

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

AGENDA

Thursday, November 02, 2017 ♦ 6:30 PM
Putnam County Administration Building – Room 203

Opening

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

Approval of Minutes

4. Approval of Minutes - October 5, 2017

Requests

5. Request by **Jeff & Lisa Jones** for a side yard setback variance at 125 Misty Way. Presently zoned R-1R. [**Map 103A, Parcel 120**].
6. Request by **John Wright** for a side yard setback variance at 128 Haralson Drive. Presently zoned R-2. [**Map 112B, Parcel 065**].
7. Request by **Jody Harper, agent for John Hamilton** for a rear yard setback variance at 1103 Crooked Creek Road. Presently zoned R-1. [**Map 110C, Parcel 036**].
8. Request by **Paul & Marlene L. McKay** for a side yard setback variance at 116 Cedar Cove Court. Presently zoned R-1R. [**Map 071A, Parcel 019**].
9. Request by **Jackson Dutch Henderson & Sandy Decker** for a side yard setback variance at 110 Turtle Court. Presently zoned R-2. [**Map 088A, Parcel 146**].
10. Request by **Debra D. Wilson, agent for William L. Daniel** to rezone 9.75 acres at 355 Rabbit Skip Road from AG-1 to R-2. [**Map 030, Parcel 003**]. *

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 November 21, 2017 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

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

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

Backup material for agenda item:

4. Approval of Minutes - October 5, 2017

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

Thursday, October 5, 2017

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, October 5, 2017 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

1. Call to Order

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

2. Attendance

Mr. Jonathan Gladden called the roll.

Present: James Marshall Jr., Chairman, John Langley, Tommy Brundage, Alan Oberdeck, Frederick Ward

Staff Present: Karen Pennamon and Jonathan Gladden

3. Rules of Procedures

Mr. Jonathan Gladden read the Rules of Procedures.

4. Approval of Minutes – September 7, 2017

Motion for approval made by: Alan M. Oberdeck

Seconded by: John Langley

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

5. *Request by John Wright for a side yard setback variance at 128 Haralson Drive. Presently zoned R-2. [Map 112B, Parcel 065].*

Request to withdraw without prejudice.

Motion for approval of the request to withdraw without prejudice made by: John D. Langley
 Seconded by: Tommy Brundage

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

6. *Request by Hazel W. Comer and Mary Jae DeLeeuw for a side and rear yard setback variance at 114 Crooked Creek Bay Road. Presently zoned R-2. [Map 110D, Parcel 061].*

Mrs. Hazel W. Comer and Mary Jae DeLeeuw represented this request. **Mrs. Comer** stated that they are requesting a 12-foot variance, being 8 feet from the left side property line when facing the lake and a 46-foot rear yard setback variance, being 54 feet from the nearest point to the lake. She stated that there is currently a small manufactured home on the property which she is planning to remove and replace with a two bedroom, two-bathroom cottage in the same location. **Mrs. Comer** said that if the proposed structure was moved closer to the road, a new septic system would have to be put in which would be a financial burden. She stated the Putnam County Health Department has approved the use of their current septic system for the proposed structure. **Mr. Oberdeck** stated he had visited the property and did not have a problem with the request. **Mr. Langley** stated that he had also visited the property with **Mr. Ward** and **Mrs. Pennamon**. He stated that after taking measurements of the property he agreed with the staff recommendation that there is ample room for the proposed structure to be located an additional 4 feet from the left side property line making it at least a minimum of 12 feet from that side property line. No one spoke in opposition to this request. Staff recommendation is for approval of an 8-foot setback variance, being 12 feet from the left side property line when facing the lake and a 46-foot rear yard setback variance, being 54 feet from the nearest point to the lake. **Mr. Oberdeck** made a motion for approval. **Mr. Langley** seconded. **All approved.**

Staff recommendation is for approval of an 8-foot setback variance, being 12 feet from the left side property line when facing the lake and a 46-foot rear yard setback variance, being 54 feet from the nearest point to the lake.

Motion for approval made by: Alan M. Oberdeck
 Seconded by: John D. Langley

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

7. Request by **John Williams** for a side yard setback variance at 138 South Leisure Lane. Presently zoned R-1. [Map 086B, Parcel 009].

Mr. John Williams represented this request. He stated that he is requesting a 16-foot setback variance, being 4 feet from the left side property line when facing the lake and a 6-foot setback variance, being 14 feet from the right-side property line for a storage shed. **Mr. Williams** stated that his lot is small and narrow with no storage capability and he would like to put a 10x12 shed on the lot. **Mr. Langley** stated he had visited the property and did not have a problem with the request. No one spoke in opposition to the request. Staff recommendation is for approval of a 16-foot setback variance, being 4 feet from the left side property line when facing the lake and a 6-foot setback variance, being 14 feet from the right-side property line. **Mr. Langley** made a motion for approval. **Mr. Ward** seconded. **All approved.**

Staff recommendation is for approval of a 16-foot setback variance, being 4 feet from the left side property line when facing the lake and a 6-foot setback variance, being 14 feet from the right-side property line.

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

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

8. Request by **Michael and Tonya Miller** for a side yard setback variance at 139 Mags Path. Presently zoned R-1. [Map 104A, Parcel 109].

Mr. Michael & Mrs. Tonya Miller represented this request. **Mr. Miller** stated that they are requesting a 5-foot setback variance, being 15 feet from both side property lines when facing the lake to construct a house. He said this lot is long and narrow and due to the topography of the lot, the proposed structure could not have a basement. In order to compensate for the lack of the basement they reduced the house plans from side to side, but elongated the structure from front to back, hence the reason the variance is needed. **Mr. Miller** stated they are trying to keep everything on one level for his elderly parents to move in at some point. No one spoke in opposition to this request. Staff recommendation is for approval of a 5-foot setback variance, being 15 feet from both side property lines when facing the lake. **Mr. Oberdeck** stated he had

visited the property and had no problem with the request. **Mr. Oberdeck** made a motion for approval. **Mr. Brundage** seconded.. **All approved.**

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

9. Request by **Charles Randolph Rich** for a rear yard setback variance at 106 Clack Circle. Presently zoned R-1. [Map 102B, Parcel 0122].

Request to withdraw without prejudice.

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

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

10. Request by **Gary and Alicia Pierson** for a rear yard setback variance at 110 Glad Cove. Presently zoned R-2. [Map 111C, Parcel 031].

Mr. Gary Pierson represented this request. He stated that he is requesting a 43-foot setback variance, being 57 feet from the nearest point to the lake to construct an addition. **Mr. Pierson** stated that this is a very narrow lot. He stated he needs an additional bedroom and bathroom. **Mr. Pierson** stated the existing house is only 35 feet from the nearest point to the lake; the new addition would be 57 feet from the nearest point to the lake and due to the narrowness and topography of the lot, a variance is needed. He added that he is aware a new septic system would have to be put in. **Mr. Langley** stated he had visited the property and was pleased that the addition to the house would be further back from the location of the existing house. **Mr. Oberdeck** stated he had visited the property as well, and did not have a problem with the request. Staff recommendation is for approval of a 43-foot setback variance, being 57 feet from the nearest point to the lake. **Mr. Langley** made a motion for approval. **Mr. Oberdeck** seconded. **All approved.**

Staff recommendation is for approval of a 43-foot setback variance, being 57 feet from the nearest point to the lake.

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

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

11. Request by **Dan Coleman** for a rear yard setback variance at 107 Twisting Hill Dr. Presently zoned R-2. [Map 111C, Parcel 038].

Mr. Dan Coleman represented this request. He stated he is requesting a 30-foot setback variance, being 70 feet from the nearest point to the lake to construct an addition onto his house. **Mr. Coleman** stated that the existing house is 74 feet from the lake and the proposed master bedroom will be 70 feet from the lake. **Mr. Langley** stated he had visited the property with **Mr. Ward** and **Mrs. Pennamon** and he has no problems with the request. No one spoke in opposition to this request. Staff recommendation is for approval of a 30-foot setback variance, being 70 feet from the nearest point to the lake. **Mr. Langley** made a motion for approval. **Mr. Ward** seconded. **All approved.**

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

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

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

12. Request by **Andy Holder** for a conditional use for an event center at 206 McMillian Road. Presently zoned AG-1. [Map 022, Parcel 001002].

Request to withdraw without prejudice.

Motion for approval of the request to withdraw without prejudice made by: Frederick Ward
 Seconded by: Tommy Brundage

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

13. *Request by Jarrell Jackson Colter, Jr. & Dan Turner Tomlin at 104 Napier Road to rezone 36.710 acres from AG-1 to AG-2. [Map 057, Parcel 003]. **

Mr. Jarrell Jackson Colter, Jr. & Dan Turner Tomlin represented this request. **Mr. Colter** stated the reason for the rezoning request is that under the current AG-1 zoning class the property could not be divided into lots smaller than 20 acres. They are requesting to rezone 36.710 acres from AG-1 to AG-2 in order to subdivide it into smaller lots that are at least 5 acres in size. **Mr. Marshall** clarified that in their letter of intent they are proposing to subdivide between 4 or 5 tracts with an average of 8 acres. He added that the minimum lot size requirement in AG-2 is 5 acres. **Mr. Langley** stated he had visited the property and has no problems with the request. No one spoke in opposition to this request. Staff recommendation is for approval to rezone 36.710 acres from AG-1 to AG-2. **Mr. Langley** made a motion for approval. **Mr. Oberdeck** seconded. **All approved.**

Staff recommendation is for approval to rezone 36.710 acres from AG-1 to AG-2.

Motion for approval made by: John D. Langley

Seconded by: Alan Oberdeck

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

14. *Request by Jarrell Jackson Colter, Jr. & Dan Turner Tomlin at 114 Napier Road to rezone 120.582 acres from AG-1 to AG-2. [Map 057, Parcel 005]. **

Mr. Jarrell Jackson Colter, Jr. & Dan Turner Tomlin represented this request. **Mr. Colter** stated the reason for the rezoning request is that under the current AG-1 zoning class the property could not be divided into lots smaller than 20 acres and they are anticipating cutting the property into roughly 17 lots. **Mrs. Pennamon** stated that if they decide to create a subdivision of 5 plus acre parcels they would be required to submit a preliminary plat approval process, which includes creating interior subdivision roads developed to county standards. **Mr. Colter** stated they have no intention to develop a subdivision and all the proposed locations would have road access. He presented a plan and illustrated to the board what the lots would look like and where they would be located. **Mr. Colter** expressed concern on getting the property surveyed out and then a potential buyer wanting to buy more or less land than what was surveyed. **Mr. Marshall** explained the preliminary plat approval process is a required process for the subdivision of 5 or more parcels. **Mr. Colter** asked if what he presented would suffice. **Mr. Marshall** replied no and informed Mr. Colter there is a two-step process. The current request was for rezoning, if they were looking to subdivide that would come after the rezoning and they would have to work with staff and present a proposal on the request to meet

the requirements for the new district that they were rezoned to. No one spoke in opposition to this request. Staff recommendation is for approval to rezone 120.582 acres from AG-1 to AG-2. **Mr. Langley** made a motion for approval. **Mr. Ward** seconded. **All approved.**

Staff recommendation is for approval to rezone 120.582 acres from AG-1 to AG-2.

Motion for approval made by: John D. Langley

Seconded by: Frederick Ward

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

ATTEST:

Karen Pennamon
Administrative Assistant

James Marshall, Jr.
Chairman

Backup material for agenda item:

5. Request by Jeff & Lisa Jones for a side yard setback variance at 125 Misty Way. Presently zoned R-1R. [**Map 103A, Parcel 120**].

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

October 4, 2017

TO: Planning & Zoning Commission

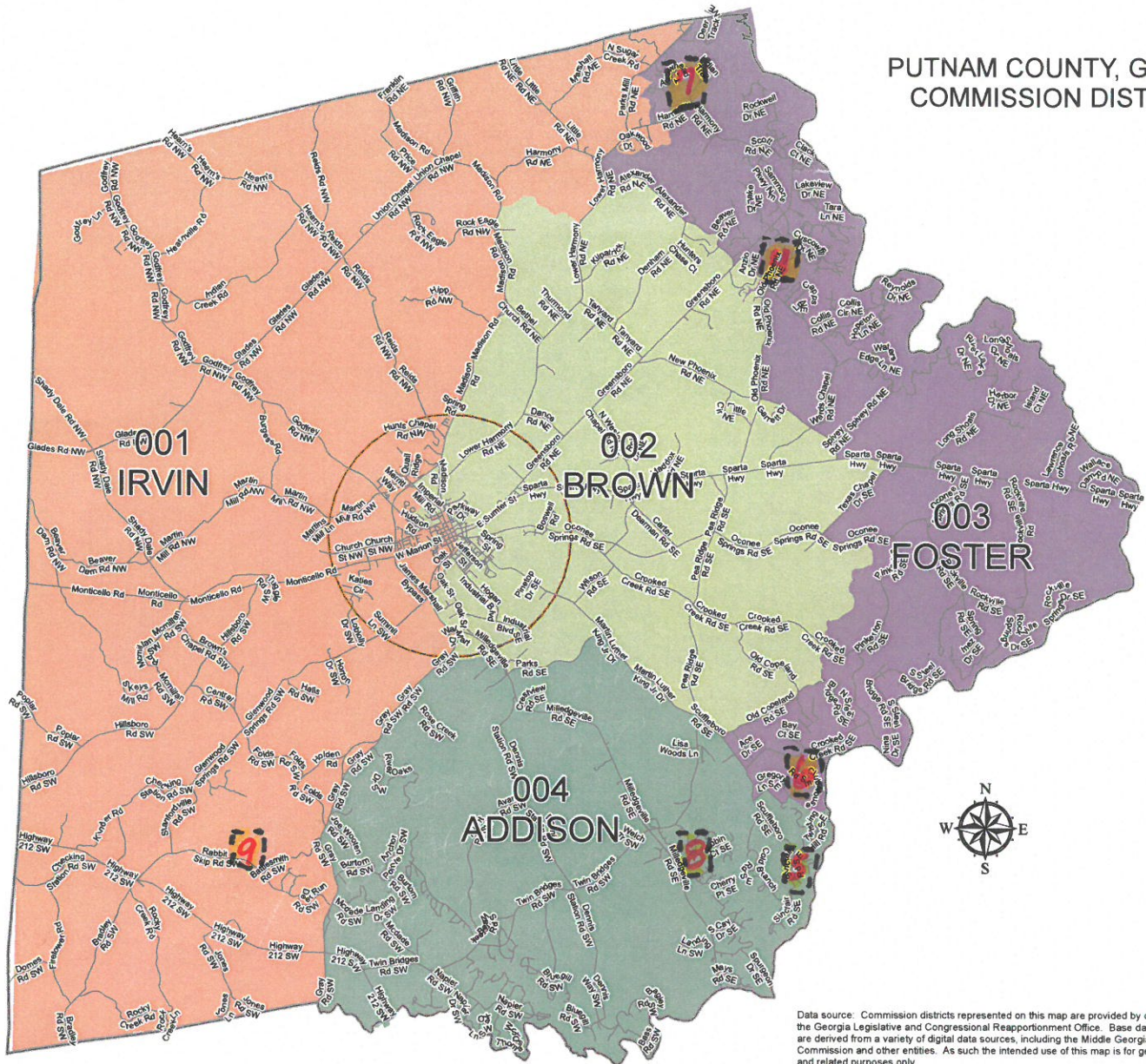
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 11/2/2017

4. Request by **Jeff & Lisa Jones** for a side yard setback variance at 125 Misty Way. Presently zoned R-1R. [**Map 103A, Parcel 120**]. The applicants are requesting a 10-foot setback variance, being 10 feet from the left side property line when facing the lake to construct a 26 x 28 square foot detached two-car garage. The existing structure is 2,182 square feet. This is a long lot which narrows toward the lake. When entering the property, there are trees on both sides of the driveway leading to the house. The only suitable location for the proposed structure is in an area on the left side of the property. The lot width at the building setback is 108 feet. Due to the narrowness of the lot, the requested area is the only suitable location for the proposed garage. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).

Staff recommendation is for approval of a 10-foot setback variance, being 10 feet from the left side property line when facing the lake.

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



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

4. Request by **Jeff & Lisa Jones** for a side yard setback variance at 125 Misty Way. Presently zoned R-1R. [Map 103A, Parcel 120].
5. Request by **John Wright** for a side yard setback variance at 128 Haralson Drive. Presently zoned R-2. [Map 112B, Parcel 065].
6. Request by **Jody Harper, agent for John Hamilton** for a rear yard setback variance at 1103 Crooked Creek Road. Presently zoned R-1. [Map 110C, Parcel 036].
7. Request by **Paul & Marlene L. McKay** for a side yard setback variance at 116 Cedar Cove Court. Presently zoned R-1R. [Map 071A, Parcel 019].
8. Request by **Jackson Dutch Henderson & Sandy Decker** for a side yard setback variance at 110 Turtle Court. Presently zoned R-2. [Map 088A, Parcel 146].
9. Request by **Debra D. Wilson, agent for William L. Daniel** to rezone 2 acres at 355 Rabbit Skip Road from AG-1 to R-2. [Map 030, Parcel 003]. *

Putnam County
 City of Eatonton

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

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

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: JEFF & LISA JONES

MAILING ADDRESS: 125 MISTY WAY
EATONTON, GA 31024

PHONE: 770-365-2486

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

PROPERTY:

LOCATION: 125 MISTY WAY EATONTON, GA 31024
MAP 103A PARCEL ~~103A120~~ PRESENTLY ZONED R3-RESIDENTIAL ^{R-1 R} _{KP}

REASON FOR REQUEST: REQUEST 10FT SETBACK ON LEFT SIDE OF PROPERTY (FACING HOUSE) FOR DETACHED GARAGE. REAR SEPTIC & NARROW LOT DICTATES PLACEMENT OF GARAGE IN THIS LOCATION.

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

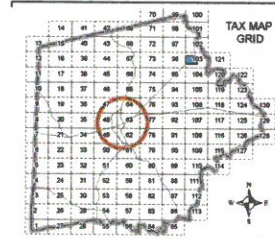
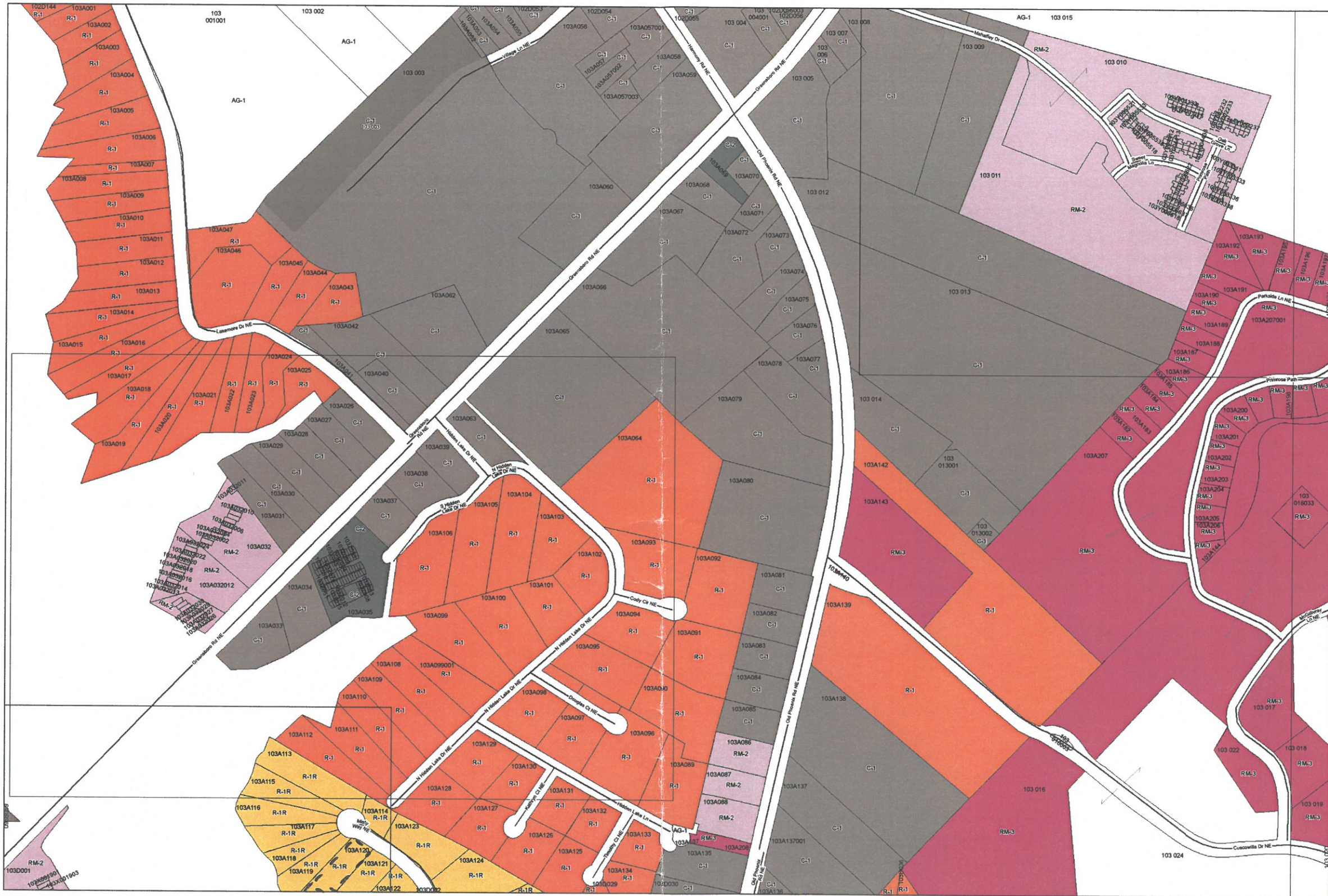
PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: [Signature] DATE: 9/18/2017

