



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, July 07, 2022 ♦ 6:30 PM

Putnam County Administration Building – Room 203

The Putnam County Planning & Zoning Commission will conduct a public hearing meeting on July 07, 2022, at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA. The following agenda will be considered:

Opening

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

Minutes

4. Approval of Minutes- June 2, 2022

Requests

5. Request by **Rocker Construction, Inc.** for conditional use at 368 Harmony Road. [Map 072, Parcel 015, District 1]. * **The applicant is requesting to withdraw this item without prejudice**
6. Request by **William & Barbara Vargo** to rezone 10.60 acres at 230 Quesenberry Drive from R-1 to AG. [Map 115B, Parcel 080,081,082,083, District 3].* **The applicant is requesting to withdraw this item without prejudice**
7. Request by **JPC Design and Const. LLC, agent for William B. Jones** to rezone 0.94 acres at 114 Briarpatch Road from R-2 to C-1. [Map 096B, Parcel 063, District 1]. * **This item has been removed from the agenda by staff.**

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 July 19, 2022 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:

4. Approval of Minutes- June 2, 2022



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Minutes

Thursday, June 02, 2022, ♦ 6:30 pm

Opening

1. Call to Order

Chairman Alan Foster called the meeting to order at 6:30 pm.

2. Attendance

Ms. Courtney Andrews called the Attendance.

Present: Chairman Alan Foster, Vice Chairman Maurice Hill, Member Harold Jones, Member John Mitchell, Lisa Jackson, Courtney Andrews, Angela Waldroup

Absent: Member Martha Farley

3. Rules of Procedures

Ms. Courtney Andrews read the Rules of Procedures.

Minutes

4. Approval of Minutes- May 05, 2022

Motion: **Vice Chairman Hill** made the motion to approve the May 05, 2022 minutes

Second: **Member Mitchell**.

Voting Yea: **Vice Chairman Hill, Member Jones, Member Mitchell, Chairman Foster**

Requests

5. Request by **Roger Reaves to rezone 13.51 acres on Edward Reaves Road from AG to R-1. [Map 061, Part of Parcel 023, District 2]. * Mr. Dyrral Reaves** represented this request.

Mr. Reaves stated that they wanted to divide the land among the family and needed to rezone it R-1 to meet the minimum zoning requirements. **No one spoke in opposition.**

Staff recommendation was for approval to rezone 13.51 acres on Edwards Reaves Road from AG to R-1 [Map 061, Part of Parcel 023, District 2].

Motion: **Member Mitchell** made the motion to approve the request by **Roger Reaves to rezone 13.51 acres on Edward Reaves Road from AG to R-1. [Map 061, Part of Parcel 023, District 2]. ***

Second: **Vice Chairman Hill**

Chairman Foster opened the floor for discussion from the board.

No further discussion

Voting Yea: **Vice Chairman Hill, Chairman Foster, Member Jones, Member Mitchell**

The request was approved by a vote of 4.

6. Request by **Jeremy Crosby, agent for William B. Jones** to rezone 0.94 acres at 114 Briarpatch Road from R-2 to C-1. [Map 096B, Part of Parcel 063, District 1]. * **Mr. Jeremy Crosby** represented this request via zoom.

Mr. Crosby requested to withdraw without prejudice. **No one spoke in opposition.** **Staff recommendation was for approval to withdraw without prejudice at 114 Briarpatch Road [Map 096B, 063, District 3].**

Motion: **Member Jones** made a motion to approve the request by **Jeremy Crosby, agent for William B. Jones** to withdraw without prejudice at 114 Briarpatch [Map 096B, 063, District 3].

Second: **Member Mitchell**

Chairman Foster opened the floor for discussion from the board.

No further discussion

Voting Yea: **Vice Chairman Hill, Chairman Foster, Member Jones, Member Mitchell**

The request was approved by a vote of 4.

7. Request by **Brandon Burgess, agent for Molfin Investments, LLC** for conditional use at 170 Scott Road [Map 102, Parcel 001002, District 3]. * **Brandon Burgess** represented this request.

Mr. Burgess stated that he owns the property and there was once a car museum located at the existing building. He is turning the buildings back into suites for rental. He has a boat dealership interested in leasing approximately 8,500 sq.ft. of space for retail and boat sales interior only. Retail is allowed in C-1 but are not and he is requesting a conditional use for interior only boat sales. **No one spoke in opposition.**

Director Lisa Jackson referenced that there was similar use already at the property. This use is a continuation of the previous use making it a unique situation.

