



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Agenda

Thursday, June 06, 2024 ♦ 6:30 PM

Putnam County Administration Building – Room 203

The Putnam County Planning & Zoning Commission will conduct a public hearing meeting on June 6, 2024 at 6:30 P.M. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA. The following agenda will be considered:

Opening

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

Minutes

4. Approval of Minutes- 05-02-2024

Request

5. Request by **Steven & Donna Schreckengost** for a side yard setback variance at 339 Bluegill Road. Presently zoned R-2 [**Map 057C, Parcel 112, District 4**].

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on June 18, 2024 at 6:00 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

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

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

File Attachments for Item:

4. Approval of Minutes- 05-02-2024



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Minutes

Thursday, May 2, 2024 ♦ 6:30 pm

Opening

1. Call to Order

Chairman Mitchell called the meeting to order at 6:30 pm.

2. Attendance

Mrs. Courtney Andrews called the Attendance.

Present: Member Hurt, Member Jones, Member Atkinson, Chairman John Mitchell

Staff: Director Lisa Jackson, Assistant Director Courtney Andrews, Zoning Coordinator Angela Waldroup

3. Rules of Procedures

Chairman John Mitchell read the Rules of Procedures.

Minutes

4. Approval of Minutes- 1/4/2024

Motion: **Member Jones** made the motion to approve the 1/4/2024 P&Z minutes

Second: **Member Hurt**

Voting Yea: **Member Hurt, Member Jones, Member Atkinson, Chairman Mitchell**

The minutes were approved by a vote of 4.

Requests

5. Request by **Rodney Craft, agent for Michelle Robinson** to rezone .571 acres at 445 Avant Road from AG to R-2. [Map 058, Part of Parcel 027, District 4].

Mr. **Craft** stated that Mrs. Robinson is the owner of the property at 445 Avant Road and the neighboring property on Bear Creek Road. He asked to rezone .57 acres on Avant Road so that it could be combined with the adjacent .68-acre parcel on Bear Creek Road. This is to increase the buildable area to accommodate a single-family home.

No one spoke in opposition of this request.

Staff recommendation was for approval to rezone .57 acres from AG to R-2 at 445 Avant Road. [Map 058, Part of Parcel 027, District 4].* with the following conditions:

1. **The proposed .57 acres must be combined with the adjacent parcel, identified as Map 057B Parcel 022, and cannot be used or sold as a standalone parcel.**
2. **This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of the approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the**

effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

Motion: **Member Atkinson** made the motion to approve the request to rezone .571 acres at 445 Avant Road. Currently zoned AG. [Map 058, Part of Parcel 027, District 4].* with the following conditions:

- 1. The proposed .57 acres must be combined with the adjacent parcel, identified as Map 057B Parcel 022, and cannot be used or sold as a standalone parcel.**
- 2. This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of the approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.**

Second: **Member Jones**

Voting Yea: **Member Hurt, Member Jones, Member Atkinson, Chairman Mitchell**

New Business

Adjournment

Meeting adjourned at approximately 6:37 pm

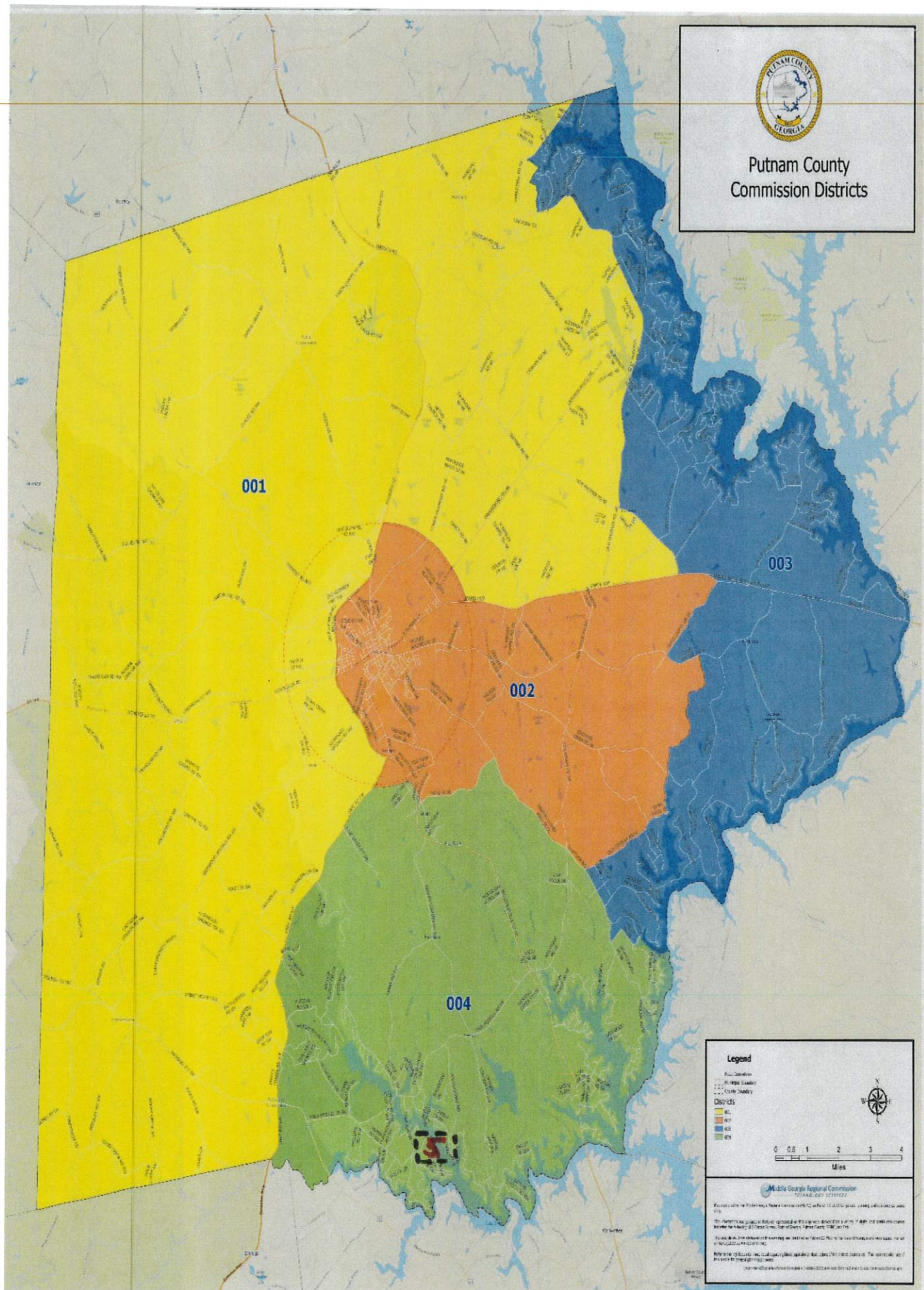
Attest:

