



# 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, April 04, 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 - March 7, 2019

### Requests

5. Request by **Chris Fuhr** for a front yard setback variance at 108 Julep Drive. Presently zoned R-2. [**Map 056B, Parcel 229, District 4**].
6. Request by **Michael Hoath** for a rear yard setback variance at 115 Cedar Cove Court. Presently zoned R-1R. [**Map 071A, Parcel 016, District 3**].
7. Request by **Margaret Malasek** for a rear yard setback variance at 144 Tanglewood Court. Presently zoned R-1. [**Map 057C, Parcel 022, District 4**].
8. Request by **Rusty Kearns** for a rear and side yard setback variance at 157 Lakeview Estates Drive. Presently zoned R-1. [**Map 102C, Parcel 036, District 3**].
9. Request by **Jody & Deirdre Sapp** for a front yard setback variance at 643 Rockville Springs Drive. Presently zoned R-1. [**Map 126A, Parcel 056, District 3**]. **Request to withdraw without prejudice.**
10. Request by **Tyrone & Dana King** for a front and rear yard setback variance at 515 Old Phoenix Road. Presently zoned AG-1. [**Map 103D, Parcel 164, District 3**].
11. Request by **Willie David Copelan** to rezone 5 acres at 614 Sparta Highway from AG-2 to C-2. [**Map 092, Parcel 017001001, District 2**]. \* **Request to withdraw without prejudice.**
12. Request by **Charles McMichael** to rezone 3.603 acres at 862 Pea Ridge Road from AG-1 to R-2. [**Map 092, part of Parcel 025, District 2**]. \*

### 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 April 16, 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.

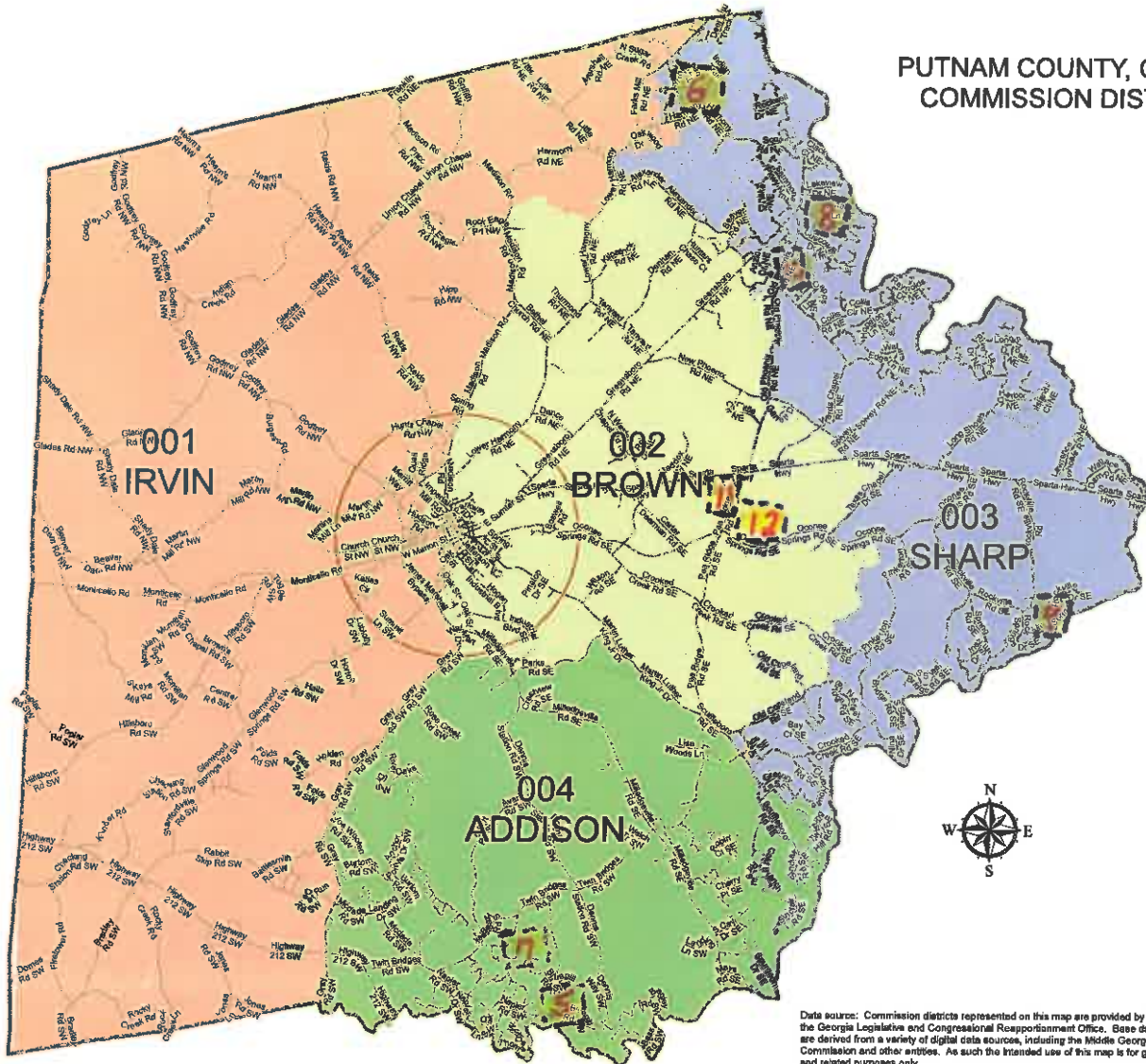
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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.

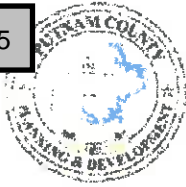
**Item Attachment Documents:**

5. Request by **Chris Fuhr** for a front yard setback variance at 108 Julep Drive. Presently zoned R-2. [**Map 056B, Parcel 229, District 4**] .

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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12. Request by Charles McMichael to rezone 3.603 acres at 862 Pea Ridge Road from AG-1 to R-2. [Map 092, part of Parcel 025, District 2]. \*



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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: Chris Fuhr

MAILING ADDRESS: 108 Julep Dr  
Eatonton, GA 31024  
 PHONE: 479-968-0315 404 386 9744  
 EMAIL: christfuhr@windstocum.net

PROPERTY OWNER IF DIFFERENT FROM ABOVE: \_\_\_\_\_  
 MAILING ADDRESS: \_\_\_\_\_  
 PHONE: \_\_\_\_\_

PROPERTY LOCATION: 108 Julep Drive, Eatonton GA 31024  
 MAP 0668 PARCEL 229 TOTAL ACREAGE: .51 PRESENTLY ZONED R-2

TOTAL SQ. FT. (existing structure) 1465 TOTAL FOOTPRINT (proposed structure) 1529

LOT LENGTH (the total length of the lot) 190.09 L - 171.08 R

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 123ft

REASON FOR REQUEST: To attach an 8'x8' porch to enclosed addition. The existing structures are the house and existing porches, one on the front & one on the back. The one on the front is not yet living space but has been enclosed & needs new stairs & a porch for entry. The variance will put the structure 24ft. from the line.

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

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

**PROPOSED LOCATION MUST BE STAKED OFF.**

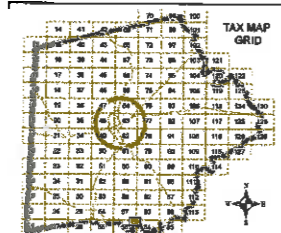
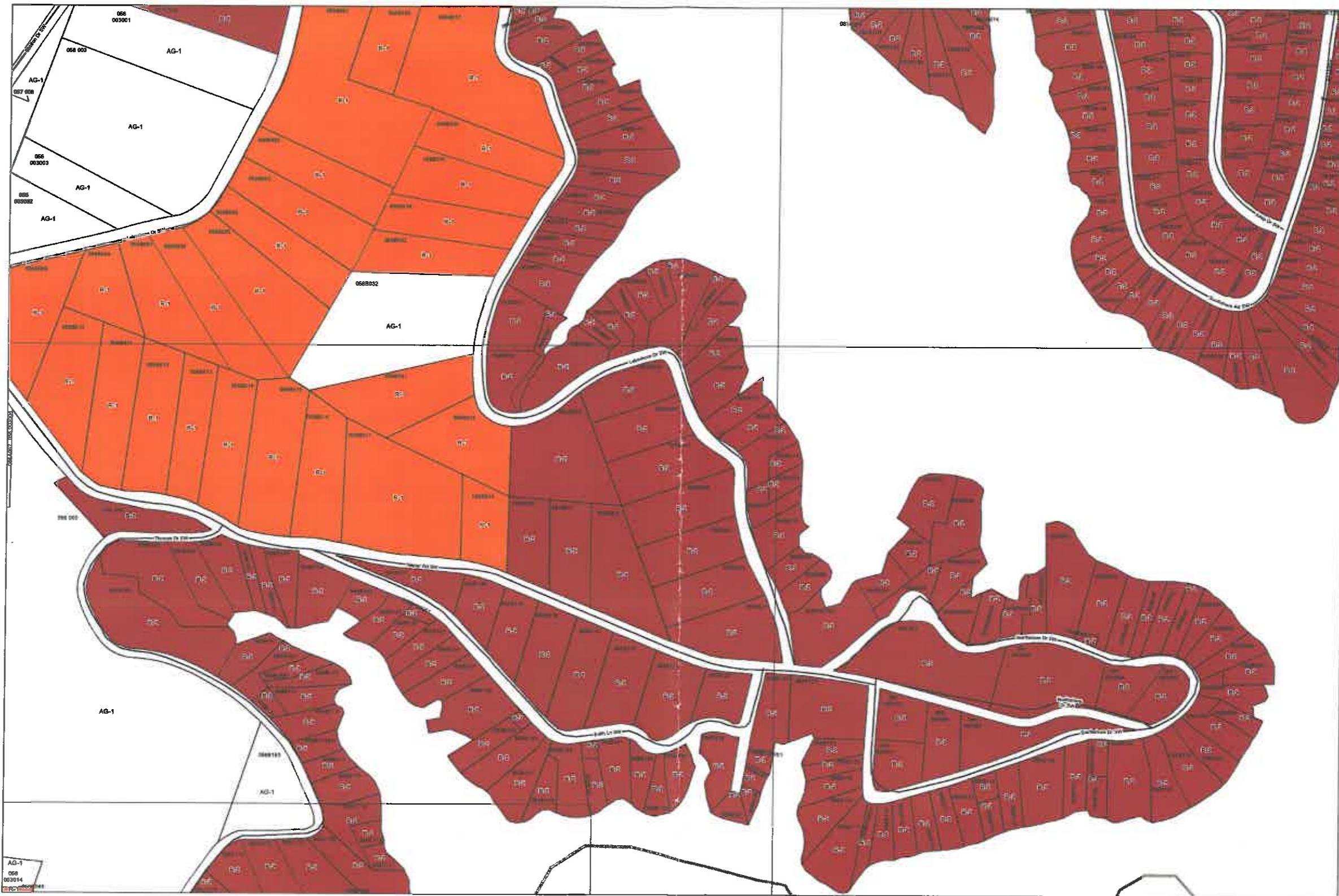
\*SIGNATURE OF APPLICANT: Christian B. Fuhr DATE: 3-12-2019

\*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.

DATE FILED <u>12-31-18</u>	FEE: \$ <u>200.00</u>	CK. NO. <u>2326</u>	CASH _____	C. CARD _____	INITIALS <u>KO</u>
RECEIPT # <u>031370</u>					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				

REC'D 2019 MAR 12

KO



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

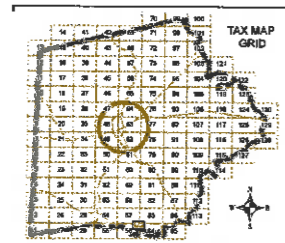
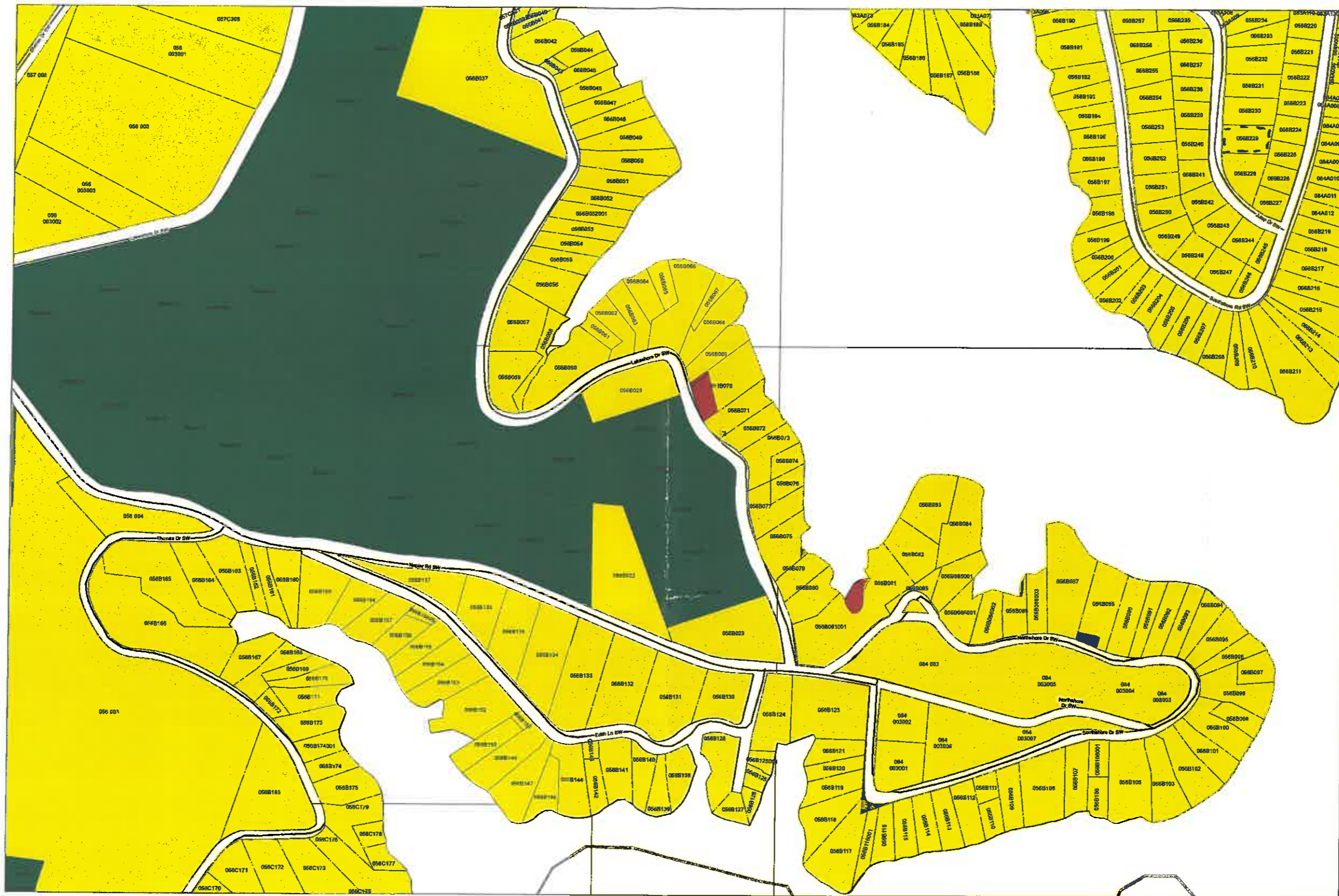
GEOGRAPHIC FEATURE LEGEND					
No Code	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	RM-2
AG-1	C-1	I-M	MHP	R - 2 CITY	RM-3
AG-1 CITY	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	VILLAGE
	C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1

**MGR**  
IT GIS Services  
Middle Georgia Regional Corporation  
170 Emory Way  
Macon, Georgia 31217  
(478) 751-6100  
(478) 751-6517  
Web: www.middlegeorgia.org  
Email: mg@mg-cs.org

**PUTNAM COUNTY, GEORGIA  
ZONING MAPS**

**MAP 056B**

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



- Eatonton Limits
- County Boundary
- Roads
- Parcels
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**GEOGRAPHIC FEATURE LEGEND**

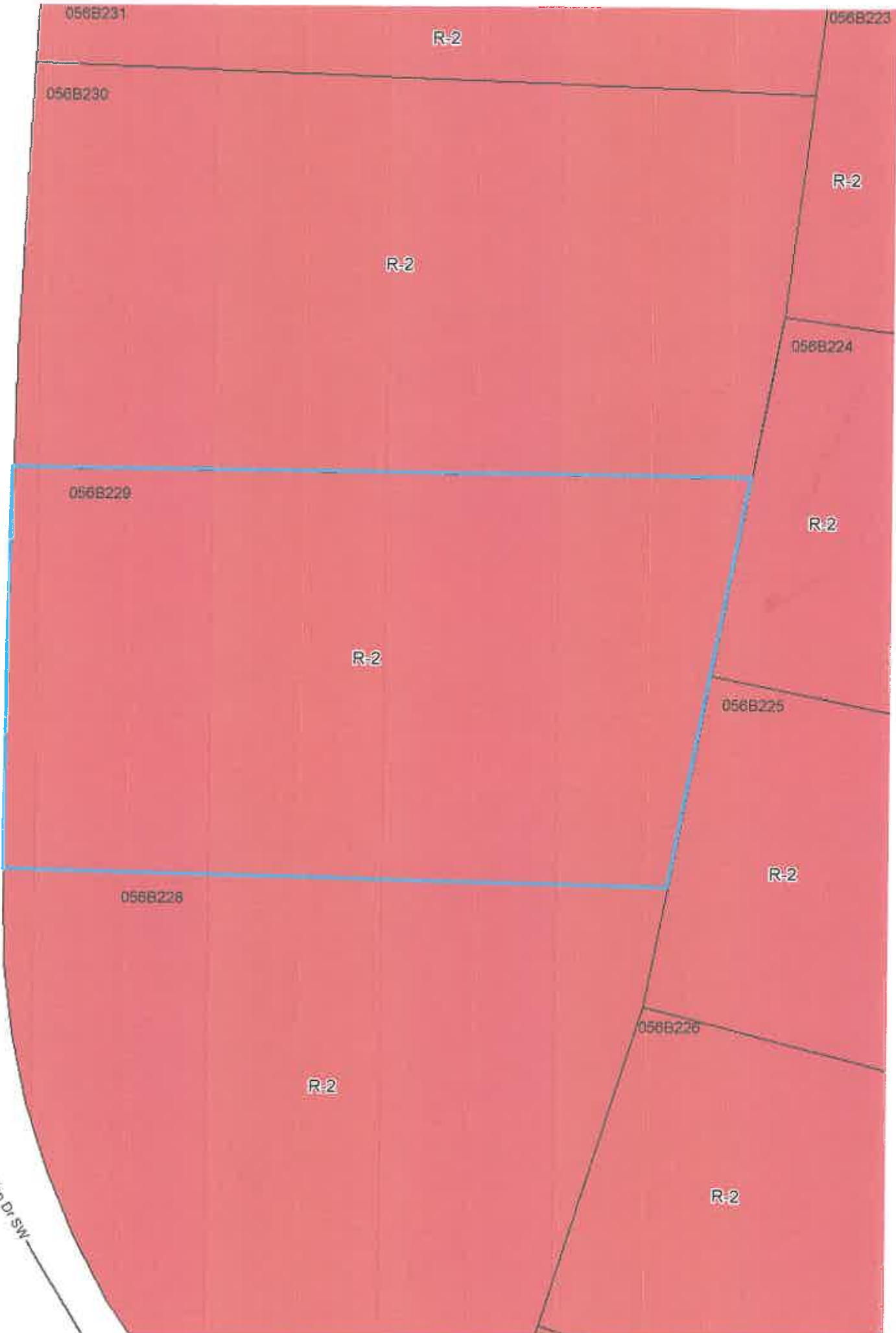
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|----------------------|--|--------------------|
| Agriculture/Forestry | Park/Recreation/Conservation           | Undeveloped/Vacant |
| Commercial           | Public/Institutional                   |                    |
| Industrial           |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

**MGRC**  
 Middle Georgia Regional Commission  
 175 Emory Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6100  
 (478) 751-6517  
 Web: www.mgarc.org  
 Email: mgrc@mgarc.org

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

**MAP 056B**

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



056B242 R-2  
D 2



## Revised Letter of Intent

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Due to the location of the existing structures, which are the house and the enclosed porch, comprising 1465 square feet of living space with no current porch for entry into the house from the front side, a variance of 6 feet towards the front of the property line is requested to ensure adequate space for construction of an 8 foot by 8 foot porch with steps to the right side. The additional square footage will bring the total square footage to 1529.

The width of the lot at the setback is 123 feet. The length is 190.09 feet left and 171.08 feet right.

During February's Planning and Zoning meeting, the original request of 4 feet was found to be inadequate, so the request was tabled until the following meeting.