Staff recommendation was for approval of the proposed conditional use located at 170 Scott Road [Map 102, Parcel 001002, District 3] * with the following conditions:

- 1) All storage and display of boats shall be wholly within the existing building, and no outside display or storage shall be allowed as stated in Section 66-102 of the Putnam County Code of Ordinances.**
- 2) This use shall not expand beyond the established showroom area of the previous owner.**
- 3) The uses allowed under the conditional use shall be limited to those that conform to boat sales only and any other use or accessory use allowed within C-1.**

Director Jackson needed clarification on the area of space used for the showroom

Mr. Burgess stated that if the showroom was in both buildings on the property.

Director Jackson clarified that she was amending the second condition of the staff recommendation to the use not expanding beyond the 14,000 sq.ft. building.

Mr. Burgess agreed.

The amended staff recommendation was for approval of the proposed conditional use located at 170 Scott Road [Map 102, Parcel 001002, District 3] * with the following conditions:

- 1) All storage and display of boats shall be wholly within the existing building, and no outside display or storage shall be allowed as stated in Section 66-102 of the Putnam County Code of Ordinances.
- 2) This use shall not expand beyond the established showroom area of the previous owner of 14,000 sq.ft.
- 3) The uses allowed under the conditional use shall be limited to those that conform to boat sales only and any other use or accessory use allowed within C-1.

Member Jones asked Director Jackson if the applicant could move the accessory uses in the other building.

Director Jackson clarified that he could only have accessories and no boats, jet skis, or motorized vehicles in the other building.

Member Mitchell asked for clarification of the vehicle allowance in the 14,000 sq.ft. building.

Director Jackson stated that boats are only allowed. Based on the application, it is a showroom for the boats that they sale. The car museum only displayed cars and we are making an exception. It was her professional opinion that we set limitations on what could be there and be specific on what we would allow.

No further discussion

Motion: **Member Jones** made a motion to approve the request by **Brandon Burgess, agent for Molfin Investments, LLC for conditional use at 170 Scott Road [Map 102, Parcel 001002, District 3] with the following conditions:**

- 1) All storage and display of boats shall be wholly within the existing building, and no outside display or storage shall be allowed as stated in Section 66-102 of the Putnam County Code of Ordinances.
- 2) This use shall not expand beyond the established showroom area of the previous owner of 14,000 sq.ft.
- 3) The uses allowed under the conditional use shall be limited to those that conform to boat sales only and any other use or accessory use allowed within C-1.

Second: **Member Mitchell**

Voting Yea: **Vice Chairman Hill, Member Jones, Member Mitchell, Chairman Foster**

The request was approved by a vote of 4.

Summer & Winter GAZA Conference and Sponsorships

Adjournment

Motion: **Vice Chairman Hill** made a motion to adjourn the meeting.

Second: **Member Jones**

Voting Yea: **Vice Chairman Hill, Member Jones, Member Mitchell, Chairman Foster**

Meeting adjourned at approximately 6:54 pm

Attest:

Lisa Jackson
Director

Alan Foster
Chairman

DRAFT

File Attachments for Item:

5. Request by **Rocker Construction, Inc.** for conditional use at 368 Harmony Road. **[Map 072, Parcel 015, District 1]. ***

Letter of Intent

Date: 7/1/2022

To: Ms. Lisa Jackson
Putnam County Planning and Zoning

RE: Approximately 76 acres, located at 368 Harmony Road, Map 072 Parcel 015 (hereinafter "Property")

The purpose of this letter is to withdraw our application without prejudice. We intend to answer some questions for the Department of Planning and Zoning and present our application at the September meeting.

Best Regards,



Walter C. Rocker III
Vice President
Rocker Construction, Inc.



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117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION CONDITIONAL USE

Plan-2022-0100

Application Information

(same as owner Yes No)

Name: Rocker Construction, Inc.

