

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

Special Called Meeting Agenda
Friday, October 26, 2018 ♦ 6:30 PM
Putnam County Administration Building – Room 203

Opening

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

Requests

Adjournment

- 4.** Request by **Alan W. McDade, agent for Lawson J. & Carolyn W. McDade** to rezone 12.46 acres at 142 McDade Road from AG-1 to AG-2. [**Map 053, Part of Parcel 023, District 4**]. *

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 2, 2018 at 9:00 A.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 204.

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

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

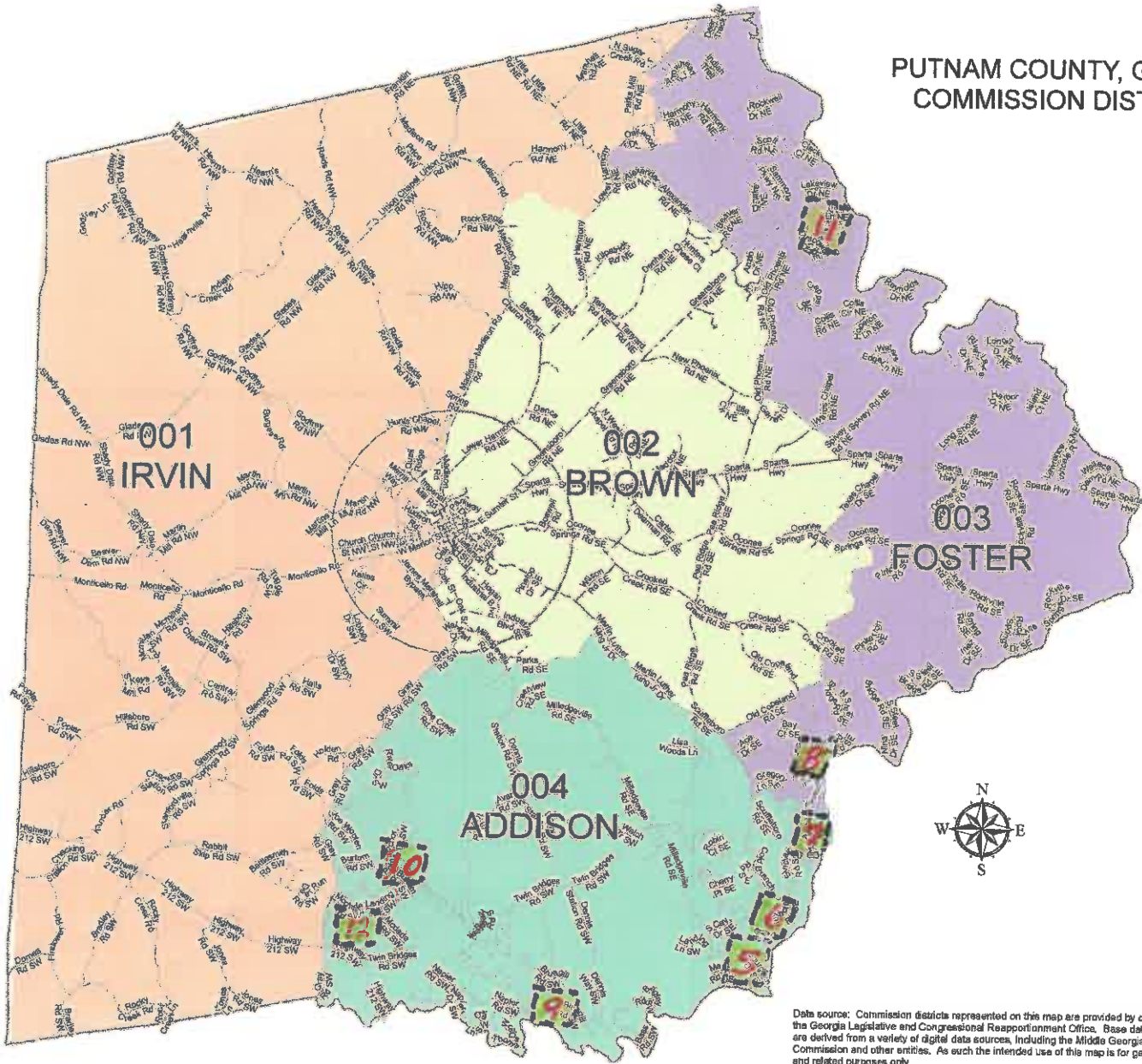
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

