



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, April 01, 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 - March 4, 2021

Requests

5. Request by **Douglas V. Gordy** for a side yard setback variance at 119 Emma Dr. SE. Presently zoned R-1. **[Map 086B, Parcel 085, District 4].**
6. Request by **John R. Schreiner** for a side yard setback variance at 138 B Little River Run N. Presently zoned R-2. **[Map 057A, Parcel 001, District 4]. This item has been removed from the agenda.**

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 April 20, 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.

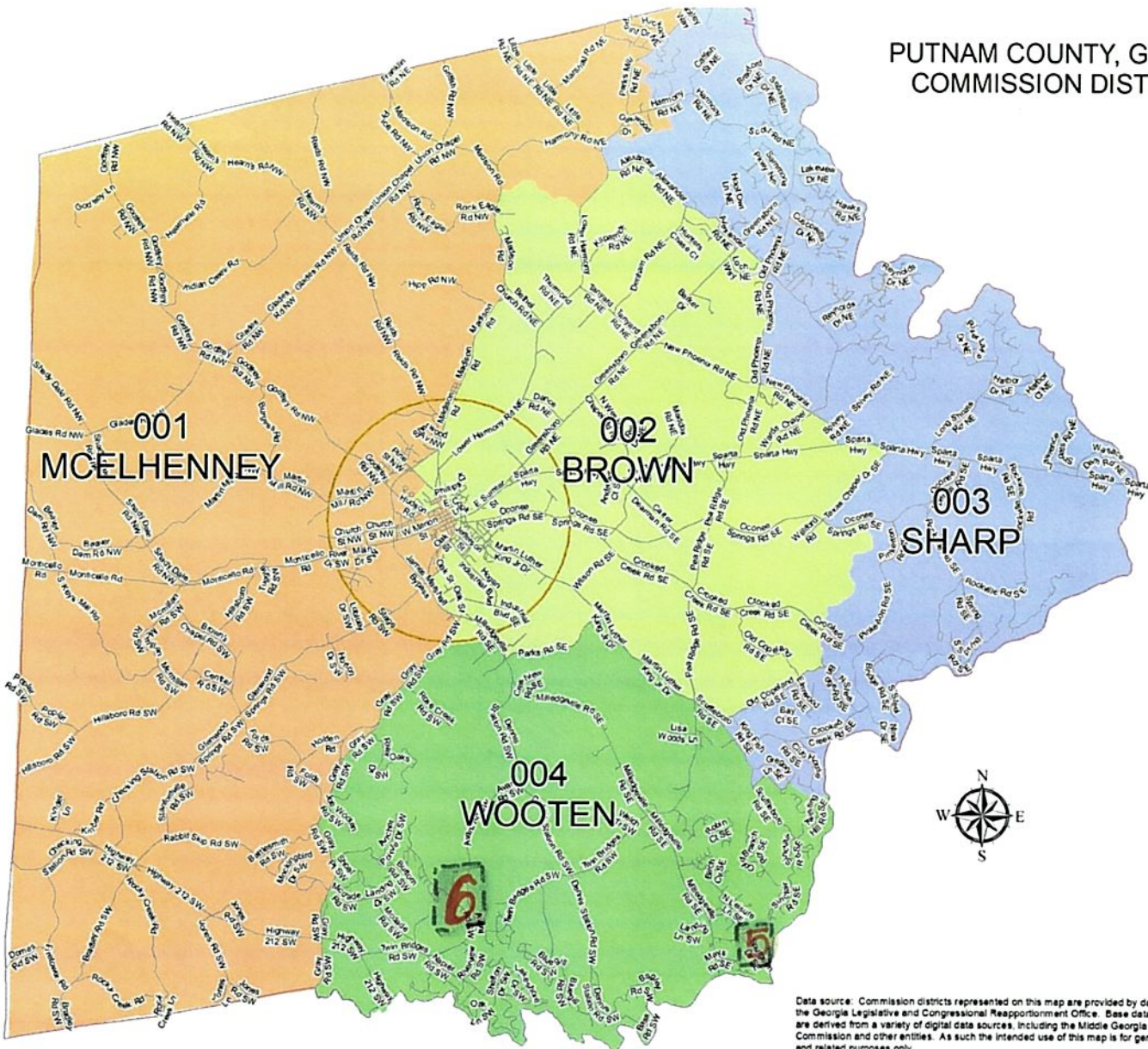
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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 **Douglas V. Gordy** for a side yard setback variance at 119 Emma Dr. SE. Presently zoned R-1. **[Map 086B, Parcel 085, District 4].**

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



5. Request by **Douglas V. Gordy** for a side yard setback variance at 119 Emma Dr. SE. Presently zoned R-1. [Map 086B, Parcel 085, District 4].
6. Request by **John R. Schreiner** for a side yard setback variance at 138 B Little River Run N. Presently zoned R-2. [Map 057A, Parcel 001, District 4].



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 ZONING ACTION: VARIANCE

Permit # PLAN2021-00123

Application Information

(same as owner Yes No

Name: Douglas V. Gordy

Address: 114 Emma Dr. SE
Milledgeville, GA 31061

Phone: 912.429.4717

Email: gordyfamily94@comcast.net

Fax: _____

Arterial/State Road. Yes: _____ No:

SETBACKS: Front: 35' Rear: N/A Lakeside: 260' structure Left: 175' porch Right: 10' requesting 10' variance

TOTAL SQ. FT. (existing structure) _____ TOTAL FOOTPRINT (proposed structure) 40x80
LOT LENGTH (the total length of the lot) 275' right side porch 30x30
LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you are proposing to build) 280' streetside
196 Building envelope

REASON FOR REQUEST: to place our workshop/garage in relation to working with our driveway and ex. home

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: Douglas V. Gordy DATE: 01/25/21

*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>2-25-21</u>	FEE: \$ <u>220.00</u>	CK. NO. <u>1650</u>	CASH _____	C. CARD _____	INITIALS <u>Gja</u>
RECEIPT # _____					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

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.