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

DATE FILED: <u>9-19-17</u> FEE: \$ <u>50.00</u> CK. NO. _____ CASH _____ C. CARD <input checked="" type="checkbox"/> INITIALS <u>KP</u>
DATE OF NEWSPAPER AD: _____ DATE SIGN POSTED: _____
PLANNING & ZONING HEARING: _____ RESULT: _____
COMMISSIONERS'/CITY COUNCIL HEARING: _____ RESULT: _____

RCVD SEP 19 '17
KP



- 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		RM-2
	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
											VILLAGE

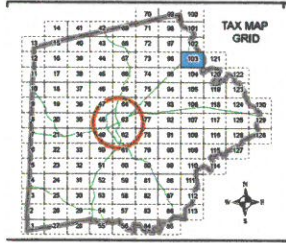
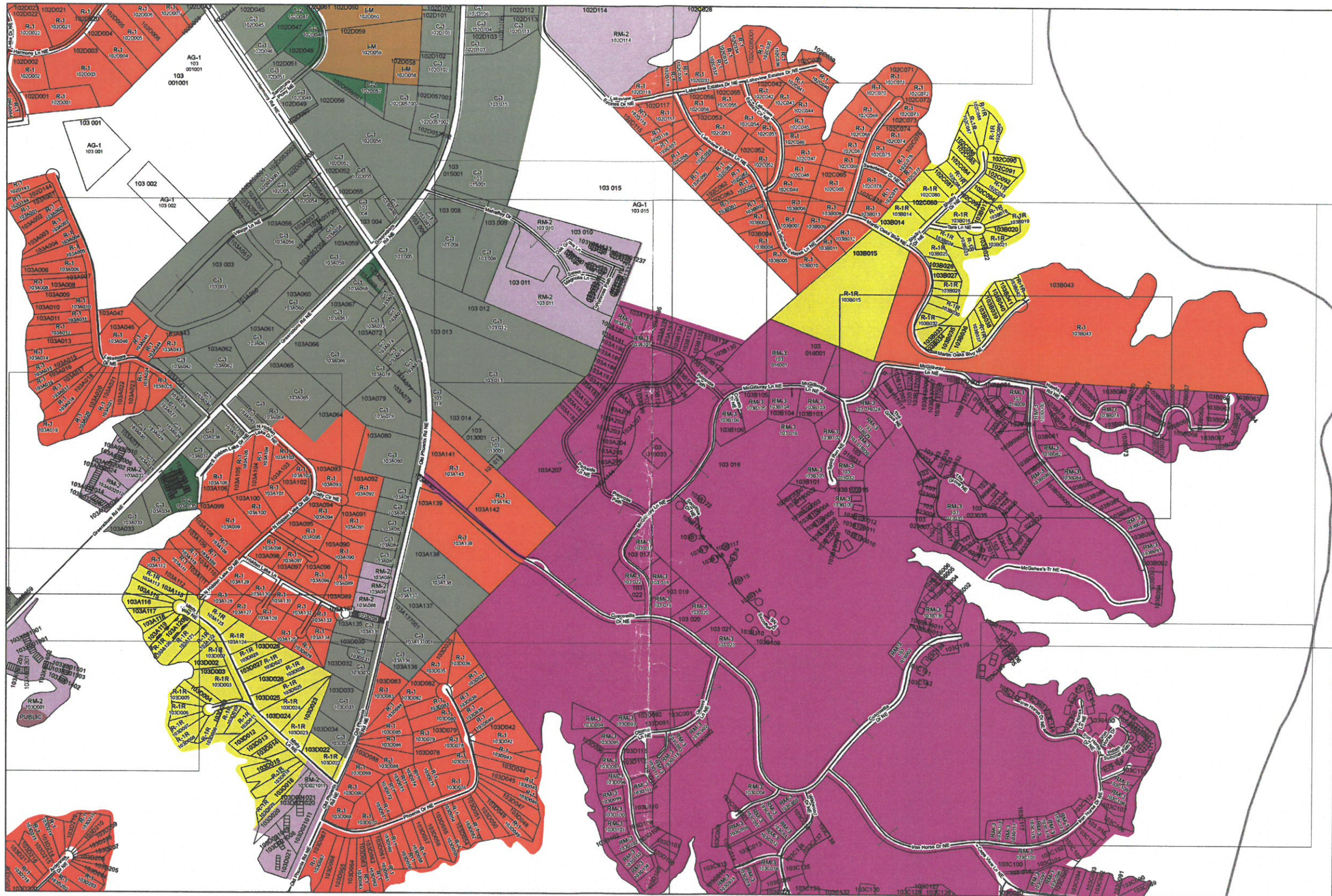
MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6100
(478) 751-6517
Web: www.middlegeorgiaregion.com
Email: it@mgrc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

N
W E
S

MAP 103A

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



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

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

GEOGRAPHIC FEATURE LEGEND

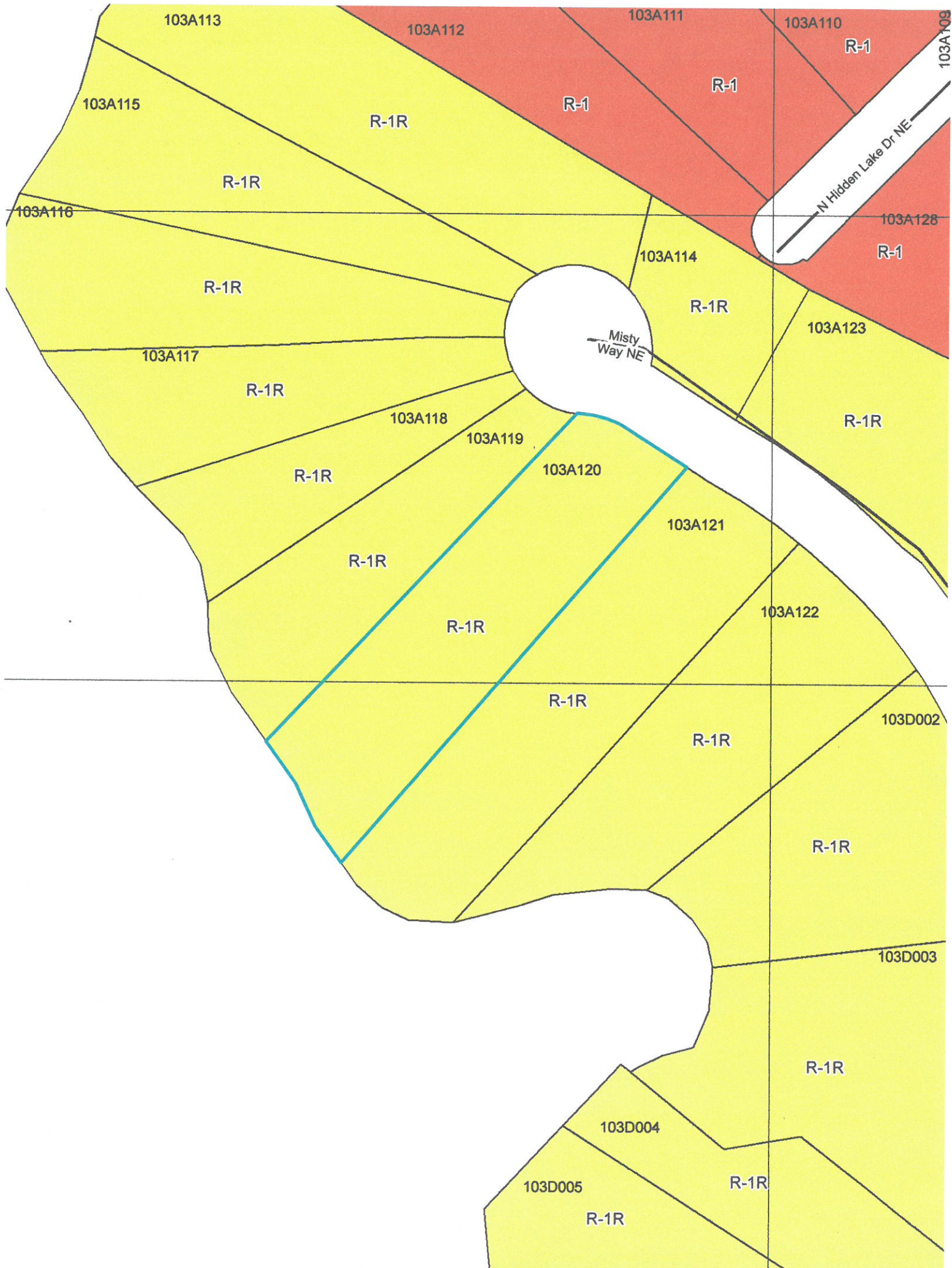
AG-2	C-2 CITY	IND-2 CITY	R-1 CITY	RM-2
C-1	I-M	MHP	R-2 CITY	R-1R
AG-1	C-1 CITY	IND-1 CITY	R-3 CITY	RM-3
AG-1 CITY	C-2	IND-2	R-4 CITY	VILLAGE
		PUBLIC		
		PUBLIC CITY		

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-8180
(478) 751-8517
Web: www.middlegeorgiaregional.com
Email: mg@mgrc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 103

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



September 18, 2017

Putnam County Planning and Development
117 Putnam Drive, Suite B
Eatonton, GA 310024

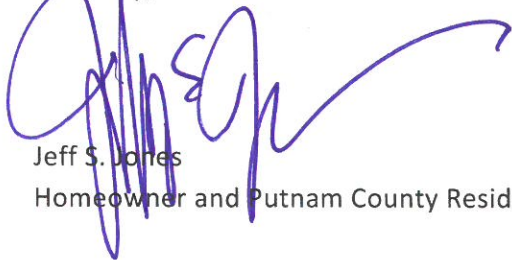
Letter of Intent: Variance Request
125 Misty Way Eatonton, GA 31024
Misty River Landing Subdivision - Lot 16
Map & Parcel: 103A120

For your consideration:

The owners of 125 Misty Way, Eatonton GA are requesting a variance in the form of a 10 ft. building setback on the left side of the property when facing the house. This is to allow construction of a detached two-car garage. Placement of the structure in this location is dictated by the narrow footprint of the property, the existing driveway and the location of several large hardwood trees that would need to be removed if the driveway required re-routing. In addition, the location of the septic field and two areas of unsuitable soil further limit the number of locations for the structure.

The proposed garage is 26 wide by 28 deep making it 728 SF. The existing home is 2182 square feet. The dimensions of the lot at the location of the requested variance is 447 ft deep by 108 ft wide. Please see attached documentation for locations of existing and proposed structures.

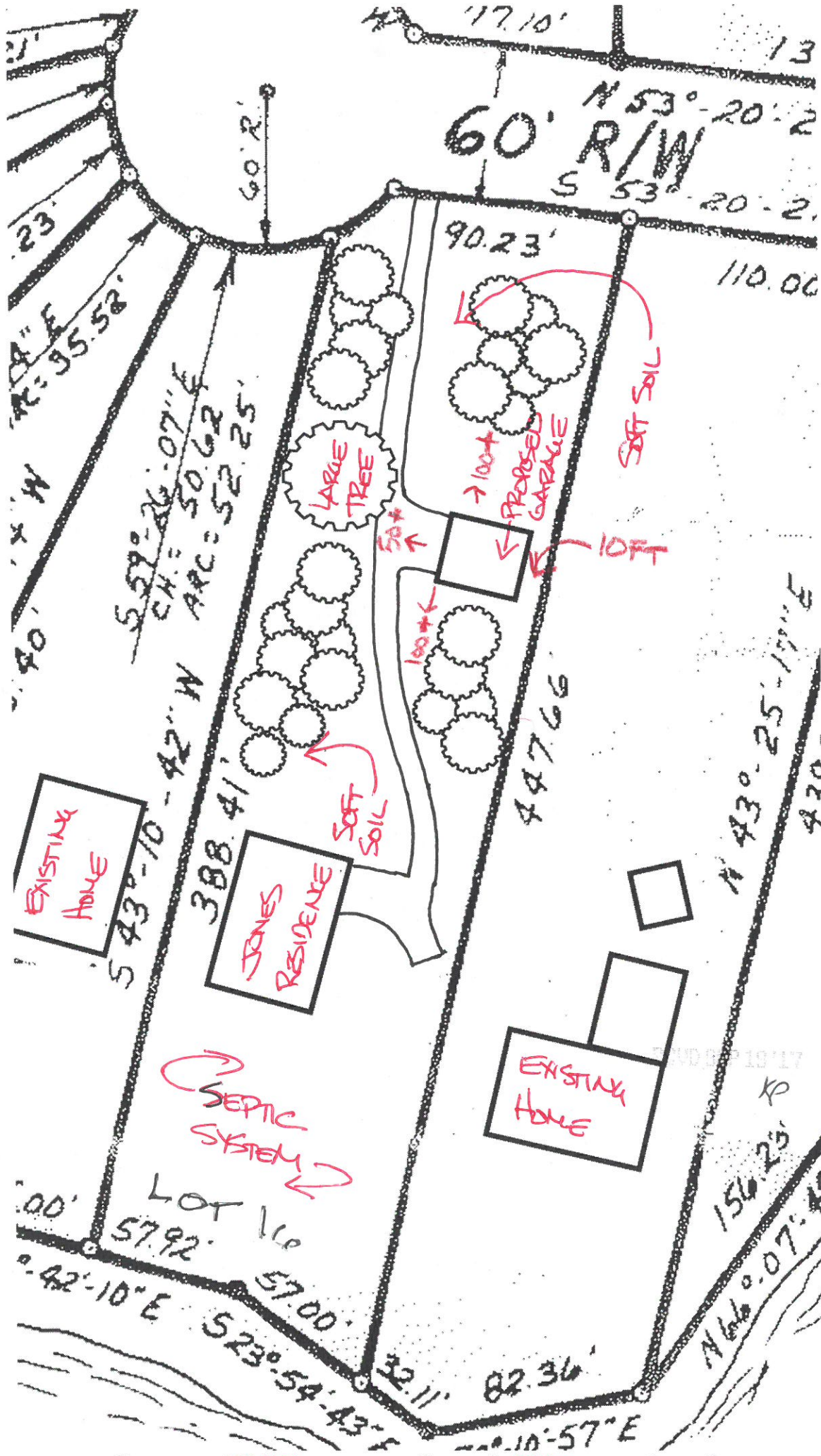
Sincerely,



Jeff S. Jones
Homeowner and Putnam County Resident

RCVD SEP 19 '17

KP



Existing On-site Sewage Management System Performance Evaluation Report Form

Applicant: <u>Jeff Jones</u> <u>110-365-2486</u>	Reason for Existing Sewage System Evaluation: <input type="checkbox"/> (1) Loan Closing for Home Sale <input type="checkbox"/> (2) Refinance <input type="checkbox"/> (3) Home Addition (Non-bedroom) Type: _____ <input checked="" type="checkbox"/> (4) Swimming Pool Construction Structure Addition to Property Type: <u>24 X 28 Garage</u> <input type="checkbox"/> (6) Mobile Home Relocation
Property/System Address: <u>125 MISTY WAY NE EATONTON, GA 31024</u>	
Subdivision Name: _____ Lot: _____ Block: _____	
Existing System Information: Water Supply (circle) <u>(1)</u> Public <u>(2)</u> Private Well <u>(3)</u> Community	Number of Bedrooms/GPD: <u>3/0</u> Garbage Grinder: (circle) <u>(1)</u> Yes <u>(2)</u> No

*** One of Section A, B, or C should be Completed ***

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: Recommend pumping every 5 yrs. Recommend making sure that all downspout drains are draining downgrade of septic leach field. Currently some of them are running directly onto leachfield. <p style="text-align: center;">KATHRYN HILL REGISTERED ENVIRONMENTALIST PUTNAM COUNTY HEALTH DEPT.</p>
<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 type="checkbox"/> (1) Yes <input checked="" 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 time frame.	
<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: <u>Kathryn Hill</u>	Title: <u>Environmental Health County Manager</u> Date: <u>05-Sep-17</u>	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 time frame.	
<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: _____	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 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: _____	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: <u>3</u>	Garbage Grinder: (circle) <u>(1)</u> Yes <u>(2)</u> No
Evaluating Environmentalist: <u>Kathryn Hill</u>	Title: <u>Environmental Health County Manager</u> Date: <u>05-Sep-17</u>	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.	

FORM DEP 10-17

KH

Backup material for agenda item:

6. Request by John Wright for a side yard setback variance at 128 Haralson Drive. Presently zoned R-2. [**Map 112B, Parcel 065**].

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

October 4, 2017

TO: Planning & Zoning Commission

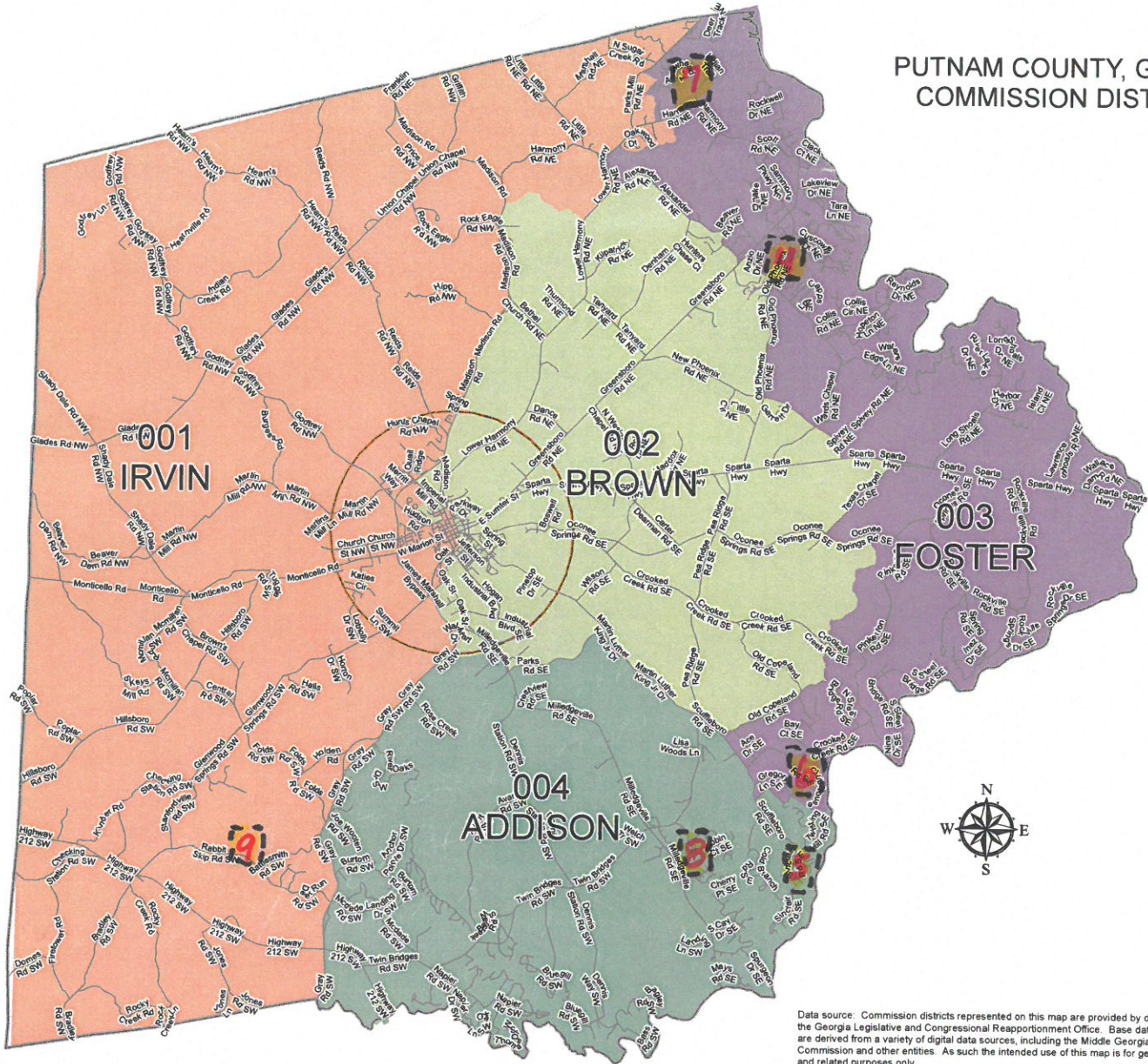
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 11/2/2017

5. Request by **John Wright** for a side yard setback variance at 128 Haralson Drive. Presently zoned R-2. [**Map 112B, Parcel 065**]. The applicant is requesting a 13-foot setback variance, being 7 feet from the right-side property line when facing the lake to construct a 12 x 20 square foot storage building. The existing structure is 2,936 square feet. This is a very wide lot. The lot width at building setback is 186 feet. The applicant is requesting to place a storage building next to an existing metal shed located on the right side of the property facing the lake. Per Sec. 66-82(j) of the Putnam County Code of Ordinance, only two accessory structures are allowed on a lot in the R-2 zoning district; the applicant has more than two accessory structures on the property. Therefore, the proposed structure cannot be placed there at this time.