Backup material for agenda item:

4. Request by **Alan W. McDade, agent for Lawson J. & Carolyn W. McDade** to rezone 12.46 acres at 142 McDade Road from AG-1 to AG-2. [**Map 053, Part of Parcel 023, District 4**]. *

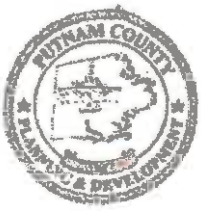
**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 5,667.28' SCALE RATIO: 1:68,387.34 DATE: DECEMBER 2016

5. Request by **David Tim Sherrod** side yard setback variance at 106 Gleria Drive. Presently zoned R-1. [Map 086C, Parcel 067, District 4].
6. Request by **Charles Harrington** for a side yard setback variance at 374 Cold Branch Road. Presently zoned R-2. [Map 112C, Parcel 016, District 4].
7. Request by **James Mullory**, agent for **Robert & Mariann Letson** for a rear yard setback variance at 106 Glad Cove. Presently zoned R-2. [Map 111C, Parcel 032, District 4].
8. Request by **Lemie Bales III**, agent for **Sally Hannah & Mary Long** rear yard setback variance at 139 Woodhaven Drive. Presently zoned R-2. [Map 110B, Parcel 084, District 3].
9. Request by **Sandra G. Rivers** for a side yard setback variance at 149B Southshore Drive. Presently zoned R-2. [Map 056B, Parcel 206, District 4].
10. Request by **Gary Fowler** for a rear yard setback variance at 124 W. Little River Court. Presently zoned R-2. [Map 053C, Parcel 091, District 4].
11. Request by **Howard McMichael**, agent for **Janice Allred** to rezone 1.65 acres at 1054 Greensboro Road, Units A-F from R-1 to C-1. [Map 102D, Part of Parcel 133, District 3]. *
12. Request by **Alan W. McDade**, agent for **Lawson J. & Carolyn W. McDade** to rezone 12.46 acres at 142 McDade Road from AG-1 to AG-2. [Map 053, Part of Parcel 023, District 4]. *



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APPLICATION FOR REZONING

APPLICATION NO 2018-001156 DATE: 8/28/2018

MAP 053 PARCEL ~~0508 0228~~ 023

1. Name of Applicant: Lawson J. McDade JR & Carolyn W. McDade

2. Mailing Address: 142 McDade Rd, Eatonton, GA 31024

3. Phone: (home) 706-923-2964 (office) _____ (cell) 478-397-7033

4. The location of the subject property, including street number, if any:
Pierce Chapel Rd (currently 142 McDade Rd.)

5. The area of land proposed to be rezoned (stated in square feet if less than one acre):
12 ± - 12.46 acres

6. The proposed zoning district desired: AG-2

7. The purpose of this rezoning is (Attach Letter of Intent)
Subdivide and sell lot smaller than 20 acres

8. Present use of property: Dwellings/forestry Desired use of property: Camping/Forestry/Wildlife

9. Existing zoning district classification of the property and adjacent properties:

Existing: AG-1
North: AG-1, R-2 South: AG-1 East: AG-1 West: AG-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.
attached

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

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.): Residential RP

13. A detailed description of existing land uses: The land is currently in use for forestry (producing trees) and wild life habitat.

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.

28 AUG '18 15:09

Handwritten mark

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

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

N/A, not Public Official nor a candidate

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.)

none

18. Proof that property taxes for the parcel(s) in question have been paid.

attached

19. Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)

N/A

20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)

N/A

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.

Lawson J. ... Carolyn W. Meddale
Signature (Property Owner) (Date) 8-28

Ch. ...
Signature (Applicant) (Date)

