

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, June 07, 2018 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

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

Minutes

4. Approval of Minutes - May 3, 2018

Requests

5. Request by **Anthony Tippens, agent for Bruce & Peggy Williams** for a side yard setback variance at 122 S. Steel Bridge Road. Presently zoned R-2. [**Map 114A, Parcel 011, District 3**].
6. Request by **Jef L. Hulgan, agent for Brian Jarrard** for a front and rear yard setback variance at 111 Glad Cove. Presently zoned R-2. [**Map 111C, Parcel 029, District 4**].
7. Request by **Scott Mappes** for a side yard setback variance at 231 Jefferson Road. Presently zoned R-1. [**Map 098A Parcel 117, District 3**].
8. Request by **Kenneth Munger** for a side yard setback variance at 169 Briar Patch Road. Presently zoned R-2. [**Map 096B, Parcel 030, District 2**].
9. Request by **Kimberly & Winston Pestana** to rezone 5 acres at 335 Folds Road from AG-1 to R-2. [**Map 032, Parcel 039, District 1**]. *
10. Request by **Edward V. Macatee** to rezone 12.82 acres at 963 Sparta Highway from AG-1 to AG-2. [**Map 118, part of Parcel 003, District 3**]. *

New Business

Adjournment

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

Notice: All opponents to any rezoning request on the Planning & Zoning Commission and the Board of 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 June 19, 2018 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 - May 3, 2018



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, May 3, 2018 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia 31024.

Opening

1. Call to Order

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

2. Attendance

Mr. Jonathan Gladden called the roll.

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

Staff: Lisa Jackson, Karen Pennamon, Jonathan Gladden

Absent: Alan Oberdeck

3. Rules of Procedures

Mrs. Karen Pennamon read the Rules of Procedures.

Minutes

4. Approval of Minutes – March 1, 2018

Mr. Langley made a motion for approval. Mr. Ward seconded. All approved.

5. Proclamation

Mr. James Marshall, Jr., Chairman, presented a Proclamation to Mr. John Langley for years of outstanding service on the Planning & Zoning Commission. Mr. Langley thanked everyone for the acknowledgement and thanked Mr. Billy Webster, former Commissioner who appointed him to the board. Mr. Billy Webster thanked Mr. Langley for his service on the Planning & Zoning Commission.

Requests

- Request by **Ruby G. Cannon** for a side yard setback variance at 213 N. Steel Bridge Road. Presently zoned R-2. [Map 109B, Parcel 046]. Request to withdraw without prejudice.

Staff recommendation is to withdraw without prejudice. No one spoke in opposition to this request.

Mr. Langley made a motion to withdraw without prejudice and Mr. Brundage seconded. All approved.

7. Request by **Harry Binion** for a side yard setback variance at 177 Lakeshore Drive. Presently zoned R-2. [Map 056B, Parcel 041]. **Mr. Harry Binion** represented this request. **Mr. Binion** stated that he is requesting a 10-foot side yard variance, being 10-feet from the left side property line when facing the lake to construct a garage on the property. He added that this is a narrow lot and the only suitable area for the proposed garage is in the location requested. **Mr. Binion** added that he would like to construct the garage in line with the existing house. **Mr. Langley** stated that he had visited the property and met with the applicant. He added that due to the narrowness of the property he has no problem with the request.

Staff recommendation is for approval of a 10-foot side yard variance, being 10-feet from the left side property line when facing the lake. No one spoke in opposition to this request.

Mr. Langley made a motion for approval and **Mr. Brundage** seconded. **All approved.**

8. Request by **Teleworld Solutions, agent for Lamar Billboard/Sprint Spectrum, LP** for a telecommunication tower conditional use at 1010 Greensboro Road. Presently zoned C-1. [Map 103, Parcel 005]. * **Mr. John Milisitz** represented this request. He stated that the applicant is requesting to install a lattice antenna on top of an existing billboard. **Mr. Milisitz** explained how the traditional technology was changing and this antenna was part of the new small cell technology. Traditional sites require 10 to 12 antennas but this site will require one that is two feet tall with a box that is 3x3 instead of a 10x12. He stated he chose the location because of the high traffic area, as well as the billboard being existing. The antenna will be placed three feet above the billboard. The proposed location would provide immediate coverage to Greensboro Road and Old Phoenix Road. **Mr. Langley** asked about the range transmission and reception rate for the unit in question. He stated that there was an attachment within the packet that shows the coverage area. **Mr. Milisitz** commented that with the small cell technology, the goal is to have the antenna as high as possible so the coverage will be as expansive as possible. He added that before this new technology multiple towers would have to be constructed, now the device can be placed on existing billboards. **Mr. Langley** asked which carrier would be utilizing the structure. **Mr. Milisitz** stated it would be Sprint. **Mr. Adam Nelson**, Putnam County Attorney, stated that after reviewing the request he thought it was important that the commission was aware that we have an ordinance that sets a protective corridor along State Route 44 with respect to telecommunication towers being put in place. There is some ambiguity within that code section that creates the corridor. There is an exception with respect to this corridor. In the agenda packet, there is a picture that provides the schematics of the request. He stated the tower itself would be obscured from vision, except for the top portion of the sign. The ordinance states that there are specific exceptions for monopoles but also exceptions for alternative tower structures of stealth design which he believes refers to antennas that are designed to blend in with the surroundings or antennas of this making. He stated we also have certain provisions regarding attaching to existing structures. He stated there has been some requests from citizens as well as this body having to look at request for placing antennas in this corridor. He stated it was not a

crystal-clear picture drawn by the ordinances, however, it does appear that it would be reasonable to expect that a design of this nature that would be on an existing structure and does have a stealth design would be appropriate. He stated as a board it is important to be consistent. If the decision for the conditional use is granted, then it would be setting precedence on the standards that are not in place now by your actions. **Mr. Marshall** asked if the ordinance needs to be reviewed and changes made. **Mr. Nelson** stated that the technology is going in a different direction than the current ordinance in place. He stated the technology has evolved from big monopole structures everywhere to structures more like what was being presented. If that is the case it might be time to discuss if the code is what is wanted or if it needs to be defined better. **Mr. Ward** asked for guidance from the attorney on the request. **Mr. Nelson** stated he thought it was a reasonable interpretation of the ordinance and his view was that he thought this was what the ordinance was going after. He stated the important aspect to him was defining this request as the stealth design they are intending. **Ms. Jackson** stated they are allowing it under Section 58-5(3) - antennas attached to buildings or structures. **Mr. Nelson** stated that code of ordinances anticipated there being a freestanding antenna or something on top of a building, but putting one on a billboard was not anticipated. He added that it is important that the board be consistent in what they do and if they approve this it will be in line with what they think would meet that definition. **Mr. Milisitz** stated that they chose this location due to it is the only existing structure in the area with the height requirement that they needed.

Staff recommendation is for a telecommunication tower conditional use at 1010 Greensboro Road No one spoke in opposition to this request.

Mr. Ward made a motion for approval for a telecommunication tower conditional use at 1010 Greensboro Road and Mr. Brundage seconded. All approved.

9. Request by **Nathan Mason** to rezone 9.49 acres at 142 Halls Road from AG-1 to R-1. [Map 033, Parcel 052]. * **Mr. Nathan Mason** represented this request. **Mr. Mason** stated that he purchased this property for his children to build houses on. He stated that he has had a survey done which will equally divide the property between the two siblings. There will be (2) 3.57 acre parcels and (2) 1.175 acre parcels. **Mr. Ward** stated that he had visited the property and has no problem with the request.

Staff recommendation is for approval to rezone 9.49 acres at 142 Halls Road from AG-1 to R-1 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances. No one spoke in opposition to this request.

Mr. Ward made a motion for approval to rezone 9.49 acres at 142 Halls Road from AG-1 to R-1 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances, and Mr. Langley seconded. All approved.

10. Request by **Bonnie Beatrice Roberts, agent for BDL Land Company, LLC** to rezone 9.09 acres at 365 Scuffleboro Road from R-1 to AG-2. [Map 111, Parcel 001048].
* Request to withdraw without prejudice.

Staff recommendation is to withdraw without prejudice. No one spoke in opposition to this request.

Mr. Langley made a motion to withdraw without prejudice and Mr. Brundage seconded. All approved.

11. Request by **Connie Covington** to rezone 5 acres at 122 Denham Road from AG-1 to R-1. **[Map 074, Parcel 052]. * Mrs. Connie Covington** represented this request. **Mrs. Covington** stated that she had an older manufactured home on the property that recently caught on fire. The fire damage was extensive and she is going to replace it with a newer home. She is requesting to rezone and subdivide this property. **Ms. Jackson** clarified that there is an existing structure on the property and Ms. Covington is requesting to put another structure on the property, however to do so she must subdivide the property because the ordinance does not allow two structures on this property.

Staff recommendation is for approval to rezone 5 acres at 122 Denham Road from AG-1 to R-1 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances. No one spoke in opposition to this request.

Mr. Ward made a motion for approval to rezone 5 acres at 122 Denham Road from AG-1 to R-1 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances, and Mr. Brundage seconded. All approved.

12. Request by **William Pettit, agent for Mary Katherine Lucius, Executrix** to rezone 1.24 acres at 883 Harmony Road from C-1 to C-2. **[Map 102D, Parcel 039]. * Ashley Goodroe, Coldwell Banker,** represented this request. **Ms. Goodroe** stated applicant is requesting to rezone this property from C-1 to C-2 to relocate an existing business. The existing structure on the property was formerly Shuckers restaurant which has been closed for several years. She added that B&A Marine sales is proposing to relocate their business from across the street to this location. The business will sell lawn movers, atv's and such. The existing building will be demolished and replaced with a new building which will be a great improvement to the property. **Ms. Goodroe** stated that there are adjacent C-2 parcels behind this property and down Harmony Road. **Mr. Langley** stated that he had visited the property with Mrs. Pennamon. He stated that he has no problems with the request given the area has been developed so much for business as it is.

Staff recommendation is for approval to rezone 1.24 acres from C-1 to C-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances. No one spoke in opposition to this request.

Mr. Langley made a motion for approval to rezone 1.24 acres at 883 Harmony Road from C-1 to C-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances, and Mr. Ward seconded. All approved.

13. Request by **Robert H. Blount, agent for Jack Pierce** to rezone 3.71 acres at 906 Crooked Creek Road from AG-1 to R-2. **[Map 110, Part of Parcel 060]. * Mr. Robert Blount** represented this request. **Mr. Blount** stated that he is requesting to rezone 3.71 acres at 906 Crooked Creek road from AG-1 to R-2. He added that he has resided at his current residence for 30 years and is looking to downsize to a smaller home. He owns several lots across the street from where he lives and would like to combine four of his parcels with

3.71 acres which he intends to purchase from his friend, Jack Pierce. **Mr. Pierce's** property is located directly behind his property; however, this property is zoned AG-1. He stated that the Putnam County Code of Ordinances require that he rezone the 3.71 acres that he wants to purchase and combine with the R-2 parcels he owns.

Staff recommendation is for approval to rezone 3.71 acres from AG-1 to R-2 with the following conditions: (1) the 3.71 acres must be combined with the adjacent parcels: Map 110B Parcel 125, Map 114A Parcel 004, Map 114A Parcel 005 and Map 114A Parcel 006, (2) the 3.71 acres cannot be used or sold as a standalone parcel, (3) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances. No one spoke in opposition to this request.

Mr. Ward made a motion for approval to rezone 3.71 acres from AG-1 to R-2 with the following conditions: (1) the 3.71 acres must be combined with the adjacent parcels: Map 110B Parcel 125, Map 114A Parcel 004, Map 114A Parcel 005 and Map 114A Parcel 006, (2) the 3.71 acres cannot be used or sold as a standalone parcel, (3) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances, and Mr. Brundage seconded. All approved.

New Business
None

Adjournment
Meeting adjourned 7:10 p.m.

Attest:

Lisa Jackson
Director

James Marshall, Jr.
Chairman

Backup material for agenda item:

5. Request by **Anthony Tippens, agent for Bruce & Peggy Williams** for a side yard setback variance at 122 S. Steel Bridge Road. Presently zoned R-2. [**Map 114A, Parcel 011, District 3**].



PUTNAM COUNTY PLANNING &

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

May 11, 2018

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 6/7/2018

5. Request by **Anthony Tippens, agent for Bruce & Peggy Williams** for a side yard setback variance at 122 S. Steel Bridge Road. Presently zoned R-2. [**Map 114A, Parcel 011**]. The applicant is requesting a 11-foot side yard variance, being 9 feet from the right-side property line when facing the lake to construct a (50'x45') 2,250-square foot house. This is a long narrow lot. The lot width at building setback of 79 feet. There are no existing structures on the property and in order to build any structures on this property a variance is required. Due to the narrowness of this lot, the proposed location is the only suitable option for the proposed 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 11-foot side yard setback variance, being 9 feet from the right-side property line when facing the lake.

- 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: Anthony Tippens

MAILING ADDRESS: 5765 Moon Rd.
Powder Springs Ga. 30127.

PHONE: 404-557-2417.

PROPERTY OWNER IF DIFFERENT FROM ABOVE: Bruce + Peggy Williams

MAILING ADDRESS: 2435 Bachman Path.
The Villages Fl. 32164

PHONE: 352-633-1561

PROPERTY:

122
LOCATION: Lot 49-1B S. Steel Bridge Rd. Eatonton Ga. 31024
MAP 114A PARCEL 011 PRESENTLY ZONED R-2

REASON FOR REQUEST: Variance of minimum setback requirements
Due to lot being narrow.

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

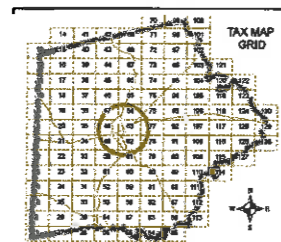
RECORDED PLAT: LETTER OF AGENCY LETTER OF INTENT
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: [Signature] DATE: 4-18-18

*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: 4-18-18 FEE: \$ 50.00 CK. NO. 27413 CASH C. CARD INITIALS AT
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		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	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 Stacy Drive
Macon, Georgia 31217
(478) 751-6150
(478) 751-6017
Web: www.mgarc.org
Email: info@mgarc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 114A

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



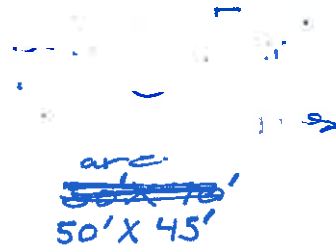
To Whom it Concerns,

My wife and I are prospective buyers with a contract to purchase Lot 49-1B S. Steel Bridge Road, Eatonton, GA 31024. (Map 114A Parcel 011) The contract will be contingent upon the approval of being granted the requested setback variance. Our intention is to construct our primary residence on this property. There is not an existing structure on the property. The proposed residence would be approximately 2,200 square feet of heated living space. The lot width at building setback would be ~~50~~⁷⁹ feet and the lot length at building setback would be 76 feet. The lot is exceptionally narrow and we have tried to adjust our house plans to fit the narrowness of the lot. In addition to the narrowness of the lot there is a 15' +/- powerline easement on the south side of the property and the soil scientist's recommendation for placement of the septic system is 79' wide. We are requesting an 11-foot side yard setback variance being 9 feet of the ~~left~~^{right} side property line. We respectfully ask that you will consider our request.

Sincerely,



4-18-18



arc
~~50' x 76'~~
50' x 45'

RCVD APR 18 '18



LETTER OF AGENCY -

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF
EATONTON PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Patricia Williams TO BE MY AGENT FOR THE PURPOSE OF
APPLYING FOR Getrock Veneer PROPERTY DESCRIBED AS MAP 1572 PARCEL 011, CONSISTING OF 1.2 ACRES,
WHICH HAS THE FOLLOWING ADDRESS 101 S Steel Bridge 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

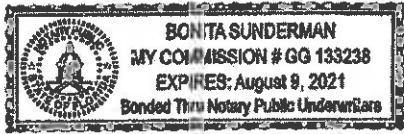
THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF
EATONTON PUTNAM COUNTY APPLICATION FOR Getrock Veneer ON OUR BEHALF.
WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF
SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON PUTNAM COUNTY. FOR
AND 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 02 DAY OF April, 2018.

PROPERTY OWNER(S): Bruce M. Williams Peggy J. Williams
Patricia Williams NAME (PRINTED) Peggy J. Williams
Patricia Williams SIGNATURE
ADDRESS: 1435 Savannah Cir 1435 Savannah Cir
PHONE: 706-633-1561 706-633-1561

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS
02 DAY OF April, 2018

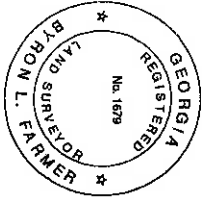
Patricia Williams
NOTARY
MY COMMISSION EXPIRES: 8-9-2021



RCUD APR 18 '18
Patricia Williams

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-8-87, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE STATE AGENCIES. STATEMENTS HEREON, SUCH AS APPROVALS OR AFFIRMATIONS SHOULD BE OF THE MINIMUM 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.



SURVEYORS CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 55,598' AND AN ANGULAR ERROR OF 05" PER ANGLE POINT, AND 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 489482 FEET.

SURVEYED: OCTOBER 15, 2017

PLAT: APRIL 08, 2018

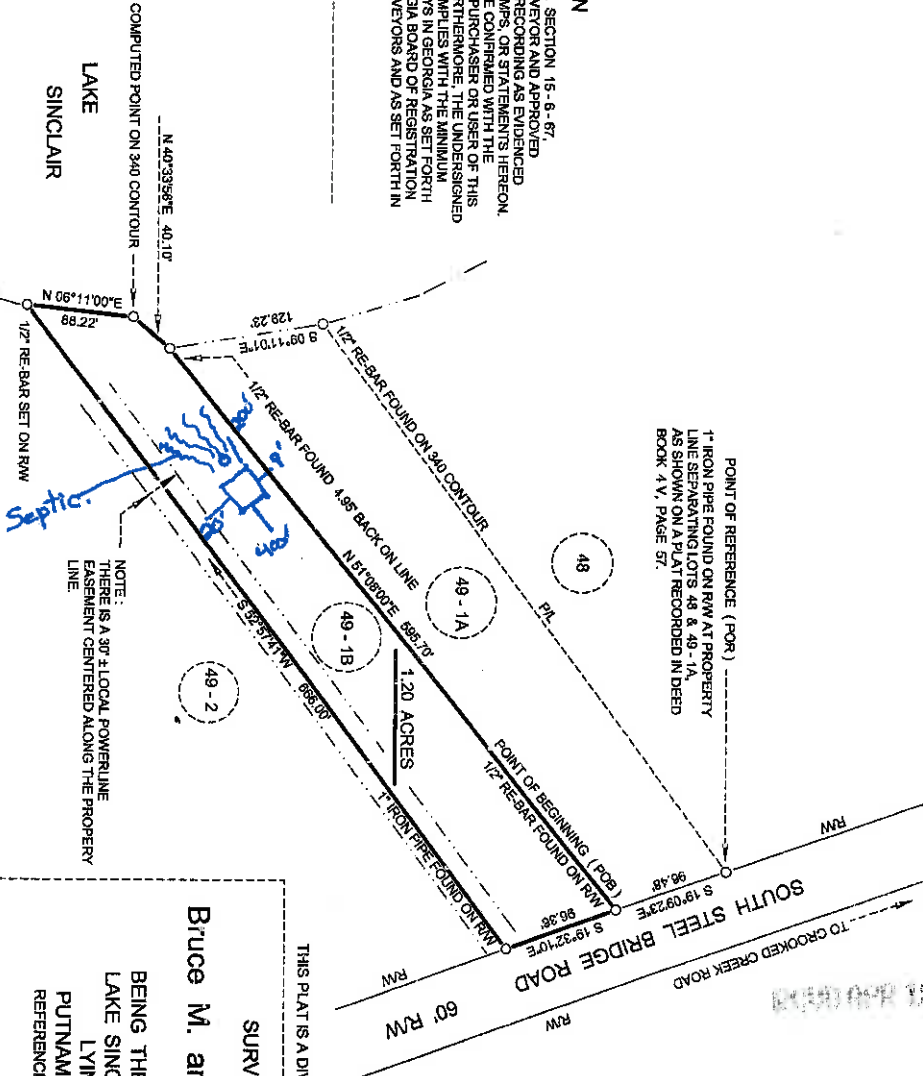
EQUIPMENT USED: TOPCON GPT 3003

JOB NUMBER: 17108PX

SURVEYOR: BYRON L. FARMER

259 COUNTY LINE CHURCH ROAD, SW
MILLEDGEVILLE, GEORGIA 31061

PHONE: 478-932-5755
GEORGIA REGISTRATION NUMBER 1679

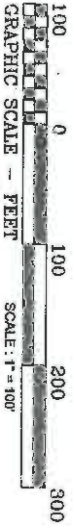


POINT OF REFERENCE (FOR)
IRON PIPE FOUND ON RW AT PROPERTY
LINE SEPARATING LOTS 48 & 49-1A
AS SHOWN ON A PLAT RECORDED IN DEED
BOOK 4 V, PAGE 57.