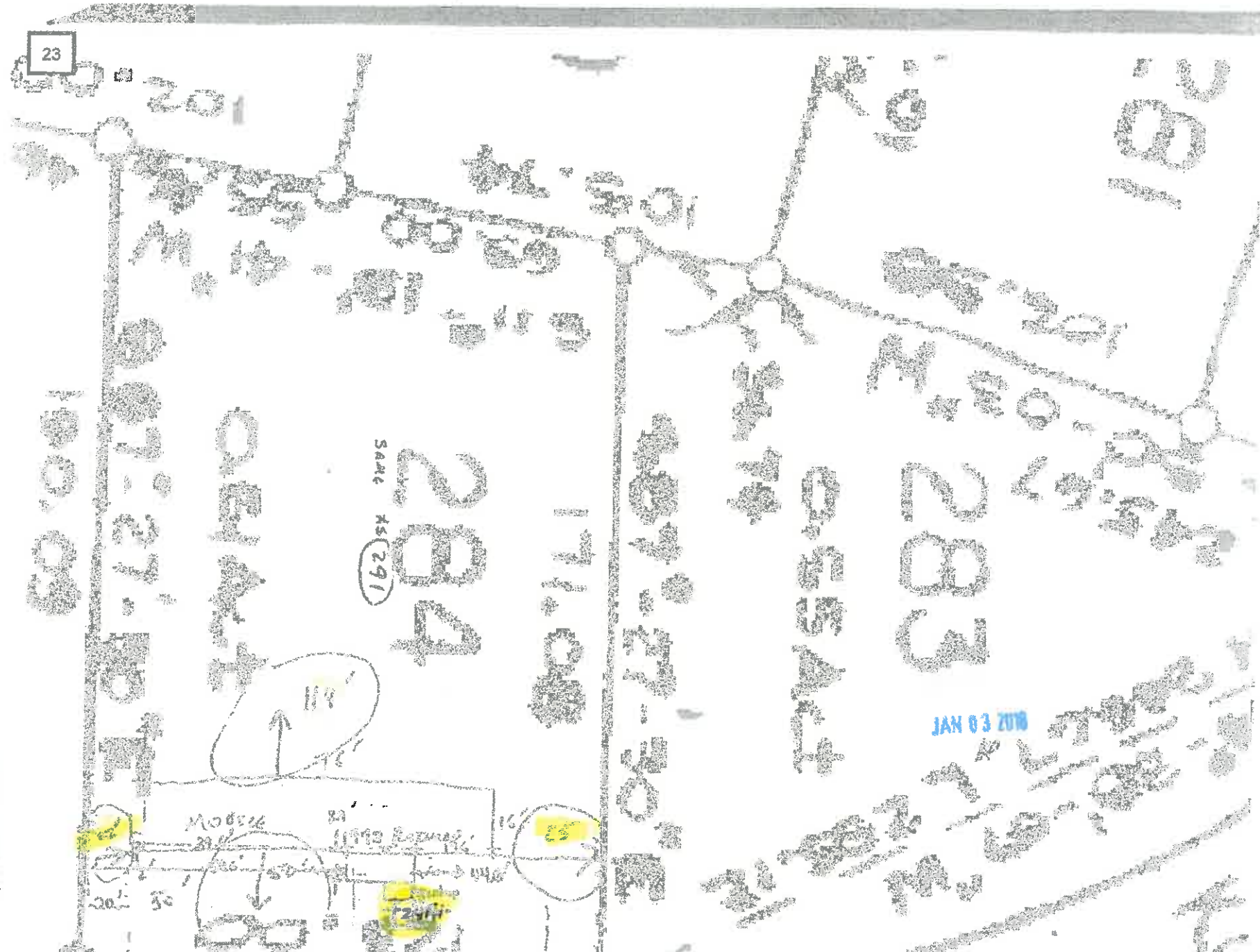
The revised requested variance will place the front of the porch 24 feet from the front property line adjacent to Julep Drive.

Chris Fuhr

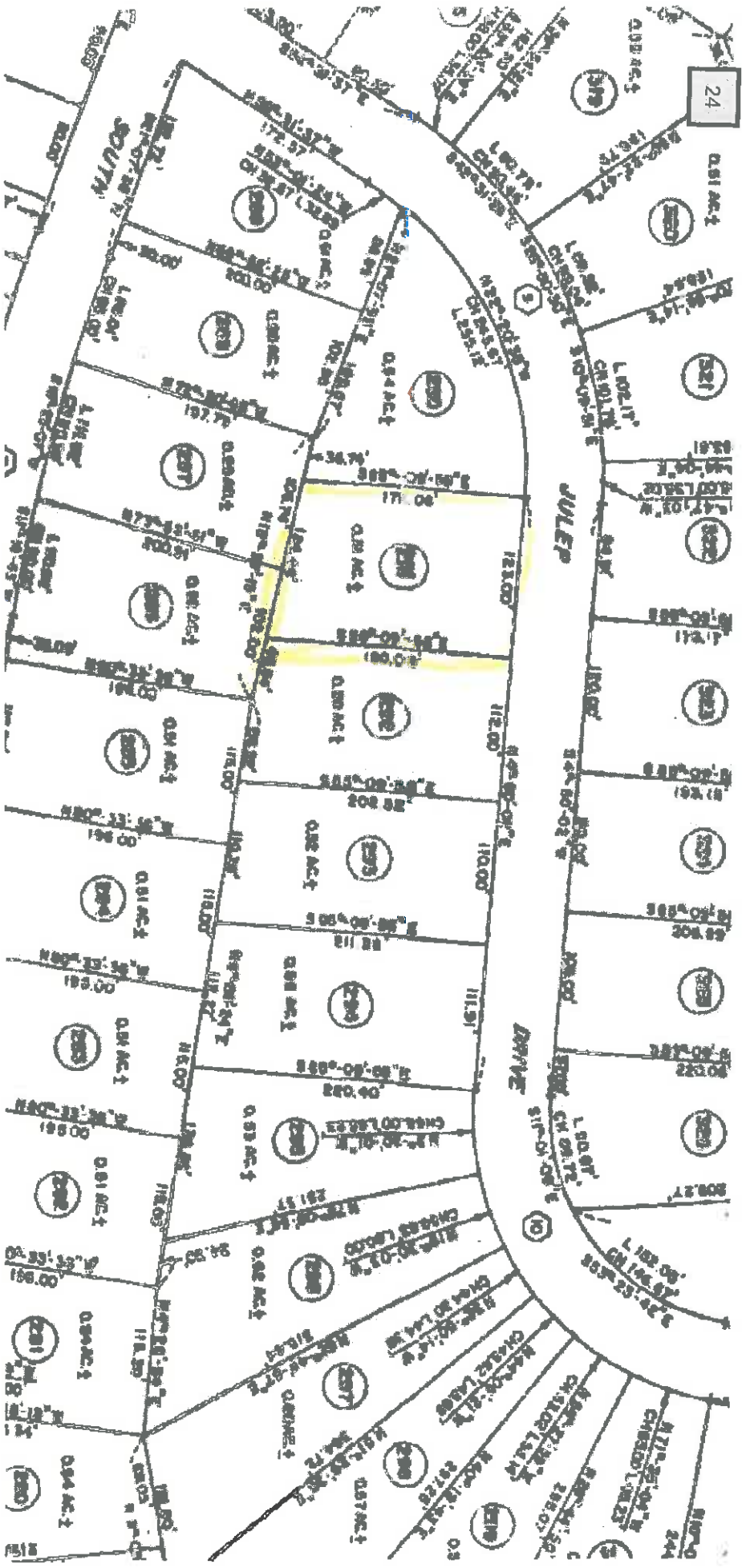
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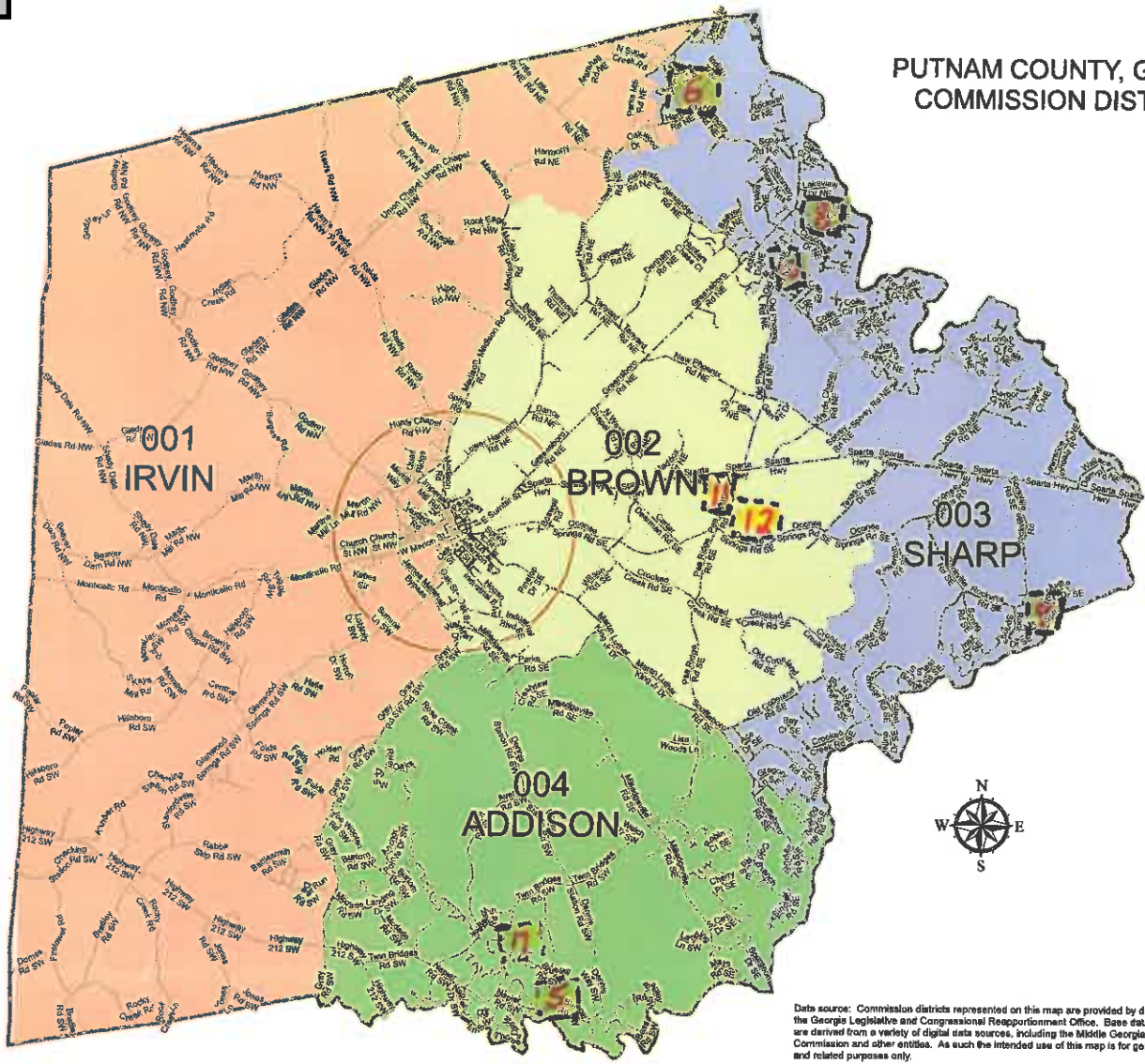


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**Item Attachment Documents:**

6. Request by **Michael Hoath** for a rear yard setback variance at 115 Cedar Cove Court. Presently zoned R-1R. [**Map 071A, Parcel 016, District 3**].

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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- City of Eatonton

APPLICATION FOR:  VARIANCE  CONDITIONAL USE

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

APPLICANT: MICHAEL HOATH

MAILING ADDRESS: 755 E. MORNINGSIDE DR NE  
ATLANTA GA 30324  
 PHONE: 404.372.0057  
 EMAIL: MHOATH@BRANDPROPERTIES.COM

PROPERTY OWNER IF DIFFERENT FROM ABOVE: \_\_\_\_\_  
 MAILING ADDRESS: \_\_\_\_\_  
 PHONE: \_\_\_\_\_

PROPERTY LOCATION: 115 CEDAR COVE CT BUCKHEAD, GA 30625  
 MAP 071A PARCEL 016 TOTAL ACREAGE: 0.67 PRESENTLY ZONED R-5 R-1R14  
 TOTAL SQ. FT. (existing structure) 1866 TOTAL FOOTPRINT (proposed structure) 3010  
 LOT LENGTH (the total length of the lot) 174.33'

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 162'

REASON FOR REQUEST: EXISTING STRUCTURE IS LEGALLY NON-CONFORMING. IT ENCLOSES INTO THE 100' BSL. EXPANSION REQUIRES ENCLOSURE

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

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

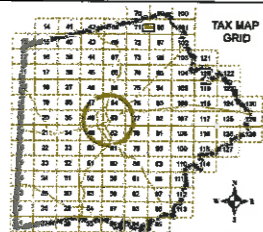
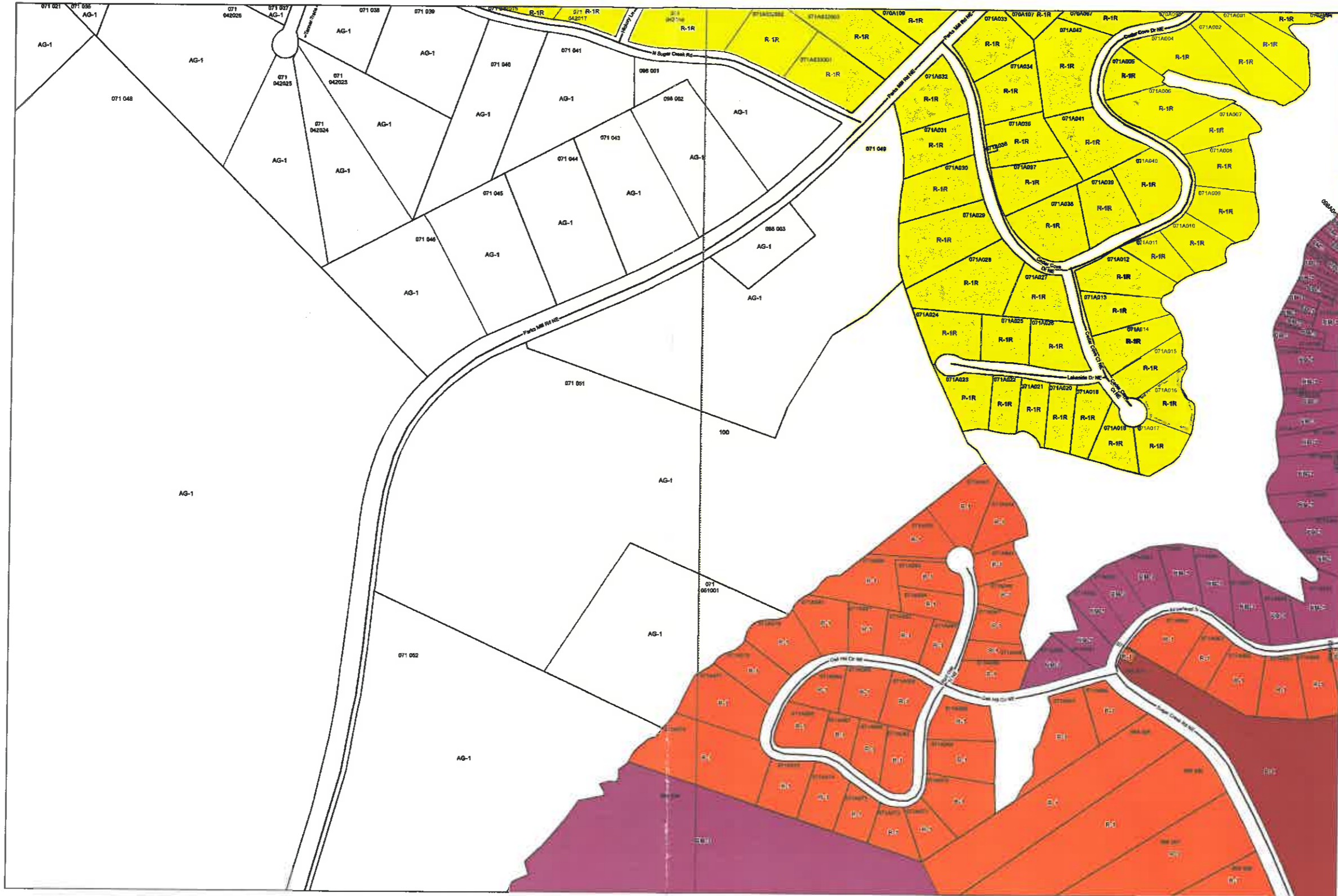
*EXISTING SYSTEM*

*PROPOSED LOCATION MUST BE SCALED UP.*

\*SIGNATURE OF APPLICANT: [Signature] DATE: 1-16-19

\*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>1-29-19</u>	FEE: \$ <u>200.00</u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>JH</u>
RECEIPT # <u>031596</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

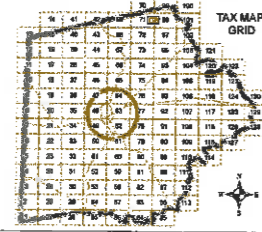
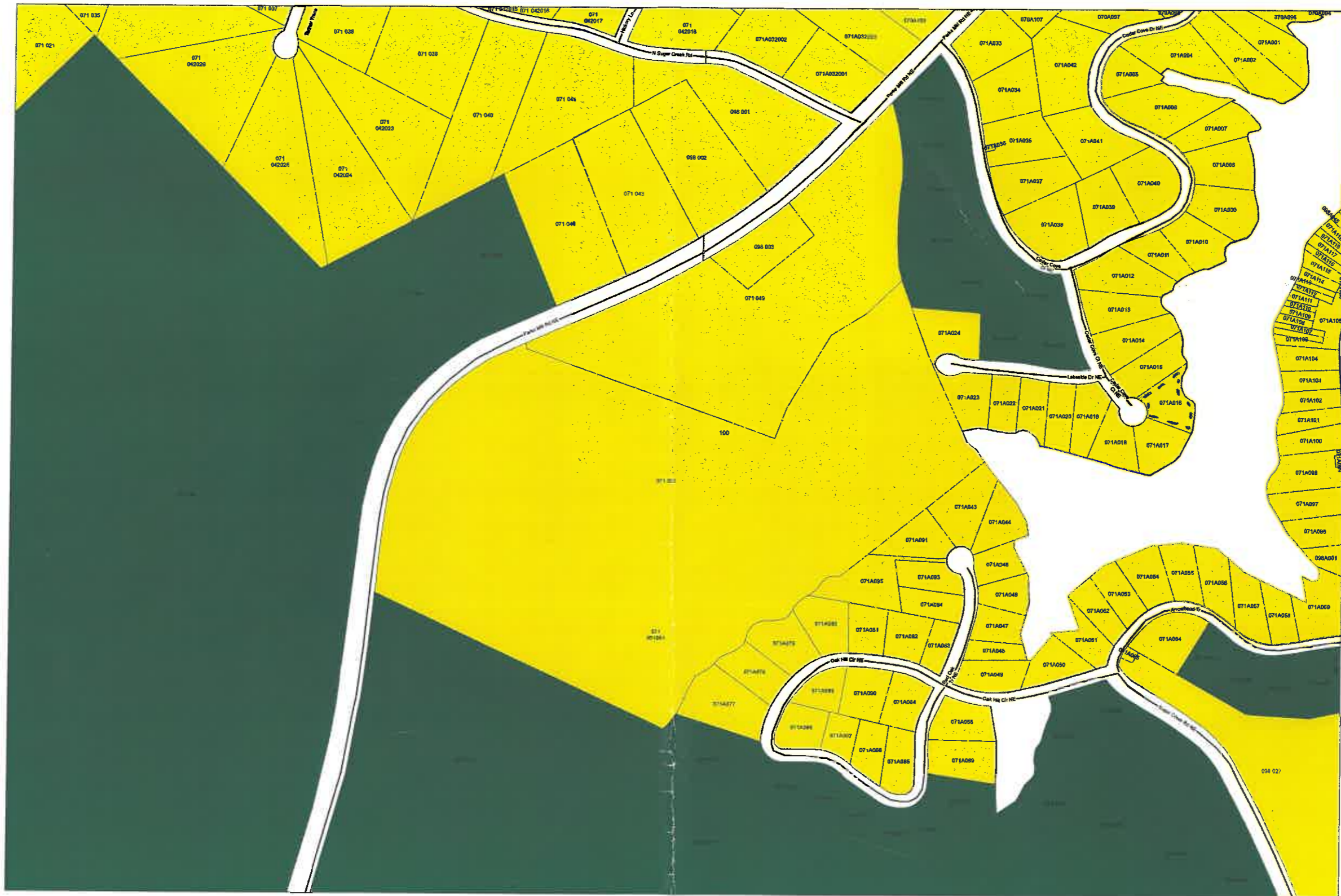
Zoning		GEOGRAPHIC FEATURE LEGEND										
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AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	R-2	VILLAGE	C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1	
AG-1 CITY												

**MGR**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emory Hwy  
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Web: www.middlegeorgia.org  
Email: mg@mg-c.org

**PUTNAM COUNTY, GEORGIA  
ZONING MAPS**

**MAP 071A**

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: MARCH 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**  
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118 Cherry Hwy  
Suite C  
Macon, Georgia 31217  
(478) 781-8150  
(478) 785-6217  
Web: www.middlegeorgia.com  
Email: mgrc@mg-c.org

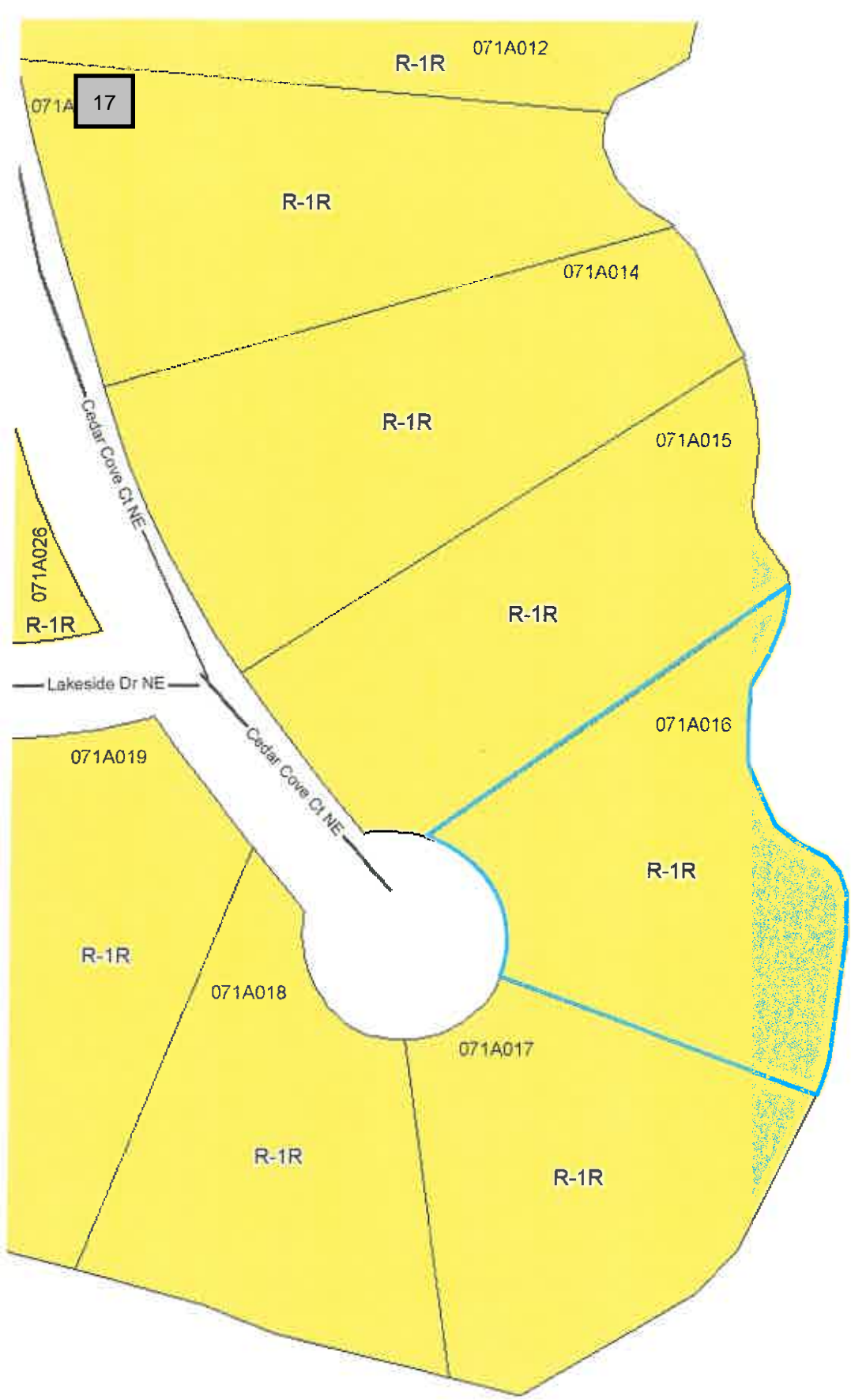
**PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS**



**MAP 071A**

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





**Request for Variance for LT 26 CEDAR CV BLK B, located at 115 Cedar Cove Court, Buckhead GA.**

**PROPERTY LOCATION:** LT 26 CEDAR CV BLK B, Buckhead, GA

**MAP 071A Parcel 016 Presently Zoned R-1R**

We, Rachel & Michael Hoath, purchased this property in October 2018. The property consists of 0.67 acres of land with lake frontage. The property contains an existing 2 story home, built in 1988, with 5 bedrooms, 2.5 bathrooms, and a total of 1,866 heated sf. The property also contains two storage sheds. Our plan is to update the home and expand it to accommodate our family needs. We are proposing to expand the existing footprint 17' to the north and 11'-9" to the south. Please see the attached plans.