[Signature]
Notary Public 8-28-18

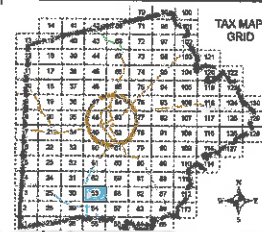
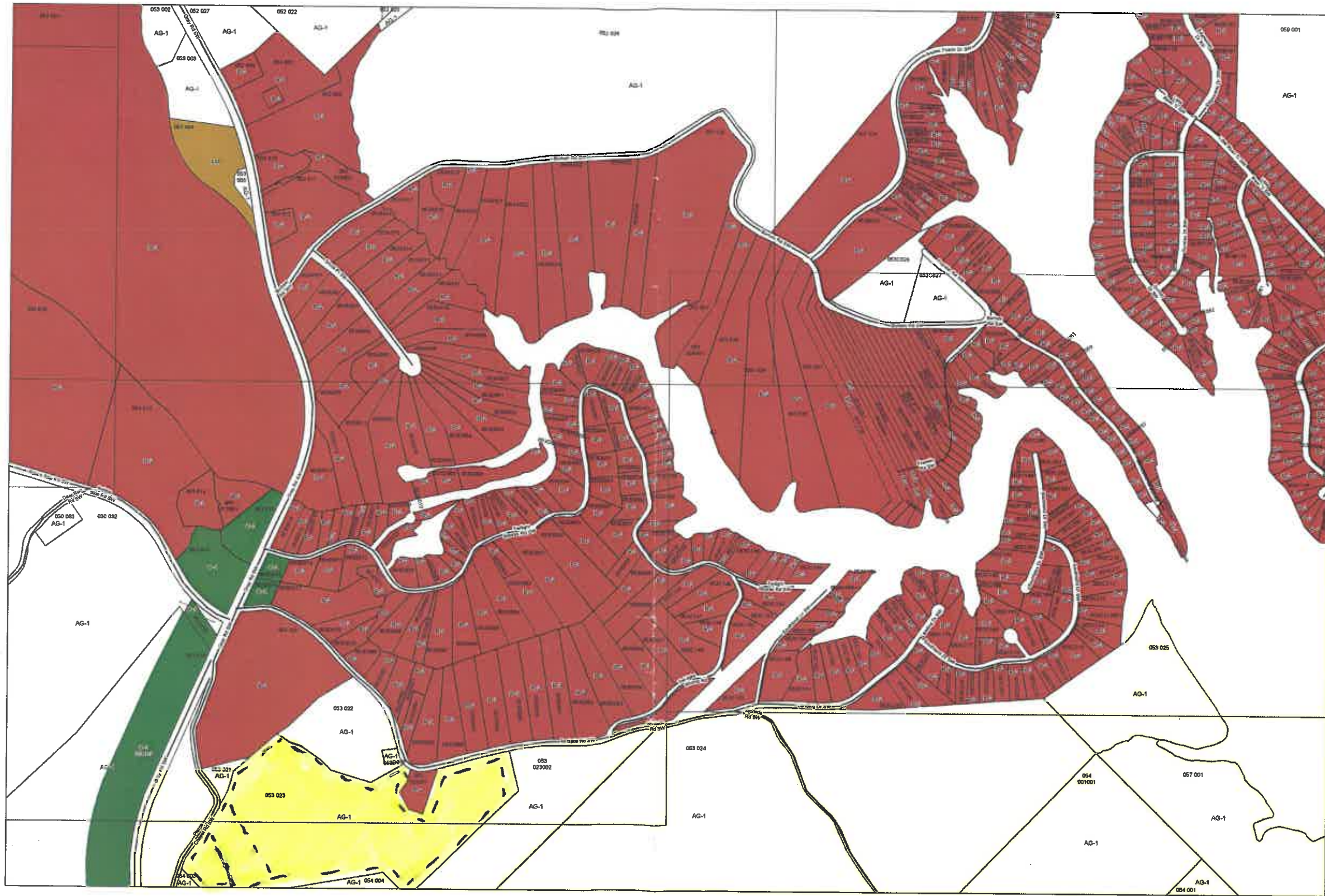


[Signature]
Notary Public 8-28-18

Office Use	
Paid: \$ <u>100.00</u> (cash) _____ (check) <u>39B</u> (credit card) _____	
Receipt No. <u>30905</u>	Date Paid: _____
Date Application Received: <u>8-28-18</u>	
Reviewed for completeness by: <u>[Signature]</u>	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

28 AUG '18 15:09

[Signature]