Lisa Jackson
Director

John Mitchell
Chairman

File Attachments for Item:

5. Request by **Steven & Donna Schreckengost** for a left-side setback variance at 339 Bluegill Road. Presently zoned R-2 **[Map 057C, Parcel 112, District 4]**.



5. Request by **Steven & Donna Schreckengost** for a left-side setback variance at 339 Bluegill Road. Presently zoned R-2 [Map 057C, Parcel 112, District 4].

**PUTNAM COUNTY BOARD OF COMMISSIONERS**

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Tel: 706-485-5826 ♦ www.putnamcountyga.us

APPLICATION FOR VARIANCE USE**Application Information**(Same as owner Yes ☐ No ☐)Name: Steven & Donna SchreckengostAddress: 339 Bluegill Rd.
Eatonton, GA. 31024Phone: 470-559-2460Email: sdmschreck@aol.com

Fax: _____

Arterial/State Road. Yes: _____ No: ☒**Setback Variance Request:**9 ft. variance being 11 ft from the nearest point to the left side property line.

_____ ft. variance being _____ ft from the nearest point to the right-side property line.

_____ ft. variance being _____ ft from the nearest point to the front property line.

_____ ft. variance being _____ ft from the nearest point to the lake.

TOTAL SQ. FT. (existing structure) 988 TOTAL FOOTPRINT (proposed structure) 1824LOT LENGTH (the total length of the lot) Left: 428.08 Right: 348.57LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you are proposing to build) 83***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: 3/27/2024

*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 3/27/24 FEE: \$245 CK. NO. _____ CASH _____ C. CARD ☒ RECEIPT # R10082505270

DATE OF NEWSPAPER AD: 5/16/24 DATE SIGN POSTED: _____

COMMISSIONERS/CITY COUNCIL HEARING: _____ RESULT: _____

Letter of Intent:

03/27/2024

Steven L. and Donna P. Schreckengost

339 Bluegill Rd.

Eatonton, Ga. 31024

Dear Putnam County Planning & Development:

We have owned the property located at 339 Bluegill Rd. Eatonton, GA. 31024 since 2018 and have been full time residents since 2022. We moved to Putnam County to be closer to our kids/grandchildren and plan to make this our forever home. In preparation to accommodate some essential needs with our housing we are proposing to build an addition directly off the back of the current house that was built in 1984. To build this addition, we are requesting approval for a 9' variance on the left side of the back existing corner of our home to 11' from the nearest point to the left side property line. We request this 11' setback to accommodate our building needs for our future elderly living requirements. Our current Main bedroom is located on the left side of the home and to increase the size it would be necessary to build directly off the back of the current existing home. The main bedroom is currently barely 9' x 11' with a very small closet. The width of the lot in which addition would be built on is 83' total width which encompasses a 11' setback on the back left side property line, a 23.5' setback on the back right side property line and 48' of width of the back exiting house. As we prepare for our retirement years, we believe it would be in our best interest to address our current extremely small bedroom issues as well as the rest of the home's accessibility issues sooner rather than later. The entire square footage of our home as of this date is 988 sq. ft. Our hope is to create a larger home that will accommodate our mobility needs as we age and enter our golden years.

The topography, narrow unique shape of our lot, age of the house (built in 1984 before current side setback guidelines), lack of space, and placement of the house when it was built have created unique challenges for us. We started this venture in 2022 with the tedious process of acquiring an architect to complete the design work, vetting builders/building consultants, prepping the property with the strategic removal of trees, and now the permit and variance application process.

When we visited the Putnam County Department of Public Health, they advised us that we would need to apply and be granted a permit to install an updated on-site sewage management system (septic system) before we attempted to build. Putnam County Department of Public Health did grant us the septic system permit and we then had updated septic system lines installed. The topography and soil sampling of the lot dictated the placement of septic system lines located on the lake side of property. The septic system is now completed but makes it even more difficult to meet the current setback requirement. This along with the topography of the lot, the exceptional narrowness and shape of the lot have created extraordinary or exceptional conditions which create undue hardship for us as the property owners. We would also like to mention that this community was developed in the 1980's and that this variance request would be consistent with setbacks of our adjacent and neighborhood properties. So, we respectfully ask for relief from the current setback requirements and to allow us to use a reduced setback of 11' on the back left side of

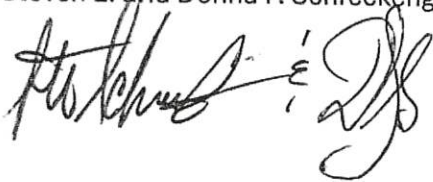
current structure for proposed addition in doing this it would accommodate a very much needed addition using the current back footprint of current structure/home and would address our future concerns and needs.

