



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, December 02, 2021 ♦ 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-November 4, 2021

Requests

5. Request by **Marvin Leamon** for a side yard setback variance at 70 Franklin Road. Presently zoned R-2 [Map 053C, Parcel 006, District 4].
6. Request by **W. David (Danny) Copelan** to rezone 5.00 acres from AG to C-1 at 931 Pea Ridge Road. [Map 092, Parcel 017001001, District 2]. *

New Business

Approval of the 2022 P&Z Meeting Schedule & Deadlines

Consideration of Appointment -Vice Chairman of the Putnam County Planning and Zoning Commission

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 December 21, 2021 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

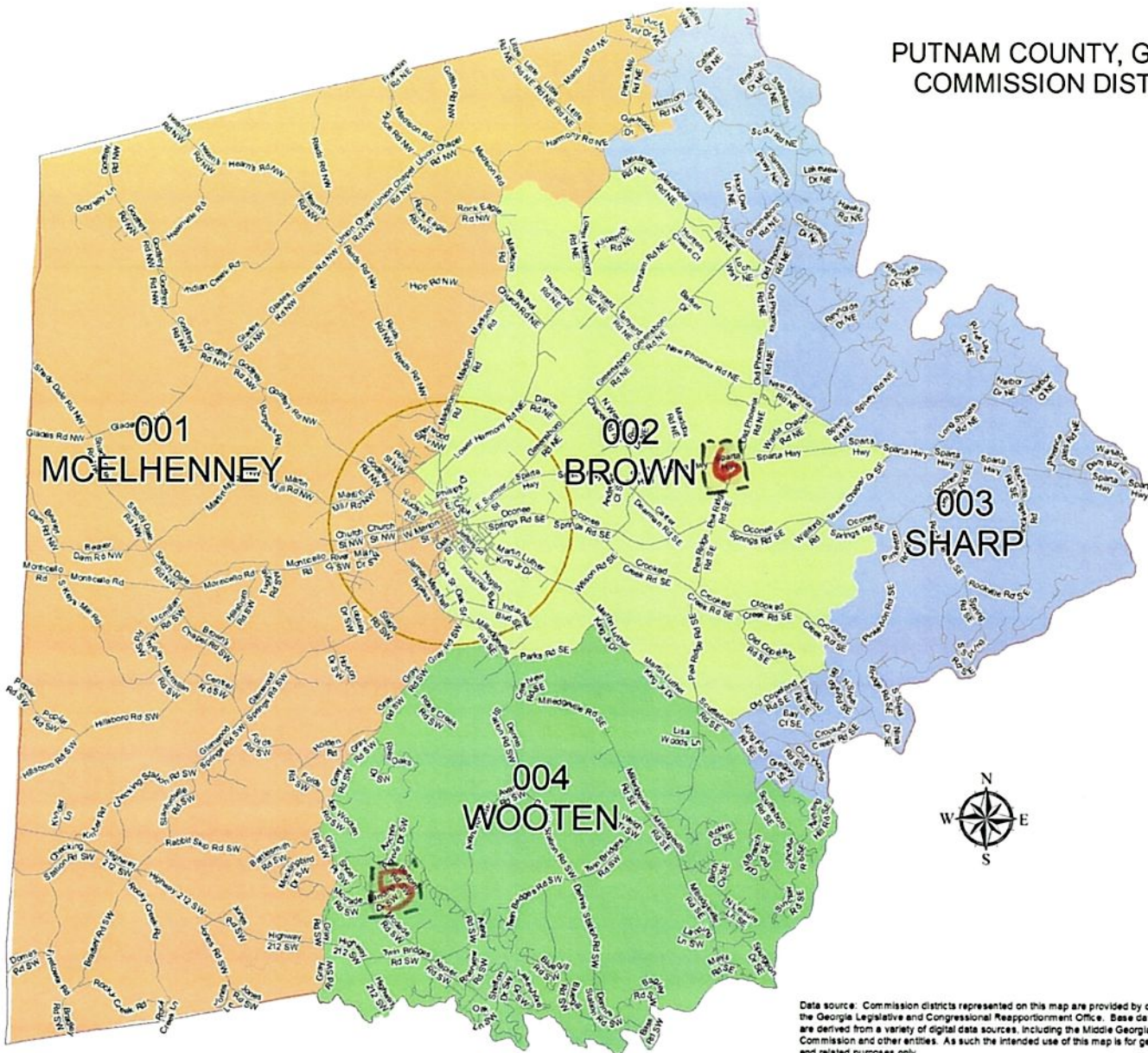
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

File Attachments for Item:

5. Request by **Marvin Leamon** for a side yard setback variance at 70 Franklin Road. Presently zoned R-2 [Map 053C, Parcel 006, District 4].

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



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6. Request by **W. David (Danny) Copelan** to rezone 5.00 acres from AG to C-1 at 931 Pea Ridge Road. [Map 092, Parcel 017001001, District 2]. *



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R-2

APPLICATION FOR ZONING ACTION: VARIANCE

Application Information

(same as owner Yes No)

Name: Marvin T. Leamon

Address: 70 Franklin Road
Eatonton, GA 31024

Phone: 406-491-2680

Email: kimbah001@yahoo.com

Fax: _____

Arterial/State Road. Yes: _____ No:

SETBACKS: Front: >65' Rear: >50' Lakeside: >65' Left: >20' Right: 13.58'

TOTAL SQ. FT. (existing structure) 1640 TOTAL FOOTPRINT (proposed structure) 11 SF

LOT LENGTH (the total length of the lot) 497.70'

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you are proposing to build) >78'

REASON FOR REQUEST: Remodeling a bathroom for a disabled veteran to make it handicap accessible. We are cantlivering the existing main floor level at the bathroom out 1'-2" x 9'-6" to edge of overhang to construct the necessary space for VA approval.

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

RECORDED PLAT: LETTER OF AGENCY LETTER OF INTENT

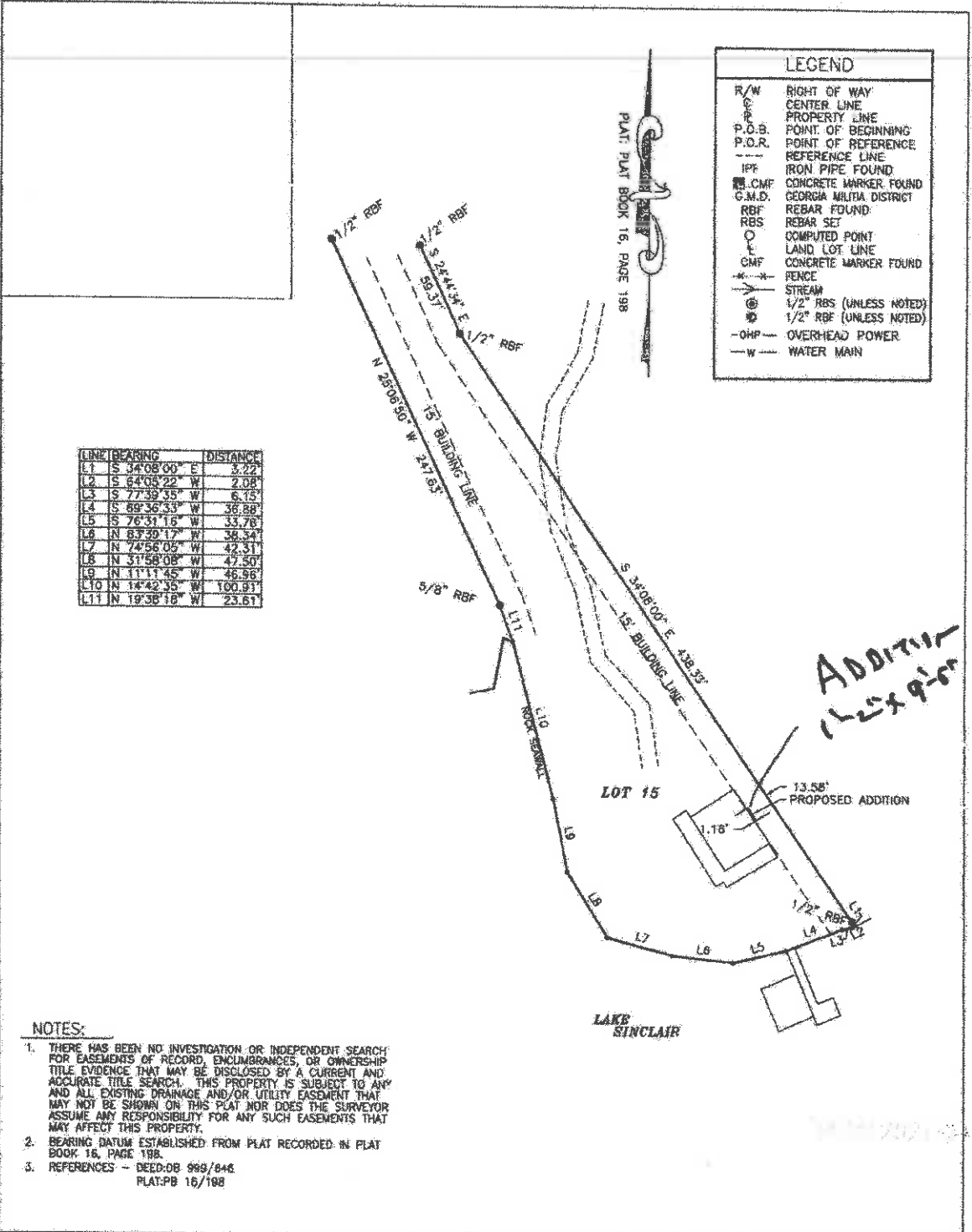
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

PROPOSED LOCATION MUST BE STAKED OFF

*SIGNATURE OF APPLICANT: Marvin T. Leamon DATE: 9/29/21

*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>9/29/21</u>	FEE: \$ <u>220.00</u>	CK. NO. _____	CASH _____	C. CARD _____	INITIALS <u>ML</u>
RECEIPT # _____					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				



LINE	BEARING	DISTANCE
L1	S 34°08'00\"	3.22'
L2	S 64°08'22\"	2.08'
L3	S 77°39'55\"	6.35'
L4	S 89°36'33\"	36.88'
L5	S 76°51'16\"	33.78'
L6	N 83°29'17\"	36.34'
L7	N 74°56'05\"	42.31'
L8	N 31°58'08\"	47.50'
L9	N 11°11'45\"	46.96'
L10	N 14°42'35\"	100.91'
L11	N 19°38'18\"	23.61'

NOTES:

1. THERE HAS BEEN NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR OWNERSHIP TITLE EVIDENCE THAT MAY BE DISCLOSED BY A CURRENT AND ACCURATE TITLE SEARCH. THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING DRAINAGE AND/OR UTILITY EASEMENT THAT MAY NOT BE SHOWN ON THIS PLAT NOR DOES THE SURVEYOR ASSUME ANY RESPONSIBILITY FOR ANY SUCH EASEMENTS THAT MAY AFFECT THIS PROPERTY.
2. BEARING DATUM ESTABLISHED FROM PLAT RECORDED IN PLAT BOOK 16, PAGE 198.
3. REFERENCES - DEED:DB 989/848
PLAT:PB 16/198

SURVEYED BY:
KIRK FREEMAN, LLC
 LAND SURVEYING
 P.O. BOX 1081
 650 W. THOMAS STREET
 MILLEDGEVILLE, GA 31061
 478-451-2997 478-458-7121

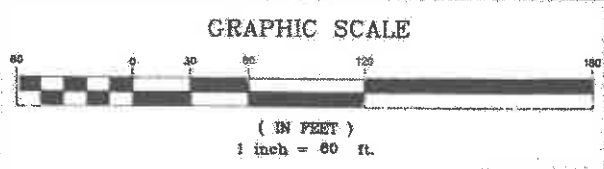


AS-BUILT SURVEY AND PROPOSED ADDITION FOR:

MARVIN T. LEAMON

"SMUG HARBOR" SUBDIVISION
 314th G.M.D.
 PUTNAM COUNTY, GEORGIA

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A FEET AND AN ANGULAR ERROR OF N/A PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN N/A FEET.