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

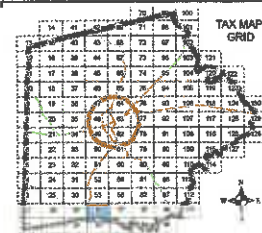
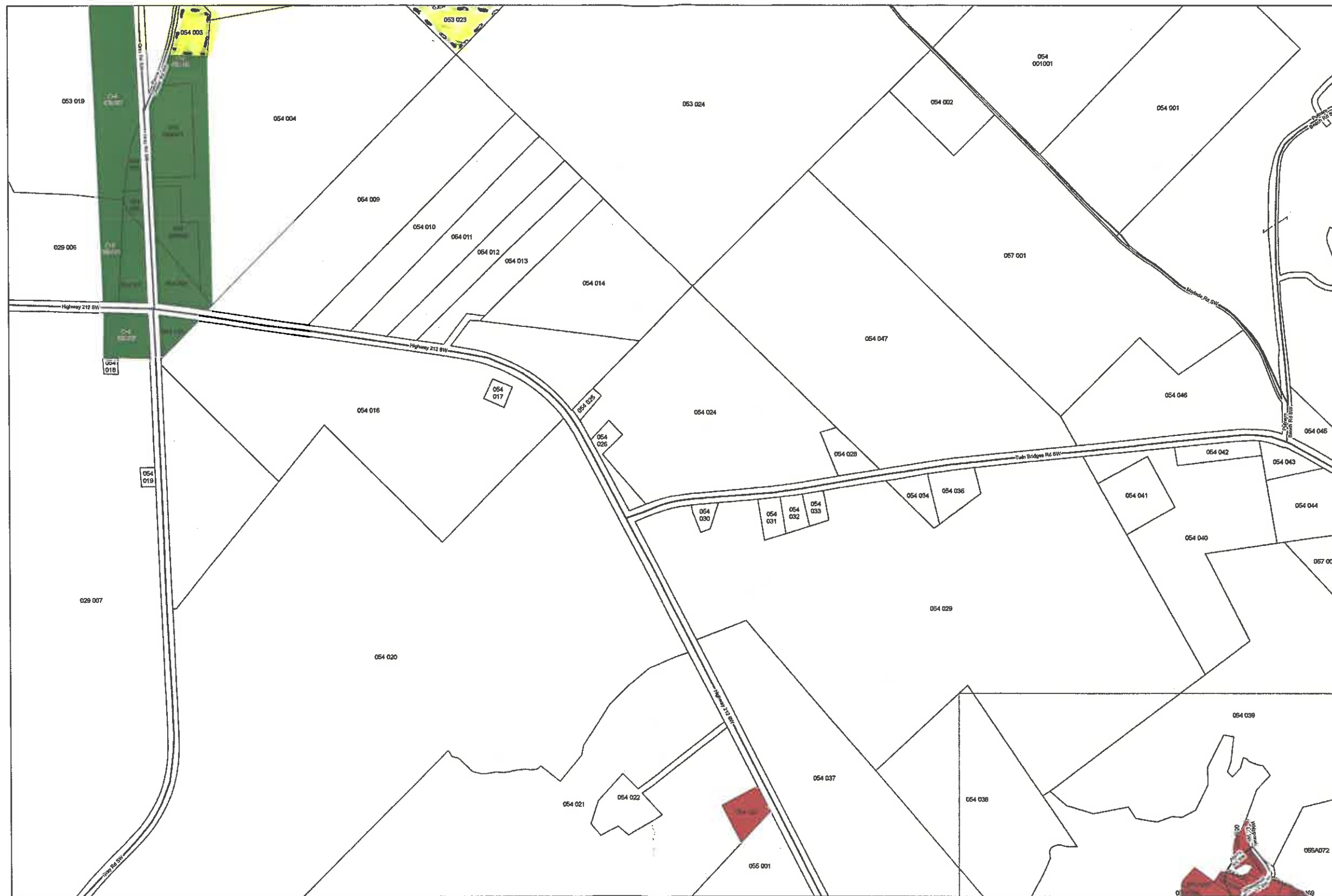
Zoning		GEOGRAPHIC FEATURE LEGEND																						
No Code	AG-1	AG-2	C-1	C-1 CITY	C-2	C-2 CITY	I-M	IND-1 CITY	IND-2 CITY	IND-2	MHP	PUBLIC	PUBLIC CITY	R-1	R-1 CITY	R-2	R-2 CITY	R-3 CITY	R-4 CITY	R-1R	RM-1	RM-2	RM-3	VILLAGE

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Dale C
Macon, Georgia 31217
(478) 751-6160
(478) 751-6517
Web: www.middlegeorgiaregional.com
Email: itg@mg-rs.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 053

