

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

AGENDA

Thursday, October 05, 2017 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

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

Approval of Minutes

4. Approval of Minutes - September 7, 2017

Requests

5. Request by **John Wright** for a side yard setback variance at 128 Haralson Drive. Presently zoned R-2. [**Map 112B, Parcel 065**]. **Request to withdraw without prejudice.**
6. Request by **Hazel W. Comer and Mary Jane DeLeeuw** for a side and rear yard setback variance at 114 Crooked Creek Bay Road. Presently zoned R-2. [**Map 110D, Parcel 061**].
7. Request by **John Williams** for a side yard setback variance at 138 South Leisure Lane. Presently zoned R-1. [**Map 086B, Parcel 009**].
8. Request by **Michael and Tonya Miller** for a side yard setback variance at 139 Mags Path. Presently zoned R-1. [**Map 104A, Parcel 109**].
9. Request by **Charles Randolph Rich** for a rear yard setback variance at 106 Clack Circle. Presently zoned R-1. [**Map 102B, Parcel 022**]. **Request to withdraw without prejudice.**
10. Request by **Gary and Alicia Pierson** for a rear yard setback variance at 110 Glad Cove. Presently zoned R-2. [**Map 111C, Parcel 031**].
11. Request by **Dane Coleman** for a rear yard setback variance at 107 Twisting Hill Drive. Presently zoned R-2. [**Map 111C, Parcel 038**].
12. Request by **Andy Holder** for a conditional use for an event center at 206 McMillian Road. Presently zoned AG-1. [**Map 022, Parcel 001002**]. * **Request to withdraw without prejudice.**
13. Request by **Jarrell Jackson Colter, Jr. & Dan Turner Tomlin** to rezone 36.710 acres at 104 Napier Road from AG-1 to AG-2. [**Map 057, Parcel 003**]. *
14. Request by **Jarrell Jackson Colter, Jr. & Dan Turner Tomlin** to rezone 120.582 acres at 114 Napier Road from AG-1 to AG-2. [**Map 057, Parcel 005**]. *

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 October 17, 2017 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

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

Persons with special needs relating to handicapped accessibility shall contact County Manager, Paul Van Haute, five business days in advance of the meeting at the Putnam County Administration Building, 117 Putnam Drive, Suite A, Eatonton, Georgia 31024, (706) 485-5826, between the hours of 8:00 am and 5:00 pm, Monday through Friday.

Backup material for agenda item:

4. Approval of Minutes - September 7, 2017

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

Thursday, September 7, 2017

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, September 7, 2017 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

1. Call to Order

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

2. Attendance

Ms. Lisa Jackson called the roll.

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

Staff Present: Lisa Jackson, Karen Pennamon and Jonathan Gladden

3. Rules of Procedures

Mrs. Karen Pennamon read the Rules of Procedures.

4. Approval of Minutes – July 6, 2017

Motion for approval made by: Alan M. Oberdeck

Seconded by: Tommy Brundage

| Commissioner | YES | NO | ABSTAIN | RECUSE |
|---------------------|-----|----|---------|--------|
| Tommy Brundage | x | | | |
| John D. Langley | x | | | |
| Alan M. Oberdeck | x | | | |
| Frederick Ward | x | | | |
| James Marshall, Jr. | x | | | |

5. *Request by Gary Manring, agent for Phillip Stancil for a side yard setback variance at 156 Collis Road. Presently zoned R-1. [Map 104B, Parcel 045].*

Mr. Gary Manring represented this request. **Mr. Manring** stated he is requesting a 5-foot setback variance, being 15 feet from the right-side property line when facing the house in order to construct 9x6 balcony which will extend from a bonus room over a garage. **Mr. Oberdeck** stated he had visited the property and thought the footprint and plan would work. **Mr. Langley** stated he had also visited the property and it wasn't a terribly large encroachment and he does not have a problem with the request. No one spoke in opposition to the request. Staff recommendation is for approval of a 5-foot setback variance, being 15 feet from the right-side property line when facing the house. **Mr. Oberdeck** made a motion for approval and **Mr. Langley** seconded. **All approved.**

Staff recommendation is for approval of a 5-foot setback variance, being 15 feet from the right-side property line when facing the house.

Motion for approval made by: Alan M. Oberdeck

Seconded by: John D. Langley

| Commissioner | YES | NO | ABSTAIN | RECUSE |
|---------------------|-----|----|---------|--------|
| Tommy Brundage | x | | | |
| John D. Langley | x | | | |
| Alan M. Oberdeck | x | | | |
| Frederick Ward | x | | | |
| James Marshall, Jr. | x | | | |

6. *Request by Greg Waddell, agent for Jeff Stansell for a side yard setback variance at 104 Possum Point Circle. Presently zoned R-2.*

Mr. Greg Waddell, agent for Jeff Stansell represented this request. **Mr. Waddell** stated the applicant is requesting a 4-foot setback variance, being 16 feet from both side property lines to construct a 2,800-square foot house and attached garage. **Mr. Waddell** stated the lot currently has a manufactured home on it and they are hoping to build a new residence. **Mr. Waddell** stated the lot was a pie shaped lot and very steep. **Mr. Langley** stated he visited the property and had no problem with the request. **Mr. Oberdeck** and **Mr. Ward** also stated they had visited the property, and they had no problem with the request. No one spoke in opposition to this request. Staff recommendation is for approval of a 4-foot setback variance, being 16 feet from both side property lines. **Mr. Langley** made a motion for approval. **Mr. Brundage** seconded. **All approved.**

Staff recommendation is for approval of a 4-foot setback variance, being 16 feet from both side property lines.

Motion for approval made by: John D. Langley

Seconded by: Tommy Brundage

| Commissioner | YES | NO | ABSTAIN | RECUSE |
|---------------------|-----|----|---------|--------|
| Tommy Brundage | x | | | |
| John D. Langley | x | | | |
| Alan M. Oberdeck | x | | | |
| Frederick Ward | x | | | |
| James Marshall, Jr. | x | | | |

7. *Request by **Randy Daniel**, agent for **Edward and Shari Donatell** for a rear yard setback variance at 322 Sinclair Road. Presently zoned R-2. [Map 112B, Parcel 051].*

Mr. Randy Daniel, agent for **Edward and Shari Donatell** represented this request. He is requesting a 54.3-foot variance, being 45.7 feet from the nearest point to the lake to construct a 3,900-square foot house. **Mr. Daniel** stated the property currently has a dwelling and four other out buildings, and due to the house being a point lot and the Georgia Power Contour Line makes the placement of the structure difficult. He also stated he tried to get the surveyor to rotate the house in order to be closer to a 50-foot variance however, they could not make the rotation work due to the contour line. **Mr. Daniel** stated the positives would be removing the four out buildings as well as having the residence sitting further back than it is currently. **Mr. Langley** stated the Commission tries to keep requests within that 50% and stated the staff recommendation is keeping with that. **Mr. Daniel** then proceeded to illustrate on the map the size, structure, and shape of the property and how even if the structure was moved in different directions a problem with setbacks would still occur. **Ms. Jackson** illustrated the spot where a possible buildable area could take place, however the 343 Georgia Power Contour line was still interfering. **Mr. Marshall** suggested moving the structure further up, **Mr. Daniel** stated this proposal might work. **Ms. Jackson** asked if that were to occur if he would maintain the other setbacks indicated. **Mr. Daniel** stated he would. Staff recommendation is for approval of a 50-foot setback variance, being 50 feet from the nearest point to the lake. **Mr. Langley** made a motion for approval. **Mr. Ward** seconded. No one spoke in opposition to the request. **All approved.**

Staff recommendation is for approval of a 50-foot setback variance, being 50 feet from the nearest point to the lake.

Motion for approval made by: John D. Langley
 Seconded by: Frederick Ward

| Commissioner | YES | NO | ABSTAIN | RECUSE |
|---------------------|-----|----|---------|--------|
| Tommy Brundage | x | | | |
| John D. Langley | x | | | |
| Alan M. Oberdeck | x | | | |
| Frederick Ward | x | | | |
| James Marshall, Jr. | x | | | |

8. *Request by Ryan Miller, agent for Eddie Richardson & Jameelah Gater for a rear yard setback variance at 105 Sapelo Pointe. Presently zoned RM-3. [Map 103B, Parcel 043006].*

Mr. Eddie Richardson represented this request. **Mr. Marshall** stated that **Ms. Jackson** would be recusing herself from the item as a professional relationship existed between herself and the applicant. **Mr. Richardson** stated he is requesting a 25-foot rear yard setback variance, being 40 feet from the nearest point to the lake to build a patio and pool. He stated the reason the variance is needed is due to the very odd shape of this peninsula lot. **Mr. Richardson** stated the request is for the pool and patio not the residence. He stated the lot was very narrow as it comes off the road and per the Cuscowilla ordinance he was prohibited from a straight drive in garage. Due to the aforementioned, he is trying to get the garage far enough off the road so he can pull around and in per Cuscowilla ordinance. **Mr. Richardson** stated at the closest they would be 40-feet from the Georgia Power line. He stated the pool and patio would also be aesthetically the same as the landscape around it. **Mr. Richardson** then illustrated on the screen the layout of his proposed structure, current structure, and the Georgia Power encroachments. **Mr. Marshall** asked if the house itself was not encroaching on the 65-foot setback. **Mr. Richardson** stated that was correct. **Mr. Oberdeck** stated he would have to recuse himself as the doctor had treated him previously and they were acquaintances that attend the same church. **Mr. Langley** stated he had visited the property and that **Mr. Richardson** had a very large house on a small piece of property. He also stated that previously when developing this particular development in Cuscowilla that the Planning & Zoning Commission suggested and the Board of Commissioners approved a blanket 65 foot variance to be applied with no future variances to be granted. **Mr. Langley** stated this was done so the new development would maintain the aesthetics of the existing Cuscowilla development, and this variance request by **Mr. Richardson** would be in excess. **Mr. Langley** recommended denial of the request based upon the staff recommendation. **Mr. Richardson** then asked if it would be possible to get within 50 feet of the setback instead of the 65 feet currently in play. **Mr. Langley** stated he understood the situation but due to the previously imposed 65 foot variance and the stipulation that no future variance would be granted left the commission with little wiggle room. **Mr. Marshall** further explained that the developers as part of the planned unit development concept, in order to get the number of lots they needed to be financially feasible, they had to reduce the lot size in the development and change the zoning to a multi family RM-3 district. Due to the previously mentioned, pre set setbacks were put into the planning. **Mrs. Pennamon** stated the subdivision was approved with those said setbacks on the plat. **Mr. Marshall** stated that since it is such an odd shaped lot perhaps there was a way for **Mr. Richardson** to appeal to the Cuscowilla Homeowners Association to get garage structure moved back perhaps another ten feet which would pull

the whole project into compliance. **Mr. Marshall** also suggested a withdrawal without prejudice in order to see if a resolution could occur. **Mr. Richardson** made a request to withdraw without prejudice. Mr. Langley made a motion to withdraw without prejudice. Mr. Ward seconded. No one spoke in opposition to the request. **All approved.**

Request to withdraw without prejudice.

Motion for approval of the request to withdraw without prejudice made by: John D. Langley
 Seconded by: Frederick Ward

| Commissioner | YES | NO | ABSTAIN | RECUSE |
|---------------------|-----|----|---------|--------|
| Tommy Brundage | x | | | |
| John D. Langley | x | | | |
| Alan M. Oberdeck | | | x | |
| Frederick Ward | x | | | |
| James Marshall, Jr. | x | | | |

9. *Request by **Chad Keller** for a rear yard setback variance at 111 Riverview Drive. Presently zoned R-2. [Map 057C, Parcel 213].*

Request to withdraw without prejudice

Motion for approval of the request to withdraw without prejudice made by: Alan M. Oberdeck
 Seconded by: Frederick Ward

| Commissioner | YES | NO | ABSTAIN | RECUSE |
|---------------------|-----|----|---------|--------|
| Tommy Brundage | x | | | |
| John D. Langley | x | | | |
| Alan M. Oberdeck | x | | | |
| Frederick Ward | x | | | |
| James Marshall, Jr. | x | | | |

10. *Request by **Drew Jones Construction, LLC, agent for Celia Sunne** for a rear yard setback variance at 134 Whipporwill Court. Presently zoned R-2. [Map 087A, Parcel 050].*

Mr. Drew Jones represented this request. He stated he is requesting a 25-foot variance in order to construct a 4,023-square foot split level house. **Mr. Jones** illustrated on the screen where the house would be built on the lot. **Mr. Marshall** stated the request looked reasonable. **Mr. Langley** stated he had visited the property and had no problem with the request. Staff recommendation is for approval of a 25-foot setback variance, being 75 feet

from the nearest point to the lake to construct a house. **Mr. Langley** made a motion for approval. **Mr. Brundage** seconded. No one spoke in opposition to this request. **All approved.**

Staff recommendation is for approval of a 25-foot setback variance, being 75 feet from the nearest point to the lake to construct a house.

Motion for approval made by: John D. Langley

Seconded by: Tommy Brundage

| Commissioner | YES | NO | ABSTAIN | RECUSE |
|---------------------|-----|----|---------|--------|
| Tommy Brundage | x | | | |
| John D. Langley | x | | | |
| Alan M. Oberdeck | x | | | |
| Frederick Ward | x | | | |
| James Marshall, Jr. | x | | | |

ATTEST:

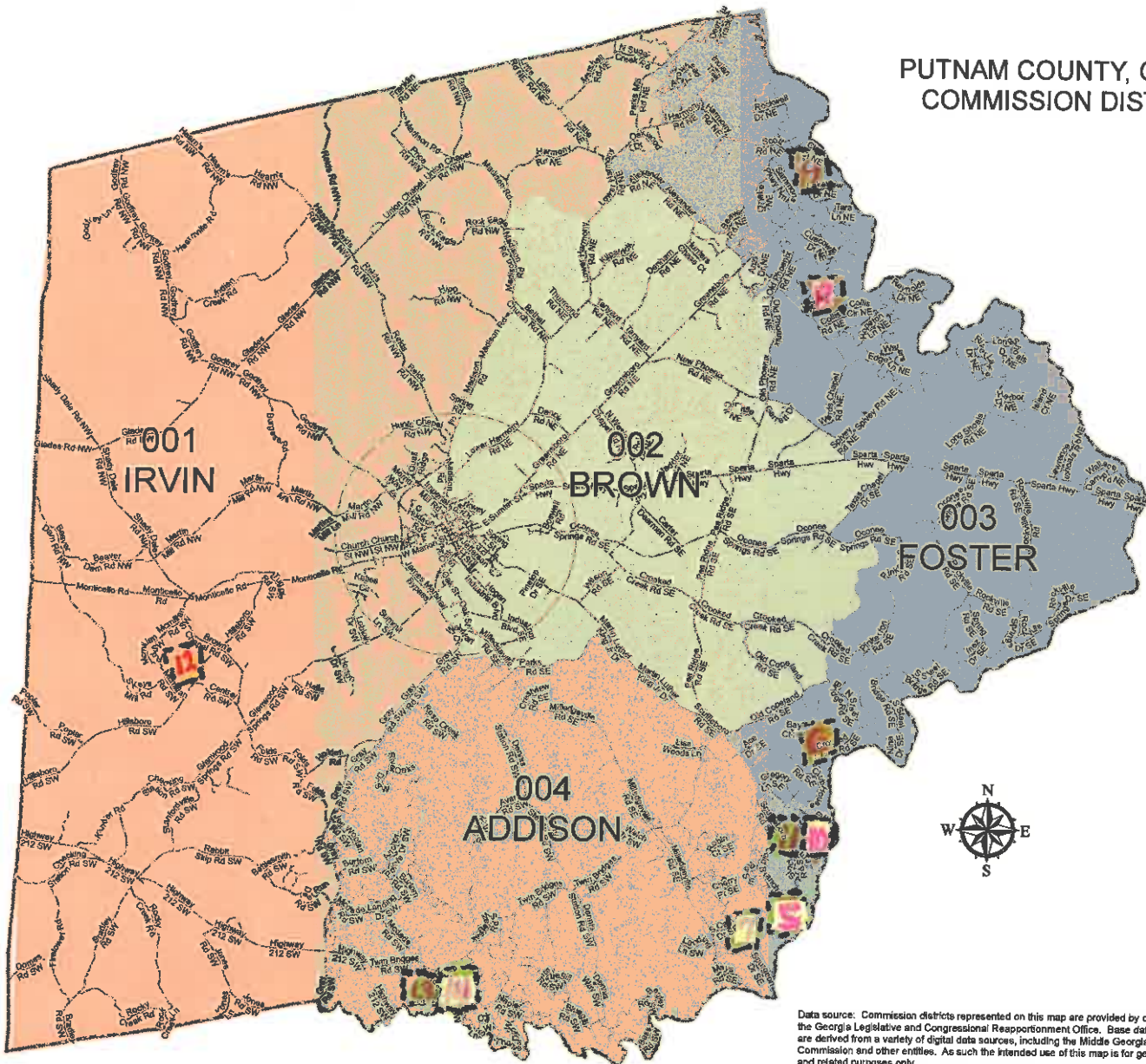
Lisa Jackson
P&D Director

James Marshall, Jr.
Chairman

Backup material for agenda item:

5. Request by **John Wright** for a side yard setback variance at 128 Haralson Drive. Presently zoned R-2. [Map 112B, Parcel 065]. **Request to withdraw without prejudice.**

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



5. Request by **John Wright** for a side yard setback variance at 128 Haralson Drive. Presently zoned R-2. [Map 112B, Parcel 065].
6. Request by **Hazel W. Comer and Mary Jane DeLeeuw** for a side and rear yard setback variance at 114 Crooked Creek Bay Road. Presently zoned R-2. [Map 110D, Parcel 061].
7. Request by **John Williams** for a side yard setback variance at 138 South Leisure Lane. Presently zoned R-1. [Map 086B, Parcel 009].
8. Request by **Michael and Tonya Miller** for a side yard setback variance at 139 Mags Path. Presently zoned R-1. [Map 104A, Parcel 109].
9. Request by **Charles Randolph Rich** for a rear yard setback variance at 106 Clack Circle. Presently zoned R-1. [Map 102B, Parcel 022].
10. Request by **Gary and Alicia Pierson** for a rear yard setback variance at 110 Glad Cove. Presently zoned R-2. [Map 111C, Parcel 031].
11. Request by **Dane Coleman** for a rear yard setback variance at 107 Twisting Hill Drive. Presently zoned R-2. [Map 111C, Parcel 038].
12. Request by **Andy Holder** for a conditional use for an event center at 206 McMillian Road. Presently zoned AG-1. [Map 022, Parcel 001002].
13. Request by **Jarrell Jackson Colter, Jr. & Dan Turner Tomlin** at 104 Napier Road to rezone 36.710 acres from AG-1 to AG-2. [Map 057, Parcel 003]. *
14. Request by **Jarrell Jackson Colter, Jr. & Dan Turner Tomlin** at 114 Napier Road to rezone 120.582 acres from AG-1 to AG-2. [Map 057, Parcel 005]. *

- Putnam County
- City of Eatonton

PLANNING & DEVELOPMENT
117 PUTNAM DRIVE, SUITE B
EATONTON, GA. 31024

PHONE: 706-485-2776
FAX: 706-485-0552

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: John Wright

MAILING ADDRESS: 230 Luckie St
Lawnsonville, Ga 30046

PHONE: 404-403-4645

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

PHONE: _____

PROPERTY:

LOCATION: 128 Hanelso Dr., Eatonton, Ga 31024
MAP 112 B PARCEL 065 PRESENTLY ZONED R-2

REASON FOR REQUEST: to add storage building within
7' of Property line

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

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

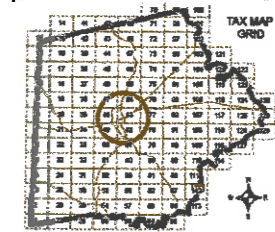
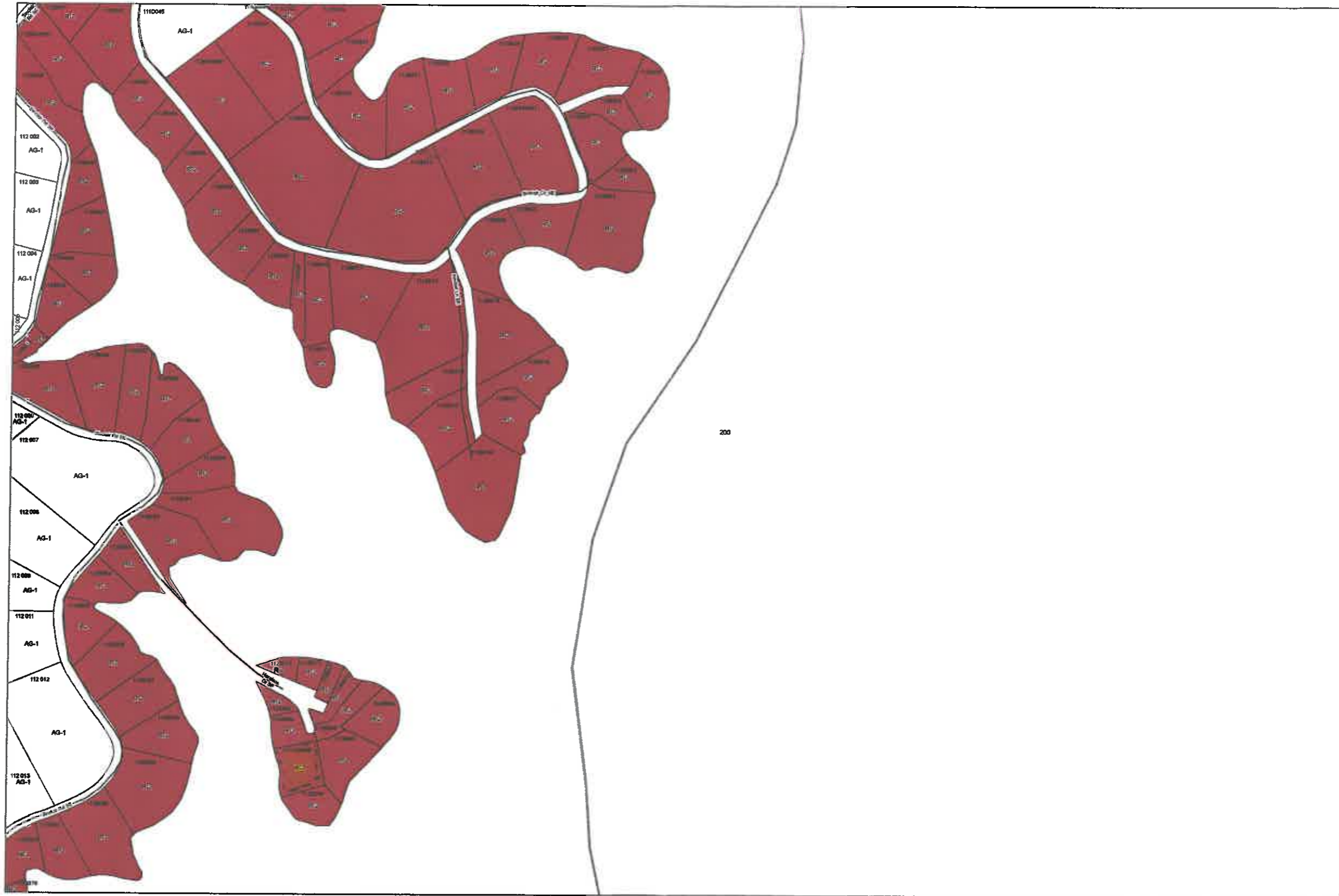
PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: J. P. Wright DATE: 8-24-17

*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>8/24/17</u> | FEE: \$ <u>50.00</u> | CK. NO. <u>1073</u> | CASH _____ | C. CARD _____ | INITIALS <u>W</u> |
| DATE OF NEWSPAPER AD: _____ | DATE SIGN POSTED: _____ | | | | |
| PLANNING & ZONING HEARING: _____ | RESULT: _____ | | | | |
| COMMISSIONERS/CITY COUNCIL HEARING: _____ | RESULT: _____ | | | | |

[Handwritten mark]



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

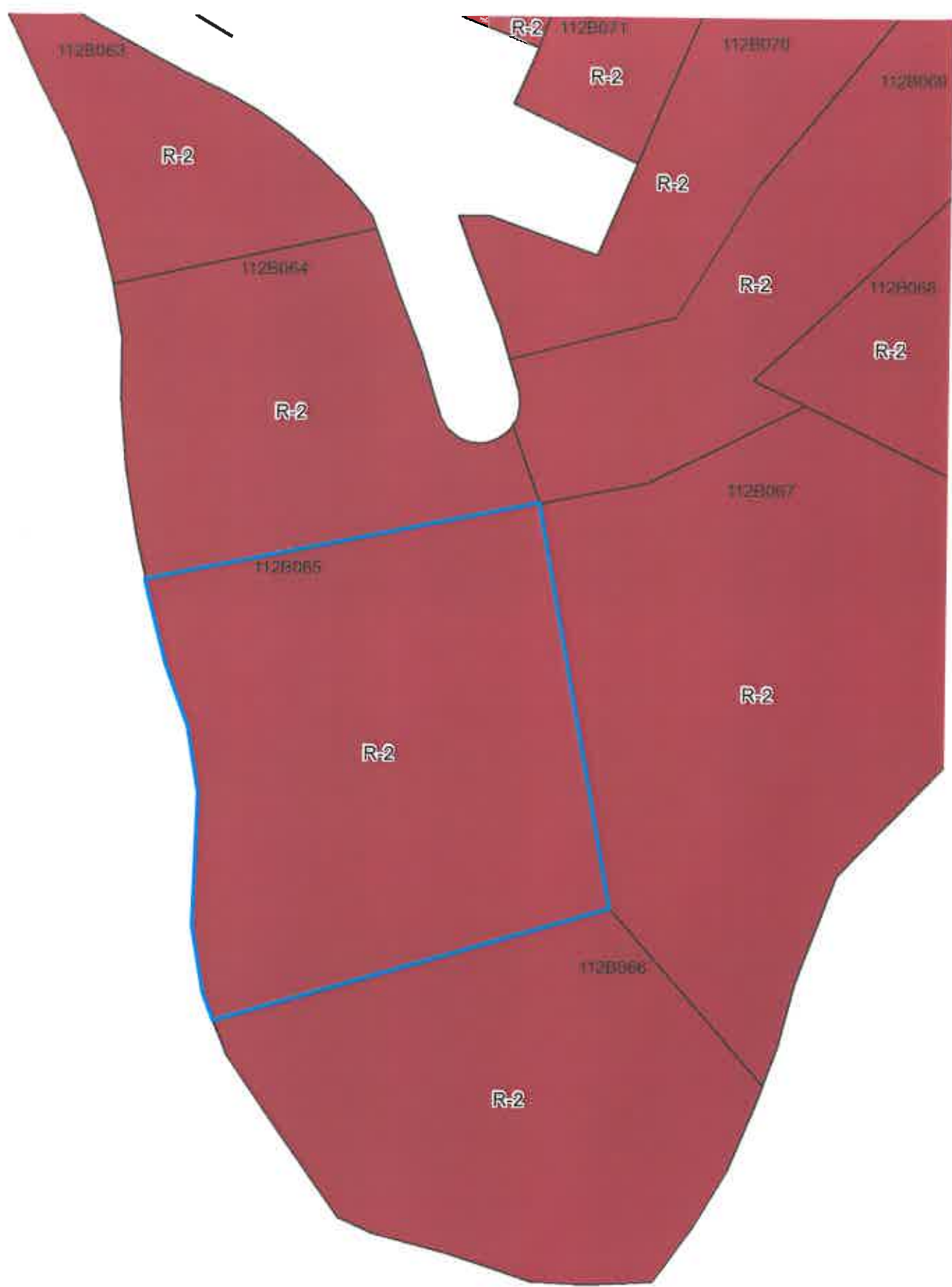
| Zoning | | | | | |
|------------|-----------|------------|------------|------------|-------------|
| No Code | AG-1 | AG-1 CITY | AG-2 | C-1 | C-1 CITY |
| AG-1 | AG-1 CITY | C-2 | C-2 CITY | I-M | IND-1 CITY |
| IND-2 CITY | IND-2 | MHP | IND-2 CITY | PUBLIC | PUBLIC CITY |
| R - 1 CITY | R - 1 |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

MGRC
IT GIS Services
Middle Georgia Regional Council
170 County Way
Suite C
Macon, Georgia 31217
(478) 751-6100
(478) 751-4017
Web: www.mgarc.org
Email: mg@mgarc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 112B

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



I am requesting a 13' variance being 7' off the right side property line to add a storage building. The proposed structure will add 240 sq ft to the property. My existing structure is 2936 sq ft. The lot length is 180' and the width is 186' at the setback. If the building is placed elsewhere, it will impede parking and block access.