DATE SURVEYED	09/24/2021
DATE DRAWN	09/28/2021
SCALE	1" = 60'
EQUIPMENT: TOPCON GTS-3005	TOTAL STATION
KIRK A. FREEMAN RLS #2982	kirkfreeman@windstream.net

FILEP_70 FRANKLIN

Marvin T. Leamon
70 Franklin Road
Eatonton, GA 31024
September 17, 2021

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

Dear Putnam County Planning & Development:

I own the property located at 70 Franklin Road, Eatonton, GA, and plan to remodel it to accommodate my physical limitations. I am a disabled veteran and the Veterans Administration is funding a bathroom remodel for me to make it handicap accessible. I am counter-levering out my existing bathroom by approximately 1'2" beyond the main floor level which would come out in line with the soffit overhang.

We are requesting a variance on the right (NE) side of the house to be 13.58' from the property line.

If you have any questions or would like additional information, you can call my wife (Kim) at (406) 491-2680 or my Contractor (Mike Wood) at (478) 457-7873.

Sincerely,

Marvin T. Leamon 9/17/2021

Marvin T. Leamon

Existing On-site Sewage Management System Performance Evaluation Report Form

Property Owner/System Owner Name: Marvin Leamon			405-941-2680			Reason for Existing Sewage System Evaluation: (circle) (1) Loan Closing for Home Sale (2) Refinance (3) Home Addition (Non-bedroom) Type: <u>Enlarge Back Porch</u> (4) Swimming Pool Construction (5) Structure Addition to Property Type: _____ (6) Mobile Home Relocation
Property/System Address: 70 Franklin Road						
Subdivision Name: Sand Harbor		Lot: 15		Block:		
Existing System Information: Water Supply (circle) (3) Community			Number of Bedrooms/GPD: 3		Garbage Grinder: (circle) (1) Yes (2) No	

SECTION A - System on Record

<input checked="" type="radio"/> (1) Yes <input type="radio"/> (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) The original On-site Sewage Management System since pumping is complete over the design life line of septic system. (Record Attached)		
<input checked="" type="radio"/> (1) Yes <input type="radio"/> (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.			
<input type="radio"/> (1) Yes <input checked="" type="radio"/> (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="radio"/> (1) Yes <input checked="" type="radio"/> (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: Kathryn Hill REHS		Title: E.H.S.C.M.	Date: 10/13/2021	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 type="radio"/> (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: 2) Recommend pumping out the septic tank every 5-10 years depending on use. 3) Send pumpers report to Health Dept.		
<input type="radio"/> (1) Yes <input type="radio"/> (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="radio"/> (1) Yes <input type="radio"/> (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="radio"/> (1) Yes <input type="radio"/> (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="radio"/> (1) Yes <input type="radio"/> (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

<input type="radio"/> (1) Yes <input type="radio"/> (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: _____ _____ _____		
<input type="radio"/> (1) Yes <input type="radio"/> (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="radio"/> (1) Yes <input type="radio"/> (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"/> (1) Yes <input type="radio"/> (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="radio"/> (1) Yes <input type="radio"/> (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: E.H.S.C.M.	Date: 10/13/2021	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.
		Number of Bedrooms/GPD: 3	Garbage Grinder: (circle) (1) Yes (2) No	

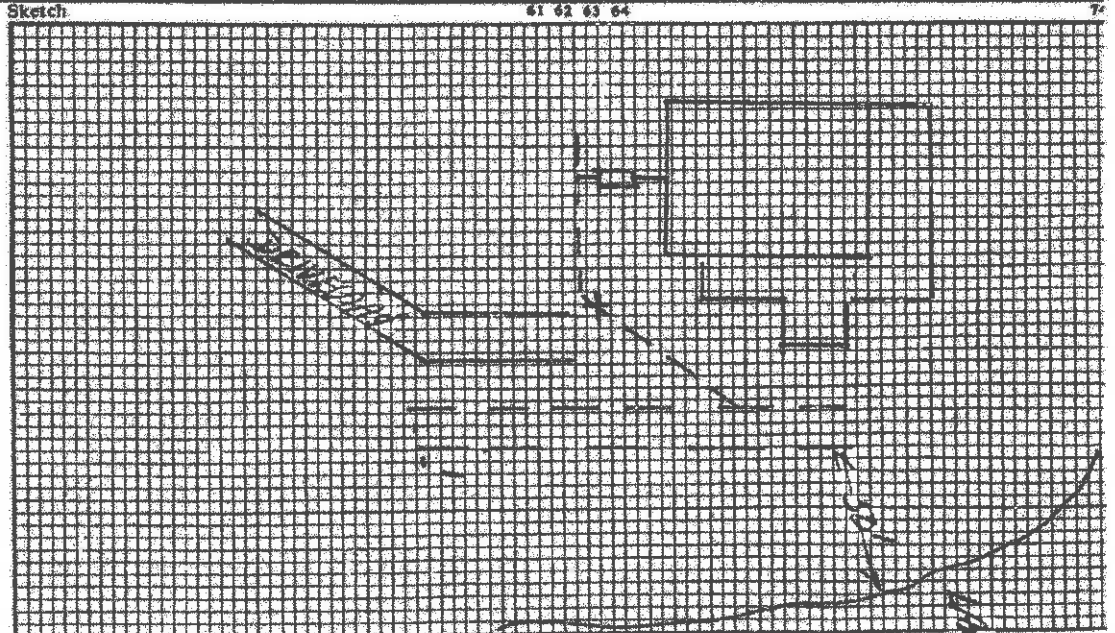
Georgia Department of Human Resources
ON-SITE SEWAGE MANAGEMENT SYSTEM INSPECTION REPORT

County Code 2 3 4	Construction Permit 5 6 7 8	Case Number (FHA, VA, etc.) 9 10 11 12 13 14 15 16 17 18 19 20	Health Dist. 21 22	Day 23 24	Month 25 26	Year 27 28
			52	4	8	95

Property Location 30008 WACCOB LOT #15 TO Franklin road	Case Number 093006	Property Owner H. M. KING	County FULTON
		Sewage Disposal Contractor KALSTON	

ALL ITEMS: Blank = Not Applicable; 0 = Unknown *ITEMS: 1 = Yes; 2 = No

SECTION A - GENERAL	SECTION D - PRIMARY TREATMENT	SECTION E - SECONDARY TREATMENT	SECTION F - HEALTH AGENCY TIME
1. Type Water Supply: (1) Public, (2) Community, (3) Indiv.	1. Sewage Disposal Method: (1) Septic Tank, (2) Construction Privy, (3) Pit Privy, (4) Aerobic Unit, (5) Other	1. Field Layout Method: (1) Distribution Box, (2) Level Field, (3) Serial, (4) Mound, (5) Other	1. Total Inclusive Time (min.):
2. Financial Assistance: (1) FHA, (2) VA, (3) Farmers Home, (4) Conventional, (5) Other	2. Septic Tank Capacity (gallons):	2. Absorption Field:	SECTION G - SYSTEM APPROVED
3. House Structure: (1) New, (2) Existing < 1 year, (3) Existing > 1 year	3. Unit 1 Tank/Compartment Capacity:	a. Total Square Feet	1. * Yes 2. No
4. Sewage Disposal Installation: (1) New, (2) Repair to existing sys.	4. Septic Tank Inside Length (feet):		
5. If Repair of Existing System - Years System Installed: (1) < 1 year, (2) 1 - 2, (3) 2 - 3, (4) 3 - 5, (5) 5 - 10, (6) > 10	5. Septic Tank Inside Width (feet):		
6. Percolation Rate Min./In.:	6. Septic Tank Liquid Depth (feet):		
7. *Is Property Part of a Subdivision:	7. Septic Tank Material: (1) Precast concrete, (2) Poured in place, (3) Other		
SECTION B - FACILITY	8. Dosing Tank Capacity (gallons):		
1. **Type Facility: See Code Below	9. Grease Trap Capacity (gallons):		
2. Water Usage Determined by: (1) No. Bedrooms, (2) No. Gallons	10. Distance Septic Tank from Well:		
3. Number Bedrooms or Gallons:	SECTION E - SECONDARY TREATMENT		
SECTION C - LOT SIZE	1. Field Layout Method: (1) Distribution Box, (2) Level Field, (3) Serial, (4) Mound, (5) Other		
1. Lot Depth (Average):	2. Absorption Field:		
2. Lot Width (Average):	a. Total Square Feet		
3. Building Line (Feet):			



Remarks:

Inspected By: Don A. Butts	Title: AS # R3585	Health Agency: Fulton Co. H.S.D.
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OWNER AUTHORIZATION

Submission of inaccurate information may be cause for denial of the requestor, if discrepancies are realized after the approval for the petition or issuance of the relevant local permits, cause for the revocation of the approval and any related permits by the Board of Commissioners. The following documents must be submitted with this application before the application deadline

Incomplete applications will not be accepted or processed.

1. Payment of appropriate fee (please make checks payable to Putnam County Planning & Development)
2. Plat or site plan, drawn to scale, showing the locations of structures or uses for which the variance is sought, as well as the relationship to existing structures. Dimensions must be included.
3. A written description of your request in a letter format addressed to Putnam County Planning & Development. All required criteria (attached) must be addressed in the written description. Specific sections of the ordinance that would cause hardship must be identified, along with a description of the particular hardship.

The documents listed above are the minimum requirements. Staff may require additional documentation depending on the nature of the Variance Request. All submitted documents are public records and subject to Opens Records Law.

I have reviewed the application procedures and all applicable criteria and regulations in the Putnam County Zoning Ordinance for the above-requested Variance Request. I hereby claim that this application fulfills said procedures and meets the criteria for approval.

Applicant Signature: Kimberly Hughes Date: 9.29.21

I swear that I am the owner of the property listed above, I authorize Kimberly Hughes (applicant's name) to apply for a zoning action (zoning map amendment, conditional use, variance) at the above listed address, as identified on the attached application.

Mc T. Shannon
Owner signature

Sonya Grimes
Notary Public
Sworn and subscribed before me this
29th day of September 2021.
My commission expires March 19, 2022

**Sonya Grimes
NOTARY PUBLIC
Baldwin County, GEORGIA**



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I have reviewed the application procedures and all applicable criteria and regulations in the Putnam County Zoning Ordinance for the above-requested Variance Request. I hereby claim that this application fulfills said procedures and meets the criteria for approval.

Applicant Signature: Mike Work Date: 9-29-21

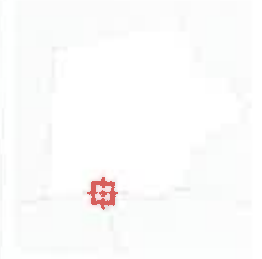
I swear that I am the owner of the property listed above. I authorize Mike Work (applicant's name) to apply for a zoning action (zoning map amendment, conditional use, variance) at the above listed address, as identified on the attached application.

