



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Agenda

Thursday, March 07, 2019 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

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

Minutes

4. Approval of Minutes - February 12, 2019

Requests

5. Request by **Pamlico Pool Co., agent for Will & Kim Dopson** for a rear yard setback variance at 116 Copelan Landing Drive. Presently zoned R-1. [**Map 104A, Parcel 075, District 3**].
6. Request by **Tyrone & Dana King** for a rear yard setback variance at 515 Old Phoenix Road. Presently zoned AG-1. [**Map 103D, Parcel 164, District 3**]. **Request to withdraw without prejudice.**
7. Request by **Frank & Pam Stratton** for a side yard setback variance at 146 South Leisure Lane, SE. Presently zoned R-1. [**Map 086b, Parcel 005, District 4**].
8. Request by **Scott Mappes** for a side yard setback variance at 231 Jefferson Road. Presently zoned R-1. [**Map 098A, Parcel 118, District 3**].
9. Request by **Rick McAllister, agent for Switchgrass Plantation, LLC** to rezone 4.78 acres at 481 Pea Ridge Road from AG-1 to AG-2. [**Map 090, part of Parcel 008, District 2**].

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on March 19, 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.

Backup material for agenda item:

4. Approval of Minutes - February 12, 2019

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Tuesday, February 12, 2019 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Opening

1. Call to Order
Mr. James Marshall, Jr. called the meeting to order.
2. Attendance
Mr. Jonathan Gladden called the roll.

PRESENT

Chairman James Marshall
Member Frederick Ward
Member Joel Hardie
Member Tim Pierson
Member Martha Farley

STAFF:

Lisa Jackson
Karen Pennamon
Jonathan Gladden
Courtney Andrews

3. Rules of Procedures
Ms. Courtney Andrews read the Rules of Procedures.

Minutes

4. Approval of Minutes - January 3, 2019

Motion for approval made by Member Ward, Seconded by Member Hardie.

Voting Yea: Chairman Marshall, Member Ward, Member Hardie, Member Pierson, Member Farley

Requests

5. Request by **Randall T. & Alesia B. Lowe** for a side yard setback variance at 108 Buck Horn Circle. Presently zoned R-2. [**Map 087B, Parcel 027, District 4**].

Mr. Randall T. Lowe represented this request. Mr. Lowe stated that he had a singlewide manufactured home on the property and recently purchased a doublewide to replace it. Upon entering the permitting process, he realized that he did not meet the County setback requirements and needed to apply for a variance. He added that due to the narrowness of the lot and the location of the existing septic tank, the porches on the right lake side of the proposed home would not be able to meet the required setback. Mr. Lowe stated he plans on putting the doublewide back in the same location as the singlewide. **Mr. Ward** stated that he had visited the property and the requested location was the only suitable place for the proposed structure. No one spoke in opposition to this request.

Staff recommendation is for approval of a 24-foot rear yard setback variance, being 76-feet from the nearest point to the lake.

Motion for approval made by Member **Hardie**, Seconded by Member **Ward**.

Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Hardie**, Member **Pierson**, Member **Farley**

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

Mr. Chris Fuhr represented this request. Mr. Fuhr stated that he is requesting a 4-foot front yard setback variance, being 26 feet from the front side property line to build a porch. He added that the purpose of the porch is to double as a storm shelter to help provide storm protection that the current house does not. Mr. Fuhr stated that this would be a safe location for his family to go during a storm. He added that his original request was for a 4-foot variance for the front yard but after measuring again with surveying equipment, he needs a 6-foot front yard setback variance being 24 feet from the front property line. Ms. Jackson stated that this request must be tabled until the next meeting. She explained that when a request increases in size and the encroachment to the setback line becomes greater, it must be viewed before a decision can be made.

Staff Recommendation is to table this request until the next meeting.

Motion for approval to table this request made by Member **Hardie**, Seconded by Member **Ward**.

Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Hardie**, Member **Pierson**, Member **Farley**

7. Request by **Jim Anthony, agent for George Williams to rezone 16.260 acres) at 223 Fawnfield Drive** from AG-1 to R-1R. [**Map 070, Parcel 009, District 1**]. *

Mr. Anthony stated that the applicant is requesting to rezone 16.26 acres from AG-1 to R-1R. He added that the developers had previously rezoned this subdivision to R-1R with this parcel being excluded. **Mr. Ward** asked if the applicant is intending to create a subdivision. **Mr. Anthony** responded no, that the owner is proposing to subdivide the parcel into four lots for his family to construct house. No one spoke in opposition of this request.

Motion for approval made by Member **Ward**, Seconded by Member **Hardie**.

Staff recommendation is for approval to rezone 16.26 acres from AG-1 to R-1R.

Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Hardie**, Member **Pierson**,
Member **Farley**

New Business

The Planning & Zoning Commission discussed the events of the GAZA conference. Mr. Marshall stated that he enjoyed the sessions conducted at the conference. Mr. Marshall welcomed the newly appointed board members, Ms. Martha Farley and Mr. Tim Pierson. The board then voted to select a vice-chairman to replace Mr. John Langley who had resigned. Mr. Marshall suggested that Member Frederick Ward be elected as Vice-Chairman.

Motion for approval made by Member **Hardie**, Seconded by Member **Pierson**.

Voting Yea: Chairman **Marshall**, Member **Ward**, Member **Hardie**, Member **Pierson**, Member **Farley**

Adjournment:

The meeting adjourned at 6:55 p.m.

Attest:

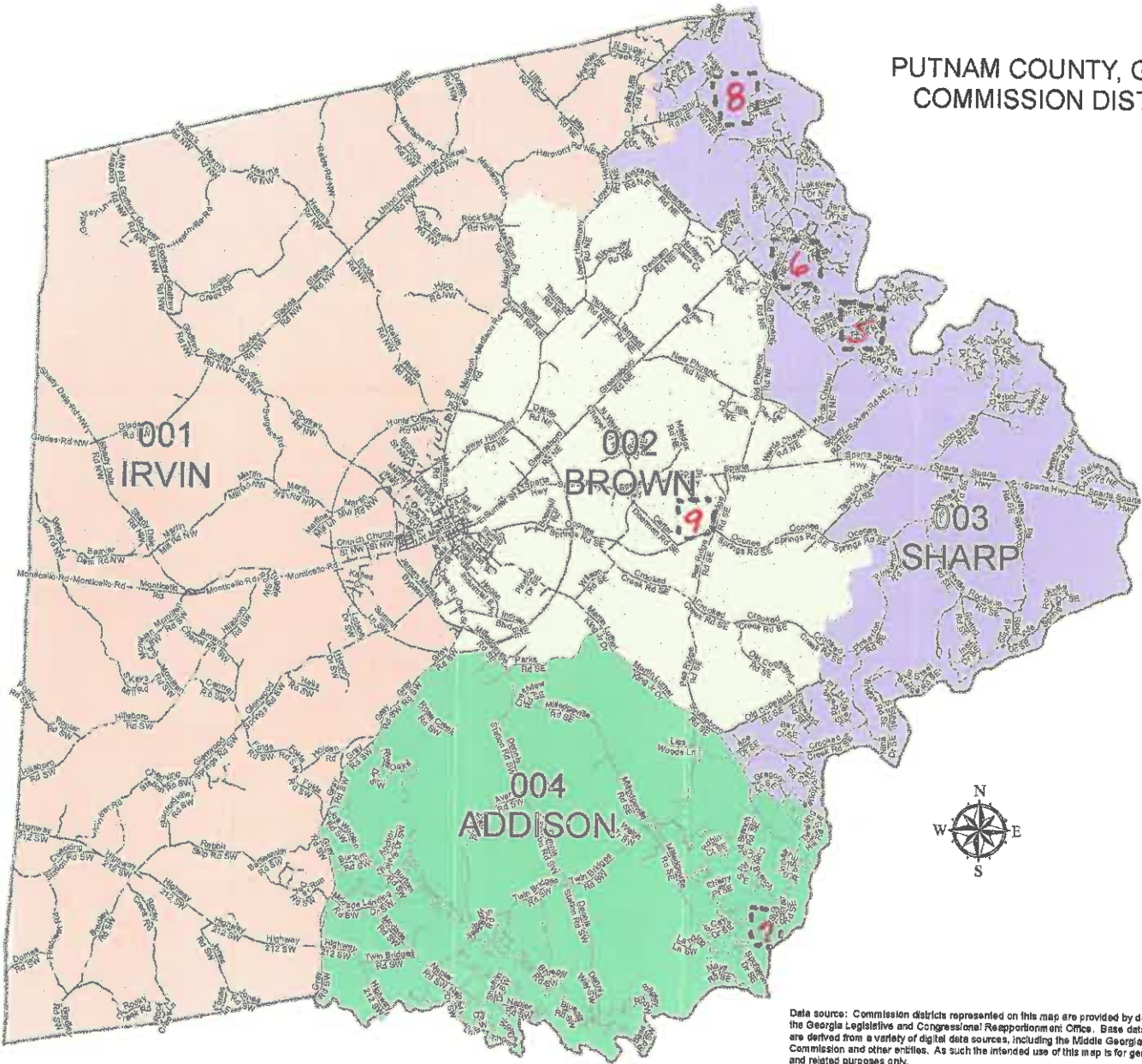
Lisa Jackson
Director

James Marshall, Jr.
Chairman

Backup material for agenda item:

5. Request by **Pamlico Pool Co., agent for Will & Kim Dopson** for a rear yard setback variance at 116 Copelan Landing Drive. Presently zoned R-1. [**Map 104A, Parcel 075, 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" = 6,697.28' SCALE RATIO: 1:68,367.24 DATE: MARCH 2019

- 5 Request by Pamlico Pool Co., agent for Will & Kim Dopson for a rear yard setback variance at 116 Copelan Landing Drive. Presently zoned R-1. [Map 104A, Parcel 075, District 3].
- 6 Request by Tyrone & Dana King for a rear yard setback variance at 515 Old Phoenix Road. Presently zoned AG-1. [Map 103D, Parcel 164, District 3].
- 7 Request by Frank & Pam Stratton for a side yard setback variance at 146 South Leisure Lane, SE. Presently zoned R-1. [Map 086B, Parcel 005, District 4].
- 8 Request by Scott Mappes for a side yard setback variance at 231 Jefferson Road. Presently zoned R-1. [Map 098A, Parcel 118, District 3].
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Putnam County
 City of Eatonton

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

31 JAN '19 17:06

APPLICANT: Pamlico Pool Co.

MAILING ADDRESS: 2585 N. Columbia St.
Milledgeville, GA 31061
PHONE: 478 452 1003
EMAIL: office@pamlicopools.com

PROPERTY OWNER IF DIFFERENT FROM ABOVE: Will & Kim Dopsa
MAILING ADDRESS: 365 Timberloch Tr.
Shelville, GA 30039
PHONE: 770 714 1210

PROPERTY LOCATION: 1116 Copelin Landing Dr.
MAP 104A PARCEL 075 TOTAL ACREAGE: 1.05 PRESENTLY ZONED R-1

TOTAL SQ. FT. (existing structure) 4420 ^{House SF} TOTAL FOOTPRINT (proposed structure) 1278

LOT LENGTH (the total length of the lot) ^{total} 308' 434' 8"

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 61' 2"

REASON FOR REQUEST: install swimming pool & spa

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

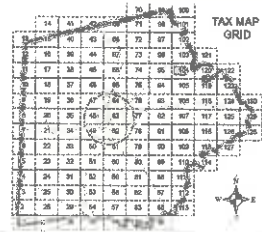
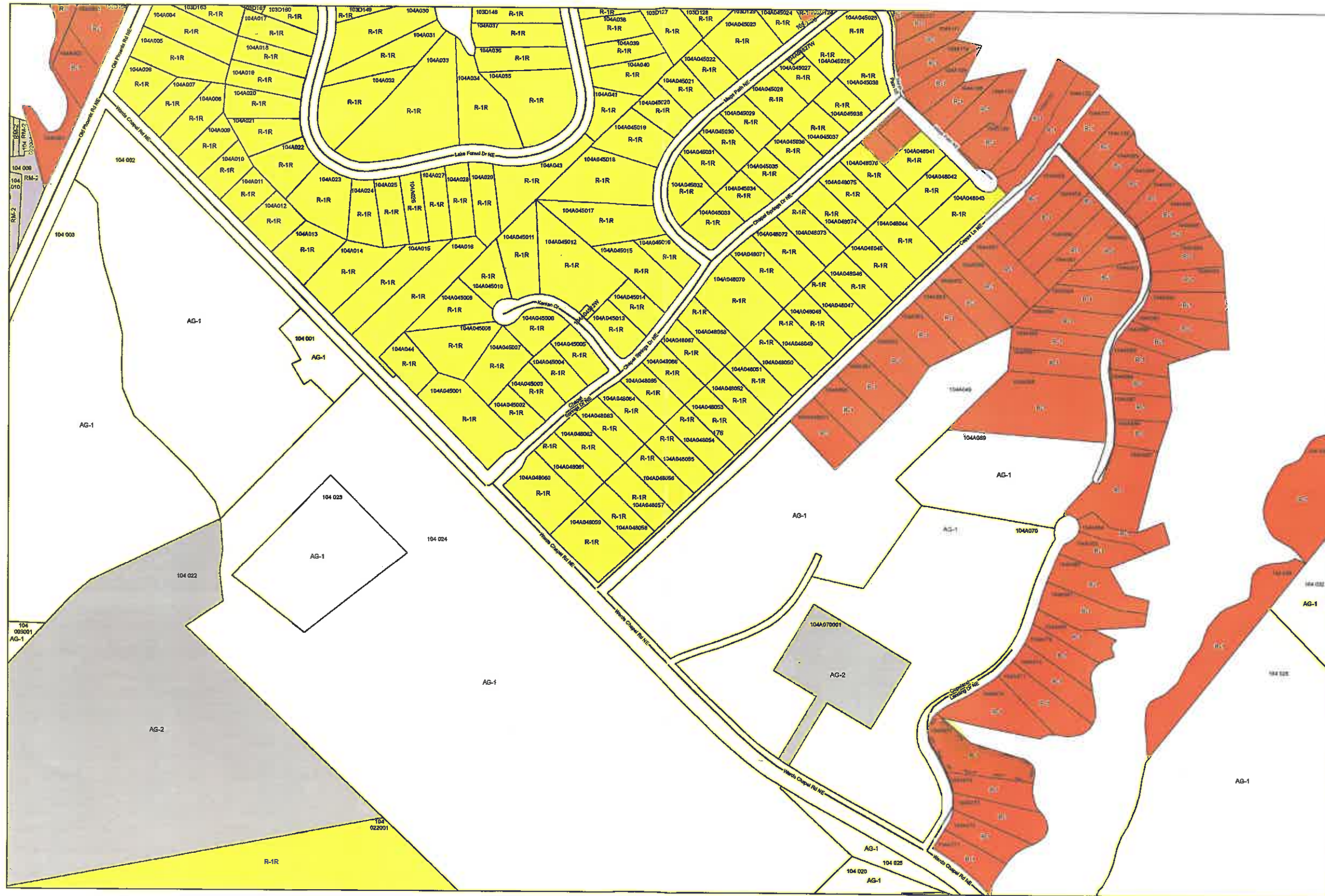
RECORDED PLAT: LETTER OF AGENCY LETTER OF INTENT
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: Jody Harper DATE: 01-31-19

