



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Agenda

Thursday, June 06, 2019 ♦ 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 2, 2019

Requests

5. Request by **R. Greg Waddell, agent for Kerry & Laura Murphy** for a rear yard setback variance at 109 Willow Cove. Presently zoned R-1. [**Map 087B, Parcel 077, District 4**].
6. Request by **Jody Harper, agent for John & Lisa Threlkeld** for a front and side yard setback variance at 129 Forest Ridge Circle. Presently zoned R-1R. [**Map 122A, Parcel 030, District 3**].
7. Request by **Russell W. Wall, agent for Benjamin R. Griffith** for a rear yard setback variance at 212 Twisting Hill Road. Presently zoned R-2. [**Map 111C, Parcel 024, District 4**].
8. Request by **Lauren K. Sprayberry** for a rear yard setback variance at 1054 Lake Oconee Parkway. Presently zoned C-1. [**Map 102D, Parcel 133, District 3**].
9. Request by **Robert T. Attaway III** to rezone 7.85 acres at 205 Napier Drive from AG-1 to AG-2. [**Map 055A, Parcel 055, District 4**]. *
10. Request by **Thomas Price** to rezone 5.5 acres at 242 Bluegill Road from AG-1 to R-2. [**Map 083, Parcel 003, District 4**]. *

New Business

Adjournment

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

Notice: All opponents to any rezoning request on the Planning & Zoning Commission and the Board of 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 18, 2019 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.

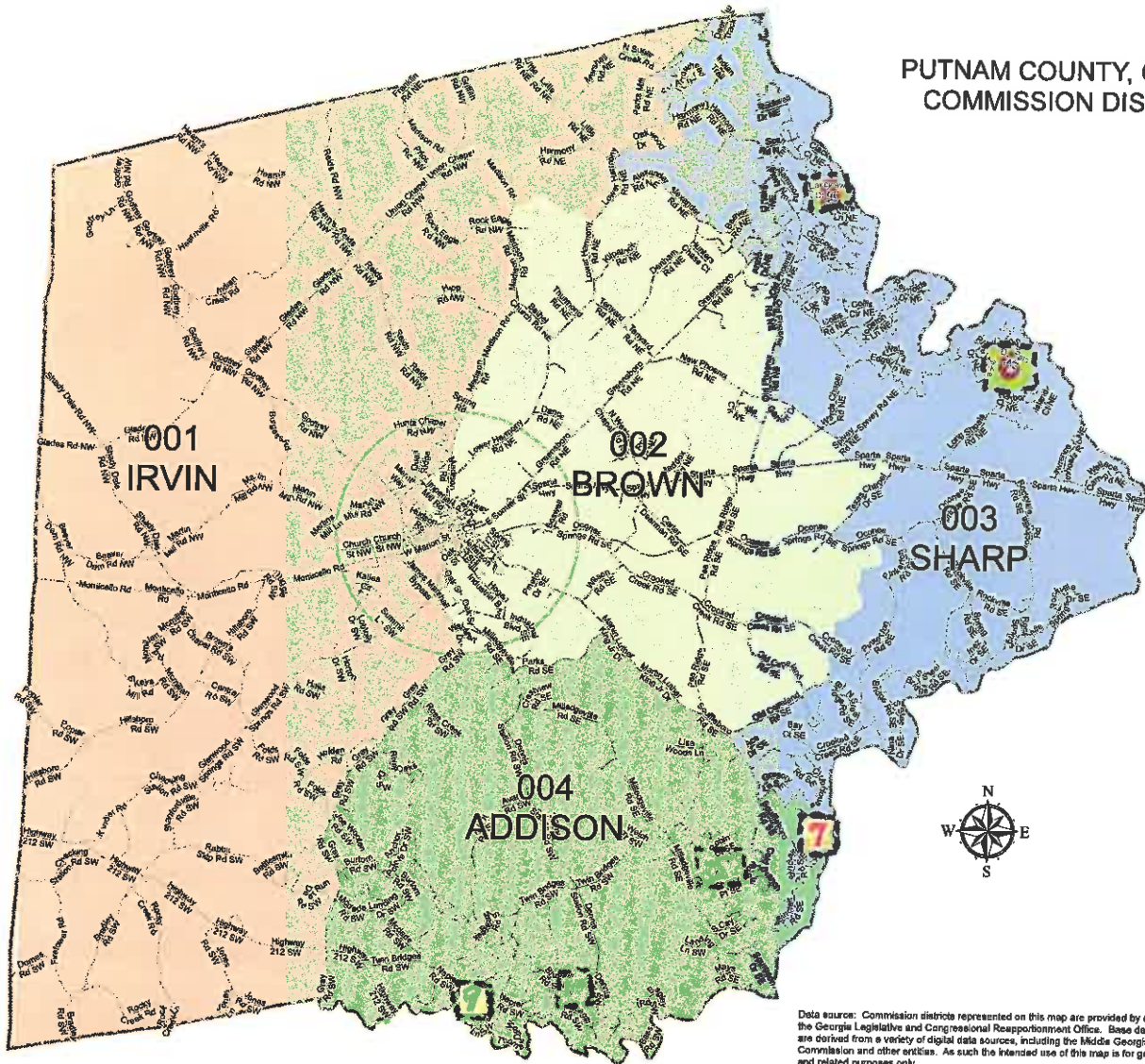
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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.

Item Attachment Documents:

4. Request by **R. Greg Waddell**, agent for **Kerry & Laura Murphy** for a rear yard setback variance at 109 Willow Cove. Presently zoned R-1. [**Map 087B, Parcel 007, District 4**].

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



MAP SCALE: 1" = 6,697.28' SCALE RATIO: 1:68,367.34 DATE: MARCH 2019

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- Putnam County
- City of Eatonton

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: R GREG WADDELL

MAILING ADDRESS: 984 DENPES STATION RD
EATONTON GA 31024
 PHONE: 478-457-4048
 EMAIL: TANGLE RIDGE BUILDER@gmail.com

PROPERTY OWNER IF DIFFERENT FROM ABOVE: KERRY V AND LARRA V MURPHY
 MAILING ADDRESS: 5429 BOWAN ROAD ST 203
MACON GA 31210
 PHONE: 478-737-7400

PROPERTY LOCATION: LOT 35, 109 WILLOW CREEK FOREST LAKE VILLAGE
 MAP 087B PARCEL 077 TOTAL ACREAGE: .51 PRESENTLY ZONED R-1.5

TOTAL SQ. FT. (existing structure) N/A TOTAL FOOTPRINT (proposed structure) 2424

LOT LENGTH (the total length of the lot) 279

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 112'

REASON FOR REQUEST: TO MEET SEPTIC TANK REQUIREMENTS WE ARE REQUESTING A VARIANCE OF 35' FROM REAR FRONT CORNER ON THE LAKE SIDE OF THE HOUSE

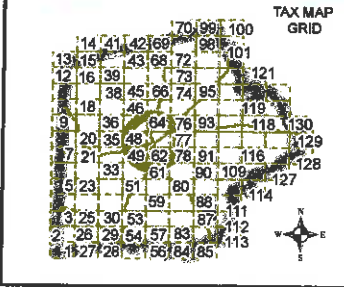
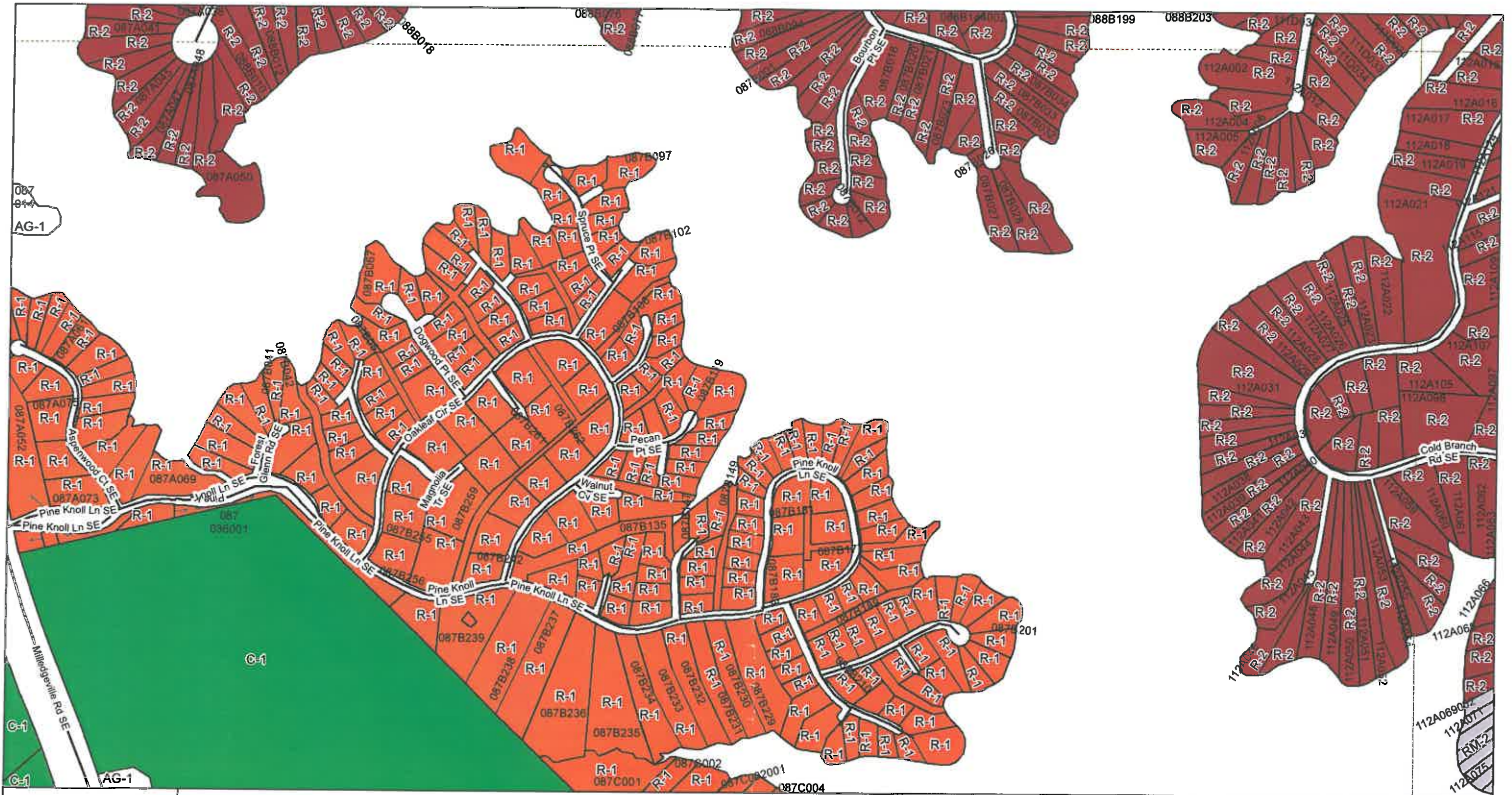
SUPPORTING INFORMATION ATTACHED TO APPLICATION:
 RECORDED PLAT: LETTER OF AGENCY LETTER OF INTENT
 SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: [Signature] DATE: 3-28-2019

*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.

TE FILED 3-28-19 FEE: \$ 200.00 CK. NO. 12590 CASH C. CARD INITIALS _____
 SEPT # 03197
 OF NEWSPAPER AD: _____ DATE SIGN POSTED: _____
 PLANNING & ZONING HEARING: _____ RESULT: _____
 COMMISSIONERS/CITY COUNCIL HEARING: _____ RESULT: _____



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

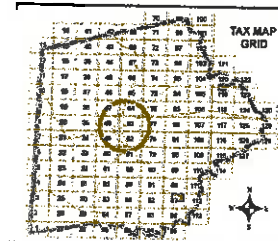
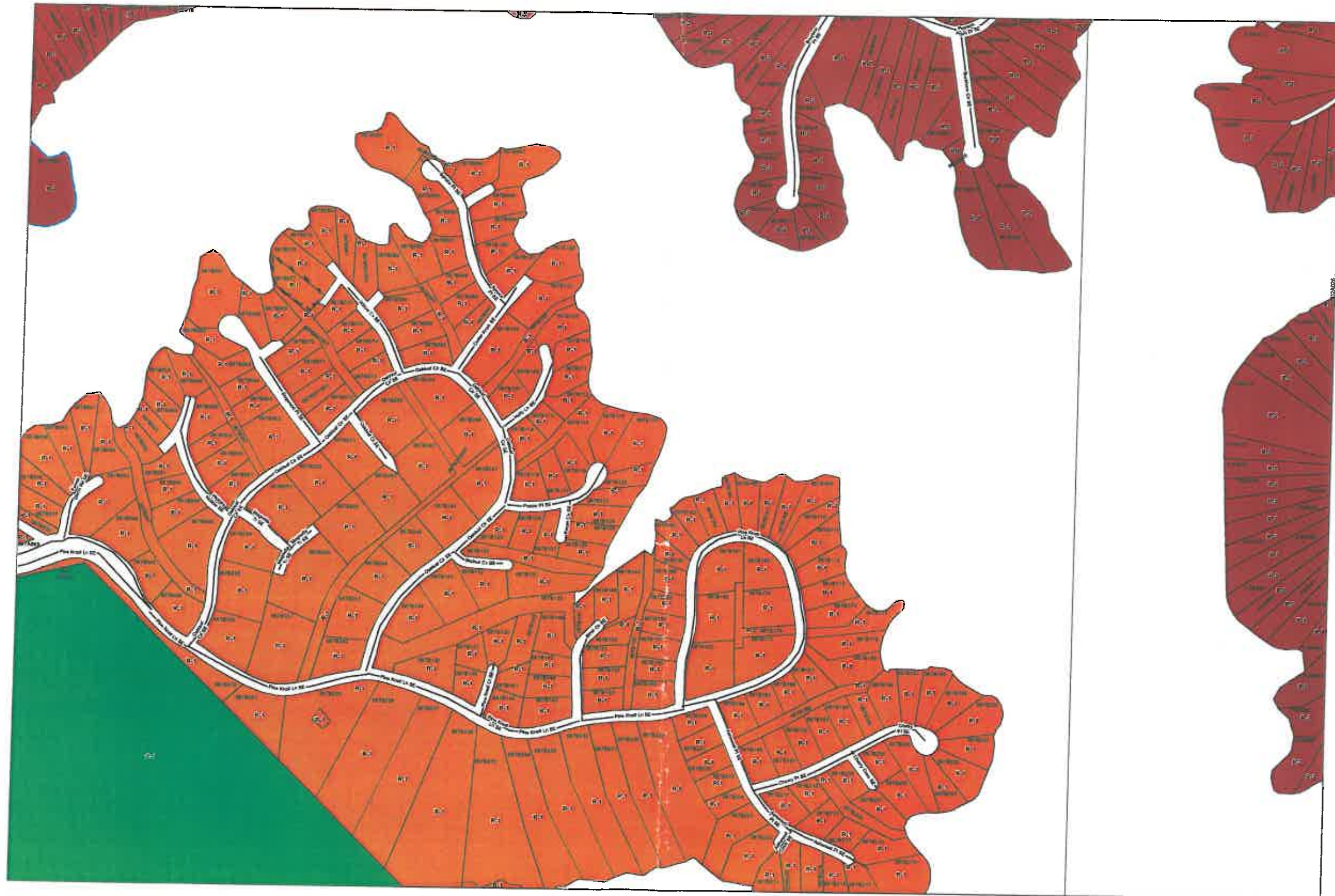
Zoning		GEOGRAPHIC FEATURE LEGEND									
	No Code		AG-2		C-2 CITY		IND-2 CITY		R - 1 CITY		RM-2
	AG-1		C-1		I-M		MHP		R - 2 CITY		R-1R
	AG-1 CITY		C-1 CITY		IND-1 CITY		PUBLIC		R - 3 CITY		R-2
			C-2		IND-2		PUBLIC CITY		R - 4 CITY		RM-1
											VILLAGE

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6180
(478) 751-6517
Web:
www.middlegeorgiareg.com
Email:
i@mgrc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 087B

MAP SCALE: 1" = 525'
SCALE RATIO: 1:5,300
DATE: MAY 2019



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

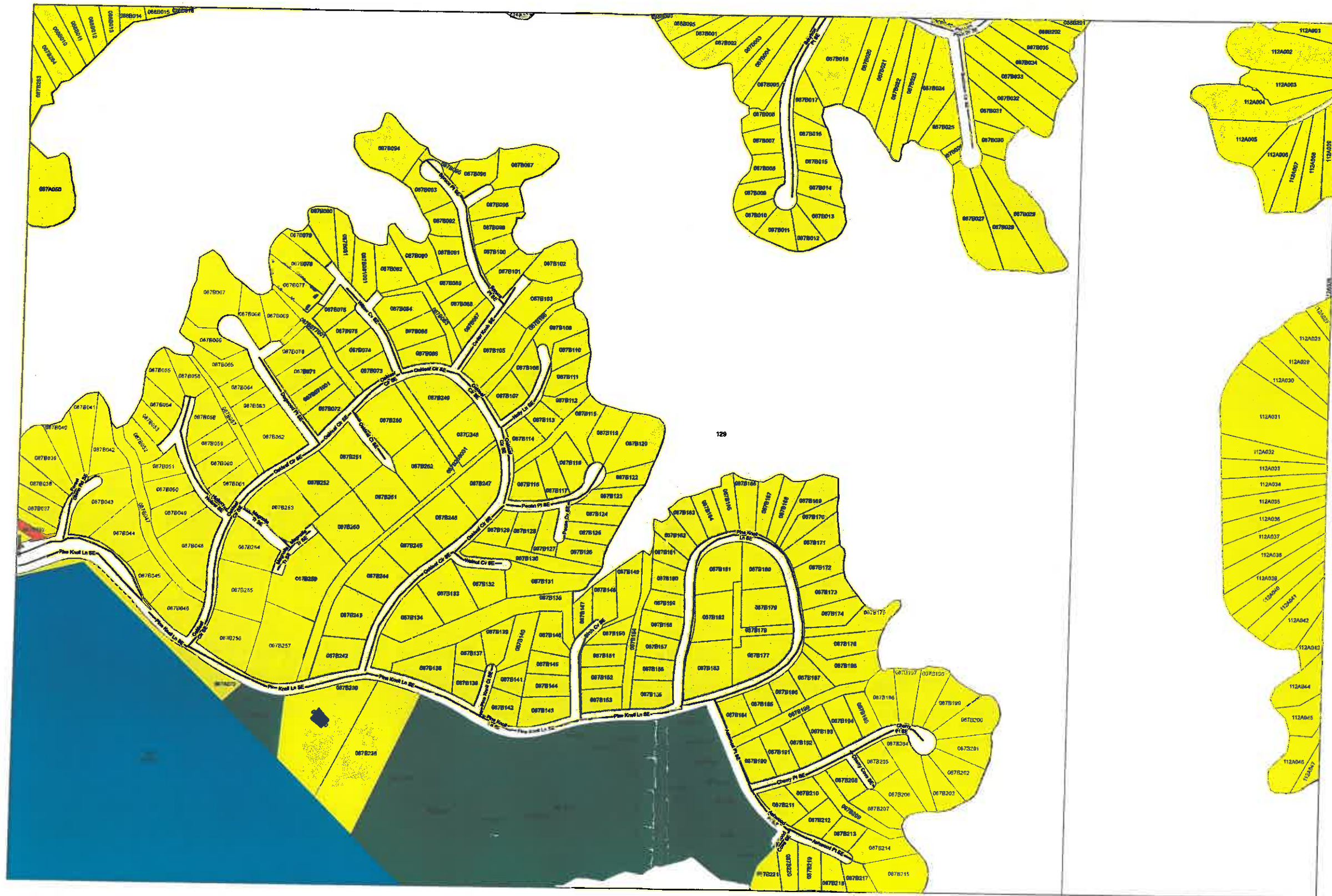
Zoning		GEOGRAPHIC FEATURE LEGEND										
No Code	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	R-1	RM-2	C-1	I-M	MHP	R - 2 CITY	R-1R	RM-3
AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	R-2	VILLAGE	C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1	

MGRC
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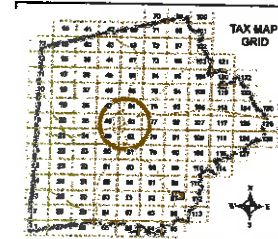
PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 087B

MAP SCALE: 1" = 200' SCALE RATIO: 12,400 DATE: AUGUST 2017



129



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

GEOGRAPHIC FEATURE LEGEND

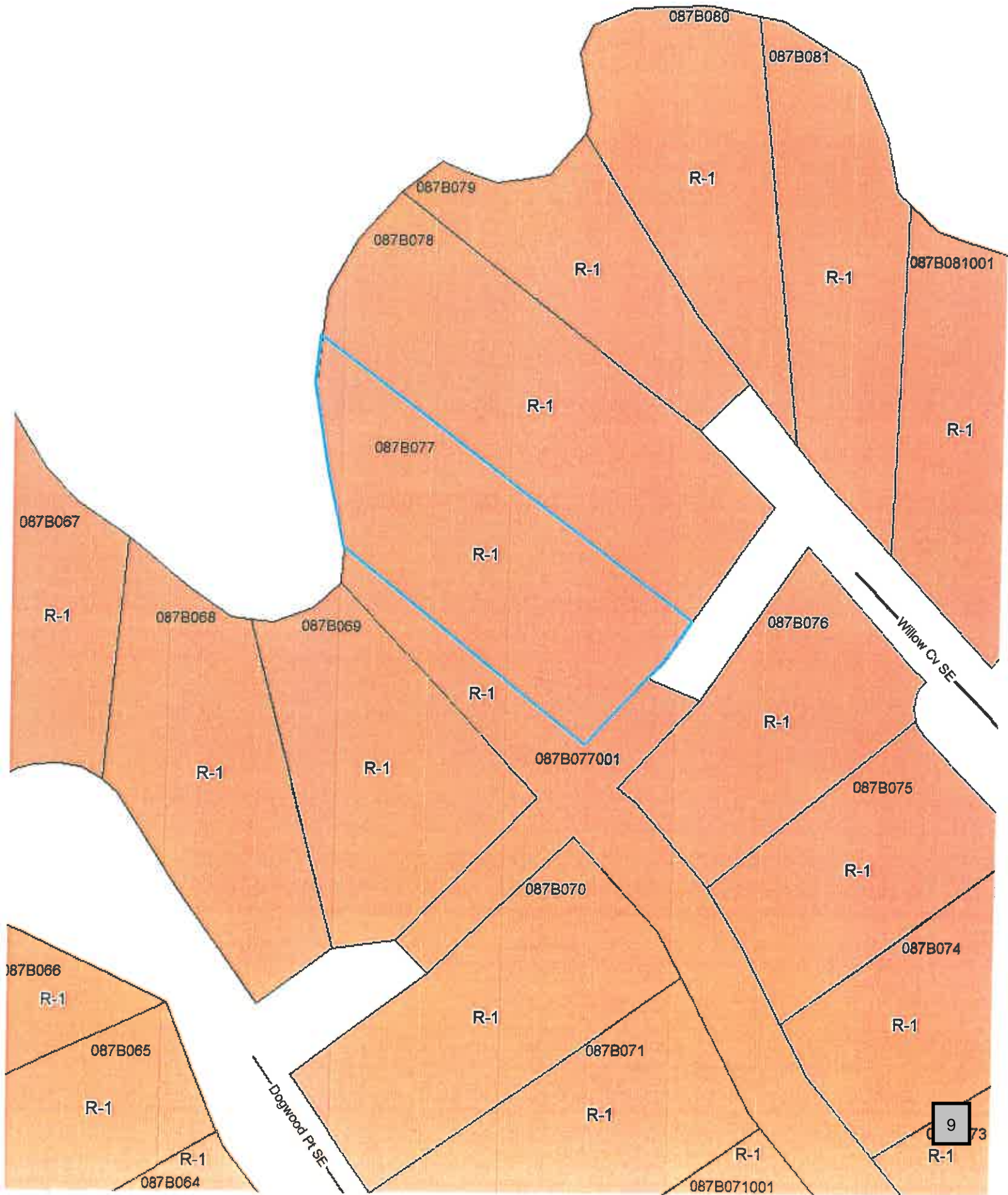
- Agriculture/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suwanee, Georgia 30127
(478) 751-6100
(478) 751-6597
Web: www.mgcr.com
Email: mg@mgcr.com

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

MAP 087B

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: APRIL 2019



Planning and Development
117 Putnam Drive, Suite B
Eatonton GA 31024

11/29/2019

RE: Lot 35 Sec II Forest Lake Subdivision, Willow Cove, Eatonton GA

To whom it may concern,

We are requesting a variance for Lot 35 Sec II of Forest Lake Subdivision, which is just off Willow Cove, Eatonton GA Putnam County. We propose to build a new home that is 52' in depth with a porch that adds 12' of depth and 32" in Length with a porch that add 14' to the length. The total new heated and cooled square footage will be approximately 2711 square feet, 1664 on the main level and 1047 on the basement level. We are requesting a variance of 35' for the Lakeside setback. This would place the left lakeside corner of the home 65' from the lake. The lot width at the house site is 112' in width. The total length of the lot is approximately 270'. The reason for the request is due to the irregular shape of the lot and the requirements of the Putnam County Health Department for the placement of the septic system on the property. (See attached Letter) This lot only has a small area that will accept a septic system. We have kept the footprint of the home at 32x52 to make this system work. Thank your help and for your consideration.