Mc: T. Hamilton
Owner signature

Sonya Grimes
Notary Public
Sworn and subscribed before me this
24th day of September, 2021
My Commission Expires March 13, 2025
Sonya Grimes
NOTARY PUBLIC
Baldwin County, GEORGIA



Overview



Legend

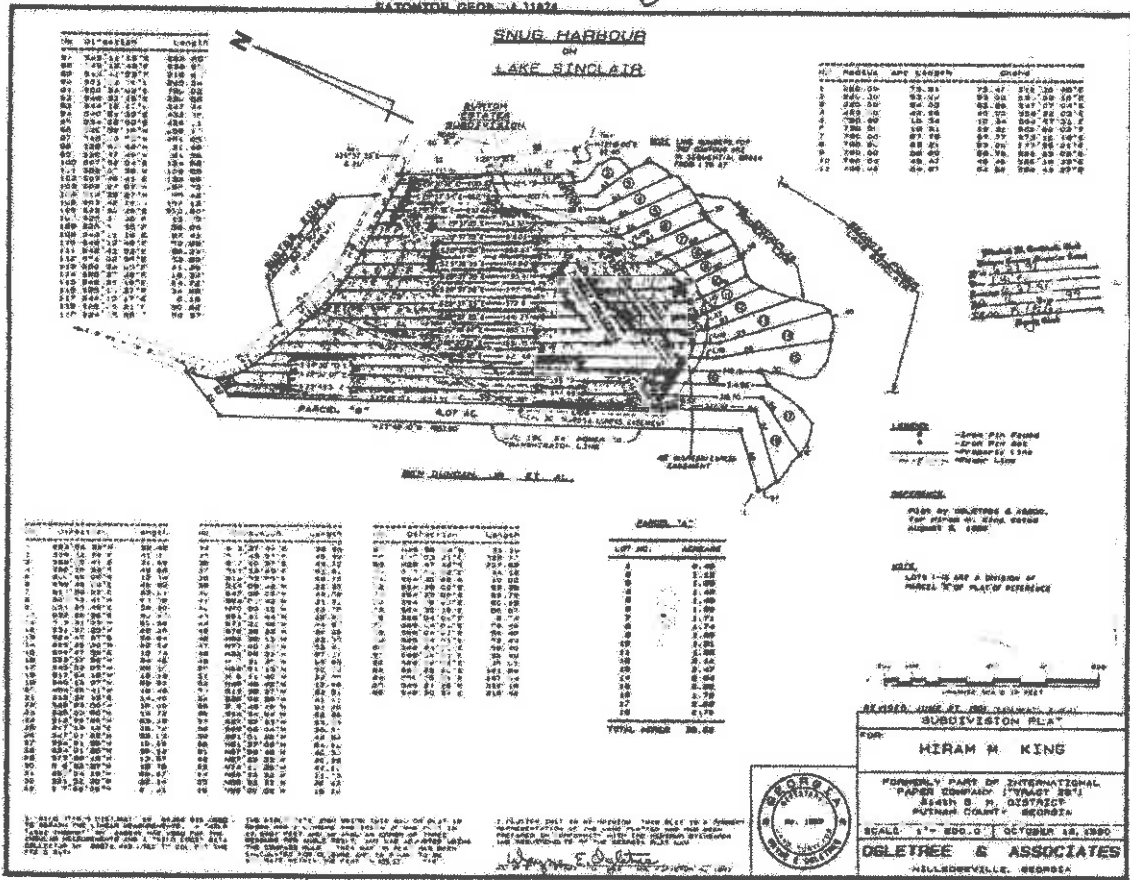
- City Limit
- Parcels
- Parcel Numbers
- Roads

Date created: 11/4/2021
Last Data Uploaded: 11/4/2021 7:00:10 AM

Developed by  Schneider
GEOSPATIAL

TREVOR J. ADDISON
CLERK OF SUPERIOR COURT
100 S. JEFFERSON AVE. STE 236
SANTONVILLE, GEORGIA 31724

SBC
06-17-21



LOT 15
LEAMON

8209886566
PARTICIPANT ID

BK:999 PG:646-647

D2020004105

After Recording Return to:
J.V. Dell, P.C.
1040 Founders Row, Ste B
Greensboro, Georgia 30642
C/M#: 4099-0001

PT-61 117-2020-001322

FILED IN OFFICE
CLERK OF COURT
08/24/2020 12:16 PM
SHEILA H. PERRY, CLERK
SUPERIOR COURT
PUTNAM COUNTY, GA



LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GREENE

REAL ESTATE
TRANSFER TAX
PAID: \$305.00

THIS INDENTURE, made this 17th day of August, 2020, between **Richard Griffee and Elizabeth Griffee**, as party or parties of the first part (hereinafter called "Grantor") and **Marvin Thomas Leamon**, as party or parties of the second part (hereinafter called "Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) 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 and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, their heirs and assigns, all the following described property, to-wit:

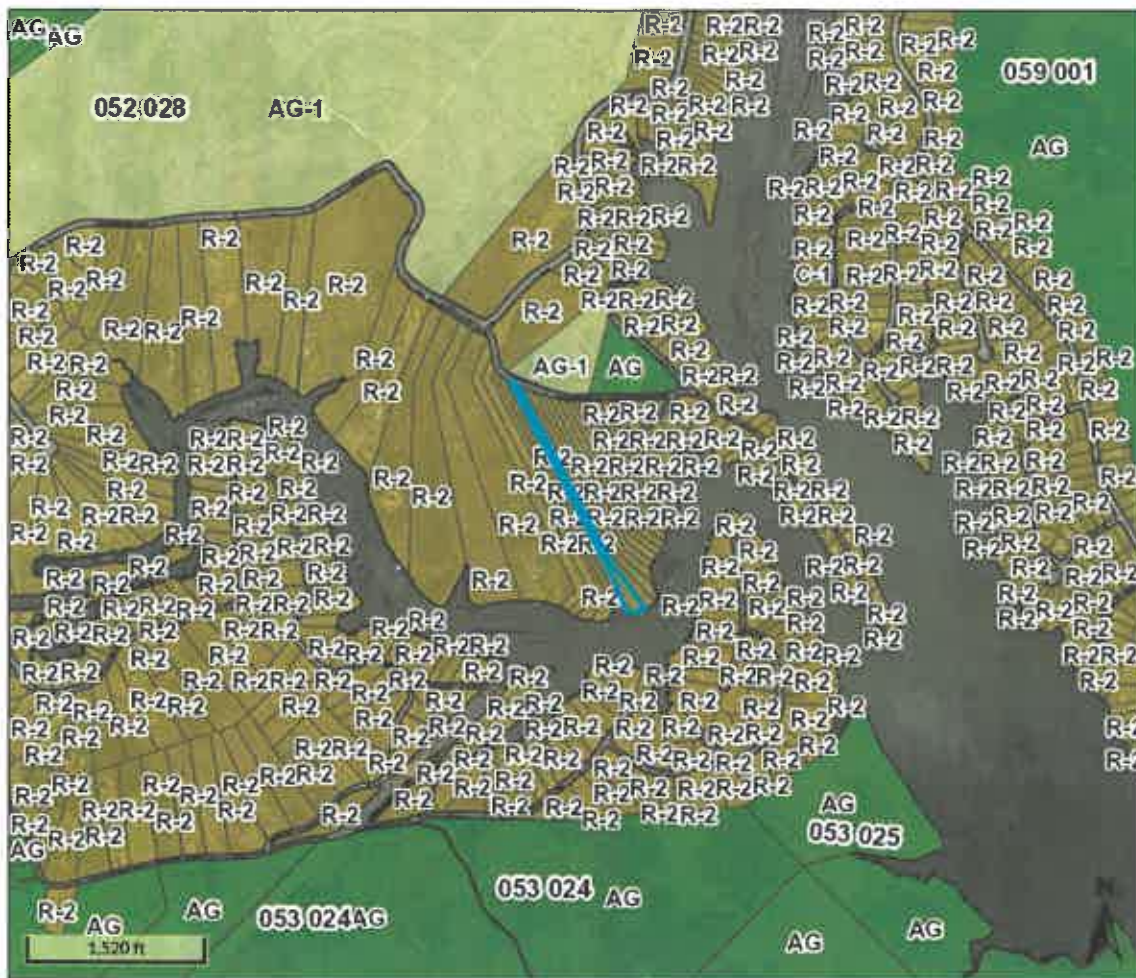
All that tract or parcel of land lying and being in the 314th GMD, Putnam County, Georgia, described as Lot Fifteen (15) of Snug Harbour on Lake Sinclair Subdivision, more particularly described by that certain plat of survey entitled "Subdivision Plat For: Hiram M. King", dated October 12, 1990, revised June 17, 1991, prepared by Wayne E. Ogletree, recorded in Plat Book 16, Pages 198-199, Putnam County Land Records. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

Also conveyed herewith is an interest in common property (a private drive and water system) as set forth in the Declaration of Easements, Covenants, and Restrictions for Snug Harbour on Lake Sinclair, dated July 9, 1991, recorded in Deed Book 31, Page 275, as amended of record, said records.

Being known as 70 Franklin Road, Eatonton, GA 31024

TO HAVE AND TO HOLD, the said bargained premises, together 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, their heirs and assigns, forever in **FEE SIMPLE**.

REC'D 2021 SEP 11



Overview



Legend

- City Limit
- Parcels
- Parcel Numbers**
- Address Numbers**
- Zoning**
- A-1 CITY
- A-1 and AG-1
- AG
- AG-1
- AG-2
- C-1
- C-1 CITY
- C-2
- C-2 CITY
- C-2 PUD
- C-PUD
- I-1 CITY
- I-2 CITY
- I-M
- MHP
- PUBLIC
- PUBLIC CITY
- R-1 CITY
- R-2 CITY
- R-3 CITY
- R-4 CITY
- R-1
- R-1R
- R-2
- R-PUD
- RM-1
- RM-2
- RM-3
- VILLAGE
- Roads