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

DATE FILED	<u>1.31.19</u>	FEE: \$ <u>200.00</u>	CK. NO. <u>7784</u>	CASH <input type="checkbox"/>	C. CARD <input type="checkbox"/>	INITIALS <u>JD</u>
RECEIPT #						
DATE OF NEWSPAPER AD:			DATE SIGN POSTED:			
PLANNING & ZONING HEARING:			RESULT:			
COMMISSIONERS/CITY COUNCIL HEARING:			RESULT:			



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

Zoning

No Code	C-1	C-1 CITY	C-2
AG-1	C-1 CITY	IND-1 CITY	C-2
AG-1 CITY	C-2	IND-2	

GEOGRAPHIC FEATURE LEGEND

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

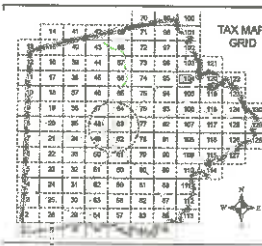
MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-8150
(478) 751-8517
Web: www.mgarc.org
Email: mgarc@mgarc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**



MAP 104A

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



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

GEOGRAPHIC FEATURE LEGEND

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

MGRC
IT GIS Services
Middle Georgia Regional Commission
775 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-5150
(478) 751-5517
Web: www.mgcr.com
Email: mg@mg-rs.org

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



MAP 104A

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

104A070001*

AG-1 104A070

Copeland
Landing Dr NE

104A078

104A079
R-1

R-1

104A077

104A076

R-1

R-1

104A075

R-1

104A074

R-1

104A073

R-1

104A072

R-1

104A071
R-1

LETTER OF INTENT

February 27, 2019

RE: Updated Request for Variance for Lot 5 of Copelan Subdivision at 116 Copelan Landing Drive, Eatonton, Georgia.

Property:

Location: 116 Copelan Landing Drive, Eatonton, Georgia

Map: 104A Parcel: 075 Presently Zoned: R-1

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

We have made changes to the original variance request to allow for more footage from the lake line. In order to create this space, the pool had to be moved more towards the center of the house to move further away from the cove.

Please refer to the attached plat for a description of our property. Our lot is situated on the lake and is a total of 1.05 acres. Our existing home is 4,420ft². Also attached is the proposed site plan which shows where we would like to put the pool and spa. It will be situated at the corner of the house in between the house and the existing retaining wall. The total square footage of the pool is 240ft² with a 38ft² spillover spa. The decking around the pool and spa is approximately 1,000ft².

As per the site plan, the proposed pool and spa are more than 20' from the property line (please refer to the site plan showing measurements to the property line at two points: 43' and 43'). We are aware the county's requirement is for any structure to be at least 20' to the property line.

My husband and I are now also aware of the 100' setback to the lake water line. We only recently learned of this requirement as far as the length of the setback. As per the site plan, the distance from the edge of the pool at two points to the lake edge would be 68' and 68'. We are requesting a 32-foot rear yard setback variance, being 68 feet from the nearest point to the lake.

When we purchased this home, we hoped to have a pool installed at a later date. At the time, we believed there would be plenty of room to make this hope a reality. Our autistic son is weary of the lake and will not enter into it. On occasion he will get in a swimming pool and by having our own, he would have the opportunity to enjoy this outdoor activity. In addition, having a pool and spa would greatly benefit me for therapeutic reasons. I currently suffer from arthritis and have had a knee replacement with the other scheduled for later this year.

My family and I plead with the Board of Commissioners to please consider our request to allow this variance so we may complete the vision of our dream home.

Sincerely,

Kim Dopson
(770) 714-1210

RCVD 2019 FEB 27
KD



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31 JAN '19 17:06

LETTER OF AGENCY- _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Ranlico Pool Company TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Variance OF PROPERTY DESCRIBED AS MAP 104A PARCEL 075, CONSISTING OF 1.05 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 116 Copelan Landing Drive EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 31st DAY OF January, 2019.

PROPERTY OWNER(S): William & Kimberly Dapson

[Signature] NAME (PRINTED)
[Signature] SIGNATURE

ADDRESS: 3565 Timberloch Trail, Snellville, GA 30039

PHONE: 770-714-1210

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 31st DAY OF January, 2019

[Signature]

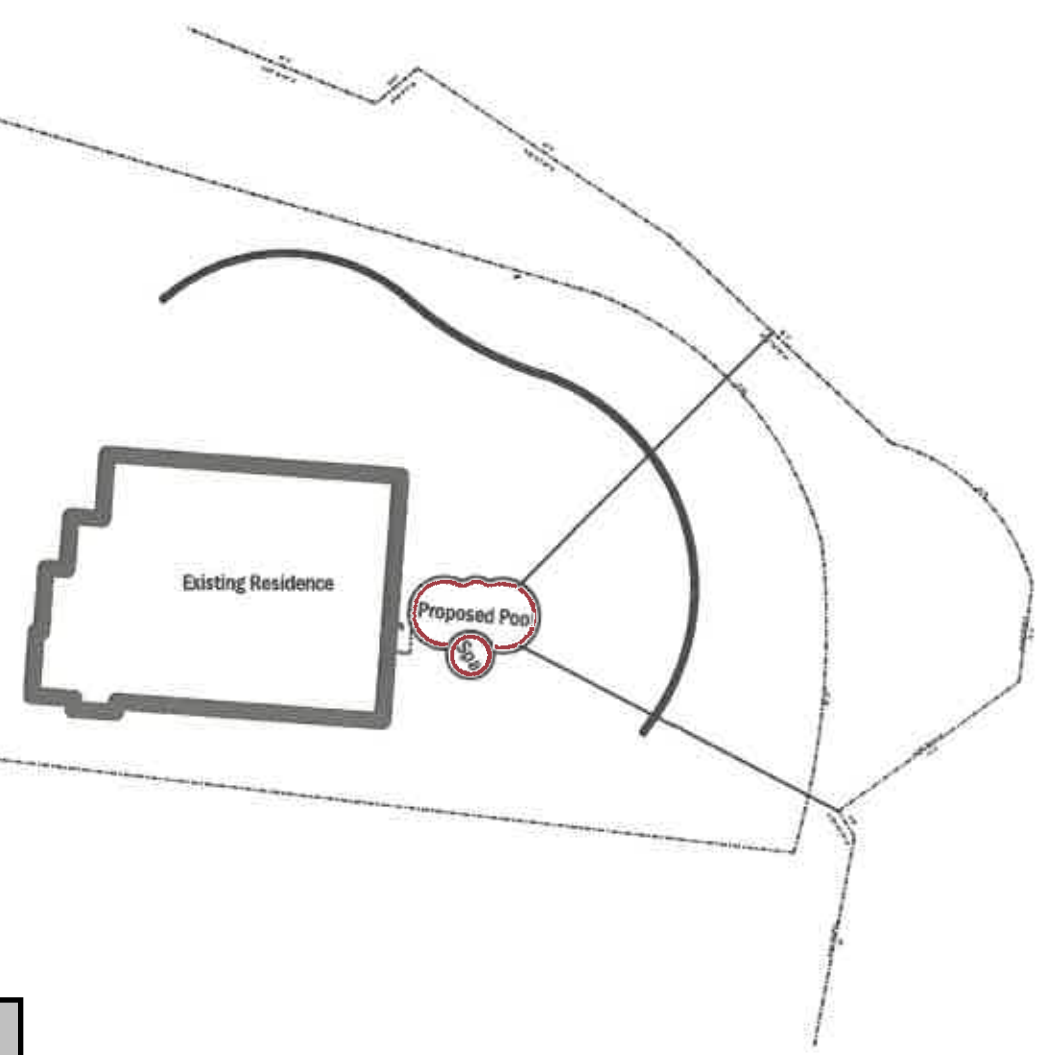
NOTARY

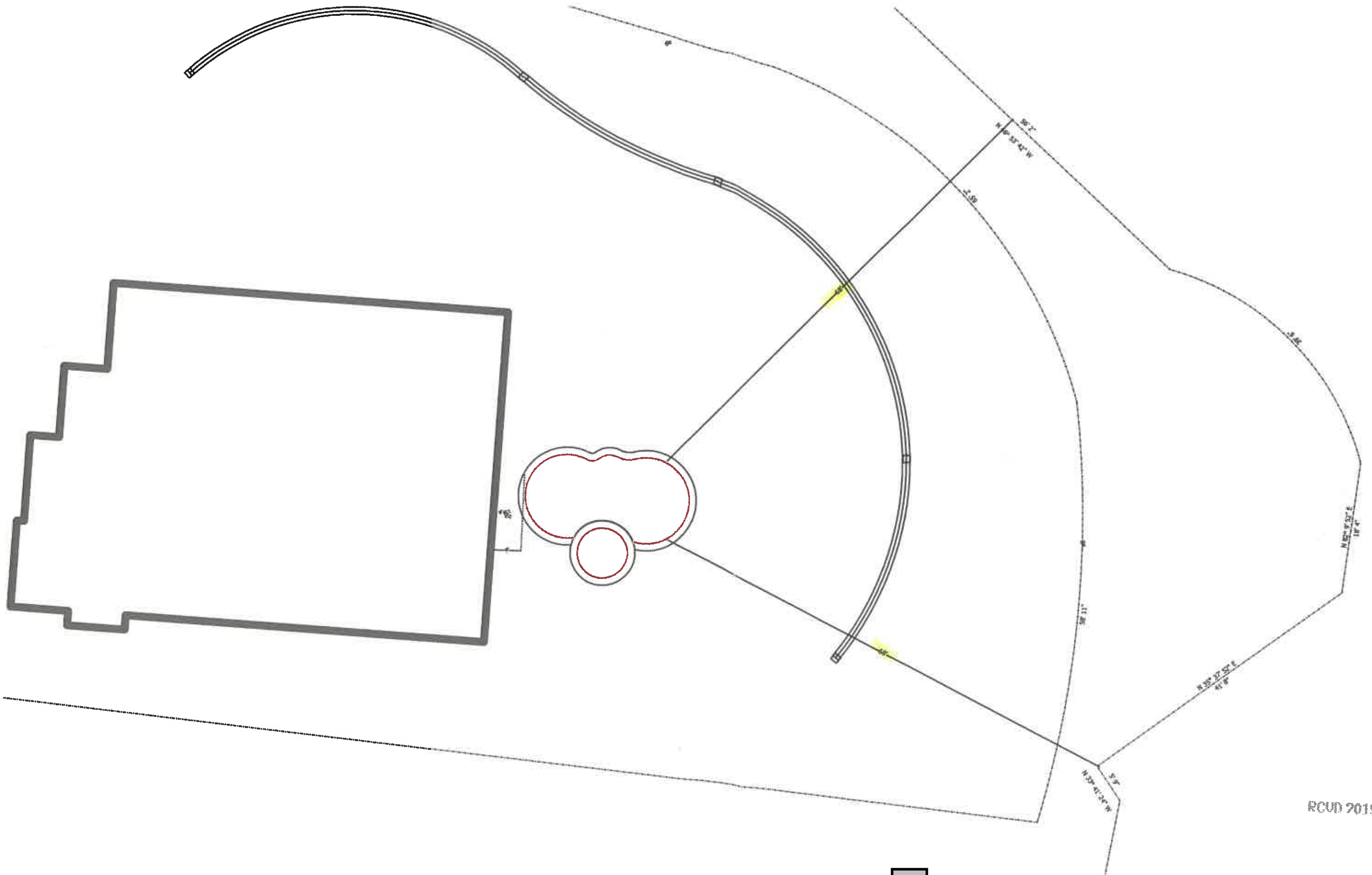
MY COMMISSION EXPIRES: Aug. 21, 2022



Georgia Power Access

Proposed Dimensions of Structures:
Pool: 12' x 20' (240 sqft)
Spa: 7' Diameter (38 sqft)
Deck: 1000 sq ft





RCUD 2019 FEB 27
KP

Scale: 3/32" = 1 ft

31 JAN 19 17:06

H-175

TRANSIT & CHAIN SURVEY

ERROR OF CLOSURE
ALL LOTS
EXCEEDS 1/5,000

THIS PLAT SUBJECT TO ALL EASEMENTS
OR RIGHT-OF-WAYS HERETO-FORE
GRANTED.

