



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Agenda

Wednesday, June 10, 2020 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

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

Requests

4. Request by **Mark Smith, agent for Duke Gibbs** for a side and rear yard setback variance at 145 Collis Marina Road. Presently zoned RM-2. [**Map 104B, Parcel 011, District 3**].

New Business

Adjournment

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

Notice: All opponents to any rezoning request on the Planning & Zoning Commission and the Board of Commissioners 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 16, 2020 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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.

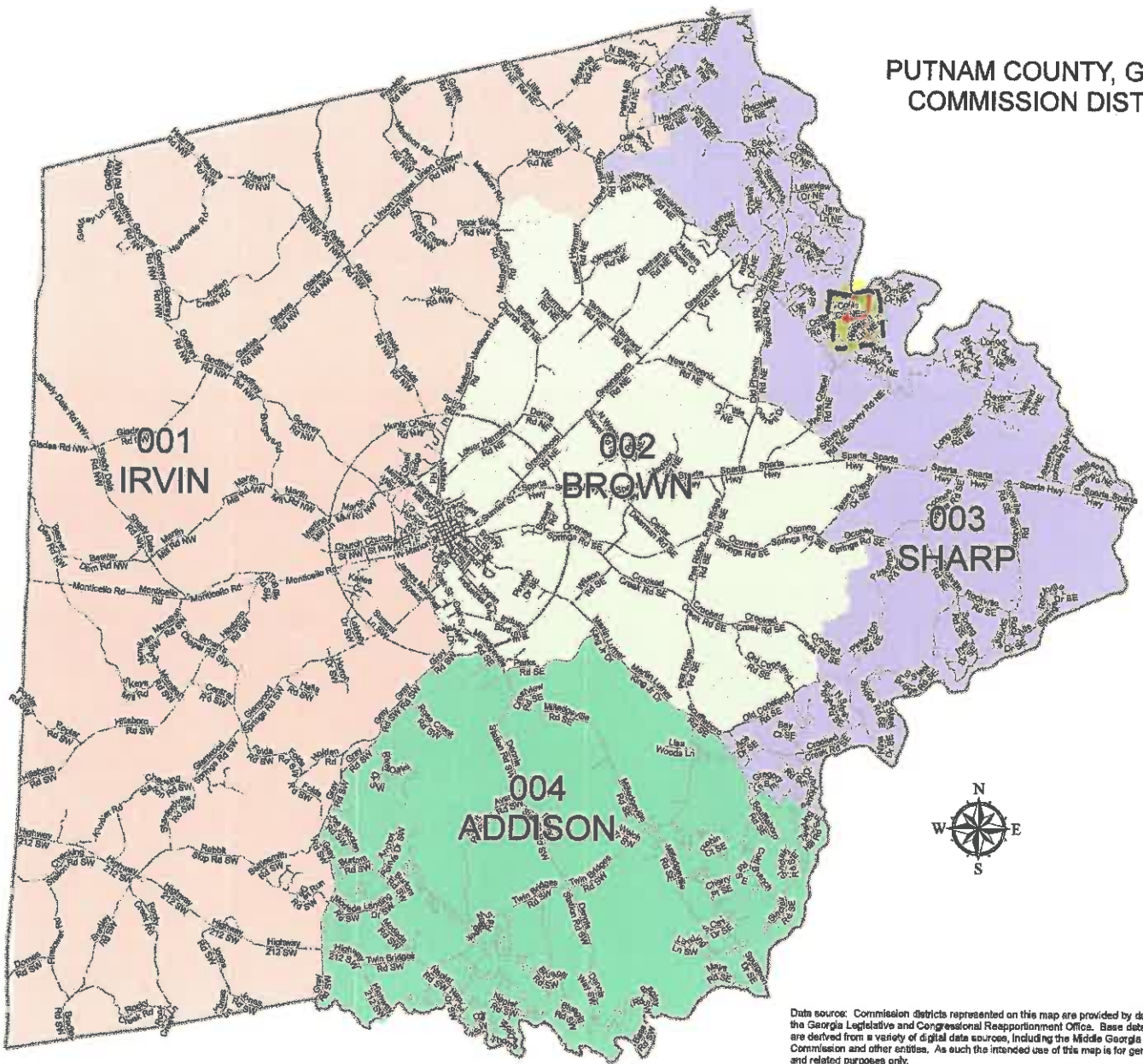
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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.