John Wright
8/18/2017



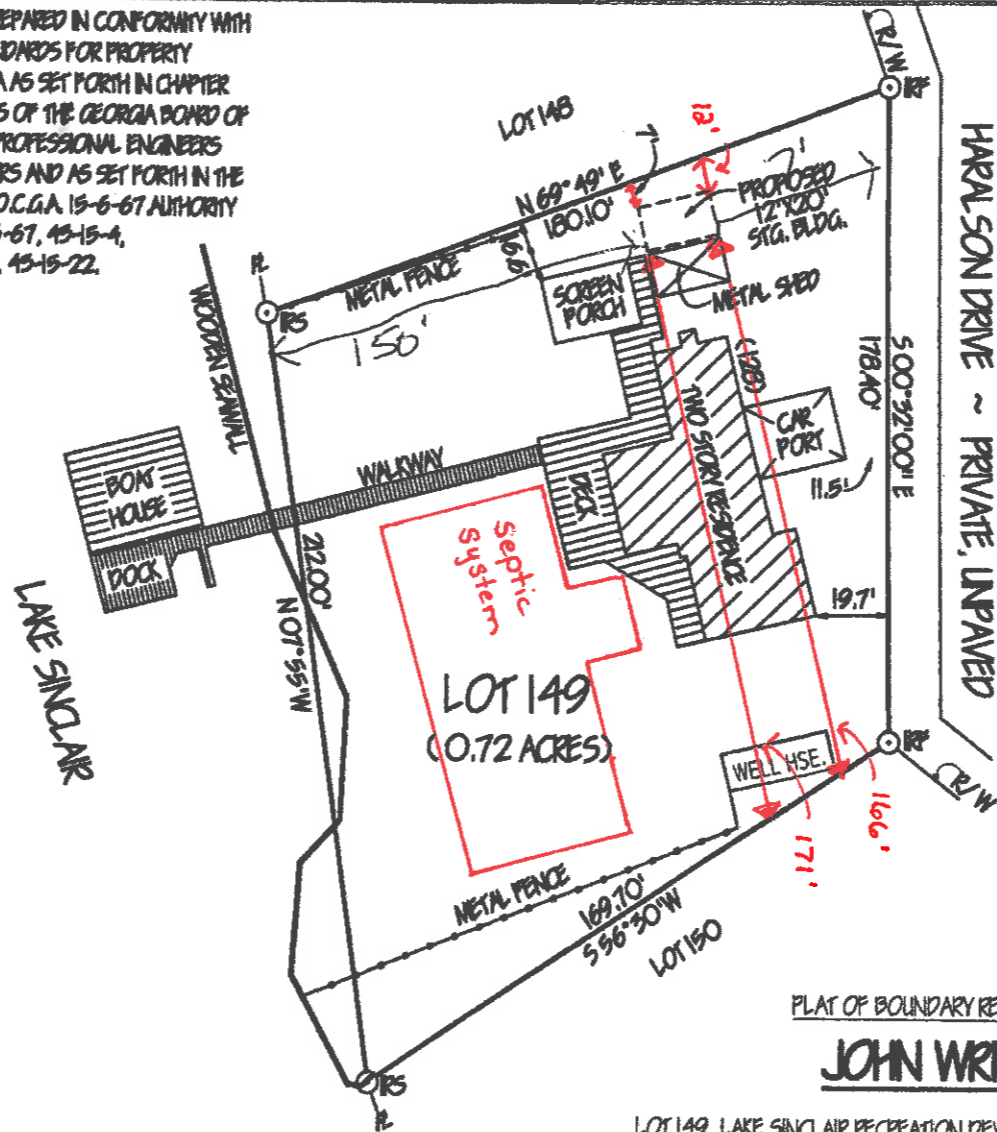
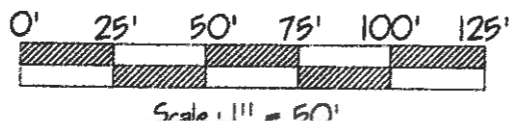
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67 AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

PUTNAM CO. PLANNING & DEVELOPMENT DIRECTOR'S CERTIFICATE PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF PUTNAM COUNTY, GEORGIA, THE REQUIREMENTS OF THE PUTNAM COUNTY ZONING BOARD, AND THE REQUIREMENTS OF SUBSECTION (C) O.C.G.A. SECTION 15-6-67, THE UNDERSIGNED AFFIRMS THAT THIS PLAT IS APPROVED FOR RECORDING IN THE RECORDS OF THE CLERK OF COURT OF PUTNAM COUNTY.

DATE _____ PUTNAM CO. PLANNING & DEVELOPMENT DIRECTOR

REFERENCE SURVEYS
 PLAT BOOK 3, PAGE 47
 PLAT BOOK 9, PAGE 30

NOTE: THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A PROFESSIONAL TITLE SEARCH AND MAY BE SUBJECT TO ANY TITLE ISSUES SUCH A SEARCH MAY REVEAL.



THE FIELD DATA ON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON GPT 9005 A ROBOTIC SURVEY SYSTEM AND A TOPCON FC-200 DATA COLLECTOR. THE DATA COLLECTED BY THE ROBOTIC SYSTEM HAS A CLOSURE PRECISION OF: 1" PER 25000' AND AN ANGULAR ERROR OF .06" PER ANGLE POINT. NO ADJUSTMENT WAS MADE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO: 1" FOOT PER 1000000'.



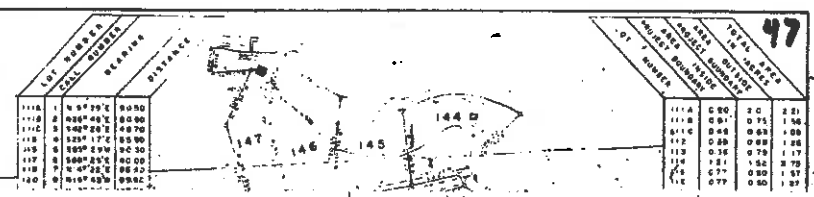
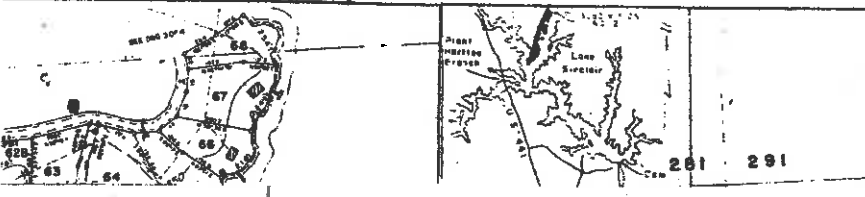
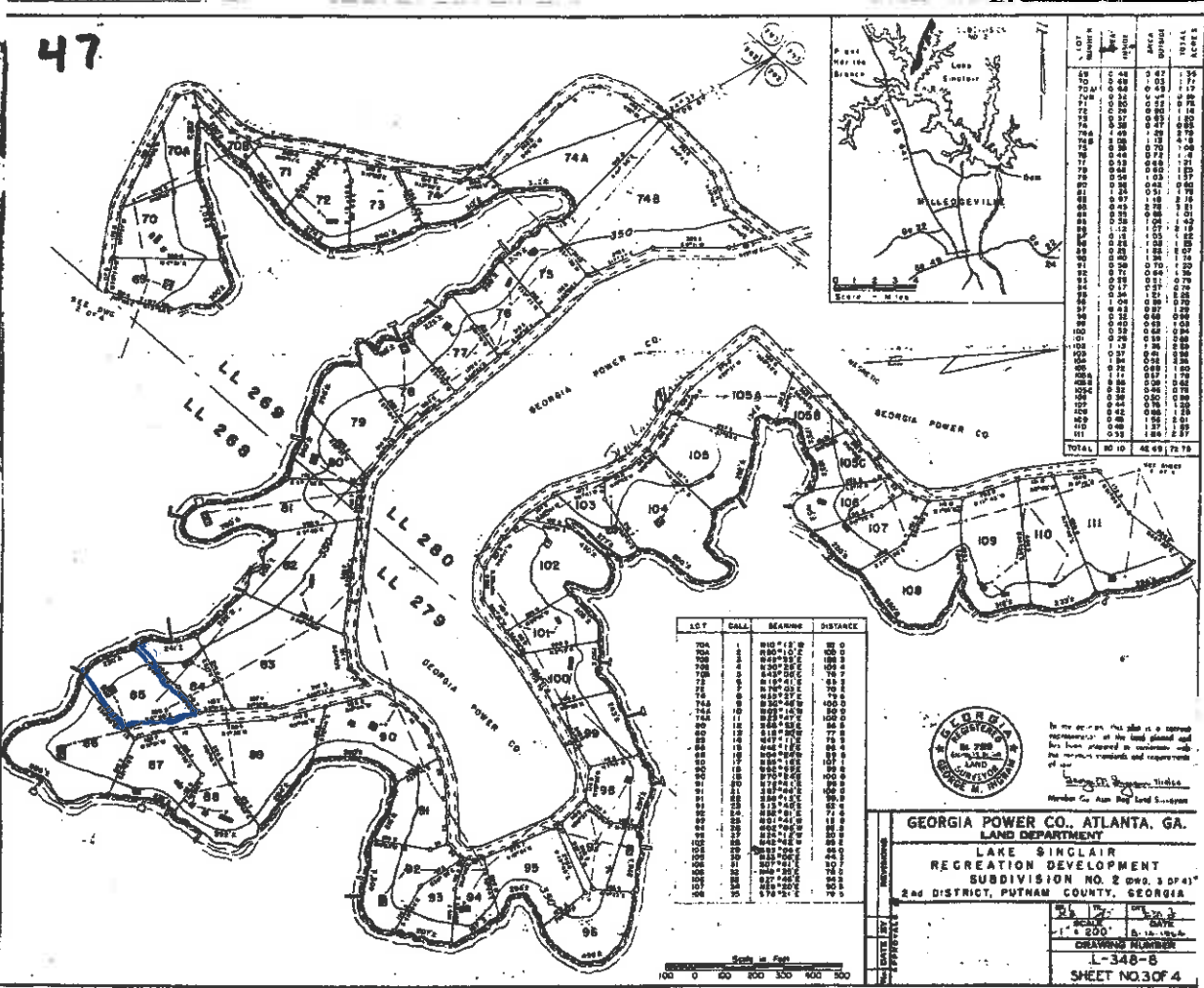
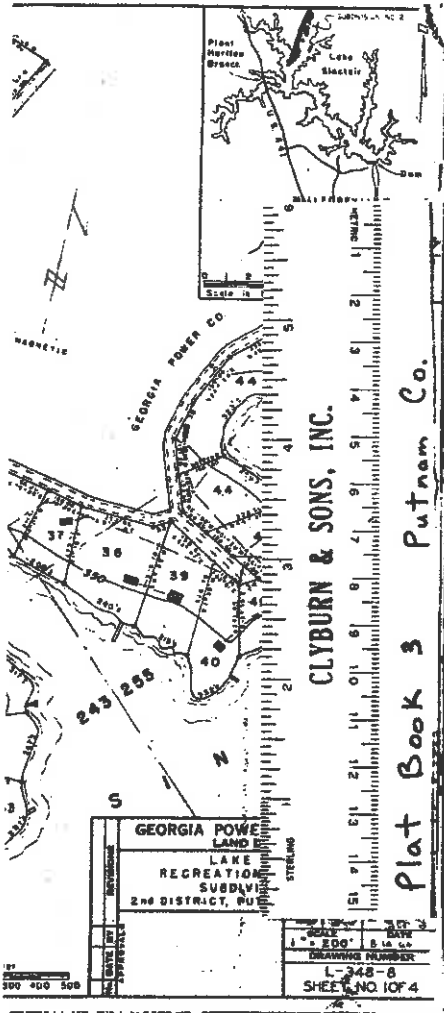
LEGEND

- IRF - Iron Rod Found
- IRS - Iron Rod Set
- R/W - Right of Way
- CMF - Concrete Monument Found
- IPF - Iron Pipe Found
- PL - Property Line
- EP - Edge of Pavement
- CL - Centerline



PLAT OF BOUNDARY RESURVEY FOR
JOHN WRIGHT

LOT 149, LAKE SINCLAIR RECREATION DEVELOPMENT SUBDIVISION #2
 LOCATED IN G. M. D. 513, PUTNAM COUNTY, GEORGIA
 DATE: AUGUST 14, 2017 SURVEY NUMBER: 017-054



Backup material for agenda item:

6. Request by **Hazel W. Comer and Mary Jane DeLeeuw** for a side and rear yard setback variance at 114 Crooked Creek Bay Road. Presently zoned R-2. [**Map 110D, Parcel 061**].

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

October 2, 2017

TO: Planning & Zoning Commission

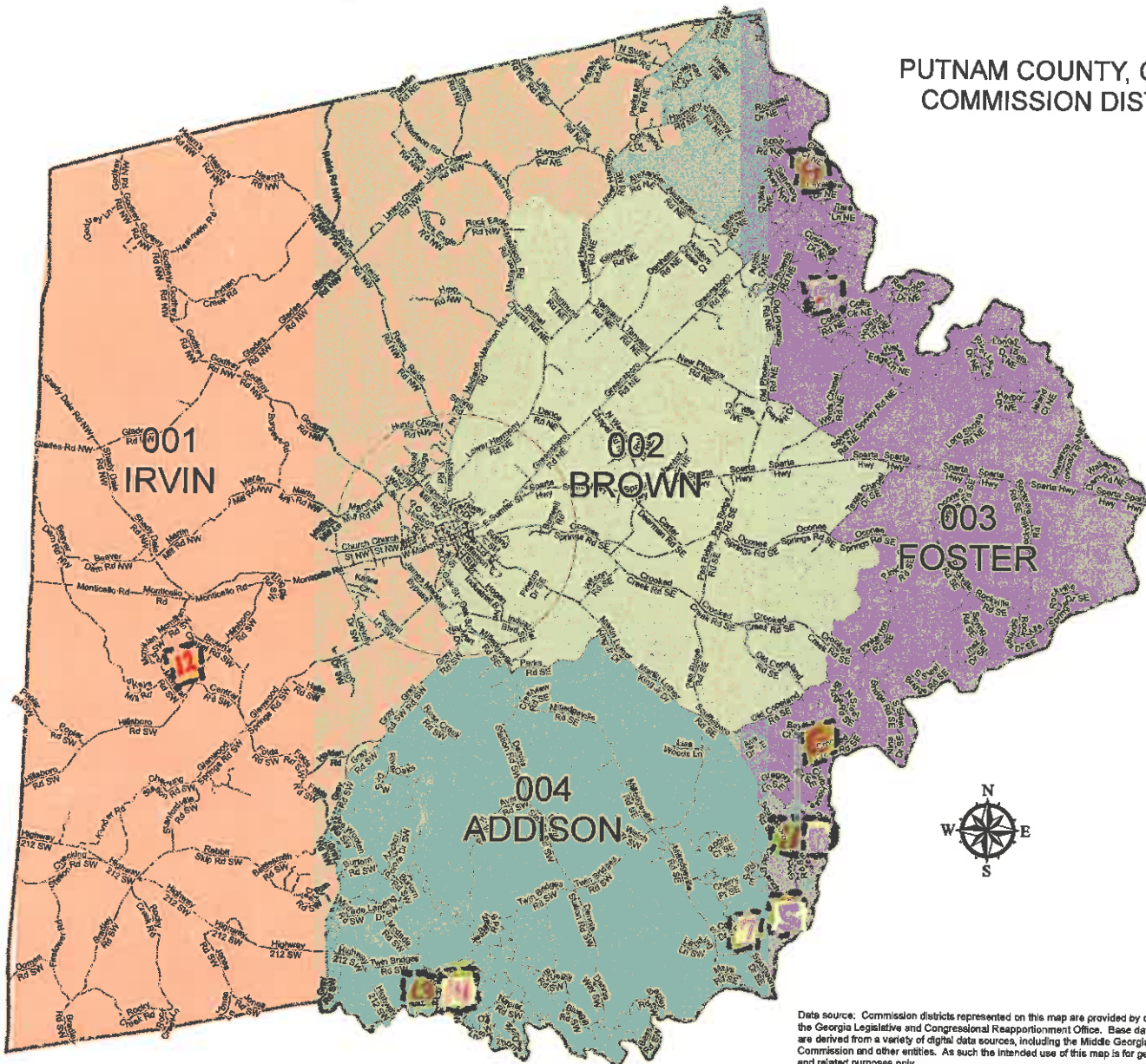
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 10/5/2017

6. Request by **Hazel W. Comer and Mary Jane DeLeeuw** for a side and rear yard setback variance at 114 Crooked Creek Bay Road. Presently zoned R-2. [**Map 110D, Parcel 061**]. The applicants are requesting a 12-foot setback variance, being 8 feet from the left side property line when facing the lake and a 56-foot setback variance, being 54 feet from the nearest point to the lake to construct a 1,665-square foot cottage. This is a long narrow lot which slopes down toward the lake. There is an existing 1,400 square foot manufactured home on the property which the applicants are proposing to demolish. They are requesting to place the new structure in the same location as the existing structure which will enable them to utilize the existing septic system. The width at building setback is 77 feet. The exceptional narrowness of the lot coupled with the location of the septic tank and drain lines which are located behind the existing manufactured home make the proposed area the only suitable location for the new structure. The applicant is also requesting to be 8 feet from the left side property line. However, it is the staff's opinion that there is ample room for the proposed house to be located an additional 4 feet from the left side property line making it at least a minimum of 12 feet from that side property line. Due to the narrowness of the lot and the location of the existing septic system a variance is required. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).

Staff recommendation is for approval of an 8-foot setback variance, being 12 feet from the left side property line and a 46-foot rear yard setback variance, being 54 feet from the nearest point to the lake.

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



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

MAP SCALE: 1" = 5,097.28' SCALE RATIO: 1:88,367.34 DATE: DECEMBER 2016

5. Request by **John Wright** for a side yard setback variance at 128 Haralson Drive. Presently zoned R-2. [Map 112B, Parcel 065].
6. Request by **Hazel W. Comer and Mary Jane DeLeeuw** for a side and rear yard setback variance at 114 Crooked Creek Bay Road. Presently zoned R-2. [Map 110D, Parcel 061].
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9. Request by **Charles Randolph Rich** for a rear yard setback variance at 106 Clack Circle. Presently zoned R-1. [Map 102B, Parcel 022].
10. Request by **Gary and Alicia Pierson** for a rear yard setback variance at 110 Glad Cove. Presently zoned R-2. [Map 111C, Parcel 031].
11. Request by **Dane Coleman** for a rear yard setback variance at 107 Twisting Hill Drive. Presently zoned R-2. [Map 111C, Parcel 038].
12. Request by **Andy Holder** for a conditional use for an event center at 206 McMillian Road. Presently zoned AG-1. [Map 022, Parcel 001002].
13. Request by **Jarrell Jackson Colter, Jr. & Dan Turner Tomlin** at 104 Napier Road to rezone 36.710 acres from AG-1 to AG-2. [Map 057, Parcel 003]. *
14. Request by **Jarrell Jackson Colter, Jr. & Dan Turner Tomlin** at 114 Napier Road to rezone 120.582 acres from AG-1 to AG-2. [Map 057, Parcel 005]. *

Putnam County
 City of Eatonton

PLANNING & DEVELOPMENT
117 PUTNAM DRIVE, SUITE B
EATONTON, GA. 31024

PHONE: 706-485-2776
FAX: 706-485-0552

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: Hazel W. Comer & Mary Jane DeLoe

MAILING
ADDRESS:

294 N. Cross Rd.
Gray, Ga., 31032

PHONE:

478-986-3931

PROPERTY OWNER IF DIFFERENT FROM ABOVE: _____

MAILING ADDRESS: _____

PHONE: _____

PROPERTY:

LOCATION: Lot 7, Crooked Creek, 114 Crooked Creek Bay Rd.
MAP 110.D PARCEL 61 PRESENTLY ZONED Residential R-20

REASON FOR REQUEST: Existing structure is within 100' set back. Requesting variance to allow new structure in same location.

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

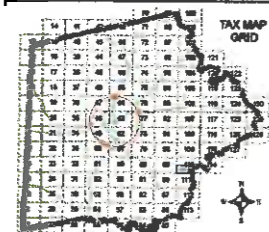
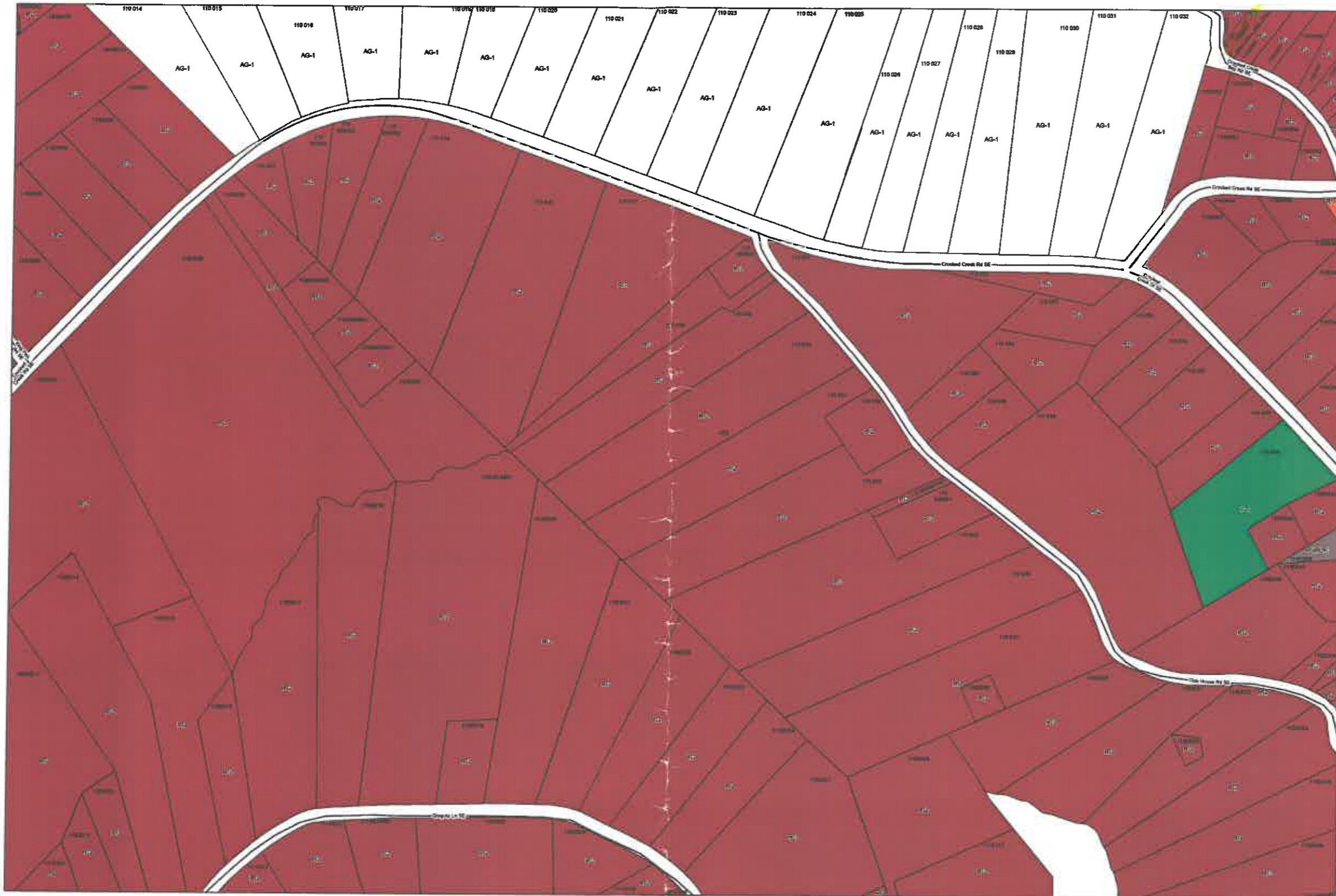
RECORDED PLAT: LETTER OF AGENCY LETTER OF INTENT
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: Hazel W. Comer
Mary Jane DeLoe DATE: 8/25/2017

*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: 8/25/17 FEE: \$ 50 CK. NO. 5329 CASH C. CARD INITIALS JD
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
- I-M
- IND-1 CITY
- IND-2