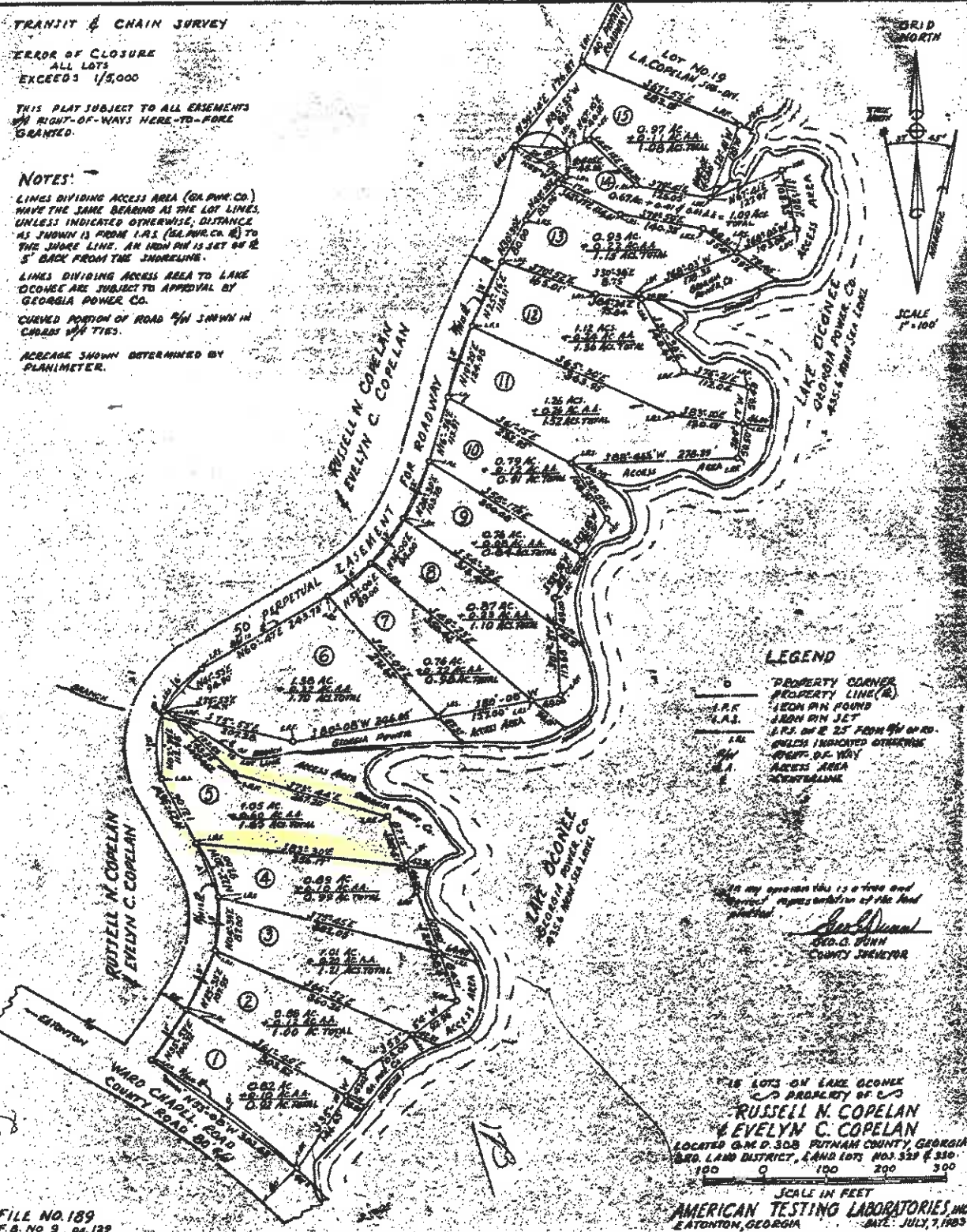
NOTES:

LINKS DIVIDING ACCESS AREA (ON R.W. CO.)
HAVE THE SAME BEARING AS THE LOT LINES
UNLESS INDICATED OTHERWISE. DISTANCE
AS SHOWN IS FROM L.A.S. (SEE SURV. CO. #) TO
THE SHORE LINE. AN IRON PIN IS SET ON A
5' BACK FROM THE SHORELINE.

LINKS DIVIDING ACCESS AREA TO LAKE
OCONEE ARE SUBJECT TO APPROVAL BY
GEORGIA POWER CO.

CURVED PORTION OF ROAD SHOWN IN
CURVES WITH TIES.

ACREAGE SHOWN DETERMINED BY
PLANIMETER.



LEGEND

- PROPERTY CORNER
- PROPERTY LINE (L.S.)
- IRON PIN FOUND
- IRON PIN SET
- L.P.S. ON E 25' FROM R.W. ON RD.
- BELCHES INDICATED OTHERWISE
- EASEMENT
- ACCESS AREA
- SHORELINE

In my opinion this is a true and
correct representation of the land
platted.
Geo. C. Funn
Geo. C. FUNN
COUNTY SURVEYOR

19 LOTS ON LAKE OCONEE
PROPERTY OF
RUSSELL N. COPELAN
EVELYN C. COPELAN
LOCATED G.M.P. 308 PUTNAM COUNTY, GEORGIA,
2ND LAND DISTRICT, LAND LOTS NO. 529 & 530
100 0 100 200 300

SCALE IN FEET
AMERICAN TESTING LABORATORIES, INC.
EATONTON, GEORGIA DATE: JULY 7, 1983

FILE NO. 189
F.S. No. 9, Pg. 129

Existing On-site Sewage Management System Performance Evaluation Report Form

Applicant: <u>Jody Harper - Pamlico Pools</u>		Reason for Existing Sewage System Evaluation: (1) Loan Closing for Home Sale (2) Refinance (3) Home Addition (Non-bedroom) Type: _____ <input checked="" type="checkbox"/> (4) Swimming Pool Construction (5) Structure Addition to Property Type: _____ (6) Mobile Home Relocation	
Property/System Address: <u>116 COPELAN LANDING NE EATONTON, GA 31024</u>			
Subdivision Name: <u>Copeland Sub</u>	Lot: <u>5</u>		Block: <u>A</u>
Existing System Information: Water Supply (circle) (1) Public <input checked="" type="checkbox"/> (2) Private Well (3) Community	Number of Bedrooms/GPD: <u>3/0</u>		Garbage Grinder: (circle) (1) Yes <input checked="" type="checkbox"/> (2) No

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

SECTION A - System on Record

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

SECTION B - System Not on Record

(1) Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation	Comments: Recommend pumping septic tank every 5 yrs if being used as full time residence.		
(1) Yes (2) No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.			
(1) Yes (2) No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.			
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.			
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.			
Evaluating Environmentalist		Title:	Date:	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
<u>Kathryn Hill</u>		<u>Kathryn Hill</u> Environmental Health County Manager	<u>31-Jan-19</u>	

SECTION C - System Not Approved

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

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

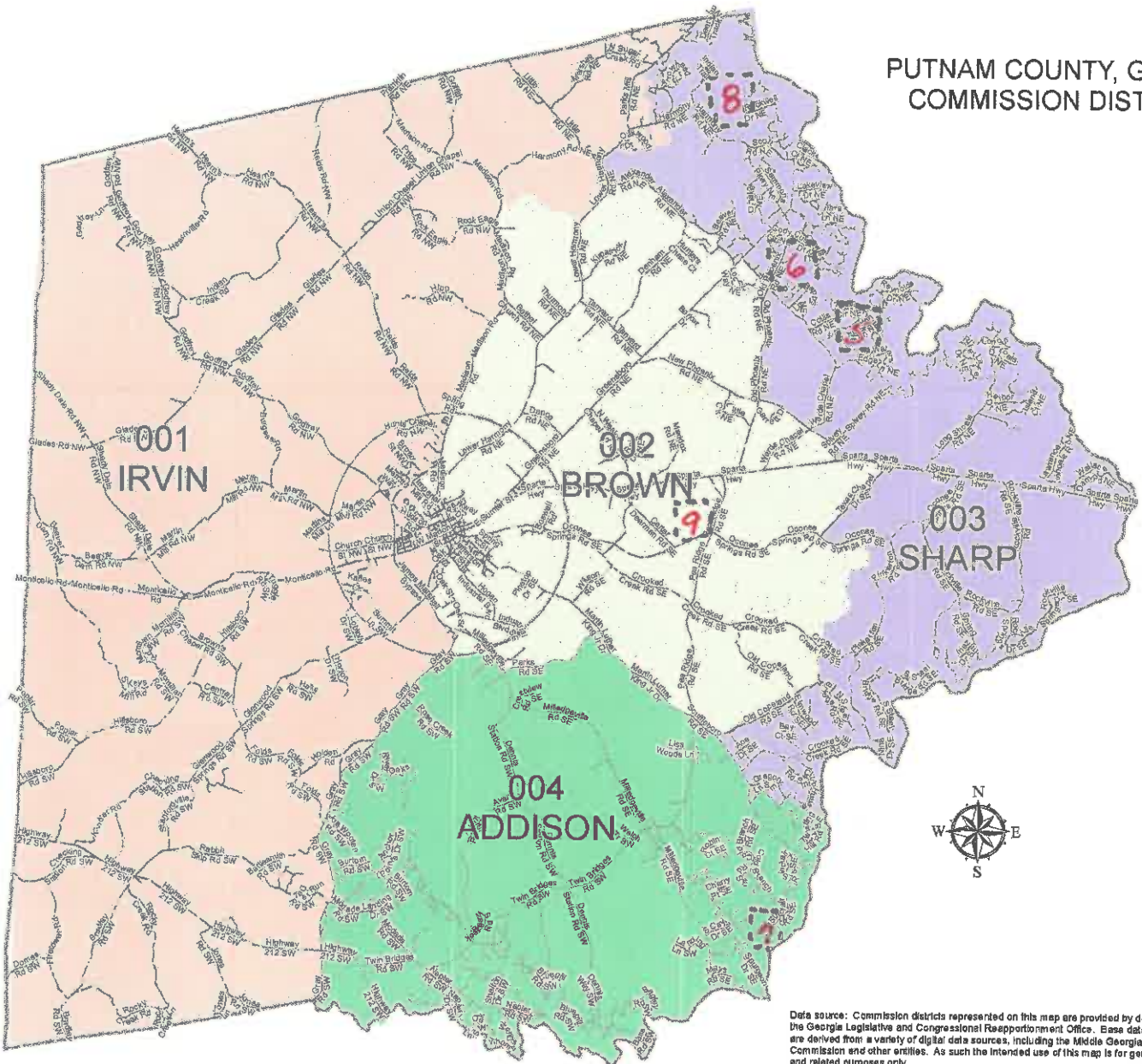
<input checked="" type="radio"/> Yes (2) No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments: Location of the pool will not effect the septic drainfield.	
<input checked="" type="radio"/> Yes (2) No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.	Number of Bedrooms/GPD: 3	Garbage Grinder: (circle) <input checked="" type="radio"/> Yes (2) No
Evaluating Environmentalist Kathryn Hill	Title: Environmental Health County Manager	Date: 31-Jan-19	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

31 JAN 19 17:06

Backup material for agenda item:

7. Request by **Frank & Pam Stratton** for a side yard setback variance at 146 South Leisure Lane, SE. Presently zoned R-1. [**Map 086b, Parcel 005, District 4**].