Sincerely,



R. Greg Waddell
Tangle Ridge Builders, LLC
478-457-4048





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117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Greg Waddell, Tangle Ridge Builders TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR a variance OF PROPERTY DESCRIBED AS MAP 087B PARCEL 077, CONSISTING OF 51 ACRES, WHICH HAS THE FOLLOWING ADDRESS: _____ 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 a 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 28th DAY OF March, 2018.

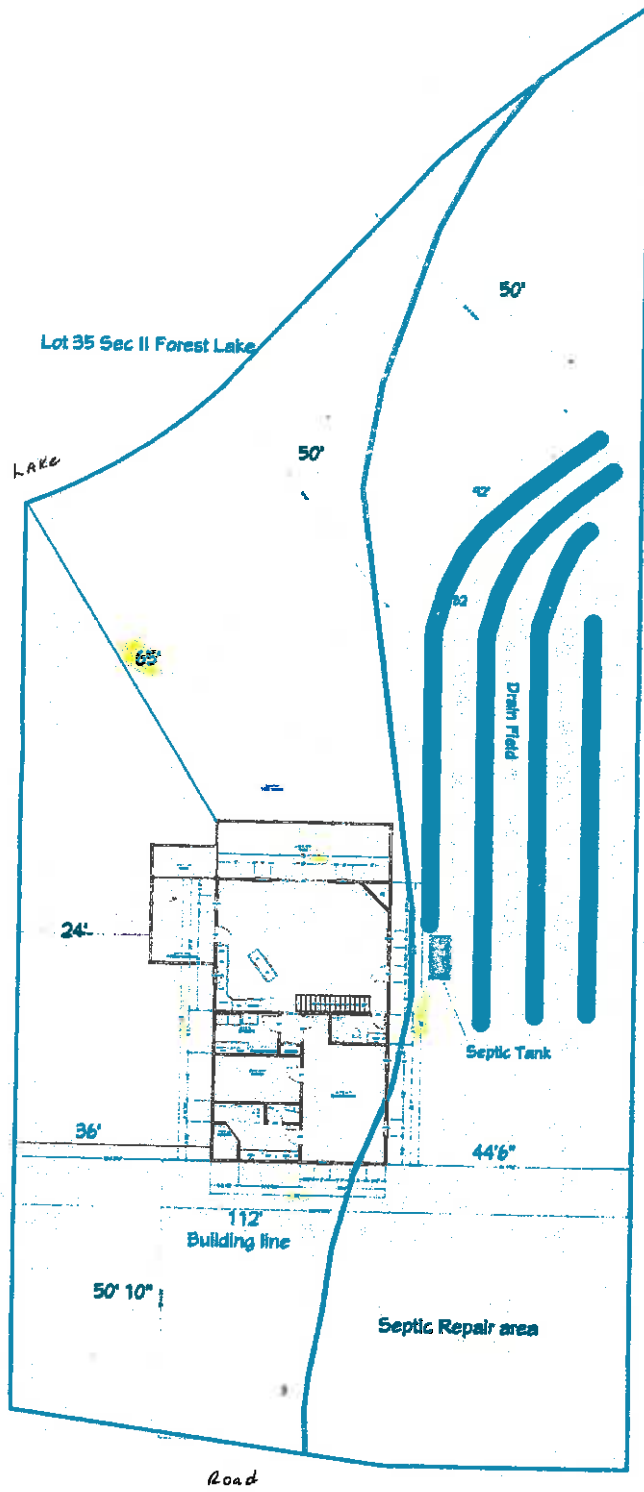
PROPERTY OWNER(S): Kerry V. & Laura V. Murphy

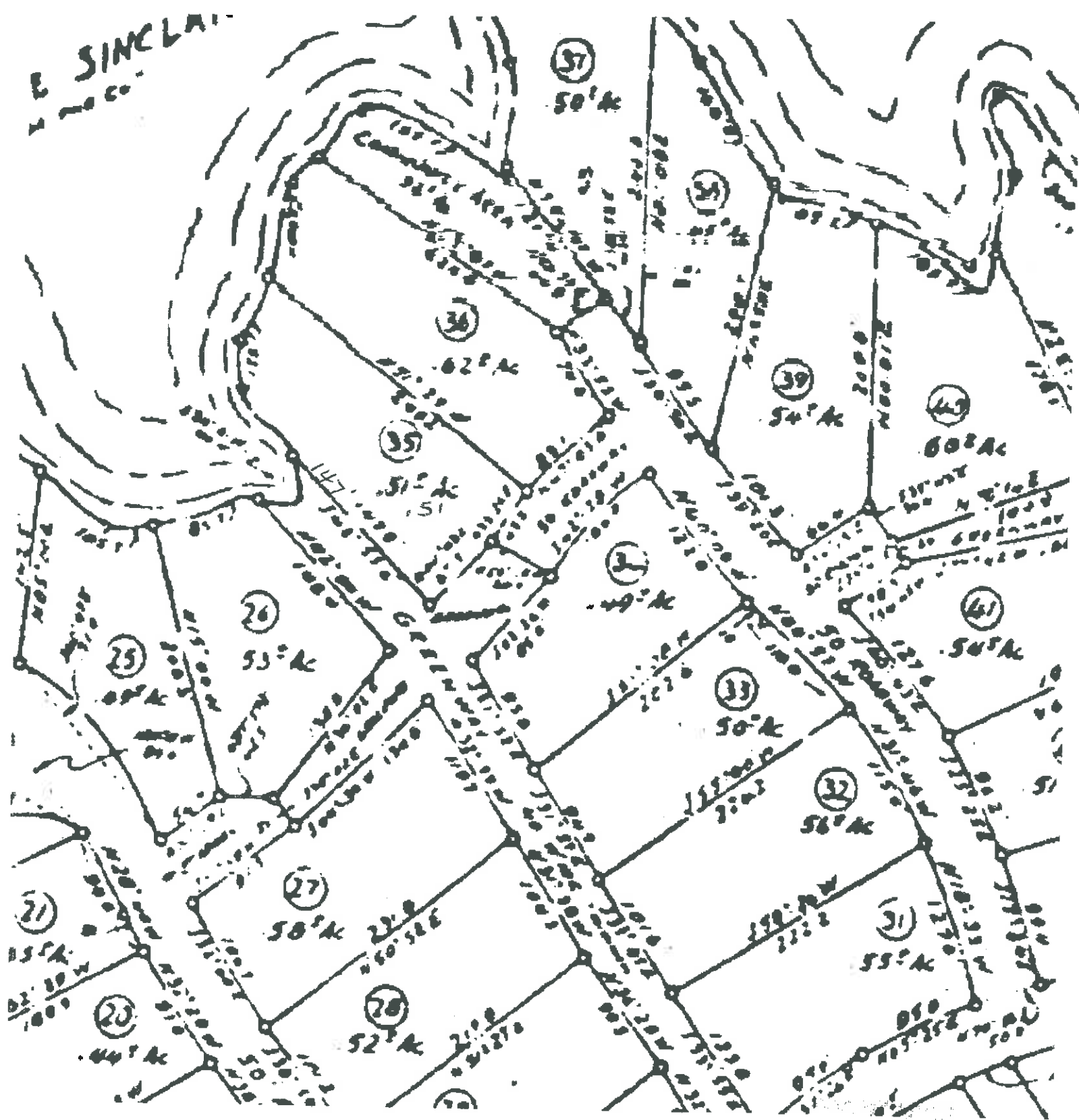
[Signature] NAME (PRINTED)
[Signature] SIGNATURE
ADDRESS: 5429 Bowman Road Suite 203 Macon GA 31210
PHONE: 478-737-7400

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

[Signature]
NOTARY
MY COMMISSION EXPIRES: Oct 18, 2021

CAMERON J. BROWN
NOTARY PUBLIC
BIBB COUNTY, GEORGIA
EXPIRES OCTOBER 18TH, 2021





Raynell Beitt
 Deputy Clerk
 3/28/19

Lot 35 Willow Cove Court SE Parcel ID 087B077

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

PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE: <i>Scott Loftgren - (Kerry Murphy)</i>		DATE: <i>7/26/17</i>
PROPERTY OWNER'S NAME: <i>Kerry Van Murphy Buyer</i>	PHONE NUMBER: <i>478-737-7400</i>	ALTERNATE PHONE NUMBER: <i>478-737-7400</i>
PROPERTY OWNER'S ADDRESS: <i>133 Broadleaf Dr Macon GA 31210</i>		
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER): <i>-</i>	PHONE NUMBER: <i>-</i>	RELATIONSHIP TO OWNER: <i>-</i>

Section A - General Information

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, sinkholes, streams, etc.) EVALUATED: <input checked="" type="radio"/> (1) Yes <input type="radio"/> (2) No	5. TYPE OF STRUCTURE (single/multi family residence, commercial, restaurant, etc.): <i>Single Family residence</i>	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.): <i>Wedowee</i>
2. WATER SUPPLY: <input checked="" type="radio"/> (1) Public <input checked="" type="radio"/> (2) Private <input type="radio"/> (3) Community	6. WATER USAGE BY: <input checked="" type="radio"/> (1) Bedroom Numbers <input type="radio"/> (2) Gallons per Day	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: <i>45</i>
3. SEWAGE SYSTEM TO BE PERMITTED: <input checked="" type="radio"/> (1) New <input type="radio"/> (2) Repair <input type="radio"/> (3) Addition	7. NO. OF BEDROOMS / GPD: <i>2</i> <i>2</i>	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): <i>48</i>
4. LOT SIZE (SQUARE FEET / ACRES): <i>22,000 / .51</i>	8. LEVEL OF PLUMBING OUTLET: <input checked="" type="radio"/> (1) Ground Level <input type="radio"/> (2) Basement <input type="radio"/> (3) Above Ground Level	12. SOIL TEST PERFORMED BY: <i>Richard Tawlyn</i>

Section B - Primary / Pretreatment

1. DISPOSAL METHOD: <input checked="" type="radio"/> (1) Septic Tank <input type="radio"/> (2) Privy <input type="radio"/> (3) Aerobic Unit <input type="radio"/> (4) Other:	3. SEPTIC TANK CAPACITY (GALLONS): <i>1500</i>	4. AEROBIC UNIT CAPACITY (GALLONS):	5. DOSING TANK CAPACITY (GALLONS): <i>1000</i>	6. GREASE TRAP CAPACITY (GALLONS):
2. GARBAGE DISPOSAL: <input checked="" type="radio"/> (1) Yes <input type="radio"/> (2) No	7. PRESCRIBED TANK LOCATION / REMARKS: <i>Set back at back right corner of proposed house. 2 bedroom max. May require permit.</i>			

Section C - Secondary Treatment

1. ABSORPTION FIELD DESIGN: <input type="radio"/> (1) Level Field <input checked="" type="radio"/> (2) Serial <input type="radio"/> (3) Drip <input type="radio"/> (4) Distribution Box <input type="radio"/> (5) Mound / Area Fill	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: <i>600</i>	7. NUMBER OF ABSORPTION TRENCHES:
2. ABSORPTION FIELD PRODUCT: <i>Conv. Pipe + Gravel</i>	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: <i>200</i>	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES:
3. AGGREGATE DEPTH (inches): <i>12</i>	6. DEPTH OF ABSORPTION TRENCHES (range in inches): <i>24 - 24</i>	9. DISTANCE BETWEEN ABSORPTION TRENCHES:
10. PRESCRIBED ABSORPTION FIELD LOCATION: <i>See page 2 for completion prior to building permit. Install in Wedowee soil. Maintain setback of 50' for lake. See soil report.</i>		

Permit

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

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

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

APPROVING ENVIRONMENTALIST: <i>[Signature]</i>	TITLE: <i>EHS</i>	DATE: <i>8-7-17</i>	CONSTRUCTION PERMIT NUMBER: <i>11700969</i>
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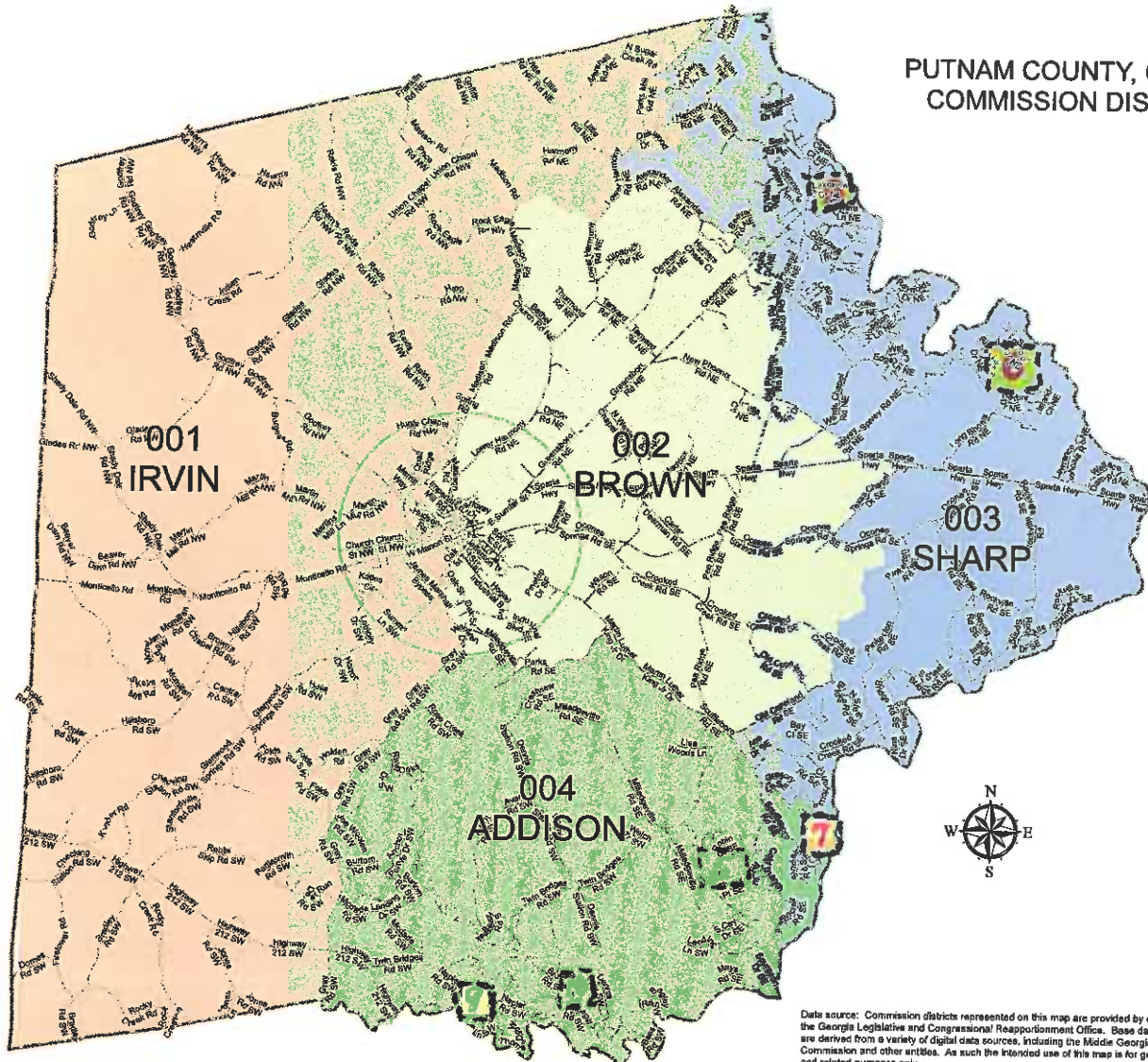
Form 3382 (Rev. 10 - 2005)

pd #25 8.23.18 etw-vc-issue expiration

Item Attachment Documents:

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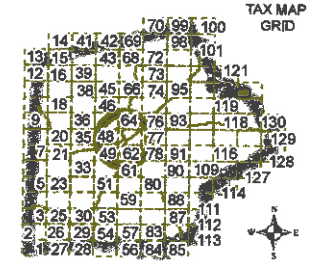
PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



Date 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: 1:66,367.34 DATE: MARCH 2019

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GEOGRAPHIC FEATURE LEGEND

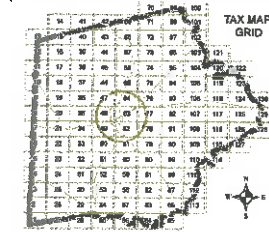
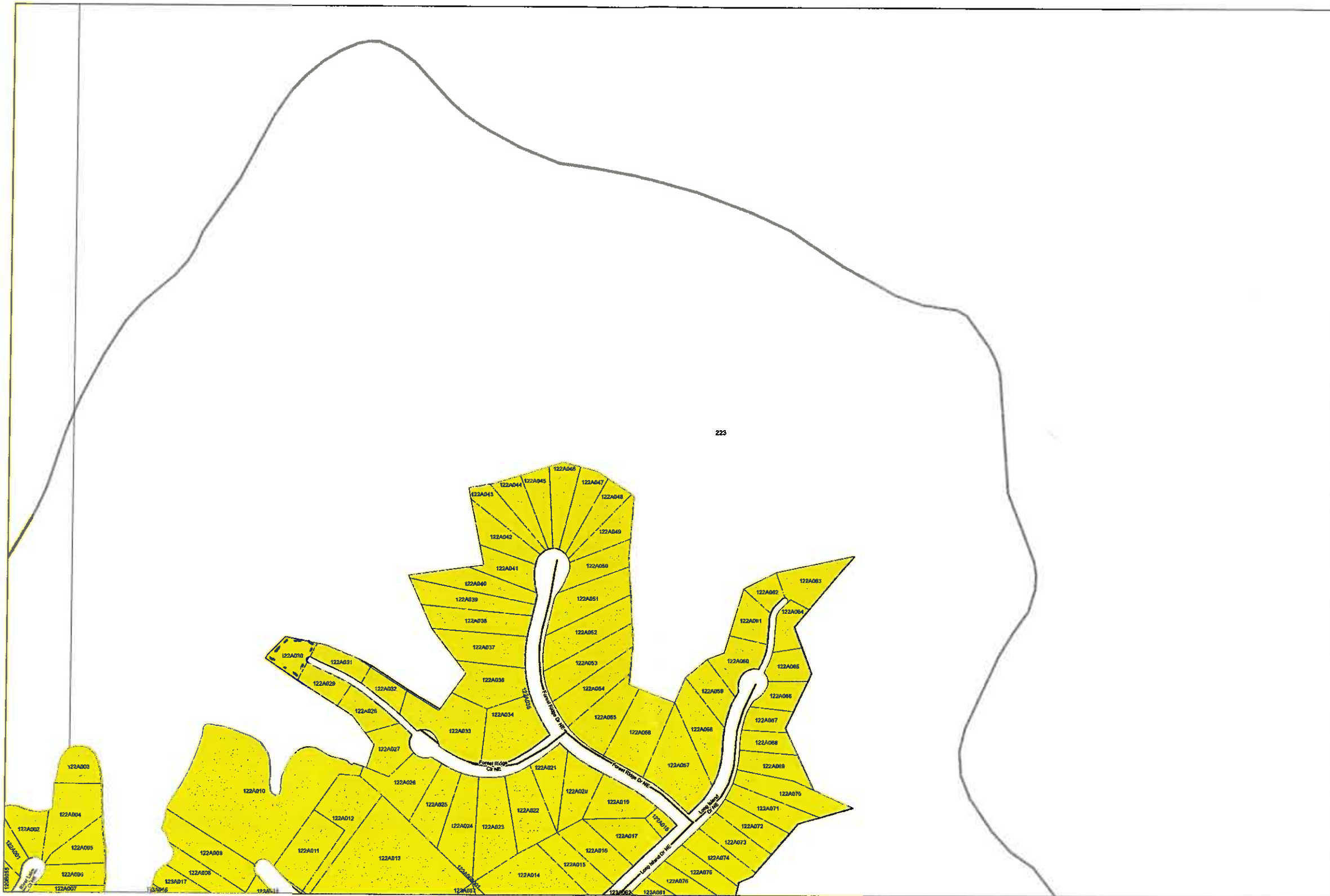
Eatonton Limits	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	R-1	RM-2
County Boundary	No Code	C-1	I-M	R - 2 CITY	R-1R	RM-3
Roads	AG-1	C-1 CITY	IND-1 CITY	R - 3 CITY	R-2	VILLAGE
Parcels	AG-1 CITY	C-2	IND-2	R - 4 CITY	RM-1	
Parcel_Hooks			PUBLIC			
			PUBLIC CITY			






MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emary Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
(478) 751-6517
Web: www.middlegeorgiareg.org
Email: lg@mg-rc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 122A

MAP SCALE: 1" = 525' SCALE RATIO: 1:6,300 DATE: MAY 2019



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

GEOGRAPHIC FEATURE LEGEND

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

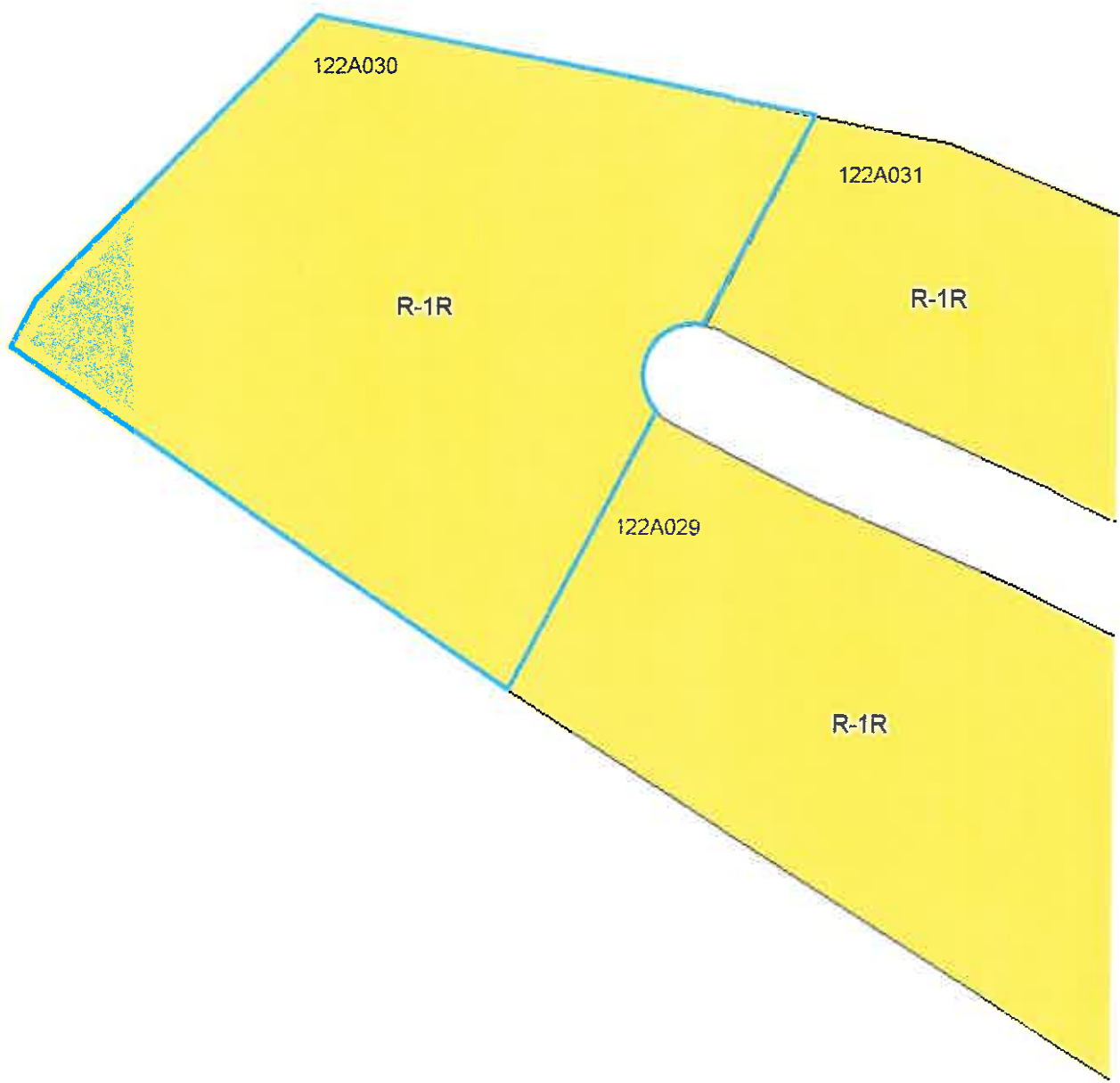
MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Sidney Hwy
Bldg C
Macon, Georgia 31217
(478) 781-6180
(478) 781-6517
Web:
www.mgarc.org
Email:
mgarc@mgarc.org

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



MAP 122A

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



LETTER OF INTENT

April 25, 2019

RE: Request for Variance for 129 Forest Ridge Circle, Eatonton, Georgia.

Property:

Location: 129 Forest Ridge Circle, Eatonton, Georgia
Map: 122A Parcel: 030 Presently Zoned: R-3

My husband and I currently own the lot listed above and we have contracted with Pamlico Pool Company of Milledgeville to install a fiberglass swimming pool in our yard.

Please refer to the attached plat for a description of our property. Our lot is situated on the lake and is a total of 0.51 acres. Our existing home is 3,362ft². Also attached is the proposed site plan which shows where we would like to put the proposed pool. It will be situated at the front corner of the house. The total square footage of the pool is 542.5ft². The decking around the pool and spa is approximately 1,025ft².

As per the site plan, the proposed pool is 10' from the right-hand property line. In addition to this setback, the proposed pool is only 14.68' from the front (road side) property line. We are aware the county's requirements are for any structure to be at least 20' to the side and back property lines and 30' from the front property line. We are requesting two variances. 1. We request a variance of 10' from the right-hand property line to edge of the pool deck. 2. We request a variance of 15.32' from the front property line to the edge of the pool deck. The lot length at the proposed site of the variance is 155'3" and the lot width is 159'1".