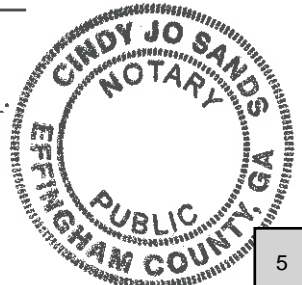
I have reviewed the application procedures and all applicable criteria and regulations in the Putnam County Zoning Ordinance for the above-requested Variance Request. I hereby claim that this application fulfills said procedures and meets the criteria for approval.

Applicant Signature: Douglas V. Gordy Date: 01/25/21

I swear that I am the owner of the property listed above. I authorize Douglas V. Gordy (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.

Douglas V. Gordy
Owner signature

Cindy Jo Sands
Notary Public
Sworn and subscribed before me this
26 day of January 2021





PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

CAMPAIGN CONTRIBUTION DISCLOSURE

Has applicant made \$250 or more campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes No If yes, please complete contribution affidavit.

If the business of the applicant or owner, or the applicant or owner individually, have made contributions or gifts having a total value of over \$250 or more to any elected official in Putnam County within two (2) years preceding the date of this application, the following must be completed:

Name of Recipient	Date	Contribution Amount	Description of Gift	Value of Gift

Name of Business: _____

Business Ownership Interest: _____ Property Ownership Interest: _____

I hereby depose and say that all statements herein are true, correct, and complete to the best of my knowledge and belief.

[Signature]
Owner or Applicant Signature

[Signature]
Notary Public

Sworn and subscribed before me this
26 day of January 2021.



Homestead Application

[Apply for Homestead Application](#)

Summary

Parcel Number 086B085
 Location Address 119 EMMA DR
 Legal Description L1 W E JACKSON SU
 Class R3-Residential
 Tax District PUTNAM (District 1)
 Millage Rate 24.228
 Acres 2.18
 Homestead Exemption No (50)
 Landlot/District N/A



[View Map](#)

Owner

[GORDY DOUGLAS V](#)
 110 CYPRESS DRIVE
 RINCON, GA 31326

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	O Jackson Estates Lake 1	Lot	0	0	0	1.9	1

Residential Improvement Information

Style One Family
 Heated Square Feet 1680
 Interior Walls Sheetrock
 Exterior Walls Masonry (brick)
 Foundation Slab
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1978
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Tile
 Heating Type Baseboard
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 3
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 6
 Value \$113,780
 Condition Average
 Fireplaces/Appliances Const 1 sty 1 Box 2
 House Address 119 EMMA

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Sea Wall (Concrete)	1978	0x0 / 350	1	\$2,813
Boat Dock Fair	1978	0x0 / 364	1	\$445
Paving: Concrete	1978	0x0 / 1600	1	\$1,581
Fence Chain Link	1978	5x0 / 780	1	\$1,874
Fence Chain Link	1978	4x0 / 290	1	\$697
Utility Bldg/Shed	1978	30x20 / 600	1	\$1,059
Boat House w/roof	1978	30x22 / 660	1	\$3,862

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/13/2020	979 765	7 137	\$325,000	Fair Market Value	HARRISON ANNELLE B	GORDY DOUGLAS V
3/13/2020	979 763	7 137	\$0	QUIT CLAIM DEED	MUSCHELL LYNDALL H	HARRISON ANNELLE B
3/13/2020	979 761	7 137	\$0	QUIT CLAIM DEED	HARRISON MEREL J	HARRISON ANNELLE B
3/12/2020	979 759	7 137	\$0	DEED OF ASSENT	HARRISON E D JR ESTATE	HARRISON ANNELLE B
5/25/1978	4-J 257	7 137	\$0	WD		HARRISON E D JR

Valuation

	2020
Land Value	\$156,250
+ Improvement Value	\$113,780
+ Accessory Value	\$12,331
= Current Value	\$282,361
* Assessed Value	\$112,944

Photos



Sketches



Fwd: Gordy Emma Dr Property

George Harding <georgehardingdesigns@gmail.com>
To: Post Net <ga123@postnet.com>

Wed, Feb 24, 2021 at 8:45 AM

please print this email 8 1/2 x 11 2 copies

----- Forwarded message -----

From: Hill, Kathryn <Kathryn.Hill@dph.ga.gov>

Date: Wed, Feb 24, 2021 at 8:16 AM

Subject: Gordy Emma Dr Property

To: Lisa Jackson (ljackson@putnamcountyga.us) <ljackson@putnamcountyga.us>, Courtney Andrews <candrews@putnamcountyga.us>

Cc: George Harding <georgehardingdesigns@gmail.com>, Stone, Gabriel <gabriel.stone@dph.ga.gov>

Good Morning Lisa and Courtney,

Please allow the Emma Drive Property for the Gordys to be put on the Zoning Request Meeting roster. I have reviewed the septic application and it may move forward with you.

Thanks,

Kathryn Hill

706-484-2914



Kathryn Hill, REHS
Putnam County EHS County Manager

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

George C Harding
706-473-6869

119 Emma Drive 2-26-2021

Gordy Residence

To Board Members,

We are requesting variance for our work shop that we are wanting to locate on the right side adjoining the Georgia Power land. We will be sealing off the well currently on our property, we have begun the process of connecting to county water which will service our ex. home and our new garage/shop that we are seeking variance on.

