



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Agenda

Thursday, February 04, 2021 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

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

Minutes

4. Approval of Minutes - January 7, 2021

Requests

5. Request by **Leslie S. Albrecht** for a side yard setback variance at 148 Long Island Drive. Presently zoned R-1R. [Map 122A, Parcel 072, District 3]. **Applicant is requesting to withdraw without prejudice.**
6. Request by **Mark B. & Kecia M. Kearsley** for a side yard setback variance at 127 Lakemore Drive. Presently zoned R-1. [Map 103A, Parcel 012, District 3].
7. Request by **Wayne Sandbo** for a side yard setback variance at 350 Shelton Drive. Presently zoned R-2. [Map 057C, Parcel 249, District 4]. **Item has been removed.**

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on February 16, 2021 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 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.

File Attachments for Item:

4. Approval of Minutes - January 7, 2020



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, January 7, 2021, at 6:30 P.M. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Opening

1. Call to Order

Chairman James Marshall, Jr. called the meeting to order

2. Attendance

Mr. Ben Schmitt called the Attendance.

PRESENT:

Chairman James Marshall, Jr.

Vice-Chairman Tim Pierson

Member Maurice Hill, Jr.

Member Martha Farley

Member John Mitchell (not eligible for voting due to training requirements)

STAFF:

Lisa Jackson

Courtney Andrews

Ben Schmitt

3. Rules of Procedures

Ms. Courtney Andrews read the Rules of Procedures.

Minutes

4. Approval of Minutes- December 3, 2020

Motion to approve the December 3, 2020 minutes made by **Member Farley**, Seconded by

Member Hill

Voting Yea: **Chairman Marshall, Vice-Chairman Tim Pierson, Member Hill, Member Farley**

Requests

5. Request by **James Pawson** for a side yard setback variance at 117 Lake Forest Drive.

Presently zoned R-1R. [Map 103D, Parcel 150, District 3]. **Mr. Pawson** represented this request. The home has four-bedrooms, and each has a small bathroom and closet; however, it lacks a master bedroom suite. The bedroom that we would like to be the master bedroom is 14 feet from the property line, and the detached garage is 11 feet from the property line. The extension he wants to build will provide a walk-in closet and a new master bathroom. He requested a 7 ½ foot variance from the property line, and he also understands that it was

not recommended for approval. He wanted to know if he could request 10 feet and not be denied if he returned next month?

Chairman Marshall noted that he would like the Planning Director to address this concern. **Ms. Jackson** responded that the lot is conforming, which means it conforms to the minimum lot size. The lot is 100 feet wide at the building setback. The house currently on the lot is over 3,000 square feet. We usually give variances when there is an undue hardship. An undue hardship includes a non-conforming parcel, which is when the lot doesn't meet the minimum size. Length or width, and typography is another reason, which can consist of a well or septic system's location. What we have here is a lot that is conforming and a substantial size home. The house is already 14 feet from the property line. Staff went out to the property; there was nothing there indicating we should recommend an approval of a variance. We recommend that you stay inline where the house is currently built and build in either direction instead of going closer. When you have a conforming lot and continue to build out, you are no longer respecting the ordinances. Your setbacks are there for a reason.

The applicant is requesting to withdraw without prejudice.

Motion to approve the request by **James Pawson** to withdraw without prejudice made by **Member Hill** and seconded by **Member Farley**.

Voting Yea: **Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill.**

6. Request by **Michael & DeeAnna May** for a side yard setback variance at 115 Little Riverview Road. Presently zoned R-2. [Map 057D, Parcel 012, District 4]. **Mrs. May** represented this request. She and her husband wish to move to their property here to make it their permanent residence. They would like to enlarge one of the rooms, build on a master suite, a sunroom, and a storage area. One of the other bedrooms will be converted into a dining room, with the number of bedrooms in the home remaining at three. The house is situated so that they are requesting a variance of 10 feet on the right side and 12.3 feet on the left side of the home. The master bedroom enlargement will be 740 square feet, and the sunroom and storage area is proposed to be 396 square feet. The total addition is 1,136 square feet.

Chairman Marshall asked the board if anyone had been to the property. **Member Farley** answered that she had been to the property in question and found the proposed project fine. **Ms. Jackson** noted that the property is a non-conforming lot; it is 75 feet wide at building setback. Therefore, the variance they are asking for does meet the minimum requirements.

The staff recommendation is for approval of a 7.7-foot side yard setback variance, being 12.3 feet from the left rear side of the property when facing the lake, and a 10-foot side yard setback variance, being 10 feet from the right side of the property when facing the lake at 115 Little Riverview Road. [Map 057D, Parcel 012]

Motion to approve the request by **Michael & DeeAnna May** for a side yard setback variance at 115 Little Riverview Road [Map 057D, Parcel 012, District 4] made by **Member Farley** and seconded by **Member Hill**.

Voting Yea: **Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill.**

7. Request by **Henry Darby, agent for Preston Wilder** for a side yard setback variance at 167 Thunder Road. Presently zoned R-1. [Map 102B, Parcel 074, District 3]. **This item has been removed from the agenda.**

New Business

Adoption of the new agenda for the coming year for the P&Z Board meetings.

Motion to approve the 2021 Agenda for the P&Z Board made by **Vice-Chairman Pierson** and seconded by **Member Farley.**

Voting Yea: **Chairman Marshall, Vice-Chairman Pierson, Member Farley, Member Hill.**

It was also noted that this year the board would not be voting for a new Vice-Chair position, but next year a vote will take place.

Search for training for Member Mitchell continues; online will be the best avenue; however, it has been challenging to find.

Winter training has been canceled, and summer training will still be held with an extra day to make up for winter. This training will be done in August at Lake Lanier, should conditions with the Corona Virus improve.

The P&Z Board will be provided with documents highlighting the Zoning Ordinance changes for the Putnam County Code of Ordinances.

Adjournment

The meeting adjourned at approximately 7:10 P.M.

Attest:

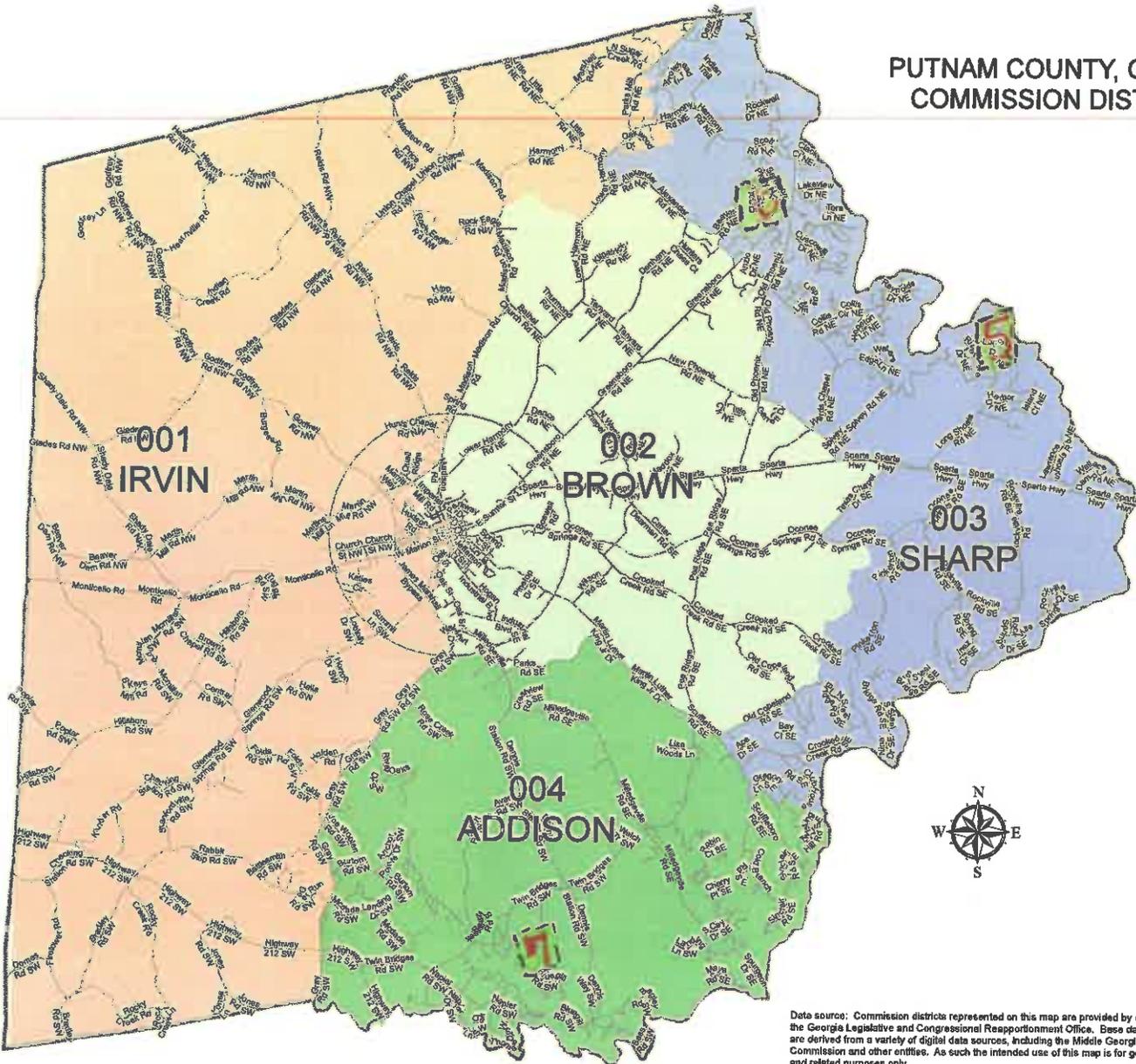
Lisa Jackson
Director

James Marshall, Jr.
Chairman

File Attachments for Item:

5. Request by **Leslie S. Albrecht** for a side yard setback variance at 148 Long Island Drive. Presently zoned R-1R. **[Map 122A, Parcel 072, District 3]**.

**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" = 5,667.28' SCALE RATIO: 1:68,367.34 DATE: JUNE 2019

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6. Request by **Mark B. & Kecia M. Kearsley** for a side yard setback variance at 127 Lakemore Drive. Presently zoned R-1. [Map 103A, Parcel 012, District 3].
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Putnam County City of Eatonton

APPLICATION FOR: VARIANCE CONDITIONAL USE

PLAN 2020-02330

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

Owner name Leslie S. Albrecht Phone# 678-943-4709

Applicant name (if different from above) _____ Phone# _____

MAILING ADDRESS 9518 Knightbridge Rd. Flowery Branch, GA. 30542
CITY STATE ZIP

PROPERTY LOCATION: 148 Long Island Drive Eatonton TOTAL ACREAGE .62

MAP: 122A PARCEL: 072 PRESENTLY ZONED: R-1R DISTRICT: 3-CJA

SETBACKS: Front: 50' Rear: NA Lakeside: 168' Left: 14' Right: 20'

Arterial/State Road. Yes: _____ No:

TOTAL SQ. FT. (existing structure) 3,955 TOTAL FOOTPRINT (proposed structure) 3,530 sq.ft.

LOT LENGTH (the total length of the lot) 307'

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 106'

REASON FOR REQUEST: We want to make this our full time residence, and need to renovate to accommodate our needs.

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: Leslie Albrecht DATE: 12/30/2020

*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>12-30-2020</u>	FEE: \$ 200.00	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>CJA</u>
RECEIPT # _____					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				

Les & Joyce Albrecht
4518 Knightsbridge Road
Flowery Branch, Ga. 30542
Phone: 678-943-4709
Email: lsa10132086@gmail.com

December 30, 2020

Putnam County Planning & Development

Director Lisa Jackson
117 Putnam Dr., Suite B
Eatonton, Ga. 31024

Dear Putnam County Planning & Development:

We own the property at 148 Long Island Drive, Eatonton, GA. also defined as lot 11 in Long Island Forest Subdivision. We are planning to move to this house full time and would like to renovate it to accommodate our needs. The location of the house on the lot and its configuration leads us to request this variance. The variance area is approximately 110 sq. ft, approximately 6' into the setback on the left side of the house. We will be 14 feet from the property line at the closest point. We are requesting a variance for the 6' that we will be inside the setback area. See page 5A of the attachments. Red area(proposed addition area) on the left end of the house is over the "Blue" setback line. The lot length is approximately 307ft. The lot width at the house variance is approximately 106ft. Please note the attached survey that locates the present house and driveway. The survey stakes are still in place.

Attached is a top view of the house in its present configuration of the main floor and the present basement. The proposed additions are shown in red on drawings, 5, and 6. The blue "setback" line shows the area that is proposed in the variance request. Note that we plan to move the garage access and driveway to the opposite side of the garage. The proposed new driveway will have a curb along the south edge for approximately 1/2 of its length. A trench drain and two drain basins or another trench drain is planned for the driveway (see drawing of driveway area) to move the water to the rear of the property where a river rock dry creek is already installed, a 8" corrugated pipe will tie these components together.

We have been approved for a second septic system that is to be located on the street side of the house. This system would service the washing machine, bonus room bath. Note the proposed area on drawing 5.

The present living area is 3955 sq. ft. including the garage. We propose to add approximately 2023.2 sq. ft of living area and 1508 sq. ft. to the attached garage and basement storage areas, for a total of 3530sq. ft. in this renovation.

Details of areas below:

Computer room and master closet: $14.7' \times 44.29' = 651.4'$ sq. ft.

Basement extension: $39.9' \times 14.71' = 587'$ sq. ft.

Garage: $26.58' \times 54.126' = 1438 - 517$. (old garage) = $921'$ sq. ft.

Bonus room: $14.9' \times 54.5' + (44.68' \times 4) = 990.8$ sq. ft.

Utility area: 17.79' X 21.4' = 381' sq. ft.

We have preliminary plans that will not be finalized until the variance is resolved. We have put stakes in the yard to help clarify the proposed build areas. Let us know when you are scheduling the onsite review. We plan to attend this review.

We can be contacted at: 678-943-4709

Sincerely,

Les & Joyce Albrecht

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

COUNTY: PUTNAM	SUBDIVISION: Long Island Forest	LOT NUMBER: 11	BLOCK:
PROPERTY LOCATION (STREET ADDRESS): 148 Long Island Drive, Eatonton, GA			
I hereby apply for a construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Human Resources, Chapter 290-5-25. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.			
PROPERTY OWNER'S AUTHORIZED AGENT'S SIGNATURE: <i>Leslie Albrecht</i>		DATE: 12/11/2020	
PROPERTY OWNER'S NAME: Leslie Albrecht	PHONE NUMBER: 678-943-4709	ALTERNATE PHONE NUMBER: 770-633-7302	
PROPERTY OWNER'S ADDRESS: 4578 Knightsbridge Rd. Flowery Branch, GA 30542			
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER): N/A	PHONE NUMBER:	RELATIONSHIP TO OWNER:	

Section A - General Information

1. REQUIRED SETBACK FROM RECEIVING BODIES (walls, lakes, sinkholes, streams, etc.) EVALUATED: (1) Yes (2) No	5. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.): * Single	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.): Soil Type 3
2. WATER SUPPLY: (1) Public (2) Private (3) Community	6. WATER USAGE BY: (1) Bedroom Numbers (2) Gallons per Day	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: 45
3. SEWAGE SYSTEM TO BE PERMITTED: (1) New (2) Repair (3) Addition	7. NO. OF BEDROOMS / GPD: 1	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): > 60
4. LOT SIZE (SQUARE FEET / ACRES): .62 Acc. / 27007.54 sq ft	8. LEVEL OF PLUMBING OUTLET: (1) Ground Level (2) Basement (3) Above Ground Level	12. SOIL TEST PERFORMED BY:

Section B - Primary / Pretreatment

1. DISPOSAL METHOD: (1) Septic Tank (2) Privy (3) Aerobic Unit (4) Other:	3. SEPTIC TANK CAPACITY (GALLONS): 1000	4. AEROBIC UNIT CAPACITY (GALLONS):	5. DORING TANK CAPACITY (GALLONS): 1000	6. GREASE TRAP CAPACITY (GALLONS):
2. GARBAGE DISPOSAL: (1) Yes (2) No	7. PRESCRIBED TANK LOCATION / REMARKS: May need pump to maintain the depth of trenches after foundation is complete.			

Section C - Secondary Treatment

1. ABSORPTION FIELD DESIGN: (1) Level Field (2) Serial (3) Drip (4) Distribution Box (5) Mound / Area Fill	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: 600	7. NUMBER OF ABSORPTION TRENCHES:
2. ABSORPTION FIELD PRODUCT: Conv. Drip - gravel	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: 200	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES:
3. AGGREGATE DEPTH (INCHES): 12"	6. DEPTH OF ABSORPTION TRENCHES (range in inches): 30 - 36	9. DISTANCE BETWEEN ABSORPTION TRENCHES:
10. PRESCRIBED ABSORPTION FIELD LOCATION: Location of tanks drainfield discussed with owner. Install drainfield in uncut, unfilled original soil. Remove drainfield to divert rainfall around drain field.		