We are aware of the 100' setback to the lake water line. As per the site plan, the distance from the edge of the pool decking to the lake edge would be 116'.

When we purchased this home, we hoped to have a pool installed at a later date. At the time, we believed there would be plenty of room to make this hope a reality. When we chose a placement of the potential pool, we did not realize that the setback for the property was enforced on a lakeside property line. We now understand that we must meet the requirements of the side setbacks.

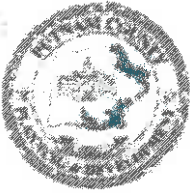
My husband and I plead with the Board of Commissioners to please consider our request to allow this variance so we may enjoy the experience of having our own pool.

Sincerely,

Lisa Threlkeld
(470) 222-1036

RCOD 2019 MAY R





PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B 0 Eatonton, GA 31024

Tel: 706-485-2776 0 706-485-0552 fax 0 www.putnamcountyga.us

LETTER OF AGENCY - _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Pamlico Pool Company TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Variance OF PROPERTY DESCRIBED AS MAP 122A PARCEL 122A-030 CONSISTING OF .51 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 129 FOREST RINGE CIRCLE EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DPFD AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

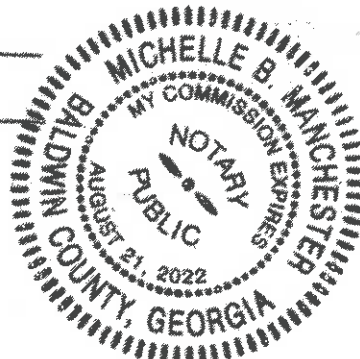
THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Variance ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY, FOR AND IN 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 25 DAY OF APRIL, 2019.

PROPERTY OWNER(S): JOHN & LISA THRELKELD
NAME (PRINTED)
[Signature]
SIGNATURE
ADDRESS: 129 FOREST RINGE CIRCLE
PHONE: 770-361-4507

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY OF April, 2019.

[Signature]
NOTARY
MY COMMISSION EXPIRES: 8/21/22



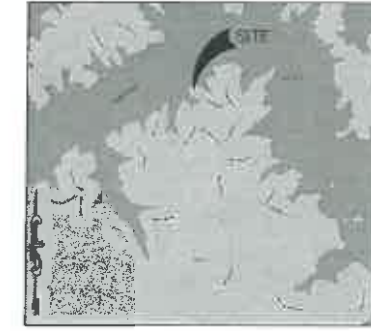
- SITE STAKING LAYOUT NOTES:**
- TOTAL AREA OF SITE= 1.51 ACRES / 65775.60 S.F.
 - PARKING SPACES PROVIDED = N/A, PARKING SPACES REQUIRED = N/A
 - BUILDING = N/A
 - ALL CONSTRUCTION SHALL CONFORM TO PUTNAM COUNTY STANDARD SPECIFICATIONS AND REGULATIONS.
 - PERSONS USING THIS DRAWING SHOULD CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS OF UNDERGROUND UTILITIES.
 - DO NOT SCALE FROM THIS DRAWING. WRITTEN DIMENSIONS PREVAIL.
 - PRESENT ZONING = R.
 - ALL ANGLES 90° UNLESS OTHERWISE NOTED.

NOTES AS BUILT SURVEY INFORMATION PROVIDED BY OTHERS. CONTRACTOR SHALL VERIFY LOCATIONS, SETBACKS, AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

APRIL, 2019 TO MAY, 2019

ITEM	DESCRIPTION	MONTHS OF CONSTRUCTION						
		1	2	3	4	5	6	7
1	SILT BARRIER INSTALLATION							
2	CLEARING AND GRUBBING							
3	SELECTION ENGINE							
4	GRADING							
5	STORM DRAINAGE							
6	UTILITIES							
7	TEMPORARY GRASSING							
8	CONCRETE							
9	CONCRETE							
10	SEWER							
11	BASE & PAVING							
12	FINAL GRASSING & REMOVAL OF TEMPORARY STRUCTURES							
13	MAINTAIN SOIL & EROSION CONTROL MEASURES							

CONSTRUCTION SCHEDULE
N.T.S.



LEVEL II CERTIFICATION
COWC # 24610



THESE DOCUMENTS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF WIDNER & ASSOCIATES, AND NO PART THEREOF MAY BE USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.

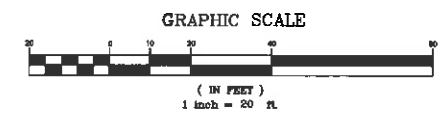
24 HR. CONTACT:
PAMLICO POOL COMPANY
2585 N COLUMBIA ST
MILLEDGEVILLE, GA 31061
478-542-1003

OWNER / DEVELOPER:
PRIMARY PERMITEE:
PAMLICO POOL COMPANY
2585 N COLUMBIA ST
MILLEDGEVILLE, GA 31061
478-542-1003



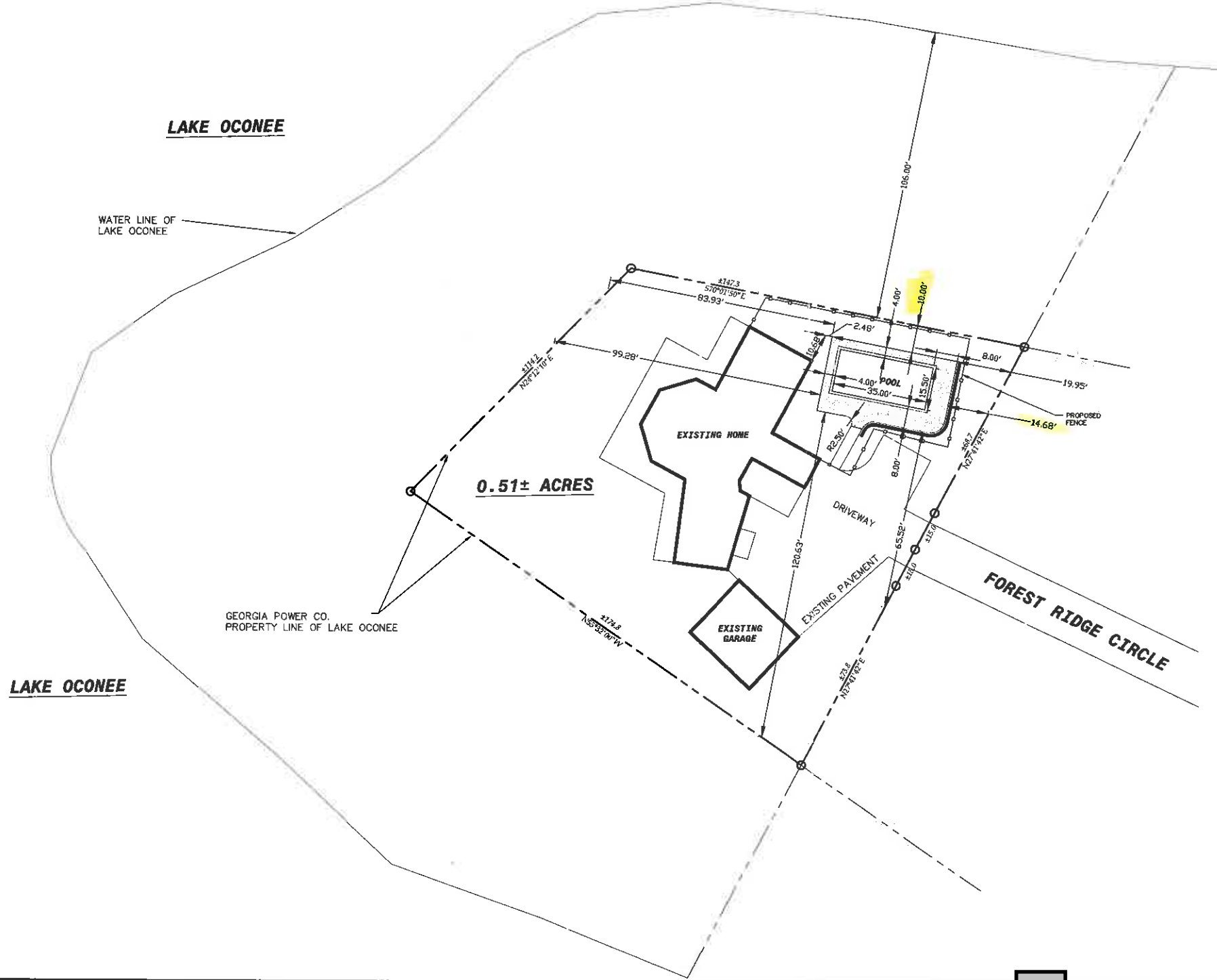
LEGEND

- PROPERTY LINE
- IRON PIN FOUND
- EXISTING CONTOUR
- PROPOSED CONTOUR
- UTILITY POLE W/GUY WIRE
- LIGHT POLE
- TELEPHONE/SERVICE POLE
- OVERHEAD POWER
- UNDERGROUND TELEPHONE
- WATER LINE
- SANITARY SEWER
- SILT FENCE
- FENCE
- STREAM OR CREEK
- PROPOSED SANITARY SEWER W/MANHOLE
- PROPOSED WATER W/FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED STORM W/INLETS & HEADWALL



STAMP HERE FOR DEPARTMENT APPROVAL
DRAWING NAME _____ DRAWING # _____

REVISIONS:
1. _____
2. _____
3. _____
4. _____



Widner & Associates, Inc.
REGISTERED PROFESSIONAL ENGINEER
No. 763
TONY WIDNER

SITE/STAKING PLAN FOR
THRELKELD RESIDENCE
129 FOREST RIDGE CIRCLE
EATONTON, PUTNAM COUNTY, GEORGIA
LAND LOT 470

DATE: 05/07/19
DRAWN BY: MTW
CHECKED BY: WTW
PROJECT #: 7019-013

SHEET C-1
SCALE: 1" = 20'
APPROV. _____

Existing On-site Sewage Management System Performance Evaluation Report Form

Property Owner/System Owner Name: <u>John Threlkeld</u>		Reason for Existing Sewage System Evaluation: (circle)		
Property/System Address: <u>129 Forest Ridge Circle</u>		<input type="checkbox"/> (1) Loan Closing for Home Sale <input type="checkbox"/> (2) Refinance <input type="checkbox"/> (3) Home Addition (Non-bedroom) <input checked="" type="checkbox"/> (4) Swimming Pool Construction <u>Front yard</u> <input type="checkbox"/> (5) Structure Addition to Property <input type="checkbox"/> (6) Mobile Home Relocation		
Subdivision Name:	Lot: <u>51</u>			Block:
Existing System Information: Water Supply (circle)	Number of Bedrooms/GPD: <u>3</u>			Garbage Grinder: (circle)
<input checked="" type="checkbox"/> (1) Public <input type="checkbox"/> (2) Private Well <input type="checkbox"/> (3) Community		<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No		

SECTION A – System on Record

(1) Yes (2) No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	Comments: <hr/> <hr/> <hr/> <hr/>
(1) Yes (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.	
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.	
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.	
Evaluating Environmentalist: _____ Title: _____ Date: _____		I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

SECTION B – System Not on Record

<input checked="" type="checkbox"/> (1) Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation.	Comments: <hr/> <hr/> <hr/> <hr/>
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.	
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.	
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.	
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.	
Evaluating Environmentalist: <u>Kathryn Hill, RSHS</u> Title: <u>SHSC.M.</u> Date: <u>4/30/19</u>		I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

SECTION C – System Not Approved

(1) Yes (2) No	The On-site Sewage Management System was disapproved at the time of the initial installation and is thus not considered an approved system.	Comments: <hr/> <hr/> <hr/>
(1) Yes (2) No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.	
(1) Yes (2) No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.	
Evaluating Environmentalist: _____ Title: _____ Date: _____		I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

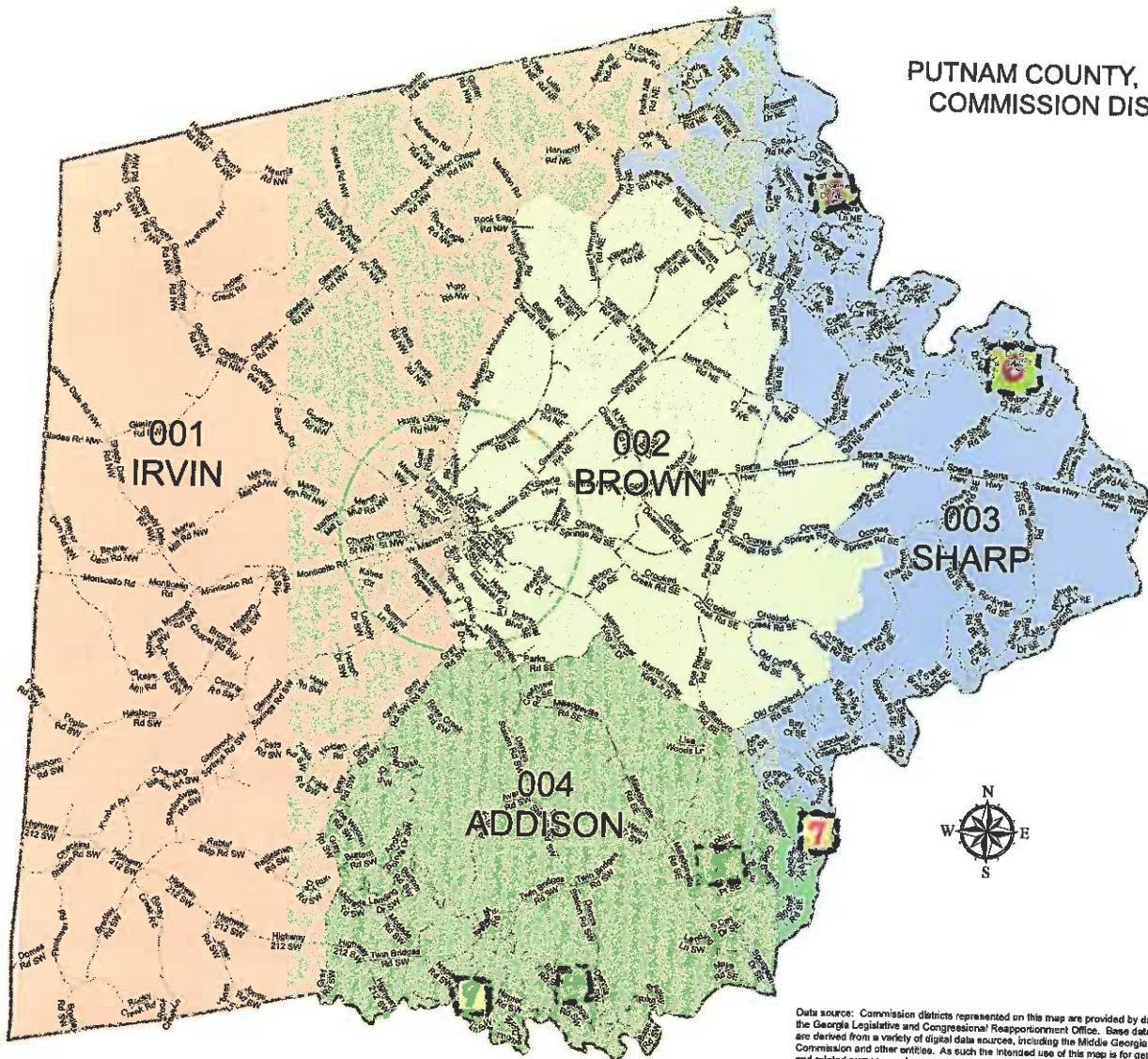
SECTION D – Addition to Property or Relocation of Home (section completed in conjunction with A, B, or C above)

<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments: <hr/> <hr/>
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.	
Evaluating Environmentalist: <u>Kathryn Hill, RSHS</u> Title: <u>SHSC.M.</u> Date: <u>4/30/19</u>		Number of Bedrooms/GPD: <u>3</u> Garbage Grinder: (circle) <input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No
		24

Item Attachment Documents:

6. Request by **Russell W. Wall, agent for Benjamin R. Griffith** for a rear yard setback variance at 212 Twisting Hill Road. Presently zoned R-2. [**Map 111C, Parcel 024, District 4**].

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



MAP SCALE: 1" = 5,697.28' SCALE RATIO: 1:68,367.34 DATE: MARCH 2019

5. Request by **R. Greg Waddell**, agent for **Kerry & Laura Murphy** for a rear yard setback variance at 109 Willow Cove. Presently zoned R-1. [Map 087B, Parcel 077, District 4].
6. Request by **Jody Harper**, agent for **John & Lisa Threlkeld** for a front and side yard setback variance at 129 Forest Ridge Circle. Presently zoned R-1R. [Map 122A, Parcel 030, District 3].
7. Request by **Russell W. Wall**, agent for **Benjamin R. Griffith** for a rear yard setback variance at 212 Twisting Hill Road. Presently zoned R-2. [Map 111C, Parcel 024, District 4].
8. Request by **Lauren K. Sprayberry** for a rear yard setback variance at 1054 Lake Oconee Parkway. Presently zoned C-1. [Map 102D, Parcel 133, District 3].
9. Request by **Robert T. Attaway III** to rezone 7.85 acres at 205 Napier Drive from AG-1 to AG-2. [Map 055A, Parcel 055, District 4]. *
10. Request by **Thomas Price** to rezone 5.5 acres at 242 Bluegill Road from AG-1 to R-2. [Map 083, part of Parcel 003, District 4]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ◊ Eatonton, GA 31024

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

- Putnam County
- City of Eatonton

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: Benjamin R. Griffith (owner)

MAILING ADDRESS: 203 Rockyford Rd
Athens, GA 30606
 PHONE: (706) 224-3254
 EMAIL: bgriffith@d2build.com



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

Applicant
Russell W. Wall (agent)
russell@rwwlaw.com

PHONE: 706-453-0089

PROPERTY LOCATION: 212 Twisting Hill Rd., Eatonton, GA

MAP _____ PARCEL 111C024 TOTAL ACREAGE: 1.39 PRESENTLY ZONED: R-2 Ga

TOTAL SQ. FT. (existing structure) 860 TOTAL FOOTPRINT (proposed structure) 3,022

LOT LENGTH (the total length of the lot) 310'

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 220'

REASON FOR REQUEST: Setback variance (100 ft. from Lake)

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

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

PROPOSED LOCATION MUST BE STAKED OFF.

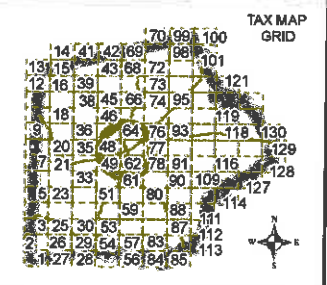
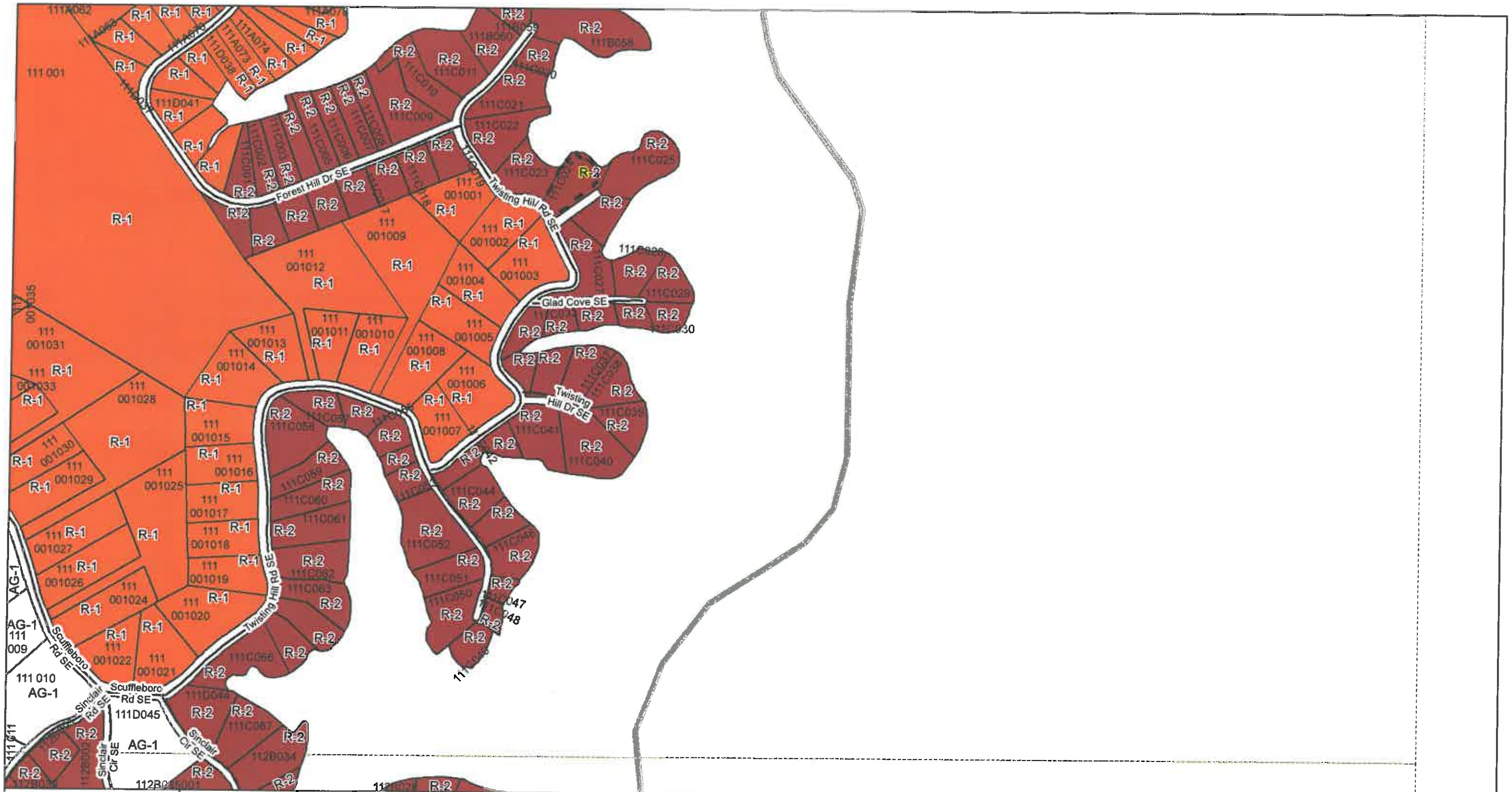
*SIGNATURE OF APPLICANT: Benjamin R. Griffith

DATE: 4/25/19

By: Russell W. Wall (with express consent)

*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>4/25/19</u>	FEE: \$ <u>200.00</u>	CK. NO. <u>0096</u>	CASH <input type="checkbox"/>	C. CARD <input type="checkbox"/>	INITIALS <u>GJA</u>
RECEIPT # <u>021528</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

GEOGRAPHIC FEATURE LEGEND

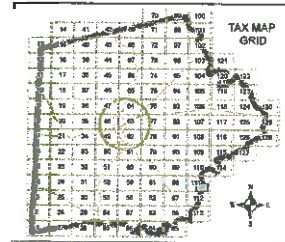
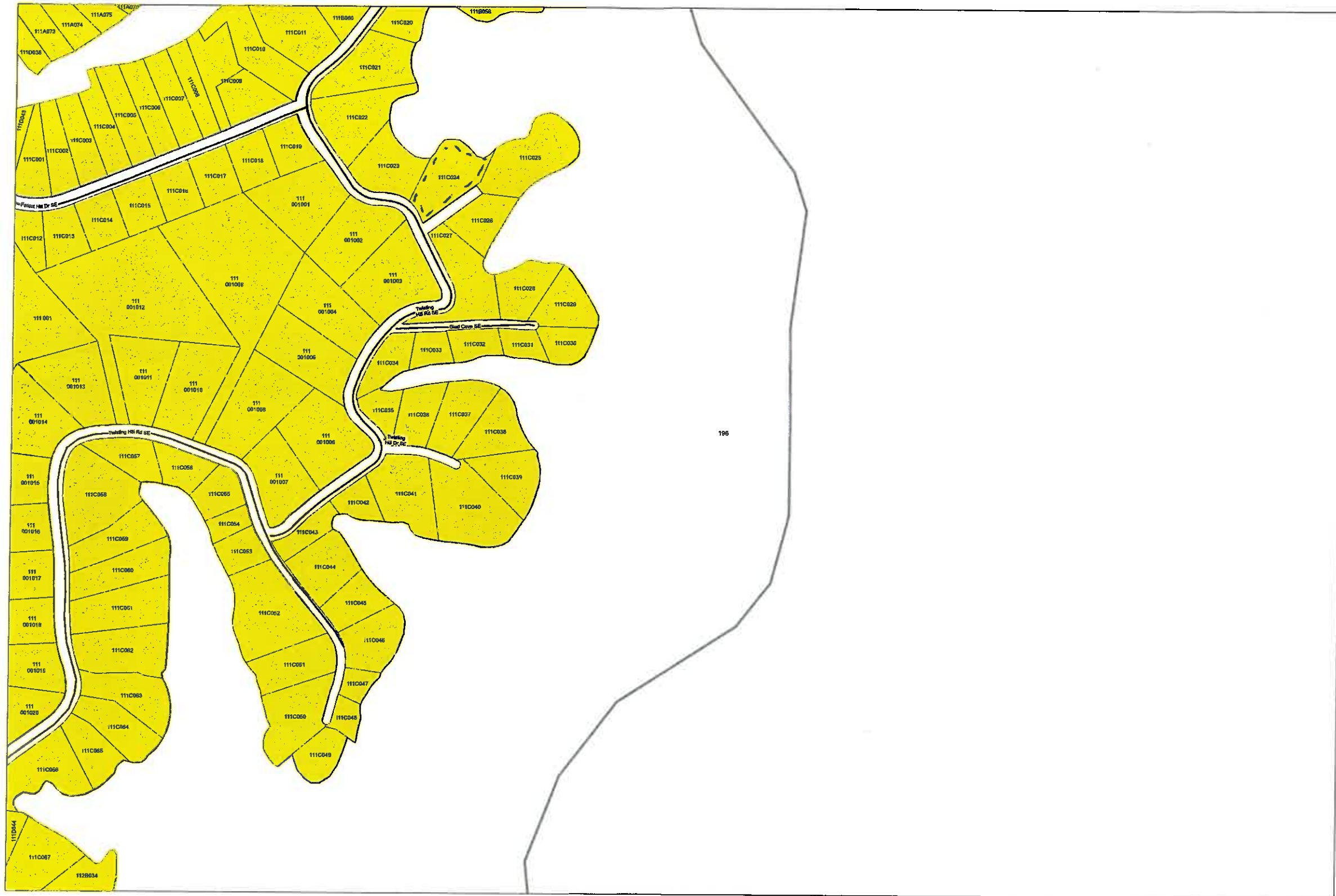
Zoning	AG-2	C-2 CITY	IND-2 CITY	R-1 CITY	RM-2
No Code	C-1	I-M	MHP	R-2 CITY	RM-3
AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R-3 CITY	VILLAGE
AG-1 CITY	C-2	IND-2	PUBLIC CITY	R-4 CITY	RM-1

