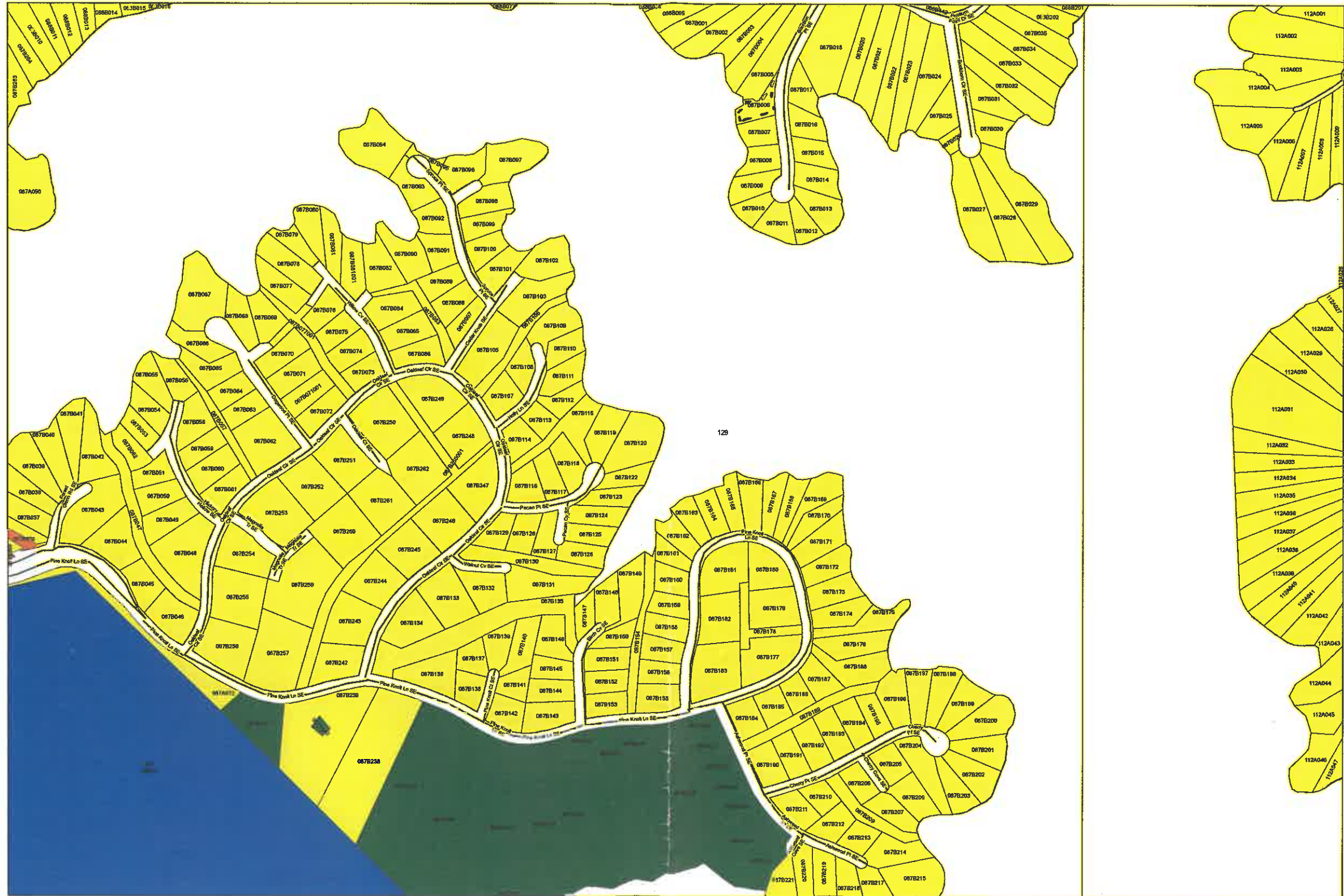
MGRC
IT GIS Services
Middle Georgia Regional Commission
177 South Park
Waynesville, Georgia 31571
4782 771-4710
4782 771-4222
www.middlegeorgia.com
©2017
8/28/2017

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**



MAP 087B

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



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

GEOGRAPHIC FEATURE LEGEND

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

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Sidney Herry
Suite C
Macon, Georgia 31217
(478) 751-6100
(478) 751-6517
Web: www.middlegeorgia.com
Email: itg@mg-rc.org

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

MAP 087B

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

We are the owners of this lot and have attached a small storage building onto the rear of an existing car port. At the time of construction, we were not aware that we may have violated the setback requirements established by Putnam County. Neither the subdivision plat nor the protective covenants for Bourbon Point subdivision had any setback requirements. Due to the layout of the lot almost any place we could have built the building would be close to either the property lines or in a flood zone. The building was build of the same material as the existing structure as to blend with the current existing building. Due to the odd shape of the lot and existing structures this was the only suitable location for the building. The purpose of the structure was to have a secure location to store items as we are not permanent residents of the county. The structure in question is 10x14 or 140 square feet. The existing residence is 1,192 square feet. I am requesting an 17.6-foot variance being 2.4 feet off the ~~left~~ right side property line. The lot length at building setback is 204 feet. The lot width at building setback is 67 feet.

*Putnam
13 July 2018*

RECEIVED

JUL 13 2018



Existing On-site Sewage Management System Performance Evaluation Report Form

Property Owner/System Owner Name: Princeton Pirkle		712 2373650		Reason for Existing Sewage System Evaluation: (circle)	
Property/System Address: 120 Bourbon Pt.				<input type="checkbox"/> (1) Loan Closing for Home Sale <input type="checkbox"/> (2) Refinance <input type="checkbox"/> (3) Home Addition (Non-bedroom) Type: _____ <input type="checkbox"/> (4) Swimming Pool Construction <input checked="" type="checkbox"/> (5) Structure Addition to Property Type: 10x12 <input type="checkbox"/> (6) Mobile Home Relocation	
Subdivision Name:	Lot: 1	Block:			
Existing System Information: Water Suppl. (circle)		Number of Bedrooms/GPD		Garbage Grinder: (circle)	
<input type="checkbox"/> (1) Public <input checked="" type="checkbox"/> (2) Private Well <input type="checkbox"/> (3) Community		2		<input type="checkbox"/> (1) Yes <input checked="" type="checkbox"/> (2) No	

SECTION A – System on Record

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

Evaluating Environmentalist: Kathryn Hill REHS	Title: EHSC.M.	Date: 7/24/18	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
--	--------------------------	-------------------------	--

SECTION B – System Not on Record

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

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

SECTION C – System Not Approved

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

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

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

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

Evaluating Environmentalist: Kathryn Hill REHS	Title: EHSC.M.	Date: 7/24/18	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
--	--------------------------	-------------------------	--

Backup material for agenda item:

7. Request by **Shane Robbins, agent for Edward & Ellen Cherof** for a rear yard setback variance at 104 Bass Lane. Presently zoned R-2. [**Map 084C, Parcel 016, 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

August 29, 2018

TO: Planning & Zoning Commission

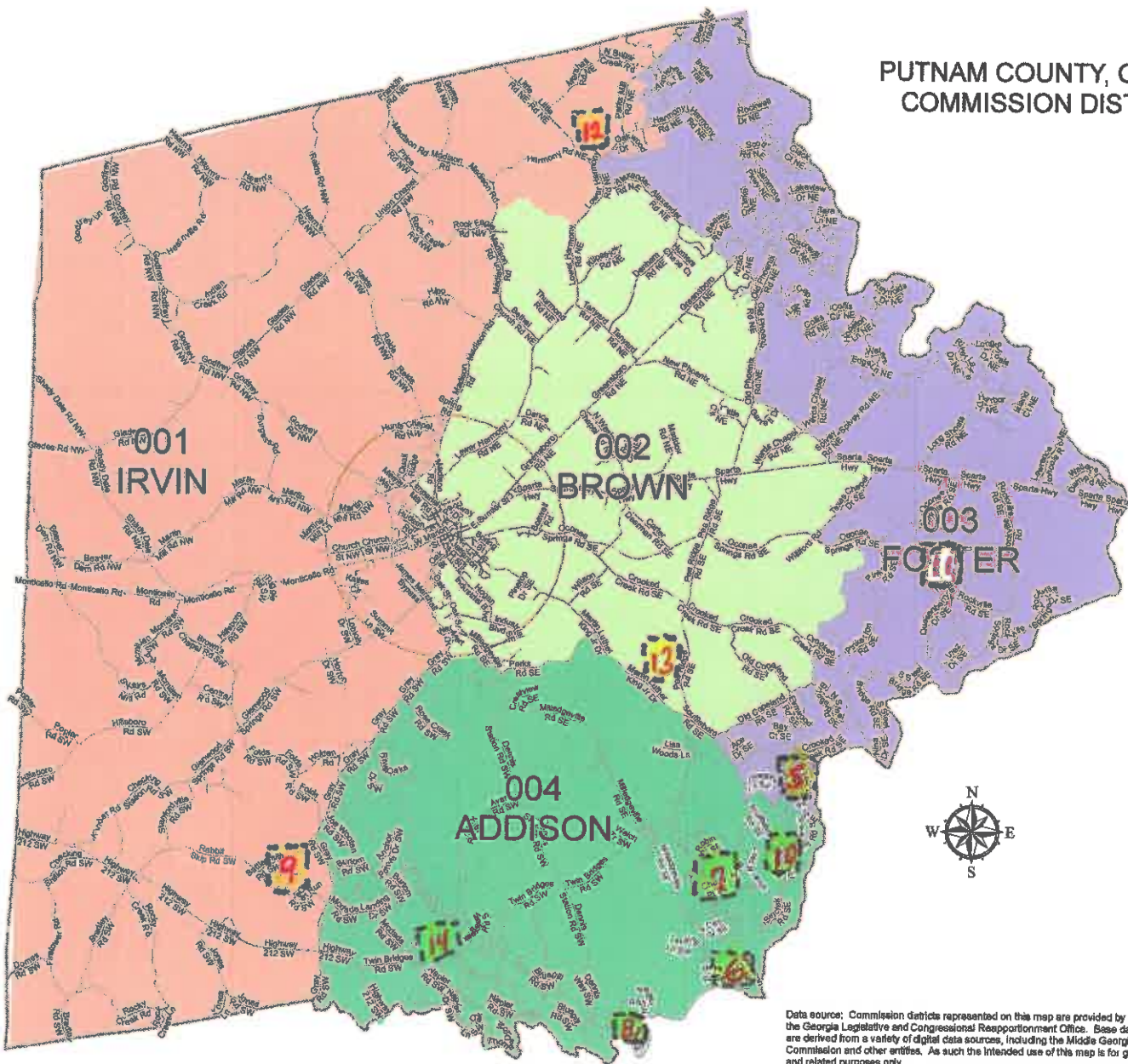
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 9/6/2018

8. Request by **Shane Robbins, agent for Edward & Ellen Cherof** for a rear yard setback variance at 104 Bass Lane. Presently zoned R-2. [**Map 084C, Parcel 016, District 4**]. The applicants are requesting a 25-foot rear yard setback variance, being 75 feet from the nearest point to the lake to construct a 3,653-square foot house with block dimensions of (76x55). This is a wide lot which narrows toward the road with the lot width at building setback of 185 feet and lot length of 212 feet. The applicants are proposing to remove an existing manufactured home on the property and replace it with a site-built residence. The proposed structure will be positioned further off the lake than the existing structure. The proposed primary drain fields are located on the both sides of the property and the proposed septic tank is on the front side of the property which creates limited buildable area on this lot. Due to the location of the proposed septic system the proposed location is the only suitable option for the proposed structure. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(2).

Staff recommendation is for approval of a 25-foot rear yard setback variance, being 75 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. Some 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: 1:68,967.34 DATE: JULY 2016

5. Request by **Phillip & Maureen Phifer** for a front and rear yard setback variance at 126 Winfield Drive. Presently zoned R-2. [Map 111A, Parcel 125, District 3].
6. Request by **David Tim Sherrod** side yard setback variance at 106 Gloria Drive. Presently zoned R-1. [Map 086C, Parcel 067, District 4].
7. Request by **Princeton Pirkle** for a side yard setback variance at 120 Bourbon Point. Presently zoned R-2. [Map 087B, Parcel 006, District 4].
8. Request by **Shane Robbins, agent for Edward & Ellen Cherof** for a rear yard setback variance at 104 Bass Lane. Presently zoned R-2. [Map 084C, Parcel 016, District 4].
9. Request by **Chris Daniels, agent for The Three Daniels, LLC** for a right and rear yard setback variance at 149 Mockingbird Drive. Presently zoned R-2. [Map 030A, Parcel 011, District 1].
10. Request by **Bonnie B. Roberts** to rezone 9.09 acres from R-1 to AG-2 at 365 Scuffleboro Road. [Map 111, Parcel 001048, District 4]. *
11. Request by **Charles D. Carter** to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road. [Map 117 Part of Parcel 028, District 3]. *
12. Request by **Marshall & Angela Criscoe** to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road. [Map 072, Part of Parcel 010, District 1]. *
13. Request by **Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III** to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1. [Map 090, Part of Parcel 002, District 2]. *

14. Request by **Terry Aaron** to rezone 3 acres at 706 Twin Bridges Road from AG-1 to C-2. [Map 057, Part of Parcel 002, District 4]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

- Putnam County
- City of Eatonton

28 JUL '18 10:29

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: Edward + Ellen Cheroff

MAILING ADDRESS: 104 Bass Lane
Eatonton, GA 31024

PHONE: (404) 281-0125
EMAIL: Edward.Cheroff@jacksonlewis.com

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

PROPERTY:

LOCATION: 104 Bass Lane
MAP 084C PARCEL 084C-016 PRESENTLY ZONED Residential-R3
Lot 38 G/LL AREAS LL160
REASON FOR REQUEST: 75' Setback From Lake R-2-P

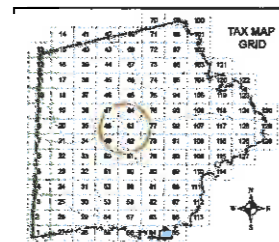
SUPPORTING INFORMATION ATTACHED TO APPLICATION:
RECORDED PLAT: _____ LETTER OF AGENCY LETTER OF INTENT
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: [Signature] DATE: _____

*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>7/26/18</u>	FEE: \$ <u>10.00</u>	CK. NO. <u>30678</u>	CASH _____	C. CARD _____	INITIALS <u>EC</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

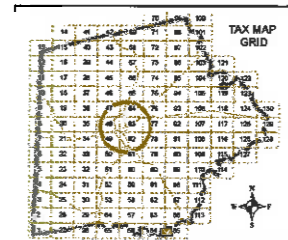
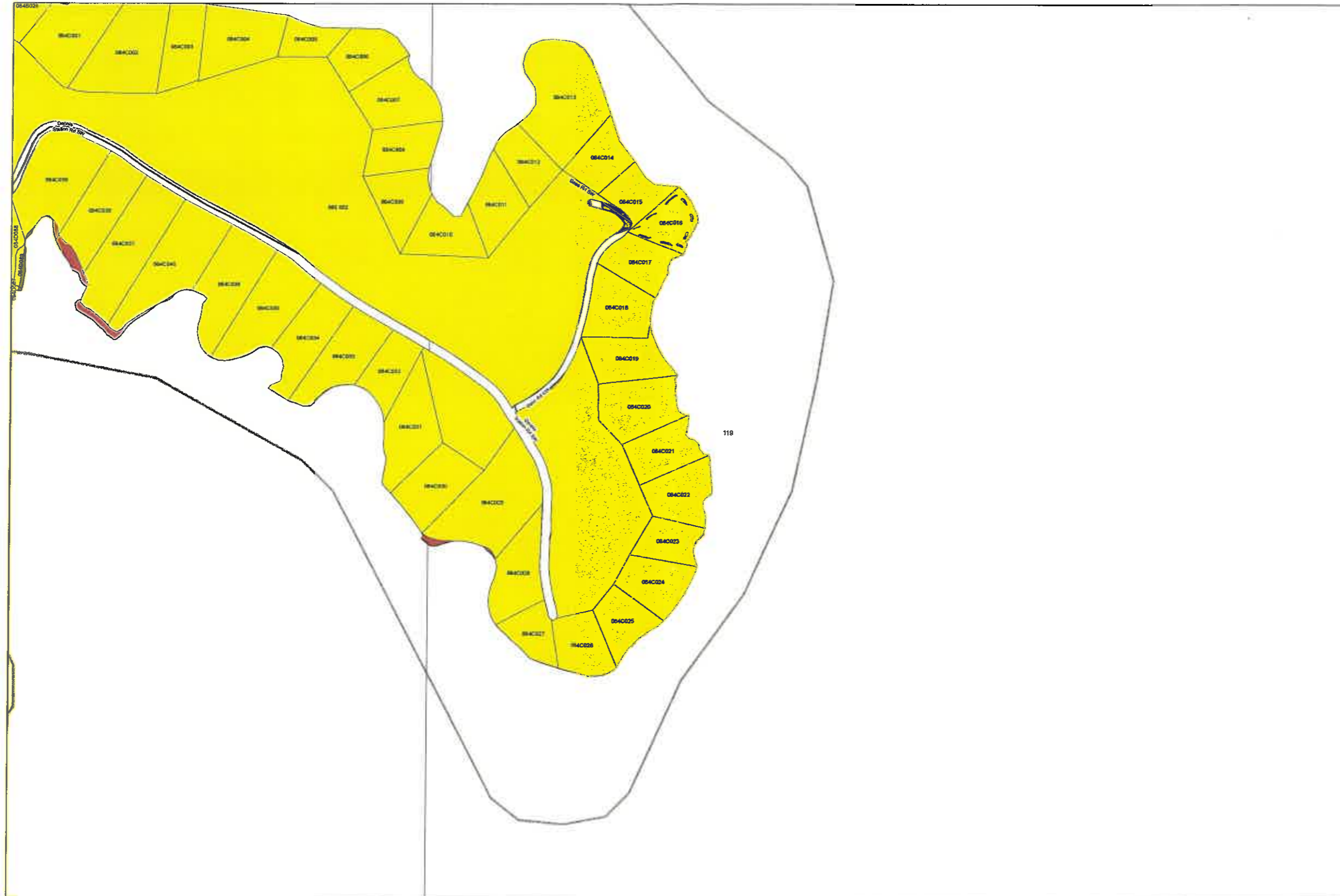
Zoning		GEOGRAPHIC FEATURE LEGEND																							
No Code	AG-1	AG-2	C-1	C-1 CITY	C-2	C-2 CITY	I-M	IND-1 CITY	IND-2	IND-2 CITY	MHP	PUBLIC	PUBLIC CITY	R-1 CITY	R-1	R-2 CITY	R-2	R-3 CITY	R-3	R-4 CITY	R-4	RM-1	RM-2	RM-3	VILLAGE

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Eatonton Hwy
Suite C
Macon, Georgia 31217
(478) 751-4100
(478) 751-4517
Web: www.middlegeorgia.org
Email: mgrc@mgrc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 084C

MAP SCALE: 1" = 200' SCALE RATIO: 12,400 DATE: OCTOBER 2016



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

GEOGRAPHIC FEATURE LEGEND

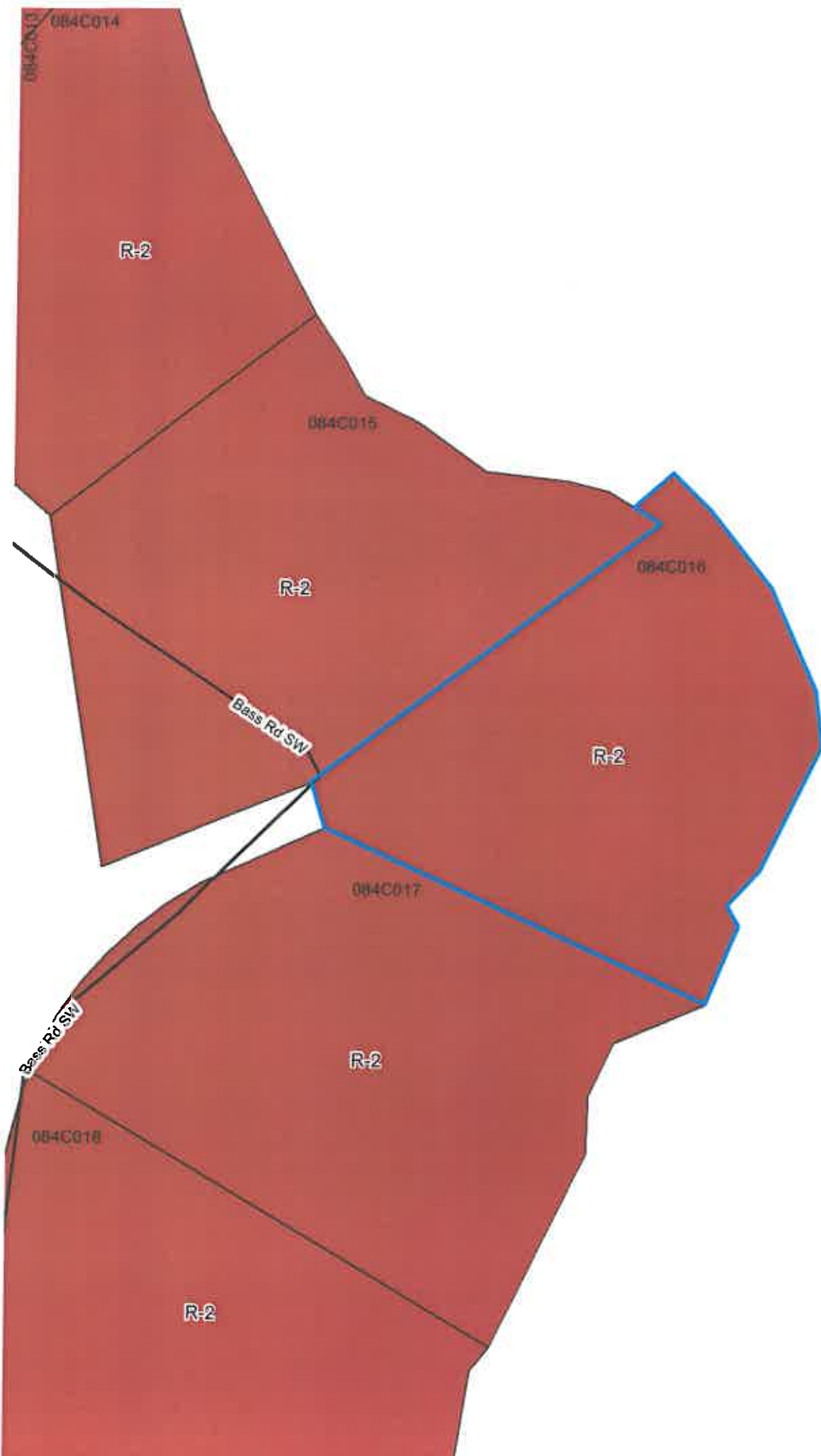
- | | | |
|----------------------|--|--------------------|
| Agriculture/Forestry | Park/Recreation/Conservation | Undeveloped/Vacant |
| Commercial | Public/Institutional | |
| Industrial | Residential | |
| Mixed Use | Transportation/Communication/Utilities | |

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 E. Hwy 119
Suite C
Macon, Georgia 31217
(478) 751-6100
(478) 751-6517
Web:
www.middlegeorgiareg.com
Email:
mgrc@mgarc.org

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

MAP 084C

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



Request for Variance

Lot 38, Georgia Power LL Area 5, Parcel #084C016, 104 Bass Lane

Putnam County Lakeside Variance Request

I, Shane Robbins, am an authorized agent for Ellen and Edward Cherof of 104 Bass Lane in Eatonton, GA. I am the owner of Perimeter Builders, Inc. and will be performing the construction at their home. We are requesting a reduction of the existing 100' lakeside setback to 75' at this location due to the shape of the existing lot which is requiring us to push the home towards the lake to accommodate the width of the house and septic field. We are able to work within the existing side yard setbacks of 20'. The lot width at the building setback is 185 feet and 255 feet on the lake side. The length of the lot at the proposed building site is 212 ft.