File Attachments for Item:

4. Request by **Mark Smith, agent for Duke Gibbs** for a side and rear yard setback variance at 145 Collis Marina Road. Presently zoned RM-2. **[Map 104B, Parcel 011, 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" = 5,687.28' SCALE RATIO: 1:38,367.34 DATE: DECEMBER 2018

4. Request by **Mark Smith, agent for Duke Gibbs** for a side and rear yard setback variance at 145 Collis Marina Road. Presently zoned RM-2. [Map 104B, Parcel 011, District 3].



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Putnam County City of Eatonton
APPLICATION FOR: VARIANCE CONDITIONAL USE

PLAN 2020-00265

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

Duke Bibbs

Owner name

Phone#

706-621-4302

Smith Built Homes, Mark Smith

Phone#

770-231-3764

Applicant name (If different from above)

La 350 Lake Dranee Pkwy Ste 110 PMB-176, Greensboro, GA 30642

MAILING ADDRESS

CITY

STATE

ZIP

PROPERTY LOCATION: 145

Coll's Marina Road

TOTAL ACREAGE

1.43

MAP: 104B

PARCEL: 011

PRESENTLY ZONED: RM-2

DISTRICT: 3cya

SETBACKS: Front: 30 ft.

Rear: NA

Lakeside: 65 ft.

Left: 10 ft.

Right: 20 ft.

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: No:

2 buildings

TOTAL SQ. FT. (existing structure) 800 - old trailer

TOTAL FOOTPRINT (proposed structure)

10,800 sq. ft each

LOT LENGTH (the total length of the lot)

570 ft.

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 100 ft.

REASON FOR REQUEST: Relief from existing setbacks due to the unique, irregular configuration and narrowness of lot

RECEIVED

FEB 27 2020

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

RECORDED PLAT: LETTER OF AGENCY LETTER OF INTENT

SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT SEWER

PROPOSED LOCATION MUST BE STAKED OFF

Piedmont Water

*SIGNATURE OF APPLICANT: Mark Smith

DATE: 2/27/20

*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>2-27-2020</u>	FEE: \$	<u>200.00</u>	CK. NO.	<u>0083</u>	CASH	<input type="checkbox"/>	C. CARD	<input type="checkbox"/>	INITIALS	<u>Cya</u>
RECEIPT #	<u>034106</u>										
DATE OF NEWSPAPER AD:	<u>3-9-2020</u>	DATE SIGN POSTED:	<u>3-12-2020</u>								
PLANNING & ZONING HEARING:	<u>4-2-2020</u>	RESULT:									
COMMISSIONERS/CITY COUNCIL HEARING:		RESULT:									

SNJ Environmental & Consulting
120 W Marion Street Eatonton, GA 31024
Phone- 706.473.0738
Email: snjenvironmental@yahoo.com

SmithBuilt Homes
6350 Lake Oconee Parkway
Suite 110PMB-176
Greensboro, GA 30642
February 26, 2020

Putnam County Planning & Development
Director Lisa Jackson
117 Putnam Dr. Suite B
Eatonton, GA 31024

Re: 35 ft Variance Request from the lake & 10 ft side yard variance

Dear Putnam County Planning and Development,

I have provided a Sketch that depicts the proposed development by SmithBuilt Homes for Tracts C & D at 145 and 147 Collis Marina Road. The proposed development requires a 35' variance from the required 100 ft lake setback, yielding a 65 ft proposed building setback from the lake and Building A also needs a 10 ft variance from the required 20ft side setback. The existing setbacks create a very restrictive building envelope of less than 100 ft width due to the irregular configuration and narrowness of the lots. The lots also contain a 30ft access easement and 10ft drive easement for Tract A and Tract B. The additional 35ft variance from the lake will allow proper access to the proposed units by providing the needed minimum 30ft back out from the garages. In my opinion this development will complement the area and does not exceed the 35% maximum lot coverage. The lots are currently zoned RM2, which allows for 6 dwelling units per acre, or 11 units for this project but only 10 units are being proposed. The variances will allow SmithBuilt to develop the the lots and take advantage of the present zoning status to construct a multi-family development.