Staff recommendation is for denial.

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



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

4. Request by **Jeff & Lisa Jones** for a side yard setback variance at 125 Misty Way. Presently zoned R-1R. [Map 103A, Parcel 120].
5. Request by **John Wright** for a side yard setback variance at 128 Haralson Drive. Presently zoned R-2. [Map 112B, Parcel 065].
6. Request by **Jody Harper, agent for John Hamilton** for a rear yard setback variance at 1103 Crooked Creek Road. Presently zoned R-1. [Map 110C, Parcel 036].
7. Request by **Paul & Marlene L. McKay** for a side yard setback variance at 116 Cedar Cove Court. Presently zoned R-1R. [Map 071A, Parcel 019].
8. Request by **Jackson Dutch Henderson & Sandy Decker** for a side yard setback variance at 110 Turtle Court. Presently zoned R-2. [Map 088A, Parcel 146].
9. Request by **Debra D. Wilson, agent for William L. Daniel** to rezone 2 acres at 355 Rabbit Skip Road from AG-1 to R-2. [Map 030, Parcel 003]. *

Putnam County
 City of Eatonton

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

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

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: John Wright

MAILING ADDRESS: 230 Luckie St
Lawnsville, Ga 30046

PHONE: 404-403-4645

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

PHONE: _____

PROPERTY:

LOCATION: 128 Hansford Dr., Eatonton, Ga 31024
MAP 112 B PARCEL 065 PRESENTLY ZONED R-2

REASON FOR REQUEST: to add storage building within
7' of Property line

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

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

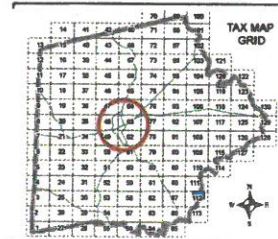
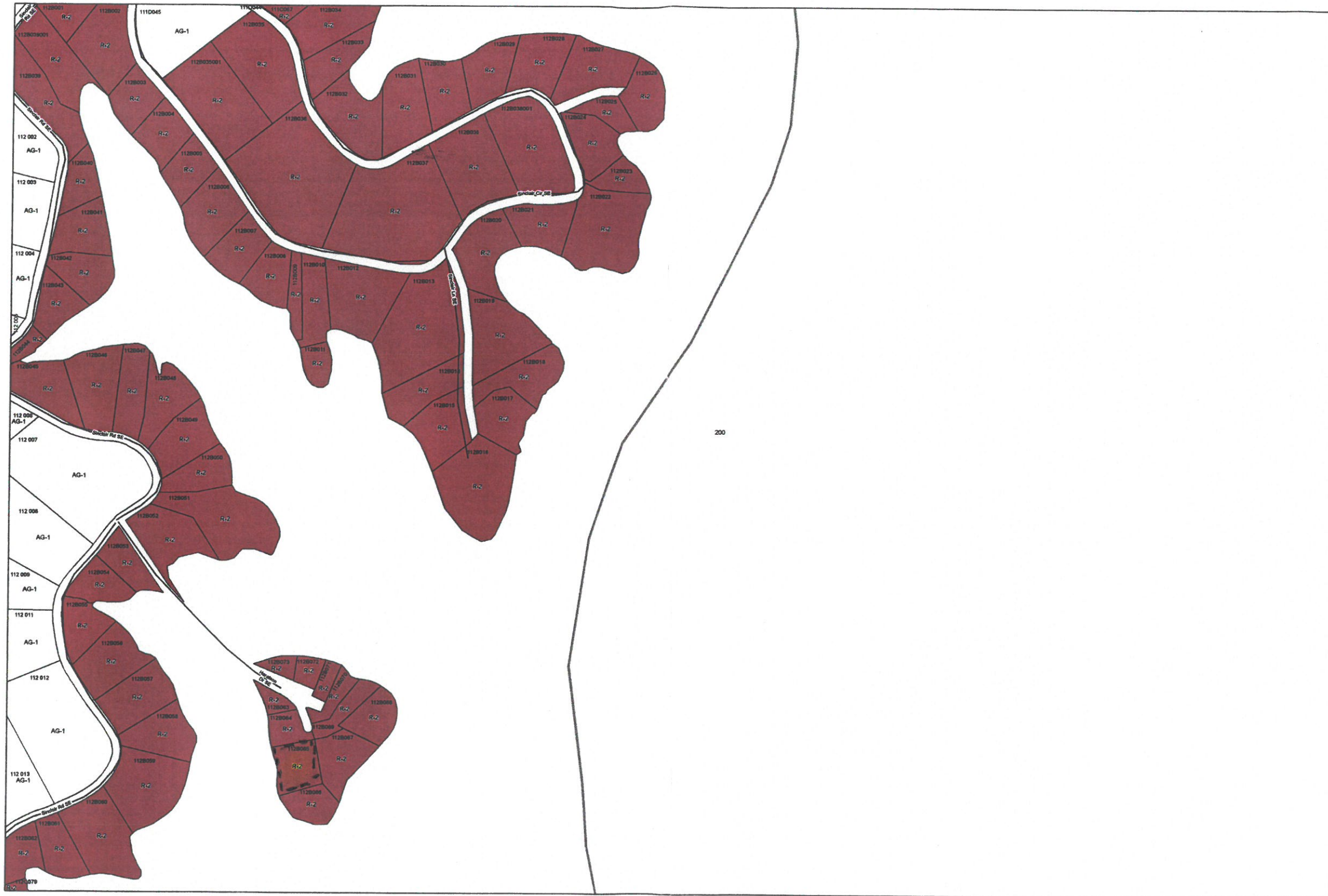
PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: J. P. Wright DATE: 8-24-17

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

DATE FILED: <u>8/24/17</u>	FEE: <u>\$5000</u>	CK. NO. <u>1073</u>	CASH _____	C. CARD _____	INITIALS <u>JW</u>
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				

[Handwritten mark]



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

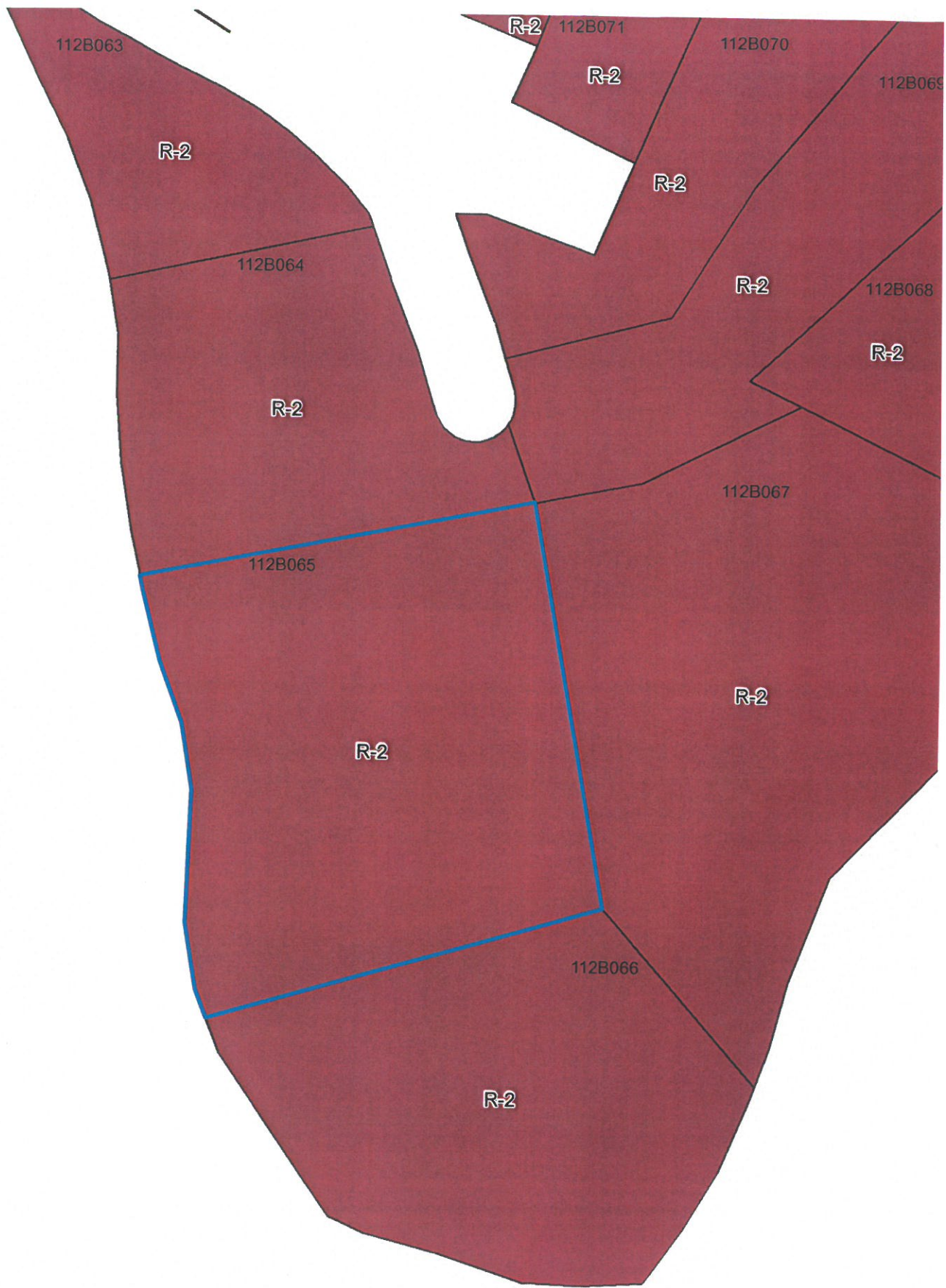
GEOGRAPHIC FEATURE LEGEND					
AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	R-1	RM-2
No Code	C-1	I-M	R - 2 CITY	R-1R	RM-3
AG-1	C-1 CITY	IND-1 CITY	R - 3 CITY	R-2	VILLAGE
AG-1 CITY	C-2	IND-2	R - 4 CITY	RM-1	
		MHP	PUBLIC		
		PUBLIC CITY			

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Bullis C
Macon, Georgia 31217
(478) 751-1100
(478) 751-4517
Web
www.middlegeorgiaregion.org
Email
mg@mg-rc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 112B

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



I am requesting a 13' variance being 7' off the right side property line to add a storage building. The proposed structure will add 240 sq ft to the property. My existing structure is 2936 sq ft. The lot length is 180' and the width is 186' at the setback. If the building is placed elsewhere, it will impede parking and block access.



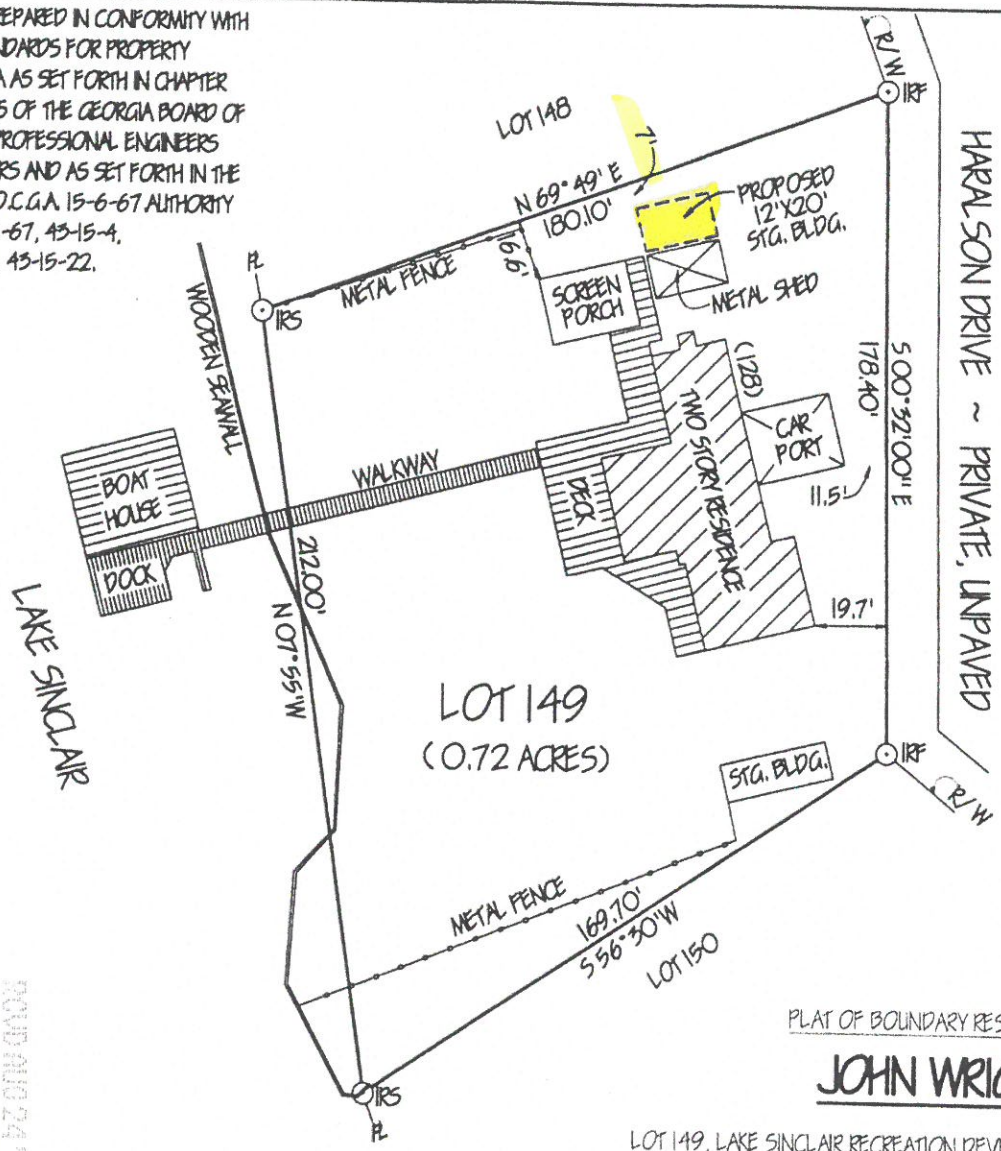
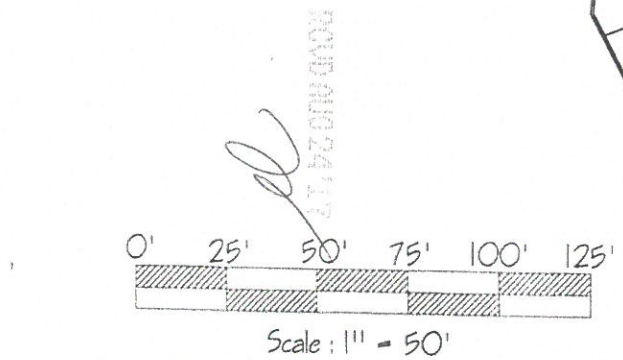
John Wright
8/18/2017



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, 43-15-19, 43-15-22.

DR'S CERTIFICATE OF PLUTNAM COUNTY SECTION ID AFFIRMS THAT RECORDS OF THE

G & TOR



THE FIELD DATA ON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON GPT 9005 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 0.6" PER ANGLE POINT. NO ADJUSTMENT WAS MADE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1" FOOT PER 1000000'.



LEGEND

- IRF - Iron Rod Found
- IRS - Iron Rod Set
- R/W - Right of Way
- CMF - Concrete Monument Found
- IPF - Iron Pipe Found
- PL - Property Line
- EP - Edge of Pavement
- CL - Centerline



PLAT OF BOUNDARY RESURVEY FOR

JOHN WRIGHT

LOT 149, LAKE SINCLAIR RECREATION DEVELOPMENT SUBDIVISION #2
 LOCATED IN G. M. D. 313, PLUTNAM COUNTY, GEORGIA
 DATE: AUGUST 14, 2017 SURVEY NUMBER: 017-054

Existing On-site Sewage Management System Performance Evaluation Report Form 1072

PJCK G

Property Owner/System Owner Name: John Wright		404-403-4045		Reason for Existing Sewage System Evaluation: (circle)	
Property/System Address: 128 Hanslow Dr., Eatonton, GA 31024				(1) Loan Closing for Home Sale	
Subdivision Name: GA Power Area 2		Lot: 149	Block:	(2) Refinance	
Existing System Information: Water Supply: (circle)		Number of Bedrooms/GPD: 3	Garbage Grinder: (circle)	(3) New Addition (Non-bedroom)	
(1) Public (2) Private Well (3) Community			(1) Yes (2) No	(4) Swimming Pool Construction	
				(5) Structure Addition to Property	
				Type Storage	
				(6) Mobile Home Relocation	

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: 12 X 20 Storage building 1997, 2005	
(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: Recommend pumping septic tank every 5 yrs to maintain septic system.	
(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.

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: NO RECORD	
(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.		
Evaluating Environmentalist:		Number of Bedrooms/GPD: 3	Garbage Grinder: (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.

Backup material for agenda item:

7. Request by Jody Harper, agent for John Hamilton for a rear yard setback variance at 1103 Crooked Creek Road. Presently zoned R-1. [**Map 110C, Parcel 036**].

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

October 4, 2017

TO: Planning & Zoning Commission

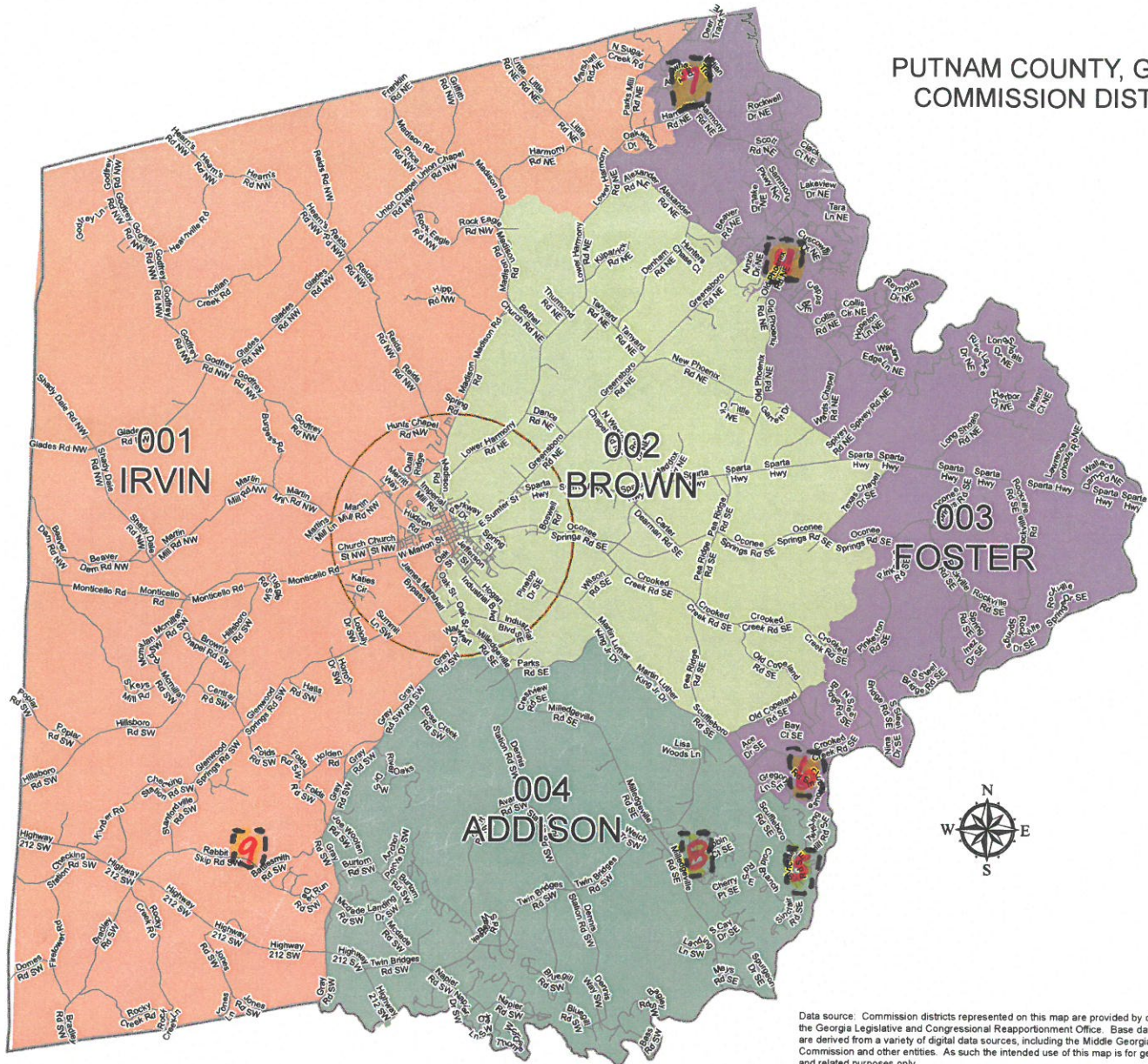
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 11/2/2017

6. Request by **Jody Harper, agent for John Hamilton** for a rear yard setback variance at 1103 Crooked Creek Road. Presently zoned R-1. [**Map 110C, Parcel 036**]. The applicant is requesting a 40-foot setback variance being 60 feet from the nearest point to the lake to construct a 18x36 pool. The existing structure is 1,600 square feet. This is a long narrow lot that widens toward the lake. The unique shape of this lot and location of the existing structure creates limited buildable area for the pool. The lot width at building setback is 160 feet. The proposed pool will be built on the lakeside behind an existing porch and replace a portion of an existing concrete driveway which extends around the house. Due to the narrowness of the lot and location of the existing house, the proposed location is the only suitable location for the proposed pool. 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 40-foot setback variance, being 60 feet from the nearest point to the lake.