- IND-2 CITY
- MHP
- PUBLIC
- PUBLIC CITY

- R - 1 CITY
- R - 2 CITY
- R - 3 CITY
- R - 4 CITY
- R-1
- R-1R
- R-2
- RM-1

- RM-2
- RM-3
- VILLAGE

GEOGRAPHIC FEATURE LEGEND

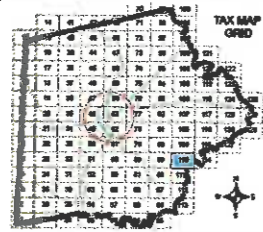
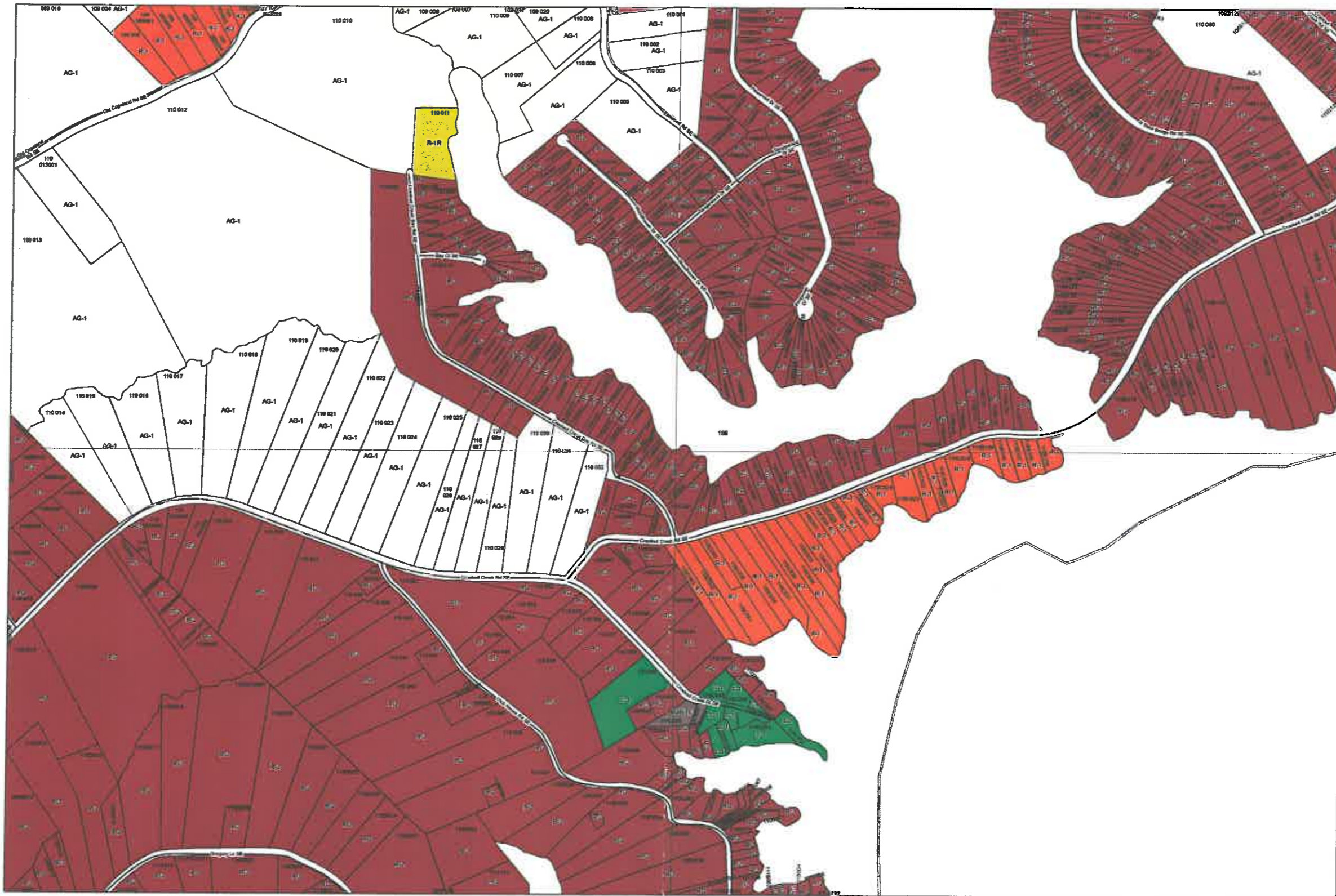
MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Canary Way
Suite C
Macon, Georgia 31217
(478) 751-6100
(478) 751-6217
Web: www.mgarc.com
Email: gis@mgarc.com

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**



MAP 110D

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



- Estonton Limits
- County Boundary
- Roads
- Parcels
- Parcel_Hooks

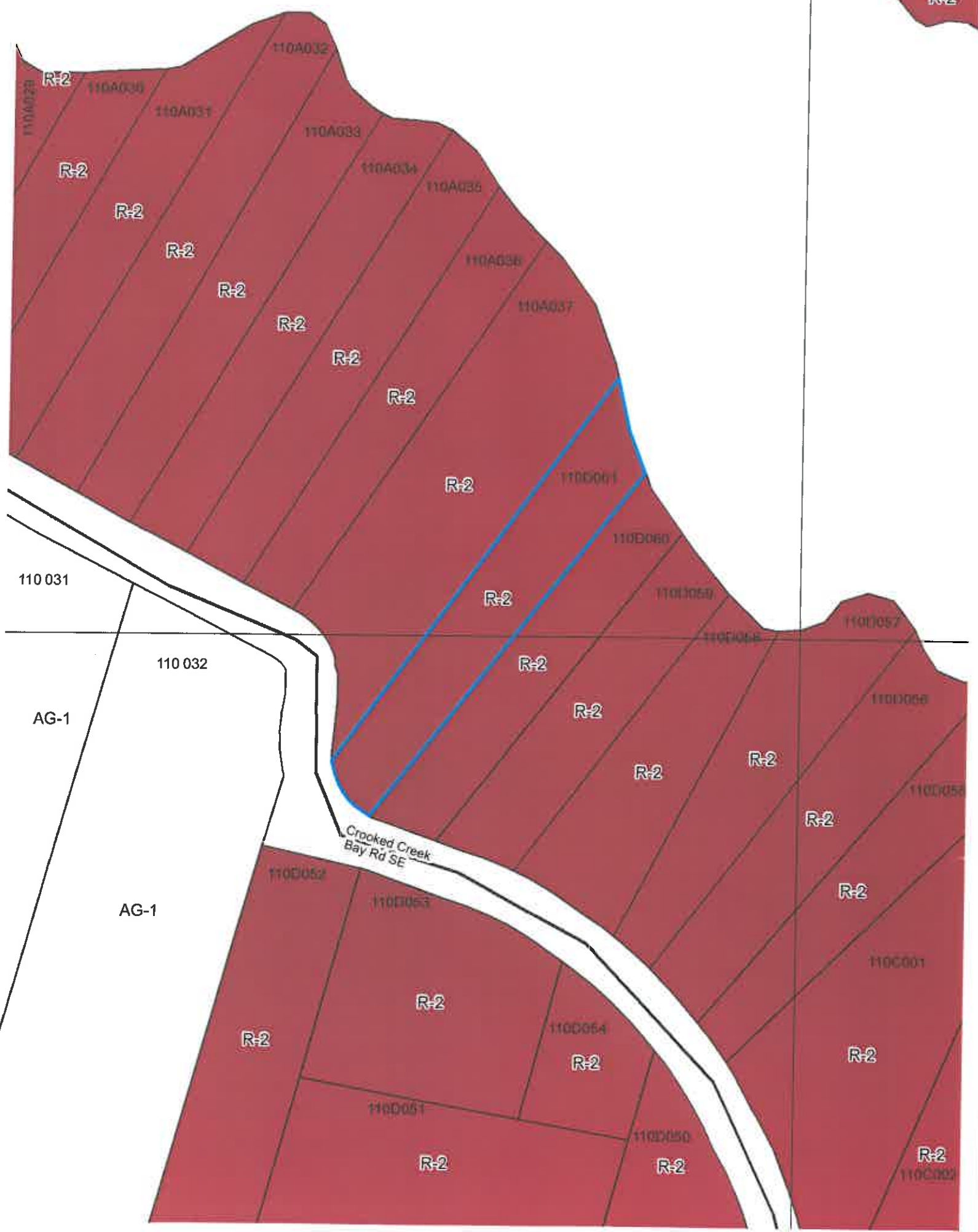
| Zoning | | GEOGRAPHIC FEATURE LEGEND | | | | | | | | | | | | | | |
|-----------|------|---------------------------|----------|----------|-----|----------|-----|-------|-------|------------|-----|--------|-------------|------------|------|---------|
| No Code | AG-1 | AG-2 | C-1 | C-1 CITY | C-2 | C-2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

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Way
Macon, Georgia 31217
(478) 751-4100
(478) 751-4017
Web: www.middlegeorgia.com
Email: mg@mgrc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 110

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



Request for Variance for Lot #7 of Crooked Creek Bay Subdivision, Eatonton, Georgia

Location: 114 Crooked Creek Bay Road, Eatonton, Georgia

MAP 110D PARCEL 61 PRESENTLY ZONED R-2

We are the owners of this lot in question. We are requesting a 12-ft. side yard setback being 8 ft. off the ~~left~~ side property line. We are also requesting a 46-ft. rear yard setback being 54 feet off the lakeside. We are requesting this variance to allow for demolition and removal of a mobile home. The existing square footage of the mobile home is 1,400 square feet. Upon removal of the mobile home we are proposing to build a cottage in the same location which is why the variance is needed. The square footage of the proposed cottage will be 1,665 square feet. The lot width at building setback is 77 feet. The lot length at building setback is 154 feet. Our builder would be Michael Hamrick of Hamrick Construction, LLC. (Attached is a survey of the length and width at building setback.) There is a septic tank on the property which met the requirements of the Putnam County Health Department. We met with Kathryn Hill, and we will close our well and we also have already applied for city water. Enclosed is a copy of the receipt from Eatonton-Putnam Water and Sewer. Due to the exceptional narrowness of the lot we are respectfully requesting your consideration for this variance. Thank you for your consideration.

Sincerely,

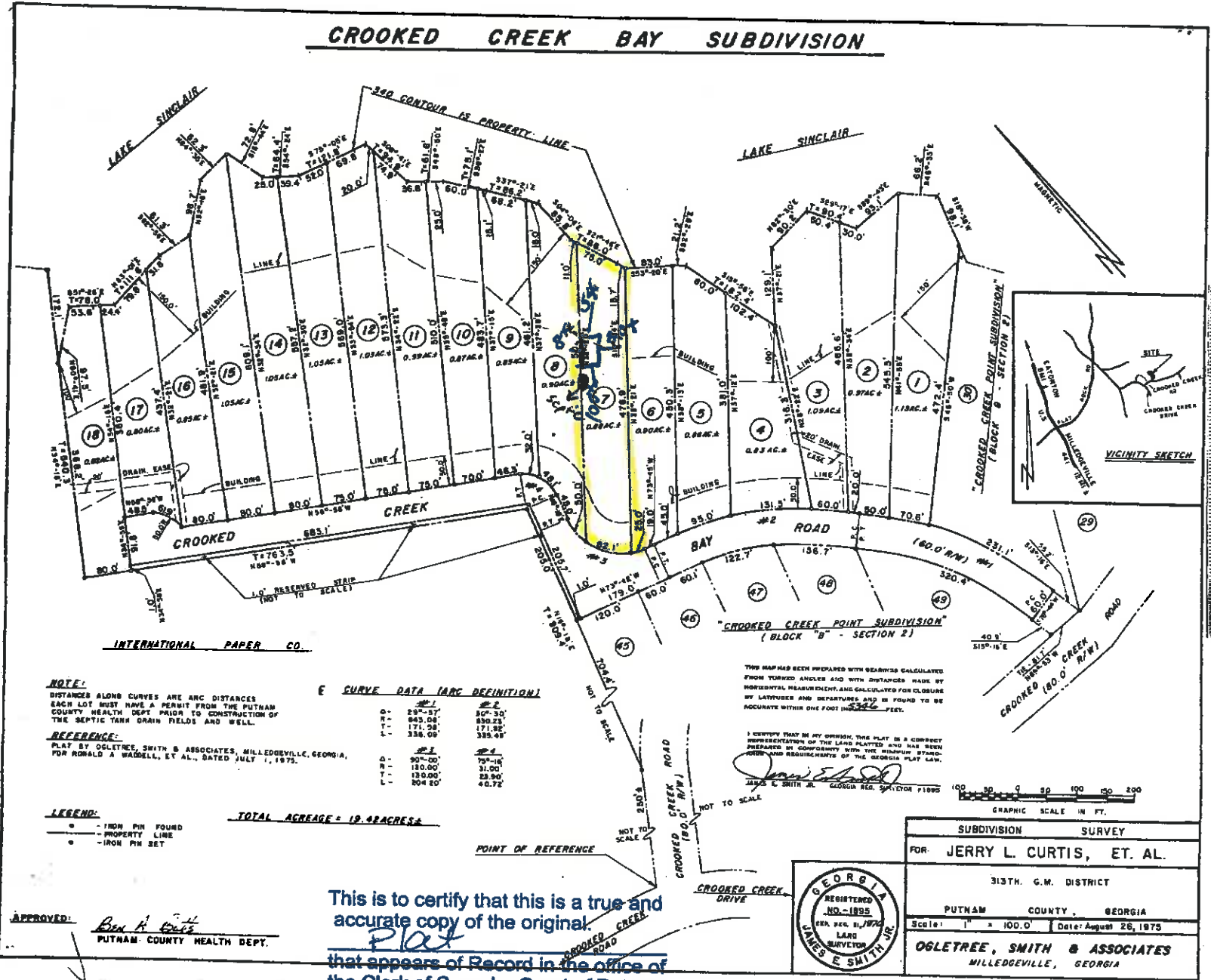
Hazel W. Comer + Mary Jane DeLeeuw

Hazel W. Comer and Mary Jane DeLeeuw

5/10/20

[Handwritten signature]

CROOKED CREEK BAY SUBDIVISION



Clyburn & Sons, Inc.
Plat Book 7 Putnam County

NOTE:
DISTANCES ALONG CURVES ARE ARC DISTANCES
EACH LOT MUST HAVE A PERMIT FROM THE PUTNAM
COUNTY HEALTH DEPT PRIOR TO CONSTRUCTION OF
THE SEPTIC TANK GRAB FIELDS AND WELL.

REFERENCE:
PLAT BY OGLETREE, SMITH & ASSOCIATES, MILLEDGEVILLE, GEORGIA,
FOR RONALD A. WAGGELL, ET AL., DATED JULY 1, 1975.

LEGEND:
● - IRON PIN FOUND
— - PROPERTY LINE
○ - IRON PIN SET

E CURVE DATA (ARC DEFINITION)

| | #1 | #2 |
|----|---------|---------|
| G- | 25°-57' | 80°-30' |
| R- | 863.06' | 830.23' |
| T- | 171.28' | 171.92' |
| L- | 338.09' | 338.09' |

| | #3 | #4 |
|----|---------|---------|
| G- | 90°-00' | 70°-16' |
| R- | 130.00' | 31.00' |
| T- | 130.00' | 23.90' |
| L- | 304.40' | 40.72' |

TOTAL ACREAGE = 19.42ACRES±

THIS MAP HAS BEEN PREPARED WITH BEARINGS CALCULATED FROM TURNED ANGLES AND WITH DISTANCES MADE BY HORIZONTAL MEASUREMENTS, AND CALCULATED FOR CLOSURE BY LATITUDE AND DEPARTURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT (0.3048 METERS).

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

James E. Smith Jr.
JAMES E. SMITH JR. GEORGIA REG. SURVEYOR #1899



APPROVED: *Box A Curtis*
PUTNAM COUNTY HEALTH DEPT.

This is to certify that this is a true and accurate copy of the original Plat

that appears of Record in the office of the Clerk of Superior Court of Putnam County, Georgia.

Shelley D. Collier
Clerk/Deputy Clerk



| | |
|--|-----------------------|
| SUBDIVISION SURVEY | |
| FOR JERRY L. CURTIS, ET. AL. | |
| 31STH. G.M. DISTRICT | |
| PUTNAM COUNTY, GEORGIA | |
| Scale: 1" = 100.0' | Date: August 26, 1975 |
| OGLETREE, SMITH & ASSOCIATES MILLEDGEVILLE, GEORGIA | |

[Home](#) / [Styles](#) / [Country House Plans](#) / [Cabin House Plans](#) / HWEPL77424



Photographed homes may have been modified from original design. Square footage may or may not include basement area. Please check floor plans carefully.

More From This Designer

92 3

PRIMARY STYLE: Cabin
 BEDROOMS: 2
 BATHS: 2
 STORIES: 2
 LIVING AREA: 1,665 sq. ft.
 WIDTH/DEPTH: 52' x 41' 6"



How Much Will This House Cost to Build?

Get a detailed estimate on how much this home would cost to build in your area.

[CLICK HERE TO GET AN ESTIMATE](#)

[CLICK TO CUSTOMIZE](#)

Customize this plan

You can make all kinds of changes to this home, big and small, with our modification service. Click to get an estimate or call 1.888.299.5229.

About this plan

Keywords: Cabin , 2 Bedroom , 2 Story

An extra bedroom suite (nearly as spacious as the master) provides remarkably comfortable accommodations for guests on the first floor. [More ...](#)

Primary Style: Cabin Bedrooms: 2
 Baths: 2
 Living Area: 1,665 sq.ft. Width: 52'
 Foundation: Crawlspace Depth: 41' 6"
 Stories: 2

Styles: Country Cottage, Low Country Cabin

Special Features

- Balcony-Interior
- Built-In Cabinets, Shelves, Desks
- Fireplace
- Loft
- Open Floor Plan
- Bedroom with Private Bath
- Columned Front Entry
- Dual Sinks
- Front Porch
- Master Suite-Main Floor

[Show Full List \(16\)](#)

Select and Purchase Your Plan

Modifiable Plans

Reproducible Master [More Information](#) \$1,000

Reproducible Master +1 [More Information](#) \$1,055

PDF [More Information](#) \$1,000

Unmodifiable Plans

8 Copy Construction Set [More Information](#) \$800 I plan to build this design as is.

5 Copy Construction Set [More Information](#) \$700

1 Copy Study Set [More Information](#) \$600 I need to research this more before investing in a set of plans.

ROUNDING UP



[SAVE THIS PLAN](#)

[PRINT PLAN](#)



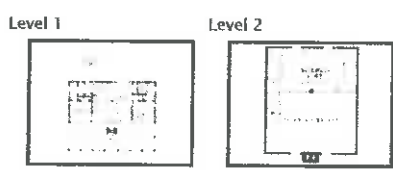
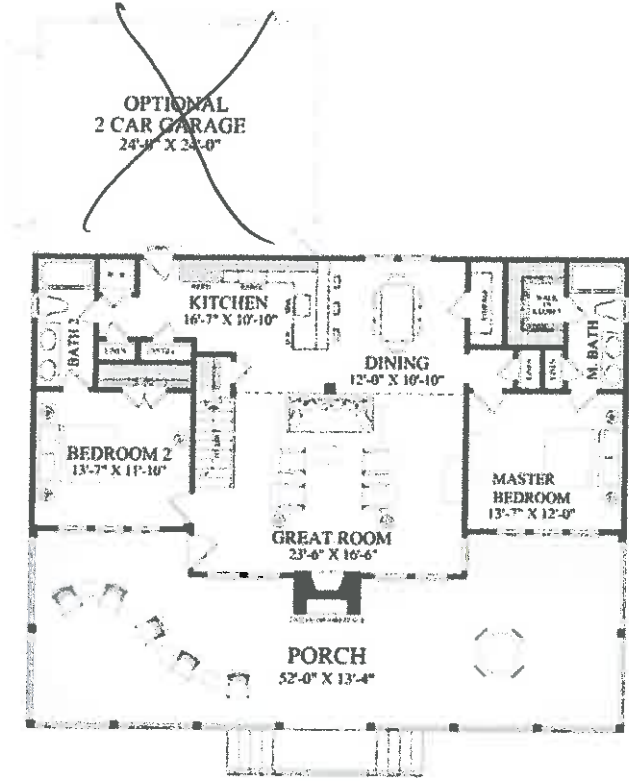
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My Profile Recently Viewed Saved Plans Saved Searches FAQs Contact Us Print Search...
Blueprints Plan Detail Plan Add-Ons Modify Plan Testimonials What's in the Plan?

Blueprints (2)

PRINT FLOORPLANS (2)

LEVEL 1
[view expanded size](#)



[Join the discussion](#)

Backup material for agenda item:

7. Request by **John Williams** for a side yard setback variance at 138 South Leisure Lane. Presently zoned R-1. [**Map 086B, Parcel 009**].

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

October 2, 2017

TO: Planning & Zoning Commission

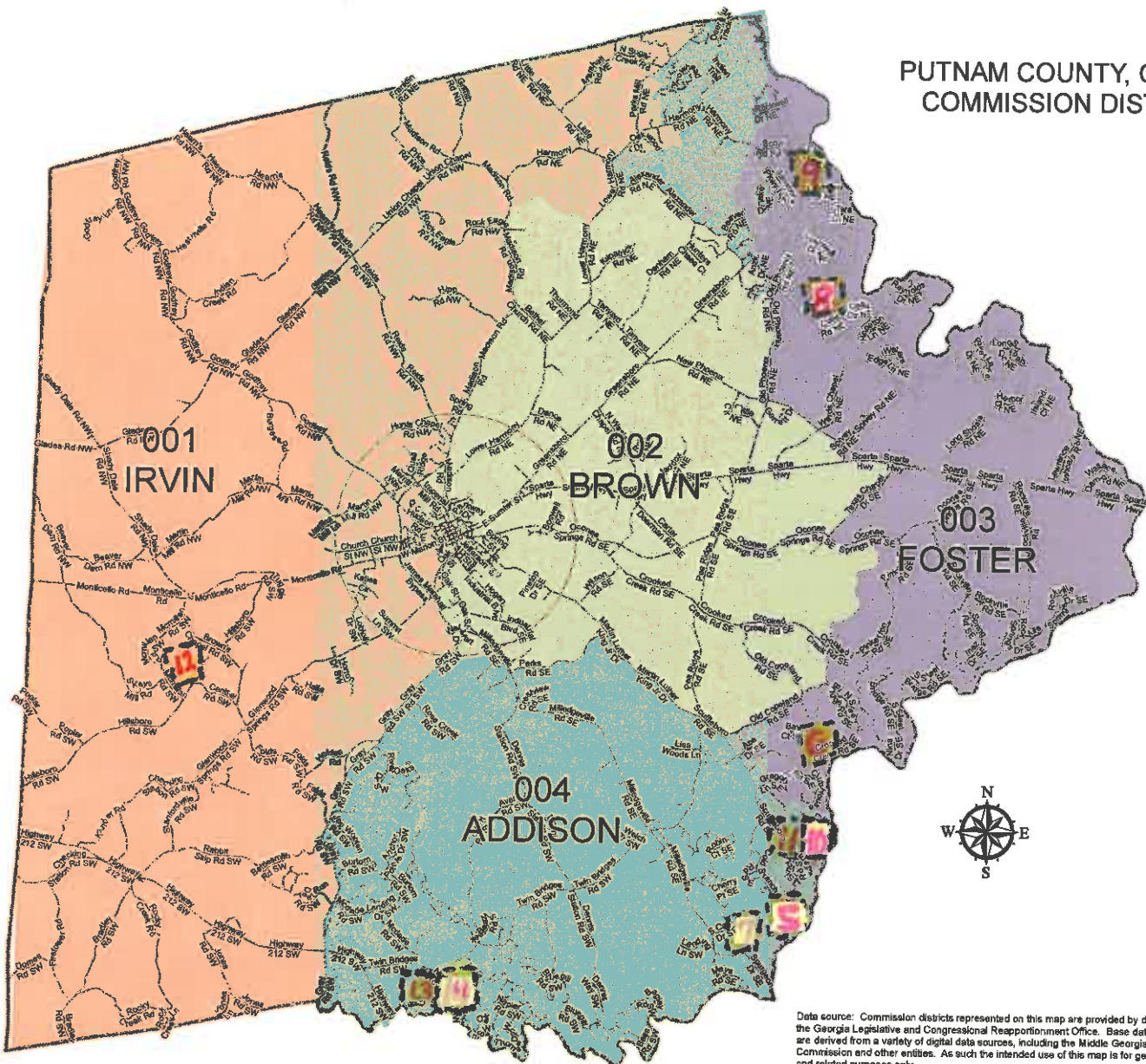
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 10/5/2017

7. Request by **John Williams** for a side yard setback variance at 138 South Leisure Lane. Presently zoned R-1. [**Map 086B, Parcel 009**]. The applicant is requesting a 16-foot setback variance, being 4 feet from the left side property line when facing the lake and a 6-foot variance, being 14 feet from the right-side property line when facing the lake to construct a 120-square foot storage building. This is a pie-shaped lot which is extremely narrow on the road side with a limited buildable area of 28-feet, of which nine feet is paved driveway. The only suitable area to place the proposed structure is on the front side of the property 4 feet from the paved driveway. The buildable area is further limited due to the existing septic system which is located on the lakeside of the property. The existing house is approximately 5 to 10 feet from the side property lines as are similar structures on adjacent properties. Due to the narrowness of the lot and the location of the existing septic system, the requested area is the only suitable location for the proposed storage building. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).

Staff recommendation is for approval of a 16-foot setback variance, being 4 feet from the left side property line and a 6-foot setback variance, being 14 feet from the right-side property line.

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



5. Request by **John Wright** for a side yard setback variance at 128 Haralson Drive. Presently zoned R-2. [Map 112B, Parcel 065].
6. Request by **Hazel W. Comer and Mary Jane DeLeeuw** for a side and rear yard setback variance at 114 Crooked Creek Bay Road. Presently zoned R-2. [Map 110D, Parcel 061].
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11. Request by **Dane Coleman** for a rear yard setback variance at 107 Twisting Hill Drive. Presently zoned R-2. [Map 111C, Parcel 038].
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14. Request by **Jarrell Jackson Colter, Jr. & Dan Turner Tomlin** at 114 Napier Road to rezone 120.582 acres from AG-1 to AG-2. [Map 057, Parcel 005]. *

- Putnam County
 City of Eatonton

PLANNING & DEVELOPMENT
117 PUTNAM DRIVE, SUITE B
EATONTON, GA. 31024

PHONE: 706-485-2776
FAX: 706-485-0552

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: John Williams

MAILING ADDRESS: 220 Cottonmill ct
Fayetteville, GA 30215

PHONE: 404 983-3701

29 AUG '17 PM 11:00

PROPERTY OWNER IF DIFFERENT FROM ABOVE: _____

MAILING ADDRESS: _____

PHONE: _____

PROPERTY:

LOCATION: 138 South Leisure Lane, Milledgeville GA 31061
MAP 086 PARCEL 009 PRESENTLY ZONED R1

REASON FOR REQUEST: Due to exceptional narrowness of the property, request a variance be granted to side property set back requirement to install a storage shed

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

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

PROPOSED LOCATION MUST BE STAKED OFF.