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suva C
Macon, Georgia 31217
(478) 751-6100
(478) 751-6517
Web:
www.middlegeorgiareg.com
Email:
g@mg-rc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 111C

MAP SCALE: 1" = 525' SCALE RATIO: 1:6,300 DATE: MAY 2019



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

GEOGRAPHIC FEATURE LEGEND

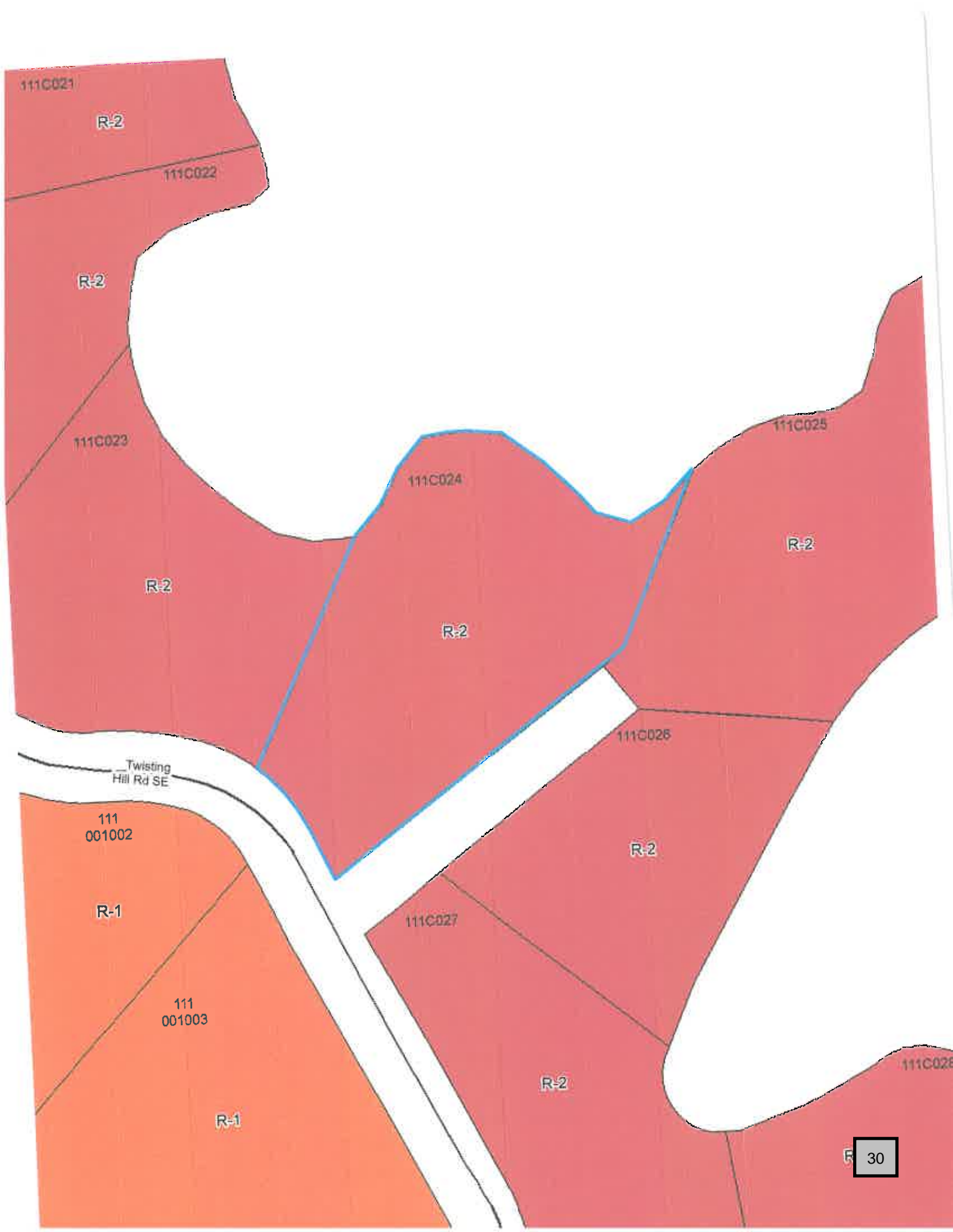
- Agriculture/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Cleary Hwy
Suite C
Macon, Georgia 31217
(478) 751-6100
(478) 751-6517
http://www.middlegeorgia.org
Email: mg@mg-rc.org

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

MAP 111C

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: MAY 2019



111C021

R-2

111C022

R-2

111C023

R-2

111C024

R-2

111C025

R-2

Twisting Hill Rd SE

111 001002

R-1

111C026

R-2

111 001003

R-1

111C027

R-2

111C028



LAW OFFICE OF RUSSELL W. WALL, LLC

Russell W. Wall
William R. Rennie, *Of Counsel*
Adam S. Rosenberg
J. Leighton Channell
Ansley R. Lee

122 North Main Street
Greensboro, GA 30642
(706) 458-0089 phone
(706) 458-0094 fax
www.rwwlaw.com

May 8, 2019

Sent via Email

Putnam County Planning and Development
117 Putnam Ave, Ste B
Eatonton, GA 31024

Re: Updated Variance Request –212 Twisting Hill Rd, Eatonton, GA 31024 (a/k/a Tax Map / Parcel I.D. No. 111C 024)

Dear Planning and Development Board:

I represent Benjamin Griffith, owner of the above-referenced property. I previously wrote you on behalf of my client to respectfully request a variance from the setback requirements of Sec. 66-85 – Development Standards, Putnam County Code of Ordinances; specifically the 100 ft. rear minimum setback from lakes or rivers. Upon obtaining an updated “as built” survey, I want to supplement that previous submission to inform you that the proposed new home would require less of a variance than previously anticipated. Rather than a 75 ft setback we anticipated, the house will be no closer than 83.1 feet from the lake at the closest point.

To summarize my previous letter, Mr. Griffith’s property is located on Lake Sinclair. There is currently a deteriorating home located on the property that my client would like to replace. Said structure is currently a “grandfathered” non-confirming use, as it is located 50 ft from lake (instead of 100 ft.). Said structure was already in existence when Mr. Griffith purchased the property. Our proposal is to replace the current, deteriorating structure with a new home with a 83.1 ft setback (at its closest point); thus, moving us closer to the 100 ft setback requirement than the current structure, and closer to the 100 ft setback than anticipated in my April 25, 2019, letter.

According to the new survey, a copy of which I have included for your review, while the northernmost corner of the proposed structure will be 104.4 ft from the lake, the southeasternmost corner will be 83.1 ft from the

RCVD 2019 MAY 8


19

lake; thus we are requesting a variance of 16.9 ft from the 100 ft setback requirement.

As stated in my previous letter, while we are not bringing the property completely into compliance with the 100 ft setback requirement, we are improving the property greatly, and we are bringing the property closer to compliance than we found it. Based on this, and the challenges with complying with the 100 ft setback requirement, as applied to this property, it is our hope that you will find our plan acceptable and grant the requested variance.

Thank you for your attention to this matter and your consideration. To discuss this further, I can be reached via email at russell@rwwlaw.com, or via telephone at (706) 453-0089.

Sincerely,
Law Office of Russell W. Wall, LLC

By: 

Russell W. Wall

RCUD 2019 MAY 14

14



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Russell Wall TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Variance OF PROPERTY DESCRIBED AS MAP _____ PARCEL 111C024, CONSISTING OF 1.39 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 212 Twisting Hill 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 Benjamin R. Griffith 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 24 DAY OF April, 2019 ~~2018~~.

PROPERTY OWNER(S): Benjamin R. Griffith
NAME (PRINTED)

Ben R. Griffith
SIGNATURE

ADDRESS: 203 Rockyford Rd, Athens, GA 30606
PHONE: (706) 224-3254

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 DAY OF April, 2018 ~~2019~~

Sharon Channell
NOTARY
MY COMMISSION EXPIRES: 9/22/25



INSPECTIONS:
TERTIARY PERMITTEE REQUIREMENTS
Tertiary Permittee.

- Each day when any type of construction activity has taken place at a tertiary permittee's site, certified personnel provided by the tertiary permittee shall inspect: (a) all areas used by the tertiary permittee where petroleum products are stored, used, or handled for spills and leaks from vehicles and equipment; and (b) all locations at the tertiary permittee site where that permittee's vehicles enter or exit the site for evidence of off-site sediment tracking. These inspections must be conducted using a Notice of Termination in submitted. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.
- Measure and record rainfall within disturbed areas of the site that have not met final stabilization once every 24 hours except any non-working Saturday, non-working Federal holiday. The data collected for the purpose of compliance with this permit shall be representative of the monitored activity. Measurement of rainfall may be suspended if all areas of the site have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region.
- Certified personnel (provided by the tertiary permittee) shall inspect at least the following once every seven calendar days and within 24 hours of the end of a storm that is 0.5 inches rainfall or greater (unless such storm ends after 5:00 PM on any Friday or on any non-working Saturday, non-working Sunday or any non-working Federal holiday in which case the inspection shall be completed by the end of the next business day and/or working day, whichever occurs first): (a) disturbed areas of the tertiary permittee's construction site; (b) areas used by the tertiary permittee for storage of materials that are exposed to precipitation; and (c) structural control measures. Erosion and sediment control measures identified in the Plan applicable to the tertiary permittee's site shall be observed to ensure that they are operating correctly. Where discharge locations are not specified, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). For areas of a site that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region, the permittee must comply with Part N.D.A.c.(4). These inspections must be conducted until a Notice of Termination is submitted. The inspection report shall contain a certification that the best management practices are in compliance with the Erosion, Sedimentation and Pollution Control Plan. The report shall be signed in accordance with Part V.G.2. of this permit. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.
- Certified personnel (provided by the tertiary permittee) shall inspect at least once per month during the term of the permit (i.e., until a Notice of Termination is submitted to EPD) the areas of their site that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region. These areas shall be inspected for evidence of, or the potential for, pollutants entering the drainage system and the receiving water(s). Erosion and sediment control measures identified in the Plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.
- Based on the results of each inspection, the site description and the pollution prevention and control measures identified in the Erosion, Sedimentation and Pollution Control Plan, the Plan shall be revised as appropriate not later than seven (7) calendar days following each inspection. Implementation of such changes shall be made as soon as practical but in no case later than seven (7) calendar days following the inspection.
- A report of each inspection that includes the name(s) of certified personnel making each inspection, the date(s) of each inspection, construction phase (i.e., initial, intermediate or final), major observations relating to the implementation of the Erosion, Sedimentation and Pollution Control Plan, and actions taken in accordance with Part N.D.A.c.(5) of the permit shall be made and retained at the site or be readily available at a designated alternate location until the tertiary permittee has undergone final stabilization and a Notice of Termination is submitted to EPD. Such reports shall be readily available by the end of the second business day and/or working day and shall identify all incidents of best management practices that have not been properly installed and/or maintained as described in the Plan. Where the report does not identify any incidents, the inspection report shall contain a certification that the best management practices are in compliance with the Erosion, Sedimentation and Pollution Control Plan. The report shall be signed in accordance with Part V.G.2. of this permit. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.

Sampling Requirements:

This permit requires the monitoring of nephelometric turbidity in receiving water(s) or outfalls in accordance with this permit. This section is applicable to primary permittees with a total planned disturbance equal to or greater than one (1) acre and tertiary permittees with a total planned disturbance equal to or greater than one (1) acre. This section is not applicable to secondary permittees.

Sampling Frequency:

- The primary permittee with a total planned disturbance equal to or greater than one (1) acre and tertiary permittees with a total planned disturbance equal to or greater than one (1) acre must sample in accordance with the Plan at least once for each rainfall event described below.

EROSION CONTROL NOTES:

- IT IS OUR PROFESSIONAL OPINION THAT THE INSTALLATION OF A SEDIMENT BASIN ON THIS PROJECT IS NOT NECESSARY OR FEASIBLE. CONSTRUCTION ACTIVITIES WILL HAVE ADEQUATE AREA ON THE LOT TO INSTALL A SEDIMENT BASIN. THE SEDIMENT BASIN INSTALLATION WOULD CREATE MORE LAND DISTURBANCE THAN THE PROPOSED PROJECT. IT IS OUR PROFESSIONAL OPINION THAT THE INSTALLATION OF THE APPROPRIATE BMP'S, AND PROPER MAINTENANCE, SHOULD PROVIDE SUFFICIENT SEDIMENT STORAGE.
- THIS ESCAPE PLAN IS IN COMPLIANCE WITH WASTE WATER, SANITARY SEWER, OR SEPTIC REGULATIONS DURING AND AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
- REPAIR ALL DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION EQUIPMENT AT OR BEFORE THE END OF EACH WORKING DAY. SEDIMENT SHALL NOT ENTER ADJACENT STREAMS OR DRAINAGEWAYS DURING SEDIMENT REMOVAL OR DISPOSAL.
- WHEN TEMPORARY STRUCTURES HAVE SERVED THEIR INTENDED PURPOSE AND THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, THE STRUCTURES MUST BE REMOVED PRIOR TO FILING A NOTICE OF TERMINATION.

Time Line for Implementation of Various Vegetative Practices as follows:

Mulch, temporary vegetation, or permanent (perennial) vegetation shall be completed on all exposed areas by the 14th day after construction activity temporarily or permanently ceases and is precluded by snow cover or other adverse weather conditions. Stabilization measures shall be initiated as soon as practicable, where construction activity will resume on a portion of the site within 21 days from when activities ceased (e.g. the total time period that construction activity is temporarily ceased is less than 21 days) then stabilization measures do not have to be initiated on that portion of the site by the 14th day after construction activity temporarily ceased.

- Ds1 - Disturbed Area Stabilization (With Mulching Only) - Maintenance shall be required to maintain appropriate depth, exchange, and soil cover.
- Ds2 - Disturbed Area Stabilization (With Temporary Seeding)
- Ds3 - Disturbed Area Stabilization (With Permanent Vegetation)
- Ds4 - Disturbed Area Stabilization (With Sodding) may be used in place of Ds3.

Stabilization of an area is accomplished when 70% of the surface area is covered in a uniform, vegetative cover (permanent or temporary) or anchored mulch of the appropriate thickness with 80% coverage. Final stabilization means that all soil disturbing activities at the site have been completed, and that for unpaved areas and areas not covered by permanent structures, at least 70% of the soil surface is uniformly covered in permanent vegetation or equivalent permanent stabilization measures (such as the use of rip rap, geotextiles, permanent mulches or geotextiles) have been employed.

SYMBOLS LEGEND

- PROPERTY LINE
- M.A.L. --- REQUIRED SETBACK
- 500--- EXISTING CONTOUR
- 300--- PROPOSED CONTOUR
- LIMITS OF DISTURBANCE
- SILT FENCE
- 000.0 @ --- PROPOSED GRADE
- PORTA-POTTY
- 25' BUFFER ZONE

Retention of Records

Each tertiary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part V.G. of this permit:

- A copy of all Notices of Intent submitted to EPD;
- A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit;
- The design professional's report of the results of the inspection conducted in accordance with Part N.A.S. of this permit;
- A copy of all sampling information, results, and reports required by this permit;
- A copy of all inspection reports generated in accordance with Part N.D.A.c.(2) of this permit;
- A copy of all violation summaries and violation summary reports generated in accordance with Part B.D.2. of this permit; and
- Daily rainfall information collected in accordance with Part N.D.A.c.(2) of this permit.

4. Copies of all Notices of Intent, Notices of Termination, inspection reports, sampling reports (including all calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation) or other reports requested by the EPD, Erosion, Sedimentation and Pollution Control Plan, records of all data used to complete the Notice of Intent to be covered by this permit and all other records required by this permit shall be retained by the permittee who either produced or used it for a period of at least three years from the date that the NOT is submitted in accordance with Part V of this permit. These records must be maintained at the permittee's primary place of business once the construction activity has ceased at the permitted site. This period may be extended by request of the EPD at any time upon written notification to the permittee.

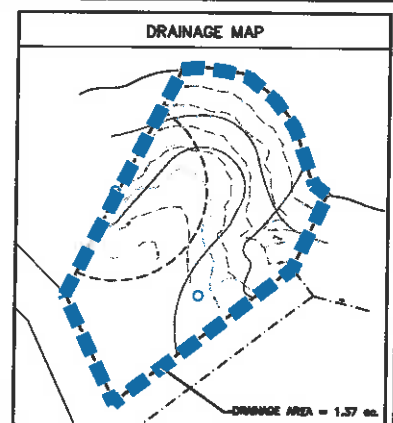
******* MAINTENANCE STATEMENTS *******

- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND-DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

STORM WATER CALCULATIONS FOR DRAINAGE AREA

DRAINAGE AREA = 1.37 ac.
DISTURBED AREA = 0.70 ac.
STORAGE REQ'D = 1.37 ac. of area per acre drained x 0.7 c.y./ac. = 0.98 c.y.
TYPE 5 SILT FENCE STORAGE CAPACITY = 0.20 c.y./l.f.
REQUIRED SILT FENCE = 0.98 c.y. / 0.20 c.y./l.f. = 4.90 l.f.
TYPE 5 SILT FENCE PROVIDED = 501 l.f. / 777 l.f. (TOTAL) = 64.7%
100 FEET OF SILT FENCE REQUIRED FOR EVERY 1/4 ACRE
0.70 acre x (100 feet/0.25 acres) = 280 feet of Silt Fence Required

****THIS PROJECT DOES NOT DISCHARGE STORM WATER INTO AN IMPAIRED STREAM SEGMENT, AND IS NOT WITHIN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED OF AN BROTA IMPAIRED STREAM SEGMENT.****



*****BOUNDARY, TOPOGRAPHIC & TREE SURVEY PROVIDED BY OTHERS*****
****WASHOUT OF CONCRETE DRUM IS PROHIBITED AT CONSTRUCTION SITE AND IN THIS DEVELOPMENT.****

RECORD NORTH TAKEN FROM PLATS RECORDED IN PLAT BOOK 3, PAGE 47 AND APPLIED TO LINE: N 62° 42' 38" W 244.80'

SILT FENCE (Siltation Area) OWNER APPROVED ALTERNATE C-POP (30"X1) DOUBLE ROW

CONTRACTOR'S NOTE: GREEN OR BLACK TREE SAW FENCE MUST BE INSTALLED ON THE REAR PROPERTY LINE OR ALONG 25 FT BUFFER (WHICHEVER IS CLOSER TO LDM) PRIOR TO TREE REMOVAL.

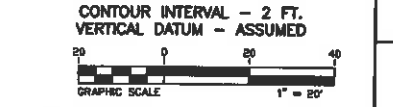
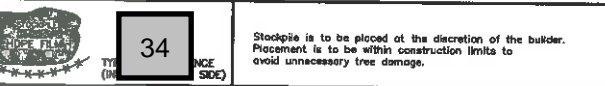
"NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS."

*****PERMANENT MEASURES THAT WILL BE INSTALLED DURING CONSTRUCTION TO CONTROL POLLUTANTS IN STORM WATER AFTER CONSTRUCTION IS COMPLETED WILL INCLUDE A COMBINATION OF VEGETATED NATURAL DEPRESSIONS.**
Du - CONTRACTOR MUST UTILIZE Ds1 OR Ds3 TO PREVENT OR REDUCE SURFACE OR AIR MOVEMENT OF DUST ON BARE SURFACES.

CONTRACTOR MUST UTILIZE BMP FOR TREE PROTECTION.

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.

STOCKPILE DETAIL



**** NOTES ****

- SUBSURFACE INVESTIGATIONS MAY BE NECESSARY IF PROBLEMS ARE ENCOUNTERED BELOW THE EXISTING GROUND SURFACE.
- CONTRACTOR MUST ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES, ABOVE AND BELOW GROUND.
- CONTRACTOR IS RESPONSIBLE FOR LOCATION AND ELEVATION OF SEPTIC STRUCTURE.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLATION ANY REQUIRED SEPTIC TANK AMF-FLOTATION DEVICES.



120 W. Main Street
Eatonton, GA 31024
Phone: (706) 473-6218
Fax: (706) 991-5165
Email: info@snjenv.com

GRIFFITH RESIDENCE

LOT #138P&2, 1.37 ACRES
LAND LOT 290,
2nd LAND DISTRICT
PUTNAM COUNTY, GEORGIA

313th G.M.D., PUTNAM COUNTY, GEORGIA

SURVEY DATE	7-2-18
DATE DRAWN	3-7-19
DRAWN BY	S.N.J. (LEVEL II CERT. #0000003004)
CHECKED BY	S.N.J. (LEVEL II CERT. #0000003004)
JOB NO.	2018-1102-2
REVISIONS	



EROSION CONTROL PLAN

SHEET # **4**
OF 3

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

C

pd
8

COUNTY: PUTNAM	SUBDIVISION: No. 2	LOT NUMBER: 138	BLOCK:
PROPERTY LOCATION (STREET ADDRESS): 212 Twisting Hill Road			

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

PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE: Benjamin R. Griffith		DATE: 10/3/2018
PROPERTY OWNER'S NAME: Benjamin R. Griffith	PHONE NUMBER: (706) 224-3254	ALTERNATE PHONE NUMBER:
PROPERTY OWNER'S ADDRESS: 203 Rocky Ford Rd. Athens, GA 30606		
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER):	PHONE NUMBER: (706) 224-3254	RELATIONSHIP TO OWNER: self

Section A - General Information

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, sinkholes, streams, etc.) EVALUATED: (1) Yes (2) No	5. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.): Single Family Residence	9. SOIL SERIES (e.g. Paolet, Orangeburg, etc.): Madison
2. WATER SUPPLY: (1) Public (2) Private (3) Community	6. WATER USAGE BY: (1) Bedroom Numbers (2) Gallons per Day	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: 45
3. SEWAGE SYSTEM TO BE PERMITTED: (1) New (2) Repair (3) Addition	7. NO. OF BEDROOMS / GPD: 6	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): 60
4. LOT SIZE (SQUARE FEET / ACRES): 1.37 Acres	8. LEVEL OF PLUMBING OUTLET: (1) Ground Level (2) Basement (3) Above Ground Level	12. SOIL TEST PERFORMED BY: A. Justice

Section B - Primary / Pretreatment

1. DISPOSAL METHOD: (1) Septic Tank (2) Privy (3) Aerobic Unit (4) Other:	3. SEPTIC TANK CAPACITY (GALLONS): 2000	4. AEROBIC UNIT CAPACITY (GALLONS):	5. DOSING TANK CAPACITY (GALLONS): 1000	6. GREASE TRAP CAPACITY (GALLONS):
2. GARBAGE DISPOSAL: (1) Yes (2) No	7. PRESCRIBED TANK LOCATION / REMARKS: See site plan. Pump to Madison soil.			

Section C - Secondary Treatment

1. ABSORPTION FIELD DESIGN: (1) Level Field (2) Sarial (3) Drip (4) Distribution Box (5) Mound / Area Fill	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: 1800	7. NUMBER OF ABSORPTION TRENCHES:
2. ABSORPTION FIELD PRODUCT: Corr Pipe + Gravel	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: 600	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES:
3. AGGREGATE DEPTH (inches): 12	6. DEPTH OF ABSORPTION TRENCHES (range in inches): 30-30	9. DISTANCE BETWEEN ABSORPTION TRENCHES:
10. PRESCRIBED ABSORPTION FIELD LOCATION: See site plan. See soil report. Install in Madison soil. Stay 100 feet from any existing wells. Stay 15 feet from any drainage ditches. Stay 10 feet from property lines.		