Address: 601 Oak Street, Eatonton, GA 31024

Phone: 912-433-1437

Email: w.rocker@mountainshoregc.com

Fax: _____

Arterial/State Road. Yes: _____ No:

Property Information

Address: 368 Harmony Road, Eatonton, GA 31024 Parcel 072015

Map: 072

Presently Zoned: AG 90 Parcel: 015 Com. District 1

Total Acreage: 76.69 Acres

In Conservation Use: Yes No

State Waters on Property: Yes No

Briefly describe the proposed conditional use: agriculture / recreation

Existing zoning district classification of the property and adjacent properties:

Existing: agriculture North: agriculture South: agriculture East: agriculture West: agriculture

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

RECORDED PLAT: LETTER OF AGENCY NA LETTER OF INTENT

COPY OF WARRANTY DEED:

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

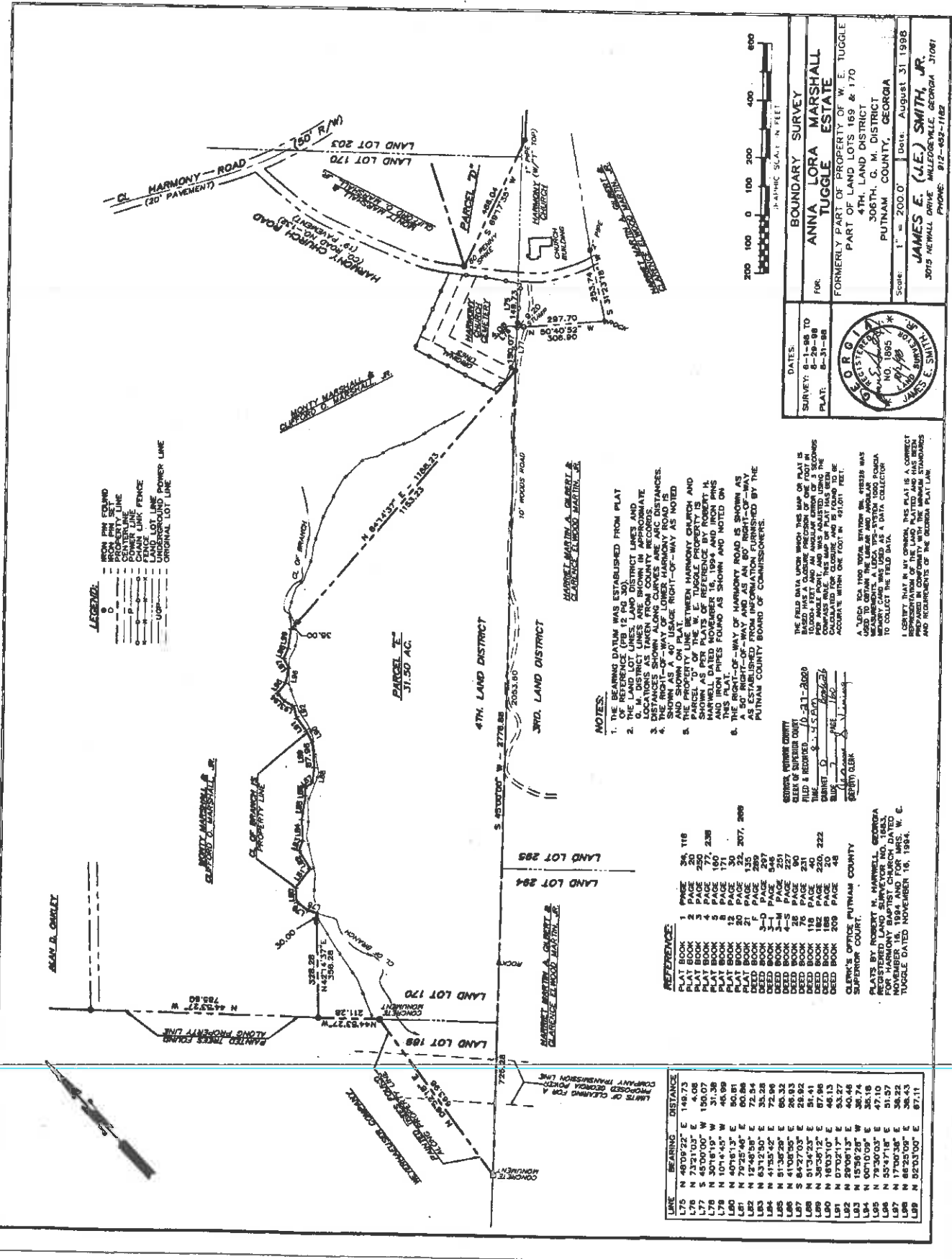
*SIGNATURE OF APPLICANT: [Signature]