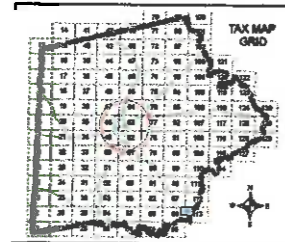
*SIGNATURE OF APPLICANT: [Signature] DATE: 8/29/2017

*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>8/29/17</u> | FEE: \$ <u>50.00</u> | CK. NO. <u>2668</u> | CASH _____ | C. CARD _____ | INITIALS <u>[Signature]</u> |
| DATE OF NEWSPAPER AD: _____ | DATE SIGN POSTED: _____ | | | | |
| PLANNING & ZONING HEARING: _____ | RESULT: _____ | | | | |
| COMMISSIONERS/CITY COUNCIL HEARING: _____ | RESULT: _____ | | | | |



124



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

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

- GEOGRAPHIC FEATURE LEGEND**
- AG-2
 - C-1
 - C-1 CITY
 - C-2
 - C-2 CITY
 - I-M
 - IND-1 CITY
 - IND-2
 - IND-2 CITY
 - MHP
 - PUBLIC
 - PUBLIC CITY

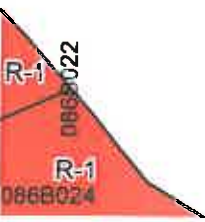
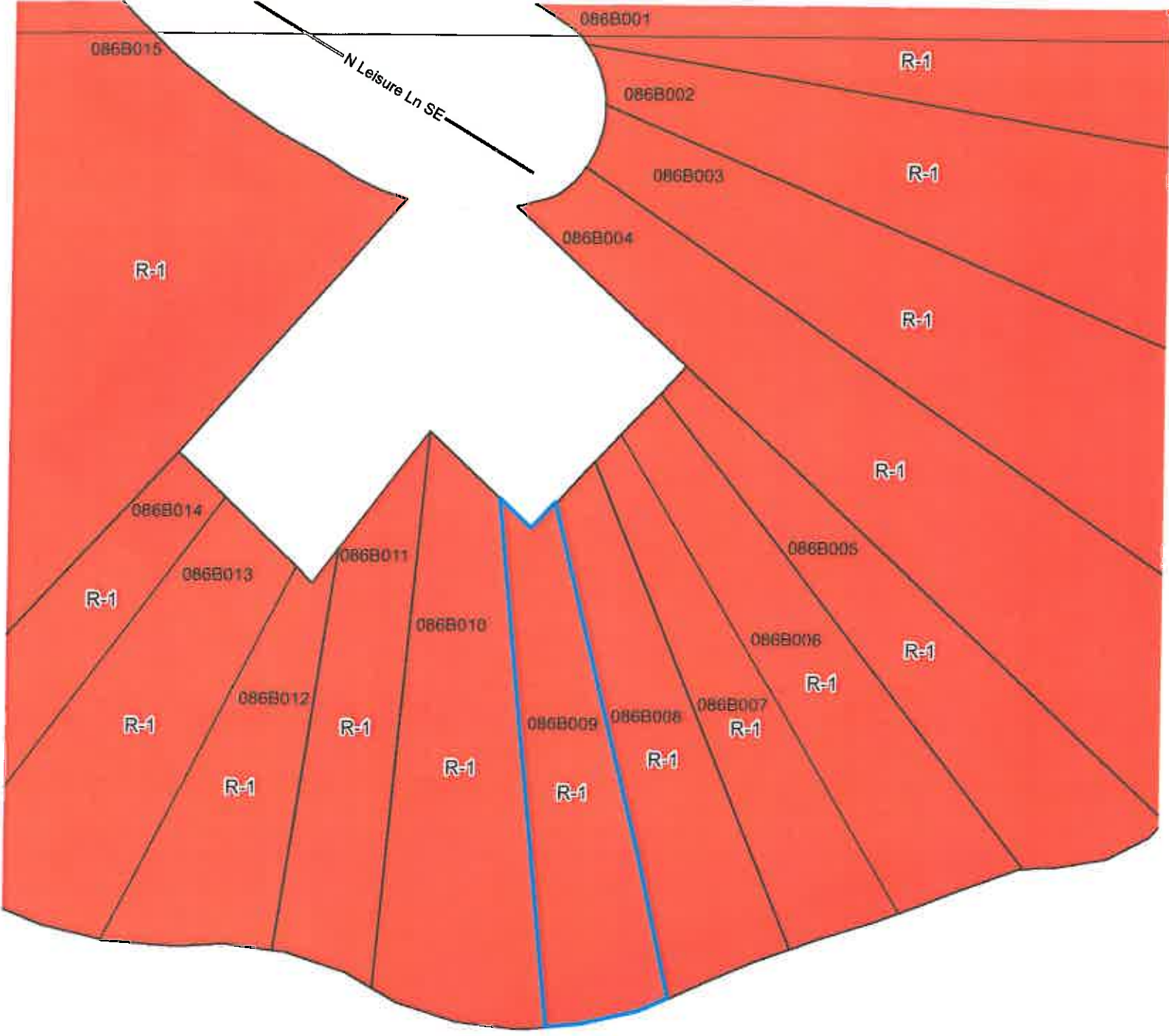
- R - 1 CITY
- R - 2 CITY
- R - 3 CITY
- R - 4 CITY
- R-1
- R-1R
- R-2
- RM-1
- RM-2
- RM-3
- VILLAGE

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 County Key
Suva C
Macon, Georgia 31217
(478) 751-6100
(478) 751-6517
Web: www.mgarc.com
Email: mgrc@mgarc.com

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 086B

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

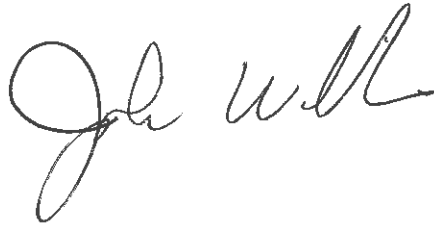


The property that my wife and I own is located at 138 South Leisure Lane, SE Milledgeville, GA 31061. We would like to install a storage shed to store lawn and gardening equipment and tools. The home currently has very limited options to store lawn and gardening equipment, as well as a limited buildable area due to septic drain lines in the back of the property. The lot size is approximately .29 acres.

Due to the exceptional narrowness of the property, I am requesting a 16-foot variance being 4 feet off the ~~left~~ side property line. I am also requesting a 6-foot variance being 14 feet off the ~~right~~ side property line. The aforementioned variance requests are in order to install a storage shed. The two variances would place the shed 4 feet from the paved drive way and the 10-foot width of the shed located on a North-South axis, leaving about 4 feet from the property line.

The total square footage of my home is 2,016 square feet. The total square foot of the proposed shed would be 120 square feet.

The lot width at building setback is 28 feet, of which nine feet is paved driveway. This would allow approximately 14 feet from the side property line to the driveway to locate the shed.



8/29/17

29 AUG '17 PM 3:00



P2017000050

BK:35 PG:186-186

1406127805
PARTICIPANT ID

FILED IN OFFICE
CLERK OF COURT
06/20/2017 02:08 PM
SHEILA H. PERRY, CLERK
SUPERIOR COURT
PUTNAM COUNTY, GA

Sheila H. Perry

PLAT: PLAT BOOK 28, PAGE 31

LEISURE LANE
#725 TO DOGWOOD DR.

LEISURE LANE
(R/W VARIES)

LEISURE LANE
(R/W VARIES)

29 AUG '17 PM 3:00

NAIL FD.
IN DRIVE

N 63°21'14" W
31.45'

(P.O.B.)
1/2" RBF

(P.O.R.)
1/2" RBF

4 feet from
property line

ASPHALT
DRIVE

S 03°32'45" E

9.6'

JOHN H. & SANDRA T.
BRODNAX
DEED:DB 725/423
PLAT:PB 6/8

D&C INVESTMENT GROUP, LLC
DEED:DB 874/236
PLAT:PB 6/8



N 07°23'20" E 285.87'

239.27'

343' CONTOUR

LOT 5
0.30 Acres

Drain
lines

THIS PLAT IS A RETRACE
PARCELS OF LAND AND I
PARCEL OR MAKE ANY CI
BOUNDARIES. THE RECOR
PLATS, OR OTHER INSTRU
PARCELS ARE STATED HEI
NOT IMPLY APPROVAL OF
OF PERMITS, COMPLIANCE
REQUIREMENTS, OR SUITA
THE LAND. FURTHERMORE
CERTIFIES THAT THIS PLA
STANDARDS FOR PROPER
IN THE RULES AND REGU
REGULATIONS FOR PROFE
SURVEYORS AND AS SET

KIRK A. FREEMAN GA TS

NOTES:

Backup material for agenda item:

8. Request by **Michael and Tonya Miller** for a side yard setback variance at 139 Mags Path. Presently zoned R-1. [**Map 104A, Parcel 109**].

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

October 2, 2017

TO: Planning & Zoning Commission

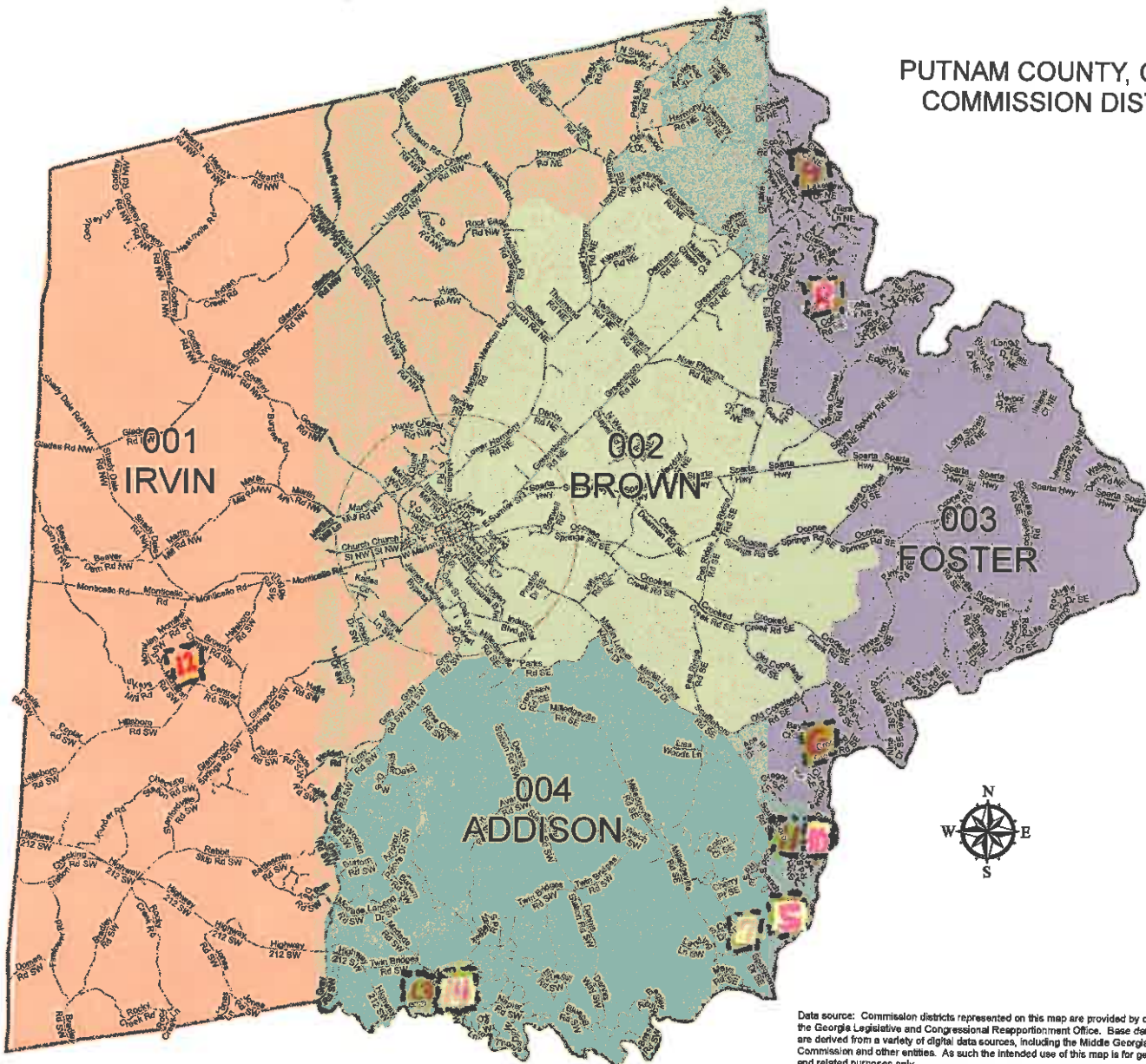
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 10/5/2017

8. Request by **Michael and Tonya Miller** for a side yard setback variance at 139 Mags Path. Presently zoned R-1. [**Map 104A, Parcel 109**]. The applicant is requesting a 5-foot setback variance, being 15 feet from both side property lines when facing the lake to construct a two story 4,100-square foot house and a pool. This uniquely shaped lot narrows toward the lake. The lot width at building setback is 105 feet. The proposed septic system and drain lines are location on the left side of the property when facing the lake which creates limited the buildable area. Due to the location of the existing septic system, the requested area is the only suitable location for the proposed house and pool. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).

Staff recommendation is for approval of a 5-foot setback variance, being 15 feet from both side property lines when facing the lake.

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



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

MAP SCALE: 1" = 5,897.28' SCALE RATIO: 1:68,367.34 DATE: DECEMBER 2016

5. Request by **John Wright** for a side yard setback variance at 128 Haralson Drive. Presently zoned R-2. [Map 112B, Parcel 065].
6. Request by **Hazel W. Comer and Mary Jane DeLeeuw** for a side and rear yard setback variance at 114 Crooked Creek Bay Road. Presently zoned R-2. [Map 110D, Parcel 061].
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8. Request by **Michael and Tonya Miller** for a side yard setback variance at 139 Mags Path. Presently zoned R-1. [Map 104A, Parcel 109].
9. Request by **Charles Randolph Rich** for a rear yard setback variance at 106 Clack Circle. Presently zoned R-1. [Map 102B, Parcel 022].
10. Request by **Gary and Alicia Pierson** for a rear yard setback variance at 110 Glad Cove. Presently zoned R-2. [Map 111C, Parcel 031].
11. Request by **Dane Coleman** for a rear yard setback variance at 107 Twisting Hill Drive. Presently zoned R-2. [Map 111C, Parcel 038].
12. Request by **Andy Holder** for a conditional use for an event center at 206 McMillian Road. Presently zoned AG-1. [Map 022, Parcel 001002].
13. Request by **Jarrell Jackson Colter, Jr. & Dan Turner Tomlin** at 104 Napier Road to rezone 36.710 acres from AG-1 to AG-2. [Map 057, Parcel 003]. *
14. Request by **Jarrell Jackson Colter, Jr. & Dan Turner Tomlin** at 114 Napier Road to rezone 120.582 acres from AG-1 to AG-2. [Map 057, Parcel 005]. *

- Putnam County
- City of Eatonton

PLANNING & DEVELOPMENT
117 PUTNAM DRIVE, SUITE B
EATONTON, GA. 31024

PHONE: 706-485-2776
FAX: 706-485-0552

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: Michael & Tonya Miller

MAILING ADDRESS: 1021 Founders Row
Greensboro Ga. 30642

PHONE: 512-914-8040

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

PHONE: _____

PROPERTY:

LOCATION: 139 Mags Path, Eatonton Ga. 31024
MAP/24A PARCEL ~~11109~~ PRESENTLY ZONED R3 Residential R-1

REASON FOR REQUEST: Lot is very narrow & will not allow for construction of desired home w/out variance from 20' to 15' side setbacks.

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

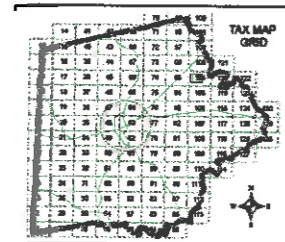
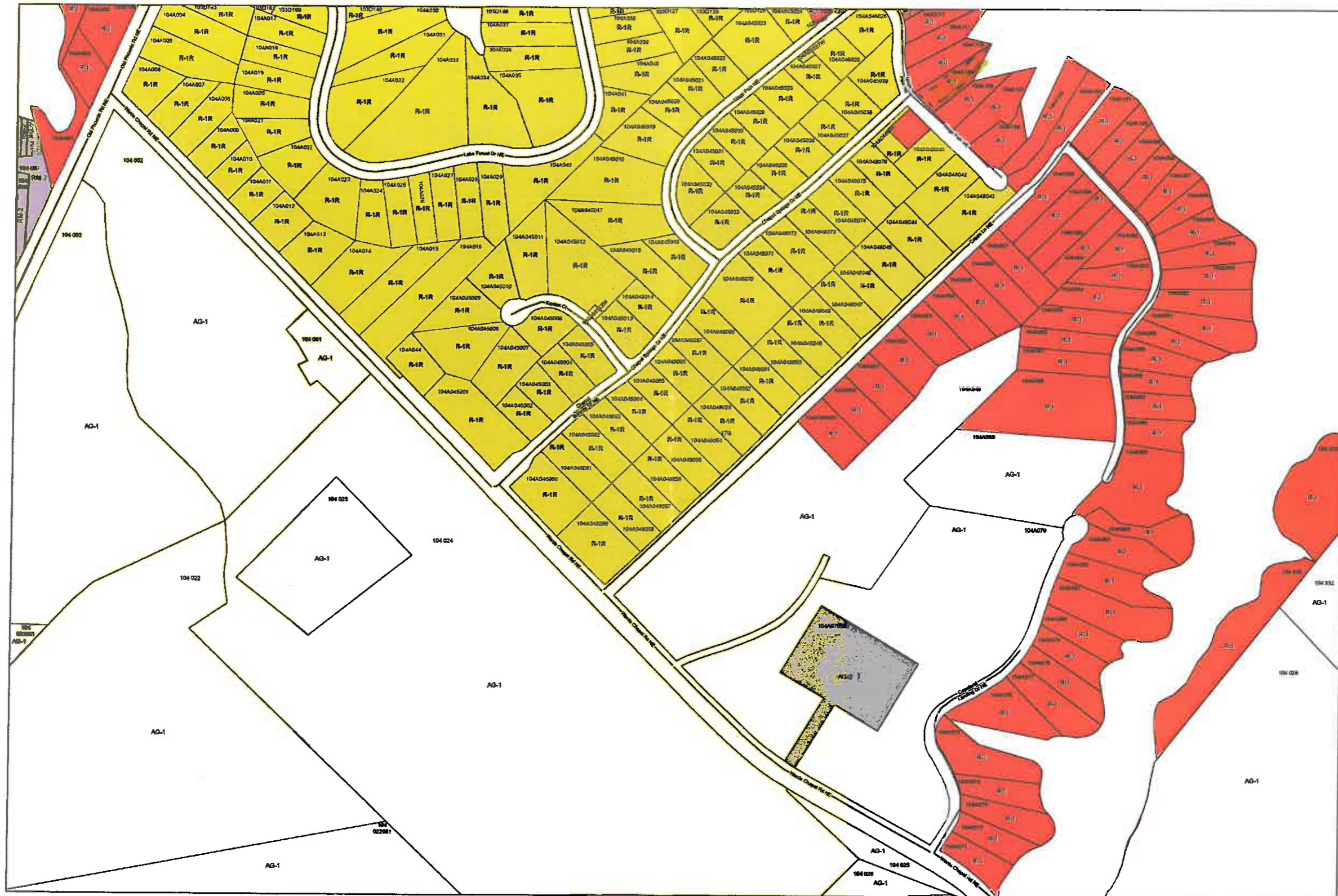
RECORDED PLAT: LETTER OF AGENCY LETTER OF INTENT
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: Michael Miller DATE: Aug 28, 2017

*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>8/30/17</u> | FEE: \$ <u>50.00</u> | CK. NO. _____ | CASH _____ | C. CARD <input checked="" type="checkbox"/> | INITIALS <u>MS</u> |
| DATE OF NEWSPAPER AD: _____ | | DATE SIGN POSTED: _____ | | | |
| PLANNING & ZONING HEARING: _____ | | RESULT: _____ | | | |
| COMMISSIONERS'/CITY COUNCIL HEARING: _____ | | RESULT: _____ | | | |



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

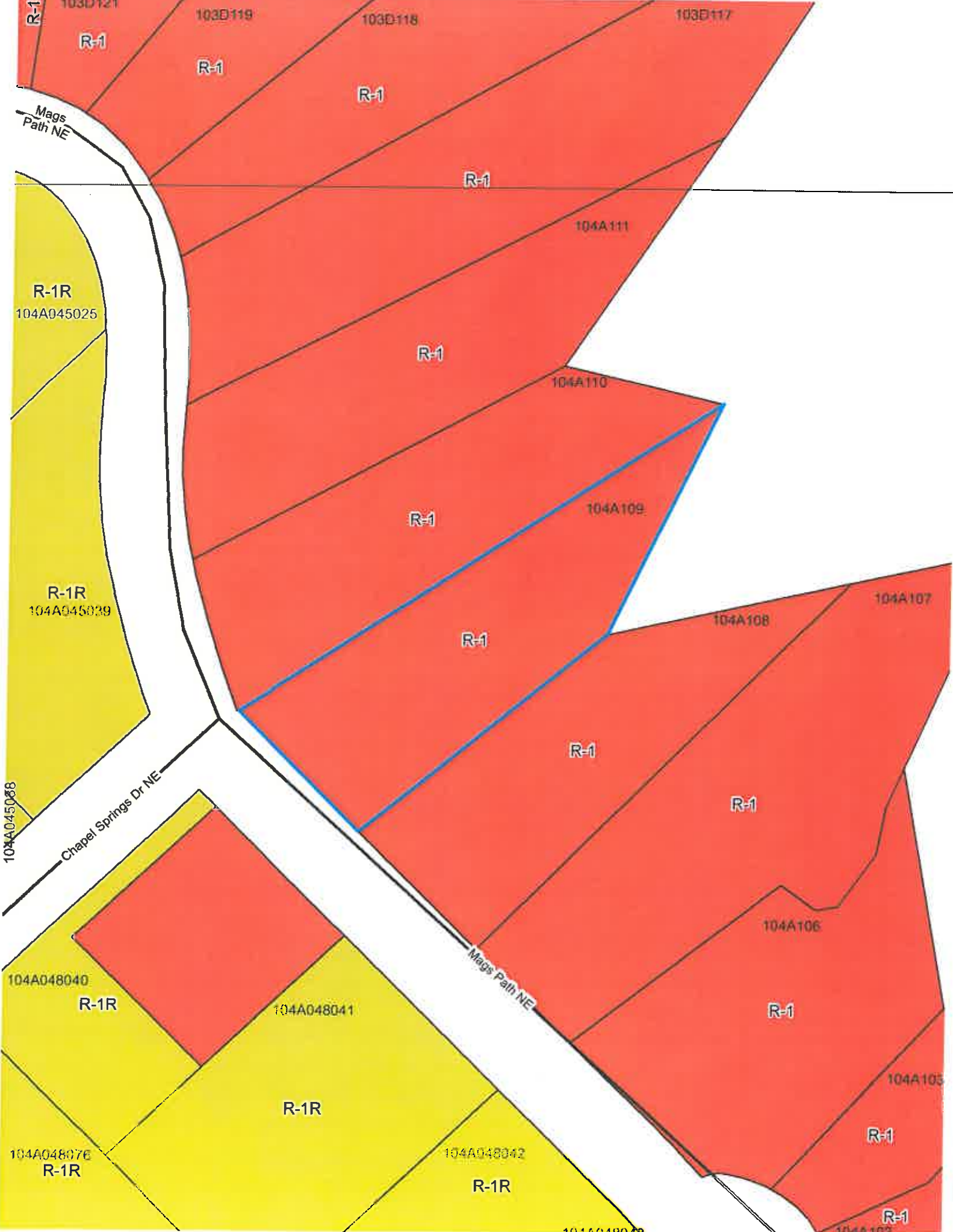
| Zoning | | GEOGRAPHIC FEATURE LEGEND | | | | | | | | | | | | | | | | | | | | | |
|---------|-----------|---------------------------|------------|------------|-----|------|-----|-----|-----|------------|------|------|----------|------------|--------|------------|-----|---------|-----|-------|-------------|------------|------|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

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Stony Hill
Bldg C
Macon, Georgia 31217
(478) 751-6100
(478) 751-6517
www.mgarc.org
Email: mgarc@mgarc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 104A

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



R-1

103D121

103D119

103D118

103D117

R-1

R-1

R-1

R-1

Mags Path NE

R-1R

104A045025

104A111

R-1

104A110

R-1

104A109

R-1R

104A045039

R-1

104A108

104A107

104A045068

Chapel Springs Dr NE

R-1

R-1

Mags Path NE

104A048040

R-1R

104A048041

104A106

R-1

104A048076

R-1R

R-1R

104A048042

R-1R

104A105

R-1

104A048043

R-1

104A102

To whom it may concern:

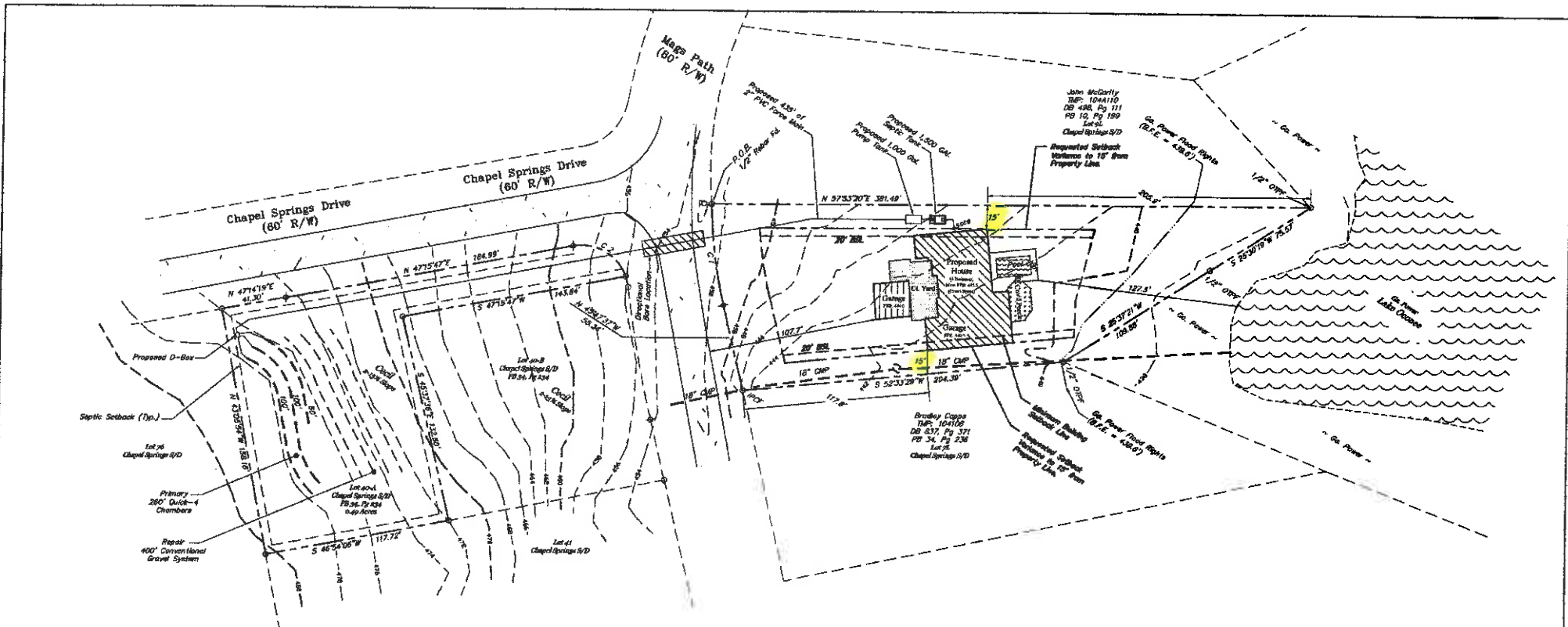
We are the owners of this lot and have not yet determined who the builder will be for the planned home. We intend to construct a four-bedroom home. The proposed structure will be 4,100 square feet. We would also like to construct a pool at the same time of home construction. The level lot will not allow for any type of walk out basement therefore the home will be a 2 story on a crawl space foundation. The lot is narrower at the lake side. The lot width at building setback is less than 70'. The lot length at building set back is 99.3'. In planning, Kayle Cowhard has designated a site much closer to the road and further away from the water which exceeds the rear setback requirements. We have spoken with Kathryn Hill of the Putnam County Health Department and in conclusion we purchased a portion of a lot across the street to accommodate the septic system needed for the home. We are requesting a five-foot side yard setback being 15 feet of the right-side property line. We are also requesting a five-foot variance being 15 feet off the left side property line. Attached please find the lot survey indicating the property width, length, and setbacks as stated in this letter. Your consideration and approval of this variance request is appreciated.