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



4. Request by **Jeff & Lisa Jones** for a side yard setback variance at 125 Misty Way. Presently zoned R-1R. [Map 103A, Parcel 120].
5. Request by **John Wright** for a side yard setback variance at 128 Haralson Drive. Presently zoned R-2. [Map 112B, Parcel 065].
6. Request by **Jody Harper, agent for John Hamilton** for a rear yard setback variance at 1103 Crooked Creek Road. Presently zoned R-1. [Map 110C, Parcel 036].
7. Request by **Paul & Marlene L. McKay** for a side yard setback variance at 116 Cedar Cove Court. Presently zoned R-1R. [Map 071A, Parcel 019].
8. Request by **Jackson Dutch Henderson & Sandy Decker** for a side yard setback variance at 110 Turtle Court. Presently zoned R-2. [Map 088A, Parcel 146].
9. Request by **Debra D. Wilson, agent for William L. Daniel** to rezone 2 acres at 355 Rabbit Skip Road from AG-1 to R-2. [Map 030, Parcel 003]. *

Putnam County
 City of Eatonton

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

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

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: Panlico Pool Company / Jody Harper

MAILING ADDRESS: 2585 North Columbia Street
Milledgeville Georgia 31061

PHONE: 478-452-1003 / 478-457-6076 cell

PROPERTY OWNER IF DIFFERENT FROM ABOVE: John Hamilton
MAILING ADDRESS: P.O. Box 852
Redan Georgia 30074
PHONE: 404-680-5074

PROPERTY:

LOCATION: 1103 Crooked Creek Road Eatonton Georgia 31024
MAP 110C PARCEL 036 PRESENTLY ZONED R-12

REASON FOR REQUEST: To install Swimming Pool within 60ft of waters edge, a 40ft variance is being requested

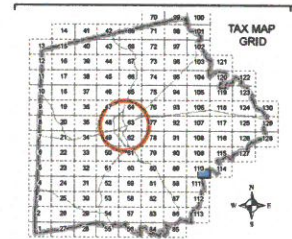
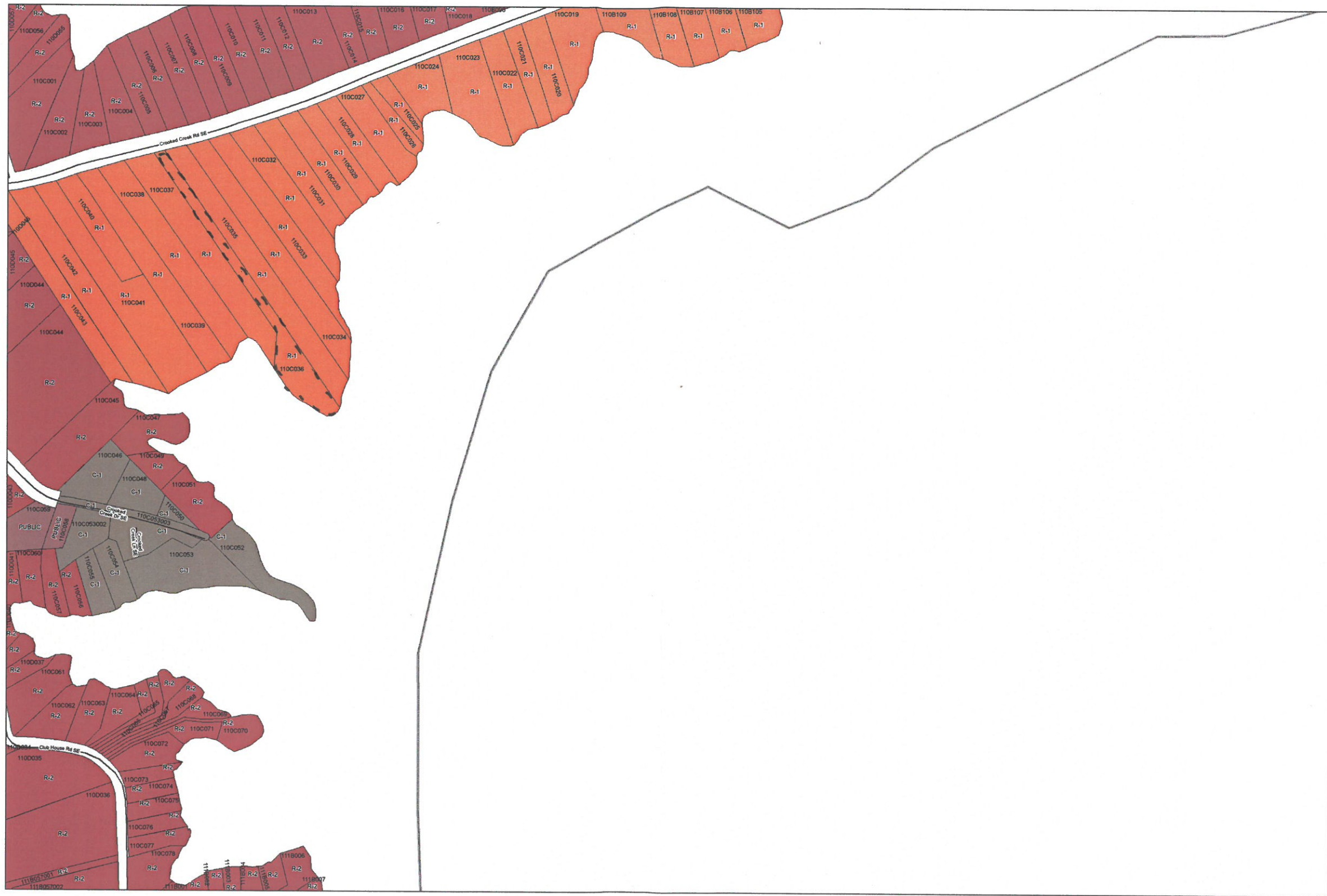
SUPPORTING INFORMATION ATTACHED TO APPLICATION:
RECORDED PLAT: LETTER OF AGENCY LETTER OF INTENT
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

PROPOSED LOCATION MUST BE STAKED OFF. RCVD 2017 SEP 25 KP

*SIGNATURE OF APPLICANT: Jody Harper DATE: 9/1/17

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

DATE FILED: <u>9-25-17</u>	FEE: \$ <u>50.00</u>	CK. NO. <u>19725</u>	CASH <input type="checkbox"/>	C. CARD <input type="checkbox"/>	INITIALS <u>KP</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
 - C-1
 - C-1 CITY
 - C-2

GEOGRAPHIC FEATURE LEGEND

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

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suwanee, GA 30121
(478) 751-4100
(478) 751-4517
Web: www.middlegeorgiaregion.com
Email: it@mg-rc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

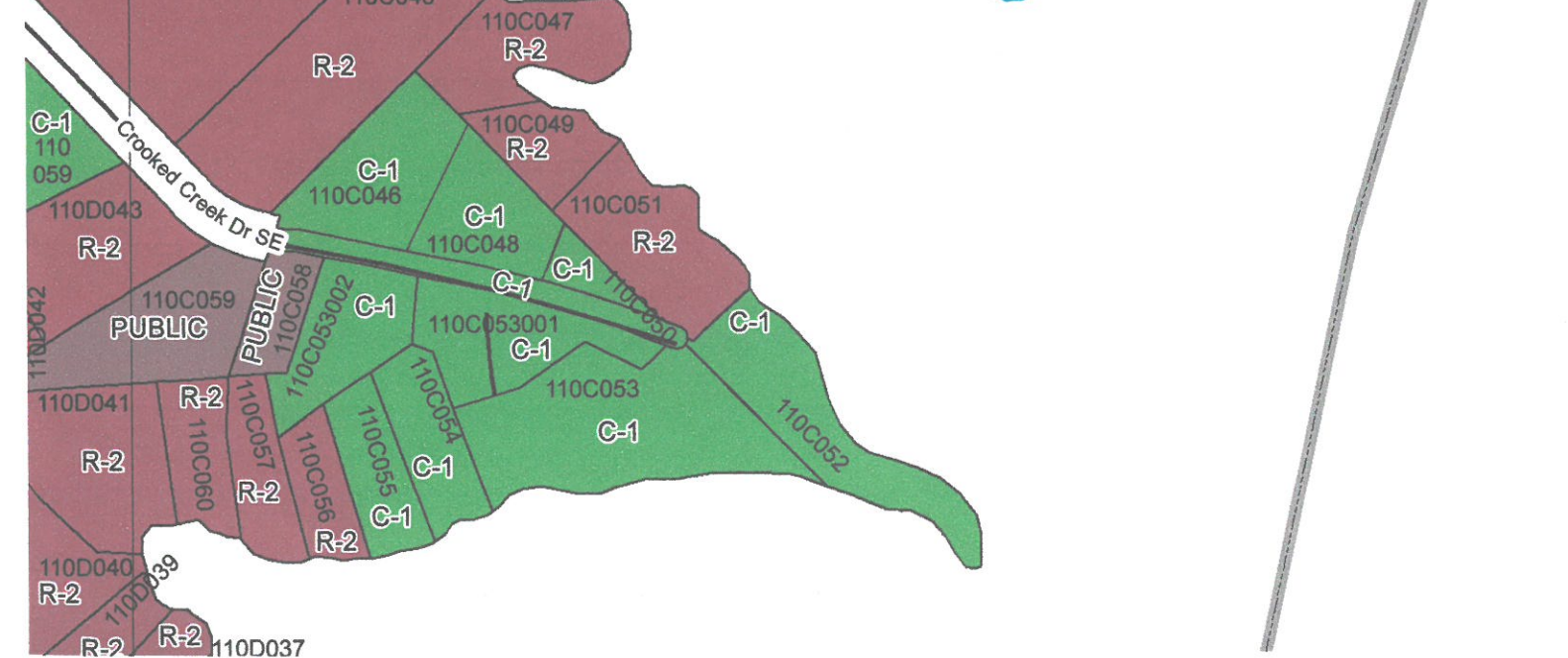
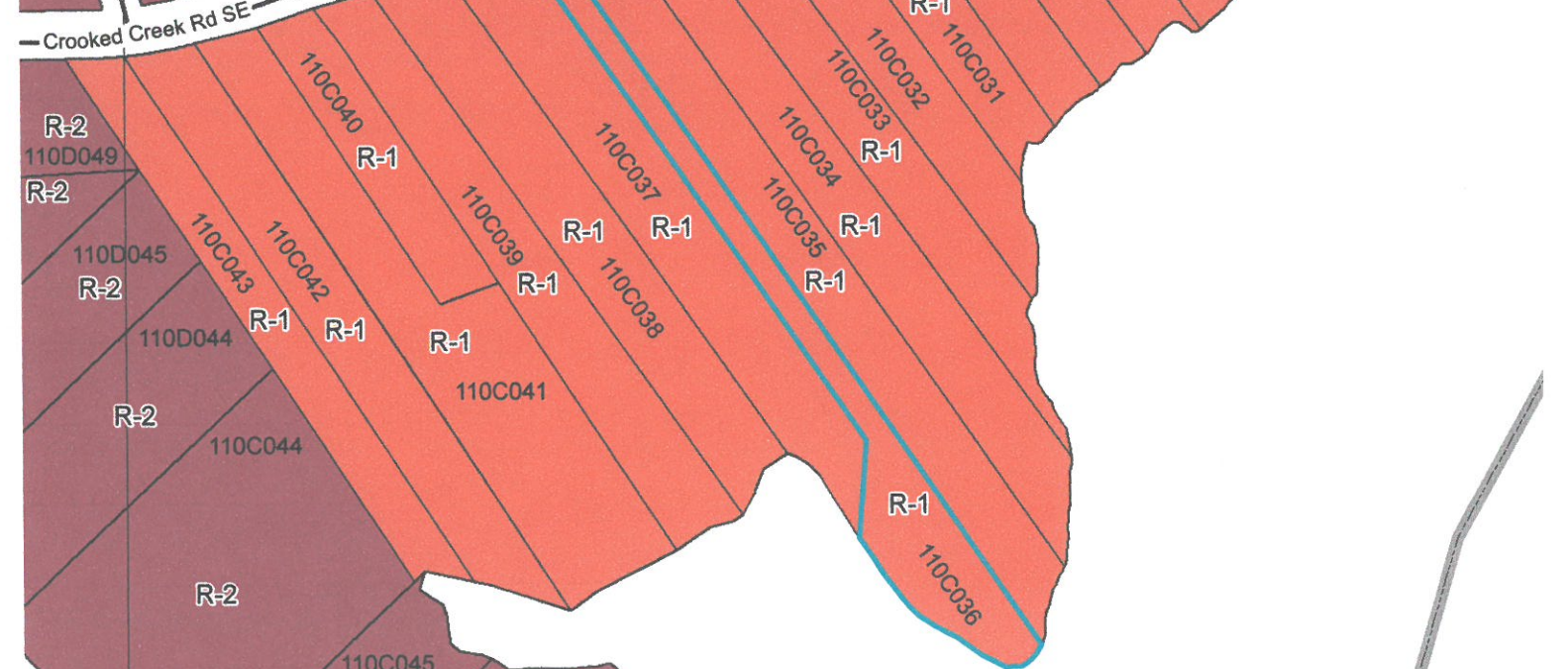
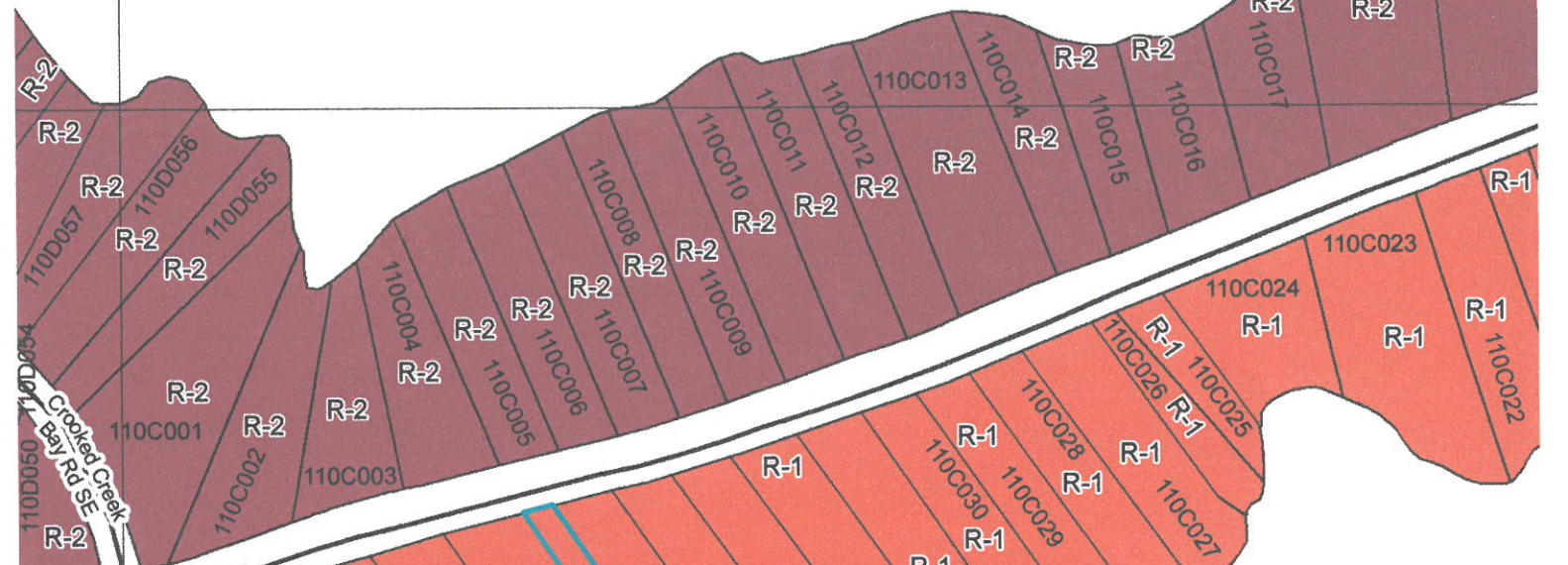
MAP 110C

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

110B085 110B084

110B096

110C018 R-2 R-2





Pamlico Pool Company, Inc.

2585 North Columbia Street
Milledgeville, Georgia 31061

478.452.1003

478.452.0676 Fax

office@pamlicopools.com

service@pamlicopools.com

September 12, 2017

Putnam County Planning & Development
117 Putnam Drive
Suite B
Eatonton, GA 31024

RE: 1103 Crooked Creek Road, Eatonton, GA 31024

Pamlico Pool Company is requesting a variance for installation of a swimming pool at 1103 Crooked Creek Road. The pool will be installed 60' from the waters edge. The proposed pool will go in the place of the current concrete drive around the lake side of the house.

The homeowner is currently having another septic system installed by W.C. Ralston. This should meet all site requirements with the Health Department.

If you should have any questions, please contact Jody Harper at (478) 452-1003.

Thank you,

A handwritten signature in black ink that reads "Jody Harper". The signature is written in a cursive style.

Jody Harper
Pamlico Pool Company, Inc.

RCVD 2017 SEP 25

KP

The lot width and length at building setback is... 1432' X 160'

The square footage of the existing structure is... 1600 sqft

The square footage (size) of the proposed structure (pool) is... 648 sqft

^{sq}
18836 ^{sq}

We are requesting a 40 foot variance being 60 feet from the lakeside property line.

RCVD 2017 SEP 25

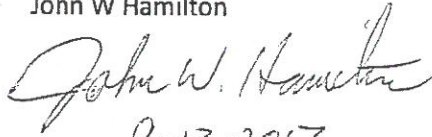
KP

To whom it may concern,

I here by give Pamlico Pool Company to act on my behalf to apply for the 60 foot variance that will be needed in order to hopefully be able to install a pool.

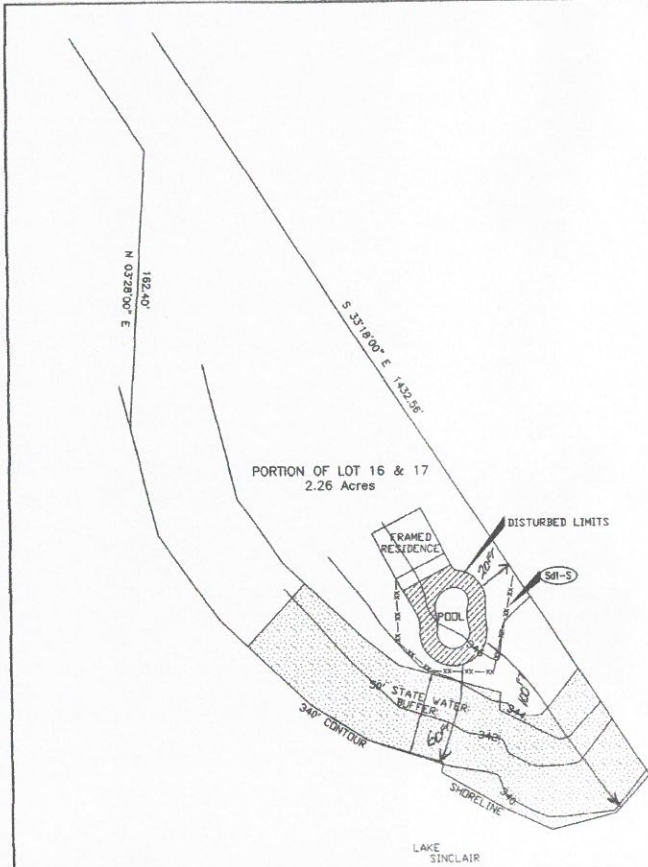
9-13-2017

John W Hamilton


9-13-2017

RCVD 2017 SEP 25

KP



PIEDMONT VEGETATIVE COVERS			
MONTH	TEMPORARY (Daz)	RATE / ACRE	ALONE - MIX
JANUARY	RYE GRASS	40 LBS.	
FEBRUARY	RYE GRASS	40 LBS.	
MARCH	RYE GRASS ANNUAL LESPEDEZA (2) WEEPING LOVEGRASS	40 LBS. 30 LBS. 4 LBS.	
APRIL	ANNUAL LESPEDEZA (2) RYE BROWN TOP MILLET SUJAH GRASS WEEPING LOVEGRASS	30 LBS. 3 BU. 40 LBS. 60 LBS. 6 LBS.	
MAY	WEEPING LOVEGRASS SUJAH GRASS BROWN TOP MILLET	6 LBS. 60 LBS. 40 LBS.	
JUNE	WEEPING LOVEGRASS SUJAH GRASS BROWN TOP MILLET	6 LBS. 60 LBS. 40 LBS.	
JULY	SAME AS JUNE		
AUGUST	WEEPING LOVEGRASS RYE GRASS	6 LBS. 40 LBS.	
SEPTEMBER	WHEAT OATS	3 BU. 4 BU.	
OCTOBER	WHEAT RYE GRASS RYE	3 BU. 40 LBS. 3 BU.	
NOVEMBER	SAME AS ABOVE		
DECEMBER	SAME AS ABOVE		

EROSION CONTROL STATEMENTS
 "EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE."

"THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES."

"MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. IF AN AREA REMAINS UNDISTURBED FOR GREATER THAN SIX MONTHS, PERMANENT VEGETATIVE TECHNIQUES SHALL BE EMPLOYED."

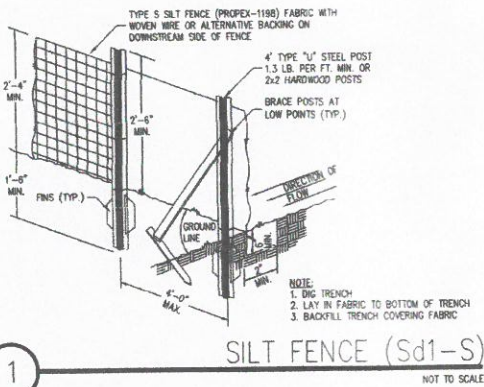
SITE DESCRIPTION

"THIS SITE IS LOCATED 1103 CROOKED CREEK DR. IN PUTNAM COUNTY. THE LOT HAS A TOTAL ACREAGE OF 2.26 ACRES. EXISTING VEGETATION IS GRASS, HARDWOODS AND PINES. THE PROPOSED DEVELOPMENT IS THE CONSTRUCTION OF A SWIMMINGPOOL BEHIND EXISTING HOUSE. THE PLAN PROPOSES A DISTURBED ACREAGE OF 0.04 ACRES."

GEORGIA UNIFORM CODING SYSTEM SOIL EROSION & SEDIMENT CONTROL		
STRUCTURAL PRACTICES		
Code	Practice	Symbol
(Cd-1b)	Haybale Check Dam	[Symbol]
(Cd-5)	Stone Check Dam	[Symbol]
(Ch-L)	Channel Stabilization Concrete Lining	[Symbol]
(Ch-Rp)	Channel Stabilization Rip-Rap Lining	[Symbol]
(Ch-V)	Channel Stabilization Vegetated Lining	[Symbol]
(Co)	Construction Exit	[Symbol]
(Cr)	Construction Road Stabilization	[Symbol]
(Re)	Retaining Wall	[Symbol]
(Sd1-Ns)	Silt Fence Sediment Barrier Non-Sensitive Area	[Symbol]
(Sd1-S)	Silt Fence Sediment Barrier Sensitive Area	[Symbol]
(Sd2-B)	Inlet Sediment Trap Baffle Box	[Symbol]
(Sd2-Bg)	Inlet Sediment Trap Block & Gravel	[Symbol]
(Sd2-E)	Inlet Sediment Trap Excavated Inlet Protection	[Symbol]
(Sd2-F)	Inlet Sediment Trap Filter Fabric w/ Frame	[Symbol]
(St)	Storm Drain Outlet Protection	[Symbol]
(Tp)	Topping	[Symbol]

VEGETATIVE MEASURES		
Code	Measure	Symbol
(Bf)	Buffer Zone	[Symbol]
(Ds1)	Disturbed Area Stabilization w/ Mulching Only	[Symbol]
(Ds2)	Disturbed Area Stabilization w/ Temporary Seeding	[Symbol]
(Ds3)	Disturbed Area Stabilization w/ Permanent Seeding	[Symbol]
(Ds4)	Disturbed Area Stabilization w/ Sodding	[Symbol]
(Du)	Dust Control on Disturbed Areas	[Symbol]
(Mb)	Erosion Control Matting & Blankets	[Symbol]

POVD 2017 SEP 23
 KP



EROSION CONTROL NOTES

"EROSION AND SEDIMENT CONTROL TO BE IN ACCORDANCE WITH THE PUBLICATION ENTITLED 'MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA'."

"ALL DISTURBED AREAS SHALL BE REVEGETATED IMMEDIATELY AFTER CONSTRUCTION IN ACCORDANCE WITH THE PUBLICATION ENTITLED 'MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA'."

"THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES."

"EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION."

"RIPRAP WILL BE USED TO STABILIZE DITCH BANKS IN AREAS WHERE STORM WATER FLOW CHANGES DIRECTION OR SLOPES ALLOW VELOCITY TO EXCEED 2 FT/SEC."

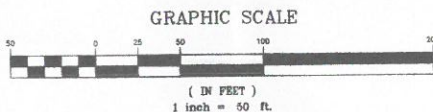
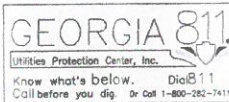
OWNER

JOHN HAMILTON
 1103 CROOKED CREEK DR.
 LATONTON, GA 31024
 404-580-5074

"I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT 'MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA' (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GARI00003."

"I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATION DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION."

KIRK A. FREEMAN, LEVEL II DESIGN PROFESSIONAL
 CERTIFICATION NO. 4446 EXP. DATE: 01/21/2018



EROSION AND SEDIMENT CONTROL PLAN

JOHN HAMILTON

1103 CROOKED CREEK DR.
 PUTNAM COUNTY, GEORGIA

GEORGIA REGISTERED LAND SURVEYOR No. 2982

SURVEYED BY:
KIRK FREEMAN, LLC
 LAND SURVEYING
 650 W. THOMAS STREET
 P.O. BOX 1081
 WILLEDGEVILLE, GA 31059
 478-451-2997 478-456-7121

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

COUNTY: PUTNAM	SUBDIVISION:	LOT NUMBER:	BLOCK:
PROPERTY LOCATION (STREET ADDRESS): 1103 Crooked Creek Rd.			

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

PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE: <i>Jody Harper</i>	DATE: 9/13/17
PROPERTY OWNER'S NAME: John Hamilton	PHONE NUMBER: 404-680-5074
PROPERTY OWNER'S ADDRESS: P.O. Box 852 Redan, GA 30074	ALTERNATE PHONE NUMBER:
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER): <i>Jody Harper</i>	PHONE NUMBER: 478-457-6076 cell
	RELATIONSHIP TO OWNER: pool builder

Section A - General Information

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, sinkholes, streams, etc.) EVALUATED: <input checked="" type="radio"/> (1) Yes <input type="radio"/> (2) No	5. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.): Single	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.): 2 st.
2. WATER SUPPLY: <input type="radio"/> (1) Public <input checked="" type="radio"/> (2) Private <input type="radio"/> (3) Community	6. WATER USAGE BY: <input checked="" type="radio"/> (1) Bedroom Numbers <input type="radio"/> (2) Gallons per Day	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: ~45
3. SEWAGE SYSTEM TO BE PERMITTED: <input checked="" type="radio"/> (1) New <input type="radio"/> (2) Repair <input type="radio"/> (3) Addition	7. NO. OF BEDROOMS / GPD: 2	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): > 60
4. LOT SIZE (SQUARE FEET / ACRES): 2.29	8. LEVEL OF PLUMBING OUTLET: <input type="radio"/> (1) Ground Level <input type="radio"/> (2) Basement <input type="radio"/> (3) Above Ground Level	12. SOIL TEST PERFORMED BY:

Section B - Primary / Pretreatment

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

Section C - Secondary Treatment

1. ABSORPTION FIELD DESIGN: <input type="radio"/> (1) Level Field <input checked="" type="radio"/> (2) Serial <input type="radio"/> (3) Drip <input type="radio"/> (4) Distribution Box <input type="radio"/> (5) Mound / Area Fill	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: 600	7. NUMBER OF ABSORPTION TRENCHES:
2. ABSORPTION FIELD PRODUCT: conv. pipe / 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): 24 - 36	9. DISTANCE BETWEEN ABSORPTION TRENCHES:

10. PRESCRIBED ABSORPTION FIELD LOCATION:
stay 100' from wells, Moving system because of pool. location discussed w/owner, pool builder + septic contract

Permit

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

1. SITE APPROVED AS SPECIFIED ABOVE:

(1) Yes (2) No

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

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

APPROVING ENVIRONMENTALIST: <i>Kathryn Hill, RSHS</i>	TITLE: EHS County Manager	DATE: 9/13/17	CONSTRUCTION PERMIT NUMBER: RCUD 2017 SEP 25
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Backup material for agenda item:

8. Request by Paul & Marlene L. McKay for a side yard setback variance at 116 Cedar Cove Court. Presently zoned R-1R. [**Map 071A, Parcel 019**].

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

October 4, 2017

TO: Planning & Zoning Commission

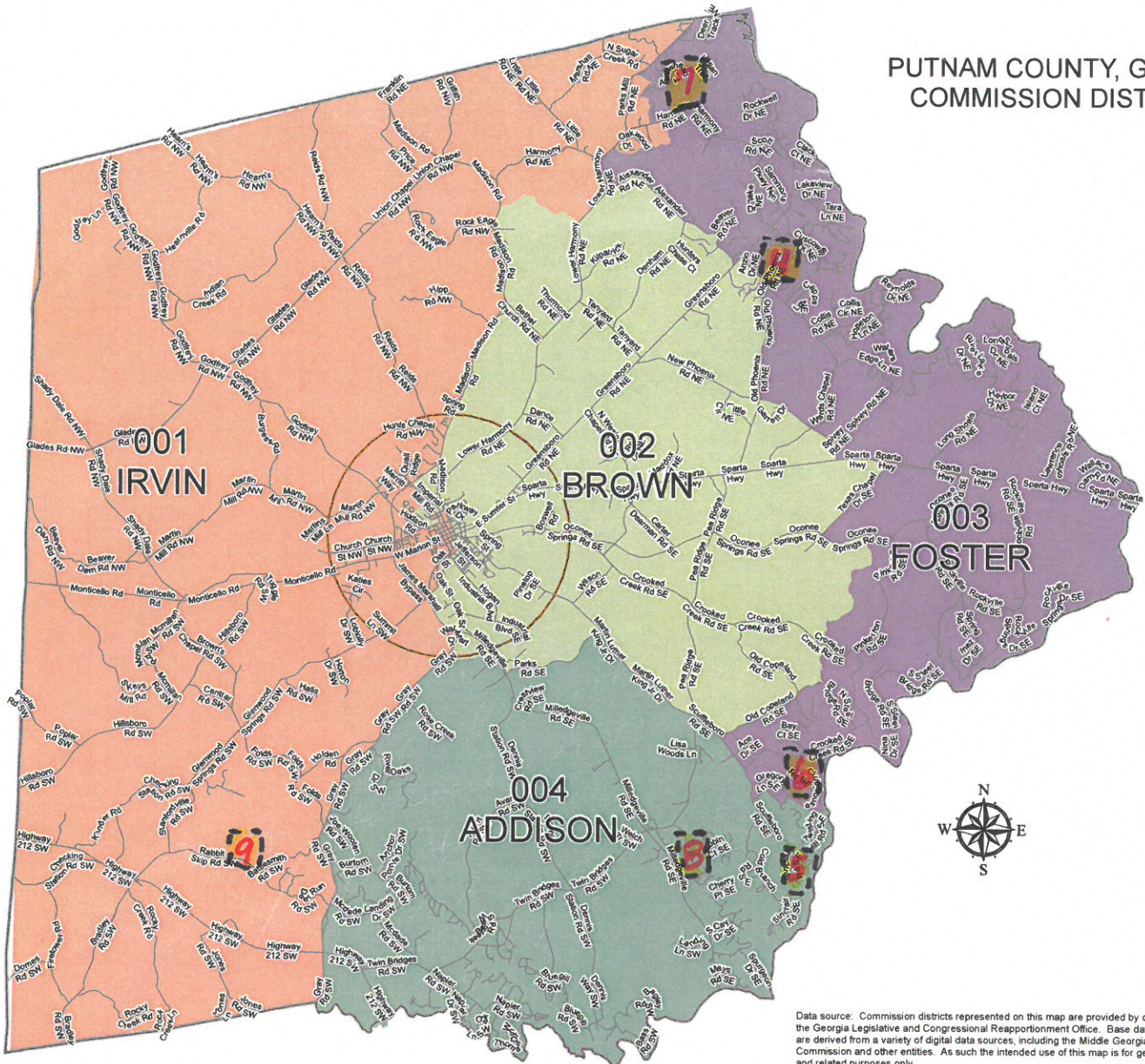
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 11/2/2017

7. Request by **Paul & Marlene L. McKay** for a side yard setback variance at 116 Cedar Cove Court. Presently zoned R-1R. [**Map 071A, Parcel 019**]. The applicants are requesting a 10-foot side yard variance, being 10 feet from the right-side property line when facing the lake to construct a 20 x 24-foot detached garage. The existing house is a two story 4,941 square feet house. This lot is wide on the roadside and narrows toward the lake. The lot width at building setback is 130 feet. The applicants are requesting to replace an existing storage building with a garage to have room to store equipment such as a wave runner and lawn mower. The existing structure is located on the lakeside of the property 10 feet from the property line and 5 feet from the existing septic system. The septic system is located between the proposed structure and the adjacent property line; therefore, the proposed structure cannot be moved closer without encroaching on the existiting septic system. Due to the location of the septic system and drain field a variance is needed. 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 setback variance, being 10 feet from the right-side property line when facing the lake.

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



4. Request by **Jeff & Lisa Jones** for a side yard setback variance at 125 Misty Way. Presently zoned R-1R. [Map 103A, Parcel 120].
5. Request by **John Wright** for a side yard setback variance at 128 Haralson Drive. Presently zoned R-2. [Map 112B, Parcel 065].
6. Request by **Jody Harper, agent for John Hamilton** for a rear yard setback variance at 1103 Crooked Creek Road. Presently zoned R-1. [Map 110C, Parcel 036].
7. Request by **Paul & Marlene L. McKay** for a side yard setback variance at 116 Cedar Cove Court. Presently zoned R-1R. [Map 071A, Parcel 019].
8. Request by **Jackson Dutch Henderson & Sandy Decker** for a side yard setback variance at 110 Turtle Court. Presently zoned R-2. [Map 088A, Parcel 146].
9. Request by **Debra D. Wilson, agent for William L. Daniel** to rezone 2 acres at 355 Rabbit Skip Road from AG-1 to R-2. [Map 030, Parcel 003]. *

- Putnam County
 City of Eatonton

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

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

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: Paul McKay / Marlene L. McKay

MAILING

ADDRESS: 3200 Tucker Mill Rd.
Conyers, GA 30094

PHONE: 404-422-4766

PROPERTY OWNER IF DIFFERENT FROM ABOVE: _____

MAILING ADDRESS: _____

PHONE: _____

PROPERTY:

LOCATION: 116 Cedar Cove Ct. Buckhead, GA 30625
MAP 9-189 PARCEL 071A019 PRESENTLY ZONED R1-R kp

REASON FOR REQUEST: To build a detached garage
closer to the western boundary 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.

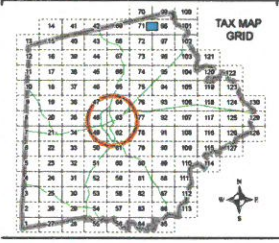
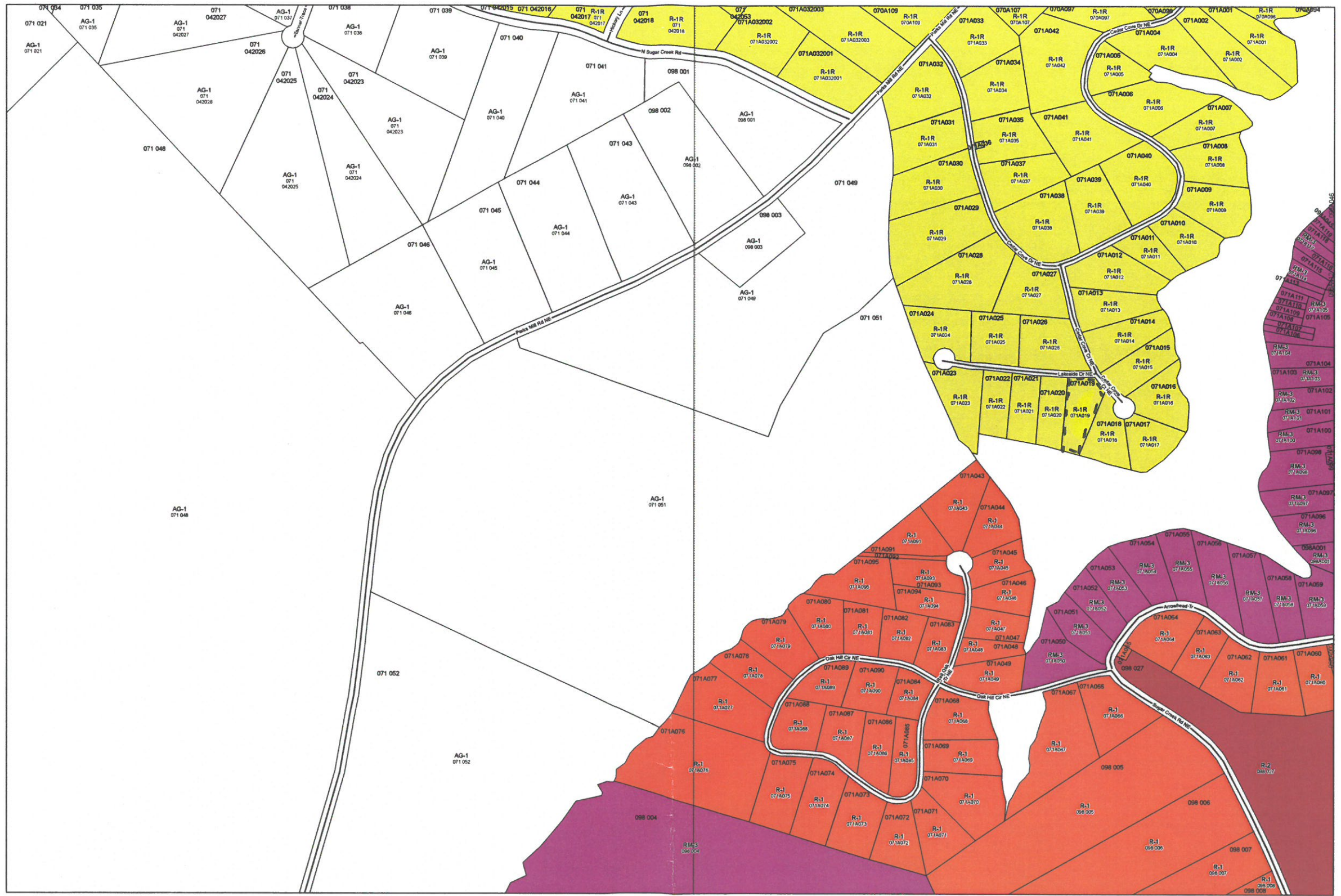
*SIGNATURE OF APPLICANT: Paul A McKay DATE: 9-21-2017
Marlene McKay

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

DATE FILED: <u>9-25-17</u>	FEE: \$ <u>50.00</u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>KP</u>
DATE OF NEWSPAPER AD: _____		DATE SIGN POSTED: _____			
PLANNING & ZONING HEARING: _____		RESULT: _____			
COMMISSIONERS/CITY COUNCIL HEARING: _____		RESULT: _____			