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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6. Request by Tyrone & Dana King for a rear yard setback variance at 515 Old Phoenix Road. Presently zoned AG-1. [Map 103D, Parcel 164, District 3].
7. Request by Frank & Pam Stratton for a side yard setback variance at 146 South Leisure Lane, SE. Presently zoned R-1. [Map 086B, Parcel 005, District 4].
8. Request by Scott Mappes for a side yard setback variance at 231 Jefferson Road. Presently zoned R-1. [Map 098A, Parcel 118, District 3].
9. Request by Rick McAllister, agent for Switchgrass Plantation, LLC to rezone 4.78 acres at Pea Ridge Road from AG-1 to AG-2. [Map 090, part of Parcel 008, District 2]. *



PUTNAM COUNTY

PLANNING & DEVELOPMENT

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

[X] Putnam County
[] City of Eatonton

APPLICATION FOR: [X] VARIANCE [] CONDITIONAL USE

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

APPLICANT: FRANK & PAM STRATTON

MAILING ADDRESS: 146 S LEISURE LANE SE
MILLEDGEVILLE, GA 31061
PHONE: 561-602-5400
EMAIL: RSTRATTON@GMAIL.COM

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

PROPERTY LOCATION: LOT 9 THE J.D. JACKSON ESTATE PLAT Book 30

MAP 086B PARCEL 005 TOTAL ACREAGE: 0.323 PRESENTLY ZONED R-1 HO

PAGE 43
TOTAL SQ. FT. (existing structure) 1,344 TOTAL FOOTPRINT (proposed structure) 792

LOT LENGTH (the total length of the lot) 295.49'

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 50'

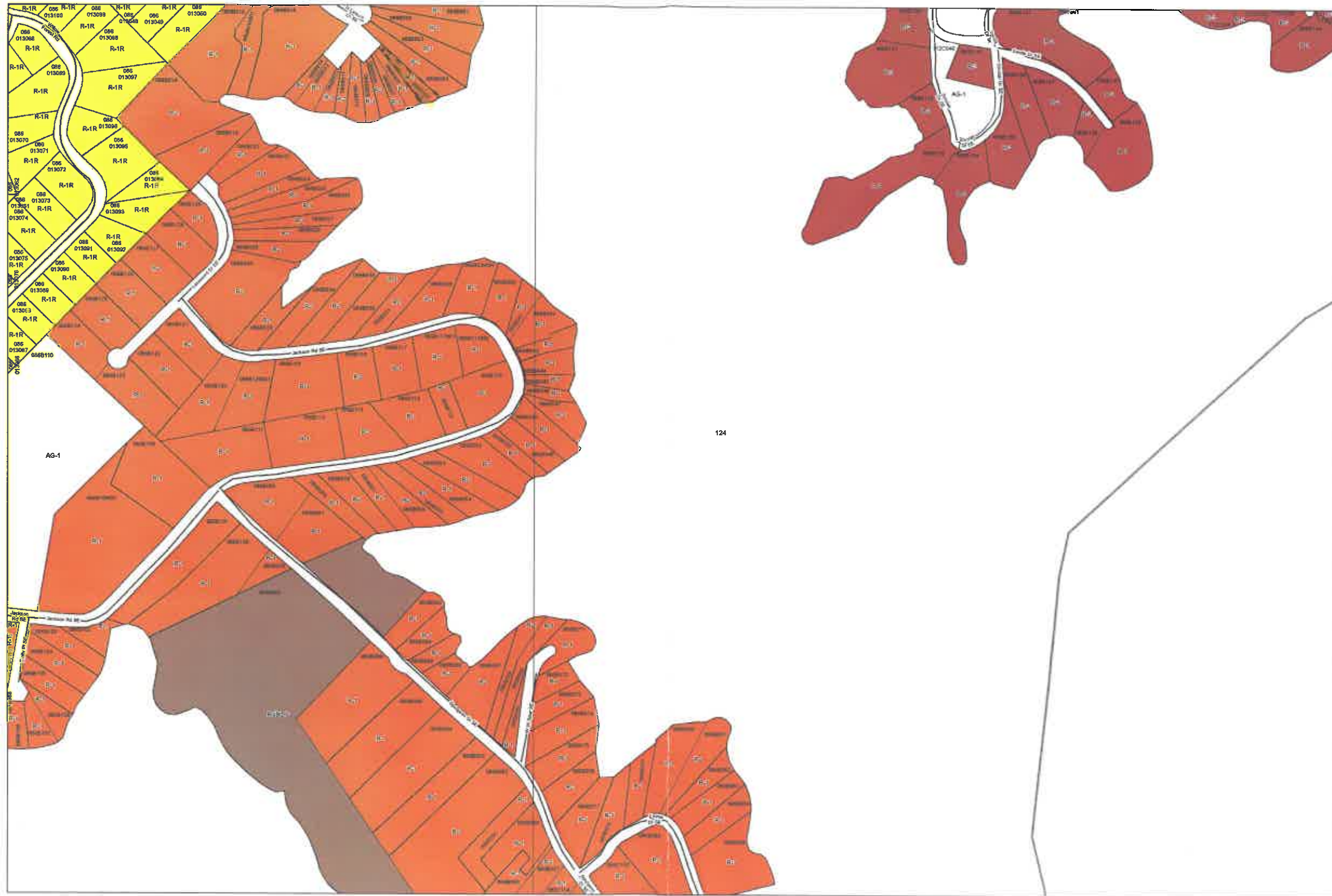
REASON FOR REQUEST: CONSTRUCTION OF 78'x44' GARAGE

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

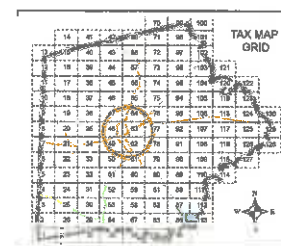
PROPOSED LOCATION MUST BE STAKED OFF.
*SIGNATURE OF APPLICANT: [Signature] DATE: 01/22/2019

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

DATE FILED 1-25-19 FEE: \$ 200.00 CK. NO. 1248 CASH [] C. CARD [] INITIALS CA
RECEIPT # 031580
DATE OF NEWSPAPER AD: DATE SIGN POSTED:
PLANNING & ZONING HEARING: RESULT:



124



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

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

MGRG
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-8180
(478) 751-4517
Web: www.mgrg.com
Email: it@mgrg.com

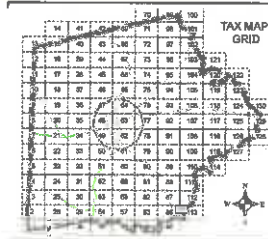
**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 086B

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



124



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

GEOGRAPHIC FEATURE LEGEND

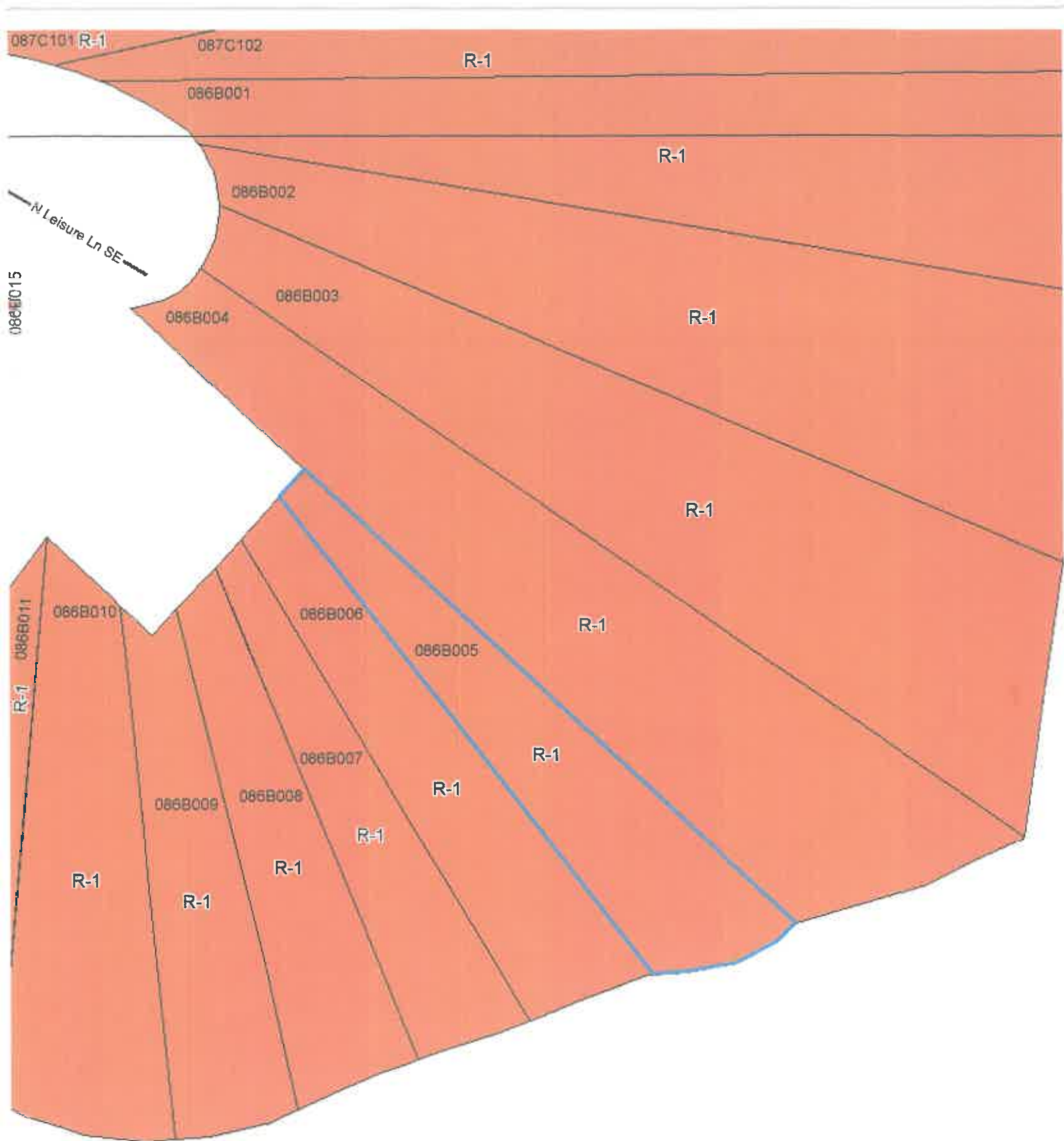
- Agriculture/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Macon, Georgia 31217
478 751-8180
478 751-8517
Web: www.mgarc.org
Email: mgarc@mgarc.org

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

MAP 086B

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



Request for Variance for Lot 9 of the J.D. Jackson Estate, Plat Book 30, Page 43, Eatonton, Georgia.

Property Location Address: 146 S Leisure Lane SE, Milledgeville, Ga 31061

We are The Owners of this lot and have not yet determined who the builder will be for the planned Single Story Garage.

We are requesting a variance in the placement of a 2 car garage with workshop on our Lot. This request is being made because the lot is quite narrow at the proposed building site. We have talked with Tammi Eubanks of the Putnam County Health Department and have received their approval.

In the attached pictures the black lines are the outline of the proposed Garage. The blue lines are Lot Lines.

Please refer to the proposed site plan for the general layout of the Lot. The Lot is narrower (29.89') at the road end (northwest) and wider (85') at the Lake end (southeast). It slopes downward from the road to the Lake. The northeastern lot line is 295.49' long and the southwestern lot line is 262.4' long.

General: The Garage we are proposing would have a footprint that will be 44' long and 18' deep for a total of **792 square feet**. The Garage would be "stick built" and able to accommodate two cars and a 18'X 22' workshop . Plumbing for the Garage is not required or proposed. The Garage would be located in back of the existing home on the road side of the lot. The existing home is 28' wide and 48" long for a total of 1,344 square feet.

Variance: Due to the narrow width of the lot at the proposed building site, we are requesting the following variances from the standard property line setback of 20' for our proposed garage. We are requesting a **10 foot side yard variance**, being 10 feet from the left side property line when facing the lake and a **8 foot side yard setback variance**, being 12 feet from the right side property line when facing the lake to construct a garage.

We feel that the proposed Garage would be in keeping with the general size, appearance and positioning of the residences in the neighborhood.