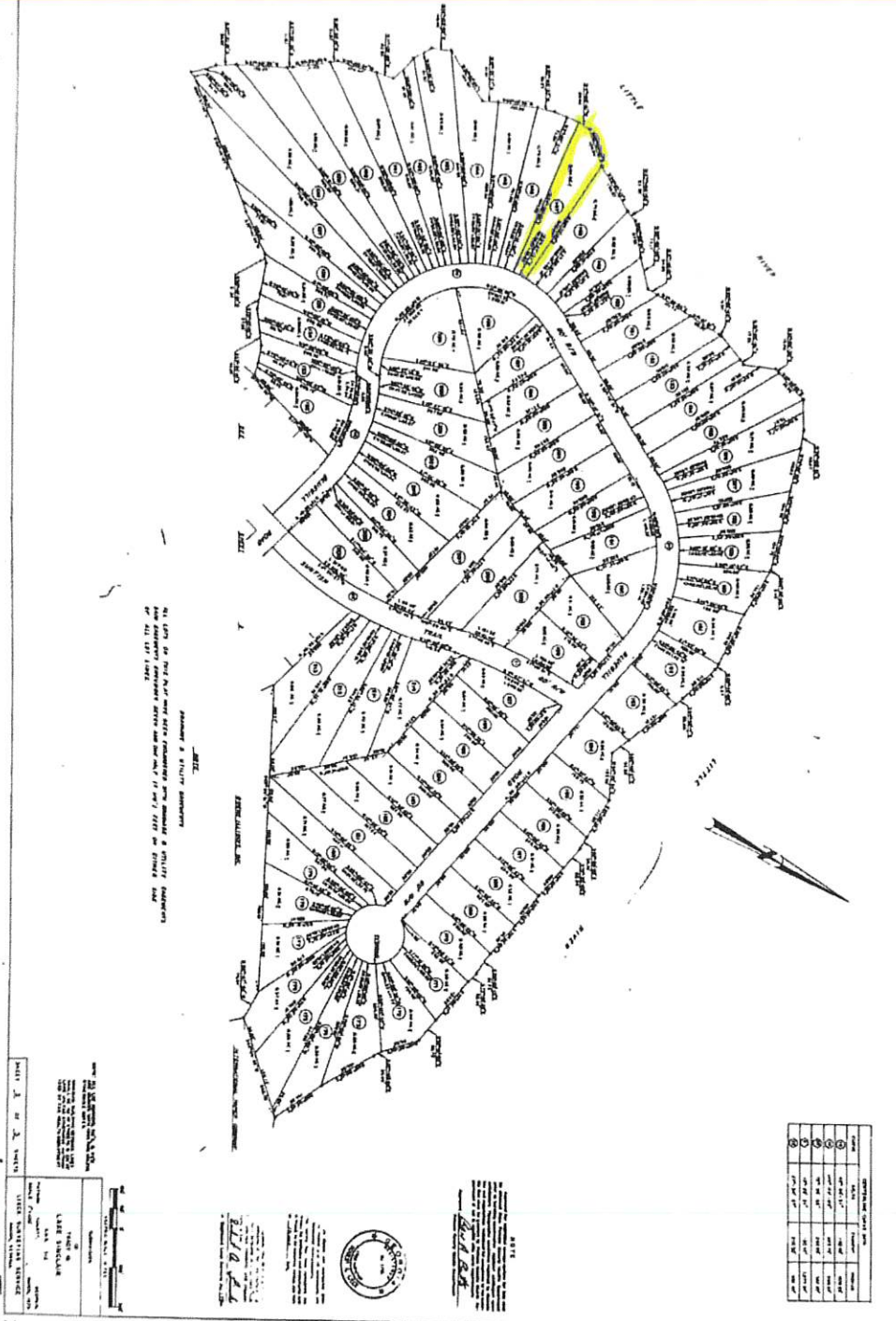
General Building Information: Home addition proposed would have a minimum of 1800 Sq. Ft. heated space with a deck and is to be built directly off back of current structure. The footprint for the addition will be designed to follow the current footprint of existing structure depending on a favorable ruling with this variance.

If you need or would like additional information about this request, you can reach us at 470-559-2460.

Sincerely,

Steven L. and Donna P. Schreckengost

Handwritten signatures of Steven L. and Donna P. Schreckengost. The signature on the left is for Steven L. Schreckengost and the signature on the right is for Donna P. Schreckengost.



1. A map has been prepared with bearings and distances between points marked on the map and distances between points marked on the map and distances between points marked on the map.

A 50°32'00"E 33.00'
B 40°51'00"E 29.53'

2. W. BATES

LOT 148

50°51'32"E 33.77'

064 AC.

225.86'

50°43'02"W

50°42'30-27"W

CHURCH T. LITTLETON

LOT 145

13.53'

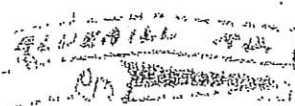
46-4-2966



PLAT

PLAT OF PROPERTY OF
BOYCE E. MILLER & CAROLYN M. MILLER
DEKALB FEDERAL SAVING BANK
LOCATED
PUTNAM COUNTY
TRACT 15
GMD 312
SCALE: 1"=50'
END L.D.
DATE: 10-2-89

THIS PLAT IS SUBJECT TO ALL
EASEMENTS AND ORDINANCES
AFFECTING THE LANDS OF THE
COUNTY OF THE GEORGIA POWER CO.



