



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ [www.putnamcountyga.us](http://www.putnamcountyga.us)

## Agenda

**Monday, September 09, 2019 ♦ 6:30 PM**

*Putnam County Administration Building – Room 203*

### Opening

1. Call meeting to order.
2. Attendance
3. Rules of Procedures

### Minutes

4. Approval of Minutes

### Requests

5. Request by **1054 Lake Oconee Parkway LLC as successor-in-interest to Applicant Janice Allred** to rezone 1.65 acres at 1054 Greensboro Road, Units A-F from R-1 to C-1. **[Map 102D, Parcel 133, District 3]. \***
6. Request by **1054 Lake Oconee Parkway LLC as successor-in-interest to Applicant Lauren K. Sprayberry** for a rear yard setback variance at 1054 Lake Oconee Parkway. Presently zoned C-1. **[Map 102D, Parcel 133, District 3].**

### New Business

### Adjournment

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

**Notice:** All opponents to any rezoning request on the Planning & Zoning Commission and the Board of Commissioners agendas must file a disclosure of campaign contributions with the Planning & Development Department within five calendar days prior to public hearings if you have contributed \$250.00 or more to an elected official in Putnam County within the last five years.

\*The Putnam County Board of Commissioners will hear these agenda items on September 17, 2019 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

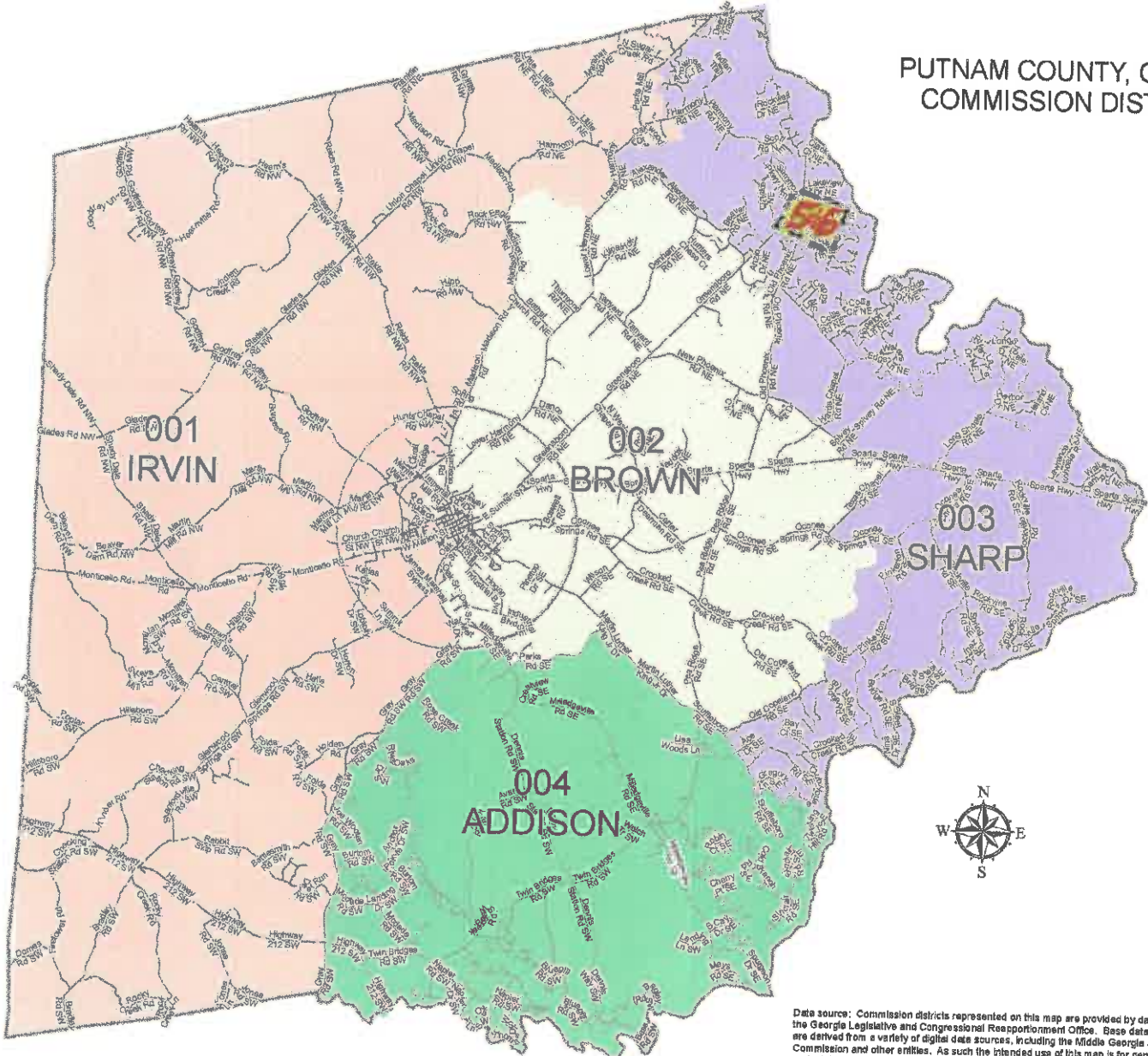
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

**Item Attachment Documents:**

5. Request by **1054 Lake Oconee Parkway LLC as successor-in-interest to Applicant Janice Allred** to rezone 1.65 acres at 1054 Greensboro Road, Units A-F from R-1 to C-1. [Map 102D, Parcel 133, District 3]. \*

**PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 5,897.28' SCALE RATIO: 1:68,367.34 DATE: JUNE 2019

- 5. Request by 1054 Lake Oconee Parkway LLC as successor-in-interest to Applicant Janice Allred to rezone 1.65 acres at 1054 Greensboro Road, Units A-F from R-1 to C-1. [Map 102D, Parcel 133, District 3]. \*
- 6. Request by 1054 Lake Oconee Parkway LLC as successor-in-interest to Applicant Lauren K. Sprayberry for a rear yard setback variance at 1054 Lake Oconee Parkway. Presently zoned C-1. [Map 102D, Parcel 133, District 3].



R. Kyle Williams  
Attorney at Law

404.373.9351 Direct Dial  
kwilliams@williamsteusink.com

August 16, 2019

via Electronic Delivery to: [ljackson@putnamcountyga.us](mailto:ljackson@putnamcountyga.us)

Lisa Jackson, Director  
Planning & Development  
Putnam County, Georgia  
117 Putnam Drive, Suite B  
Eatonton, Georgia 31024

Re: Request by **Howard McMichael**, agent for **Janice Allred** to rezone 1.65 acres at 1054 Greensboro Road, Units A-F from R-1 to C-1. [Map 102D, Part of Parcel 133, District 3] (the "Rezoning Application")

Request by **Lauren K. Sprayberry** for a rear yard setback variance at 1054 Lake Oconee Parkway. [Map 102D, Parcel 133, District 3] (the "Variance Application")

Dear Director Jackson:

I, along with Ben Windham, represent Defendant 1054 Lake Oconee Parkway, LLC ("1054 LOP"). 1054 LOP is the current owner of the property at issue in the Rezoning Application and Variance Application. As such, 1054 LOP is the successor-in-interest to Applicant Howard McMichael, agent for Janice Allred in regard to the Rezoning Application.

At the time the Rezoning Application was filed, the property at issue was owned by Janice Allred pursuant to the enclosed *Warranty Deed* filed and recorded in the Real Estate Records of Putnam County, Georgia in Deed Book 432, Page 760. Subsequently, the property was conveyed to 1054 LOP pursuant to the enclosed *Quitclaim Deed* filed and recorded in the Real Estate Records of Putnam County, Georgia in Deed Book 939, Page 793.

1054 LOP desires to be substituted as Applicant in the place of Howard McMichael, agent for Janice Allred in regard to the Rezoning Application. 1054 LOP also desires to be substituted as Applicant in the place of Lauren K. Sprayberry in regard to the Variance Application. As such, I respectfully request that the County amend the applications to reflect 1054 LOP as Applicant.

Consistent with the *Resolution Concerning Rezoning Action of the Putnam County Board of Commissioners*, dated August 2, 2019, 1054 LOP further requests that the County jointly

consider the Rezoning Application and Variance Application together. The Variance Application includes the concept plan for the proposed development at issue in both applications.

Additionally, I enclose a *Notarized Authorization by Applicant and Property Owner for Rezoning Application and Disclosure Reports* to supplement the Application.

I appreciate your continued assistance with and consideration of the applications. Please do not hesitate to contact me with any questions.

Sincerely,

  
R. Kyle Williams

Encl.

RKW/saa

cc: F. Adam Nelson, Esq.  
1054 Lake Oconee Parkway, LLC  
Ben F. Windham, Esq.

006174

760

After recording, please return to:

Seyfarth Shaw  
1545 Peachtree Street, Suite 700  
Atlanta, Georgia 30309  
Attn: Robert M. Trusty, Esq.

FILED IN OFFICE OF THE  
CLERK OF SUPERIOR COURT  
PUTNAM COUNTY, GEORGIA

2003 SEP 15 PM 2:33

BOOK 432 PAGE 760-762

*Sheila A. Rayson, JAA*

Putnam County, Georgia  
Real Estate Transfer Tax

Paid \$ 1.00

Date 9/15/03

*[Signature]*  
Deputy Clerk of Superior Court

(Above Space Used for Recorder's Use)

**WARRANTY DEED**

THIS INDENTURE, made and entered into as of the 28<sup>th</sup> day of August, 2003, by and between JANICE ALLRED, a Georgia resident (hereinafter "Grantor"), and PIEDMONT WATER COMPANY, a Georgia corporation (hereinafter "Grantee") (the words "Grantor" and "Grantee" to include their respective legal representatives, successors and assigns where the context requires or permits).

**WITNESSETH, THAT:**

GRANTOR, for and in consideration of the sum of ONE AND NO/100THS DOLLARS (\$1.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all that tract or parcel of land lying and being located in Putnam County, Georgia, and being more particularly described in Exhibit A attached hereto and by reference made a part hereof (hereinafter referred to as the "Property"). If the Property is not used for a pump station or other use relating to the provision of water or sewer services for a period of three hundred sixty-five (365) consecutive days, then the Property will revert to Grantor.

THIS CONVEYANCE is subject only to 2003 ad valorem taxes on the Property not yet due and payable.

TO HAVE AND TO HOLD the said described Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, only to the proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described Property unto the said Grantee against the claims of all persons and entities whomsoever.

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this Warranty Deed on the day and year first above written.

Signed, sealed and delivered this \_\_\_\_\_ day of August, 2003, in the presence of:

**GRANTOR:**

[Signature]  
Witness  
[Signature]  
Notary Public

Janice Allred (SEAL)  
Janice Allred

My Commission Expires: \_\_\_\_\_

[NOTARY SEAL]



762

EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 368, 3rd Land District, 389th G.M.D., Putnam County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the intersection of the centerlines of the pavement of Georgia State Route #44 and Lakeview Drive and run in a northeasterly direction North 09 degrees 21 minutes 46 seconds East, a distance of 848.03 feet to a point and the TRUE POINT OF BEGINNING; running thence North 18 degrees 06 minutes 34 seconds East, a distance of 68.36 feet to a #3 rebar found; running thence South 01 degrees 58 minutes 40 seconds East, a distance of 72.79 feet to a point; running thence North 71 degrees 53 minutes 26 seconds West, a distance of 25.00 feet to a point and the TRUE POINT OF BEGINNING.

Said tract contains 0.020 acres and is a portion of Lot 15 of Lakeview Estates Subdivision and is more particularly shown on that certain Plat for Piedmont Water dated June 27, 2003, prepared by John A. McGill, Jr., Georgia Registered Land Surveyor #2858.



DDCN 000119  
FILED IN OFFICE  
1/9/2019 02:32 PM  
BK: 939 PG: 793-794  
SHEILA H. PERRY  
CLERK OF COURT  
PUTNAM COUNTY

*Sheila H. Perry*

REAL ESTATE TRANSFER TAX  
PAID: \$0.00

PT-61 117-2019-000041

When recorded return to: Randy E. Berlew, Esq., 674 Shannon Way, Lawrenceville, Georgia 30044 File:

STATE OF GEORGIA  
COUNTY OF PUTNAM

### QUITCLAIM DEED

This Indenture made this 8<sup>th</sup> day of January in the year Two Thousand Nineteen between Janice W. Allred Individually, Janice W. Allred and Deborah A. Harris, as Co-Trustees of the Testamentary Trust as set out in the Last Will and Testament of Gerald H. Allred as parties of the first part, hereinunder called Grantors, and 1054 Lake Oconee Parkway, LLC, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantors, as the sole members of the Grantee, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,

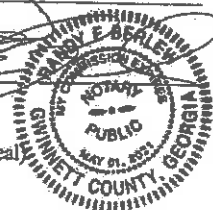
All that tract or parcel of land lying and being in Putnam County, Georgia as described in Exhibit "A" attached hereto.

This conveyance is subject to easements, agreements and restrictive covenants of record as well as land use ordinances and regulations.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantors nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

*[Signature]*  
Unofficial Witness  
*[Signature]*  
Notary Public  
(Affix Notary Seal)  


*Janice Allred* (Seal)  
Janice Allred, Individually

*Janice W. Allred* (Seal)  
Janice W. Allred, as Co-Trustee of the Testamentary Trust as set out in the Last Will and Testament of Gerald H. Allred

*Deborah Harris* (Seal)  
Deborah Harris, as Co-Trustee of the Testamentary Trust as set out in the Last Will and Testament of Gerald H. Allred

**EXHIBIT "A"**

All that tract or parcel of land lying and being in the 389<sup>th</sup> G.M. District of Putnam County, Georgia, being known as Tract 1, containing 1.05 acres, more or less, and Tract 2, containing 1.65 acres, more or less, and being more particularly shown on that certain plat of survey prepared for 1054 Lake Oconee Parkway, LLC, by W. Kayle Cowherd, Registered Land Surveyor No. 3032, dated November 16, 2013, and as revised on January 5, 2019, recorded in Plat Book 36, Page 59, in the Office of the Clerk of Superior Court, Putnam County, Georgia records, which said plat and the reference thereto is hereby incorporated herein by reference.

Also conveyed herein are any reservation rights as set forth in Deed Book 432, page 760-762, Putnam County, Georgia records.

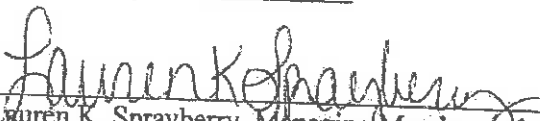
**NOTARIZED AUTHORIZATION BY APPLICANT AND  
PROPERTY OWNER FOR REZONING APPLICATION**

1054 Greensboro Road, Units A-F from R-1 to C-1.  
[Map 102D, Part of Parcel 133, District 3.]

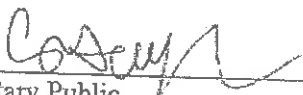
I, Lauren K Sprayberry, as managing member of 1054 Lake Oconee Parkway, LLC, swear that 1054 Lake Oconee Parkway, LLC is the owner of the property located at 1054 Greensboro Road, Units A-F [Map 102D, Part of Parcel 133, District 3], as shown in the records of Putnam County, Georgia, which is the subject matter of a rezoning application before the County. I authorize the persons and firms named below to act as the Applicant and my representative in pursuit rezoning and related matters:

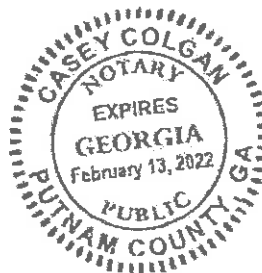
Name of Applicant's Representative: R. Kyle Williams  
Name of Firm: Williams Teusink, LLC  
Address: The High House  
309 Sycamore Street  
Decatur, Georgia 30030  
Telephone No.: (404) 373-9590  
Email: [kwilliams@williamsteusink.com](mailto:kwilliams@williamsteusink.com)

Name of Applicant's Co-Representative: Ben F. Windham  
Name of Firm: Ben F. Windham, P.C.  
Address: 3838 Highway 42  
Locust Grove, Georgia 30248  
Telephone No.: (678) 565-8686  
Email: [ben@windhamlaw.com](mailto:ben@windhamlaw.com)

  
\_\_\_\_\_  
Lauren K. Sprayberry, Managing Member and duly  
designated representative of 1054 Lake Oconee Parkway,  
LLC

Sworn and subscribed  
Before me this 2<sup>nd</sup> day of August, 2019.