Thank you,
Frank & Pam Stratton
146 S Leisure Lane SE
Milledgeville, GA 31061

RCUT 2019 MAR 5

KP

APR 2019 MAP 5
K

086B
003
0.93 ac
R-1

086B
004
0.93 ac
R-1

Proposed
18' x 44'
Garage

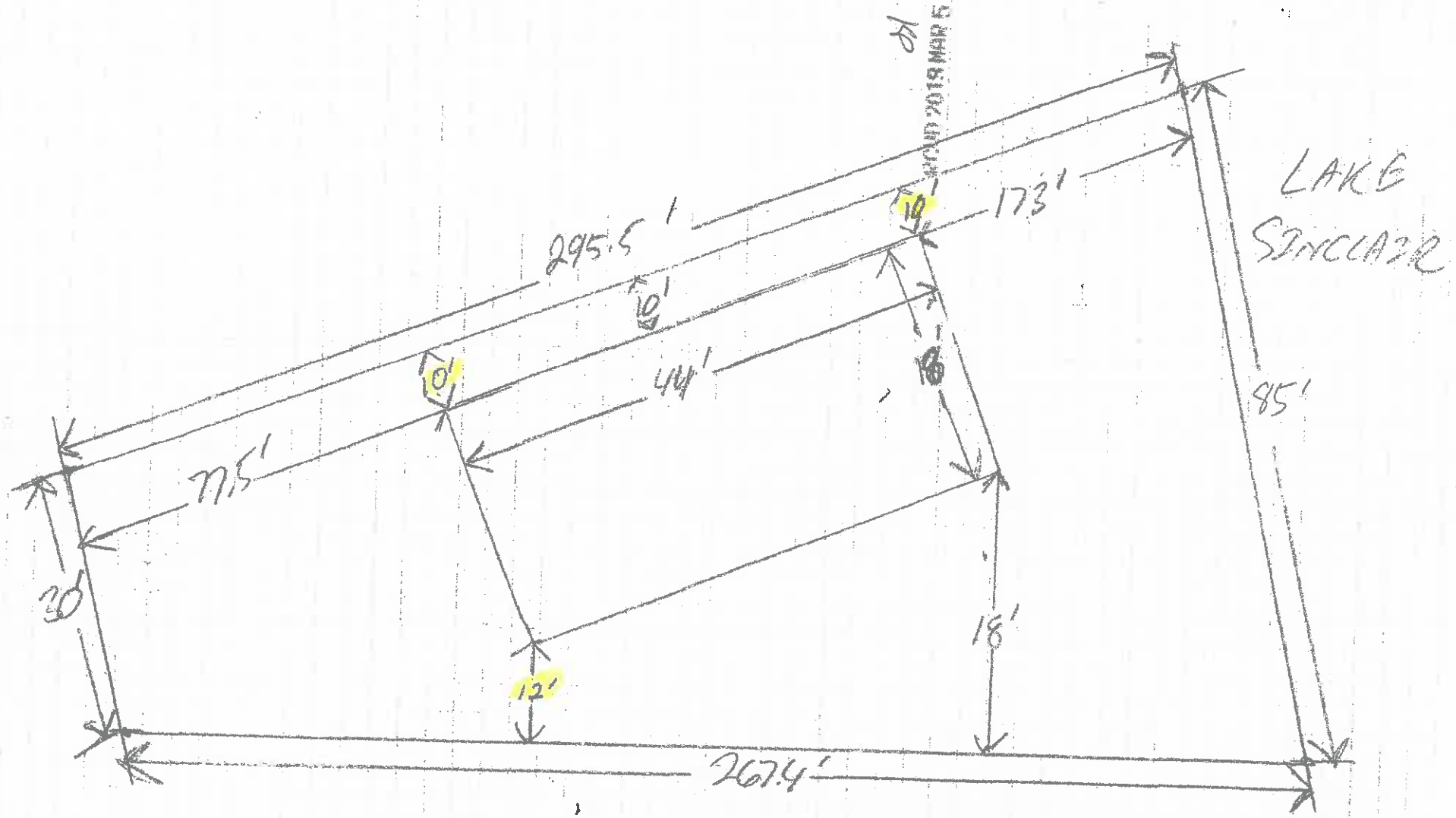
086B
006
0.26 ac
R-1

EXISTING
SEPTIC
SYSTEM
↓

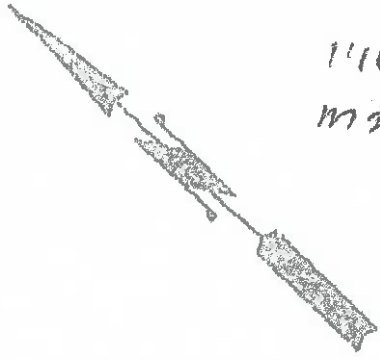
086B
007
0.24 ac
R-1

086B
005
0.31 ac
R-1

Flood
Zone
A



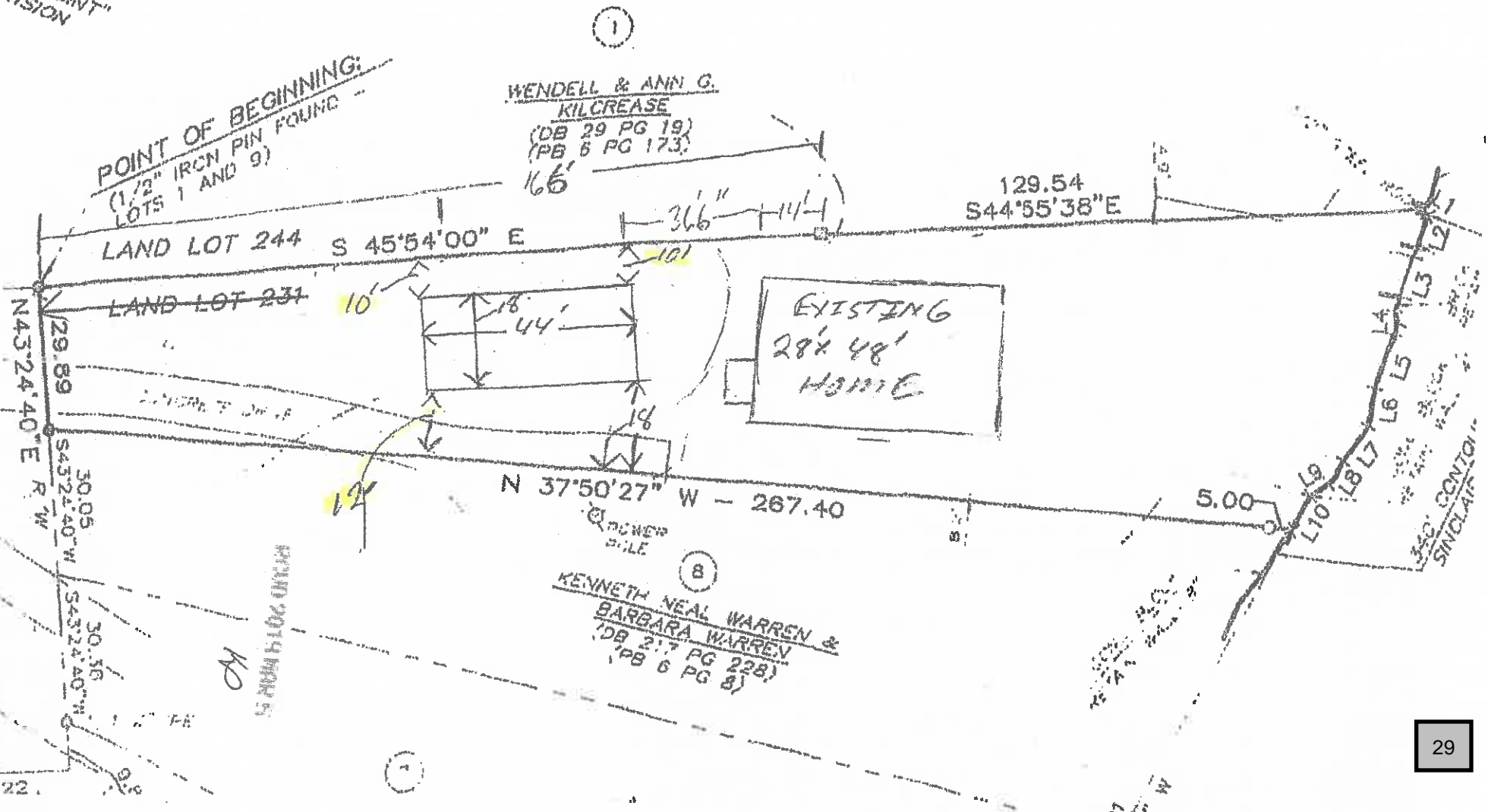
116 S LESSONG LANE
MILLEDGEVILLE, GA



LEGEND:

- — 1/2" IRON PIN FOUND
- — 1/2" IRON PIN SET
- — — — — PROPERTY LINE
- — — — — CENTERLINE
- P - - - - - POWER LINE
- - ○ - - - - CHAIN LINK FENCE
- * - * - - - - FENCE
- — — — — LAND LOT LINE
- UGP - - - - UNDERGROUND POWER LINE
- - - - - ORIGINAL LOT LINE
- — CONCRETE MONUMENT FOUND

3D POINT
VISION



Existing On-site Sewage Management System Performance Evaluation Report Form

C
111
M

Property Owner/System Owner Name: FRANK + PAUL STRATTON 561.602.5400			Reason for Existing Sewage System Evaluation: (circle) <input type="checkbox"/> 1. Loan Closing for Home Sale <input type="checkbox"/> 2. Refinance <input type="checkbox"/> 3. Home Addition (Non-bedroom): Type _____ <input type="checkbox"/> 4. Swimming Pool Construction <input checked="" type="checkbox"/> 5. Structure Addition to Property Type <u>STYLISH BOUTIQUE GARAGE</u> <input type="checkbox"/> 6. Mobile Home Relocation
Property/System Address: 146 S LEISURE LANE SE, MILLEDGEVILLE			
Subdivision Name: T.O. TACKSAY ESTATS	Lot: 4	Block:	
Existing System Information: Water Supply (circle): <input checked="" type="checkbox"/> 1. Public <input type="checkbox"/> 2. Private Well <input type="checkbox"/> 3. Community	Number of Bedrooms/GPC: 3	Garbage Grinder (circle): <input type="checkbox"/> 1. Yes <input checked="" type="checkbox"/> 2. No	
Evaluating Environmentalist: B. Dale B. B.			

SECTION A - System on Record

<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	Comments: 3 CAR GARAGE 24' x 40' NO PLUMBING Unlimited room for septic repair, replacement.
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.	
<input type="checkbox"/> (1) Yes <input checked="" type="checkbox"/> (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.	
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.	

Evaluating Environmentalist: B. Dale B. B.	Title: EHS III	Date: 9-26-18	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
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SECTION B - System Not on Record

<input type="checkbox"/> (1) Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation.	Comments: * Will Need an Aerobic Treatment unit when a repair is needed on septic drainfield. * 2006 Install of septic system.
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.	
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.	
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.	
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.	

Evaluating Environmentalist:	Title:	Date:	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
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SECTION C - System Not Approved

<input type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	The On-site Sewage Management System was disapproved at the time of the initial installation and is thus not considered an approved system.	Comments: Recommend pumping septic tank every 5 yrs. to keep drainfield working longer.
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.	
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.	

Evaluating Environmentalist:	Title:	Date:	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
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SECTION D - Addition to Property or Relocation of Home (section completed in conjunction with A, B, or C)

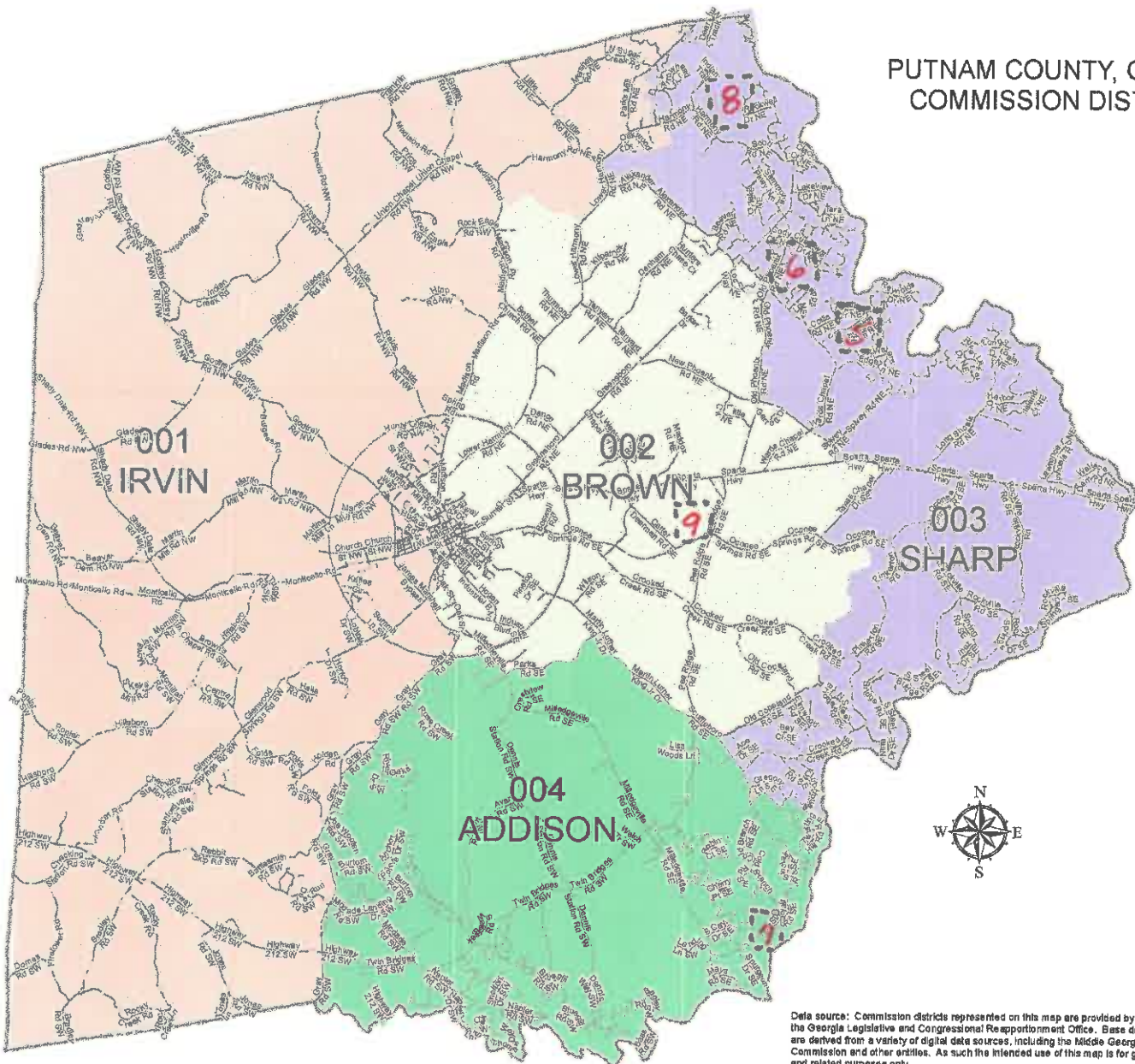
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments: RECEIVED JAN 28 2019 K. Hill		
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.			
Evaluating Environmentalist: Kathryn Hill, REHS		Title: EHS III	Date: 9/26/18	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

RECEIVED
JAN 28 2019
K. Hill

Backup material for agenda item:

8. Request by **Scott Mappes** for a side yard setback variance at 231 Jefferson Road. Presently zoned R-1. [**Map 098A, Parcel 118, 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" = 5,891.26' SCALE RATIO: 1:68,367.34 DATE: MARCH 2019

5. Request by Pamlico Pool Co., agent for Will & Kim Dopson for a rear yard setback variance at 116 Copelan Landing Drive. Presently zoned R-1. [Map 104A, Parcel 075, District 3].
6. Request by Tyrone & Dana King for a rear yard setback variance at 515 Old Phoenix Road. Presently zoned AG-1. [Map 103D, Parcel 164, District 3].
7. Request by Frank & Pam Stratton for a side yard setback variance at 146 South Leisure Lane, SE. Presently zoned R-1. [Map 086B, Parcel 005, District 4].
8. Request by Scott Mappes for a side yard setback variance at 231 Jefferson Road. Presently zoned R-1. [Map 098A, Parcel 118, District 3].
9. Request by Rick McAllister, agent for Switchgrass Plantation, LLC to rezone 4.78 acres at Pea Ridge Road from AG-1 to AG-2. [Map 090, part of Parcel 008, District 2]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B • Eatonton, GA 31024