Exhibit A – Existing Survey

Exhibit B – Proposed Site Plan

**Variance Request:**

1. We are requesting a 29' rear yard setback variance being 71' from the nearest point to the lake.
2. The square footage of the two sheds are 504 sf & 392 SF, with building footprints of 21' X 24' & 14' x 28' (the carport shed will be removed).
3. The square footage of the existing home is 1,866 SF with a building footprint of 42'-5" X 30'-4"
4. The lot length is 184' and the lot width is 162' at the building setback line

The property is subject to a 100' BSL (Building Setback Line) at the back / lakeside of the property. The existing structure is a legally non-conforming structure which encroaches into the 100' BSL. The BSL is shown in Yellow on Exhibit A. The existing encroachment is shown as red hatching on Exhibit A. The buildable dimensions of the existing lot are 60' deep and 162' wide at the building setback lines (Exhibit B). The footprint of the home will be expanded by 17' X 24'-4" (465 SF) to the North and 11'-9" X 24'-7" (289 SF) to the South.

Due to topography, we are not able to expand the home towards the road (West), as the grade rises just outside the footprint of the existing home and this does not work with the existing floor elevation. Our proposed plans do not extend the home any closer to the lake (East). Please note that the existing improvements are 62' from the lake at the closest point. The new improvements are 71' from the lake at the closest point. The new proposed encroachment is highlighted in Blue on Exhibit B.

This Variance is justified as follows:

The lot has a very shallow buildable depth. Combined with the existing, legally non -conforming building location as well as the topography of the site, expansion of the home without encroachment is not feasible.

The proposed encroachment does not impair the intent and purpose of these regulations.

The proposed encroachment does not negatively affect our adjoining property owners, nor the public in general.

Total SF of Existing Structures: 3,199 SF (including sheds)

Total SF of Proposed Structure: 4,692 SF (Including Garage & shed)

**PLEASE NOTE:** The property is staked to show property lines, the expanded footprint of the home & garage, as well as the location of the existing septic system. The white ribbons on the trees indicates that the tree was of size and species to be reflected on the tree survey (not that it will be removed).

Handwritten signature: *kp*



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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 KRISTINE TARRER TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR VARIANCE OF PROPERTY DESCRIBED AS MAP 071A PARCEL 015, CONSISTING OF 0.67 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 115 CEDAR LOVE CT. <sup>BY HEAD</sup> EATONTON, GEORGIA <sup>31024</sup> ~~31024~~ ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 28<sup>th</sup> DAY OF JANUARY, 2019.

PROPERTY OWNER(S): MICHAEL HOATH

NAME (PRINTED)

[Signature]

SIGNATURE

ADDRESS: 755 E. MORNING SIDE DR. NE ATLANTA, GA 30324

PHONE: 404-372-0057

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 28<sup>th</sup> DAY OF JANUARY, 2019

[Signature]

NOTARY

MY COMMISSION EXPIRES: \_\_\_\_\_

REC'D FOR 2/1/19

[Handwritten mark]



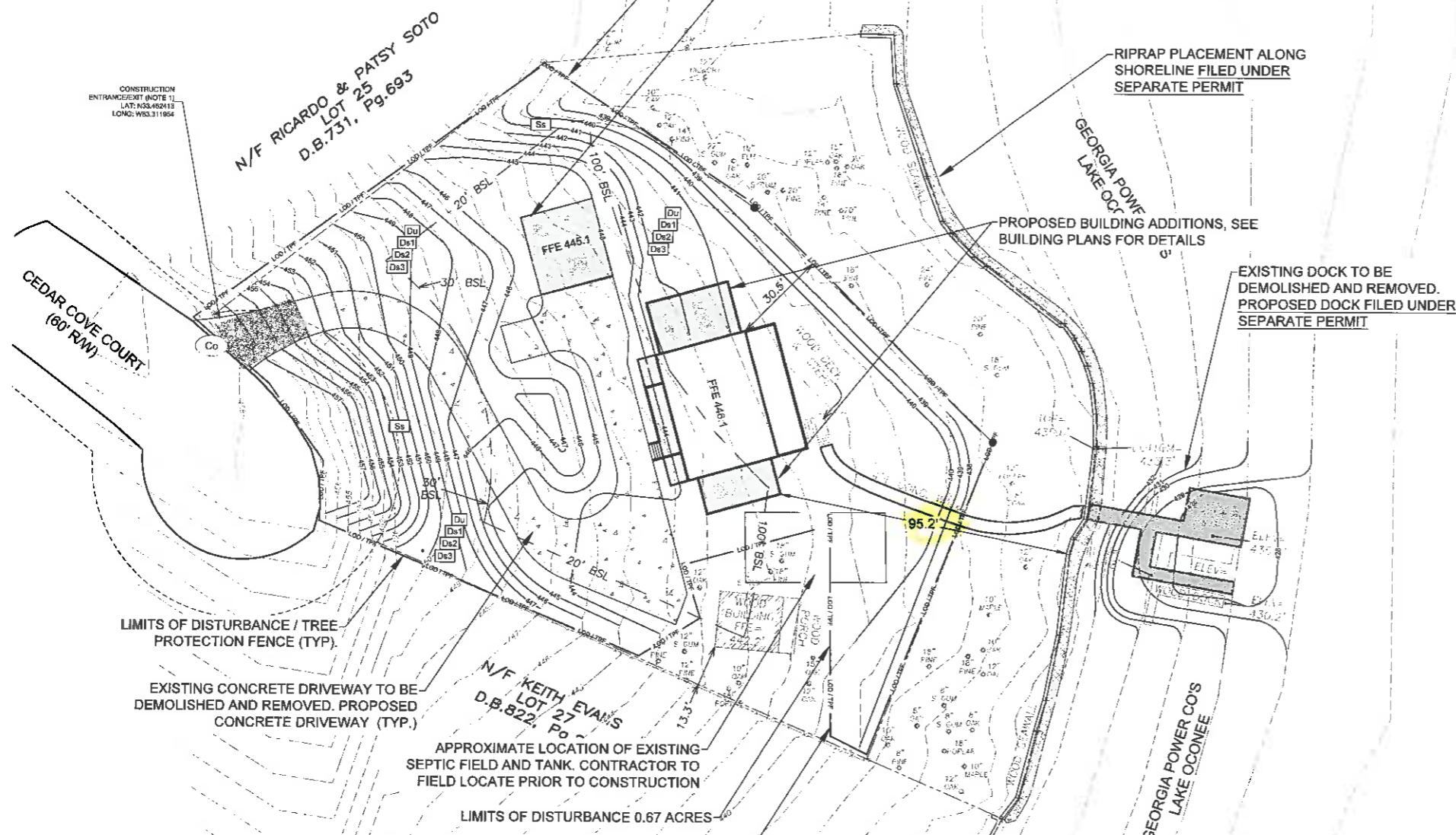
**DIRT STATEMENT:**

CUT	FILL
528 H.C.Y.	529 H.C.Y.

CONTRACTOR SHALL PERFORM AND CONCLUDE EARTHWORK CALCULATIONS INDEPENDENTLY AND SHALL NOT RELY ON THESE OPINION OF VOLUMES. VOLUMES STATED ARE USED TO SECURE A HAUL ROUTE PERMIT ONLY.



Know what's below. Call before you dig.



**GRADING NOTES:**

- DISTURBED AREAS LEFT IDLE FOR FOURTEEN DAYS, AND NOT TO FINAL GRADE. SHALL BE ESTABLISHED TO TEMPORARY VEGETATION (DMS). DISTURBED AREAS LEFT IDLE FOUR WEEKS OR MORE WILL BE ESTABLISHED TO PERMANENT VEGETATION (DMS). ALL AREAS TO FINAL GRADE SHALL BE ESTABLISHED TO PERMANENT VEGETATION WITHIN TWO WEEKS.
- WHEN HAND PLANTING, MULCH (MAY OR STRAW) SHALL BE UNIFORMLY SPREAD OVER SEEDING AREA WITHIN 24 HOURS OF SEEDING.
- DURING UNSUITABLE GROWING SEASONS, MULCH SHALL BE USED AS A TEMPORARY COVER (DMS). ON SLOPES THAT ARE 4:1 OR STEEPER, MULCH SHALL BE ANCHORED.
- PUTNAM COUNTY LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON THE SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A COUNTY ROAD OR STREET.
- SEDIMENTATION CONTROL DEVICES MUST BE CHECKED AFTER EACH STORM EVENT. EACH DEVICE SHALL BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ON HALF THE CAPACITY OF THE DEVICE.
- THE STREET CONSTRUCTION SHALL DEMONSTRATE ADEQUATE COMPACTION WITH PROFESSIONAL TESTING AND REPORTS PREPARED BY A GEORGIA REGISTERED PROFESSIONAL CIVIL ENGINEER. THE SUFFICIENCY INSPECTION SHALL INCLUDE AN INTERNAL TELEVISION INSPECTION, A SUCCESSFUL MANDRELL PULL AND SUCCESSFUL LEAK-DOWN PRESSURE TEST.
- ALL WORK AND MATERIALS SHALL COMPLY WITH THE PUTNAM COUNTY GEORGIA REGULATIONS AND CODES AND O.E.S.A. STANDARDS.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS NECESSARY.
- SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. GOVERNING AGENCIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- OPEN BURNING OR BURY PITS ARE NOT ALLOWED.
- THERE ARE NO KNOWN WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY MAP.

**GEORGIA POWER NOTES:**

- THERE IS A MINIMUM 15 FOOT SETBACK FROM SIDE LOT LINE OR ANY SUCH EXTENDED IMAGINARY LOT LINE AS DETERMINED BY EXTENDING LINE LAKEWARD.
- NO MECHANICAL CLEARING SHALL BE PERMITTED WITHIN 25 FEET OF THE SHORELINE OR COUNTY SETBACKS, WHICHEVER IS GREATER.
- ANY GROUND DISTURBING ACTIVITIES SHALL REQUIRE PROPER INSTALLATION OF SILT FENCE AT LEAST 20 FEET FROM THE SHORELINE OR AS DETERMINED BY THE GPC LAKE RESOURCES OFFICE AND LOCAL COUNTY ORDINANCES.
- IT IS THE RESPONSIBILITY OF THE HOMEOWNER TO PROPERLY DISPOSE OF ANY SHORELINE STRUCTURES THAT HAVE BEEN REPLACED OR REMOVED.
- ALL CONSTRUCTION ADJACENT TO OR WITHIN GPC LAKES SHALL BE MAINTAINED IN A GOOD STATE OF REPAIR AND SHALL COMPLY WITH ANY AND ALL FEDERAL, STATE, AND LOCAL HEALTH AND SAFETY REGULATIONS AS NOW OR HEREAFTER ENACTED.
- DUMPING, BURNING OR OTHERWISE DISPOSING OF ANY PORTION OF A DOWNED TREE ON GPC PROPERTY OR INTO THE LAKE IS PROHIBITED. THE DISPOSAL OF LEAVES AND LAWN CLIPPINGS INTO THE LAKE IS ALSO PROHIBITED.

**ADDITIONAL NOTES:**

- BOUNDARY AND TOPOGRAPHICAL INFORMATION PROVIDED BY OULETREE & CHIVERS LAND SURVEYORS.
- LAKE TOPOGRAPHY BASED ON LAKE MAPS PROVIDED BY OWNER.

**EROSION NOTES:**

- AMENDMENTS / REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
- 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.

**CEDAR COVE COURT**  
A LAKE DOCK IMPROVEMENT PROJECT

FOR  
**CENTA PROPERTIES, LLC**  
755 E. MORNINGSIDE DRIVE NE  
ATLANTA, GA 30324  
PHONE: 770-277-8434

"WE PROVIDE SOLUTIONS"  
**PLANNERS AND ENGINEERS COLLABORATIVE**  
SITE PLANNING | LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | LAND SURVEYING  
350 RESEARCH COURT ■ PEACHTREE CORNERS, GEORGIA 30092 ■ (770) 451-2741 ■ FAX (770) 451-3915 ■  
CITY OF RICHMOND  
PUTNAM COUNTY  
GEORGIA  
LAND USE AND CONSTRUCTION

**REVISIONS:**

NO.	DATE	BY	DESCRIPTION

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative

**C1.00 - GRADING AND ESC PLAN**

SCALE: 1" = 20'  
DATE: 10/01/2018  
PROJECT: 18323.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

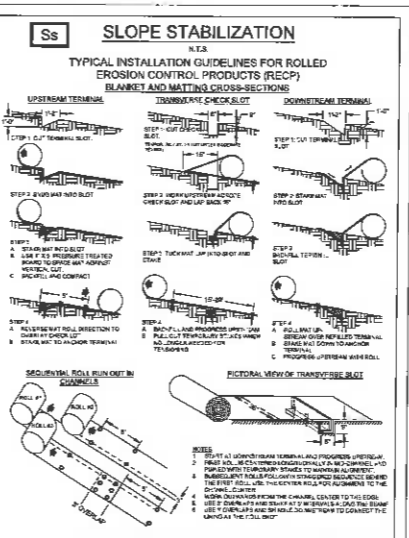
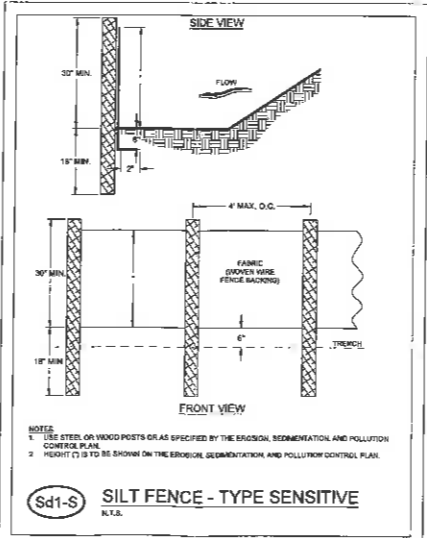


GSWCC LEVEL II DESIGN PROFESSIONAL  
CERTIFICATION # 0005067548 EXP. 12/21/2021



**C1.00**

SHEET



MAR 04 2019

# Existing On-site Sewage Management System Performance Evaluation Report Form

Party Owner/System Owner Name: Michael Heath 404.372.0057

Property/System Address: 115 Cedar Cove Ct.

Subdivision Name: Cedar Cove Subdiv. Lot: 26 Block: \_\_\_\_\_

Existing System Information: Water Supply (circle): \_\_\_\_\_ Number of Bedrooms/GP.D.: 3 Garbage Grinder: (circle) (1) Yes (2) No

Reason for Existing Sewage System Evaluation: (circle)

(1) Loan Closing for Home Sale  
 (2) Refinance  
 (3) Home Addition (Non-bedroom) Type: Living Area  
 (4) Swimming Pool Construction  
 (5) Structure Addition to Property Type: garage  
 (6) Mobile Home Relocation

### 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: <u>See attached additions and garage with 1 less bedroom.</u>
(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

(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: _____ _____ _____ _____ _____
(1) Yes (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.	
(1) Yes (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.	
(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; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.	
Evaluating Environmentalist: <u>Kathryn Hill, R.G.H.S.</u> Title: <u>EHSC.M</u> Date: <u>2/26/19</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: <u>ROUND 2019 FEB 27</u> <u>KO</u>
(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.

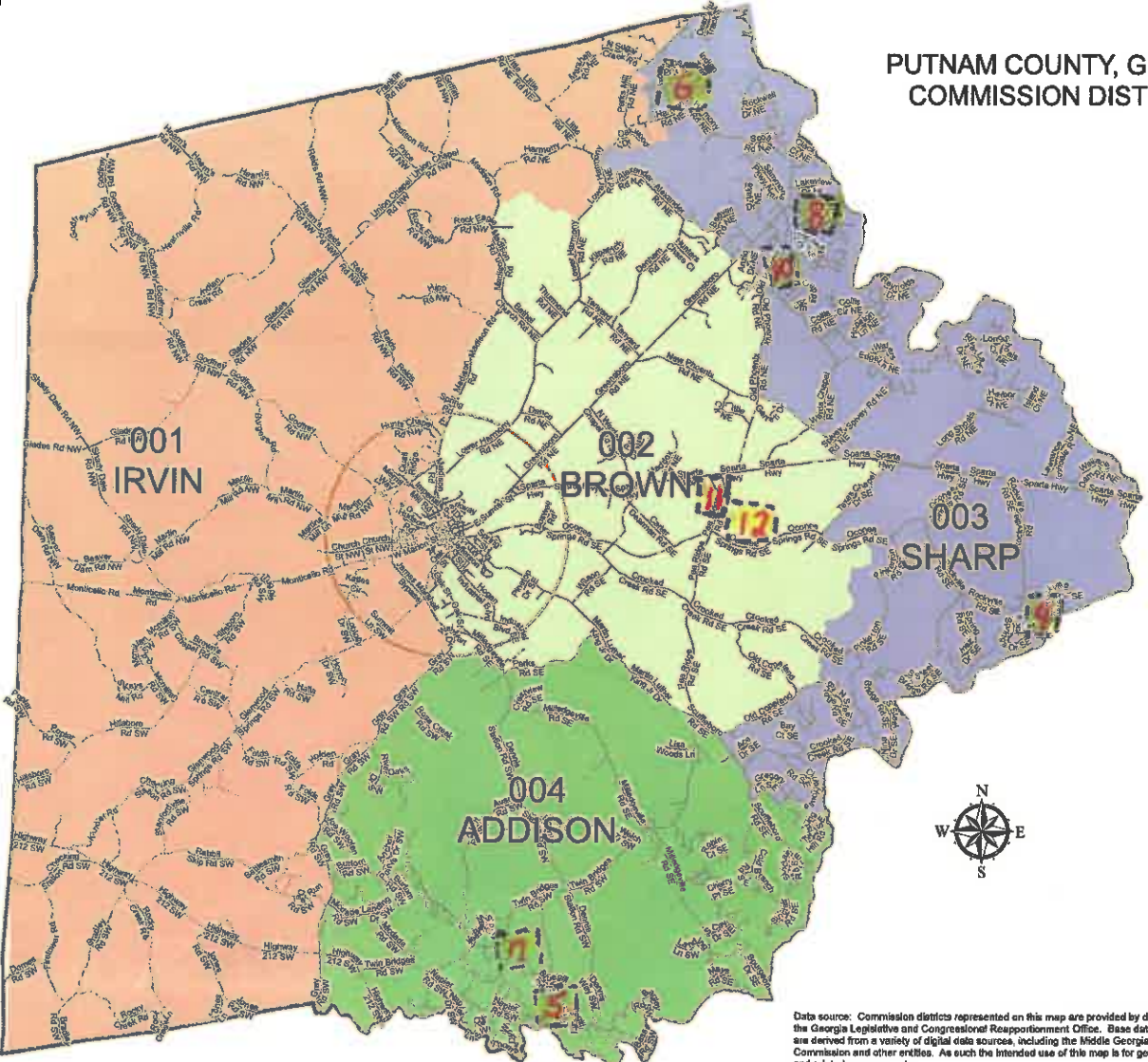
### SECTION D - Addition to Property or Relocation of Home (section completed in conjunction with A, B, or C above)

(1) Yes (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: _____ _____
(1) Yes (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, R.G.H.S.</u> Title: <u>EHSC.M</u> Date: <u>2/26/19</u>		Number of Bedrooms/GP.D.: <u>3</u> Garbage Grinder: (circle) <u>(1) Yes (2) No</u>
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.