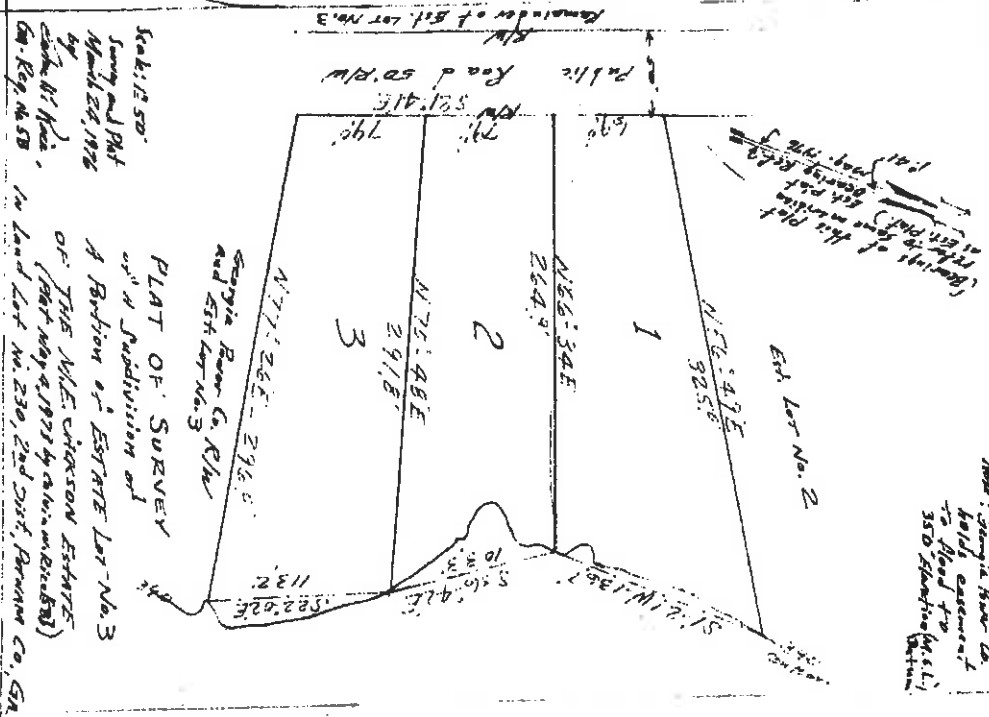
Thank you for your review
Sincerely

Gordy Family

TREVOR J. ADDISON
 CLERK OF SUPERIOR COURT
 100 S. JEFFERSON AVE., STE 138
 FAYETTEVILLE, GEORGIA 30204

AP 02/26/2021

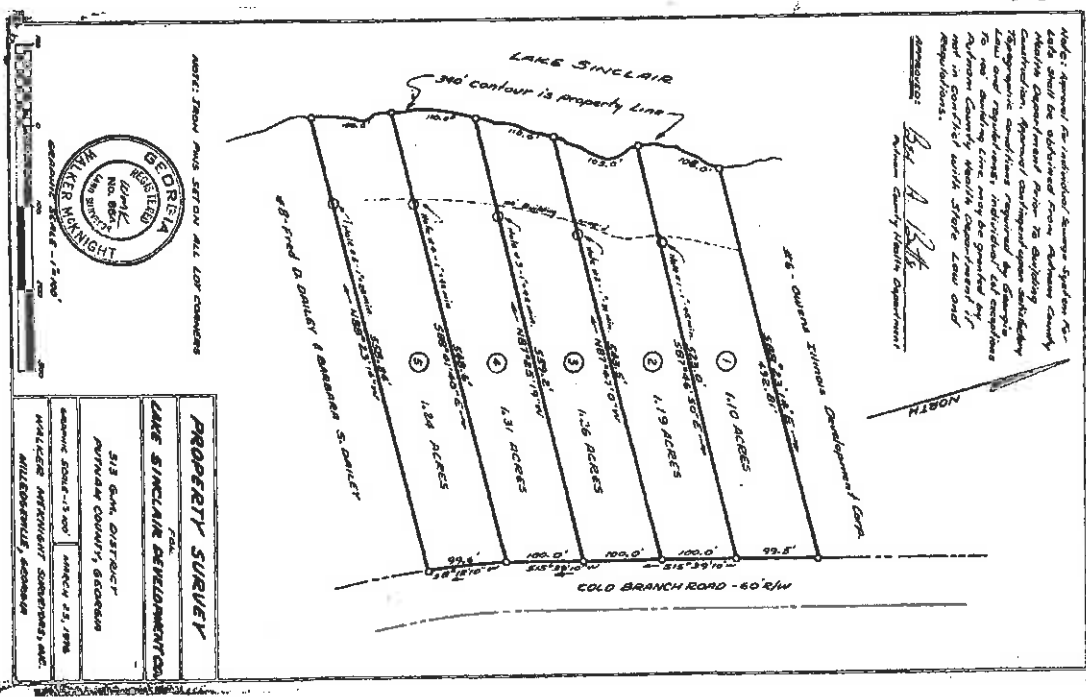
Note: Georgia River & Holdings easement to flood for 350' Standing Water



Scale: 1" = 50'
 Survey and Plat Made by S. W. Knight, Inc. Reg. No. 58
 of THE W.L.E. CHATSON ESTATE (Part Map 4, 1971 by G.W. Walker & Son, Inc.)
 in land lot No. 230, 2nd Dist, Putnam Co., GA