The existing double wide(1512 SF 27'x56'), which currently sits 67' off the water's edge, will be removed and disposed of properly. The shape of the lot also requires us to install the septic drain field on the lakeside of the home and has been approved by the Putnam County Health Department, permit attached.

Please refer to the site plan to see the existing double wide location, proposed new home(3653 SF 76'x55') location with the required drain fields.

Thank you for your consideration of reducing the existing 100' lakeside setback to 75' to accommodate the new home for the Cherof's.

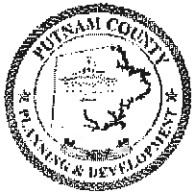
Sincerely,



Shane Robbins
Perimeter Builders, Inc.

RCV05 JUL 27 18





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 Shana Robbins TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR a variance OF PROPERTY DESCRIBED AS MAP D84C PARCEL 016, CONSISTING OF 1.1 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 104 Bass Lane EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DBED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 23rd DAY OF July, 2018.

PROPERTY OWNER(S): Edward Cherof

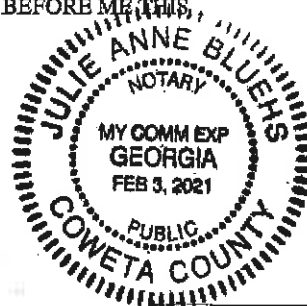
Edward Cherof
NAME (PRINTED)
SIGNATURE

ADDRESS: 104 Bass Lane

PHONE: 704-281-0125

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 23rd DAY OF July, 2018

Julie Anne Bluehs
NOTARY
MY COMMISSION EXPIRES: Feb 3, 2021



P201800056

BMC36 Pg-2-1

FILED IN OFFICE

CLERK OF COURT

07/26/2002 02:04 PM

SHELIA H. PERRY, CLERK

SUPERIOR COURT

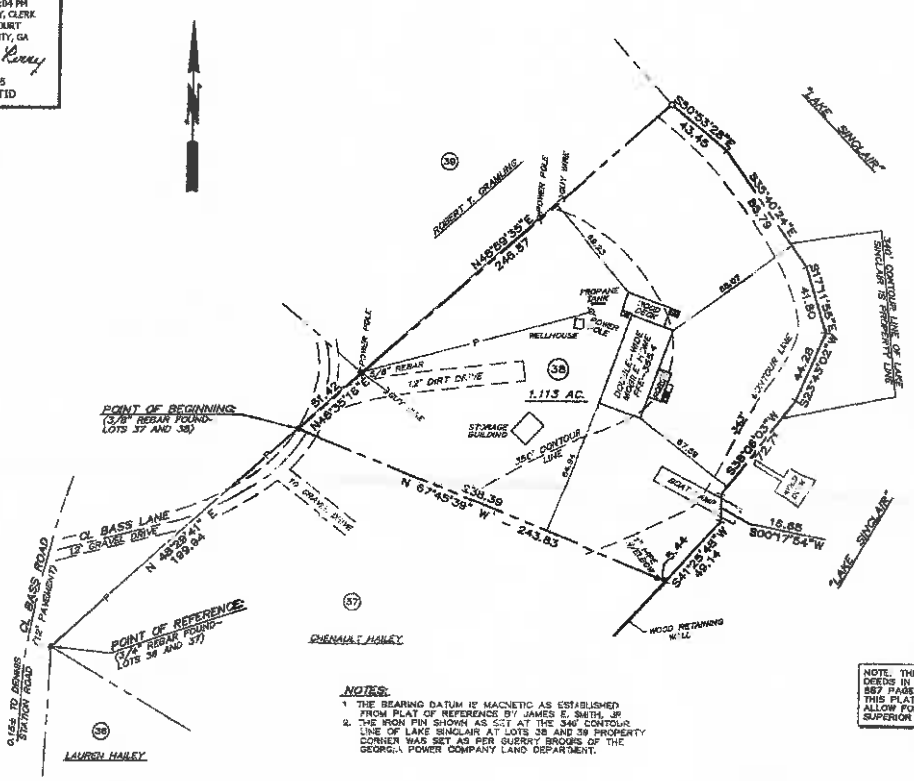
PUTNAM COUNTY, GA

Shirley H. Perry

7373891745

PARTICIPANT ID

38



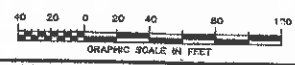
LEGEND:

1"	1/2" IRON PIN FOUND
2"	1/2" IRON PIN SET
---	PROPERTY LINE
---	CENTERLINE
---	POWER LINE
---	CHAIN LINK FENCE
---	FENCE
---	LAND LOT LINE
---	UNDERGROUND POWER LINE
---	ORIGINAL LOT LINE
---	CONCRETE RIGHT-OF-WAY
---	MONUMENT FOUND

REFERENCE:
 PLAT BY BYRON L. FARMER, GEORGIA REGISTERED LAND SURVEYOR NO. 1875, WILLEDGEVILLE, GEORGIA FOR MARGARET A. GARRETT DATED AUGUST 23, 1999.
 FIELD NOTES PROVIDED BY THE GEORGIA POWER COMPANY LAND DEPARTMENT OF LOTS 35-38 OF THE "LAKE SINCLAIR RECREATION DEVELOPMENT" SUBDIVISION NO. 5, DATED DECEMBER 1985.
 PLAT BY JAMES E. (J.E.) SMITH, JR., GEORGIA REGISTERED LAND SURVEYOR NO. 1896, WILLEDGEVILLE, GEORGIA FOR CHENAULT HALEY DATED JUNE 4, 2002.

NOTE: THIS PLAT IS THE SAME PLAT RECORDED WITH DEEDS IN DEED BOOK 260 PAGE 309, AND DEED BOOK 367 PAGE 256 (LEASE FROM GEORGIA POWER COMPANY). THIS PLAT HAS DIFFERENT BORDERS AND CERTIFICATES TO ALLOW FOR RECORDING IN PUTNAM COUNTY CLERK OF SUPERIOR COURT PLAT BOOK AS PER NEW STANDARDS.

- NOTES:**
1. THE BEARING DATUM IS MAGNETIC AS ESTABLISHED FROM PLAT OF REFERENCE BY JAMES E. SMITH, JR.
 2. THE IRON PIN SHOWN AS SET AT THE 340' CONTOUR LINE OF LAKE SINCLAIR AT LOTS 38 AND 39 PROPERTY CORNER WAS SET AS PER SURVEY BOOKS OF THE GEORGIA POWER COMPANY LAND DEPARTMENT.



<p>THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSE PROXIMITY OF ONE FOOT IN 4000 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGULAR POINT, AND HAS ALLEGEDLY BEEN THE LEAST SQUARES ADJUSTED. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 114,083 FEET.</p>	<p>THIS PLAT IS A REFINEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBSCRIBE TO LEAST SQUARES OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE TECHNICAL INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCELS OR PARCELS ARE STATED HEREIN. RECORDED OF THIS PLAT DOES NOT REQUIRE APPROVAL OF ANY LEGAL REGULATION OR REQUIREMENTS, OR SUBMITTAL FOR ANY USE TO THE BEST OF THE LAND SURVEYOR'S KNOWLEDGE WITH LOCAL SURVEYOR CERTIFICATES THAT THIS PLAT COMPLIES WITH THE ABOVE SAID TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A., SECTION 15-8-87.</p> <p><i>James E. Smith, Jr.</i> 9/27/2002 JAMES E. SMITH, JR. REG. #1896 DATE</p>	<p>DATE: 9/24/02</p> <p>SURVEY: 0/24/02</p> <p>PLAT: 0/27/02</p>	<p>PROPERTY AND AS-BUILT SURVEY</p> <p>FOR: LUTHER STEPHENS RAY, JR.</p> <p>LOT 38 GEORGIA POWER COMPANY "LAKE SINCLAIR RECREATION DEVELOPMENT" SUBDIVISION NO. 5</p> <p>LAND LOT 180-2ND LAND DIST-312TH G M DIST PUTNAM COUNTY, GEORGIA</p> <p>Scale: 1" = 40.0' Date: September 27 2002</p> <p>JAMES E. (J.E.) SMITH, JR. 3015 NEWELL DRIVE WILLEDGEVILLE, GEORGIA 31001 GA. REG. NO. 1896 PHONE: 478-452-1192</p>
		<p>THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSE PROXIMITY OF ONE FOOT IN 4000 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGULAR POINT, AND HAS ALLEGEDLY BEEN THE LEAST SQUARES ADJUSTED. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 114,083 FEET.</p>	<p>DATE: 9/24/02</p> <p>SURVEY: 0/24/02</p> <p>PLAT: 0/27/02</p>

5726A

Backup material for agenda item:

8. Request by Chris Daniels, agent for The Three Daniels, LLC for a right and rear yard setback variance at 149 Mockingbird Drive. Presently zoned R-2. [**Map 030A, Parcel 011, District 1**].



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

August 29, 2018

TO: Planning & Zoning Commission

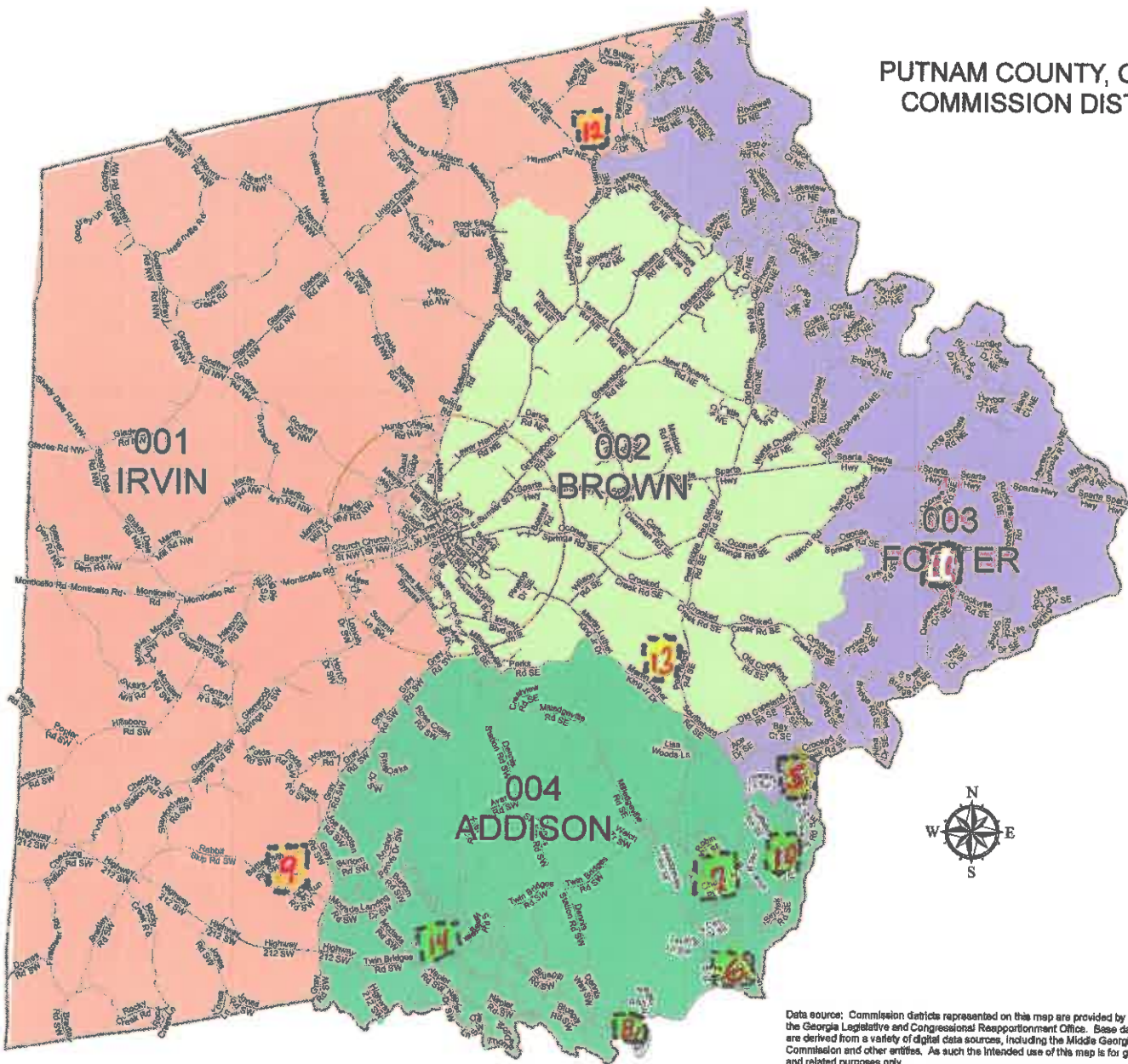
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 9/6/2018

9. Request by **Chris Daniels, agent for The Three Daniels, LLC** for a right and rear yard setback variance at 149 Mockingbird Drive. Presently zoned R-2. [**Map 030A, Parcel 011, District 1**]. The applicants are requesting a 10-foot side yard variance, being 10 feet from the right-side property line and a 75-foot rear yard setback variance, being 25 feet from the nearest point to the creek to construct a (32x56) 1,792-square foot house. The lot width at building setback is 250 feet and the lot length is 259 feet. The topography of this lot has different rises and falls to it but has a level area near the creek. There was a house on this property that burned down, and the applicant is proposing to build on the same foundation. According to the Putnam County Code of Ordinances, Section 66-54 (b) (1) (a), "A nonconforming structure shall not be repaired, rebuilt or altered after damage or destruction of 50 percent or more of its fair market value, unless the structure is a residence and meets all requirements set forth by the Putnam County Health Department." However, there is ample room for the proposed house to be located an additional twenty-five feet from the creek to be at least 50-foot from the creek. Therefore, staff recommendation is for approval of a 10-foot side yard variance, being 10 feet from the right-side property line and a 50-foot rear yard variance, being 50 feet from the creek. Based on the staff recommendation 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 variance, being 10 feet from the right-side property line and a 50-foot rear yard variance, being 50 feet from the creek.

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



MAP SCALE: 1" = 5,897.28' SCALE RATIO: 1:68,987.34 DATE: JULY 2016

5. Request by **Phillip & Maureen Phifer** for a front and rear yard setback variance at 126 Winfield Drive. Presently zoned R-2. [Map 111A, Parcel 125, District 3].
6. Request by **David Tim Sherrod** side yard setback variance at 106 Gloria Drive. Presently zoned R-1. [Map 086C, Parcel 067, District 4].
7. Request by **Princeton Pirkle** for a side yard setback variance at 120 Bourbon Point. Presently zoned R-2. [Map 087B, Parcel 006, District 4].
8. Request by **Shane Robbins, agent for Edward & Ellen Cherof** for a rear yard setback variance at 104 Bass Lane. Presently zoned R-2. [Map 084C, Parcel 016, District 4].
9. Request by **Chris Daniels, agent for The Three Daniels, LLC** for a right and rear yard setback variance at 149 Mockingbird Drive. Presently zoned R-2. [Map 030A, Parcel 011, District 1].
10. Request by **Bonnie B. Roberts** to rezone 9.09 acres from R-1 to AG-2 at 365 Scuffleboro Road. [Map 111, Parcel 001048, District 4]. *
11. Request by **Charles D. Carter** to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road. [Map 117 Part of Parcel 028, District 3]. *
12. Request by **Marshall & Angela Criscoe** to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road. [Map 072, Part of Parcel 010, District 1]. *
13. Request by **Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III** to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1. [Map 090, Part of Parcel 002, District 2]. *

14. Request by Terry Aaron to rezone 3 acres at 706 Twin Bridges Road from AG-1 to C-2. [Map 057, Part of Parcel 002, District 4]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Putnam County
 City of Eatonton

26 JUL '18 10:45
22

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: Chris Daniels / The Three Daniels LLC.

MAILING ADDRESS: 8164 Wriley Rd.
Toomsboro Ga 31090

PHONE: 478 946 7199
EMAIL: cdaniels912@gmail.com

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

PROPERTY:

LOCATION: 149 Mockingbird Dr.
MAP 28-4-78 PARCEL: 8+9 PRESENTLY ZONED R2
030A 011

REASON FOR REQUEST: To build home on existing site

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

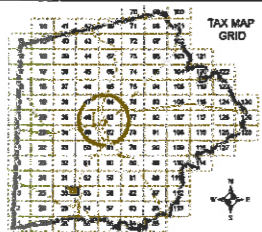
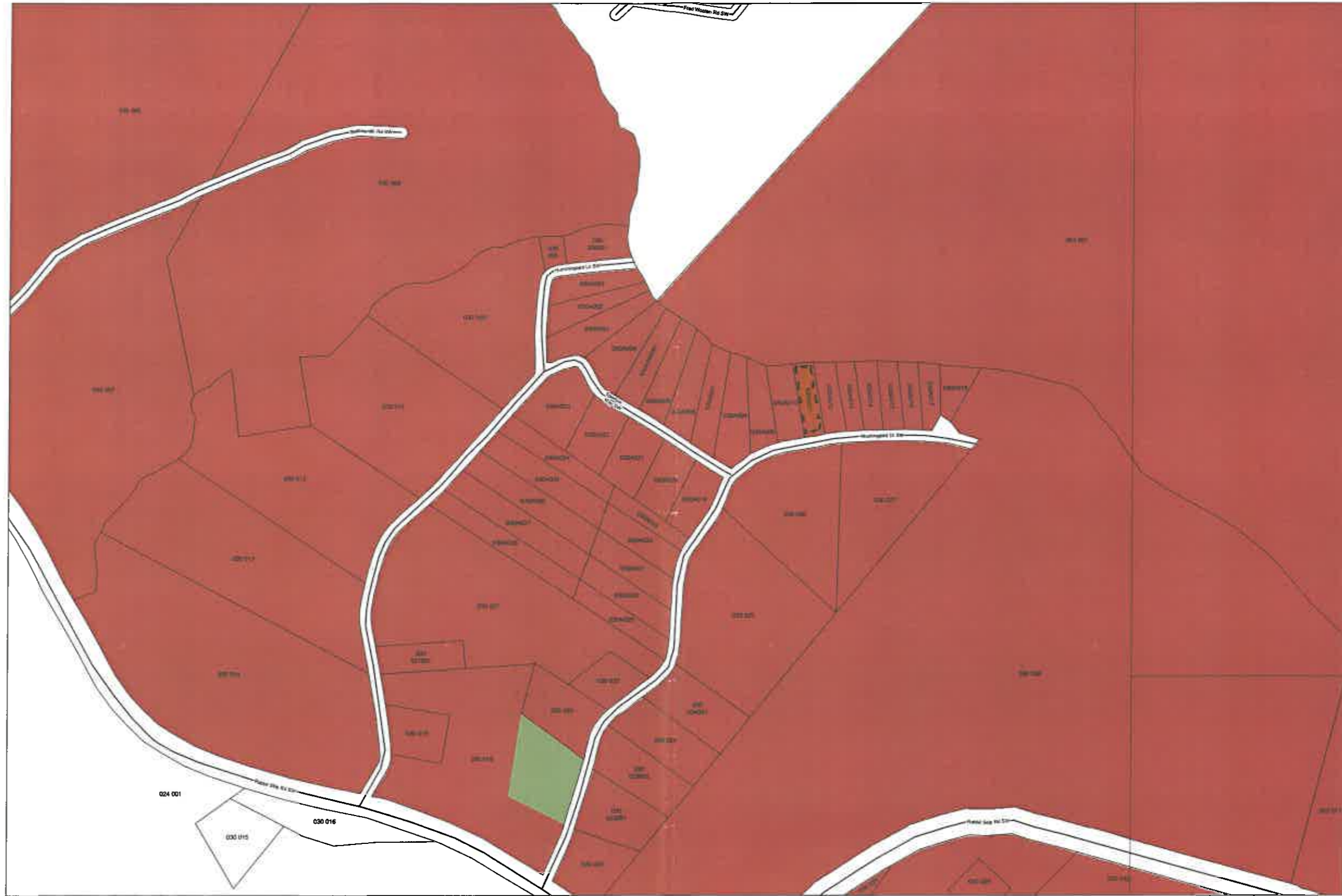
RECORDED PLAT: LETTER OF AGENCY LETTER OF INTENT
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT _____

PROPOSED LOCATION MUST BE STAKED OFF

*SIGNATURE OF APPLICANT: Chris Daniels DATE: 7-26-18

*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>7/26/18</u>	FEE: \$ <u>50.00</u>	CK. NO. <u>2895</u>	CASH _____	C. CARD _____	INITIALS <u>CD</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