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



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

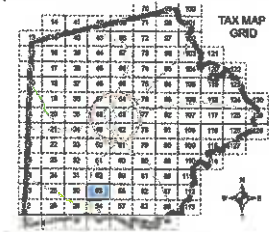
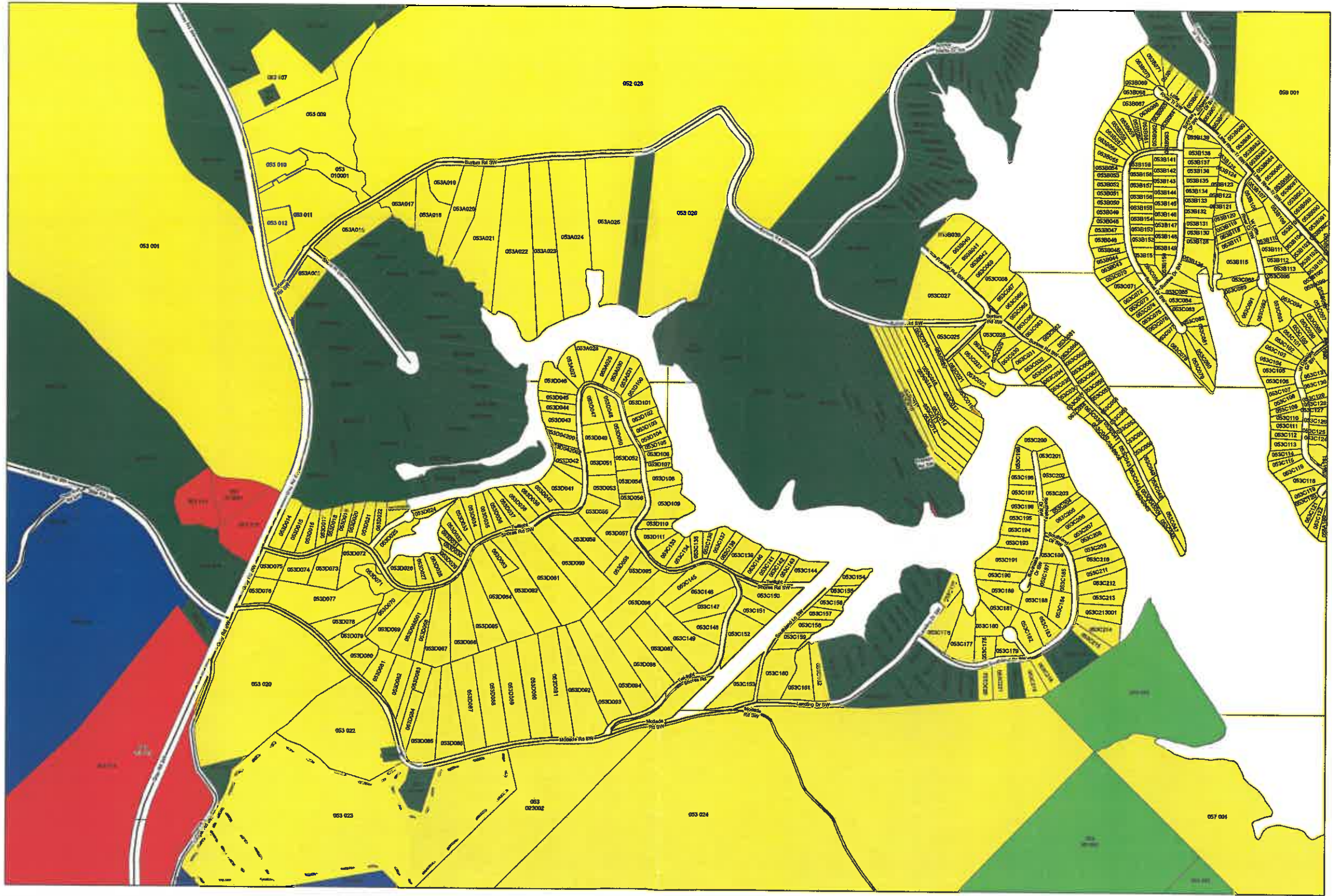
Zoning		GEOGRAPHIC FEATURE LEGEND									
	No Code		AG-2		C-2 CITY		IND-2 CITY		R - 1 CITY		RM-2
	AG-1		C-1		L-M		MHP		R - 2 CITY		R-1R
	AG-1 CITY		C-1 CITY		IND-1 CITY		PUBLIC		R - 3 CITY		R-2
			C-2		IND-2		PUBLIC CITY		R - 4 CITY		RM-1
											VILLAGE