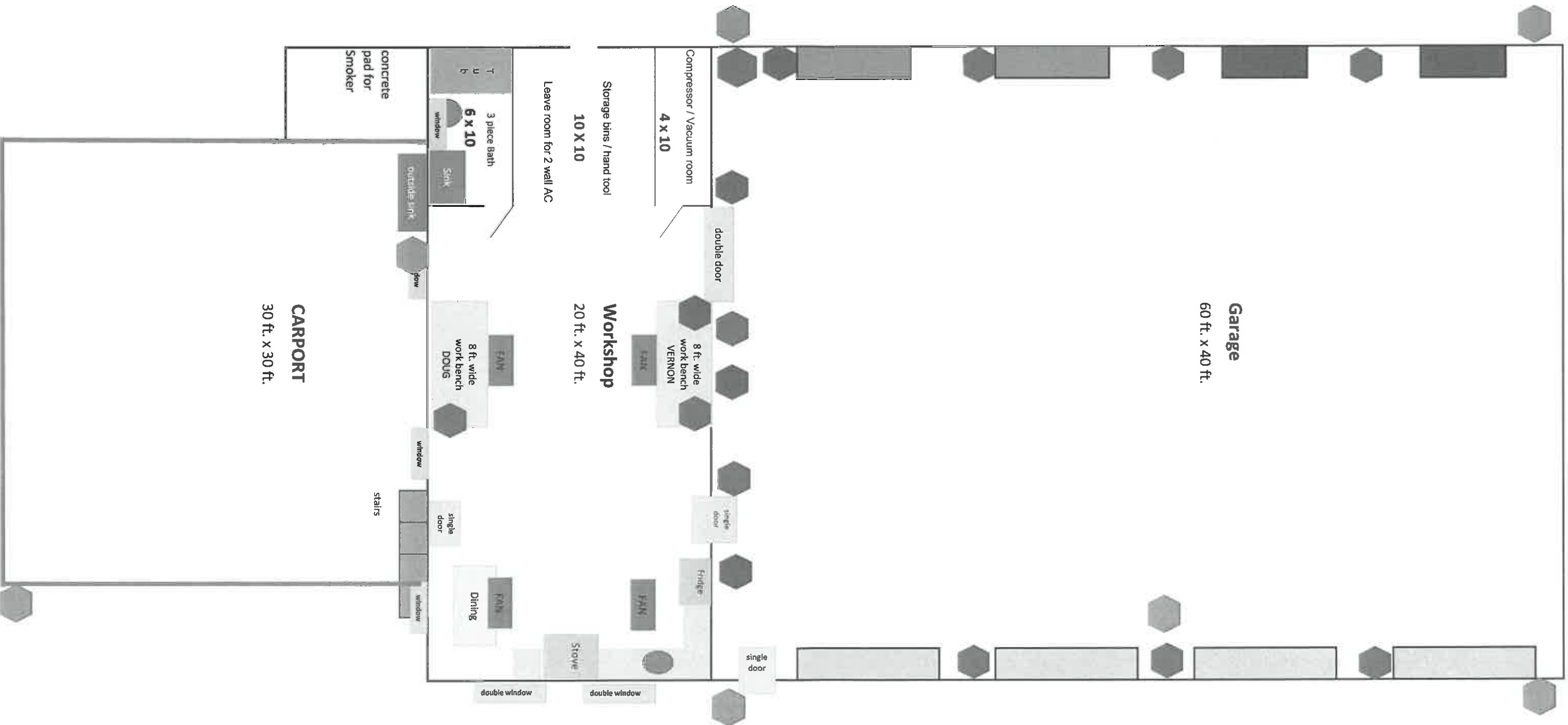
CLYBURN & SONS, INC.
 Plat Book 7 Putnam County




137

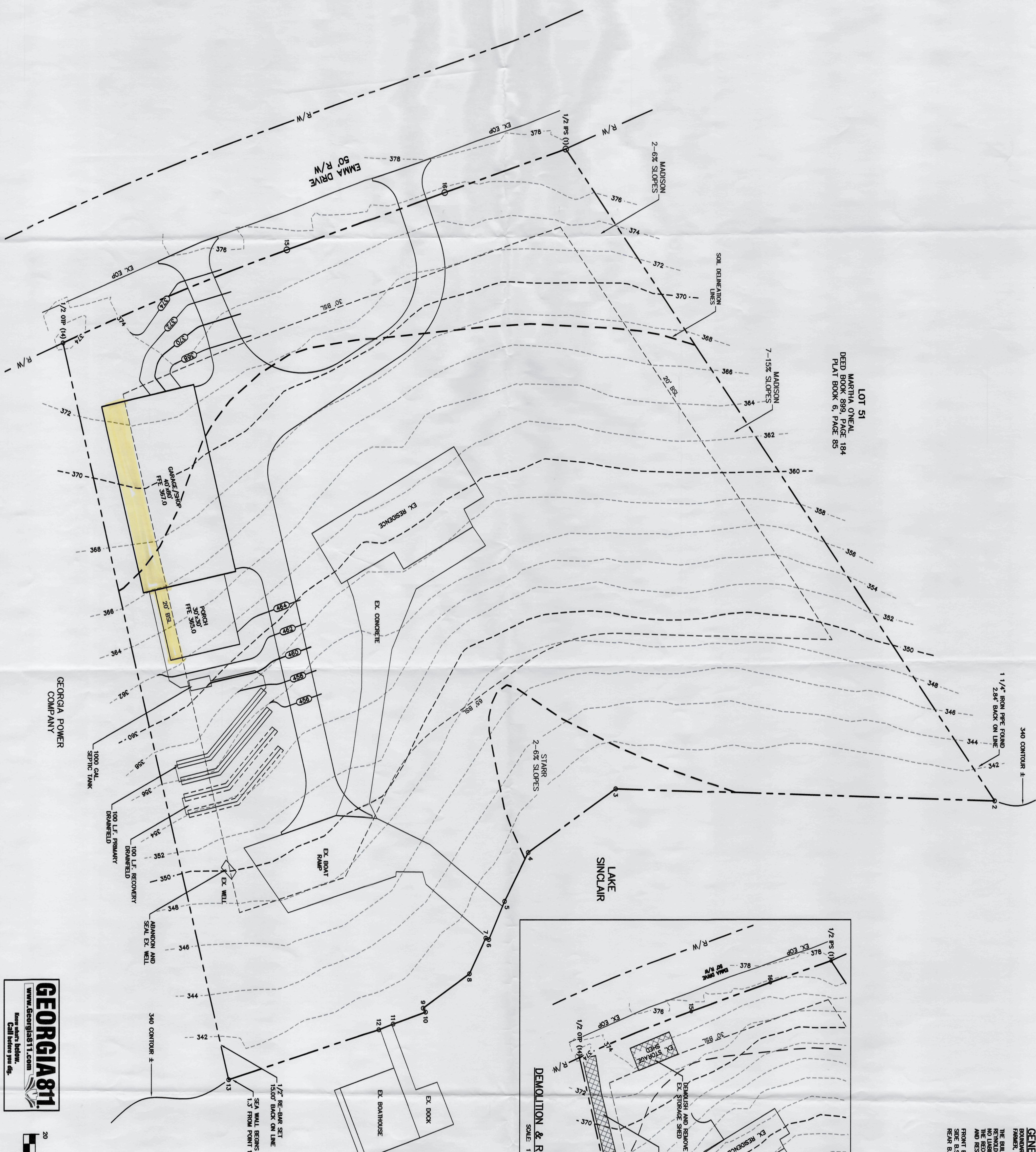


PROPERTY SURVEY
 LAKE SINCLAIR DEVELOPMENT CORP.
 512 6th DISTRICT
 PUTNAM COUNTY, GEORGIA
 SURVEYED BY: S. W. KNIGHT, INC.
 REG. NO. 58