**Item Attachment Documents:**

7. Request by **Margaret Malasek** for a rear yard setback variance at 144 Tanglewood Ct.. Presently zoned R-1. [**Map 057C, Parcel 022, 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: 1:68,972.8 DATE: MARCH 2019

5. Request by **Chris Fuhr** for a front yard setback variance at 100X Juliep Drive. Presently zoned R-2. [Map 056B, Parcel 229, District 4].
6. Request by **Michael Hoath** for a rear yard setback variance at 115 Cedar Cove Court. Presently zoned R-1R. [Map 071A, Parcel 016, District 3].
7. Request by **Margaret Malasek** for a rear yard setback variance at 144 Tanglewood Court. Presently zoned R-1. [Map 057C, Parcel 022, District 4].
8. Request by **Rusty Kearns** for a rear and side yard setback variance at 157 Lakeview Estates Drive. Presently zoned R-1. [Map 102C, Parcel 036, District 3].
9. Request by **Jody & Deirdre Sapp** for a front yard setback variance at 643 Rockville Springs Drive. Presently zoned R-1. [Map 126A, Parcel 056, District 3].
10. Request by **Tyrone & Dana King** for a front and rear yard setback variance at 515 Old Phoenix Road. Presently zoned AG-1. [Map 103D, Parcel 164, District 3].
11. Request by **Willie David Copelan** to rezone 5 acres at 614 Sparta Highway from AG-2 to C-2. [Map 092, Parcel 017001001, District 2]. \*
12. Request by **Charles McMichael** to rezone 7.003 acres at 862 Pea Ridge Road from AG-1 to R-2. [Map 092, part of Parcel 025, District 2]. \*





# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

- Putnam County
- City of Eatonton

APPLICATION FOR:  VARIANCE  CONDITIONAL USE

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

APPLICANT: Margaret Malasek

MAILING ADDRESS: 104 Adell Ct  
Peachtree City, Ga 30269  
 PHONE: 678-485-4420  
 EMAIL: pjmalasek@gmail.com

PROPERTY OWNER IF DIFFERENT FROM ABOVE: \_\_\_\_\_  
 MAILING ADDRESS: \_\_\_\_\_  
 PHONE: \_\_\_\_\_

PROPERTY LOCATION: 144 Tangelwood Ct. Eatonton, Ga  
 MAP 057C PARCEL 022 TOTAL ACREAGE: 1.5 PRESENTLY ZONED R-1Cfa

TOTAL SQ. FT. (existing structure) 1785 TOTAL FOOTPRINT (proposed structure) 320 deck  
(house) 16x20.9 only  
 LOT LENGTH (the total length of the lot) 635

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 110 FT.

REASON FOR REQUEST: Addition of 320 sq. ft. deck

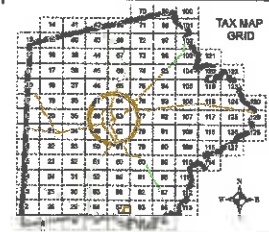
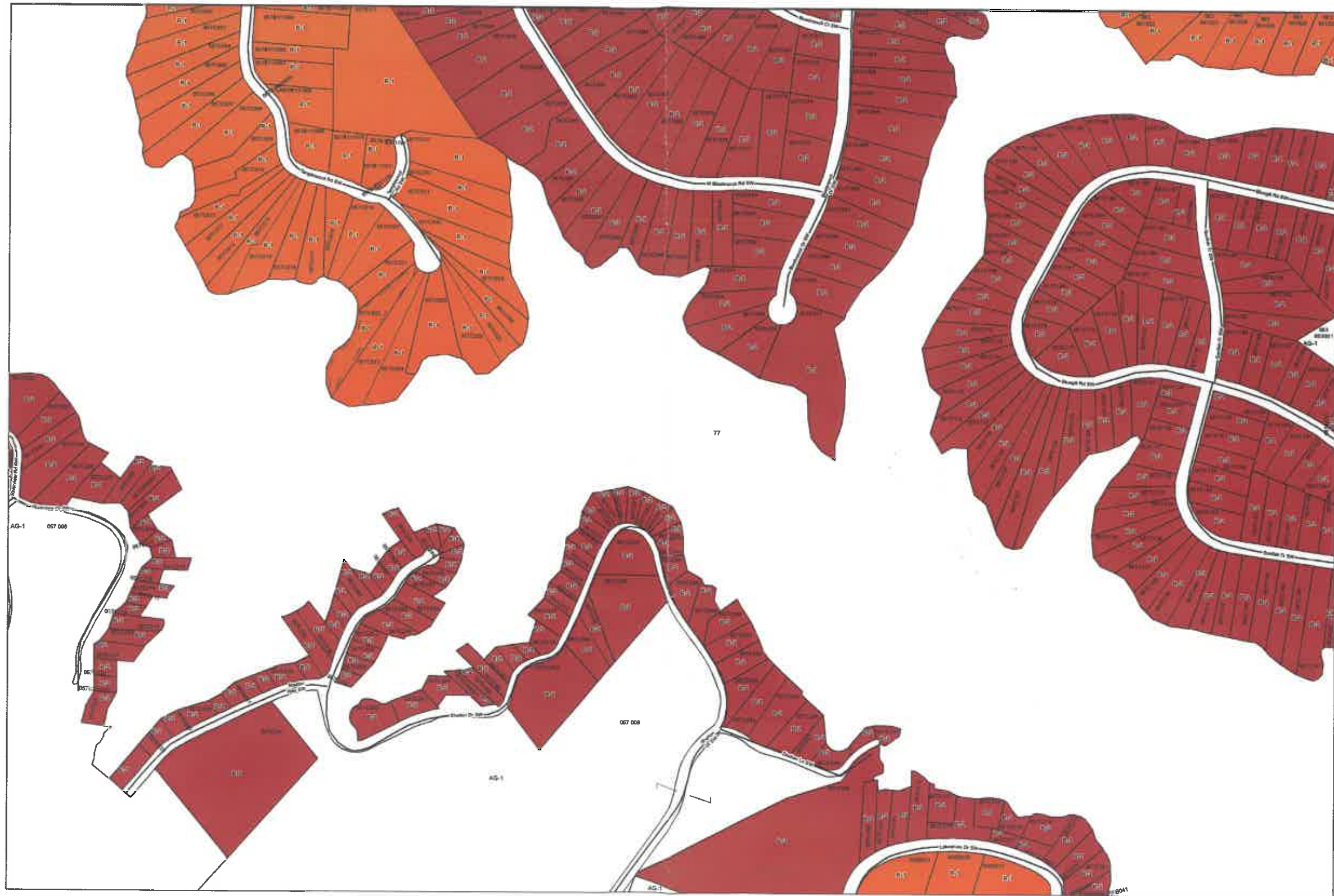
SUPPORTING INFORMATION ATTACHED TO APPLICATION: REC'D 2019 FEB 25  
 RECORDED PLAT:  LETTER OF AGENCY \_\_\_\_\_ LETTER OF INTENT KP  
 SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

**PROPOSED LOCATION MUST BE STAKED OFF.**

\*SIGNATURE OF APPLICANT: Margaret Malasek DATE: Feb. 25, 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.

DATE FILED <u>2-25-19</u>	FEE: \$ 200.00	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>KP</u>
RECEIPT # <u>031777</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	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) 751-6100  
(478) 751-6817  
Web: [www.middlegeorgia.org](http://www.middlegeorgia.org)  
Email: [mgrc@mgarc.org](mailto:mgrc@mgarc.org)

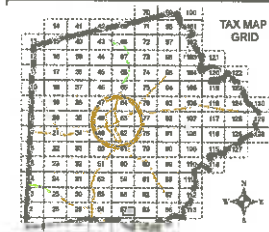
PUTNAM COUNTY, GEORGIA  
ZONING MAPS






**MAP 057C**

MAP SCALE: 1" = 200'    SCALE RATIO: 12,400    DATE: MARCH 2018












77



-  Eatonton Limits
-  County Boundary
-  Roads
-  Parcels
-  Parcel\_Hooks

**GEOGRAPHIC FEATURE LEGEND**

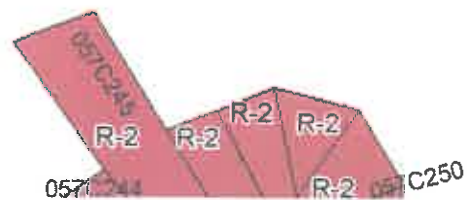
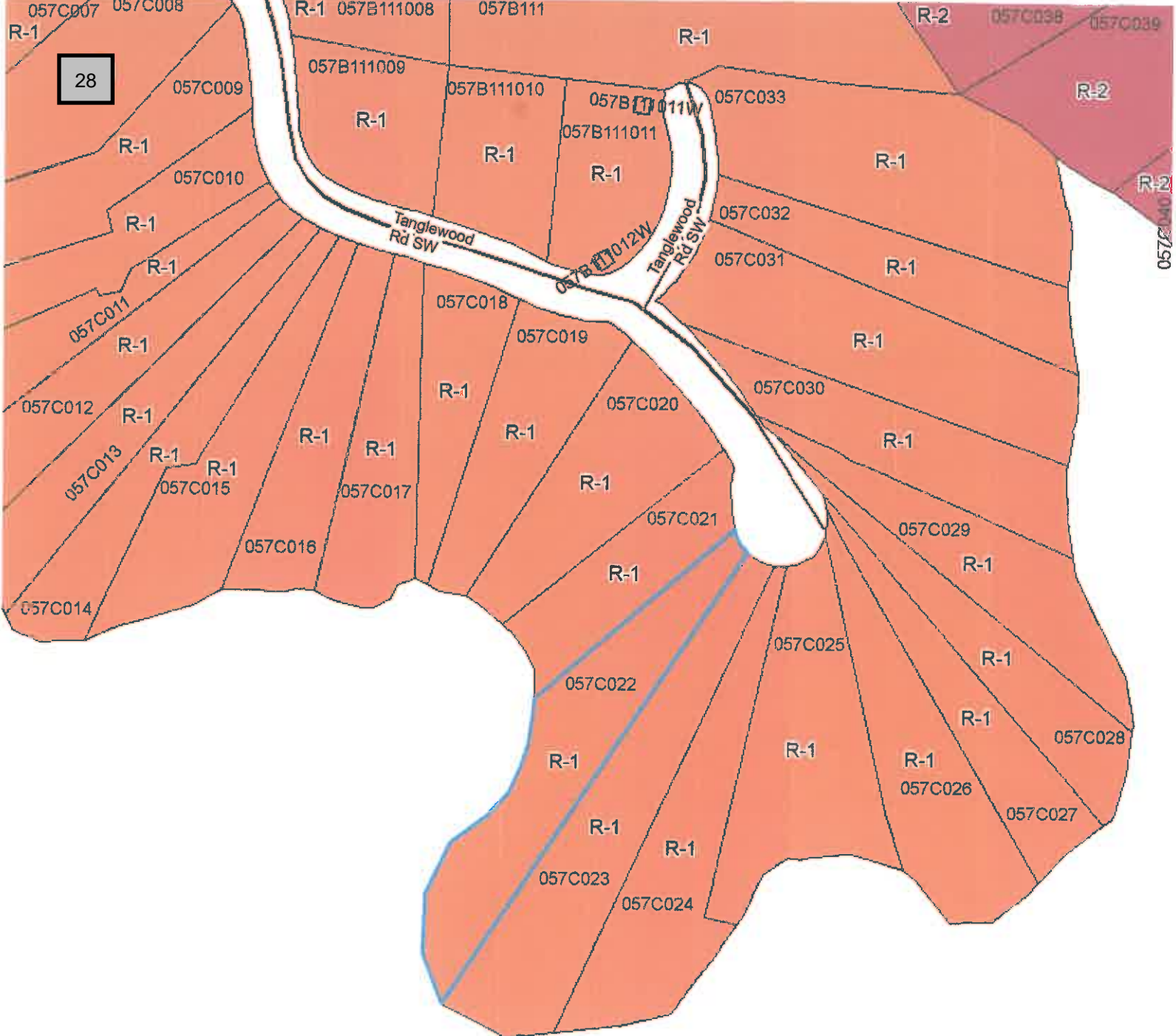
-  Agriculture/Forestry
-  Commercial
-  Industrial
-  Mixed Use
-  Park/Recreation/Conservation
-  Public/Institutional
-  Residential
-  Transportation/Communication/Utilities
-  Undeveloped/Vacant

**MGR**  
IT GIS Services  
Middle Georgia Regional Commission  
176 Emory Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6100  
(478) 701-6517  
Web: www.middlegeorgia.com  
Email: info@mgrc.org

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

**MAP 057C**

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



## Property Location:

144 TANGLEWOOD CT.  
Eatonton, Ga 302

We are the owners of existing house.  
We plan on adding an addition to the existing deck. Our addition will be 16' x 20' 9".

The existing deck faces the lake and is 60 ft. away from Lake. The new deck will be 53 ft. away from the lake.

We plan on doing the work ourselves following code.

The septic has been mapped.

We would like the variance due to the existing house being 60 ft. away from lake.

Margaret Malosek  
678-485-4420





2-18-19 Pd. \$ 75.00 C.

*Handwritten initials*

32

Existing On-site Sewage Management System Performance Evaluation Report Form

Property Owner/System Owner Name: Jeffrey Malosek (Margaret) 678-435-4420

Property System Address: 144 Tanglewood Ct

Subdivision Name: Tanglewood Lot: 27 Block: \_\_\_\_\_

Existing System Information: Water Supply (circle) (1) Public (2) Private Well (3) Community

Number of Bedrooms/GPD: 4 Garbage Grinder: (circle) (1) Yes (2) No

Reason for Existing Sewage System Evaluation: (circle)

(1) Loan Closing for Home Sale  
 (2) Reinance  
 (3) Home Addition (Non-bedroom) Type: \_\_\_\_\_  
 (4) Swimming Pool Construction  
 (5) Structure Addition to Property Type: deck 12'x20'  
 (6) Mobile Home Relocation

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: _____ _____ _____
(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

<u>(1) Yes</u>	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation.	Comments: _____ _____ _____ _____
<u>(1) Yes</u> (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.	
<u>(1) Yes</u> (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.	
<u>(1) Yes</u> (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.	
<u>(1) Yes</u> (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: Kathryn Hill Title: ESCM Date: 2/29/19

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: _____ _____ <u>NOUD 2018 MAR 1</u> <u>KP</u>
(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)

<u>(1) Yes</u> (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: _____ _____
<u>(1) Yes</u> (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: Kathryn Hill Title: ESCM Date: 2/25/19

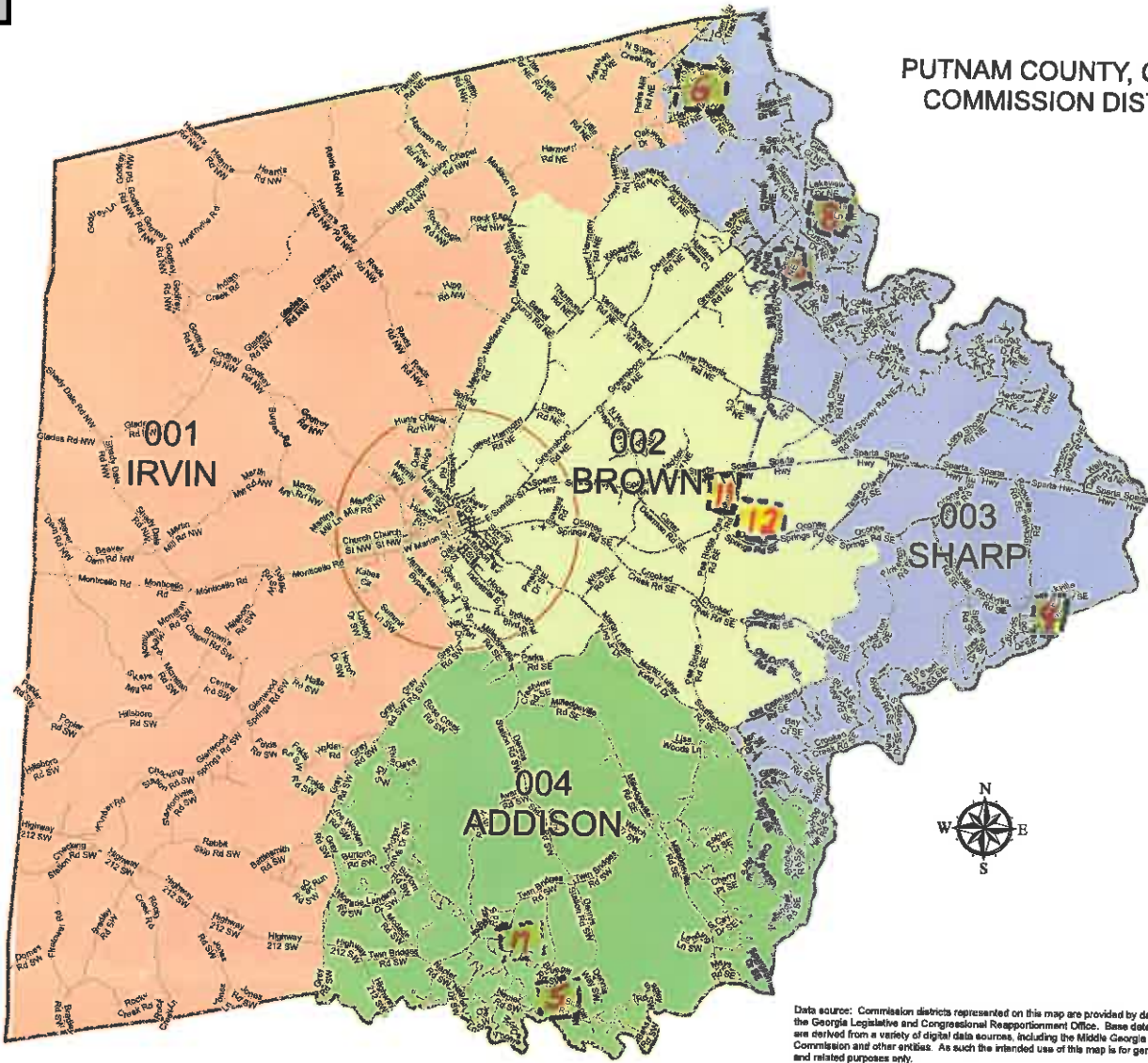
I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.



**Item Attachment Documents:**

8. Request by Rusty Kearns for a rear and side yard setback variance at 157 Lakeview Estates Drive. Presently zoned R-1. [**Map 102C, Parcel 036, District 3**].

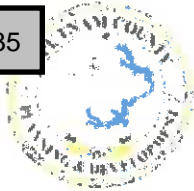
PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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

MAP SCALE: 1" = 5,697.26' SCALE RATIO: 1:88,387.34 DATE: MARCH 2019

5. Request by Chris Fuhr for a front yard setback variance at 108 Julep Drive. Presently zoned R-2. [Map 056B, Parcel 229, District 4].
6. Request by Michael Hoath for a rear yard setback variance at 115 Cedar Cove Court. Presently zoned R-1R. [Map 071A, Parcel 016, District 3].
7. Request by Margaret Malasek for a rear yard setback variance at 144 Tanglewood Court. Presently zoned R-1. [Map 057C, Parcel 022, District 4].
8. Request by Rusty Kearns for a rear and side yard setback variance at 157 Lakesiew Estates Drive. Presently zoned R-1. [Map 102C, Parcel 036, District 3].
9. Request by Judy & Deirdre Sapp for a front yard setback variance at 643 Rockville Springs Drive. Presently zoned R-1. [Map 126A, Parcel 056, District 3].
10. Request by Tyrone & Dana King for a front and rear yard setback variance at 515 Old Phoenix Road. Presently zoned AG-1. [Map 103D, Parcel 164, District 3].
11. Request by Willie David Copelan to rezone 5 acres at 614 Spania Highway from AG-2 to C-2. [Map 092, Parcel 917001001, District 2]. \*
12. Request by Charles McMichael to rezone 3.603 acres at 862 Pine Ridge Road from AG-1 to R-2. [Map 092, part of Parcel 025, District 2]. \*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

- Putnam County
- City of Eatonton

APPLICATION FOR:  VARIANCE  CONDITIONAL USE

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

FEB 2 2019

APPLICANT: Busty Kearns

MAILING ADDRESS: 157 Lakeview Estates DR.

PHONE: 766 347 2076

EMAIL: Kearns.lakeview@AOL.com

PROPERTY OWNER IF DIFFERENT FROM ABOVE: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

PROPERTY LOCATION: 157 Lakeview Estates DRIVE

MAP/22C-28 PARCEL 036 TOTAL ACREAGE: .67 PRESENTLY ZONED R1

TOTAL SQ. FT. (existing structure) 1,000 sq ft TOTAL FOOTPRINT (proposed structure) 1,979 sq ft

LOT LENGTH (the total length of the lot) 219.3

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 83.3'

REASON FOR REQUEST: The configuration & size of lot with 100' setback from shoreline leaves limited building space. Property to right is GA Power & unbuildable. This will be needed in order to build this average size home.