NOTE:
THERE IS A 30' LOCAL POWERLINE
EASEMENT CENTERED ALONG THE PROPERTY
LINE.

THIS PLAT IS A DIVISION OF THE PARENT TRACT.
**SURVEY OF PROPERTY
FOR
Bruce M. and Peggy J. Williams**
LOT 49-1B
BEING THE DIVISION OF LOT 48
LAKE SINCLAIR WOODS NORTH
LYING IN GMD 307
PUTNAM COUNTY, GEORGIA
REFERENCE: DEED BOOK 684, PAGE 3
PLAT BOOK 9, PAGE 32
DEED BOOK 4V, PAGE 57

RECORD NORTH TAKEN FROM PLAT
AS RECORDED IN DEED BOOK 4 V,
PAGE 57, AND APPLIED TO LINE:
N 51° 08' 00" E 595.70'



SCALE: 1" = 100'

NOTE:
THIS PROPERTY IS SUBJECT TO UTILITY AND OTHER EASEMENTS,
BOTH VISIBLE AND NOT VISIBLE AT THE TIME OF THE SURVEY.
THESE EASEMENTS MAY OR MAY NOT BE OF RECORD.

Backup material for agenda item:

6. Request by **Jef L. Hulgan, agent for Brian Jarrard** for a front and rear yard setback variance at 111 Glad Cove. Presently zoned R-2. [**Map 111C, Parcel 029, District 4**].

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

May 11, 2018

TO: Planning & Zoning Commission

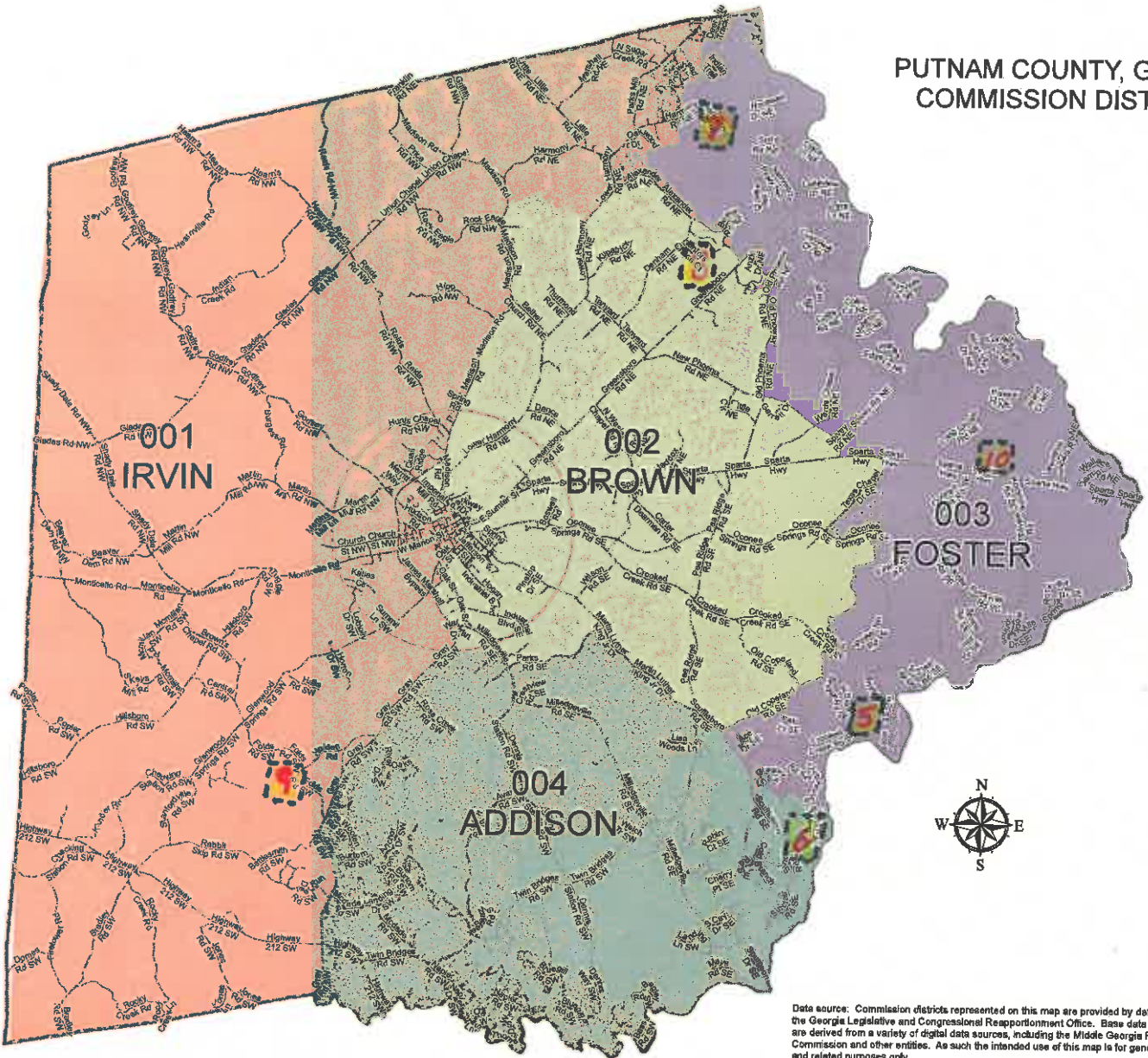
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 6/7/2018

6. Request by **Jef L. Hulgan, agent for Brian Jarrard** for a front and rear yard setback variance at 111 Glad Cove. Presently zoned R-2. [**Map 111C, Parcel 029**]. The applicant is requesting a 5-foot front yard setback variance, being 25 feet from the front property line and a 20-foot rear yard setback variance, being 80 feet from the nearest point to the lake to construct a (91'-9" x 47'-6") 4,792-square foot house. This is a pie-shaped vacant lot. The lot width at building setback is 195 feet. This lot is 134.97 feet wide on the front side and widens toward the lake. The proposed two-story house cannot be moved closer to the roadside without encroaching the 30-foot front yard setback code requirement. The proposed septic system is located on the left side of the property when facing the lake. The applicant is proposing to remove an existing cabin and shed on the property for placement of the new structure. The existing boathouse and dock will also be removed and replaced with an approved Georgia Power design. Due to the unique shape of this lot, the proposed location is the only suitable option for the proposed 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 5-foot front yard setback variance, being 25 feet from the front property line and a 20-foot rear yard setback variance, being 80 feet from the nearest point to the lake.

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



5. Request by Anthony Tippens, agent for Bruce & Peggy Williams for a side yard setback variance at 122 S. Steel Bridge Road. Presently zoned R-2. [Map 114A, Parcel 011].
6. Request by Jef L. Hulgan, agent for Brian Jarrard for a front and rear yard setback variance at 111 Glad Cove. Presently zoned R-2. [Map 111C, Parcel 029].
7. Request by Scott Mappes for a side yard setback variance at 231 Jefferson Road. Presently zoned R-1. [Map 098A Parcel 117].
8. Request by Kenneth Munger for a side yard setback variance at 169 Briar Patch Road. Presently zoned R-2. [Map 096B, Parcel 030].
9. Request by Kimberly & Winston Pestana to rezone 5 acres at 335 Folds Road from AG-1 to R-2. [Map 032, Parcel 039]. *
10. Request by Edward V. Macatee to rezone 12.82 acres 963 Sparta Highway from AG-1 to AG-2. [Map 118, part of 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 L. HULGAN

MAILING ADDRESS: 285 POWER POINT RD. NE
MILLEDGEVILLE, GA 31061

PHONE: (478) 952-4037

PROPERTY OWNER IF DIFFERENT FROM ABOVE: BRIAN JARRARD
MAILING ADDRESS: 4108 ARKWRIGHT RD. STE. 2
MACON, GA 31210
PHONE: (478) 477-0004

PROPERTY:

LOCATION: 111 GLAD COVE EATONTON, GA 31024
MAP 111C PARCEL 029 PRESENTLY ZONED R-2

REASON FOR REQUEST: THE SIZE & SHAPE OF THIS LOT
REQUIRES A VARIANCE TO ALLOW PLACEMENT
OF THE SEPTIC SYSTEM.

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

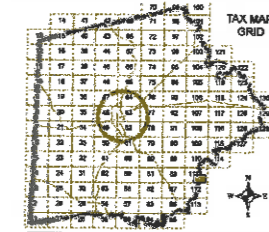
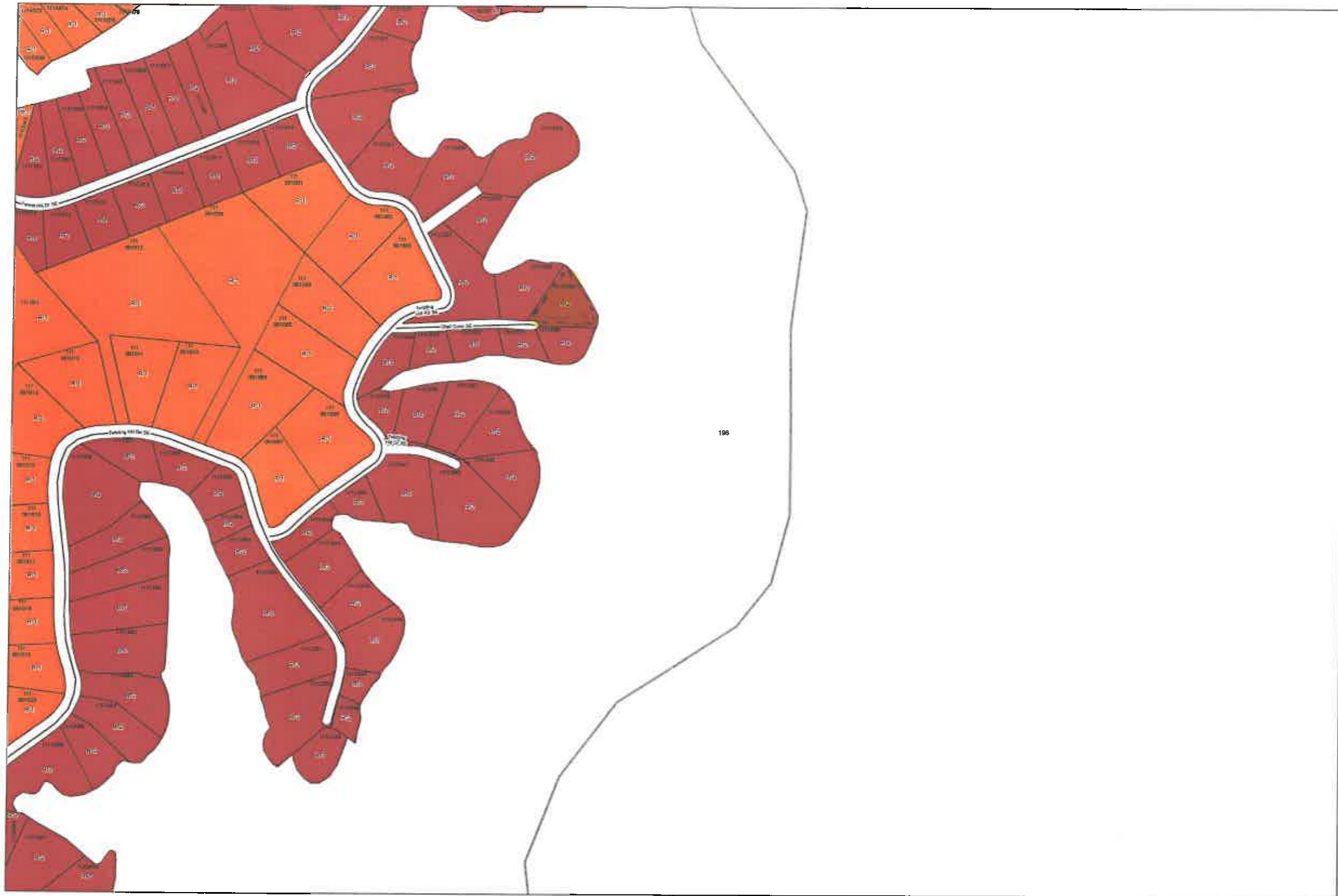
RECORDED PLAT: _____ LETTER OF AGENCY LETTER OF INTENT
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT NA

PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT [Signature] DATE: 4.25.18

*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>4-26-18</u>	FEE: \$ <u>50.00</u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	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

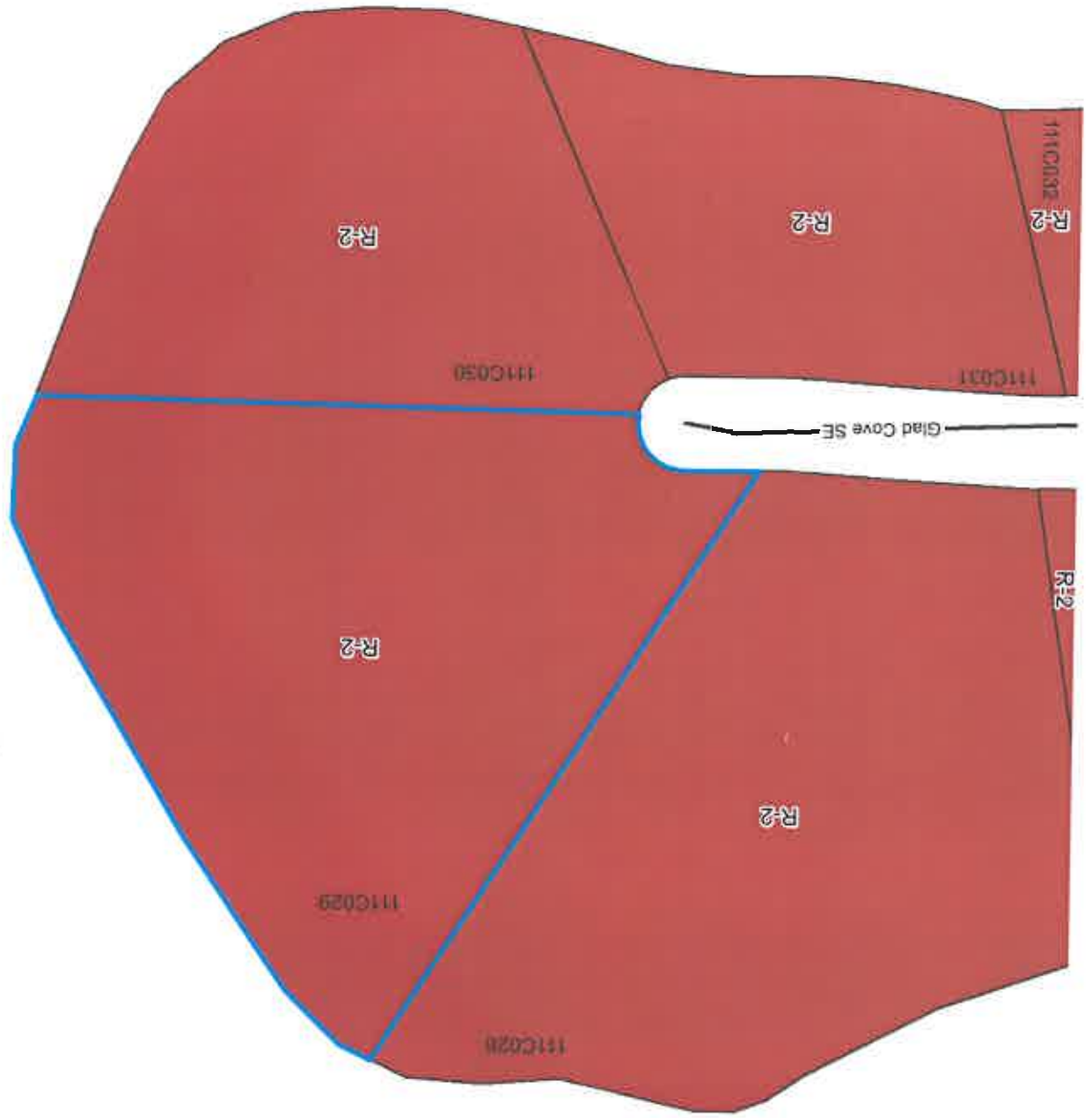
Zoning					
No Code	AG-2	C-1	IND-2 CITY	R - 1 CITY	RM-2
AG-1	C-1 CITY	I-M	MHP	R - 2 CITY	RM-3
AG-1 CITY	C-2	IND-1 CITY	PUBLIC	R - 3 CITY	VILLAGE
		IND-2	PUBLIC CITY	R - 4 CITY	RM-1

MGRC
IT GIS Services
Middle Georgia Regional Commission
375 Emory Hwy
Dale C
Macon, Georgia 31217
(478) 751-8199
(478) 751-8217
Web: www.middlegeo.com
Email: mgmrc@middlegeo.com

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 111C

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



Artists en Residence

Residential & Light Commercial

Architectural Design Concepts Since 1995

285 Power Point Road, N.E.

Milledgeville, Georgia 31061

Telephone (478) 952-4037 E-mail jefhulgan@gmail.com

For: Brian and Julie Jarrard

April 26, 2018

111 Glad Cove

Eatonton, Georgia 31024

Re: Requested variance from the existing Building Set Back requirements for the construction of **The Jarrard Residence at 111 Glad Cove** Putnam County, Georgia (Lot 134 in the 2nd Land District).

Respectfully submitted to the Commissioners of Putnam County,

We ask that you please consider our request for a variance to the existing building setbacks for **111 Glad Cove on Lake Sinclair, Putnam County, GA** based on the following concerns and in consideration of our intended removal of existing, nonconforming lake side structures.

1). Nonconforming Structures: We intend to remove an existing cabin structure of approximately 1,100 s.f. which is situated 19' from the 340' contour. We also intend to remove an existing shed of approximately 400 s.f., situated 73' from the 340' contour. The existing, enclosed boathouse and dock will be removed and replaced with a Georgia Power approved location and design.