MAGNETIC



**Georgia Department of Public Health
Construction Permit and Site Approval
For On-Site Sewage Management System**

2 page permit

COUNTY: Putnam	SUBDIVISION: Oak Openings Lake	LOT NUMBER: 147	BLOCK: n/a
PROPERTY ADDRESS: 339 BLUEGILL RD LOT 147 EATONTON, GA 31024		DIRECTIONS:	
I hereby receive this 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 Public Health, Chapter 511-3-1 and this permit. 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>on file</i>		DATE COMPLETED APPLICATION RECEIVED 01/29/2024	
PROPERTY OWNER'S NAME: Steven Schreckengost	PHONE NUMBER: (404) 557-4267	PROPERTY OWNER'S ADDRESS: 339 BLUEGILL RD LOT 147 EATONTON, GA 31024	
AUTHORIZED AGENT'S NAME: Jimmy Jackson-builder	PHONE NUMBER: (404) 557-3267	RELATIONSHIP TO OWNER:	

Section A - General Information

CAN REQUIRED SETBACKS BE MET: YES	TYPE OF STRUCTURE: Single-Family Residence	SOIL SERIES: Pacolet
DRINKING WATER SUPPLY: Public	WELL ON THE SITE: NO	WATER USAGE BY: Bedroom Numbers
PERCOLATION RATE / HYDRAULIC LOADING RATE: 45	SYSTEM TYPE: New	NO. OF BEDROOMS / GPD: 3
RESTRICTIVE SOIL HORIZON DEPTH (inches): 48	LOT SIZE (SQ FT/Acres): .64	LEVEL OF PLUMBING OUTLET: Ground Level
SOIL TEST PERFORMED BY: Joslyn, Richard S		

Section B - Primary / Pretreatment

PRETREATMENT: Septic Tank	GARBAGE DISPOSAL: NO	SEPTIC TANK CAPACITY (gallons): 1000	MIN. ATU CAPACITY (gallons): 0	DOSING TANK CAPACITY (gallons):	GREASE TRAP CAPACITY (gallons):
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Section C - Secondary Treatment

ABSORPTION FIELD DESIGN: Serial	NUMBER OF TRENCHES:	TOTAL ABSORPTION FIELD LINEAR FT REQUIRED: 900
	DISTANCE B/W TRENCHES:	
ABSORPTION FIELD PRODUCT: Conventional 12x36 gravel & pipe	DEPTH OF TRENCHES (range in inches): 24 to 24	TOTAL ABSORPTION FIELD SQ FT REQUIRED: 300

Issued permits expire twelve (12) months from approval date and are not valid unless signed below by authorized representative of the Georgia Department of Public Health or County Board of Health.

Any grading, filling, or other landscaping after issuance of a permit may render permit void. Failure to follow site plan may render permit void. Any grading, filling, or other landscaping after 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 ensuring all required setbacks are met.

Issuance of a construction permit for an on-site sewage management system and subsequent approval of same by representative of the Georgia Department of Public Health 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.

INSPECTOR & INSPECTOR TITLE: Kathryn Hill Environmental Health County Manager	INSPECTOR SIGNATURE: <i>Kathryn Hill</i>	DATE: 01/29/2024	CONSTRUCTION PERMIT #: OSC11702678 <i>24-16</i>	STATUS: Approved
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Construction Permit and Site Approval
For On-Site Sewage Management System (continued)
 Putnam County Environmental Health - Phone: (706) 485-8591
 Permit Number: OSC11702678
 Property Address: 339 BLUEGILL RD LOT 147 EATONTON, GA
 31024

2nd page

PRIMARY / PRETREATMENT REMARKS

owner wants to use existing tank. Check in and out going tees. Recommend new tank.

SECONDARY TREATMENT REMARKS

1. See soil report with N code on Pacolet Shallow variant.
2. See site plan and topographic map with specific information on grading and final grade.
3. Limited area for original and secondary system. Install drainfield according to siteplan to allow for the secondary system area to remain preserved.
3. Install drainfield in uncut, unfilled original soil.
4. Recover drainfield with soil to divert rainwater around it.

PROPOSED SYSTEM LAYOUT / DESIGN

5 meet w/ installer prior to beginning construction of
Add:

BEFORE THE END OF EACH WORKING DAY, SEDIMENT SHALL BE REMOVED FROM ALONG THE SILT FENCE WHEN IT REACHES HALF FULL. SEDIMENT SHALL NOT ENTER ADJACENT STREAMS OR DRAINAGE WAYS DURING SEDIMENT REMOVAL OR DISPOSAL.

4. WHEN TEMPORARY STRUCTURES HAVE SERVED THEIR INTENDED PURPOSE AND THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, THE STRUCTURES MUST BE REMOVED PRIOR TO FILING A NOTICE OF TERMINATION.

STORM WATER CALCULATIONS FOR DRAINAGE AREA

DRAINAGE AREA = 0.87 ac.
 DISTURBED AREA = 0.39 ac.
 STORAGE REQ'D = 0.39 ac. of area per acre drained x 57 cu./ac. = 22.1 cu.
 TYPE "S" SILT FENCE STORAGE CAPACITY = 0.25 cu./ft. x 11' = 2.75 cu.
 REQUIRED SILT FENCE = 22.1 cu. / 0.25 cu./ft. = 88.4 ft. (rounded up to 89 ft.)
 TYPE "S" SILT FENCE PROVIDED = 181 ft. x 12" = 2172 in. (rounded up to 2172 in.)
 100 FEET OF SILT FENCE REQUIRED FOR EVERY 1/4 ACRE
 0.39 acre x (100 feet/0.25 acres) = 156 feet of Silt Fence Required