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

RECORDED PLAT:  LETTER OF AGENCY NA LETTER OF INTENT

SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT Pending

**PROPOSED LOCATION MUST BE STAKED OFF.**

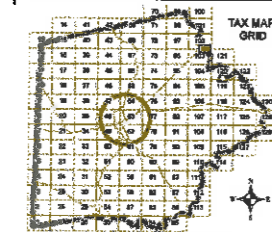
REC'D 2019 MAR 6

\*SIGNATURE OF APPLICANT: [Signature]

DATE: 2/28/19

\*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>2 28 19</u>	FEE: \$ <u>200.00</u>	CK. NO. <u>610</u>	CASH <input type="checkbox"/>	C. CARD <input type="checkbox"/>	INITIALS <u>[Initials]</u>
RECEIPT # <u>31745</u>					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				



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

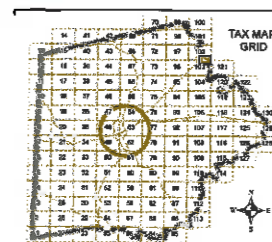
Zoning					
No Code	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	RM-2
AG-1	C-1	I-M	MHP	R - 2 CITY	RM-3
AG-1 CITY	C-2	IND-1 CITY	PUBLIC	R-1R	VILLAGE
		IND-2	PUBLIC CITY	R-2	
			R - 4 CITY	RM-1	

**MGRC**  
IT GIS Services  
Middle Georgia Regional Connection  
170 County Hwy  
Suite C  
Macon, Georgia 31217  
478 754-6140  
478 754-6817  
Map:  
www.middlegeorgiaregional.org  
Email:  
info@mg-r.org

**PUTNAM COUNTY, GEORGIA  
ZONING MAPS**

**MAP 102C**

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



- 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

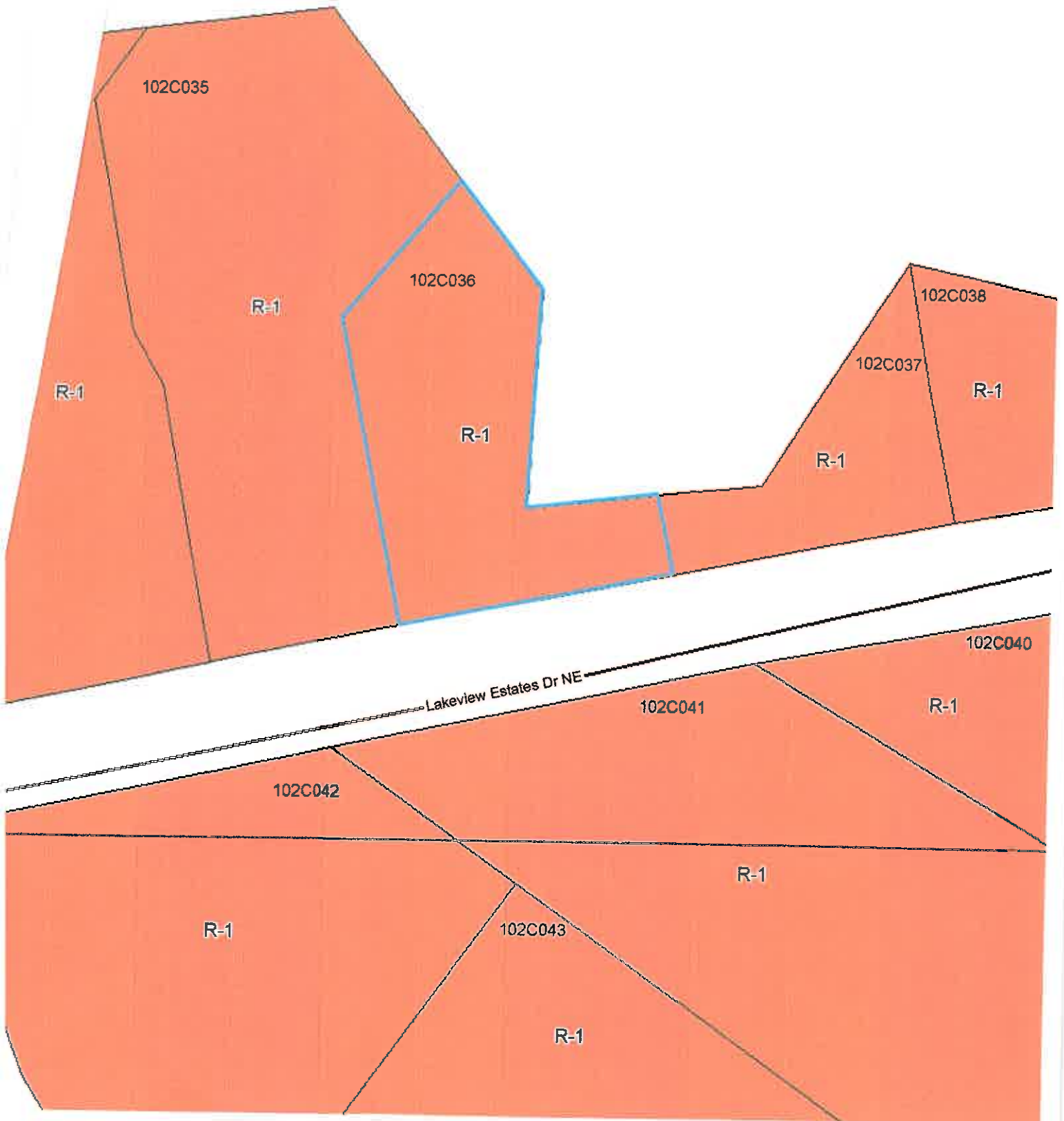
**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emory Way  
Suwanee, Georgia 30127  
(478) 751-6180  
(478) 751-5517  
Web: www.middlegeorgia.org  
Email: mg@mg-c.org

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



**MAP 102C**

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





Landscape Architecture + Landscape Design

**Letter of Intent**

March 6, 2019

RE: Request for Variance  
157 Lakeview Estates Drive  
Lot 3 Lakeview Estates, Eatonton, Georgia  
Map 102C Parcel 036 Current Zoning R-1

This request is for a 16.7' variance being 83.3' from the nearest point to the lake to construct a three bedroom house with front porch and rear deck. An additional request is for a 9.9' variance being 10.1' from the nearest point to the east side property line. There is an existing mobile home that is being demolished and removed. There are two existing storage buildings that will be demolished and removed. There is an existing green house, dock and seawall that will remain.

The proposed building footprint is approximately 2500 S.F. This includes porches, decks and steps. The lot length is 219.3'.

Lot 3 is an irregular shaped lake lot. The shoreline along the rear has two small coves at the northern corner and northeast corner of the lot. These small coves, with a 100' setback, create a very restrictive building envelope. The front of the lot is also narrow and further reduces the buildable area.

The proposed encroachment on the lake side is necessary because of the setback determined by the small coves. The distance from the proposed house location to the main body of the lake is 100 L.F. or more. The encroachment on the east side is adjacent to Georgia Power property, not a single family residence, so the impact is minimal. There are no proposed encroachments on the west side of the lot.

Rotating the house more to the right increases visibility to the neighboring lot to the east and would have the front of the house facing the lot to the west. The variance will allow for a more house placement, minimize visibility from adjacent property owners, and provide a more practical design solution for all concerned parties.

Sincerely,

Mell J. Tanner, III, RLA  
Lakeside Land Design, LLC

RCUD 2019 MAR 6

KP

SOIL SERIES						
SOIL SERIES	SLOPE (%)	DEPTH TO BEDROCK (M)	DEPTH TO SHWT (F)	RECOMMENDED TRENCH DEPTH	ABSORPTION RATE AT RECOMMENDED TRENCH DEPTH (F)	SUITABILITY CODE
ENON	2-6%	>60 INCHES	>72 INCHES	24 INCHES	78 MIN./INCH	A
LLOYD	2-6%	>60 INCHES	>72 INCHES	30 INCHES	46 MIN./INCH	A
STARR	2-6%	>72 INCHES	>48 INCHES	NR	SEE CODES	D

M = MEASURED P = PREDICTED NR = NOT RECOMMENDED  
 NOTE: SOILS INFORMATION TAKEN FROM LEVEL II SOIL INVESTIGATION REPORT PREPARED BY RICHARD S. JOSLYN, SOIL SCIENTIST, DATED JANUARY 15, 2019.

**SUITABILITY CODES**

- A. [ENON AND LLOYD] SOILS ARE SUITABLE FOR CONVENTIONAL ABSORPTION FIELD WITH PROPER DESIGN, INSTALLATION, AND MAINTENANCE.
- B. [STARR] SMALL CONCAVE AREA AT BASE OF SLOPE. THESE AREAS RECEIVE RUNOFF DURING STORM EVENTS AND MAY REMAIN SATURATED FOR BRIEF PERIODS. THESE SOIL TYPES SHOULD BE AVOIDED.

**SEPTIC SYSTEM DESIGN**

**PRIMARY DRAINFIELD**  
 SOIL PERC = 75 MIN/IN  
 FROM TABLE DT-2 = 385 S.F./BEDROOM  
 385 S.F./BEDROOM X 3 BEDROOMS = 1095 S.F.  
 1095 S.F./3' WIDE TRENCH = 365 LF DRAINFIELD

**RECOVERY DRAINFIELD**  
 SOIL PERC = 46 MIN/IN  
 FROM TABLE DT-2 = 300 S.F./BEDROOM  
 300 S.F./BEDROOM X 3 BEDROOMS = 900 S.F.  
 900 S.F./3' WIDE TRENCH = 300 LF DRAINFIELD

PRIMARY DRAINFIELD - 385 LF.  
 RECOVERY DRAINFIELD - 300 LF.

**GENERAL NOTES**

BOUNDARY, TOPOGRAPHIC & TREE SURVEY PROVIDED BY KIRK FREEMAN, LLC, LAND SURVEYOR.  
 THE BUILDING SETBACKS SHOWN WERE TAKEN FROM PUTNAM COUNTY ZONING ORDINANCE.  
 FRONT SETBACK: 30'  
 SIDE SETBACK: 20'  
 REAR (LAKE): 50'

**WELL NOTE**  
 THE EXISTING WELL SHALL BE ABANDONED AND SEALED PRIOR TO THE INSTALLATION OF THE RECOVERY DRAINFIELD.



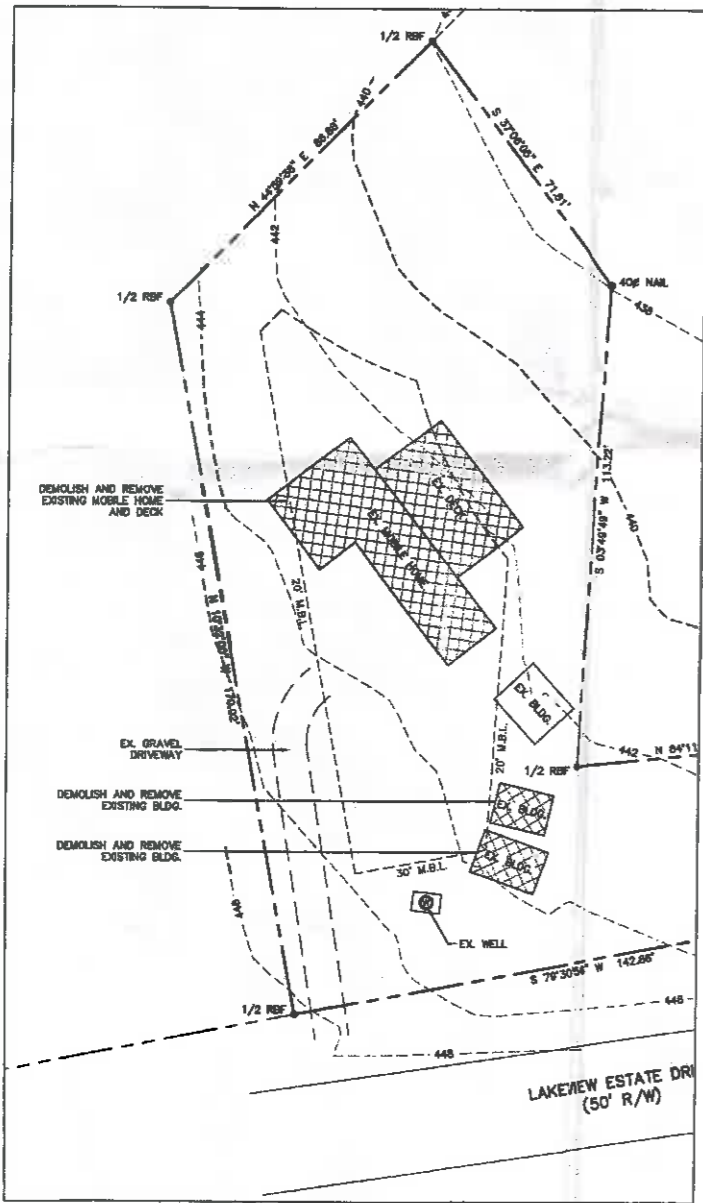
Revision No.	Description

**Lakeside Land Design, LLC**  
 Landscape Architecture + Landscape Design  
 P. O. Box 221 • Buckhead, Georgia 30625 • Phone: (770) 817-2009

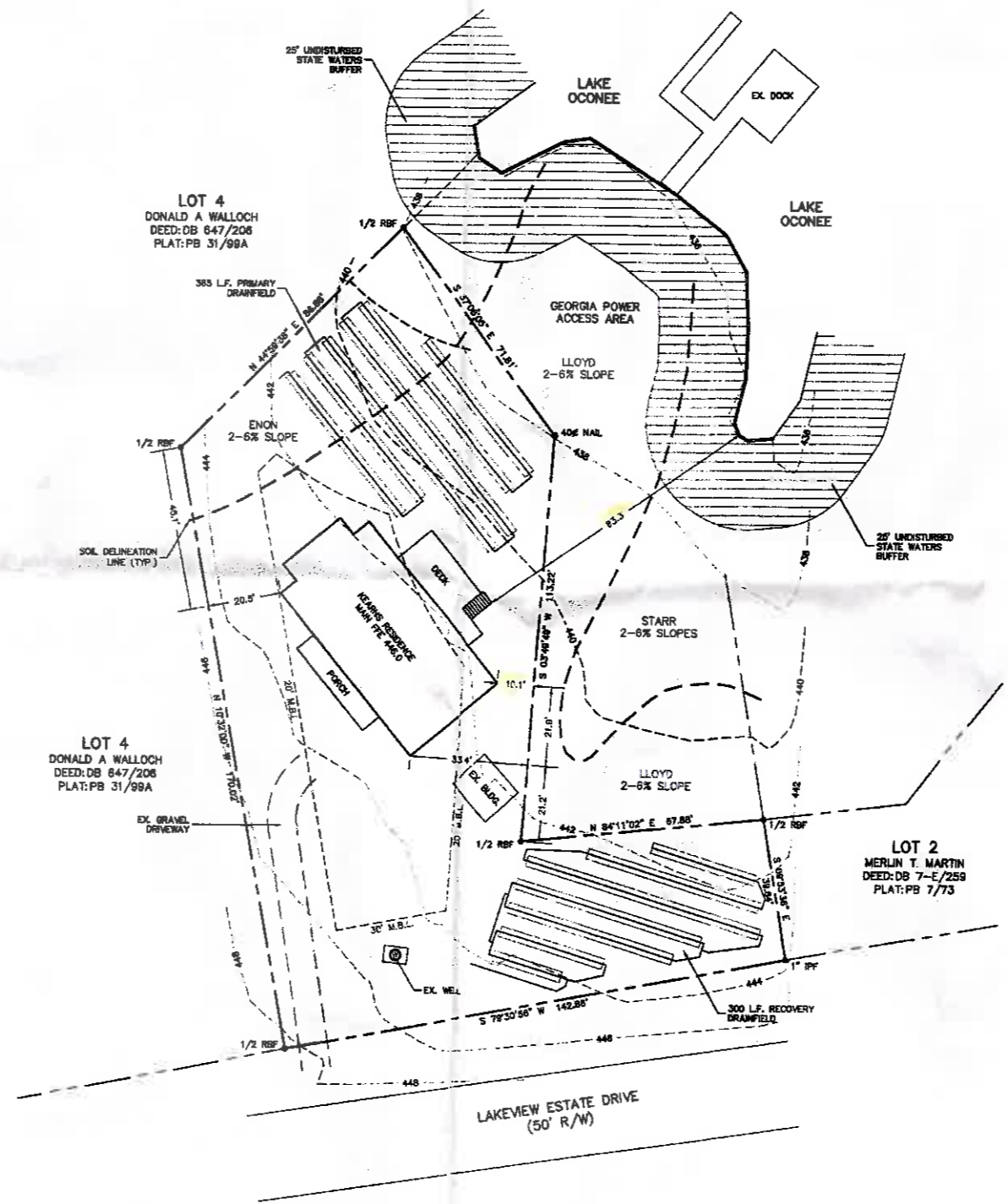
**Kearns Residence**  
 157 Lakeview Estates Drive  
 Lot 3 - Lakeview Estates - 0.67 Acres  
 Putnam County, Georgia

**Site Plan**

DATE: 02/26/19  
 FILE: 2019-019.dwg  
 SCALE: 1" = 20'  
 Sheet 1 of 3



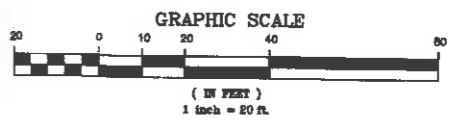
DEMOLITION AND REMOVAL PLAN



**OWNER**  
 TERTIARY PERMITEE  
 RUSTY & PAM KEARNS  
 157 LAKEVIEW ESTATES DRIVE  
 EASTONTON, GA 31024  
 TEL: (706) 347-0076  
 EMAIL: kearnsdetail@out.com

**BUILDER/ 24 HOUR CONTACT**  
 KEARNS CONSTRUCTION  
 157 LAKEVIEW ESTATES DRIVE  
 EASTONTON, GA 31024  
 TEL: (706) 347-0076

**DESIGN PROFESSIONAL**  
 LAKESIDE LAND DESIGN  
 MELL J. TANNER, III, P.L.A.  
 GEINOC LEVEL II  
 CERTIFICATION # 182219  
 EXPIRES: 12-30-18  
 TEL: (706) 817-2009





84283  
84308

(14)

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

41

COUNTY: <b>PUTNAM</b>	SUBDIVISION: <b>Lakeview Estates</b>	LOT NUMBER: <b>3</b>	BLOCK:
PROPERTY LOCATION (STREET ADDRESS): <b>157 Lakeview Estates DR.</b>			

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: <b>Joseph B. Kearns</b>	DATE: <b>2-26-19</b>
PROPERTY OWNER'S NAME: <b>Joseph B Kearns</b>	PHONE NUMBER: <b>706 347-0076</b>
PROPERTY OWNER'S ADDRESS: <b>157 Lakeview Estates DR</b>	ALTERNATE PHONE NUMBER:
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER):	RELATIONSHIP TO OWNER:

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.): <b>SINGLE</b>	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.): <b>Lloyd 2-6% slope</b>
2. WATER SUPPLY: <input 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: <b>45</b>
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 / GDP: <b>3</b>	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): <b>760"</b>
4. LOT SIZE (SQUARE FEET / ACRES): <b>.67</b>	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: <b>R. Joslyn</b>

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): <b>1500</b>	4. AEROBIC UNIT CAPACITY (GALLONS):	5. DOSING TANK CAPACITY (GALLONS):	6. GREASE TRAP CAPACITY (GALLONS):
2. GARBAGE DISPOSAL: <input checked="" type="radio"/> (1) Yes <input type="radio"/> (2) No	7. PRESCRIBED TANK LOCATION / REMARKS: <b>See site plan dated 2-26-19 see soil report. Demo existing septic tank, crush &amp; fill old tank</b>			

Section C - Secondary Treatment

1. ABSORPTION FIELD DESIGN: <input checked="" type="radio"/> (1) Level Field <input 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: <b>900</b>	7. NUMBER OF ABSORPTION TRENCHES: <b>10</b>
2. ABSORPTION FIELD PRODUCT: <b>conv pipe/gravel</b>	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: <b>300</b>	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES:
3. AGGREGATE DEPTH (inches): <b>12"</b>	6. DEPTH OF ABSORPTION TRENCHES (range in inches): <b>30-30</b>	9. DISTANCE BETWEEN ABSORPTION TRENCHES:

10. PRESCRIBED ABSORPTION FIELD LOCATION:  
**① Prior to obtaining building permit, show proof of public water receipt, well driller to close existing well to well driller standards & issue letter to health dept that it is permit closed stay 100' ft from all wells w/existing**

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: <input checked="" type="radio"/> (1) Yes <input type="radio"/> (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.

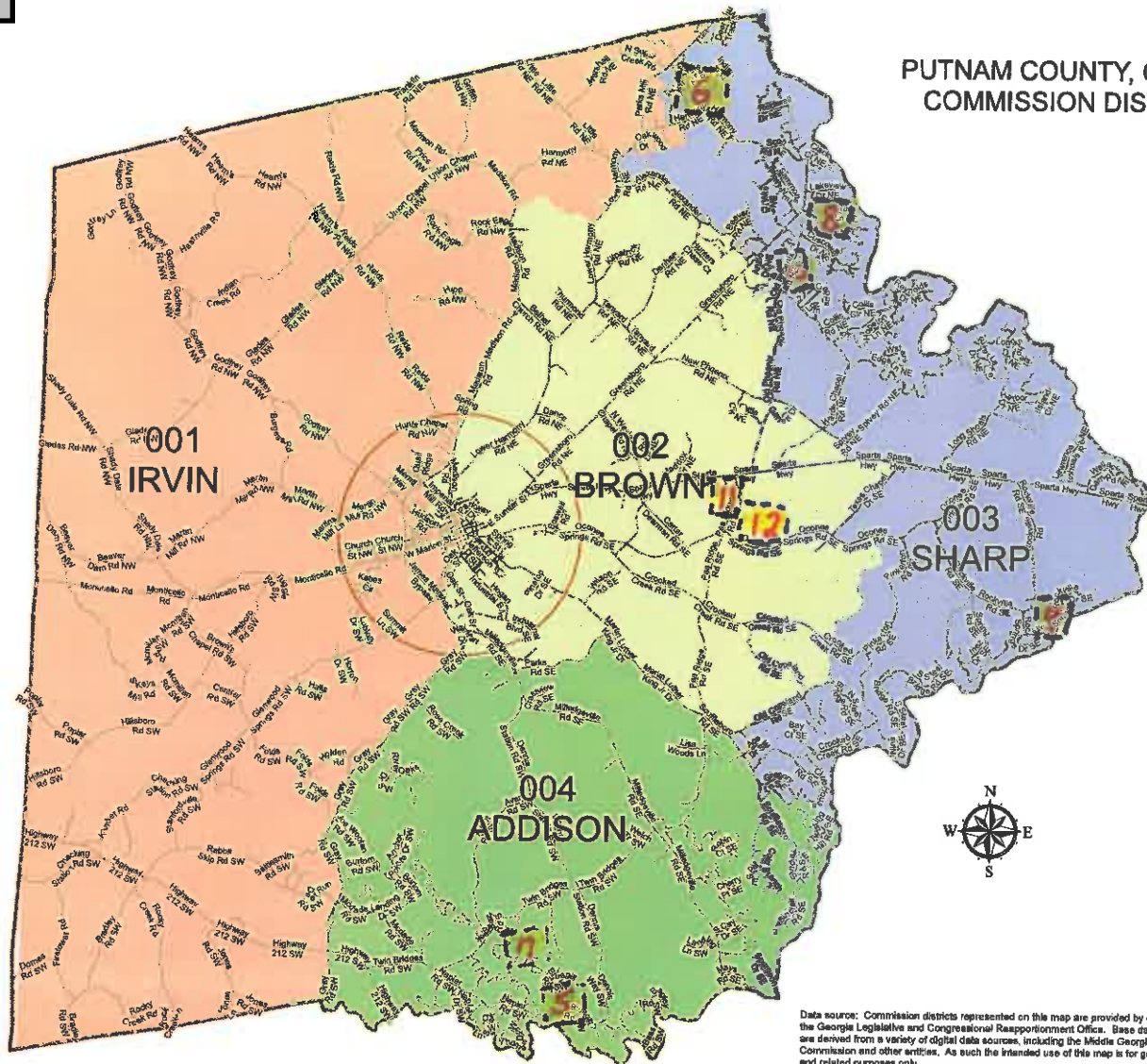
ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM, AND SUBSEQUENT APPROVAL OF SAME BY REPRESENTATIVES OF THE GEORGIA DEPARTMENT OF HUMAN RESOURCES OR COUNTY BOARD OF HEALTH SHALL NOT BE CONSTRUED AS A GUARANTEE THAT SUCH SYSTEMS WILL FUNCTION SATISFACTORILY FOR A GIVEN PERIOD 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: <b>Kathryn Hill, RSHS</b>	TITLE: <b>EHSC.M.</b>	DATE: <b>3/1/19</b>	CONSTRUCTION PERMIT NUMBER: <b>19-44</b>
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**Item Attachment Documents:**

10. Request by **Tyrone & Dana King** for a rear yard setback variance at 515 Old Phoenix Road. Presently zoned AG-1. [**Map 103D, Parcel 164, District 3**].