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Embassy Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
(478) 751-6517
Web: www.middlegeorgia.com
Email: mg@mgarc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 054

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



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

GEOGRAPHIC FEATURE LEGEND

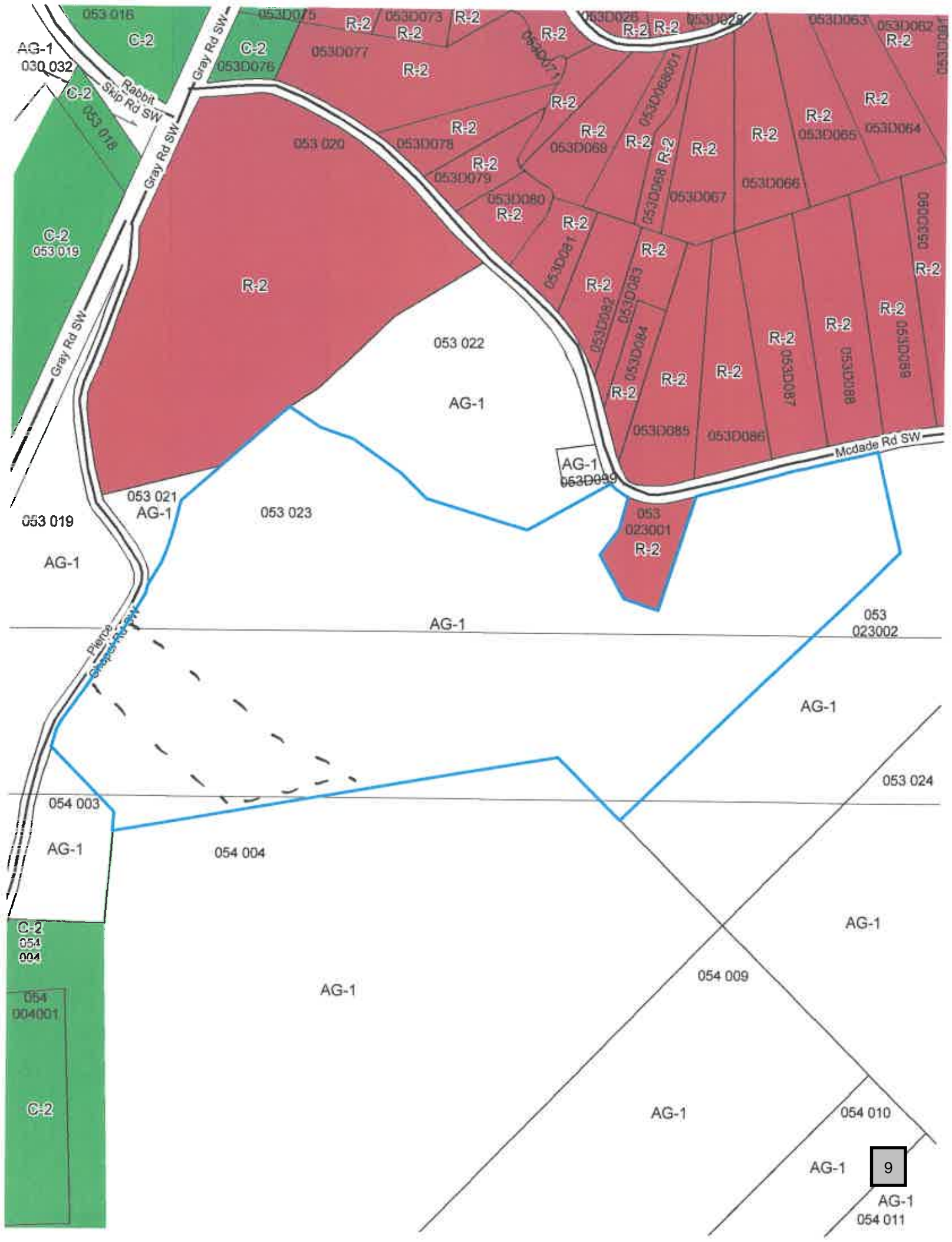
- Agriculture/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6100
(478) 751-0517
Web: www.mgarc.org
Email: mg@mgarc.org

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

MAP 053

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,000 DATE: SEPTEMBER 2016



Address: 142 McDade Rd., Eatonton, GA 31024

Owner: Lawson McDade & Carolyn McDade

Map#053 Parcel#023

We are wanting to rezone 12.46 from AG-1 to AG-2 at 142 McDade Rd., Eatonton, GA 31024. The 64.23 acre lot is currently zoned AG-1. We are planning on subdividing and reselling the rezoned 12.46 acre portion of land. In order to sell the property in smaller lots it would have to be rezoned to AG-2 where the minimum lot size is 5 acres. We respectfully request your consideration.