DATE: 05/25/2022

*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>5-26-22</u> | FEE: \$ <u>220.00</u> | CK. NO. <u>9107+9108</u> | CASH _____ | C. CARD _____ | INITIALS <u>KW</u> |
| RECEIPT # | _____ | | | | | |
| DATE OF NEWSPAPER AD: | <u>6-13-22</u> | DATE SIGN POSTED: | _____ | | | |
| PLANNING & ZONING HEARING: | <u>7-7-22</u> | RESULT: | _____ | | | |
| COMMISSIONERS/CITY COUNCIL HEARING: | <u>7-19-22</u> | RESULT: | _____ | | | |

RECEIVED MAY 26 2022 KW



LEGEND:
 IRON PIN SET
 PROPERTY LINE
 POWER LINE
 FENCE
 LAND LOT LINE
 ORIGINAL LOT LINE

NOTES:
 1. THE BEARING DATUM WAS ESTABLISHED FROM PLAT REFERENCE (PB 12 PG 30).
 2. THE DISTRICT LINES ARE SHOWN IN APPROXIMATE LOCATIONS AS TAKEN FROM COUNTY RECORDS.
 3. THE RIGHT-OF-WAY OF LOWER HARMONY ROAD IS SHOWN AS A 40' USAGE RIGHT-OF-WAY AS NOTED.
 4. THE PROPERTY LINE BETWEEN HARMONY CHURCH AND PARCEL "D" OF THE W. E. TUGGLE PROPERTY IS MARVELL DATED PLATS OF REFERENCE BY ROBERT H. MARVELL AND IRON PINS FOUND AS SHOWN AND NOTED ON THIS PLAT.
 5. THE RIGHT-OF-WAY OF HARMONY ROAD IS SHOWN AS A 50' RIGHT-OF-WAY AND AS AN 80' RIGHT-OF-WAY AS ESTABLISHED FROM INFORMATION FURNISHED BY THE PUTNAM COUNTY BOARD OF COMMISSIONERS.
 6. THE FIELD DATA UNDER WHICH THIS MAP OR PLAT IS MADE WAS TAKEN BY ME AND AN ASSISTANT UNDER THE SUPERVISION OF THE SURVEYOR GENERAL OF GEORGIA. THE COMPASS USED WAS CALIBRATED AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 45,000 FEET.
 7. A CHECK TO THE TOTAL SYSTEM WAS OBTAINED BY ME AND AN ASSISTANT UNDER THE SUPERVISION OF THE SURVEYOR GENERAL OF GEORGIA. THE MEMORY CARD WAS USED AS A DATA COLLECTOR TO COLLECT THE FIELD DATA.
 8. I CERTIFY THAT IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEORGIA PLAT LAW.

BOUNDARY SURVEY
 FOR: **ANNA LORA MARSHALL TUGGLE ESTATE**
 FORMERLY PART OF PROPERTY OF W. E. TUGGLE
 PART OF LAND LOTS 69 & 170
 4TH LAND DISTRICT
 PUTNAM COUNTY, GEORGIA

