



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ [www.putnamcountyga.us](http://www.putnamcountyga.us)

## Agenda

Thursday, April 07, 2022 ♦ 6:30 PM

Putnam County Administration Building – Room 203

### Opening

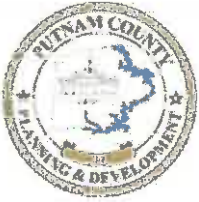
1. Call to Order
2. Attendance
3. Rules of Procedures

### Requests

4. Request by **LA Development LLC** for an appeal of the Director of Planning & Development's decision at 163 Overlook Drive. Presently zoned AG. [Map 089D, Parcel 010, District 2]. The applicant is requesting an appeal of the Putnam County Planning & Development Director's decision regarding their original request to subdivide their lot.

**File Attachments for Item:**

4. Request by **LA Development LLC** for an appeal of the Director of Planning & Development's decision at 163 Overlook Drive. Presently zoned AG. [Map 089D, Parcel 010, District 2]. The applicant is requesting an appeal of the Putnam County Planning & Development Director's decision regarding their original request to subdivide their lot.



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Putnam County   
**APPEAL APPLICATION**

*Plan 2022-00585*

THE UNDERSIGNED HEREBY REQUESTS AN APPEAL BEFORE THE:  
 PUTNAM COUNTY BOARD OF COMMISSIONERS

APPLICANT: LA Development LLC

ADDRESS: 163 OVERLOOK DR - Lot 10 - PROPERTY BEING APPEALED  
Eatonton, GA 31024

PHONE: 706-923-0190

APPEAL IS AGAINST: (check one of the following)

Decision made by the Planning and Zoning Commission

**REASON FOR APPEAL:**

Denial based on section 28-40(b)(3) is misplaced. Proposed remaining Lot 10 meets zoning subdivision requirements including section 28-40 (b)(3). Proposed carve off of 5.2 Acres will front with MLKing Jr. Drive and will not be a subdivision lot within Overlook at Pea Ridge and thus not subject to section 28-40 (b)(3).  
More information could follow within the 10 day submittal period.

FILING FEE (\$110.00 - CHECK NO. 1093 CASH \_\_\_\_\_ C.C. \_\_\_\_\_)