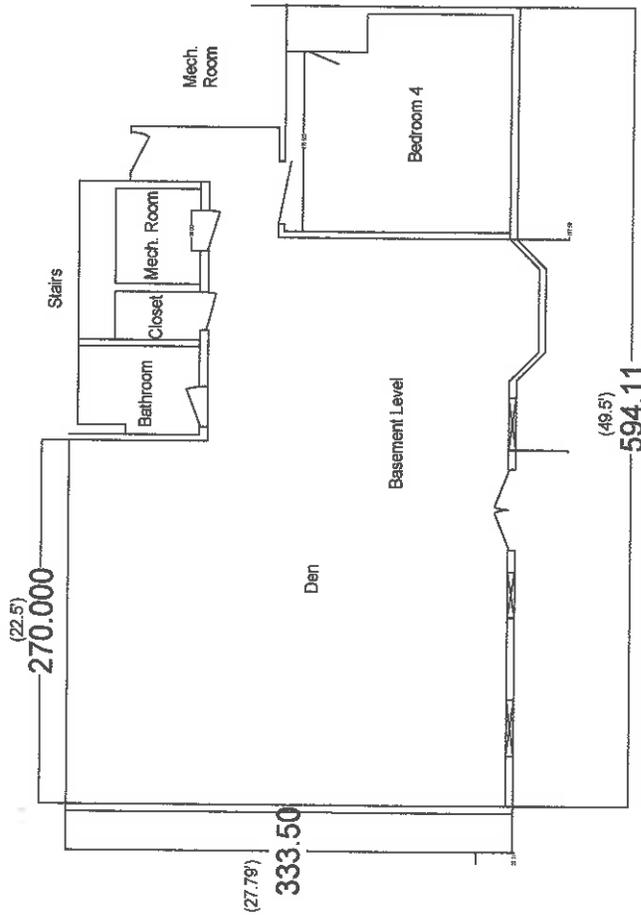
A PERMIT IS HEREBY GRANTED TO INSTALL THE ON-SITE SEWAGE MANAGEMENT SYSTEM DESCRIBED ABOVE. THIS PERMIT IS NOT VALID UNLESS PROPERLY SIGNED BELOW. THIS PERMIT EXPIRES TWELVE (12) MONTHS FROM DATE OF ISSUANCE.

1. SITE APPROVED AS SPECIFIED ABOVE: (1) Yes (2) No
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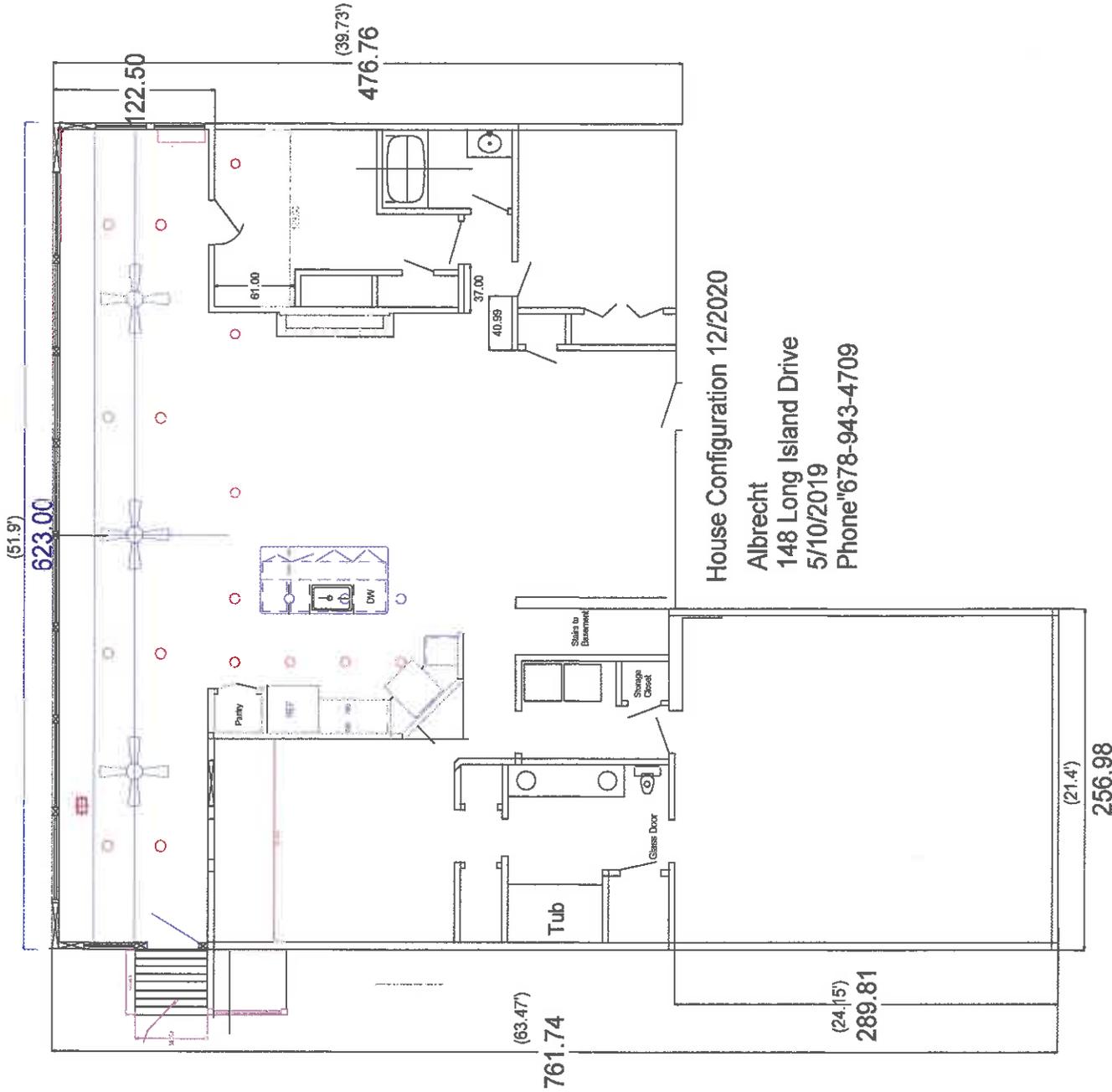
ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO ISSUANCE OF A PERMIT MAY RENDER PERMIT VOID. FAILURE TO FOLLOW SITE PLAN MAY RENDER PERMIT VOID. ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO FINAL INSPECTION BY COUNTY HEALTH DEPARTMENT, WHICH ADVERSELY AFFECTS THE FUNCTION OF THE ON-SITE SEWAGE MANAGEMENT SYSTEM, MAY RENDER APPROVAL VOID. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPER DISTANCES FROM BUILDINGS, WELLS, PROPERTY LINES, ETC.

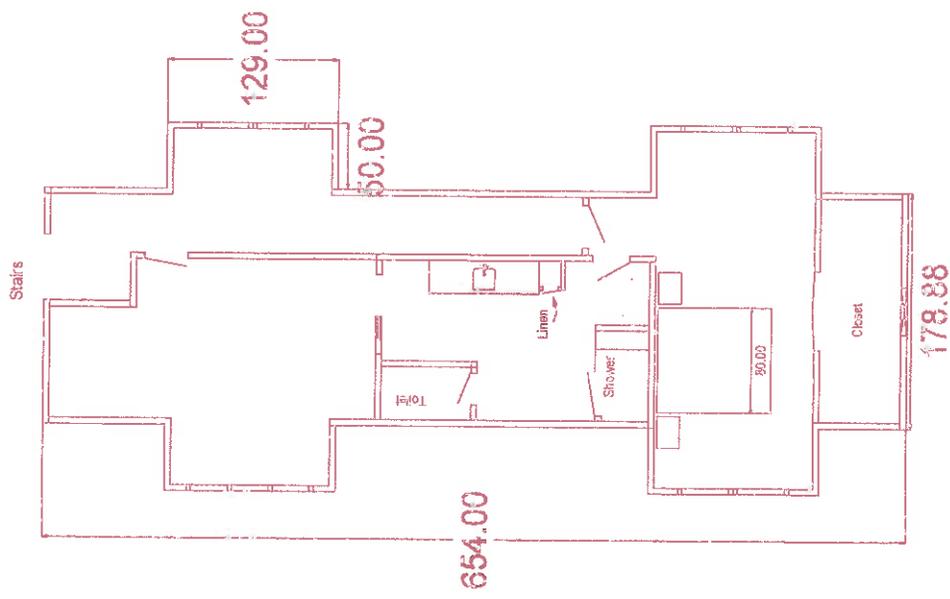
ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM, AND SUBSEQUENT APPROVAL OF SAISE BY REPRESENTATIVES OF THE GEORGIA DEPARTMENT OF HUMAN RESOURCES OR COUNTY BOARD OF HEALTH SHALL NOT BE CONSTRUED AS A GUARANTEE THAT SUCH SYSTEMS WILL FUNCTION SATISFACTORILY FOR A GIVEN PERIOD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

APPROVING ENVIRONMENTALIST: <i>Kathleen Hall, RSHS</i>	TITLE: EHS County Manager	DATE: 12-20-2020	CONSTRUCTION PERMIT NUMBER: 1170136 / 20-256
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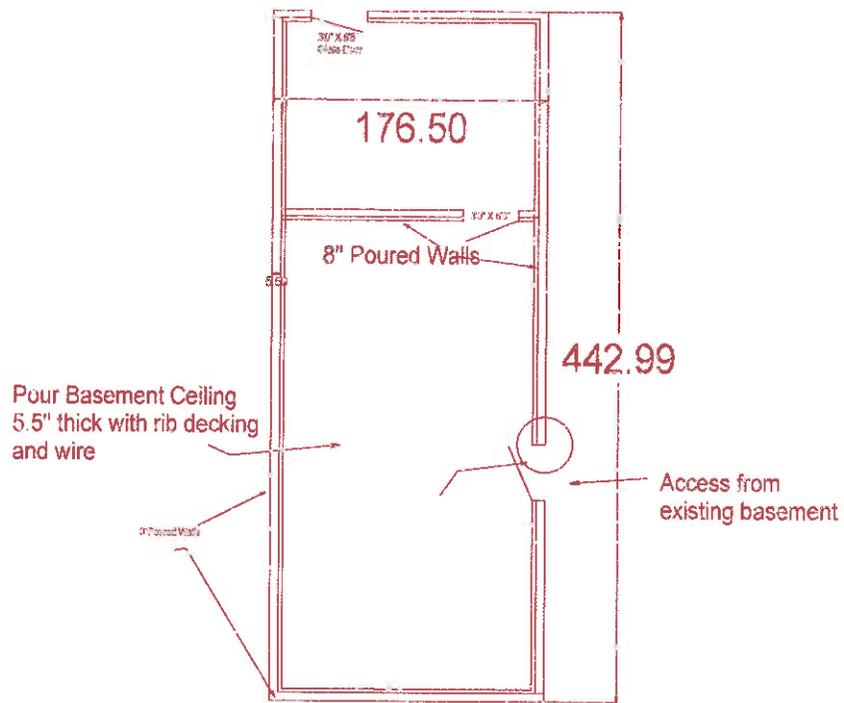


Present Basement

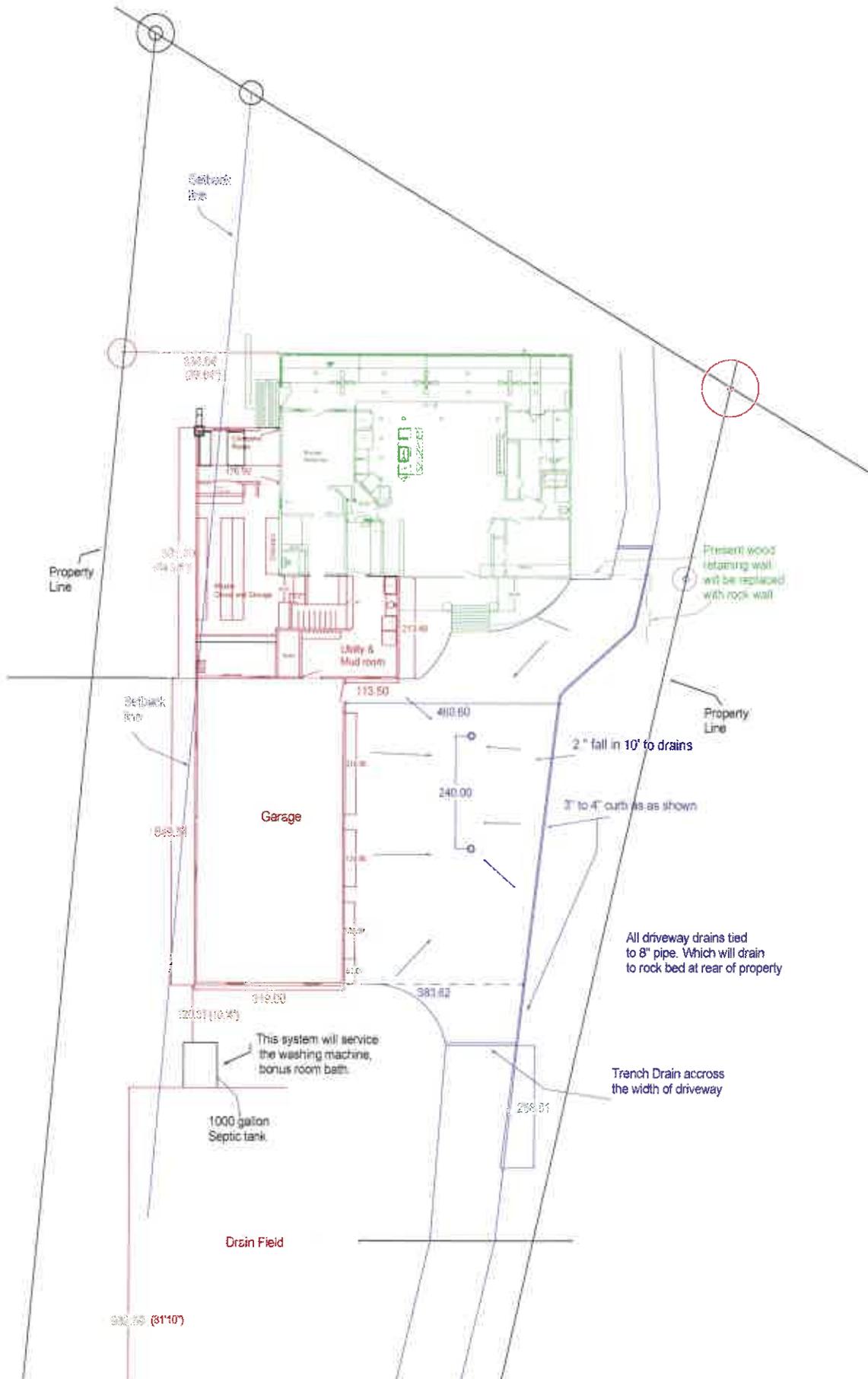


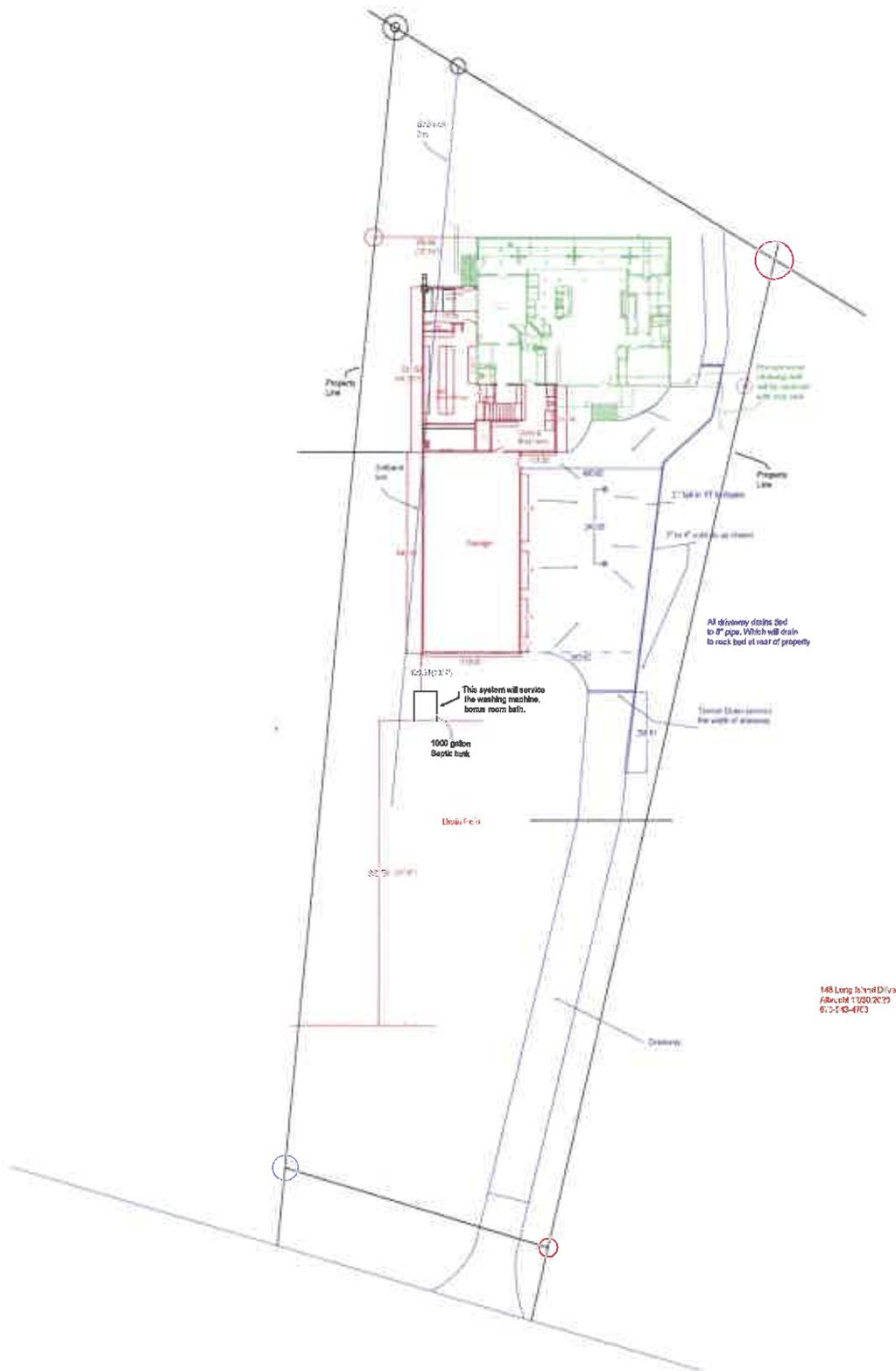


**Bonus Area
Over Garage**



Basement addition
for computer room
and closet





148 Long Island Drive
 Auburn 12902-2727
 615-45-4703

Courtney Andrews

From: Leslie Albrecht <lsa10132086@gmail.com>
Sent: Thursday, January 21, 2021 9:28 AM
To: Courtney Andrews
Subject: 148 Long Island Drive
Attachments: 148 LID Total View update1212021.pdf; Total View 1212021_2.pdf