138

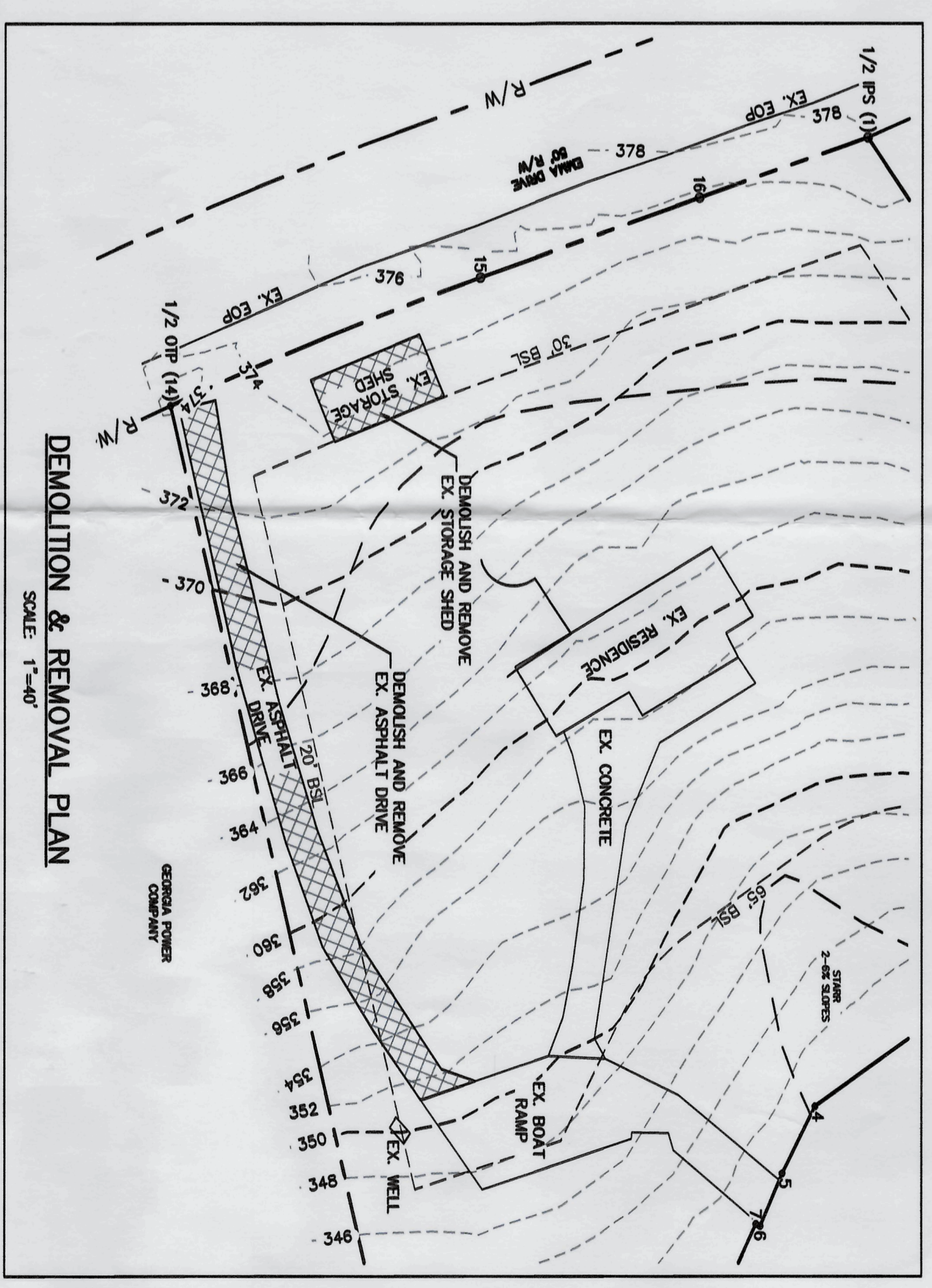


 AIR
 VACUUM
 WATER

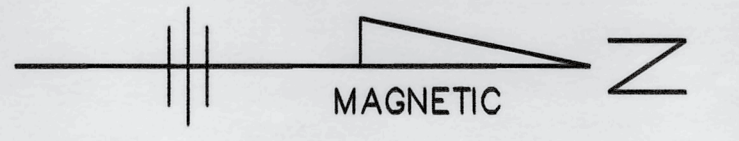


LOT 51
 MARTHA ONEAL
 DEED BOOK 899, PAGE 184
 PLAT BOOK 6, PAGE 85

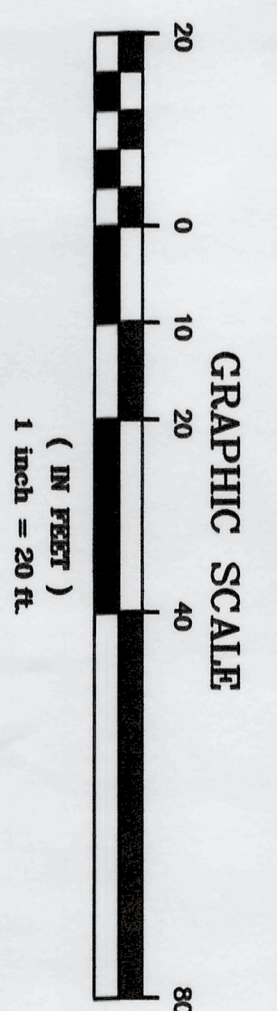
GEORGIA POWER
 COMPANY



GENERAL NOTES
 BOUNDARY, TOPOGRAPHIC AND TREE SURVEY PROVIDED BY BRON L
 FRISHER, LAND SURVEYOR.
 THE BUILDING SETBACK LINES (BSL) SHOWN WERE PROVIDED BY THE
 REMOVING AND COORDINATOR, LANDSCAPE LAND DESIGN, LLC ASSUMES
 NO LIABILITY IF THE BUILDING SETBACK LINES ARE IN CONFLICT WITH
 AND RESERVATIONS FOR REMOVING AND COORDINATOR.
 FRONT B.S.L.: 50'
 REAR B.S.L.: 25'



GEORGIA811
 www.Georgia811.com
 Non-emergency before
 Call before you dig.