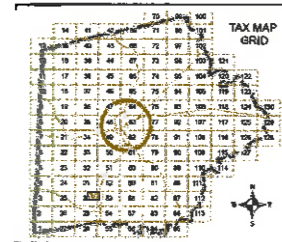
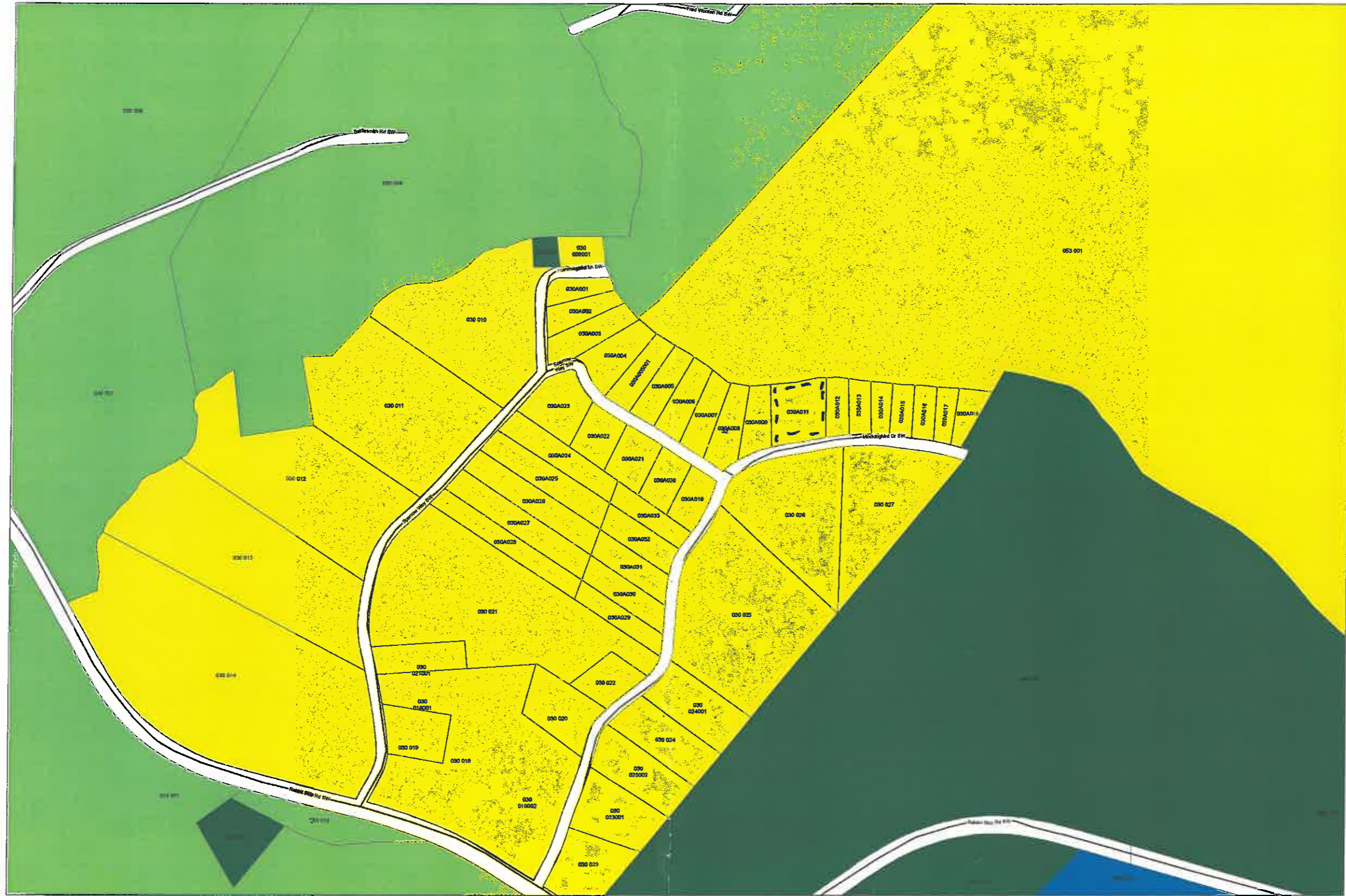
GEOGRAPHIC FEATURE LEGEND					
No Code	AG-2	C-2 CITY	IND-2 CITY	R-1 CITY	R-1
AG-1	C-1	I-M	MHP	R-2 CITY	R-1R
AG-1 CITY	C-1 CITY	IND-1 CITY	PUBLIC	R-3 CITY	R-2
C-2	IND-2	PUBLIC CITY	R-4 CITY	RM-1	RM-2
				RM-3	VILLAGE

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

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 030A

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



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

GEOGRAPHIC FEATURE LEGEND

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

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6180
(478) 751-6517
Web:
www.mgaregion.com
Email:
mg@mg-rs.org

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



MAP 030A

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

053 001

R-2

030A007

R-2

030A008

R-2

030A009

R-2

030A011

R-2

030A012

R-2

030A013

R-2

Mockingbird Dr SW

030 026

030 027

Sparrow Way SW

R-2

R-2

7-26-18

Letter of intent

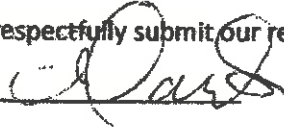
Request for variance of setback at 149 Mockingbird Dr. Eatonton, GA 31024

We are requesting a 75-foot rear yard setback variance being 25 feet from the nearest point to the creek. In addition, we are also requesting 10-foot side yard variance being 10 feet from right side property line. We are requesting the aforementioned variance to build our personal residence and a future guest house on the property at some point. We purchased the property to build a home on the creek. The lot size, along with the change in height of the different levels, only allows room to build on two locations. The upper location is not conducive to our needs nor would allow ease of use of the existing carport on the lot. We also will need the upper location for a utility shop. The lot currently has an existing 400 square foot carport that we plan to use with our proposed house. The previous house burned down, but the carport and septic system remains. We plan on using the same foundation for our personal residence. There is also a small pump house located on the lot. The house we plan on building will be roughly 1,500 square feet however; our plans are not complete as we are waiting on this variance request. Our home will be built in a different type of building process using a cement/EPS foam panel. In short, an insulated cement house. It will also be fully handicap accessible due to our health conditions. The lot width at building setback is 250 feet and the lot length at building setback is 259 feet.

We have reviewed Putnam county code under R2 zoning and it shows a 100 ft set back from a lake or river. We purchased the lot to build our home with the understanding it was on Murder Creek.

We respectfully submit our request for your consideration.

Sign



Chris Daniels agent of the Three Daniels LLC

RCVD 2018 JUL 31



PLAT BOOK 4 PAGE 78

Recorded May 13, 1969

Putnam, C. S. C.

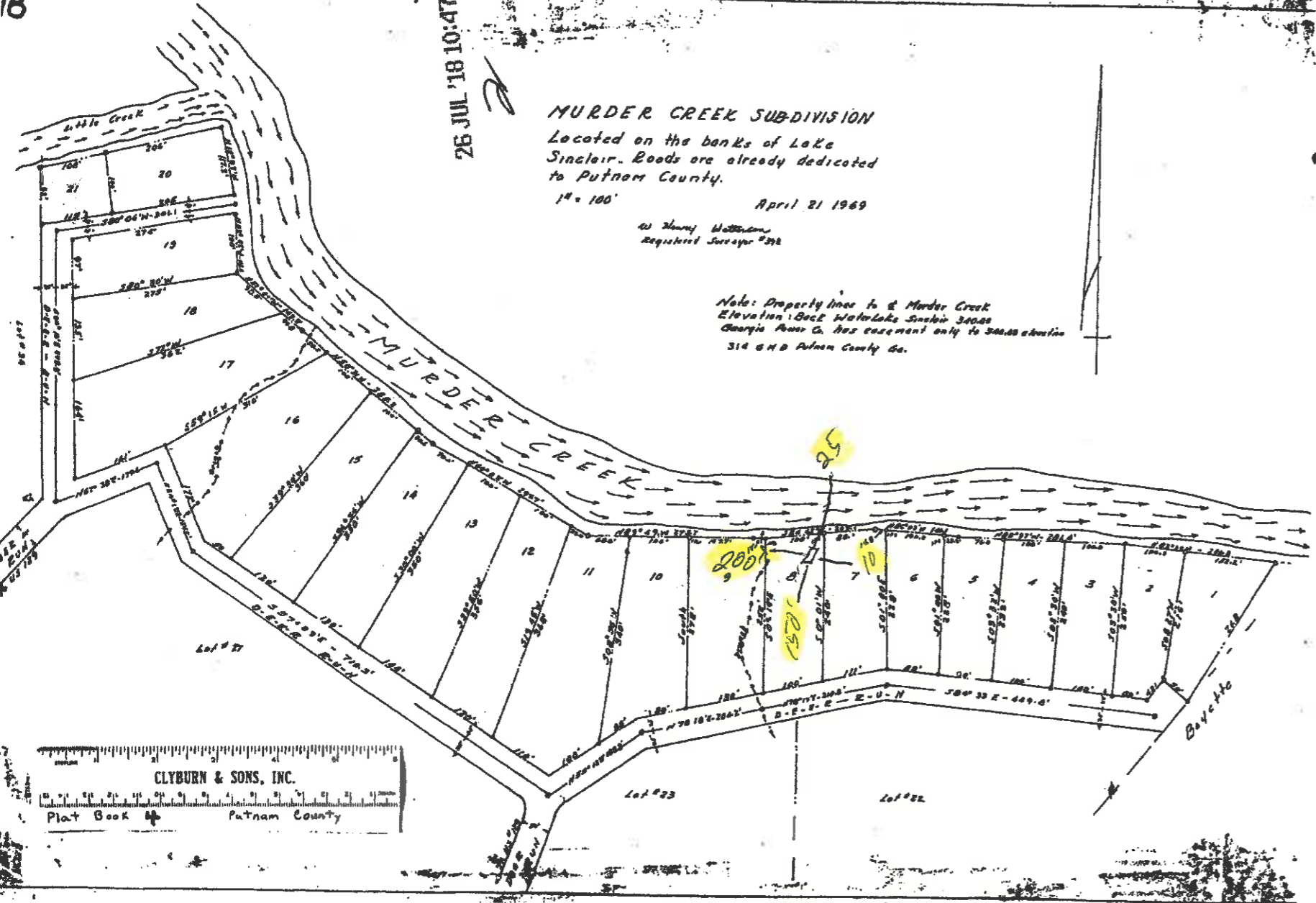
18

26 JUL '18 10:47

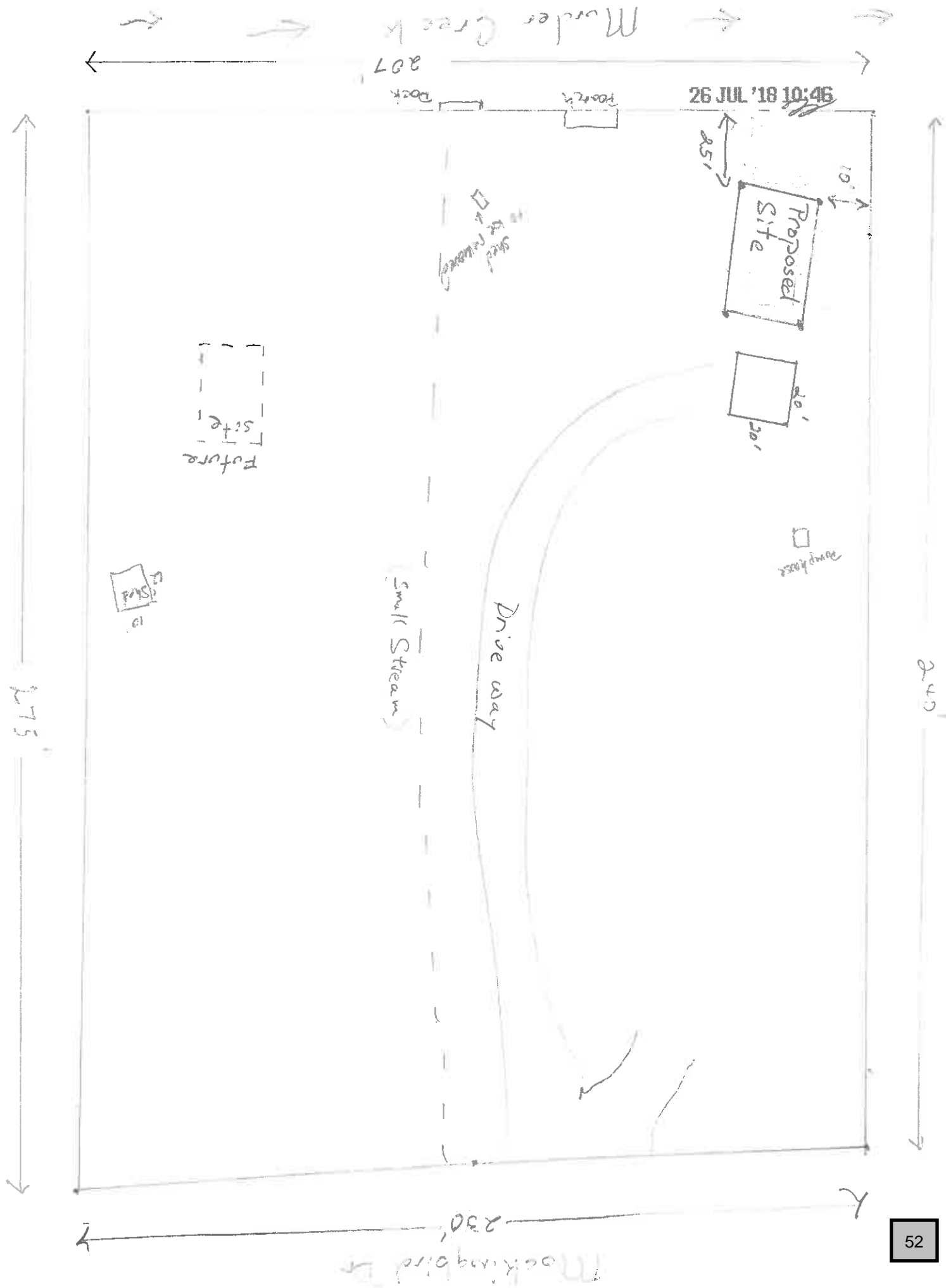
MURDER CREEK SUB-DIVISION
Located on the banks of Lake
Sinclair. Roads are already dedicated
to Putnam County.
1" = 100' April 21 1969

W. Henry Williams
Registered Surveyor #298

Note: Property lines to Murder Creek
Elevation Base Water Lake Station 300.00
Georgia Amer. C. has easement only to 300.00 elevation
SIA GND Putnam County Ga.



CLYBURN & SONS, INC.
Plat Book Putnam County



W



Building Site (from creek to site)

Handwritten initials





Building Site to creek



26 JUL '18 10:46

Handwritten signature or initials

Backup material for agenda item:

9. Request by **Bonnie B. Roberts** to rezone 9.09 acres from R-1 to AG-2 at 365 Scuffleboro Road. [Map 111, Parcel 001048, 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

July 30, 2018

TO: Planning & Zoning Commission

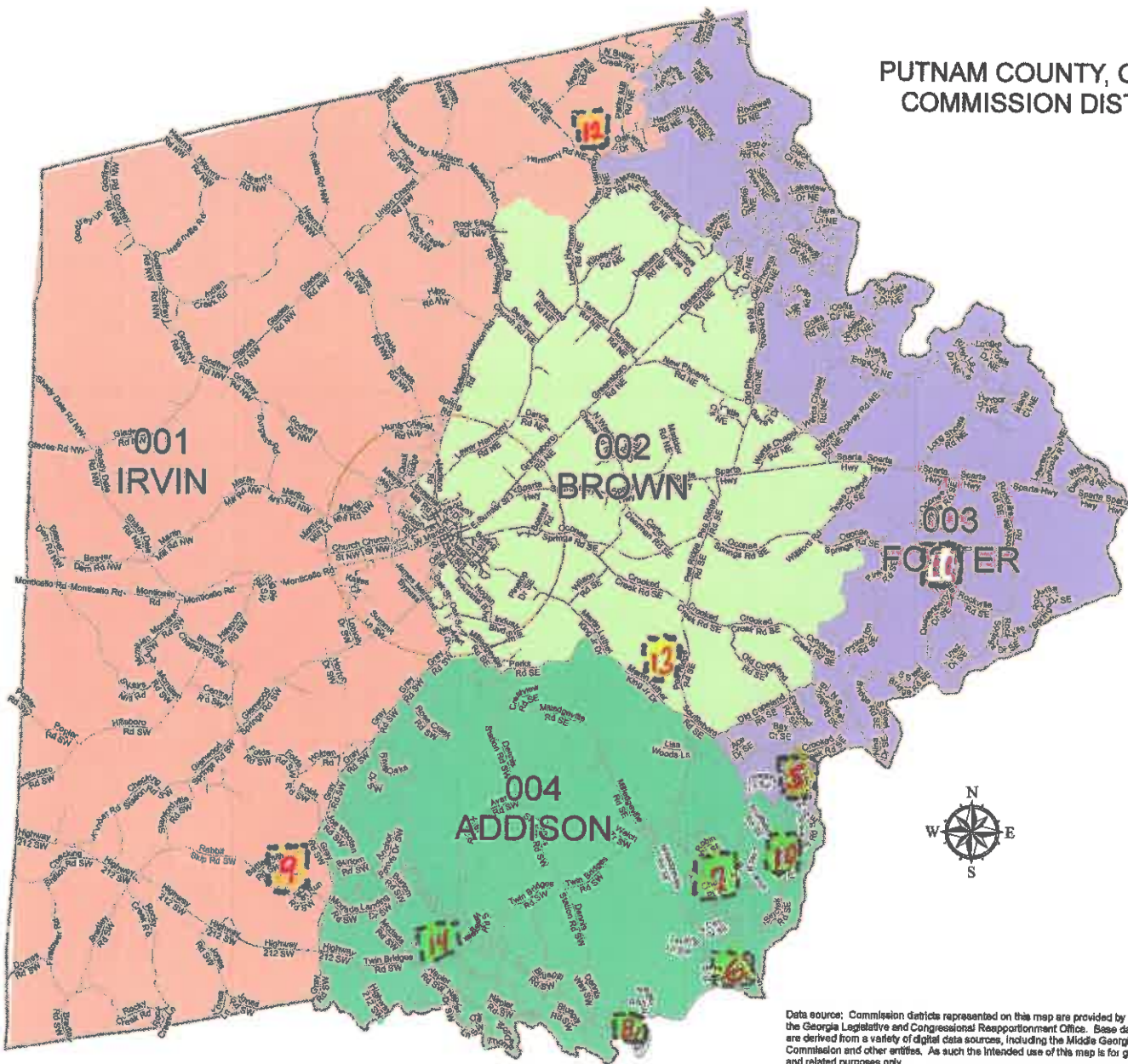
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 8/2/2018

6. Request by **Bonnie B. Roberts** to rezone 9.09 acres from R-1 to AG-2 at 365 Scuffleboro Road. [**Map 111, Parcel 001048, District 3**]. * The applicant is requesting to rezone 9.09 acres from R-1 to AG-2 to construct a house and raise small livestock on a vacant lot. This property is part of the Buckhorn Subdivision established on July 21, 2015 with platted properties being zoned R-1 (Single-Family Residential District). The intended use for this subdivision is for single family and the property owners in this subdivision purchased these properties for the intended single-family use. The potential adverse conditions associated with the allowed/accessory uses in the AG-2 District such as hunting lodge, campground, produce stands, meat processing and packing facilities, and personal equine facility would create odor, noise, and excess traffic that is not commonly associated with residential subdivisions. Therefore, the proposed rezoning would greatly impact the character and intent of this recently developed subdivision which would also impede upon the intended use and enjoyment of adjacent property owners. Furthermore, the approval of this rezoning would set a precedent for further spot zonings within established subdivisions. The Comprehensive Plan Future Land Use indicates the future land use as Agriculture/Forestry. Due to this property being in an established residential subdivision and the adverse impact that the allowed/accessory uses could cause for the adjacent property owners, it is staff recommendation that this rezoning request be denied.

Staff recommendation is for denial to rezone 9.09 acres from R-1 to AG-2.

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**

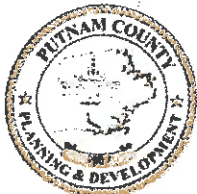


Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the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

MAP SCALE: 1" = 5,897.28' SCALE RATIO: 1:68,967.34 DATE: JULY 2016

5. Request by **Phillip & Maureen Phifer** for a front and rear yard setback variance at 126 Winfield Drive. Presently zoned R-2. [Map 111A, Parcel 125, District 3].
6. Request by **David Tim Sherrod** side yard setback variance at 106 Gloria Drive. Presently zoned R-1. [Map 086C, Parcel 067, District 4].
7. Request by **Princeton Pirkle** for a side yard setback variance at 120 Bourbon Point. Presently zoned R-2. [Map 087B, Parcel 006, District 4].
8. Request by **Shane Robbins, agent for Edward & Ellen Cherof** for a rear yard setback variance at 104 Bass Lane. Presently zoned R-2. [Map 084C, Parcel 016, District 4].
9. Request by **Chris Daniels, agent for The Three Daniels, LLC** for a right and rear yard setback variance at 149 Mockingbird Drive. Presently zoned R-2. [Map 030A, Parcel 011, District 1].
10. Request by **Bonnie B. Roberts** to rezone 9.09 acres from R-1 to AG-2 at 365 Scuffleboro Road. [Map 111, Parcel 001048, District 4]. *
11. Request by **Charles D. Carter** to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road. [Map 117 Part of Parcel 028, District 3]. *
12. Request by **Marshall & Angela Criscoe** to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road. [Map 072, Part of Parcel 010, District 1]. *
13. Request by **Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III** to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1. [Map 090, Part of Parcel 002, District 2]. *

14. Request by **Terry Aaron** to rezone 3 acres at 706 Twin Bridges Road from AG-1 to C-2. [Map 057, Part of Parcel 002, District 4]. *



Dist 4

PUTNAM COUNTY PLANNING & DEVELOPMENT

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

APPLICATION FOR REZONING

APPLICATION NO 2018-00815 DATE: 6/23/18
~~Plat book 00334~~

MAP page 269 PARCEL 164A-001048
111

- Name of Applicant: Bonnie B. Roberts
- Mailing Address: PO Box 597, Gray, GA 31032
- Phone: (home) N/A (office) N/A (cell) 813-735-5212
- The location of the subject property, including street number, if any: 365 Scuffeboro Rd., Eatonton, GA 31024
- The area of land proposed to be rezoned (stated in square feet if less than one acre): ~~N/A~~ 9,09
- The proposed zoning district desired: Ag-2
- The purpose of this rezoning is (Attach Letter of Intent)
To raise misc Live Stock, garden & home site
- Present use of property: Raw Land Desired use of property: Primary residence
- Existing zoning district classification of the property and adjacent properties:
Existing: R-100
North: 605 ft South: 571 ft East: 645 ft West: 619 ft AG-1 00
R-100 R-100 R-100
- Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.
- Legal description and recorded plat of the property to be rezoned.
- The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): See plat book 0034, page 269 agriculture / Soresko
- A detailed description of existing land uses: Wooded Area
- Source of domestic water supply: well , community water , or private provider . If source is not an existing system, please provide a letter from provider.

- 15. Provision for sanitary sewage disposal: septic system , or sewer N/A 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.