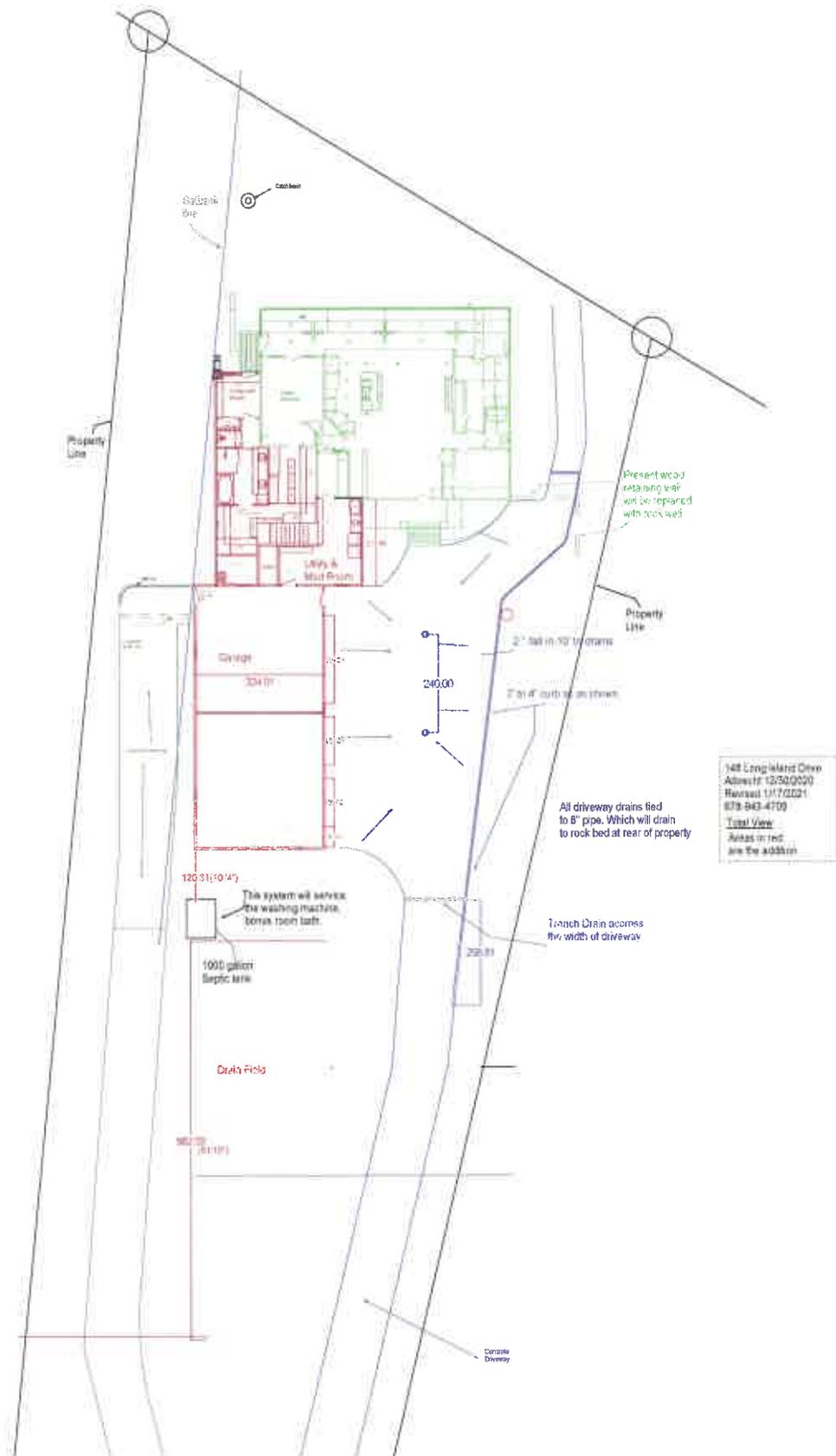
Please note the updated sketches of the layout. The house has been reduced to clear the setback line. We did include an additional driveway on the left side of the house. This new driveway will include a trench drain and catch basin at the side of the driveway to help runoff control. The driveway on the right side of the house is planned to stay as shown. Both driveways are in the setback zone at some point.

Are the changes to the house and the 2 driveway layouts acceptable?

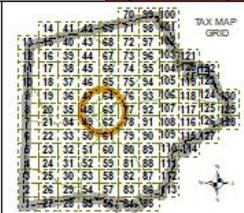
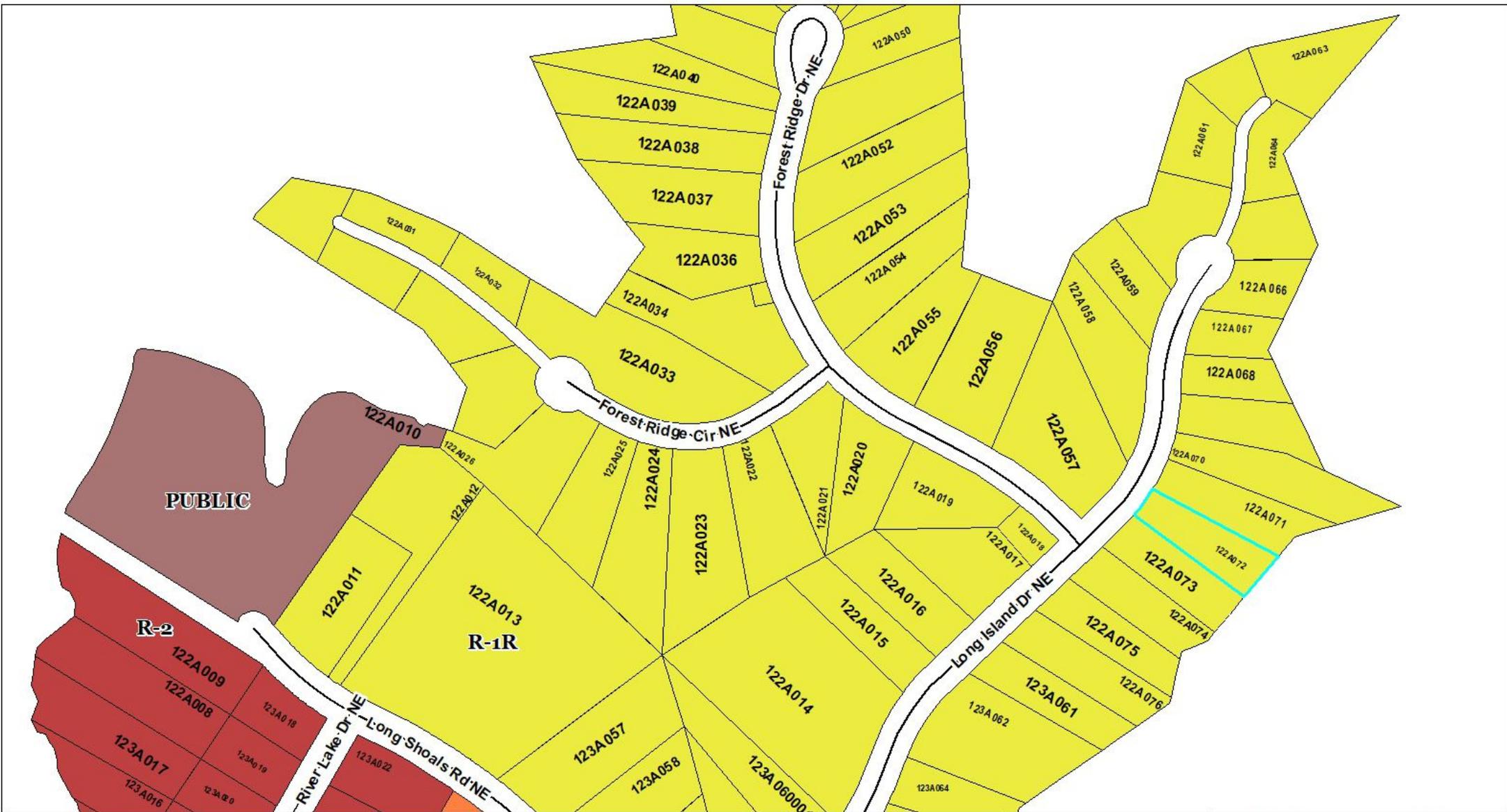
We are withdrawing the variance request without prejudice.

Sincerely,

Les & Joyce Albrecht
678-943-4709



148 Longmead Drive
 Address: 1530000
 Revised: 1/17/2021
 878-943-4700
Total View
 Areas in red
 are the addition



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

GEOGRAPHIC FEATURE LEGEND

- | | | | | | | |
|------------------|----------|------------|-------------|----------|------|---------|
| Overlay District | AG-2 | C-2 CITY | IND-2 CITY | R-1 CITY | R-1 | RM-2 |
| No Code | 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 |
| AG-1 CITY | C-2 | IND-2 | PUBLIC CITY | R-4 CITY | RM-1 | |

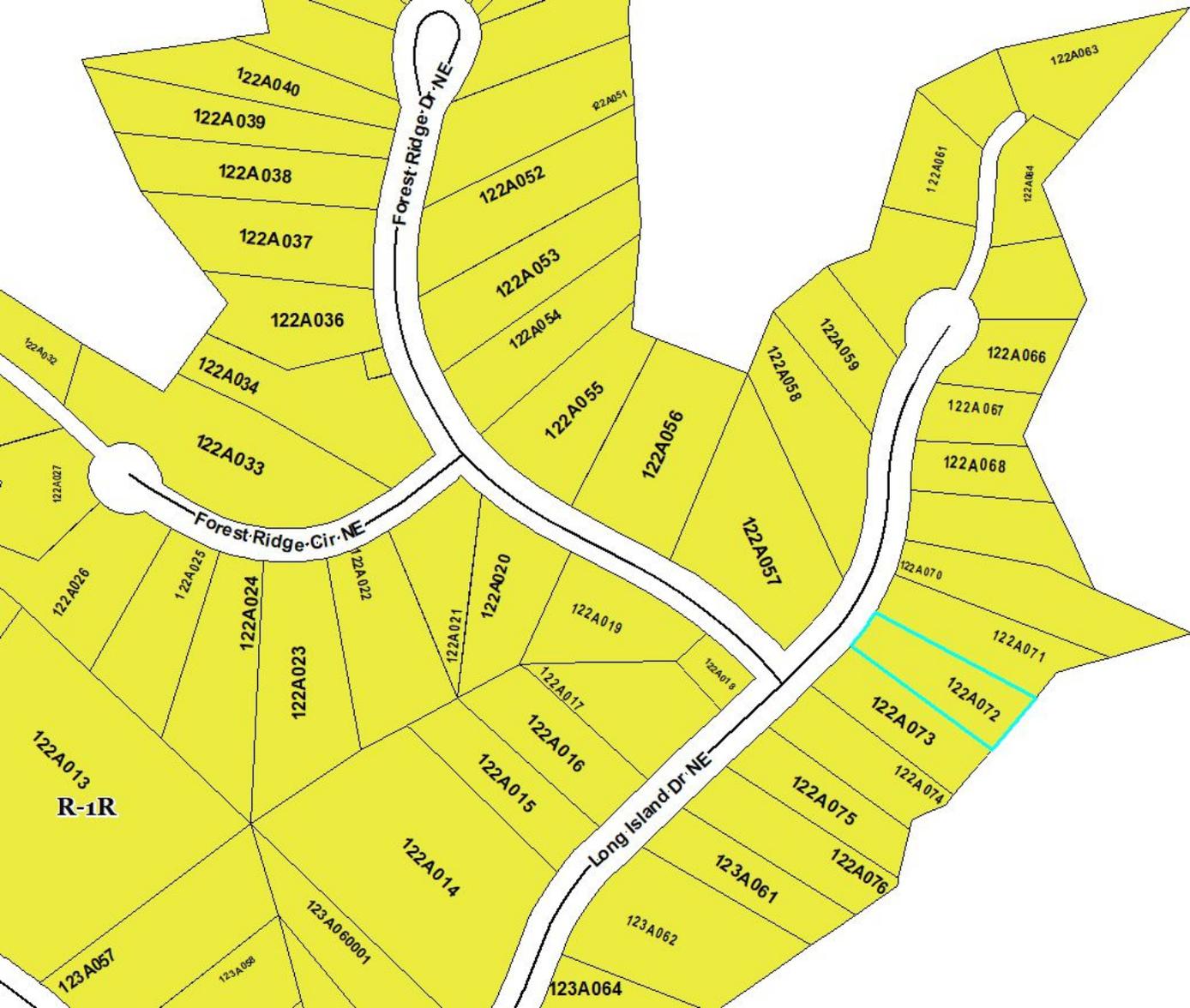


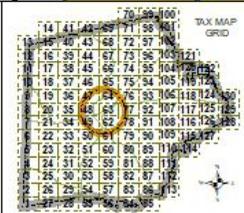
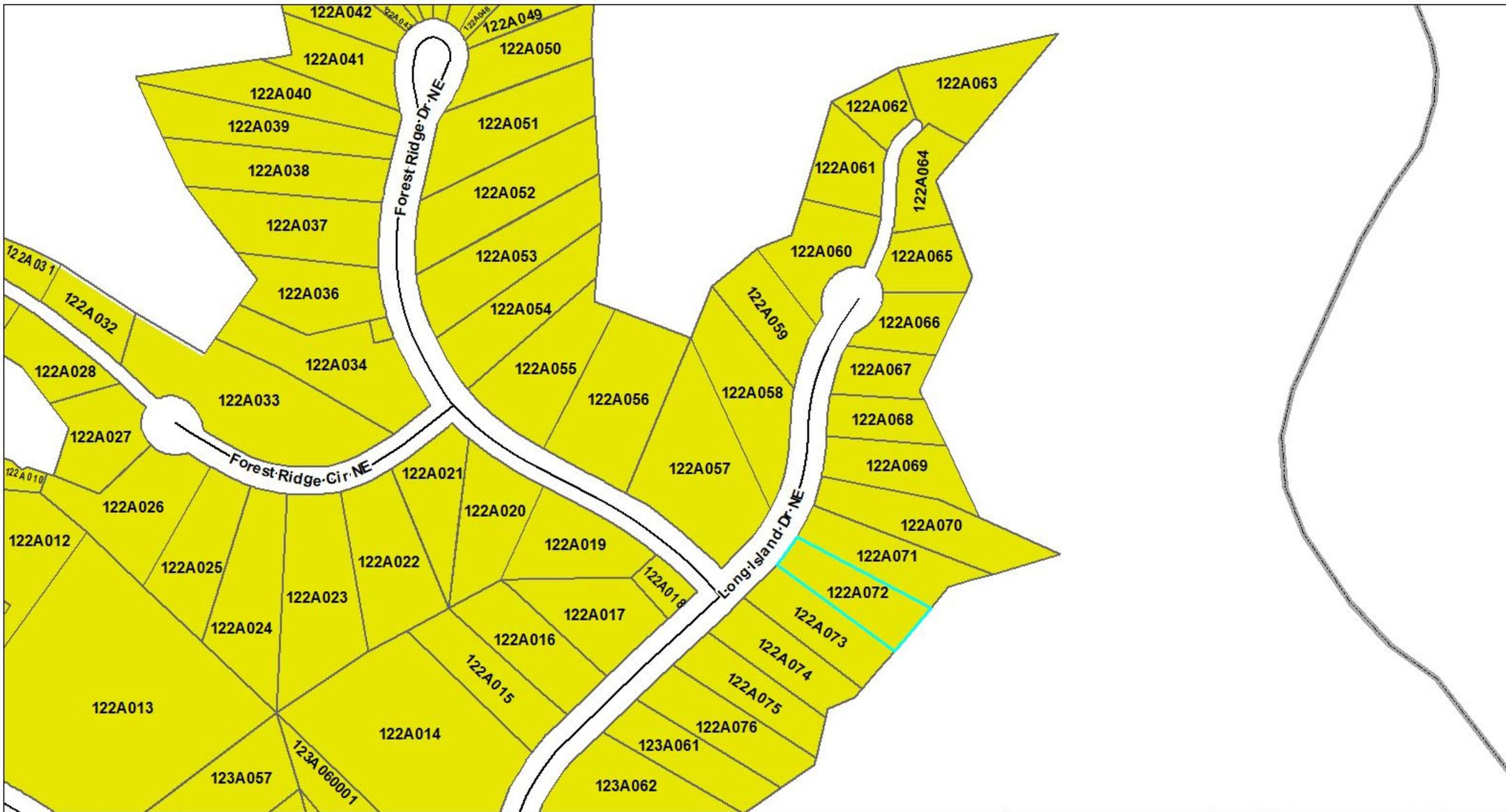
Middle Georgia Regional Commission
 175 Emery Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160
 Web:
www.middlegeorgia.org