Parcel ID 053C006
Real Key / Acct 4826

Owner

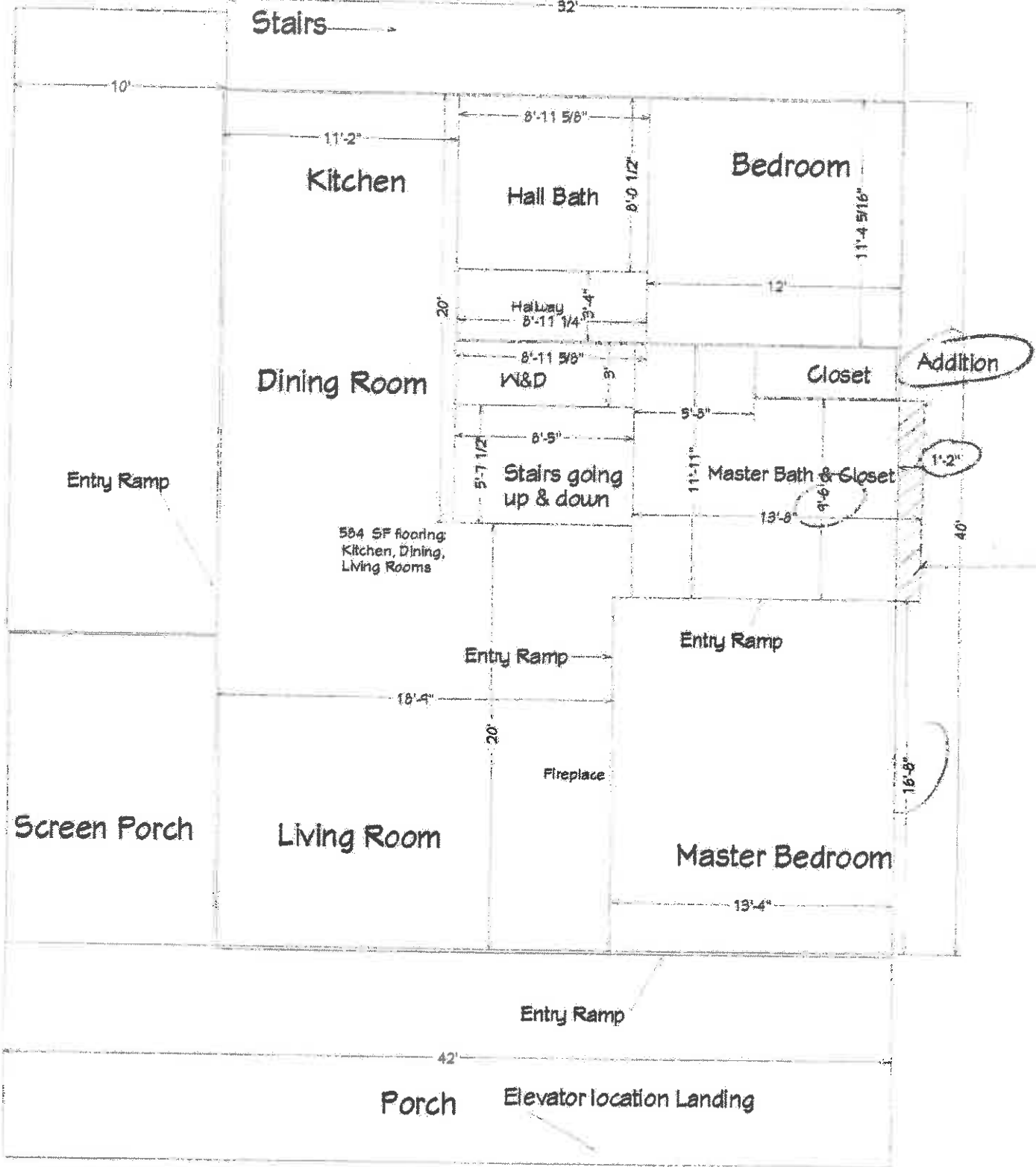
LEAMON MARVINT
70 FRANKLIN RD

Last 2 Sales

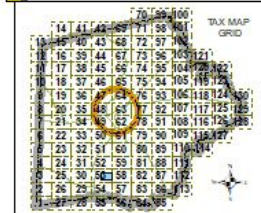
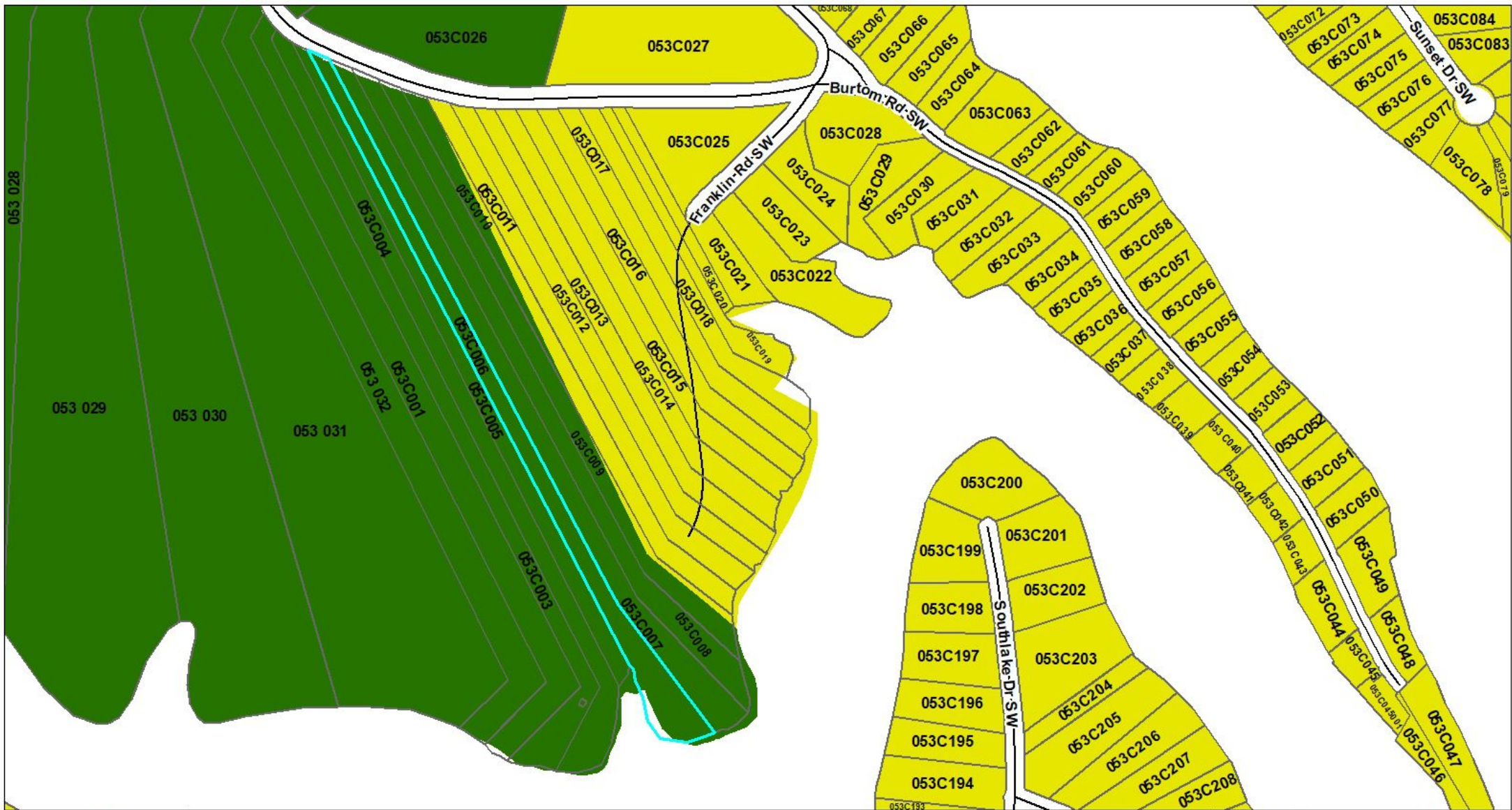
Date	Price	Reason	Qual
ROAD 2021 SEP 29			

70 FRANKLIN AD.

Leamon Project



10/11/2021 SEP 25



GEOGRAPHIC FEATURE LEGEND			
Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/Institutional	Undeveloped/Vacant
Parcels			
Parcel Hooks			

MGRC
 Middle Georgia Regional Commission
 175 Emory Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160
 Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
 FUTURE LAND USE MAPS

MAP 053C

SCALE: 1" = 250' SCALE RATIO: 1:3,000 DATE: NOVEMBER 2021



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

Staff Recommendations

Thursday, December 02, 2021, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 12/2/2021

Requests

5. Request by **Marvin Leamon** for a side yard setback variance at 70 Franklin Road. Presently zoned R-2 [**Map 053C, Parcel 006, District 4**]. The applicant is requesting a 6.42-foot side yard setback variance being 13.58 feet from the left side property line when facing the lake, to make their bathroom handicap accessible. This addition would widen to the edge of the existing overhang. The addition would accommodate the applicant's physical limitations. He plans on counter-levering his bathroom. If approved, he would like to extend the bathroom with 1 foot 2 inches by 9 feet 6 inches. The lot is long and widens towards the lake, with a lot width at building setback of approximately 129 feet wide. Although this lot is considered conforming, the home is currently located within the 20-foot side setback requirement. As previously stated, the addition would not extend further than the overhang of the current home and will stay within the existing 13.58 feet from the left side property line. Due to the location of the existing home, the proposed location is the only option for the minor addition. Therefore, this request meets the criteria of Section 66-157(c) of the Putnam County Code of Ordinances.



Staff recommendation is for approval of a 6.42-foot side yard setback variance being 13.58 feet from the left side property line when facing the lake at 70 Franklin Road [Map 053C, Parcel 006, District 4].

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 December 21, 2021, at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

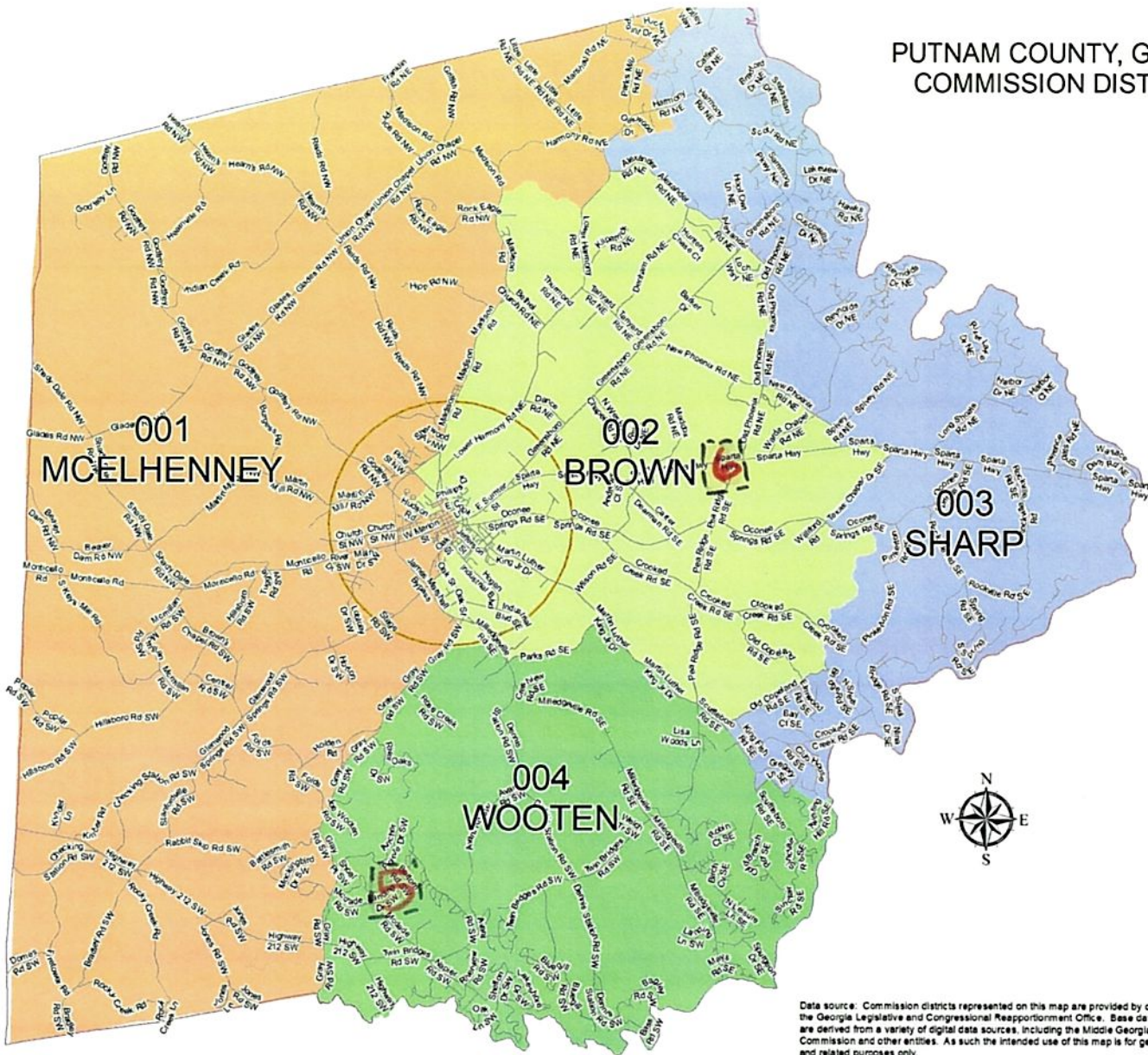
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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