  
\_\_\_\_\_  
Notary Public  
Commission Expiration Date: 2-13-22



**DISCLOSURE REPORT**


Within the two (2) immediately preceding the filing of Application for Rezoning on August 30, 2018 to rezoning 1.65 acres at 1054 Greensboro Road, Units A-F from R-1 to C-1, Applicant 1054 Lake Oconee Parkway, LLC makes this Disclosure Report of any campaign contributions aggregating Two Hundred and Fifty Dollars (\$250.00) or more to local government official who will consider the application:

**Campaign Contributions:**

| Name of Government Official | Total Dollar Amount of Aggregate Contributions | Date(s) of Contributions |
|-----------------------------|--|--------------------------|
| <i>None</i>                 |  |                          |
|                             |  |                          |
|                             |  |                          |
|                             |  |                          |
|                             |  |                          |

The undersigned acknowledges that this Disclosure Report is made in accordance with Section 66-167 of the Putnam County Zoning Ordinance of 2007 and O.C.G.A. § 36-67-A-1 *set seq.* and further that the information is true and correct:

1054 Lake Oconee Parkway, LLC

  
Lauren K. Sprayberry, Managing Member and duly designated representative of 1054 Lake Oconee Parkway, LLC

### DISCLOSURE REPORT

Within the two (2) immediately preceding the filing of Application for Rezoning on August 30, 2018 to rezoning 1.65 acres at 1054 Greensboro Road, Units A-F from R-1 to C-1, Applicant 1054 Lake Oconee Parkway, LLC makes this Disclosure Report of any campaign contributions aggregating Two Hundred and Fifty Dollars (\$250.00) or more to local government official who will consider the application:

**Campaign Contributions:**

| Name of Government Official | Total Dollar Amount of Aggregate Contributions | Date(s) of Contributions |
|-----------------------------|--|--------------------------|
| <i>NONE</i>                 |  |                          |
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The undersigned acknowledges that this Disclosure Report is made in accordance with Section 66-167 of the Putnam County Zoning Ordinance of 2007 and O.C.G.A. § 36-67-A-1 *set seq.* and further that the information is true and correct:

*Lauren K. Sprayberry*  
Lauren K. Sprayberry, individually

### DISCLOSURE REPORT

Within the two (2) immediately preceding the filing of Application for Rezoning on August 30, 2018 to rezoning 1.65 acres at 1054 Greensboro Road, Units A-F from R-1 to C-1, Applicant 1054 Lake Oconee Parkway, LLC makes this Disclosure Report of any campaign contributions aggregating Two Hundred and Fifty Dollars (\$250.00) or more to local government official who will consider the application:

**Campaign Contributions:**

| Name of Government Official | Total Dollar Amount of Aggregate Contributions | Date(s) of Contributions |
|-----------------------------|--|--------------------------|
| <i>NONE</i>                 |  |                          |
|                             |  |                          |
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|                             |  |                          |

The undersigned acknowledges that this Disclosure Report is made in accordance with Section 66-167 of the Putnam County Zoning Ordinance of 2007 and O.C.G.A. § 36-67-A-1 *set seq.* and further that the information is true and correct:

  
\_\_\_\_\_  
Jose Sprayberry

## DISCLOSURE REPORT

Within the two (2) immediately preceding the filing of Application for Rezoning on August 30, 2018 to rezoning 1.65 acres at 1054 Greensboro Road, Units A-F from R-1 to C-1, Applicant 1054 Lake Oconee Parkway, LLC makes this Disclosure Report of any campaign contributions aggregating Two Hundred and Fifty Dollars (\$250.00) or more to local government official who will consider the application:

**Campaign Contributions:**

| Name of Government Official | Total Dollar Amount of Aggregate Contributions | Date(s) of Contributions |
|-----------------------------|--|--------------------------|
| <i>None</i>                 |  |                          |
|                             |  |                          |
|                             |  |                          |
|                             |  |                          |
|                             |  |                          |

The undersigned acknowledges that this Disclosure Report is made in accordance with Section 66-167 of the Putnam County Zoning Ordinance of 2007 and O.C.G.A. § 36-67-A-1 *set seq.* and further that the information is true and correct:

WILLIAMS TEUSINK, LLC



R. Kyle Williams, counsel for 1054 Lake Oconee Parkway, LLC

**DISCLOSURE REPORT**

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Campaign Contributions:

| Name of Government Official | Total Dollar Amount of Aggregate Contributions | Date(s) of Contributions |
|-----------------------------|--|--------------------------|
| <i>NONE</i>                 |  |                          |
|                             |  |                          |
|                             |  |                          |
|                             |  |                          |
|                             |  |                          |

The undersigned acknowledges that this Disclosure Report is made in accordance with Section 66-167 of the Putnam County Zoning Ordinance of 2007 and O.C.G.A. § 36-67-A-1 *set seq.* and further that the information is true and correct:

BEN F. WINDHAM, P.C.

*Ben F. Windham*  
 Ben F. Windham, counsel for 1054 Lake Oconee Parkway, LLC *at request*  
*permission*  
*B. F. Windham*



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

APPLICATION FOR REZONING

APPLICATION NO \_\_\_\_\_

DATE: 8/30/18

MAP 102D PARCEL 133

1. Name of Applicant: HOWARD McMICHAEL
2. Mailing Address: 2800 REYNOLDS PARKWAY GREENSBORO, GA 30642
3. Phons: (home) 70 (office) \_\_\_\_\_ (cell) 706-473-1999
4. The location of the subject property, including street number, if any: 1054 Unit 5 A-F GREENSBORO ROAD EATONTON GA 31024
5. The area of land proposed to be rezoned (stated in square feet if less than one acre):  
1.65 ACRES
6. The proposed zoning district desired: C-1
7. The purpose of this rezoning is (Attach Letter of Intent) SEE ATTACHED LETTER OF INTENT
8. Present use of property: R-1 Desired use of property: C-1  
RESIDENTIAL COMMERCIAL
9. Existing zoning district classification of the property and adjacent properties:  
Existing: R-1 KP  
North: N/A KP South: C-1 KP East: R-1 KP West: C-1 KP  
LAKE OWNER
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.  
SEE ATTACHED
11. Legal description and recorded plat of the property to be rezoned.  
SEE ATTACHED
12. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): COMMERCIAL KP
13. A detailed description of existing land uses: 10,700 SF GENERAL COMMERCIAL USE
14. Source of domestic water supply: well \_\_\_\_\_, community water \_\_\_\_\_, or private provider ✓. If source is not an existing system, please provide a letter from provider.

PUTNAM COUNTY PLANNING & DEVELOPMENT  
 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     , 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).  
*SEE ATTACHED*
17. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property. (Please attach on separate sheet.)
18. Proof that property taxes for the parcel(s) in question have been paid.  
*SEE 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.)  
*SEE ATTACHED.*
20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)  
*SEE ATTACHED*

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.

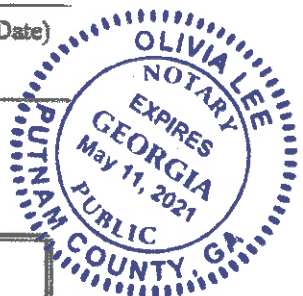
Janice Alford  
 Signature (Property Owner) (Date)

[Signature]  
 Signature (Applicant) (Date)

[Signature]  
 Notary Public



[Signature]  
 Notary Public



Office Use

Paid: \$50.00 (cash) \_\_\_\_\_ (check) 8.30 (credit card) \_\_\_\_\_  
 Receipt No. 030922 Date Paid: 8-30-18  
 Date Application Received: 8-30-18  
 Reviewed for completeness by: [Signature]  
 Submitted to TRC: \_\_\_\_\_ Return date: \_\_\_\_\_  
 Date of BOC hearing: \_\_\_\_\_ Date submitted to newspaper: \_\_\_\_\_  
 Date sign posted on property: \_\_\_\_\_ Picture attached: yes \_\_\_\_\_ no \_\_\_\_\_

LETTER OF AGENCY - \_\_\_\_\_

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Howard McMichael Sr. TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Re Zoning OF PROPERTY DESCRIBED AS MAP 1020 PARCEL 133, CONSISTING OF 1.165 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 1054 Greensboro Rd. EATONTON, GEORGIA 31024.  
Units A thru F

THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Re Zoning ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. WE HEREBY INDEMNIFY AND HOLD HARMLESS THE CITY OF EATONTON/PUTNAM COUNTY AND ITS AGENTS AND/OR EMPLOYEES IN THE EVENT THAT THE ABOVE NAMED AGENT SHOULD MISUSE THIS LETTER OF AGENCY AND WE SUFFER DAMAGES AS A RESULT.  
THIS 29<sup>th</sup> DAY OF August, 2018

PROPERTY OWNER(S): Janice Allred (Janice Allred)  
NAME (PRINTED)

ADDRESS: 1054 Greensboro Rd., Eatonton, GA, 31024 SIGNATURE  
PHONE: 706 485-7252

SWORN TO AND SUBSCRIBED BEFORE ME THIS 29th DAY OF August, 2018.

Olivia Lee  
NOTARY  
MY COMMISSION EXPIRES: 5-11-2021



DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

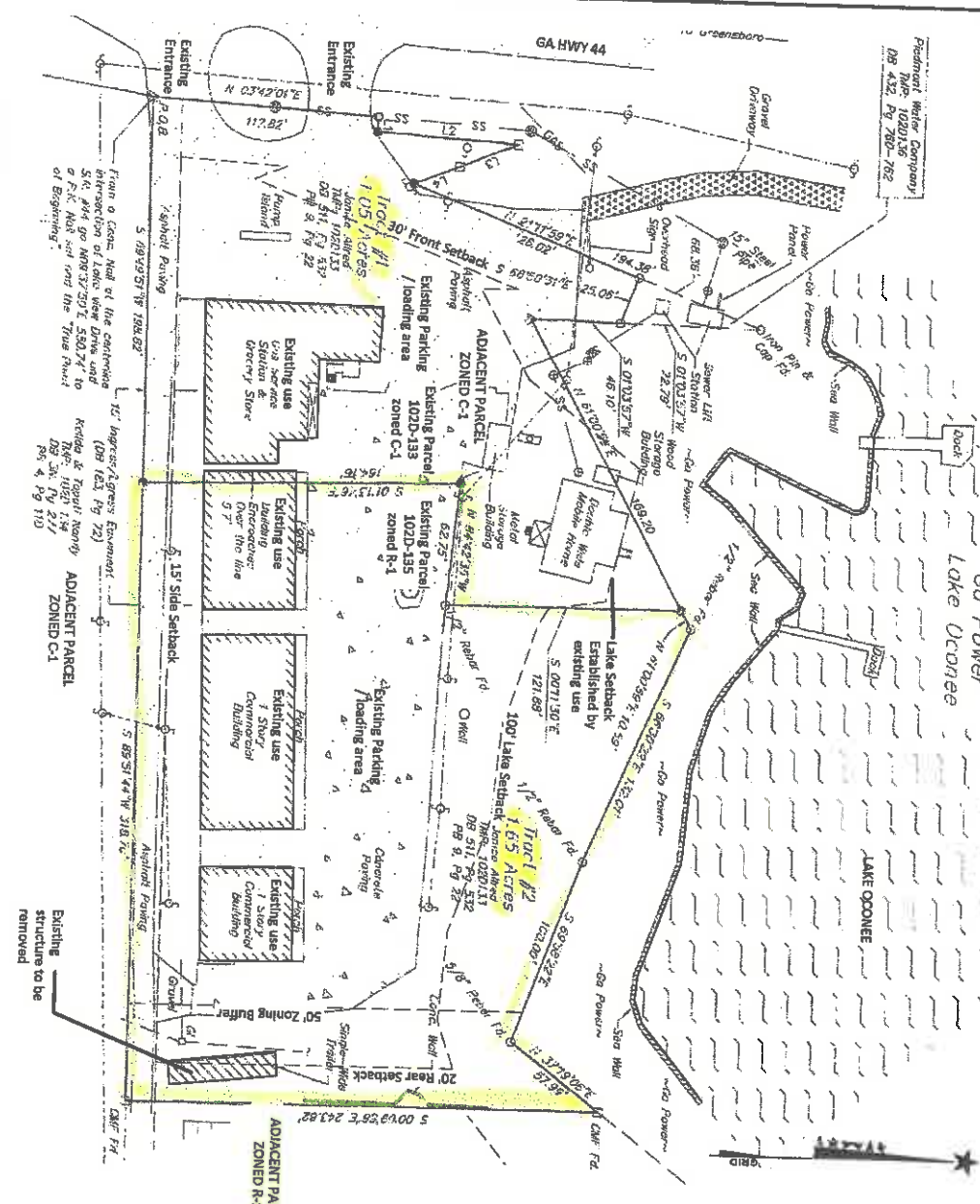
The Putnam County Code of Ordinances, Section 66-167(c) states as follows:

"When any applicant or his attorney for a rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

- a. The name and official position of the local government official to whom the campaign contribution was made; and
- b. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution. The disclosures required by this section shall be filed within ten days after an application for the rezoning action is first filed."

1. Name: Janice Allred
2. Address: 1054 Greensboro Rd / Lake Okechobee Parkway  
Estates Ga
3. Have you given contributions that aggregated \$250.00 or more within two years immediately preceding the filing of the attached application to a candidate that will hear the proposed application? Yes  No  If yes, who did you make the contributions to? \_\_\_\_\_

Signature of Applicant: Janice Allred  
Date: 8/29/2018



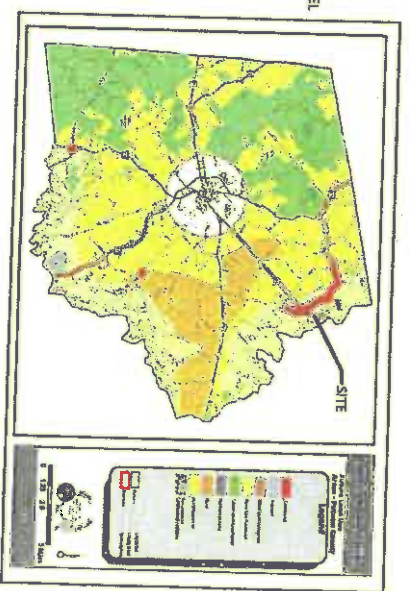
PROPOSED PARCEL 102D-133 AND 102D-135 TO BE COMBINED INTO 1 PARCEL  
 PARCEL BOUNDARY AND EXISTING SITE INFORMATION TAKEN FROM FINAL PLAT DATED  
 11/16/2013 BY COMMERD LAND SUREVING

**CONCEPT PLAN EXHIBIT**  
 AUGUST 28, 2018  
 Proposed plan is conceptual only and subject to change.

**PROPOSED ZONING EXHIBIT PARCEL 102D-133**  
 CONCEPTUAL PLAN EXHIBIT  
 EATONTON, GEORGIA

| DEVELOPMENT SUMMARY          |               |  |  |
|------------------------------|---------------|--|--|
| PARCEL                       | AREA IN ACRES | EXISTING USE                                       | PROPOSED USE   |
| 102D-133                     | 1.65          | 5,700 SF +/- Service Station and C-Store Zoned C-1 | 5,700 SF +/- Service Station and C-Store Zoned C-1   |
| 102D-135                     | 1.05          | 10,700 SF +/- General Commercial Use Zoned R-1     | 10,700 SF +/- General Commercial Use Zoned R-1   |
| <b>Combined Parcel Total</b> | <b>2.7</b>    |  | <b>5,700 SF +/- Service Station and C-Store and 10,700 SF General Commercial Use Zoned C-1</b> |

PROPOSED USE / ZONING - C1  
 TOTAL AREA TO BE REZONED 1.65 ACRES  
 OWNER: JANICE ALLURED & ET AL  
 133 BRIAR PATCH ROAD  
 EATONTON, GA 31024  
 APPLICANT: HOWARD MCMICHAEL  
 2800 REYNOLDS PARKWAY  
 GREENSBORO, GA 30642  
 706-473-1999



Comprehensive Plan for Putnam County

**MISIC**  
 McMiller Site Consulting, LLC



August 30, 2018

Lisa Jackson  
Director  
Putnam County Planning and Development  
117 Putnam Drive, Suite B  
Eatonton, Georgia 31024

Subject: Parcel IDs 102D135 and 102D133

Dear Ms. Jackson:

This letter is to confirm that Piedmont Water Company (PWC) has water and sewer service available to the parcels listed above, as proposed. Please note that capacity is not guaranteed until purchased.

Please feel free to contact me at 770-255-7984 should you have any questions on this, or any other, matter.

Sincerely,

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

W. J. Matthews  
Vice President of Operations

RCUD 2018 AUG 30

Handwritten initials in blue ink, possibly "JP", located below the RCUD stamp.