Thank you,



Michael & Tonya Miller

NOV 20 11 17

- Design Criteria -**
1. Soils data was provided by Landtek Southeast (Soil Scientist)
 2. Primary: Pvc Rite 42" dia. Install Depth = 45" Cast Sds.
 3. 4 Bedrooms x 400 gal./day (Table DT-2) / (3 ft./ft. trench) = 400' feet x 0.85 = 260' of (Rite-4) Chambers.
 4. 400' gravel system.
 5. 1,500 Gal. Septic Tank, 1,000 Gal. Pump Tank.

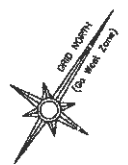
- General Notes -**
1. Soils data provided by Landtek Southeast (Soil Scientist).
 2. Topographical data is from a field run survey. The contour interval is two feet.
 3. The Septic Contractor should locate existing utilities located prior to beginning the installation. No existing utilities are shown on this plan.
 4. The septic tank should be installed as close to the surface as practical to minimize access and maintenance.
 5. The house will be served by community water.

Septic Certification Statement:

I certify that the septic system design meets the minimum requirements established by the Department of Human Resources and Local Health Departments.

M. Kyle Cowherd

M. Kyle Cowherd, G.S. RLS #3023 08/30/2017



Setbacks

Front = 30'
Side = 20'
Rear = 100'

Putnam County PAZ

References:

PB 28, Pg 94-100
CG 625, Pg 742

Lot 6L
Chapel Springs S/D

Area for Lot 6L
0.72 Acres

| Curve | Radius | Length | Chord | Chord Bear. |
|-------|--------|--------|-------|---------------|
| C1 | 321.77 | 62.88 | 64.87 | N 89°07'12" W |
| C2 | 30.00 | 42.10 | 38.75 | N 87°27'57" E |

Septic Layout Plan & Setback Variance Survey For: Michael Miller & Tonya Miller

Cowherd & Associates
A Land Surveyors

Site Planning - Boundary Surveys - Tree Surveys
Plot Plans - Topographical Surveys - Subdivisions
2003 Maysa Road - Dalton, Ga 30609 - (706)-877-1744

CDP/RIGHT © 2015 BY Cowherd & Cowherd, LLC
Georgia Certificate of Authorization No. LSF200799
aka Cowherd & Associates Land Surveyors
ALL RIGHTS RESERVED

G.M.D. 1306 Putnam County, Georgia
Address: Maysa Park, Eatonton, GA 31024
Job No. 2017-35
Tax Map Parcel Number: 04A 109
Field work dates: 07/03/2017
Final plot date: 08/30/2017
Plot Revision Date:

Graphic Scale: Scale: 1" = 30'

0 15 30 60 90

The public records referenced on this plot are the only ones used and/or necessary to the establishment of the boundary of this property. They are not and do not constitute a title search. This plot is subject to all legal encumbrances, rights-in-use, and easements public and private. This plot is not intended for the sole use of the owner listed herein and any other use is strictly prohibited in any professional opinion. The field data upon which this map or plot is based has a closure of 1/10000 of 1/10000 parts per million. This map or plot has been calculated for closure and is found to be accurate to within one foot in 100,000 feet. All underground utilities are not shown herein. The surveyor does not certify or guarantee the site, abutment, pressure, material, and direction of any underground utility.

0-D = Other
P-L = Property Line
C-L = Centerline
M-L = Main Road Centerline
U-P = Underground Power
U-L = Utility Line
C-L = Chain Line Fence

R/W = Right of Way
P.O.S. = Point of Beginning
P.O.C. = Point of Commencement
M.P. = Main Road Marker
M.L. = Main Road Line
C.L. = Chain Line

Flood Hazard Note:
No portion of this property lies within a Flood Hazard Zone "A" as shown on F.I.R.M. Map #1323700079C with an Effective Date of September 26, 2008.

Equipment Used:
[X] Carlson Topographic Total Sta.
[X] Topcon 710
[X] Carlson GPS w/RTK

1/2" = Iron Pin & Cap Found
1/2" = Iron Pin & Cap Set
1/2" = Iron Pin Found (Insert)
1/2" = 3/4" Cap. Markers
1/2" = P.V. Nail
1/2" = Dependent Point (No Pin)
1/2" = Power Pole
1/2" = Power Transformer
1/2" = Telephone Pole
1/2" = Light Pole
1/2" = Utility Valve
1/2" = Fire Hydrant
1/2" = Water Meter
1/2" = Spruce
1/2" = Tree
1/2" = Shrub

This survey was prepared in accordance with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 105-1 of the Rules of the Georgia State Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plot Act O.C.G.A. 14-2-21.

APPROVED

M. Kyle Cowherd

Professional Engineer
No. 2015
State of Georgia

RCVD 2017 SEP 7

KD

Backup material for agenda item:

9. Request by **Charles Randolph Rich** for a rear yard setback variance at 106 Clack Circle. Presently zoned R-1. [Map 102B, Parcel 022]. **Request to withdraw without prejudice.**

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

October 2, 2017

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 10/5/2017

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Backup material for agenda item:

10. Request by **Gary and Alicia Pierson** for a rear yard setback variance at 110 Glad Cove. Presently zoned R-2. [**Map 111C, Parcel 031**].

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

October 2, 2017

TO: Planning & Zoning Commission

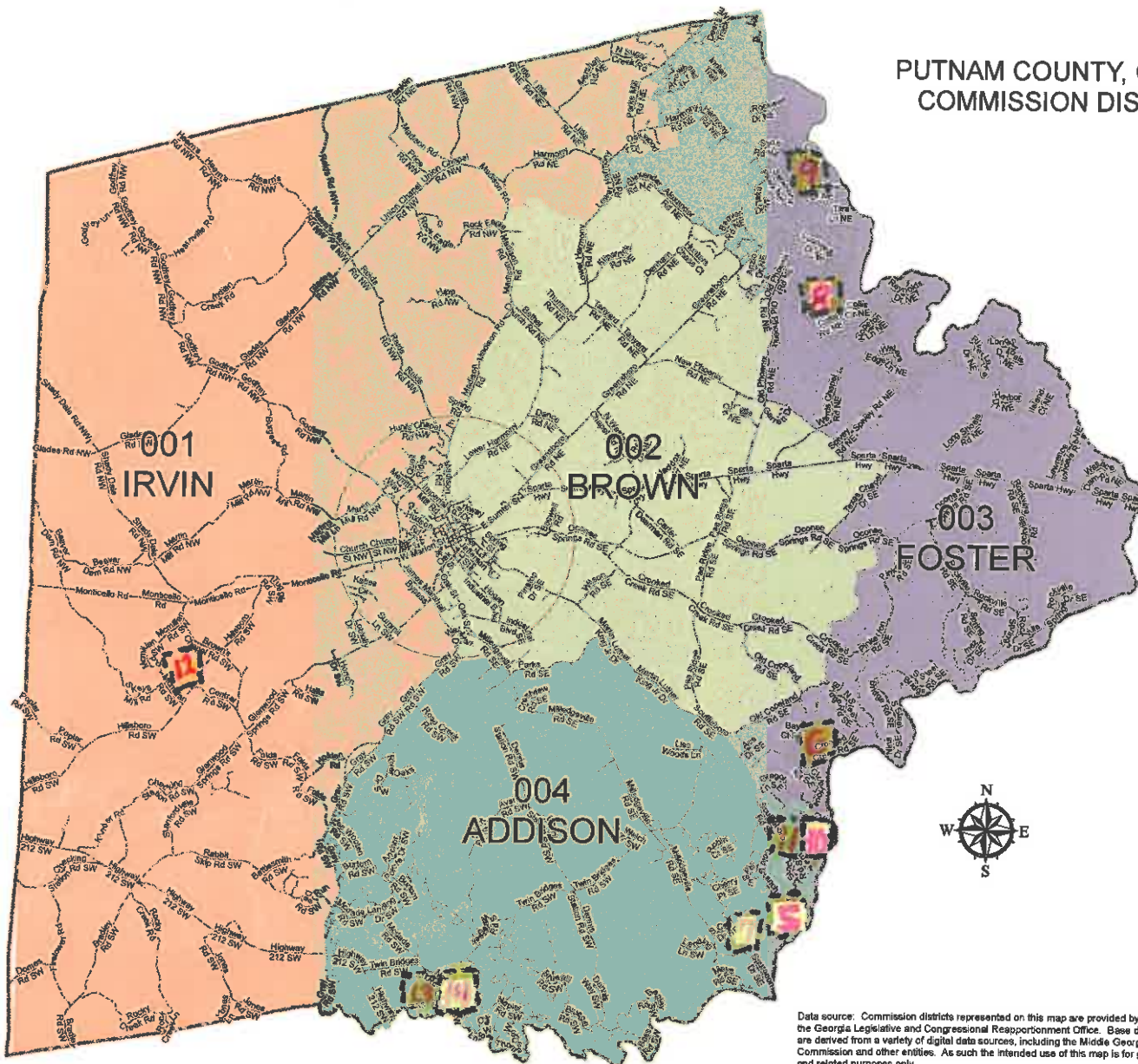
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 10/5/2017

10. Request by **Gary and Alicia Pierson** for a rear yard setback variance at 110 Glad Cove. Presently zoned R-2. [**Map 111C, Parcel 031**]. The applicants are requesting a 43-foot setback variance, being 57 feet the nearest point to the lake to construct a 440-square foot bedroom addition onto the existing house. This is a wide lot which slopes down toward the lake. The lot width at building setback is 200 feet. The closest point from the existing structure is 45 feet from the nearest point to the lake. The proposed bedroom addition will be added to the right side of the existing structure and will be 57 feet from the nearest point to the lake. The proposed septic system will be located on the right side of the property when facing the lake and will not affect the side yard setback. Due to the location of the existing structure any improvements to the proposed left side of the house will require a variance approval. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).

Staff recommendation is for approval of a 43-foot setback variance, being 57 feet from the nearest point to the lake.

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



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

MAP SCALE: 1" = 5,607.26' SCALE RATIO: 1:66,367.34 DATE: DECEMBER 2018

5. Request by **John Wright** for a side yard setback variance at 128 Haralson Drive. Presently zoned R-2. [Map 112B, Parcel 065].
6. Request by **Hazel W. Comer and Mary Jane DeLeeuw** for a side and rear yard setback variance at 114 Crooked Creek Bay Road. Presently zoned R-2. [Map 110D, Parcel 061].
7. Request by **John Williams** for a side yard setback variance at 138 South Leisure Lane. Presently zoned R-1. [Map 086B, Parcel 009].
8. Request by **Michael and Tonya Miller** for a side yard setback variance at 139 Mags Path. Presently zoned R-1. [Map 104A, Parcel 109].
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13. Request by **Jarrell Jackson Colter, Jr. & Dan Turner Tomlin** at 104 Napier Road to rezone 36.710 acres from AG-1 to AG-2. [Map 057, Parcel 003]. *
14. Request by **Jarrell Jackson Colter, Jr. & Dan Turner Tomlin** at 114 Napier Road to rezone 120.582 acres from AG-1 to AG-2. [Map 057, Parcel 005]. *

County
Eatonton

PLANNING & DEVELOPMENT
PUTNAM DRIVE, SUITE B
EATONTON, GA. 31024

PHONE: 706-485-2776
FAX: 706-485-0552

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: GARY & ALICIA PEEBSON

MAILING ADDRESS: 5980 CHUCKER CT.
COMMING GA 30040

PHONE: (770) 844-8613 CELL (770) 597-5052

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

PHONE: _____

PROPERTY:

LOCATION: 210 GLAD COVE, EATONTON, GA 31024
MAP 111C PARCEL 031 PRESENTLY ZONED R-2 KP

REASON FOR REQUEST: LOT SIZE REQUIRES THAT
ADDITION BE BUILT LESS THAN 100' FROM
LAKE EDGE. TOPO ALSO RESTRICTS ABILITY TO
CONNECT ADDITION TO EXISTING STRUCTURE.

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

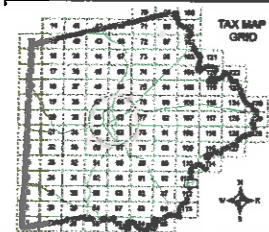
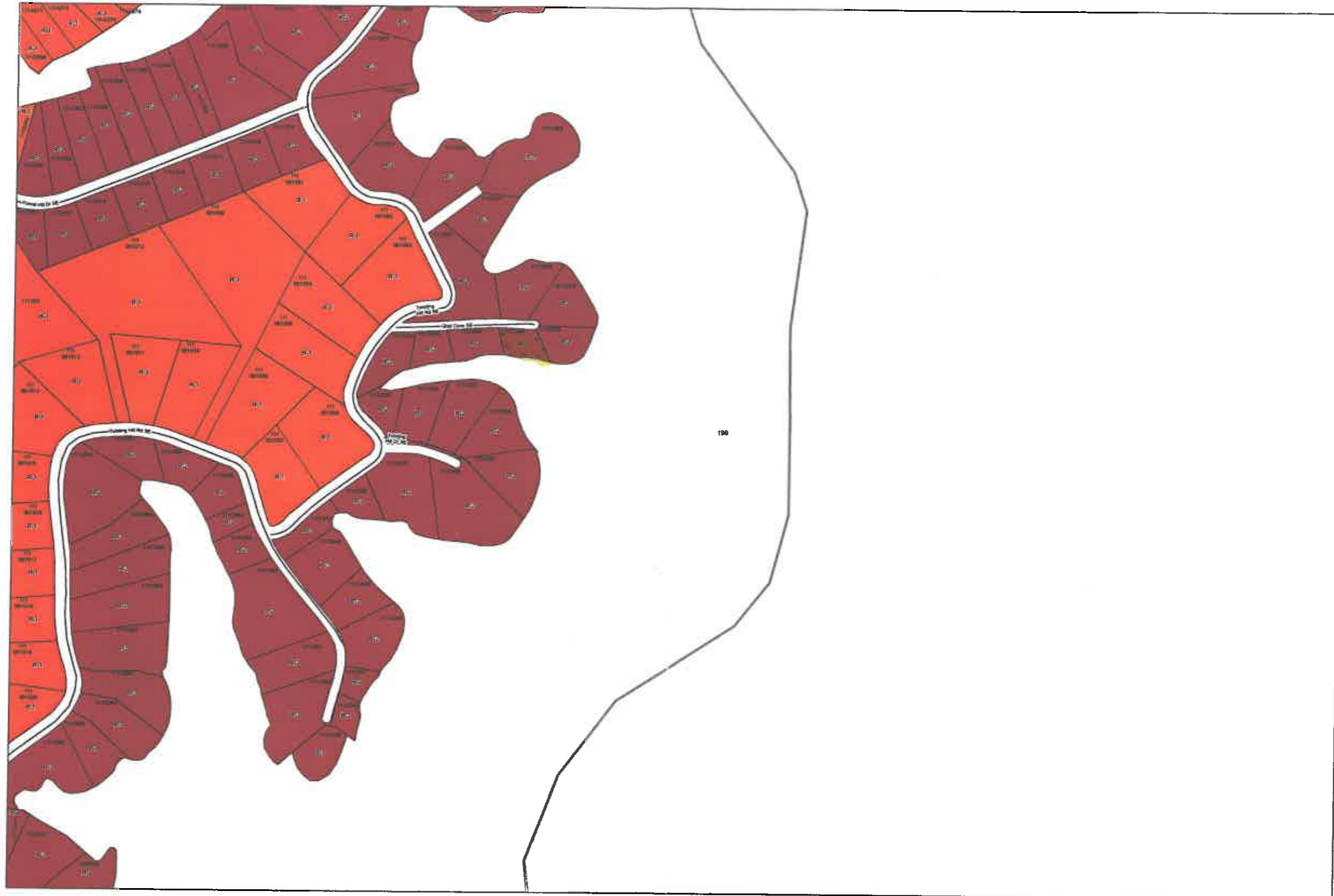
RECORDED PLAT: _____ LETTER OF AGENCY LETTER OF INTENT
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT _____
APPLICATION HAS BEEN SUBMITTED TO HEALTH DEPT.
PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: [Signature] DATE: 8/28/17

*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: 8-31-17 FEE: \$ 50.00 CK. NO. 1585 CASH _____ C. CARD _____ INITIALS KP
DATE OF NEWSPAPER AD: _____ DATE SIGN POSTED: _____
PLANNING & ZONING HEARING: _____ RESULT: _____
COMMISSIONERS/CITY COUNCIL HEARING: _____ RESULT: _____

RECEIVED
AUG 31 2017
KP



- 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

- C-2 CITY
- I-M
- IND-1 CITY
- IND-2

- IND-2 CITY
- MHP
- PUBLIC
- PUBLIC CITY

- R - 1 CITY
- R - 2 CITY
- R - 3 CITY
- R - 4 CITY

- R-1
- R-1R
- R-2
- RM-1

- RM-2
- RM-3
- VILLAGE

GEOGRAPHIC FEATURE LEGEND

MGRC
IT GIS Services
Middle Georgia Regional Consortium
375 Cherry Hwy
Suite C
Macon, Georgia 31217
(478) 751-6199
(478) 751-2517
Web: www.mgarc.org
Email: mgarc@mgarc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**



MAP 111C

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

111C027

111C028

111C029

R-2

R-2

R-2

Glad Cove SE

111C032

111C031

111C030

R-2

R-2

R-2

111C037

R-2

R-2

111C038

August 29, 2017

Request for Variance for Lot 132, Georgia Power Co. Subdivision #2 Lake Sinclair, 110 Glad Cove, Eatonton, GA 30124

We are the owners and contractor for this proposed addition to our existing residence. This is a Georgia Power Co. lot and we have received approval from Georgia Power for a variance of their 100' set back from the shoreline (Sandra Hudson 8/25/17). (See survey. Addition will be 57' from shoreline) We have also applied for a septic permit with the County Health Department.

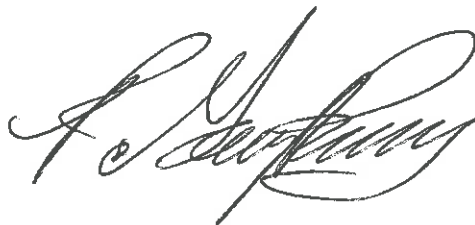
Variance Request: We are requesting a variance from your 100' setback from the water edge of Lake Sinclair. The existing residence's closest corner is 45' from the sea wall. Because of where the residence is located on the property and the topography of the lot the proposed location of the addition is the only suitable site. In addition the lot is relatively small at .563 acres and the lot depth from the lake is only 131', thus the 100' setback would be impossible to comply with.

We have had some preliminary discussions with the Health Department. From this discussion we are aware that a new septic system may be required (in the lawn area in the NW corner of the property) and an existing well may need to be closed and filled.

The architectural style of this addition will be same as the existing structure, wood siding and metal roof. We feel the addition will enhance the property as well as the surrounding properties.

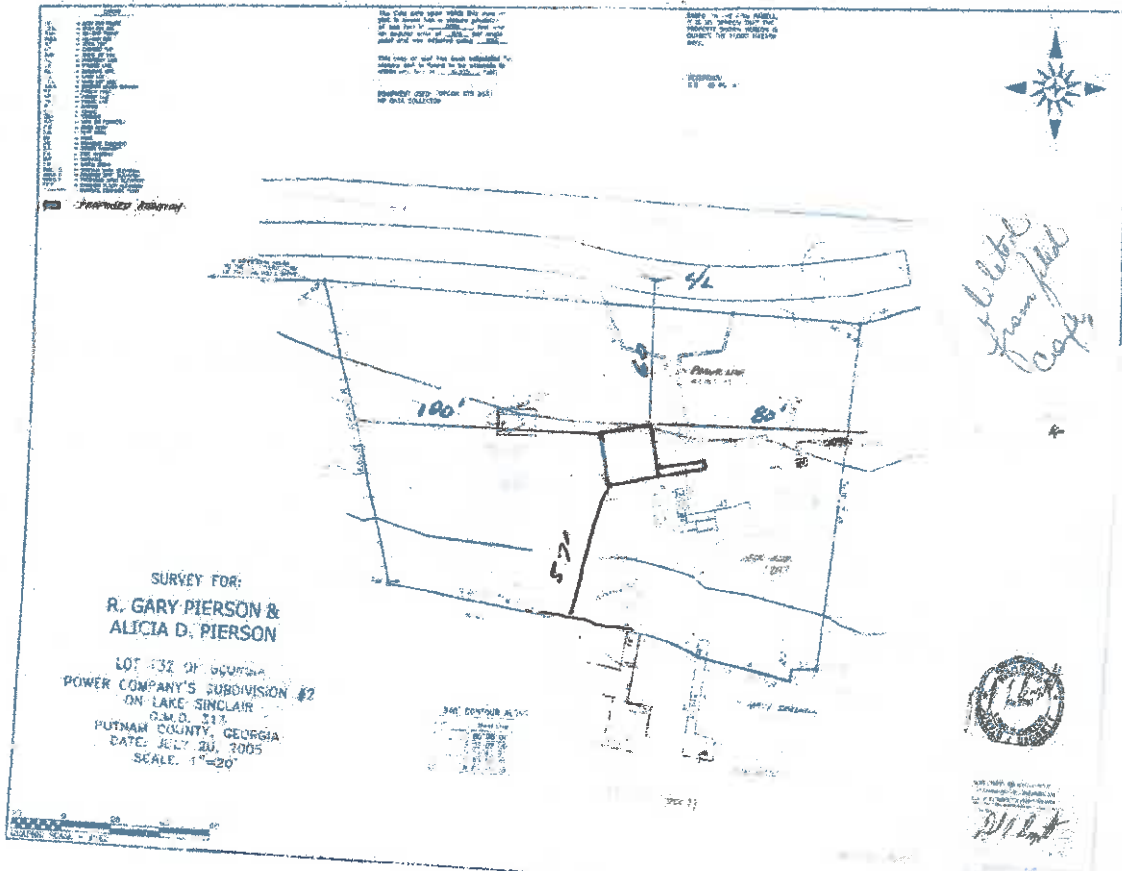
Thank you for your consideration of this request.

TOTAL SQ. FT. of proposed structure - 440 sq ft
TOTAL SQ. FT. of Existing structure - 900 sq. ft
Bldg width at setback is 200'



RECEIVED
AUG 31 2017
KP

RECEIVED
AUG 31 2017



RCVD 2017 SEP 14

RP

Backup material for agenda item:

11. Request by **Dane Coleman** for a rear yard setback variance at 107 Twisting Hill Drive. Presently zoned R-2. [**Map 111C, Parcel 038**].

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

October 2, 2017

TO: Planning & Zoning Commission

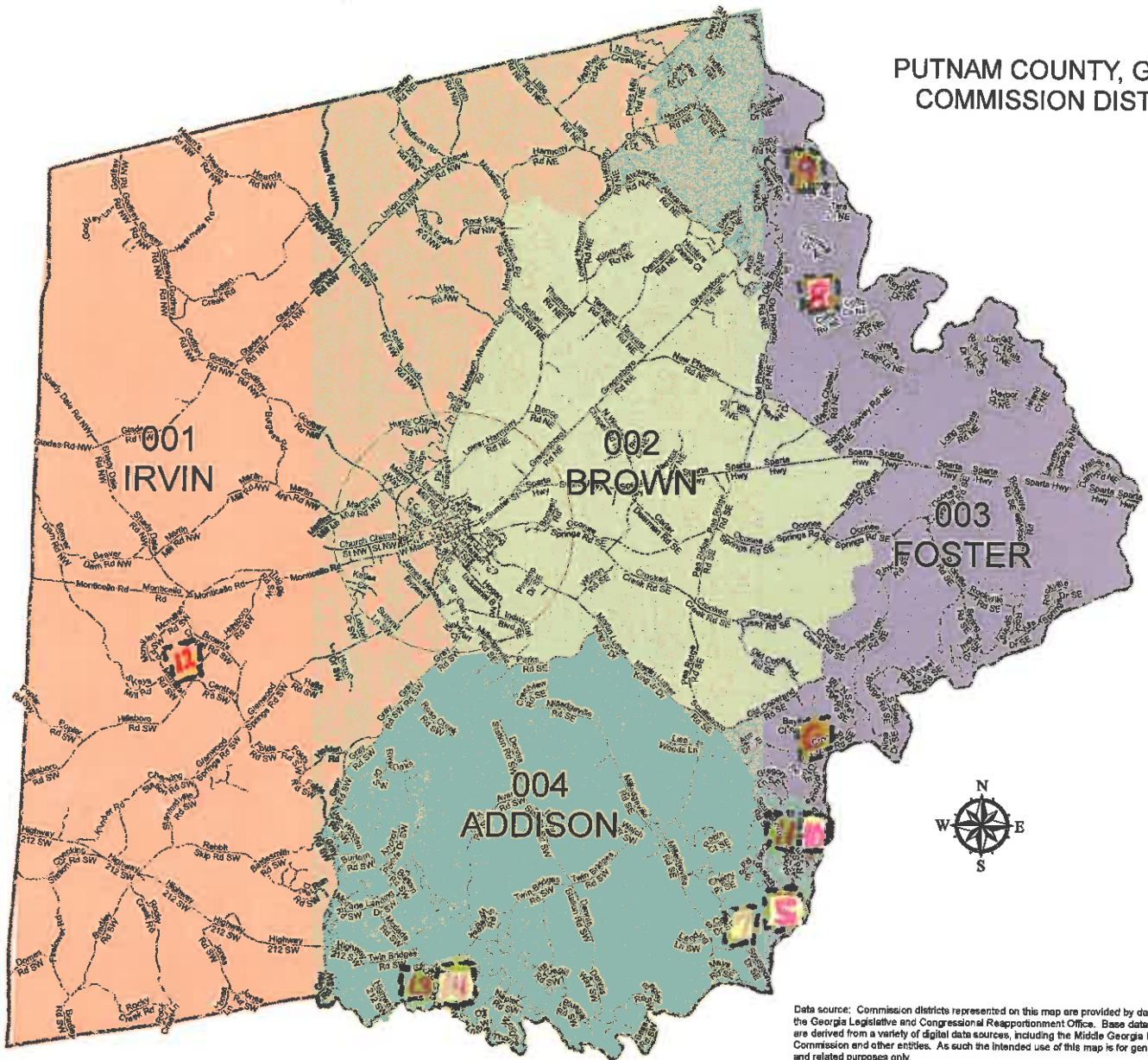
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 10/5/2017

11. Request by **Dane Coleman** for a rear yard setback variance at 107 Twisting Hill Drive. Presently zoned R-2. [**Map 111C, Parcel 038**]. The applicants are requesting a 30-foot setback variance, being 70 feet the nearest point to the lake to construct a 576-square foot addition onto the existing house. This is a pie-shaped lot with a very steep slope that widens towards the lake. The lot width at building setback is 210 feet. The closest point from the existing structure is 61 feet from the nearest point to the lake. The proposed bedroom addition will be added to the right side of the existing structure and will be 70 feet from the nearest point to the lake. The septic system is located on the right side of the structure when facing the lake. Due to the location of the existing structure any improvements to the proposed left side of the house will require a variance approval. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).