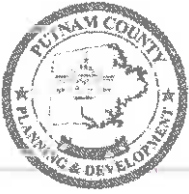
File Attachments for Item:

6. Request by **W. David (Danny) Copelan** to rezone 5.00 acres from AG to C-1 at 931 Pea Ridge Road. **[Map 092, Parcel 017001001, District 2]. ***

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



5. Request by **Marvin Leamon** for a side yard setback variance at 70 Franklin Road. Presently zoned R-2 [Map 053C, Parcel 006, District 4].
6. Request by **W. David (Danny) Copelan** to rezone 5.00 acres from AG to C-1 at 931 Pea Ridge Road. [Map 092, Parcel 017001001, 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

REZONING

PERMIT# 2021-02235

APPLICATION NO. _____

DATE: ~~07/29/2021~~ 10/28/21 ^{WPC}

MAP 092 PARCEL 017001001 ZONING DISTRICT A-G JO

1. Owner Name: W. David ("Danny") Copelan
2. Applicant Name (If different from above): (same)
3. Mailing Address: 612 Sparta Hwy., Eatonton, GA 31024
4. Email Address: claracopelan@yahoo.com
5. Phone: (home) _____ (office) _____ (cell) (706) 473-0861
6. The location of the subject property, including street number, if any: 931 Pea Ridge Rd., Eatonton, GA 31024
7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 5.00 acres
8. The proposed zoning district desired: C-1
9. The purpose of this rezoning is (Attach Letter of Intent)
See Letter of Intent attached hereto.

10. Present use of property: A-2 Desired use of property: Commercial (C-1)

11. Existing zoning district classification of the property and adjacent properties:
Existing: AG
North: AG-JO South: AG JO East: AG JO West: AG JO

12. 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.

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

14. 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.): _____

15. A detailed description of existing land uses: Vacant land / old house (no occupant)

16. 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

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

- 17. 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.
- 18. 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).
- 19. 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.)
- 20. Proof that property taxes for the parcel(s) in question have been paid.
- 21. Concept plan.
 - If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
 - A concept plan may be required for commercial development at director's discretion
- 22. Impact analysis.
 - If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)
 - An Impact analysis (including a traffic study) is required when rezoning from residential zoned or used property to commercial or industrial districts.

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.

W. David Capelle ^{10/28/21}
_{7/29/21}
Signature (Property Owner) (Date)

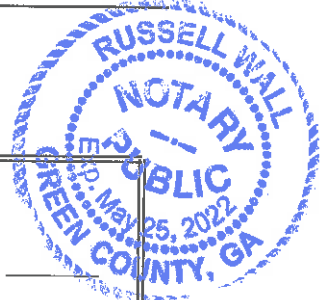
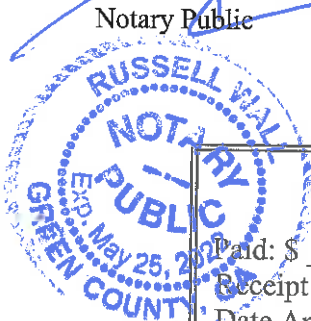
W. David Capelle ^{10/28/21}
_{7/29/21}
Signature (Applicant) (Date)

Notary Public

Notary Public

Office Use

Paid: \$ 275.00 (cash) _____ (check) 9060 (credit card) _____
 Receipt No. _____ Date Paid: 10-28-21
 Date Application Received: _____
 Reviewed for completeness by: _____
 Date of BOC hearing: _____ Date submitted to newspaper: _____
 Date sign posted on property: _____ Picture attached: yes _____ no _____



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Letter of Intent

Danny Copelan Rezoning
Tax Parcel 092 017001 001

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RECEIVED OCT 27 2021

Letter of Intent

My property is currently zoned AG-2. We are requesting to rezone 5.00 acres of the property to C-1 in order to put a commercial business on the property at a future date. We are currently working with lenders to see what would be feasible. I understand I could not place a business that is not listed in the C-1 district. Thank you for your consideration.

W. David Copelan

W. David ("Danny") Copelan

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JCO

Copy of Warranty Deed

Danny Copelan Rezoning
Tax Parcel 092 017001 001

RECEIVED OCT 27 2021

Lawrence, Ford, & Ridgway, P.O. Box 3998, 106 East Marion Street, Easton, Georgia 31024; Phone (706)485-3111

This space for use of Clerk of Court:

Putnam County, Georgia
Real Estate Conveyance Tax
Paid \$ 0-
Date 3-13-97
Richard A. Gouge
Clerk of Superior Court

Shella H. Larson, Clerk
Putnam County Superior Court
Filed 3-13-97
Time 11:15 A.M.
Recorded 3-13-97
Book 238 Page 514-511
Richard A. Gouge
Deputy Clerk

State of Georgia
County of Putnam

WARRANTY DEED

THIS INDENTURE, made this 21st day of January, 1997, between
Evelyn Copelan, aka Evelyn C. Copelan
of the County of Putnam and State of Georgia, as party or parties of the first part, hereinafter
called Grantor, and

W. David Copelan and Evelyn C. Copelan,
as joint tenants with right of survivorship, as party or parties 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: Grantor, for and in consideration of the sum of One Dollar and other
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 the said Grantee, the following described property, to-wit:

All that certain tract or parcel of land situate, lying, and being in the 308th District,

LAWRENCE, FORD, & RIDGWAY, Attorneys at Law, P.O. Box 3998, 106 East Marion Street, Easton, Georgia 31024-3998
Telephone: (706)485-3111/5557; Telefax/Facsimile: (706)485-2384

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Handwritten initials/signature

G.M., Pulnam County, Georgia, with grantors home and old barns located thereon, bound on the east by Pea Ridge Road, on the Southeast by Pea Ridge Lane and on the North by State Highway No. 16 (Sparta Highway), said property being the home now occupied by the grantor.

Grantor reserves for herself a life estate in described property for and during life of grantor.

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

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 whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Evelyn C. Copelan [seal]
Evelyn Copelan, aka Evelyn C. Copelan

Signed, sealed and delivered in the presence of:

[Signature]

[Signature]
Notary Public, State of Georgia
My commission expires: 5/19/2000

Witness
Subscribed

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[Signature]

Copy of Recorded Property Plat

Danny Copelan Rezoning
Tax Parcel 092 017001 001

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P2016000025

FILED IN OFFICE
CLERK OF COURT
04/23/2018 03:51 PM
SHERLA H. PERRY, CLERK
SUPERIOR COURT
PUTNAM COUNTY, GA
314135928
PARTICULARS

POINT OF REFERENCE
1/2" REBAR FOUND ON RW AT PROPERTY LINE
OF DAVID S. HARRISON
DEED BOOK 376,
PAGE 118.
IS SHOWN ON A PLAT AS RECORDED IN PLAT BOOK
31, PAGE 176.

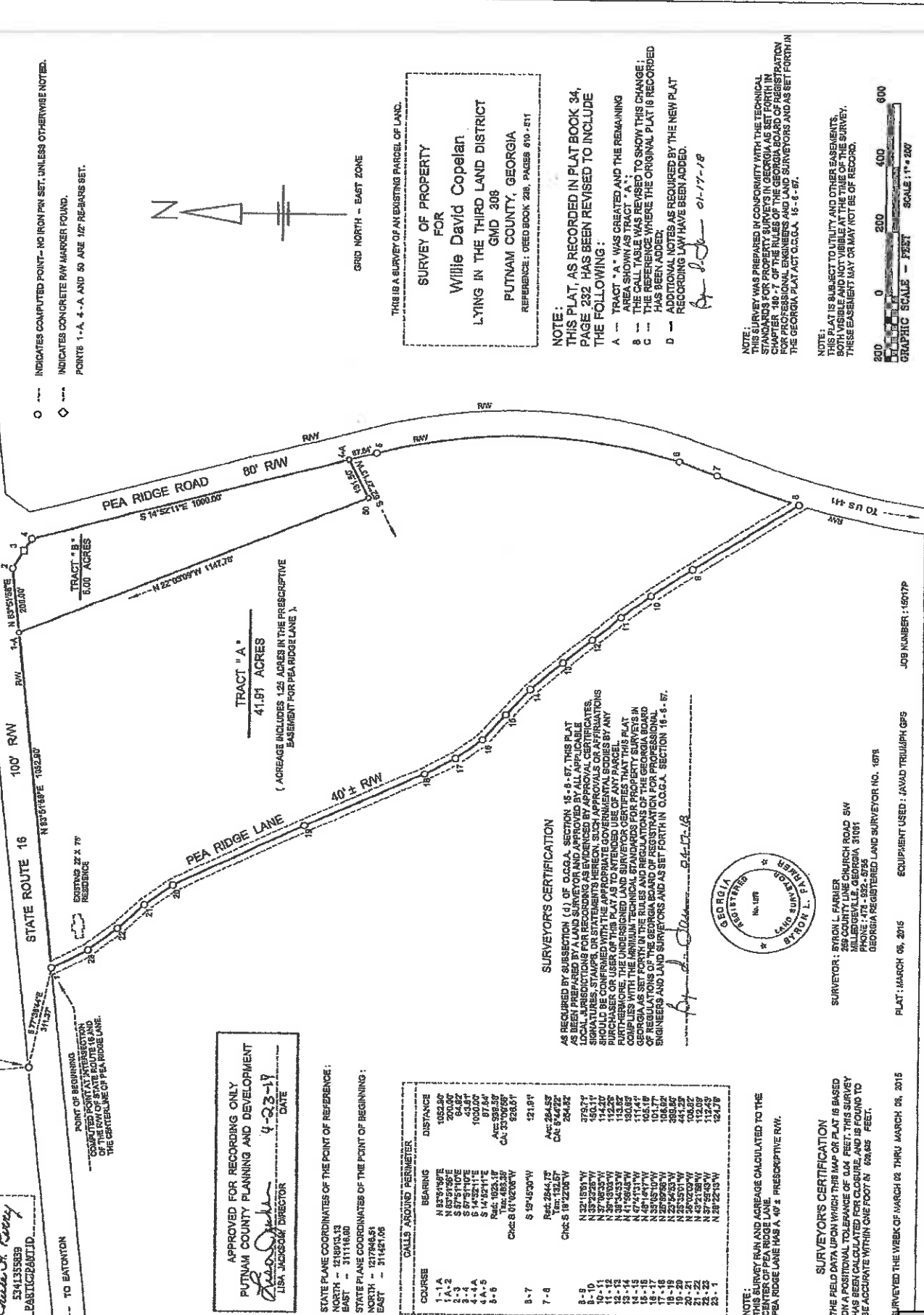
DAVID S. HARRISON
DEED BOOK 376,
PAGE 118

EXISTING 22 X 70'
RESIDENCE

POINT OF BEGINNING
COMPUTED POINT OF INTERSECTION
OF THE CENTERLINE OF STATE ROUTE 16
AND THE CENTERLINE OF PEA RIDGE LANE.