# IMPACT ANALYSIS

## PARCEL 102D-133 PROPOSED C-1 REZONING REQUEST



Prepared By:  
MCALLISTER SITE CONSULTING, LLC  
1341 BEVERLY DRIVE  
ATHENS, GA  
706-206-5030

## TABLE OF CONTENTS

|                                |              |
|--------------------------------|--------------|
| Letter of Intent.....          | Page 3       |
| Impact Study Information ..... | Page 4       |
| Traffic Study .....            | By Applicant |
| Plat of Property .....         | Attachment   |
| Existing Conditions .....      | Attachment   |
| Existing Zoning .....          | Attachment   |
| Conceptual Site Plan .....     | Attachment   |



**LETTER OF INTENT – PARCEL 102D-133- PUTNAM COUNTY, GA**

The site is located along highway 44 directly behind Jerry’s Bait and Tackle and has over 200 LF of Lake Oconee frontage. Currently the proposed site is zoned R-1. Over the years the principal use for the site has been general commercial. The owner of the site would like to bring the zoning into current Putnam County Standards. Given the commercial nature of adjacent site and current land use, our request is to re-zone as C-1.

The adjacent parcel 102D-135 is Jerry’s Bait and Tackle. Each site has been utilizing existing entrances along highway 44. In addition, the parcels are connected by paved surfaces and are cohesive in everyday use. The intent of the re-zone request includes a conceptual plan which illustrates combining the two parcels into one C-1 zoned parcel.

The conceptual plan included with application also illustrates proposed setbacks to meet current Putnam County Standards with one exception. An existing structure is located within the 100’ Lake setback. This structure is located on the existing zoned C-1 site (Parcel 102-135).

Additional information can be found on the Conceptual Zoning Exhibit and Impact Study submitted with this application.

We appreciate your consideration of our re-zone request.

Property Exhibit:



## IMPACT ANALYSIS INFORMATION

### ITEM #1

*Is the proposed use consistent with the stated purpose of the zoning district that is being requested?*

The proposed / existing use is general commercial. Use is listed as approved use within C-1 zoning guidelines

*Is the proposed use suitable in view of the zoning and development of adjacent or nearby property?*

The proposed parcel is located between an existing C-1 use and R-1 use. Similar development surrounds the area. Conceptual zoning exhibit illustrates required 50' buffer required for adjacent R-1 use.

*Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property?*

The proposed use is the same as existing use. This application if approved will bring existing site into compliance with Putnam County Zoning Ordinance. This use will not adversely affect surrounding land use.

*Is the proposed use compatible with the proposed intent of the Comprehensive Plan?*

The Putnam County / City of Eatonton 2007-2030 Comprehensive plan prepared by Middle Georgia RDC indicates the future land use as Commercial. The proposed development meets the intended land use of Commercial.

*Are there substantial reasons why the property cannot or should not be used as currently zoned?*

The property is adjacent to and shares Highway 44 access an existing C-1 use. The existing use is general commercial and should be brought into compliance with current Putnam County Standards.

*Will the proposed use cause an excessive or burdensome use of public facilities or services or exceed the present or funded capabilities, including but not limited to streets, water or sewer utilities and police or fire protection?*

The proposed use as illustrated by conceptual zoning exhibit is the current use. There will be no increase in demand of public facilities. Water and sewer are available by Piedmont

Water Resources. Developer will incur cost of any additions required to bring water and sewer to property.

Given the existing use of the site there is no evidence of an excessive or burdensome use of public facilities, funded capabilities, utilities or police and fire protection.

***Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?***

The proposed use is supported by the Comprehensive Plan and the anticipated existing and future use of Commercial.

***Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, and reasonable private use of the subject property?***

The existing parcel has been utilized as commercial space in a residential zoned property. By re-zoning this parcel to C-1 all Putnam County Development Standards will be placed on parcel. These development standards were put in place by Putnam County to aid in the promotion of public health, safety while allowing a reasonable private use of property. Therefore, there is a reasonable balance between the promotion of public health, safety and private use.

**ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)**

**ITEM# 3**

**The existing total floor area of non-residential uses as follows:**

| <b>DEVELOPMENT SUMMARY</b>   |                      |   |  |
|------------------------------|----------------------|---|--|
| <b>PARCEL</b>                | <b>AREA IN ACRES</b> | <b>EXISTING USE</b>                                       | <b>PROPOSED USE</b>  |
| <b>102D-133</b>              | <b>1.65</b>          | <b>5,700 SF +/- Service Station and C-Store Zoned C-1</b> | <b>5,700 SF +/- Service Station and C-Store Zoned C-1</b>                                      |
| <b>102D-135</b>              | <b>1.05</b>          | <b>10,700 SF +/- General Commercial Use Zoned R-1</b>     | <b>10,700 SF +/- General Commercial Use Zoned R-1</b>  |
| <b>Combined Parcel Total</b> | <b>2.7</b>           |   | <b>5,700 SF +/- Service Station and C-Store and 10,700 SF General Commercial Use Zoned C-1</b> |

**ITEM #4**

**Effect on environment surrounding the area:**

**Natural:**

Property contains no significant wetland areas within property boundary – State waters border shoreline of Lake Oconee – All state buffer requirements will be recognized. Lake Oconee. Any areas of wetlands will be protected by required buffers – Source: National wetlands Inventory (see attached).

**Erosion:**

The property has been previously developed as lakefront single family residence. Georgia Power permitted and approved lake sea walls are in place. Source: On site Observation

**Historic:**

The proposed site has no known or listed Cultural or Historical Resources located on site. Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan Cultural and Historical Resources Map 13 prepared by Middle Georgia RDC

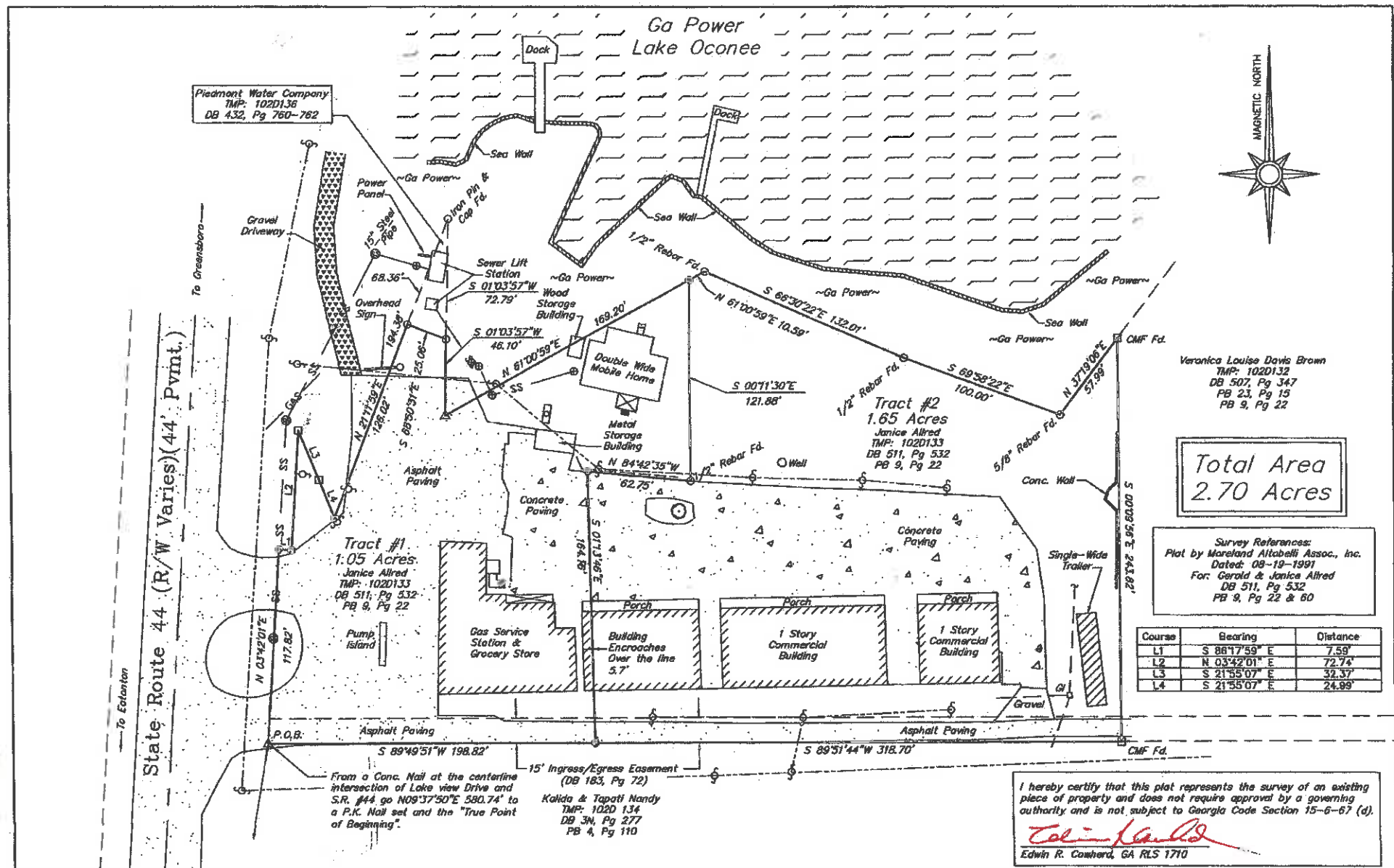
**ITEM #5**

**Impact on fire protection**

Impact on Fire Protection will have no change from existing conditions

**ITEM #6 – PHYSICAL CHARACTERISTICS OF SITE (SEE ATTACHMENT)**

**ITEM #7 – ADJACENT AND NEARBY ZONING (SEE ZONING CONCEPT PLAN)**



Survey For: **Janice W. Allred**

**Cowherd Land Surveying**  
Site Planning - Boundary surveys - Tree Surveys  
Plot Plans - Topographical Surveys - Subdivisions  
2880 Maxey Road - Union Point, Ga 30689 - (706) - 708-3372

ADDRESS: 1054 Lake Oconee Pkwy., Eatonton Ga, 31024  
Job Number: 2013-55-2 Land Lab 368  
Tax Map No: 1020135 District 3rd  
Field work date: 11/16/2013  
Final plat date: 11/16/2013  
Plat Revision Date:

Graphic Scale: Scale: 1" = 40'  
0 20 40 60 120

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 plat is subject to all legal easements, right-of-way, and covenants public and private. This plot or survey is intended for the sole use of the names listed hereon any other use is strictly prohibited. In my professional opinion this plot is a true and correct representation of the land plotted. The field data upon which this map or plat is based has a closure precision of one foot in 36,998 feet and an angular error of 10" per angle point and was adjusted using the compass adjustment rule. This Map or Plat has been calculated for closure and is found to be accurate to within one foot in 100,000 feet. All underground utilities are not shown hereon. This surveyor does not certify or guarantee the size, shape, pressure, material, and direction of any underground utility.

O = Offset  
 P.L. = Property Line  
 C = Centerline  
 C&G = Curb and Gutter  
 U.P. = Underground Power  
 C.F. = Chain Fall Fence  
 R/W = Right of Way  
 P.O.B. = Point of Beginning  
 P.O.C. = Point of Commencement  
 I.M.P. = Tax Map Parcel Number  
 ? = Inside Inlet  
 I.S. = Inside Easement

**Flood Hazard Note:**  
No portion of this property lies within a Flood Hazard Zone "A" as shown on F.I.R.M. Map #13237C0075C with an Effective Date of September 26, 2008.

**Equipment Used:**  
 Topcon 211D  
 Topcon 80DAR  
 Carlson GPS  
 with eGPS RTK  
 Leica TC 405

- Legend**
- ⊙ = Iron Pin & Cap Set
  - = Iron Pin Found (Obsc.)
  - ⊠ = IFF Conc. Monument
  - △ = P.K. Nail Set
  - ⊕ = Computed Point (No Pin)
  - ⊙ = Power Pole
  - ⊞ = Power Transformer
  - ⊠ = Telephone Pedestal
  - ⊙ = Sewer Clean Out
  - ⊙ = Water Valve
  - ⊙ = Fire Hydrant
  - ⊙ = Water Meter
  - ⊙ = Manhole
  - ⊙ = Tree
  - ⊙ = Swamp

This survey was prepared in conformity with the Technical Standards for Property Survey 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.

**Edwin R. Cowherd**  
No. 1710  
LAND SURVEYOR



U.S. Fish and Wildlife Service









# National Wetlands Inventory

## Parcel 102D-133 Wetland map



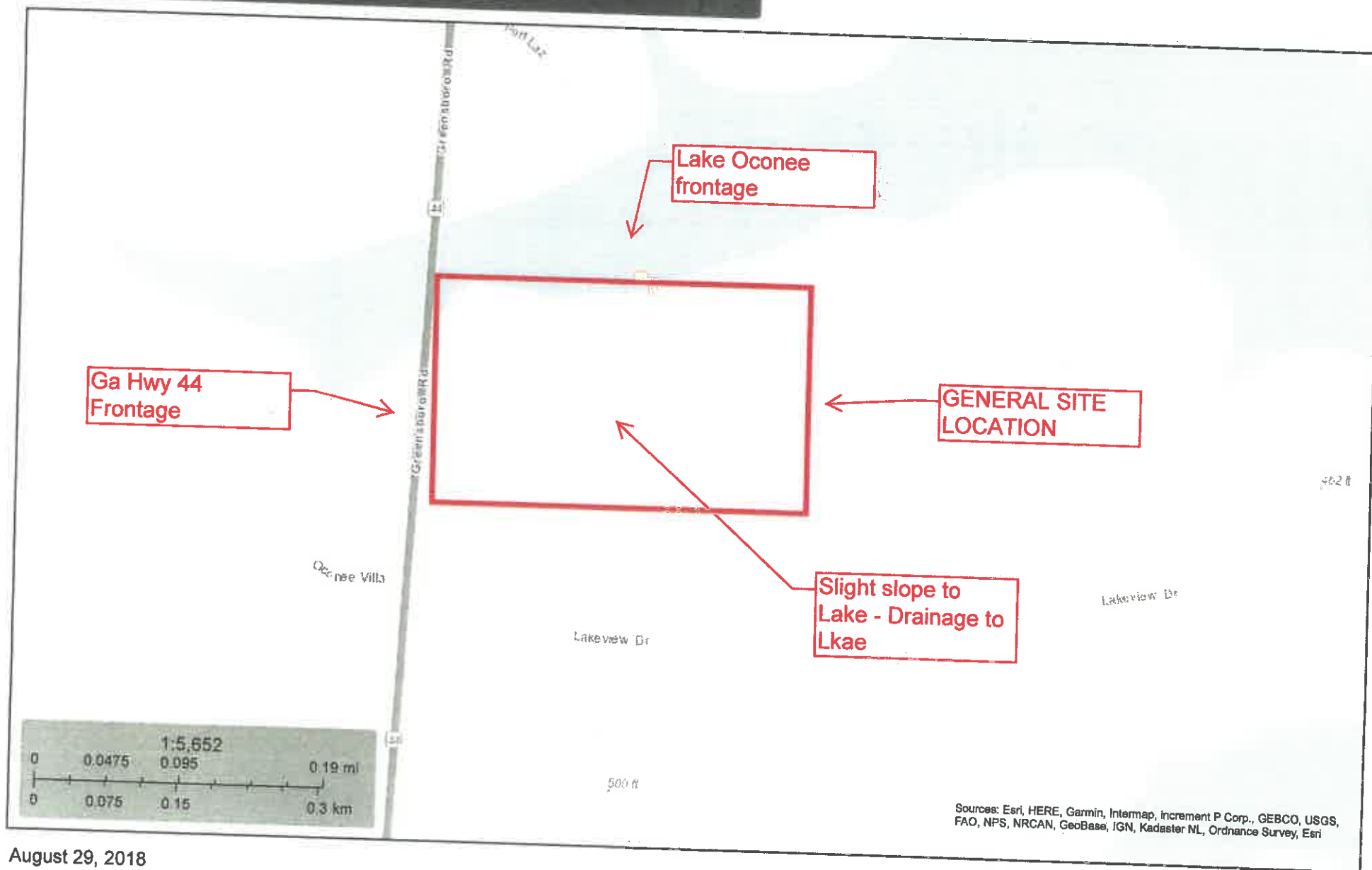
August 29, 2018

### Wetlands

- |   |   |  |
|---|---|--|
|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland       |  Lake     |
|  Estuarine and Marine Wetland   |  Freshwater Forested/Shrub Wetland |  Other    |
|   |  Freshwater Pond                   |  Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.





Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

August 29, 2018

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

**Physical Characteristics Exhibit**



BOOK 511 PAGE 532

JUL 28 2005  
10:30

DOCN 004864  
FILED IN OFFICE  
07/28/2005 11:22 AM  
BK:511 PG:532-533  
SHEILA LAYSON  
CLERK OF SUPERIOR COURT  
Putnam Co Clerk of Court  
REAL ESTATE TRANSFER TAX  
PAID: \$0.00  
PT-61 117-2005-001551

STATE OF GEORGIA  
COUNTY OF PUTNAM

When Recorded Return To:  
John M. Shinnell, 1020 Founder's Row, No. 114, Greensboro, GA 30642 File # 04-1007

**EXECUTOR'S DEED**

THIS INDENTURE, Made this 8<sup>th</sup> day of July in the year Two Thousand Five between Janice W. Allred, as Executor of the Last Will and Testament of Gerald Allred a/k/a Gerald H. Allred, late of the State of Georgia, and County of Putnam, deceased, as party the first part, hereunder called Grantor, and Janice W. Allred, and Deborah A. Harris, as Co-Trustees of the Qualified Terminable Interest Property Trust as set out in the Last Will and Testament of Gerald H. Allred as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include the singular and the plural and their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: that Grantor (acting under and by virtue of the power and authority contained in said will, the same having been duly probated and recorded in the Court of Probate of Putnam County, Georgia), for and in consideration of the sum of One Dollar (\$1.00) Dollars in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

20.048 percent interest in all that tract or parcel of land lying and being in Putnam County, Georgia as described herein;

**PARCEL 1**

All that tract or parcel of land, situated, lying and being in Land Lot 388 of the 3<sup>rd</sup> Land District, Putnam County, Georgia being designated as Lot No. Fourteen (14) on that certain plat of survey dated November 21, 1977, prepared by Thomas Land Surveying, entitled "Survey of Lots 3:22, Lakeview Est.", which plat is recorded in Plat Book 9, at page 22 and 60 in the Office of the Clerk of Superior Court, Putnam County, Georgia, and by reference said plat is made a part of this description.

BOOK 071 PAGE 630

**PARCEL 2**

All that tract or parcel of land, situated, lying and being in Land Lot 388 of the 3<sup>rd</sup> Land District, Putnam County, Georgia being designated as Lot No. Fifteen (15) on that certain plat of survey dated November 21, 1977, prepared by Thomas Land Surveying, entitled "Survey of Lots 3:22, Lakeview Est.", which plat is recorded in Plat Book 9, at page 22 and 60 in the Office of the Clerk of Superior Court, Putnam County, Georgia, and by reference said plat is made a part of this description.

This is the same property conveyed by the Deed of Gift recorded in Deed Book 327, at page 6-7, in the Office of the Clerk of Superior Court, Putnam County, Georgia.

SAID PROPERTY was formerly owned by Gerald H. Allred who died on May 14, 2001, leaving a will which was probated in Putnam County Court of Probate, Estate No. 01P-106, the Order and Letters Testamentary issued August 9, 2001. The grantor herein conveys said property by virtue of the powers vested in them under Item VI and as directed in Item III of said will.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE: in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Charlotte Ellington  
Witness

Janice W. Allred (Seal)  
Janice W. Allred,  
As Executor as Aforesaid

[Signature]  
Notary Public

(Affix notary seal and stamp)

NOTARY PUBLIC  
RANDY E. BERLEW  
MORGAN COUNTY, GA  
My Commission Expires  
December 3, 2008

NO SEAL AFFIXED

DOCUMENT PAGE 004

RECORDED

JUL 28 2005

10:30

DOCN 004865  
FILED IN OFFICE  
07/28/2005 11:22 AM  
BK:511 PG:534-535  
SHEILA LAYSON  
CLERK OF SUPERIOR COURT  
Putnam Co Clerk of Court  
REAL ESTATE TRANSFER TAX  
PAID: \$0.00

PT-61 117-2005-001580

STATE OF GEORGIA

When Recorded Return To:

John M. Shnaak, 1020 Founder's Row, No. 114, Greensboro, GA 30642-5281 File # 04-1007

COUNTY OF PUTNAM

**EXECUTOR'S DEED**

**THIS INDENTURE**, Made this 8<sup>th</sup> day of July in the year Two Thousand Five between **Janice W. Allred**, as Executor of the Last Will and Testament of **Gerald Allred a/k/a Gerald H. Allred**, late of the State of Georgia, and County of Putnam, deceased, as party the first part, hereunder called Grantor, and **Janice W. Allred**, individually as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include the singular and the plural and their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH**: that Grantor (acting under and by virtue of the power and authority contained in said will, the same having been duly probated and recorded in the Court of Probate of Putnam County, Georgia), for and in consideration of the sum of **One Dollar (\$1.00) Dollars** in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

29.932 percent interest in all that tract or parcel of land lying and being in Putnam County, Georgia as described herein;

**PARCEL 1**

All that tract or parcel of land, situated, lying and being in Land Lot 388 of the 3<sup>rd</sup> Land District, Putnam County, Georgia being designated as Lot No. Fourteen (14) on that certain plat of survey dated November 21, 1977, prepared by Thomas Land Surveying, entitled "Survey of Lots 3:22, Lakeview Est.", which plat is recorded in Plat Book 9, at page 22 and 60 in the Office of the Clerk of Superior Court, Putnam County, Georgia, and by reference said plat is made a part of this description.

**PARCEL 2**

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BOOK BY PAGE 000

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TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE: in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Charlotte Ellington  
Witness

Janice W. Allred (Seal)  
Janice W. Allred,  
As Executor as Aforesaid

[Signature]  
Notary Public

(Affix notary seal and stamp)

NOTARY PUBLIC  
RANDY E. BERLEW  
MORGAN COUNTY, GA  
My Commission Expires  
December 3, 2008

NO SEAL AFFIXED

**Putnam County Tax Commissioner**  
 100 South Jefferson Ave Suite 207  
 Eatonton, GA 31024-1061  
 (706) 485-5441

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than April 1, 2018 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact:



Scan this code with your mobile phone to view or pay this bill



**Putnam County Tax Assessor**  
 100 South Jefferson Ave Suite 109  
 Eatonton, GA 31024-1087  
 (706) 485-6376

ALLRED JANICE W & ET AL  
 133 BRIARPATCH RD  
 EATONTON, GA 31024

**INTERNET TAX BILL**

**2017 State, County & School Ad Valorem Tax Notice**

| Bill No. | Property Description  | Map Number | Fair Mkt Value | Assessed Value | Exempt Value | Taxable Value | Millage Rate | Tax Amount |
|----------|-----------------------|------------|----------------|----------------|--------------|---------------|--------------|------------|
| 000386   | 01 LT14 LKVIEW EST MH | 102D 133   | 250576         | 100230         | 0            | 100230        | 22.546       | 2,259.78   |

**Important Messages - Please Read**

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.

| Total of Bills by Tax Type |                  |
|----------------------------|------------------|
| COUNTY                     | 829.80           |
| SCHOOL                     | 1,430.18         |
|                            |                  |
|                            |                  |
|                            |                  |
|                            |                  |
|                            |                  |
| <b>TOTAL DUE</b>           | <b>0.00</b>      |
| <b>DATE DUE</b>            | <b>12/1/2017</b> |

| Local Option Sales Tax Information        |       |
|---|-------|
| Mills required to produce county budget   |       |
| Mills reduction due to sales tax rollback |       |
| Actual mill rate set by county officials  |       |
| Tax savings due to sales tax rollback     | 24.88 |

*Please detach here and return this portion in the envelope provided with your payment in full.*

ALLRED JANICE W & ET AL  
 133 BRIARPATCH RD  
 EATONTON, GA 31024

**PAYMENT INSTRUCTIONS**

- Please Make Check or Money Order Payable to: Putnam County Tax Commissioner
- If a receipt is desired, please include a stamped, self-addressed envelope.
- If taxes are to be paid by a mortgage company, send them this portion only.
- If you are paying after the due date, please call our office for the full amount due.
- Interest on unpaid tax bills is applied in compliance with GA Code 48-2-40
- Penalty on unpaid tax bills is applied in compliance with GA Code 48-2-44

**Putnam County Tax Commissioner**  
 100 South Jefferson Ave Suite 207  
 Eatonton, GA 31024-1061  
 (706) 485-5441

| Bill Number     | Map Number | Tax Amount       |
|-----------------|------------|------------------|
| 2017 000386     | 102D 133   | 2,259.78         |
| <b>DATE DUE</b> |            | <b>TOTAL DUE</b> |
| 12/1/2017       |            | 0.00             |

**INTERNET TAX BILL**

**Bill Information**

**Owner Name** ALLRED JANICE W & ET AL  
133 BRIARPATCH RD  
EATONTON, GA 31024  
**Account** 2138R  
**Record Type** Property  
**Bill Number** 000386  
**Tax Year** 2017

**Tax Information**

**Total Original Levy** \$2,259.78  
**Fair Market Value** \$250,576  
**Assessed Value** \$100,230  
**Under Appeal** No  
**Total Due** \$0.00

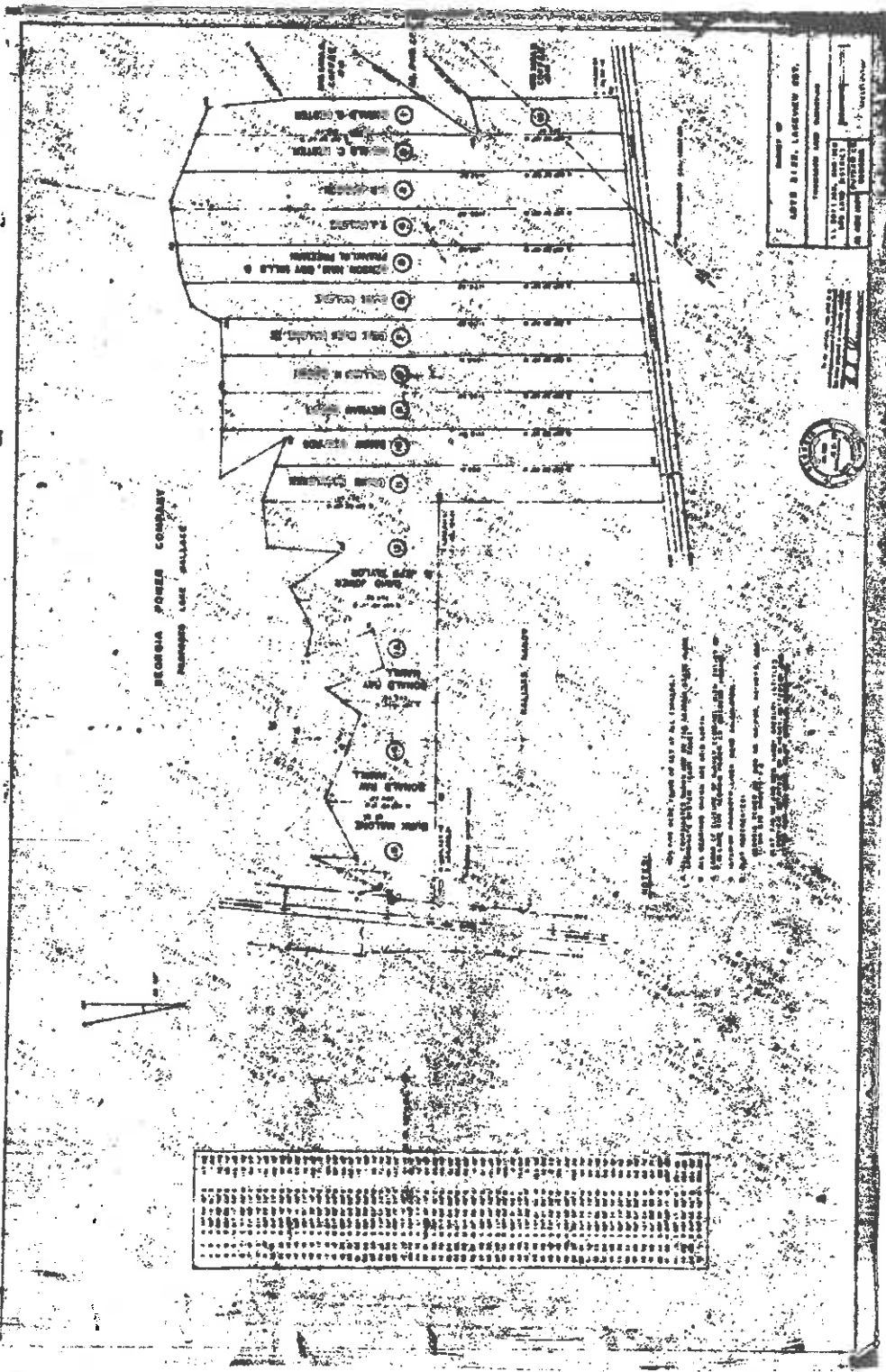
**Property Information**

**Property ID** 102D 133  
**Description** LT14 LKVIEW EST MH

**Payment Information**

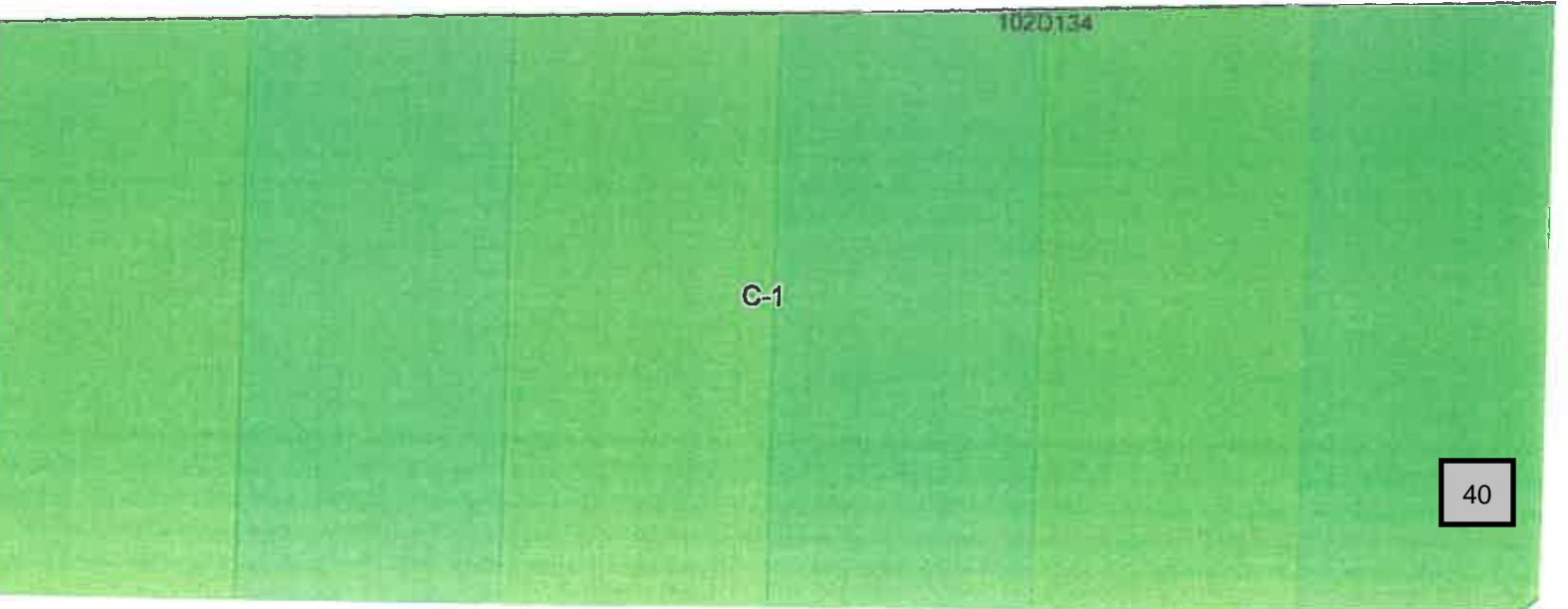
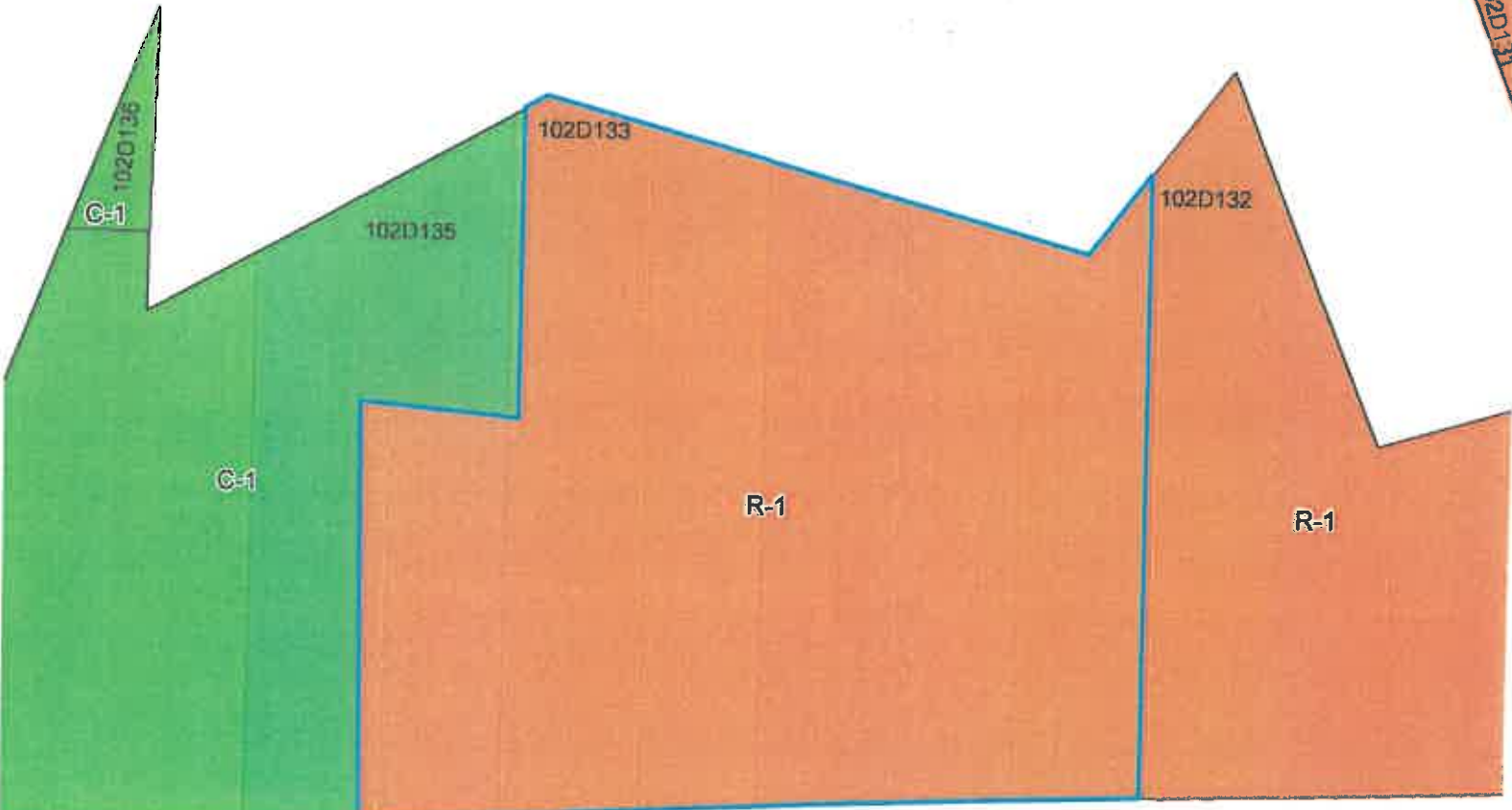
**Due Date** 12/01/2017  
**Payment Status** Paid  
**Last Payment Date** 11/30/2017  
**Total Amount Paid** \$2,259.78  
**Total Due** \$0.00