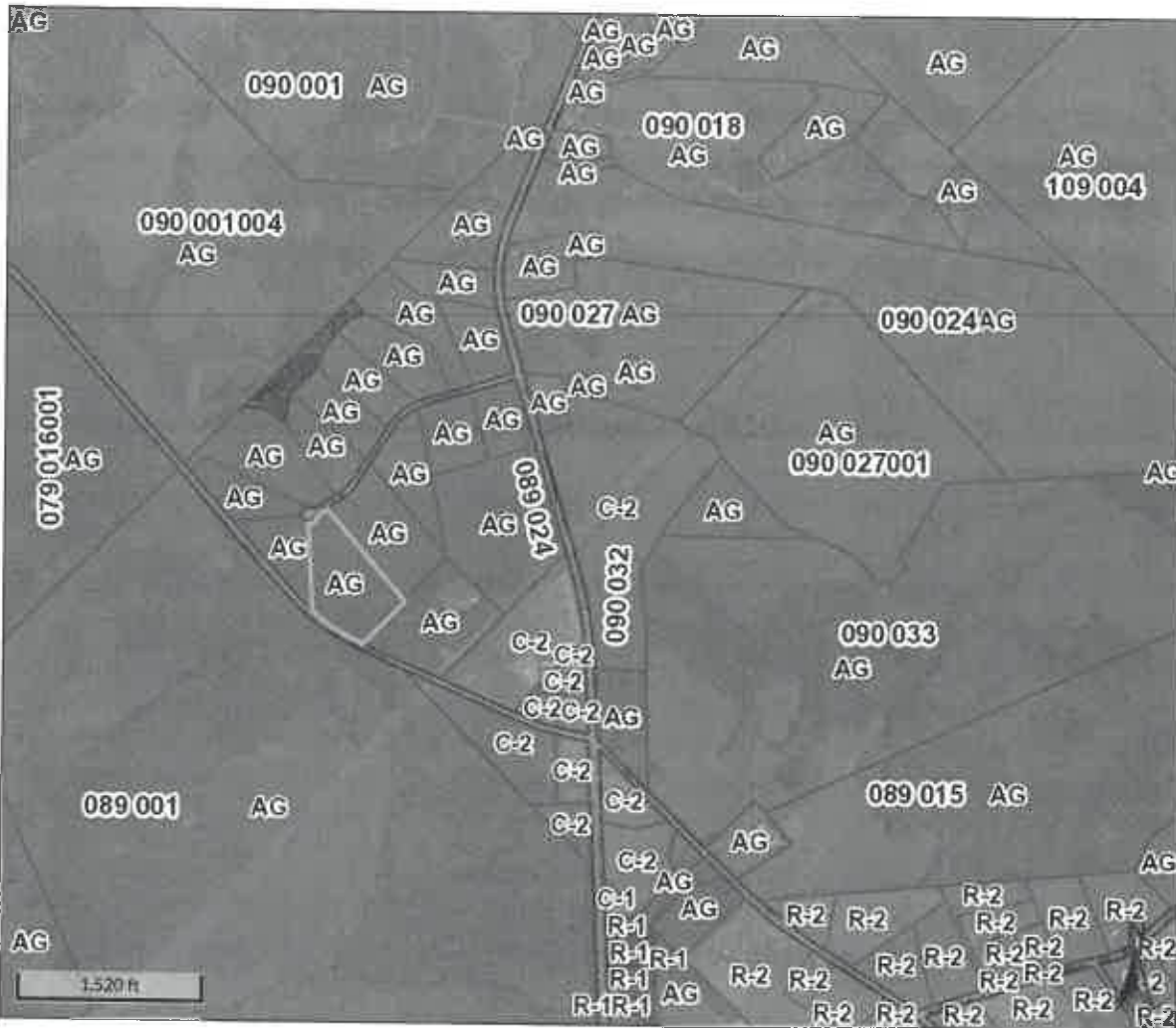
SIGNATURE OF APPLICANT: *Lull White* DATE: 3/21/22

\* ALL APPEALS MUST BE FILED WITHIN TEN DAYS OF SAID DECISIONS PER THE PUTNAM COUNTY CODE OF ORDINANCES,

- CHAPTER 66 – ZONING, SEC. 66-157(d)(1) AND SEC. 66-158 (c)(1),.
- Chapter 28 – Development Regulation – Sec. 28-101.

REC'D 2022 MAR 21

OFFICE USE: DATE FILED: <u>3/21/22</u>	RECEIVED BY: <u>Ariana Dunn Davis</u>
DATE OF DECISION MADE BY DIRECTOR OF PLANNING & DEVELOPMENT: _____	
DATE BUILDING PERMIT ISSUED: _____	
DATE HEARD BEFORE PLANNING & ZONING COMMISSION: _____	



Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Zoning
- A-1 CITY
- A-1 and AG-1
- AG
- AG-1
- AG-2
- C-1
- C-1 CITY
- C-2
- C-2 CITY
- C-2 PUD
- C-PUD
- I-1 CITY
- I-2 CITY
- I-M
- MHP
- PUBLIC
- PUBLIC CITY
- R-1 CITY
- R-2 CITY
- R-3 CITY
- R-4 CITY
- R-1
- R-1R
- R-2
- R-PUD
- RM-1
- RM-2
- RM-3
- VILLAGE
- Roads

Parcel ID 089D010  
 Real Key / Acct 21105  
 Class Code Residential  
 Taxing District PUTNAM

Owner LA DEVELOPMENT LLC  
 113 HARMONY CROSSING  
 SUITE 1  
 EATONTON, GA 31024

Last 2 Sales			
Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

Acres 10.4

Physical Address 163 OVERLOOK DR  
Land Value  
Improvement Value  
Accessory Value  
Current Value

(Note: Not to be used on legal documents)

Date created: 3/21/2022

Last Data Uploaded: 3/21/2022 7:16:25 AM

Developed by  Schneider  
GEOSPATIAL



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

## MINOR PLAT APPROVAL

Please complete the following information and attach to the plats.