TO BANTON

TO SPARTA



INDICATES COMPUTED POINT--NO IRON PIN SET, UNLESS OTHERWISE NOTED.

INDICATES CONCRETE RAW HARDER FOUND.

POINTS 1-A, 4-A AND 50 ARE 1/2" RE-BARS SET.

GRID NORTH - EAST ZONE

THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND.

SURVEY OF PROPERTY
FOR
Willie David Copelan
LYING IN THE THIRD LAND DISTRICT
GMD 308
PUTNAM COUNTY, GEORGIA
REFERENCE: DEED BOOK 238, PAGES 610-611

NOTE:
THIS PLAT, AS RECORDED IN PLAT BOOK 34,
PAGE 232, HAS BEEN REVISED TO INCLUDE
THE FOLLOWING:
A -- TRACT "A" WAS CREATED AND THE REMAINING
AREA SHOWN AS TRACT "B";
B -- THE CALL TABLE WAS REVISED TO SHOW THIS CHANGE;
C -- THIS REFERENCE WHERE THE ORIGINAL PLAT IS RECORDED
HAS BEEN ADDED;
D -- ADDITIONAL NOTES AS REQUIRED BY THE NEW PLAT
RECORDING OFFICE HAVE BEEN ADDED.

NOTE:
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL
STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN
CHAPTER 16 OF THE OFFICIAL CODE OF GEORGIA AND THE
FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND AS SET FORTH IN
THE GEORGIA PLAT ACT O.G.C.A. 16-8-67.

NOTE:
THIS PLAT IS SUBJECT TO UTILITY AND OTHER EASEMENTS,
BOTH VISIBLE AND NOT VISIBLE AT THE TIME OF THE SURVEY.
THESE EASEMENTS MAY OR MAY NOT BE OF RECORD.

GRAPHIC SCALE - FEET
SCALE: 1" = 200'

JOB NUMBER: 15617P

EQUIPMENT USED: JAVAD TRIUMPH GPS

PLAT: MARCH 05, 2015

SURVEYOR: BYRON L. FARNER

100' RW

80' RW

40' ± RW

PEA RIDGE LANE

PEA RIDGE ROAD

STATE ROUTE 16

TO BANTON

TO SPARTA

100' RW

80' RW

40' ± RW

PEA RIDGE LANE

PEA RIDGE ROAD

STATE ROUTE 16

TO BANTON

TO SPARTA

100' RW

80' RW

40' ± RW

PEA RIDGE LANE

PEA RIDGE ROAD

STATE ROUTE 16

TO BANTON

TO SPARTA

100' RW

80' RW

40' ± RW

PEA RIDGE LANE

PEA RIDGE ROAD

STATE ROUTE 16

TO BANTON

TO SPARTA

100' RW

80' RW

40' ± RW

PEA RIDGE LANE

PEA RIDGE ROAD

STATE ROUTE 16

TO BANTON

TO SPARTA

100' RW

80' RW

40' ± RW

PEA RIDGE LANE

PEA RIDGE ROAD

STATE ROUTE 16

TO BANTON

TO SPARTA

100' RW

80' RW

40' ± RW

PEA RIDGE LANE

PEA RIDGE ROAD

STATE ROUTE 16

TO BANTON

TO SPARTA

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40' ± RW

PEA RIDGE LANE

PEA RIDGE ROAD

STATE ROUTE 16

TO BANTON

TO SPARTA

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40' ± RW

PEA RIDGE LANE

PEA RIDGE ROAD

STATE ROUTE 16

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TO SPARTA

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PEA RIDGE LANE

PEA RIDGE ROAD

STATE ROUTE 16

TO BANTON

TO SPARTA

100' RW

80' RW

40' ± RW

PEA RIDGE LANE

PEA RIDGE ROAD

STATE ROUTE 16

TO BANTON

TO SPARTA

100' RW

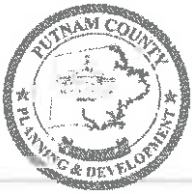
80' RW

40' ± RW

Disclosure of Applicant's Campaign Contribution

Danny Copelan Rezoning
Tax Parcel 092 017001 001

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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: W. David Copelan ("Danny")

2. Address: 612 Sparta Hwy.

Eatonton, GA 31024

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: ~~7/29/21~~

10/28/21
WDC

W. David Copelan

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#19 Application for Rezoning

2020
Rezoning
Packet



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

APPLICATION NO: _____ DATE: 3/5/2020

MAP 092 PARCEL 017001001 DISTRICT _____

1. Name of Applicant: Willie David (Danny)

2. Mailing Address: 612 Sparta Hwy

3. Phone: (home) 706-473-0861 (office) _____ (cell) 706-473-0861

4. The location of the subject property, including street number, if any: 931 Pea Ridge Rd
Eatonton, GA 31024

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

6. The proposed zoning district desired: C-2

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

8. Present use of property: A2 Desired use of property: Commercial

9. Existing zoning district classification of the property and adjacent properties:
Existing: A2
North: A1 South: A2 East: A-1 West: A-1

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

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

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

13. A detailed description of existing land uses: _____

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

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

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

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

18. Proof that property taxes for the parcel(s) in question have been paid.

19. Concept plan.

- If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
- A concept plan may be required for commercial development at director's discretion

20. Impact analysis.

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

Willie David (Denny) Copelan 3/15/20 W.D. Copelan 3/15/20
Signature (Property Owner) (Date) Signature (Applicant) (Date)

Notary Public

Notary Public

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

Property Taxes

Danny Copelan Rezoning
Tax Parcel 092 017001 001

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100 South Jefferson Ave Suite 207
 Eatonton, GA 31024-1061
 706) 485-5441

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, 2021 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

COPELAN W DAVID
 312 SPARTA HWY
 EATONTON, GA 31024

INTERNET TAX BILL

2020 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
004878	01 TRACT B 5 AC PARCEL CORNER HWY	092 017 001 001	180434	72174	0	72174	24.228	1,748.63

Important Messages - Please Read

The 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	583.02
SCHOOL	1,138.33
SPEC SERV	27.28
INTEREST	11.29
PAYMENTS RECEIVED	1,759.92
TOTAL DUE	0.00
DATE DUE	12/1/2020

Local Option Sales Tax Information	
Amounts required to produce county budget	
Amount reduction due to sales tax rollback	
Local mill rate set by county officials	
Savings due to sales tax rollback	24.88

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

COPELAN W DAVID
 312 SPARTA HWY
 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.

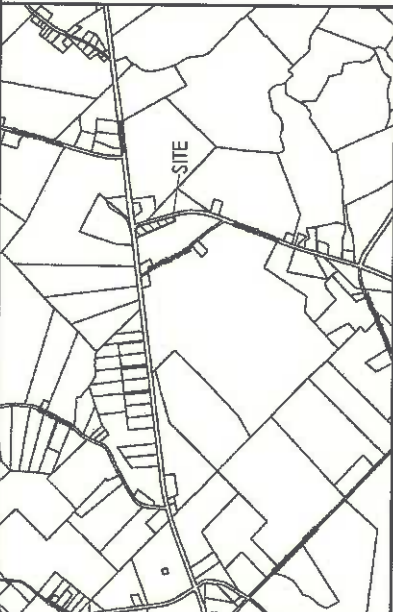
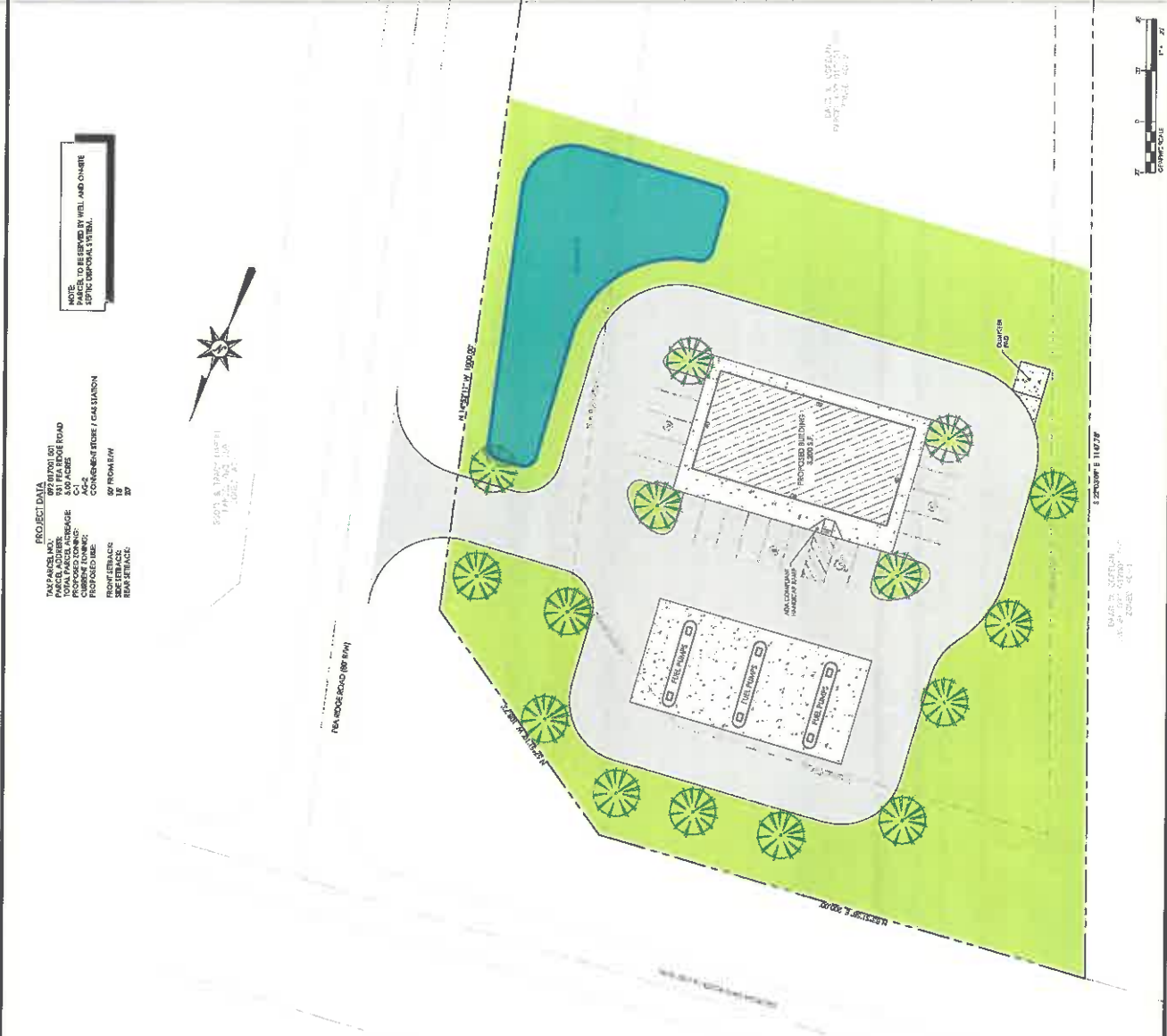
Putnam County Tax Commissioner
 100 South Jefferson Ave Suite 207
 Eatonton, GA 31024-1061
 706) 485-5441

Bill Number	Map Number	Tax Amount
2020 004878	092 017 001 001	1,748.63
DATE DUE		TOTAL DUE
12/1/2020		0.00

INTERNET TAX BILL

RECEIVED OCT 27 2021

Concept Plan



PROJECT DATA

TAX PARCEL NO.: 092 017001 001
 TRACT: 931 PEA RIDGE ROAD
 COUNTY: PUTNAM
 PROPOSED ZONING: C-1
 PROPOSED USE: COMMERCIAL STORE / GAS STATION
 FRONT SETBACK: 50' FROM A/W
 SIDE SETBACK: 10'
 REAR SETBACK: 10'

NOTE: THIS PARCEL TO BE SERVED BY WELAND ON SITE SEPTIC DISPOSAL SYSTEM.