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

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

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

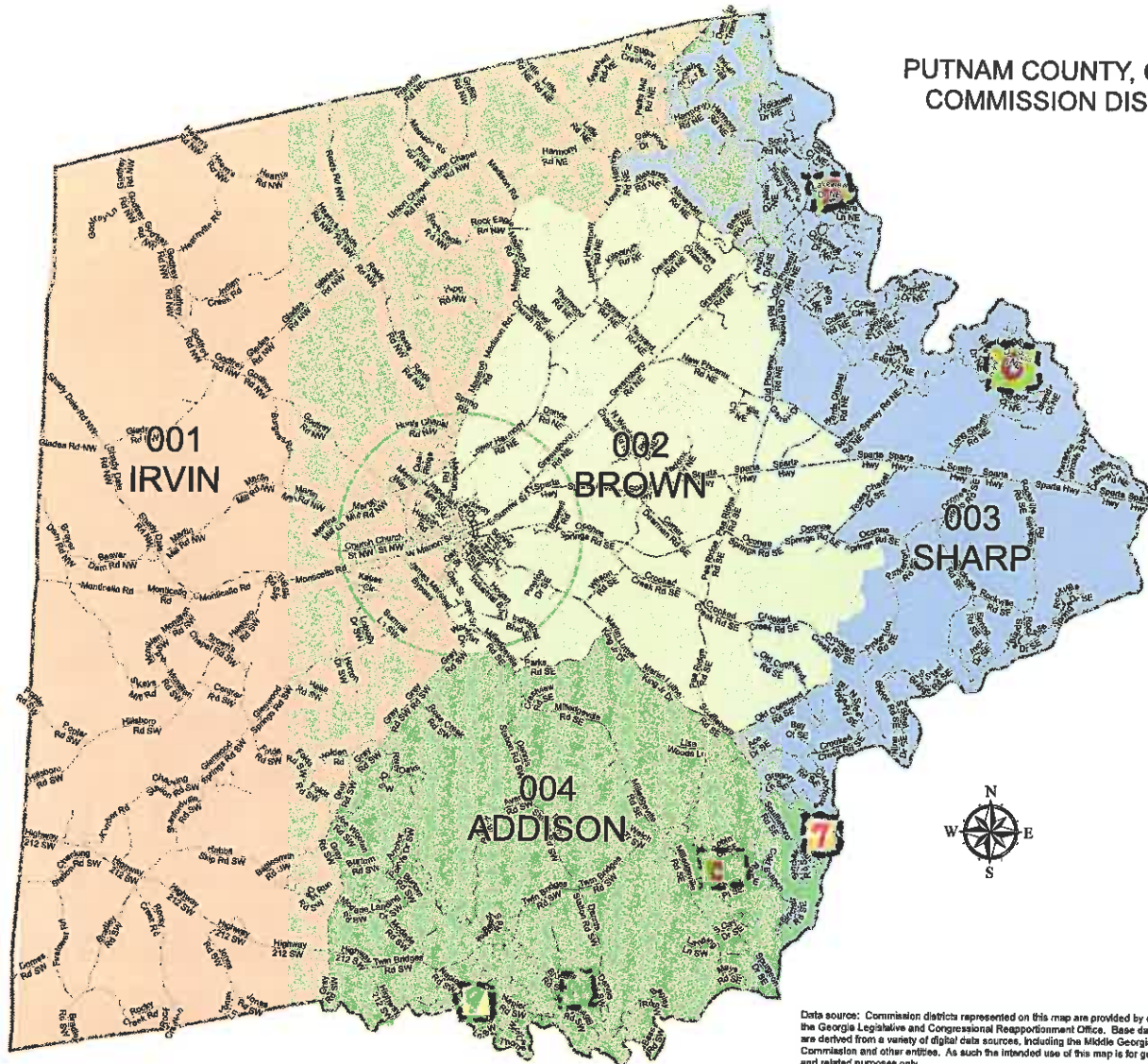
ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM, AND SUBSEQUENT APPROVAL OF SAME BY REPRESENTATIVES OF THE GEORGIA DEPARTMENT OF HUMAN RESOURCES OR COUNTY BOARD OF HEALTH SHALL NOT BE CONSTRUED AS A GUARANTEE THAT SUCH SYSTEMS WILL FUNCTION SATISFACTORILY FOR A GIVEN PERIOD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

APPROVING ENVIRONMENTALIST: [Signature]	TITLE: EHS III	DATE: 3-12-19	CONSTRUCTION PERMIT NUMBER: 11701194 / 19-26
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Item Attachment Documents:

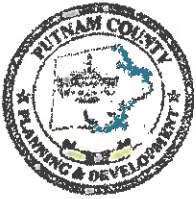
7. Request by **Lauren K. Sprayberry** for a rear yard setback variance at 1054 Lake Oconee Parkway. Presently zoned C-1. [**Map 102D, Parcel 133, District 3**].

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



MAP SCALE: 1" = 5,997.28' SCALE RATIO: 1:66,367.34 DATE: MARCH 2019

5. Request by **R. Greg Waddell**, agent for **Kerry & Laura Murphy** for a rear yard setback variance at 109 Willow Cove. Presently zoned R-1. [Map 087B, Parcel 077, District 4].
6. Request by **Jody Harper**, agent for **John & Lisa Threlkeld** for a front and side yard setback variance at 129 Forest Ridge Circle. Presently zoned R-1R. [Map 122A, Parcel 030, District 3].
7. Request by **Russell W. Wall**, agent for **Benjamin R. Griffith** for a rear yard setback variance at 212 Twisting Hill Road. Presently zoned R-2. [Map 111C, Parcel 024, District 4].
8. Request by **Lauren K. Sprayberry** for a rear yard setback variance at 1054 Lake Oconee Parkway. Presently zoned C-1. [Map 102D, Parcel 133, District 3].
9. Request by **Robert T. Attaway III** to rezone 7.85 acres at 205 Napier Drive from AG-1 to AG-2. [Map 055A, Parcel 055, District 4]. *
10. Request by **Thomas Price** to rezone 5.5 acres at 242 Bluegill Road from AG-1 to R-2. [Map 083, part of Parcel 003, District 4]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Putnam County City of Eatonton

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

1054 Lake Oconee Parkway, LLC # 770 - 313 - 7898

Owner name
Lauren K. Sprayberry # 770 - 313 - 7898

Applicant name (If different from above)
6350 Lake Oconee Pkwy Suite 110 PMB 33 Greensboro GA 30642
MAILING ADDRESS CITY STATE ZIP

PROPERTY LOCATION: 1054 Lake Oconee Parkway

MAP _____ PARCEL 102D133 TOTAL ACREAGE: 2.697 PRESENTLY ZONED C1 *KP*
102D135
SETBACKS: Front: 50 Rear: 50 Lakeside: 100 Left: 60 Right: N/A *KP*
borders R

All setbacks are required to be met from the front, side, rear, and lakeside (nearest point) property lines

*There is a 50ft mandated front yard setback requirement from all arterial road and state highways. *

Arterial/State Road. Yes: X No: _____

TOTAL SQ. FT. (existing structure) _____ TOTAL FOOTPRINT (proposed structure) 26,875

LOT LENGTH (the total length of the lot) 488.11

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 142.98

REASON FOR REQUEST: Proposed building corner encroaches into 100' setback from lake.

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

RECORDED PLAT: X LETTER OF AGENCY X LETTER OF INTENT X
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT N/A - Sewer

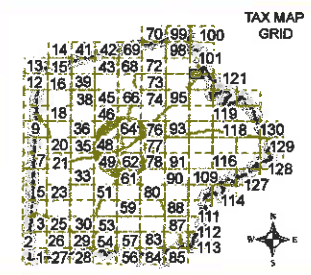
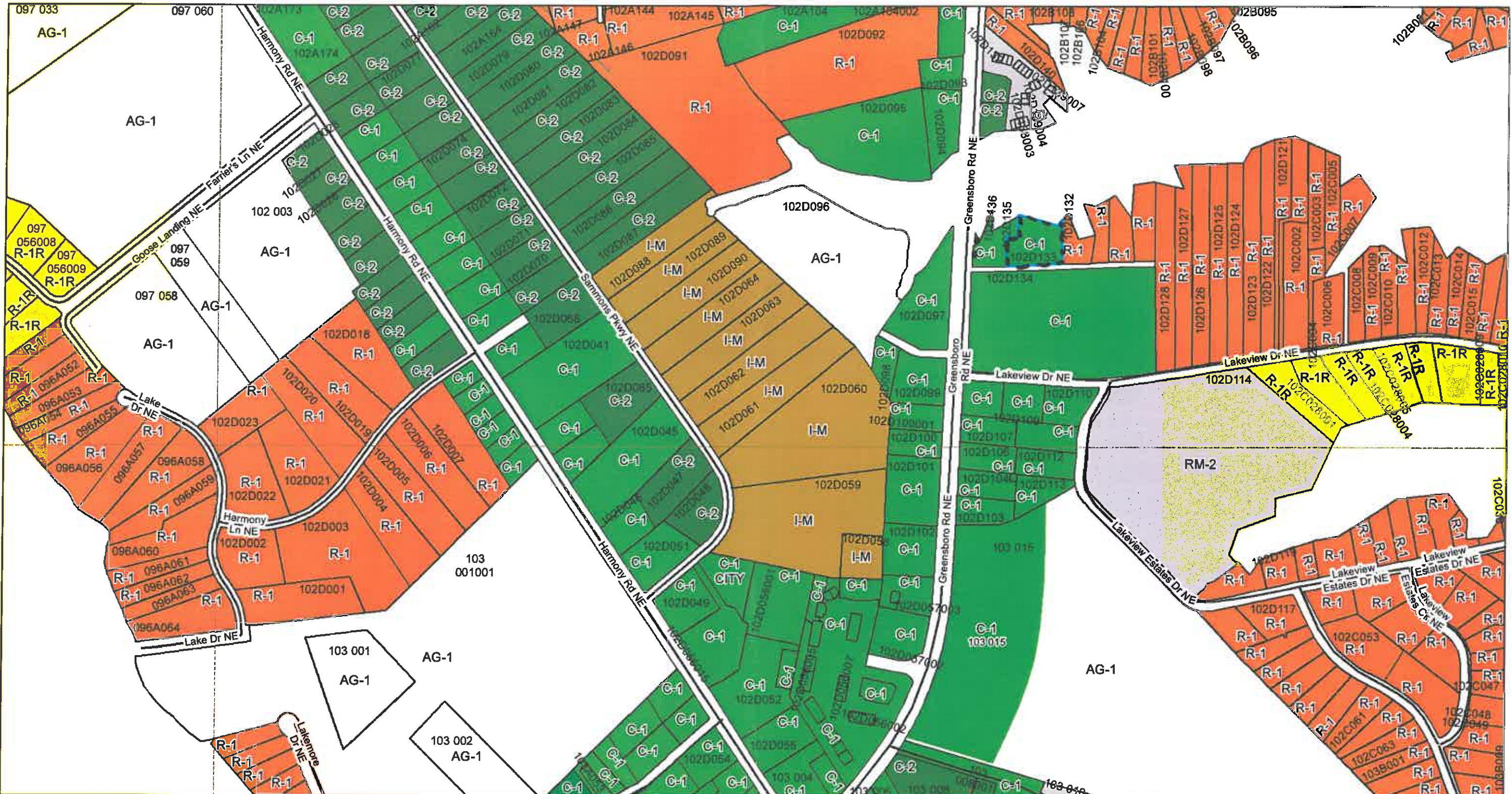
PROPOSED LOCATION MUST BE STAKED OFF

APR 2019 APR 24

*SIGNATURE OF APPLICANT: Lauren K. Sprayberry DATE: 4/24/19 *KP*
on behalf of 1054 Lake Oconee Parkway, LLC

*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>4-24-19</u>	FEE: \$ <u>200.00</u>	CK. NO. <u>1182</u>	CASH _____	C. CARD _____	INITIALS <u>KP</u>
RECEIPT #	<u>032522</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

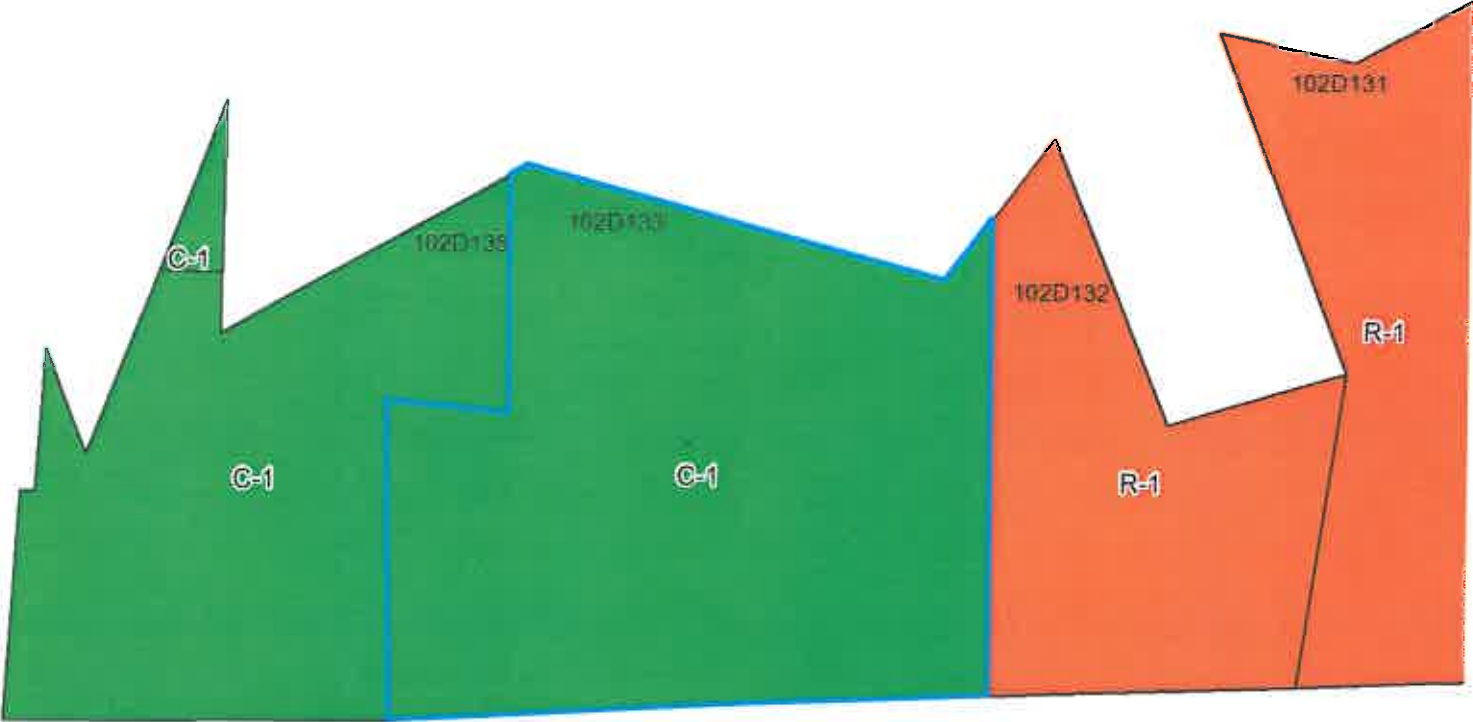
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
(478) 751-6517
Web: www.middlegeorgiareg.com
Email: t@mg-rc.org

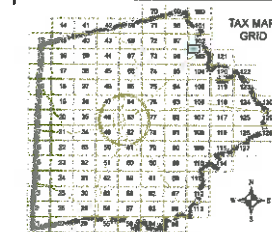
PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 102D

MAP SCALE: 1" = 523.33' SCALE RATIO: 1:6,280 DATE: MAY 2019

Greensboro Rd NE





- 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
178 Gray Hwy
Suite C
Macon, Georgia 31217
(478) 751-6100
(478) 751-6517
Web: www.mgarc.org
Email: mg@mg-rc.org

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

MAP 102D

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

1054 LAKE OCONEE PARKWAY, LLC

Mailing: 6350 Lake Oconee Parkway, Suite 110, PMB #33

Greensboro, GA 30642

Contact: Lauren K. Sprayberry

Phone: 770-313-7898

April 24, 2019

TO: PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B

Eatonton, GA 31024

RE: Letter of Intent for Variance Request

Dear Planning and Development,

A variance is requested for the property located in Putnam County, Georgia at 1054 Lake Oconee Parkway, Eatonton, Georgia.

The reason for the variance is due to the property being extremely narrow and due to the irregular shape of the property.

The total square footage of the proposed structure is 26, 785 square feet.

The total lot length is 475 feet which is the measurement parallel to Lake Oconee. The total lot width is 196 feet which is the measurement perpendicular to Lake Oconee. Please refer to the attached site plan for additional details.

The lot width at building setback is 143 feet.

Thank you for your time and consideration.

Kindest regards,



Lauren K. Sprayberry

On behalf of 1054 Lake Oconee Parkway, LLC

REC'D 2019 APR 24
KP



April 30, 2019

Ms. Lisa Jackson
Putnam County Planning & Zoning

Subject: Water & Sewer Service – 1054 Lake Oconee Parkway

Dear Ms. Jackson:

Piedmont Water Company is currently capable of providing both water and sewer service to the address referenced above. Sewer capacity has already been purchased for this site, up to 4,000 gallons per day. Any on-site infrastructure required to connect to the sewer system is the developer's responsibility.

Water service will be provided once the meter size requirements have been defined and the associated tap fees have been paid.

Please feel free to contact me at 770-255-7984 with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "W. J. Matthews", written over a horizontal line.

W. J. Matthews
Vice President of Operations

RCUD 2019 APR 30

Ko

FILED IN OFFICE
CLERK OF COURT
05/15/2019 09:35 AM
SHEILA M. PERRY, CLERK
SUPERIOR COURT
PUTNAM COUNTY, GA

Sheila M. Perry

BK:36 PG:100-100

P201900045

3134240975
PARTICIPANT ID

For Clerk of Courts Stamp

****Recombination Plat****

Recombination Note:
Tract 1 and 2 are to be combined.

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

A. Wayne Cowherd
W. Wayne Cowherd, Ga RLS 3023 Date: 05/14/2019

APPROVED FOR RECORDING ONLY
PUTNAM COUNTY
PLANNING AND DEVELOPMENT
MAY 14 2019

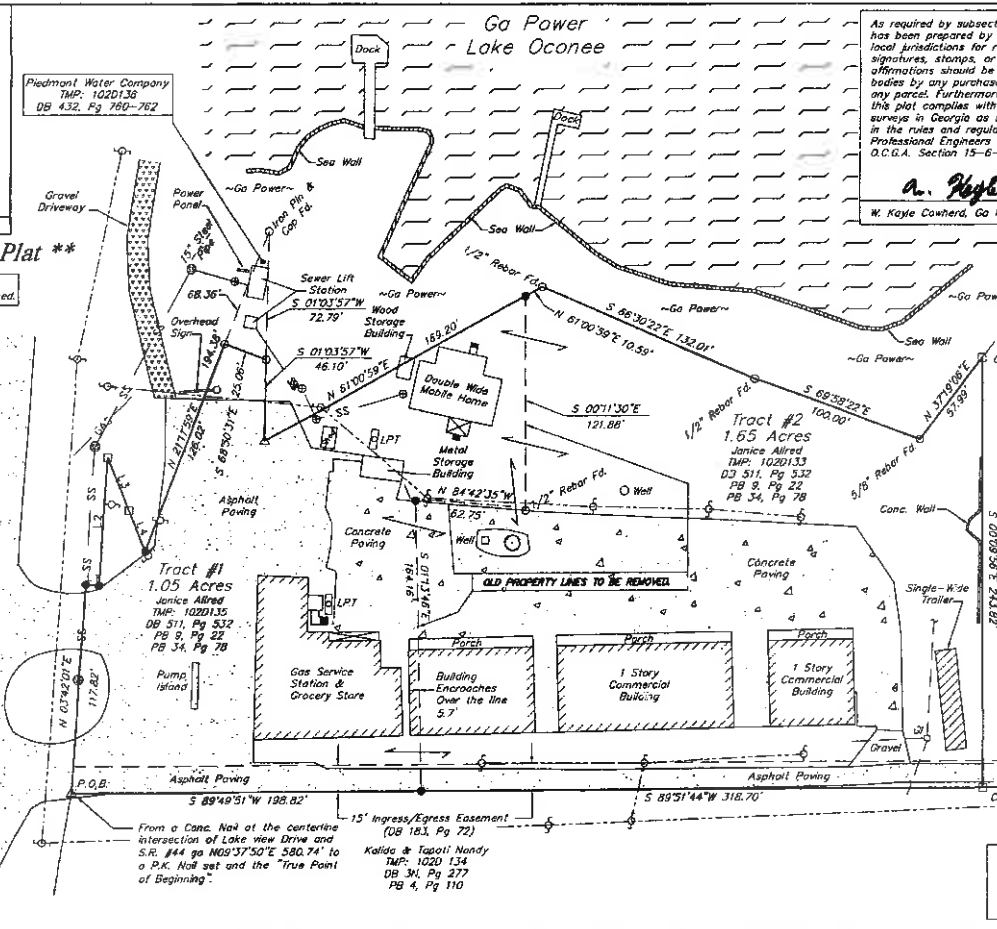
Shirley Jackson
Veronica Louise Davis Brown
TWP: 1020132
DB 507, Pg 347
PB 23, Pg 15
PB 9, Pg 22

Total Area
2.70 Acres

Survey References:
Plat by Howland Alcoladi Assoc., Inc.
Dated: 08-15-1991
For: Gerald & Janice Allred
DB 511, Pg 532
PB 9, Pg 22 & 60

Course	Bearing	Distance
L1	S 86°17'59" E	7.59'
L2	N 03°42'01" E	72.74'
L3	S 21°55'07" E	32.57'
L4	S 21°55'07" E	24.99'

*** Plot Revision 01/05/2019
Revised Plat after a site visit on 01/02/2019.
No encroachments were noted. The boundary is the same as shown on our final plat for Janice W. Allred dated: 11/16/2013.



Survey Form: 1054 Lake Oconee Parkway, LLC.

C & A Cowherd & Associates
Land Surveyors

Site Planning - Boundary surveys - Tree Surveys
Plot Plans - Topographical Surveys - Subdivisions
2885 Mazers Road - Union Point, Ga 30089 - (706)-768-3372

COPYRIGHT © 2019 BY Cowherd & Cowherd, LLC
Georgia Certificate of Authorization No. LSF000739
doe Cowherd & Associates Land Surveyors
ALL RIGHTS RESERVED

G.M.D. | 389 | Putnam County, Georgia
Address: | 1054 Lake Oconee Pkwy.
Canton Ga. 30024

Job Number | 803-58-3 | Land Lot 369
Tax Map No. | 102B 135 | District 3rd
Field work date: | 11/16/2013
Final plat date: | 11/16/2013
Plat Revision Date: | 05/14/2019 (Recombo)

Graphic Scale: 1" = 40'
0 20 40 80 120

The public records referenced on this plat are the only ones used and for necessary to the establishment of the boundary of this property. They are not and do not constitute a title search. This plat is subject to all legal assessments, right-of-ways, and consents public and private. This plat or survey is intended for the sole use of the names listed hereon any other use is strictly prohibited, in my professional opinion this plat is a true and correct representation of the land plotted. The field data upon which this map or plat is based has a closure precision of one foot in 38,898 feet and an angular error of 100" per angle point and was adjusted using the compass adjustment rule. This map or plat has been calculated for closure and is found to be accurate to within one foot in 788,858 feet. All underground utilities are not shown hereon. This surveyor does not certify or guarantee the site, shape, pressure, material, and direction of any underground utility.

O/S = Offset
PL = Property Line
CL = Contour Line
C&D = Curve and Offset
U/P = Underground Power
CLF = Chain Link Fence

R/W = Right of Way
P.O.B. = Point of Beginning
P.L.C. = Point of Commencement
T.M.P. = Tax Map Parcel Number
G = Gate Post
LPT = Liquid Propane Tank

Flood Hazard Note:
No portion of this property lies within a Flood Hazard Zone "A", as shown on F.I.R.M. Map #1323700025C with an Effective Date of September 26, 2008.