2). Reasons for Variance: There exists a well on the Southern side of the property, around which there is a 100' buffer from septic drain fields. Also, there exists a 50' buffer from the shoreline (340' contour) which excludes septic drain fields. In order to install a properly designed septic system for the proposed residential structure; variances in the existing setbacks are necessary and requested. The proposed area for the new septic system shown on the attached drawing has been investigated by Mr. Rick Joslyn, Professional Soil Scientist and Mr. Joslyn has deemed this area to be of suitable soil for the new septic system. Mr. Joslyn's report has been presented to Kathryn Hill of the Putnam County Health Department.

RCVD APR 27 '18

The existing building setbacks enclose the triangular shape of the lot . The lot length at the building setback is 277'. The lot width at the building setback is 195'. We are requesting a 20' rear yard setback variance being 80' from the nearest point to the lake.

The proposed residential structure is 4,792 square feet of conditioned space with (6) bedrooms. The architectural style will complement the neighboring structures. Also, the new building's relationship to its adjacent neighbors will be enhanced by the variances we are requesting.

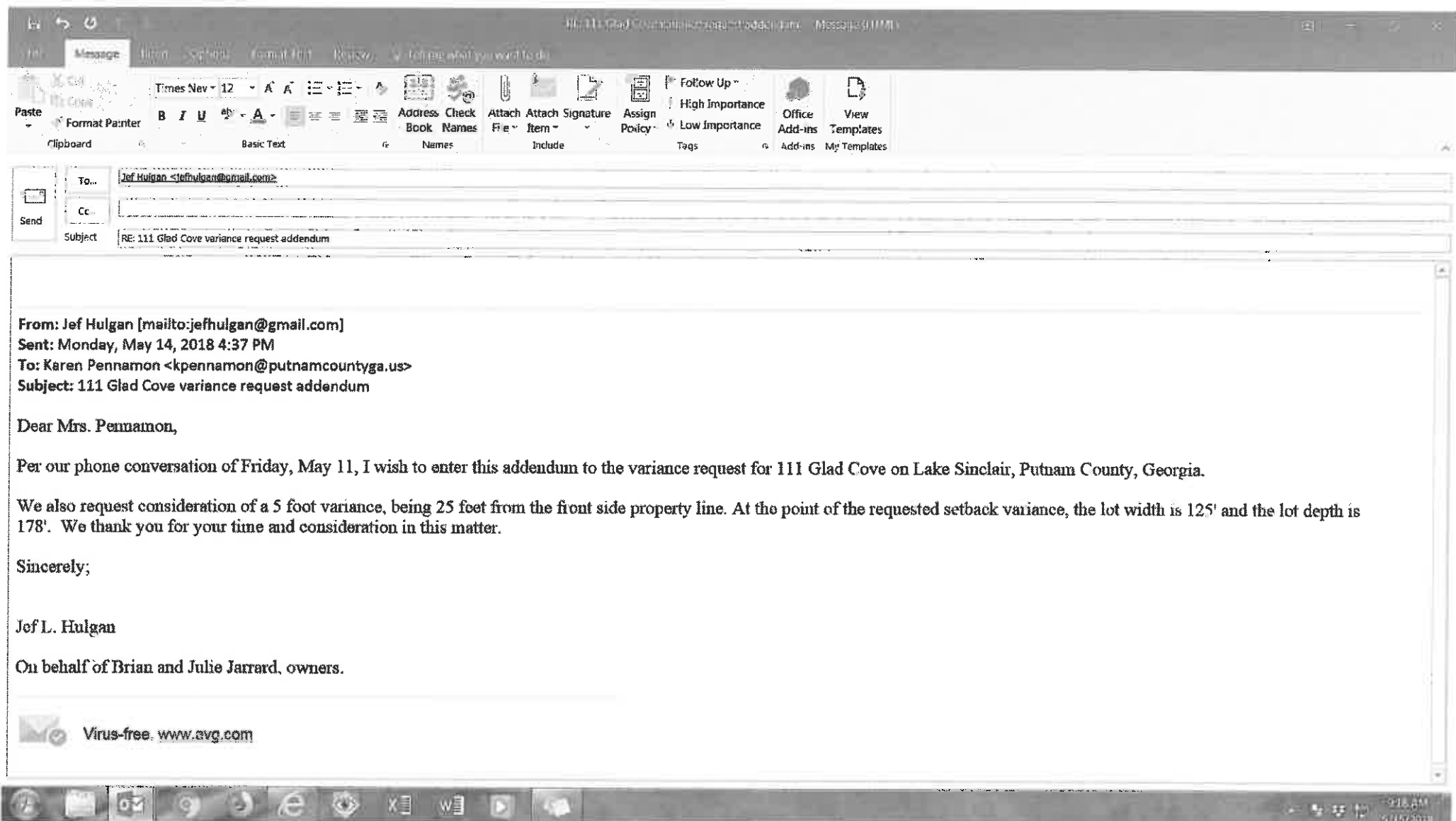
As shown on the attached Site Plan, we ask that you consider granting an 80' setback from the 340' contour line and an encroachment on the Southern setback line for one corner of the proposed open carport.

We ask for your guidance and approval as we seek to improve this piece of Putnam County. Thank you for your time and consideration.

Sincerely;

Jef L. Hulgán

On behalf of Brian and Julie Jarrard, Owners.



LETTER OF AGENCY - _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON PUTNAM COUNTY, GEORGIA, HEREBY APPOINT JEFF L. HULGAN TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR VARIANCE OF PROPERTY DESCRIBED AS MAP 111C PARCEL 029, CONSISTING OF 1 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 111 GLAD COVE EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 25TH DAY OF APRIL, 2018.

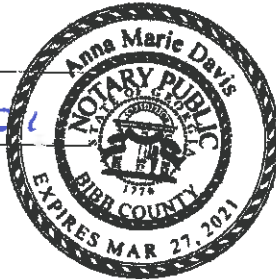
PROPERTY OWNER(S): Brian Jarrard / Julie Jarrard
NAME (PRINTED)
[Signature] Julie Jarrard
SIGNATURE:

ADDRESS: 4108 ARKWRIGHT RD, STE. 2 MACON, GA 31210
PHONE: (478) 477-0004

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 25th DAY OF April, 2018

NOTARY


MY COMMISSION EXPIRES: 3-27-2021



RECORDED 7/6/18
[Signature]

NOTES:

- LAKE ELEVATION AT TIME OF SURVEY: EL. 338.59
- FINISHED FLOOR ELEVATION IS 344.2

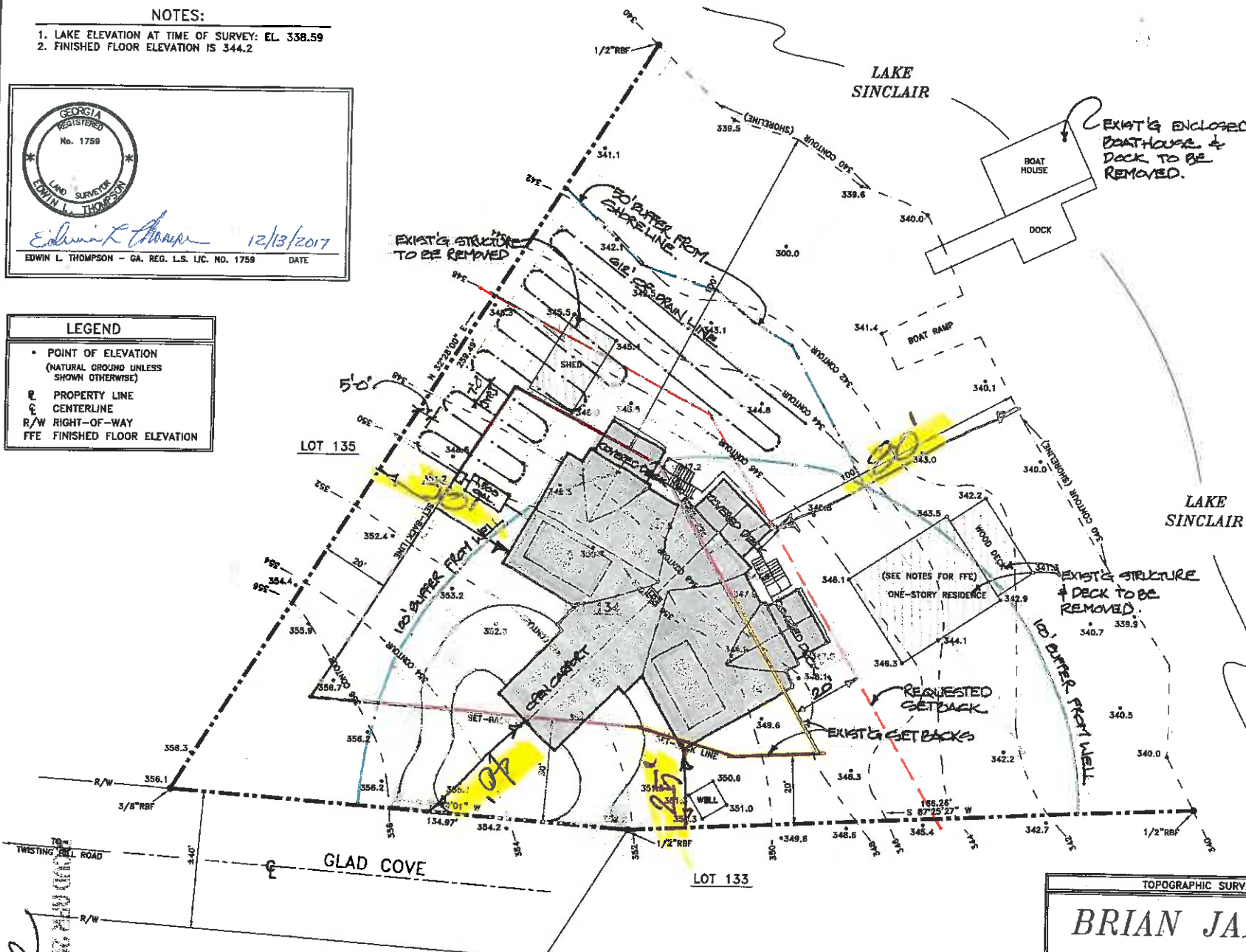


Edwin L. Thompson 12/13/2017

EDWIN L. THOMPSON - GA. REG. L.S. LIC. NO. 1759 DATE

LEGEND

- POINT OF ELEVATION
(NATURAL GROUND UNLESS SHOWN OTHERWISE)
- PROPERTY LINE
- CENTERLINE
- R/W RIGHT-OF-WAY
- FFE FINISHED FLOOR ELEVATION



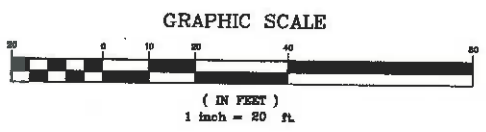
PLAT RECORDED IN PLAT BOOK 3, PG. 47

TOPOGRAPHIC SURVEY FOR:

BRIAN JARRARD

BEING LOT 134
 111 GLAD COVE
 2ND LAND DISTRICT
 PUTNAM COUNTY, GEORGIA

SURVEYED: 12/04/2017	DATE DRAWN: 12/13/2017
SURVEYOR:	SCALE: 1" = 20'
EQUIPMENT USED:	
TOPCON GPT-3000	
ELECTRONIC DISTANCE METER	
FILE NO. 1500	



Backup material for agenda item:

7. Request by **Scott Mappes** for a side yard setback variance at 231 Jefferson Road. Presently zoned R-1. [Map 098A Parcel 117, District 3].



PUTNAM COUNTY PLANNING & DEVELOPMENT
117 Putnam Drive, Suite B ♦ Eatonton, GA 31024
Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

May 11, 2018

TO: Planning & Zoning Commission

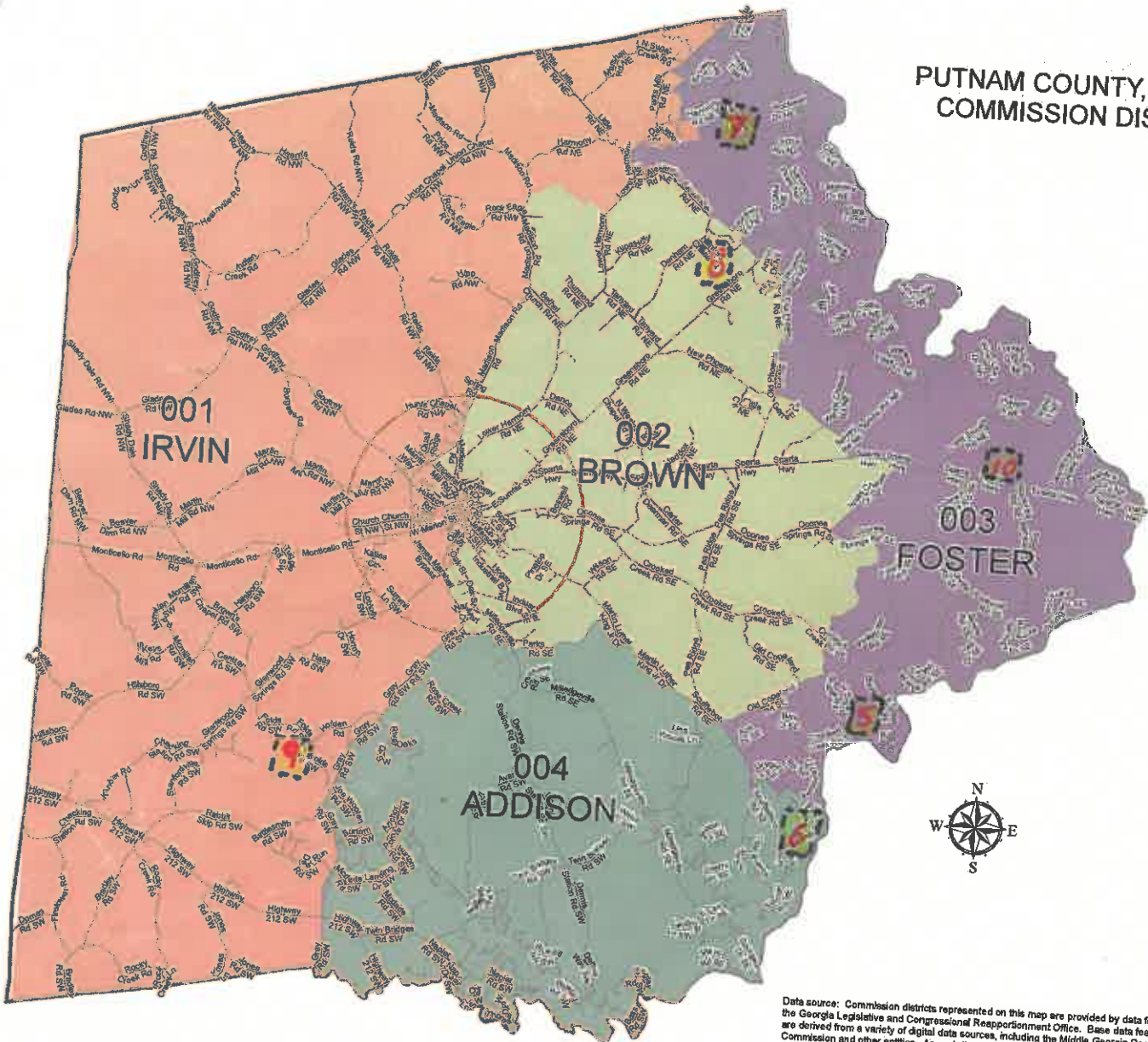
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 6/7/2018

7. Request by **Scott Mappes** for a side yard setback variance at 231 Jefferson Road. Presently zoned R-1. [**Map 098A Parcel 117**]. The applicant is requesting a 10-foot side yard variance, being 10 feet from the right-side property line when facing the lake to construct a 1,086-square foot addition on to the side of the existing house. This addition will include an office and garage. This is a pie-shaped that widens toward the lake. The lot width at building setback is 89 feet. The existing structure is a nonconforming use being that the corner of the house is 19.83 feet from the right-side property line. There is a gulley running along the left side property line which creates limited buildable area on the left side. Due to the location of the existing structure and the narrowness of this lot, this location is the only suitable option for the proposed 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 10-foot side yard setback variance, being 10 feet from the right-side property line 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.

MAP SCALE: 1" = 5,897.28' SCALE RATIO: 1:88,367.34 DATE: DECEMBER 2016

5. Request by **Anthony Tippens, agent for Bruce & Peggy Williams** for a side yard setback variance at 122 S. Steel Bridge Road. Presently zoned R-2. [Map 114A, Parcel 011].
6. Request by **Jef L. Hulgán, agent for Brian Jarrard** for a front and rear yard setback variance at 111 Glad Cove. Presently zoned R-2. [Map 111C, Parcel 029].
7. Request by **Scott Mappes** for a side yard setback variance at 231 Jefferson Road. Presently zoned R-1. [Map 098A Parcel 117].
8. Request by **Kenneth Munger** for a side yard setback variance at 169 Briar Patch Road. Presently zoned R-2. [Map 096B, Parcel 030].
9. Request by **Kimberly & Winston Pestana** to rezone 5 acres at 335 Folds Road from AG-1 to R-2. [Map 032, Parcel 039]. *
10. Request by **Edward V. Macatee** to rezone 12.82 acres 963 Sparta Highway from AG-1 to AG-2. [Map 118, part of 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: SCOTT MAPPE

MAILING ADDRESS: 1225 STOCK CT SW
MONROE, GA 30656

PHONE: 770-630-8027

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

PHONE: _____

PROPERTY:

LOCATION: 231 JEFFERSON Rd
MAP 098A PARCEL 117 PRESENTLY ZONED R-1

REASON FOR REQUEST: HOME EXPANSION

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

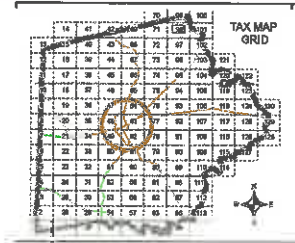
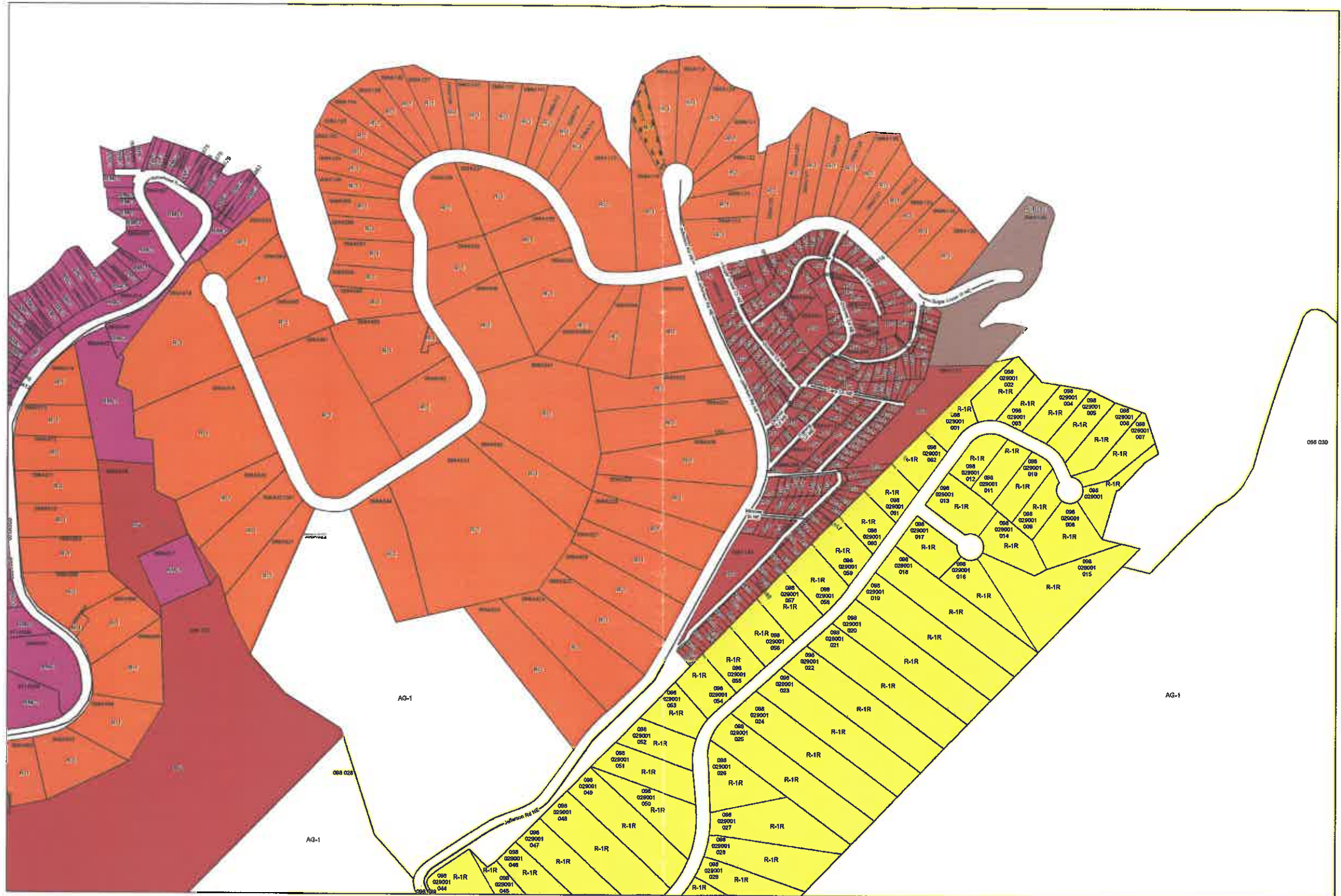
RECORDED PLAT: LETTER OF AGENCY NA LETTER OF INTENT
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: Scott Mapped DATE: 7/19/2018