Habib Lebut

Signature (Property Owner)

(Date)



Signature (Applicant)

(Date)

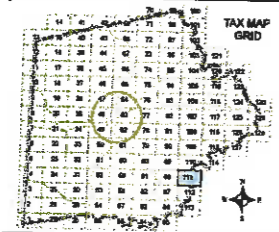
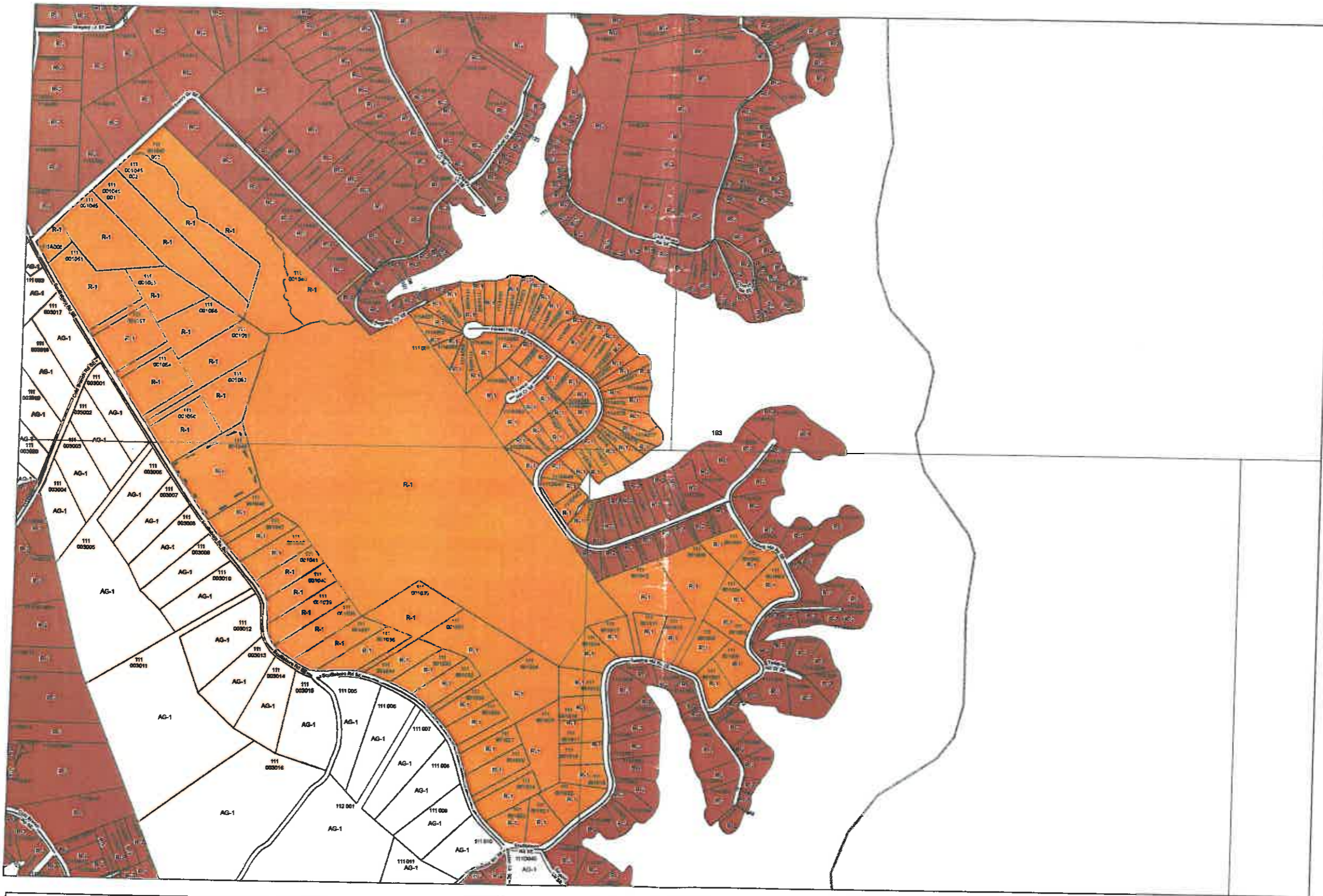
Jonathan Gladden

Notary Public

Notary Public

Office Use	
Paid: \$ <u>100.00</u> (cash) _____ (check) <u>2100</u> (credit card) _____	
Receipt No. <u>30646</u>	Date Paid: <u>6-27-18</u>
Date Application Received: _____	<u>6-27-18</u>
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 _____

[Signature]



- 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

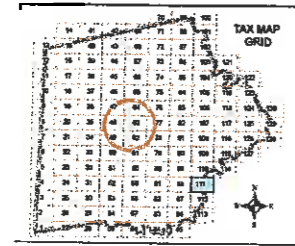
MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6100
(478) 751-6517
Web: www.mgarc.org
Email: mgarc@mgarc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**



MAP 111

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



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

GEOGRAPHIC FEATURE LEGEND

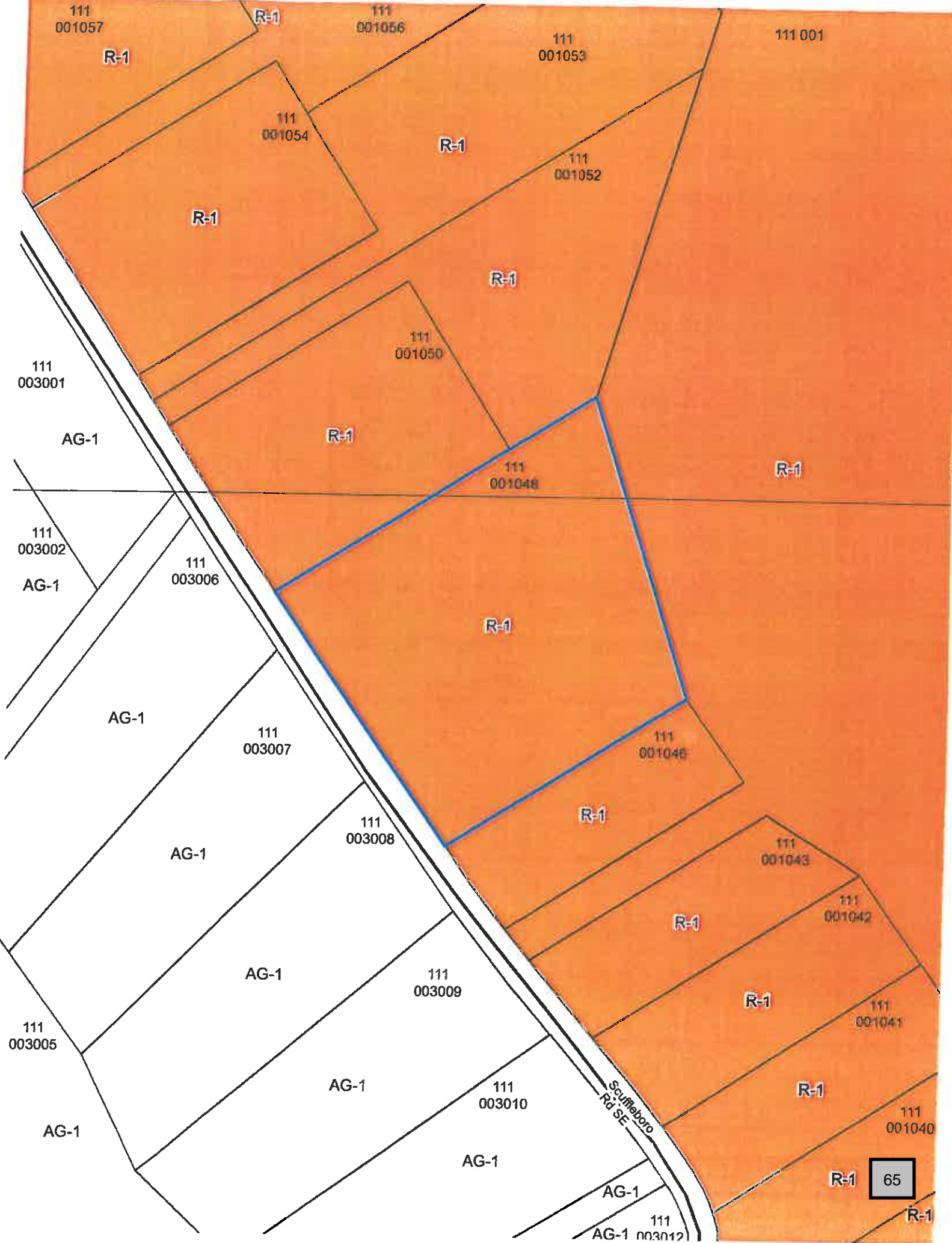
- Agriculture/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant

MGRC
Middle Georgia Regional Commission
725 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 761-1100
(478) 761-4517
Web: www.middlegeorgiaregional.com
Email: mgrc@mgrc.org

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

MAP 111

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



6/27/2018

to whom it may concern;

Current property is zoned R1, would like to have rezoned to Ag2, for 9.09 acres at 365 Scuffleboro Rd, Eatonton, GA 31024,

We are requesting Ag2 for small livestock on premises, which Ag2 would allow.

Sincerely,
Bonnie B. Roberts
Herbert Robert

2018 JUN 27 11:14
21

LETTER OF AGENCY - _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Bonnie Roberts TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Ag OF PROPERTY DESCRIBED AS MAP III PARCEL 001048, CONSISTING OF 9.09 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 365 Scufflehorn Rd 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 BDL Land Company 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 13 DAY OF March, 2017.

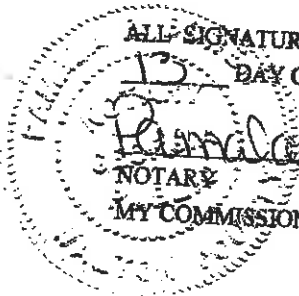
PROPERTY OWNER(S): BDL Land Company, LLC - Brittany Mathis Manager
NAME (PRINTED)

[Signature]

SIGNATURE

ADDRESS: 1529 Monroe Dr Monroe Ga 30655
PHONE: 770-207-0620 / 770-639-9784

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 13 DAY OF May, 2018



Pamela B Bowen
NOTARY

PAMALA B BOWEN
NOTARY PUBLIC
WALTON COUNTY, GEORGIA
MY COMMISSION EXPIRES
04/18/2018

"BUCKTHORN" Subdivision Phase VIII Revision 1

LEGEND:
 ○ -1/2" IRON PIN SET (IPS)
 ● -1/2" IRON PIN FOUND (IPF)
 + -COMPUTED POINT
 ---PROPERTY LINE



A GENERAL ACCESS AND UTILITY EASEMENT PLACED WITHIN THIS PORTION (HATCHED AREA) OF LOT 169 TO THE BENEFIT OF LOT 187A

Lot 187A
5.05 Ac

Lot 169

Lot 184A
9.09 Ac

Lot 163
2.63 Ac

Lot 182

SCUFFLEBORO RD.
(60' R/W)

ADDITIONAL 10' OF RIGHT-OF-WAY ADDED FOR POSSIBLE ACCEL/DECEL LANE TO ACCESS MEYERHOLZER REAL ESTATE DEVELOPMENT COMPANY FUTURE DEVELOPMENT

ORIGINAL RIGHT-OF-WAY LINE

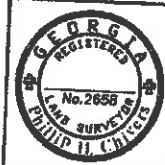
COPPER RUN FARMS LLC

LINE	BEARING	DIST.
L1	N37°05'20" W	78.54'
L2	S54°00'17" W	10.00'
L3	N30°33'32" W	126.70'
L4	N32°35'02" W	57.53'
L5	N32°35'02" W	60.00'
L6	N32°35'02" W	60.00'
L7	N32°35'02" W	70.00'
L8	S32°42'21" E	77.00'
L9	N32°38'02" W	108.51'
L10	N83°17'21" E	29.70'
L11	N26°39'18" W	29.18'
L12	S55°21'27" W	30.89'
L13	N32°48'05" W	61.34'
L14	N32°48'05" W	60.00'
L15	N32°48'05" W	60.00'
L16	S32°42'21" E	95.13'
L17	N30°35'25" W	80.46'



SEE SHEET 1 OF 4
FOR GENERAL NOTES

BUCKTHORN SUBDIVISION, SECTION 7



Final Subdivision Survey
 For:
BDL Land Company, LLC
 "Buckthorn" Subdivision, Phase B, Revision 1
 lying in Land Lots 280 & 281 of the
 2nd Land District, 313th G. M. District,
 Putnam County, Georgia
 SCALE: 1" = 100' | May 21, 2015
Ogletree & Chivers
 Land Surveyors
 683 Dunlap Rd., Suite 8
 Marietta, GA 30061 478-453-3484 4934

Backup material for agenda item:

10. Request by **Charles D. Carter** to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road. [**Map 117 Part of Parcel 028, 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

August 29, 2018

TO: Planning & Zoning Commission

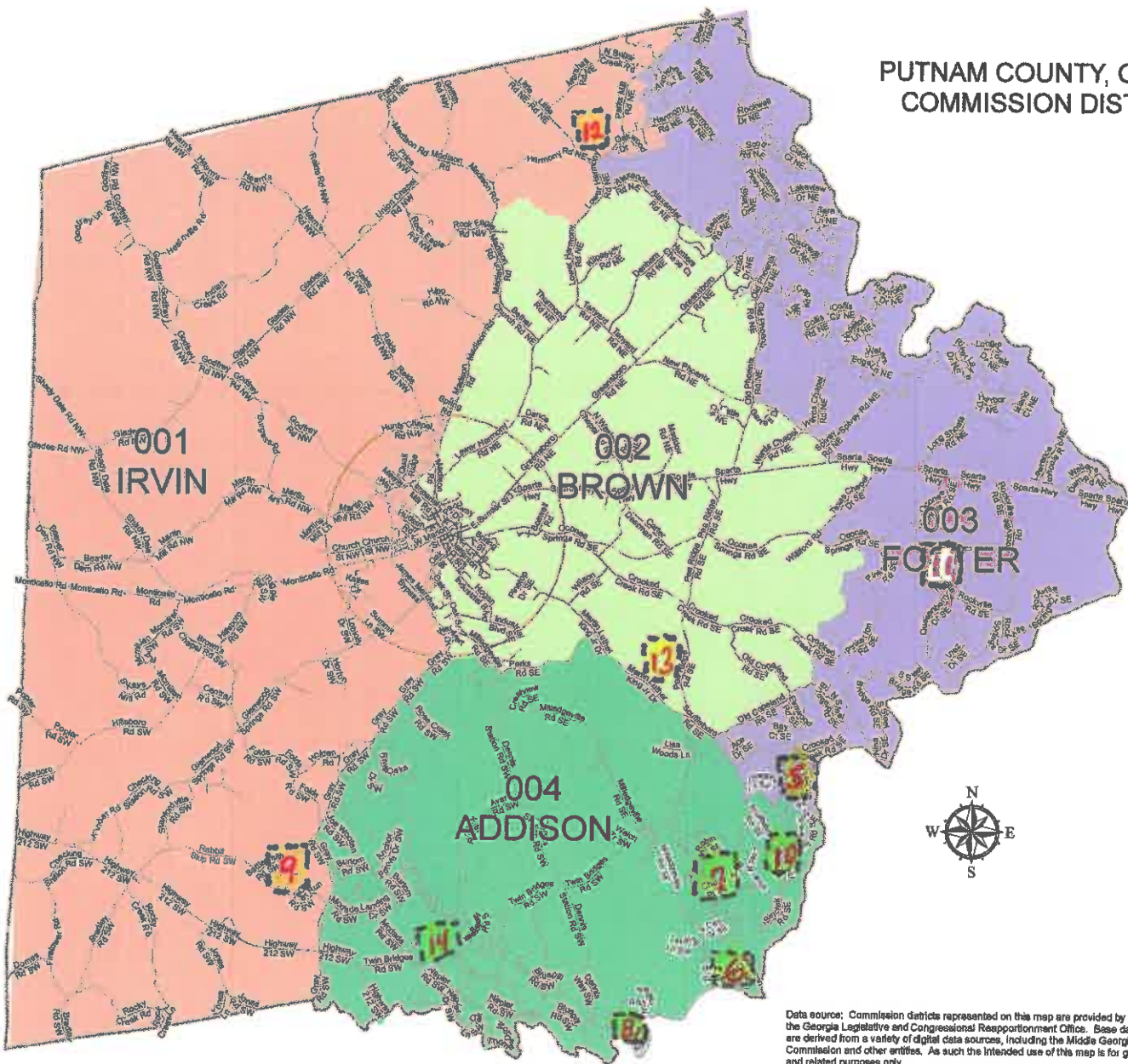
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 9/6/2018

11. Request by **Charles D. Carter** to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road. **[Map 117 part of Parcel 028, District 3].** * The applicant is requesting to rezone 1.1 acres out of 9.08 acres from AG-1 to R-1 to subdivide for family use. The minimum lot size in the AG-1 district is 20 acres so to subdivide the property it must be rezoned to a conforming zoning district. The applicant is proposing to subdivide this property by creating a 1.1-acre parcel where the existing house is located to comply with an estate settlement. The applicant is also proposing to combine the remaining 7.98 acres with an adjacent 3.46-acre, AG-1 parcel (Map 117, Parcel 031). The Comprehensive Plan Future Land Use indicates the future land use as Agriculture/Forestry which meets the intended land use of residential. This parcel is surrounded by adjacent AG-1 parcels and the applicant is aware of the current uses allowed on AG zoned properties and the associated conditions. However, to satisfy the request of the settlement, there are no other alternatives. Therefore, the proposed R-1 zoning will have minimal impact on Rockville Road or adjacent properties.

Staff recommendation is for approval to rezone 1.1 acres from AG-1 to R-1 with the following conditions: (1) the 7.98 acres must be combined with the adjacent parcel: Map 117 Parcel 031 and cannot be used or sold as a standalone parcel, (2) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

**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: 1:68,967.34 DATE: JULY 2016

5. Request by **Phillip & Maureen Phifer** for a front and rear yard setback variance at 126 Winfield Drive. Presently zoned R-2. [Map 111A, Parcel 125, District 3].
6. Request by **David Tim Sherrod** side yard setback variance at 106 Gloria Drive. Presently zoned R-1. [Map 086C, Parcel 067, District 4].
7. Request by **Princeton Pirkle** for a side yard setback variance at 120 Bourbon Point. Presently zoned R-2. [Map 087B, Parcel 006, District 4].
8. Request by **Shane Robbins, agent for Edward & Ellen Cherof** for a rear yard setback variance at 104 Bass Lane. Presently zoned R-2. [Map 084C, Parcel 016, District 4].
9. Request by **Chris Daniels, agent for The Three Daniels, LLC** for a right and rear yard setback variance at 149 Mockingbird Drive. Presently zoned R-2. [Map 030A, Parcel 011, District 1].
10. Request by **Bonnie B. Roberts** to rezone 9.09 acres from R-1 to AG-2 at 365 Scuffleboro Road. [Map 111, Parcel 001048, District 4]. *
11. Request by **Charles D. Carter** to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road. [Map 117 Part of Parcel 028, District 3]. *
12. Request by **Marshall & Angela Criscoe** to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road. [Map 072, Part of Parcel 010, District 1]. *
13. Request by **Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III** to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1. [Map 090, Part of Parcel 002, District 2]. *

14. Request by **Terry Aaron** to rezone 3 acres at 706 Twin Bridges Road from AG-1 to C-2. [Map 057, Part of Parcel 002, District 4]. *

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

APPLICATION FOR REZONING

APPLICATION NO _____ DATE: 6-8-18

MAP 117 PARCEL 028

- 1. Name of Applicant: Charles D. Carter
- 2. Mailing Address: 137 Rockville Rd Eatonton GA. 31024
- 3. Phone: (home) 706 485-4208 (office) _____ (cell) 706 473-6305
- 4. The location of the subject property, including street number, if any: 127 Rockville Rd Eatonton GA. 31024

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

6. The proposed zoning district desired: R-1

7. The purpose of this rezoning is (Attach Letter of Intent)
sub divide for Estate Settlement

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

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

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

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

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

13. A detailed description of existing land uses: Residential

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

RECEIVED

JUN 06 2018

KO

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

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

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

Chris Carter (deceased)
Charles D. Carter as Administrator
Charles D. Carter 2-27-2018
 Signature (Property Owner) (Date)

Charles D. Carter 2-27-2018
 Signature (Applicant) (Date)

Cheryl J. Woodruff
 Notary Public



Cheryl J. Woodruff
 Notary Public

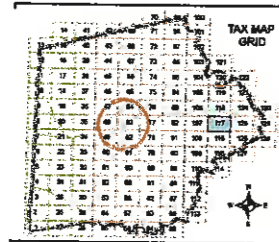


Office Use	
Paid: \$ <u>100.00</u> (cash) _____	(check) <u>1053</u> (credit card) _____
Receipt No. <u>030573</u>	Date Paid: <u>6-8-18</u>
Date Application Received: <u>6-8-18</u>	
Reviewed for completeness by: <u>KP</u>	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

RECEIVED

JUN 06 2018

KP



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

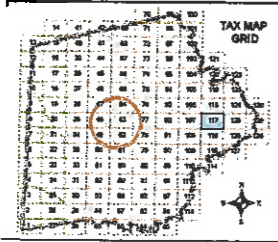
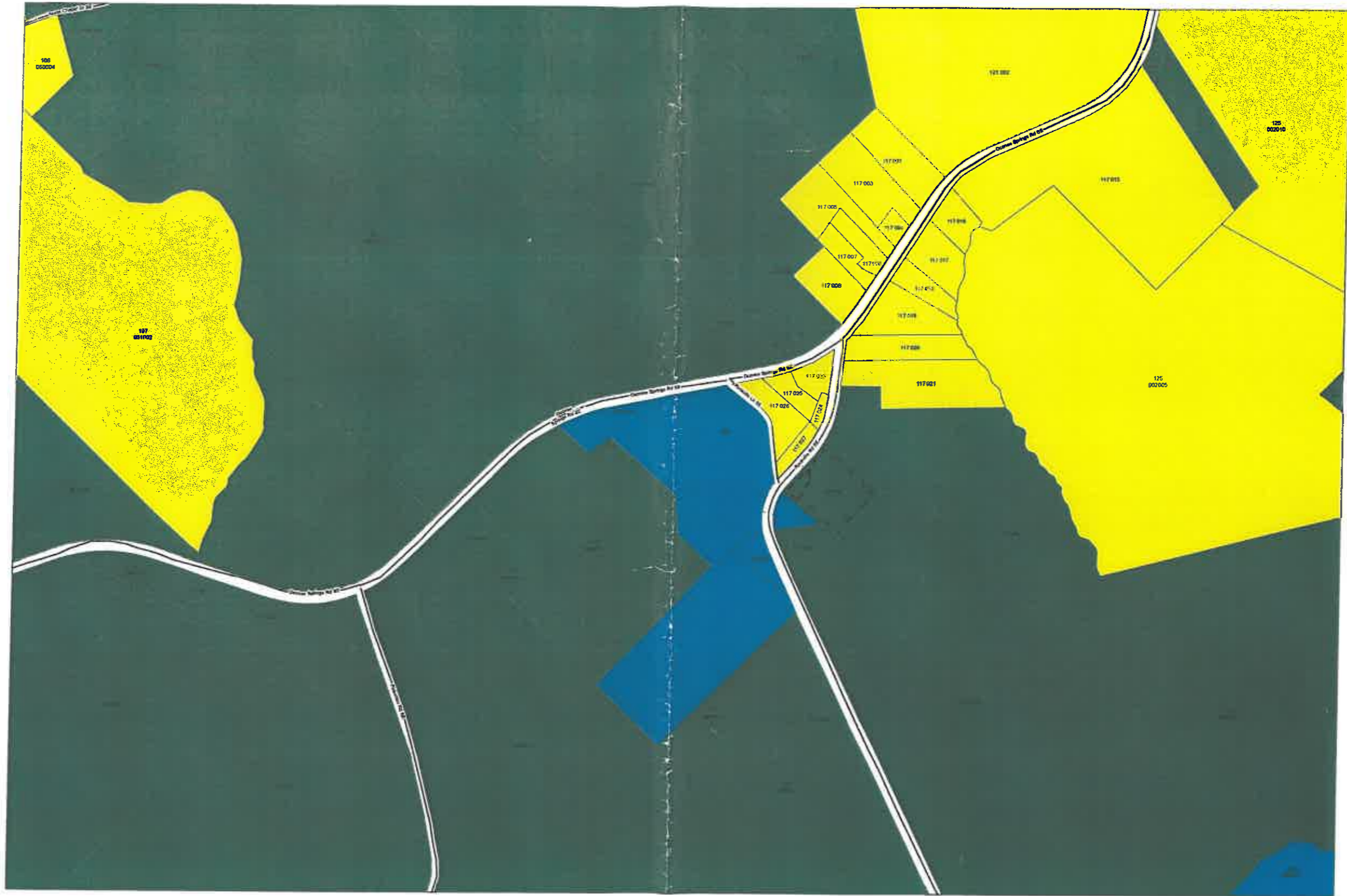
Zoning		GEOGRAPHIC FEATURE LEGEND																						
No Code	AG-1	AG-2	C-1	C-1 CITY	C-2	C-2 CITY	I-M	IND-1 CITY	IND-2	IND-2 CITY	MHP	PUBLIC	PUBLIC CITY	R-1	R-1 CITY	R-2 CITY	R-3 CITY	R-4 CITY	R-1R	R-2	RM-1	RM-2	RM-3	VILLAGE