Line #	Direction	Length
L1	N24°41'47"W	11.33'
L2	N16°38'40"E	19.89'
L3	S72°34'17"E	12.11'
L4	N18°52'34"E	4.21'
L5	N3°02'33"W	6.49'
L6	N20°20'32"E	18.88'

Line #	Direction	Length
L7	N38°30'08"E	16.08'
L8	N44°35'29"E	15.96'
L9	N53°59'15"E	18.22'
L10	N71°53'23"E	11.46'
L11	N14°56'15"W	0.30'
L12	N31°44'51"E	18.60'

CONTRACTOR MUST UTILIZE
 DUST OR DIRT TO PREVENT OR
 REDUCE DUST ON BARE
 SURFACES. DUST WILL BE
 MOVED DURING CONSTRUCTION TO
 CONTROL POLLUTANTS IN STORM WATER
 AFTER CONSTRUCTION IS COMPLETED
 INCLUDE A COMBINATION OF VEGETATION
 AND NATURAL DEPRESSIONS.

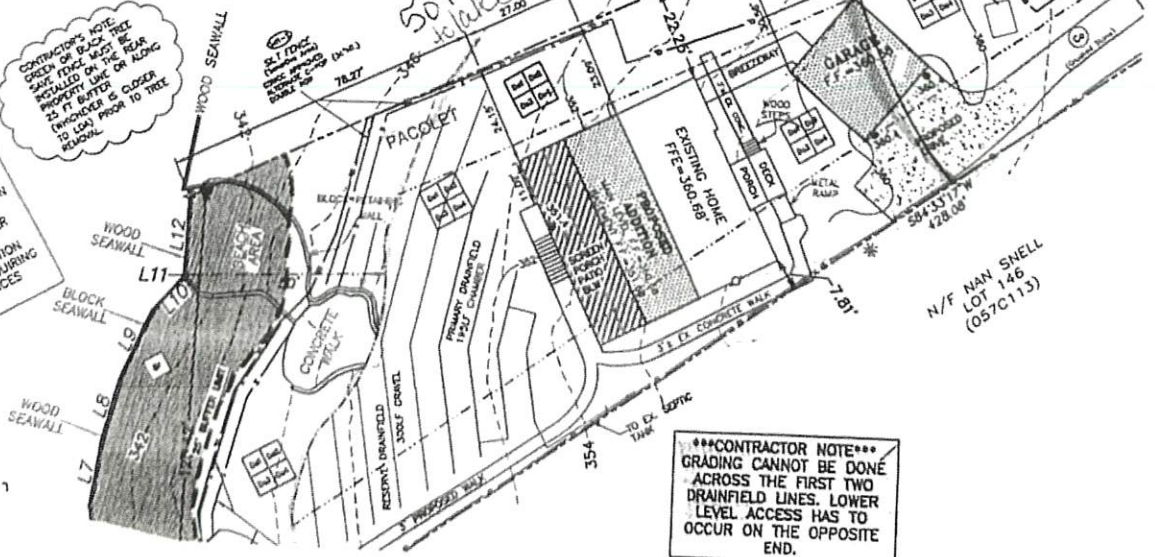
***BOUNDARY, TOPOGRAPHIC
 & TREE SURVEY PROVIDED BY
 OTHERS***

******* MAINTENANCE STATEMENTS *******

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND-DISTURBING ACTIVITIES.
2. 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.
3. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

CONTRACTOR'S NOTE:
 GRASS OR PACE-TREE
 SALT FENCE MUST BE
 INSTALLED ON THE REAR
 PROPERTY LINE OR ALONG
 25 FT BUFFER
 (WHICH EVER IS CLOSER
 TO LOT) PRIOR TO TREE
 REMOVAL.

ON-SITE ACTIVITIES
 SHALL NOT BE CONDUCTED
 WITHIN THE 25 OR 50-FOOT
 UNDISTURBED STRIP BUFFER
 AS MEASURED FROM THE
 POINT OF WRESTED OF THE
 COASTAL MARSHLAND BUFFER
 AS MEASURED FROM THE
 JURISDICTION DETERMINATION
 LINE WITHOUT FIRST ACQUIRING
 THE NECESSARY VARIANCES
 AND PERMITS.



*****CONTRACTOR NOTE*****
 GRADING CANNOT BE DONE
 ACROSS THE FIRST TWO
 DRAINFIELD LINES. LOWER
 LEVEL ACCESS HAS TO
 OCCUR ON THE OPPOSITE
 END.



PUTNAM COUNTY BOARD OF COMMISSIONERS

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Tel: 706-485-5826 ♦ www.putnamcountyga.us

CAMPAIGN CONTRIBUTION DISCLOSURE

Has applicant made \$250 or more campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes ☐ No ☒ If yes, please complete contribution affidavit.

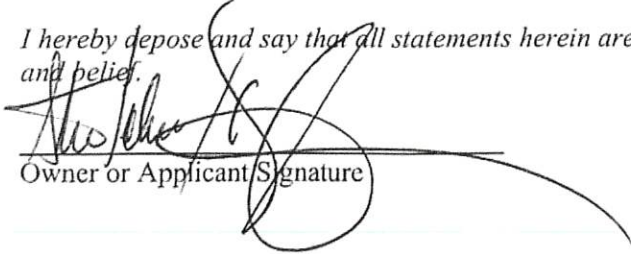
If the business of the applicant or owner, or the applicant or owner individually, have made contributions or gifts having a total value of over \$250 or more to any elected official in Putnam County within two (2) years preceding the date of this application, the following must be completed:

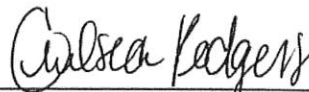
Name of Recipient	Date	Contribution Amount	Description of Gift	Value of Gift

Name of Business: _____

Business Ownership Interest: _____ Property Ownership Interest: _____

I hereby depose and say that all statements herein are true, correct, and complete to the best of my knowledge and belief.