Scale: 1" = 200.0' Date: August 31, 1998

JAMES E. (J.E.) SMITH, JR.
 3015 NEWELL DRIVE WILFLORENCE, GEORGIA 31087
 PHONE: 912-682-1168



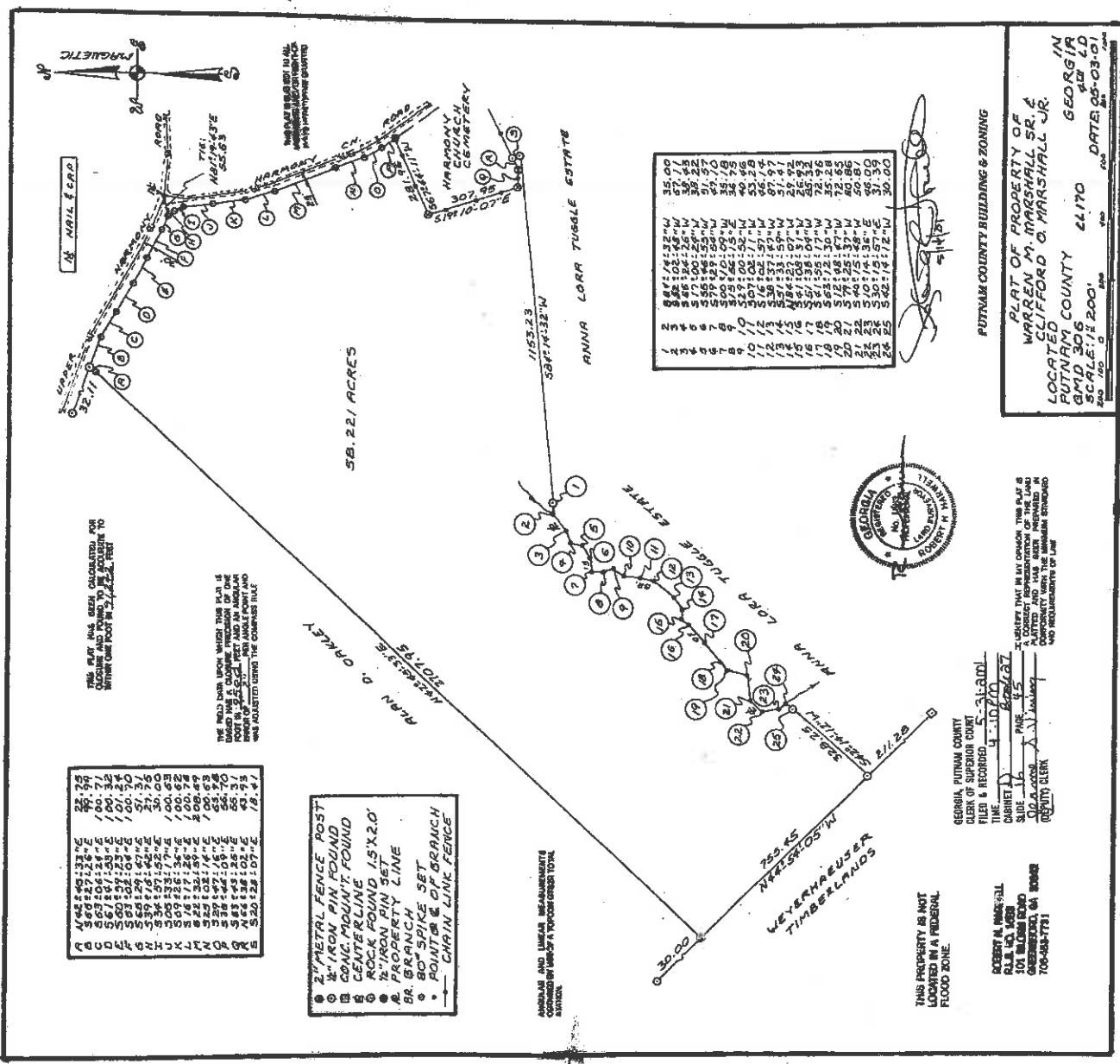
REFERENCE:

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| 1 | PLAT BOOK | 284 | 118 |
| 2 | PLAT BOOK | 285 | 250 |
| 3 | PLAT BOOK | 286 | 77, 238 |
| 4 | PLAT BOOK | 287 | 190 |
| 5 | PLAT BOOK | 288 | 150 |
| 6 | PLAT BOOK | 289 | 150 |
| 7 | DEED BOOK | 290 | 228, 207, 209 |
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| 116 | DEED BOOK | 399 | 228 |
| 117 | DEED BOOK | 400 | 228 |

LAKE BEARING DISTANCE

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|-----|-------------|---|--------|
| L75 | N 46°09'22" | E | 148.73 |
| L76 | N 73°10'03" | E | 4.06 |
| L77 | S 45°00'00" | W | 190.07 |
| L78 | N 10°14'45" | W | 41.38 |
| L79 | N 40°16'13" | E | 80.81 |
| L80 | N 40°16'13" | E | 80.84 |
| L81 | N 79°25'48" | E | 72.54 |
| L82 | N 12°48'58" | E | 35.28 |
| L83 | N 63°12'50" | E | 35.28 |
| L84 | N 81°36'25" | E | 72.96 |
| L85 | N 81°36'25" | E | 72.96 |
| L86 | S 84°27'03" | E | 28.92 |
| L87 | N 51°34'23" | E | 91.41 |
| L88 | N 36°35'12" | E | 87.96 |
| L89 | N 36°35'12" | E | 87.96 |
| L90 | N 07°02'11" | E | 46.13 |
| L91 | N 29°09'13" | E | 40.44 |
| L92 | N 15°56'29" | W | 36.74 |
| L93 | N 00°10'09" | E | 35.18 |
| L94 | N 73°30'03" | E | 47.10 |
| L95 | N 55°47'18" | E | 51.97 |
| L96 | N 55°47'18" | E | 51.97 |
| L97 | N 82°23'08" | E | 38.43 |
| L98 | N 82°23'08" | E | 38.43 |
| L99 | N 82°03'00" | E | 87.11 |