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

Putnam County
 City of Eatonton

APPLICATION FOR: VARIANCE CONDITIONAL USE

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

APPLICANT: SCOTT MAPPE

MAILING ADDRESS: 231 JEFFERSON RD
EATONTON, GA 31024
PHONE: 770-680-8027
EMAIL: S.MAPPE93@yahoo.com

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

PROPERTY LOCATION: 231 JEFFERSON Rd EATONTON, GA 31024
MAP 098A PARCEL 118 TOTAL ACREAGE: .62 PRESENTLY ZONED R1
TOTAL SQ. FT. (existing structure) 1437 TOTAL FOOTPRINT (proposed structure) 15x21
LOT LENGTH (the total length of the lot) 403.77 FT
LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you're proposing to build) 85 FT

REASON FOR REQUEST: HOME EXPANSION - OFFICE AND MUSIC ROOM



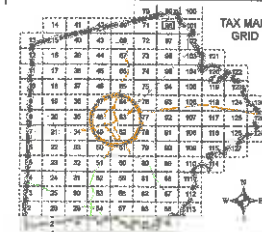
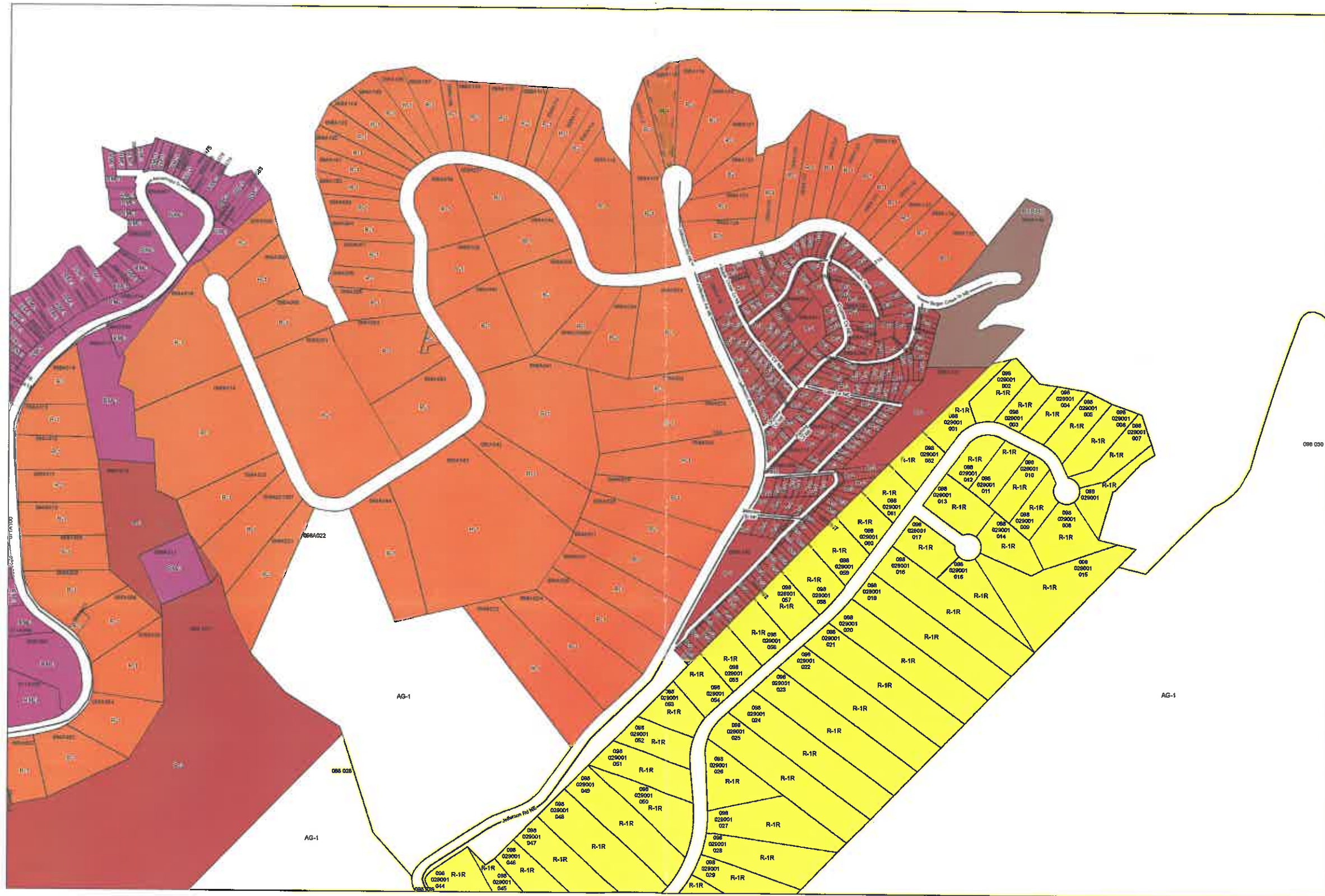
SUPPORTING INFORMATION ATTACHED TO APPLICATION:
RECORDED PLAT: LETTER OF AGENCY: NA LETTER OF INTENT:
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT:

PROPOSED LOCATION MUST BE STAKED OFF

SIGNATURE OF APPLICANT: Scott Mappes DATE: 1/29/2019

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

DATE FILED: <u>1-29-19</u>	FEE: <u>\$200.00</u>	CK. NO.: <u>8942</u>	CASH	C. CARD	INITIALS: <u>[Signature]</u>
RECEIPT #	DATE OF NEWSPAPER AD:	DATE SIGN POSTED:	PLANNING & ZONING HEARING:	RESULT:	COMMISSIONERS/CITY COUNCIL HEARING:



- 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	I-M	IND-1 CITY	IND-2	IND-2 CITY	MHP	MHP	PUBLIC	PUBLIC CITY	R - 1 CITY	R - 1	RM-2	RM-3	VILLAGE	
AG-1 CITY	C-2														R - 2 CITY	R-1R	R-2	R-3 CITY	R-4 CITY	RM-1

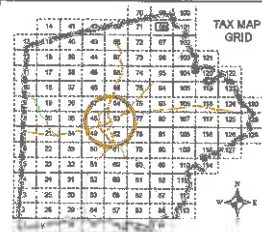
MGR
IT GIS Services

Mid-Georgia Regional Commission
175 Easley Hwy
Suite C
Macon, Georgia 31217
(478) 751-6190
(478) 751-6517
Web: www.midregional.com
Email: mg@mgis.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 098A

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



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

GEOGRAPHIC FEATURE LEGEND

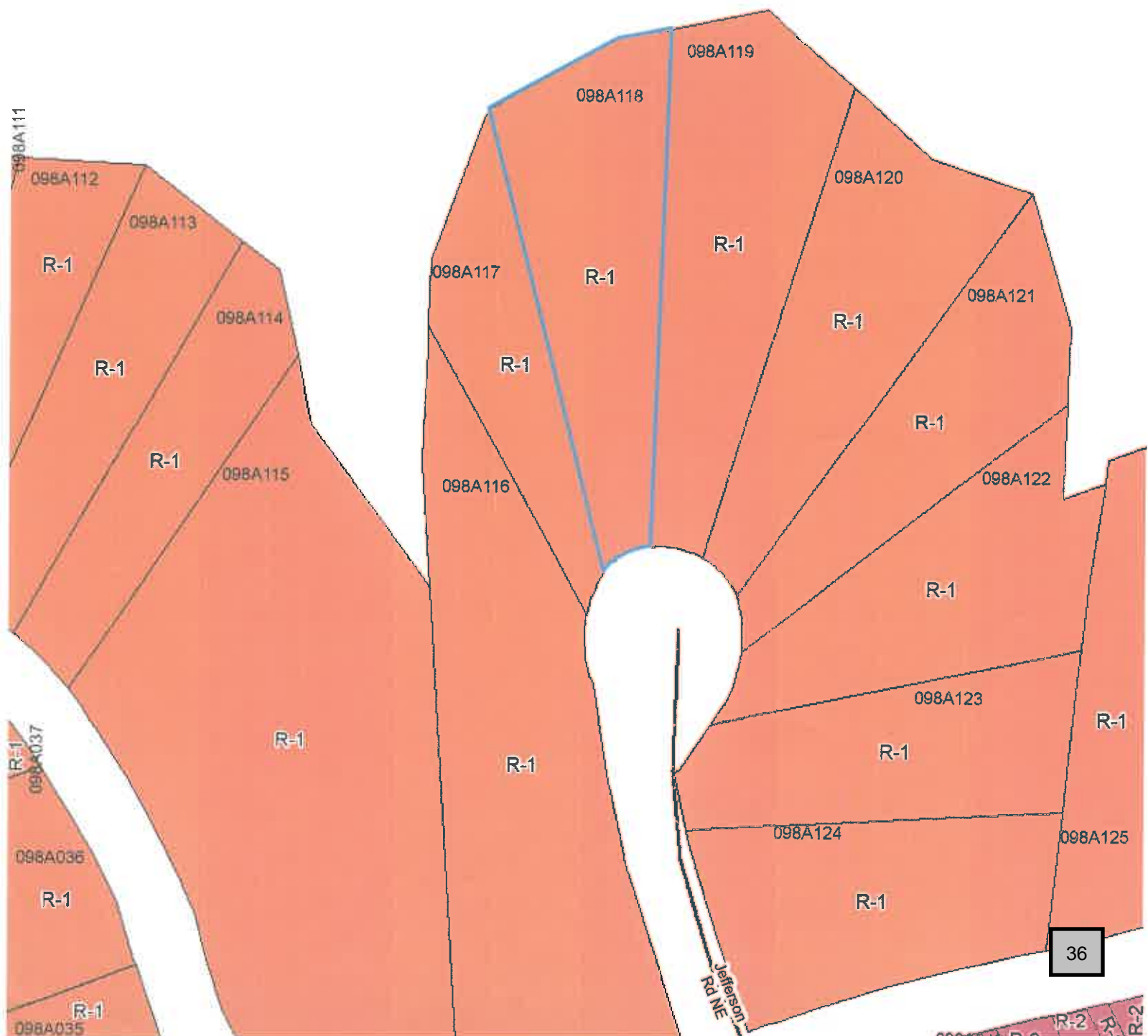
- Agriculture/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant

MGRC
 IF GIS Services
 Middle Georgia Regional Commission
 175 Simey Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6100
 (478) 751-0517
 Web: www.mgarc.org
 Email: info@mgarc.org

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

MAP 098A

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



We are the owners of 231 Jefferson Rd. Attached is a plat showing the location of our home and the proposed addition.

The proposed addition will expand our home to the left by 15 feet.

We are requesting a 5-foot side yard setback variance being 15 feet from the left side property line in order to facilitate an expansion.

The square footage of the existing structure is 1,437 square feet.

The square footage of the proposed addition is 315 square feet and will be comprised of an office and music room. Please refer to the attached plans.

The lot ^{width} at building setback is ^{45 ft} feet. The lot length is 220 feet.

We respectfully request your consideration for this variance. We currently co-own the lot to the left with my father-in-law and the location where we would like to expand is adjacent to a non-buildable location and gully.

Seth M.

Sincerely,

RCUD JAN 28 '19

Z



ROBERT V. BALDWIN

P.O. Box 641
Madison, Georgia 30650
706-342-2450
706-342-5607 Cell

March 1, 2019

Mr. Scott Mappes
231 Jefferson Rd.
Eatonton, GA 31024

SUBJECT: Stream Buffer

Dear Mr. Mappes:

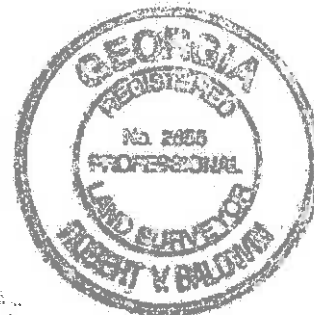
I made a visual inspection of your property and the proposed addition to the home at 231 Jefferson Rd. The proposed addition will extend approximately 15 feet from the current structure toward an intermittent stream. Georgia Water Quality standards require a minimum 25 foot buffer measured from the top of the stream bank. Measuring from the top of the bank, I determined the proposed construction will be 35 to 38 feet from the stream banks.

Your new construction will be outside the required buffer. Keep in mind that no disturbance is allowed inside the buffer. That includes any disturbance resulting from construction. I would recommend a silt fence barrier separating the buffer from the proposed construction.

Call me if you have any questions.