Owner or Applicant Signature



Notary Public

Sworn and subscribed before me this
21st day of March 20 24.

CHELSEA RODGERS
NOTARY PUBLIC
Baldwin County
State of Georgia
My Comm. Expires March 13, 2026



PUTNAM COUNTY BOARD OF COMMISSIONERS

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024
Tel: 706-485-5826 ♦ www.putnamcountyga.us

OWNER AUTHORIZATION

Submission of inaccurate information may be cause for denial of the requestor, if discrepancies are realized after the approval for the petition or issuance of the relevant local permits, cause for the revocation of the approval and any related permits by the Board of Commissioners. The following documents must be submitted with this application before the application deadline.

Incomplete applications will not be accepted or processed.

1. Payment of appropriate fee (please make checks payable to Putnam County Planning & Development)
2. Plat or site plan, drawn to scale, showing the locations of structures or uses for which the variance is sought, as well as the relationship to existing structures. Dimensions must be included.
3. A written description of your request in a letter format addressed to Putnam County Planning & Development. All required criteria (attached) must be addressed in the written description. Specific sections of the ordinance that would cause hardship must be identified, along with a description of the particular hardship.

The documents listed above are the minimum requirements. Staff may require additional documentation depending on the nature of the Variance Request. All submitted documents are public records and subject to Opens Records Law.

I have reviewed the application procedures and all applicable criteria and regulations in the Putnam County Zoning Ordinance for the above-requested Variance Request. I hereby claim that this application fulfills said procedures and meets the criteria for approval.

Applicant Signature: _____

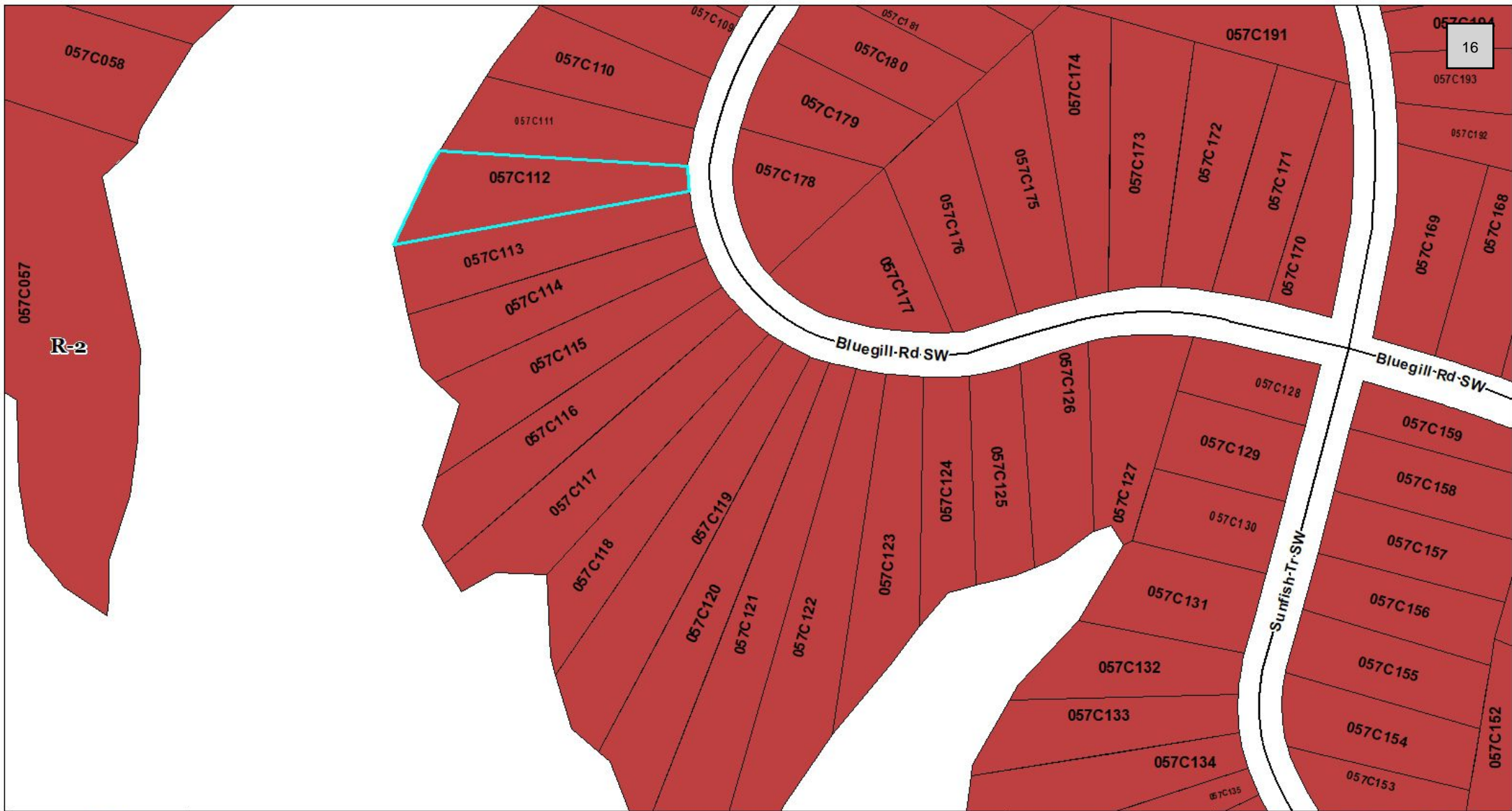
Date: 2024/03/21

I swear that I am the owner of the property listed above. I authorize Steven + Dana Schreckengost (applicant's name) to apply for a zoning action (zoning map amendment, conditional use, variance) at the above listed address, as identified on the attached application.