Recorded May 3, 1978

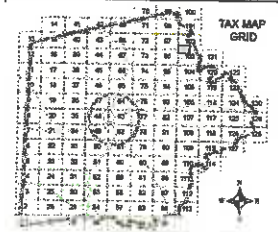
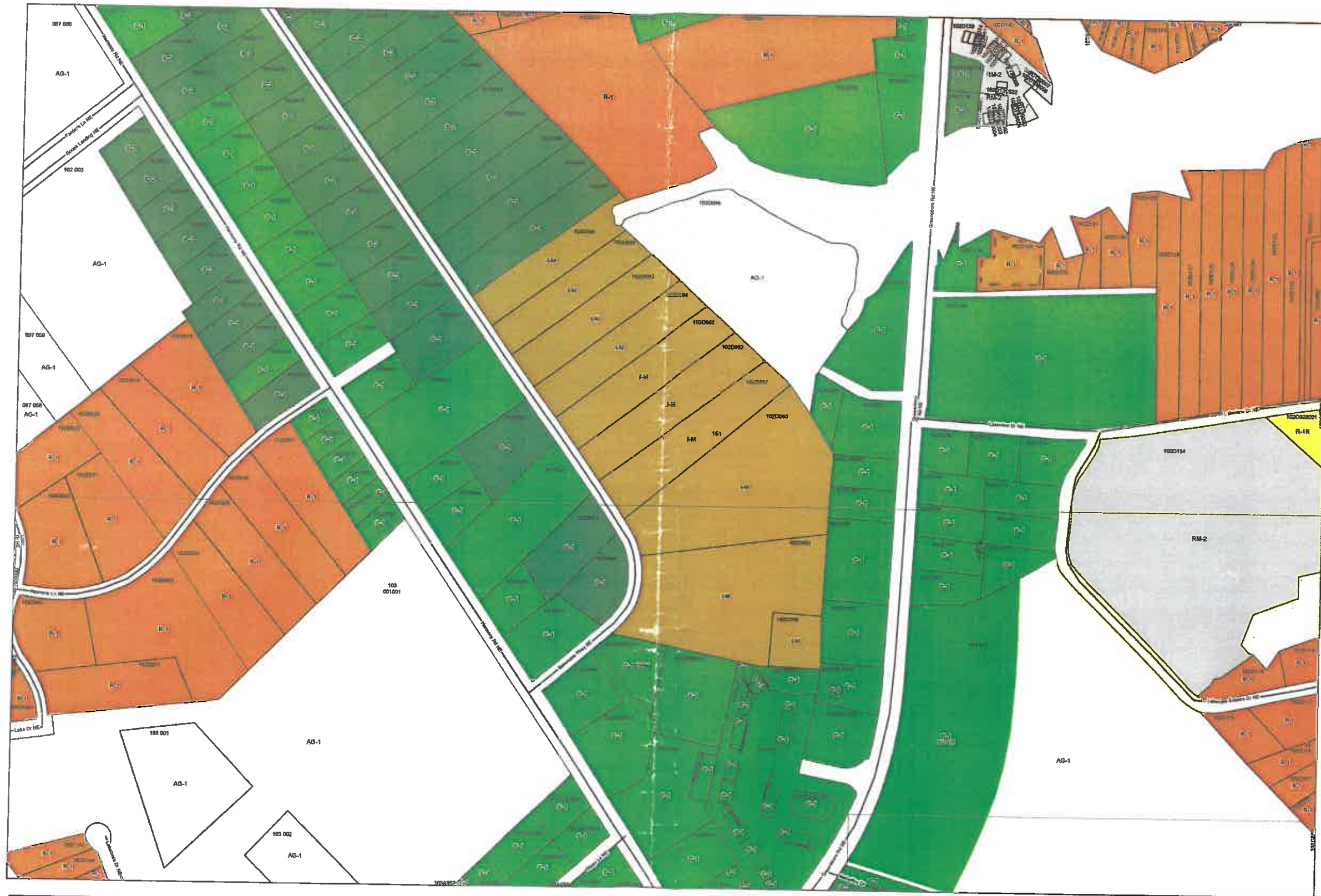


77

R-1  
102D131







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

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

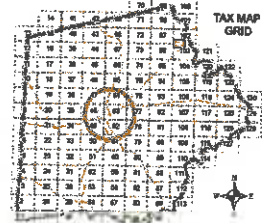
**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Glynn Hwy  
Macon, Georgia 31217  
(478) 751-6100  
(478) 751-4017  
Web: www.middlegeorgiagis.org  
Email: mgrc@mgrc.org

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

**MAP 102D**

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





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

**GEOGRAPHIC FEATURE LEGEND**

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



Middle Georgia Regional Commission  
 175 Emory Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6102  
 (478) 751-6577  
 Web: www.middlegeorgia.org  
 Email: mgrc@mg-rc.org

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



**MAP 102D**

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



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

September 5, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 9/9/2019

5. Request by **1054 Lake Oconee Parkway LLC as successor-in-interest to Applicant Janice Allred** to rezone 1.65 acres at 1054 Greensboro Road, Units A-F from R-1 to C-1. [**Map 102D, Parcel 133, District 3**]. \* The applicant is requesting to rezone 1.65 acres from R-1 to C-1. This property was a nonconforming grandfathered commercial lot and is located adjacent to an existing commercial lot, the previous Jerry's Bait and Tackle. Prior to the previous deficient rezoning, there were several structures on the subject lot that were utilized for general commercial use. The applicant would like to combine this parcel with the adjacent C-1 lot (Map 102D, Parcel 135) but must rezone it to conform to the zoning regulations. The proposed use is commercial which is consistent with the previous and proposed use. The adjacent and nearby properties are zoned C-1 and R-1 which is suitable to the proposed use in the C-1 District. The proposed use will not affect the existing use, value or usability of adjacent or nearby properties. The Comprehensive Plan Future Land Use indicates the future land use as Commercial and meets the intended use. The proposed C-1 zoning will have minimal impact on Greensboro Road or adjacent properties. The current zoning is (R-1) residential, though the parcel was previously used as a nonconforming commercial lot. The proposed use will not cause an excessive or burdensome use of public facilities or services.

**Staff recommendation is for approval to rezone 1.65 acres from R-1 to C-1 at 1054 Lake Oconee Parkway [Map 102D, Parcel 133, District 3] with the following condition: (1) this rezoning shall be conditioned upon the resurveying and the recordation of all new plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances**

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 September 17, 2019 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

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

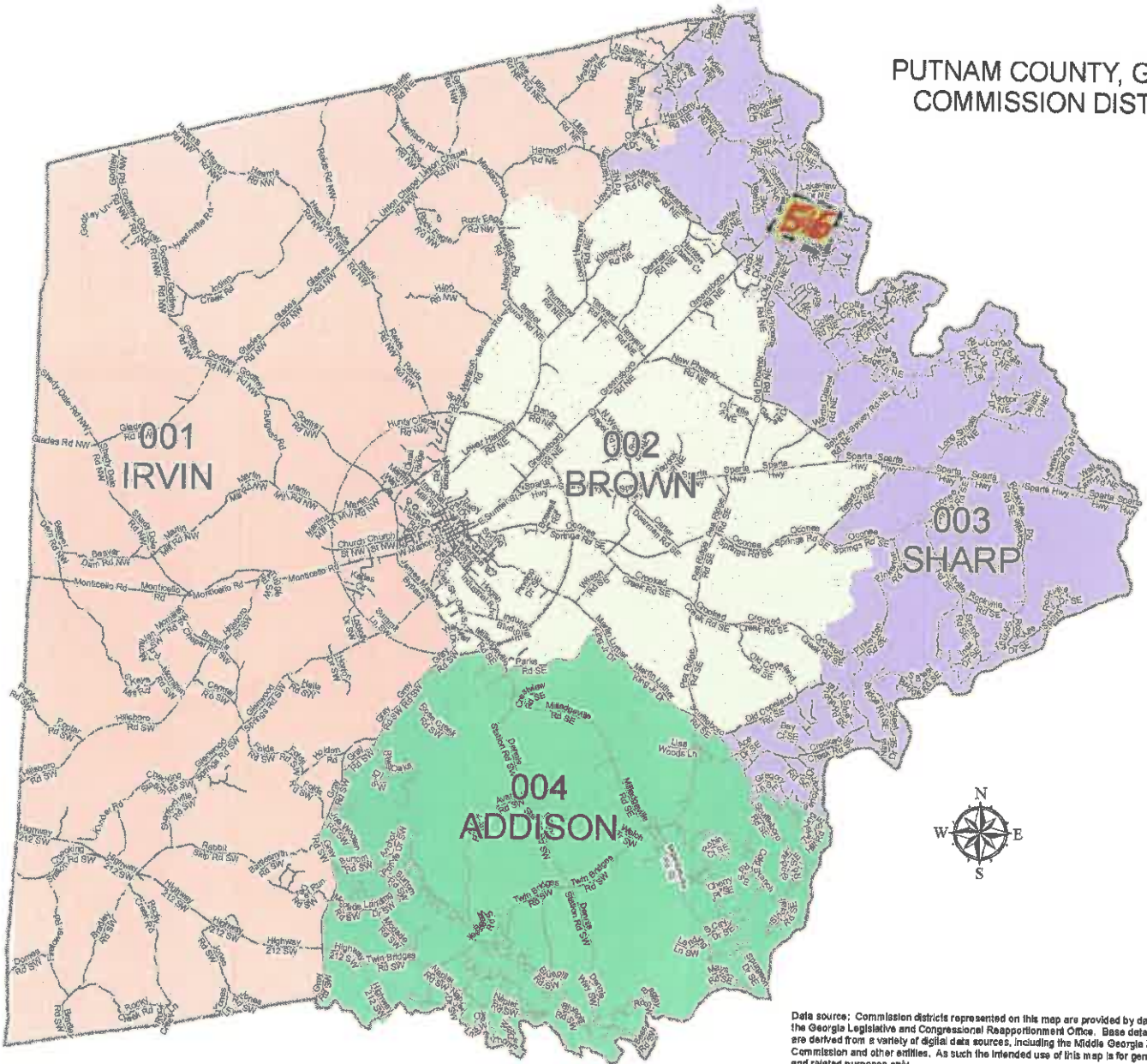
Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

**Item Attachment Documents:**

6. Request by **1054 Lake Oconee Parkway LLC as successor-in-interest to Applicant Lauren K. Sprayberry** for a rear yard setback variance at 1054 Lake Oconee Parkway. Presently zoned C-1. [**Map 102D, Parcel 133, District 3**].



PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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: 1:99,397.34 DATE: JUNE 2019

5. Request by 1054 Lake Oconee Parkway LLC as successor-in-interest to Applicant Janice Allred to rezone 1.65 acres at 1054 Greensboro Road, Units A-F from R-1 to C-1. [Map 102D, Parcel 133, District 3]. \*
6. Request by 1054 Lake Oconee Parkway LLC as successor-in-interest to Applicant Lauren K. Sprayberry for a rear yard setback variance at 1054 Lake Oconee Parkway. Presently zoned C-1. [Map 102D, Parcel 133, District 3].



WILLIAMS  
TEUSINK

R. Kyle Williams  
Attorney at Law

404.373.9351 Direct Dial  
kwilliams@williamsteusink.com

August 16, 2019

*via Electronic Delivery to: ljackson@putnamcountyga.us*

Lisa Jackson, Director  
Planning & Development  
Putnam County, Georgia  
117 Putnam Drive, Suite B  
Eatonton, Georgia 31024

Re: Request by **Howard McMichael, agent for Janice Allred** to rezone 1.65 acres at 1054 Greensboro Road, Units A-F from R-1 to C-1. [Map 102D, Part of Parcel 133, District 3] (the "Rezoning Application")

Request by **Lauren K. Sprayberry** for a rear yard setback variance at 1054 Lake Oconee Parkway. [Map 102D, Parcel 133, District 3] (the "Variance Application")

Dear Director Jackson:

I, along with Ben Windham, represent Defendant 1054 Lake Oconee Parkway, LLC ("1054 LOP"). 1054 LOP is the current owner of the property at issue in the Rezoning Application and Variance Application. As such, 1054 LOP is the successor-in-interest to Applicant Howard McMichael, agent for Janice Allred in regard to the Rezoning Application.

At the time the Rezoning Application was filed, the property at issue was owned by Janice Allred pursuant to the enclosed *Warranty Deed* filed and recorded in the Real Estate Records of Putnam County, Georgia in Deed Book 432, Page 760. Subsequently, the property was conveyed to 1054 LOP pursuant to the enclosed *Quitclaim Deed* filed and recorded in the Real Estate Records of Putnam County, Georgia in Deed Book 939, Page 793.

1054 LOP desires to be substituted as Applicant in the place of Howard McMichael, agent for Janice Allred in regard to the Rezoning Application. 1054 LOP also desires to be substituted as Applicant in the place of Lauren K. Sprayberry in regard to the Variance Application. As such, I respectfully request that the County amend the applications to reflect 1054 LOP as Applicant.

Consistent with the *Resolution Concerning Rezoning Action of the Putnam County Board of Commissioners*, dated August 2, 2019, 1054 LOP further requests that the County jointly

consider the Rezoning Application and Variance Application together. The Variance Application includes the concept plan for the proposed development at issue in both applications.

Additionally, I enclose a *Notarized Authorization by Applicant and Property Owner for Rezoning Application and Disclosure Reports* to supplement the Application.

I appreciate your continued assistance with and consideration of the applications. Please do not hesitate to contact me with any questions.

Sincerely,

  
R. Kyle Williams

Encl.