Equipment Used:
 Topcon 211D
 Topcon 550AR
 Carlson GPS
 with eGPS RIK
 Leica TC 405

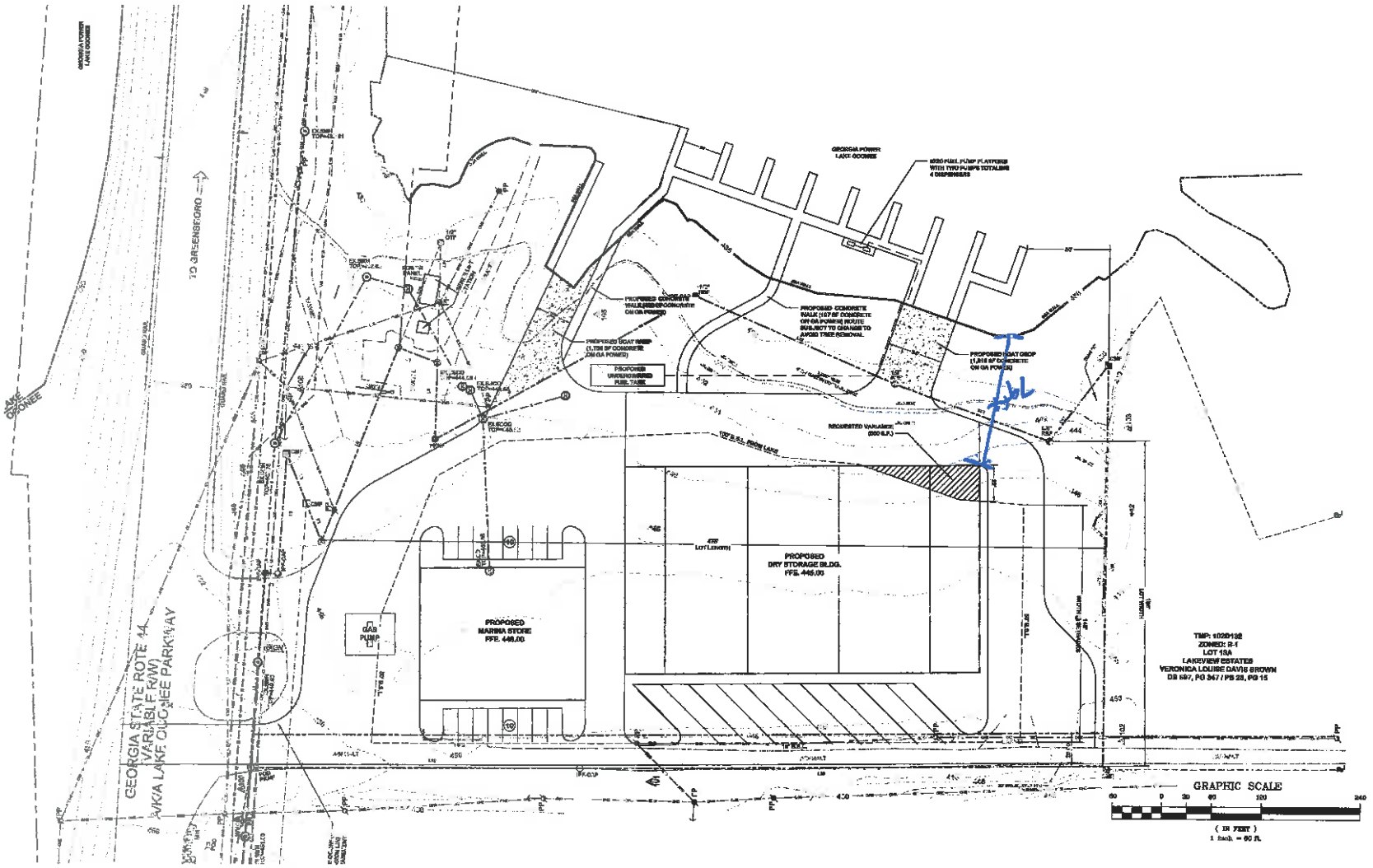
Legend

- = Iron Pin & Cap Set
- = Iron Pin (Found Case)
- = IPF Conc. Monument
- △ = P.C. Nail Set
- ⊙ = Computed Point (no Pin)
- ⊕ = Power Pole
- ⊞ = Power Transformer
- ⊠ = Telephone Pedestal
- ⊞ = Sewer Clean Out
- ⊞ = Water Valve
- ⊞ = Fire Hydrant
- ⊞ = Water Meter
- ⊞ = Manhole
- = Tree
- ⊞ = Sharp

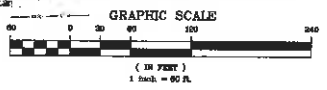


RECORDED MAY 15 2019
16

Raynell Biott
Deputy Clerk
5/15/19



TMP: 1000152
 ZONING: R-1
 LOT 53A
 LAKEVIEW ESTATES
 VERONICA LOUISE DAVIS BROWN
 DR 687, PG 247 / PG 25, PG 15



APR 2018 24
 JCD



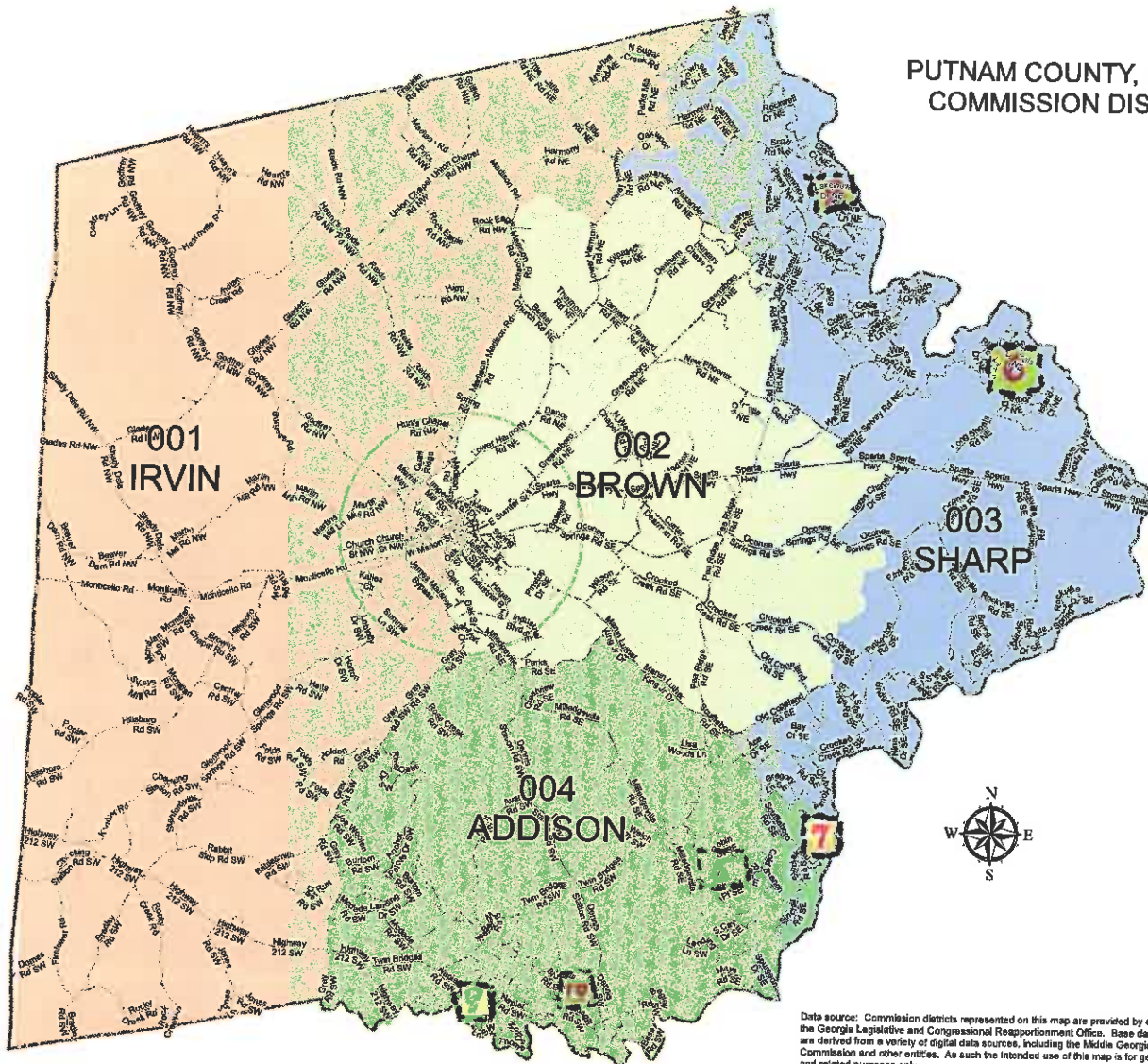
RCVD 2019 APR 24

KP

Item Attachment Documents:

8. Request by **Robert T. Attaway, III** to rezone 7.85 acres at 205 Napier Drive from AG-1 to AG-2. [**Map 055A, Parcel 055, District 4**].*

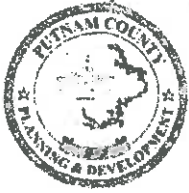
PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



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" = 6,897.28' SCALE RATIO: 1:68,367.34 DATE: MARCH 2019

5. Request by **R. Greg Waddell**, agent for **Kerry & Laura Murphy** for a rear yard setback variance at 109 Willow Cove. Presently zoned R-1. [Map 087B, Parcel 077, District 4].
6. Request by **Jody Harper**, agent for **John & Lisa Threlkeld** for a front and side yard setback variance at 129 Forest Ridge Circle. Presently zoned R-1R. [Map 122A, Parcel 030, District 3].
7. Request by **Russell W. Wall**, agent for **Benjamin R. Griffith** for a rear yard setback variance at 212 Twisting Hill Road. Presently zoned R-2. [Map 111C, Parcel 024, District 4].
8. Request by **Lauren K. Sprayberry** for a rear yard setback variance at 1054 Lake Oconee Parkway. Presently zoned C-1. [Map 102D, Parcel 133, District 3].
9. Request by **Robert T. Attaway III** to rezone 7.85 acres at 205 Napier Drive from AG-1 to AG-2. [Map 055A, Parcel 055, District 4]. *
10. Request by **Thomas Price** to rezone 5.5 acres at 242 Bluegill Road from AG-1 to R-2. [Map 083, part of Parcel 003, District 4]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

APPLICATION NO 2019-00657

DATE: April 24, 2016

MAP 055A PARCEL 055

1. Name of Applicant: Robert T. Attaway III

2. Mailing Address: 520 Hwy 22 West, Milledgeville, GA

3. Phone: (home) 478-452-0759 (office) 478-628-1235 (cell) 478-456-6156

4. The location of the subject property, including street number, if any: End of Napier Drive
(No address assigned)

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

6. The proposed zoning district desired: AG 2

7. The purpose of this rezoning is (Attach Letter of Intent)
Rezone the property to the same zoning class as the adjoining 18.254 acres owned by owner that fronts on Phillips Road so the two properties can be platted together for future use.

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-2 South: R-2 East: R-2 West: AG-2 & R-2

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.): Residential

13. A detailed description of existing land uses: The subject property is vacant, undeveloped land with waterfrontage adjacent to Lake Sinclair on the GA Power lease access strip. (See Plat Bk 31 p28)

14. Source of domestic water supply: well _____, community water X, or private provider _____. If source is not an existing system, please provide a letter from provider.

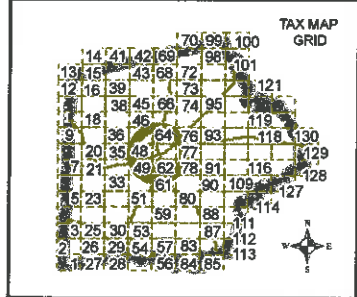
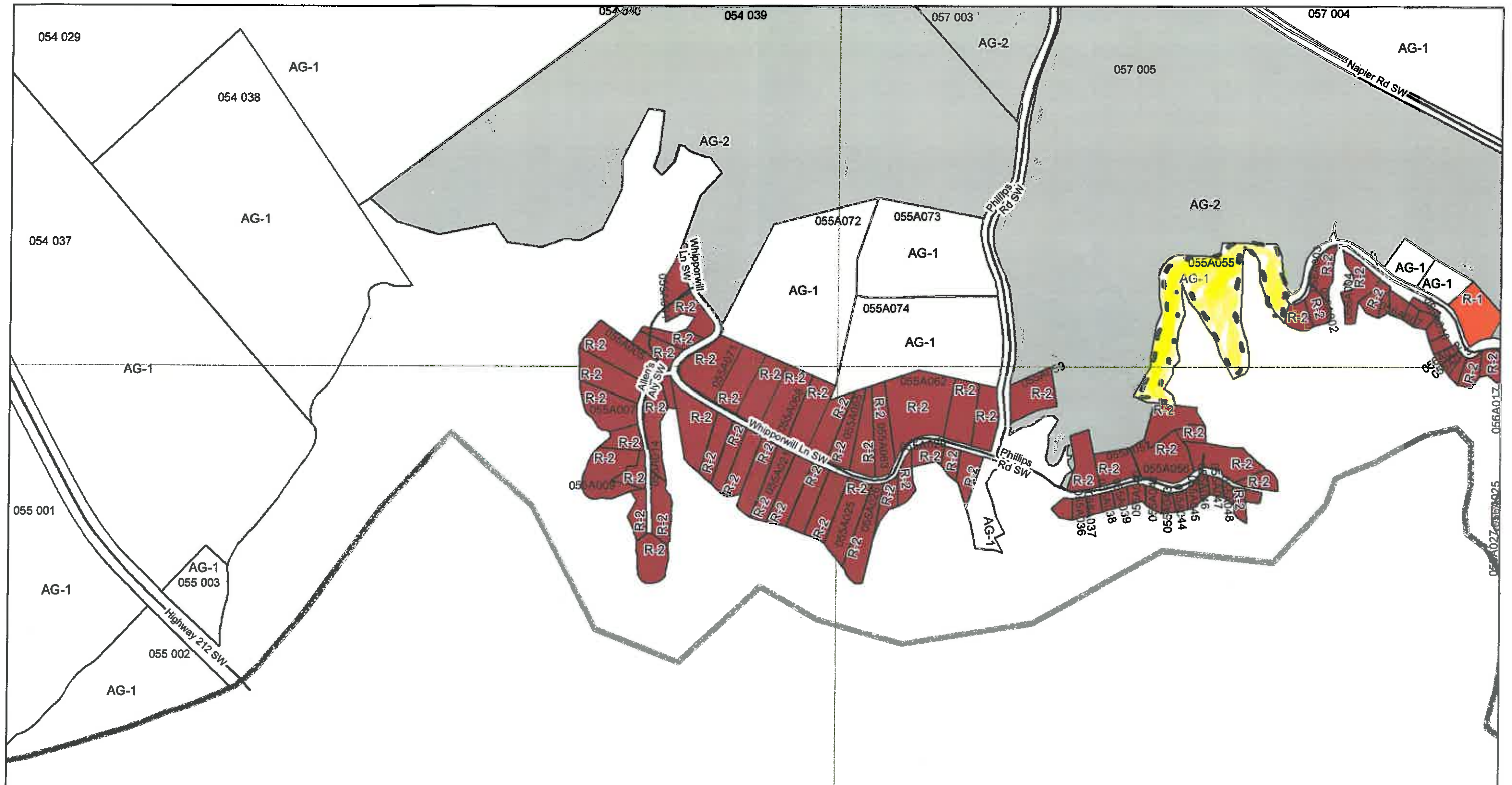
15. Provision for sanitary sewage disposal: septic system X, or sewer _____. If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
16. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's 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.) N/A
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.

Robert A. White II 4/24/19 _____ 4/24/19
 Signature (Property Owner) (Date) Signature (Applicant) (Date)

Jacey Brook _____
 Notary Public Notary Public

Paid: \$ <u>250.00</u> (cash) _____ (check) <u>8308</u> (credit card) _____	
Receipt No. <u>032531</u>	Date Paid: <u>4.25.19</u>
Date Application Received: <u>4.25.19</u>	
Reviewed for completeness by: _____	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____



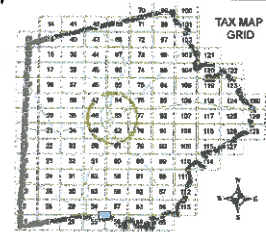
<ul style="list-style-type: none"> Eatonton Limits County Boundary Roads Parcels Parcel_Hooks 	<p>Zoning</p> <ul style="list-style-type: none"> No Code AG-1 AG-1 CITY AG-2 C-1 C-1 CITY C-2 C-2 CITY I-M IND-1 CITY IND-2 IND-2 CITY MHP PUBLIC PUBLIC CITY R-1 CITY R-2 CITY R-3 CITY R-4 CITY R-1 R-1R R-2 RM-1 RM-2 RM-3 VILLAGE
---	--

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

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 055A

MAP SCALE: 1" = 525' SCALE RATIO: 1:6,300 DATE: MAY 2019



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

GEOGRAPHIC FEATURE LEGEND

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



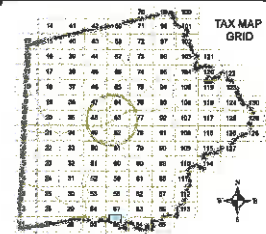
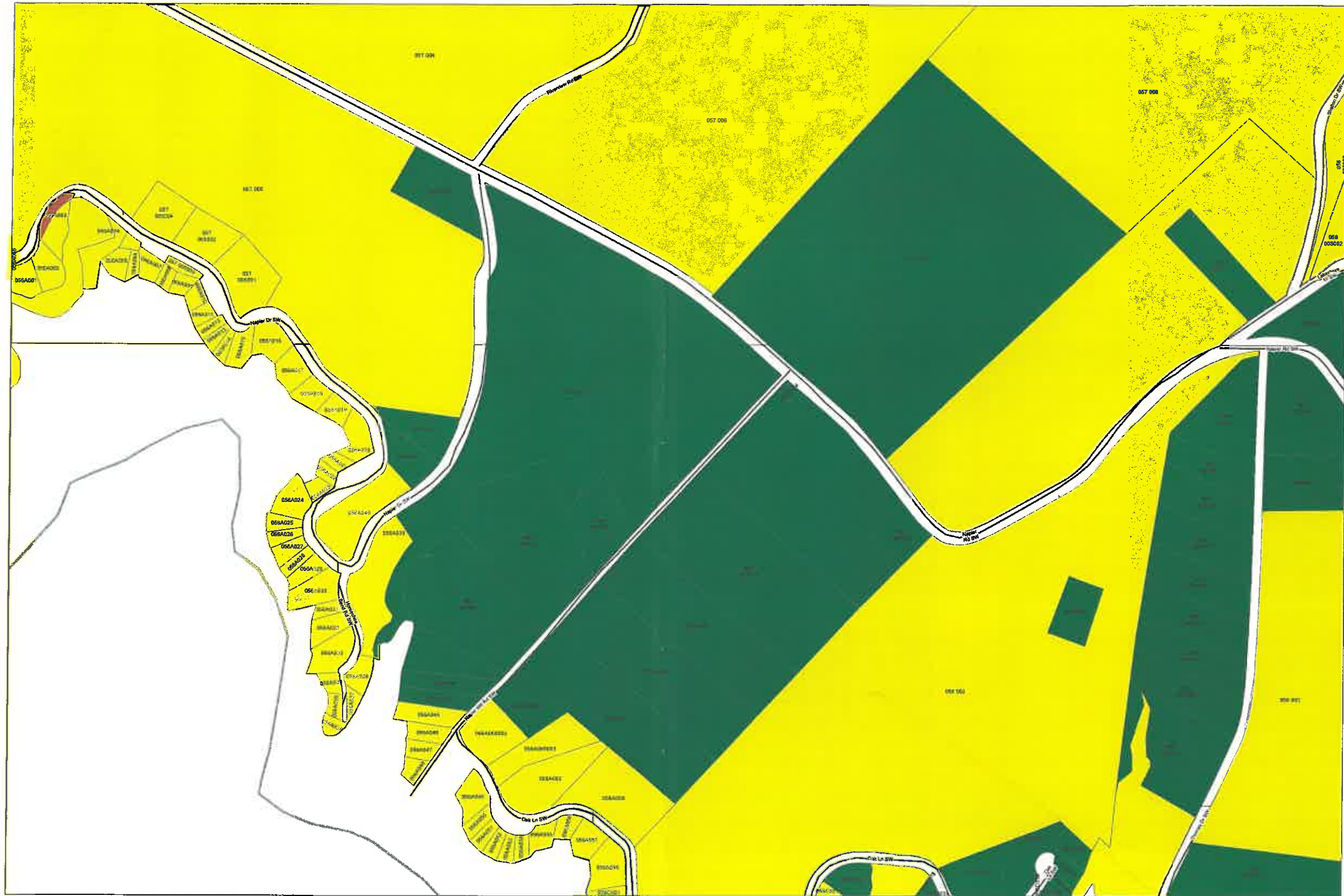
Middle Georgia Regional Commission
 175 Etnay Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160
 (478) 751-6517
 Web:
www.middlegeorgiaregional.com
 Email:
mgrc@mg-r.com

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



MAP 055A

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: MAY 2019



- 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



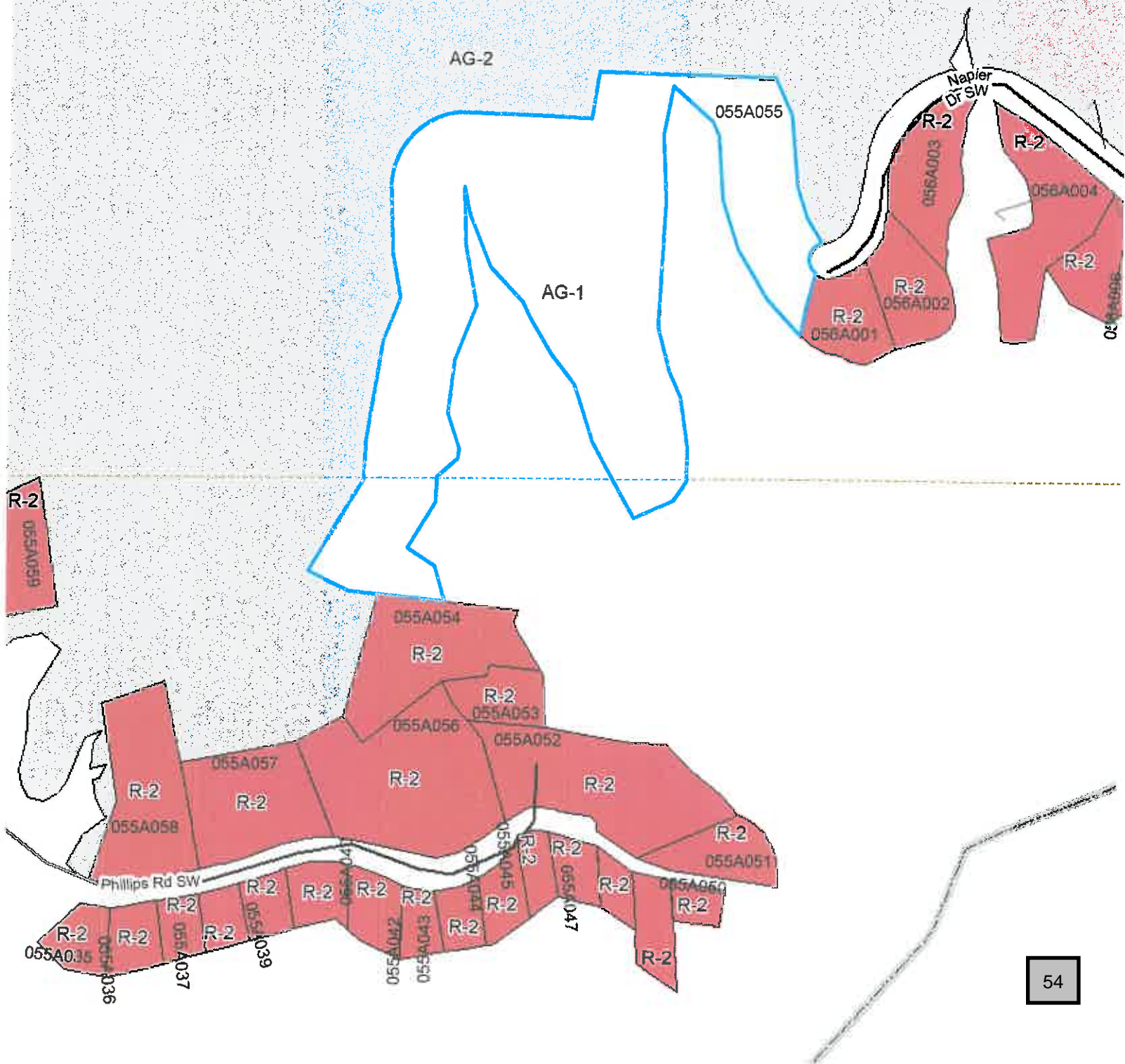
Middle Georgia Regional Commission
 176 Emory Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-5180
 (478) 751-4517
 Web: www.middlegeorgiaregional.com
 Email: mgrc@mg-rc.org

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



MAP 056A

MAP SCALE: 1" = 200' SCALE RATIO: 12,400 DATE: MAY 2019



LETTER OF INTENT TO REZONE PROPERTY

Putnam County, Georgia

April 24, 2019

Owner Name: Robert T. Attaway III

Address: 520 Hwy 22 West, Milledgeville, GA 31061

Subject Property: Tax Map 055A – 055

Current Zoning: AG 1

Property Location: End of Napier Drive

The owner desires to rezone the subject 7.85 acres from AG 1 to AG 2. He purchased the subject property in August 2007 as a vacant undeveloped property with limited road frontage. He purchased an additional 18.254 acres (Plat attached) which joins the subject property on the west side and fronts Phillips Road. The 18.254 acres is zoned AG 2. The owner would like to have both properties the same zoning class so the two properties can be combined and re-platted with AG 2 zoning.

Sincerely,



Robert T. Attaway III





PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- Rezoning Application

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT WILLIAM H. BREINER TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR REZONING OF PROPERTY DESCRIBED AS MAP 055A PARCEL 055, CONSISTING OF 7.85 ACRES, WHICH HAS THE FOLLOWING ADDRESS: NAPIER DRIVE (end of road no address assigned) 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 ROBERT T. ATTAWAY III 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 24th DAY OF April, 2019.

PROPERTY OWNER(S): ROBERT T. ATTAWAY, III

Robert T. Attaway III

NAME (PRINTED)

4/24/19

SIGNATURE

ADDRESS: 520 Hwy 22 West, Milledgeville, GA 31061

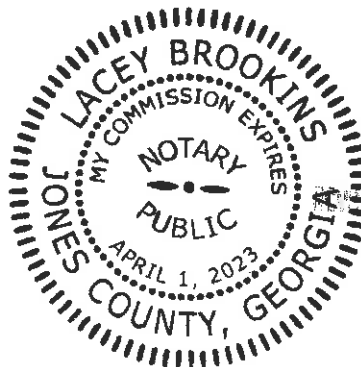
PHONE: 478-456-6156

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS

24 DAY OF April, 2019

Lacey Brooks
NOTARY

MY COMMISSION EXPIRES: April 1, 2023



- LEGEND:**
- - 1/2" IRON PIN SET (IPS)
 - ⊙ - 1/2" IRON PIN FOUND (IPF)
 - ⊕ - 1" IRON PIPE FOUND (IPPF)
 - - COMPUTED POINT
 - ⊙ - 16" PINE TREE (JANUARY 1998)
 - ⊙ - 1/2" IRON PIN SET (IPS) (JANUARY 1998)
 - ⊕ - IRON FENCE POST FOUND (JANUARY 1998)
 - PROPERTY LINE
 - 340' APPROX. 340' CONTOUR LINE
 - 350' APPROX. 350' CONTOUR LINE

NOTES:

1) The surveyor whose seal is hereto attached has made no investigation or independent search for monuments of record, unrecorded, relative corners, generally file evidence, or any other facts that an accurate and correct file herein may disclose. Matters of this are excluded.