DATE: 3/18/22 MAP 089D PARCEL 010

NAME: L A DEVELOPMENT LLC

ADDRESS: 112 HARMONY CROSSING EATONTON SUITE 4

PHONE: 706-923-0190

EMAIL ADDRESS: LOWELL@THESCORERCOMPANY.COM

CURRENTLY ZONED AG2 ADJACENT ZONING AG2

Parent Parcel Lot Size: 10.4 ACRES Proposed lot size(s) (1) 5.2 ACRES (2) 5.2 ACRES (3) (4)

SEPTIC TANK N/A SEWER SYSTEM \_\_\_\_\_ INDIVIDUAL WELL N/A COMMUNITY WATER \_\_\_\_\_

WATERFRONT N/A YES \_\_\_\_\_ NO \_\_\_\_\_

\_\_\_\_ NEW

- COMBINING PARCELS \_\_\_\_\_
- RE-SUBDIVIDING ✓
- MOVING LINES \_\_\_\_\_
- OTHER (EXPLAIN) \_\_\_\_\_

✓ RE-SURVEY OF EXISTING PLAT

### \*\*Requirements\*\*

- If combining lots an as-built survey is required.
- If agriculture property and subdividing for family use a notarized letter of intent is required.
- The buildable area should be in block form on new surveys as required with designated zoning district

COMMENTS: REMOVING 5.2 ACRES FROM LOT 10 OVERLOOK  
S/D TO CREATE ADJUT PARCEL WITH FRONTAGE ON  
WALKING RD

NAME: Lowell White PHONE: 7

OFFICE USE:	
DATE RECEIVED: <u>3/18/2022</u>	BY (initial) <u>KN</u>
DATE REVIEWED: _____	BY (initial): _____
CORRECTIONS NEEDED (if any): _____	
FEE: \$110.00-PER PLAT: CK: _____	CASH: _____ CREDIT CARD: <u>✓</u>
DATE SIGNED: _____	BY (initial): _____

# Request Denied

## Lisa Jackson

---

**From:** Lisa Jackson  
**Sent:** Friday, March 18, 2022 5:12 PM  
**To:** lwatkinswhitejr@gmail.com  
**Cc:** Paul Van Haute  
**Subject:** Lot 10 of Overlook at Pea Ridge Subdivision  
**Attachments:** Minor Plat Overlook Lot 10 LA Development.pdf; Overlook lot 10.pdf

Tracking:	Recipient	Delivery
	lwatkinswhitejr@gmail.com	
	Paul Van Haute	Delivered: 3/18/2022 5:12 PM
	Adam Nelson	
	Billy Webster	

Hello Mr. White,

The attached request to subdivide lot 10 in Overlook At Pea Ridge Subdivision having frontage on MLK Dr. is denied because it violates Putnam County Code of Ordinance Sec. 28-40 (b) (3). *The lots in the major subdivision must front on interior public or private road, which are to be designed according to article III, design standards, division 1, infrastructure requirements of this chapter.* All lots in such common development must front on an interior road.

Pursuant to Section 28-101 of the Code of Ordinances, “[a]ny persons, jointly or severally, aggrieved by any decision of the director of the planning and development department and TRC shall have the right of appeal to the planning and zoning commission, if such appeal is filed with the director of the planning and development department within ten days of the rendering of the decision by the director of the planning and development department.”

If you have any questions, please feel free to contact me to discuss.