**PUTNAM COUNTY, GEORGIA
 ZONING MAPS**



MAP 122A





GEOGRAPHIC FEATURE LEGEND

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

MGRC
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 122A

27

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: JANUARY 2021



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Agenda

Thursday, February 04, 2021 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

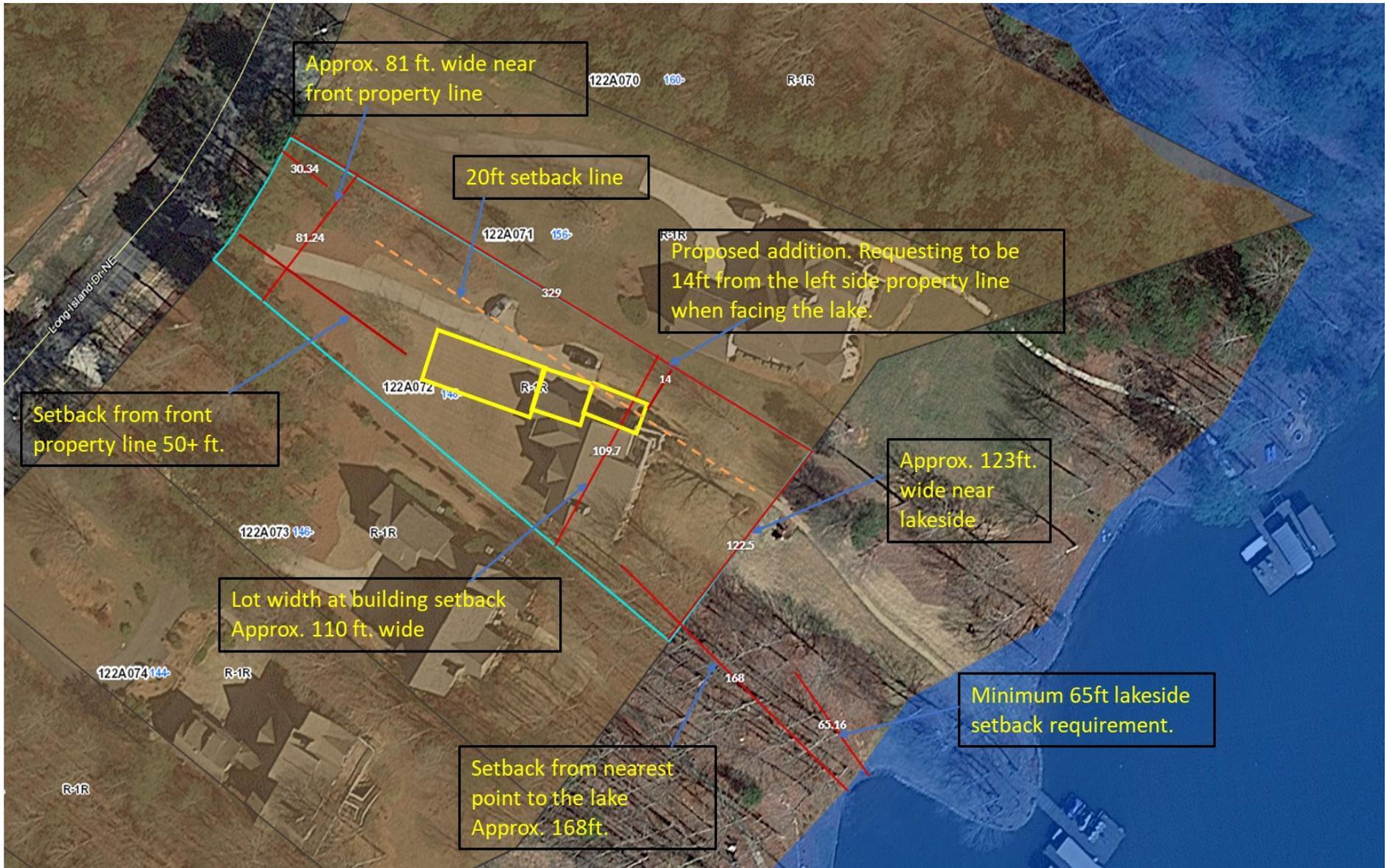
1. Call to Order
2. Attendance
3. Rules of Procedures

Minutes

4. Approval of Minutes - January 7, 2021

Requests

5. Request by **Leslie S. Albrecht** for a side yard setback variance at 148 Long Island Drive. Presently zoned R-1R. [Map 122A, Parcel 072, District 3]. The applicant is requesting a 6-foot side yard setback variance, being 14 feet from the left side property line. He is seeking to add a 2,023 square feet addition of living area and a 1,508 square foot attached garage and basement storage area. The current dwelling space, including the garage, is 3,955 square feet. With the addition, the total square footage is 7,485 square feet. As outlined in Putnam County Code of Ordinances Chapter 66-79 (g), there is a minimum 1,600 heated square feet requirement for this R-1R zoning district. The current home more than doubles the minimum requirement. With the addition, it will be more than four times the minimum requirement. Putnam County Code of Ordinances Chapter 66-79 (c) also states that the minimum lot width at building setback is 100ft. This lot measures approximately 110ft. in width, which exceeds the minimum lot width requirement. Staff visited the property and determined that the addition should not encroach on the side setbacks, and the owner should consider reducing the size of the addition and expand forward. There were no topographic or any extraordinary conditions establishing any undue hardship upon the owner of the property. Moreover, staff could not establish an undue hardship to justify recommending approval for this request. Therefore, this request does not meet the conditions as stated in the Putnam County, Code of Ordinances, Chapter 66-157(c)(2). It is recommended by staff that the addition needs to meet all required setbacks. Therefore, staff recommendation is for denial. **The applicant is requesting to withdraw without prejudice.**



The staff recommendation is for approval to withdraw without prejudice at 148 Long Island Drive [Map 122A, Parcel 072, District 3].

New Business
Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on February 16, 2021 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

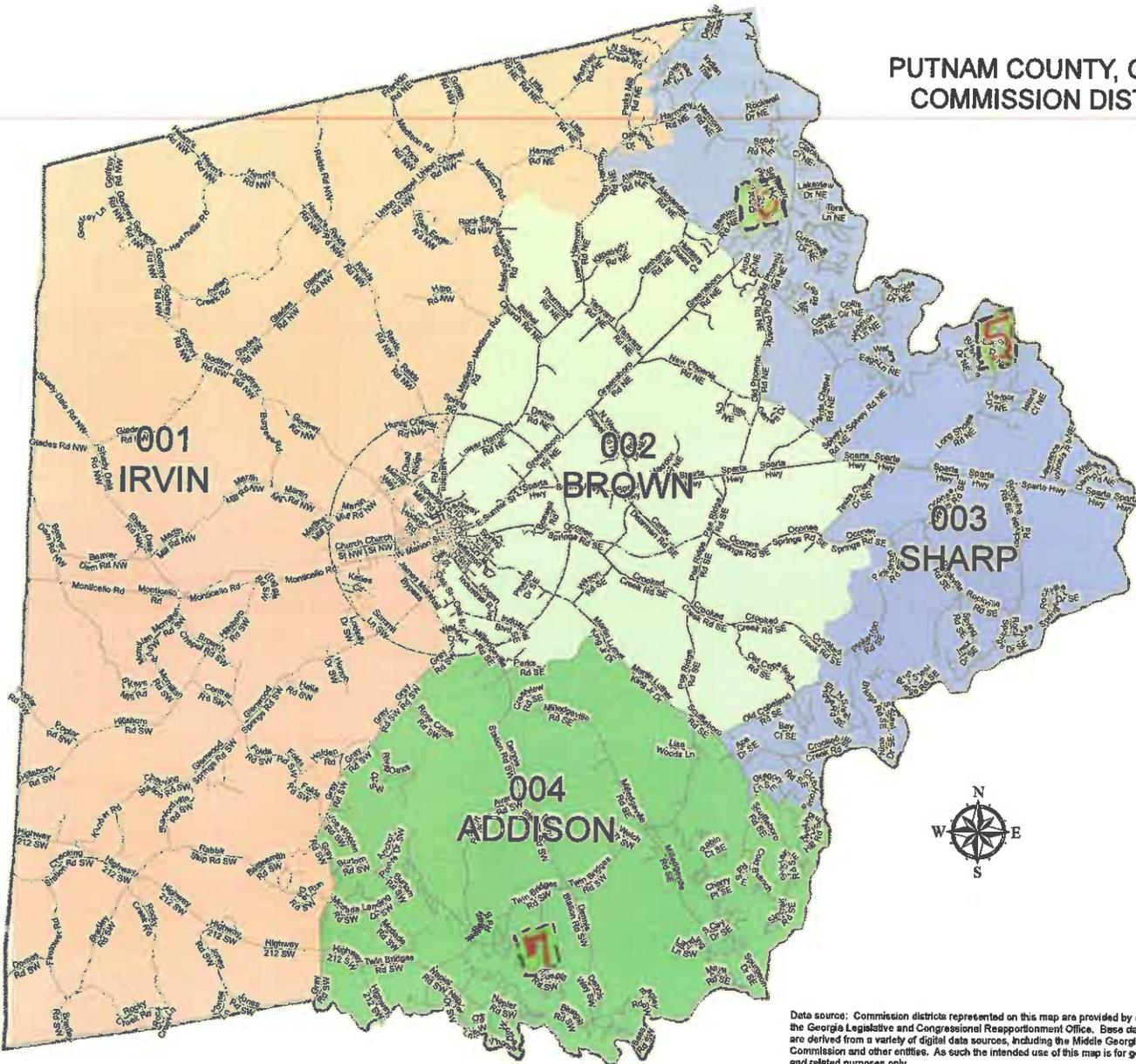
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Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA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

File Attachments for Item:

6. Request by **Mark B. & Kecia M. Kearsley** for a side yard setback variance at 127 Lakemore Drive. Presently zoned R-1. **[Map 103A, Parcel 012, District 3]**.

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 5,697.28' SCALE RATIO: 1:68,367.34 DATE: JUNE 2019

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6. Request by **Mark B. & Kecia M. Kearsley** for a side yard setback variance at 127 Lakemore Drive. Presently zoned R-1. [Map 103A, Parcel 012, District 3].
7. Request by **Wayne Sandbo** for a side yard setback variance at 350 Shelton Drive. Presently zoned R-2. [Map 057C, Parcel 249, District 4]. p



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

Permit # PLAN2020-02320

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

Owner name MARK B. + KECIA M. KEARSLEY Phone# 678 - 520 - 2672

Applicant name (If different from above) Phone# - - - - -

MAILING ADDRESS 82 COBBLESTONE COVE, SHARPSBURG CITY GA STATE 30277 ZIP

EMAIL ADDRESS MARK B KEARSLEY @ YAHOO.COM

PROPERTY LOCATION: 127 LAKEMORE DR. TOTAL ACREAGE .996

MAP: 103A PARCEL: 012 PRESENTLY ZONED: R-1CJA DISTRICT: 346

SETBACKS: Front: 100+ Rear: N Lakeside: 100+ Left: 11.01 Right: 60+

Arterial/State Road. Yes: _____ No:

TOTAL SQ. FT. (existing structure) 1450 TOTAL FOOTPRINT (proposed structure) 698

LOT LENGTH (the total length of the lot) 441.52

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 102'

REASON FOR REQUEST: REQUEST IS TO REMOVE EXISTING 2 CAR GARAGE AND EXPAND LIVING SPACE BY 472 SF AND REBUILD 2 CAR GARAGE WHILE MAINTAINING 11.01' SETBACK

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

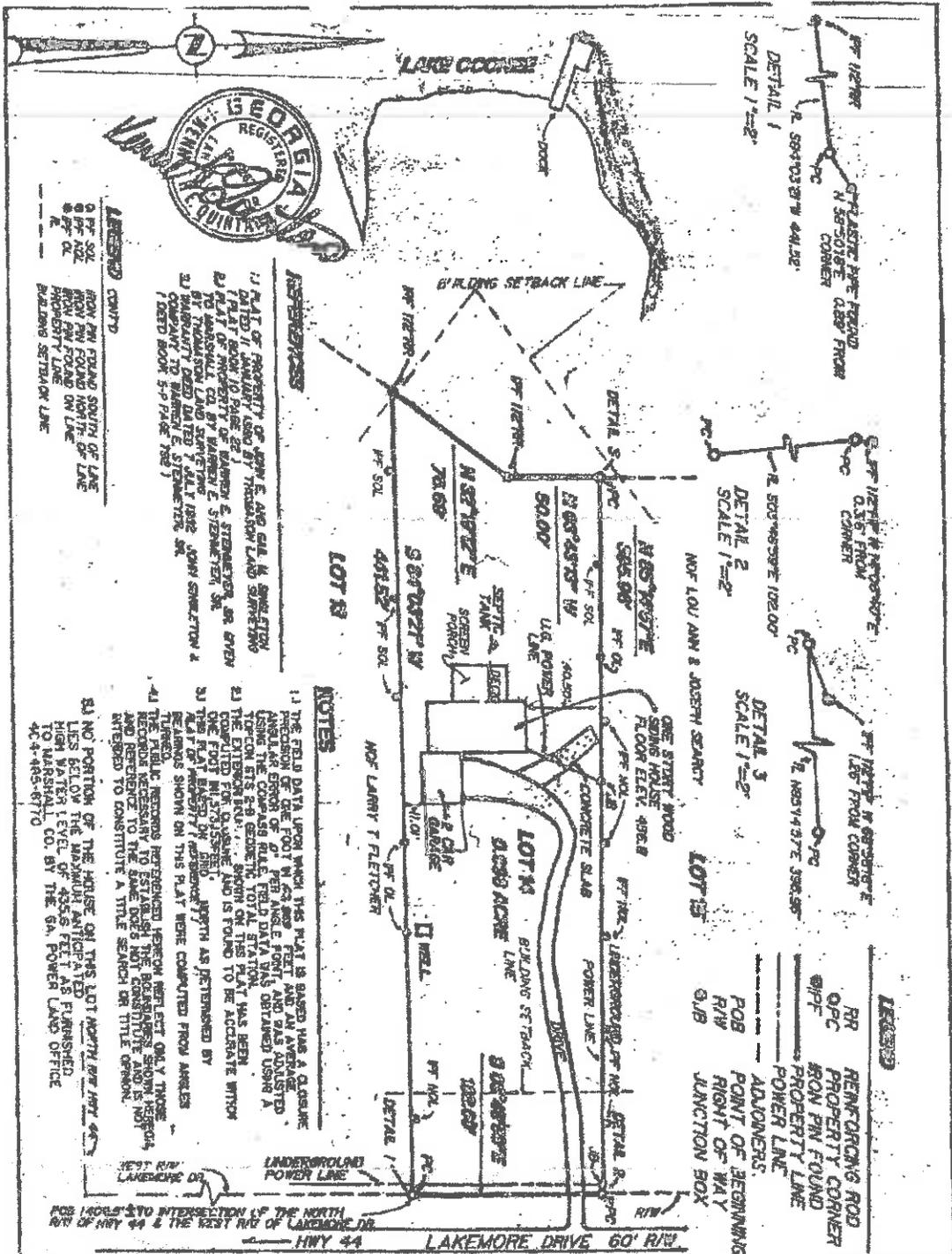
PROPOSED LOCATION MUST BE STAKED OFF

*SIGNATURE OF APPLICANT: Mark Kearsley DATE: 12-28-2020

*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>12-29-2020</u>	FEE: \$ <u>200.00</u>	CK. NO. <u>1132</u>	CASH _____	C. CARD _____	INITIALS <u>cka</u>
RECEIPT # _____					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				

EMAIL MARK B KEARSLEY @ YAHOO.COM



SURVEY BY
MARSHALL CO.
 ENGINEERS, SURVEYORS
 MANAGERS, CONSTRUCTORS
 800 & MAPLE AVE
 EATONTON, GEORGIA 31024
 (404) 485-7285

SURVEY FOR: JOHN MASON & SHERLEY M. HARRILTON
 LOT 14 PUTNAM LANDINGS
 QSD 888, LAND LOT 341, 3RD LAND DISTRICT
 PUTNAM COUNTY, GEORGIA
 DATE 6 APRIL 2008
 SCALE 1"=50'



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 GORDON DUKES TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR VARIANCE OF PROPERTY DESCRIBED AS MAP 103A PARCEL 012, CONSISTING OF .996 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 127 LAKEMORE DRIVE EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 30 DAY OF DECEMBER, 2020.

PROPERTY OWNER(S): MARK KEARSLEY + KECTIA KEARSLEY
NAME (PRINTED)

Mark Kearsley
SIGNATURE

ADDRESS: 82 COBBLESTONE COVE, SHARPSBURG GA 30277
PHONE: 678-520-2672

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2020

NOTARY _____
MY COMMISSION EXPIRES: _____



Mark B. & Kecia M. Kearsley
82 Cobblestone Cove
Sharpsburg, GA 30277

December 10, 2020

Putnam County Planning & Development
Director Lisa Jackson
117 Putnam Dr., Suite B
Eatonton, GA 31024

Dear Putnam County Planning & Development:

We have owned the property located at 127 Lakemore Dr., Eatonton for 3 years. When we bought the property, our desire was always to do an addition and increase the livable square footage of the home. After meeting with our architect, it was determined that the proposed structure was the only viable option for our addition. Currently the existing garage is setback 11'1", from the left side property line. I have to assume that at the time of construction, that 10' was the setback. In short, our desire is to extend the existing 2 car garage and expand the living space by 472sf with the existing setback. The existing wall that is currently 11'1" off the property line will be extended 16'5" toward the road. Currently the heated square footage is 1452sf. With the additional 472sf of heated space the proposed total heated square footage would be 1924.