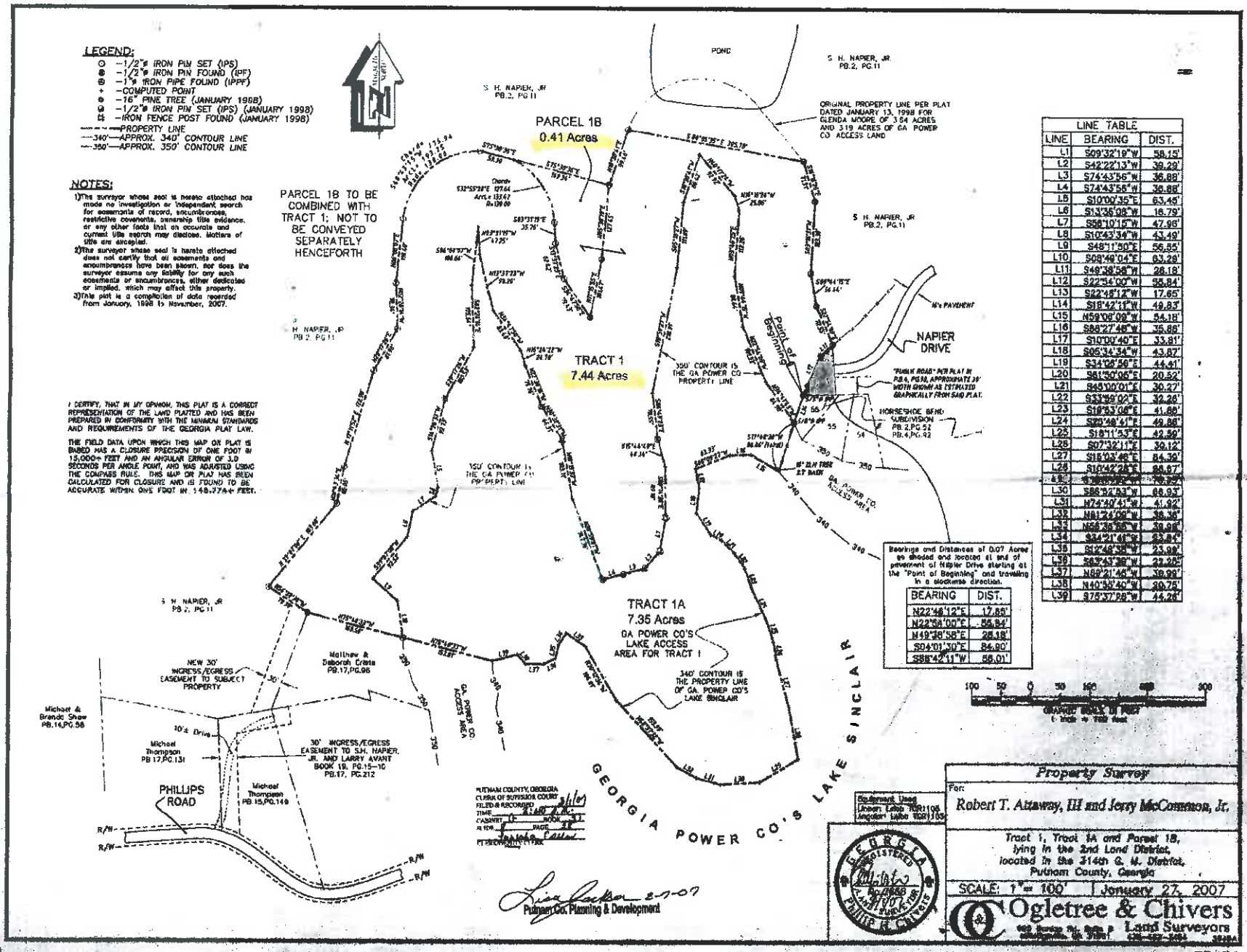
2) The surveyor whose seal is hereto attached does not certify that all monuments and monuments have been located, nor does the surveyor assume any liability for any such omissions of monuments, either deliberate or implied, which may affect this property.

3) This plat is a compilation of data reported from January, 1998 to November, 2007.

I CERTIFY, THAT IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE STANDARD AND REQUIREMENTS OF THE GEORGIA PLAT LAW.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000+ FEET AND AN ANGULAR ERROR OF 3.0 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COLLIER'S RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 148,774+ FEET.

PARCEL 18 TO BE COMBINED WITH TRACT 1; NOT TO BE CONVEYED SEPARATELY HENCEFORTH



LINE TABLE

LINE	BEARING	DIST.
L1	S09°32'19"W	58.15
L2	S42°22'13"W	38.29
L3	S74°43'56"W	36.88
L4	S74°43'56"W	36.88
L5	S10°00'35"E	63.45
L6	S13°36'08"W	18.79
L7	S88°10'15"W	47.98
L8	S10°43'34"W	43.49
L9	S48°1'50"E	56.85
L10	S08°46'04"E	63.28
L11	S48°38'58"W	28.18
L12	S22°34'00"W	55.84
L13	S22°45'12"W	17.65
L14	S18°42'11"W	49.83
L15	N59°38'02"W	34.18
L16	S82°27'48"W	35.88
L17	S10°00'40"E	33.81
L18	S06°34'34"W	43.87
L19	S34°28'56"E	44.41
L20	S81°50'06"E	20.52
L21	S45°00'01"E	30.27
L22	S33°36'02"E	32.26
L23	S16°53'06"E	41.88
L24	S80°48'41"E	49.88
L25	S18°11'53"E	42.80
L26	S07°32'11"E	50.12
L27	S18°03'46"E	84.36
L28	S10°42'28"E	88.57
L29	S88°24'33"W	66.93
L30	N74°40'41"W	41.92
L31	N41°24'00"W	36.36
L32	N58°26'36"W	39.91
L33	S84°21'41"E	23.84
L34	S10°45'38"W	23.88
L35	S82°43'38"W	23.25
L36	N52°21'48"W	39.99
L37	N40°30'40"W	20.74
L38	S78°37'28"W	44.28

Bearings and Distances of 0.07 Acres are shown and located at end of pavement of Napier Drive starting at the "Point of Beginning" and traveling in a clockwise direction.

BEARING	DIST.
N22°46'12"E	17.85
N22°34'00"E	55.84
N49°38'02"E	28.18
S04°01'30"E	36.80
S88°42'11"W	58.01



Property Survey

For: **Robert T. Ataway, III and Jerry McCammon, Jr.**

Tract 1, Tract 1A and Parcel 18, lying in the 2nd Land District, located in the 214th G. M. District, Putnam County, Georgia

SCALE: 1" = 100' | January 27, 2007

Ogletree & Chivers
 900 Avenue M, Suite 200
 Marietta, GA 30067 | 770-572-1000



Lisa Jackson 2-1-07
 Putnam Co. Planning & Development

3543A

P2019000017

BK:36 PG:72-72

FILED IN OFFICE
CLERK OF COURT
02/25/2019 09:11 PM
SHEILA H. PERRY, CLERK
SUPERIOR COURT
PUTNAM COUNTY, GA

Sheila H. Perry
0353510676
PARTICIPANT ID

LINE	BEARING	DISTANCE
L1	S89°19'44"E	64.89
L2	N41°37'26"E	160.97
L3	N31°57'28"E	173.86
L4	N39°29'32"W	258.96
L5	N57°55'25"W	250.01
L6	N54°10'41"W	209.94
L7	S37°07'53"E	204.97
L8	N45°23'00"W	109.74
L9	N14°43'22"W	12.60
L10	N14°43'22"W	40.10
L11	N02°14'11"E	27.41
L12	N02°14'11"E	27.41
L13	S89°25'51"W	21.67
L14	S11°27'27"E	18.58
L15	S17°29'03"W	15.89
L16	S85°27'42"E	47.36
L17	S38°55'48"E	16.78
L18	N18°39'40"W	23.75
L19	S38°29'21"W	28.18
L20	N18°39'40"W	28.18
L21	N33°44'18"W	72.23
L22	N02°38'02"E	58.45
L23	N07°47'24"E	123.44
L24	N07°47'24"E	123.44
L25	S89°02'03"E	305.78
L26	S07°48'01"W	99.35
L27	N88°29'21"W	228.58
L28	S04°27'28"E	110.41
L29	S13°12'30"E	205.53
L30	S18°27'22"W	81.80
L31	S08°22'15"W	172.08
L32	S00°08'44"E	85.05
L33	S08°18'38"E	163.96
L34	S87°53'58"E	79.94
L35	S08°21'27"W	175.64
L36	S89°02'39"W	82.08
L37	S89°02'39"W	209.27
L38	N18°33'59"E	109.85
L39	S77°14'18"W	108.18
L40	S08°03'28"E	177.90
L41	S18°21'03"W	140.57
L42	N35°51'01"E	50.13
L43	N50°18'43"E	51.86
L44	N75°39'21"E	17.87
L45	N17°10'40"W	16.41
L46	N18°28'02"E	33.44
L47	N18°28'02"E	33.44
L48	N84°11'45"E	12.12
L49	N54°12'30"E	31.90
L50	S82°24'05"W	28.96
L51	N10°08'00"E	48.16
L52	N14°05'04"E	28.05
L53	S61°43'07"W	33.98
L54	S38°17'02"W	106.98
L55	S39°04'33"W	49.26
L56	S82°45'40"W	21.44
L57	N74°26'06"W	16.98
L58	N33°02'28"W	27.42
L59	N04°07'41"E	49.26
L60	N05°45'51"E	87.26
L61	N19°44'39"E	107.68
L62	N05°03'00"W	47.62
L63	S90°39'27"W	24.16
L64	S44°14'00"E	47.59
L65	S01°15'51"W	46.11
L66	S78°24'29"W	37.50
L67	S50°05'35"E	39.28
L68	N05°03'00"W	136.40
L69	N84°19'51"E	105.02
L70	N03°32'01"W	214.20
L71	S86°32'43"W	220.61
L72	N04°28'52"W	152.20
L73	N24°24'24"E	84.88
L74	N04°28'23"E	47.88
L75	N31°48'28"E	171.70
L76	N14°53'28"E	34.98
L77	S18°01'45"E	116.08
L78	S89°01'21"E	285.94
L79	N48°48'49"E	41.88
L80	S21°50'04"E	89.00
L81	S43°56'00"E	185.20
L82	S55°27'43"W	199.32

ADJOINING PROPERTY OWNERS	
A	ROBERT D. PAUL DEED BOOK 598 PAGE 296 DEED BOOK 598 PAGE 297-PLAT
B	WESLEY R. & MARY P. VEREEN DEED BOOK 841 PAGE 307 PLAT BOOK 32 PAGE 65A
C	LARRY W. & MARIA KNOWLES DEED BOOK 854 PAGE 466 PLAT BOOK 2 PAGE 52
D	GEORGIA POWER COMPANY DEED BOOK 2-U PAGE 259-260
E	REGINALD & GLORIA J. SMITH DEED BOOK 888 PAGE 81 PLAT BOOK 17 PAGE 98
F	CALEB C. & AMBER L. THOMPSON DEED BOOK 860 PAGE 118 PLAT BOOK 35 PAGE 48
G	CALEB C. THOMPSON DEED BOOK 787 PAGE 812 PLAT BOOK 15 PAGE 149
H	TERESA D. BRADBERRY ET. AL. DEED BOOK 792 PAGE 490 PLAT BOOK 10 PAGE 178
J	MICHAEL S. & BRENDA L. SHAW DEED BOOK 481 PAGE 275 PLAT BOOK 14 PAGE 58
K	GEORGIA POWER COMPANY DEED BOOK 2-U PAGE 259-260
L	LUKE R. DARNELL DEED BOOK 879 PAGE 785 PLAT BOOK 17 PAGE 131

CURVE	DELTA	ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD	BEARING	CHORD LENGTH
C1	240.03	4500.77	209.54	104.78	S51°00'55"E	288.92	288.92	
C2	704.41	4500.77	683.81	347.28	S10°19'01"E	693.17	693.17	
C3	618.48	828.12	101.40	50.75	S01°01'17"W	101.35	101.35	
C4	1327.86	508.78	118.24	60.02	S12°01'17"E	139.07	139.07	
C5	751.90	1851.80	138.38	70.03	S11°01'50"W	139.34	139.34	
C6	411.98	271.35	19.88	9.85	N39°37'45"W	19.88	19.88	
C7	1200.45	888.97	166.75	83.22	N47°59'09"W	186.41	186.41	
C8	2824.10	170.95	87.42	43.94	N39°43'49"W	109.12	109.12	
C9	3105.24	1068.08	169.92	85.14	N28°22'37"W	169.74	169.74	
C10	7011.42	134.50	64.78	94.52	N69°11'44"W	154.87	154.87	
C11	1628.28	363.71	110.33	55.53	N54°09'03"W	109.98	109.98	
C12	2828.25	139.41	89.24	35.31	N76°36'33"W	88.80	88.80	
C13	7828.25	139.41	89.24	35.31	N76°36'33"W	88.80	88.80	
C14	2847.00	288.96	150.22	76.83	S33°33'16"W	148.53	148.53	
C15	8152.00	108.68	117.45	65.13	S49°30'39"W	111.73	111.73	
C16	8152.00	108.68	117.45	65.13	S49°30'39"W	111.73	111.73	
C17	8511.21	130.00	193.50	119.53	S37°51'22"W	175.98	175.98	
C18	1058.12	58.51	29.26	14.63	N69°52'17"W	38.40	38.40	
C19	1058.12	58.51	29.26	14.63	N69°52'17"W	38.40	38.40	
C20	1198.14	832.56	132.34	66.41	N08°20'22"E	132.10	132.10	
C21	1841.01	665.88	228.75	115.57	N05°21'34"E	227.63	227.63	
C22	2014.37	673.95	236.51	120.53	N14°36'15"W	242.15	242.15	
C23	7898.12	174.28	87.14	43.59	N12°13'15"E	148.80	148.80	
C24	4307.40	288.29	201.85	108.03	N29°40'52"E	197.21	197.21	
C25	1738.27	1374.46	423.58	213.48	N16°55'36"E	421.91	421.91	
C26	3074.48	484.08	245.88	126.42	N10°39'00"E	242.15	242.15	
C27	16308.07	372.28	186.14	93.07	N12°13'15"E	148.80	148.80	
C28	3247.95	116.54	107.49	57.83	N05°25'04"E	103.91	103.91	
C29	1635.08	418.00	122.84	61.87	N23°21'02"E	122.40	122.40	

LINE	BEARING	DISTANCE
L83	S42°20'35"W	94.78
L84	N06°58'09"E	74.22
L85	N101°01'00"W	63.87
L86	N100°48'20"E	55.24

"PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR'S CERTIFICATE"

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF PUTNAM COUNTY, GEORGIA THIS PLAT COMPLIES WITH REQUIREMENTS OF THE PUTNAM COUNTY ZONING BOARD AND THE SUBDIVISION REGULATIONS OF PUTNAM COUNTY.

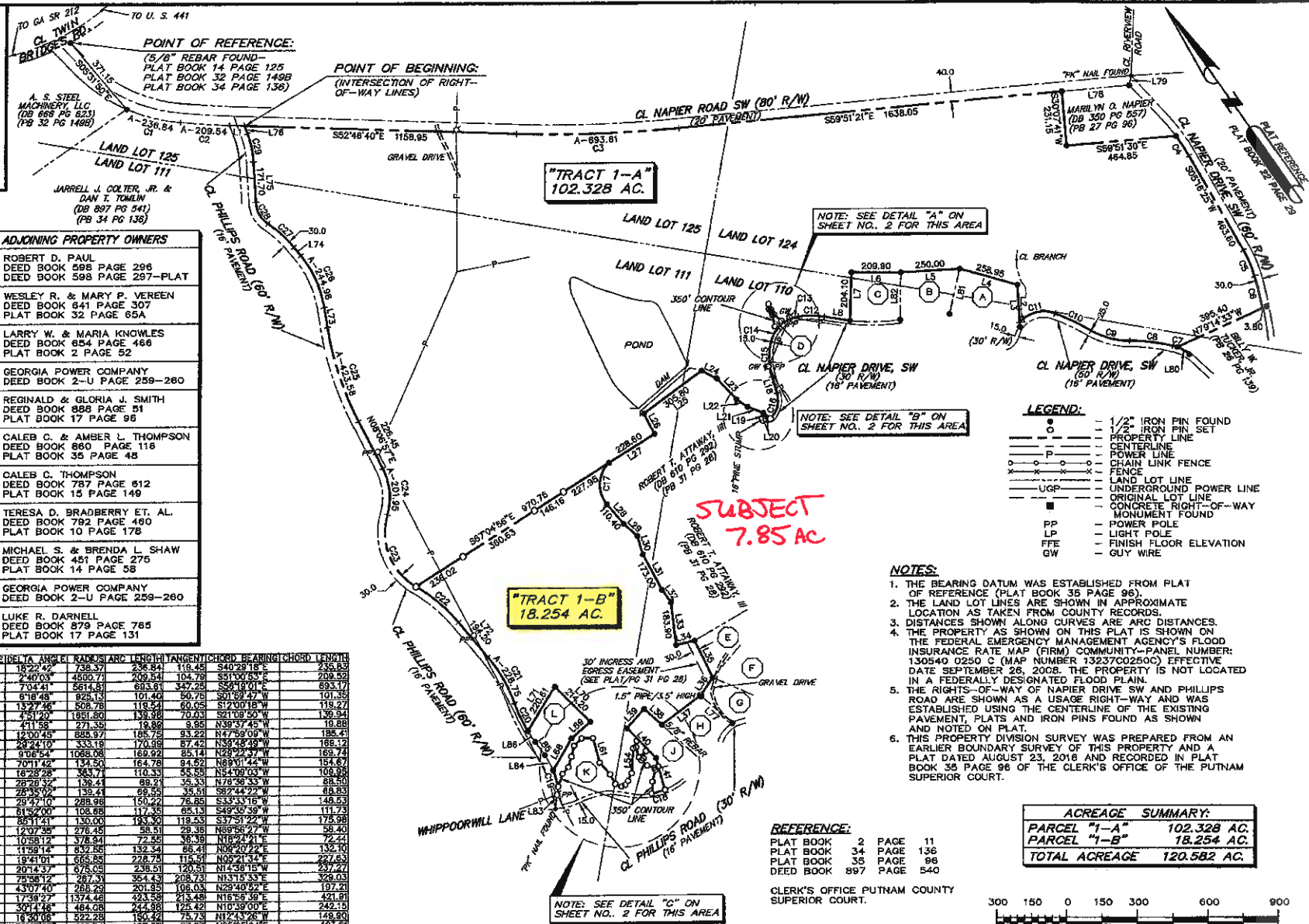
2.02.19 *Lisa Acker*
DATE PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR

A "LEICA TCA 1100 TOTAL STATION SN. 418328 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS. A LEICA TPS-SYSTEM 1000 PCMCIA MEMORY CARD WAS USED AS A DATA COLLECTOR TO COLLECT THE FIELD DATA.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 76,064 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES ADJUSTMENT. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,013,180 FEET.

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Edwin L. Thompson 2/15/2019
EDWIN L. THOMPSON RLS #1759 DATE:



NOTES:

1. THE BEARING DATUM WAS ESTABLISHED FROM PLAT OF REFERENCE (PLAT BOOK 35 PAGE 96).
2. THE LAND LOT LINES ARE SHOWN IN APPROXIMATE LOCATION AS TAKEN FROM COUNTY RECORDS.
3. DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.
4. THE PROPERTY AS SHOWN ON THIS PLAT IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER: 130540 0250 C (MAP NUMBER 13237C0250C) EFFECTIVE DATE SEPTEMBER 26, 2008. THE PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD PLAIN.
5. THE RIGHTS-OF-WAY OF NAPIER DRIVE SW AND PHILLIPS ROAD ARE SHOWN AS A USAGE RIGHT-WAY AND WAS ESTABLISHED USING THE CENTERLINE OF THE EXISTING PAVEMENT, PLATS AND IRON PINS FOUND AS SHOWN AND NOTED ON PLAT.
6. THIS PROPERTY DIVISION SURVEY WAS PREPARED FROM AN EARLIER BOUNDARY SURVEY OF THIS PROPERTY AND A PLAT DATED AUGUST 23, 2018 AND RECORDED IN PLAT BOOK 35 PAGE 96 OF THE CLERK'S OFFICE OF THE PUTNAM SUPERIOR COURT.

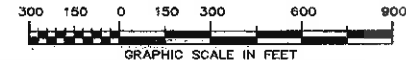
ACREAGE SUMMARY:

PARCEL "1-A"	102.328 AC.
PARCEL "1-B"	18.254 AC.
TOTAL ACREAGE	120.582 AC.

REFERENCE:

PLAT BOOK 2	PAGE 11
PLAT BOOK 34	PAGE 136
PLAT BOOK 35	PAGE 96
DEED BOOK 897	PAGE 540

CLERK'S OFFICE PUTNAM COUNTY SUPERIOR COURT.



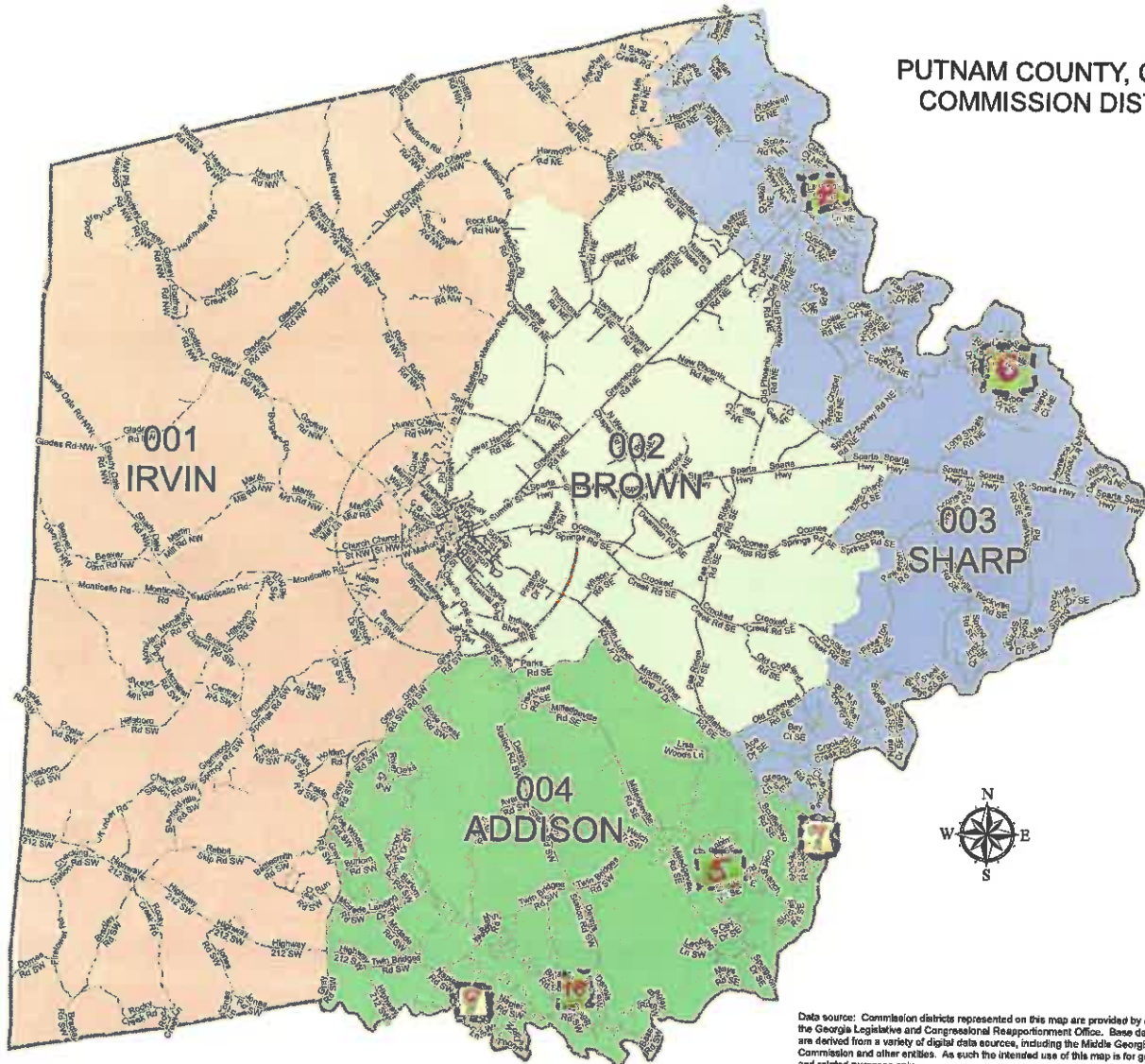
DATES:		PROPERTY DIVISION SURVEY	
SURVEY:	02/13/2019	FOR:	JARRELL J. COLTER & DAN T. TOMLIN
PLAT:	02/15/2019		FORMERLY PROPERTY OF S. H. NAPIER, JR. PART OF LAND LOTS 110, 111, 124 & 125 2ND. LAND DISTRICT 314TH. G. M. DISTRICT PUTNAM COUNTY, GEORGIA
Scale: 1" = 300.0'		Date: February 15, 2019	
THOMPSON LAND SURVEYORS, INC.			
140 KENAN DRIVE		MILLEDGEVILLE, GEORGIA 31061	
GA. REG. NO. 1759		PHONE: 478-414-1241	



Item Attachment Documents:

9. Request by **Thomas Price** to rezone 5.5 acres at 242 Bluegill Road from AG-1 to R-2. [Map 083, Parcel 003, District 4].