*Lawson J. McDade Jr.
Carolyn W. McDade*

28 AUG '18 15:11





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LETTER OF AGENCY-_____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Alan W. McDade TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR rezoning OF PROPERTY DESCRIBED AS MAP 53 PARCEL 023, CONSISTING OF 64.23 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 142 McDade 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 28th DAY OF August, 2018.

PROPERTY OWNER(S): Lawson J. McDade, Jr. and Carolyn W. McDade

Lawson J. McDade, Jr. NAME (PRINTED)
Carolyn W. McDade SIGNATURE

ADDRESS: 142 McDade Rd., Eatonton, GA
PHONE: 706-923-2764

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 28th DAY OF August, 2018

Jonathan Gladden
NOTARY
MY COMMISSION EXPIRES: 8.15.21



FROM PT. NO.	BEARING & DISTANCE	TO PT. NO.	DESCRIPTION
1	N 12°41'07"E	2	8" Wooden Fence Post on R/W
2	N 15°18'18"E	3	Calculated Point on R/W
3	N 25°03'44"E	4	Calculated Point on R/W
4	N 31°34'42"E	5	Calculated Point on R/W
5	S 63°23'34"E	6	18" Pine Tree
6	N 16°44'33"E	7	6" Fence Post
7	N 22°06'09"E	8	5/8" Re-Bar Found
8	N 47°23'08"E	9	Fence
9	S 67°29'59"E	10	2" Re-Bar Found
10	S 65°29'23"E	11	2" Re-Bar Found
11	S 65°00'56"E	12	2" Re-Bar Set
12	S 47°53'41"E	13	2" Re-Bar Found
13	N 71°24'17"E	14	2" Re-Bar Found
14	N 65°24'32"E	15	2" Re-Bar Found
15	S 40°02'05"E	16	3" Iron Pipe Found on R/W
16	S 85°08'33"E	17	Calculated Point on R/W
17	S 86°52'41"E	18	Calculated Point on R/W
18	N 81°11'15"E	19	Calculated Point on R/W
19	N 76°27'33"E	20	Calculated Point on R/W
20	N 78°09'23"E	21	5/8" Re-Bar Set on R/W
21	N 84°04'14"E	22	Calculated Point on R/W
22	N 89°30'39"E	23	Calculated Point on R/W
23	S 89°43'51"E	24	Calculated Point on R/W
24	N 87°13'46"E	25	Calculated Point on R/W
25	N 72°38'30"E	26	Calculated Point on R/W
26	N 79°27'12"E	27	Calculated Point on R/W
27	N 86°26'30"E	28	Calculated Point on R/W
28	N 45°28'47"W	29	1 1/2" Iron Pipe Found at Intersection of Road R/W & Powerline R/W
29	N 48°01'00"W	30	5" Concrete Monument Found
30	S 78°42'51"W	31	2" Re-Bar Found
31	S 65°28'35"W	32	20" White Oak Tree
32	S 81°31'24"W	33	20" White Oak Tree
33	N 51°17'28"W	1	1 1/2" Re-Bar Found
34		1	6" Wooden Fence Post on R/W = Point of Beginning