RKW/saa

cc: F. Adam Nelson, Esq.  
1054 Lake Oconee Parkway, LLC  
Ben F. Windham, Esq.



006174

760

FILED IN OFFICE OF THE  
CLERK OF SUPERIOR COURT  
PUTNAM COUNTY, GEORGIA

After recording, please return to:

Seyfarth Shaw  
1545 Peachtree Street, Suite 700  
Atlanta, Georgia 30309  
Attn: Robert M. Trusty, Esq.

2003 SEP 15 PM 2: 33

BOOK 432 PAGE 760-762  
*Sheila H. Rayson*

Putnam County, Georgia  
Real Estate Transfer Tax

Paid \$ 1.00  
Date 9/15/03

*[Signature]*  
Deputy Clerk of Superior Court

(Above Space Used for Recorder's Use)

**WARRANTY DEED**

**THIS INDENTURE**, made and entered into as of the 28<sup>th</sup> day of August, 2003, by and between **JANICE ALLRED**, a Georgia resident (hereinafter "Grantor"), and **PIEDMONT WATER COMPANY**, a Georgia corporation (hereinafter "Grantee") (the words "Grantor" and "Grantee" to include their respective legal representatives, successors and assigns where the context requires or permits).

**WITNESSETH, THAT:**

**GRANTOR**, for and in consideration of the sum of ONE AND NO/100THS DOLLARS (\$1.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all that tract or parcel of land lying and being located in Putnam County, Georgia, and being more particularly described in Exhibit A attached hereto and by reference made a part hereof (hereinafter referred to as the "Property"). **If the Property is not used for a pump station or other use relating to the provision of water or sewer services for a period of three hundred sixty-five (365) consecutive days, then the Property will revert to Grantor.**

**THIS CONVEYANCE** is subject only to 2003 ad valorem taxes on the Property not yet due and payable.

**TO HAVE AND TO HOLD** the said described Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, only to the proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

**AND THE SAID GRANTOR** will warrant and forever defend the right and title to the above described Property unto the said Grantee against the claims of all persons and entities whomsoever.

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this Warranty Deed on the day and year first above written.

Signed, sealed and delivered this \_\_\_\_\_ day of August, 2003, in the presence of:

GRANTOR:

[Signature]  
Witness

Jarice Allred (SEAL)  
Jarice Allred

[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_

[NOTARY SEAL]



762

EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 368, 3rd Land District, 389th G.M.D., Putnam County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the intersection of the centerlines of the pavement of Georgia State Route #44 and Lakeview Drive and run in a northeasterly direction North 09 degrees 21 minutes 46 seconds East, a distance of 848.03 feet to a point and the TRUE POINT OF BEGINNING; running thence North 18 degrees 06 minutes 34 seconds East, a distance of 68.36 feet to a #3 rebar found; running thence South 01 degrees 58 minutes 40 seconds East, a distance of 72.79 feet to a point; running thence North 71 degrees 53 minutes 26 seconds West, a distance of 25.00 feet to a point and the TRUE POINT OF BEGINNING.

Said tract contains 0.020 acres and is a portion of Lot 15 of Lakeview Estates Subdivision and is more particularly shown on that certain Plat for Piedmont Water dated June 27, 2003, prepared by John A. McGill, Jr., Georgia Registered Land Surveyor #2858.

DOCN 000119  
FILED IN OFFICE  
1/9/2019 02:32 PM  
BK:939 PG:793-794  
SHEILA H. PERRY  
CLERK OF COURT  
PUTNAM COUNTY

*Sheila H. Perry*

REAL ESTATE TRANSFER TAX  
PAID: \$0.00

PT-61 117-2019-000041

When recorded return to: Randy E. Berlew, Esq., 674 Shannon Way, Lawrenceville, Georgia 30044 File:

STATE OF GEORGIA  
COUNTY OF PUTNAM

### QUITCLAIM DEED

This Indenture made this 8<sup>th</sup> day of January in the year Two Thousand Nineteen between Janice W. Allred Individually, Janice W. Allred and Deborah A. Harris, as Co-Trustees of the Testamentary Trust as set out in the Last Will and Testament of Gerald H. Allred as parties of the first part, hereinafter called Grantors, and 1054 Lake Oconee Parkway, LLC, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantors, as the sole members of the Grantee, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,


All that tract or parcel of land lying and being in Putnam County, Georgia as described in Exhibit "A" attached hereto.

This conveyance is subject to easements, agreements and restrictive covenants of record as well as land use ordinances and regulations.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantors nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

*[Signature]*  
Unofficial Witness  
*[Signature]*  
Notary Public  
(Affix Notary Seal)  


*Janice Allred* (Seal)  
Janice Allred, Individually

*Janice W. Allred* (Seal)  
Janice W. Allred, as Co-Trustee of the Testamentary Trust as set out in the Last Will and Testament of Gerald H. Allred

*Deborah Harris* (Seal)  
Deborah Harris, as Co-Trustee of the Testamentary Trust as set out in the Last Will and Testament of Gerald H. Allred

**EXHIBIT "A"**

All that tract or parcel of land lying and being in the 389<sup>th</sup> G.M. District of Putnam County, Georgia, being known as Tract 1, containing 1.05 acres, more or less, and Tract 2, containing 1.65 acres, more or less, and being more particularly shown on that certain plat of survey prepared for 1054 Lake Oconee Parkway, LLC, by W. Kayle Cowherd, Registered Land Surveyor No. 3032, dated November 16, 2013, and as revised on January 5, 2019, recorded in Plat Book 36, Page 59, in the Office of the Clerk of Superior Court, Putnam County, Georgia records, which said plat and the reference thereto is hereby incorporated herein by reference.

Also conveyed herein are any reservation rights as set forth in Deed Book 432, page 760-762, Putnam County, Georgia records.

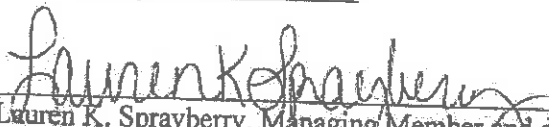
**NOTARIZED AUTHORIZATION BY APPLICANT AND  
PROPERTY OWNER FOR REZONING APPLICATION**

1054 Greensboro Road, Units A-F from R-1 to C-1.  
[Map 102D, Part of Parcel 133, District 3.]

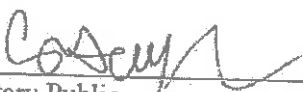
I, Lauren K Sprayberry, as managing member of 1054 Lake Oconee Parkway, LLC, swear that 1054 Lake Oconee Parkway, LLC is the owner of the property located at 1054 Greensboro Road, Units A-F [Map 102D, Part of Parcel 133, District 3], as shown in the records of Putnam County, Georgia, which is the subject matter of a rezoning application before the County. I authorize the persons and firms named below to act as the Applicant and my representative in pursuit rezoning and related matters:

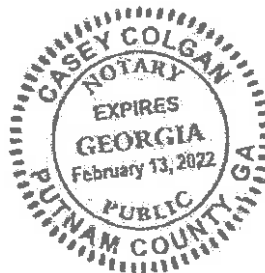
Name of Applicant's Representative: R. Kyle Williams  
Name of Firm: Williams Teusink, LLC  
Address: The High House  
309 Sycamore Street  
Decatur, Georgia 30030  
Telephone No.: (404) 373-9590  
Email: [kwilliams@williamsteusink.com](mailto:kwilliams@williamsteusink.com)

Name of Applicant's Co-Representative: Ben F. Windham  
Name of Firm: Ben F. Windham, P.C.  
Address: 3838 Highway 42  
Locust Grove, Georgia 30248  
Telephone No.: (678) 565-8686  
Email: [ben@windhamlaw.com](mailto:ben@windhamlaw.com)

  
Lauren K. Sprayberry, Managing Member and duly  
designated representative of 1054 Lake Oconee Parkway,  
LLC

Sworn and subscribed  
Before me this 12<sup>th</sup> day of August, 2019.

  
Notary Public  
Commission Expiration Date: 2-13-22



### DISCLOSURE REPORT

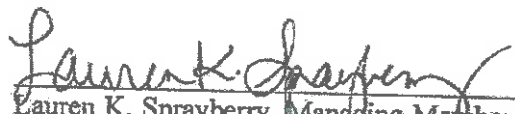
Within the two (2) immediately preceding the filing of Application for Rezoning on August 30, 2018 to rezoning 1.65 acres at 1054 Greensboro Road, Units A-F from R-1 to C-1, Applicant 1054 Lake Oconee Parkway, LLC makes this Disclosure Report of any campaign contributions aggregating Two Hundred and Fifty Dollars (\$250.00) or more to local government official who will consider the application:

**Campaign Contributions:**

| Name of Government Official | Total Dollar Amount of Aggregate Contributions | Date(s) of Contributions |
|-----------------------------|--|--------------------------|
| <i>None</i>                 |  |                          |
|                             |  |                          |
|                             |  |                          |
|                             |  |                          |
|                             |  |                          |

The undersigned acknowledges that this Disclosure Report is made in accordance with Section 66-167 of the Putnam County Zoning Ordinance of 2007 and O.C.G.A. § 36-67-A-1 *set seq.* and further that the information is true and correct:

1054 Lake Oconee Parkway, LLC

  
Lauren K. Sprayberry, Managing Member and duly designated representative of 1054 Lake Oconee Parkway, LLC

**DISCLOSURE REPORT**

Within the two (2) immediately preceding the filing of Application for Rezoning on August 30, 2018 to rezoning 1.65 acres at 1054 Greensboro Road, Units A-F from R-1 to C-1, Applicant 1054 Lake Oconee Parkway, LLC makes this Disclosure Report of any campaign contributions aggregating Two Hundred and Fifty Dollars (\$250.00) or more to local government official who will consider the application:

Campaign Contributions:

| Name of Government Official | Total Dollar Amount of Aggregate Contributions | Date(s) of Contributions |
|-----------------------------|--|--------------------------|
| <i>None</i>                 |  |                          |
|                             |  |                          |
|                             |  |                          |
|                             |  |                          |
|                             |  |                          |

The undersigned acknowledges that this Disclosure Report is made in accordance with Section 66-167 of the Putnam County Zoning Ordinance of 2007 and O.C.G.A. § 36-67-A-1 *set seq.* and further that the information is true and correct:

*Lauren K. Sprayberry*  
Lauren K. Sprayberry, individually



### DISCLOSURE REPORT

Within the two (2) immediately preceding the filing of Application for Rezoning on August 30, 2018 to rezoning 1.65 acres at 1054 Greensboro Road, Units A-F from R-1 to C-1, Applicant 1054 Lake Oconee Parkway, LLC makes this Disclosure Report of any campaign contributions aggregating Two Hundred and Fifty Dollars (\$250.00) or more to local government official who will consider the application:

**Campaign Contributions:**

| Name of Government Official | Total Dollar Amount of Aggregate Contributions | Date(s) of Contributions |
|-----------------------------|--|--------------------------|
| <i>NONE</i>                 |  |                          |
|                             |  |                          |
|                             |  |                          |
|                             |  |                          |
|                             |  |                          |

The undersigned acknowledges that this Disclosure Report is made in accordance with Section 66-167 of the Putnam County Zoning Ordinance of 2007 and O.C.G.A. § 36-67-A-1 *set seq.* and further that the information is true and correct:

  
\_\_\_\_\_  
Josh Sprayberry

## DISCLOSURE REPORT

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**Campaign Contributions:**

| Name of Government Official | Total Dollar Amount of Aggregate Contributions | Date(s) of Contributions |
|-----------------------------|--|--------------------------|
| <i>None</i>                 |  |                          |
|                             |  |                          |
|                             |  |                          |
|                             |  |                          |
|                             |  |                          |

The undersigned acknowledges that this Disclosure Report is made in accordance with Section 66-167 of the Putnam County Zoning Ordinance of 2007 and O.C.G.A. § 36-67-A-1 *set seq.* and further that the information is true and correct:

WILLIAMS TEUSINK, LLC



R. Kyle Williams, counsel for 1054 Lake Oconee Parkway, LLC

## DISCLOSURE REPORT


Within the two (2) immediately preceding the filing of Application for Rezoning on August 30, 2018 to rezoning 1.65 acres at 1054 Greensboro Road, Units A-F from R-1 to C-1, Applicant 1054 Lake Oconee Parkway, LLC makes this Disclosure Report of any campaign contributions aggregating Two Hundred and Fifty Dollars (\$250.00) or more to local government official who will consider the application:

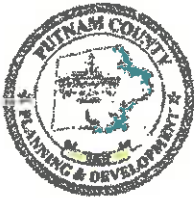
**Campaign Contributions:**

| Name of Government Official | Total Dollar Amount of Aggregate Contributions | Date(s) of Contributions |
|-----------------------------|--|--------------------------|
| <i>NONE</i>                 |  |                          |
|                             |  |                          |
|                             |  |                          |
|                             |  |                          |
|                             |  |                          |

The undersigned acknowledges that this Disclosure Report is made in accordance with Section 66-167 of the Putnam County Zoning Ordinance of 2007 and O.C.G.A. § 36-67-A-1 *set seq.* and further that the information is true and correct:

BEN F. WINDHAM, P.C.

  
 Ben F. Windham, counsel for 1054 Lake Oconee  
 Parkway, LLC *a/ express*  
*permission*  
*B. F. Windham*



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Putnam County  City of Eatonton

APPLICATION FOR:  VARIANCE  CONDITIONAL USE

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

1054 Lake Oconee Parkway, LLC # 770 - 313 - 7898  
 Owner name  
Lauren K. Sprayberry # 770 - 313 - 7898  
 Applicant name (If different from above)  
6350 Lake Oconee Pkwy Suite 110 PMB 33 Greensboro GA 30642  
 MAILING ADDRESS CITY STATE ZIP

PROPERTY LOCATION: 1054 Lake Oconee Parkway

MAP \_\_\_\_\_ PARCEL 102D133 TOTAL ACREAGE: 2.697 PRESENTLY ZONED C1 *KP*

SETBACKS: Front: 50 Rear: 50 Lakeside: 100 Left: 15 Right: N/A  
*60*  
 borders R

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

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

Arterial/State Road. Yes: X No: \_\_\_\_\_

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

LOT LENGTH (the total length of the lot) 488.11

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

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

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

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

**\*PROPOSED LOCATION MUST BE STAKED OFF\***

REC'D 2019 APR 24

\*SIGNATURE OF APPLICANT: Lauren K. Sprayberry DATE: 4/24/19 *KP*

*on behalf of 1054 Lake Oconee Parkway, LLC*

\*APPLICANT HEREBY AFFIRMS THAT APPLICANT IS THE PROPERTY OWNER OR HAS THE LEGAL AUTHORITY TO SIGN THIS FORM ON OWNER'S BEHALF, AND APPLICANT AGREES TO INDEMNIFY AND HOLD PUTNAM COUNTY/CITY OF EATONTON HARMLESS IN THE EVENT IT IS DETERMINED APPLICANT DOES NOT HAVE SUCH LEGAL AUTHORITY.

|   |                         |                     |            |               |                    |
|---|-------------------------|---------------------|------------|---------------|--------------------|
| DATE FILED <u>4-24-19</u>                 | FEE: \$ <u>200.00</u>   | CK. NO. <u>1182</u> | CASH _____ | C. CARD _____ | INITIALS <u>KP</u> |
| RECEIPT # <u>032522</u>                   |                         |                     |            |               |                    |
| DATE OF NEWSPAPER AD: _____               | DATE SIGN POSTED: _____ |                     |            |               |                    |
| PLANNING & ZONING HEARING: _____          | RESULT: _____           |                     |            |               |                    |
| COMMISSIONERS/CITY COUNCIL HEARING: _____ | RESULT: _____           |                     |            |               |                    |

# 1054 LAKE OCONEE PARKWAY, LLC

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

Greensboro, GA 30642

Contact: Lauren K. Sprayberry

Phone: 770-313-7898

April 24, 2019

**TO: PUTNAM COUNTY PLANNING & DEVELOPMENT**

117 Putnam Drive, Suite B

Eatonton, GA 31024

**RE: Letter of Intent for Variance Request**

Dear Planning and Development,

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

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

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

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

*Per the Site Plan, we are requesting a 21 ft variance from*

The lot width at building setback is 143 feet. *the required*

Thank you for your time and consideration.

Kindest regards,



Lauren K. Sprayberry

On behalf of 1054 Lake Oconee Parkway, LLC



April 30, 2019

Ms. Lisa Jackson  
Putnam County Planning & Zoning

Subject: Water & Sewer Service – 1054 Lake Oconee Parkway

Dear Ms. Jackson:

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "W. J. Matthews", with a long horizontal line extending to the right.