[Signature]
Owner signature

Chelsea Rodgers
Notary Public
Sworn and subscribed before me this
21st day of March 2024.

CHELSEA RODGERS
NOTARY PUBLIC
Baldwin County
State of Georgia
My Comm. Expires March 13, 2026

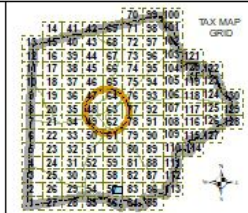


R-2

Bluegill-Rd-SW

Bluegill-Rd-SW

Sunfish-Tr-SW



GEOGRAPHIC FEATURE LEGEND

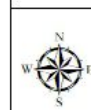
- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel Hooks

Zoning					
Overlay District	A-2 CITY	C-2 CITY	I-2 CITY	R - 1 CITY	RM-3
No Code	C-1	I-M	MHP	R - 2 CITY	R-1R
AG	C-1 CITY	I-1 CITY	PUBLIC	R - 3 CITY	R-PUD
A-1 CITY	C-2	I-M	PUBLIC CITY	R - 4 CITY	RM-1
					C-PUD

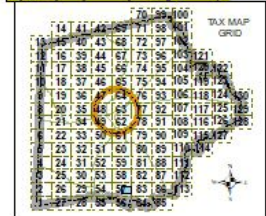
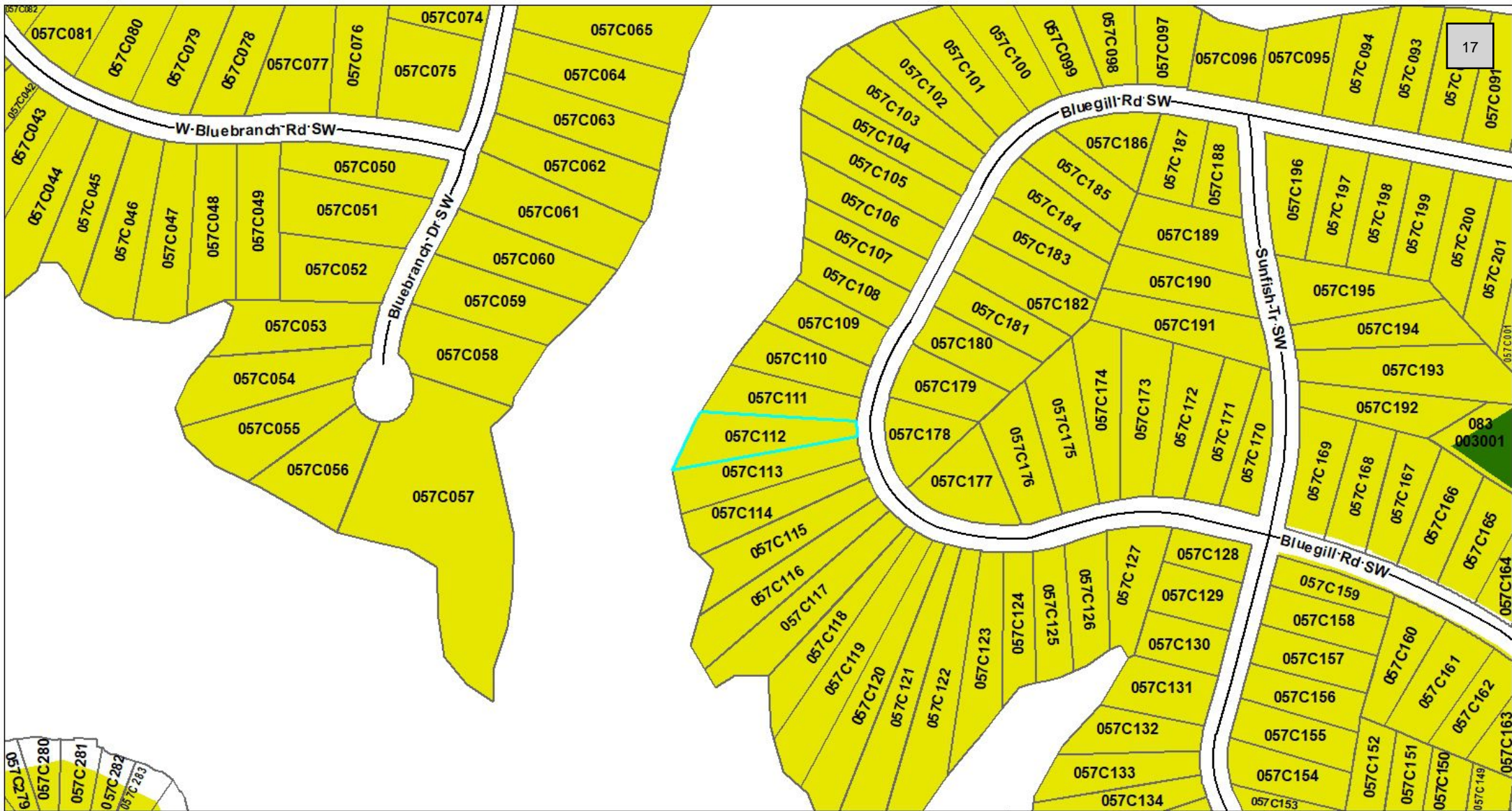


Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-8180
Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA ZONING MAPS



MAP 057C



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

MGRC
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-8160
Web:
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 057C