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



MAP SCALE: 1" = 6,697.28' SCALE RATIO: 1:68,387.34 DATE: MARCH 2019

5. Request by Chris Fuhr for a front yard setback variance at 108 Julep Drive. Presently zoned R-2. [Map 056B, Parcel 229, District 4].
6. Request by Michael Hoath for a rear yard setback variance at 115 Cedar Cove Court. Presently zoned R-1R. [Map 071A, Parcel 016, District 3].
7. Request by Margaret Malasek for a rear yard setback variance at 144 Tangewood Court. Presently zoned R-1. [Map 057C, Parcel 022, District 4].
8. Request by Rusty Kearns for a rear and side yard setback variance at 157 Lakeview Estates Drive. Presently zoned R-1. [Map 102C, Parcel 036, District 3].
9. Request by Jody & Deirdre Sapp for a front yard setback variance at 643 Rockville Springs Drive. Presently zoned R-1. [Map 126A, Parcel 056, District 3].
10. Request by Tyrone & Dana King for a front and rear yard setback variance at 515 Old Phoenix Road. Presently zoned AG-1. [Map 103D, Parcel 164, District 3].
11. Request by Willie David Copelan to rezone 5 acres at 614 Spana Highway from AG-2 to C-2. [Map 092, Parcel 017001001, District 2]. \*
12. Request by Charles McMichael to rezone 3.603 acres at 862 Pea Ridge Road from AG-1 to R-2. [Map 092, part of Parcel 025, District 2]. \*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Putnam County  
 City of Eatonton

APPLICATION FOR:  VARIANCE  CONDITIONAL USE

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

APPLICANT: Tyrone + Dana King

MAILING ADDRESS: 2925 Atkinson Rd.  
Loganville GA, 30052  
PHONE: (770) 776-0591  
EMAIL: Tygonefishin@bellsouth.net

PROPERTY OWNER IF DIFFERENT FROM ABOVE: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_

PROPERTY LOCATION: 515 OLD PHOENIX Rd, Eatonton GA, 31024  
MAP \_\_\_\_\_ PARCEL 1030164 TOTAL ACREAGE: 0.41 PRESENTLY ZONED AG-1  
TOTAL SQ. FT. (existing structure) 452 TOTAL FOOTPRINT (proposed structure) 3,328  
LOT LENGTH (the total length of the lot) 341.83  
LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) \_\_\_\_\_

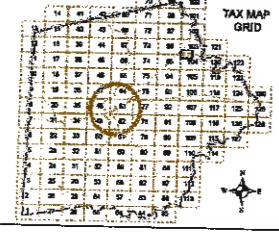
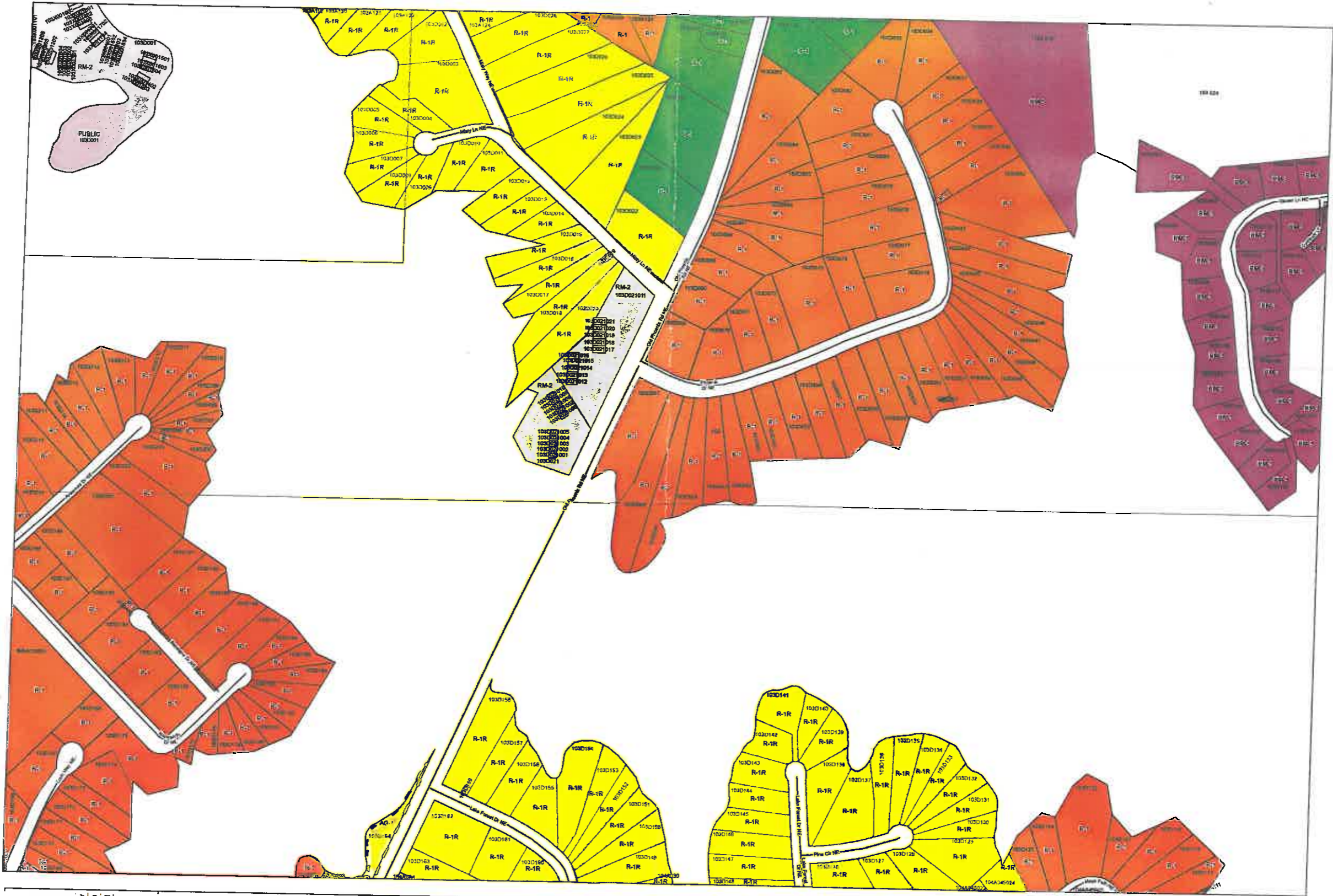
REASON FOR REQUEST: We HAVE designed a house to fit into this Lot with old set back variances like our neighbors has on Lot 2. We HAVE documentation that the TAX ACCESSORS feel that this is a buildable Lot for a 2 Bedroom 2 Bath house from 2006 paperwork.

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 SURVEYED OUT.** RCUD 2019 MAR 18  
\*SIGNATURE OF APPLICANT: Tyrone W. King DATE: 3/17/19 **KP**

\*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>1-18-19</u>	FEE: \$	<u>200.00</u>	CK. NO.	<u>3246</u>	CASH	_____	C. CARD	_____	INITIALS	<u>KP</u>	
RECEIPT #	<u>0315.32</u>											
DATE OF NEWSPAPER AD:	_____										DATE SIGN POSTED:	_____
PLANNING & ZONING HEARING:	_____										RESULT:	_____
COMMISSIONERS/CITY COUNCIL HEARING:	_____										RESULT:	_____



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel\_Hooks

- Zoning**
- No Code
  - AG-1
  - AG-1 CITY

- AG-2
- C-1
- C-1 CITY
- C-2

- GEOGRAPHIC FEATURE LEGEND**
- 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

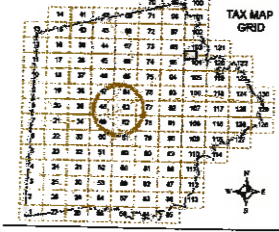
- R-1
- R-1R
- R-2
- R-2-1
- RM-2
- RM-3
- VILLAGE

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Conroy Hwy  
Macon, Georgia 31217  
(478) 751-8100  
(478) 751-4517  
Web: www.mgrc.org  
Email: info@mgrc.org

**PUTNAM COUNTY, GEORGIA  
ZONING MAPS**

**MAP 103D**

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



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel\_Hooks

**GEOGRAPHIC FEATURE LEGEND**

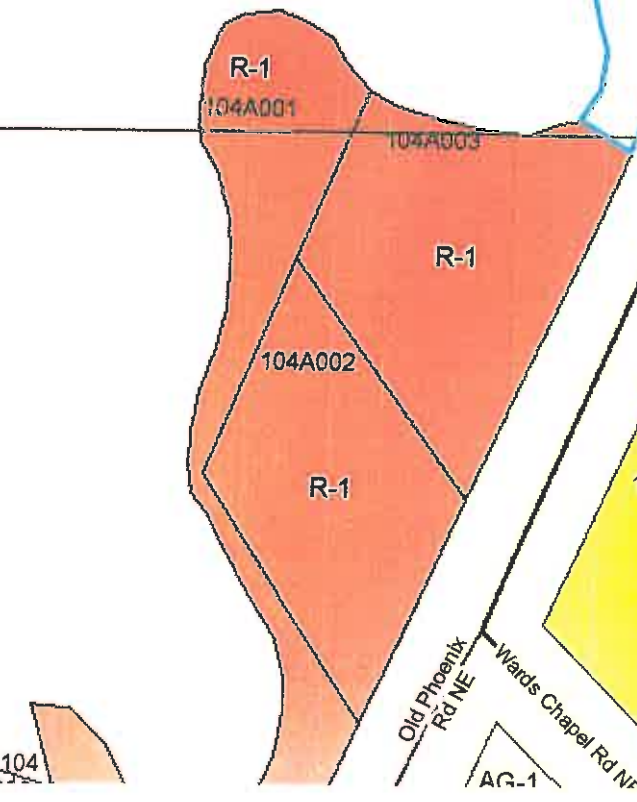
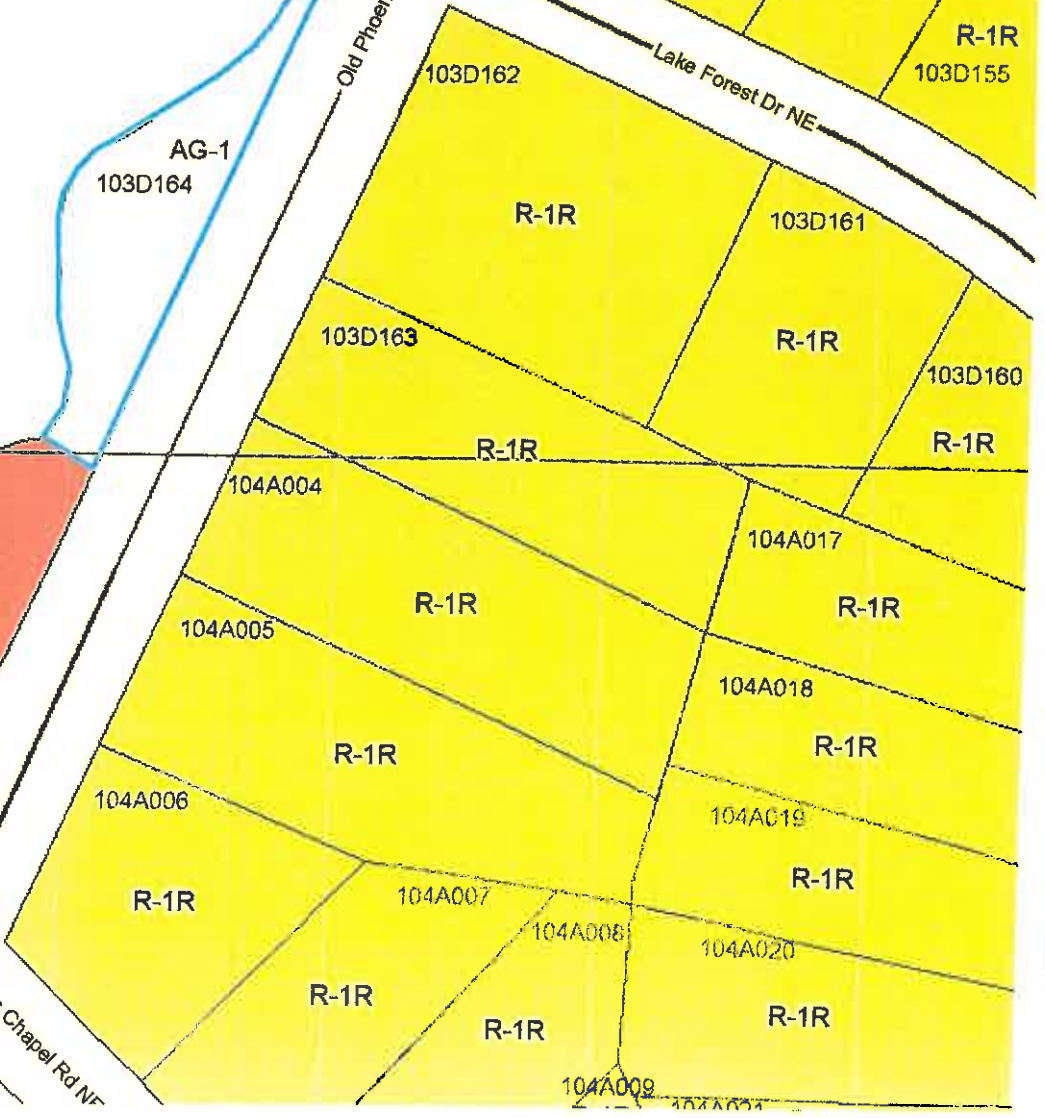
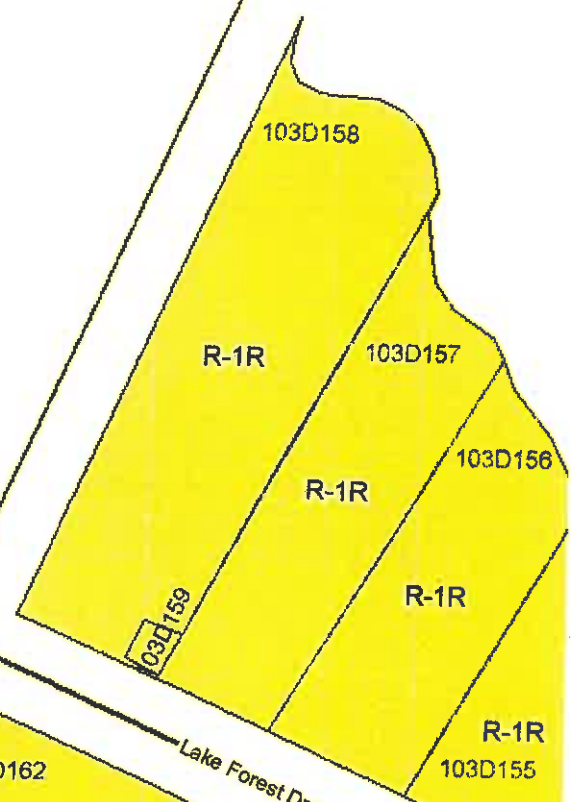
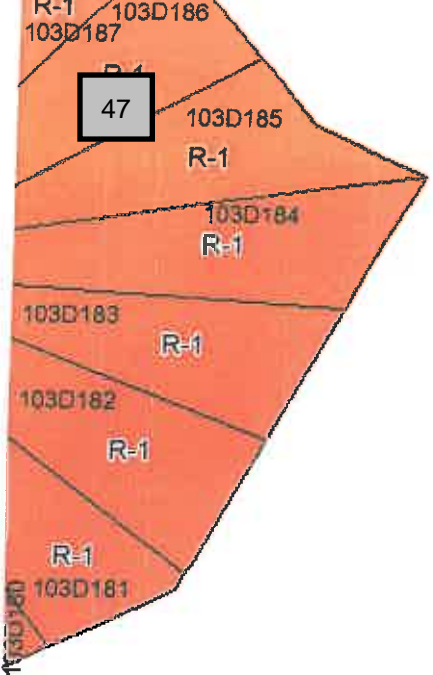
- Agriculture/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant

**MGRC**  
IT GIS Services  
Mobile Geographic Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217  
(779) 751-6160  
(779) 751-6517  
Web: [www.middlegeorgia.org](http://www.middlegeorgia.org)  
Email: [mgrc@mg-c.org](mailto:mgrc@mg-c.org)

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

**MAP 103D**

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: FEBRUARY 2016



104

03/17/19

## Variance Request

We are the owners of this lot and have not yet determined who the builder will be for the planned cottage. We have found a builders plan that we have modified to fit in the lot with the requested variances as stated. We have purchased this lot for the unique design of easy access walk and the levelness to the lake for my wife due to the fact she is handicap and it is very easy on her to enjoy the lake.

We purchased the property with a certified letter from Putnam County Board of Assessors that states "This Board feels like this lot is usable, please check with P&Z and see what they recommend, not just a standard setback plat." This letter was dated 7/14/06. This lot was approved by Putnam County Planning and Zoning before setbacks were required or changed. We are requesting a variance to fit our cottage in the lot we have purchased for the accessibility for my wife. I have enclosed plans and pictures. The pink circles with numbers in them will be measurements from the lake to the house. The orange circles with numbers will be measurements from the side property line to the house. The green stickers with numbers will be measurements from the front property line to the house. The yellow stickers will be the depth and the width of the lot. Please refer to the proposed site plans for the general lay out of the lot. The lot is wide but narrower from the lake to the road. The lot length is 134 feet deep. The lot width at building setback is 341.83 feet wide.

Upon speaking with Kathryn Hill, we needed to have an alternative septic tank location because of the longevity that the old septic tank has been there. We have met her requirements. We have had the old septic tank dug up, inspected and pumped. Also, we have had Piedmont Water come in and put county water on the property so we could abandon the well to meet the requirement of an alternative septic system location. Kathryn Hill has given us a letter of approval to move the RV and structures off the property to build a two bedroom house suitable for the existing septic system.

There are currently a number of structures on the property. There are currently two utility sheds on the property. One shed has a footprint of 8x8 for a total of 64 square feet. The other shed has a 6x8 footprint for a total of 464 square feet. We plan on removing both structures. Our proposed cottage would have a footprint of 30x70 totaling 2,100 square feet. The porch footprint for the structure is 12x22 with a square footage of 260 square feet. Finally, the attached garage will have a footprint of 36x24 totaling 864 square feet. The total square footage will be 3,328 square feet.

We are requesting a 60-foot rear yard setback variance being 40 feet from the nearest point to the lake. We are requesting a 25-foot front setback variance being 25 feet from the nearest point to the property line.

We respectfully thank you for your consideration.