Lisa Jackson, MPA  
Planning Director  
117 Putnam Drive, Suite B | Eatonton Georgia 31024  
Office: 706-485-2776 | Fax: 706-485-0552  
Email: [ljackson@putnamcountyga.us](mailto:ljackson@putnamcountyga.us)





Overview



Legend

- City Limit
- Parcels
- Parcel Numbers
- Address Numbers
- Zoning**
- A-1 CITY
- A-1 and AG-1
- AG
- AG-1
- AG-2
- C-1
- C-1 CITY
- C-2
- C-2 CITY
- C-2 PUD
- C-PUD
- I-1 CITY
- I-2 CITY
- I-M
- MHP
- PUBLIC
- PUBLIC CITY
- R-1 CITY
- R-2 CITY
- R-3 CITY
- R-4 CITY
- R-1
- R-1R
- R-2
- R-PUD
- RM-1
- RM-2
- RM-3
- VILLAGE
- Roads

Parcel ID 089D010  
Real Key / Acct 21105

Owner

LA DEVELOPMENT LLC  
113 HARMONY CROSSING

Last 2 Sales  
Date Price Reason Qual



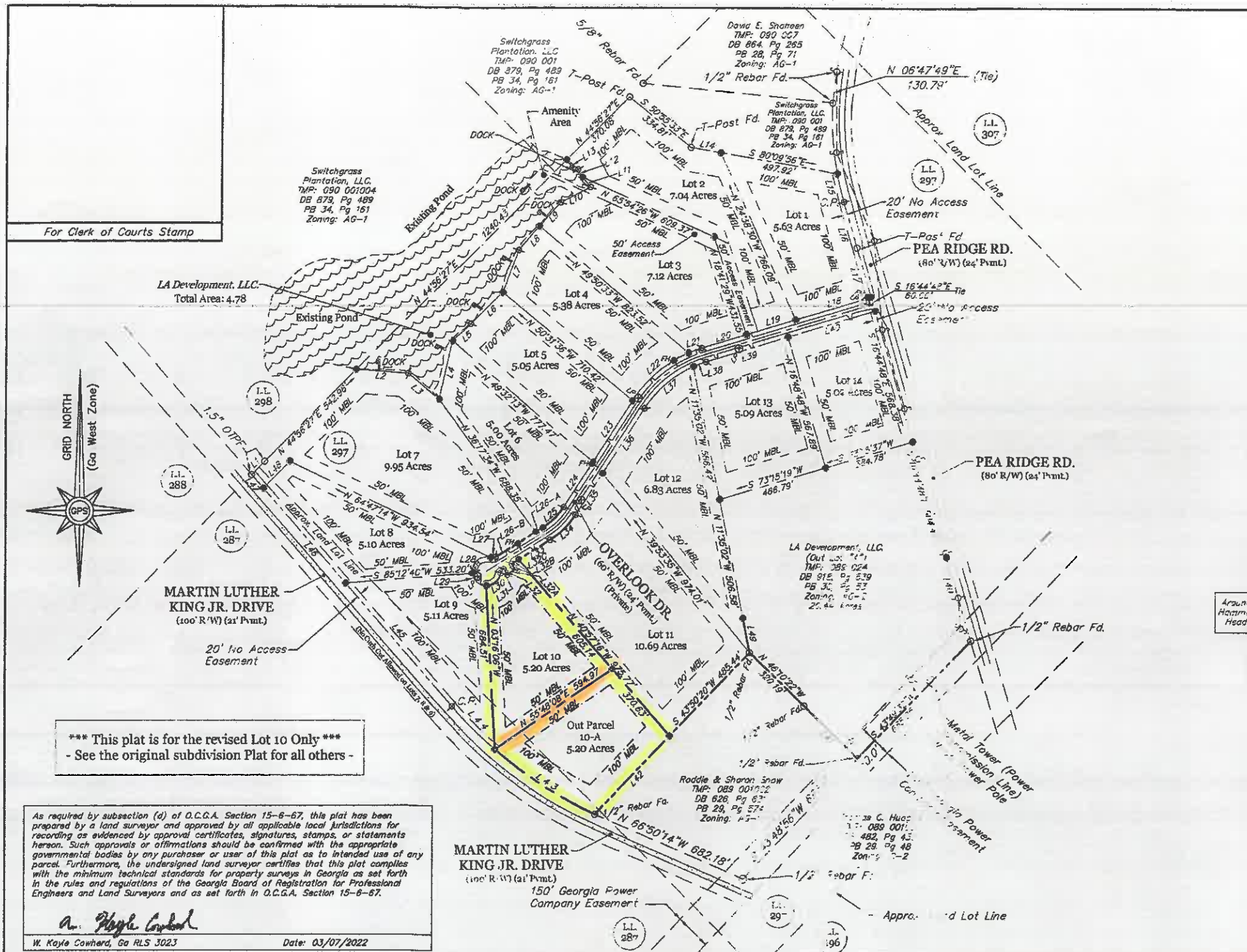
<b>Class Code</b>	Residential	<b>SUITE 1</b>	n/a	0	n/a	n/a
<b>Taxing District</b>	PUTNAM	<b>EATONTON, GA 31024</b>	n/a	0	n/a	n/a
<b>Acres</b>	10.4	<b>Physical Address</b> 163 OVERLOOK DR				
		<b>Land Value</b>				
		<b>Improvement Value</b>				
		<b>Accessory Value</b>				
		<b>Current Value</b>				