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



5. Request by **R. Greg Waddell**, agent for **Kerry & Laura Murphy** for a rear yard setback variance at 109 Willow Cove. Presently zoned R-1. [Map 087B, Parcel 077, District 4].
6. Request by **Jody Harper**, agent for **John & Lisa Threlkeld** for a front and side yard setback variance at 129 Forest Ridge Circle. Presently zoned R-1R. [Map 122A, Parcel 030, District 3].
7. Request by **Russell W. Wall**, agent for **Benjamin R. Griffith** for a rear yard setback variance at 212 Twisting Hill Road. Presently zoned R-2. [Map 111C, Parcel 024, District 4].
8. Request by **Lauren K. Sprayberry** for a rear yard setback variance at 1054 Lake Oconee Parkway. Presently zoned C-1. [Map 102D, Parcel 133, District 3].
9. Request by **Robert T. Attaway III** to rezone 7.85 acres at 205 Napier Drive from AG-1 to AG-2. [Map 055A, Parcel 055, District 4]. *
10. Request by **Thomas Price** to rezone 5.5 acres at 242 Bluegill Road from AG-1 to R-2. [Map 083, part of Parcel 003, District 4]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

APPLICATION FOR REZONING

APPLICATION NO 2019-00628 DATE: 4-19-19

MAP 083 PARCEL 003

- Name of Applicant: Thomas Price
- Mailing Address: 242 Bluegill Rd Eatonton, GA 31024
- Phone: (home) 706-485-3003 (office) _____ (cell) 706-816-4040
- The location of the subject property, including street number, if any: 242 Bluegill Rd Eatonton, Ga 31024

5. The area of land proposed to be rezoned (stated in square feet if less than one acre):
NA 5.5

6. The proposed zoning district desired: R-2 ga

7. The purpose of this rezoning is (Attach Letter of Intent)
letter attached

8. Present use of property: my dwelling Desired use of property: Children's dwelling

9. Existing zoning district classification of the property and adjacent properties:
Existing: A-1 ga
North: A-1 ga South: R-2 ga East: R-2 ga West: R-2 ga

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.): Residential xp

13. A detailed description of existing land uses: Residential

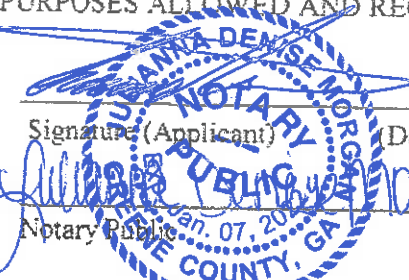
14. Source of domestic water supply: well , community water _____, or private provider _____. If source is not an existing system, please provide a letter from provider.




- 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.)

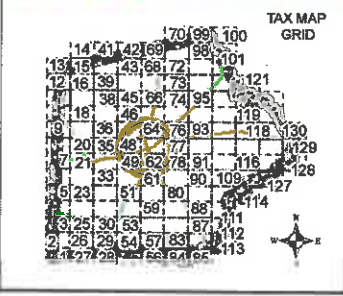
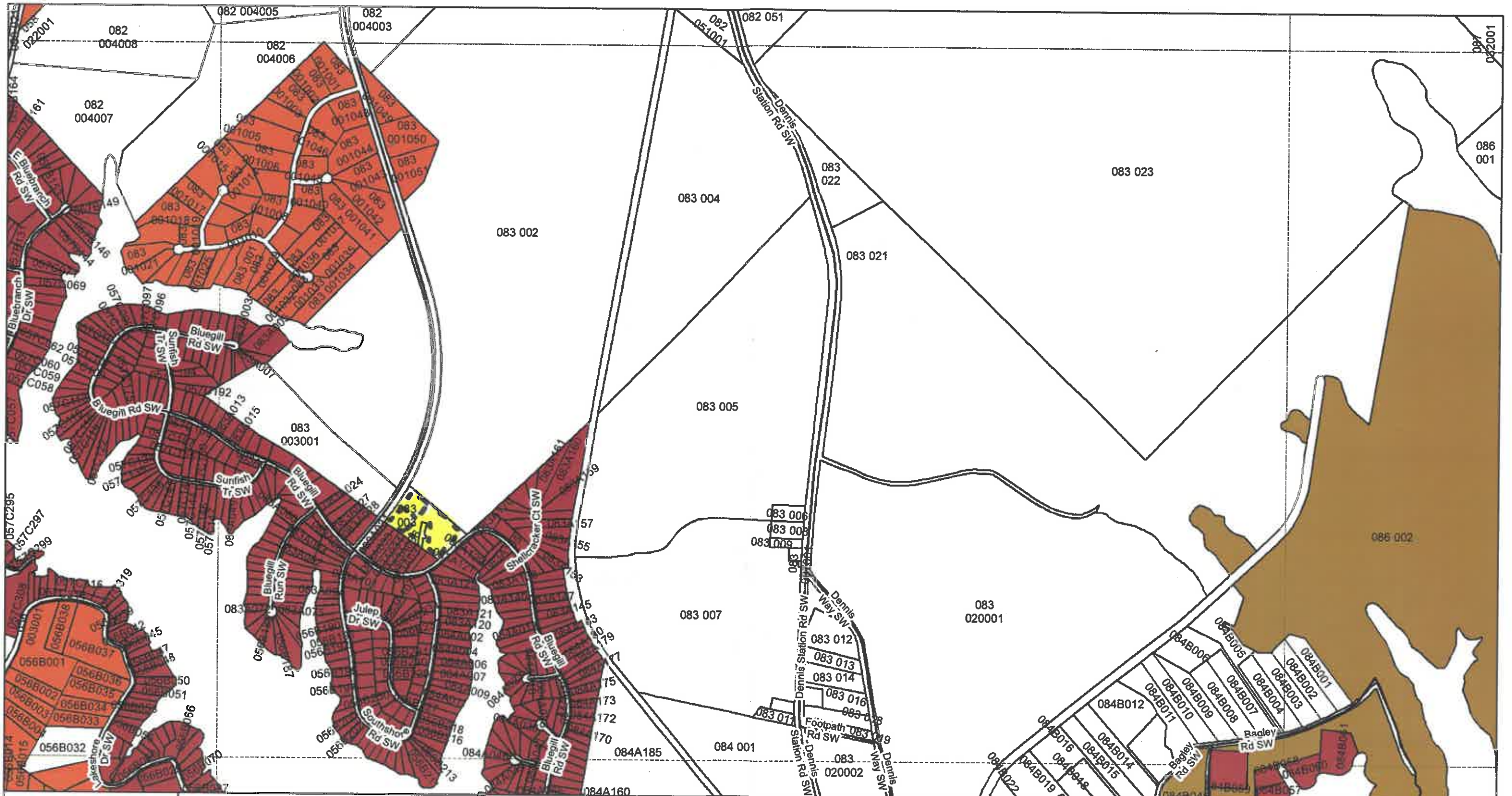
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

Signature (Property Owner) _____ (Date) 4/19/19
 Notary Public _____

Signature (Applicant) _____ (Date) 4/19/19
 Notary Public _____

Office Use	
Paid: \$ <u>250⁰⁰</u> (cash) _____ (check) <u>150</u> (credit card) _____	
Receipt No. <u>632508</u>	Date Paid: <u>4-22-19</u>
Date Application Received: <u>4-22-19</u>	
Reviewed for completeness by: _____	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

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

GEOGRAPHIC FEATURE LEGEND

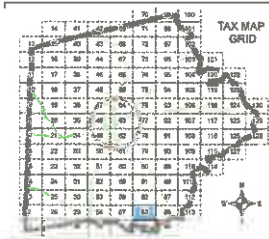
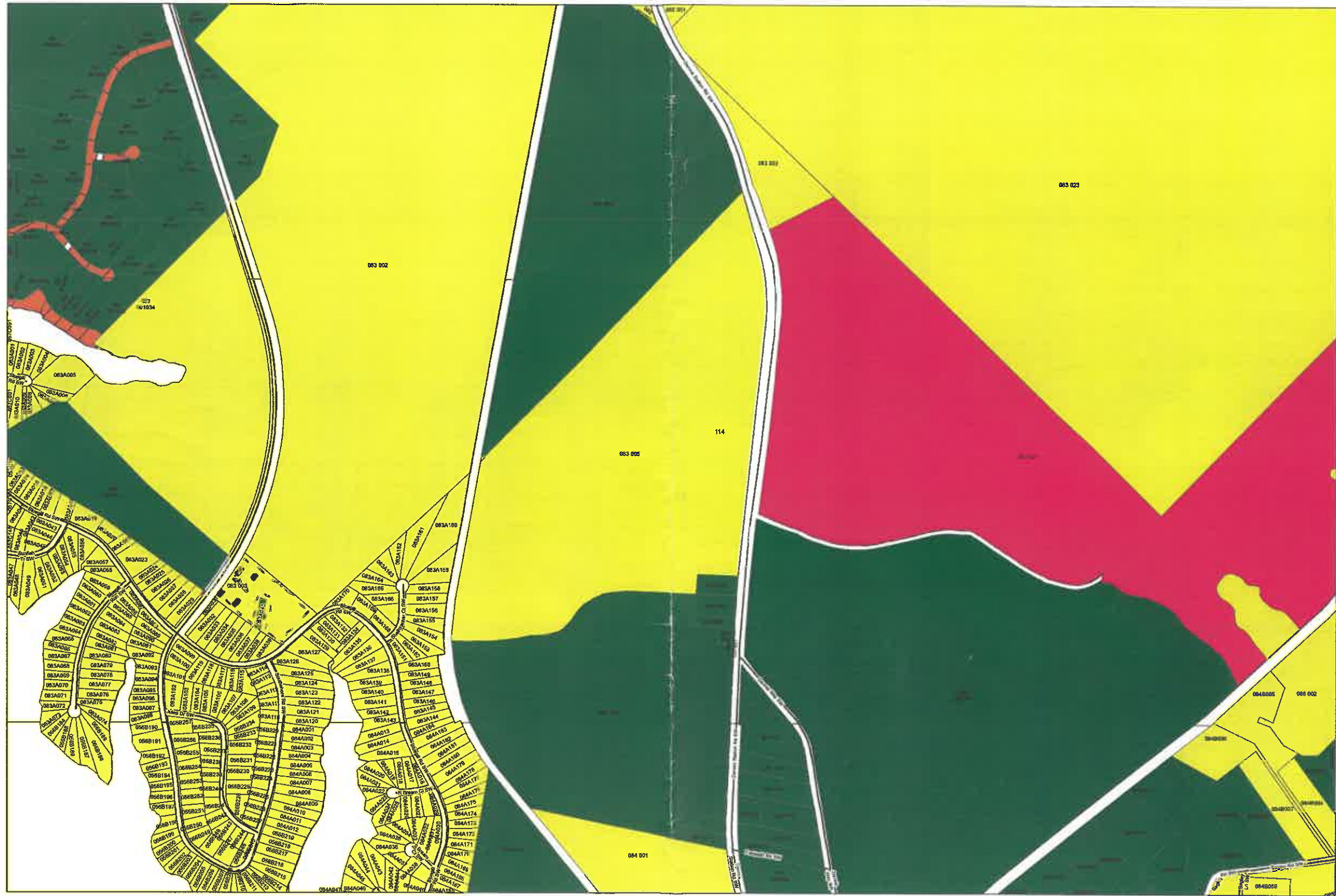
AG-2	C-2 CITY	IND-2 CITY	R-1 CITY	RM-2
No Code	C-1	MHP	R-1R	RM-3
AG-1	C-1 CITY	PUBLIC	R-2 CITY	VILLAGE
AG-1 CITY	C-2	PUBLIC CITY	R-4 CITY	RM-1
	C-2	IND-2		

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6100
(478) 751-4517
Web: www.middlegeorgiareg.com
Email: rg@mg-rc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 083

MAP SCALE: 1" = 1,049.17' SCALE RATIO: 1:102,590 DATE: MAY 2019



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

GEOGRAPHIC FEATURE LEGEND

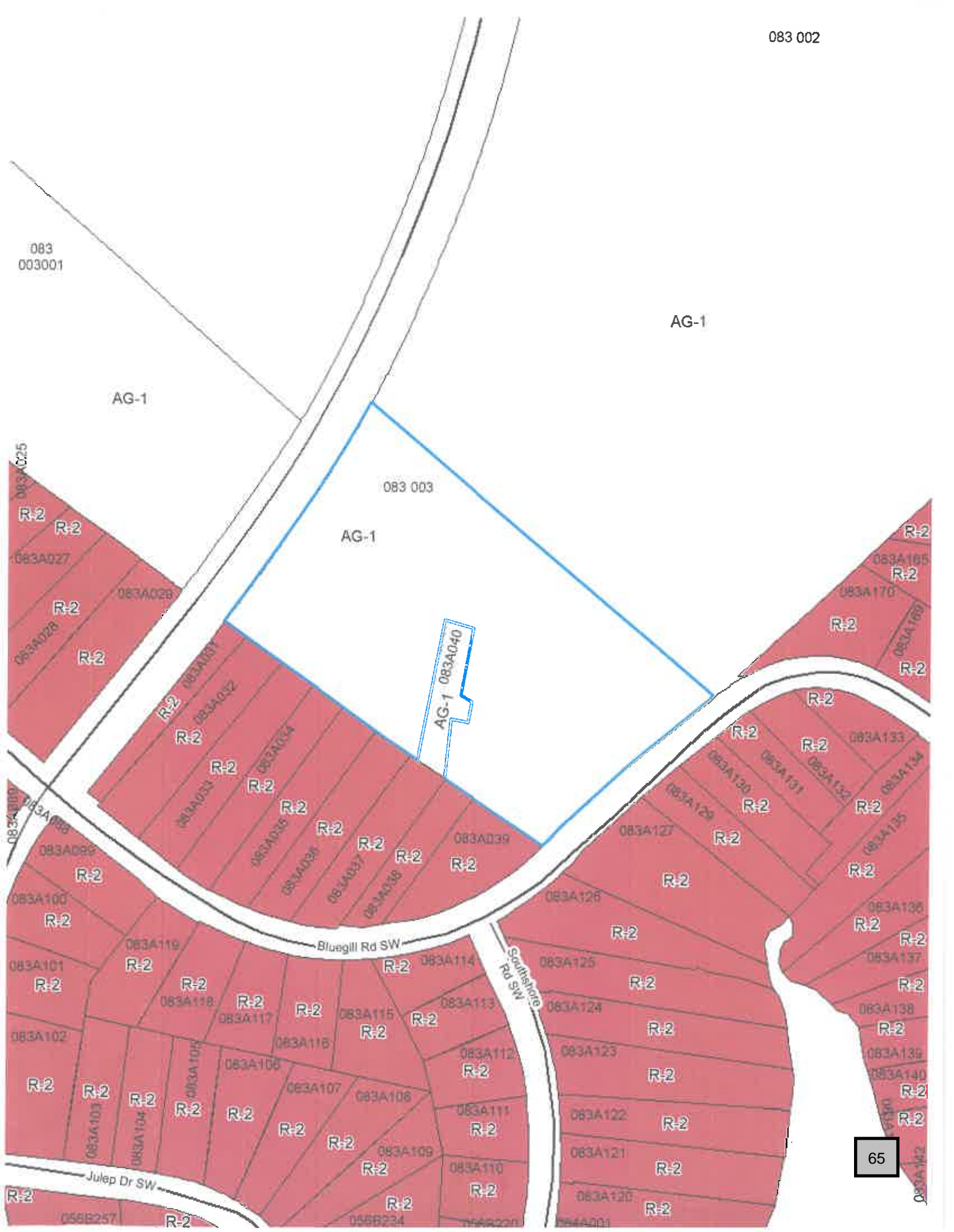
- Agriculture/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Columbus, Georgia 31917
(478) 791-8700
(478) 791-8517
Web: www.mgarc.org
Email: mgarc@mgarc.org

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

MAP 083

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



Letter of Intent

In Support of Request for rezoning

April 19, 2019

To Putnam County Planning & Development:

This request is for the rezoning of my current dwelling located at 242 Bluegill Rd Eatonton, Ga. The intention of rezoning my property is to allow each of my 2 children to place a manufactured home on 1.1 acres each of the 5.5 acres that I own. The current zoning of my property is AG-1 and would need to be rezoned to R-2 to permit 2 additional dwellings on the property. This proposed project would be an improvement to the neighborhood and result in an overall increase in the property's value and tax base created by the improvement.

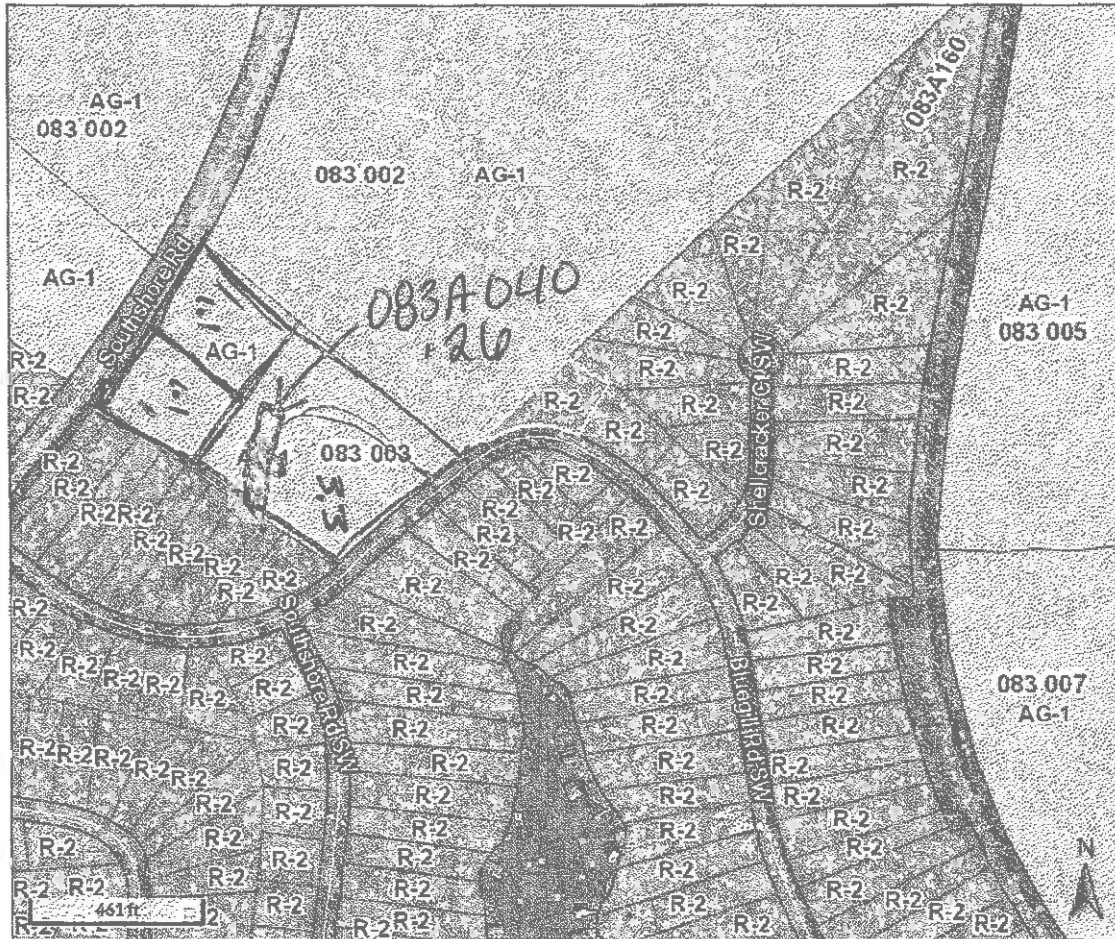
Thank you for your consideration.

Respectfully submitted,



Thomas Price





Overview

Legend

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

Parcel ID 083A170
 Class Code Residential
 Taxing District PUTNAM
 PUTNAM
 Acres 0.85

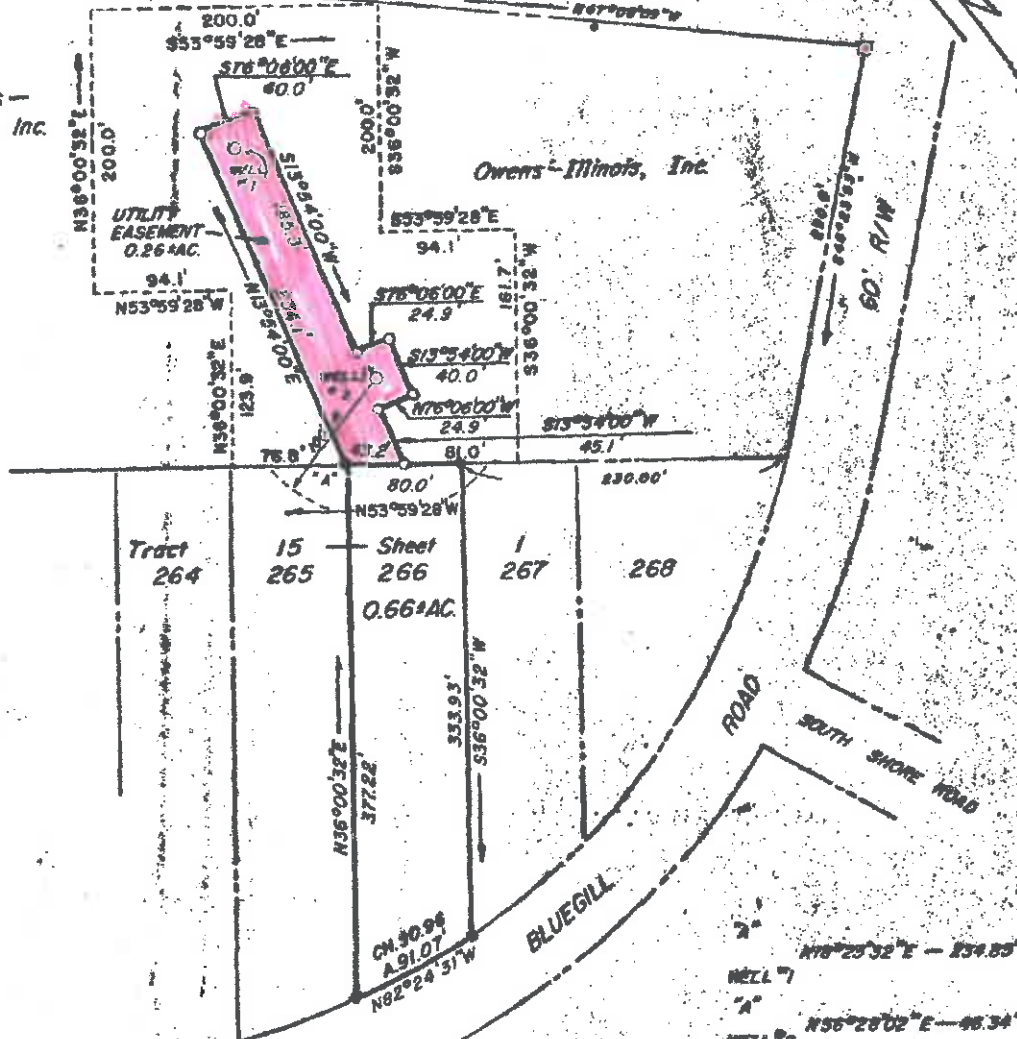
Owner CHAKLOS JOHN JR & NANCY J
 120 S LEISURE LN
 MILLEDGEVILLE GA 31061
 Physical Address BLUEGILL RD
 Assessed Value Value \$7225
 Land Value Value \$7225
 Improvement Value

Last 2 Sales
 Date Price Reason Qual
 2/4/2014 \$686 T5 U
 9/12/1994 \$266 WD U



THIS MAP HAS BEEN PREPARED WITH BEARINGS CALCULATED FROM TURNED ANGLES AND WITH DISTANCES MADE BY HORIZONTAL MEASUREMENTS AND CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.

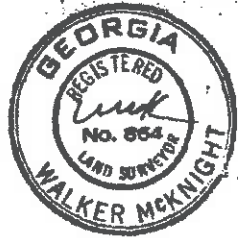
Owens - Illinois, Inc.



Tract 15 Sheet 1
264 265 266 267 268
0.664 AC

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

Walker McKnight
WALKER MCKNIGHT GEORGIA REG. SURVEYOR #664



- LEGEND**
- - CONCRETE MONUMENT
 - - IRON PIN FOUND
 - - IRON PIN SET
 - SANITARY RESTRICTION LINE

This plat is compiled from:
 Perimeter survey by Lieck Surveying Service, plat dated January 30, 1979
 Subdivision survey by Lieck Surveying Service, plat dated March, 1979
 Survey of well sites and utility easement by Walker McKnight Surveyors, Inc. as shown on this plat.

Notes:
 Septic tanks and tile fields shall not encroach on the Sanitary Restriction Line as shown on this plat for lots 265, 266, 267 and Owens - Illinois, Inc. backyard surrounding utility easement.

COMPOSITE PLAT	
for	
Owens-Illinois Development Corporation	
PART OF TRACT 15 SHOWING WELLS 102 AND LOT 266	
312 S. M. D. PUTNAM COUNTY, GEORGIA	
SCALE -- 1" = 100'	DATE -- MAY, 1979
WALKER MCKNIGHT SURVEYORS, INC. MILLEDGEVILLE, GEORGIA	

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