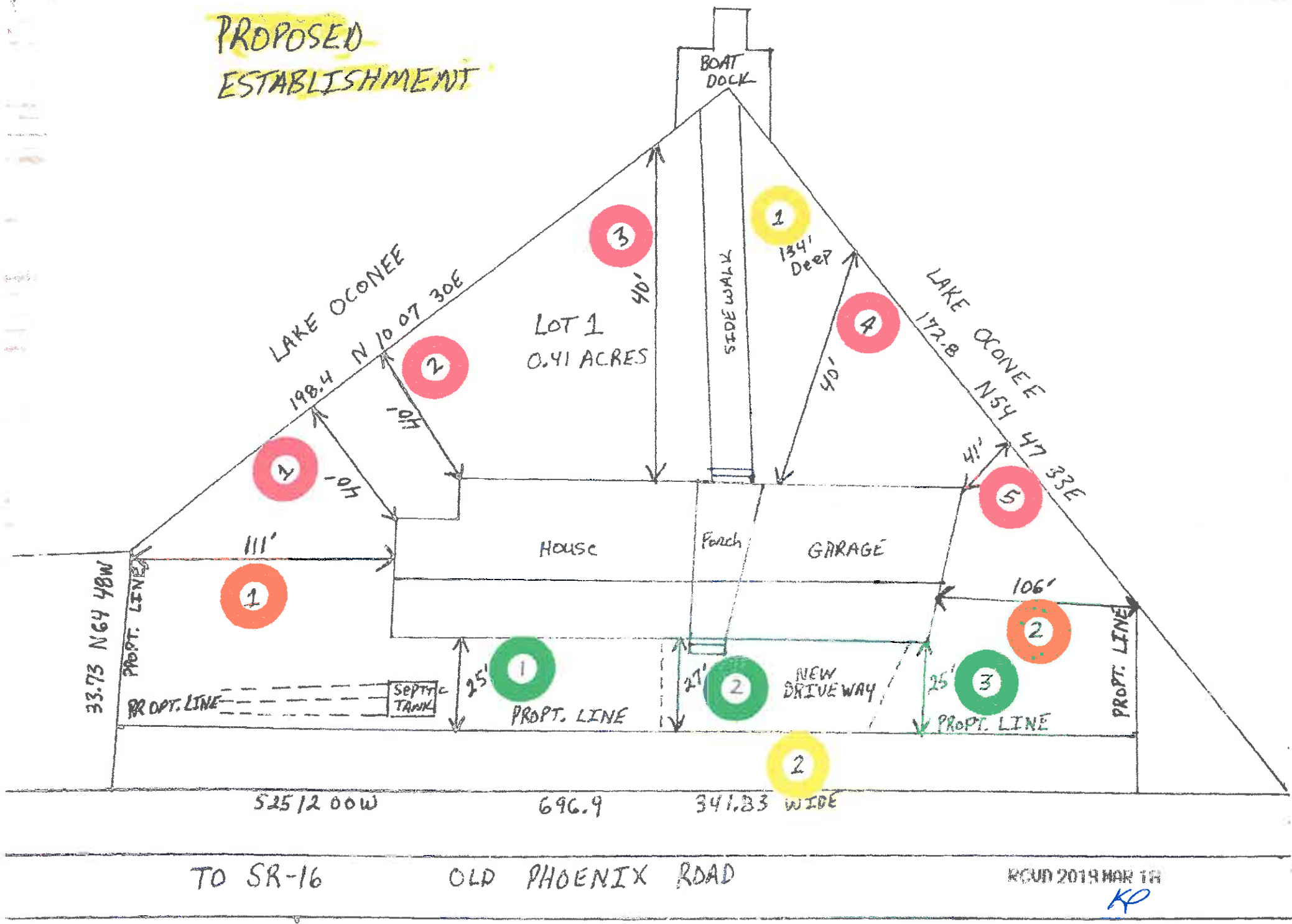
Tyrone & Dana King

*Tyrone King*  
*Dana King*

REC'D 2019 MAR 18  
*KD*



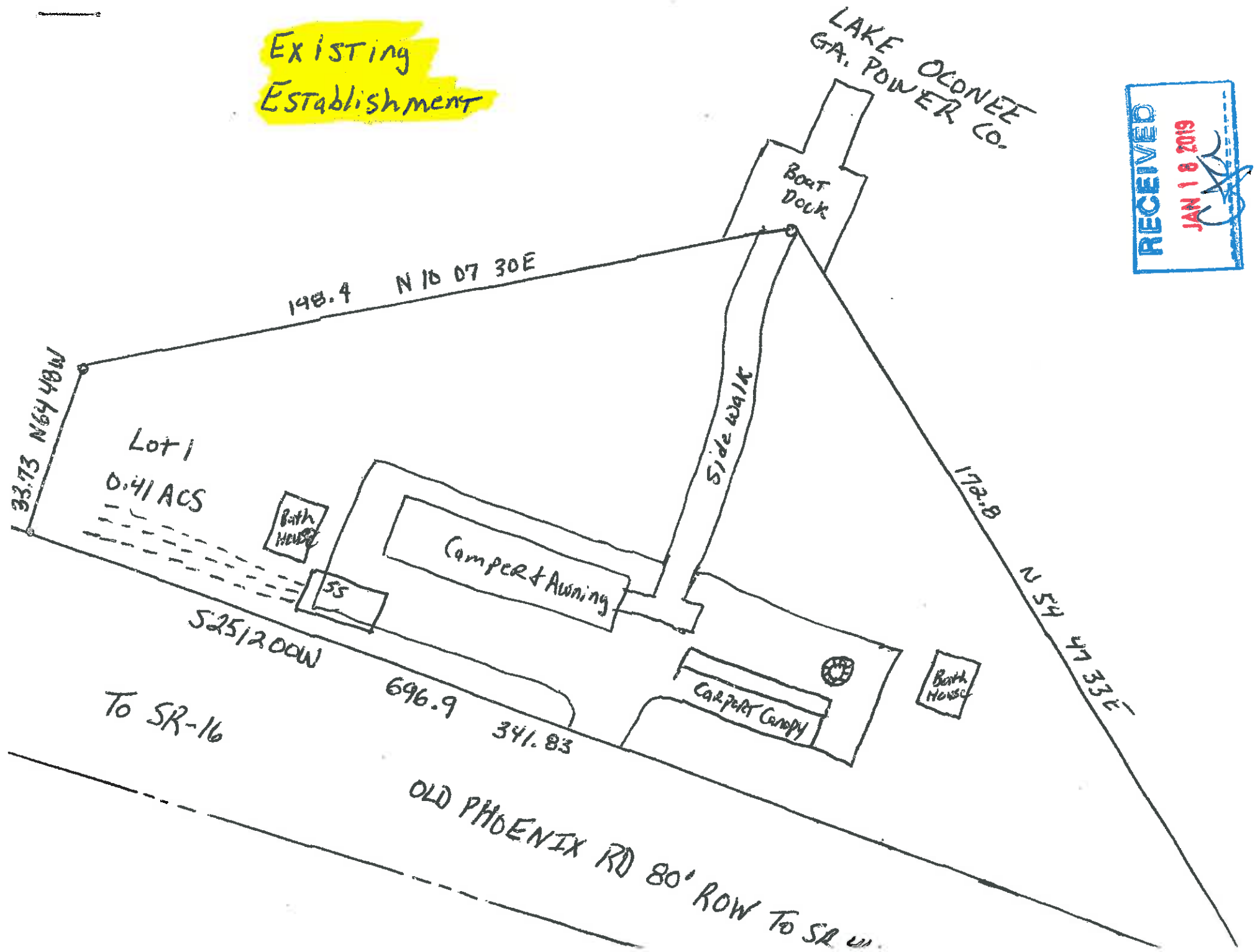
# PROPOSED ESTABLISHMENT



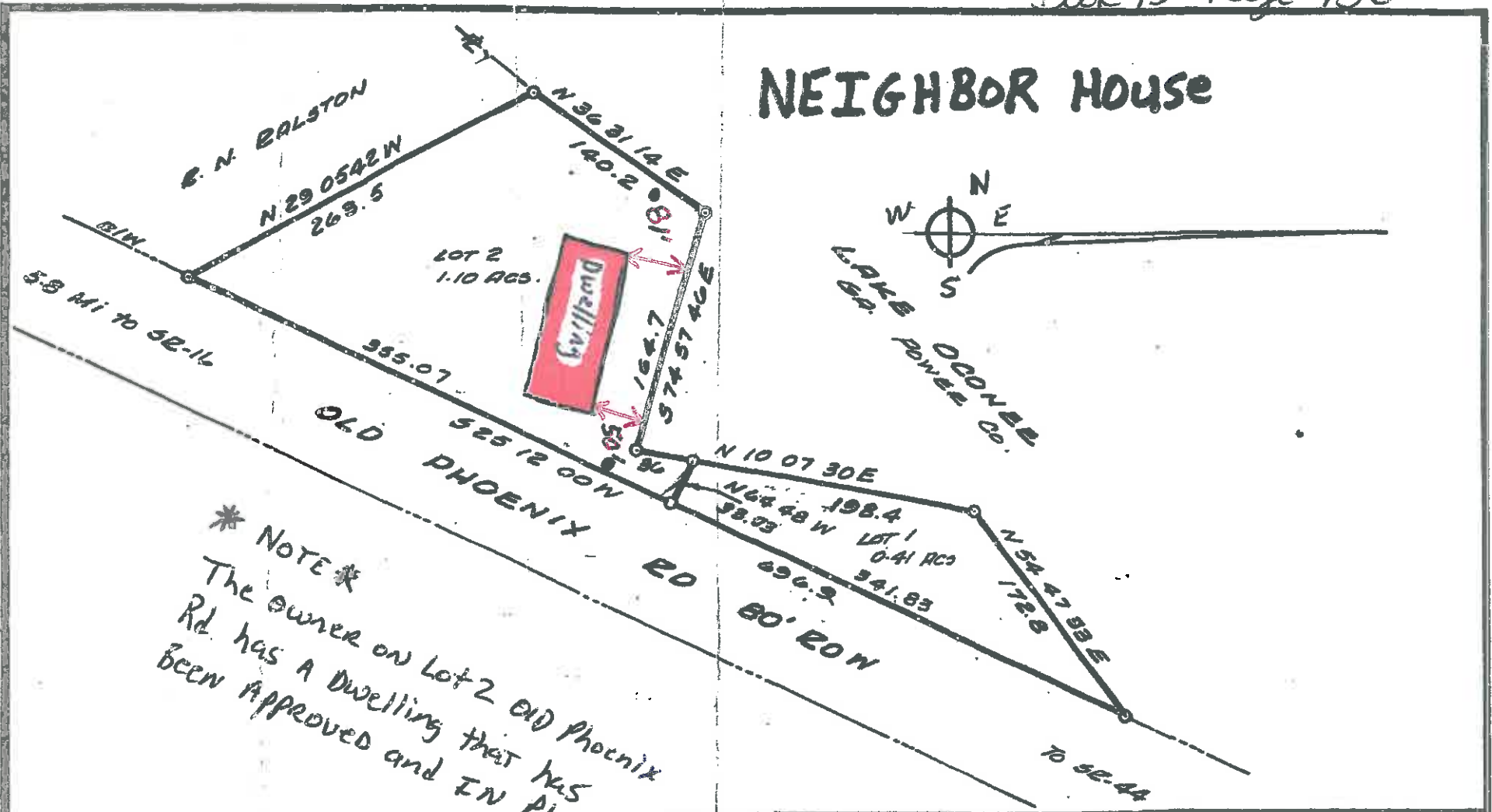
Existing Establishment

LAKE OGDONEE  
GA. POWER CO.

RECEIVED  
JAN 18 2019



# NEIGHBOR HOUSE



\* NOTE \*  
 The owner on Lot 2 Old Phoenix Rd. has a Dwelling that has been Approved and IN Place



LAKE LOTS SUBDIVIDED FOR GWENDOLYN N. FROST	
SCALE: 1 IN = 100 FT	APPROVED BY:
DATE: 5/16/86	DRAWN BY: <i>LAC</i>
PUTNAM CO. PART OF LL 319 & LL 328 GMD 30B, GA.	
LAWRENCE A. CORRY, ELS 1200	DRAWING NUMBER

# Existing On-site Sewage Management System Performance Evaluation Report Form

52	Agent: <u>Tyrone King &amp; Dana King</u> <i>1011 12/26/18</i>	Reason for Existing Sewage System Evaluation: (1) Loan Closing for Home Sale (2) Refinance (3) Home Addition (Non-bedroom) Type: _____ (4) Swimming Pool Construction <input checked="" type="radio"/> (5) Structure Addition to Property 2 bedroom house to replace Type: RV (6) Mobile Home Relocation
Property/System Address: <u>OLD PHOENIX RD NE EATONTON, GA 31024</u>		
Subdivision Name: _____ Lot: _____ Block: _____		
Existing System Information: Water Supply (circle) <input checked="" type="radio"/> (1) Public <input type="radio"/> (2) Private Well <input type="radio"/> (3) Community		Number of Bedrooms/GPD: <u>2/0</u> Garbage Grinder: (circle) <input type="radio"/> (1) Yes <input checked="" type="radio"/> (2) No

\*\*\* One of Section A, B, or C should be Completed \*\*\*

### 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:		
(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 time frame.			
(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

(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:		
(1) Yes (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.			
(1) Yes (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.			
(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 time frame.			
(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; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.			
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.
<u>Kathryn Hill</u>		Environmental Health County Manager	26-Dec-18	

### SECTION C - System Not Approved

(1) Yes (2) No	The On-site Sewage Management System was disapproved at the time of the initial and is thus not considered an approved system.	Comments:		
(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)

(1) Yes (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: <u>Plans for 2 bedroom house only</u>		
(1) Yes (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		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.
<u>Kathryn Hill</u>		Environmental Health County Manager	26-Dec-18	

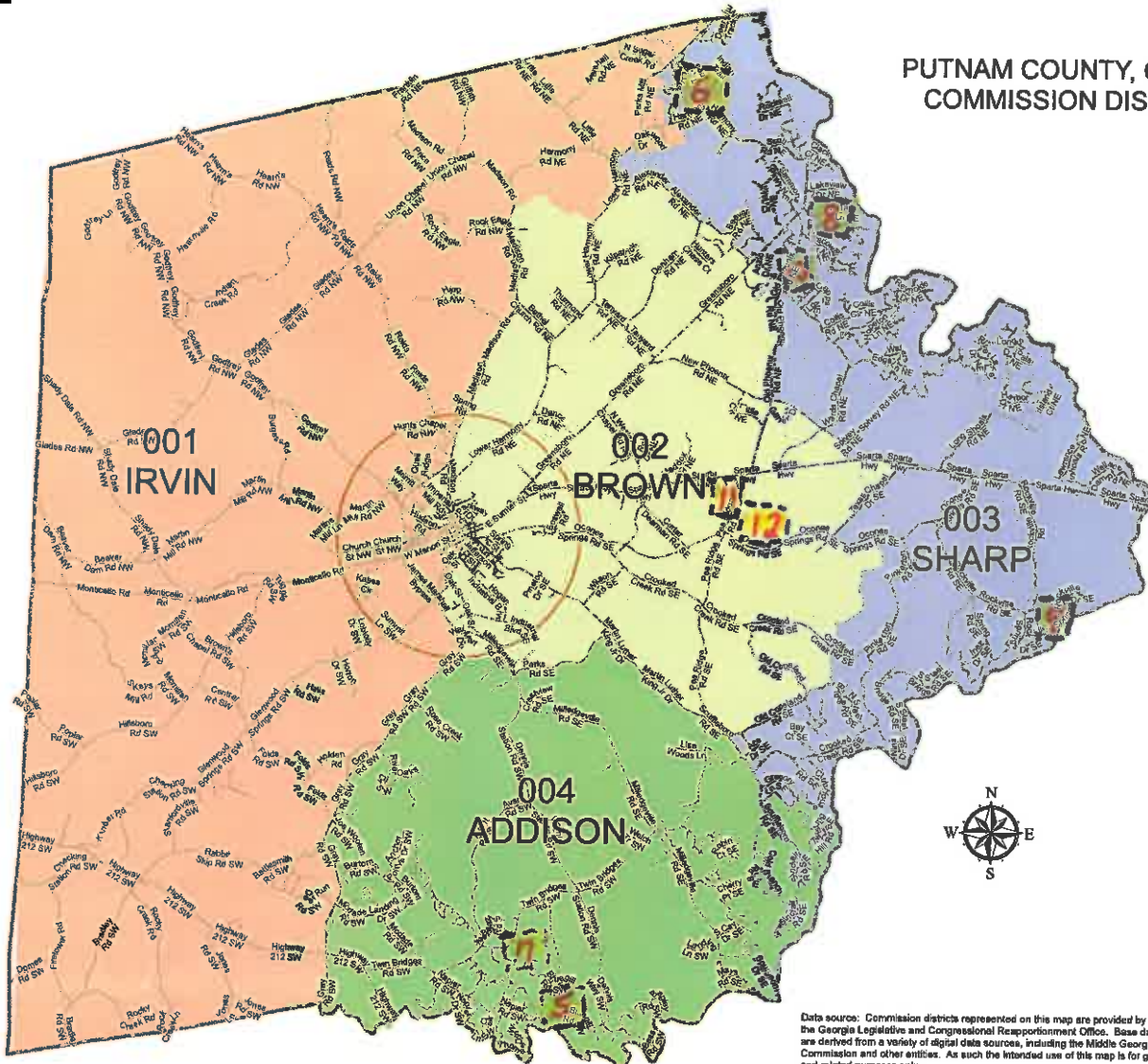
paid for this year in Jan, 2018

Number of Bedrooms/GPD: <u>2</u>	Garbage Grinder: (circle) <input type="radio"/> (1) Yes <input checked="" type="radio"/> (2) No
----------------------------------	--

**Item Attachment Documents:**

12. Request by **Charles McMichael** to rezone 3.603 acres at 862 Pea Ridge Road from AG-1 to R-2. [**Map 092, part of Parcel 025, District 2**].

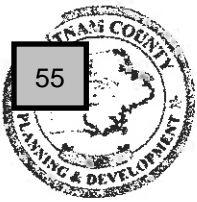
### PUTNAM COUNTY, GEORGIA COMMISSION DISTRICTS



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

MAP SCALE: 1" = 5,897.26' SCALE RATIO: 1:88,367.34 DATE: MARCH 2018

5. Request by **Chris Fuhr** for a front yard setback variance at 108 Julep Drive. Presently zoned R-2. [Map 056B, Parcel 229, District 4].
6. Request by **Michael Hoath** for a rear yard setback variance at 115 Cedar Cove Court. Presently zoned R-1R. [Map 071A, Parcel 016, District 3].
7. Request by **Margaret Malasek** for a rear yard setback variance at 144 Tanglewood Court. Presently zoned R-1. [Map 057C, Parcel 022, District 4].
8. Request by **Rusty Kearns** for a rear and side yard setback variance at 157 Lakeview Estates Drive. Presently zoned R-1. [Map 102C, Parcel 036, District 3].
9. Request by **Jody & Deirdre Sapp** for a front yard setback variance at 643 Rockville Springs Drive. Presently zoned R-1. [Map 126A, Parcel 056, District 3].
10. Request by **Tyrone & Dana King** for a front and rear yard setback variance at 515 Old Phoenix Road. Presently zoned AG-1. [Map 103D, Parcel 164, District 3].
11. Request by **Willie David Copelan** to rezone 5 acres at 614 Sparta Highway from AG-2 to C-2. [Map 092, Parcel 017001601, District 2]. \*
12. Request by **Charles McMichael** to rezone 3.603 acres at 862 Pea Ridge Road from AG-1 to R-2. [Map 092, part of Parcel 025, District 2]. \*



DIST 2

# 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

27 FEB '19 11:04

APPLICATION NO 2019-00313

DATE: 2-26-19

MAP 092

PARCEL 025

- Name of Applicant: Charles Clayborn McMichael
- Mailing Address: 113 Swan Dr. Eatonton, Ga 31024
- Phone: (home) \_\_\_\_\_ (office) \_\_\_\_\_ (cell) 706 816 3401
- The location of the subject property, including street number, if any: 862 Red Ridge Rd. Eatonton, Ga 31024

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

6. The proposed zoning district desired: R2

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

8. Present use of property: Ag-1 Desired use of property: R2 Residential

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

Existing: Ag-1  
North: Ag-1 South: Ag-1 East: Ag-1 West: Ag-1

10. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.

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

12. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): Ag-1

13. A detailed description of existing land uses: Dwelling & Farm

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.

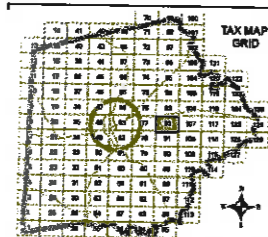
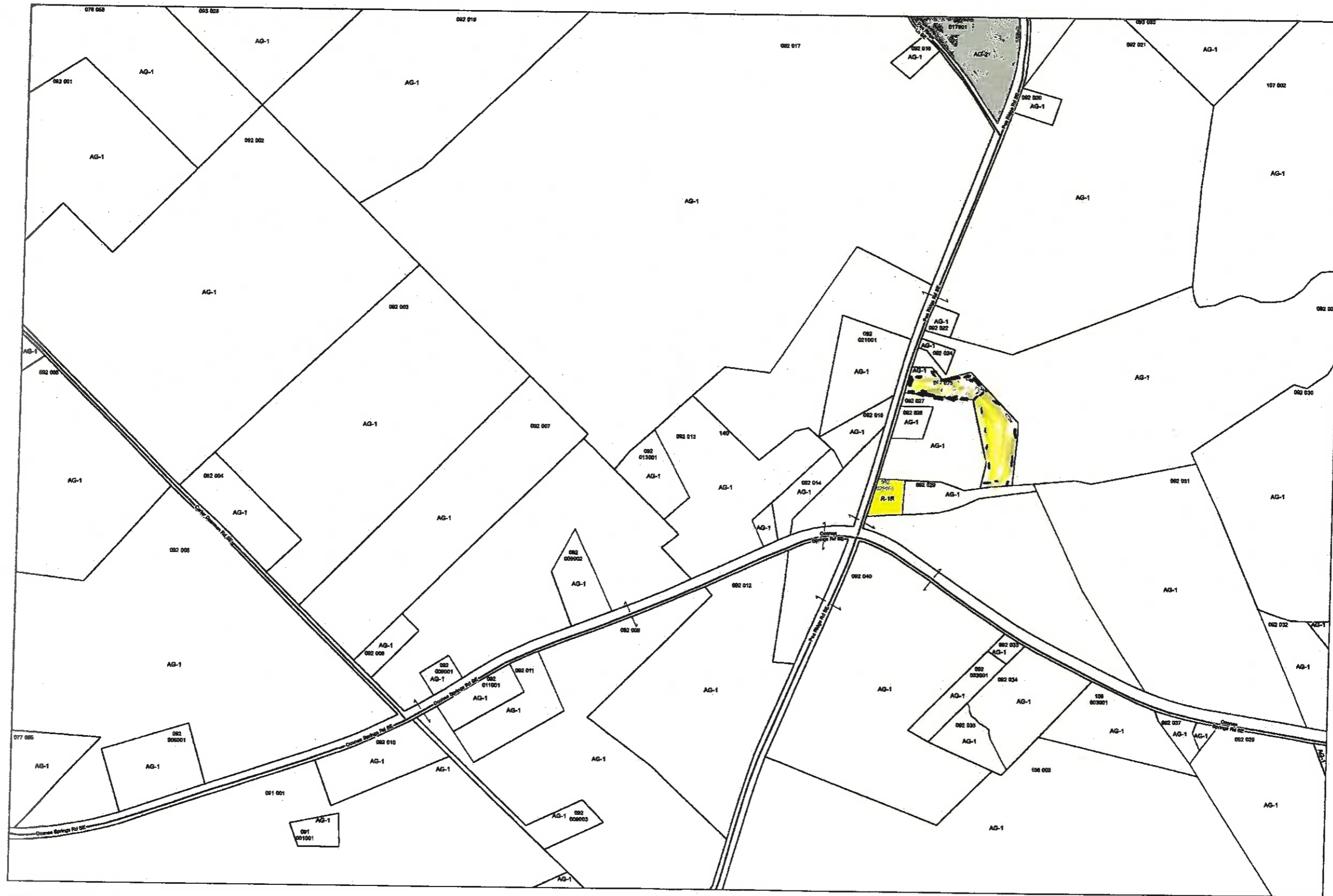
Allen C. McMichael  
 Signature (Property Owner) (Date)  
Mary Sue McMichael  
 Notary Public Expires 2/19/2019