Receipt # 29772

RECEIVED
5 2017
K0



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

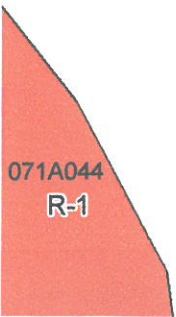
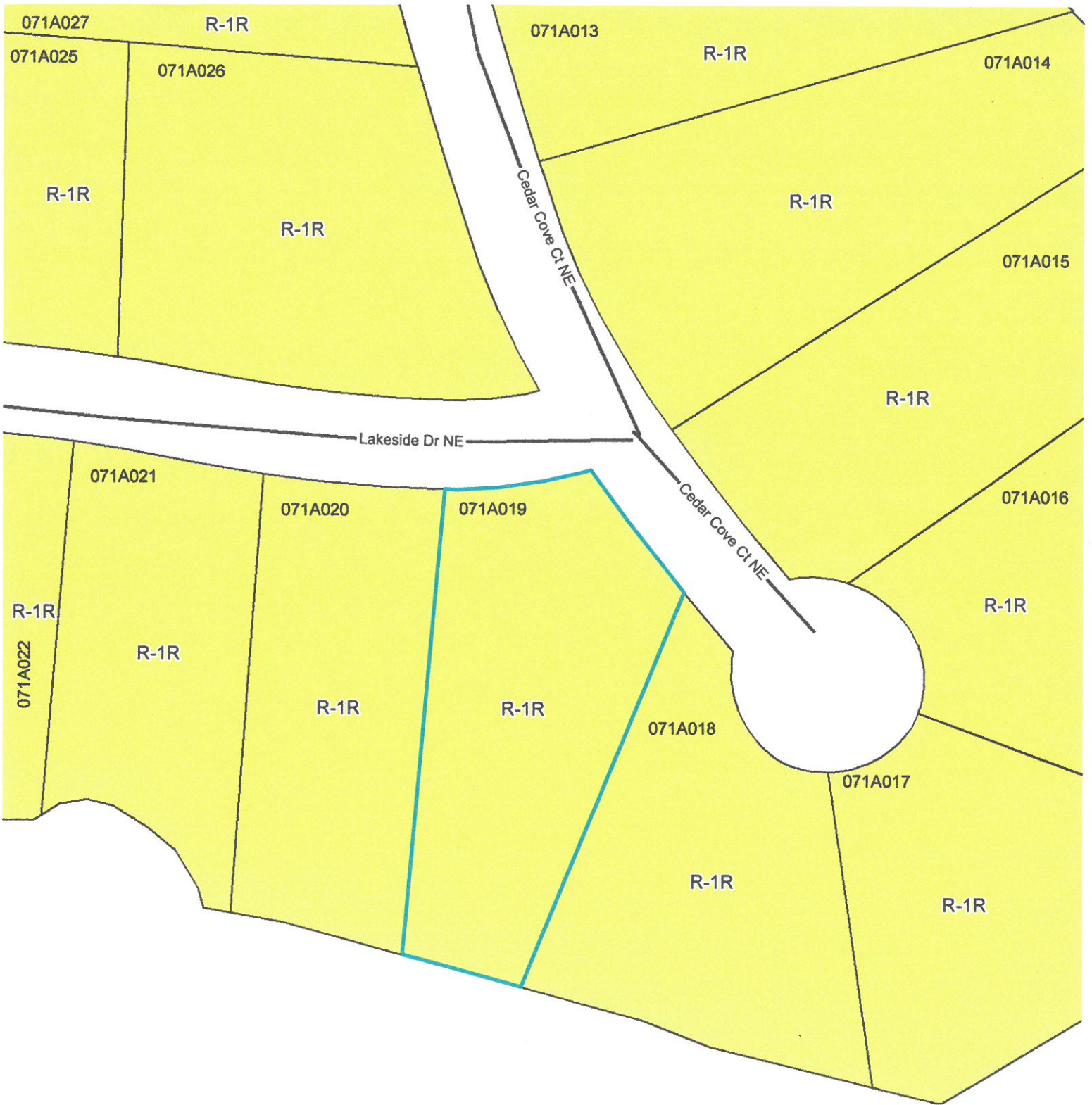
Zoning		GEOGRAPHIC FEATURE LEGEND											
	No Code		AG-2		C-2 CITY		IND-2 CITY		R - 1 CITY		R-1R		RM-2
	AG-1		C-1 CITY		I-M		MHP		R - 2 CITY		R-1R		RM-3
	AG-1 CITY		C-2		IND-2		PUBLIC		R - 3 CITY		R-2		VILLAGE
			PUBLIC CITY		R - 4 CITY		RM-1						

MGR
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Macon, Georgia 31217
(478) 751-1100
(478) 751-0517
Web: www.middlegeorgiareg.com
Email: info@mgrc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 071A

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



Request for Variance for Lot 29 Block B of Cedar Cove Subdivision at 116 Cedar Cove Court, Buckhead, Georgia 30625

Property of: Marlene L. & Paul H. McKay

LOCATION: 116 Cedar Cove Court, Buckhead Georgia 30625

MAP Plat book 9 page 189 PARCEL 071A019 PRESENTLY ZONED R-1R

We are the owners of this property and have not yet determined who the builder will be-for the planned detached garage proposed for the location. The garage is to be on grade slab construction 20' deep and 24' wide with a pitched shingle roof. The location will not hinder the natural drainage of the area during rains.

We are requesting a side set-back variance from the 20' required by the property zoning to 10' on the western side of the property. All other zoning requirements will be met and the proposed location is more than the 100 foot setback required from the lake. The reason for the set-back variance is the need to set the building outside of the Septic Drain Field. The drain field runs from the eastern side of the property to the west and the location is just outside of the existing drain field. The Septic system was installed in 1984 and the existing drawing do not show the exact distance from the western boundary. However the Putnam county Health department has inspected the property and has approved the building location based on their system records. I am including their findings and the original system drawing.

The location of the building will be adjacent to and parallel to the detached garage on the adjacent property. We have discussed the Garage location with the property owners Stacy and Charlie Daniel and obtained their approval prior to applying for the variance. The garage will replace the onsite storage building currently located in the same area of the property. The property width at the proposed location is approximately 130' from the east to west property line.

The new detached garage will not be visible from the street and will have siding to match the current siding on portions of the Home located there.

Existing Home Sq Ft = 4941 (both floors total) 3402 main 1539 Basement

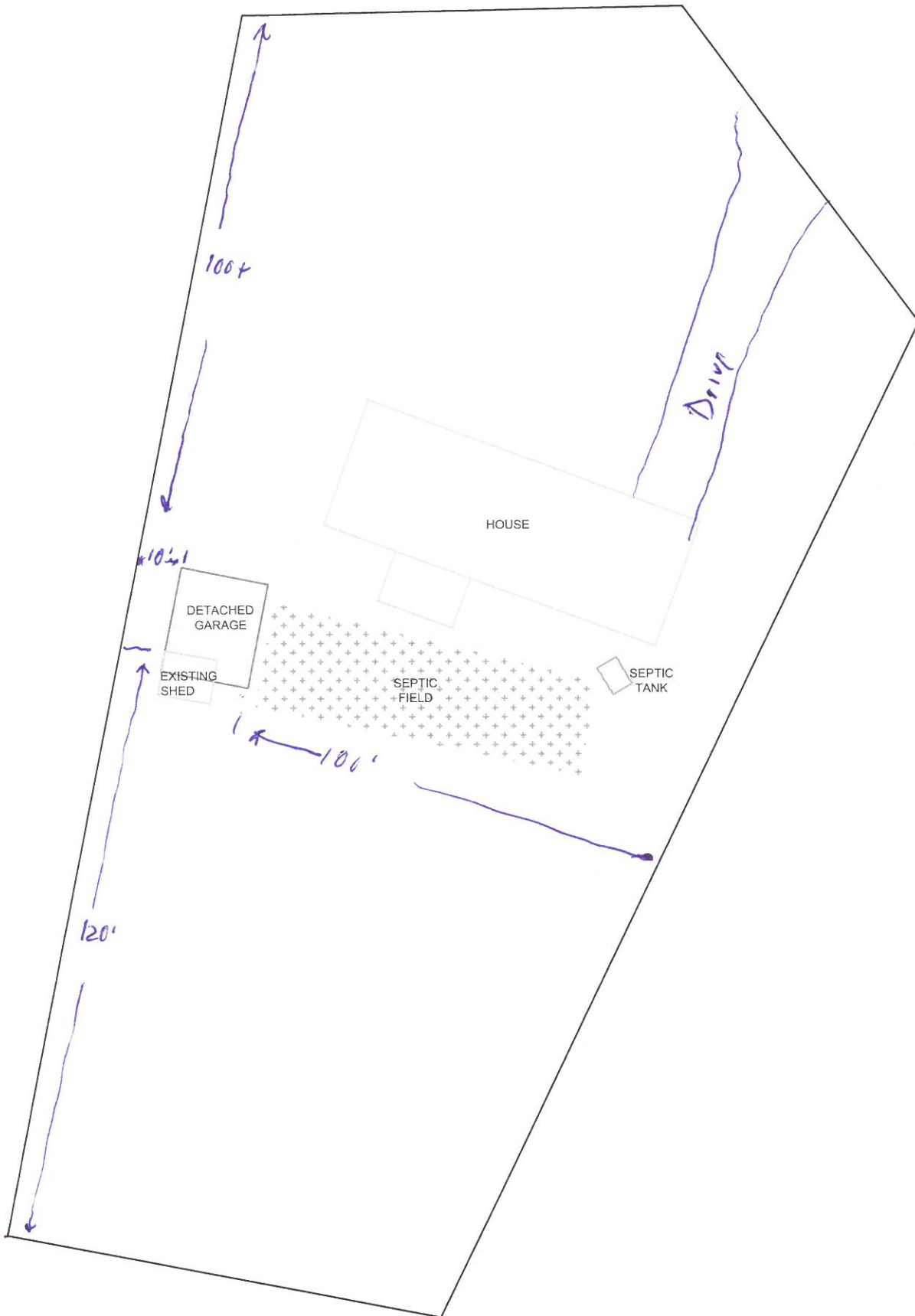
Thank you for your consideration

Paul McKay Paul McKay

KD

RECEIVED
MAY 2 2017

Road



Existing On-site Sewage Management System Performance Evaluation Report Form

Property Owner/System Owner Name: Paul H. McKay 404-472-4766		Reason for Existing Sewage System Evaluation: (circle)	
Property/System Address: 116 Cedar Cove Ct.		<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 type="checkbox"/> (5) Structure Addition to Property Type: Detached Garage <input type="checkbox"/> (6) Mobile Home Relocation	
Subdivision Name: Cedar Cove	Lot: 071A019	Block:	
Existing System Information: Water Supply (circle)		Number of Bedrooms/GPD:	Garbage Grinder: (circle)
<input checked="" type="radio"/> (1) Public <input type="radio"/> (2) Private Well <input type="radio"/> (3) Community		3	<input type="radio"/> (1) Yes <input checked="" type="radio"/> (2) No

SECTION A - System on Record

<input checked="" type="radio"/> (1) Yes <input type="radio"/> (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: "24x20" Recommend pumping septic tank every 5 yrs. for longevity of septic system.	
<input checked="" type="radio"/> (1) Yes <input type="radio"/> (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.		
<input type="radio"/> (1) Yes <input checked="" type="radio"/> (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="radio"/> (1) Yes <input type="radio"/> (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: 8/18/17	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="radio"/> (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="radio"/> (1) Yes <input type="radio"/> (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="radio"/> (1) Yes <input type="radio"/> (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="radio"/> (1) Yes <input type="radio"/> (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="radio"/> (1) Yes <input type="radio"/> (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="radio"/> (1) Yes <input type="radio"/> (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="radio"/> (1) Yes <input type="radio"/> (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="radio"/> (1) Yes <input type="radio"/> (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="radio"/> (1) Yes <input type="radio"/> (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: Ko		
<input checked="" type="radio"/> (1) Yes <input type="radio"/> (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.			
Evaluating Environmentalist: Kathryn Hill, REHS		Title: EHSC.M.	Date: 8/18/17	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.
		Number of Bedrooms/GPD: 3	Garbage Grinder: (circle) <input checked="" type="radio"/> (1) Yes <input type="radio"/> (2) No	

Backup material for agenda item:

9. Request by Jackson Dutch Henderson & Sandy Decker for a side yard setback variance at 110 Turtle Court. Presently zoned R-2. [**Map 088A, Parcel 146**].

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

October 4, 2017

TO: Planning & Zoning Commission

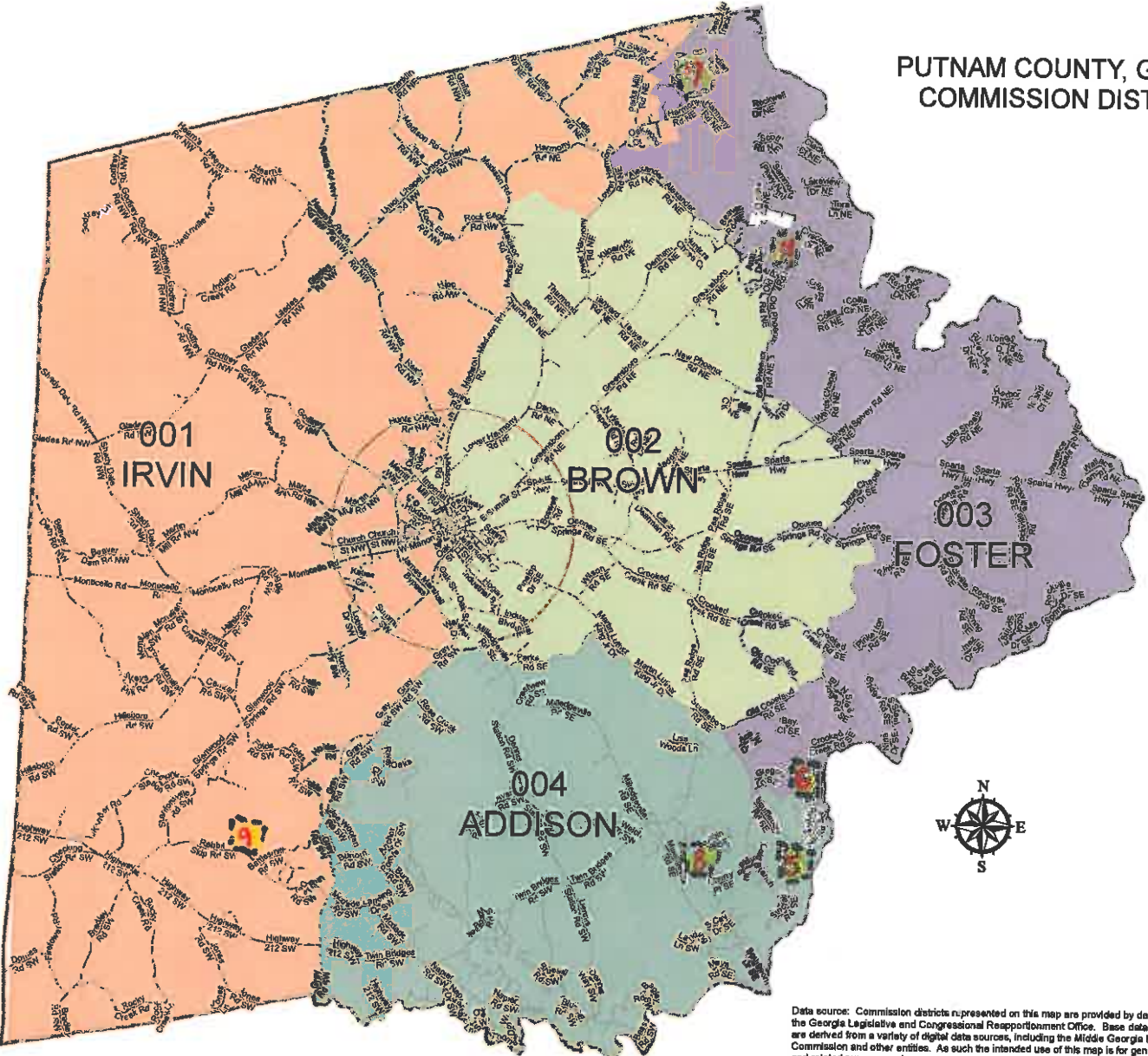
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 11/2/2017

8. Request by **Jackson Dutch Henderson & Sandy Decker** for a side yard setback variance at 110 Turtle Court. Presently zoned R-2. [**Map 088A, Parcel 146**]. The applicants are requesting a 4-foot setback variance being 16 feet from both side property lines to place and center a 27 x 52 square foot manufactured home. There are no existing structures on the property. This is a narrow lot with limited buildable area due to the lot width at building setback of 90 feet. The property line on the right side of the property is located in the middle of the existing driveway which is shared with the adjacent property. After taking measurements on the property it was discovered that the applicants are 96 feet from the lake instead of 100 feet as indicated on their letter of intent. However, there is ample room for the proposed house to be located an additional four feet from the lake to comply with the 100-foot setback requirements. Due to the narrowness of the lot, the proposed location is the only suitable area for the structure. 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 4-foot setback variance, being 16 feet from both side property lines when facing the lake.

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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

M/P SCALE: 1" = 5,697.28' SCALE RATIO: 1:13,397.34 DATE: DECEMBER 2016

4. Request by **Jeff & Lisa Jones** for a side yard setback variance at 125 Misty Way. Presently zoned R-1R. [Map 103A, Parcel 120].
5. Request by **John Wright** for a side yard setback variance at 128 Haralson Drive. Presently zoned R-2. [Map 112B, Parcel 065].
6. Request by **Jody Harper, agent for John Hamilton** for a rear yard setback variance at 1103 Crooked Creek Road. Presently zoned R-1. [Map 110C, Parcel 036].
7. Request by **Paul & Marlene L. McKay** for a side yard setback variance at 116 Cedar Cove Court. Presently zoned R-1R. [Map 071A, Parcel 019].
8. Request by **Jackson Dutch Henderson & Sandy Decker** for a side yard setback variance at 110 Turtle Court. Presently zoned R-2. [Map 088A, Parcel 146].
9. Request by **Debra D. Wilson, agent for William L. Daniel** to rezone 9.75 acres at 355 Rabbit Skip Road from AG-1 to R-2. [Map 030, Parcel 003]. *

- Putnam County
- City of Eatonton

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

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

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

28 SEP '17 PM:41:13

APPLICANT: Jackson Dutch Henderson/Sandy Decker

MAILING ADDRESS: 110 Turtle Ct SE
Eatonton GA 31024

PHONE: 404/655-8649 / 404-915-5681 (Sandy)

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

PHONE: _____

PROPERTY:

LOCATION: 110 Turtle Ct (Lot 11 Sec 11 Pass) Eatonton GA 31024
MAP OSBA PARCEL 146 PRESENTLY ZONED R-2

REASON FOR REQUEST: placing newer mobile home (2002) on property.
New structure is 4' wider than original structure
Old: 12x48 New 27x52

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

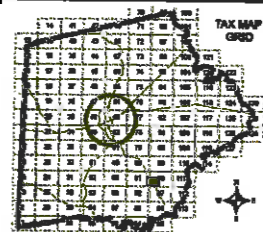
RECORDED PLAT: _____ LETTER OF AGENCY _____ LETTER OF INTENT _____
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT _____

PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: [Signature] - DATE: 9/27/17

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

DATE FILED: <u>9-28-17</u>	FEE: \$ <u>50.00</u>	CK. NO. <u>1589</u>	CASH _____	C. CARD _____	INITIALS <u>JD</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

- GEOGRAPHIC FEATURE LEGEND**
- 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
175 Emory Hwy
Suwanee, Georgia 30127
(478) 751-6180
(478) 751-8517
Web: www.middlegeorgia.org
Email: mgrc@mgrc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**



MAP 088A

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





REQUEST FOR VARIANCE FOR LOT 11, SECTION 2 OF POSSUM POINT AT 110 TURTLE COURT,
EATONTON, GA 31024.

PROPERTY:

LOCATION: 110 TURTLE COURT, EATONTON GEORGIA 31024
MAP: 088 PARCEL: A146 PRESENTLY ZONED: R-2

We are the owners of this lot and wish to put a 3 Bedroom/2 Bath, 2002 Horton Mirage doublewide manufactured home on this property. The total square footage of this proposed structure is 1404 SF. The dimensions of this mobile home are 27 x 52. This is 4 feet wider and 15 feet deeper than the old, original structure. We are requesting a 4ft right and 4ft left side variance, being 16ft of the right and left side property lines. Also, we are requesting a 4 ft variance from the western corner of the front porch to the corner of the lot. Currently, there is not an existing structure on the property.

We are requesting 2 variances for the proposed mobile home on the lot because the lot is quite narrow. As noted above, the home is 4 feet wider than the old home and it has a side door, which will require a walkway. We are keeping with the placement of the original home, but straightening the placement of the proposed structure to run in parallel with both property lines.

In the following plans and pictures, the yellow lines are the outline of the proposed mobile home, porch and walkway; the blue lines are the lot lines; and the red letters note the corners of the proposed mobile home, porch and walkway. The key on the left of the plan states the requested side setbacks.

General: We have included the original As Built Survey and then edited the document to present our proposed site plan (page 3-4) which includes the general layout of the lot and home placement, including proposed side setbacks. The lot is long (572.05 on the eastern lot line and 537.78 on the western lot line) and narrow.

The lot length at the proposed building setback is 107'3" to property corner on the eastern side and 104' 10" on the western side. Setback from the corner of the proposed front porch is 96'1" from the lake-facing corner of lot. The lot width at the proposed building site is 90' (front of structure, lake facing side) and 88' (back of structure, street facing side).

The lot is slightly pie shaped, narrowest at the road end (35' 2" wide) and wider at the lake end. The lot rises slightly from the road end and crests at approximately 150' in, then slopes gently downward toward the water.

Also for your review, a soil test was performed, and the results determined that the drain field should be placed behind the structure toward the road side where the Vance soil resides, and 100 feet from adjacent wells. Because of the distance to the location of the Vance soil area and the adjacent wells, a pump would be used to push the water near the cresting area of the property to ensure compliance with Putnam county codes/requirements, (see copy of soil

report & map on page 5 of this request). Because a pump will be used, the soil test results and Putnam County Health Dept confirm our well does not need to be sealed. We included the Septic Permit and Site Approval on page 6 of this request for your review as well. The area of the drain field allows for two long 4" PVC lines and two shorter ones that will total 365 feet, all 7 feet apart and staying 10 ft or more from both lot lines. Walker Ralston will install the septic and drain field.

Variance #1, #2 & #3; Side setbacks & front western corner of porch: As stated, the manufactured home itself will have a footprint of 52' wide and 27' deep. It has a side door which would require a 4' walkway along the western lot line. At the back corners of the structure, where the lot is narrower, the home itself would be positioned 20' from the western lot line and run parallel to it. **The 4' walkway is the reason for the 4' variance request on the western side.** On the back eastern corner, the home would be positioned 16' from the lot line. Thus, we are **requesting 4' from the eastern lot line as well.**

At the front, lake-facing corners of the structure the lot is slightly wider, so we only require a 3' variance request on both eastern and western corners. While going straight out, the front porch setback is anywhere from 110' – 158' from the lake property line. **However it is 96' at the shortest distance - the western front porch corner to the western corner lot line. Thus we are request a 4' variance at this corner.**

As you can see on page 3 (As Built Site Survey) the original structure was 48' wide and 12' deep and sat 22.97 from the eastern side of the lot line and 19.16 from the western lot line and sat at a slight eastern-facing angle to these lot lines for a total lot width of 90.13 at the front of the structure. We propose placing the new structure parallel to these lines, making the variance 3' on both sides at the lake facing side of the structure and 4' on the back corners. We feel this placement is in keeping with the original structure, results in a minimal variance request, and thus should not negatively impact either neighbor.