*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>7/19/18</u>	FEE: \$ <u>50.00</u>	CK. NO. <u>8408</u>	CASH _____	C. CARD _____	INITIALS <u>SM</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

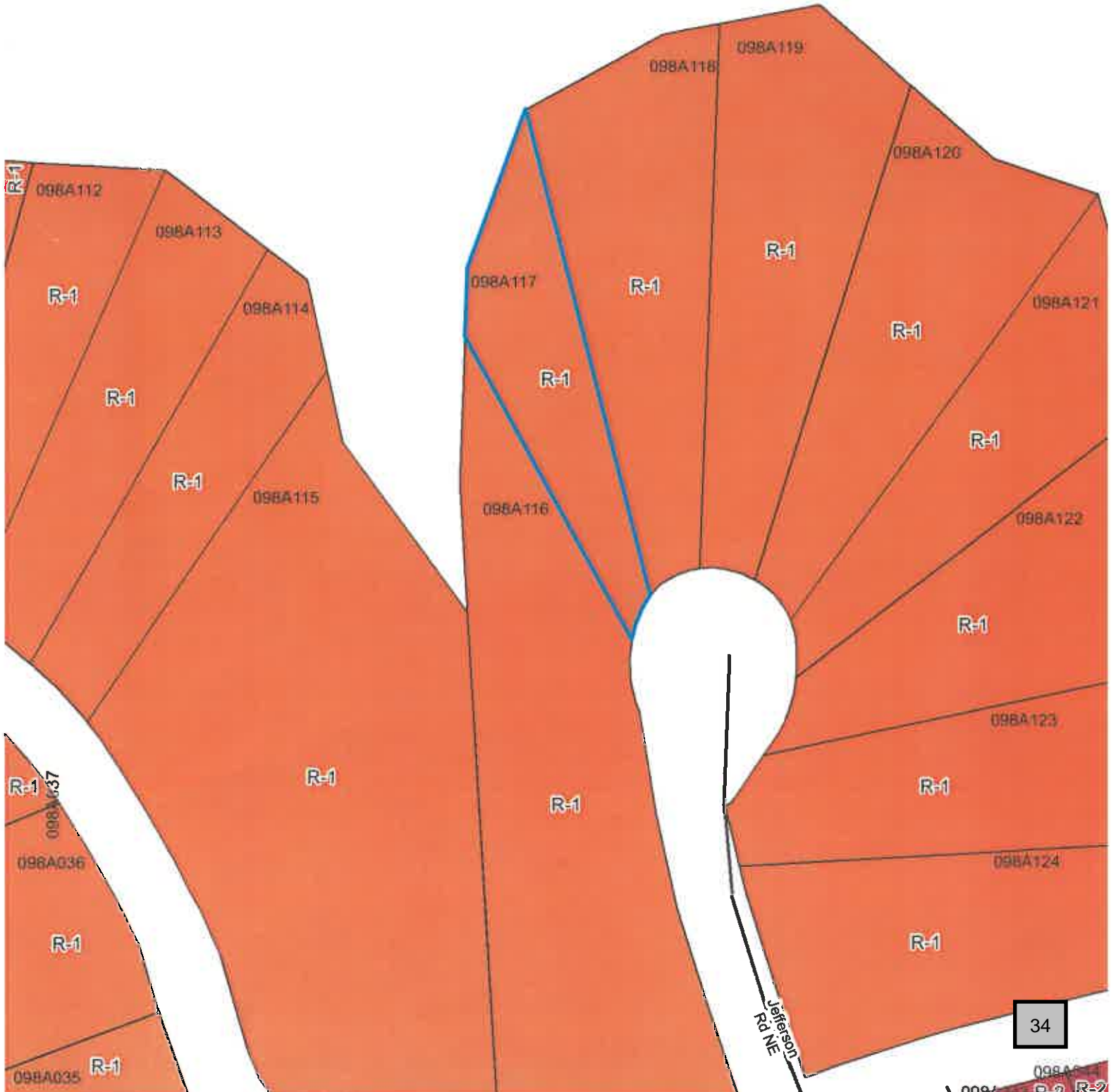
Zoning		GEOGRAPHIC FEATURE LEGEND											
	No Code		AG-2		C-2 CITY		IND-2 CITY		R - 1 CITY		R-1		RM-2
	AG-1		C-1		I-M		MHP		R - 2 CITY		R-1R		RM-3
	AG-1 CITY		C-1 CITY		IND-1 CITY		PUBLIC		R - 3 CITY		R-2		VILLAGE
			C-2		IND-2		PUBLIC CITY		R - 4 CITY		RM-1		

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Entery Hwy
Suite C
Macon, Georgia 31217
(478) 751-6188
(478) 751-8517
Web: www.middlegeorgiamg.com
Email: mg@mg-rs.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 098A

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: MAY 2018



June 1st, 2018

Request for Variance – Updated to request 10ft setback variance

231 Jefferson Rd
Eatonton Ga 31024

Land Lot 373, 306th GMD
3rd Land District
Putnam County, GA

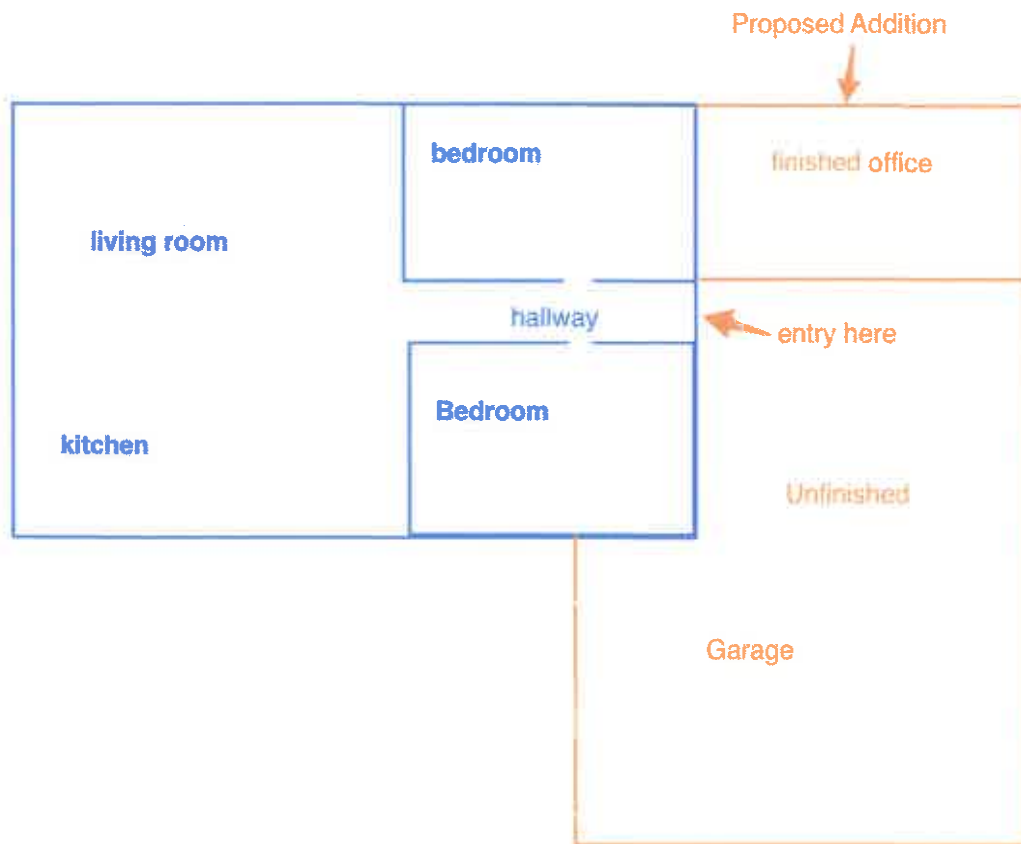
Putnam Co. Georgia

We are the owners of the above-mentioned lot. Attached (Exhibit 1) is a plat showing the location of the house in relation to the property line between our lot and the lot directly to the right at parcel: 098A118 owned by Mr. and Mrs. Clark.

As noted on the plat the property line is only 19.83 feet from our home. We wish to build an addition to our home. The plans would extend 15 feet from the right side of my house leaving about 5 feet to the property line.

We are requesting a **10** foot variance being **10** feet off the right side property line. We need this variance because there is no space on the left side of the property to expand as there is a gully just off to the left. Also, extending the house to the right is the logical place to add the addition because of an existing hallway between the two bedrooms as shown here:

RCUD 2018 JUN 4



The Clark’s house is currently 46 feet from the property line and our new addition would not impose on them or their view of the lake in any way.

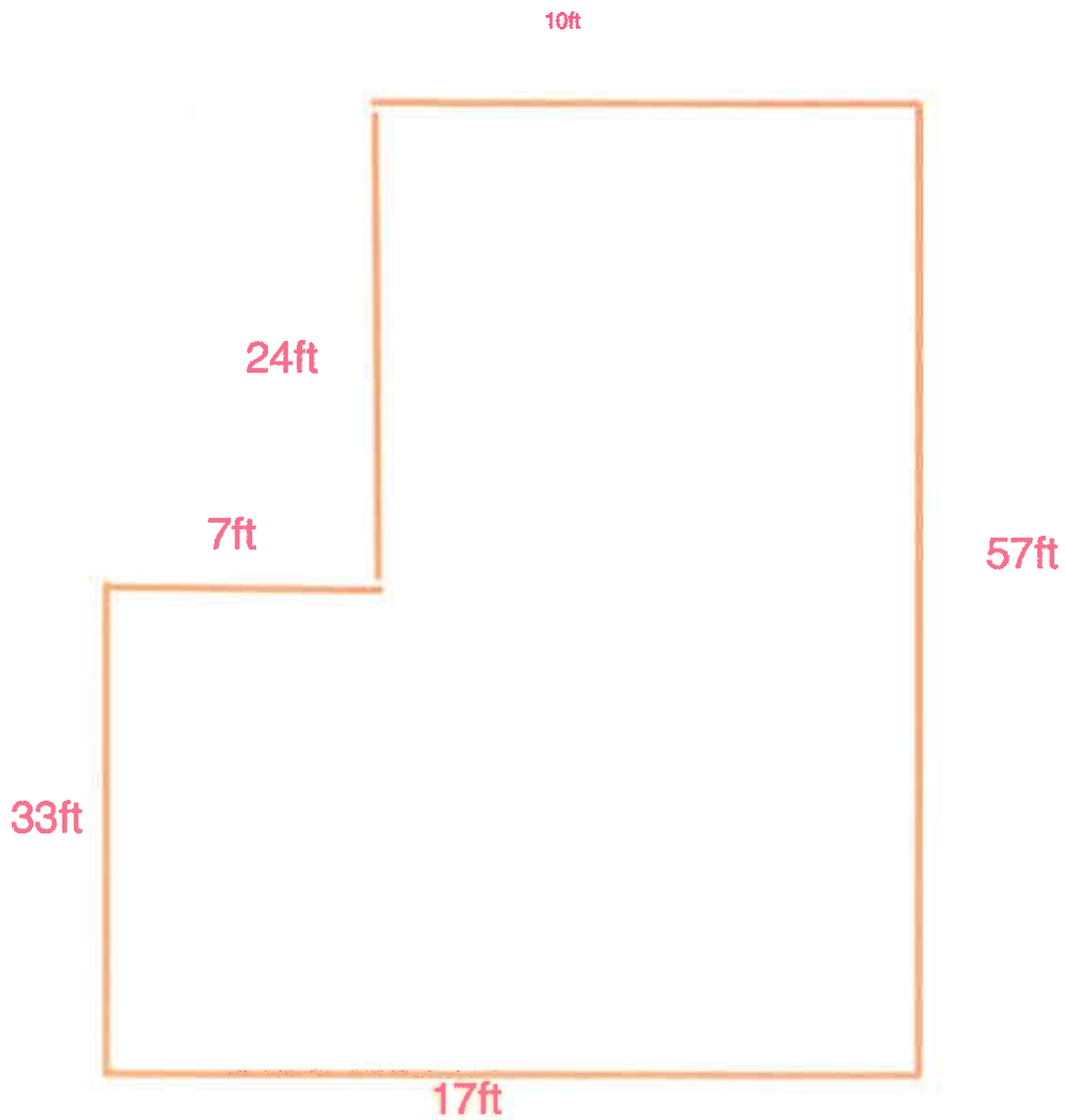
Our lot is currently marked by orange flags from a licensed surveyor and we have marked the corners of our new construction in yellow tape. I have drawn the basic shape on the plat in red ink. (Exhibit 1)

We are currently consulting with Jim Anthony to be our builder.

RCUD 2018 JUN 4

The square footage of the existing structure is: 1,462.

The square footage of the proposed addition is: 921 as depicted below.



RCUD 2018 JUN 4

The lot width and length at the building setback for the proposed structure is:

W: 44

L: 200

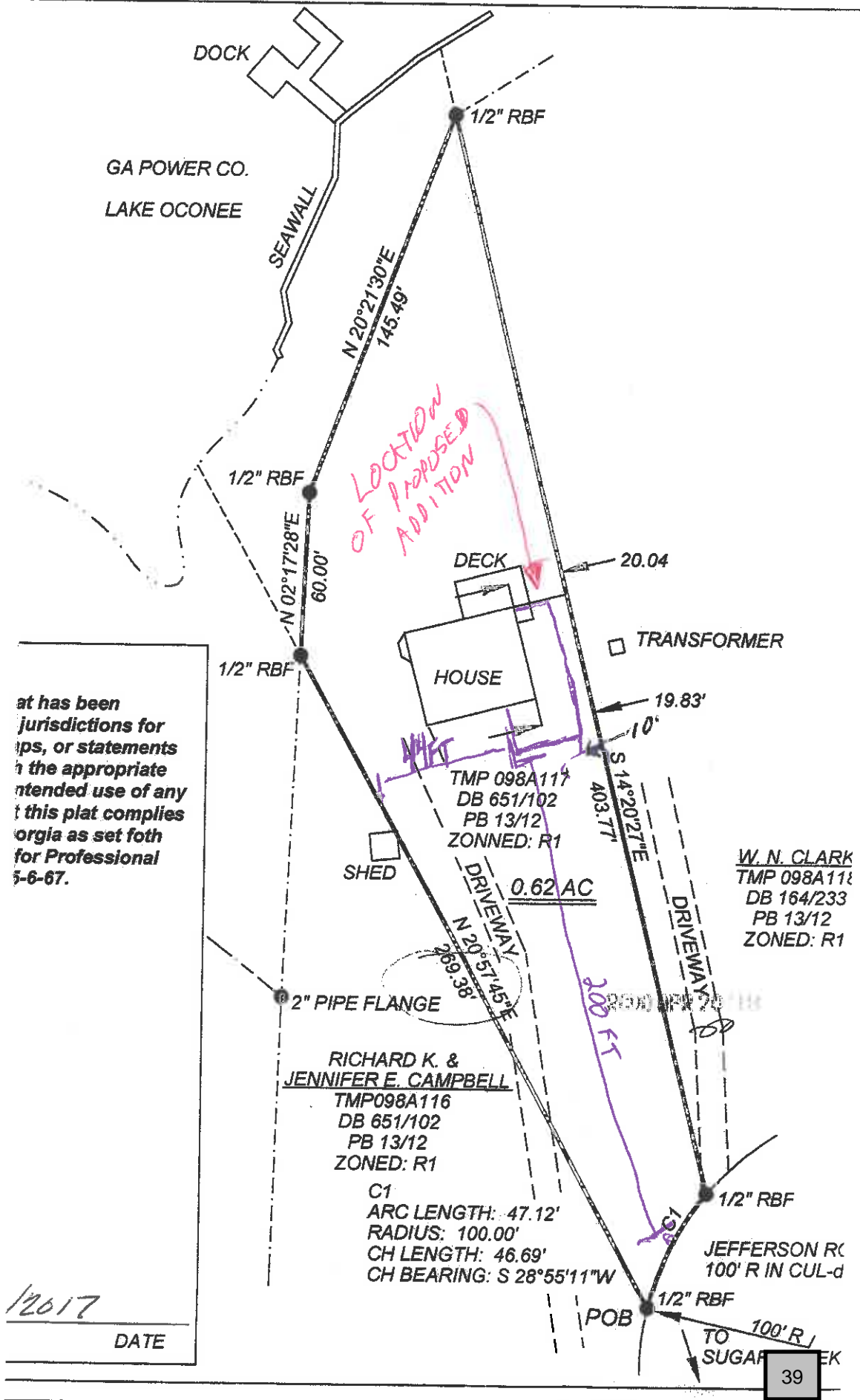
Please consider granting us this variance.

Sincerely,

Scott Mappes

RCVD 2018 JUN 4

EXHIBIT 1



at has been jurisdictions for maps, or statements in the appropriate intended use of any of this plat complies with Georgia as set forth for Professional 5-6-67.

Backup material for agenda item:

8. Request by **Kenneth Munger** for a side yard setback variance at 169 Briar Patch Road. Presently zoned R-2. [**Map 096B, Parcel 030, District 2**].