MGRC
IT GIS Services
Mobile Georgia Regional Commission
175 Emory Hwy
Suite C
Marietta, Georgia 30157
4780 751-6190
4780 751-6017
www.mgarc.org
Email: mgarc@mgarc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 117

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



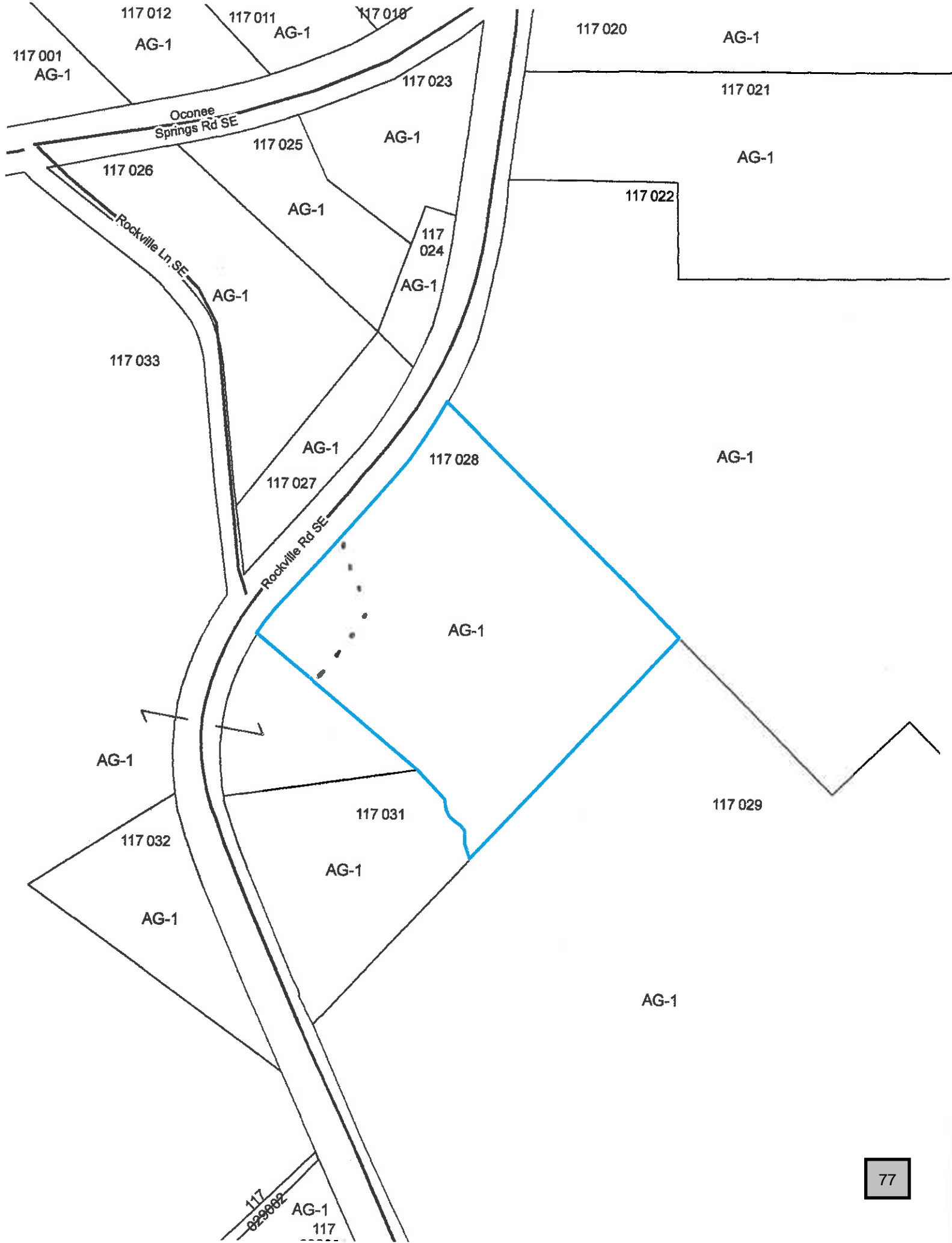
MGRC
IT GIS Services
In collaboration with Georgia Regional Commission
176 E. Energy Hwy
Suite C
Macon, Georgia 31217
(478) 751-6180
(478) 751-6517
Web: www.mgri.com
Email: mgri@mgri.com

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



MAP 117

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



Date 6-6-2018

My Brother Christopher R. Carter
passed away April 26, 2017.

I, Charles D. Carter is the
Administrator of Chris Estate,
Chris owned property (Home + Land)
at 127 Rockville Rd Eatonton GA.

My sister Donna is wanting to
Keep the House and 1.1 acres
and I, Charles am getting the
remaining 7.98 acres combined with
my Land at 137 Rockville Rd,
Want to Keep in the family.

Do not want to sale this
property at 127 Rockville Rd,
(I, NEED the house and 1.1 acres
at 127 Rockville Rd to be rezoned
because its part of a estate settlement)

Thank you
Charles D. Carter

RECEIVED

JUN 06 2018

KP

LETTER OF AGENCY - _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Charles D. Carter TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Residential OF PROPERTY DESCRIBED AS MAP 117 PARCEL 028, CONSISTING OF 1.1 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 127 Rockville Rd 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 Rezoning ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. 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 6th DAY OF June, 2018

PROPERTY OWNER(S): Chris Carter (deceased) Linda Rogers
Charles D. Carter Donna Echey
NAME (PRINTED)
Linda Rogers
SIGNATURE

ADDRESS: 203 Church Street, Eatonton, GA 31024
PHONE: (478) 451-7520

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 6th DAY OF June, 2018

NOTARY

MY COMMISSION EXPIRES:

Christy Church



RECEIVED

JUN 06 2018

LETTER OF AGENCY - _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Charles D. Carter TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Residential OF PROPERTY DESCRIBED AS MAP 117 PARCEL 028, CONSISTING OF 1.1 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 127 Rockville Rd 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 Rezoning ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. 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 27TH DAY OF FEBRUARY, 2018

PROPERTY OWNER(S): Chris Carter (deceased) Linda Rogers
Charles D. Carter Donna Fehey
Donna Fehey NAME (PRINTED)

ADDRESS: 100 N. HIDDEN LAKE DR. EATONTON, GA 31024
PHONE: 706-817-6541
SIGNATURE

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 27th DAY OF FEBRUARY, 2018

Cheryl Upchurch
NOTARY
MY COMMISSION EXPIRES: _____

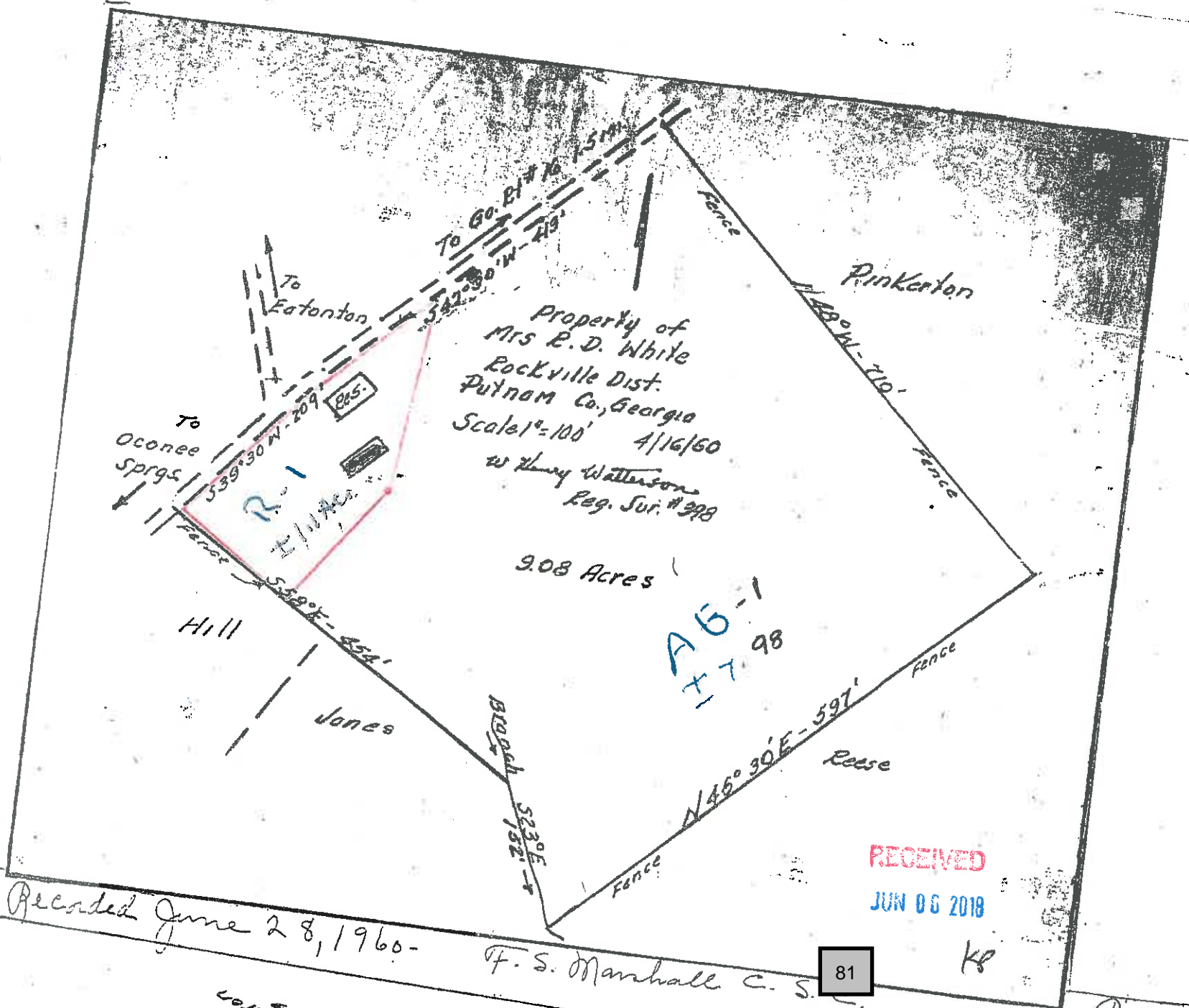


RECORDED
JUN 06 2018
KO

PB 2/187

CLYBURN & SONS, INC.

Book 2 Putnam Co.



210 30
350 170
Begin
350' Centre

Recorded June 28, 1960-

F. S. Marshall C. S.

81

RECEIVED
JUN 06 2018

KS

-Recorded

Backup material for agenda item:

11. Request by **Marshall & Angela Criscoe** to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road. [**Map 072, Part of Parcel 010, District 1**]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

August 29, 2018

TO: Planning & Zoning Commission

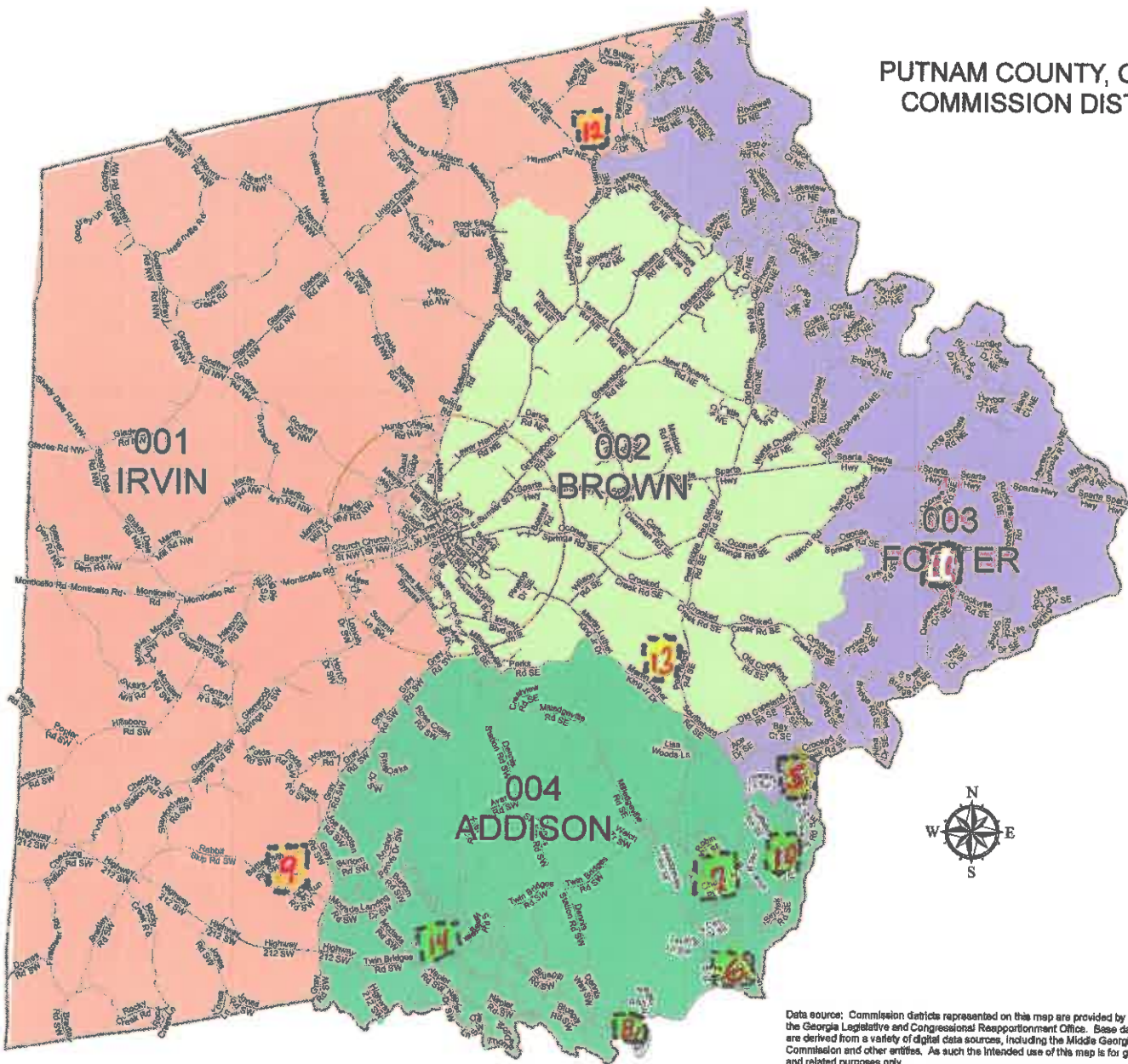
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 9/6/2018

12. Request by **Marshall & Angela Criscoe** to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road. [**Map 072, Parcel 010, District 1**]. * The applicants are requesting to rezone 15 acres out of 82.27 from AG-1 to AG-2. The minimum lot size in the AG-1 district is 20 acres so to subdivide the property it must be rezoned to a conforming zoning district. The applicants are proposing to keep 15 acres and sell 67.37 acres which will remain in the AG-1 zoning classification. The Comprehensive Plan Future Land Use indicates the future land use as Rural Residential. This parcel is adjacent to AG-1 parcels and an R-1 parcel across the street. Therefore, the proposed AG-2 zoning will have no impact on Harmony Road or adjacent properties.

Staff recommendation is for approval to rezone 15 acres from AG-1 to AG-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

**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: 1:68,967.34 DATE: JULY 2016

5. Request by **Phillip & Maureen Phifer** for a front and rear yard setback variance at 126 Winfield Drive. Presently zoned R-2. [Map 111A, Parcel 125, District 3].
6. Request by **David Tim Sherrod** side yard setback variance at 106 Gloria Drive. Presently zoned R-1. [Map 086C, Parcel 067, District 4].
7. Request by **Princeton Pirkle** for a side yard setback variance at 120 Bourbon Point. Presently zoned R-2. [Map 087B, Parcel 006, District 4].
8. Request by **Shane Robbins, agent for Edward & Ellen Cherof** for a rear yard setback variance at 104 Bass Lane. Presently zoned R-2. [Map 084C, Parcel 016, District 4].
9. Request by **Chris Daniels, agent for The Three Daniels, LLC** for a right and rear yard setback variance at 149 Mockingbird Drive. Presently zoned R-2. [Map 030A, Parcel 011, District 1].
10. Request by **Bonnie B. Roberts** to rezone 9.09 acres from R-1 to AG-2 at 365 Scuffleboro Road. [Map 111, Parcel 001048, District 4]. *
11. Request by **Charles D. Carter** to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road. [Map 117 Part of Parcel 028, District 3]. *
12. Request by **Marshall & Angela Criscoe** to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road. [Map 072, Part of Parcel 010, District 1]. *
13. Request by **Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III** to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1. [Map 090, Part of Parcel 002, District 2]. *

14. Request by **Terry Aaron** to rezone 3 acres at 706 Twin Bridges Road from AG-1 to C-2. [Map 057, Part of Parcel 002, 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

APPLICATION FOR REZONING

APPLICATION NO 00747

DATE: 6/7/18

MAP 072

PARCEL 010

1. Name of Applicant: Marshall & Angela Criscoe

2. Mailing Address: P.O. Box 1584

3. Phone: (home) 706-473-6347 (office) 706-473-4909 (cell)

4. The location of the subject property, including street number, if any: 355 Harmony Rd.

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

6. The proposed zoning district desired: AG-2

7. The purpose of this rezoning is (Attach Letter of Intent)
Rezoning from AG-1 to AG-2 because of decrease in acreage

8. Present use of property: Agriculture Barn and horses Desired use of property: Agriculture Barn and horses

9. Existing zoning district classification of the property and adjacent properties:
Existing: AG-1
North: AG-1 South: AG-1 East: AG-1 West: R-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.): Rural Residential

13. A detailed description of existing land uses: Previously used as an agritourism business as well as pasture for animals

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

RECEIVED

JUN 11 2018

21

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

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

N/A

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

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.