THIS IS A SURVEY OF THE DIVISION OF THE PARENT TRACT

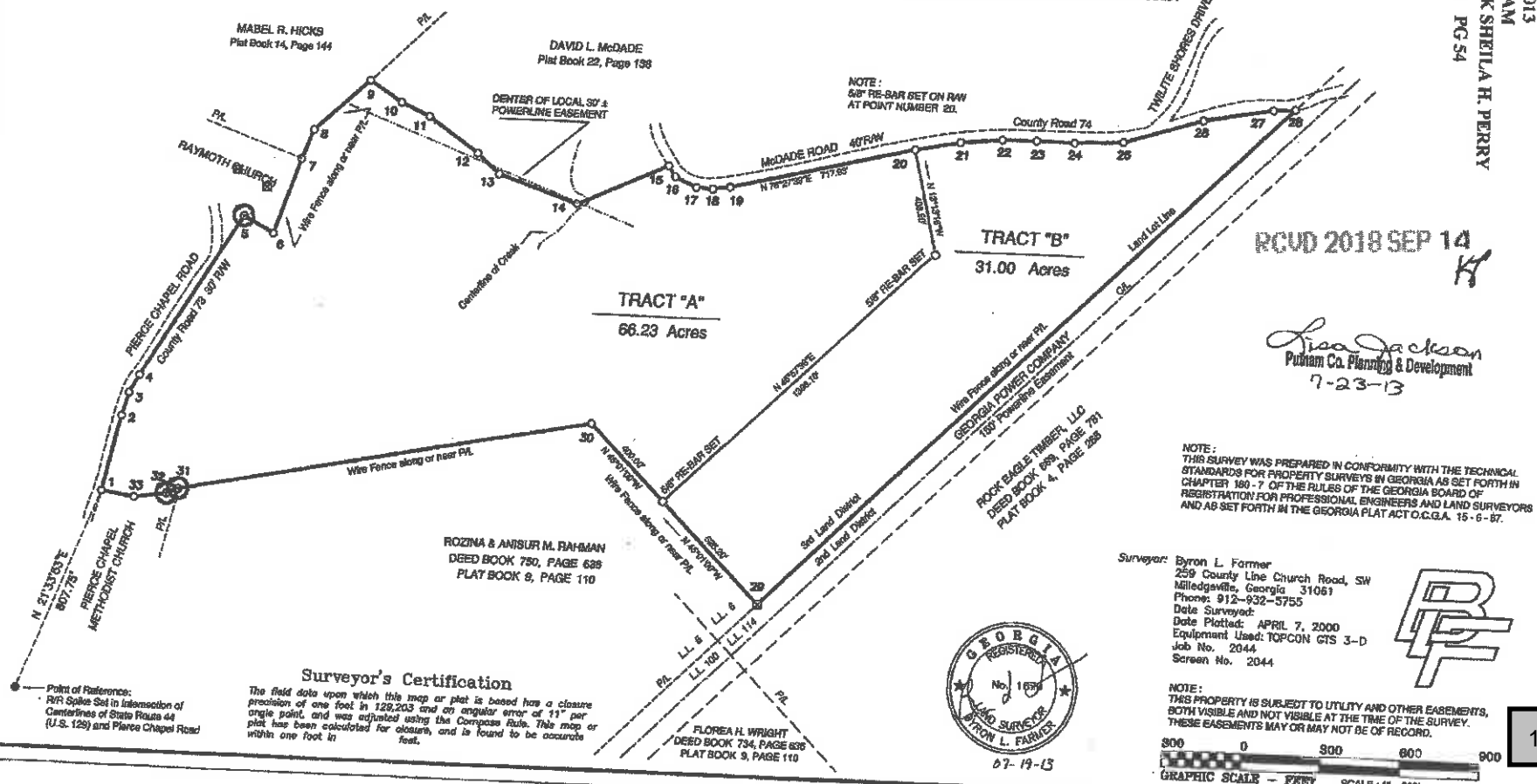
Survey of Property
for
**Lawson J. McDade, Jr. and
Carolyn W. McDade**
Lying in Land Lot 5 & 8
Third Land District
G.M.D. 314
Putnam County, Georgia

Reference:
Deed Book 2 G, Page 162
Deed Book 318, Page 518
Plat Book 26, Page 149



NOTE:
THIS SURVEY PLAT, AS RECORDED IN PLAT BOOK 26, PAGE 149,
HAS BEEN REVISED BY ME ON JULY 19, 2013 TO INCLUDE THE
FOLLOWING:
A - TRACT "A" REVISED TO SHOW TRACTS "A" AND "B" -
B - ADJOINING LAND OWNERS UPDATED -
C - NAME IN TITLE BLOCK REVISED
D - ADDITION NOTES AS REQUIRED BY THE PLAT LAW ADDED.

FILED
7/29/2013
PUTNAM
CLERK SHEILA H. PERRY
BK 34 PG 54



RCUD 2018 SEP 14

Lisa Jackson
Putnam Co. Planning & Development
7-23-13

NOTE:
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. 15-6-87.

Surveyor:
Byron L. Farmer
259 County Line Church Road, SW
Milledgeville, Georgia 31061
Phone: 912-932-5755
Date Surveyed:
Date Platted: APRIL 7, 2000
Equipment Used: TOPCON GTS 3-D
Job No. 2044
Screen No. 2044