(Note: Not to be used on legal documents)

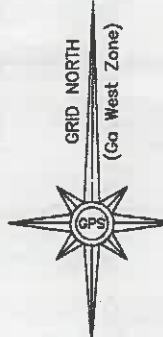
Date created: 3/18/2022

Last Data Uploaded: 3/18/2022 7:15:51 AM

Developed by  **Schneider**  
GEOSPATIAL



For Clerk of Courts Stamp



\*\*\* This plat is for the revised Lot 10 Only \*\*\*  
- See the original subdivision Plat for all others -

As required by subsection (d) of O.C.G.A. Section 15-8-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-8-67.

*W. Kayle Cowherd*  
W. Kayle Cowherd, Ga. RLS 3023 Date: 03/07/2022

Course	Bearing	Distance
1	N 44°30'20" E	78.04'
2	E 85°42'40" E	219.82'
3	S 50°35'04" E	186.22'
4	N 12°45'07" E	249.38'
5	N 46°20'44" E	103.72'
6	N 45°18'33" E	187.41'
7	N 20°42'51" E	188.37'
8	N 40°18'53" E	132.86'
9	N 42°04'53" E	132.04'
10	N 40°02'45" E	139.73'
11	N 27°54'35" W	54.56'
12	N 27°54'35" W	55.12'
13	N 49°56'18" W	52.33'
14	S 80°09'56" E	127.98'
15E	Rad: 1224.89'	A: 120.95'
	Tan: 60.52'	CA: 5°38'27"
	Chd: S 13°52'29" E	120.90'
16	S 16°47'18" E	200.25'
17	S 16°44'48" E	214.64'
18	S 73°11'12" W	334.15'
19	S 73°11'12" W	216.53'
20	S 73°11'12" W	194.92'
21	Rad: 525.67'	A: 60.03'
	Tan: 30.05'	CA: 5°32'36"
	Chd: S 62°54'54" W	60.00'
22	Rad: 525.67'	A: 310.75'
	Tan: 160.07'	CA: 33°52'15"
	Chd: S 49°42'29" W	306.25'
23	S 32°45'22" W	304.93'
24	S 32°45'22" W	224.34'
25	Rad: 279.93'	A: 124.32'
	Tan: 63.20'	CA: 25°26'46"
	Chd: S 45°29'45" W	123.30'
26-A	S 58°13'08" W	35.00'
26-B	S 58°13'08" W	195.97'
27	Rad: 25.00'	A: 21.68'
	Tan: 11.57'	CA: 49°40'47"
	Chd: S 83°03'31" W	21.00'
28	Rad: 60.00'	A: 120.98'
	Tan: 65.10'	CA: 115°30'17"
	Chd: S 50°08'46" W	101.49'
L29	Rad: 60.00'	A: 86.27'
	Tan: 52.51'	CA: 82°22'53"
	Chd: S 48°47'49" E	79.03'
L30	Rad: 60.00'	A: 85.32'
	Tan: 51.67'	CA: 81°28'24"
	Chd: N 49°16'33" E	78.31'
L31	Rad: 25.00'	A: 21.68'
	Tan: 11.57'	CA: 49°40'47"
	Chd: N 33°22'44" E	21.00'
L32	S 31°48'52" E	28.51'
L32A	N 58°13'08" E	40.00'
L32B	N 31°48'52" W	28.61'
L32C	N 58°13'08" E	34.79'
L33	N 58°13'08" E	156.18'
L34	Rad: 339.83'	A: 150.97'
	Tan: 76.75'	CA: 25°26'46"
	Chd: N 45°29'45" E	149.73'
L35	N 32°45'22" E	206.10'
L36	N 32°45'22" E	323.17'
L37	Rad: 465.67'	A: 273.26'