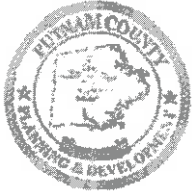
General building information: There will be 2 buildings -Buildings A & B, each 72'x150' and each 10,800 sq.ft.; 5 units per building.

Thank you,

Simone N. Jones

Simone N. Jones, CPESC #5424





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LETTER OF AGENCY- Reduce Lakeside building setback from 100ft. to 65ft.
11' side setback to left.

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Smith Built Homes TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Variance OF PROPERTY DESCRIBED AS MAP 104B PARCEL 011, CONSISTING OF 1.48 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 145 Olds Marina Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 26th DAY OF February, 2019.20

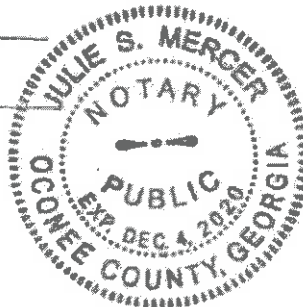
PROPERTY OWNER(S): Duke Gibbs, Manager Gibbs Capital, LLC
NAME (PRINTED)

SIGNATURE

ADDRESS: 1120 Mars Hill Rd, Ste 103, Watkinsville GA 30677
PHONE: 706-1021-4302

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 26th DAY OF February, 2019.20.

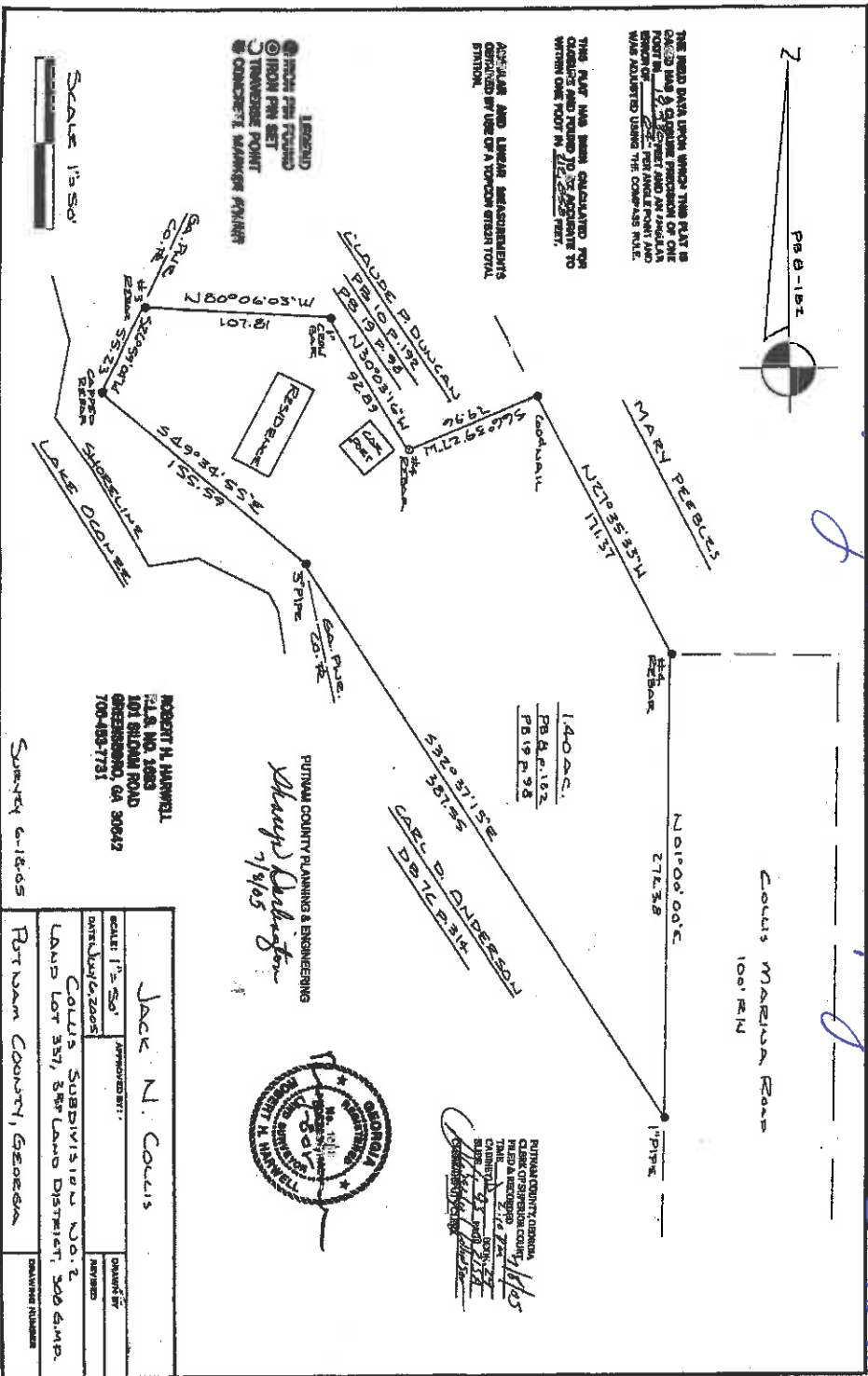
Julie S. Mercer
NOTARY
MY COMMISSION EXPIRES: 12/4/2020