PUTNAM COUNTY PLANNING & DEVELOPMENT
117 Putnam Drive, Suite B ♦ Eatonton, GA 31024
Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

May 11, 2018

TO: Planning & Zoning Commission

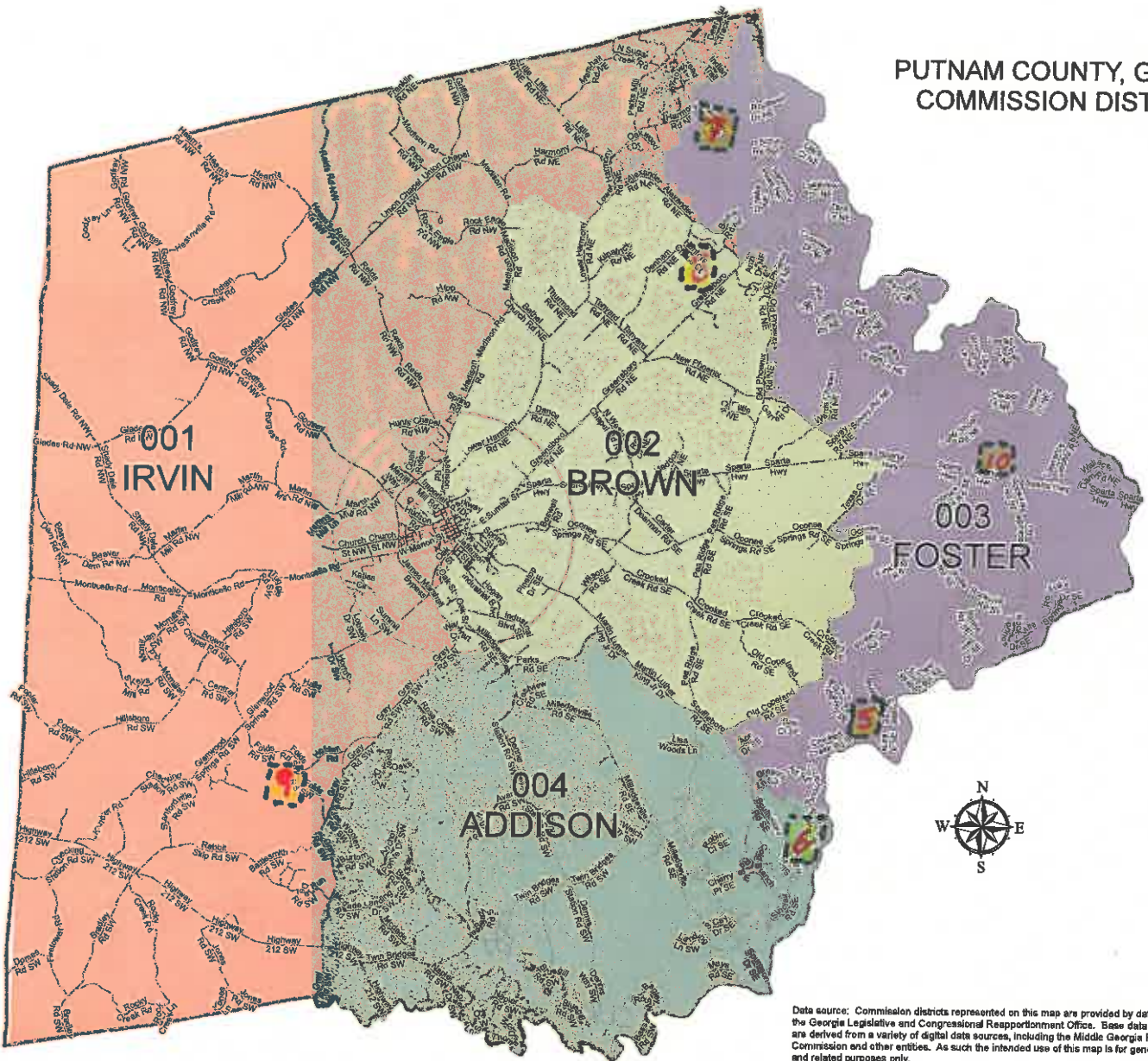
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 6/7/2018

8. Request by **Kenneth Munger** for a side yard setback variance at 169 Briar Patch Road. Presently zoned R-2. [**Map 096B, Parcel 030**]. The applicant is requesting a 10-foot side yard variance, being 10 feet from the left-side property line when facing the lake to add on to the existing carport. This is a long narrow lot. The lot width at building setback is 110 feet. The proposed addition is a (10'x20'), 200 square foot wooden structure bolted to the side of the existing carport. The applicant is proposing to construct a new (65'x40') house in the near future and use the existing house as a mother-in-law suite. The proposed 2,000 square foot house will be located to the right of the existing carport. However, to prevent further encroachment to the left side property line, staff recommendation is for a 5-foot side yard setback variance, being 15 feet from the left-side property line when facing the lake. 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 5-foot side yard setback variance, being 15 feet from the left-side property line when facing the lake.

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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- 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: KENNETH MUNGER

MAILING ADDRESS: 169 BRIAR PATCH RD
EATONTON, GA

PHONE: 770-356-8024
EMAIL: IKMUNGER@YAHOO.COM

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

PHONE: _____

PROPERTY:

LOCATION: 169 BRIAR PATCH RD EATONTON, GA
MAP 0965 PARCEL 030 PRESENTLY ZONED R-2 DE

REASON FOR REQUEST: CAR ADD ON TO CARPORT TO COVER
EXISTING DRIVEWAY
(ORIGINAL)

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

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

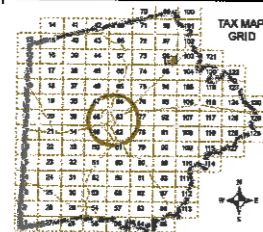
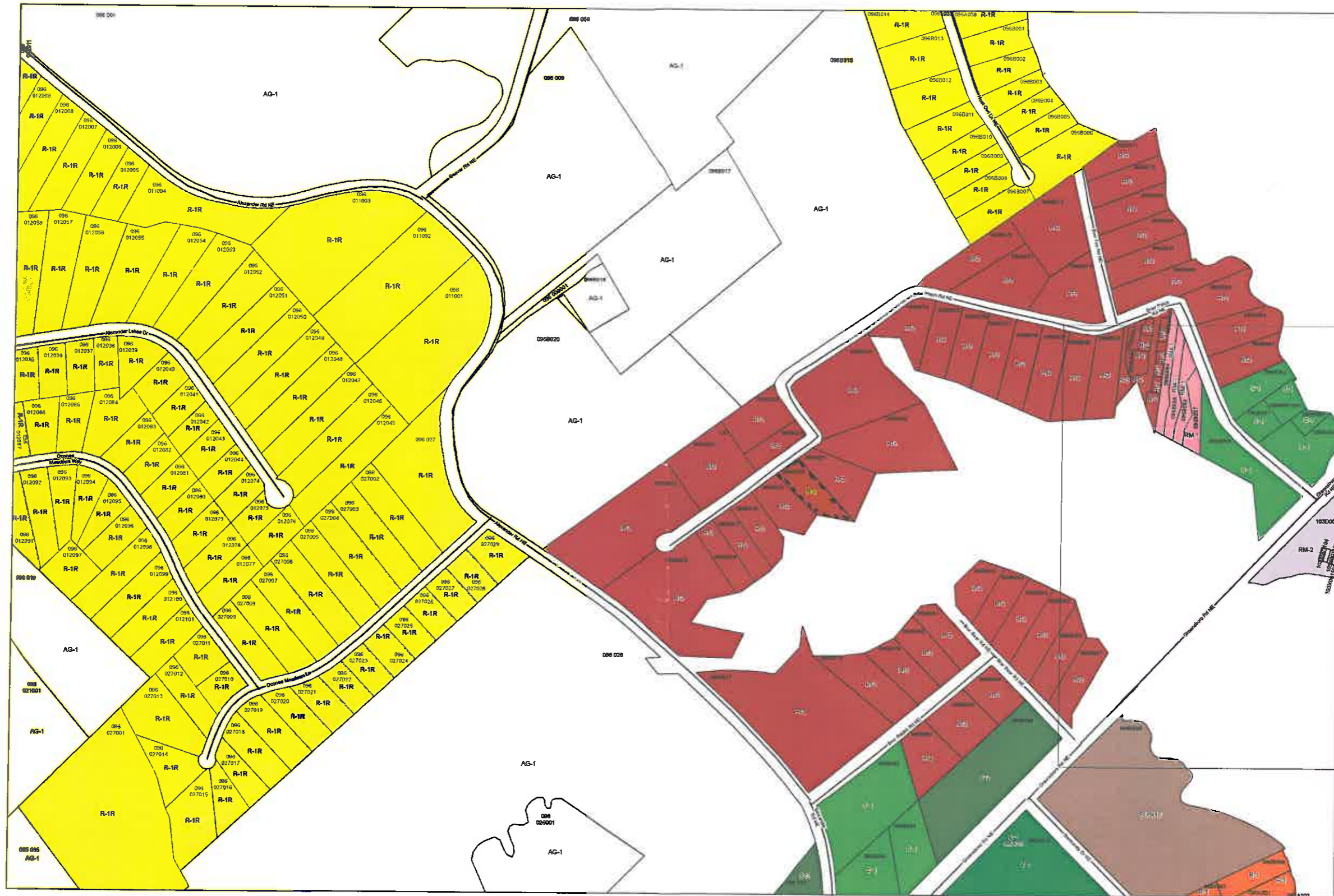
PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: KMunger DATE: 4/26/18

*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>4-26-18</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: _____			

RECEIVED
APR 26 14
43



- 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 | RM-3 |
| C-1 CITY | IND-1 CITY | PUBLIC | R-1R | VILLAGE |
| C-2 | IND-2 | PUBLIC CITY | R-2 | RM-1 |
| | | | R - 4 CITY | |

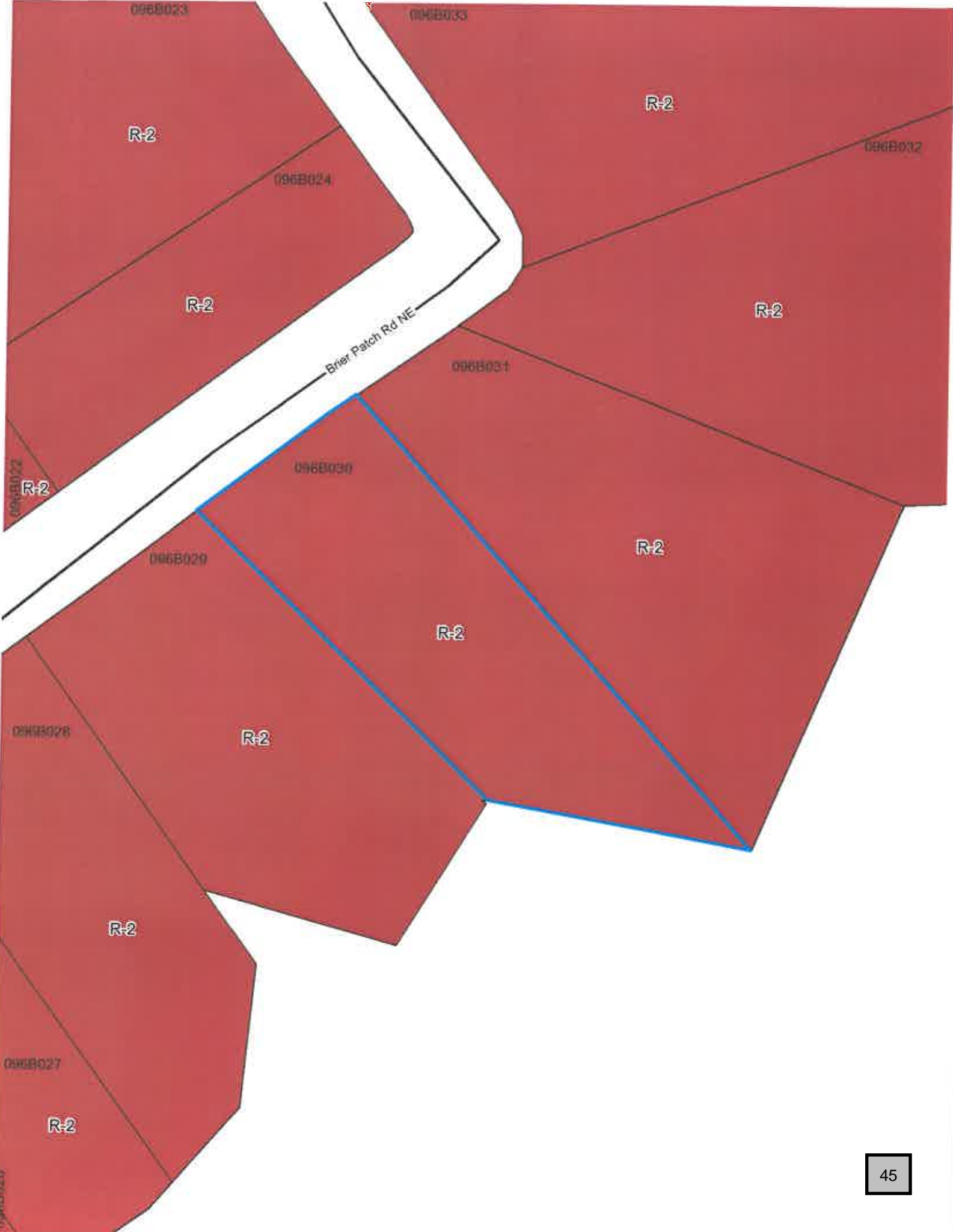
MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6180
(478) 751-8517
Web: www.middlegeorgia.com
Email: mg@mgrc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**



MAP 096B

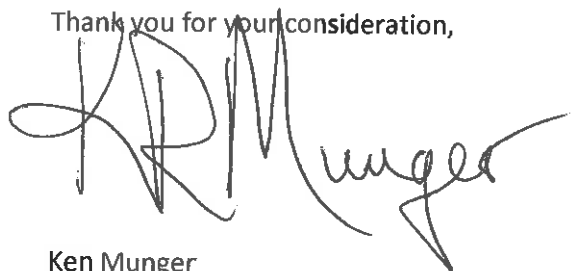
MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: MAY 2018



4/26/18

My name is Ken Munger and I am requesting a 10-foot side yard setback variance being 10 feet from the left side property line. I am needing the variance to add on to the existing carport. It will be a 10x20, 200 sq. ft. wooden structure bolted to a 20x20, 400 square ft. carport. The length of the lot at building setback is 120 feet. The lot width at building set back is 110 feet. The existing house is 800 square feet. There is also an existing driveway. I am planning on keeping the current home as a mother-in-law suite and building a larger 2,000 square foot home in the near future. Taking into account where I hope to place my future home it would prevent me from adding on to the right side of the existing carport.

Thank you for your consideration,

A handwritten signature in black ink that reads "Ken Munger". The signature is stylized with large, flowing letters.

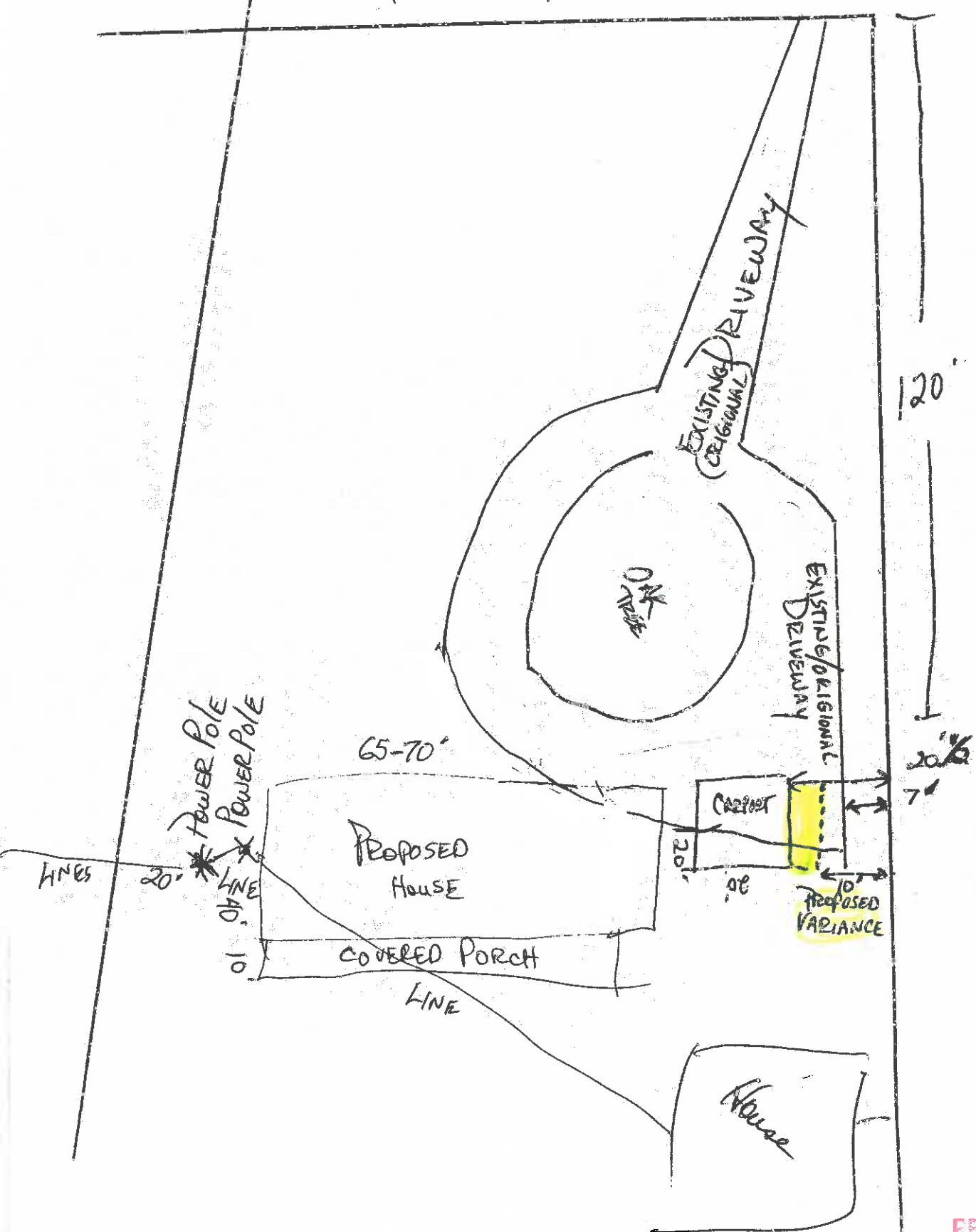
Ken Munger

RECEIVED

APR 26 2018

Handwritten initials in blue ink, possibly "HP".