REZONING APPLICATION

FOR:

DANNY COPELAN
TAX PARCEL 092 017001 001
931 PEA RIDGE ROAD
PUTNAM COUNTY, GEORGIA

August 2021

CDS Project No. 20-057



Prepared By:



P.O. BOX 603 WARRENTON, GA 30828 706.465.0900



August 2, 2021

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

SUBJECT: Rezoning Application
931 Pea Ridge Road
Tax Parcel 092 017001 001

Dear Ms. Jackson:

Please accept the enclosed rezoning application for 931 Pea Ridge Road (tax parcel 092 017001 001) on behalf of Mr. Danny Copelan. It is our belief that the request for rezoning is appropriate as described herewith.

Please feel free to contact us if you have any questions concerning this submittal or its contents. Additional information can be provided upon request. We appreciate your consideration regarding this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'S. Johnson'.

Scott L. Johnson, P.E.
President

Impact Analysis

Below are the standard rezoning impact analysis questions for Putnam County with answers below each question in red.

1a. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?

Yes. The applicant is requesting a C-1 zoning which allows for automobile service station and food services. The applicant's intent to construct a convenience store with gas pumps fits the zoning requested.

1b. Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

Yes. The property is located at the intersection of Georgia State Route 16 and Pea Ridge Road. Georgia State Route 16 is one of the major thoroughfares that intersects Putnam County. The adjacent property to the west and south is owned by the applicant, Mr. Danny Copelan.

1c. Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property.

No. As stated in question 1b, the property is bound to the north by Georgia State Route 16 (a major thoroughfare), to the east by Pea Ridge Road, and to the west and south by property owned by the applicant.

1d. Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

The comprehensive plan list the future use of the subject property as agricultural. It does not show any parcels with a commercial future use between the city limits of Eatonton and the eastern most county line (Hancock County). It is our contention that the Comprehensive Plan should incorporate nodes of commercial use at select intersections throughout the county. Georgia State Route 16 is a major thoroughfare through Putnam County, and Pea Ridge Road is an important connector between Georgia State Route 16 and U.S. Highway 441. This intersection is a prime candidate for a commercial node.

1e. Are there substantial reasons why the property cannot or should not be used as currently zoned?

The current zoning of AG-2 does not allow for the best use of the property located at the intersection of Georgia State Route 16 and Pea Ridge Road.

1f. Will the proposed use cause an excessive or burdensome use of public facilities or services or exceed the present or funded capabilities, included but not limited to streets, water or sewer utilities, and police or fire protection?

No. The site will consist of onsite water (well) and onsite sewer (septic) facilities. Projected traffic volumes will not cause a significant impact to Pea Ridge Road or Georgia State Route 16. Neither police nor fire protection should be significantly impacted. The project will include storm water detention as required by Putnam County.

1g. 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?

Yes. As stated in the answer for questions 1d, the current Comprehensive Plan fails to anticipate the need for commercial nodes throughout the county.

1h. Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, and a reasonable private use of the subject property?

Yes. As stated previously, the proposed development should not negatively impact public health or safety. It will provide a valuable service to residents and transients in the eastern portion of Putnam County.

2. A traffic impact analysis is to include the existing average daily traffic on road/streets leading to the nearest intersection and the projected average daily traffic. Additional requirements for the analysis may be provided by the Planning Development Department and included with the application.

Please see the traffic impact analysis included in latter portions of this report.

3. The estimated number of dwelling units and total floor area of non-residential uses (if applicable) of the proposed development.

There will be no dwelling units as part of this development. The total floor area of commercial space is estimated to be approximately 3200 square feet. This number, however, is subject to change.

4. Effect on the environment surrounding the area to be rezoned including the effect on all natural and historic resources.

The effect on the surrounding environment will be minimal. The subject area does not appear to contain wetlands, floodplain, or other environmentally sensitive features. Also, the subject property is not listed on the historic registry.

5. Impact on fire protection with respect to the need for additional firefighting equipment or personnel.

The impact on fire protection is anticipated to be negligible. It is not anticipated that additional firefighting equipment or personnel will be required because of this development.

6. What are the physical characteristics of the site with respect to topography and drainage courses?

The subject property gently slopes from the north to the south, or away from Georgia State Route 16. There are no recognized navigable waters or state waters located on the subject property.

7. Adjacent and nearby zoning and land use.

The property is bound to the north by Georgia State Route 16, to the east by Pea Ridge Road, to the south by property owned by Danny Copelan (zoned AG-1), and to the west by property owned by Danny Copelan (zoned AG-1).

Traffic Impact Analysis

Current Georgia State Route 16 Traffic Count (AADT) – 1800

Current Pea Ridge Road Traffic County (AADT) – Not Available

ITE Trip Generation Rate for Convenient Stores with Gas Pumps – 168.56 trips/pump

Total Trips – 3 pumps x 168.56 trips/pump = 506 trips/day

Trips In = $506 / 2 = 253$ trips in/day

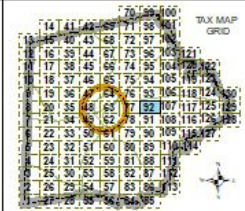
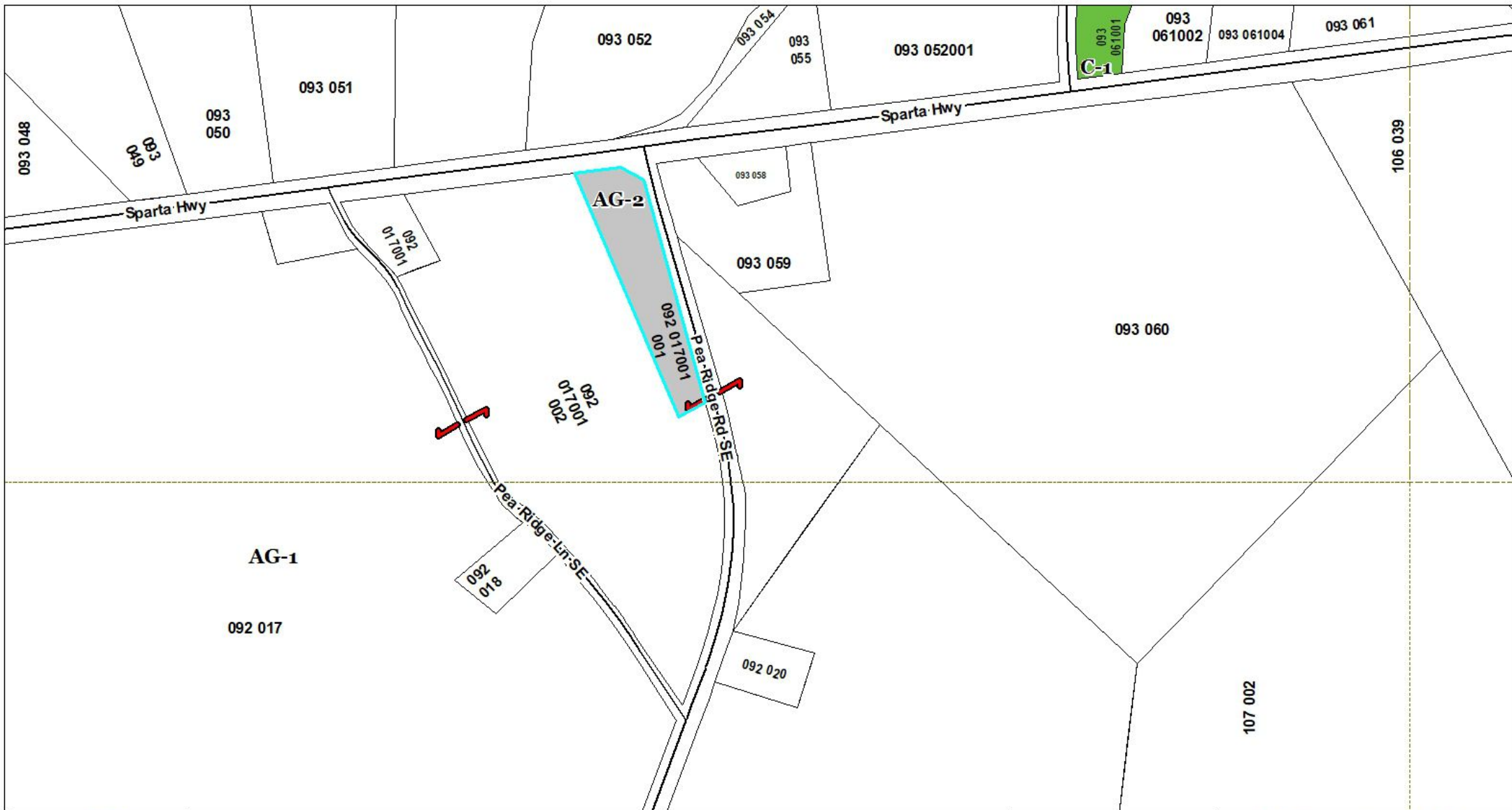
Assume entrance off Pea Ridge Road will see 75% right turns into site and 25% left turns into site.