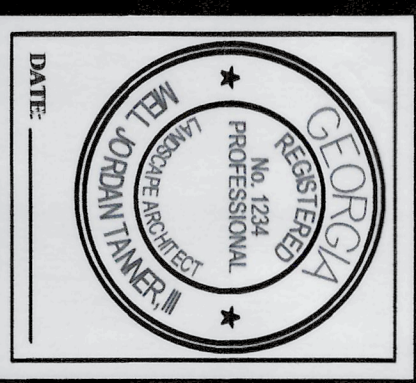
Preliminary
 Site Plan

Gordy Residence
 119 Emma Drive
 Putnam County, Georgia

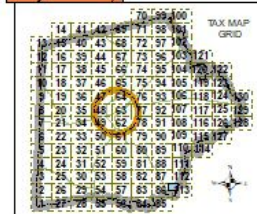
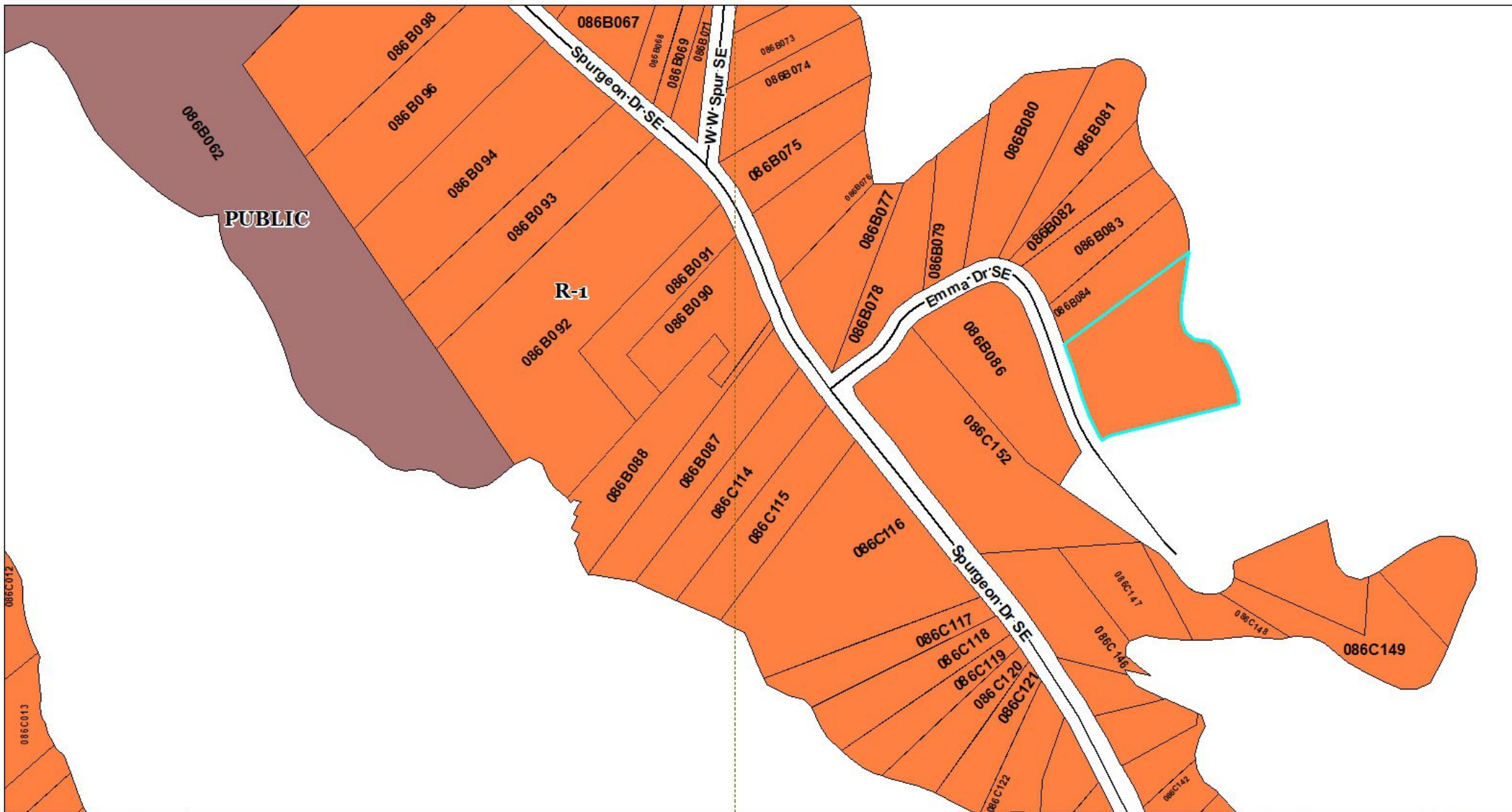
Lakeside
 Land Design, LLC
 Landscape Architecture + Landscape Design
 P. O. Box 221 ■ Buckhead, Georgia 30625 ■ Phone: (706) 817-2009

Revision No.	Date	Description

This drawing is an instrument of service and remains the property of Lakeside Land Design, LLC. It may not be copied, altered, or reproduced in any manner without permission. The information contained herein is intended for the named client only.