W. J. Matthews  
Vice President of Operations

RCUD 2019 APR 30

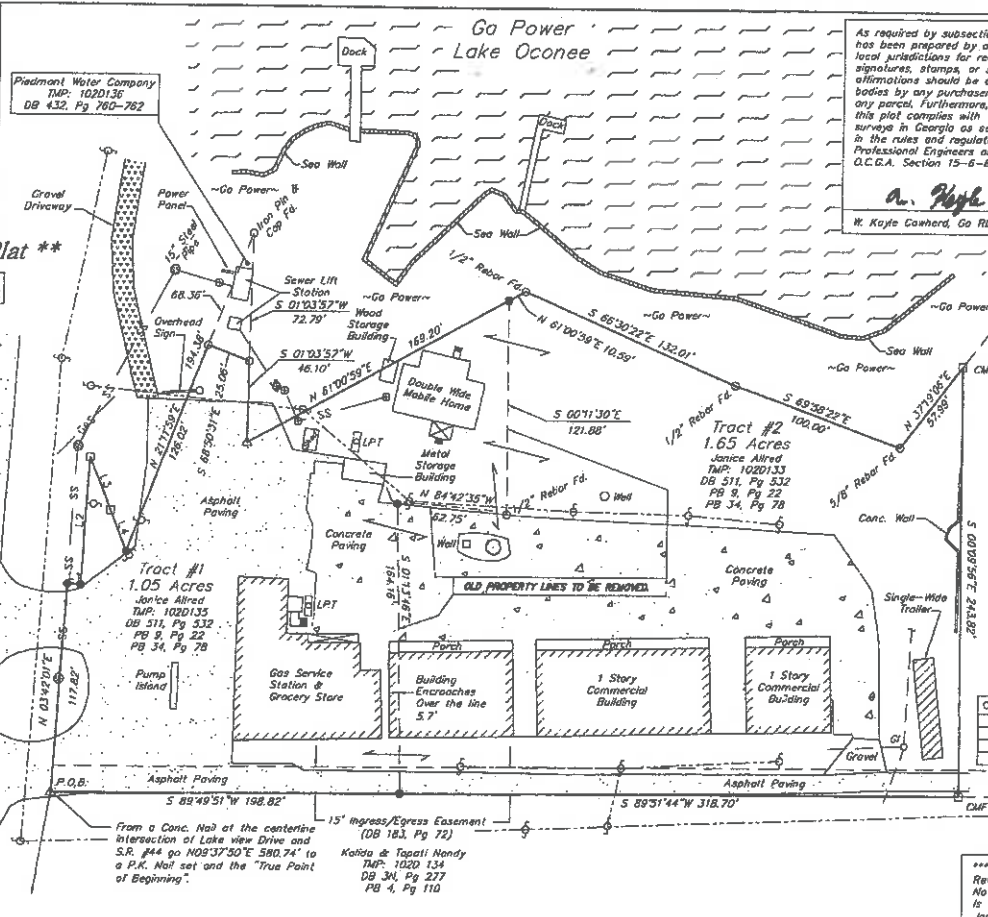
Ko

P.O. Box 80745 • Atlanta, Georgia 30366  
404-235-4035 • 800-248-7689 • FAX 404-235-4977

FILED IN OFFICE  
CLERK OF COURT  
05/15/2019 09:35 AM  
SHEILA H. PERRY, CLERK  
SUPERIOR COURT  
PUTNAM COUNTY, GA  
*Sheila H. Perry*  
BK:36 PG:100-100  
P201900045  
3134240975  
PARTICIPANT ID  
For Clerk of Courts Stamp

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

MAGNETIC NORTH  
To Cantonville  
To Etowah  
State Route 44 (R/W varies)(44' Pmt.)



As required by subsection (a) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements in person. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.  
*M. Kayle Cowherd*  
M. Kayle Cowherd, GA RLS 3023 Date: 05/14/2019

**APPROVED FOR RECORDING ONLY**  
PUTNAM COUNTY  
PLANNING AND DEVELOPMENT  
MAY 14 2019  
*Veronica Lohise Davis Brown*  
Veronica Lohise Davis Brown  
TMP: 1020132  
DB 507, Pg 347  
PB 23, Pg 13  
PB 9, Pg 22

**Total Area 2.70 Acres**  
Survey References:  
Plat by Moreland Altobelli Assoc., Inc.  
Dated: 08-19-1991  
For: Cowherd & Janice Allred  
DB 511, Pg 532  
PB 5, Pg 22 & 60

| Course | Bearing       | Distance |
|--------|---------------|----------|
| L1     | S 86°17'59" E | 7.55'    |
| L2     | N 03°42'01" E | 72.74'   |
| L3     | S 21°55'07" E | 32.37'   |
| L4     | S 21°55'07" E | 24.99'   |

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

Survey For: 1054 Lake Oconee Parkway, LLC.

**C&C Cowherd & Associates**  
A Land Surveyors

Site Planning - Boundary surveys - Tree Surveys  
Plat Plans - Topographical Surveys - Subdivisions  
2880 Mays Road - Union Point, Ga 30680 - (706)-793-3372

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

G.N.D. 1389 Putnam County, Georgia  
Address: 1054 Lake Oconee Pkwy.  
Etowah, Ga, 31024  
Job Number 2013-55-3 Land Lot: 368  
Tax Map No. 102D 135 District: 3rd  
Field work date: 11/16/2013  
Final plat date: 11/16/2013  
Plat Revision Date: 05/14/2019 (Recomb.)

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

The public records referenced on this plat 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 plat is subject to all legal encumbrances, right-of-ways, and covenants public and private. This plat or survey is intended for the sole use of the names listed. Any other use is strictly prohibited. In my professional opinion based upon my review of this map or plat is based on a closure procedure of one foot in 32,958 feet and an angular error of 10" per angle point and was adjusted using the compass adjustment rule. This map or plat has been calculated for closure and is found to be accurate to within one foot in 100,000 feet. All underground utilities are not shown hereon. This surveyor does not certify or guarantee the size, shape, position, material, and direction of any underground utility.

Legend:  
G/S = Offset  
P = Property Line  
C = Contour  
COC = Contour and Outer  
UCP = Underground Power  
CLF = Chain Link Fence  
R/L = Right of Way  
P.C.B. = Point of Beginning  
R.L.C. = Point of Commencement  
P.M. = The Map Parcel Number  
Q = Quota Well  
LPT = Liquid Propane Tank

Flood Hazard Note:  
No portion of this property lies within a Flood Hazard Zone "A" as shown on F.L.R.M. Map #13237C0075C with an Effective Date of September 26, 2002.

Equipment Used:  
Topcon 211D  
Topcon 800AR  
Corson GPS  
with ePCRS RTX  
Leica TC 405

Legend:  
● Iron Pin & Cap Set  
○ Iron Pin Found (etc.)  
□ IPI Conc. Monument  
△ P.M. Nail Set  
\* Quoted Point (to Plat)  
⊕ Power Pole  
⊖ Power Transformer  
⊙ Telephone Pedestal  
⊕ Sewer Clean Out  
⊖ Water Valve  
⊙ Fire Hydrant  
⊕ Water Meter  
⊙ Manhole  
⊙ Tree  
⊕ Sweep



RECORDED MAY 15 2019  
*Ke*

*Raynell Birtt*  
Deputy Clerk  
4/11/19









RCUP 2019 APR 24

KP

## CUSTOMER/USER AGREEMENT

THIS CUSTOMER/USER AGREEMENT (the "Agreement"), is made this 23 date of September, 20 04, by and between PIEDMONT WATER COMPANY or its designated assignee ("Operator") and JANICE ALLRED ("Customer").

### WITNESSETH:

WHEREAS, Operator is and shall be the provider of certain sewer and water service which is owned by PWC, for a project (the "Project"), which Project includes tracts of land as more particularly described on Exhibit "A", attached hereto and by this reference incorporated herein (the "Property").

WHEREAS, Operator desires to provide assurances for the provision of sewer and water service to the Property, and reserve certain capacity for such services, in accordance with and subject to the terms of this Agreement;

WHEREAS, Customer desires to accept and pay for such sewer and water service, and reserve certain capacity for such services, in accordance with and subject to the terms hereof.

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, and for Ten and No/100 Dollars and other good and valuable consideration, paid by the parties hereto to one another, the receipt and sufficiency of which are hereby acknowledged by the parties hereto, the parties hereto hereby covenant and agree as follows:

1. Volumes of Water Supplied to Customer; Operator Covenants. Operator, as the operator of the sewer and water facilities for the Project, shall and hereby covenants and agrees to:

- (i) Charge to Customer the fees listed on Exhibit "B", which are subject to change without notice to Customer.
- (ii) Reserve capacity for sewer and/or water service, for Customer as shown on Exhibit "C", by this reference incorporated herein, for the periods of time set forth on said Exhibit "C".
- (iii) Hold and retain the "Customer Down Payment" (as that term is herein defined), paid by Customer to reserve certain water and sewer capacity, for the future, from Operator.

2. Calculation of Fees. The current calculation for the manner in which sewer and water service shall be provided to Customer, by volume available and cost of service, is attached hereto as Exhibit "C" and by this reference incorporated herein. Operator shall provide, and Customer shall utilize and pay for, such service based upon said schedule.

3. Customer Covenants. Customer hereby covenants and agrees to do and perform the following:

- (i) To promptly pay for the sewer and water services provided by Operator to Customer hereunder, in accordance with the then-current rates for such service.
- (ii) To own and maintain all water lines and sewage collection lines, from Customer's Property to the collection and/or distribution point for the service in question, after such lines are initially installed by Customer and inspected by Operator.
- (iii) To make a payment to Operator (the "Customer Down Payment"), for the Operator to hold, for the reservation of water and capacity of sewer service, as set forth on Exhibit "C." Such Customer Down Payment shall be applied against the cost of tap and impact fees for the provision of such water and sewer service, as and when payable by Customer to Operator, but has also been paid as consideration for Operator's holding and reserving water and sewer capacity, as described above, as thus has been earned in full by Operator as of the date of payment by Customer. The Customer Down Payment is based upon current projections of Customer's intended use, and the cost of water and sewer service, for such intended use. Operator may from time to time review the Customer's actual usage, and if the actual usage is greater than estimated usage on Exhibit "C", then Customer and Operator shall adjust among themselves the amount of Customer Down Payment, based upon the actual usage by Customer and Exhibit "C"(as such may have been modified).

4. Transfers, Successors and Assigns. This Agreement shall inure to the benefit of and shall be binding upon Operator, Customer, and their respective transfers, successors, and assigns.

5. Georgia Law. This Agreement shall be construed and interpreted under the laws of the State of Georgia.

IN WITNESS WHEREOF, the undersigned have caused this Agreement to be executed under seal and delivered, on the day and year first above written.

“OPERATOR”

Piedmont Water Company,  
A Georgia Corporation,

By:   
Adam W. Sharfer, Chief Operating Officer

(CORPORATE SEAL)

“CUSTOMER”

  
JANICE ALLRED (SEAL)

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**EXHIBIT B**

**FEE SCHEDULE**

**Piedmont Water Company**

**2003 Pricing Schedule**

(Subject to Change without Notice)

**Water Charges**

**Tap Fees:**

| Water Meter Size | Water Capital Cost Recovery Fee | Installation Fee | Total Fees |
|------------------|---------------------------------|------------------|------------|
| 3/4 inch         | \$1,000                         | \$250            | \$1,250    |
| 1 inch           | \$1,900                         | \$350            | \$2,250    |
| 1 1/2 inch       | \$4,000                         | \$500            | \$4,500    |
| 2 inch           | \$6,500                         | \$750            | \$7,250    |
| 3 inch           | \$14,000                        | \$1,750          | \$15,750   |
| 4 inch           | \$22,750                        | \$4,250          | \$27,000   |
| 6 inch           | \$46,750                        | \$9,500          | \$56,250   |
| 8 inch           | \$107,750                       | \$22,750         | \$130,500  |

**Monthly Usage Fees:**

|  |                          |
|--|--------------------------|
| Minimum charge up to 3,000 gallons                         | \$17.50                  |
| plus additional charge for usage from 3,001-6,000 gallons  | \$3.80 per 1,000 gallons |
| plus additional charge for usage from 6,001-12,000 gallons | \$4.17 per 1,000 gallons |
| plus additional charge for usage over 12,001 gallons       | \$4.80 per 1,000 gallons |

**Sewer Charges**

**Tap Fees:**

Included in the water tap fee.

**Impact Fees:**

|  |                            |
|--|----------------------------|
| Estimated demand for water in gallons per day based on building type and tenant uses multiplied by | \$12.50 per gallon per day |
|--|----------------------------|

**Monthly Usage Fees:**

|  |                          |
|--|--------------------------|
| Minimum charge up to 3,000 gallons                         | \$17.50                  |
| plus additional charge for usage from 3,001-6,000 gallons  | \$3.80 per 1,000 gallons |
| plus additional charge for usage from 6,001-12,000 gallons | \$4.17 per 1,000 gallons |
| plus additional charge for usage over 12,001 gallons       | \$4.80 per 1,000 gallons |

**EXHIBIT C**

**CALCULATION OF CUSTOMER DOWNPAYMENT**

| Use                 | Qty | Measure | Projection (GPD) |
|---------------------|-----|---------|------------------|
|                     |     |         | 4,000            |
|                     |     |         |                  |
|                     |     |         |                  |
|                     |     |         |                  |
| Total GPD           |     |         |                  |
| GPD=Gallons per Day |     |         |                  |

**WATER TAP FEE CALCULATION**

**SEWER IMPACT FEE CALCULATION**

Estimated water usage per day per gallon per chart above: 4,000  
Estimated water usage per day per gallon multiplied by adjusted Impact Fee of \$11.00 per  
gallon: \$44,000

**PiedmontWater**  
C O M P A N Y

*Adam W. Shaifer*  
*Chief Operating Officer*

*P.O. Box 190219 • Atlanta, Georgia 31119*  
*Phone: 800-248-7689 or 404-235-0666 • Fax: 404-235-4977*

---



# Cronan Landsc./Grading & Septic Systems

Joe Cronan - Jason Cronan  
204 Wards Chapel Road NE  
Eatonton, GA 31024-7627

## Statement

| Date       | Statement # |
|------------|-------------|
| 01.12.2005 | 000,590     |