Staff recommendation is for approval of a 30-foot setback variance, being 70 feet from the nearest point to the lake.

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



5. Request by **John Wright** for a side yard setback variance at 128 Haralson Drive. Presently zoned R-2. [Map 112B, Parcel 065].
6. Request by **Hazel W. Comer and Mary Jane DeLeeuw** for a side and rear yard setback variance at 114 Crooked Creek Bay Road. Presently zoned R-2. [Map 110D, Parcel 061].
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- Putnam County
- City of Eatonton

2017-00934

PLANNING & DEVELOPMENT
117 PUTNAM DRIVE, SUITE B
EATONTON, GA. 31024

PHONE: 706-485-2776
FAX: 706-485-0552

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: Danz Coleman

MAILING ADDRESS: 107 Twisting Hill Dr.
Eatonton, Ga. 31024

PHONE: 770-401-0804

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

PHONE: _____

PROPERTY:

LOCATION: 107 Twisting Hill Dr. Eatonton, Ga. 31024
MAP: ~~348-8~~ PARCEL 038 PRESENTLY ZONED Residential R-20

REASON FOR REQUEST: Room Addition

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

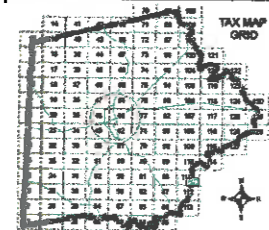
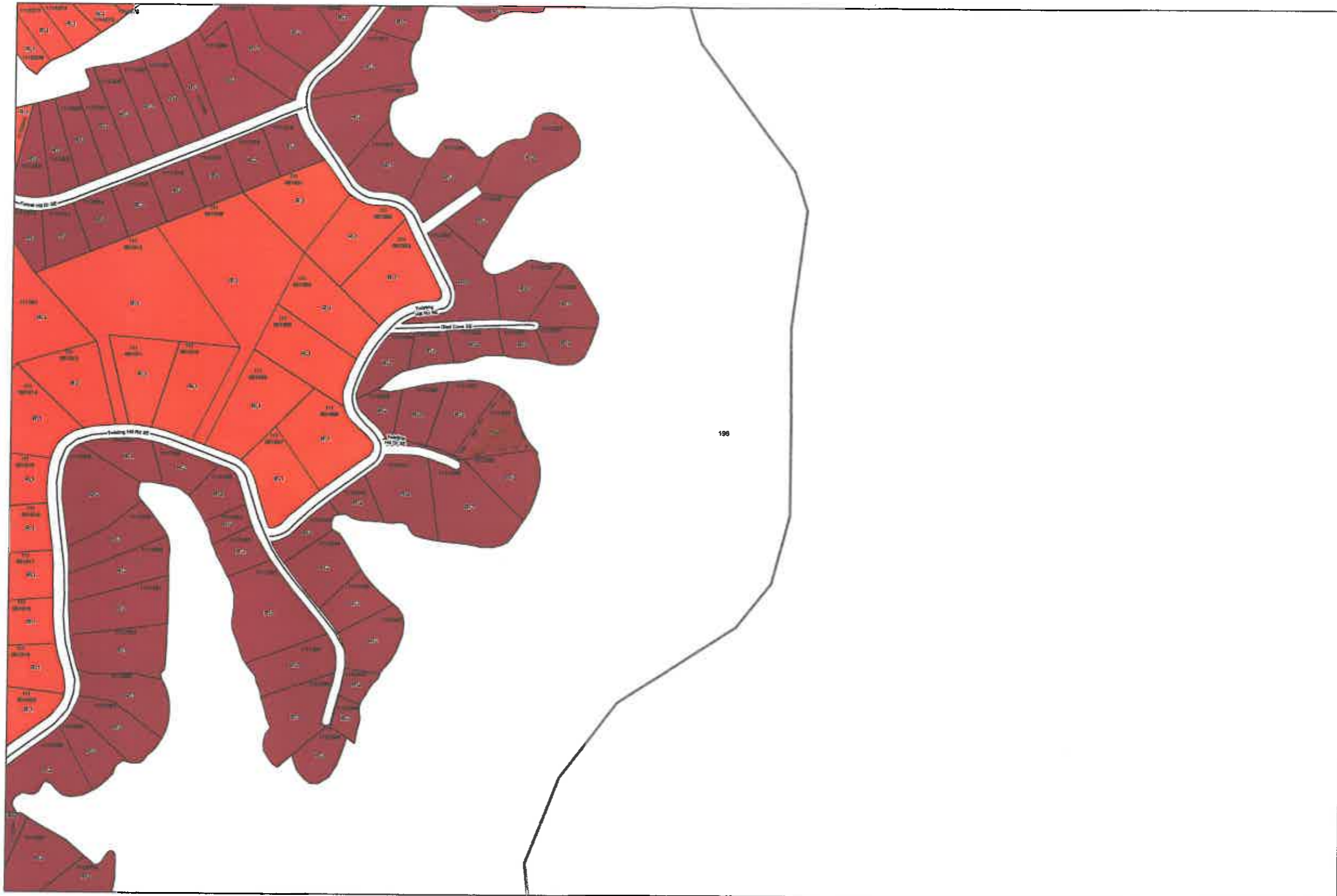
RECORDED PLAT: LETTER OF AGENCY LETTER OF INTENT
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: Danz Coleman DATE: 8-16-17

*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>8-31-17</u> | FEE: <u>\$50.00</u> | CK. NO. _____ | CASH <input type="checkbox"/> | C. CARD <input checked="" type="checkbox"/> | INITIALS <u>DC</u> |
| DATE OF NEWSPAPER AD: _____ | DATE SIGN POSTED: _____ | | | | |
| PLANNING & ZONING HEARING: _____ | RESULT: _____ | | | | |
| COMMISSIONERS/CITY COUNCIL HEARING: _____ | RESULT: _____ | | | | |



- Estonton Limits
- County Boundary
- Roads
- Parcels
- Parcel_Hooks

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

- AG-2
- C-1
- C-1 CITY
- C-2
- I-M
- IND-1 CITY
- IND-2

GEOGRAPHIC FEATURE LEGEND

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



PUTNAM COUNTY, GEORGIA ZONING MAPS



MAP 111C

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,000 DATE: SEPTEMBER 2017

111C027

111C028

111C029 R-2

Glad Cove SE

111C030

111C033

111C032

111C031

R-2

R-2

R-2

R-2

111C036

111C037

111C038

R-2

R-2

R-2

Twisting Hill Dr SE

111C039

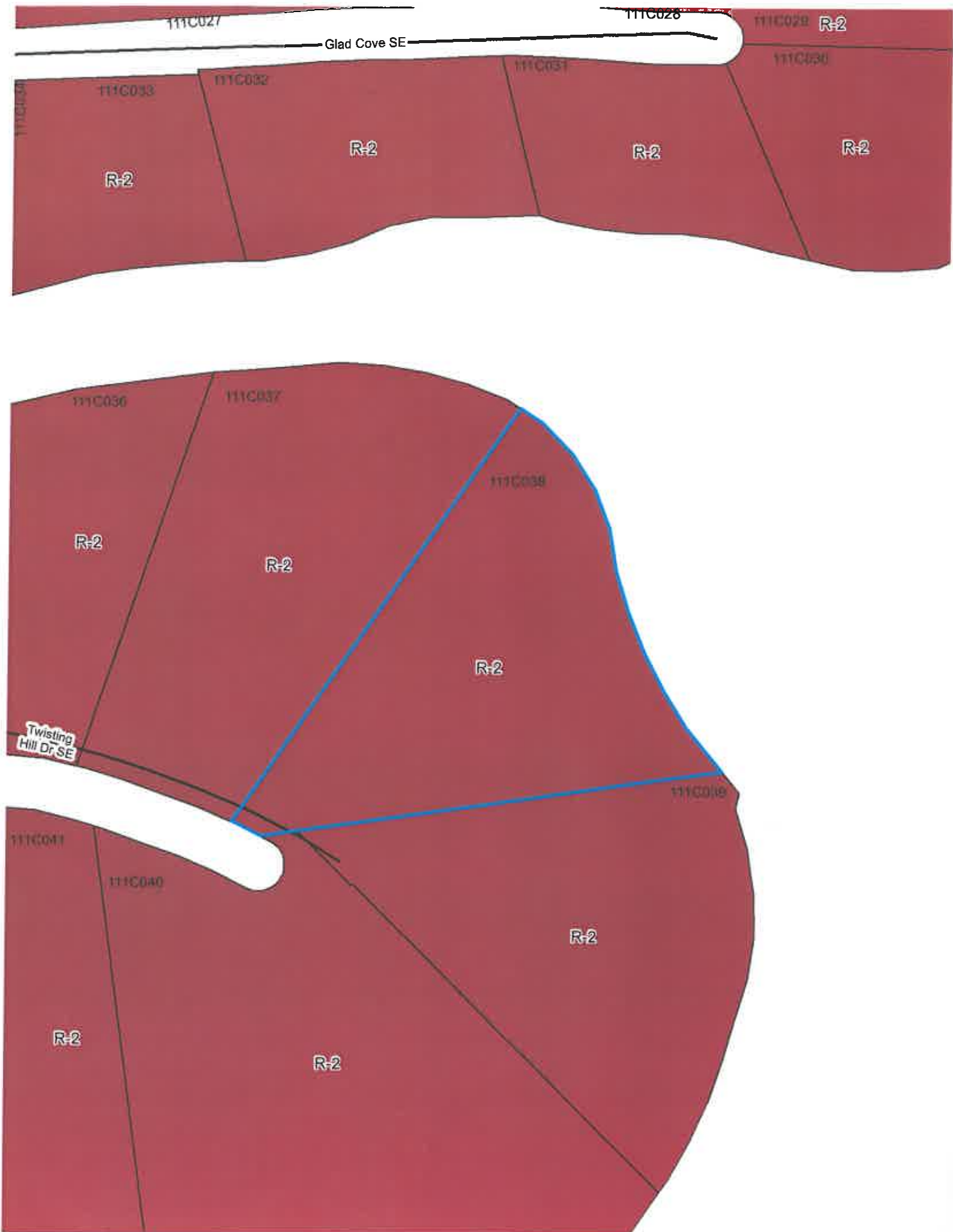
111C041

111C040

R-2

R-2

R-2



Request for Variance for Lot 127
Section 2, 107 Twisting Hill Dr.
Easton, Ga. 31024

We are the owners and are requesting
a variance for an addition to
existing structure. which is 1300 sq.
Proposed addition is 576 sq.

There is a septic tank already on
lot. Copy of inspection and placement
is attached from Martin Septic Service.

On the plat is outlined the addition
in red.

The addition would be 38ft from
S. property line, but we only have
70ft. to water which does not meet
Putnam County requirements of 100ft.
so we would need a 30ft. variance.

The lot length at building setback is 70ft.
The lot width at building setback is 70.76ft.

We are requesting a 30ft. variance
being 70ft. off the lake side property line.

We feel that the proposed addition would be in keeping with the general size, appearance + positioning of other residences in the neighborhood.

Thank You,

Jane C Coleman
Dikki G Coleman

2

Karen Pennamon

From: Hill, Kathryn <Kathryn.Hill@dph.ga.gov>
Sent: Thursday, August 31, 2017 9:20 AM
To: Karen Pennamon
Cc: colemand@bellsouth.net
Subject: 107 Twisting Hill Dr

Please allow Mr. Coleman to make application for a variance this month. I will finish up with the paperwork he needs from the Health Dept in the next few days.

thanks,
Kathryn



Kathryn Hill, REHS
Putnam County EHS County Manager

Putnam County Health Dept
117 Putnam Dr. Suite C
P.O. Box 3776
Eatonton, GA 31024
706-484-2914 office
706-485-2018 Fax

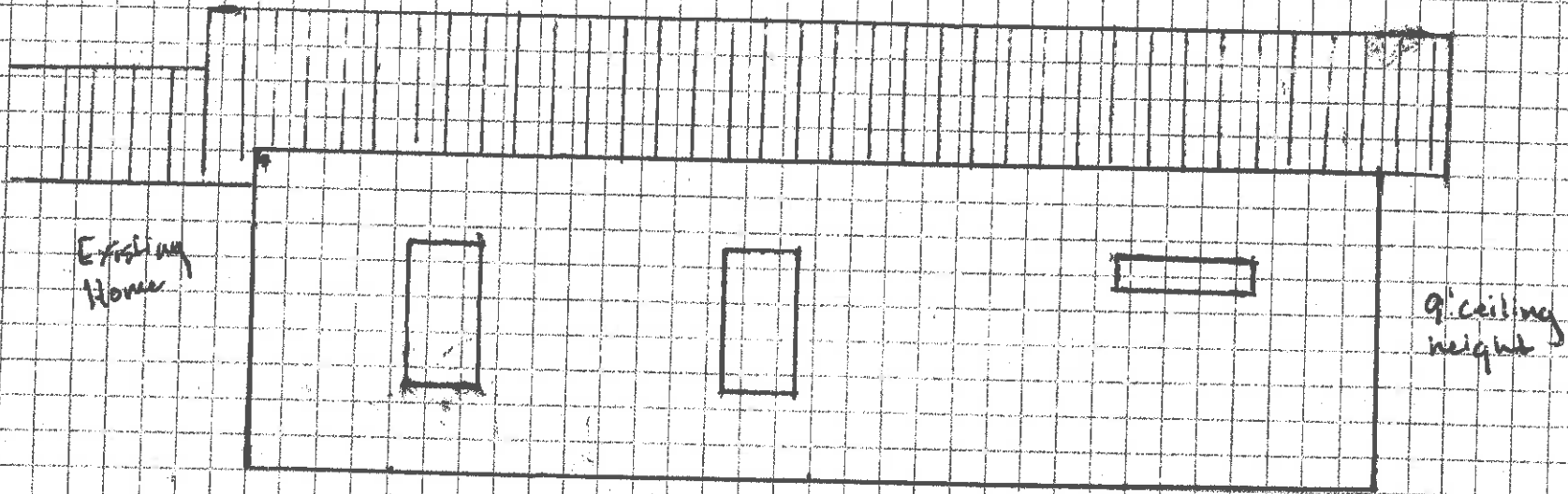


RECEIVED

AUG 31 2017

AP

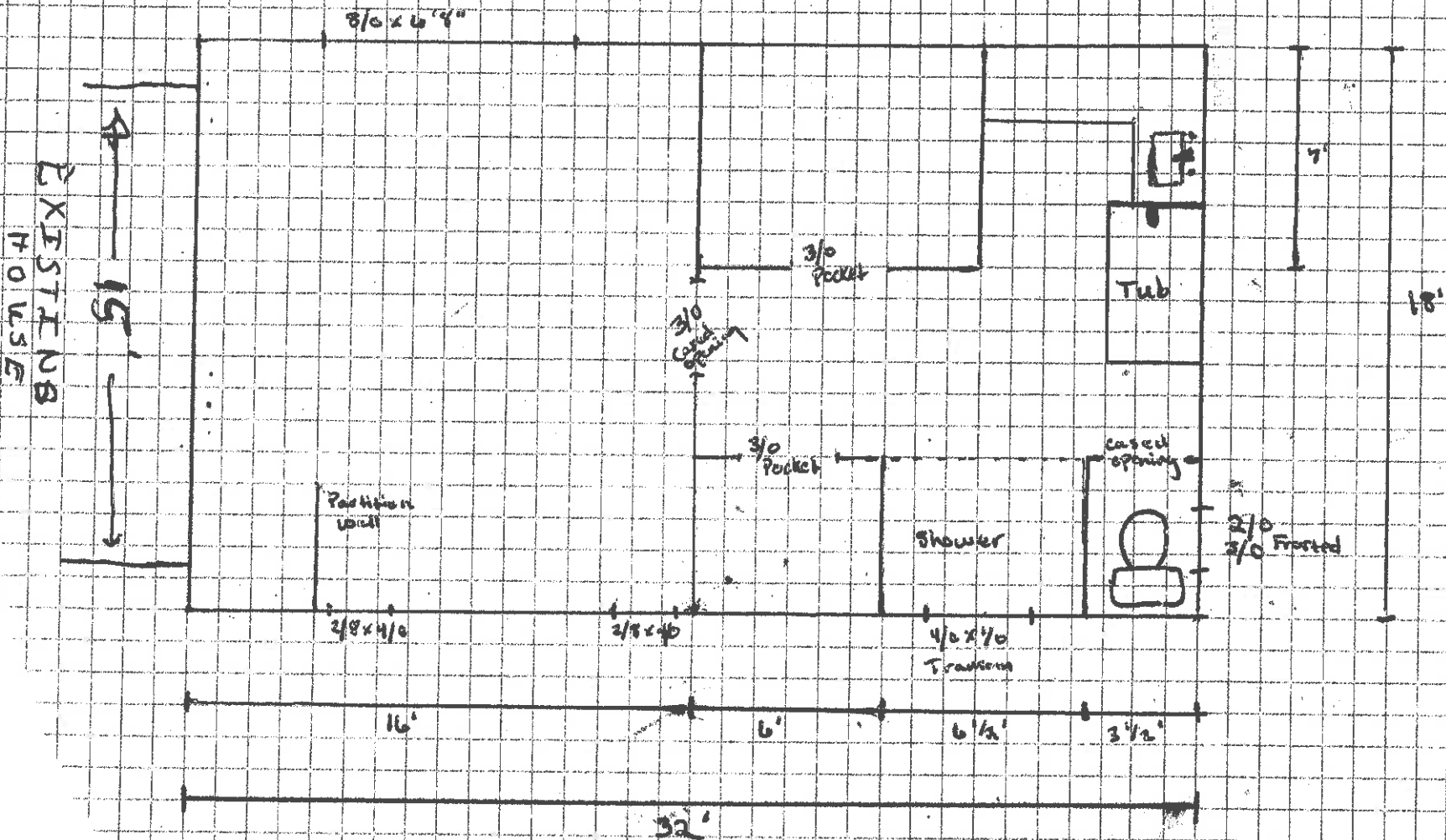
Road side view



9' Ceiling Height

Coleman Addition

104 Twisting Hill Dr



Backup material for agenda item:

12. Request by **Andy Holder** for a conditional use for an event center at 206 McMillian Road . Presently zoned AG-1. [Map 022, Parcel 001002]. * **Request to withdraw without prejudice.**

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

October 2, 2017

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 10/5/2017

12. Request by **Andy Holder** for a conditional use for an event center at 206 McMillian Road. Presently zoned AG-1. [**Map 022, Parcel 001002**]. * **Request to withdraw without prejudice.**

Backup material for agenda item:

13. Request by **Jarrell Jackson Colter, Jr. & Dan Turner Tomlin** to rezone 36.710 acres at 104 Napier Road from AG-1 to AG-2. **[Map 057, Parcel 003]. ***

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

October 2, 2017

TO: Planning & Zoning Commission

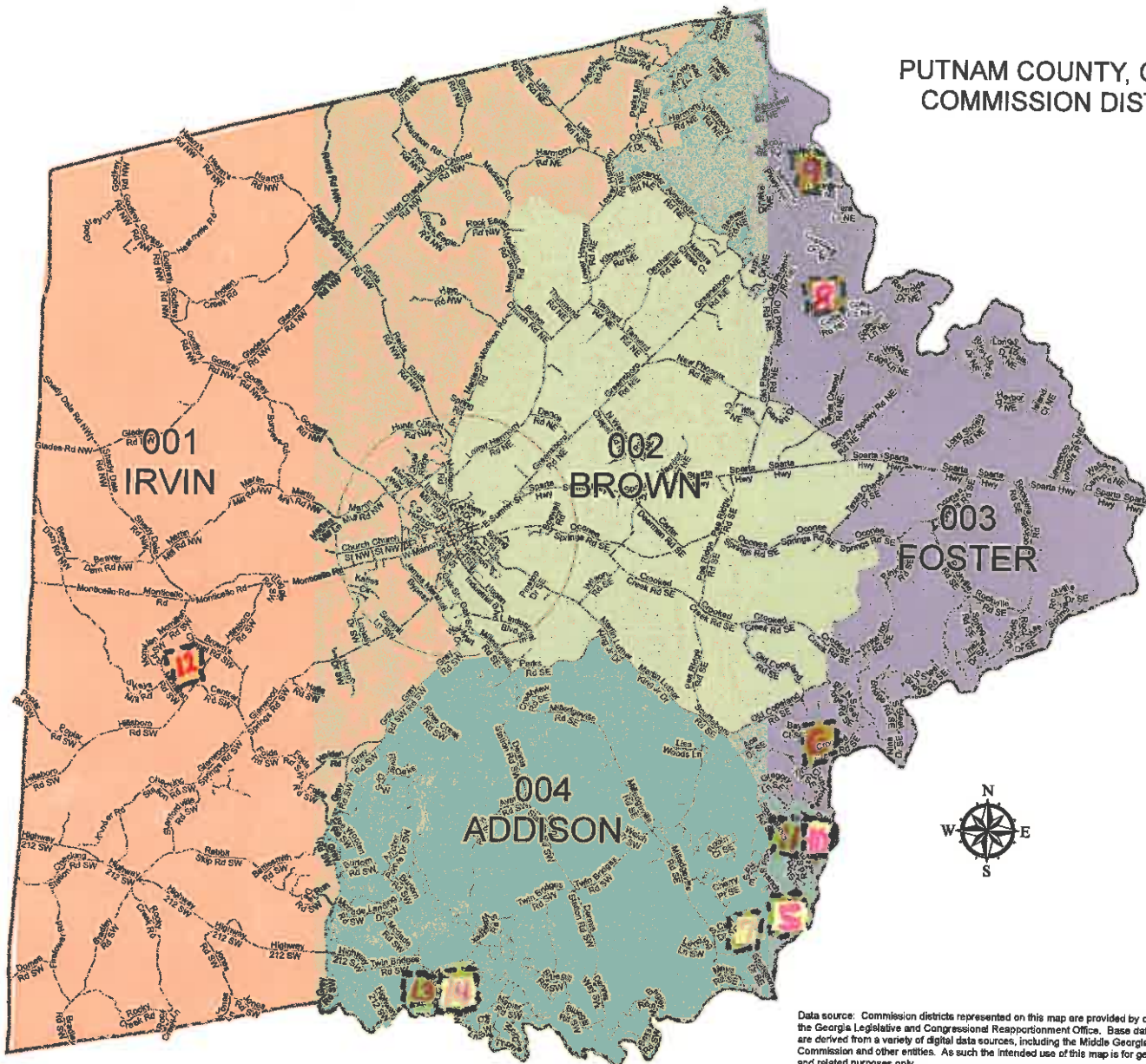
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 10/5/2017

13. Request by **Jarrell Jackson Colter, Jr. & Dan Turner Tomlin** at 104 Napier Road to rezone 36.710 acres from AG-1 to AG-2. [**Map 057, Parcel 003**]. * The applicants are requesting to rezone 36.710 acres at 104 Napier Road from AG-1 to AG-2. They would like to subdivide out 4 or 5 tracts with an average of 8 acres to a minimum of 5 acres for mini farms, and also keep a portion for personal and recreational use. The minimum lot size in the AG-1 district is 20 acres so in order to subdivide the property it must be rezoned to a conforming zoning district. The applicants would like to maintain an agriculture use for this property and the only option is the AG-2 district with a minimum lot size requirement of 5 acres. At most, there could only be six additional parcels created if rezoned to AG-2, which in my opinion would have minimal impact on Napier Road, the adjacent properties and the community. [L1]Therefore, the proposed AG-2 zoning district will have little to no adverse effect on any nearby roads or surrounding properties due to the small number of lots being proposed.

Staff recommendation is for approval to rezone 36.710 acres from AG-1 to AG-2.

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



5. Request by **John Wright** for a side yard setback variance at 128 Haralson Drive. Presently zoned R-2. [Map 112B, Parcel 065].
6. Request by **Hazel W. Comer and Mary Jane DeLeeuw** for a side and rear yard setback variance at 114 Crooked Creek Bay Road. Presently zoned R-2. [Map 110D, Parcel 061].
7. Request by **John Williams** for a side yard setback variance at 138 South Leisure Lane. Presently zoned R-1. [Map 086B, Parcel 009].
8. Request by **Michael and Tonya Miller** for a side yard setback variance at 139 Mags Path. Presently zoned R-1. [Map 104A, Parcel 109].
9. Request by **Charles Randolph Rich** for a rear yard setback variance at 106 Clack Circle. Presently zoned R-1. [Map 102B, Parcel 022].
10. Request by **Gary and Alicia Pierson** for a rear yard setback variance at 110 Glad Cove. Presently zoned R-2. [Map 111C, Parcel 031].
11. Request by **Dane Coleman** for a rear yard setback variance at 107 Twisting Hill Drive. Presently zoned R-2. [Map 111C, Parcel 038].
12. Request by **Andy Holder** for a conditional use for an event center at 206 McMillian Road. Presently zoned AG-1. [Map 022, Parcel 001002].
13. Request by **Jarrell Jackson Colter, Jr. & Dan Turner Tomlin** at 104 Napier Road to rezone 36.710 acres from AG-1 to AG-2. [Map 057, Parcel 003]. *
14. Request by **Jarrell Jackson Colter, Jr. & Dan Turner Tomlin** at 114 Napier Road to rezone 120.582 acres from AG-1 to AG-2. [Map 057, Parcel 005]. *

APPLICATION FOR REZONING

APPLICATION NO 2017-00920

DATE: 8/29/2017

MAP 057 PARCEL 003

1. Name of Applicant: Jarrell Jackson Colter, Jr. & Dan Turner Tomlin
2. Mailing Address: 107 Emma Drive Milledgeville GA 31061
3. Phone: (home) _____ (office) _____ (cell) (478) 454 7169
4. The location of the subject property, including street number, if any: 104 Napier Road, SW, Eatonton, GA 31024
5. The area of land proposed to be rezoned (stated in square feet if less than one acre):
Parcel "A" 36.710Acres Plat Book 34, Page 136
6. The proposed zoning district desired: AG-2
7. The purpose of this rezoning is (Attach Letter of Intent) To subdivide below 20 Acres per Tract
8. Present use of property: Open Land Desired use of property: Recreation
9. Existing zoning district classification of the property and adjacent properties:
Existing: AG1
North: AG-1 South: AG-1 East: AG-1 & C-2 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. (Attached)
12. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): Mixed use Residential
13. A detailed description of existing land uses: Open Land
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.