	Tan: 140.69'	CA: 33°37'19"
	Chd: N 49°35'01" E	269.36'
L38	Rad: 465.67'	A: 55.20'
	Tan: 27.63'	CA: 6°47'32"
	Chd: N 69°47'26" E	55.17'
L39	N 73°11'12" E	360.09'
L40	N 73°11'12" E	385.44'
L41	N 46°12'18" W	317.77'
L42	S 43°50'20" W	452.09'
L43	Rad: 1815.42'	A: 503.37'
	Tan: 253.31'	CA: 15°53'12"
	Chd: N 57°13'43" W	501.76'
L44	Rad: 1815.42'	A: 254.39'
	Tan: 127.40'	CA: 8°01'43"
	Chd: N 45°16'15" W	254.18'
L45	N 41°15'40" W	681.20'
L46	N 41°15'41" W	528.70'
L47	N 41°15'40" W	75.18'
L48	N 44°50'20" E	157.56'
L49	N 11°35'02" W	145.48'

Survey For: LA Development, LLC

**C & A Cowherd & Associates**  
Land Surveyors

Site Planning - Boundary surveys - Tree Surveys  
Plot Plans - Topographical Surveys - Subdivisions  
2880 Maxey Road - Union Point, Ga 30669 - (706)-817-2201

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Georgia Certificate of Authorization No. LSF000739  
dba Cowherd & Associates Land Surveyors  
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G.M.D. 374 Platte County Georgia  
2nd District  
Land Lot 287, 297  
Job No. 2019-26

Tax Map Parcel 089 001 002  
Field work done 02/13/2019  
Final plat done 03/07/2022  
Plat Revisor Date 03/07/2022

Graphic Scale Scale 1" = 300'  
0' 150' 300' 600' 900'

The public records reference to this plat are the only ones used in the preparation of this plat. They are not to be used for any other purpose. This plat is for the use of the parties to the survey and is not to be used for any other purpose. The surveyor is not responsible for any errors or omissions in this plat. The surveyor is not responsible for any errors or omissions in this plat.

Legend:  
IPCF = Iron Pin & Cap Found  
IPCS = Iron Pin & Cap Set  
PKNF = Mag. Nail Found  
PKNS = Mag. Nail Set  
OTPF = Open Top Pipe Found  
CMF = Conc. Manumnt Found

Flood Hazard Note:  
No portion of this property lies within a Flood Hazard Zone "A" as shown on F.I.R.M. Map #13237C0175C with an Effective Date of September 26, 2008.

Equipment Used:  
 Carlson Robotic Total Sta.  
 Topcon 211D  
 Carlson GPS w/RTK

Georgia Registered Land Surveyor No. 3023  
W. Kayle Cowherd