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: MAY 2024



PUTNAM COUNTY PLANNING & DEVELOPMENT

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Staff Recommendations

Thursday, June 6, 2024, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

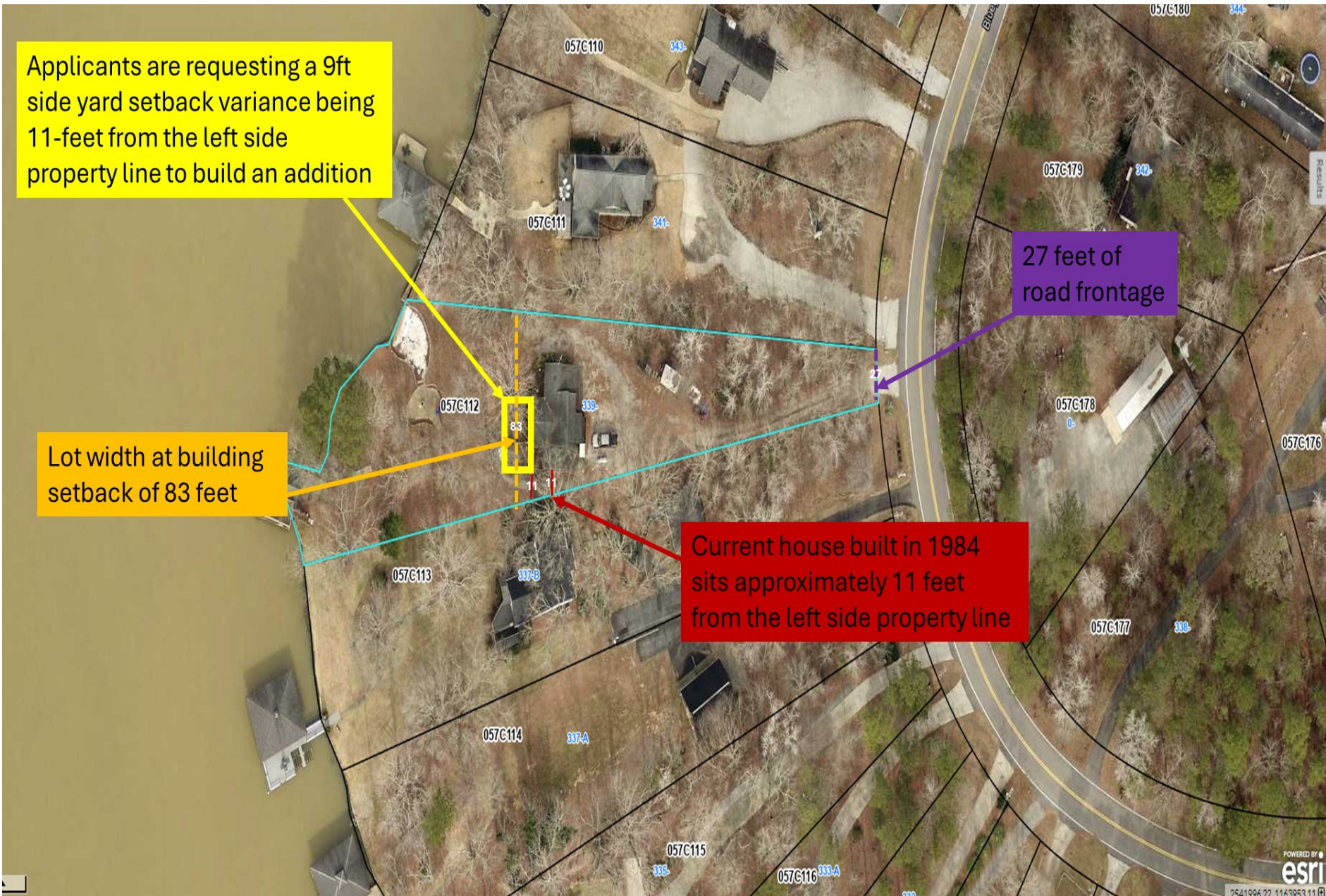
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 6/6/24

Requests

5. Request by **Steven and Donna Schreckengost** for a side yard setback variance at 339 Bluegill Road. Presently zoned R-2. [**Map 057C, Parcel 112, District 4**]. The applicant is requesting a 9-ft side yard setback variance being 11-feet from the left-side property line. If approved, the applicant is proposing to build an 836 sq. ft. addition to the back of the home. The current home was built in 1984 and is 11 feet from the left side property line. The addition will not exceed the footprint of the existing home.

This parcel is pie shaped, with dimensions ranging from 414 ft on the left side to 343.97 ft on the right side. At the building setback line, the lot width is 83 ft. However, it only has 27 ft of road frontage and widens toward the lake. It does not meet the minimum lot width requirement specified in Section 66-85(c) of the Putnam County Code of Ordinances. Additionally, the existing home falls short of the minimum 1,000 heated floor area requirement as stated in Section 66-85(h)(1). The applicant intends to expand their 988 sq. ft. home to accommodate future elderly living requirements, specifically targeting the current master bedroom for additional space. This expansion will bring the total heated floor area to a total of 1,824 sq. ft. and bring it into compliance with the ordinance. Also, the relocation of the septic system and some soil and topography issues has limited the feasible locations for the proposed addition. The selected location is seemingly the only viable option considering the lot width, existing home position, and septic system placement. Therefore, this request meets the conditions stated in Sec. 66-157(c)(1) of the Putnam County Code of Ordinances.



Staff recommendation is for approval of a 9-foot side yard setback variance, being 11 feet from the left side property line when facing the lake at 339 Bluegill Road [Map 057C, Parcel 112, District 4].