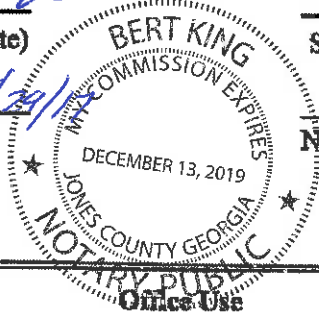
County Water

PUTNAM COUNTY PLANNING & DEVELOPMENT
 117 Putnam Drive, Suite B
 Eatonton, GA 31024
 Phone: 706-485-2776 ♦ Fax: 706-485-0552
 www.putnamga.com

15. Provision for sanitary sewage disposal: septic system X, or sewer _____. If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
16. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. 36-67A).
17. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property. (Please attach on separate sheet.) N/A
18. Proof that property taxes for the parcel(s) in question have been paid. (Attached)
19. Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.) N/A
20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.) N/A

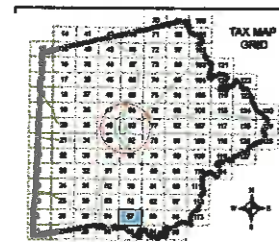
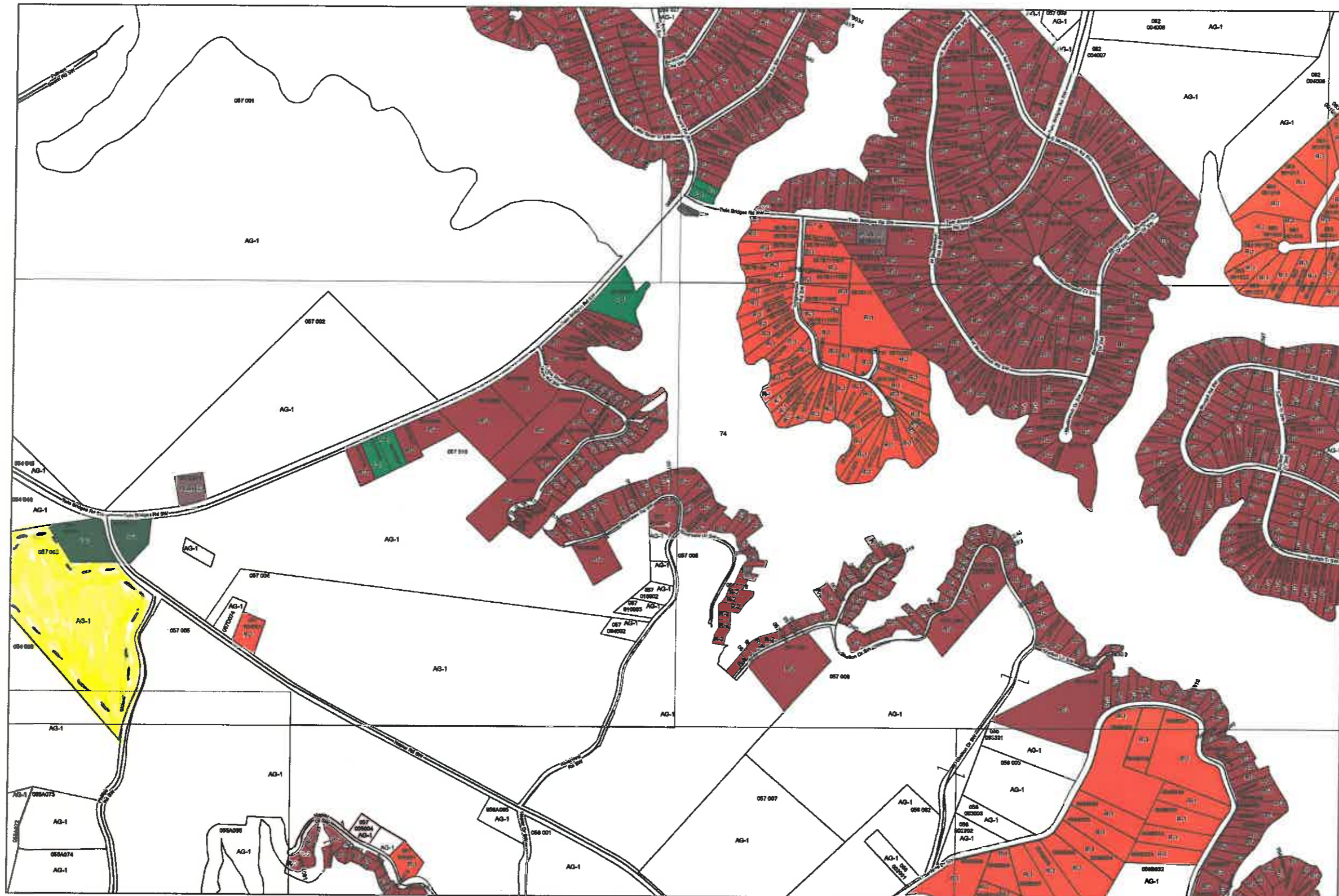
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

| | | | |
|---|-----------------|--------------------------------|-----------------|
| <u><i>[Signature]</i></u> Signature (Property Owner) | _____ (Date) | _____ Signature (Applicant) | _____ (Date) |
| <u><i>[Signature]</i></u> Notary Public | <u>8/29/17</u> | _____ Notary Public | |



| | | |
|---|--------------------------------------|---------------------|
| Office Use | | |
| Paid: \$ <u>30000</u> (cash) _____ | (check) <u>2464</u> _____ | (credit card) _____ |
| Receipt No. <u>29685</u> | Date Paid: <u>8-30-17</u> | |
| Date Application Received: <u>8-30-17</u> | | |
| Reviewed for completeness by: _____ | | |
| Submitted to TRC: _____ | Return date: _____ | |
| Date of BOC hearing: _____ | Date submitted to newspaper: _____ | |
| Date sign posted on property: _____ | Picture attached: yes _____ no _____ | |

[Handwritten mark]



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

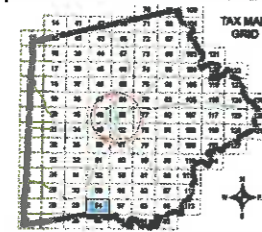
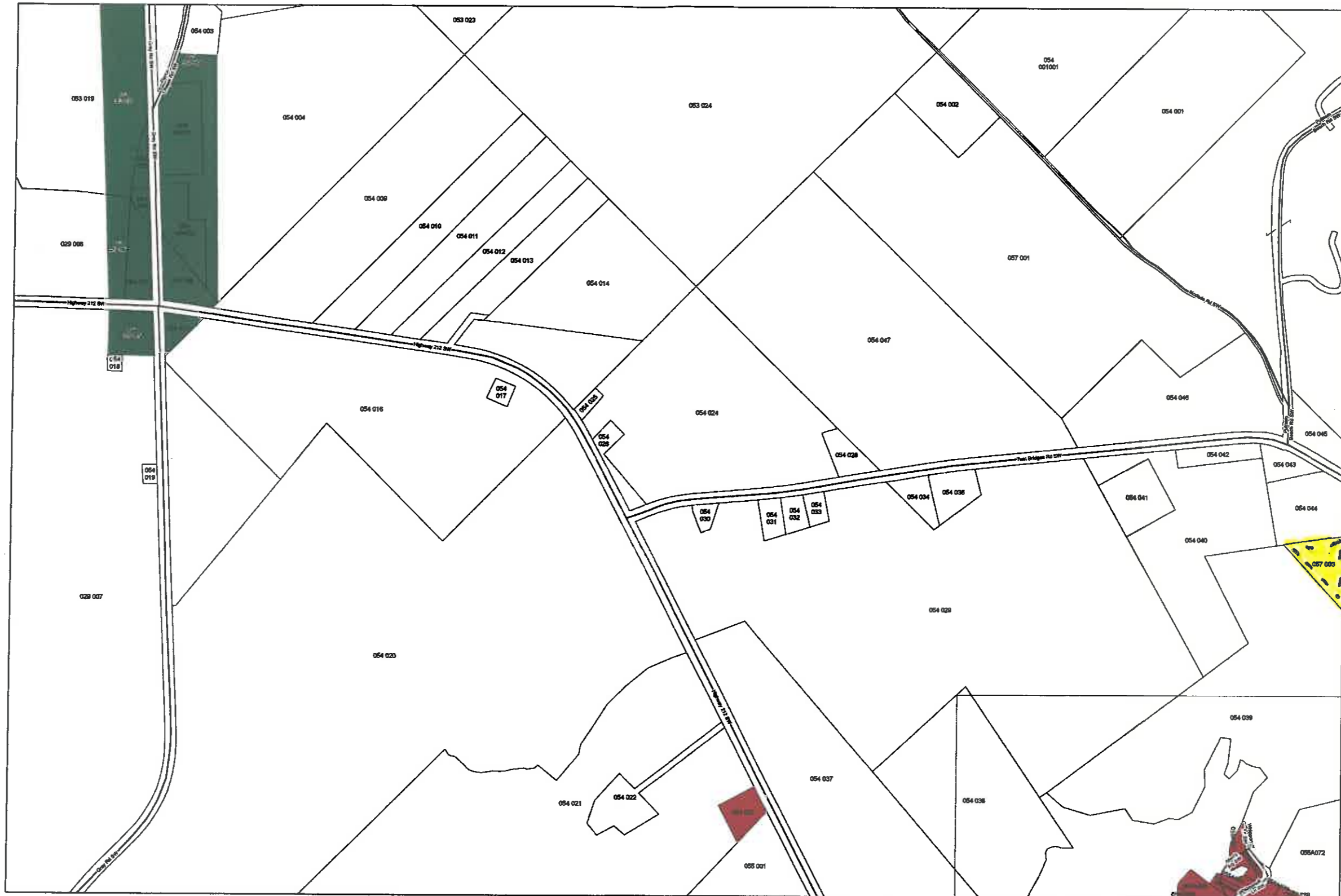
| Zoning | | GEOGRAPHIC FEATURE LEGEND | | | | | | | | | | | | | | | | | | | | | | |
|---------|------|---------------------------|------|-----|----------|-----|----------|-----|------------|-------|------------|-----|--------|-------------|------------|------------|------------|------------|-----|------|------|------|------|---------|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

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Macon, Georgia 31217
(478) 751-6199
(478) 751-6517
Web: www.middlegeorgia.org
Email: mgrc@mgrc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 057

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,000 DATE: SEPTEMBER 2017



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

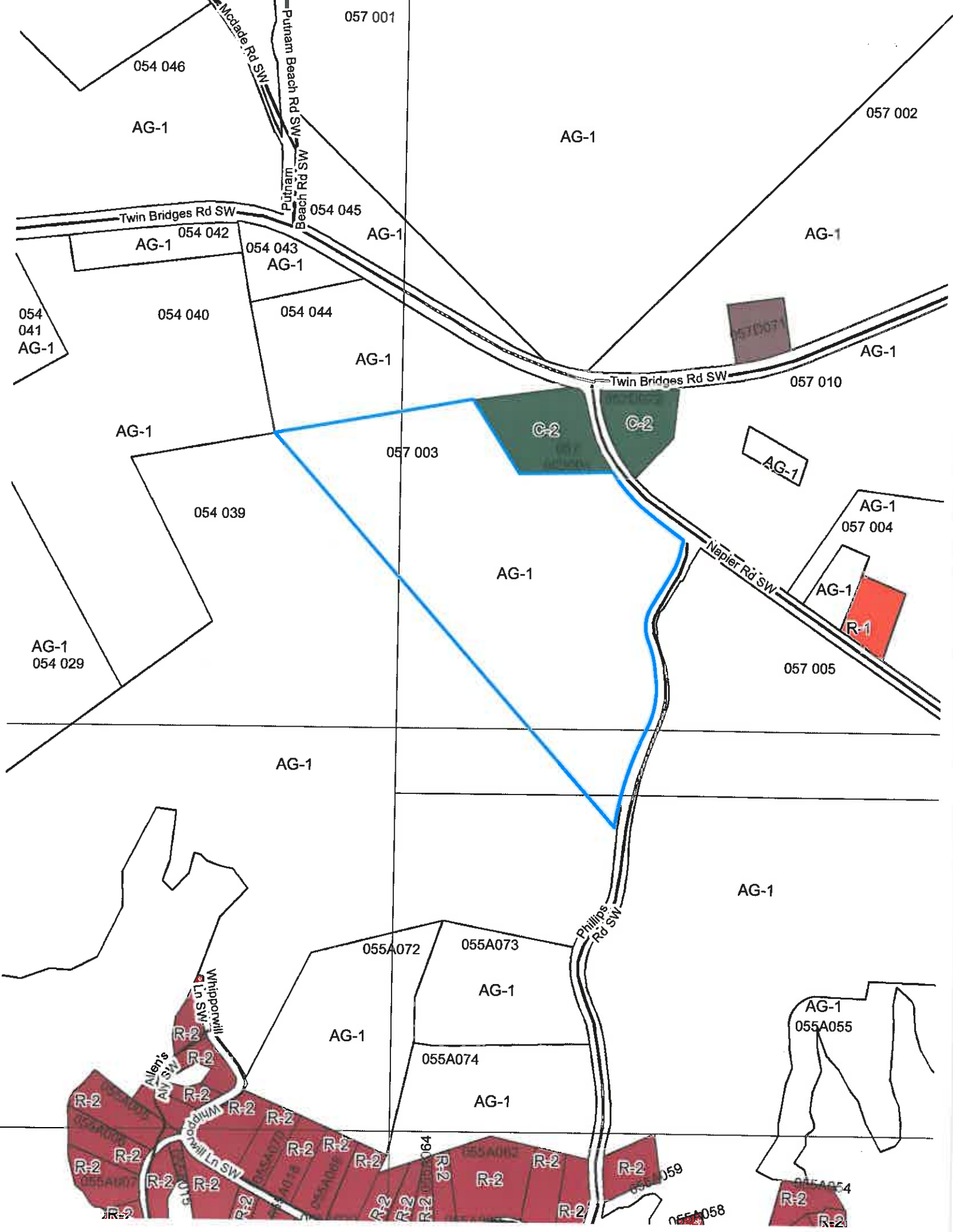
| Zoning | | GEOGRAPHIC FEATURE LEGEND | | | | | | | | | |
|-----------|------|---------------------------|------------|------------|------|---------|--------|------------|-------------|--|--|
| No Code | AG-2 | C-2 CITY | IND-2 CITY | R - 1 CITY | RM-2 | | | | | | |
| AG-1 | C-1 | I-M | MHP | R - 2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

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 County Hwy
Suite C
Macon, Georgia 31217
(478) 751-6100
(478) 751-6517
Web: www.mgarc.org
Email: ag@mgarc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 054

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



Letter of Intent

With the present zoning on this tract it can not be divided and would have to remain at 36.7 acres. If this tract is re-zoned as Ag. 2 it would allow for this tract to be divided into 4 or 5 tracts with average of 8+/- acres. This would be considered higher and better use and fit in with present use in general area (mini farms). This tract was purchased in conjunction with an adjoining tract which has left several options for our intentions. However our intention is to sell a few tracts and keep a portion of tracts for personal and recreational use.

104 Napier Rd
Jarl Cott

RCVD 2017 SEP 15

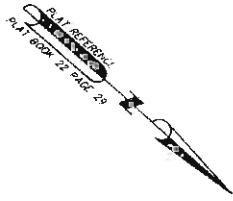
RO

This is to certify that this is a true and accurate copy of the original.

Plat
that appears of Record in the office of the Clerk of Superior Court of Putnam County, Georgia

Raynell Butt
Clerk / Deputy Clerk

Date: 8/9/17



FILED
04:18 PM
4/25/2014
PUTNAM
SHEILA H. PERRY
CLERK

BK 34 PG 136

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S14°53'28"W | 59.69 |
| L2 | S31°42'16"W | 171.70 |
| L3 | S04°28'23"E | 47.28 |
| L4 | S25°46'23"W | 84.98 |

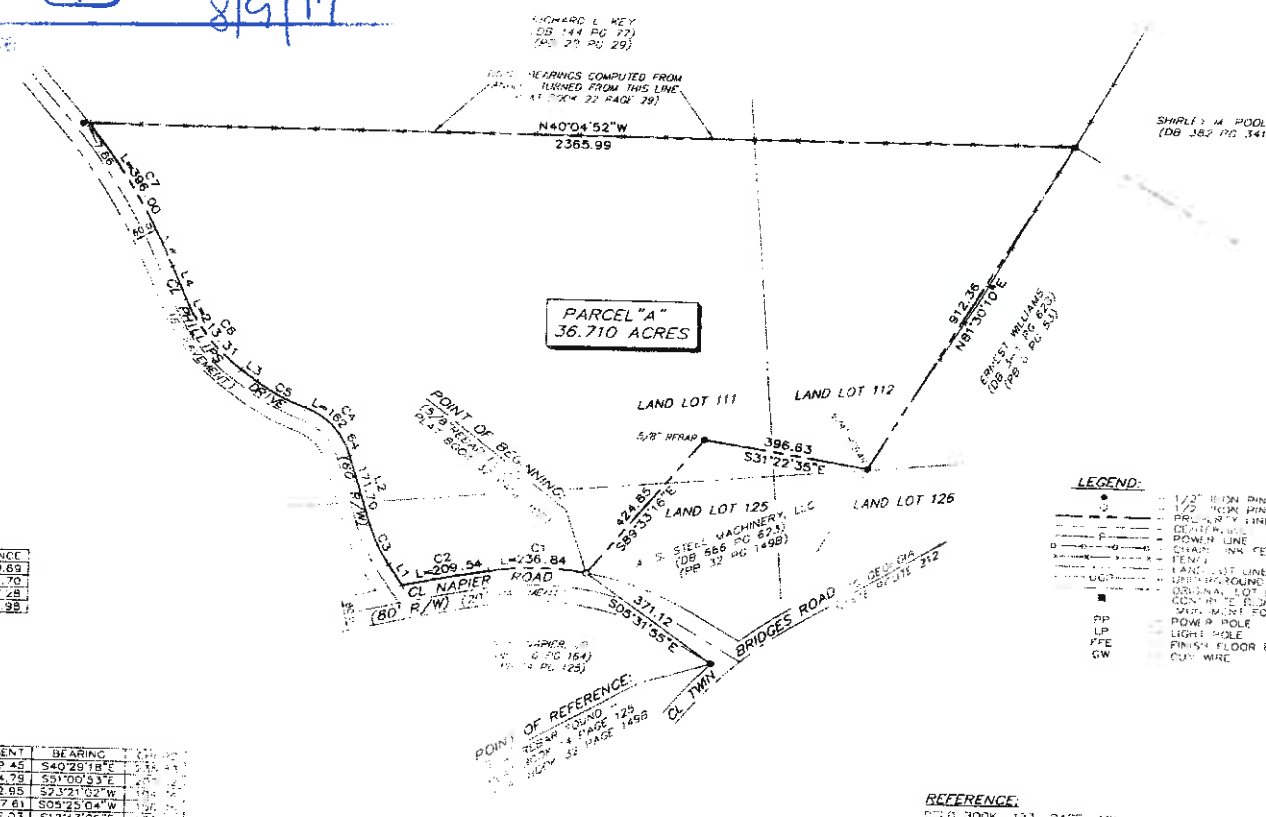
| CURVE | PI | TA | RADIUS | ARC | TANGENT | BEARING |
|-------|--------|---------|--------|--------|-------------|---------|
| C1 | 18°24' | 718.57 | 236.84 | 119.48 | S40°28'18"E | 171.70 |
| C2 | 22°45' | 4500.71 | 209.54 | 104.78 | S31°00'33"E | 171.70 |
| C3 | 16°55' | 356.00 | 103.12 | 52.95 | S23°21'02"W | 171.70 |
| C4 | 52°47' | 482.28 | 133.14 | 87.03 | S12°43'26"E | 171.70 |
| C5 | 15°50' | 402.03 | 213.31 | 119.20 | S10°39'09"W | 171.70 |
| C6 | 30°44' | 1434.48 | 396.00 | 199.27 | S17°51'52"W | 171.70 |

NOTES:

1. THE BEARING DATUM WAS ESTABLISHED FROM PLAT REFERENCE (PLAT BOOK 22 PAGE 29).
2. THE LAND LOT LINES ARE SHOWN IN APPROXIMATE LOCATIONS AS TAKEN FROM COUNTY RECORDS.
3. DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCE.

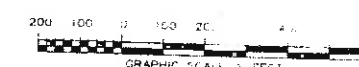
Lisa Jackson
Putnam Co. Planning & Development
4-22-14

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE COPY OF THE ORIGINAL SURVEY AS SHOWN AND NO CHANGES OR ALTERATIONS HAVE BEEN MADE TO THE ORIGINAL SURVEY. NO NEW SANITARY SEWER OR SEWERAGE LINES ARE SHOWN. NO NEW SANITARY SEWER OR SEWERAGE LINES ARE SHOWN. NO NEW SANITARY SEWER OR SEWERAGE LINES ARE SHOWN.

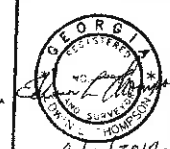


- LEGEND:**
- 1/2" IRON PIN FOUND
 - 1/2" IRON PIN SET
 - PROBATION LINE
 - DEFERRED
 - POWER LINE
 - CHAIN LINK FENCE
 - TEMP
 - LAND LOT LINE
 - UNBROKEN POWER LINE
 - ORIGINAL LOT LINE
 - CONCRETE RIGHT-OF-WAY
 - MARK MORE FOUND
 - POWER POLE
 - LIGHT POLE
 - FINISH FLOOR ELEVATION
 - COPY WIRE

REFERENCE:
PLAT BOOK 133 PAGE 191
PLAT BOOK 034 PAGE 351
CLERK'S OFFICE PUTNAM COUNTY SUPERIOR COURT



| PROPERTY SURVEY | |
|--|--|
| DATE: 3/27/2014 | FOR: S. H. NAPIER, JR. |
| DATE: 4/24/2014 | PART OF PROPERTY OF S. H. NAPIER, JR. PART OF LAND LOTS 111, 112 & 125 AND LAND LOT 126 314TH C.M. DISTRICT PUTNAM COUNTY, GEORGIA |
| Scale: 1" = 200.0 | Date: April 4, 2014 |
| THOMPSON LAND SURVEYORS, INC. 140 HENAN DRIVE MILLEDGEVILLE, GEORGIA 31061 SA. REG. NO. 1753 PHONE: 478-454-1241 | |



4/6/2014

Backup material for agenda item:

14. Request by **Jarrell Jackson Colter, Jr. & Dan Turner Tomlin** to rezone 120.582 acres at 114 Napier Road from AG-1 to AG-2. [Map 057, Parcel 005]. *

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

October 2, 2017

TO: Planning & Zoning Commission

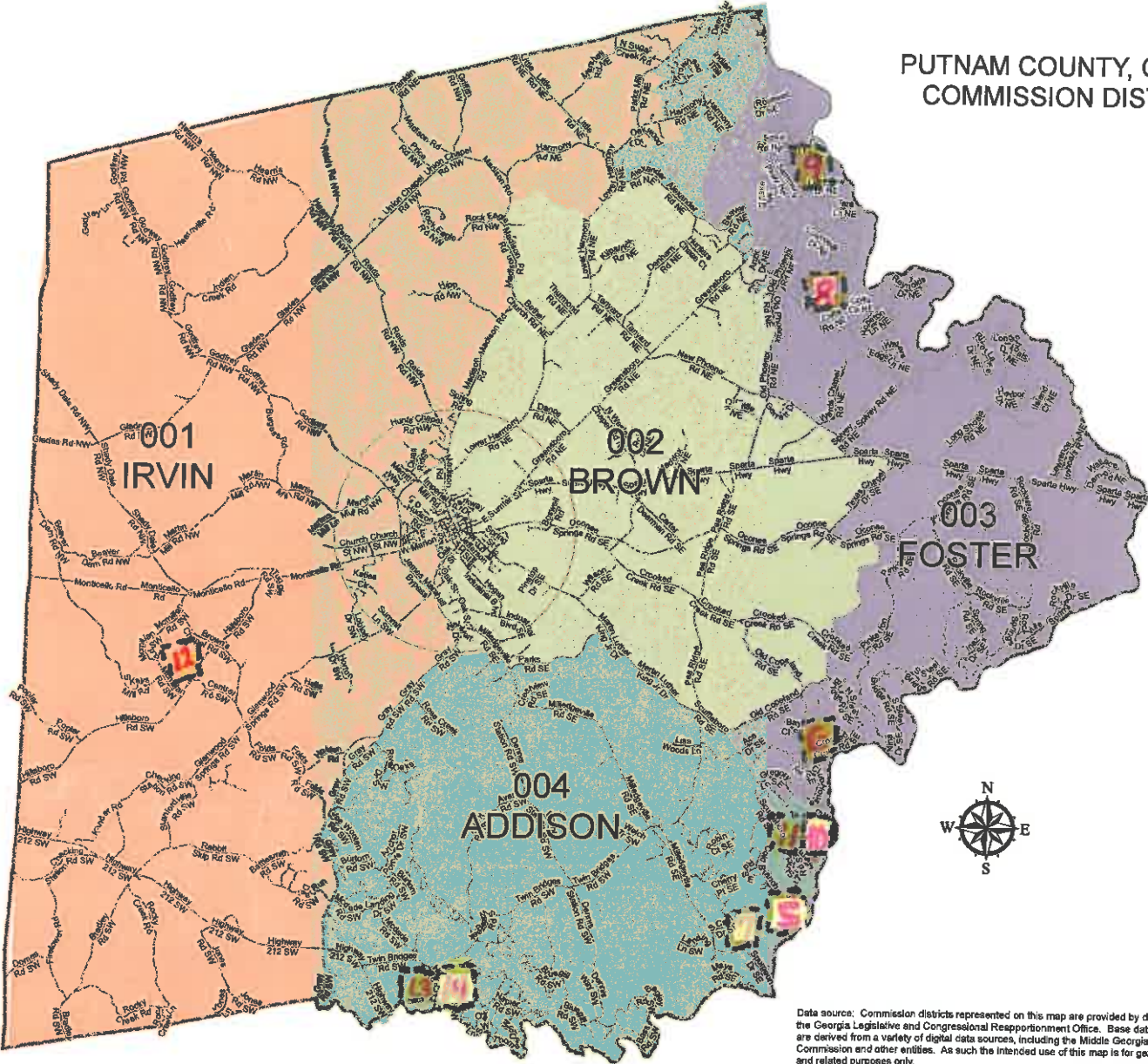
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 10/5/2017

14. Request by **Jarrell Jackson Colter, Jr. & Dan Turner Tomlin** at 114 Napier Road to rezone 120.582 acres from AG-1 to AG-2. [**Map 057, Parcel 005**]. * The applicants are requesting to rezone 120.582 acres at 114 Napier Road from AG-1 to AG-2. They would like to subdivide it into smaller tracts to sell mainly 10 acre tracts, which will allow some land owners to buy adjoining property and allow for development of 5 to 20-acre mini farms. The applicant would also like to keep a portion for personal and recreational use. As indicated by the applicant, the market is not there for selling large 20 acre parcels and this rezoning will make his property more marketable. The applicants would like to maintain an agriculture use for this property and the only option is the AG-2 district which minimum lot size requirement is 5 acres. If, the applicant decides to create a subdivision with 5+ acre parcels, they will be required to follow the preliminary plat approval process which include creating interior subdivision roads developed to county standards. The surrounding properties are zoned AG-1 and R-2, therefore, the proposed AG-2 zoning district will have no adverse effect on the adjacent AG-1 and the impact on R-2 will reduce tremendously due to the limited allowed uses in AG-2 compared to AG-1. Therefore, the rezoning of this property from AG-1 to AG-2 will have no adverse effect on the nearby roads or surrounding properties.