Lastly, we also wish to build a front porch – approximately 16' deep and 27' wide. The lake-facing end of the porch is within the 100' setback from the lake so it will comply with Putnam County setback requirements.

In closing, it is our understanding Putnam County typically allows for side setback variances up to 15' on either side. We are asking for 4' on either side at the back, most narrow corners; and 3' at the front corners. Moreover, the western side variance is due only to a walkway, and not the building itself. Thus, we believe this is within typical approval standards and the walkway has no real impact. We thank you for your consideration with this request.

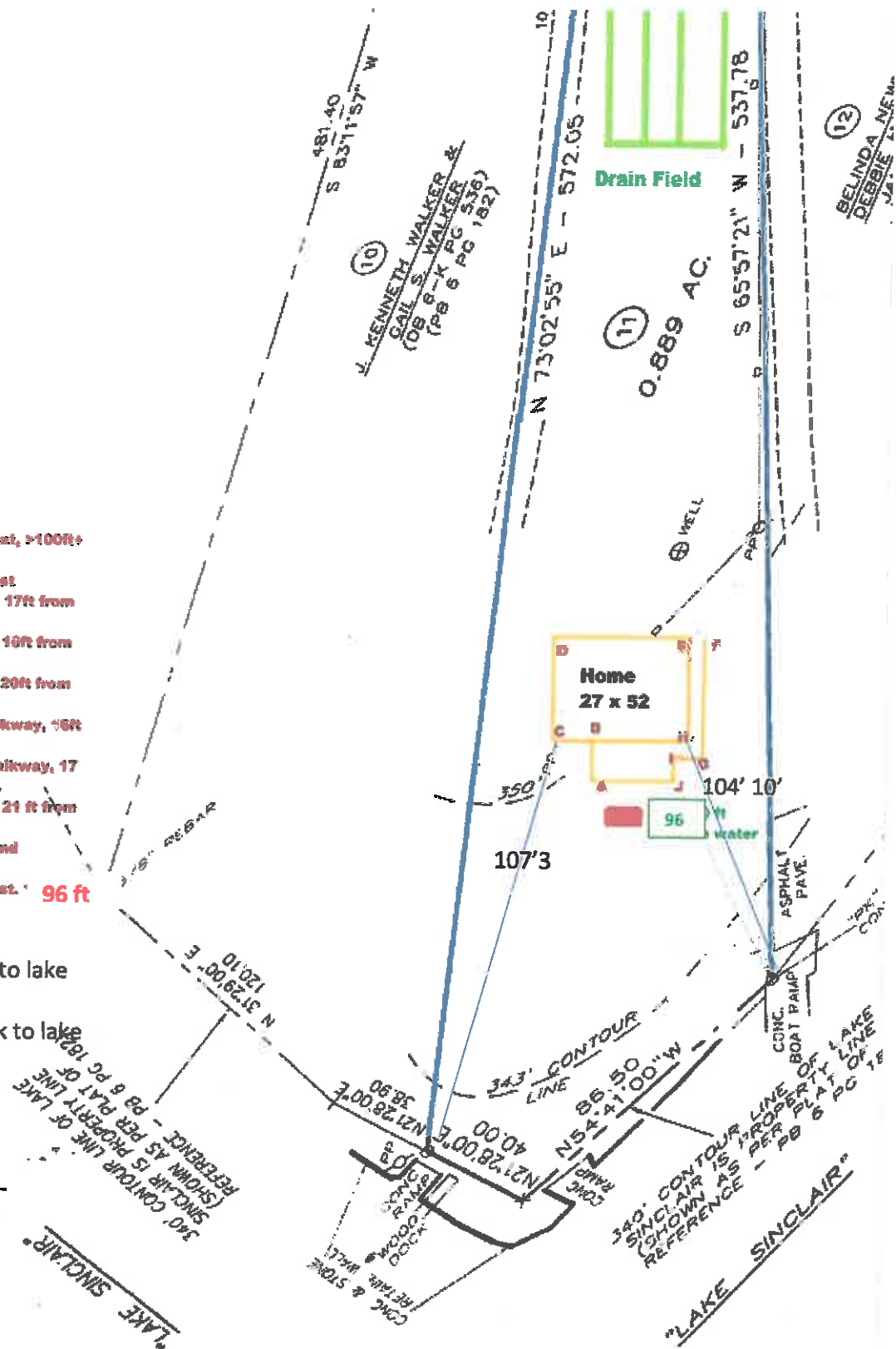
Sandy Decker

Jackson Dutch Henderson

- A = Front porch corner east, >100ft+ from water
- B = Inner porch corner east
- C = Front corner of home, 17ft from east property line.
- D = Back corner of home, 10ft from east property line.
- E = Back corner of home, 20ft from west property line.
- F = Back corner of 4ft walkway, 16ft from west property line.
- G = Front corner of 4 ft walkway, 17 ft from west property line.
- H = Front corner of home, 21 ft from west property line.
- I = Corner of front porch and walkway.
- J = Front porch corner west. 96 ft from water.

C = 107'3 setback to lake corner of lot
 H = 104'10 setback to lake corner of lot

J = 96' setback at shortest distance – corner of porch to western lake corner of lot.



12
 BELINDA NEWMAN
 DEBBIE L. NEWMAN

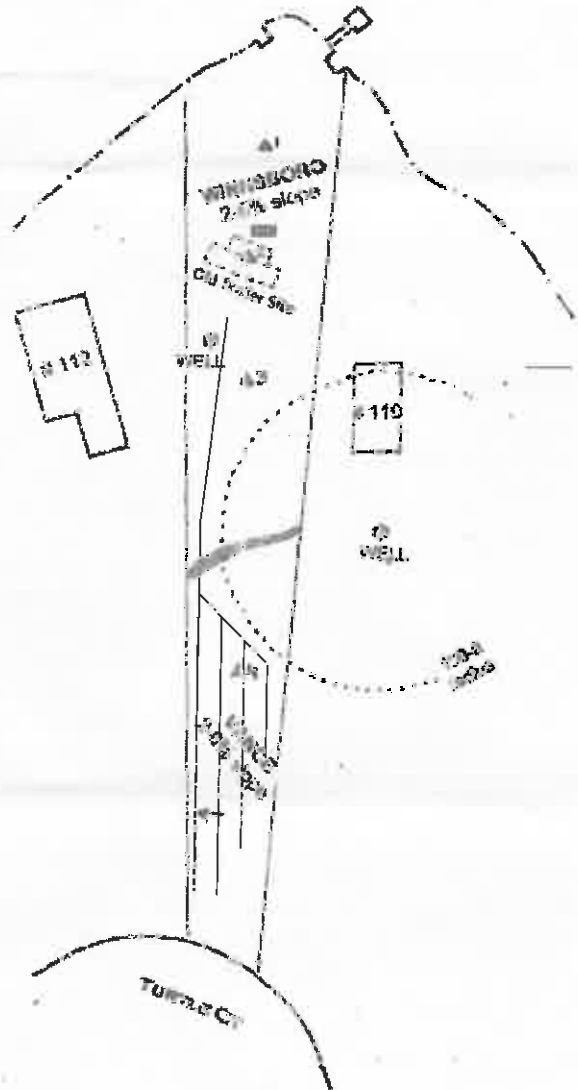
RECEIVED

SEP 18 2017

KP

Lake Sinclair

Original septic tank removed, filled in, and a new septic will be installed on the lake-facing side of the house. A pump will also be installed.



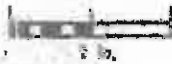
The pump will push septic water behind house away from all wells and to Vance soil area, with 365 ft drain field.

SOIL MAP

Scale: 1 in. = 100 ft.

LEGEND:

- ← direction and percent of slope
- DRAINAGEWAY
- potential
- potential
- gully
- Y rock outcrop
- BACKHOE PIT
- △ SOIL BORING (indicated in field with corresponding number)



Soil boring locations illustrated on the soil map were located from existing corner pins and/or house-site stakes using compass bearing (Suunto KB-14) and paced distances.

2R SEP '17 PM 3:00

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

COUNTY: PUTNAM	SUBDIVISION:	LOT NUMBER: 11	BLOCK:
PROPERTY LOCATION (STREET ADDRESS): 110 Turtle Ct.			

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

PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE: <i>[Signature]</i>	DATE: 7/17/17	
PROPERTY OWNER'S NAME: Jackson Henderson	PHONE NUMBER:	ALTERNATE PHONE NUMBER:
PROPERTY OWNER'S ADDRESS: Same		
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER): Sandra Decker	PHONE NUMBER: Finco	RELATIONSHIP TO OWNER: 404 915 5681

Section A - General Information

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, 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.): Vance
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: 75
3. SEWAGE SYSTEM TO BE PERMITTED: (1) New (2) Repair (3) Addition	7. NO. OF BEDROOMS / GPD: 3	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): 48
4. LOT SIZE (SQUARE FEET / ACRES): .89	8. LEVEL OF PLUMBING OUTLET: (1) Ground Level (2) Basement (3) Above Ground Level	12. SOIL TEST PERFORMED BY: M. Joslyn

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. DOSING TANK CAPACITY (GALLONS): 1000	6. GREASE TRAP CAPACITY (GALLONS):
2. GARBAGE DISPOSAL: (1) Yes (2) No	7. PRESCRIBED TANK LOCATION / REMARKS: pump + fill old tank - meet with health dept. prior to installation			

Section C - Secondary Treatment

1. ABSORPTION FIELD DESIGN: (1) Level Field (2) Series (3) Drip (4) Distribution Box (5) Mound / Area Fill	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: 1095	7. NUMBER OF ABSORPTION TRENCHES:
2. ABSORPTION FIELD PRODUCT: Concr. Pipe + Gravel	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: 365	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES:
3. AGGREGATE DEPTH (inches): 112	6. DEPTH OF ABSORPTION TRENCHES (range in inches): 24 - 24	9. DISTANCE BETWEEN ABSORPTION TRENCHES:
10. PRESCRIBED ABSORPTION FIELD LOCATION: Maintain 100' setback from all wells, including wells on adjacent property. Meet with health dept. prior to installation.		

Permit

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

1. SITE APPROVED AS SPECIFIED ABOVE. (1) Yes (2) No
--

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

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

APPROVING ENVIRONMENTALIST: <i>[Signature]</i>	TITLE: EHS	DATE: 7-21-17	CONSTRUCTION PERMIT NUMBER: 17-129
---	----------------------	-------------------------	--

Backup material for agenda item:

10. Request by Debra D. Wilson, agent for William L. Daniel to rezone 9.75 acres at 355 Rabbit Skip Road from AG-1 to R-2. [**Map 030, Parcel 003**]. *

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

October 4, 2017

TO: Planning & Zoning Commission

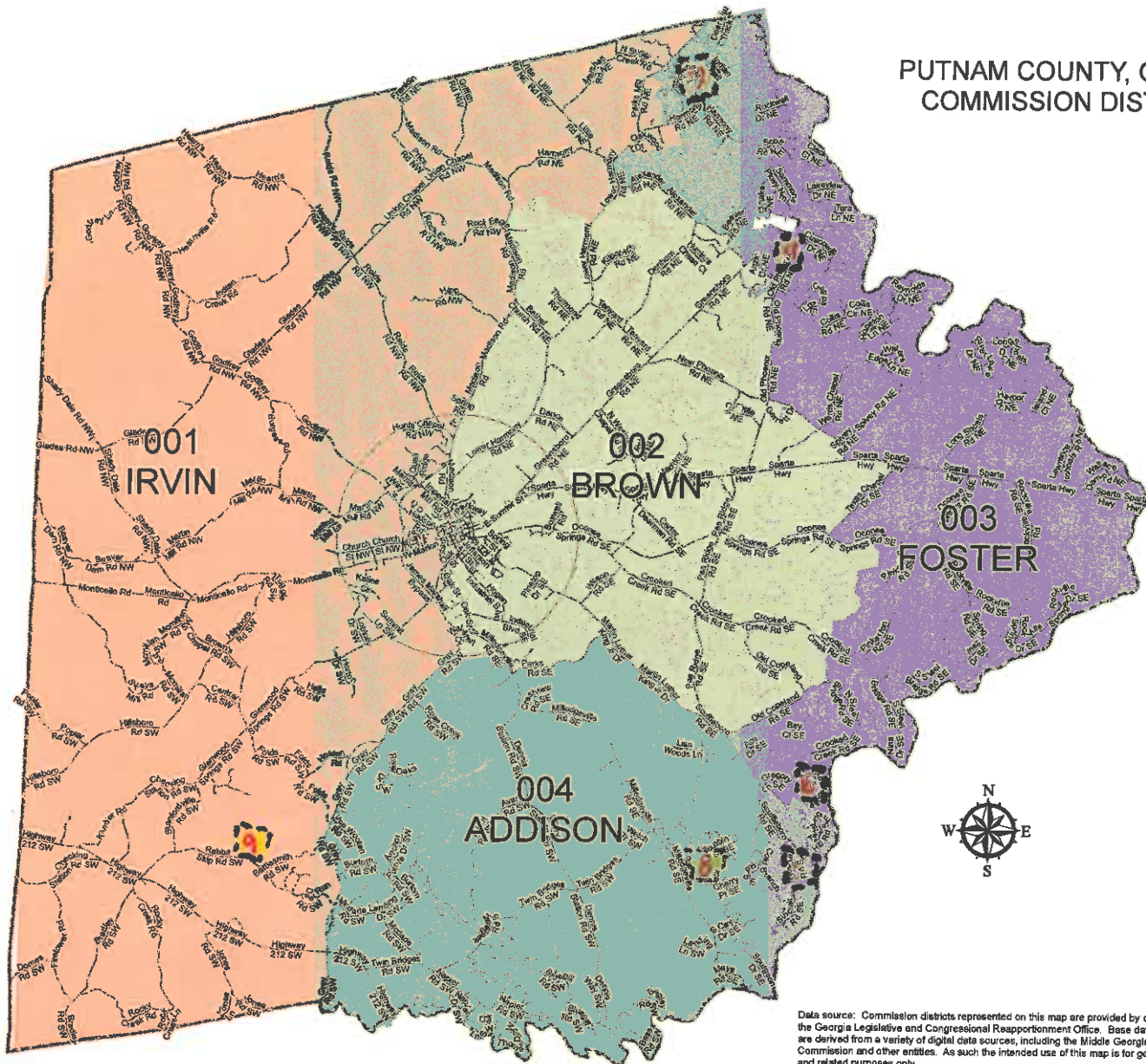
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 11/2/2017

9. Request by **Debra D. Wilson, agent for William L. Daniel** to rezone 9.75 acres at 355 Rabbit Skip Road from AG-1 to R-2. **[Map 030, Parcel 003]**. * The applicant is requesting to rezone the 9.75 acres to subdivide 2 acres out of it for family use. The subdivision of the 2 acres will include an existing house on the lot which the applicant intends to give to his sister. The minimum lot size in AG-1 is 20 acres so in order to subdivide the property it must be rezoned to a conforming zoning district. The adjacent properties are zoned AG-1 with residences on them and there are several R-2 parcels in the same vicinity. Per the Tax Assessor's website, the closest R-2 parcel is at approximately 1,413 feet from this location. Therefore, the rezoning of this property from AG-1 to R-2 will have no adverse effect on the nearby roads or surrounding properties.

Staff recommendation is for approval to rezone 9.75 acres from AG-1 to R-2.

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



4. Request by **Jeff & Lisa Jones** for a side yard setback variance at 125 Misty Way. Presently zoned R-1R. [Map 103A, Parcel 120].
5. Request by **John Wright** for a side yard setback variance at 128 Haralson Drive. Presently zoned R-2. [Map 112B, Parcel 065].
6. Request by **Jody Harper, agent for John Hamilton** for a rear yard setback variance at 1103 Crooked Creek Road. Presently zoned R-1. [Map 110C, Parcel 036].
7. Request by **Paul & Marlene L. McKay** for a side yard setback variance at 116 Cedar Cove Court. Presently zoned R-1R. [Map 071A, Parcel 019].
8. Request by **Jackson Dutch Henderson & Sandy Decker** for a side yard setback variance at 110 Turtle Court. Presently zoned R-2. [Map 088A, Parcel 146].
9. Request by **Debra D. Wilson, agent for William L. Daniel** to rezone 9.75 acres at 355 Rabbit Skip Road from AG-1 to R-2. [Map 030, Parcel 003]. *

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: 9-28-17

MAP 030 PARCEL 003

1. Name of Applicant: DEBRA D. WILSON
2. Mailing Address: 355 RABBITSKIP ROAD
3. Phone: (home) _____ (office) _____ (cell) (706) 816-6700
4. The location of the subject property, including street number, if any: KINNERHOOK AREA
RABBITSKIP ROAD
5. The area of land proposed to be rezoned (stated in square feet if less than one acre):
9.75 ACRES
6. The proposed zoning district desired: R-2
7. The purpose of this rezoning is (Attach Letter of Intent).
To ~~se~~ separate the house from the rest of the property
8. Present use of property: Residential Desired use of property: Residentia'
9. Existing zoning district classification of the property and adjacent properties:
Existing: A9-1 KP
North: A9-1 South: A9-1 East: A9-1 West: A9-1
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 ~~no~~
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
11/20/17
KP

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

15. Provision for sanitary sewage disposal: septic system , or sewer . If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
16. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. 36-67A).
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.

Debra D. Wilson 9/28/17 _____
 Signature (Property Owner) (Date) Signature (Applicant) (Date)

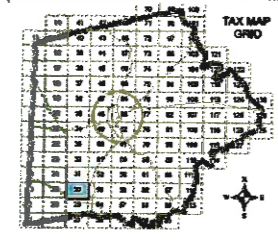
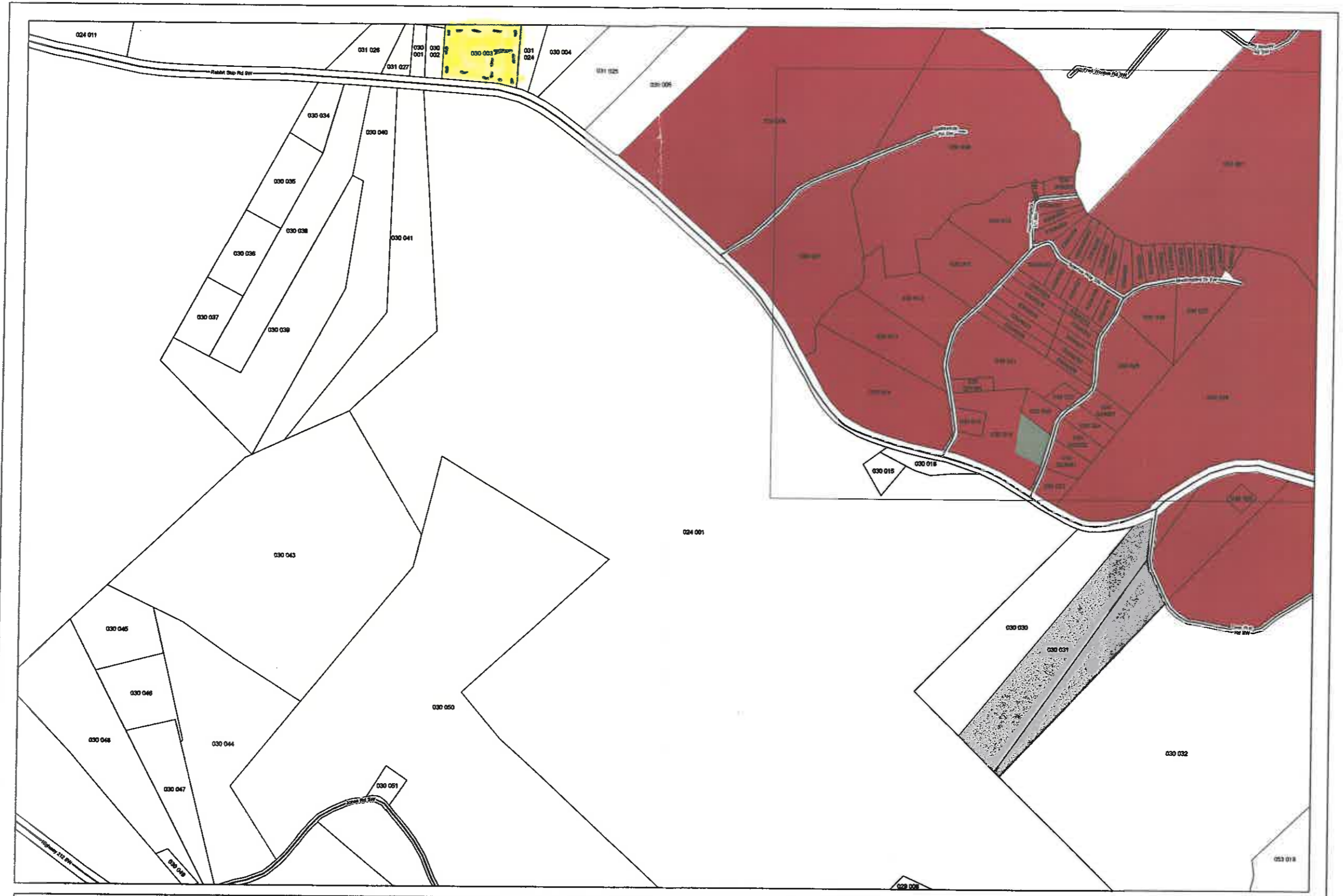
[Signature] _____
 Notary Public 9/28/17 Notary Public



Office Use	
Paid: \$ <u>50.00</u> (cash) <input checked="" type="checkbox"/> (check) _____ (credit card) _____	
Receipt No. <u>29792</u> Date Paid: <u>9-28-17</u>	
Date Application Received: _____	
Reviewed for completeness by: _____	
Submitted to TRC: _____ Return date: _____	
Date of BOC hearing: _____ Date submitted to newspaper: _____	
Date sign posted on property: _____ Picture attached: yes <input type="checkbox"/> no <input type="checkbox"/>	



RECEIVED
 10/1/17
 KP



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

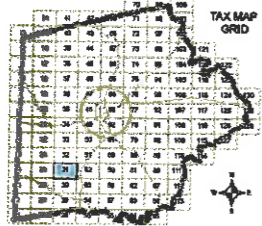
Zoning		GEOGRAPHIC FEATURE LEGEND											
	No Code		AG-2		C-2 CITY		IND-2 CITY		R - 1 CITY		R-1		RM-2
	AG-1		C-1		I-M		MHP		R - 2 CITY		R-1R		RM-3
	AG-1 CITY		C-2		IND-1 CITY		PUBLIC		R - 3 CITY		R-2		VILLAGE
			IND-2		PUBLIC CITY		R - 4 CITY		RM-1				

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 E. Liberty Hwy
Macon, Georgia 31217
(478) 751-4180
(478) 751-4517
Web: www.mgarc.org
Email: mgarc@mgarc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 030

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



- 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-2	IND-1 CITY	PUBLIC	R-1R	VILLAGE
		IND-2	PUBLIC CITY	R - 4 CITY	RM-1

MGRC
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(478) 751-8017
Web: www.mgarc.org
Email: mgarc@mgarc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 031

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



October 4, 2017

Debra D. Wilson

355 Rabbit Skip Road

Eatonton, GA 31024

Dear Planning & Zoning Commission:

I am requesting to rezone 9.75 acres at 355 Rabbit Skip Road. There is a house on this property that I would like to separate from the rest of the property. This is for family use only. This property is zoned AG-1 and in the AG-1 District the minimum lot size is 20 acres. I would like to rezone it to R-2 which will comply with that zoning classification.