Below is information from our Architect, Herman Evans of Southern Home Designs

Existing Area to remain= 1452sf

Existing area to be removed =577sf

Existing Garage = 721sf

New heated Area = 472sf

New Covered Entry = 60sf

New two car Garage = 698sf

Thank you for your consideration for our project. I look forward to meeting with you to show you how excited we are about our future full time home. I can be reached at 678-520-2672 if you should have any questions.

Sincerely,



Mark Kearsley

Walker Ralston 706-473-0187 Installer

Hancock-Pulliam-Jones-Gray-Baldwin-Greene-County Health Department
ON-SITE SEWAGE SYSTEM / SEPTIC TANK PUMPER REPORT.

This form is to be completed by a certified on-site sewage system pumper who is pumping a sewage tank and hauling the septage to an authorized disposal site. At the time of service the certified pumper performing such service should provide this or other comparable written service report to the owner and provide a copy to the Health Department Environmental Health Section.

Property Owner Name: Mark Kearsley Telephone: 678-570-2672

Site Address: 1211 Lakeside Dr. E. Marietta GA 30067

Pumper/ Contractor: Findall Septic Tank LLC Telephone: 478-457-4243

Date of Service: 11-30-2020 Time: 4:30^{PM} Recent Weather Conditions: Clear

Age of system (if known) _____ Number of bedrooms _____ Number of people in home _____

Sewage Tank located and exposed for inspection? Yes _____ No Estimated Tank Size 1000?

No. of Compartments _____ Tank Material _____ Type of Tank _____ Depth of Tank Lid _____

Liquid Level in tank is: Above Normal _____ Normal _____ Below Normal _____

Estimated depth/ thickness of floating scum mat/layer in each compartment? _____

Depth / thickness of Sludge Layer in each compartment? _____

Pumped out tank: Yes _____ No Gallons Pumped NONE Bottom/sides in good condition? _____

Is effluent running back into tank from drainfield? _____ Was tank leakage observed? _____

Baffle walls/vents cleaned: Inlet _____ Center _____ Outlet _____

Condition of Inlet baffle / Tee Good _____ Needs Repair _____ Repaired _____

Condition of Outlet baffle / Tee Good _____ Needs Repair _____ Repaired _____

If "T's" or baffles are missing or damaged, the owner should be notified in writing.

Missing or damaged "T's" or baffles should be replaced.

Tank Condition: Acceptable _____ Unacceptable _____ Type of Tank (ST, ATU, Other) _____

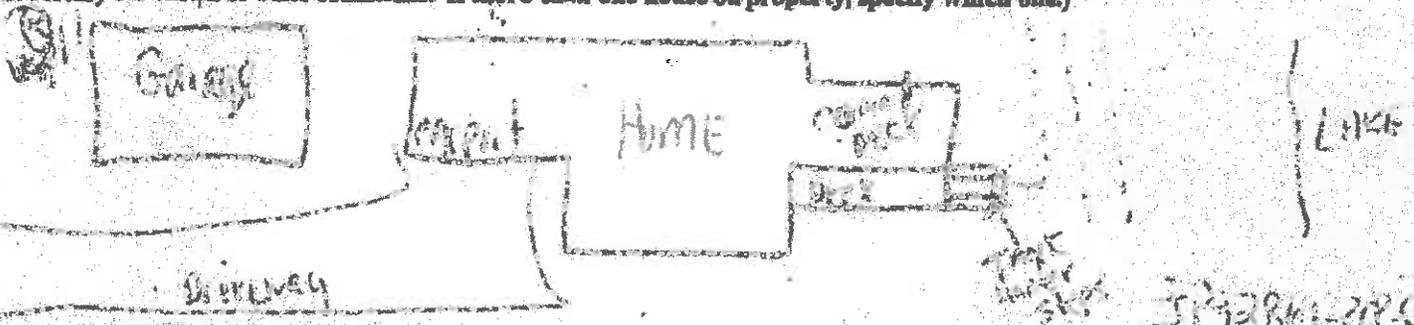
Septic Tank was properly closed and excavated soil/sod returned: Yes _____ No _____

Last Previous Pump Date (if known)? _____ Pumping Frequency Recommended _____

Description of any repairs or other service performed: _____

Recommendations to Sewage Tank Owner: _____

Please sketch location of system: (show front of house or street, show distance from structure to tank, may use back of page if necessary for sketch or other comments. If more than one house on property, specify which one.)

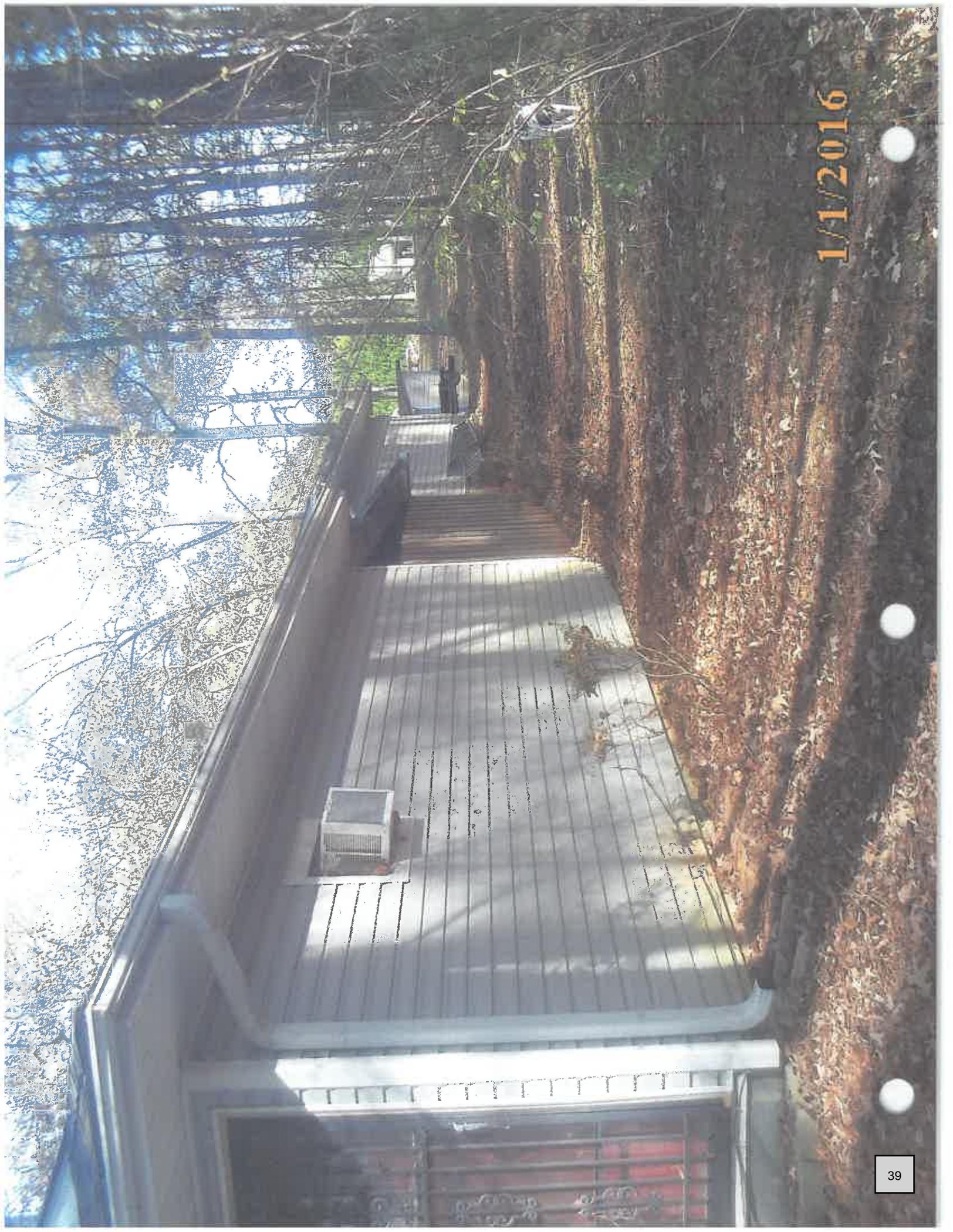


NAME OF PUMPER (PRINTED) Philip Findall GA CERT. NO.: GA-P-5892861-2015

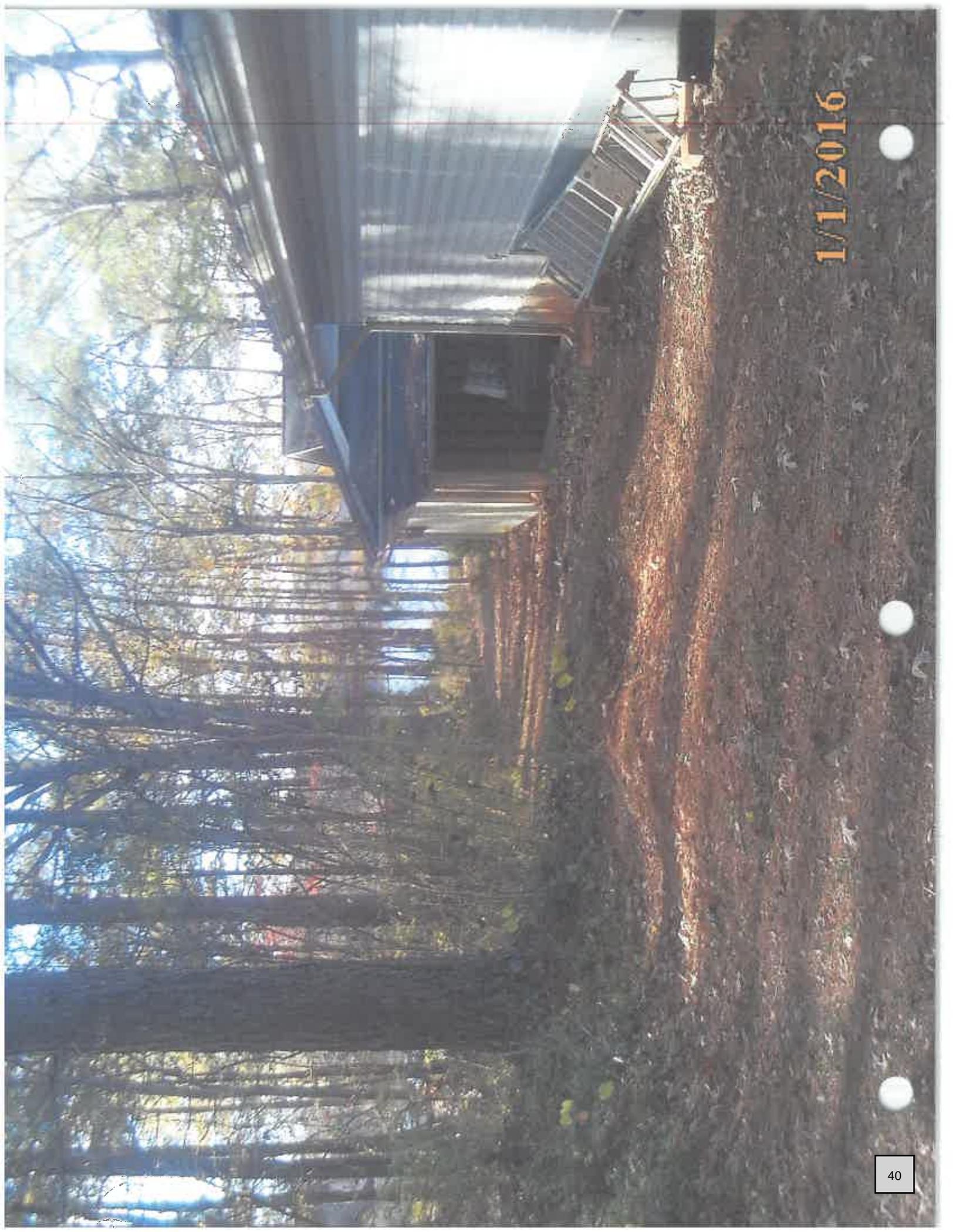
SIGNATURE OF PUMPER: Philip Findall DATE: 11-30-2020



09.28.2018



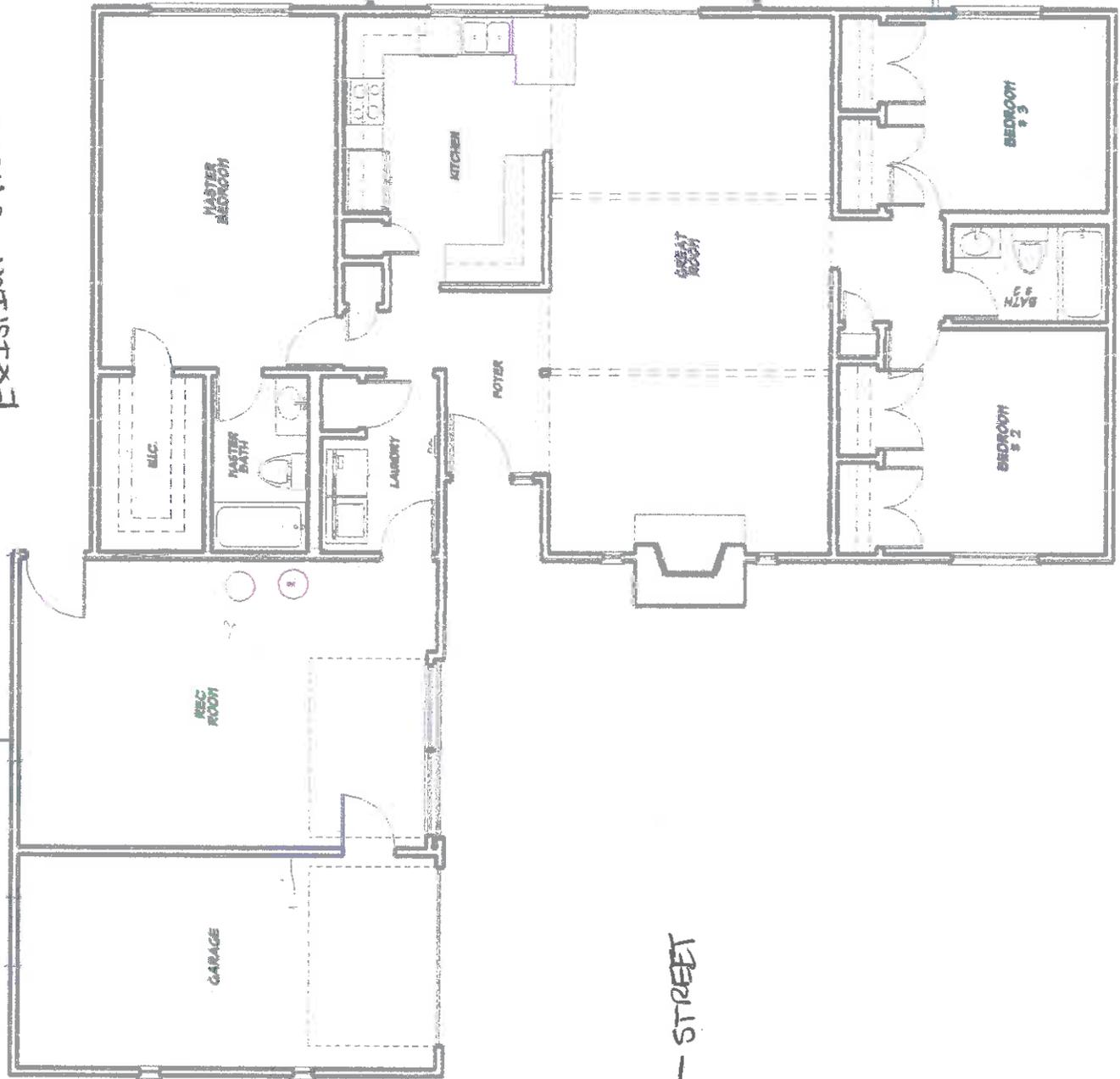
1/1/2016



1/1/2016

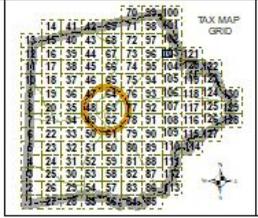
EXISTING STRUCTURE

11.01'



LAKE
↑

← STREET



GEOGRAPHIC FEATURE LEGEND

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

MGRC
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
Web:
www.middlegeorgia.org