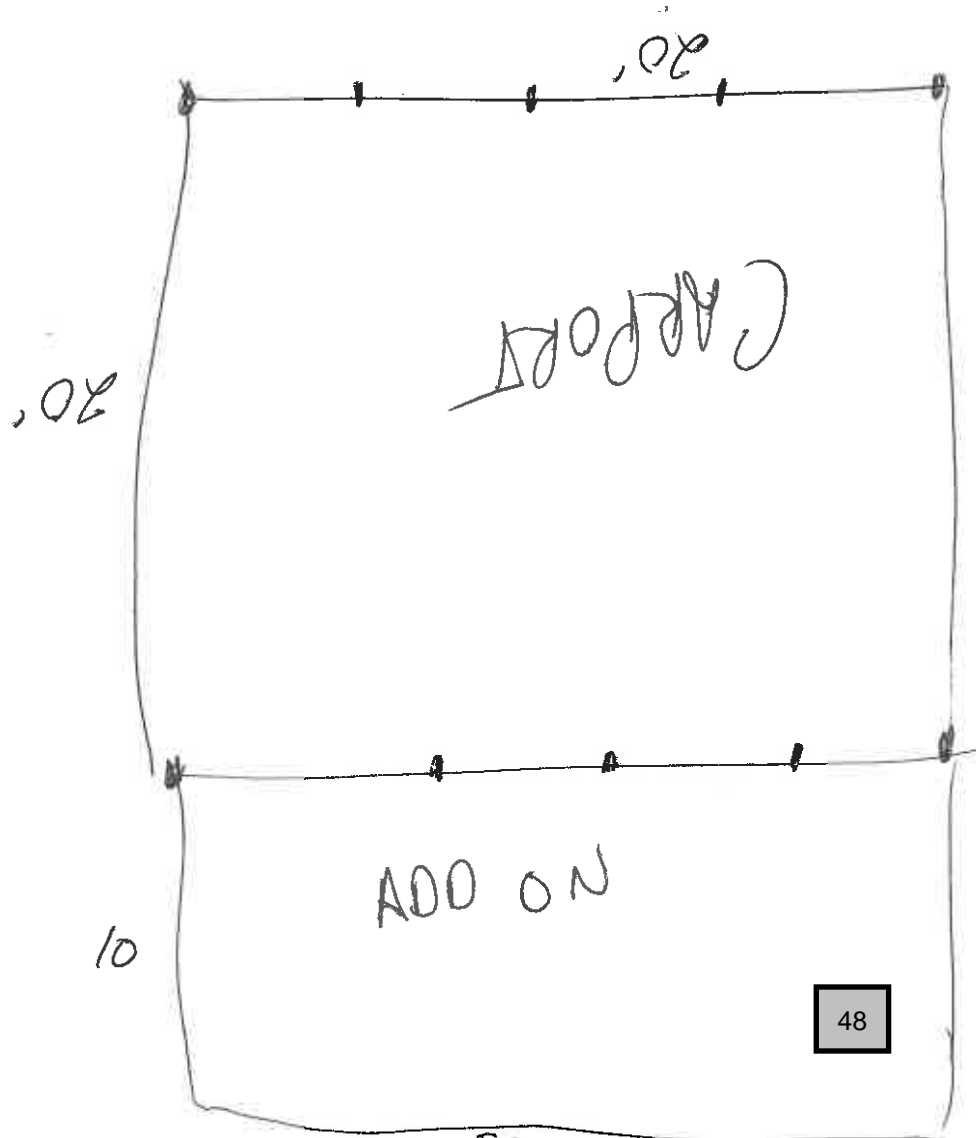
BRIAR PATCH Rd



RECEIVED
APR 26 47

R

● = Poles



TOP VIEW

WOODEN
STRUCTURE
BOLTED TO
CARPORT POLES

48

RECEIVED
APR 26 2018
KP

Backup material for agenda item:

9. Request by **Kimberly & Winston Pestana** to rezone 5 acres at 335 Folds Road from AG-1 to R-2. **[Map 032, Parcel 039, District 1]. ***



PUTNAM COUNTY PLANNING & DEVELOPMENT
117 Putnam Drive, Suite B ♦ Eatonton, GA 31024
Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

May 11, 2018

TO: Planning & Zoning Commission

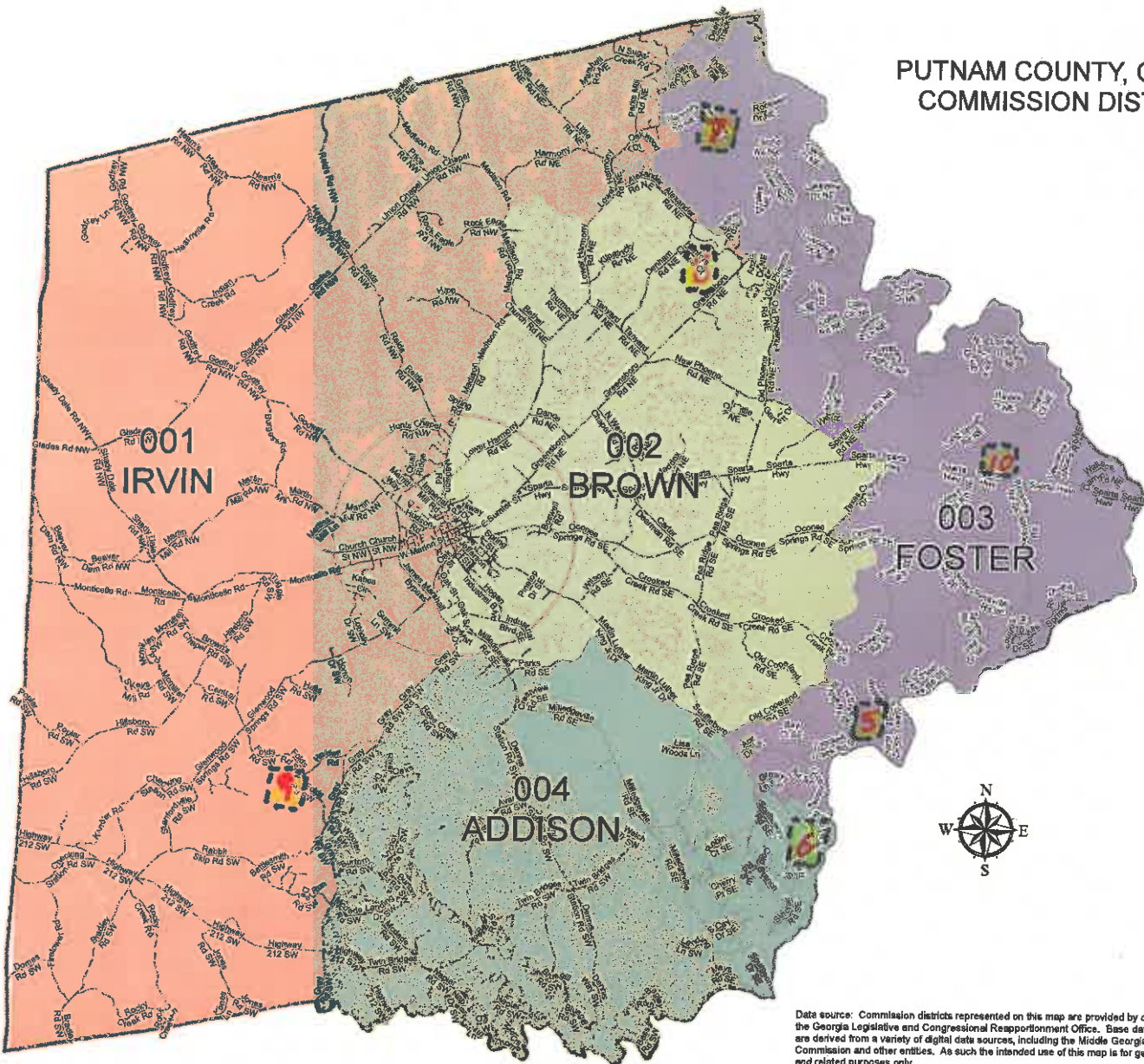
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 6/7/2018

9. Request by **Kimberly & Winston Pestana** to rezone 5 acres at 335 Folds Road from AG-1 to R-2. **[Map 032, Parcel 039]**. * The applicants are requesting to rezone 5 acres from AG-1 to R-2 to subdivide for family use. The minimum lot size in the AG-1 district is 20 acres so to subdivide the property it must be rezoned to a conforming zoning district. The applicants are proposing to subdivide this property into two parcels by creating a 1.1-acre parcel and a 3.9-acre parcel. The applicants want to put a residence in near proximity for their elderly parents. The Comprehensive Plan Future Land Use indicates the future land use as Rural Residential which meets the intended land use of Residential. This parcel is surrounded by adjacent AG-1 parcels. Therefore, the proposed R-2 zoning will have minimal impact on Folds Road or adjacent properties.

Staff recommendation is for approval to rezone 5 acres from AG-1 to R-2 with the following condition: 1) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



5. Request by Anthony Tippens, agent for Bruce & Peggy Williams for a side yard setback variance at 122 S. Steel Bridge Road. Presently zoned R-2. [Map 114A, Parcel 011].
6. Request by Jef L. Hulgan, agent for Brian Jarrard for a front and rear yard setback variance at 111 Glad Cove. Presently zoned R-2. [Map 111C, Parcel 029].
7. Request by Scott Mappes for a side yard setback variance at 231 Jefferson Road. Presently zoned R-1. [Map 098A Parcel 117].
8. Request by Kenneth Munger for a side yard setback variance at 169 Briar Patch Road. Presently zoned R-2. [Map 096B, Parcel 030].
9. Request by Kimberly & Winston Pestana to rezone 5 acres at 335 Folds Road from AG-1 to R-2. [Map 032, Parcel 039]. *
10. Request by Edward V. Macatee to rezone 12.82 acres 963 Sparta Highway from AG-1 to AG-2. [Map 118, part of Parcel 003]. *

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

APPLICATION FOR REZONING

APPLICATION NO 00507 DATE: 4-21-2018

MAP 032 PARCEL 039

1. Name of Applicant: KIMBERLY AND WINSTON PESTANA
2. Mailing Address: P.O. Box 4106 Eatonton, Ga. 31024
3. Phone: (home) 706-816-8253 (office) _____ (cell) 706-816-1609
4. The location of the subject property, including street number, if any: Eatonton, Ga. 31024 335 FOLDS Rd.
5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 5 ACRES
6. The proposed zoning district desired: R-2
7. The purpose of this rezoning is (Attach Letter of Intent) Letter attached.
8. Present use of property: ~~R-1~~ A6-1 Desired use of property: R-2
9. Existing zoning district classification of the property and adjacent properties:
Existing: AG-1
North: A6-1 South: A6-1 East: A6-1 West: A6-1
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. see 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.): Rural Residential R-2
13. A detailed description of existing land uses: Ag land with resident.
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.

PUTNAM COUNTY PLANNING & DEVELOPMENT
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 www.putnamcountyga.us

- 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
- 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.) 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.

Winston Pestana 4-21-2018
 Signature (Property Owner) (Date)

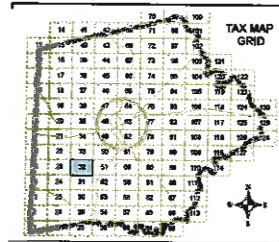
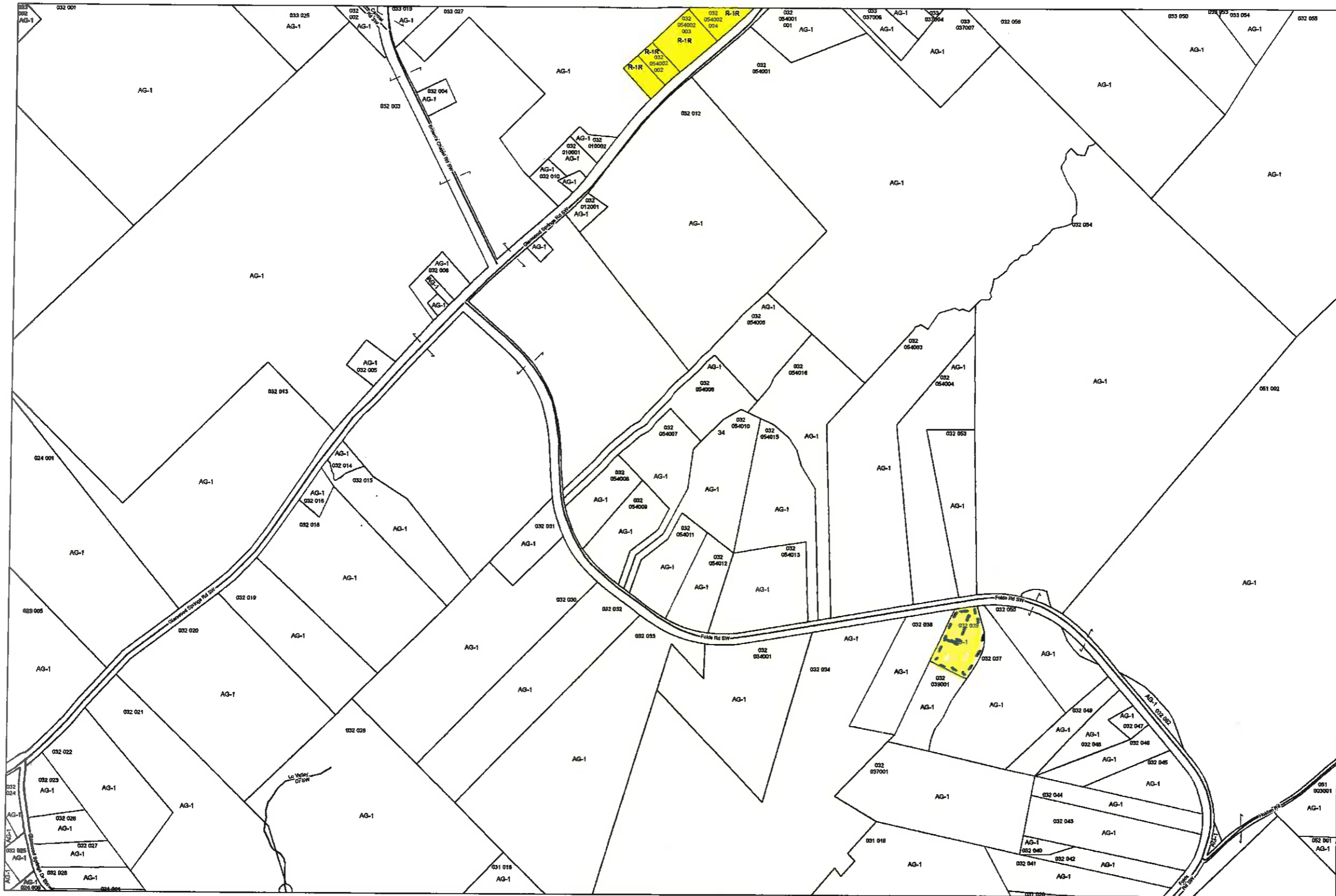
Kimberly Pestana 4/24/18
 Signature (Applicant) (Date)

[Signature]
 Notary Public 4-25-18

[Signature]
 Notary Public 4/25/18



Office Use	
Paid: \$ <u>50.00</u> (cash) _____ (check) <u>1015</u> (credit card) _____	
Receipt No. <u>1015 30379</u> Date Paid: <u>4-25-18</u>	
Date Application Received: <u>4-25-18</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 _____



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

MGRC
IT GIS Services
Middle Georgia Regional Commission
170 Greenway Hwy
Macon, Georgia 31217
(478) 751-6180
(478) 751-6617
Web: www.middlegeorgiaregional.com
Email: mgrc@mgrc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 032

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,000 DATE: MAY 2018

032
054003

032
054004

032 053

032 054

AG-1

AG-1

AG-1

AG-1

Folds Rd SW

Folds Rd SW

032 038

032 050

032 034

032 039

032 037

AG-1

AG-1

AG-1

AG-1

032
039001

AG-1

AG-1

LETTER OF INTENT

PROPERTY LOCATION: 335 FOLDS RD. EATOTON GA. 31024

LETTER OF INTENT

This is a request to rezone from Ag.1 to R-2.

We are requesting a rezoning from AG-1 to R-2 to put a family apartment on the property. The rezoning is needed so I can house both my elderly and infirmed parents. They are both experiencing declining health, and are making multiple trips to the doctors, hospitals, pharmacies, grocery shopping, etc. My mother is not able to drive at all, and my father is getting to the point where he too will not be able to do so.

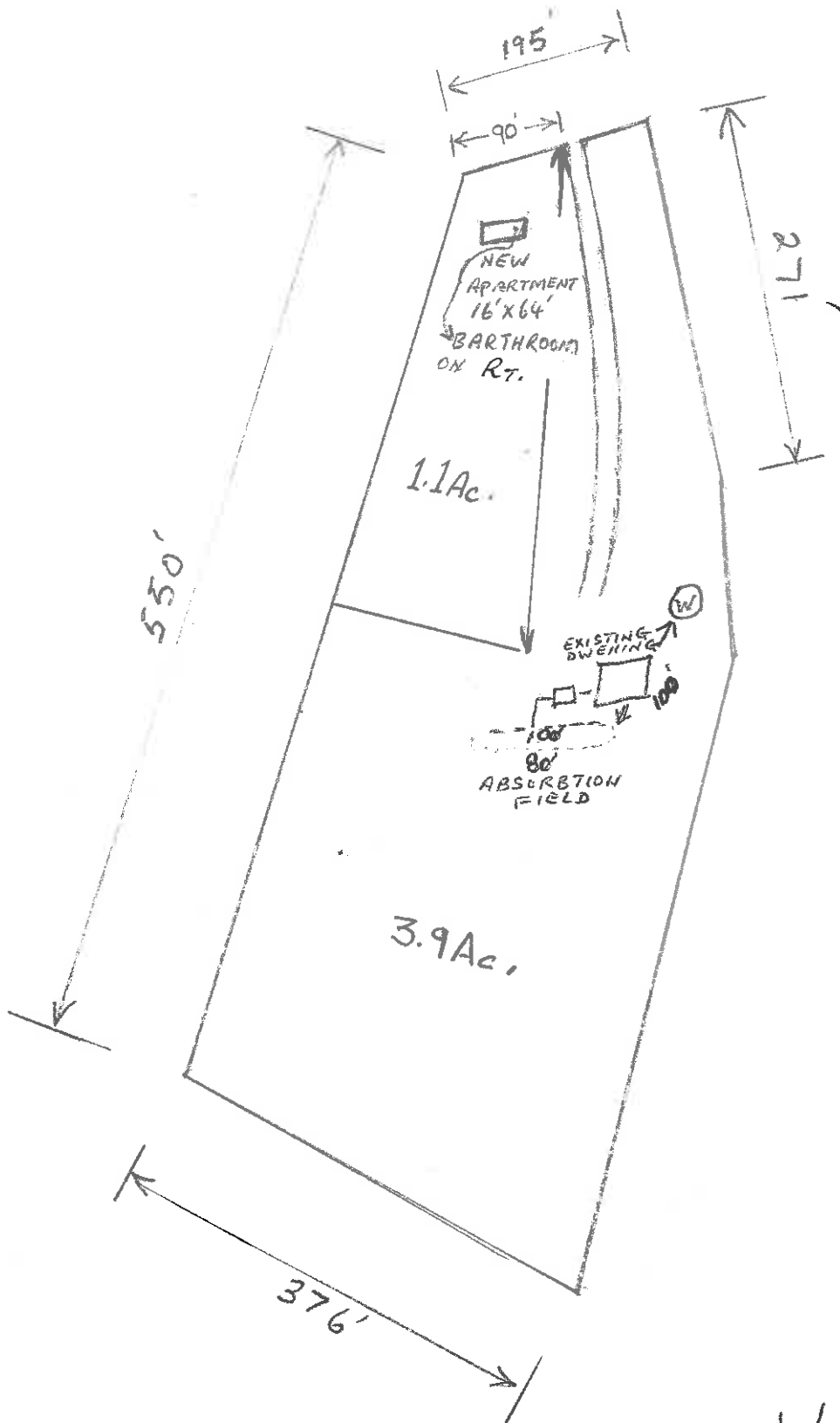
As the property is currently zoned it creates a hardship and "denies reasonable and significant use of the property." Rezoning to R-2 will provide the needed relief and as sole caregiver I would be in a better position to assist them with their activities associated with daily living.