Debra Wilson

LETTER OF AGENCY - _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Debra D. Wilson TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Rezoning OF PROPERTY DESCRIBED AS MAP 030 PARCEL 003, CONSISTING OF 9.75 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Rabbit-skip Rd EATONTON, GEORGIA 31024.

THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Rezoning ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. WE HEREBY INDEMNIFY AND HOLD HARMLESS THE CITY OF EATONTON/PUTNAM COUNTY AND ITS AGENTS AND/OR EMPLOYEES IN THE EVENT THAT THE ABOVE NAMED AGENT SHOULD MISUSE THIS LETTER OF AGENCY AND WE SUFFER DAMAGES AS A RESULT. THIS 28th DAY OF September, 2017.

PROPERTY OWNER(S): William L. Daniel
NAME (PRINTED)
William L. Daniel
SIGNATURE
ADDRESS: 333 Rabbit-skip Rd
PHONE: 706 485-4438

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28 DAY OF September, 2017

Jonathan Gladden
NOTARY
MY COMMISSION EXPIRES: 8-15-21



RECEIVED
SEP 2 2017
RP

LETTER OF AGENCY - _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT DEBRA D. WILSON TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR REZONING OF PROPERTY DESCRIBED AS MAP 030 PARCEL 003, CONSISTING OF 2.25 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 355 RabbASKip 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 26th DAY OF October, 2017.

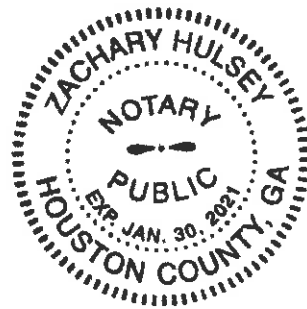
PROPERTY OWNER(S): GRETA ANITA LOCKETT
NAME (PRINTED)

Greta Anita Lockett
SIGNATURE

ADDRESS: 3424 WALKER ST., MACON, GA. 31204
PHONE: 478-812-2112

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

Zachary Hulsey
NOTARY
MY COMMISSION EXPIRES: 1/30/2021



OCT 30 2017
KP

LETTER OF AGENCY - _____

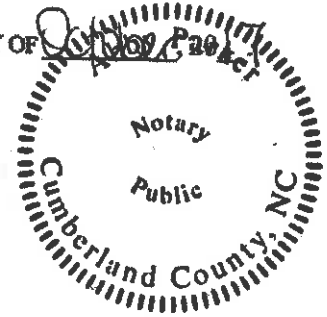
WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Debra Wilson TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR planning + rezoning OF PROPERTY DESCRIBED AS MAP ~~403~~ 030 PARCEL 003, CONSISTING OF 9.75 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 355 Rabbitskip Rd EATONTON, GEORGIA 31024.

THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Planning + Zoning ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. WE HEREBY INDEMNIFY AND HOLD HARMLESS THE CITY OF EATONTON/PUTNAM COUNTY AND ITS AGENTS AND/OR EMPLOYEES IN THE EVENT THAT THE ABOVE NAMED AGENT SHOULD MISUSE THIS LETTER OF AGENCY AND WE SUFFER DAMAGES AS A RESULT. THIS 12 DAY OF October, 2017

PROPERTY OWNER(S): Rosetta Daniel
Rosetta Daniel NAME (PRINTED)
SIGNATURE
ADDRESS: 2550 H Bullard Rd - Hope Mills NC 28348
PHONE: 812-989-8748

SWORN TO AND SUBSCRIBED BEFORE ME THIS 12th DAY OF October

Ally Parker
NOTARY
MY COMMISSION EXPIRES: 02/09/2019



OCI 30 2017

KP

RETURN TO:

Newberry & Newberry LLP
Attorneys at Law
Box 844
Gray, GA 31032
File No. E-1539

DOC# 002886
FILED IN OFFICE
08/18/2010 02:55 PM
BK:703 PG:763-763
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY

Sheila H. Perry

REAL ESTATE TRANSFER T
AX
PAID: \$0.00

PT61-117-2010-000951

Administrator's Deed

JONES COUNTY, GEORGIA

THIS INDENTURE made this 12th day of AUGUST, 2010, between **William L. Daniel as Administrator of the Estate of Hattie M. Crawford, formally known as Hattie McMullen Daniel**, (hereinafter referred to as the "Grantor") and **William L. Daniel, Greta Anita Lockett, Joseph Solomon Daniel, and Debra Denise Wilson**, (hereinafter referred to as the "Grantees") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH

That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, in hand paid at or before the sealing and delivery of these presents, the sufficiency of which consideration is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto the Grantees, their heirs, successors, assigns, the following property:

All that tract or parcel of land lying and being in Putnam County, Georgia, consisting of 9.75 acres as shown on a plat entitled "Property of J. P. McMullen Putnam County, Georgia 9.75 Acres", dated October 9, 1961, prepared by W. Henry Watterson, and recorded in Plat Book 2, Page 233, Putnam County Superior Court Clerk's Office. And by reference said parcel has the metes, bounds, and dimensions as shown on said plat which is hereby incorporated herein. Said parcel is located on a county road running through Half Acre to Macon Highway. This is the same property conveyed to Hattie McMullen Daniel by Deed dated May 6, 1972 as recorded in Deed Book 3U, Pages 366-367, said Clerk's Office. And by reference said deed is incorporated herein.

Grantor avers that all debts, claims, taxes and liens against said estate have been paid in full and that Grantor is the duly qualified administrator of said estate and that he continues to serve as such. Grantor was granted Letters of Administration by the Probate Court of Putnam County on April 13, 2009. Grantor further avers that grantees are all of the children and legal heirs of Hattie M. Crawford, who died on November 18, 2008, a resident of Putnam County.

Grantor further avers that Hattie M. Crawford and Hattie McMullen Daniel are one and the same person.

TO HAVE AND TO HOLD the said bargained premises together with all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantees, their heirs, successors, and assigns in Fee Simple.

AND THE GRANTOR for his heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the Grantees, their heirs, successors, and assigns, against the claims of all persons whomsoever.

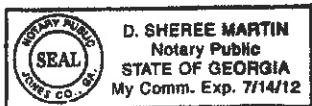
IN WITNESS WHEREOF the said party of the first part has hereunto set his hand and affixed his seal the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Ordinary Witness

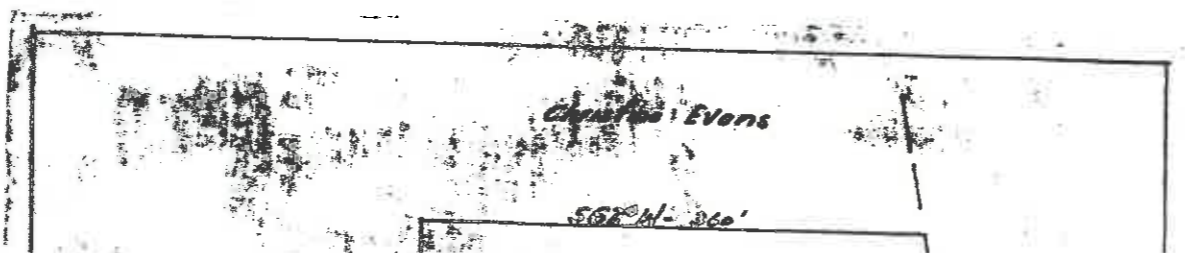
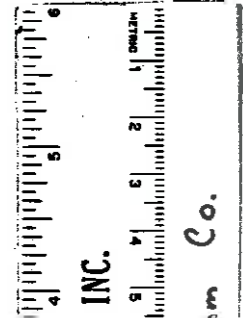
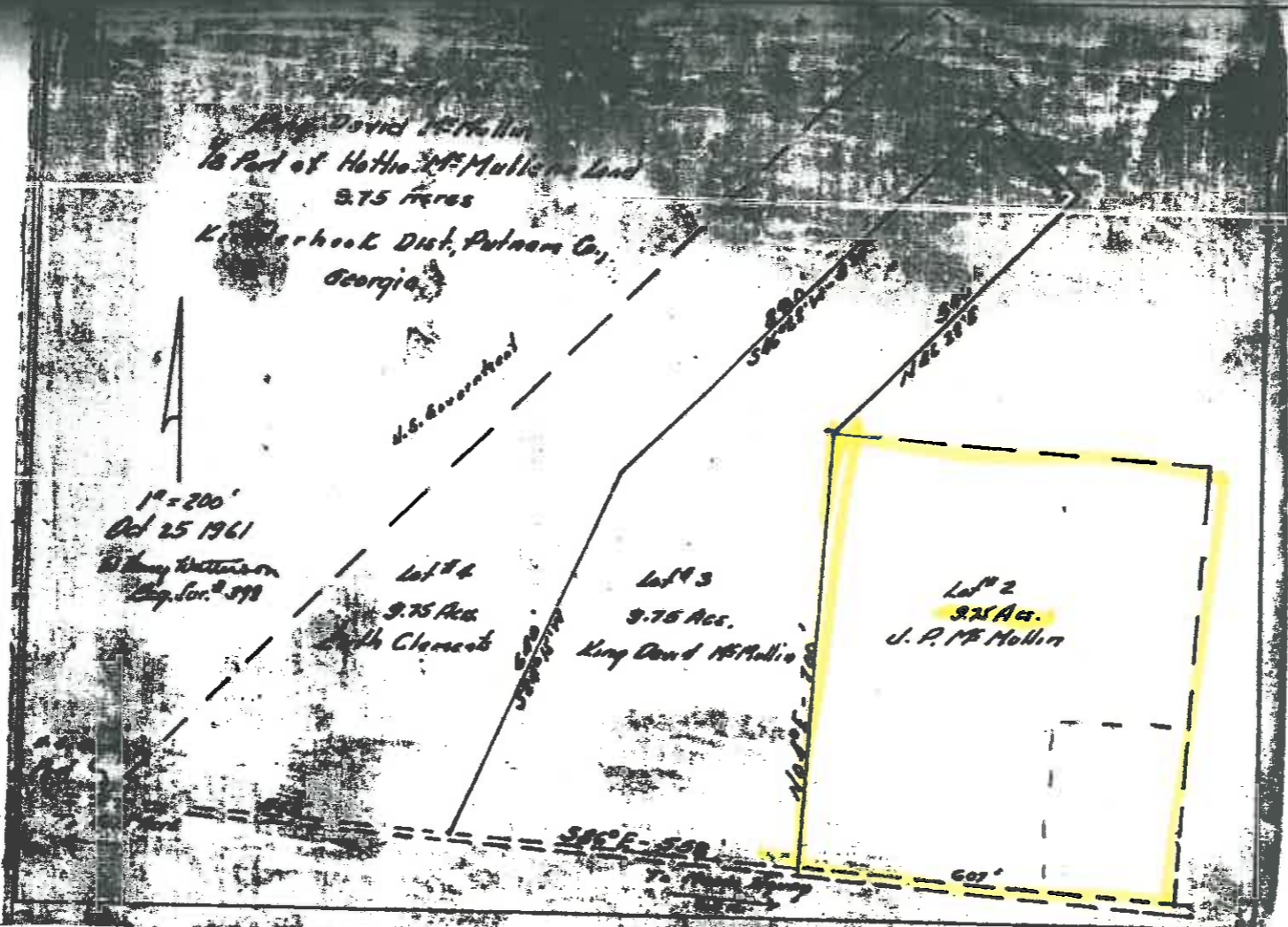
William L. Daniel (SEAL)
William L. Daniel as Administrator of the Estate of Hattie M. Crawford

D. Sheree Martin
Notary Public



Plat Book 20
Pg. 233

This is to certify that this is a true and accurate copy of the original that appears of Record in the office of the Clerk of Superior Court of Putnam County, Georgia.
Kelen J. Kitchens
Clerk / Deputy Clerk
Date 9/28/2017



RECEIVED

SEP 28 2017

RP

SURVEYOR'S 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 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. REFERENCE DEED: DB 703/285
3. REFERENCE PLAT: PG 2/233
4. BEARING DATUM ESTABLISHED FROM PLAT OF RECORD, RECORDED IN PLAT BOOK 2, PAGE 233.
5. THIS PROPERTY LIES IN ZONE "X" AS SHOWN ON FEMA FLOOD MAP PANEL 1325700200C, AND IN MY OPINION DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD AREA.
6. PARCEL 5 IS TO BE DEEDED TO JOE L. McMULLEN AND IS TO BE COMBINED WITH ADJOINING PROPERTY CURRENTLY OWNED BY JOE L. McMULLEN (TAX MAP 829 PARCEL 022) AND CANNOT BE SOLD SEPARATELY WITHOUT MEETING PUTNAM COUNTY PLANNING AND ZONING REQUIREMENTS.

SURVEYOR'S CERTIFICATION:

As required by subsection (c) 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.



Edwin L. Thomas 10/18/2017
 GA. REG. L.S. LIC. NO. 1759 DATE

SURVEY OF PROPERTY FOR:

DEBRA D. WILSON
 BEING PARCEL 1
ROSETTE DANIEL
 BEING PARCEL 2
GRETA A. LOCKETT
 BEING PARCEL 3
WILLIAM L. DANIEL
 BEING PARCELS 4 AND 5
 LYING IN THE 309th Q.A.D.
 PUTNAM COUNTY, GEORGIA

SURVEYED: 10/06/2017 DATE DRAWN: 10/18/2017

SURVEYOR: THOMPSON LAND SURVEYORS, INC.
 140 REAR DR. SW
 MILLEDGEVILLE, GEORGIA 31061
 PHONE: 478-414-1241

SCALE: 1" = 80'
 EQUIPMENT USED:
 TOPCON GPT-3000
 ELECTRONIC DISTANCE METER
 FILE NO. 1618

LEGEND

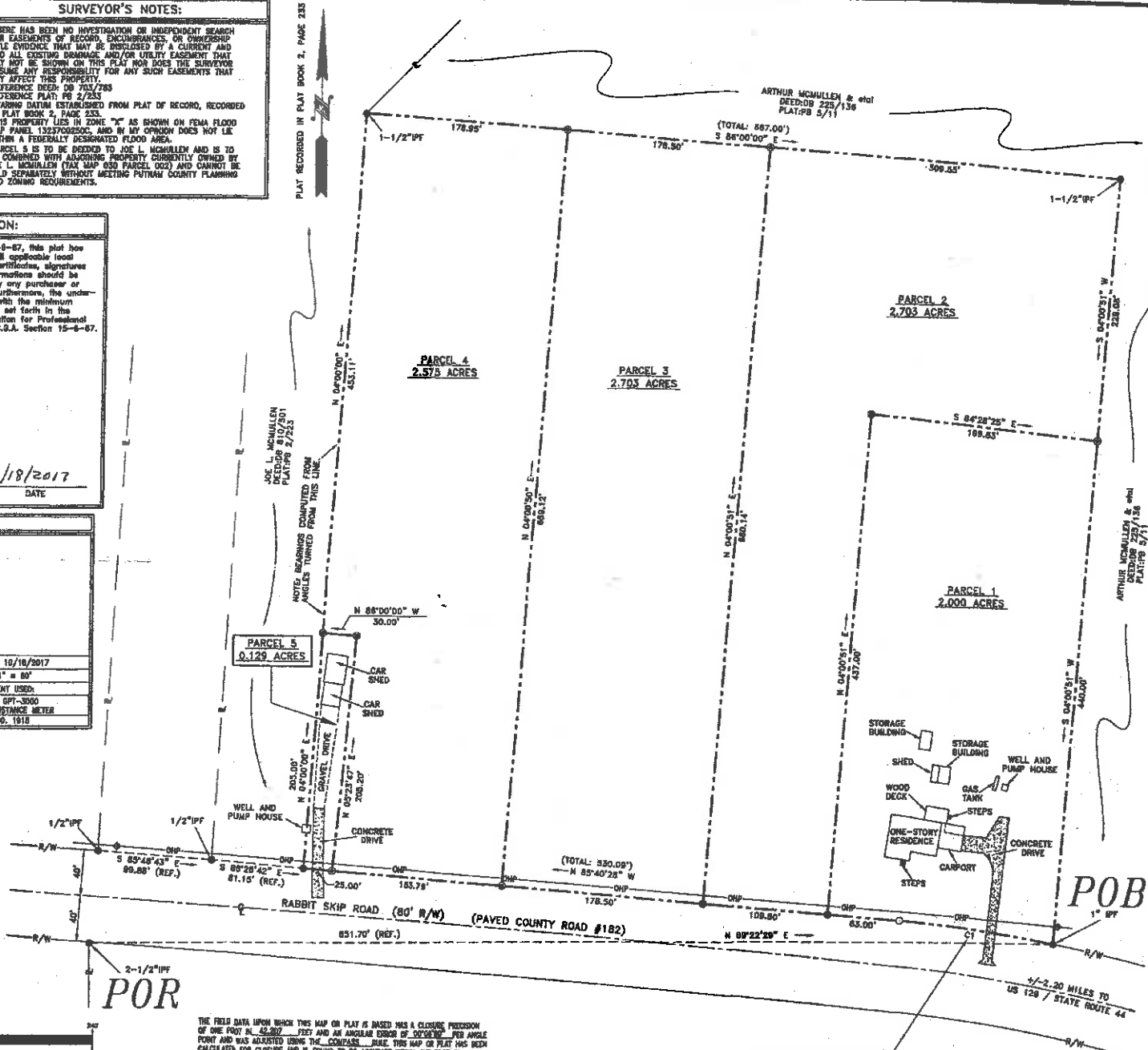
- R/W RIGHT OF WAY
- C/L CENTER LINE
- PROPERTY LINE
- - - REFERENCE LINE
- IPF IRON PIPE FOUND
- IPFS IRON PIPE SET
- Q.A.D. GEORGIA MILITARY DISTRICT
- RSF REBAR FOUND
- RSB REBAR SET
- FENCE
- CONTIGUOUS LINE
- 5/8" IRS (UNLESS NOTED)
- 1/2" IRS (UNLESS NOTED)
- COMPUTED POINT
- ⊕ POWER POLE
- OHP OVERHEAD POWERLINE
- POB POINT OF BEGINNING
- POR POINT OF REFERENCE

GRAPHIC SCALE



(IN FEET)
 1 inch = 80 ft.

PLAT RECORDED IN PLAT BOOK 2, PAGE 233



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSEST APPROXIMATION OF ONE FOOT IN 42,000 FEET AND AN ANGULAR ERROR OF 0.00001 PER ANGLE. FORTY (40) 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 318,000 FEET.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1283.26'	137.05'	136.98'	N 82°20'01" W