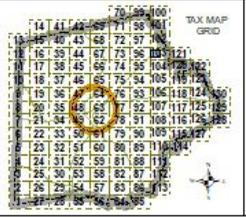
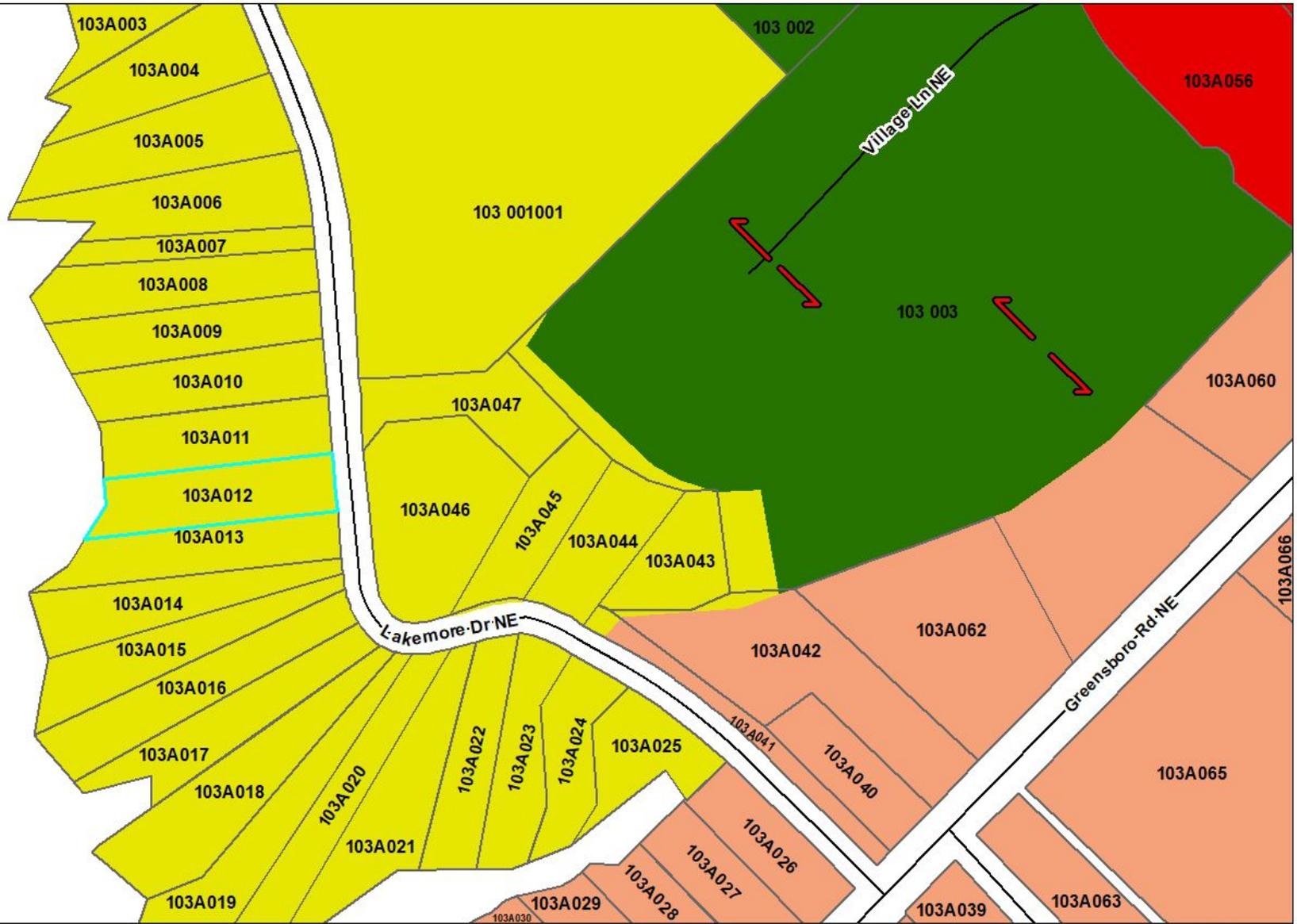
PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 103A

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: JANUARY 2021

45





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

GEOGRAPHIC FEATURE LEGEND

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

MGRC
 Middle Georgia Regional Commission
 175 Emery Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160
 Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
 FUTURE LAND USE MAPS

MAP 103A

47

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: JANUARY 2021



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Agenda

Thursday, February 04, 2021 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

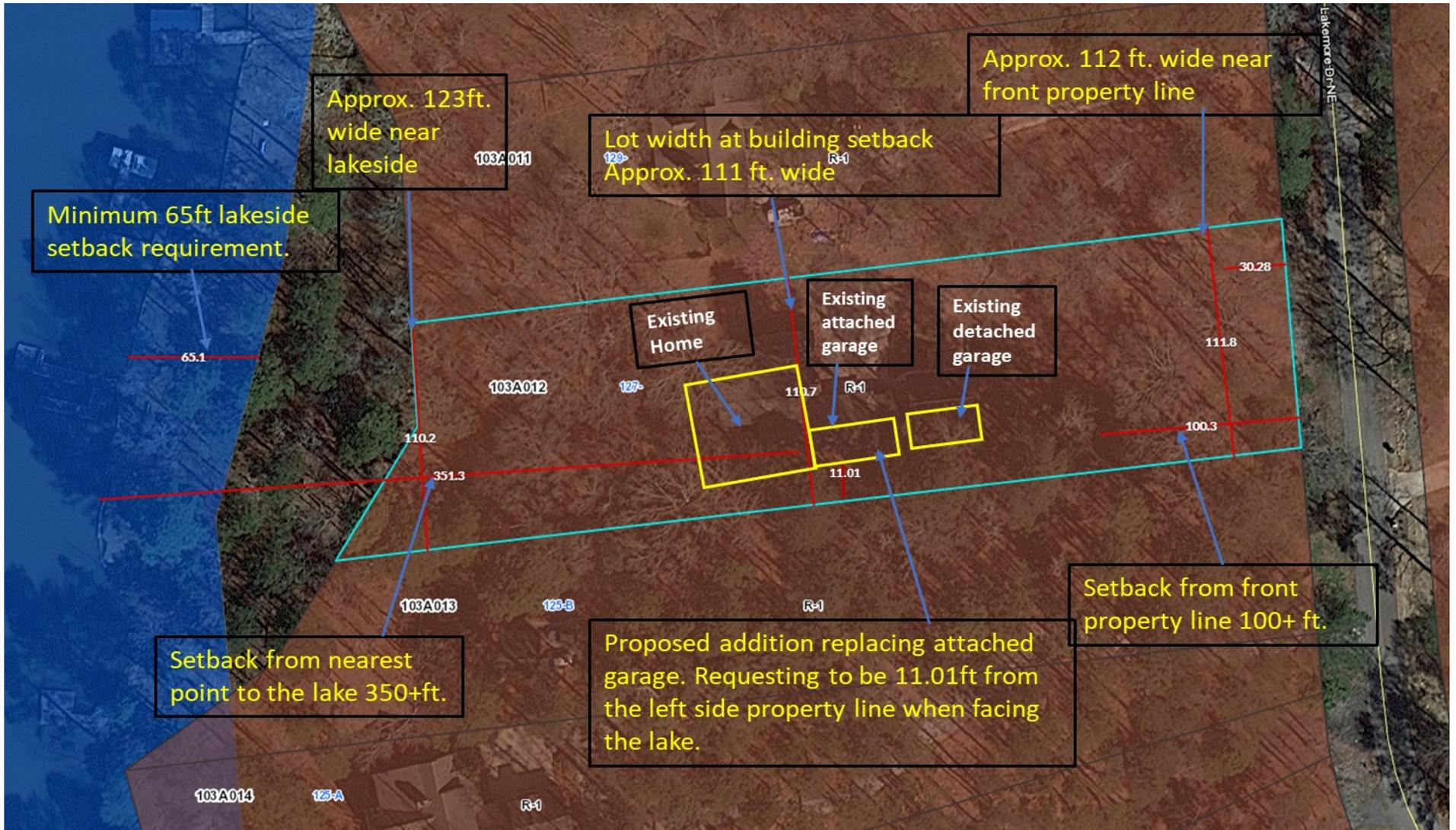
1. Call to Order
2. Attendance
3. Rules of Procedures

Minutes

4. Approval of Minutes - January 7, 2021

Requests

6. Request by **Mark B. & Kecia M. Kearsley** for a side yard setback variance at 127 Lakemore Drive. Presently zoned R-1. [Map 103A, Parcel 012, District 3]. The applicants are requesting an 8.99-foot side yard setback variance, being 11.01 feet from the left side property line when facing the lake. This is a rectangular shaped lot with a lot length of 441.52 feet and a lot width at building setback of approximately 111 feet. Although the lot size is conforming, the existing home is 11.01 feet from the left side property line when facing the lake. The home's current floor plan has the living space diagonal to the width of the lot. The attached and detached garages are parallel to the lot length. They are seeking to demo their existing attached garage and replace it with 472 square feet of living space. The proposed area of renovation will not exceed the current footprint of the home. This would increase the heated floor space from 1,452 square feet to 1,924 square feet. Due to the distance of the existing home from the left side property line, a variance would be needed for the proposed addition. Therefore, this request meets the conditions stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(2).



Staff recommendation is for approval of a 8.99-foot left side setback variance, being 11.01 feet from the left side property line at 127 Lakemore Drive [Map 103A, Parcel 012, District 3].

New Business
Adjournment

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

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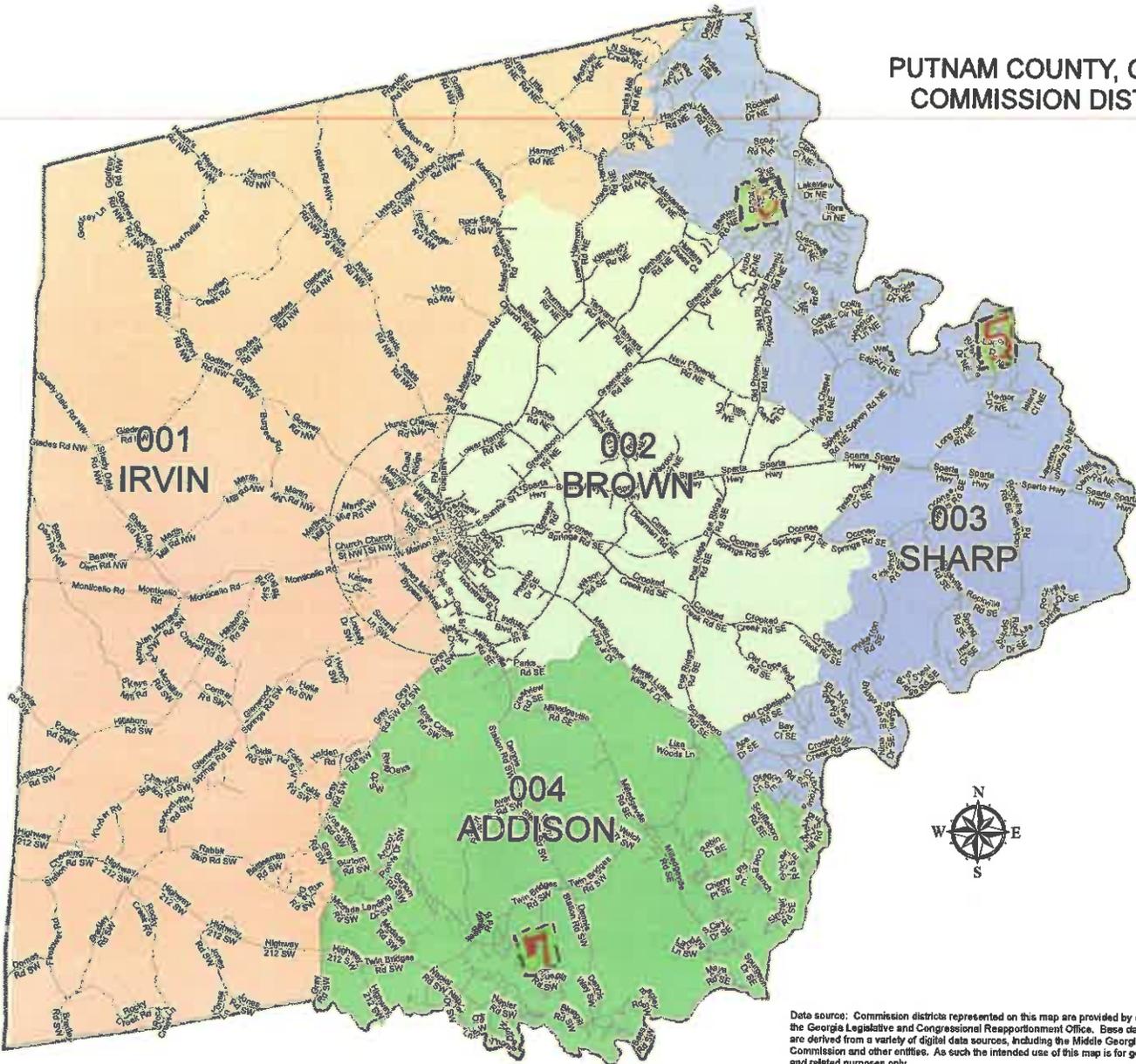
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File Attachments for Item:

7. Request by **Wayne Sandbo** for a side yard setback variance at 350 Shelton Drive. Presently zoned R-2. **[Map 057C, Parcel 249, District 4]**.

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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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

Permit # PLAN 2020-02256

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

Owner name Wayne Sandbo Phone# 770 - 827 - 2901

Applicant name (if different from above) Same as above Phone# Same as above

MAILING ADDRESS 350 Sheldon Drive Eatonton GA 31024
CITY STATE ZIP

EMAIL ADDRESS WCSandbo@yahoo.com

PROPERTY LOCATION: 350 Sheldon Dr. Eatonton GA 31024 TOTAL ACREAGE 0.75

MAP: ^{Proposed} ~~Plot attached~~ PARCEL: 249 PRESENTLY ZONED: R-2A DISTRICT: 4 go

SETBACKS: Front: 148 ft Rear: N/A Lakeside: 154 ft Left: 67 ft Right: 50 ft
(Rear)

Arterial/State Road. Yes: _____ No:

TOTAL SQ. FT. (existing structure) ^{House} 1968 TOTAL FOOTPRINT (proposed structure) 24 x 36

LOT LENGTH (the total length of the lot) 338 ft

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 141 ft

REASON FOR REQUEST: Unique point lake lot requires variance to meet required setbacks to water!

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

PROPOSED LOCATION MUST BE STAKED OFF

*SIGNATURE OF APPLICANT: Wayne Sandbo DATE: 12/16/2020

*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 _____	FEE: \$ 200.00	CK. NO. _____	CASH _____	C. CARD _____	INITIALS _____
RECEIPT # _____					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				

Wayne Sandbo
350 Shelton Drive
Eatonton, Georgia 31024
December 16, 2020

Putnam County Planning & Development
Director Lisa Jackson
117 Putnam Dr., Suite B
Eatonton, Georgia 31024

Dear Putnam County Planning & Development:

I own the property at 350 Shelton Drive in Eatonton Georgia and plan to build a detached garage which will match the primary residential dwelling in color and design. The lot where the garage will be constructed is unique in shape as the property it is a point lake lot where the right side includes water running along the property. Due to the unique property size and shape, I am requesting a variance on the right side of 50" from the water and 20" from property line. I have marked a plot drawing with the location where I plan to build the garage. The other setbacks on the property include: Front (roadside) 148ft, Left 67ft and Lakeside (back of home) 154ft. These measurements were taken from the location where garage will be built.

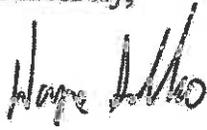
I did contact the Putnam County Health Department and an inspection of my septic system has been completed. I have included a copy of the On-site Sewage Management System Performance Evaluation Report to this letter. I have also hired surveyor Phillip Chivers to survey the property and hired Simone Jones to complete an Erosion Control Plan. These activities are planned for completion by 31December 2020.

General building information: The detached garage will include dimensions of 24X36 (864 sq. ft) and will be built in the most optimal location on the unique lot where it does not interfere with the septic system, wells, lake, or established trees. The garage will be constructed to match the primary residential

dwelling in color and design, but final plans will depend on a favorable ruling with this variance application.

If you have additional questions regarding this request, you can reach me at 770-827-2901.

Sincerely,

A handwritten signature in black ink, appearing to read "Wayne Sandbo". The signature is written in a cursive style with a large initial "W".