Staff recommendation is for approval to rezone 120.582 acres from AG-1 to AG-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" = 5,697.28' SCALE RATIO: 1:68,367.34 DATE: DECEMBER 2016

5. Request by **John Wright** for a side yard setback variance at 128 Haralson Drive. Presently zoned R-2. [Map 112B, Parcel 065].
6. Request by **Hazel W. Comer and Mary Jane DeLeeuw** for a side and rear yard setback variance at 114 Crooked Creek Bay Road. Presently zoned R-2. [Map 110D, Parcel 061].
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APPLICATION FOR REZONING

APPLICATION NO 2017-00919

DATE: 8/29/2017

MAP 057

PARCEL 005

1. Name of Applicant: Jarrell Jackson Colter, Jr. & Dan Turner Tomlin
2. Mailing Address: 107 Emma Drive Milledgeville GA 31061
3. Phone: (home) _____ (office) _____ (cell) (478) 454 7169
4. The location of the subject property, including street number, if any: 114 Napier Road, SW, Eatonton, GA 31024
5. The area of land proposed to be rezoned (stated in square feet if less than one acre):
Tract 1 120.582 Ac Plat Book 35 Page 96
6. The proposed zoning district desired: AG-2
7. The purpose of this rezoning is (Attach Letter of Intent) To subdivide below 20 Acres per Tract
8. Present use of property: Open Land Desired use of property: Recreation
9. Existing zoning district classification of the property and adjacent properties:
Existing: AG-1
North: AG-1 South: AG-1 & R-2 East: AG-1 & R-2 West: AG-1 & R-2
10. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.
11. Legal description and recorded plat of the property to be rezoned. (Attached)
12. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): Mixed Use Residential
13. A detailed description of existing land uses: Open Land
14. Source of domestic water supply: well _____, community water A, or private provider _____. If source is not an existing system, please provide a letter from provider.

County Water oo

PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B

Estonton, GA 31024

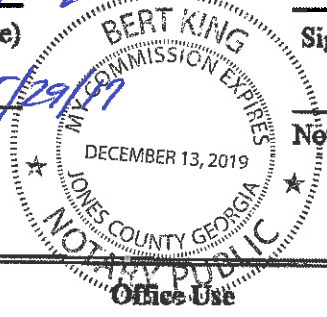
Phone: 706-485-2776 ♦ Fax: 706-485-0552

www.putnamga.com

- 15. Provision for sanitary sewage disposal: septic system X, or sewer _____. If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
- 16. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. 36-67A).
- 17. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property. (Please attach on separate sheet.) N/A
- 18. Proof that property taxes for the parcel(s) in question have been paid. (Attached)
- 19. Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.) N/A
- 20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.) N/A

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

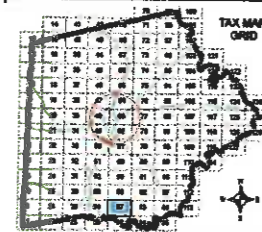
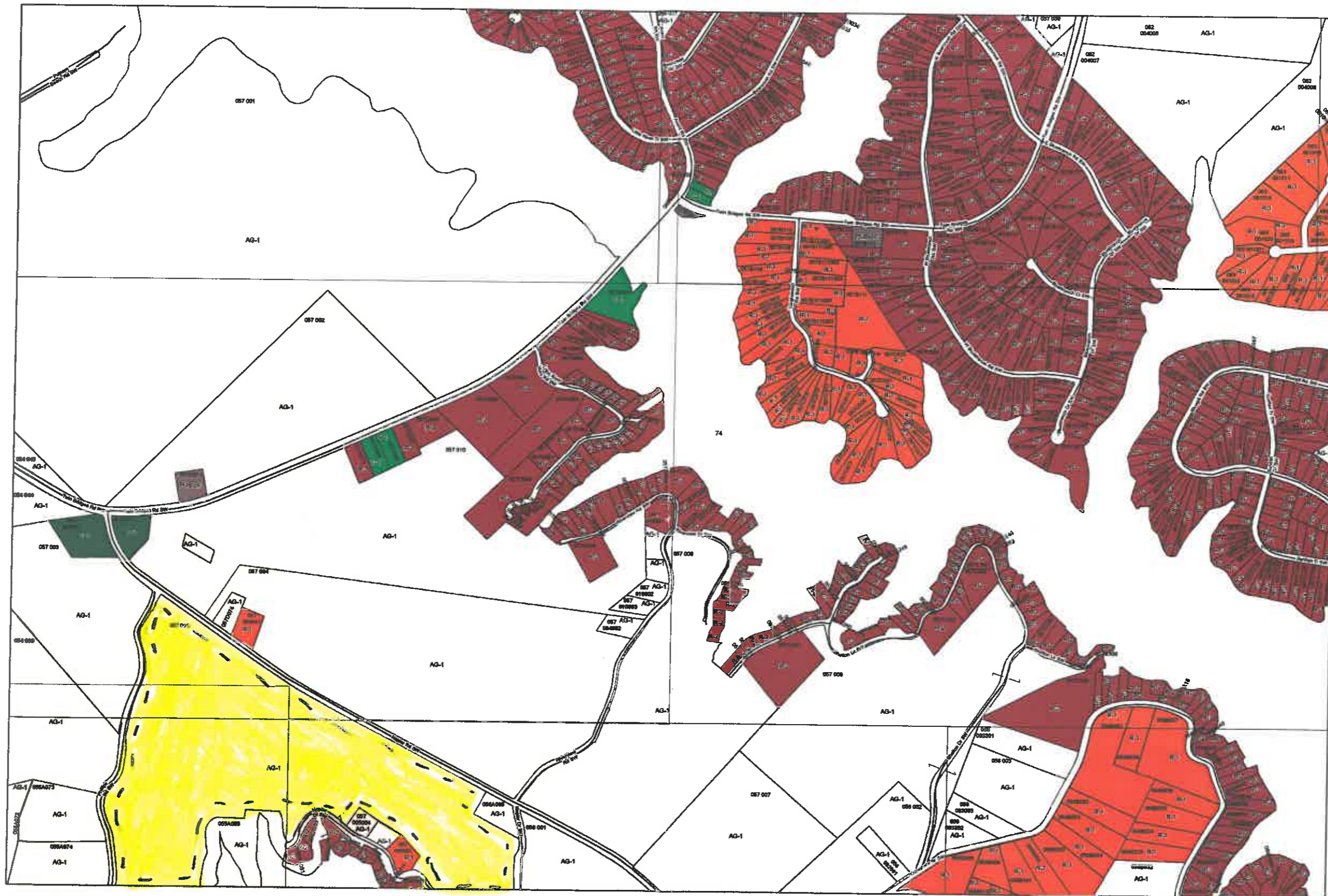
[Signature] _____ Signature (Property Owner) _____
 _____ (Date) _____ Signature (Applicant) _____
[Signature] _____ Notary Public _____
 _____ (Date) _____ Notary Public _____



Office Use

Paid: \$ 500.00 (cash) _____ (check) 2464 (credit card) _____
 Receipt No. 29685 Date Paid: 8-30-17
 Date Application Received: 8-30-17
 Reviewed for completeness by: _____
 Submitted to TRC: _____ Return date: _____
 Date of BOC hearing: _____ Date submitted to newspaper: _____
 Date sign posted on property: _____ Picture attached: yes _____ no _____

00



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

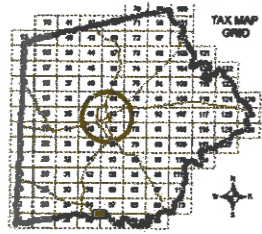
| Zoning | | GEOGRAPHIC FEATURE LEGEND | | | | | | | | | | |
|---------|-----------|---------------------------|------------|-------------|-----|---------|-----|-------|--------|------------|------|------|
| No Code | AG-2 | C-2 CITY | IND-2 CITY | R - 1 CITY | R-1 | RM-2 | C-1 | I-M | MHP | R - 2 CITY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

MGRIC
IT GIS Services
Middle Georgia Regional Commission
175 Cherry Hwy
Dale C
Macon, Georgia 31217
(478) 751-6180
(478) 751-6517
www.middlegeorgia.org
Email: info@mgric.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 057

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,000 DATE: SEPTEMBER 2017



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

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

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suwanee, Georgia 31217
(478) 751-4100
(478) 751-4017
Web: www.mgarc.org
Email: mgarc@mgarc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 055A

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

Letter of Intent

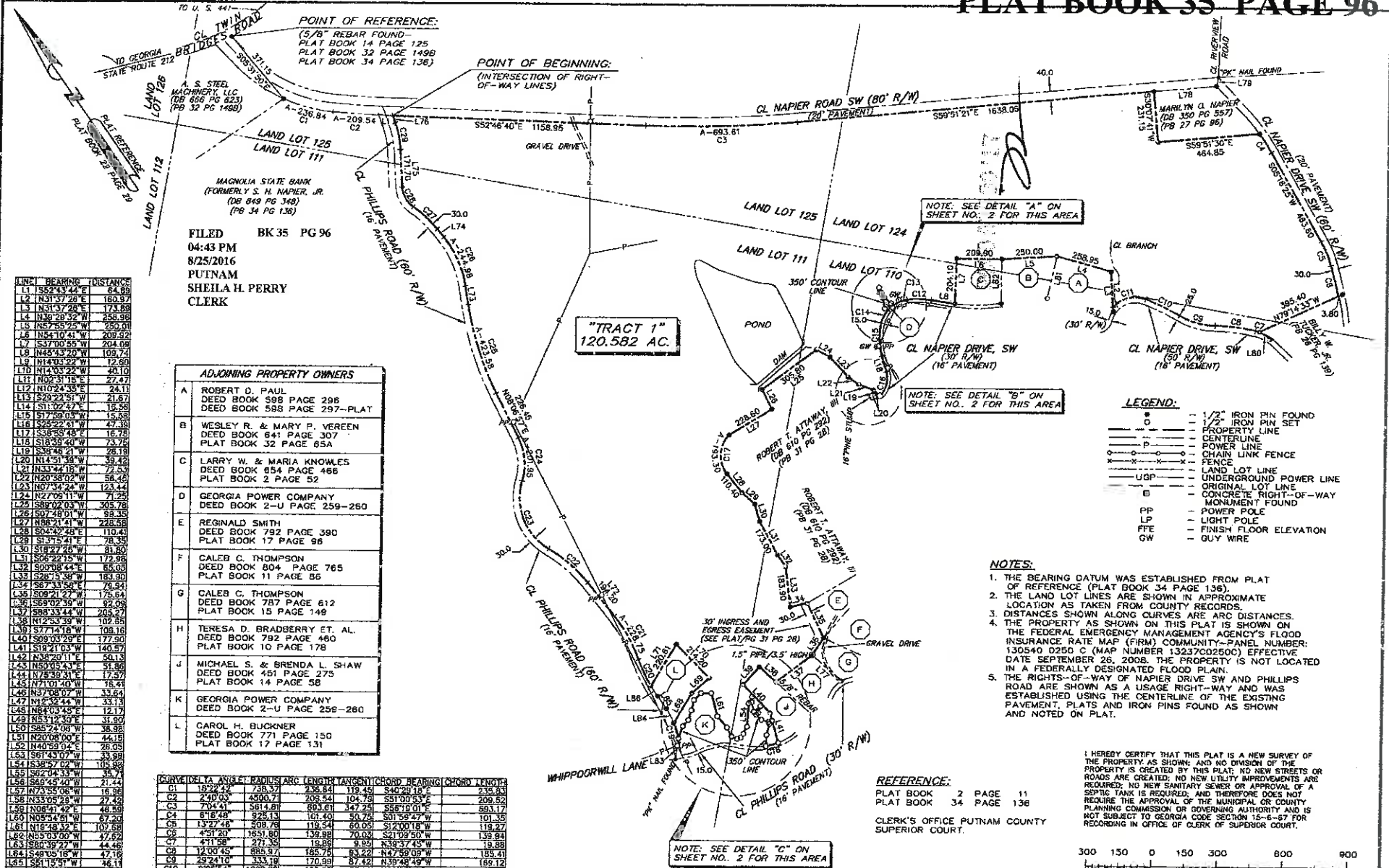
Our intention is to divide this tract into smaller tracts so as to keep a portion for personal and recreational use. This change of zoning would allow for tracts to be less than 20 acres which would create an opportunity for some land owners to buy adjoining property that is more suitable for them. This could also allow for some 5 to 20 acre mini farms.

114 Napier Rd

Paul Cott

RCVD 2017 SEP 15

KP



FILED BK 35 PG 96
04:43 PM
8/25/2016
PUTNAM
SHEILA H. PERRY
CLERK

| ADJOINING PROPERTY OWNERS | |
|---------------------------|--|
| A | ROBERT D. PAUL DEED BOOK 598 PAGE 298 DEED BOOK 598 PAGE 297-PLAT |
| B | WESLEY R. & MARY P. VEREEN DEED BOOK 841 PAGE 307 PLAT BOOK 32 PAGE 65A |
| C | LARRY W. & MARIA KNOWLES DEED BOOK 854 PAGE 466 PLAT BOOK 2 PAGE 52 |
| D | GEORGIA POWER COMPANY DEED BOOK 2-U PAGE 259-260 |
| E | REGINALD SMITH DEED BOOK 792 PAGE 390 PLAT BOOK 17 PAGE 98 |
| F | CALEB C. THOMPSON DEED BOOK 804 PAGE 765 PLAT BOOK 11 PAGE 56 |
| G | CALEB C. THOMPSON DEED BOOK 787 PAGE 612 PLAT BOOK 15 PAGE 148 |
| H | TERESA D. BRADBERRY ET. AL. DEED BOOK 792 PAGE 460 PLAT BOOK 10 PAGE 178 |
| J | MICHAEL S. & BRENDA L. SHAW DEED BOOK 451 PAGE 275 PLAT BOOK 14 PAGE 58 |
| K | GEORGIA POWER COMPANY DEED BOOK 2-U PAGE 259-260 |
| L | CAROL H. BUCKNER DEED BOOK 771 PAGE 150 PLAT BOOK 17 PAGE 131 |

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S82°43'44"E | 64.88 |
| L2 | N31°57'20"E | 180.97 |
| L3 | N63°57'28"E | 173.88 |
| L4 | N39°29'33"E | 125.99 |
| L5 | N5°25'25"W | 230.01 |
| L6 | N54°10'41"W | 209.92 |
| L7 | S37°00'55"W | 204.06 |
| L8 | N44°43'22"W | 109.74 |
| L9 | N14°03'22"W | 150.80 |
| L10 | N14°03'22"W | 46.10 |
| L11 | N02°31'18"E | 27.47 |
| L12 | N10°24'35"E | 24.11 |
| L13 | S29°21'15"W | 21.67 |
| L14 | S11°02'47"E | 18.56 |
| L15 | S7°59'03"W | 15.88 |
| L16 | S45°22'41"W | 47.36 |
| L17 | S38°53'43"E | 16.78 |
| L18 | S18°38'40"W | 13.72 |
| L19 | S3°48'21"W | 28.19 |
| L20 | N14°51'33"W | 39.42 |
| L21 | N33°44'19"W | 72.53 |
| L22 | N20°38'02"W | 48.46 |
| L23 | N07°45'24"W | 123.44 |
| L24 | N27°05'11"W | 71.26 |
| L25 | S89°02'03"W | 305.78 |
| L26 | S07°48'01"W | 82.18 |
| L27 | N88°21'41"W | 228.58 |
| L28 | S04°49'48"E | 110.41 |
| L29 | S13°45'41"E | 78.35 |
| L30 | S18°57'18"W | 91.20 |
| L31 | S08°22'15"W | 172.98 |
| L32 | S09°08'44"E | 65.08 |
| L33 | S28°15'38"W | 183.90 |
| L34 | S87°21'50"E | 75.94 |
| L35 | S02°15'27"W | 75.64 |
| L36 | S89°02'39"W | 82.09 |
| L37 | S88°33'44"W | 203.27 |
| L38 | N12°53'39"W | 102.55 |
| L39 | S17°18'18"W | 108.66 |
| L40 | S08°03'28"E | 177.80 |
| L41 | S19°21'03"W | 140.57 |
| L42 | N38°20'11"E | 50.13 |
| L43 | N50°03'30"E | 31.98 |
| L44 | N28°58'34"E | 112.97 |
| L45 | N10°10'30"W | 78.41 |
| L46 | N37°08'07"W | 33.64 |
| L47 | N12°52'44"W | 33.13 |
| L48 | N64°03'43"E | 11.13 |
| L49 | N53°12'30"E | 31.80 |
| L50 | S85°24'08"W | 38.98 |
| L51 | N20°08'00"E | 44.15 |
| L52 | N40°59'04"E | 26.03 |
| L53 | S61°43'07"W | 33.99 |
| L54 | S38°27'02"W | 106.89 |
| L55 | S67°04'33"W | 35.71 |
| L56 | S65°25'00"W | 21.44 |
| L57 | N73°05'20"E | 16.88 |
| L58 | N33°05'28"W | 27.42 |
| L59 | N06°41'42"E | 46.59 |
| L60 | N05°34'49"W | 87.20 |
| L61 | N14°22'03"E | 102.69 |
| L62 | N53°03'00"E | 102.69 |
| L63 | S80°32'27"W | 44.46 |
| L64 | S48°05'18"W | 47.16 |
| L65 | N11°05'51"W | 46.11 |
| L66 | S84°03'43"E | 37.54 |
| L67 | S55°05'10"W | 58.29 |
| L68 | N65°28'10"E | 156.40 |
| L69 | N84°13'51"E | 105.02 |
| L70 | N05°34'49"W | 102.69 |
| L71 | S80°32'43"W | 220.61 |
| L72 | N04°28'57"W | 184.20 |
| L73 | N25°46'23"E | 84.98 |
| L74 | N01°22'03"E | 37.54 |
| L75 | N31°48'35"E | 17.78 |
| L76 | N14°53'28"E | 34.98 |
| L77 | S13°07'45"E | 178.06 |
| L78 | S28°51'21"E | 285.94 |
| L79 | N44°44'44"E | 102.69 |
| L80 | S21°30'45"E | 59.00 |
| L81 | N41°56'26"W | 185.30 |
| L82 | S35°57'43"W | 189.92 |
| L83 | S44°18'07"E | 94.78 |
| L84 | N04°38'08"E | 174.92 |
| L85 | N01°00'09"W | 59.97 |
| L86 | N00°48'20"E | 55.24 |

| SURVEY | DELA | ANGL | RADIUS | ARC LENGTH | TANGENT | CROSS BEARINGS | CHORD |
|--------|-----------|---------|--------|------------|---------|----------------|--------|
| C1 | 187°24' | 738.37 | 238.84 | 19.45 | 540.20 | 181.6 | 238.84 |
| C2 | 240°00' | 500.00 | 208.54 | 104.78 | 511.00 | 209.52 | 208.54 |
| C3 | 74°41' | 5814.81 | 803.61 | 347.79 | 5581.01 | 803.17 | 803.17 |
| C4 | 81°48' | 8285.33 | 101.40 | 50.75 | 8015.67 | 101.35 | 101.35 |
| C5 | 127°28' | 309.78 | 119.54 | 60.05 | 312.00 | 119.27 | 119.27 |
| C6 | 45°21' | 1851.80 | 139.88 | 70.03 | 1821.90 | 139.84 | 139.84 |
| C7 | 471°58' | 277.35 | 18.88 | 9.95 | 289.37 | 18.88 | 18.88 |
| C8 | 12°02'45' | 865.97 | 185.75 | 83.22 | 847.99 | 185.41 | 185.41 |
| C9 | 85°17'40' | 133.19 | 170.99 | 87.42 | 139.49 | 169.12 | 169.12 |
| C10 | 91°08'54' | 1098.08 | 169.92 | 85.14 | 1052.27 | 169.74 | 169.74 |
| C11 | 70°11'42' | 134.80 | 164.78 | 94.92 | 169.01 | 164.78 | 164.78 |
| C12 | 162°28' | 383.79 | 110.33 | 55.55 | 384.00 | 110.33 | 110.33 |
| C13 | 289°27' | 676.03 | 139.41 | 69.20 | 676.36 | 139.41 | 139.41 |
| C14 | 28°30'42' | 138.41 | 85.53 | 38.51 | 138.44 | 85.53 | 85.53 |
| C15 | 28°47'10' | 268.59 | 150.22 | 76.64 | 253.16 | 150.22 | 150.22 |
| C16 | 87°52'00' | 108.68 | 117.35 | 65.13 | 149.15 | 117.35 | 117.35 |
| C17 | 85°17'40' | 130.00 | 183.30 | 119.53 | 137.12 | 178.98 | 178.98 |
| C18 | 12°07'38' | 276.43 | 58.97 | 29.38 | 289.99 | 58.97 | 58.97 |
| C19 | 105°12' | 378.34 | 72.55 | 36.39 | 388.24 | 72.55 | 72.55 |
| C20 | 115°14' | 632.55 | 132.34 | 66.41 | 609.20 | 132.34 | 132.34 |
| C21 | 194°01' | 895.82 | 228.75 | 115.37 | 805.21 | 228.75 | 228.75 |
| C22 | 201°17' | 676.03 | 139.41 | 69.20 | 676.36 | 139.41 | 139.41 |
| C23 | 75°58'12' | 267.31 | 154.43 | 76.21 | 253.16 | 154.43 | 154.43 |
| C24 | 43°07'40' | 268.29 | 201.55 | 106.03 | 228.00 | 201.55 | 201.55 |
| C25 | 175°27' | 1374.46 | 423.58 | 213.48 | 1316.96 | 423.58 | 423.58 |
| C26 | 183°40' | 484.08 | 244.88 | 128.42 | 410.90 | 244.88 | 244.88 |
| C27 | 18°30'08" | 102.69 | 117.35 | 65.13 | 149.15 | 117.35 | 117.35 |
| C28 | 52°47'08" | 178.54 | 107.37 | 57.83 | 185.25 | 107.37 | 107.37 |
| C29 | 163°05' | 416.00 | 122.84 | 61.87 | 423.21 | 122.84 | 122.84 |

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE COPY OF THE ORIGINAL PLAT AS IT APPEARS OF RECORD IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF PUTNAM COUNTY, GEORGIA.

ROBERT L. THOMPSON
Deputy Clerk

8/23/2016

NOTE: SEE DETAIL "A" ON SHEET NO. 2 FOR THIS AREA

NOTE: SEE DETAIL "B" ON SHEET NO. 2 FOR THIS AREA

NOTE: SEE DETAIL "C" ON SHEET NO. 2 FOR THIS AREA

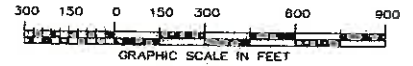
- LEGEND:**
- - 1/2" IRON PIN FOUND
 - - IRON PIN SET
 - - PROPERTY LINE
 - - CENTERLINE
 - - POWER LINE
 - - CHAIN LINK FENCE
 - - FENCE
 - - LAND LOT LINE
 - - UNDERGROUND POWER LINE
 - - ORIGINAL LOT LINE
 - - CONCRETE RIGHT-OF-WAY MONUMENT FOUND
 - PP - POWER POLE
 - LP - LIGHT POLE
 - FFE - FINISH FLOOR ELEVATION
 - GW - GUY WIRE

NOTES:

- THE BEARING DATUM WAS ESTABLISHED FROM PLAT OF REFERENCE (PLAT BOOK 34 PAGE 136).
- THE LAND LOT LINES ARE SHOWN IN APPROXIMATE LOCATION AS TAKEN FROM COUNTY RECORDS.
- DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.
- THE PROPERTY AS SHOWN ON THIS PLAT IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER: 130540 0250 C (MAP NUMBER: 1302700250) EFFECTIVE DATE SEPTEMBER 26, 2008. THE PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD PLAIN.
- THE RIGHTS-OF-WAY OF NAPIER DRIVE SW AND PHILLIPS ROAD ARE SHOWN AS A USAGE RIGHT-WAY AND AS ESTABLISHED USING THE CENTERLINE OF THE EXISTING PAVEMENT, PLATS AND IRON PINS FOUND AS SHOWN AND NOTED ON PLAT.

REFERENCE:

PLAT BOOK 2 PAGE 11
PLAT BOOK 34 PAGE 136
CLERK'S OFFICE PUTNAM COUNTY SUPERIOR COURT.



| | |
|---|--|
| <p>DATES: SURVEY: 7/22/2016 TO 8/16/2016 PLAT: 8/23/2016</p> | <p>BOUNDARY SURVEY FOR: MAGNOLIA STATE BANK FORMERLY PROPERTY OF S. H. NAPIER, JR. PART OF LAND LOTS 110, 111, 124 & 125 2ND. LAND DISTRICT 314TH. G. M. DISTRICT PUTNAM COUNTY, GEORGIA</p> |
| <p>Scale: 1" = 300.0'</p> | <p>Date: August 23, 2016</p> |
| <p>THOMPSON LAND SURVEYORS, INC. 140 KENAN DRIVE GA. REG. NO. 1759</p> | <p>MILLEDGEVILLE, GEORGIA 31061 PHONE: 478-414-1241</p> |