I would like to sub-divide the parcel into a 1.1 Ac Tract and a 3.9 Ac Tract, from an existing 5Ac Parcel.
Respectfully,

Kimberly Pestana DATE: 4/24/18

RECORDED 255 11.17

20



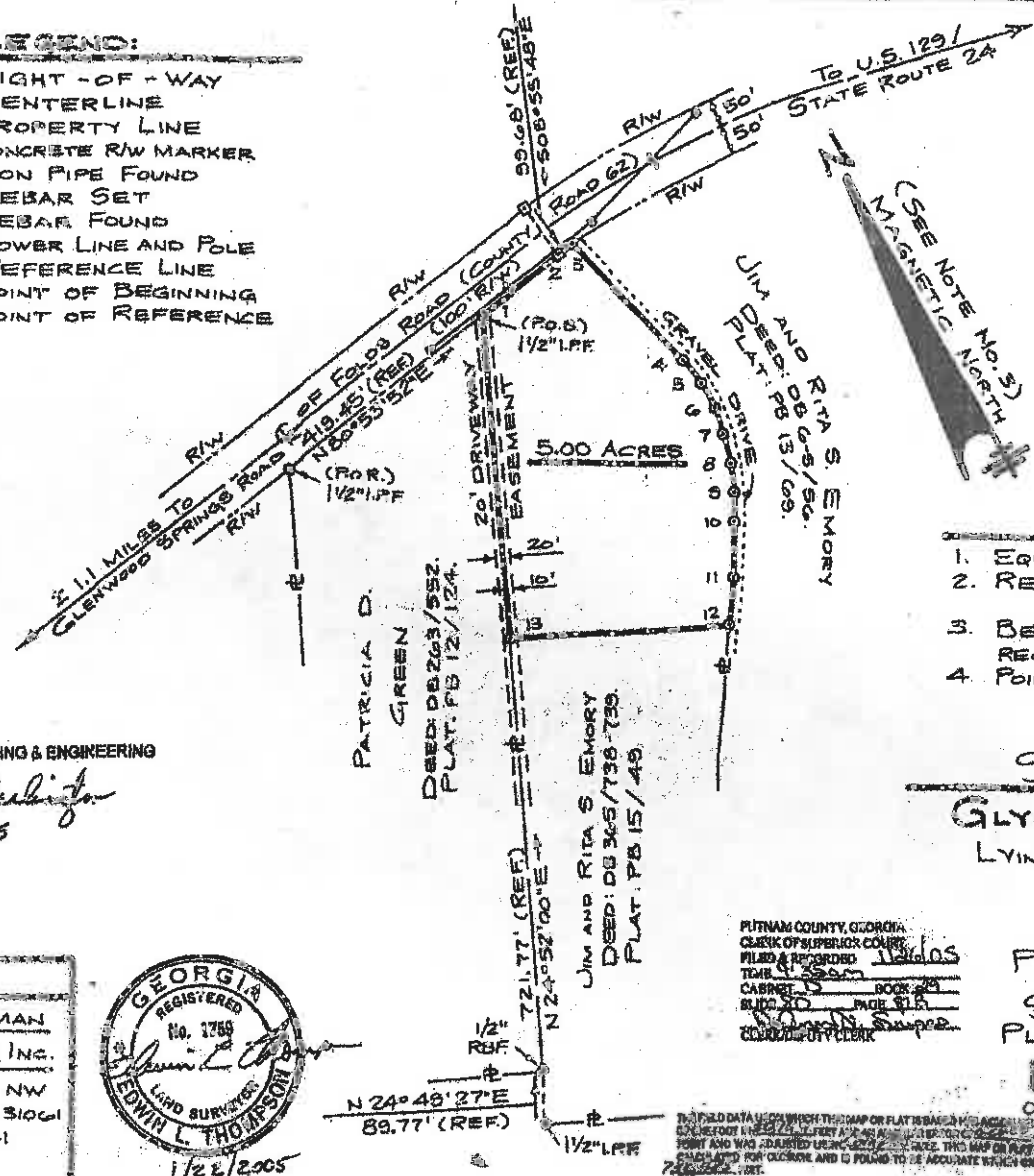
PLANNING NOTES MAY 10

NO

WINSTON PESTANA
706-816-1600

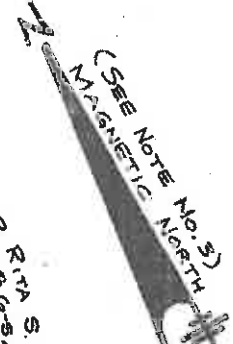
LEGEND:

- R/W == RIGHT-OF-WAY
- CL == CENTERLINE
- PL == PROPERTY LINE
- CM == CONCRETE R/W MARKER
- I.P.F. == IRON PIPE FOUND
- RS == REBAR SET
- RBF == REBAR FOUND
- == POWER LINE AND POLE
- (REF.) == REFERENCE LINE
- (P.O.B.) == POINT OF BEGINNING
- (P.O.R.) == POINT OF REFERENCE



PERIMETER

POINTS FROM TO	BEARING	DISTANCE
1 2	N60°49'00"E	169.91'
2 3	N81°11'00"E	25.77'
3 4	S14°20'00"E	270.90'
4 5	S07°08'00"E	48.54'
5 6	S01°15'00"W	48.52'
6 7	S09°49'00"W	49.03'
7 8	S15°21'00"W	48.83'
8 9	S22°07'00"W	49.00'
9 10	S27°52'00"W	48.36'
10 11	S31°33'00"W	99.57'
11 12	S34°01'00"W	77.75'
12 13	N64°21'08"W	375.74'
13 1	N24°52'00"E	350.00'



NOTES:

1. EQUIPMENT: TOPCON GTS-3B E.D.M.
2. REFERENCE: DEED: DB 365/736-739. PLAT: PB 15/49.
3. BEARING DATUM ESTABLISHED FROM PLAT RECORDED IN PLAT BOOK 15, PAGE 49.
4. POINTS 3 THROUGH 13 ARE 1/2" REBARS SET.

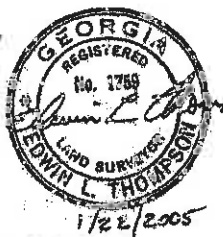
SURVEY OF PROPERTY FOR:
GLYNN AND DEBRA HARDIN
 LYING IN THE 191ST AND 192ND LAND LOTS
 14TH LAND DISTRICT
 310TH G.M.D.
 PUTNAM COUNTY, GEORGIA

SURVEYED: JANUARY 14, 2005
 PLAT DRAWN: JANUARY 18, 2005

PUTNAM COUNTY PLANNING & ENGINEERING

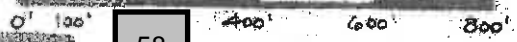
Sherry Dealinger
 1/26/05

SURVEYED BY:
THOMPSON & FREEMAN
LAND SURVEYORS, INC.
 140 KENAN DRIVE NW
 MILLEDGEVILLE, GA. 31061
 PHONE: 478-414-1241
 GA. RLS No. 1759
 FILE No. 840



PUTNAM COUNTY, GEORGIA
 CLERK OF SUPERIOR COURT
 FILED & RECORDED
 TIME: 1:30pm
 CABINET: 5 BOOK: 24
 BLANK: 20 PAGE: 81B
 BY: [Signature] Surveyor
 COUNTY CLERK

THIS FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS BEEN CHECKED BY ME OR BY AN ASSISTANT OF MINE OR BY ANOTHER SURVEYOR OR PARTY WHO HAS DRAUGHTED USING THESE INSTRUMENTS. THIS MAP OR PLAT HAS BEEN CHECKED FOR ACCURACY AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT BY THE FOLLOWING METHOD:



58
 SCALE: 1" = 200'

Backup material for agenda item:

10. Request by **Edward V. Macatee** to rezone 12.82 acres at 963 Sparta Highway from AG-1 to AG-2. [**Map 118, part of Parcel 003, District 3**]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT
117 Putnam Drive, Suite B ♦ Eatonton, GA 31024
Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountygga.us

May 11, 2018

TO: Planning & Zoning Commission

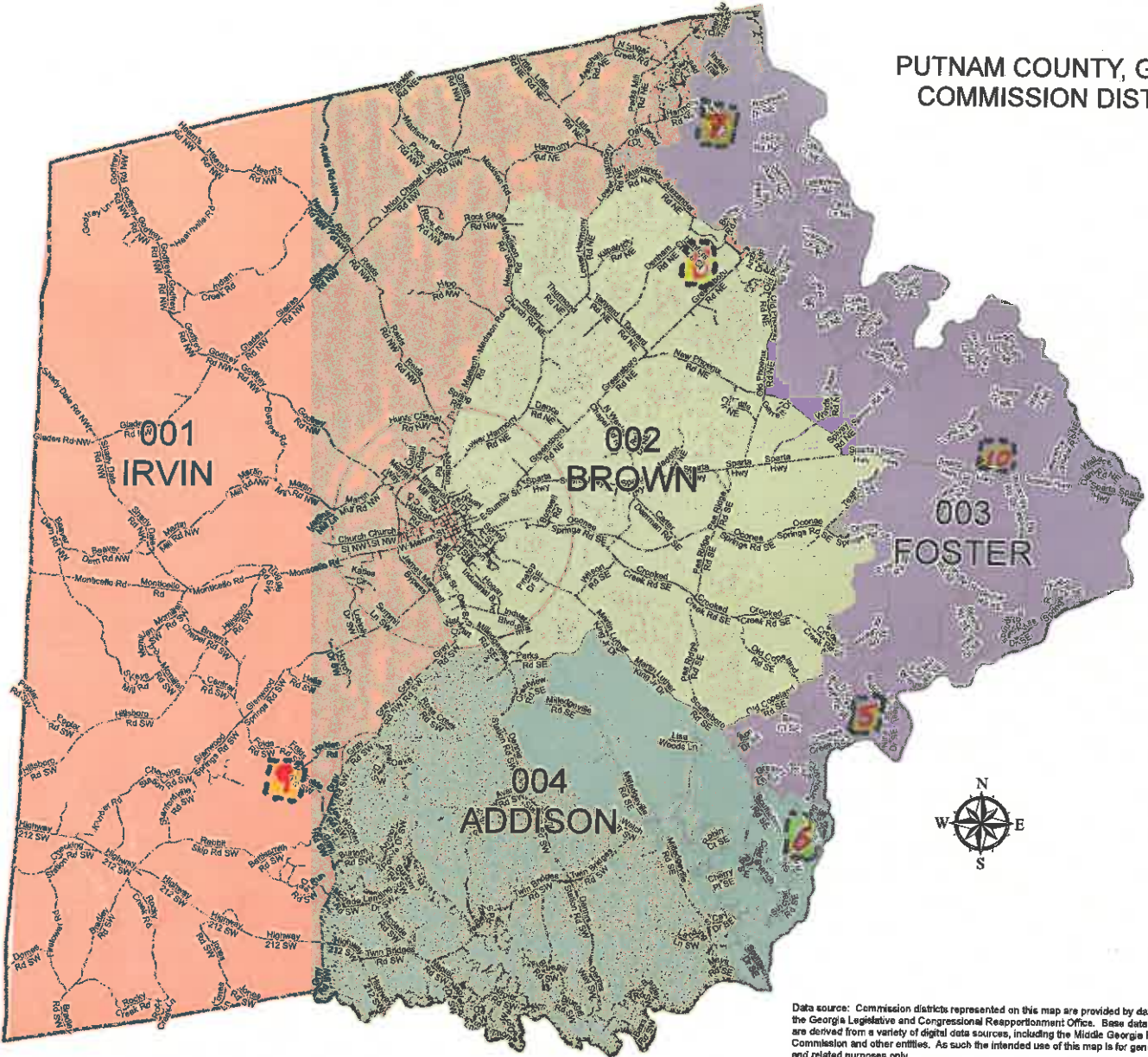
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 6/7/2018

10. Request by **Edward V. Macatee** to rezone 12.82 acres at 963 Sparta Highway from AG-1 to AG-2. **[Map 118, part of Parcel 003]**. * The applicant is requesting to rezone 12.82 acres out of 42.50 acres from AG-1 to AG-2 to sell. The minimum lot size in the AG-1 district is 20 acres so to subdivide the property it must be rezoned to a conforming zoning district. The applicant is proposing to subdivide this property by creating a 12.82-acre parcel. The remaining 29.68 acres will remain in the AG-1 District. The Comprehensive Plan Future Land Use indicates the future land use as Rural Residential which meets the intended land use of Residential. The applicant would like to maintain an agriculture use for this property and the only option is the AG-2 district which has a minimum lot size requirement of 5 acres. This parcel is surrounded by adjacent AG-1 parcels. Therefore, the proposed R-2 zoning will have minimal impact on Sparta Highway or adjacent properties.

Staff recommendation is for approval to rezone 12.82 acres from AG-1 to AG-2 with the following condition: 1) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

**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" = 5,687.28' SCALE RATIO: 1:68,367.34 DATE: DECEMBER 2016

5. Request by Anthony Tippens, agent for Bruce & Peggy Williams for a side yard setback variance at 122 S. Steel Bridge Road. Presently zoned R-2. [Map 114A, Parcel 011].
6. Request by Jef L. Hulgan, agent for Brian Jarrard for a front and rear yard setback variance at 111 Glad Cove. Presently zoned R-2. [Map 111C, Parcel 029].
7. Request by Scott Mappes for a side yard setback variance at 231 Jefferson Road. Presently zoned R-1. [Map 098A Parcel 117].
8. Request by Kenneth Munger for a side yard setback variance at 169 Briar Patch Road. Presently zoned R-2. [Map 096B, Parcel 030].
9. Request by Kimberly & Winston Pestana to rezone 5 acres at 335 Folds Road from AG-1 to R-2. [Map 032, Parcel 039]. *
10. Request by Edward V. Macatee to rezone 12.82 acres 963 Sparta Highway from AG-1 to AG-2. [Map 118, part of Parcel 003]. *

APPLICATION FOR REZONING

APPLICATION NO _____

DATE: 5-3-18

* MAP 118 PARCEL 003

1. Name of Applicant: EDWARD V. MACATEE
2. Mailing Address: 963 SPARTA HWY, EATONTON GA 31024
3. Phone: (home) _____ (office) _____ (cell) 303-916-6581
4. The location of the subject property, including street number, if any: 963 SPARTA HWY
EATONTON, GA 31024
5. The area of land proposed to be rezoned (stated in square feet if less than one acre):
12.82 ACRES +/-
6. The proposed zoning district desired: AG-2
7. The purpose of this rezoning is (Attach Letter of Intent) SALE OF Acreage
see ATTACHED
8. Present use of property: AG-1 Desired use of property: AG-2
9. Existing zoning district classification of the property and adjacent properties:
Existing: AG-1
North: AG-1 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.
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 RP
13. A detailed description of existing land uses: PASTURE, POND, ORCHARD
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.

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.

[Handwritten Signature]
 Signature (Property Owner) (Date) 5/3/18

[Handwritten Signature] 5/3/18
 Signature (Applicant) (Date)

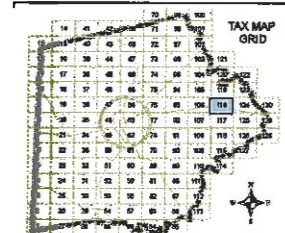
[Handwritten Signature]
 Notary Public



 Notary Public

Office Use	
Paid: \$ <u>100.00</u> (cash) _____	(check) <u>#649</u> (credit card) _____
Receipt No. <u>030427</u>	Date Paid: <u>5-3-18</u>
Date Application Received: <u>5-3-18</u>	
Reviewed for completeness by: <u>KP</u>	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

RCUD 2018 MAY 3
[Handwritten Initials]



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

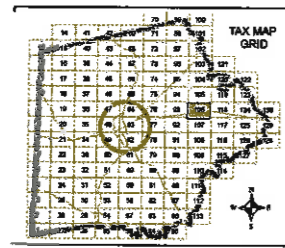
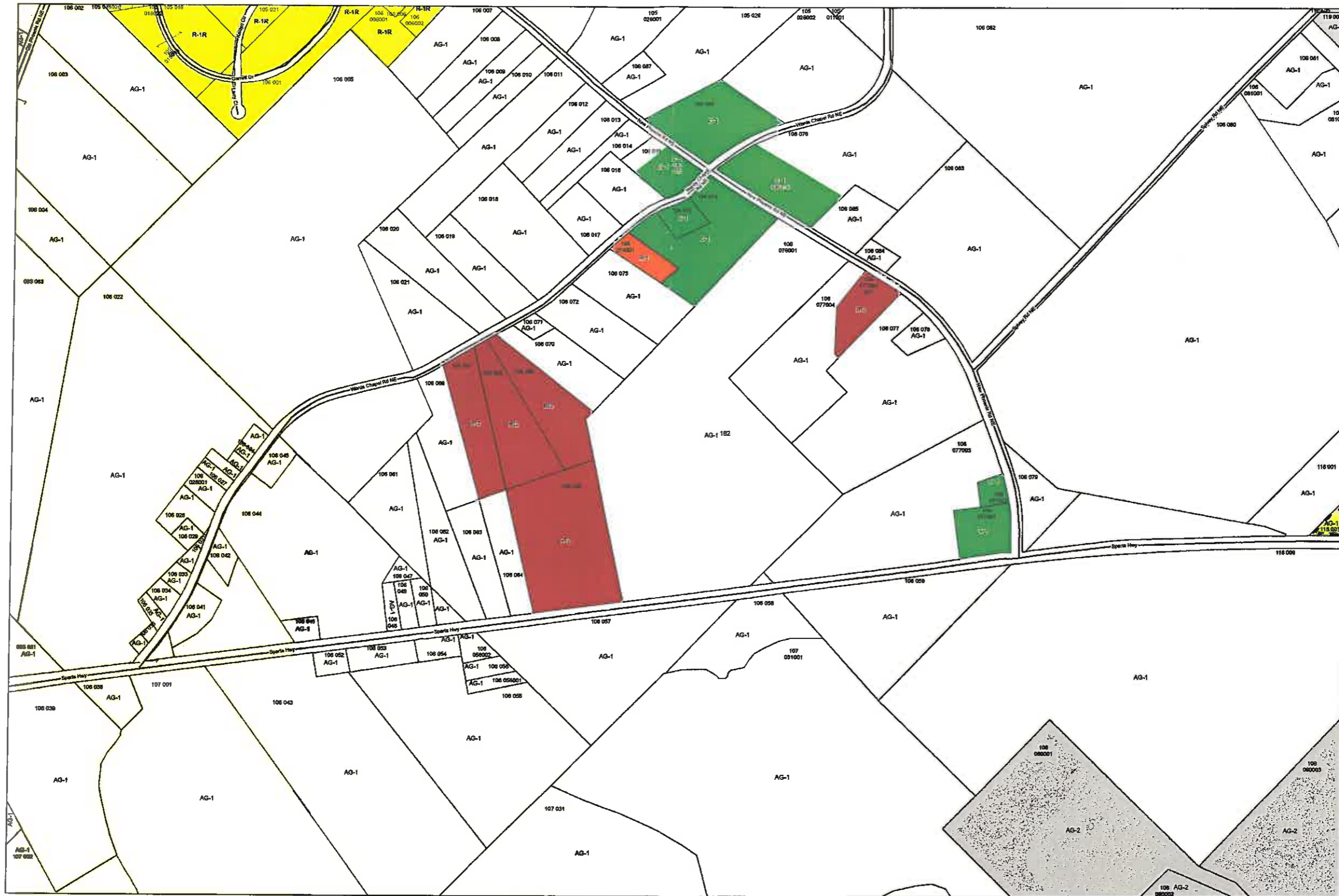
Zoning		GEOGRAPHIC FEATURE LEGEND																						
No Code	AG-1	AG-2	C-1	C-1 CITY	C-2	C-2 CITY	I-M	IND-1 CITY	IND-2 CITY	IND-2	MHP	PUBLIC	PUBLIC CITY	R - 1 CITY	R - 2 CITY	R - 3 CITY	R - 4 CITY	R-1	R-1R	R-2	RM-1	RM-2	RM-3	VILLAGE