253 trips in /day x $0.75 = 190$ RTV (right turn volume)

253 trips in/day x $0.25 = 63$ LTV (left turn volume)

Using GDOT Access Manual Table 4-6 for 2 lane routes with AADT<6000 and 35MPH or less: Total RTV = 190 <200 **NO RIGHT TURN LANES REQUIRED**

Using GDOT Access Manual Table 4-7a for 2 lane routes with AADT<6000 and 35 MPH or less: Total LTV = 63<300 **NO LEFT TURN LANES REQUIRED**



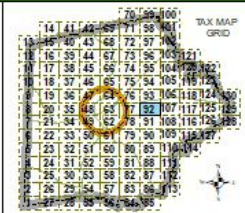
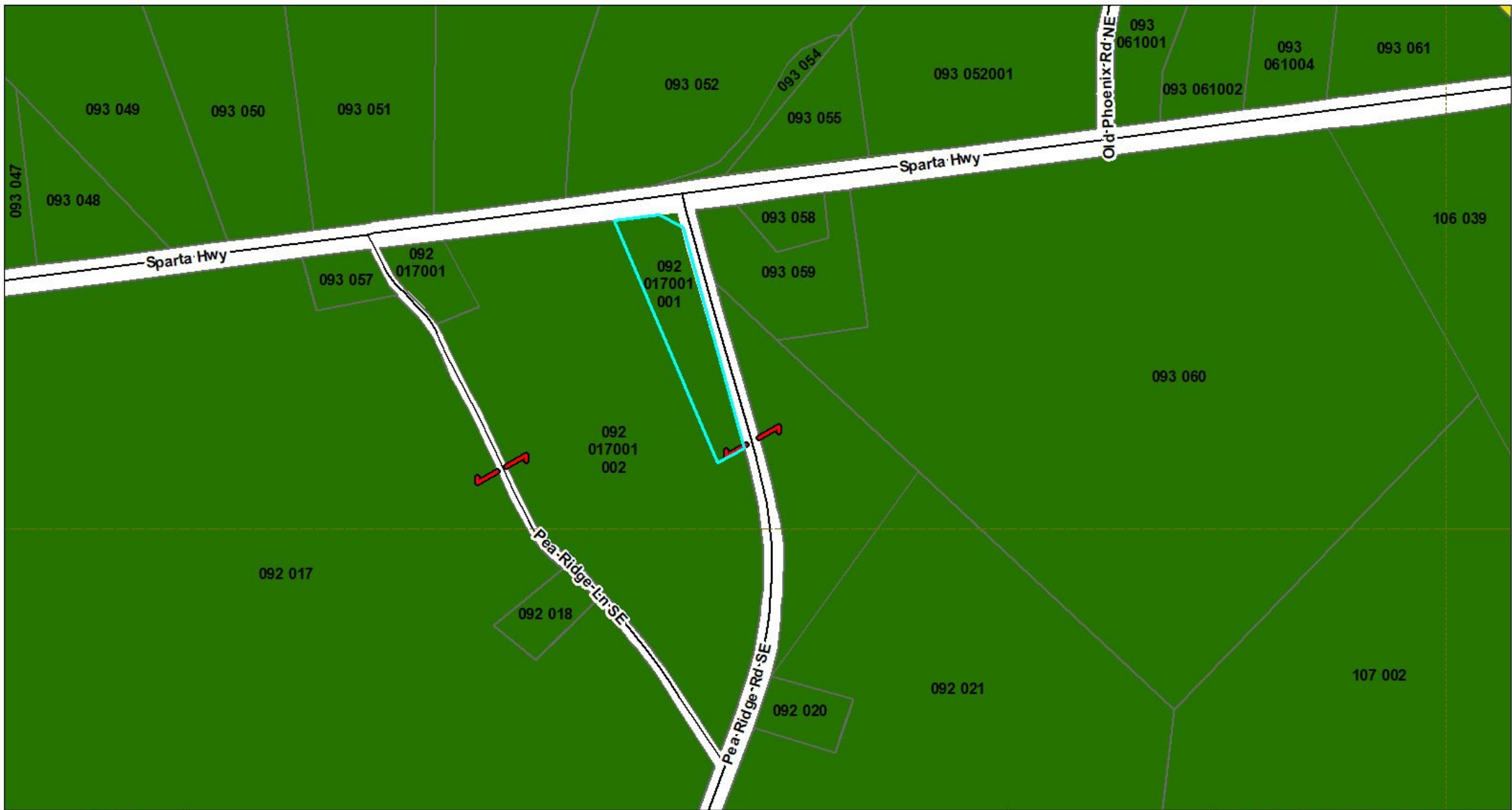
GEOGRAPHIC FEATURE LEGEND					
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY
County Boundary	No Code	C-1	I-M	MHP	R - 2 CITY
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R-1R
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R-2
Parcel Hooks				R - 4 CITY	RM-1
					RM-2
					RM-3
					VILLAGE

MGRC
 Middle Georgia Regional Commission
 175 Emery Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160
 Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
 ZONING MAPS

MAP 093

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: NOVEMBER 2021



GEOGRAPHIC FEATURE LEGEND			
Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/Institutional	Undeveloped/Vacant
Parcels			
Parcel_Hooks			

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PUTNAM COUNTY, GEORGIA
 FUTURE LAND USE MAPS

MAP 092

48

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: NOVEMBER 2021



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Staff Recommendations

Thursday, December 02, 2021, ♦ 6:30 PM

Putnam County Administration Building – Room 203

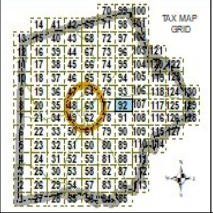
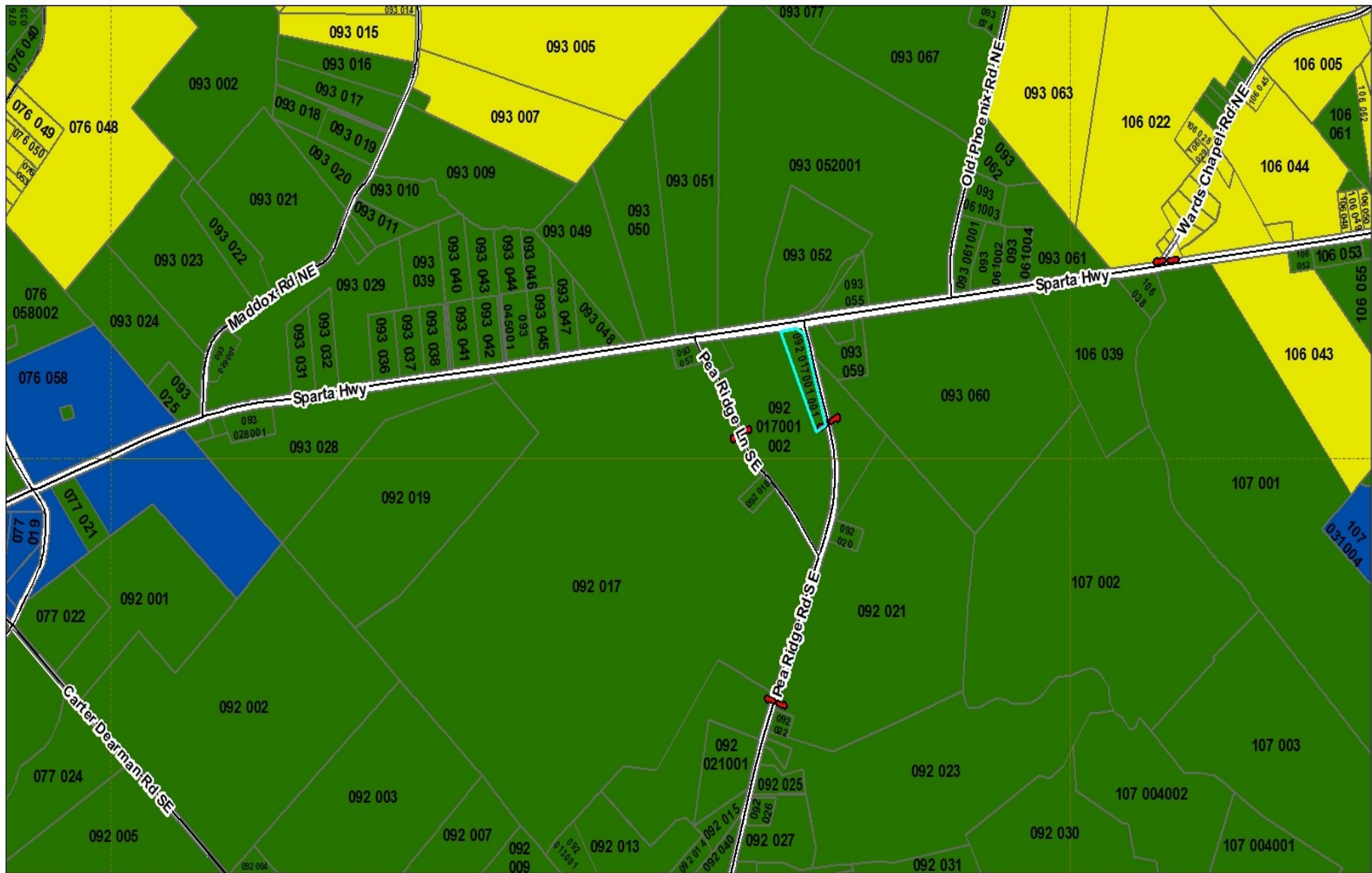
TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 12/2/2021

Requests

6. Request by **W. David (Danny) Copelan** to rezone 5.00 acres from AG to C-1 at 931 Pea Ridge Road. [**Map 092, Parcel 017001001, District 2**]. * The applicant is requesting to rezone 5.00 acres from AG to C-1 to establish a commercial business. The concept plan shows a convenience store with gas station fuel pumps. This proposed commercial business will be located at the corner of Georgia State Route 16 and Pea Ridge Road. The desired use is consistent with the allowed uses, as listed in [Sec. 66-103](#). - Uses allowed of the C-1 zoning district. The C-1 use could impact a couple of nearby properties. Still, overall, it would not adversely affect the area given that the proposed location is at the corner of a state highway and a main arterial road. Georgia State Route 16 is a major thoroughfare through Putnam County, and Pea Ridge Road is an important connector between Georgia State Route 16, U.S. Highway 441, and the Lake Oconee area. The property can be used as it is currently zoned; however, it would be more marketable as commercial in its given location. Although the Future Land Use Comprehensive Plan is Agriculture in this area, the location of this property makes it prime for commercial-1 development. If approved, the proposed development could adversely impact and create congestion for this busy intersection. Therefore, staff recommends that the developer installs a deceleration lane on Pea Ridge Road. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county.



GEOGRAPHIC FEATURE LEGEND

Eatonton Limits	Agriculture/Forestry	Park/Recreation/Conservation	Residential
County Boundary	Commercial	Public/Institutional	Transportation/Communication/Utilities
Roads	Industrial	Undeveloped/Vacant	
Parcels			
Parcel Hooks			

MGRC
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175 Emory Hwy
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**PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS**

MAP 092

MAP SCALE: 1" = 1,041.67' SCALE RATIO: 1:12,500 DATE: AUGUST 2020



Staff recommendation is for approval to rezone 5.00 acres at 931 Pea Ridge Road [Map 092, Parcel 017001001, District 2] from AG to C-1 with the following conditions:

- (1) The developer shall construct a deceleration lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the entrance on Pea Ridge Road of the development.
- (2) Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county.

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 December 21, 2021, at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

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

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

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

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

File Attachments for Item:

7. New Business



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

2022 P&Z PUBLIC HEARING SCHEDULE

DATE	DAY	TIME	APPLICATION SUBMITTAL DEADLINE
January 6, 2022	Thursday	6:30 pm	November 25, 2021
February 3, 2022	Thursday	6:30 pm	December 30, 2021
March 3, 2022	Thursday	6:30 pm	January 27, 2022
April 7, 2022	Thursday	6:30 pm	February 24, 2022
May 5, 2022	Thursday	6:30 pm	March 24, 2022
June 2, 2022	Thursday	6:30 pm	April 28, 2022
July 7, 2022	Thursday	6:30 pm	May 26, 2022
August 4, 2022	Thursday	6:30 pm	June 30, 2022
September 1, 2022	Thursday	6:30 pm	July 28, 2022
October 6, 2022	Thursday	6:30 pm	August 25, 2022
November 3, 2022	Thursday	6:30 pm	September 29, 2022
December 1, 2022	Thursday	6:30 pm	October 27, 2022