[Handwritten Signature]

Signature (Property Owner) _____ (Date) _____



Signature (Applicant) _____ (Date) _____

[Handwritten Signature]
Notary Public

Notary Public

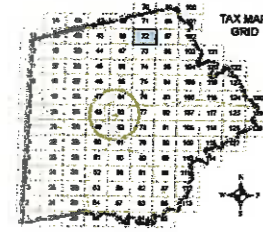
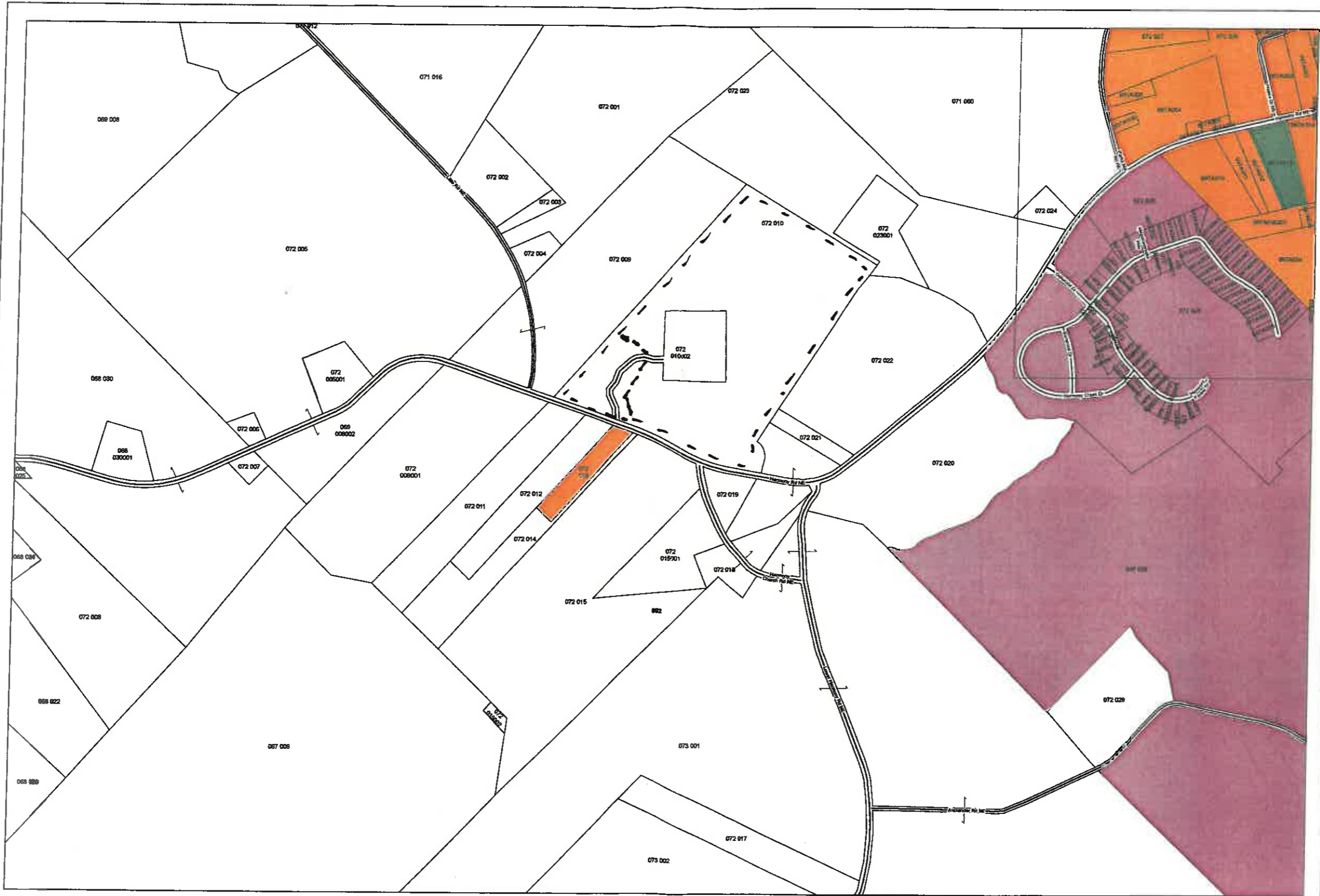
Office Use	
Paid: \$ <u>100.00</u> (cash) _____ (check) _____	(credit card) _____
Receipt No. <u>030580</u>	Date Paid: <u>6-11-18</u>
Date Application Received: <u>6-11-18</u>	_____
Reviewed for completeness by: <u>[Signature]</u>	_____
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

RECEIVED

JUN 11 2018

12:25

[Handwritten mark]



- 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				

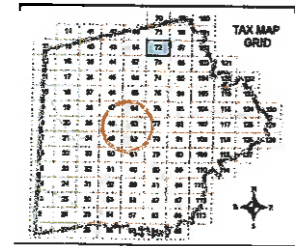
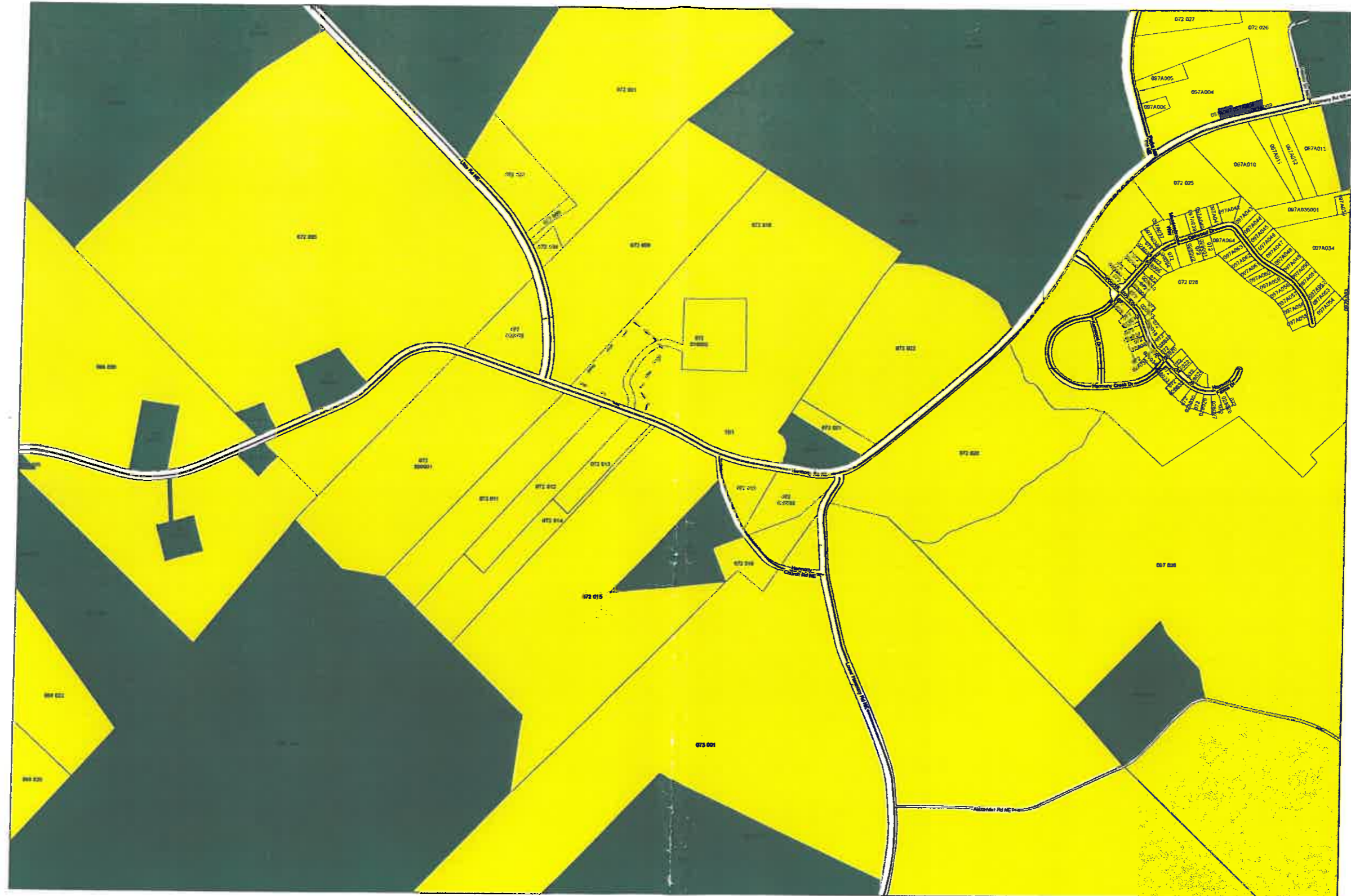
MGRC
IT GIS Services
Middle Georgia Regional Commission
112 Energy Way
Suite C
Macon, Georgia 31217
(478) 751-6180
(478) 751-6517
www.middlegeorgiaregional.com
Email: mgrc@mg-rc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**



MAP 072

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: MAY 2013



- Estonton 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
IT GIS Services
Middle Georgia Regional Commission
178 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 791-4182
(478) 791-4517
Web: www.mgrc.org
Email: mg@mg-rs.org

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

MAP 072

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

Letter of Intent

We currently own the property located at 355 Harmony Rd. The complete property is 82.37 acres and is currently zoned AG-1. We sold 67.37 acres leaving the 15 -acre remainder. We are wanting to have a recorded plat of the property and be assigned a new address for the property. Due to the parcel now being non-conforming we are requesting to rezone the 15 acres we still own to AG-2.

Angela Escobar 6/11/18

RECEIVED

JUN 11 2018

[Signature]

1 JUN 11 2018

APPROVED FOR RECORDING ONLY
 PUTNAM COUNTY
 PLANNING AND DEVELOPMENT

DATE

PLAT: PLAT BOOK 29, PAGE 250

ROGER LEE LAMAR
 DEED:DB 596/232
 PLAT:PB 31/45

M. DUNCAN & ANGELA C.
 CRISCOE
 DEED:DB 802/722
 DEED:DB 518/254
 PLAT:PB 29/249A
 PLAT:PB 29/250

M. DUNCAN & ANGELA C.
 CRISCOE
 DEED:DB 802/722
 DEED:DB 518/254
 PLAT:PB 29/249A
 PLAT:PB 29/250

11 JUN '18 12:26

[Handwritten signature]

SURVEYORS CERTIFICATION:

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

KIRK FREEMAN GARLS 2982

DATE

[Handwritten signature]
 4/25/2018

NOTES:

1. THERE HAS BEEN NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR OWNERSHIP TITLE EVIDENCE THAT MAY BE DISCLOSED BY A CURRENT AND ACCURATE TITLE SEARCH. THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING DRAINAGE AND/OR UTILITY EASEMENT THAT MAY NOT BE SHOWN ON THIS PLAT NOR DOES THE SURVEYOR ASSUME ANY RESPONSIBILITY FOR ANY SUCH EASEMENTS THAT MAY AFFECT THIS PROPERTY.
2. BEARING DATUM ESTABLISHED FROM PLAT RECORDED IN PLAT BOOK 29, PAGE 250.
3. REFERENCES - DEED: DB 802/722
 DEED:DB 518/254
 PLAT:PB 29/248A
 PLAT:PB 29/250

SURVEYED BY:

KIRK FREEMAN, LLC
 LAND SURVEYING

P.O. BOX 1081
 650 W. THOMAS STREET
 MILLEDGEVILLE, GA 31061
 478-451-2997 478-456-7121



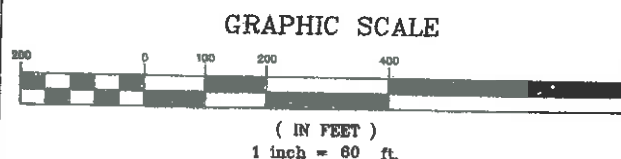
SURVEY OF PROPERTY FOR:

DUNCAN & ANGELA CRISCOE

LYING IN LAND LOT 203
 4th LAND DISTRICT
 306th C.M.D.
 PUTNAM COUNTY, GEORGIA

RECEIVED
 JUN 14 2018

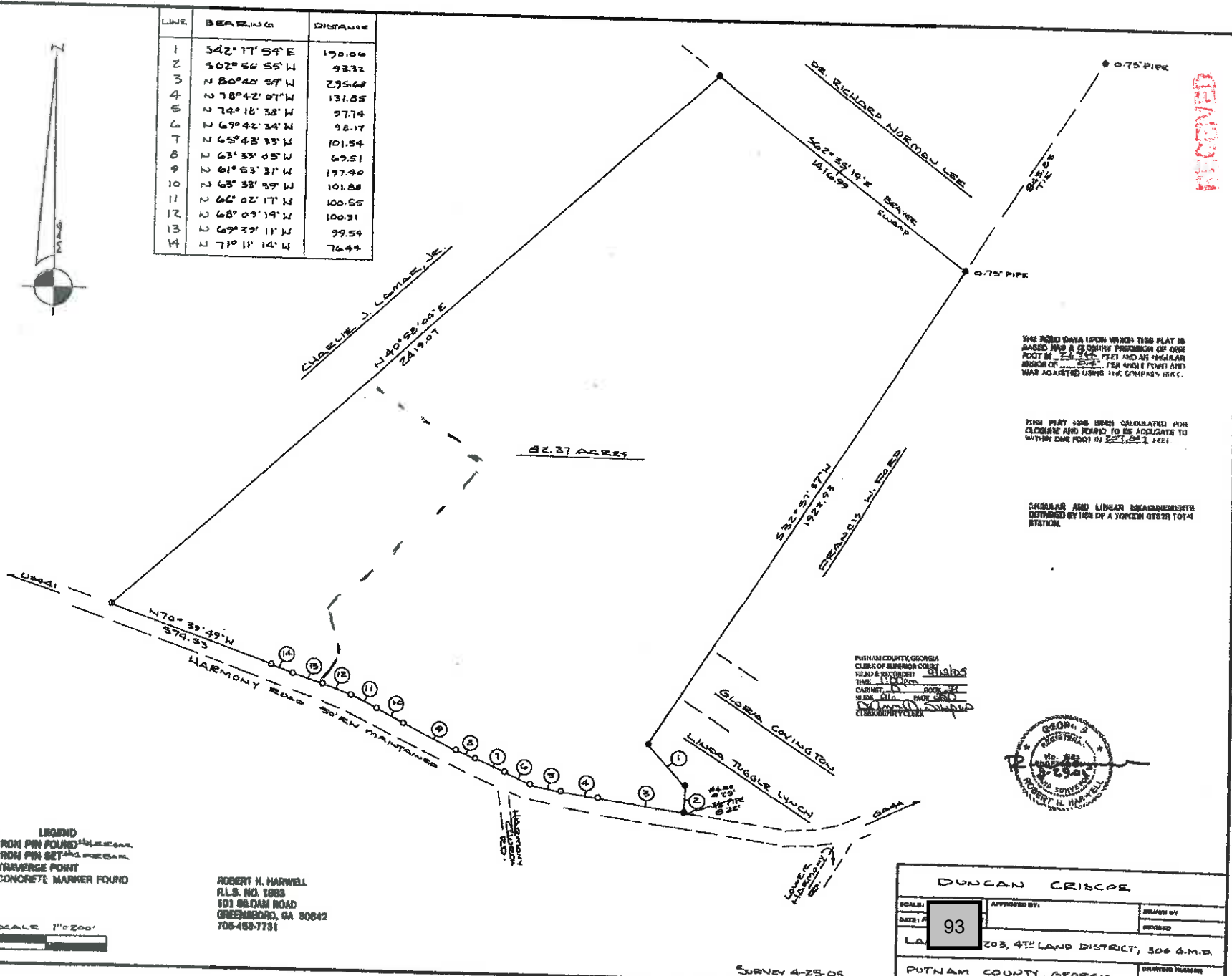
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,303 FEET AND AN ANGULAR ERROR OF 0.000001" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 432,128 FEET.



DATE: 6/11/2018
 DATE DRAWN: 4/25/2018
 SCALE: 1" = 200'
 EQUIPMENT: TOPCON GTS-3005 TOTAL STATION
 KIRK A. FREEMAN RLS #2982
 DATE: 4/25/2018

FILE:P_365 HAMONY

LINE	BEARING	DISTANCE
1	S42° 17' 54" E	170.06
2	S02° 56' 55" W	93.32
3	N 80° 40' 57" W	275.60
4	N 78° 42' 07" W	131.85
5	N 74° 18' 38" W	97.74
6	N 69° 42' 34" W	98.17
7	N 65° 43' 33" W	101.54
8	N 63° 33' 05" W	69.51
9	N 61° 53' 31" W	177.40
10	N 63° 38' 59" W	101.88
11	N 62° 02' 17" W	100.55
12	N 68° 09' 19" W	100.91
13	N 69° 37' 11" W	99.54
14	N 71° 11' 14" W	76.44



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A GROUND PROVISION OF ONE FOOT IN $\frac{1}{2500}$ FEET AND AN ANGULAR ERROR OF $\frac{1}{2500}$ PER ANGULAR POINT AND WAS ADJUSTED USING THE COMPANY'S METHOD.

THIS PLAT HAS BEEN CALCULATED AND CHECKED AND FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN $\frac{1}{2500}$ FEET.

ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USE OF A YONKON OTS25 TOTAL STATION.

POTNAM COUNTY, GEORGIA
 CLERK OF SUPERIOR COURT
 NAME & RESIDENT
 TIME: 1:00 PM
 CABINET: 1000
 SIGN: [Signature]
 BY: [Signature]
 THROUGH TELEPHONE



LEGEND
 ● IRON PIN FOUND
 ○ IRON PIN SET
 ○ TRAVERGE POINT
 ■ CONCRETE MARKER FOUND

ROBERT H. HARWELL
 P.L.S. NO. 1258
 101 SLEDAN ROAD
 GREENSBORO, GA 30642
 706-458-7781

SCALE 1"=200'

DUNCAN CRISCOE		
SCALE: 1"=200'	APPROVED BY:	DRAWN BY:
DATE: 4/25/05	93	REVISION:
LA 203, 4TH LAND DISTRICT, 306 G.M.D.		
POTNAM COUNTY, GEORGIA	DRAWING NUMBER:	

SURVEY 4-25-05

RECEIVED
 APR 11 2005

6

Backup material for agenda item:

12. Request by **Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III** to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1. [**Map 090, Part of Parcel 002, 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

August 29, 2018

TO: Planning & Zoning Commission

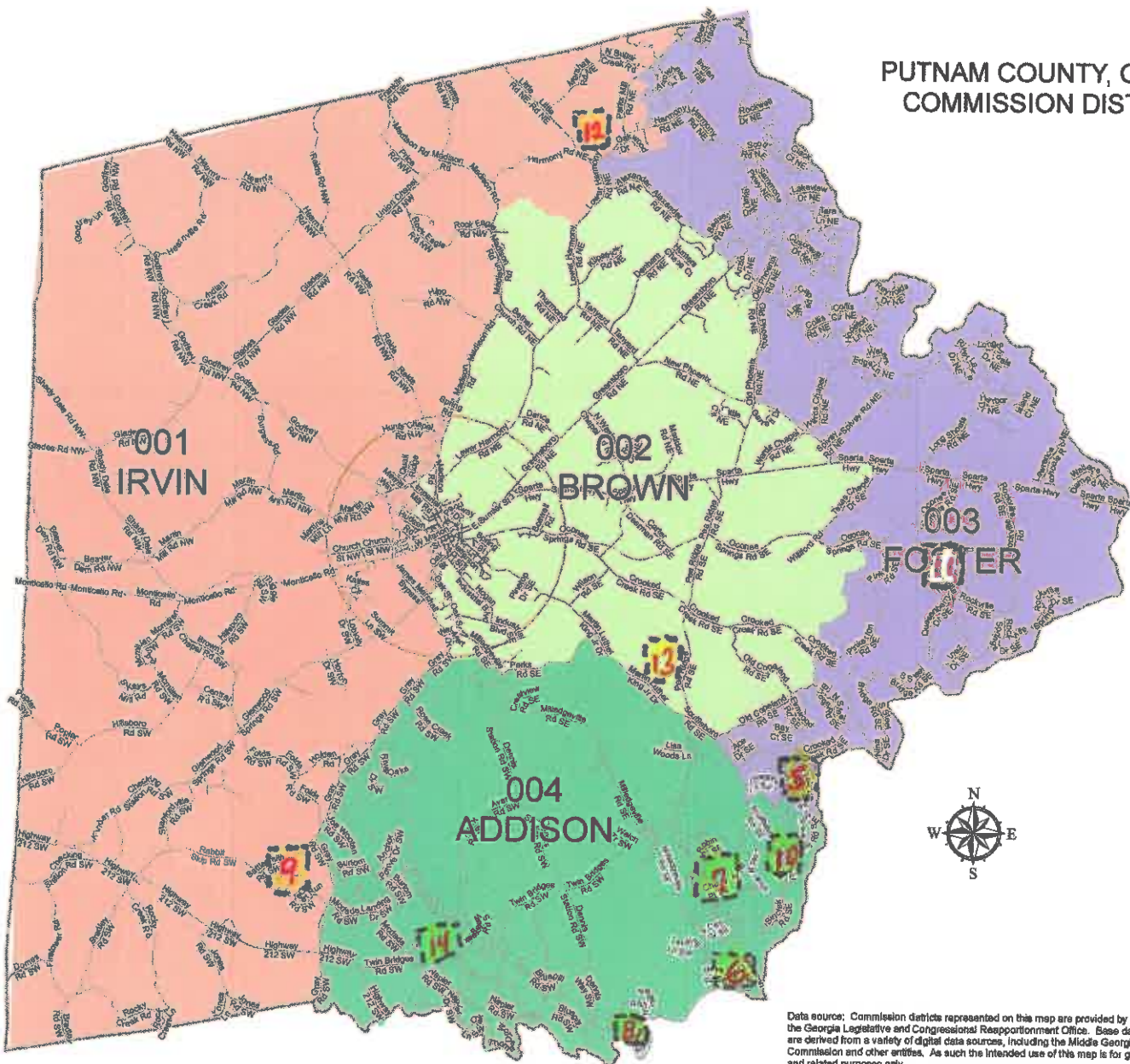
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 9/6/2018

13. Request by **Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III** to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1. [**Map 090, Part of Parcel 002, District 2**]. * The applicants are requesting to rezone 1.89 acres out of 84.57 from AG-1 to R-1. The minimum lot size in the AG-1 district is 20 acres so to subdivide the property it must be rezoned to a conforming zoning district. This request is for the estate settlement of Diane Smith McIver (deceased) and Claude L. McIver, III to subdivide 1.89-acres out of 82.68 acres to comply with a condition of their estate. The 82.68 acres will remain in AG-1. The Comprehensive Plan Future Land Use indicates the future land use as Agriculture/Forestry. This parcel is surrounded by adjacent AG-1 parcels. However, to satisfy the request of the settlement, there are no other viable alternatives. Therefore, the proposed R-1 zoning will have minimal impact on Pea Ridge Road or adjacent properties.