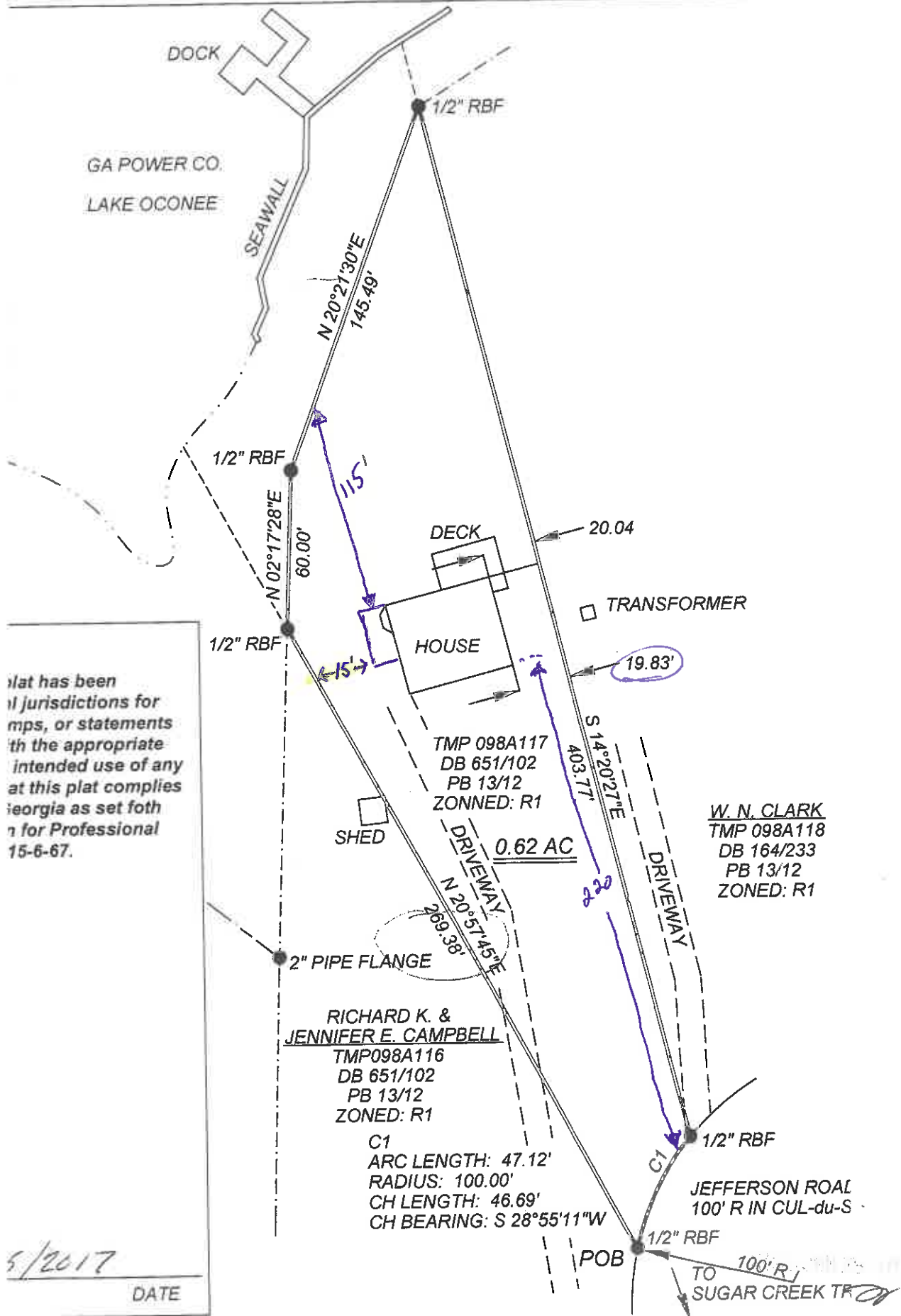
Bob Baldwin, PE,PLS, Level II Design Cert. 10872
PO Box 641
Madison, GA 30650
706-342-2450



RCUD 2019 MAR 1

1

AP



Plat has been
in all jurisdictions for
recording purposes, or statements
of the appropriate
intended use of any
at this plat complies
with Georgia as set forth
in the Code for Professional
Surveyors 15-6-67.

Existing On-site Sewage Management System Performance Evaluation Report Form

4-19-18

Pg. C.

1. Property Owner/System Owner Name: Scott Mappes		770-630-8627		Reason for Existing Sewage System Evaluation: (circle)	
Property/ Syst.:		231 Jefferson Blvd.		<input type="checkbox"/> (1) Loan Closing for Home Sale <input type="checkbox"/> (2) Refinance <input checked="" type="checkbox"/> (3) Home Addition (Non-bedroom) Type: <u>Office 15'x10'</u> <input type="checkbox"/> (4) Swimming Pool Construction <input type="checkbox"/> (5) Structure Addition to Property Type: _____ <input type="checkbox"/> (6) Mobile Home Relocation	
Subdivision Name:		Loc:		Block:	
Existing System Information: (circle)		Number of Bedrooms/GPD		Garbage Grinder: (circle)	
<input checked="" type="checkbox"/> (1) Public <input type="checkbox"/> (2) Private Well <input type="checkbox"/> (3) Community		2		<input type="checkbox"/> (1) Yes <input checked="" type="checkbox"/> (2) No	

SECTION A - System on Record

(1) Yes (2) No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	Comments: <u>garage 22'x24'</u> <u>and office 15'x10'</u> <u>1500 gallon tank.</u>			
(1) Yes (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.				
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.				
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.				
Evaluating Environmentalist:		Title:	Date:	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.	

SECTION B - System Not on Record

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

SECTION C - System Not Approved

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

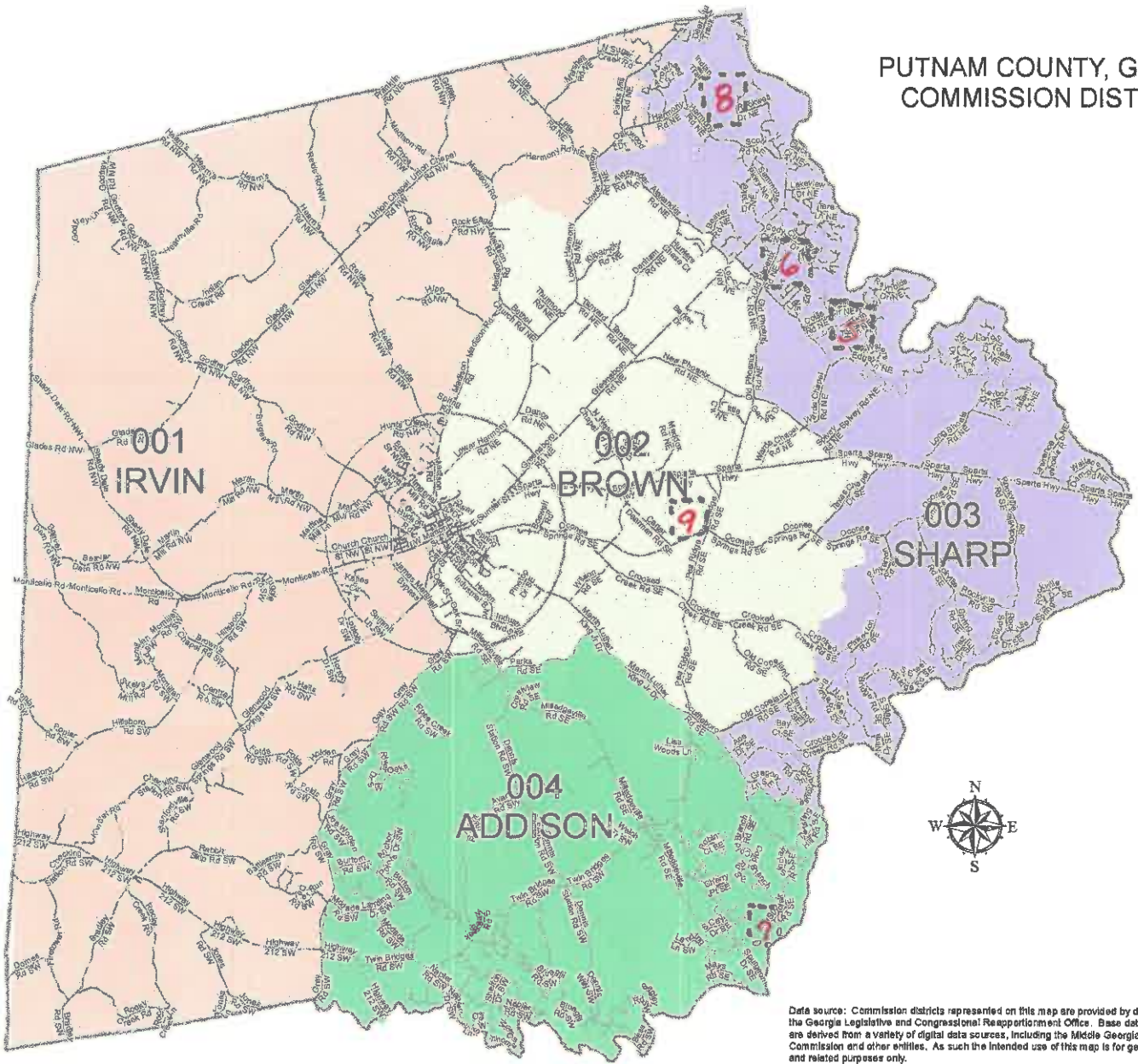
SECTION D - Addition to Property or Relocation of Home (section completed in conjunction with A, B, or C above)

<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments: _____ _____			
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.				
Evaluating Environmentalist:		Title:	Date:	Number of Bedrooms/GPD: <u>2</u> Garbage Grinder: (circle) <input type="checkbox"/> (1) Yes <input checked="" type="checkbox"/> (2) No	
Evaluating Environmentalist:		Title:	Date:	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.	

Backup material for agenda item:

9. Request by **Rick McAllister, agent for Switchgrass Plantation, LLC** to rezone 4.78 acres at 481 Pea Ridge Road from AG-1 to AG-2. [**Map 090, part of Parcel 008, District 2**].

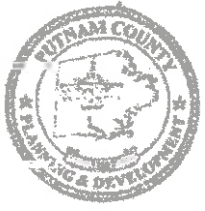
**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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

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

5. Request by Pamlico Pool Co., agent for Will & Kim Dopson for a rear yard setback variance at 116 Copelan Landing Drive. Presently zoned R-1. [Map 104A, Parcel 075, District 3].
6. Request by Tyrone & Dana King for a rear yard setback variance at 515 Old Phoenix Road Presently zoned AG-1. [Map 103D, Parcel 164, District 3].
7. Request by Frank & Pam Stratton for a side yard setback variance at 146 South Leisure Lane SE. Presently zoned R-1. [Map 086B, Parcel 005, District 4].
8. Request by Scott Mappes for a side yard setback variance at 231 Jefferson Road. Presently zoned R-1. [Map 098A, Parcel 118, District 3].
9. Request by Rick McAllister, agent for Switchgrass Plantation, LLC to rezone 4.78 acres at Pea Ridge Road from AG-1 to AG-2. [Map 090, part of Parcel 008, District 2]. *



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

APPLICATION FOR REZONING

31 JAN '19 17:32

APPLICATION NO _____ DATE: 1/31/19

MAP 090 PARCEL 008

- 1. Name of Applicant: Rick McALLISTER
2. Mailing Address: 1341 Beverly Dr. Athens GA 30606
3. Phone: (home) _____ (office) _____ (cell) 706-206-5030

4. The location of the subject property, including street number, if any: parcel 090-008
480 Pea Ridge Road. 481

5. The area of land proposed to be rezoned (stated in square feet if less than one acre):
4.78 +/- ac.

6. The proposed zoning district desired: AG-2

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

8. Present use of property: AG-1 ee Desired use of property: AG-2

9. Existing zoning district classification of the property and adjacent properties:
Existing: AG-1 ee
North: AG-1 ee South: AG-1 ee East: AG-1 ee West: AG-1 ee

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

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

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

13. A detailed description of existing land uses: Rural Residential Agriculture

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

15. Provision for sanitary sewage disposal: septic system X , or sewer . If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.

16. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. 36-67A).

17. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property. (Please attach on separate sheet.)

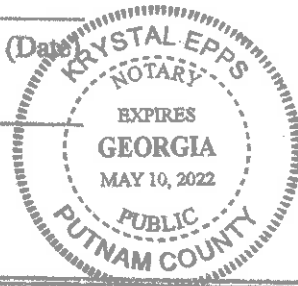
18. Proof that property taxes for the parcel(s) in question have been paid. 01 JAN '19 17:30

19. Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)

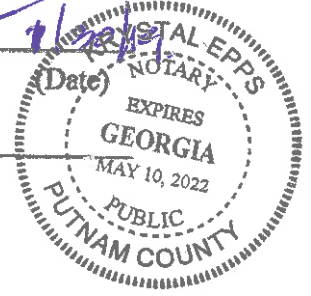
20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)

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

[Signature]
Signature (Property Owner)