DATE: 02/17/21
 FILE: 2021-005.dwg
 SCALE: 1" = 20'
 Sheet 1 of 1



GEOGRAPHIC FEATURE LEGEND

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

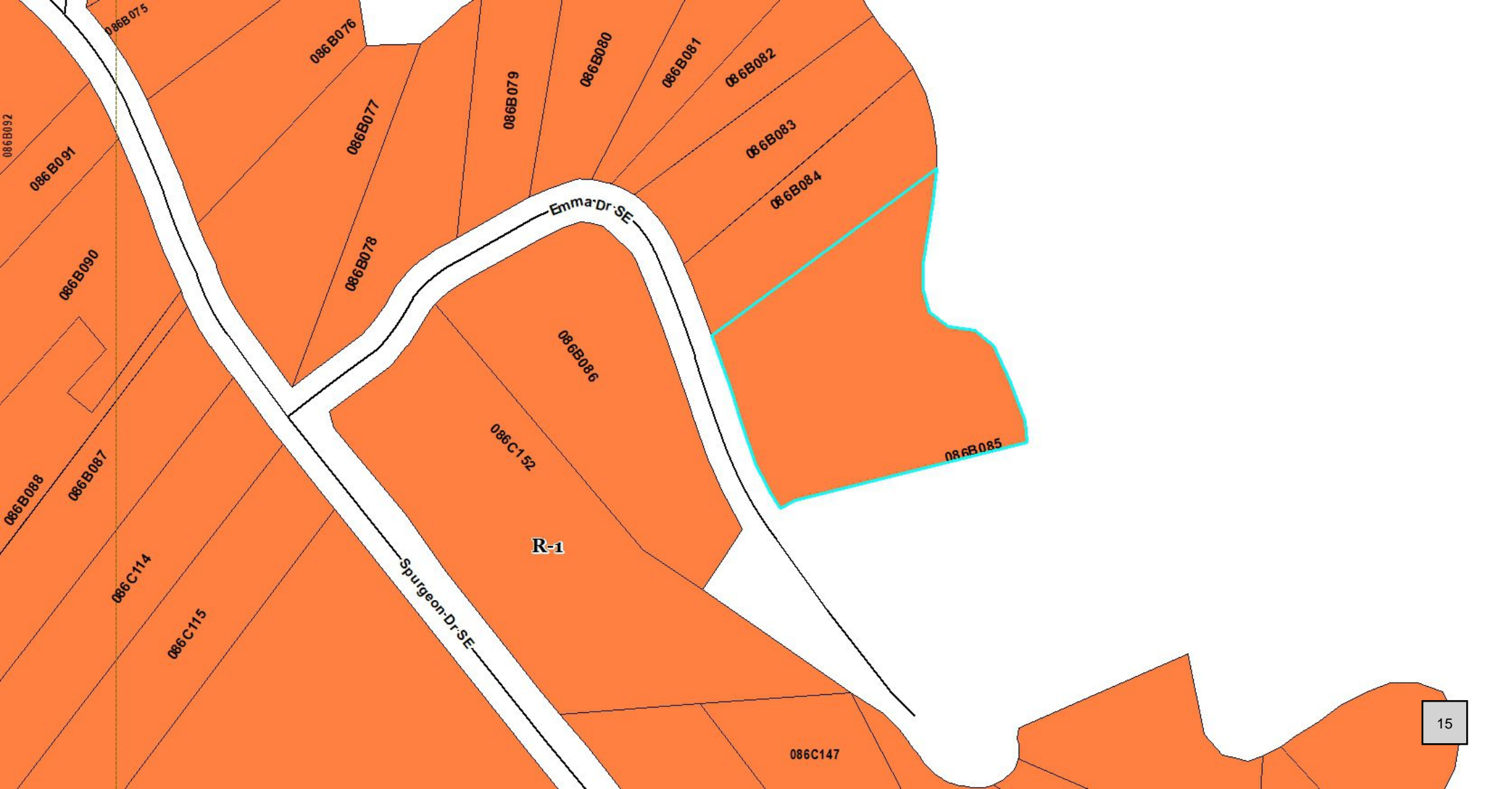
MGRC
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
Web:
www.middlegeorgia.org

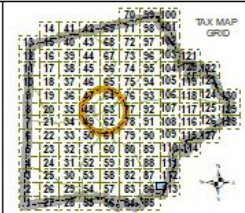
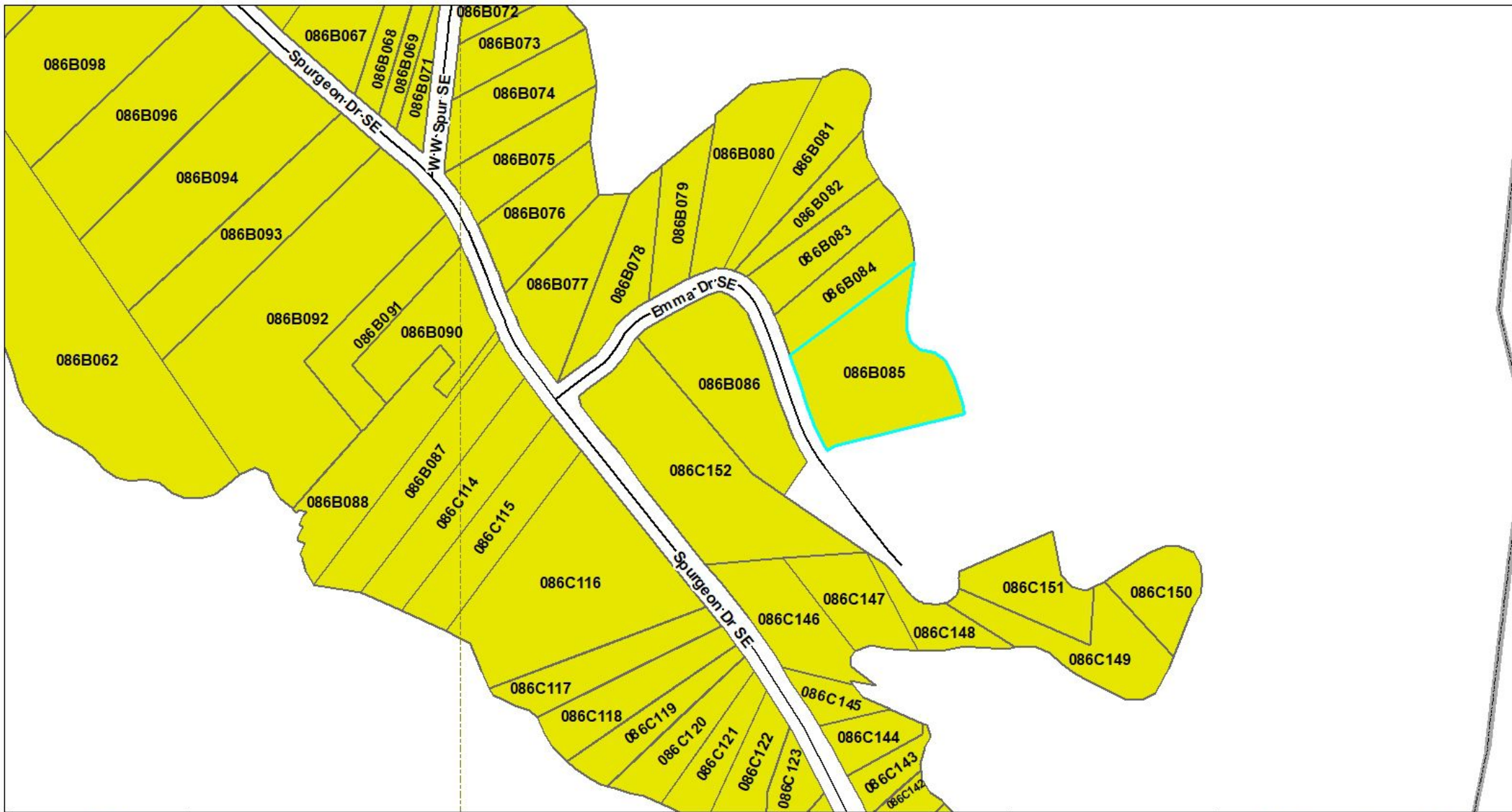
PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 086B