Staff recommendation is for approval to rezone 1.89 acres from AG-1 to R-1 with the following condition, (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

**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: 1:68,967.34 DATE: JULY 2016

5. Request by **Phillip & Maureen Phifer** for a front and rear yard setback variance at 126 Winfield Drive. Presently zoned R-2. [Map 111A, Parcel 125, District 3].
6. Request by **David Tim Sherrod** side yard setback variance at 106 Gloria Drive. Presently zoned R-1. [Map 086C, Parcel 067, District 4].
7. Request by **Princeton Pirkle** for a side yard setback variance at 120 Bourbon Point. Presently zoned R-2. [Map 087B, Parcel 006, District 4].
8. Request by **Shane Robbins, agent for Edward & Ellen Cherof** for a rear yard setback variance at 104 Bass Lane. Presently zoned R-2. [Map 084C, Parcel 016, District 4].
9. Request by **Chris Daniels, agent for The Three Daniels, LLC** for a right and rear yard setback variance at 149 Mockingbird Drive. Presently zoned R-2. [Map 030A, Parcel 011, District 1].
10. Request by **Bonnie B. Roberts** to rezone 9.09 acres from R-1 to AG-2 at 365 Scuffleboro Road. [Map 111, Parcel 001048, District 4]. *
11. Request by **Charles D. Carter** to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road. [Map 117 Part of Parcel 028, District 3]. *
12. Request by **Marshall & Angela Criscoe** to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road. [Map 072, Part of Parcel 010, District 1]. *
13. Request by **Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III** to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1. [Map 090, Part of Parcel 002, District 2]. *

14. Request by **Terry Aaron** to rezone 3 acres at 706 Twin Bridges Road from AG-1 to C-2. [Map 057, Part of Parcel 002, 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

APPLICATION FOR REZONING

APPLICATION NO _____ DATE: 07/26/18

MAP 90 PARCEL 02

1. Name of Applicant: Estate of Diane Smith McIver and Claude L. McIver, III

2. Mailing Address: 150 E. Ponce de Leon Avenue, Suite 260, Decatur, Georgia 30030

3. Phone: (home) 404-377-0485 (office) _____ (cell) _____

4. The location of the subject property, including street number, if any: 599 Pea Ridge Road, Eatonton, Putnam County, Georgia 31024

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

6. The proposed zoning district desired: R-1

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

8. Present use of property: agricultural Desired use of property: residential

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

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 KA

13. A detailed description of existing land uses: residential

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

KP

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

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

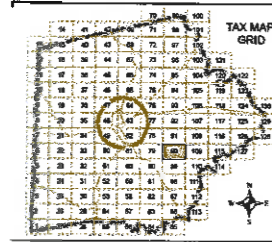
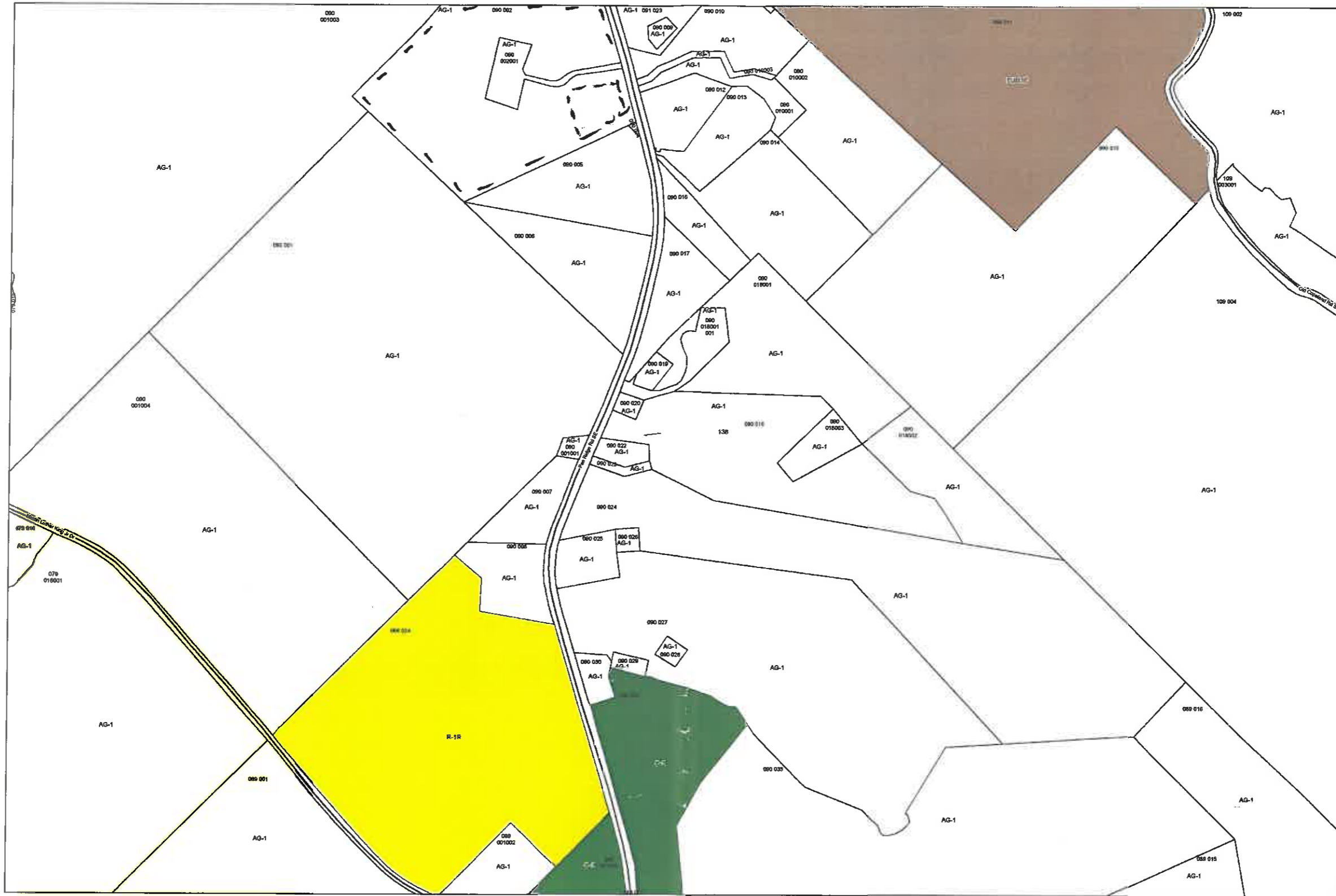
[Signature] 7/26/18
 Signature (Property Owner) (Date)
[Signature] HOLLIE MANNHEIMER
 Notary Public NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
MY COMMISSION EXPIRES:
MAY 24, 2020

 Signature (Applicant) (Date)

 Notary Public

Office Use	
Paid: \$ <u>50.00</u> (cash) _____ (check) _____ (credit card) <input checked="" type="checkbox"/>	
Receipt No. <u>030748</u> Date Paid: <u>7-26-18</u>	
Date Application Received: <u>7-26-18</u>	
Reviewed for completeness by: <u>KP</u>	
Submitted to TRC: _____ Return date: _____	
Date of BOC hearing: _____ Date submitted to newspaper: _____	
Date sign posted on property: _____ Picture attached: yes _____ no _____	

2018 JUN 26
 KP



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

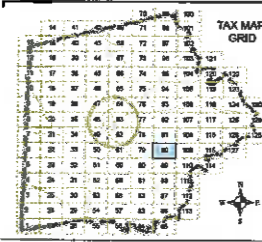
Zoning		GEOGRAPHIC FEATURE LEGEND									
No Code	AG-2	C-1	C-1 CITY	C-2	C-2 CITY	I-M	IND-1 CITY	IND-2 CITY	IND-2	MHP	PUBLIC
AG-1	AG-1 CITY	C-1	C-1 CITY	C-2	C-2 CITY	I-M	IND-1 CITY	IND-2 CITY	IND-2	MHP	PUBLIC CITY
										R-1 CITY	R-1
										R-2 CITY	R-2
										R-3 CITY	R-3
										R-4 CITY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

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Erway Hwy
Bainbridge, GA 31217
(478) 751-6100
(478) 751-6517
Web: www.mrga.org
Email: hgmg-mrg

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

GEOGRAPHIC FEATURE LEGEND

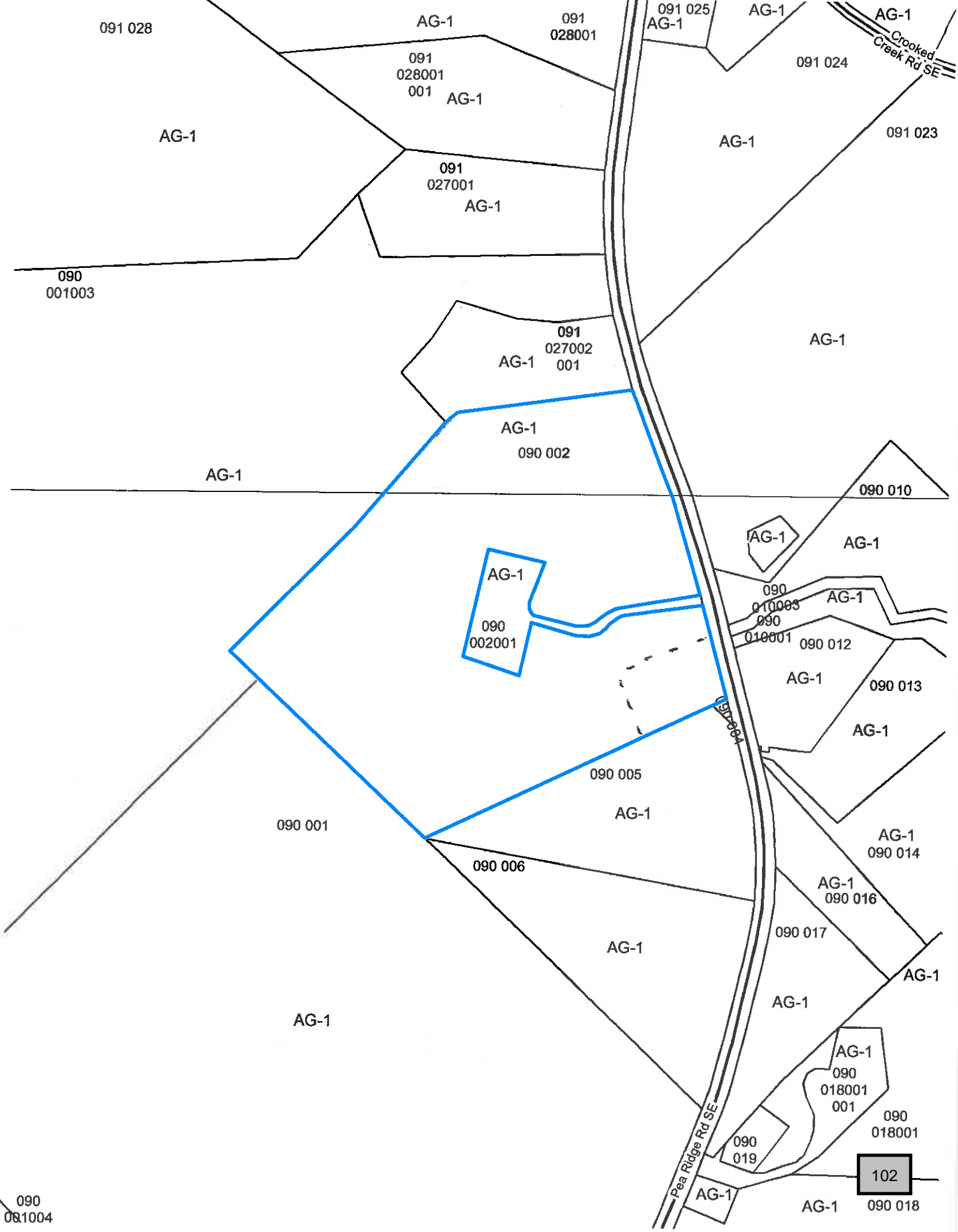
- Agriculture/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant

MGRC
IT GIS Services
Middle Georgia Regional Commission
179 Estery Hwy
Bella G.
Macon, Georgia 31217
(478) 751-6160
(478) 751-6517
Web:
www.middlegeorgia.org
Email:
mg@mg-rc.org

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

MAP 090

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



091 028

AG-1

091 028001

091 025
AG-1

AG-1

AG-1

091 024

Crooked
Creek Rd SE

AG-1

091
028001
001 AG-1

091
027001
AG-1

AG-1

091 023

090
001003

091
027002
AG-1 001

AG-1

AG-1
090 002

AG-1

090 010

AG-1

AG-1

AG-1

090
002001

090
010003
090
010001

AG-1

090 012
AG-1
090 013

AG-1

090 005

AG-1

090 001

090 006

AG-1
090 014

AG-1
090 016

AG-1

090 017

AG-1

AG-1

AG-1

AG-1
090
018001
001

090
018001

090
019

AG-1

102

AG-1 090 018

090
001004

Pea Ridge Rd SE

MARY MARGARET OLIVER
ATTORNEY AT LAW
ONE DECATUR TOWN CENTER
SUITE 260
150 EAST PONCE DE LEON AVENUE
DECATUR, GEORGIA 30030

July 26, 2018

TELEPHONE (404) 377-0488
TELECOPIER (404) 377-0488
Email: mmo@mmlaw.com

By Email and United States First Class Mail

Ms. Lisa Jackson, Director

Putnam County Planning & Development

117 Putnam Drive

Suite B

Eatonton, Georgia 31024

VIA EMAIL: kpennamon@putnamcountyga.us

Re: *Estate of Diane Smith McIver*
Probate Court of Fulton County
Estate Number: PC-2016-2606

*599 Pea Ridge Road, Eatonton, Putnam County, GA 30124
Map 90, Parcel 20*

Dear Ms. Jackson:

I am the Successor Administrator of the Estate of Diane Smith McIver. I have enclosed a copy of my Letters of Administration for your file. Please accept the enclosed application for rezoning of a small portion of the Decedent's land. I am submitting this by the close of business on the last Thursday of the month, in time for the September 6, 2018 Putnam County Planning and Zoning Commission meeting and thank you in advance for your consideration.

Per the fee schedule, I have enclosed the fifty (\$50.00) application fee.

Claude McIver, III, and the Estate of Diane Smith McIver own the acreage identified as 603 Pea Ridge Road, Eatonton, Putnam County, Georgia 31024. One parcel of this property is identified as 090 002; the other parcel is identified as parcel 090 002 001.

The McIvers desire to gift 1.89 acres of this property to their long-time assistant's family, and have carved out this acreage as set forth on the enclosed survey. The recipients of this acreage intend to live there and utilize the property for residential uses. Therefore, this application does not seek a different zoning classification, but rather to carve out a parcel that is smaller than authorized by the existing code.

ENCLOSURE

103

KP

IN THE PROBATE COURT OF FULTON COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF) ESTATE NO. PC-2016-2606
))
DIANE SMITH MCIVER,))
DECEASED))

LETTERS OF ADMINISTRATION WITH WILL ANNEXED
(Relieved of Filing Returns and/or Certain Powers Granted at Time of Appointment)

At a regular term of the Probate Court, the Last Will and Testament dated February 1, 2006 of the above named Decedent, who was domiciled in this County at the time of her death was legally proven in Solemn Form and was admitted to record by order. On July 17, 2017, Mary Margaret Oliver was allowed to qualify as Administrator with the Will Annexed.

NOW THEREFORE, the Administrator, having taken the oath of office and complied with all the necessary prerequisites of the law, is legally authorized to discharge all the duties and exercise all the rights, powers, privileges, exemptions and immunities as the named Executor under the Will, according to Law.


IT IS FURTHER ORDERED that the undersigned judge does hereby
(Initial all which apply)

X (a) **POWERS GRANTED:** Grants to the Administrator(s) all of the powers contained in O.C.G.A. §53-12-261.

X (b) **REPORTS WAIVED:** Grants to the Administrator(s) the specific power to serve without making and filing inventory, and without filing any annual or other returns or reports to any court; but the fiduciary shall furnish to the beneficiaries, at least annually, a statement of receipts and disbursements.

X (c) **BOND WAIVED:** Waives the specific requirement to post bond.

Given under my hand and official seal, the 19 day of July, 2017.


Pinkie T. Toomer, Judge
Fulton County Probate Court

NOTE: The following must be signed if the
Judge does not sign the original of
this document:

(Seal)

Issued by:


Clerk of the Probate Court

Recorded in Letters of Administration Book 65 Page 117

RECEIVED

07 2018
KP

CERTIFICATION OF COPY

This document consisting of 1 page(s) + back
is hereby certified to be a true copy of an
original document on file in the Probate Court
of Fulton County, Georgia. In witness whereof,
I have hereto set my official signature and
affixed the seal of the Probate Court, at the
County and State aforesaid on JULY 19
2017

This is to further certify that this appointment
is still of full force and effect.

Lawanda White
Lawanda White, Clerk Fulton County Probate Court

RECEIVED

JUL 20 2017

100

Ms. Lisa Jackson
July 26, 2018 (2)

To that end, enclosed please find the following documentation and (numbered according to the paragraphs identified in the application form):

10. Copy of warranty deed for proof of ownership;
11. Legal description of and recorded plat of the property to be rezoned.
16. None.
17. None.
18. Proof that property taxes have been paid.

I am happy to arrange an appointment with you, to the extent any of the information is unclear or you need additional material. Thank you again for your consideration of this application.

Cordially,



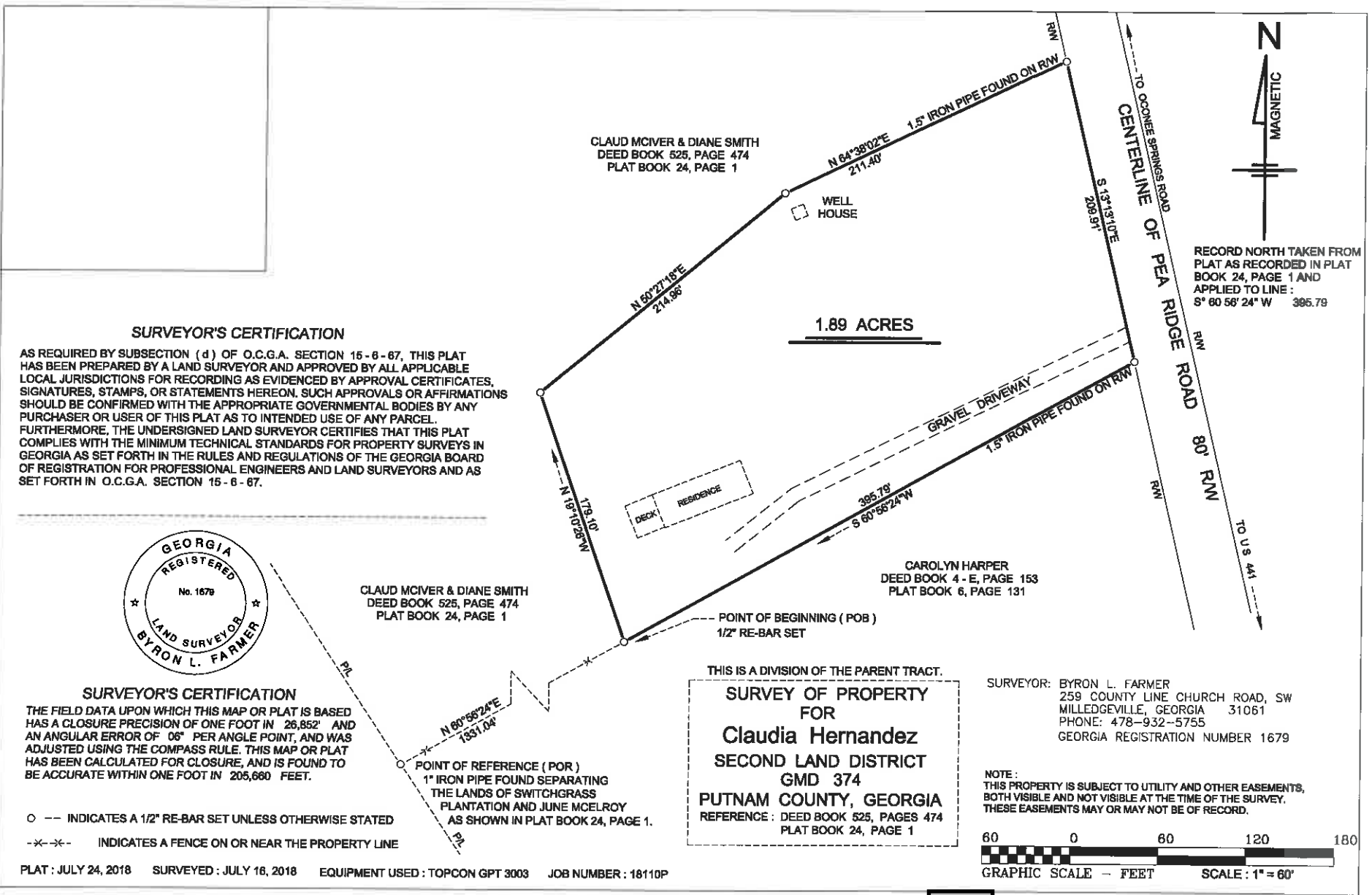
MARY MARGARET OLIVER

Enclosure

cc: Tammy Johnson, Power of Attorney, for Claude L. McIver, III

NOV 2018 JUL 26





SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-8-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-8-67.



SURVEYOR'S CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26,852' AND AN ANGULAR ERROR OF 06" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE, AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 205,660 FEET.

- --- INDICATES A 1/2" RE-BAR SET UNLESS OTHERWISE STATED
- *-*- INDICATES A FENCE ON OR NEAR THE PROPERTY LINE

PLAT : JULY 24, 2018 SURVEYED : JULY 16, 2018 EQUIPMENT USED : TOPCON GPT 3003 JOB NUMBER : 18110P

CLAUD MCIVER & DIANE SMITH
DEED BOOK 525, PAGE 474
PLAT BOOK 24, PAGE 1

N 84°38'02"E
211.40'
1.5" IRON PIPE FOUND ON RW

1.89 ACRES



GRAVEL DRIVEWAY

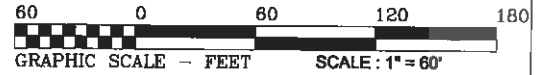
CAROLYN HARPER
DEED BOOK 4 - E, PAGE 153
PLAT BOOK 6, PAGE 131

POINT OF BEGINNING (POB)
1/2" RE-BAR SET

THIS IS A DIVISION OF THE PARENT TRACT.
SURVEY OF PROPERTY FOR Claudia Hernandez
SECOND LAND DISTRICT
GMD 374
PUTNAM COUNTY, GEORGIA
REFERENCE : DEED BOOK 525, PAGES 474
PLAT BOOK 24, PAGE 1

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

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



N
MAGNETIC

RECORD NORTH TAKEN FROM PLAT AS RECORDED IN PLAT BOOK 24, PAGE 1 AND APPLIED TO LINE :
S° 60' 56" 24" W 385.79

RECEIVED

107

JUL 2018

Backup material for agenda item:

13. Request by **Terry Aaron** to rezone 3 acres at 706 Twin Bridges Road from AG-1 to C-2.
[Map 057, Part of Parcel 002, 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

August 29, 2018

TO: Planning & Zoning Commission

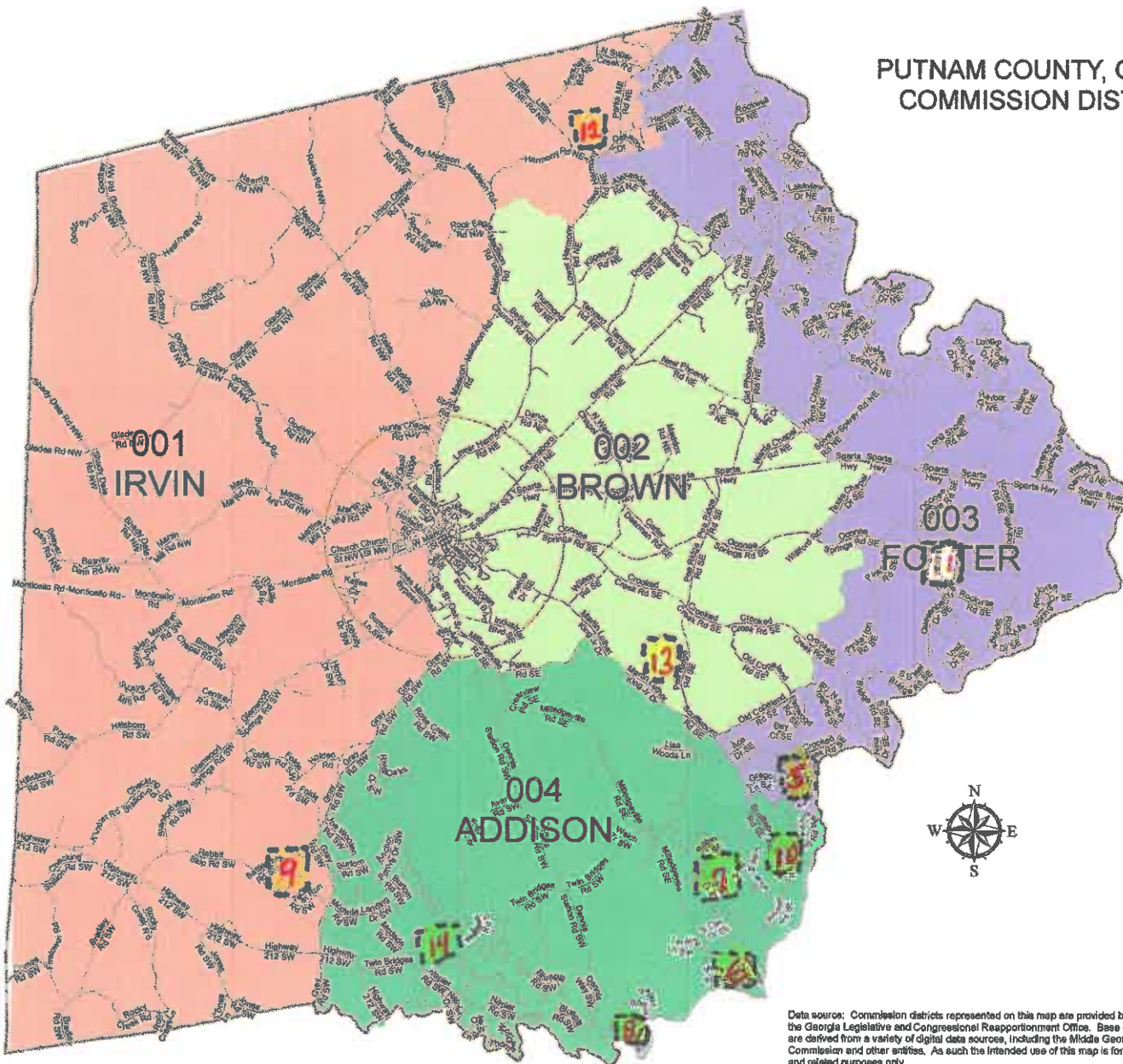
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 9/6/2018

14. Request by **Terry Aaron** to rezone 3 acres at 706 Twin Bridges Road from AG-1 to C-2. **[Map 057, part of Parcel 002, District 4].** * The applicant is requesting to rezone 3 acres out of 25.7 acres from AG-1 to C-2. The minimum lot size in the AG-1 district is 20 acres so to subdivide the property it must be rezoned to a conforming zoning district. A portion of this property was previously utilized as a convenience center by the Putnam County Board of Commissioners. The recycling center has since been closed and the applicant is proposing to establish a commercial business on this property. The 22.7 acres will remain in AG-1. The Comprehensive Plan Future Land Use indicates the future land use as Park/Recreation/Conservation. However, there are C-1 and C-2 zoned properties in the same proximity. Therefore, the proposed C-2 zoning will have minimal impact on Pea Ridge Road or adjacent properties.