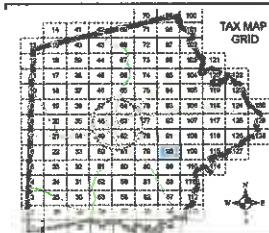
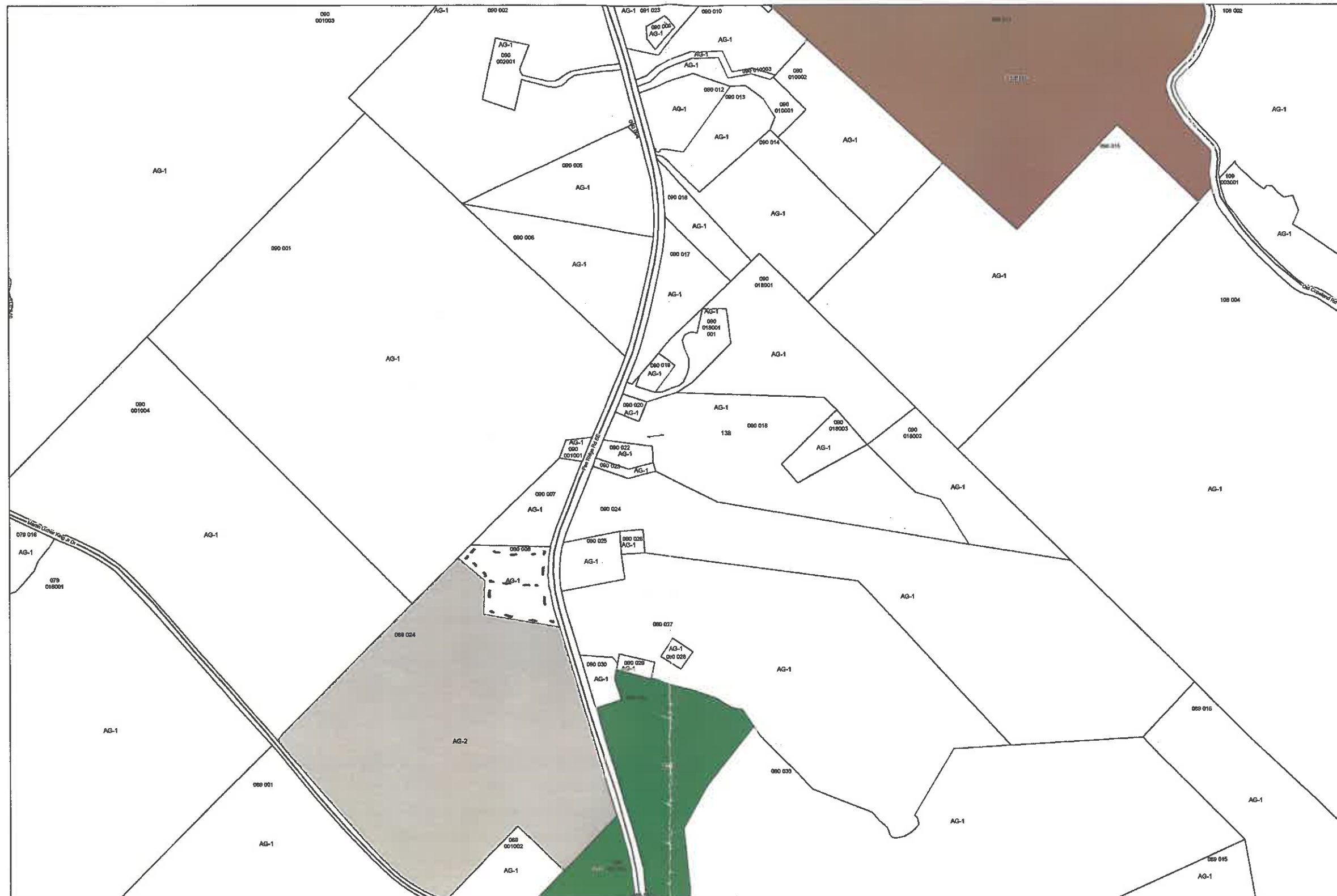
[Signature]
Signature (Applicant)



[Signature]
Notary Public

[Signature]
Notary Public

Office Use	
Paid: \$ <u>250.00</u> (cash) _____ (check) <u>001055</u> (credit card) _____	
Receipt No. <u>31625</u> _____	Date Paid: <u>1.31.19</u> _____
Date Application Received: <u>1.31.19</u> _____	
Reviewed for completeness by: <u>[Signature]</u> _____	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____



- Eatonon Limits
- County Boundary
- Roads
- Parcels
- Parcel_Hooks

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

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

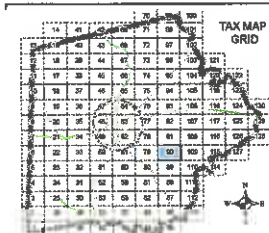
- R-1 CITY
- R-2 CITY
- R-3 CITY
- R-4 CITY
- R-1
- R-1R
- R-2
- RM-1
- RM-2
- RM-3
- VILLAGE

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suwanee, Georgia 30127
(478) 751-6150
(478) 751-4517
Web: www.middlegeorgiaregional.com
Email: mgrc@mgrc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 090

MAP SCALE: 1" = 400' SCALE / RATIO: 1:4,000 DATE: FEBRUARY 2019



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

GEOGRAPHIC FEATURE LEGEND

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

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Way
Suite C
Macon, Georgia 31217
(478) 751-6180
(478) 751-6517
Web: www.mgarc.org
Email: lg@mgarc.org

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

MAP 090

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

090 001

090 001001
AG-1

090 022
AG-1

AG-1
090 023

090 024

090 007

AG-1

AG-1

AG-1

090 025

090 008

AG-1

089 024

AG-1

090 027

090
001004

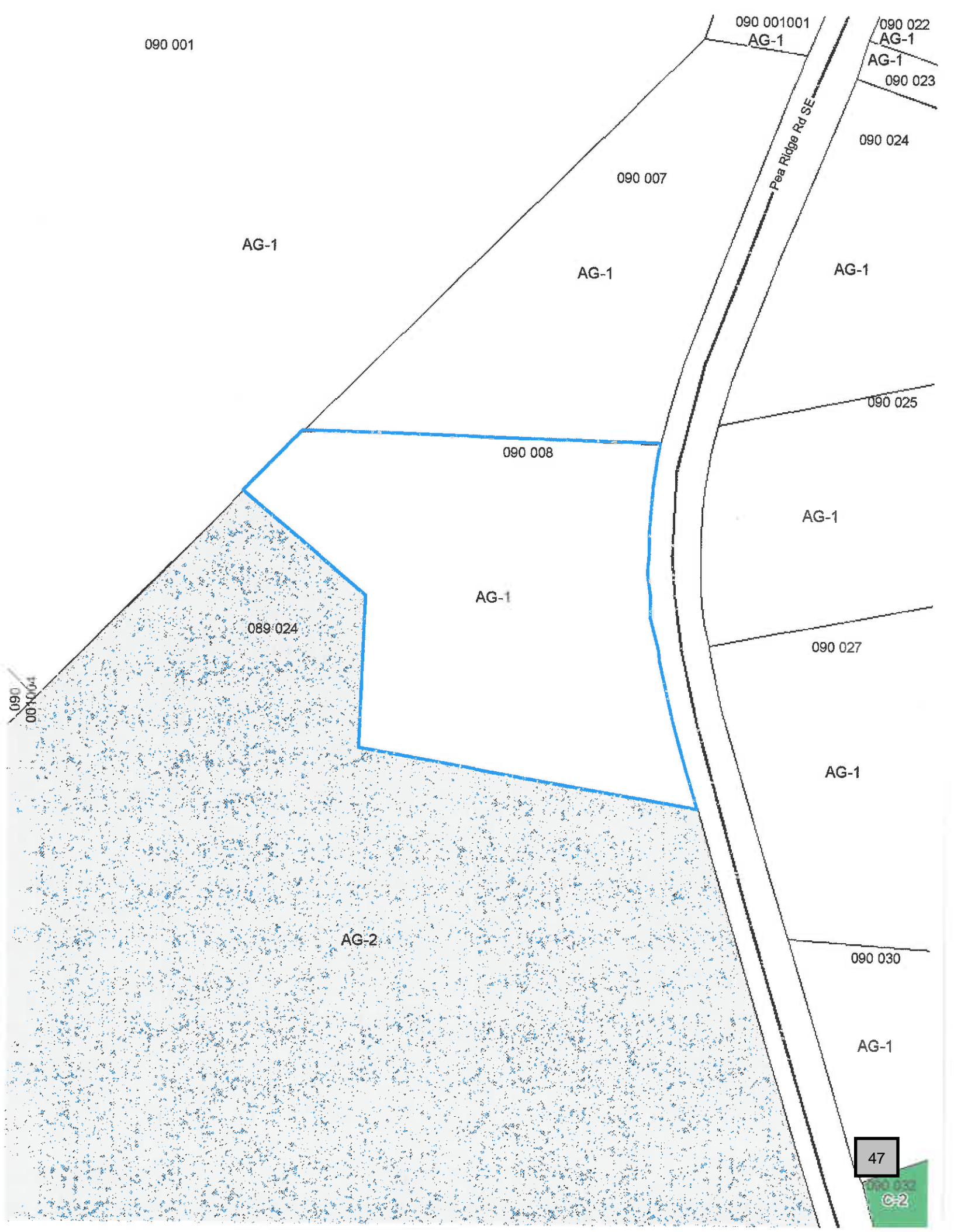
AG-1

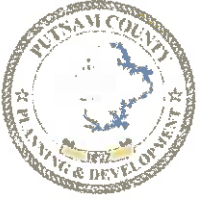
AG-2

090 030

AG-1

Pea Ridge Rd SE





PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- Rezone parcel 090-008

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Pick MAWISTER TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Rezone OF PROPERTY DESCRIBED AS MAP 090 PARCEL 008, CONSISTING OF 4.78 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Pea Ridge Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 31st DAY OF January, 2018 9

PROPERTY OWNER(S): Switchgrass Plantation, LLC

NAME (PRINTED)

[Signature]

SIGNATURE

ADDRESS: 112 Harmony Crossing, Suite 4, Eatonton, GA 31024
PHONE: 706-923-0190

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 31 DAY OF Jan., 2018

[Signature]
NOTARY

MY COMMISSION EXPIRES: 5/10/22





LETTER OF INTENT – PARCEL 090-008- PUTNAM COUNTY, GA

The site is located along Pea Ridge Rd and adjacent to Overlook at Pea Ridge development. The parcel has approximately 650 linear feet of road frontage along Pea Ridge road. Currently the proposed site is zoned AG-1. The owner would like to re-zone a portion of the parcel (4.78+/- acres) to AG-2. The remaining portion of the parcel will keep AG-1 zoning.

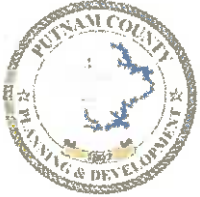
The proposed sub parcel “B” as indicated on attached rezone exhibit will combined into parcel 089-024. Parcel 089-024 is the Overlook at Pea Ridge development. The intent is to utilize to proposed re-zone area as equestrian based lots to be a part of The Overlook at Pea Ridge development.

The remaining portion illustrated ad sub parcel “A” is proposed to be combined into adjacent parcel 090-001 which is currently zoned AG-1.

The site is within guidelines set for future development as illustrated in the Putnam County / City of Eatonton 2007-2030 Comprehensive Plan (attached in application). The proposed land use is under 25 lots therefore will not require and Impact Study or Conceptual Plan. The adjacent land use is similar in nature as illustrated in exhibit below.

We appreciate your consideration of our re-zone request.

Re-Zone Exhibit Attached



31 JAN '19 17:30

PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

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: Rick McWhorter

2. Address: 1341 Beverly Dr.
Athens, GA 30606

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:

Date: 1 / 30 / 19

31 JAN '19 17:30

NOTE: ALL MARKS SHOWN ON THIS PLAT ARE FOUND AS

SURVEY OF PROPERTY
 1736
Runele P. Bustin
 LYING IN LAND LOTS 297 & 307
 SECOND LAND DISTRICT
 C M D 374
 PUTNAM COUNTY, GEORGIA
 REFERENCES
 PLAT BOOK 19 PAGE 26
 PLAT BOOK 24 PAGE 17



NOTE
 1 - 12" IRON NAIL FOUND UNLESS NOTED
 2 - 12" IRON NAIL UNLESS NOTED
 3 - 3" IRON NAIL UNLESS AS NOTED AT CORNER
 4 - COMPUTED POINT FROM IRON NAIL SET

POINT OF REFERENCE
 12" IRON NAIL FOUND ON RW DESIGNATING
 THE MOST NORTHERLY PROPERTY CORNER
 OF THE LOWELL WHITE TRACT AS SHOWN
 IN PLAT BOOK 24 PAGE 17

LOWELL WHITE JR
 DESIGNATED BY PLAT IN
 PLAT BOOK 24 PAGE 17

POINT OF BEGINNING



SURVEYOR'S CERTIFICATION
 THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED
 WAS A CLOSED POLYGON OF ONE FOOT IN LENGTH AND
 AN ANGULAR ERROR OF 57" IN RANGE OF 1000' WAS
 ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT
 HAS BEEN CALCULATED FOR CLOSURE, AND IS FOUND TO
 BE ACCURATE WITHIN ONE FOOT IN 243,571 FEET

SURVEYOR: BYRON FARMER
 GEORGIA REGISTERED LAND SURVEYOR NO. 12345
 254 COUNTY LINE CHURCH ROAD SW
 Milledgeville, Georgia 31061
 PHONE: 478-825-3758
 EQUIPMENT: TOPCON GTS 320
 DATE SURVEYED: APR 5, 2007
 DATE PLATTED: APR 12, 2008
 EXHIBIT: 250
 SHEET NO: 2500K



G M D 374

APPROXIMATE C M D LINE

G M D 317

PARCEL 6-A
 11.12 ACRES

THIS ADVERSE NOTICE IS MADE'S OATH BY BYRON FARMER.
 THESE TRAVELS ARE COMPILED TO BE ACCURATE WITHIN ONE FOOT

PARCEL 6-B
 9.38 ACRES

NOTE: MAP/OWNER COMMENT
 PLAT BOOK 26 PAGE 18
 PLAT BOOK 1 PAGE 26

GENERAL RETURN COURT	
COUNTY OF PUTNAM	
FILE NO.	12345
DATE	APR 12, 2008
BY	BYRON FARMER
WITNESSED BY	JOHN DOE
DATE	APR 12, 2008
NOTARY PUBLIC	

NOTE: MAP/OWNER PROPERTY
 THIS WAS MARKED WITH 12" IRON NAIL

APPROXIMATE C M D LINE
 PLAT BOOK 26 PAGE 18
 PLAT BOOK 1 PAGE 26