Stephen McMichael 2-27-19  
 Signature (Applicant) (Date)  
Marysue Hanson  
 Notary Public Expires 7/23/2019



Office Use	
Paid: \$ <u>250.00</u> (cash) _____ (check) <u>62.08</u> (credit card) _____	
Receipt No. <u>31767</u> Date Paid: <u>2-27-19</u>	
Date Application Received: <u>2-27-19</u>	
Reviewed for completeness by: <u>[Signature]</u>	
Submitted to TRC: _____ Return date: _____	
Date of BOC hearing: _____ Date submitted to newspaper: _____	
Date sign posted on property: _____ Picture attached: yes _____ no _____	





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

**GEOGRAPHIC FEATURE LEGEND**

**Zoning**

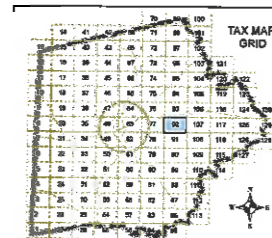
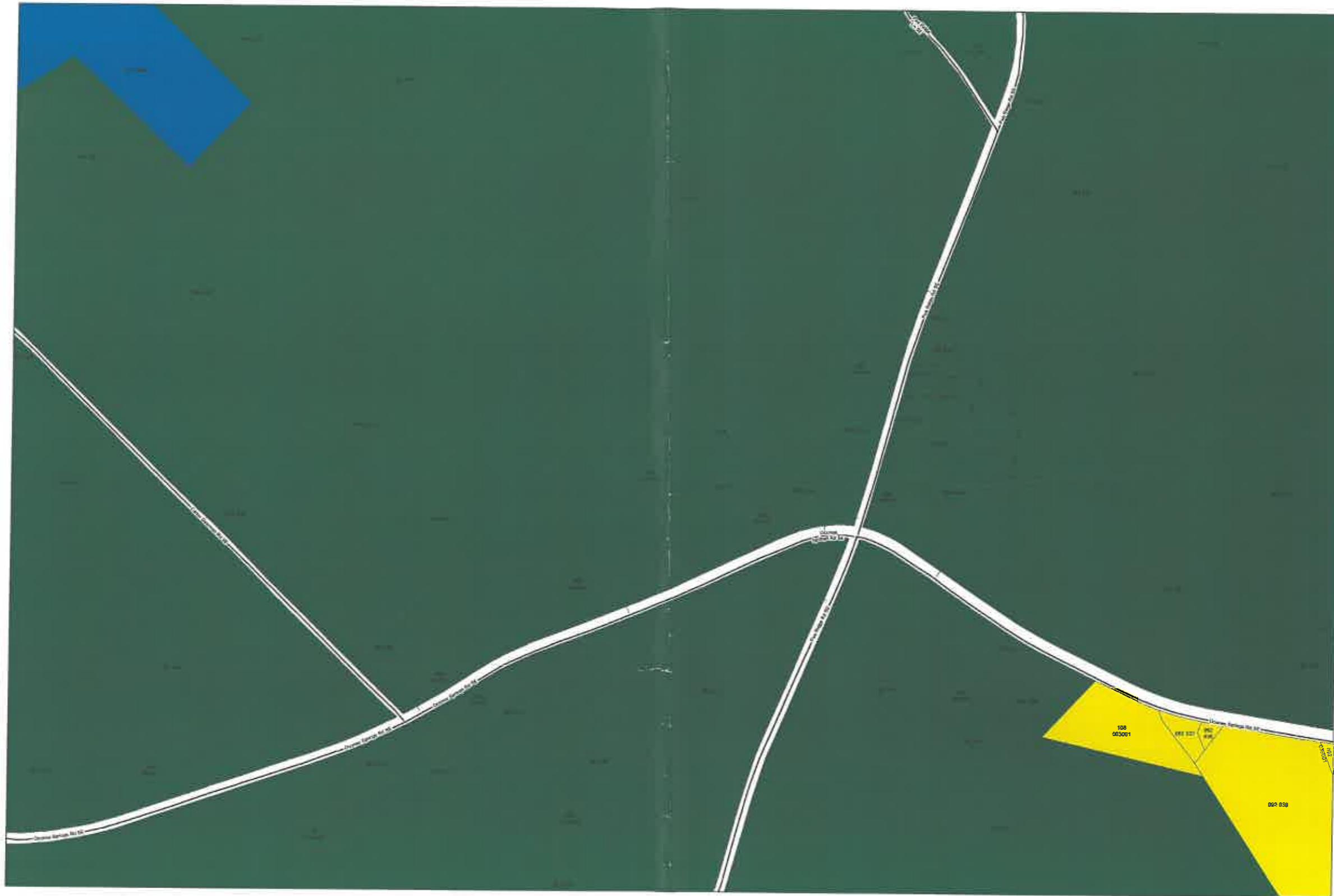
- |           |          |            |             |            |      |         |
|-----------|----------|------------|-------------|------------|------|---------|
| No Code   | AG-2     | C-2 CITY   | IND-2 CITY  | R - 1 CITY | R-1  | RM-2    |
| AG-1      | C-1      | I-M        | MHP         | R - 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 Liberty Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6100  
(478) 751-6677  
Web: www.mgarc.org  
Email: mg@mgarc.org

**PUTNAM COUNTY, GEORGIA**  
**ZONING MAPS**

**MAP 092**

MAP SCALE: 1" = 400'    SCALE RATIO: 1:1,600    DATE: MARCH 2018



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

**GEOGRAPHIC FEATURE LEGEND**

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

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6160  
(478) 751-6817  
Web: [www.middlegeorgia.org](http://www.middlegeorgia.org)  
Email: [mg@mg-rc.org](mailto:mg@mg-rc.org)

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

**MAP 092**

MAP SCALE: 1" = 400'    SCALE RATIO: 1:4,800    DATE: MARCH 2019

AG-1

092 017

092 021

59

AG-1

Pea Ridge Rd SE

092 022  
AG-1

092 023

092  
021001

AG-1  
092 024

AG-1

AG-1  
092 025

AG-1

092 027

092 015

092 026  
AG-1

AG-1

AG-1

AG-1  
092  
013

092 014

AG-1

092 031

092  
029001

092 029

R-1R

AG-1

092 040

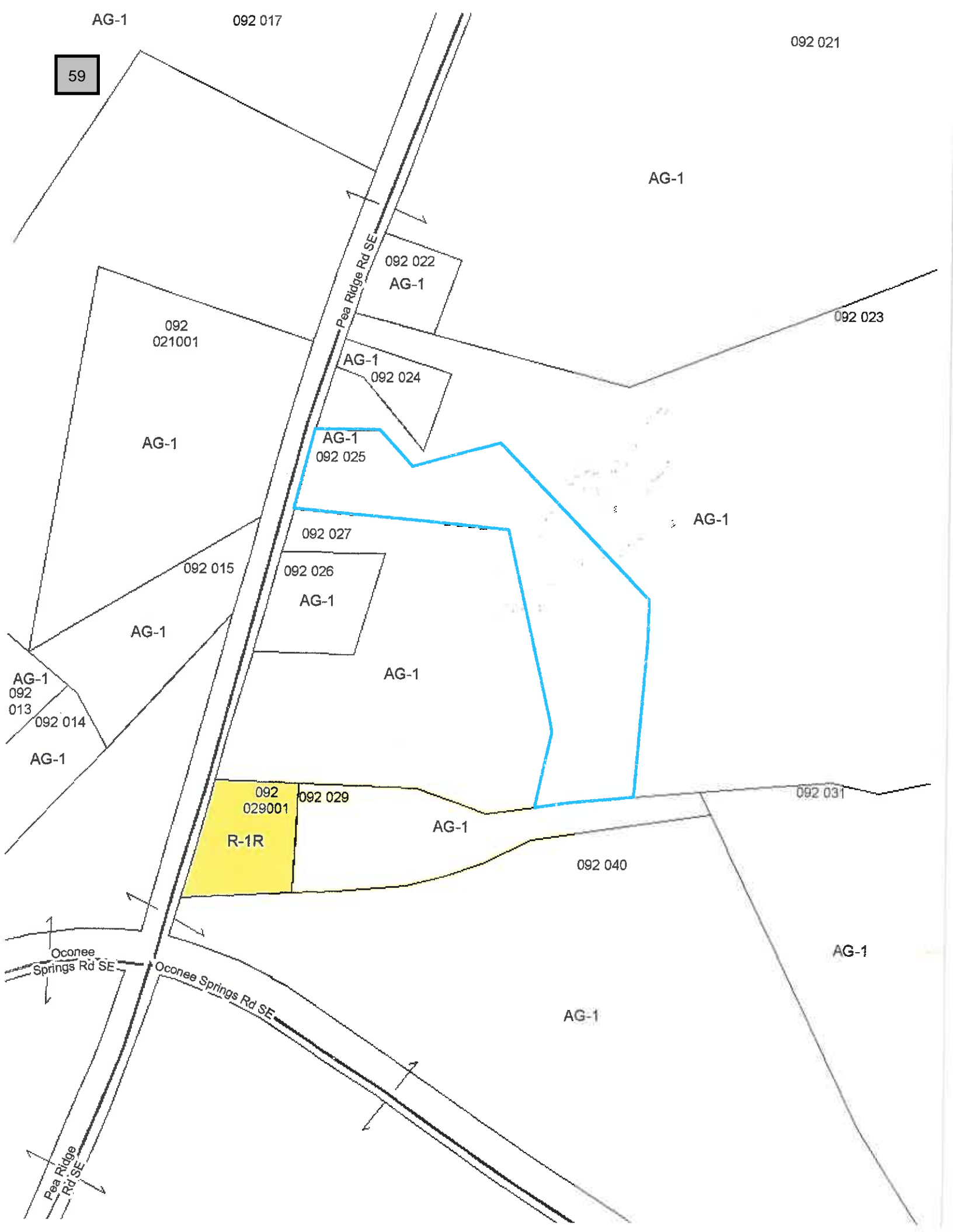
AG-1

Oconee  
Springs Rd SE

Oconee Springs Rd SE

AG-1

Pea Ridge  
Rd SE



Letter of intent by Allen C. McMichael  
and Mary S. McMichael to rezone  
3.603 acres at 862 Pea Ridge Rd.  
Eatonton, Ga.

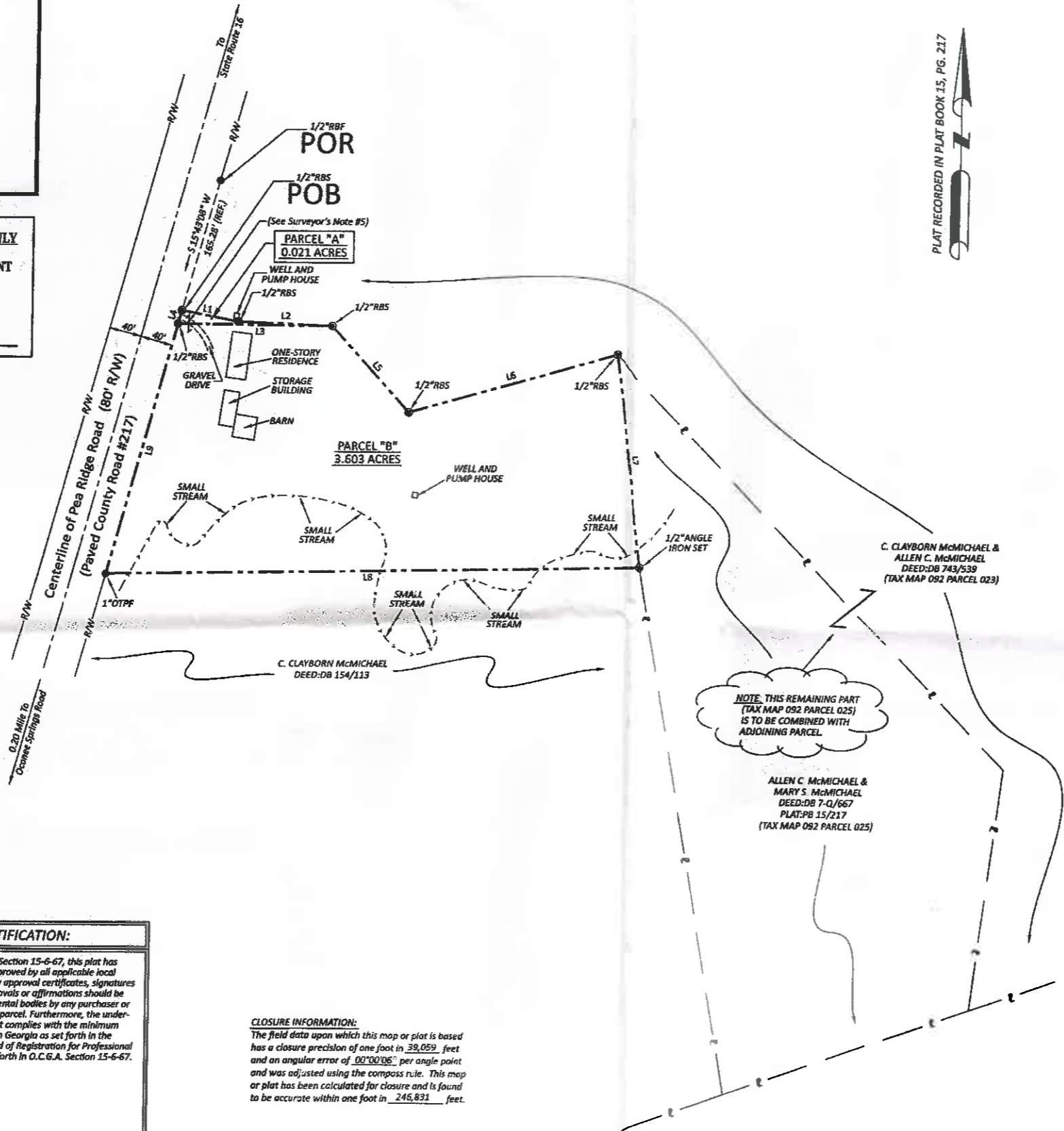
Reason for rezoning is to separate  
dwelling from the farm so that  
part of farm would not be land  
locked. The remaining part of property  
shall be combined with adjacent  
AG-1 parcel (092023)

*A. McMichael*  
2-27-19

27 FEB '19 11:04

*2*

APPROVED FOR RECORDING ONLY  
 PUTNAM COUNTY  
 PLANNING AND DEVELOPMENT  
 DATE \_\_\_\_\_



PROPERTY COURSE TABLE FOR:  
 PARCEL "A" AND PARCEL "B"

LINE	BEARING	DISTANCE
L1	S 79°01'25" E	70.76'
L2	S 87°48'42" E	115.31'
L3	N 89°33'00" W	189.21'
L4	N 15°23'00" E	17.00'
L5	S 42°03'00" E	141.62'
L6	N 74°23'00" E	266.84'
L7	S 07°48'58" E	263.40'
L8	S 89°01'46" W	661.42'
L9	N 15°23'00" E	318.37'

ACREAGE SUMMARY:

PARCEL A	0.021 ACRES
PARCEL B	3.603 ACRES
<b>TOTAL ACREAGE</b>	<b>3.624 ACRES</b>

LEGEND

R/W	RIGHT OF WAY
PP	POWER POLE
—	PROPERTY LINE
- - -	REFERENCE LINE
OTPF	OPEN TOP PIPE FOUND
OTPS	OPEN TOP PIPE SET
G.M.D.	GEORGIA MILITIA DISTRICT
RBF	REBAR FOUND
RBS	REBAR SET
—	FENCE
- - -	SMALL STREAM
○	COMPUTED POINT
EOP	EDGE OF PAVEMENT
BOC	BACK OF CURB
—	OVERHEAD POWER LINE
POB	POINT OF BEGINNING
POR	POINT OF REFERENCE

SURVEYOR'S NOTES:

- THERE HAS BEEN NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR OWNERSHIP TITLE EVIDENCE THAT MAY BE DISCLOSED BY A CURRENT AND AND ALL EXISTING DRAINAGE AND/OR UTILITY EASEMENT THAT MAY NOT BE SHOWN ON THIS PLAT NOR DOES THE SURVEYOR ASSUME ANY RESPONSIBILITY FOR ANY SUCH EASEMENTS THAT MAY AFFECT THIS PROPERTY.
- DEED REFERENCE: DB 7-Q/667  
PLAT REFERENCE: PB 15/217
- BEARING DATUM ESTABLISHED FROM PLAT OF RECORD, RECORDED IN PLAT BOOK 15, PAGE 217.
- THIS PROPERTY LIES IN ZONE "X" AS SHOWN ON FEMA FLOOD MAP PANEL 13237C0175C (EFFECTIVE 09/26/2008), AND IN MY OPINION DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD AREA.
- PARCEL "A" IS TO BE COMBINED WITH PARCEL "B" AND CAN NOT BE SOLD SEPARATELY WITHOUT MEETING PUTNAM COUNTY PLANNING AND DEVELOPMENT AUTHORITY REQUIREMENTS.

SURVEY OF PROPERTY FOR:  
**Allen C. McMichael  
 and Mary S. McMichael**  
 BEING PARCEL "A" AND PARCEL "B"  
 LYING IN THE 306th G.M.D.  
 PUTNAM COUNTY, GEORGIA

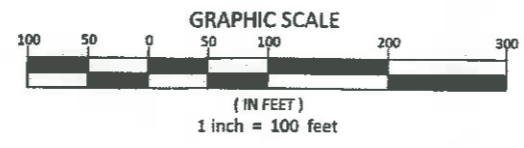
SURVEYED: 02/06/2019	DATE DRAWN: 02/25/2019
SURVEYOR:	SCALE: 1" = 100'
THOMPSON LAND SURVEYORS, INC. 140 KENAN DR. NW MILLEDGEVILLE, GEORGIA 31061 PHONE: 478-434-1241	EQUIPMENT USED: TOPCON GPT-3000 ELECTRONIC DISTANCE METER
	FILE NO. 2044

SURVEYOR'S CERTIFICATION:  
 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  
 No. 1759  
 LAND SURVEYOR  
 EDWIN L. THOMPSON

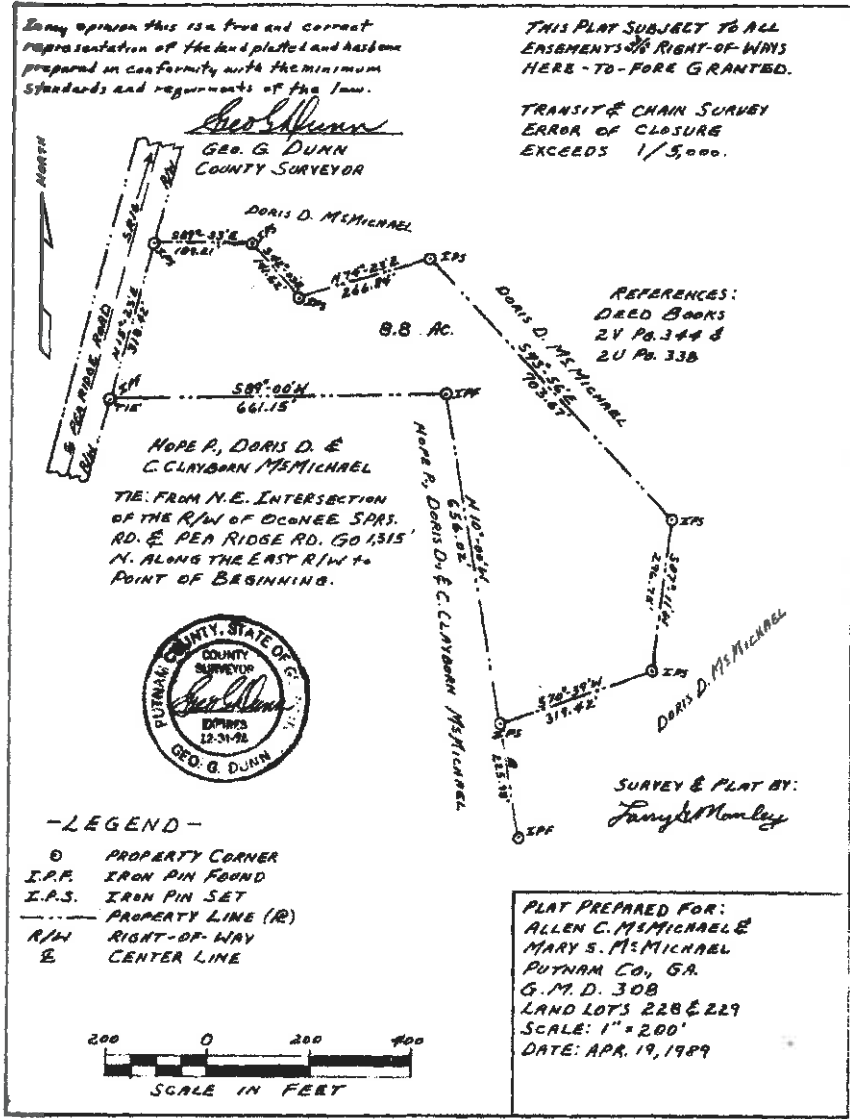
*Edwin L. Thompson* 02/25/2019  
 EDWIN L. THOMPSON - GA. REG. L.S. LIC. NO. 1759 DATE

CLOSURE INFORMATION:  
 The field data upon which this map or plat is based has a closure precision of one foot in 39,059 feet and an angular error of 00°00'06" per angle point and was adjusted using the compass rule. This map or plat has been calculated for closure and is found to be accurate within one foot in 246,831 feet.



PLAT RECORDED IN PLAT BOOK 15, PG. 217

PB15



*Don't see it = 11.20*

RECORDED  
FEB 26 2019  
KP