Wayne Sandbo

Existing On-site Sewage Management System Performance Evaluation Report Form

11/30
19

Property Owner/System Owner Name: Wayne Sandbo		770-867-2481	Issues for Existing Sewer System Evaluations (Circle) (1) Loan Closing for Home Sale (2) Refinance (3) Home Addition (Non-bedroom) Type: _____ (4) Swimming Pool Construction (5) Structure Addition to Property Type: <u>garage, porch</u> (6) Mobile Home Relocation no plumbing
Property/System Address: 350 Shelter Drive			
Subdivision Name:	Lot: 12 of 12A	Block: Area 2	
Existing System Information: Water Supply (Circle)	Number of Bedrooms/BDRs: 3	Garage/Garage (Circle)	
(1) Public (2) Private Well (3) Community	2	(1) Yes (2) No	

SECTION A - System on Record

(1) Yes (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: _____ _____ _____ _____
(1) Yes (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.	
(1) Yes (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.	
(1) Yes (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:	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 B - System Not on Record

(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: <u>Wells a lake distances</u> <u>prohibit new drain</u> <u>field from being installed</u> <u>when needed in future.</u>
(1) Yes (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.	
(1) Yes (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.	
(1) Yes (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.	
(1) Yes (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.
Kathryn Hill RSHS	ZHSC.M.	12/14/2020	

SECTION C - System Not Approved

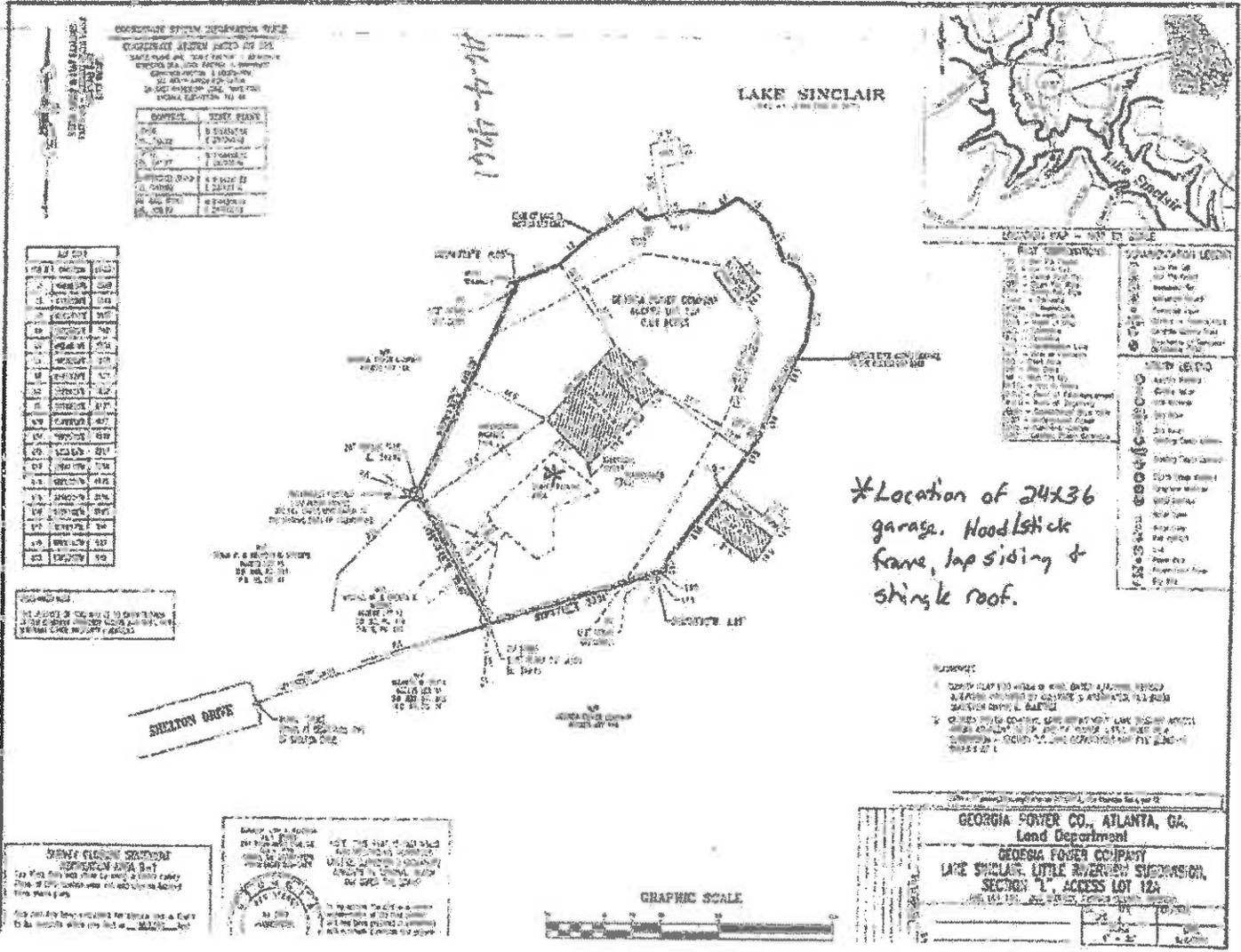
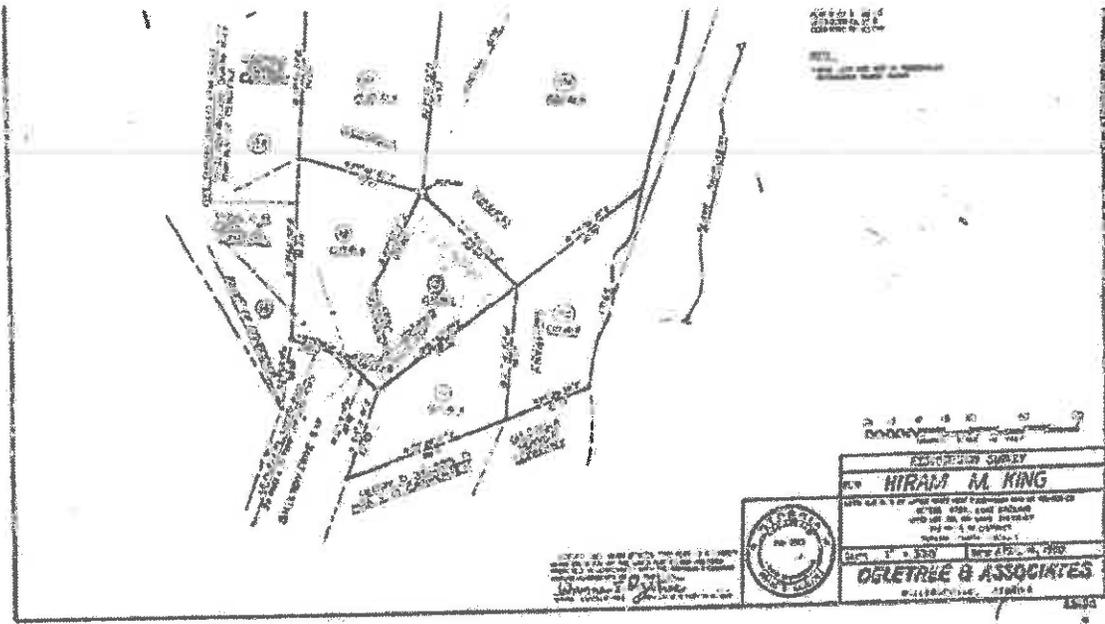
(1) Yes (2) No	The On-site Sewage Management System was disapproved at the time of the initial installation and is thus not considered an approved system.	Comments: _____ _____ _____
(1) Yes (2) No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.	
(1) Yes (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)

(1) Yes (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: _____ _____	
(1) Yes (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/BDRs: 2	Garage/Garage (Circle) (1) Yes (2) No

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.
Kathryn Hill RSHS	ZHSC.M.	12/14/2020	



CONCRETE SYSTEM INFORMATION SHEET

STORAGE AREA: 1000 SQ. FT. (APPROX.)

CONCRETE: 1000 CY (APPROX.)

REINFORCEMENT: 1000 LB (APPROX.)

FORMWORK: 1000 SQ. FT. (APPROX.)

PAINT: 1000 GAL (APPROX.)

SEALANT: 1000 LB (APPROX.)

NO.	DESCRIPTION	QTY	UNIT
1	CONCRETE	1000	CY
2	REINFORCEMENT	1000	LB
3	FORMWORK	1000	SQ. FT.
4	PAINT	1000	GAL
5	SEALANT	1000	LB
6	BRICK	1000	1/2
7	CEMENT	1000	50 LB BAGS
8	ROOFING	1000	SQ. FT.
9	INSULATION	1000	BTU
10	GLASS	1000	SQ. FT.
11	DOOR	1	EA
12	WINDOW	1	EA
13	TRAP	1	EA
14	VALVE	1	EA
15	PIPE	100	FEET
16	WIRE	100	FEET
17	CONCRETE	1000	CY
18	REINFORCEMENT	1000	LB
19	FORMWORK	1000	SQ. FT.
20	PAINT	1000	GAL
21	SEALANT	1000	LB
22	BRICK	1000	1/2
23	CEMENT	1000	50 LB BAGS
24	ROOFING	1000	SQ. FT.
25	INSULATION	1000	BTU
26	GLASS	1000	SQ. FT.
27	DOOR	1	EA
28	WINDOW	1	EA
29	TRAP	1	EA
30	VALVE	1	EA
31	PIPE	100	FEET
32	WIRE	100	FEET
33	CONCRETE	1000	CY
34	REINFORCEMENT	1000	LB
35	FORMWORK	1000	SQ. FT.
36	PAINT	1000	GAL
37	SEALANT	1000	LB
38	BRICK	1000	1/2
39	CEMENT	1000	50 LB BAGS
40	ROOFING	1000	SQ. FT.
41	INSULATION	1000	BTU
42	GLASS	1000	SQ. FT.
43	DOOR	1	EA
44	WINDOW	1	EA
45	TRAP	1	EA
46	VALVE	1	EA
47	PIPE	100	FEET
48	WIRE	100	FEET
49	CONCRETE	1000	CY
50	REINFORCEMENT	1000	LB
51	FORMWORK	1000	SQ. FT.
52	PAINT	1000	GAL
53	SEALANT	1000	LB
54	BRICK	1000	1/2
55	CEMENT	1000	50 LB BAGS
56	ROOFING	1000	SQ. FT.
57	INSULATION	1000	BTU
58	GLASS	1000	SQ. FT.
59	DOOR	1	EA
60	WINDOW	1	EA
61	TRAP	1	EA
62	VALVE	1	EA
63	PIPE	100	FEET
64	WIRE	100	FEET
65	CONCRETE	1000	CY
66	REINFORCEMENT	1000	LB
67	FORMWORK	1000	SQ. FT.
68	PAINT	1000	GAL
69	SEALANT	1000	LB
70	BRICK	1000	1/2
71	CEMENT	1000	50 LB BAGS
72	ROOFING	1000	SQ. FT.
73	INSULATION	1000	BTU
74	GLASS	1000	SQ. FT.
75	DOOR	1	EA
76	WINDOW	1	EA
77	TRAP	1	EA
78	VALVE	1	EA
79	PIPE	100	FEET
80	WIRE	100	FEET
81	CONCRETE	1000	CY
82	REINFORCEMENT	1000	LB
83	FORMWORK	1000	SQ. FT.
84	PAINT	1000	GAL
85	SEALANT	1000	LB
86	BRICK	1000	1/2
87	CEMENT	1000	50 LB BAGS
88	ROOFING	1000	SQ. FT.
89	INSULATION	1000	BTU
90	GLASS	1000	SQ. FT.
91	DOOR	1	EA
92	WINDOW	1	EA
93	TRAP	1	EA
94	VALVE	1	EA
95	PIPE	100	FEET
96	WIRE	100	FEET
97	CONCRETE	1000	CY
98	REINFORCEMENT	1000	LB
99	FORMWORK	1000	SQ. FT.
100	PAINT	1000	GAL
101	SEALANT	1000	LB
102	BRICK	1000	1/2
103	CEMENT	1000	50 LB BAGS
104	ROOFING	1000	SQ. FT.
105	INSULATION	1000	BTU
106	GLASS	1000	SQ. FT.
107	DOOR	1	EA
108	WINDOW	1	EA
109	TRAP	1	EA
110	VALVE	1	EA
111	PIPE	100	FEET
112	WIRE	100	FEET
113	CONCRETE	1000	CY
114	REINFORCEMENT	1000	LB
115	FORMWORK	1000	SQ. FT.
116	PAINT	1000	GAL
117	SEALANT	1000	LB
118	BRICK	1000	1/2
119	CEMENT	1000	50 LB BAGS
120	ROOFING	1000	SQ. FT.
121	INSULATION	1000	BTU
122	GLASS	1000	SQ. FT.
123	DOOR	1	EA
124	WINDOW	1	EA
125	TRAP	1	EA
126	VALVE	1	EA
127	PIPE	100	FEET
128	WIRE	100	FEET
129	CONCRETE	1000	CY
130	REINFORCEMENT	1000	LB
131	FORMWORK	1000	SQ. FT.
132	PAINT	1000	GAL
133	SEALANT	1000	LB
134	BRICK	1000	1/2
135	CEMENT	1000	50 LB BAGS
136	ROOFING	1000	SQ. FT.
137	INSULATION	1000	BTU
138	GLASS	1000	SQ. FT.
139	DOOR	1	EA
140	WINDOW	1	EA
141	TRAP	1	EA
142	VALVE	1	EA
143	PIPE	100	FEET
144	WIRE	100	FEET
145	CONCRETE	1000	CY
146	REINFORCEMENT	1000	LB
147	FORMWORK	1000	SQ. FT.
148	PAINT	1000	GAL
149	SEALANT	1000	LB
150	BRICK	1000	1/2
151	CEMENT	1000	50 LB BAGS
152	ROOFING	1000	SQ. FT.
153	INSULATION	1000	BTU
154	GLASS	1000	SQ. FT.
155	DOOR	1	EA
156	WINDOW	1	EA
157	TRAP	1	EA
158	VALVE	1	EA
159	PIPE	100	FEET
160	WIRE	100	FEET
161	CONCRETE	1000	CY
162	REINFORCEMENT	1000	LB
163	FORMWORK	1000	SQ. FT.
164	PAINT	1000	GAL
165	SEALANT	1000	LB
166	BRICK	1000	1/2
167	CEMENT	1000	50 LB BAGS
168	ROOFING	1000	SQ. FT.
169	INSULATION	1000	BTU
170	GLASS	1000	SQ. FT.
171	DOOR	1	EA
172	WINDOW	1	EA
173	TRAP	1	EA
174	VALVE	1	EA
175	PIPE	100	FEET
176	WIRE	100	FEET
177	CONCRETE	1000	CY
178	REINFORCEMENT	1000	LB
179	FORMWORK	1000	SQ. FT.
180	PAINT	1000	GAL
181	SEALANT	1000	LB
182	BRICK	1000	1/2
183	CEMENT	1000	50 LB BAGS
184	ROOFING	1000	SQ. FT.
185	INSULATION	1000	BTU
186	GLASS	1000	SQ. FT.
187	DOOR	1	EA
188	WINDOW	1	EA
189	TRAP	1	EA
190	VALVE	1	EA
191	PIPE	100	FEET
192	WIRE	100	FEET
193	CONCRETE	1000	CY
194	REINFORCEMENT	1000	LB
195	FORMWORK	1000	SQ. FT.
196	PAINT	1000	GAL
197	SEALANT	1000	LB
198	BRICK	1000	1/2
199	CEMENT	1000	50 LB BAGS
200	ROOFING	1000	SQ. FT.

*Location of 24x36 garage. Hoodstick frame, lap siding & shingle roof.

GEORGIA POWER CO., ATLANTA, GA.
Lead Department

GEORGIA POWER COMPANY
LAKE SINCLAIR, LITTLE RIVER, SUBDIVISION,
SECTION "1", ACCESS LOT 12A

DATE: 10/1/50

SCALE: 1" = 40'

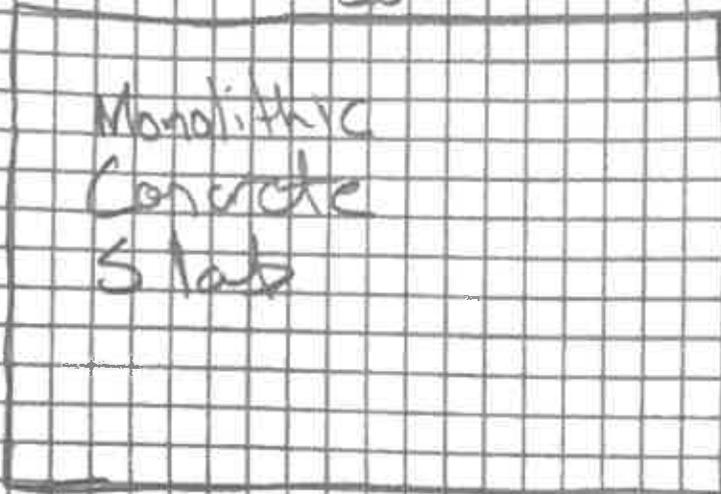
SANDBO

350 Shelton Drive

12/2/2000

Foundation

36'

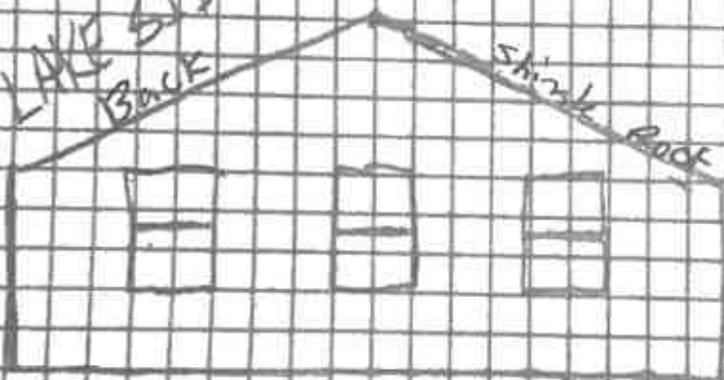


24' 3/4"



LAKE SIDE
BACK

SHINGLE ROOF

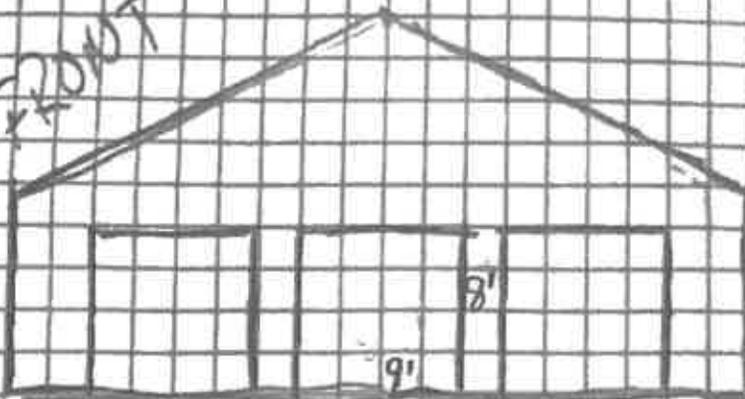


- Garage will match the primary residential dwelling in color and design
- Hardie siding - all 4 sides of dwelling

9'

FRONT

36'



24'