RECEIVED MAY 26 2022



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|---|--------|--------|--------|
| A | 148.45 | 131.7E | 26.79 |
| B | 57.27 | 22.8E | 100.71 |
| C | 69.04 | 24.4E | 107.34 |
| D | 50.57 | 23.9E | 100.70 |
| E | 53.20 | 21.0E | 31.31 |
| F | 54.29 | 14.7E | 50.00 |
| G | 54.34 | 07.5E | 100.68 |
| H | 50.09 | 33.1E | 100.72 |
| I | 54.71 | 22.6E | 108.69 |
| J | 52.21 | 22.1E | 100.72 |
| K | 53.81 | 02.1E | 100.72 |
| L | 53.81 | 02.1E | 56.70 |
| M | 53.81 | 02.1E | 49.31 |
| N | 53.81 | 02.1E | 18.41 |
| O | 53.81 | 02.1E | |
| P | 53.81 | 02.1E | |

- 2" METAL FENCE POST
- 1/2" IRON PIN FOUND
- ⊕ CONG. MOUNT FOUND
- ⊙ CENTERLINE 15'x20'
- ⊙ ROCK FOUND 15'x20'
- ⊙ PROPERTY SET
- ⊙ BRANCH
- ⊙ 80' SPIKE SET
- ⊙ POINT OF BRANCH
- ⊙ CHAIN LINK FENCE

ANGULAR AND LINEAR MEASUREMENTS
CORRECTED BY MATHS & PERCENTAGE TOTAL

| | | | |
|----|---------|------------|-------|
| 1 | 1155.23 | 68°41'32"W | 35.00 |
| 2 | 1155.23 | 68°41'32"W | 57.16 |
| 3 | 1155.23 | 68°41'32"W | 38.22 |
| 4 | 1155.23 | 68°41'32"W | 21.27 |
| 5 | 1155.23 | 68°41'32"W | 34.78 |
| 6 | 1155.23 | 68°41'32"W | 53.29 |
| 7 | 1155.23 | 68°41'32"W | 66.14 |
| 8 | 1155.23 | 68°41'32"W | 51.31 |
| 9 | 1155.23 | 68°41'32"W | 29.21 |
| 10 | 1155.23 | 68°41'32"W | 25.33 |
| 11 | 1155.23 | 68°41'32"W | 72.56 |
| 12 | 1155.23 | 68°41'32"W | 35.48 |
| 13 | 1155.23 | 68°41'32"W | 40.66 |
| 14 | 1155.23 | 68°41'32"W | 50.67 |
| 15 | 1155.23 | 68°41'32"W | 31.59 |
| 16 | 1155.23 | 68°41'32"W | 30.00 |



GEORGIA PUTNAM COUNTY
CLERK OF SUPERIOR COURT
FILED & RECORDED
DATE 5-21-01
SLIP 4-10710
PAGE 15
RECORDED BY
COUNTY CLERK

ROBERT A. MARSHALL
CLERK OF SUPERIOR COURT
101 WILSON ROAD
PUTNAM COUNTY, GA 30086
706-484-7751

PUTNAM COUNTY BUILDING & ZONING

PLAT OF PROPERTY OF
WARREN M. MARSHALL SR. &
CLIFFORD O. MARSHALL JR.
LOCATED
PUTNAM COUNTY GEORGIA
BMD 306
SCALE: 1" = 200'
DATE: 05-03-01

THIS PROPERTY IS NOT
LOCATED IN A FEDERAL
FLOOD ZONE.

Letter of Intent

Date: 5/26/2022

To: Ms. Lisa Jackson
Putnam County Planning and Zoning

RE: Approximately 76 acres, located at 368 Harmony Road, Map 072 Parcel 015 (hereinafter "Property")

The purpose of this letter is to outline the terms and conditions under which **Rocker Construction, Inc.** intends to install a private skeet and trap range on the Property.