14

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


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

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS



MAP 086B

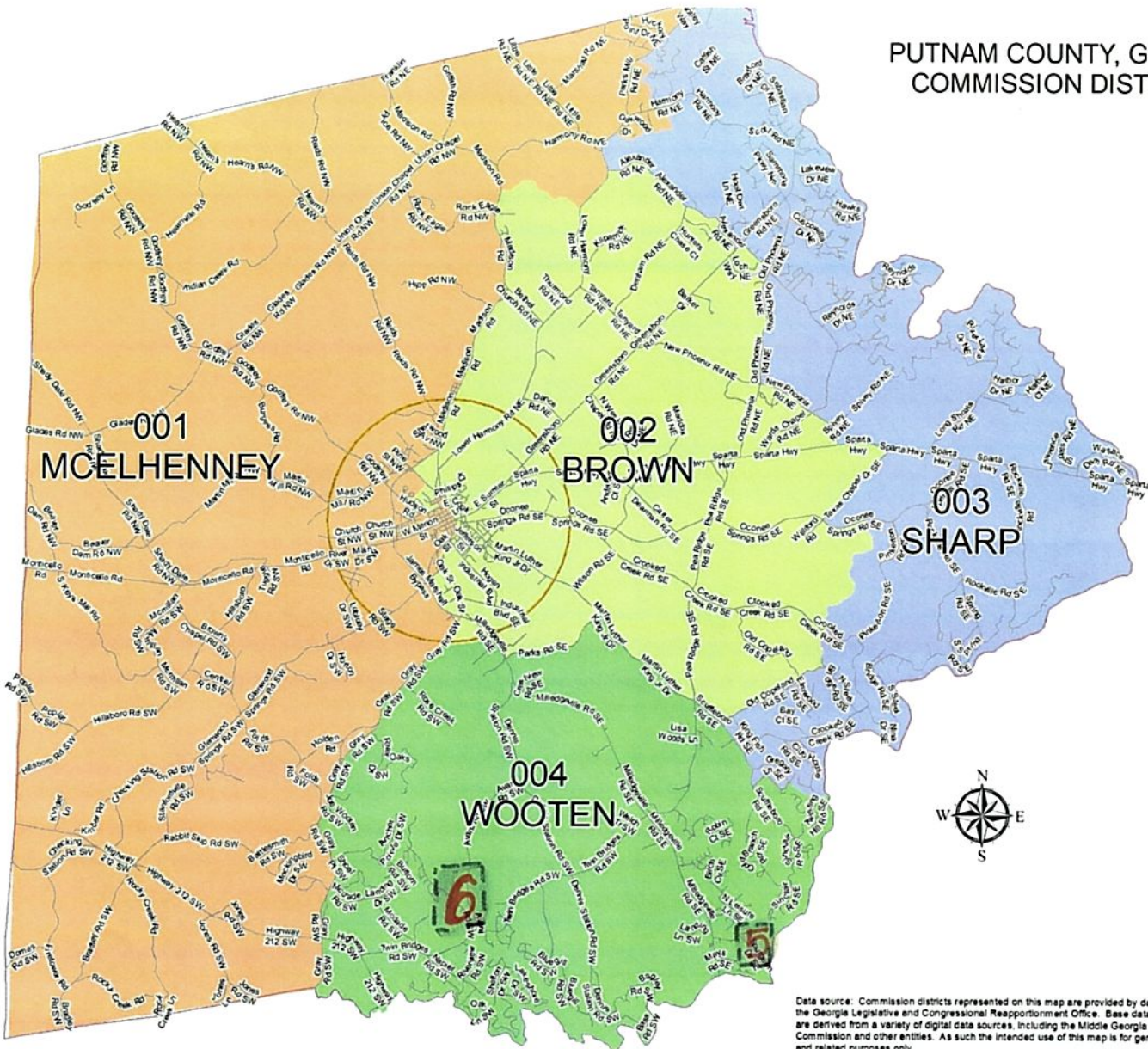
16

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: MARCH 2021

File Attachments for Item:

6. Request by **John R. Schreiner** for a side yard setback variance at 138 B Little River Run N. Presently zoned R-2. **[Map 057A, Parcel 001, District 4]. This item has been removed from the agenda.**

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



5. Request by **Douglas V. Gordy** for a side yard setback variance at 119 Emma Dr. SE. Presently zoned R-1. [Map 086B, Parcel 085, District 4].
6. Request by **John R. Schreiner** for a side yard setback variance at 138 B Little River Run N. Presently zoned R-2. [Map 057A, Parcel 001, District 4].