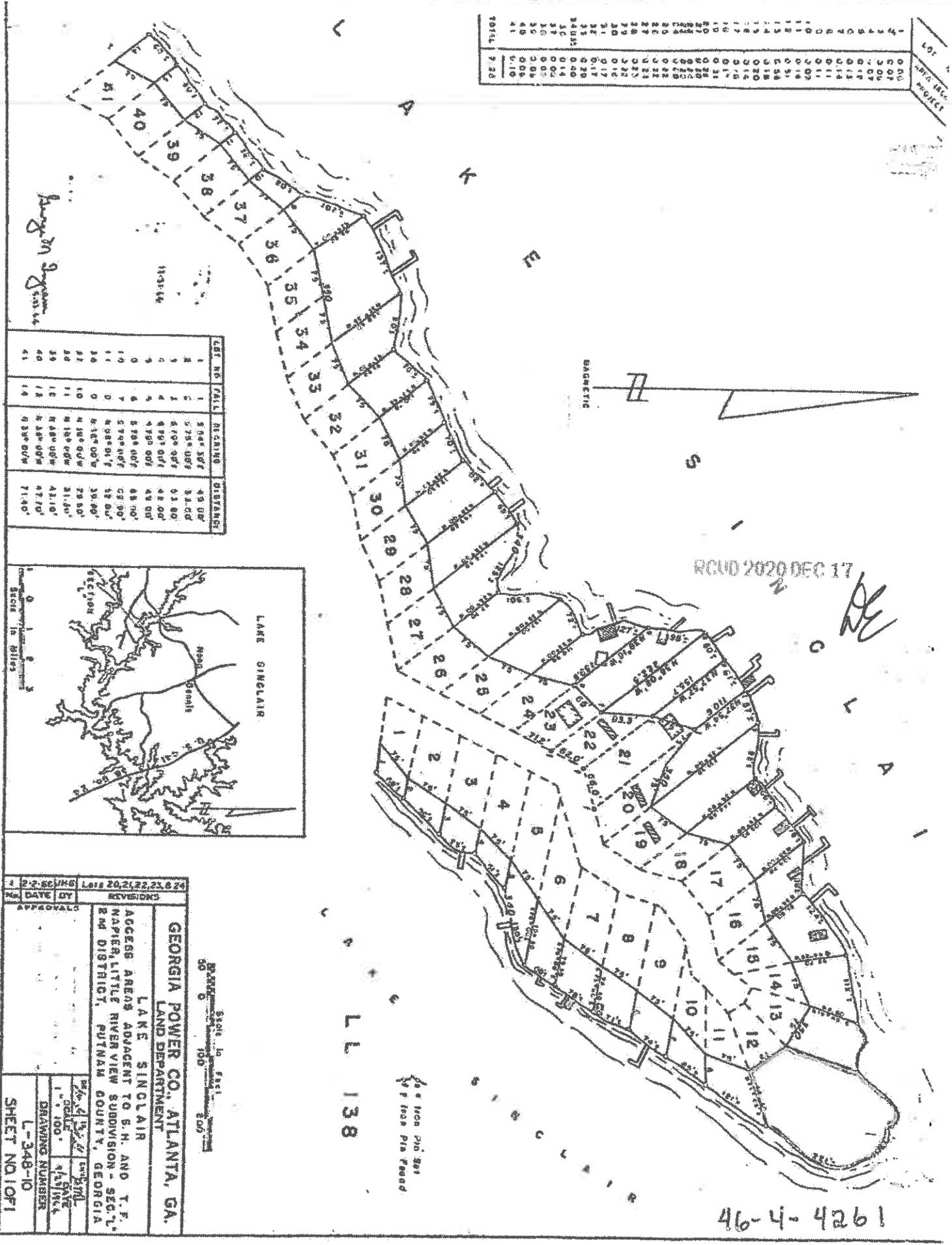


9'

36'



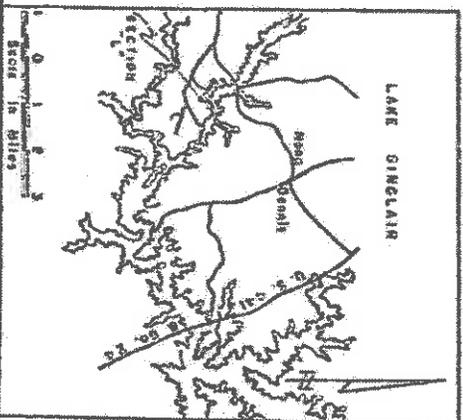
LOT	AREA (SQ. FT.)
1	2,000
2	2,000
3	2,000
4	2,000
5	2,000
6	2,000
7	2,000
8	2,000
9	2,000
10	2,000
11	2,000
12	2,000
13	2,000
14	2,000
15	2,000
16	2,000
17	2,000
18	2,000
19	2,000
20	2,000
21	2,000
22	2,000
23	2,000
24	2,000
25	2,000
26	2,000
27	2,000
28	2,000
29	2,000
30	2,000
31	2,000
32	2,000
33	2,000
34	2,000
35	2,000
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37	2,000
38	2,000
39	2,000
40	2,000
41	2,000
TOTAL	2,200



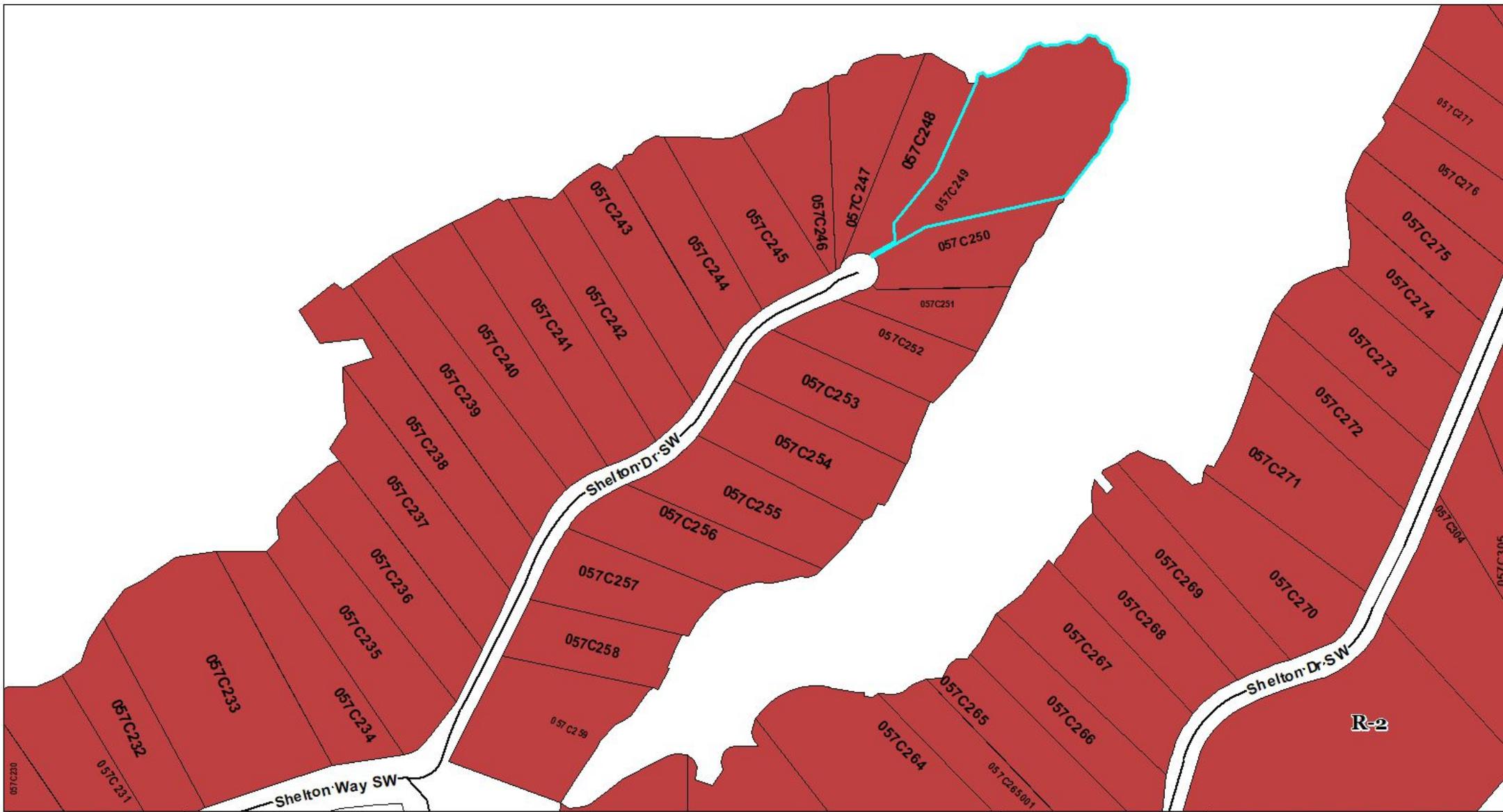
ROUND 2020 DEC 17

[Handwritten signature]

LOT NO.	BEARING	DISTANCE
1	S 04° 10' E	49.00'
2	S 75° 00' E	33.00'
3	S 67° 00' E	51.80'
4	S 75° 00' E	42.00'
5	S 75° 00' E	42.00'
6	S 75° 00' E	42.00'
7	S 75° 00' E	42.00'
8	S 75° 00' E	42.00'
9	S 75° 00' E	42.00'
10	S 75° 00' E	42.00'
11	S 75° 00' E	42.00'
12	S 75° 00' E	42.00'
13	S 75° 00' E	42.00'
14	S 75° 00' E	42.00'



2-2-2020		Lots 20, 21, 22, 23, 6, 24	
No.	DATE	BY	REVISIONS
APPROVALS			
GEORGIA POWER CO., ATLANTA, GA. LAKE SINGCLAIR LAND DEPARTMENT ACCESS AREAS ADJACENT TO S.N. AND T.F. NAPIER, LITTLE RIVER VIEW SUBDIVISION - SEC. 7, 8th DISTRICT, PUTNAM COUNTY, GEORGIA			
DATE	BY	SCALE	PROJECT
12/17/20	J. S. [Signature]	1" = 100'	L-348-10
DRAWING NUMBER			SHEET NO. 1 OF 1



GEOGRAPHIC FEATURE LEGEND

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

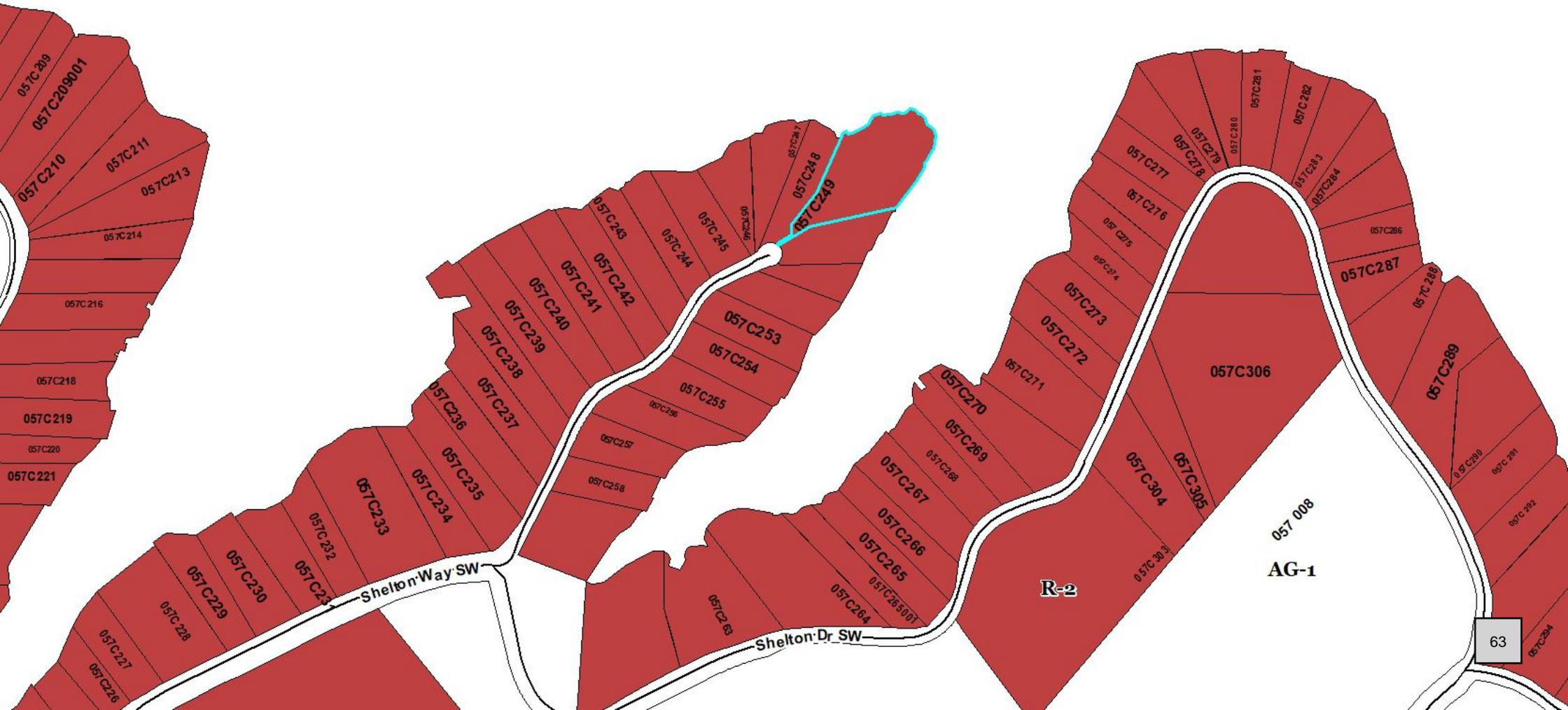
MGRC
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
Web:
www.middlegeorgia.org

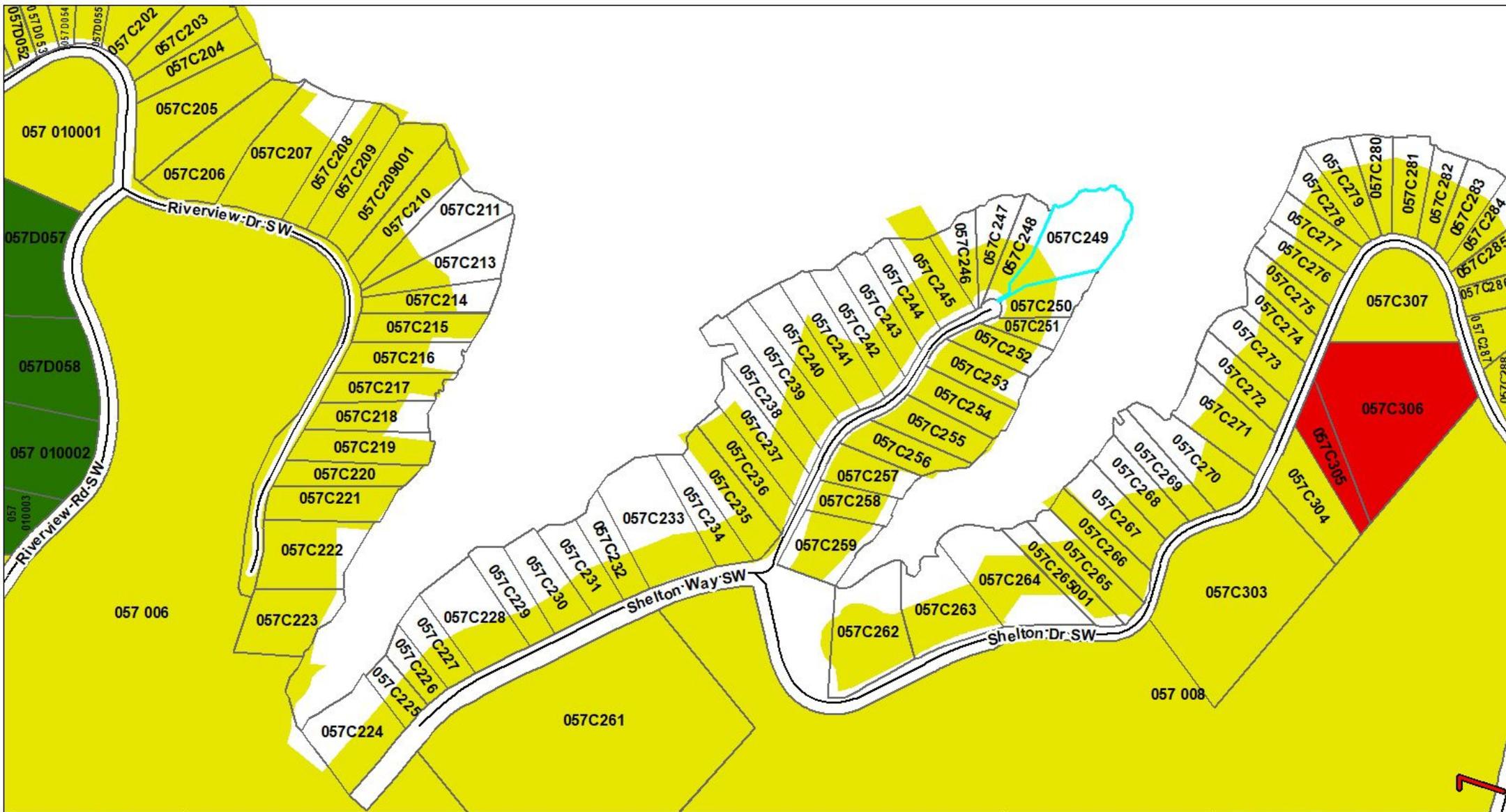
PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 057C

62

MAP SCALE: 1" = 104.17' SCALE RATIO: 1:1,250 DATE: JANUARY 2021





GEOGRAPHIC FEATURE LEGEND

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

MGRC
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 057C

64

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: JANUARY 2021



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Agenda

Thursday, February 04, 2021 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

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

Minutes

4. Approval of Minutes - January 7, 2021

Requests

7. Request by **Wayne Sandbo** for a side yard setback variance at 350 Shelton Drive. Presently zoned R-2. [Map 057C, Parcel 249, District 4]. **The item has been removed.**

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on February 16, 2021 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 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.