Andy Rendall Deputy Clerk 2/27/2022

PLAT BOOK 29 PAGE 215A

RECEIVED
FEB 27 2022
7



LAKE
OCONEE
GEORGIA POWER COMPANY

TRACT A
0.58 AC

TRACT B
0.61 AC

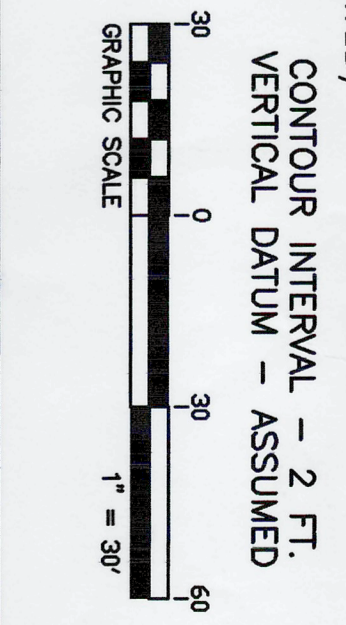
TRACT C
0.46 AC

TRACT D
1.43 ACRES

25' VARIANCE REQUEST

LAKE
OCONEE
WATER LEVEL 435.2

MARINA ROAD
(80' R/W)



DASHED LINES
REPRESENT FEATURES
SKETCHED FROM
AERIAL PHOTOGRAPHY
(NOT FIELD LOCATED)