Staff recommendation is for approval to rezone 3 acres from AG-1 to C-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



MAP SCALE: 1" = 6,897.28' SCALE RATIO: 1:68,967.34 DATE: JULY 2016

5. Request by Phillip & Maureen Phifer for a front and rear yard setback variance at 126 Winfield Drive. Presently zoned R-2. [Map 111A, Parcel 125, District 3].
6. Request by David Tim Sherrod side yard setback variance at 106 Gloria Drive. Presently zoned R-1. [Map 086C, Parcel 067, District 4].
7. Request by Princeton Pirkle for a side yard setback variance at 120 Bourbon Point. Presently zoned R-2. [Map 087B, Parcel 006, District 4].
8. Request by Shane Robbins, agent for Edward & Ellen Cherof for a rear yard setback variance at 104 Bass Lane. Presently zoned R-2. [Map 084C, Parcel 016, District 4].
9. Request by Chris Daniels, agent for The Three Daniels, LLC for a right and rear yard setback variance at 149 Mockingbird Drive. Presently zoned R-2. [Map 030A, Parcel 011, District 1].
10. Request by Bonnie B. Roberts to rezone 9.09 acres from R-1 to AG-2 at 365 Scuffieboro Road. [Map 111, Parcel 001048, District 4]. *
11. Request by Charles D. Carter to rezone 1.1 acres from AG-1 to R-1 at 127 Rockville Road. [Map 117 Part of Parcel 028, District 3]. *
12. Request by Marshall & Angela Criscoe to rezone 15 acres from AG-1 to AG-2 at 355 Harmony Road. [Map 072, Part of Parcel 010, District 1]. *
13. Request by Mary Margaret Oliver, agent for Estate of Diane Smith McIver and Claude L. McIver, III to rezone 1.89 acres at 599 Pea Ridge Road from AG-1 to R-1. [Map 090, Part of Parcel 002, District 2]. *



Dist. 4

PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

APPLICATION NO 2018-00713

DATE: 6-5-18

MAP 057 PARCEL 002

- Name of Applicant: Terry Aaron
- Mailing Address: 131 Sunrise Dr Eatonton, Ga 31024
- Phone: (home) 478-968-0139 (office) 478-968-5706 (cell) 478-288-2905
- The location of the subject property, including street number, if any: 706 Twin Bridges Road

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

6 The proposed zoning district desired: Commercial C-2 RA

7 The purpose of this rezoning is (Attach Letter of Intent)
Welding Shop - Machine Shop - Storage - Boat Repair

8 Present use of property: None Agriculture TA Desired use of property: Commercial RA
Past use - Recycling Center - County

9 Existing zoning district classification of the property and adjacent properties:
Existing: Agriculture A6-1
North: Agriculture A6-1 South: Commercial C-1, R-1, A6-1 East: Commercial A6-1 West: Commercial C-2

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. 057002 - Woodland - Plat #

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 / Forest or park/Recreation/Conservation

13 A detailed description of existing land uses: Woodland

14 Source of domestic water supply: well , community water _____, or private provider _____. If source is not an existing system, please provide a letter from provider.
Will be drilling well - No water at this time

Revised copy
RCVD 2018 AUG 14

Ko

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

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.

Tekky Aaron 6-5-18
Signature (Property Owner) (Date)

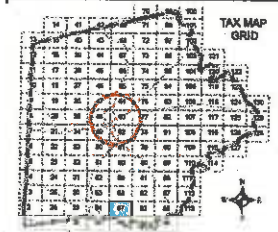
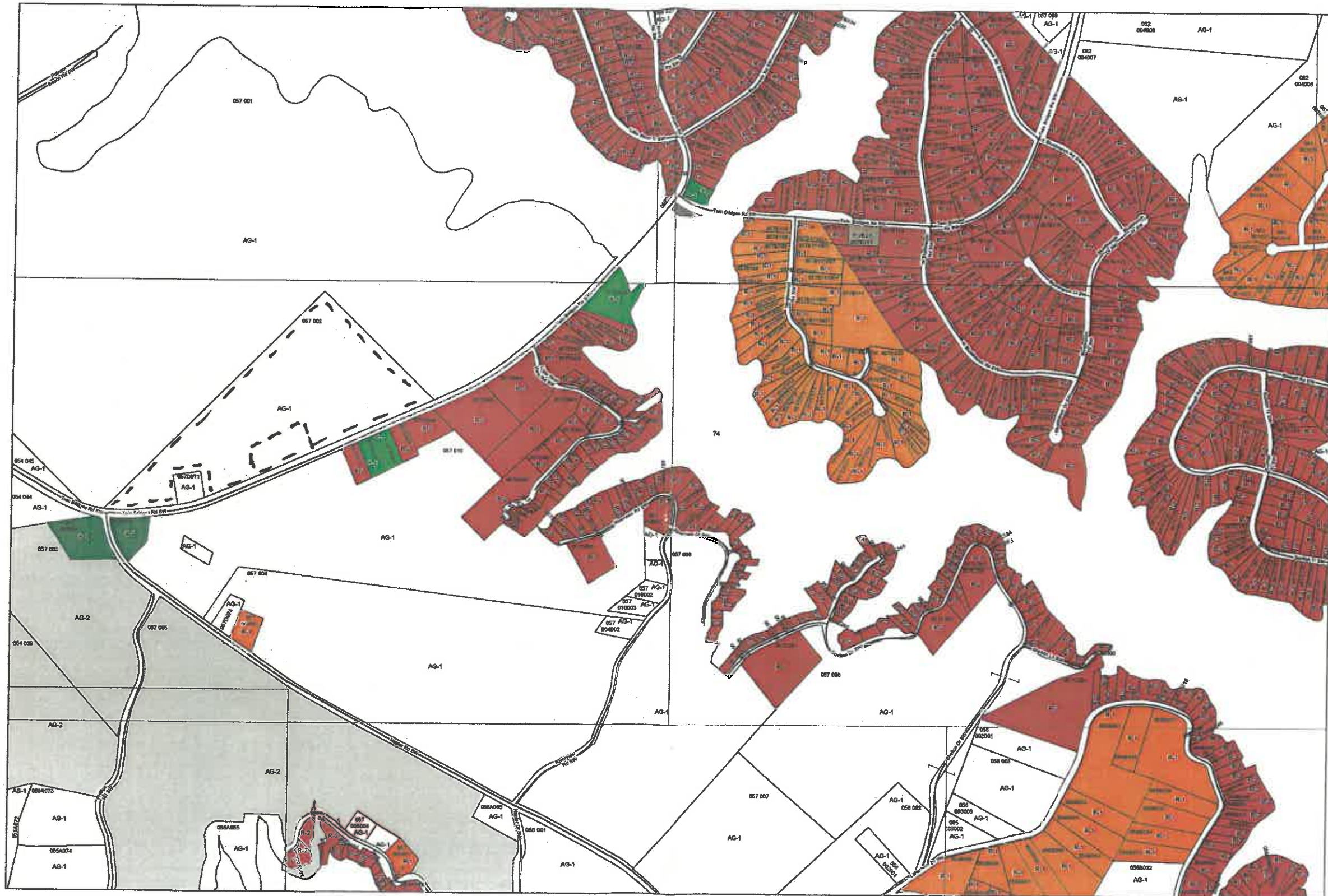
Signature (Applicant) (Date)

[Signature]
Notary Public


Notary Public

Office Use	
Paid: \$ <u>300.00</u> (cash) _____ (check) <u>1256</u> (credit card) _____	
Receipt No. <u>32561</u> _____	Date Paid: <u>6-5-18</u> _____
Date Application Received: <u>6-5-18</u> _____	
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 _____

RECEIVED
[Signature]
JUN 05 2018



- 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 |
| C-1 | I-M | MHP |
| C-1 CITY | IND-1 CITY | PUBLIC |
| C-2 | IND-2 | PUBLIC CITY |

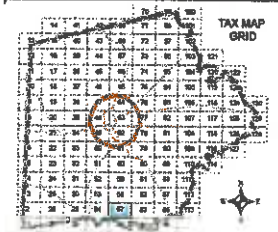
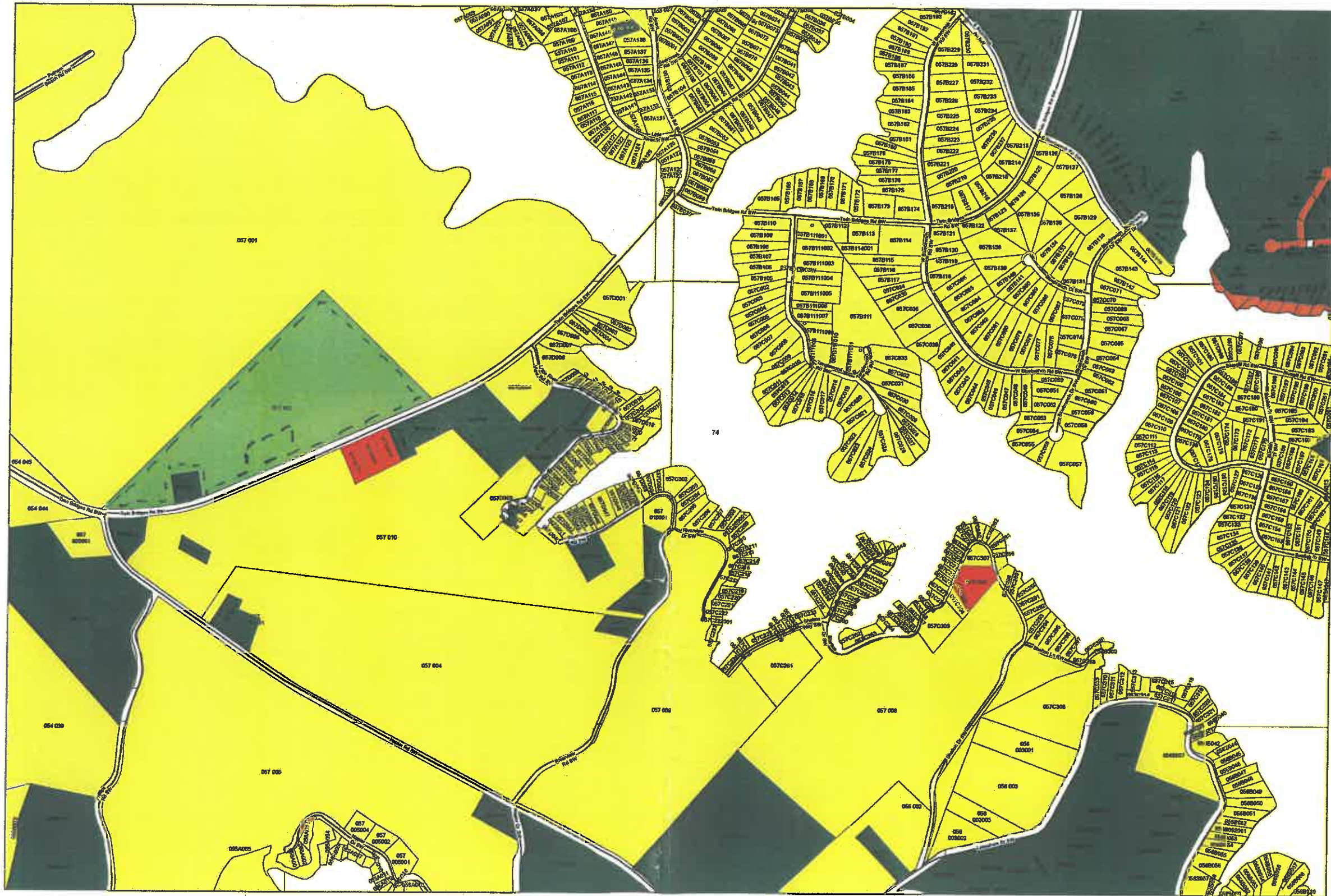
- | | | |
|------------|------|---------|
| R - 1 CITY | R-1 | RM-2 |
| R - 2 CITY | R-1R | RM-3 |
| R - 3 CITY | R-2 | VILLAGE |
| R - 4 CITY | RM-1 | |

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Shady Hwy
Nacoochee, Georgia 31217
(478) 751-4160
(478) 751-4517
Web: www.middlegeorgia.com
Email: mgrc@mgc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 057

MAP SCALE: 1" = 400' SCALE RATIO: 1:1,600 DATE: JANUARY 31/16



- 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 Easley Hwy
Suwanee, Georgia 30127
(478) 751-6100
(478) 781-6017
Web: www.middlegeorgia.org
Email: mgrc@mgarc.org

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

MAP 057

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

057 001

AG-1

057 002

AG-1

AG-1

057 D071

057 010

AG-1

AG-1

AG-1

054 044

C-2

C-2

057 003

AG-2

Phillips Rd SW

057 005

AG-2

AG-2

054 039

AG-1

AG-1

AG-1

057 004

AG-1

R-1

057 004001

AG-1

057 004

R-2

C-1

C-1

R-2

R-2

R-2

057 D084

R-2

057 D085

R-2

057 D086

R-2

057 D087

R-2

057 D088

R-2

057 D089

R-2

057 D090

R-2

057 D091

R-2

057 D092

R-2

057 D093

R-2

057 D094

R-2

057 D095

R-2

057 D096

R-2

057 D097

R-2

057 D098

R-2

057 D099

R-2

057 D100

R-2

057 D101

R-2

057 D102

R-2

057 D103

R-2

057 D104

R-2

057 D105

R-2

057 D106

R-2

057 D107

R-2

057 D108

R-2

057 D109

R-2

057 D110

R-2

057 D111

R-2

057 D112

R-2

057 D113

R-2

057 D114

R-2

057 D115

R-2

057 D116

R-2

057 D117

R-2

057 D118

R-2

057 D119

R-2

057 D120

R-2

057 D121

R-2

057 D122

R-2

057 D123

R-2

057 D124

R-2

057 D125

R-2

057 D126

R-2

057 D127

R-2

057 D128

R-2

057 D129

R-2

057 D130

R-2

057 D131

R-2

057 D132

R-2

057 D133

R-2

057 D134

R-2

057 D135

R-2

057 D136

R-2

057 D137

R-2

057 D138

R-2

057 D139

R-2

057 D140

R-2

057 D141

R-2

057 D142

R-2

057 D143

R-2

057 D144

R-2

057 D145

R-2

057 D146

R-2

057 D147

R-2

057 D148

R-2

057 D149

R-2

057 D150

R-2

057 D151

R-2

057 D152

R-2

057 D153

R-2

057 D154

R-2

057 D155

R-2

057 D156

R-2

057 D157

R-2

057 D158

R-2

057 D159

R-2

057 D160

R-2

057 D161

R-2

057 D162

R-2

057 D163

R-2

057 D164

R-2

057 D165

R-2

057 D166

R-2

057 D167

R-2

057 D168

R-2

057 D169

R-2

057 D170

R-2

057 D171

R-2

057 D172

R-2

057 D173

R-2

057 D174

R-2

057 D175

R-2

057 D176

R-2

057 D177

R-2

057 D178

R-2

057 D179

R-2

057 D180

R-2

057 D181

R-2

057 D182

R-2

057 D183

R-2

057 D184

R-2

057 D185

R-2

057 D186

R-2

057 D187

R-2

057 D188

R-2

057 D189

R-2

057 D190

R-2

057 D191

R-2

057 D192

R-2

057 D193

R-2

057 D194

R-2

057 D195

R-2

057 D196

R-2

057 D197

R-2

057 D198

R-2

057 D199

R-2

057 D200

R-2

057 D201

R-2

057 D202

R-2

057 D203

R-2

057 D204

R-2

057 D205

R-2

057 D206

R-2

057 D207

R-2

057 D208

R-2

057 D209

R-2

057 D210

R-2

057 D211

R-2

057 D212

R-2

057 D213

R-2

057 D214

R-2

057 D215

R-2

057 D216

R-2

057 D217

R-2

057 D218

R-2

057 D219

R-2

057 D220

R-2

057 D221

R-2

057 D222

R-2

057 D223

R-2

057 D224

R-2

057 D225

R-2

057 D226

R-2

057 D227

Letter of Intent

I currently own the property off Twin Bridges Rd. (Map 057 Parcel 002). I am proposing to rezone 3 acres of this property from AG-1 to C-2. The property is currently just a woodland area, and I am wanting to establish a commercial area for: welding, machine/boat repair, & storage. There are other commercial properties located within the near vicinity and the C-2 zoning classification would allow me to operate in this manner. Thank you for your consideration.

Terry Danon

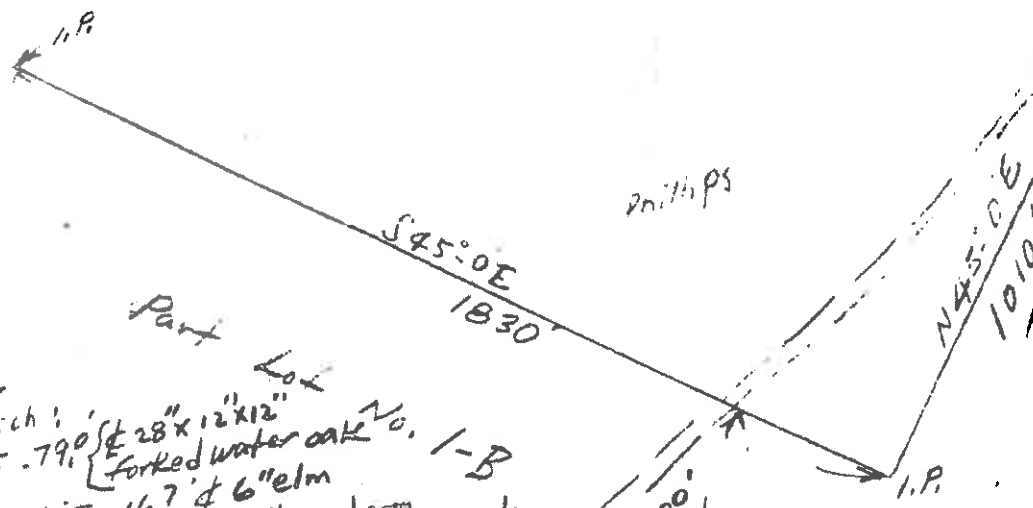
Revised copy.
RCUD 2018 AUG 14
KP

13 JUN '18 11:03
[Signature]

PB7/21-A

PCD AUG 21 '18

[Handwritten signature]



U.S. 171 V. Service
 Lane
 1777'
 FROM R/W
 N 45° 0' E - 2751'

Part Lot
 54K. set
 from which:
 N 71 1/2° E - 790' { 28" x 12" x 12" forked water oak No. 1-B
 S 38 1/2° E - 167' & 6" elm
 N 54 1/2° E - 207' & 4" sugarberry
 N 54 1/2° W - 133' & 10" water oak

1040.00'
 along
 line

TAX MAP 057
 PARCEL 002

LOT NO 2-B
 25.7 ACRES
 3.0 AL
 435'

TWIN BRIGADE ROAD
 Road is
 Paused

PROPOSED Re-ZONING

125

← To Hwy 212

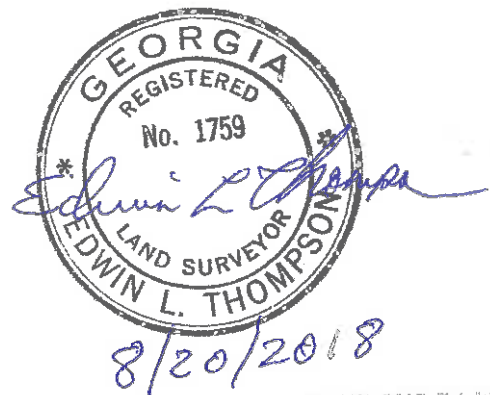
08-15-2018

Thompson Land Surveyors, Inc.

140 Kenan Drive
Milledgeville, GA 31061
478-456-5781

Impact Analysis Study: Tax Map 057, Parcel 002

- a. I believe the zoning proposal is consistent with the stated purpose of the zoning district that it is being requested.
- b. I believe the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
- c. The zoning proposal will not adversely affect the existing use, value or usability of adjacent or nearby properties.
- d. The zoning proposal is in conformity with the policy and intent of the comprehensive land plan.
- e. I believe the zoning proposal would improve the economic use of said property.
- f. The property is located adjacent to paved County Road #72, Twin Bridges Road, and has excellent site distance in both directions. The zoning proposal would not cause an excessive or burdensome condition.
- g. The proposed use does not cause new or changing conditions not anticipated by the Comprehensive Plan.
- h. The proposed use reflects a reasonable balance between the promotion of the public health, safety, and a reasonable private use of the property.



RCVD AUG 21 '18