*INSTALLATION OF SEWER LINE*

|               |
|---------------|
| Bill To.      |
| Janice Allred |

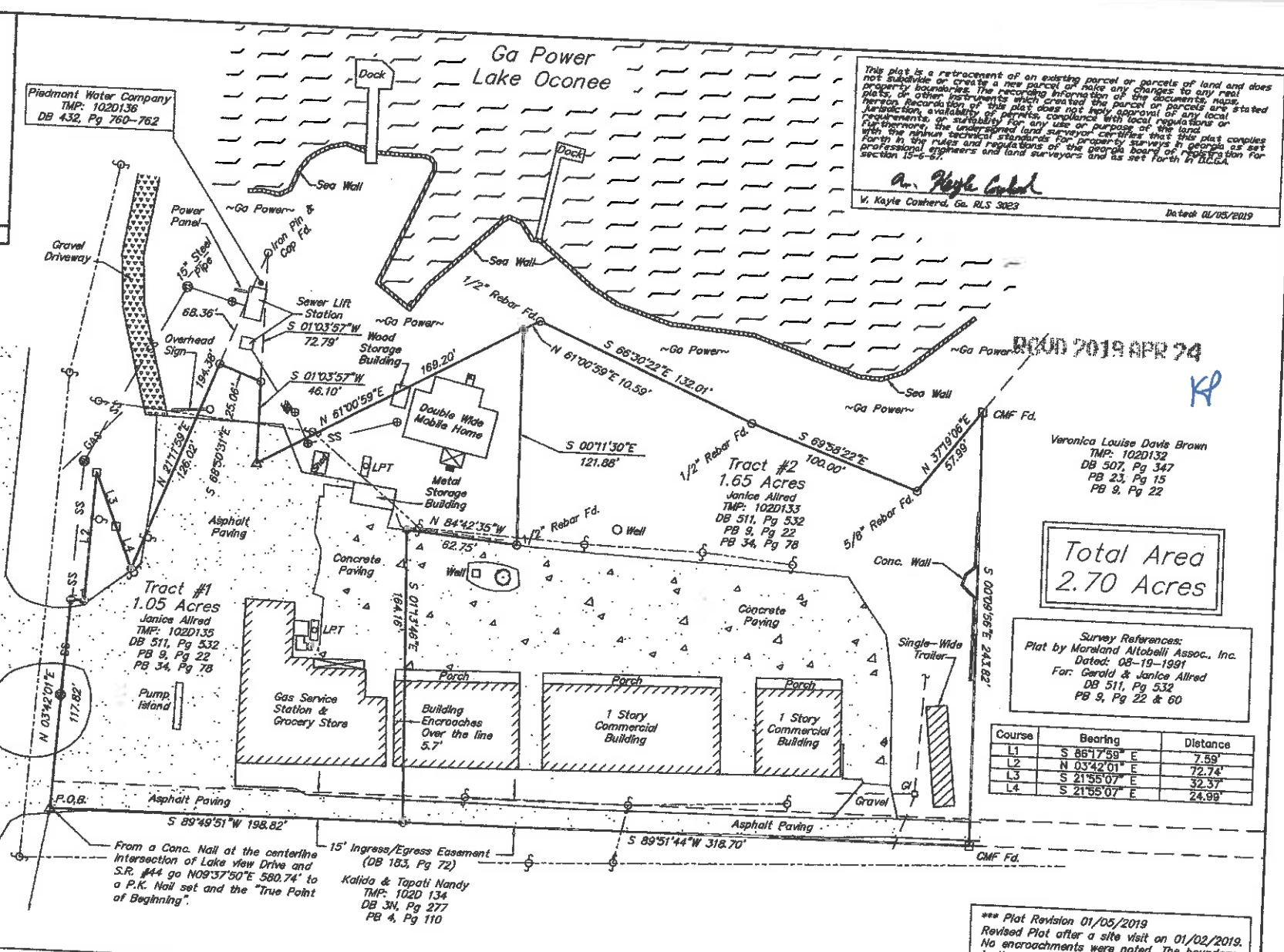
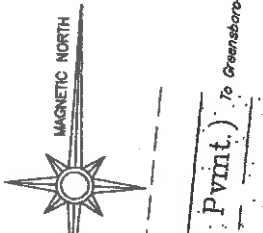
|                                       |
|---------------------------------------|
| Job Location.                         |
| Jerry's Bait & Tackle<br>Eatonton, GA |

| Date       | Qty/Hrs    | Item         | Description                   | Rate                | Amount |
|------------|------------|--------------|-------------------------------|---------------------|--------|
| 01.08.2005 | 220.0      | Materials    | 6" PVC                        | 2.00                | 440.00 |
|            | 130.0      | Materials    | 4" PVC                        | 1.75                | 227.50 |
|            | 3.0        | Materials    | 6"x4" Tee's                   | 5.00                | 15.00  |
|            | 2.0        | Materials    | 4" Cleanout Tees              | 5.00                | 10.00  |
|            | 1.0        | Materials    | 6" Cap                        | 15.00               | 15.00  |
|            | 2.0        | Materials    | 6" 45's                       | 30.00               | 60.00  |
|            | 2.0        | Materials    | Extra Sewer Taps Installed    | 50.00               | 100.00 |
|            | 01.07.2005 | 3.0          | Hand Labor                    | Cutting Parking Lot | 25.00  |
| 01.08.2005 | 6.5        | Hand Labor   | installing PVC                | 25.00               | 162.50 |
|            | 220.0      | Backhoe Work | Digging Sewer Lines           | 3.00                | 660.00 |
|            | 5.0        | Loader Work  | Loading Dirt/Spreading Gravel | 55.00               | 275.00 |

*Pd 1-13-05  
ck 2422*

|   |               |                             |                                    |                          |
|---|---------------|-----------------------------|------------------------------------|--------------------------|
| Phone *   | Fax *         | Joe's Cell: (706)433-1305   | <b>Sub Total</b>                   | <b>\$2,040.00</b>        |
| (706)484-1255   | (706)484-0770 | Jason's Cell: (706)433-1304 |                                    |                          |
| <p><i>Please mail remittance to address above.<br/>Thank you!</i></p> |               |                             | Payments/Credits--(applied if any) | \$0.00                   |
|   |               |                             | <b>Balance Due</b>                 | <b><u>\$2,040.00</u></b> |

P201900004  
 BK:36 PG:59-59  
 FILED IN OFFICE  
 CLERK OF COURT  
 01/07/2019 09:49 AM  
 SHEILA H. PERRY, CLERK  
 SUPERIOR COURT  
 PUTNAM COUNTY, GA  
 820988556  
 PARTICIPANT  
 For Clerk of Courts Stamp



Survey For: 1054 Lake Oconee Parkway, LLC.

**C & Cowherd & Associates**  
 A Land Surveyors  
 Site Planning - Boundary surveys - Tree Surveys  
 Plot Plans - Topographical Surveys - Subdivisions  
 2880 Maxey Road - Union Point, Ga 30089 - (706)-769-3372  
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 Georgia Certificate of Authorization No. LSF000739  
 dba Cowherd & Associates Land Surveyors  
 ALL RIGHTS RESERVED

G.M.D. 389 Putnam County, Georgia  
 Address: 1054 Lake Oconee Pkwy.  
 Eatonton Ga, 31024  
 Job Number 2013-05-3 Land Lot 368  
 Tax Map No. 102D 135 District 3rd  
 Field work date: 11/16/2013  
 Final plat date: 11/16/2013  
 Plat Revision Date: 01/05/2019 (Update)  
 Graphic Scale Scale: 1" = 40'

The public records referenced on this plat 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 plat is subject to all legal encumbrances, right-of-way, and covenants public and private. This plat or survey is intended for the sole use of the names listed herein any other use is strictly prohibited. In my professional opinion this plat is a true and correct representation of the land plotted. The field data upon which this map or plat is based has a closure precision of one foot in 38,898 feet and an angular error of 10" per Map or Plat has been calculated using the compass adjustment rule. This is accurate to within one foot in 186,928 feet. All underground utilities are not shown hereon. This surveyor does not certify or guarantee the size, shape, pressure, material, and direction of any underground utility.

**Legend**

- = Iron Pin & Cap Set
- = Iron Pin Found (Desc)
- = IPF Conc. Monument
- △ = P.K. Nail Set
- ⊙ = Computed Point (No Pin)
- ⊕ = Power Pole
- ⊞ = Power Transformer
- ⊟ = Telephone Pedestal
- ⊠ = Sewer Clean Out
- ⊡ = Water Valve
- ⊢ = Fire Hydrant
- ⊣ = Water Meter
- ⊤ = Manhole
- ⊥ = Tree
- ⊦ = Utility

**Equipment Used:**  
 Topcon 211D  
 Topcon 800AR  
 Carlson GPS  
 with eGPS RTK  
 Leica TC 405

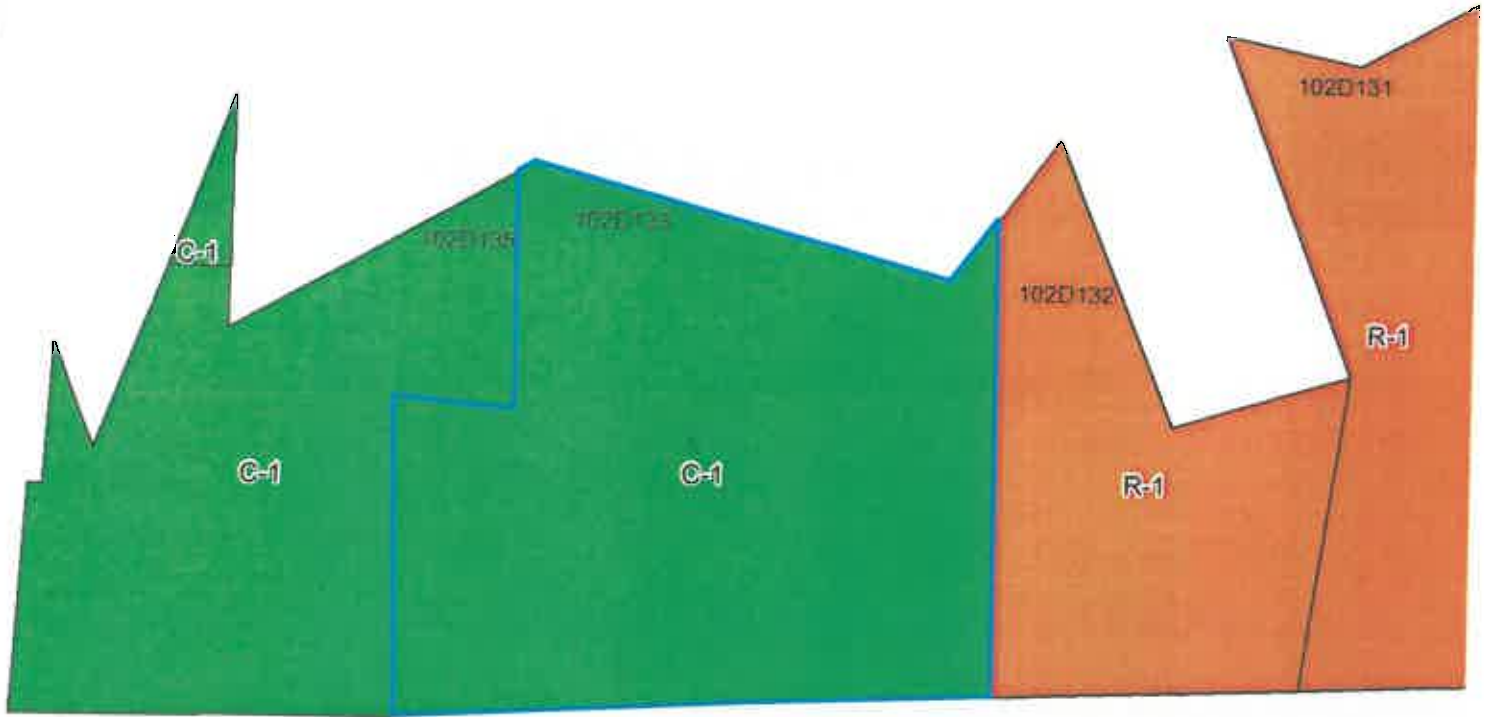
**Flood Hazard Note:**  
 No portion of this property lies within a Flood Hazard Zone "A" as shown on F.I.R.M. Map #13237C0075C with an Effective Date of September 26, 2008.

**Legend**

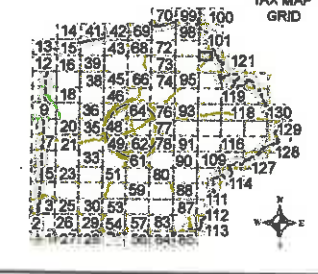
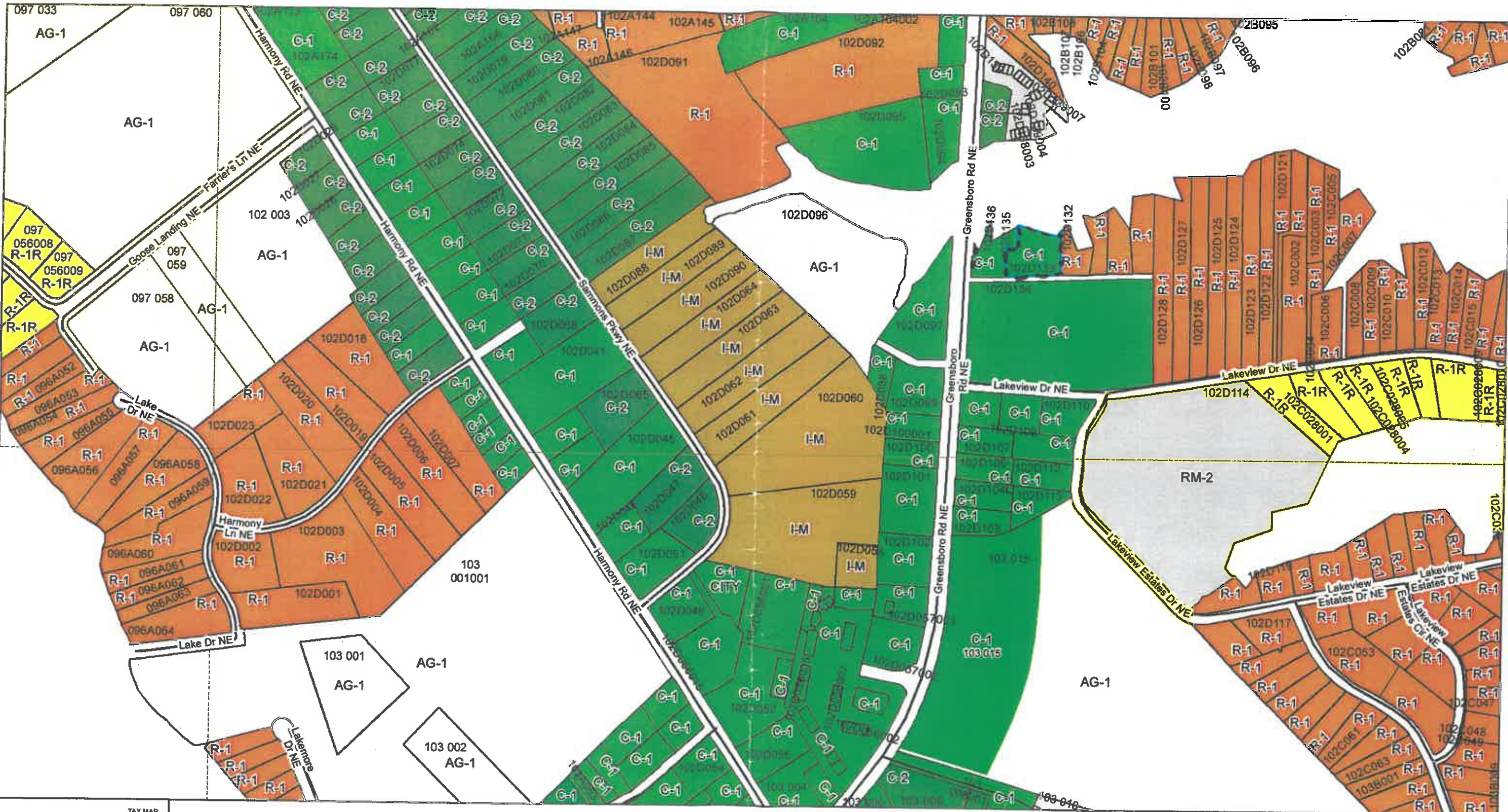
- O/S = Offset
- PL = Property Line
- CL = Centerline
- GL = Grab and Gutter
- ULP = Underground Power
- CLP = Chain Link Fence
- R/W = Right of Way
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- MAP = Tax Map Parcel Number
- CI = Circle
- LPT = L-shaped Pipe Tank



Greensboro Rd NE







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

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

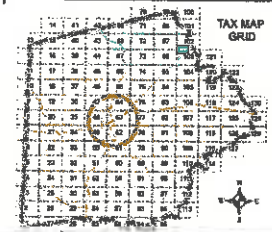
**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emory Hwy  
Dulles, Georgia 31717  
(478) 751-6160  
(478) 751-6517  
Web: [www.middlegeorgiareg.com](http://www.middlegeorgiareg.com)  
Email: [hg@mgrc.org](mailto:hg@mgrc.org)

**PUTNAM COUNTY, GEORGIA  
ZONING MAPS**

**MAP 102D**

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





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

**GEOGRAPHIC FEATURE LEGEND**

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

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
375 Albany Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-8180  
(478) 751-5517  
Web: [www.mgrc.org](http://www.mgrc.org)  
Email: [mgmp@mgrc.org](mailto:mgmp@mgrc.org)

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

**MAP 102D**

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



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

September 5, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 9/9/2019

- Request by **1054 Lake Oconee Parkway LLC as successor-in-interest to Applicant Lauren K. Sprayberry** for a rear yard setback variance at 1054 Lake Oconee Parkway. Presently zoned C-1. [Map 102D, Parcel 133, District 3]. The applicant is requesting a 21-foot rear yard setback variance, being 79 feet from the nearest point to the lake to construct a 26,875 square foot boat storage marina. Of the 26,875 square feet, approximately 860 square foot of the building requires a variance. This lot extends 488.11 feet in length with a lot width of 142.98 feet at building setback. The 860 square feet of the proposed structure will be located at the rear left corner adjacent to the lake and a variance is needed due to the natural contour of the lake which has not been altered or influenced by the owner or previous owner. Therefore, the hardship of not being able to meet the required setback is not created or dictated by the owners. Furthermore, the proposed building meets all other setback requirements except for this specific corner. Due to the contour of the lake, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1) & (2). However, staff recommends that any variance relief be contingent upon rezoning by the Board of Commissioners of the subject parcel to C-1.

**Staff recommendation is for approval of a 21-foot rear yard setback variance, being 79 feet from the nearest point to the lake at 1054 Lake Oconee Parkway [Map 102D, Parcel 133, District 3], contingent on the Board of Commissioners rezoning of the lot to C-1.**

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 September 17, 2019 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

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

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.