CONTOUR INTERVAL - 2 FT.
VERTICAL DATUM - ASSUMED

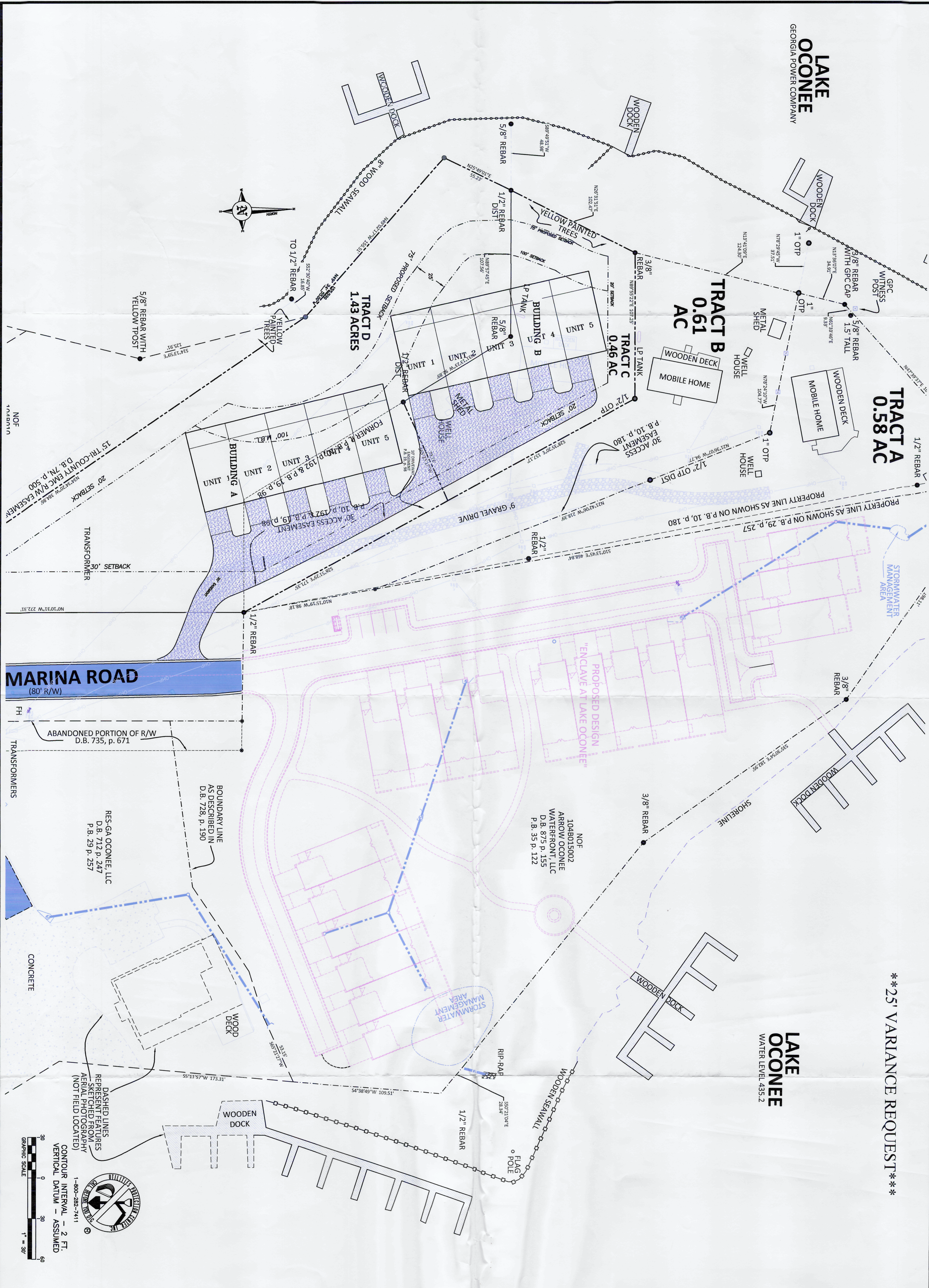
1-800-282-7411

SKETCH

SHEET #
1
OF 1

SURVEY DATE	N/A
DATE DRAWN	2-13-20
JOB NO.	2020-1000-1
REVISIONS	

MARK SMITH
LOT E
COLLIS SUBDIVISION
3RD LAND DISTRICT; LAND LOT 337
308TH G.M.D., PUTNAM COUNTY, GEORGIA





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May 21, 2020

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 6/10/2020

4. Request by **Mark Smith, agent for Duke Gibbs** for a side and rear yard setback variance at 145 Collis Marina Road. Presently zoned RM-2. [**Map 104B, Parcel 011, District 3**]. The applicant is requesting a 35-foot rear yard setback variance, being 65 feet from the nearest point to the lake. He is also requesting a 10-foot side yard setback variance, being 10 feet from the left side property line when facing the lake. He would like to combine this property with the adjacent lot to build two 5-unit buildings. The buildings would be a total of 10,800 square feet each. This lot is unique in its shape and measures 570 feet in length and has a lot width at building setback of 100 feet. The 35-foot variance will allow proper access to the proposed units and meet the 30-foot front yard setback minimum. In reference to the 10 foot side yard variance, the subject property abuts an R-1 residential property and due to the of the character of an R-M development, it is staff's opinion that the 20-foot side yard setback should be adhered to when possible. Therefore, staff suggest that the applicant consider repositioning the building or reduce the number of proposed units to accommodate the side yard setback. However, due to the unique shape of the two parcels along with the limited buildable area, a rear yard setback is needed. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).

Although the applicants are seeking a 10-foot side yard setback variance, being 10 feet from the left side property line when facing the lake, and a 35-foot rear yard setback variance being 65 feet from the nearest point to the lakes, staff recommendation is for denial of a 10-foot side yard setback variance, being 10 feet from the left-side property line when facing the lake, and approval a 35-foot rear yard setback variance, being 65 feet from the nearest point to the lake at 145 Collis Marina Road [104B, Parcel 011, District 3].

New Business

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