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

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 118

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,000 DATE: MAY 2018



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

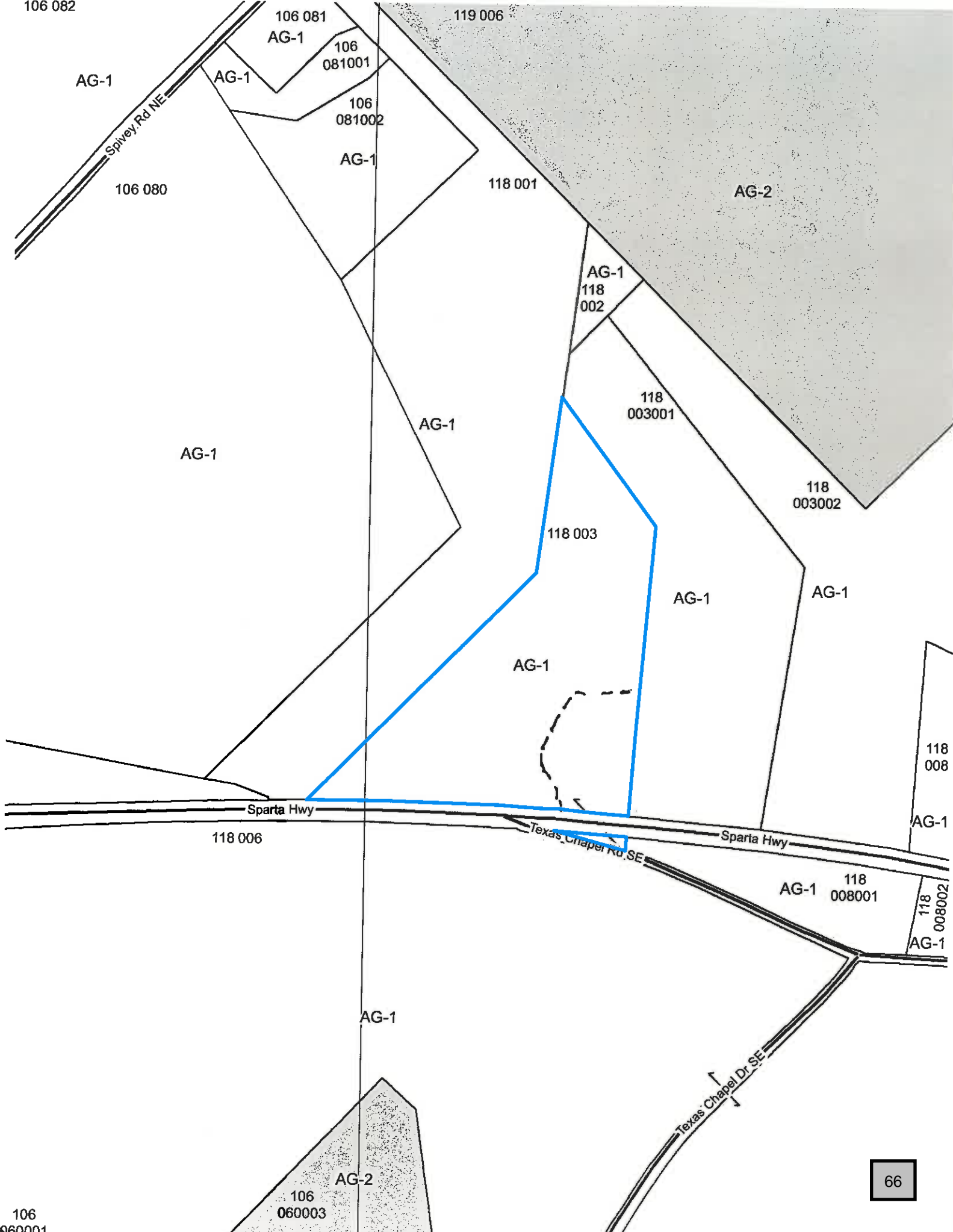
Zoning		GEOGRAPHIC FEATURE LEGEND									
No Code	AG-2	C-2	C-2 CITY	IND-2 CITY	IND-2	R - 1 CITY	R-1R	R-1	RM-2	RM-3	VILLAGE
AG-1	AG-1 CITY	C-1	C-1 CITY	I-M	IND-1 CITY	R - 2 CITY	R-2	R - 3 CITY	R-4 CITY	RM-1	
AG-1 CITY		C-2	C-2	IND-2	MHP	R - 4 CITY	R-1	R-1	RM-2	RM-3	VILLAGE
					PUBLIC	PUBLIC CITY					

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Macon, Georgia 31217
(478) 751-6180
(478) 751-6577
Web: www.mgarc.org
Email: mg@mgarc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 106

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



Edward Van Macatee

963 Sparta Hwy • Eatonton, GA 31024 • Phone: 303-916-6581
E-Mail: van.macatee@evermore.biz



Date: May 3 2018

To Putnam County GA Planning and Development
Lisa Jackson
117 Putnam Drive
Suite B
Eatonton GA 31024

Dear Ms Jackson

I am engaged in a real estate transaction to sell off part of my property. The sale will result in the size of the remaining property to be reduced from 42 acres+/- to 12.82 acres+/- . Apparently this change causes the property to require rezoning from AG-1 as it no longer meets the minimum acreage requirement. This letter and application seeks that rezoning.

Please consider this application to rezone the 12.82 acre parcel remaining from AG-1 to AG-2. The subject property is located at 963 Sparta, Eatonton GA 31024. A copy of the survey with the proposed change is attached.

Sincerely,

Edward V Macatee

CEO, Evermore Investment Group, LLC

RCUD 2018 MAY 3

KP

MATTHEW D. ULMER
 GEORGIA REGISTERED
 LAND SURVEYOR #3069

P.O. BOX 269
 WATKINSVILLE, GA 30677
 706-614-1952

THIS PLAT IS NOT VALID
 OR RECORDABLE UNLESS SAID
 SURVEYOR'S SIGNATURE APPEARS IN
 ORIGINAL BLUE INK OVER THIS
 STAMP.

IN MY OPINION, THIS PLAT IS A
 CORRECT REPRESENTATION OF
 THE LAND PLATTED AND HAS BEEN
 PREPARED IN CONFORMANCE WITH
 MINIMUM STANDARDS AND
 REQUIREMENTS OF GEORGIA LAW.

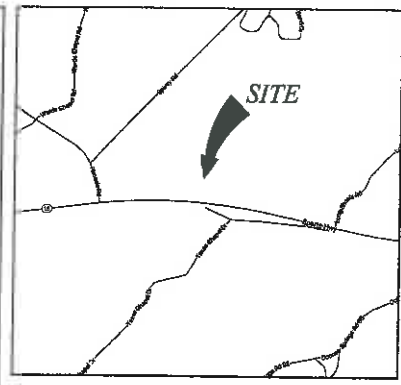
FIELD SURVEY CLOSURE STATEMENT

THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS
 A CLOSURE PRECISION OF ONE FOOT IN 50,000 FEET,
 AND AN ANGULAR ERROR OF 5 SECONDS PER POINT, AND
 WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR
 MEASUREMENTS WERE OBTAINED USING A TOPCON
 TOTAL STATION, MODEL GPT-3002.

THE FIELD WORK WAS COMPLETED ON MAY 1, 2018.

PLAT CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE, AND
 IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN
 702,000 FEET.



BASLINE
 SURVEYING &
 ENGINEERING, INC.

P.O. BOX 269
 WATKINSVILLE, GA 30677

WWW.BASELINEGA.COM

PHONE: 706-614-1952

MATT@BASELINEGA.COM

VICINITY MAP
 NOT TO SCALE

PROJECT DATA

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING
 MATTHEW D. ULMER, GA. RL583069
 P.O. BOX 269 WATKINSVILLE, GA 30677
 31177@BASELINEGA.COM
 706-614-1952

- TOTAL PROJECT ACRAGE: 29.68 ACRES
- TAX PARCEL #: 118 003
- NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HERON.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.
- ZONED AG-1
- THIS PLAT HAS BEEN PREPARED IN CONFORMANCE 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 IN THE GEORGIA PLAT ACT O.C.G.A. SECTIONS 14-6-67, AUTHORITY O.C.G.A. SECTIONS 14-6-61, 43-15-4, 43-15-6, 43-15, 43-15-22.

PLAT FOR:
 TAC SOUTHERN PINE
 PROPERTIES, LLC.

3rd LAND DISTRICT
 LAND LOTS 406, 407, & 397

PUTNAM COUNTY

PHYSICAL ADDRESS:

963 & 997
 SPARTA HWY
 EATONTON, GA 31024

REVISIONS	DATE

DATE
 05/02/18

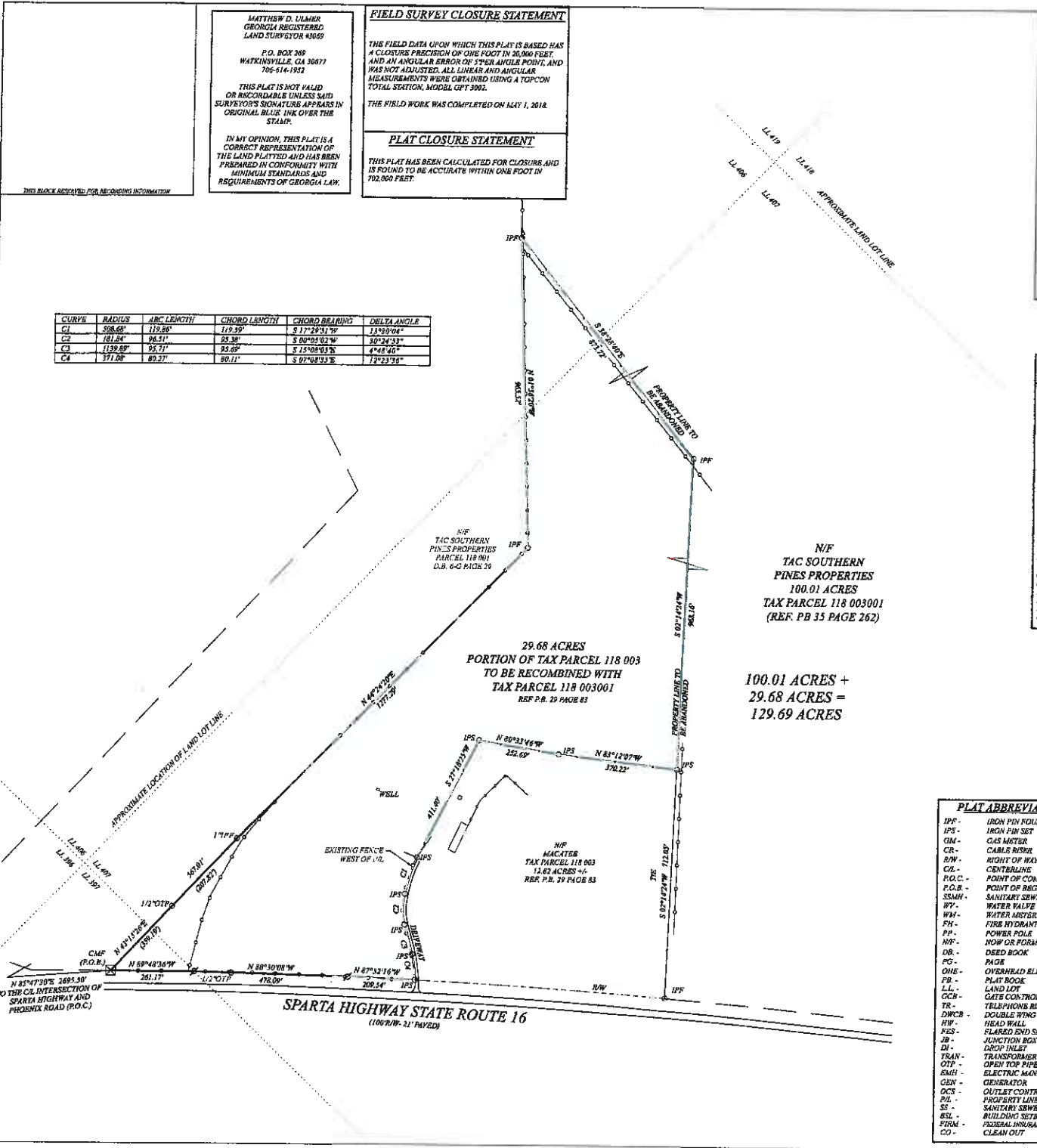
PROJECT
 15-390S

ADMINISTRATIVE
 RECOMBINATION PLAT

SHEET
 1 OF 1



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	508.68'	119.86'	119.39'	S 17°29'51" W	13°29'04"
C2	181.84'	96.51'	83.38'	S 00°02'02" W	30°34'53"
C3	1139.88'	95.71'	83.69'	S 15°08'03" W	4°48'40"
C4	371.88'	89.37'	80.11'	S 07°08'53" E	7°23'36"



N/F
 TAC SOUTHERN
 PINES PROPERTIES
 100.01 ACRES
 TAX PARCEL 118 003001
 (REF. PB 35 PAGE 262)

100.01 ACRES +
 29.68 ACRES =
 129.69 ACRES

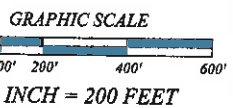
SURVEYOR CERTIFICATIONS

AS REQUIRED BY SUBSECTION (b) OF O.C.G.A. SECTION 14-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY AN APPLICABLE LOCAL JURISDICTION FOR RECORDING AS INDICATED BY APPLICABLE CERTIFICATE, SIGNATURE, STAMP, OR PROFESSIONAL OPINION. SUCH APPROVAL OR APPROPRIATION SHOULD BE CONFIRMED WITH THE APPLICABLE LOCAL JURISDICTION. 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 14-6-67.

Matthew D. Ulmer
 MATTHEW D. ULMER, GA. RL5 3069

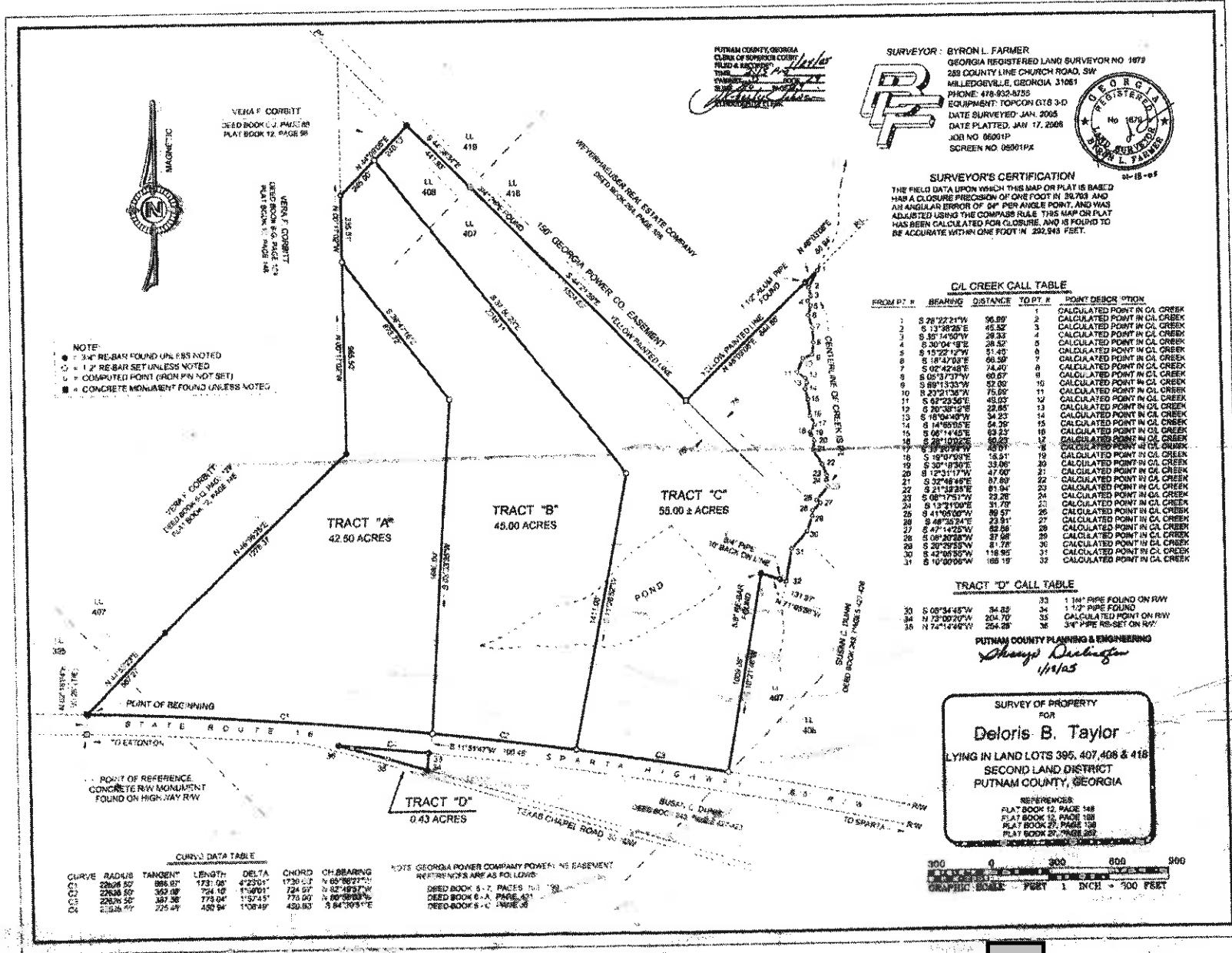


STATIONED AND BASED ON
 NORTH AMERICAN DATUM OF 1983
 GEODETIC FOOT, PLANE COORDINATE SYSTEM
 (SP22000 ZONE)



- PLAT ABBREVIATIONS**
- IPF - IRON PIN FOUND
 - IPS - IRON PIN SET
 - GM - GAS METER
 - CR - CABLE RISER
 - R/W - RIGHT OF WAY
 - CL - CENTERLINE
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING
 - SSMH - SANITARY SEWER MANHOLE
 - WV - WATER VALVE
 - WM - WATER METER
 - FM - FIRE METER
 - PP - POWER POLE
 - N/F - NOW OR FORMERLY
 - DB - DEED BOOK
 - PG - PAGE
 - OHE - OVERHEAD ELECTRIC
 - PB - PLAT BOOK
 - LL - LAND LOT
 - CCB - GATE CONTROL BOX
 - TR - TELEPHONE RISER
 - DWPCB - DOUBLE WING CATCH BASIN
 - HW - HEAD WALL
 - FES - FLESHED END SECTION
 - JB - JUNCTION BOX
 - DI - DROP INLET
 - TRF - TRANSFORMER
 - OTF - OPEN TOP PIPE
 - EMH - ELECTRIC MANHOLE
 - GEN - GENERATOR
 - OCS - OUTLET CONTROL STRUCTURE
 - PL - PROPERTY LINE
 - SS - SANITARY SEWER
 - BSL - BUILDING SETBACK LINE
 - FIRM - FEDERAL INSURANCE RATE MAP
 - CO - CLEAN OUT

- SYMBOL LEGEND**
- CALCULATED POINT
 - IRON MARKER FOUND
 - 1/2 IRON PIN SET
 - ⊗ CONCRETE MONUMENT
 - FENCE



REC'D MAY 3 '18