Attached hereto, you will find a satellite photograph showing the parcel boundaries as shown by the Putnam County Tax Assessor's office. The two red boxes are the approximate locations of the proposed skeet and trap ranges as depicted on the attached layout plans.

The ranges are **NOT** being installed as a for-profit operation.

Rocker Construction, Inc. is also willing to use these facilities in a way as to not disturb both church and funeral services at the Harmony Baptist Church. For this reason, we will gladly not use the facilities before 1pm on Sundays, and will refrain from use during funeral services if given prior notice by the church.

It is anticipated that lights will be installed on the ranges for use during dark hours in the fall and winter.

By: 

Walter C. Rocker III
Vice President
Rocker Construction, Inc.

DOC# 001628
FILED IN OFFICE
03/17/2005 01:15 PM
BK:495 PG:77-78
SHEILA LAYSON
CLERK OF SUPERIOR
COURT
Putnam Co Clerk of Court
-Sheila Layson
REAL ESTATE TRANSFER TAX
PAID: \$300.30
PT-61-117-2005-000582

RECEIVED

MAR 17 2005

10:25 AM/PM

Return to: Huskins Law Firm LLP, 114 1/2 West Marlon Street, P.O. Box 3368, Eatonton, Georgia 31024

WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF PUTNAM

This INDENTURE, Made this 16th day of March, in the Year of Our Lord Two Thousand Five (2005) between TONYA L. GORDON of the State of Georgia and County of Greene of the First Part, and ROCKER CONSTRUCTION, INC. of the State of Georgia and County of Putnam of the Second Part,

WITNESSETH: That the said party of the First Part, for and in consideration of the sum of THREE HUNDRED THOUSAND THREE HUNDRED AND 00/100 (\$300,300.00) DOLLARS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the Second Part, their heirs and assigns,

All that tract or parcel of land lying and being in Land Lot 170, 4th Land District, 306th G.M.D., Putnam County, Georgia. Being described as 58.221 acres, more or less, according to a plat prepared by Robert H. Harwell, R.L.S. No. 1683, dated May 3, 2001, and recorded in Plat Cabinet D, Plat Book 27, Slide 16, Page 45, Clerk's Office, Putnam County Superior Court. Said plat is made a part of this description by reference herein.

PRIOR DEED REFERENCE: This is the same property conveyed by Warranty Deed from Jack Smith, Jr. to Tonya L. Gordon dated October 12, 2003, as recorded in Deed Book 438, Page 567, said Clerk's Office.

LESS AND EXCEPT: All that certain tract or parcel of land lying and being in Land Lot 170, 4th District, 306 G.M.D., Putnam County, Georgia, containing 12.0 acres, more or less, and having such shape, courses, metes and distances as will more fully appear by reference to that certain plat of survey for Ed Blume prepared by Robert H. Harwell, Registered Surveyor Number 1683 dated February 13, 2004, and recorded in Plat Cabinet D, Slide 62, Page 209, in the Office of the Clerk of the Superior Court of Putnam County, Georgia, which said plat and the record thereof are hereby incorporated herein and made a part hereof by reference. This is a portion of the same land conveyed by Jack Smith, Jr. to Tonya L. Gordon by deed dated October 12, 2003, recorded in Deed Book 438, Page 567, said Clerk's Office.

Huskins Law Firm, LLP
Attorneys at Law
P.O. Box 3368
Eatonton, GA 31024
706/485-2411

~~THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.~~

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 party of the Second Part, its heirs and assigns, forever, in Fee Simple.

RECEIVED MAY 26 2005 *ku*

AND THE SAID party of the First Part, for her heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the Second Part, its heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the First Part has hereunto set her hand and seal, the day and year above written.

Signed, sealed and delivered in presence of:

Alisa Lane
Witness

Tonya L. Gordon
Tonya L. Gordon

Brandy E. Huskins
Notary Public



RECEIVED

APR - 5 2005

4:20 AM (PW)

DOC# 002030
FILED IN OFFICE
04/06/2005 11:12 AM
BK:497 PG:122-123
SHEILA LAYSON
CLERK OF SUPERIOR
COURT
Putnam Co Clerk of Court
REAL ESTATE TRANSFER TAX
PAID: \$116.60
PT 61 117-2005-000721

Return to: Huskins Law Firm LLP, 114 1/2 West Marion Street, P.O. Box 3368, Eatonton, Georgia 31024

WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF PUTNAM

This INDENTURE, Made this 3rd day of March, in the Year of Our Lord Two Thousand Five (2005) between LINDA TUGGLE LYNCH and ANNE TUGGLE MORRIS of the State of Georgia and County of Morgan of the First Part, and ROCKER CONSTRUCTION, INC. of the State of Georgia and County of Putnam of the Second Part,

WITNESSETH: That the said party of the First Part, for and in consideration of the sum of ONE HUNDRED SIXTEEN THOUSAND FIVE HUNDRED FIFTY AND 00/100 (\$116,550.00) DOLLARS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the Second Part, their heirs and assigns,

All that tract or parcel of land lying and being in the 4th Land District, 306th G.M. District, Putnam County, Georgia, and being more particularly described as Parcel "E", containing 31.50 acres, more or less, according to a plat prepared by James E. Smith, Jr., Registered Land Surveyor No. 1895, dated August 31, 1998, and recorded in Plat Cabinet D, Slide 7, Plat Book 26, Page 160, Clerk's Office, Putnam County Superior Court. Said plat is made a part of this description by reference herein.

PRIOR DEED REFERENCE: This is the same property described as Tract 4 and conveyed by Administrator's Deed of Assent Pursuant to Court Order of Putnam County Probate Court from the Estate of Anna Lora Marshall Tuggie to Linda Tuggie Lynch and Anne Tuggie Morris dated October 25, 2000, as recorded in Deed Book 320, Page 348-49, said Clerk's Office.

Huskins Law Firm, LLP
Attorneys at Law
P O Box 3368
Eatonton, GA 31024
706/485-2411

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THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

It is expressly covenanted however, that this conveyance is made subject to the following covenants and conditions which will run with the land, namely: No mobile homes of any description shall be placed on said property. No chicken houses or other noxious or offensive structure or activity shall be carried on or placed upon said parcel.

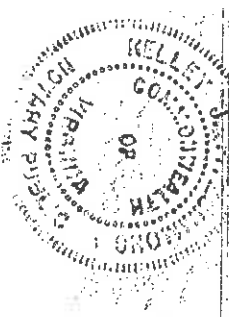
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of the said party of the Second Part, its heirs and assigns, forever, in Fee Simple.

AND THE SAID party of the First Part, for her heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the Second Part, its heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the First Part has hereunto set her hand and seal, the day and year above written.

Signed, sealed and delivered in presence of:

SEAL AFFIXED



Jessie Sue Snaceo
Witness

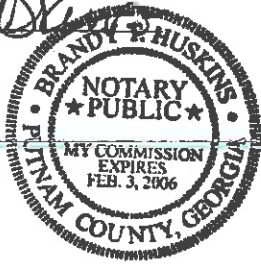
Linda Tuggle Lynch
Linda Tuggle Lynch

Kelley J. Huginimus
Notary Public my commission expires 12-31-08

Dixie H. Turk
Witness

Anne Tuggle Morris
Anne Tuggle Morris

Brandy J. Huskins
Notary Public



RECEIVED MAY 26 2022



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 request or, 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 prior to the application deadline. **Partial applications will not be accepted.**

1. Payment of appropriate fee (please make checks payable to Putnam County Planning & Development)
2. Recorded plat of property. If no plat has been recorded, a copy of the recorded deed may be submitted in lieu of the plat.
3. Concept plan or site plan drawn to scale.
4. Written description of your request in letter format, addressed to Putnam County Planning & Development. All required criteria (attached) must be addressed in the written description.

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: [Signature] Date: 5/26/22

I swear that I am the owner of the property listed above. I authorize _____ (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.

[Signature]
Owner signature


 Notary Public
 Sworn and subscribed before me this
26 day of May 2022.

RECEIVED MAY 26 2022 ku



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.

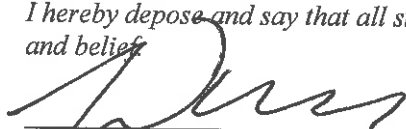
If the business of the applicant or owner, or the applicant or owner individually, have made contributions or gifts having a total value of over \$250 or more to any elected official in Putnam County within two (2) years preceding the date of this application, the following must be completed:

| Name of Recipient | Date | Contribution Amount | Description of Gift | Value of Gift |
|-------------------|------|---------------------|---------------------|---------------|
| | | | | |
| | | | | |
| | | | | |
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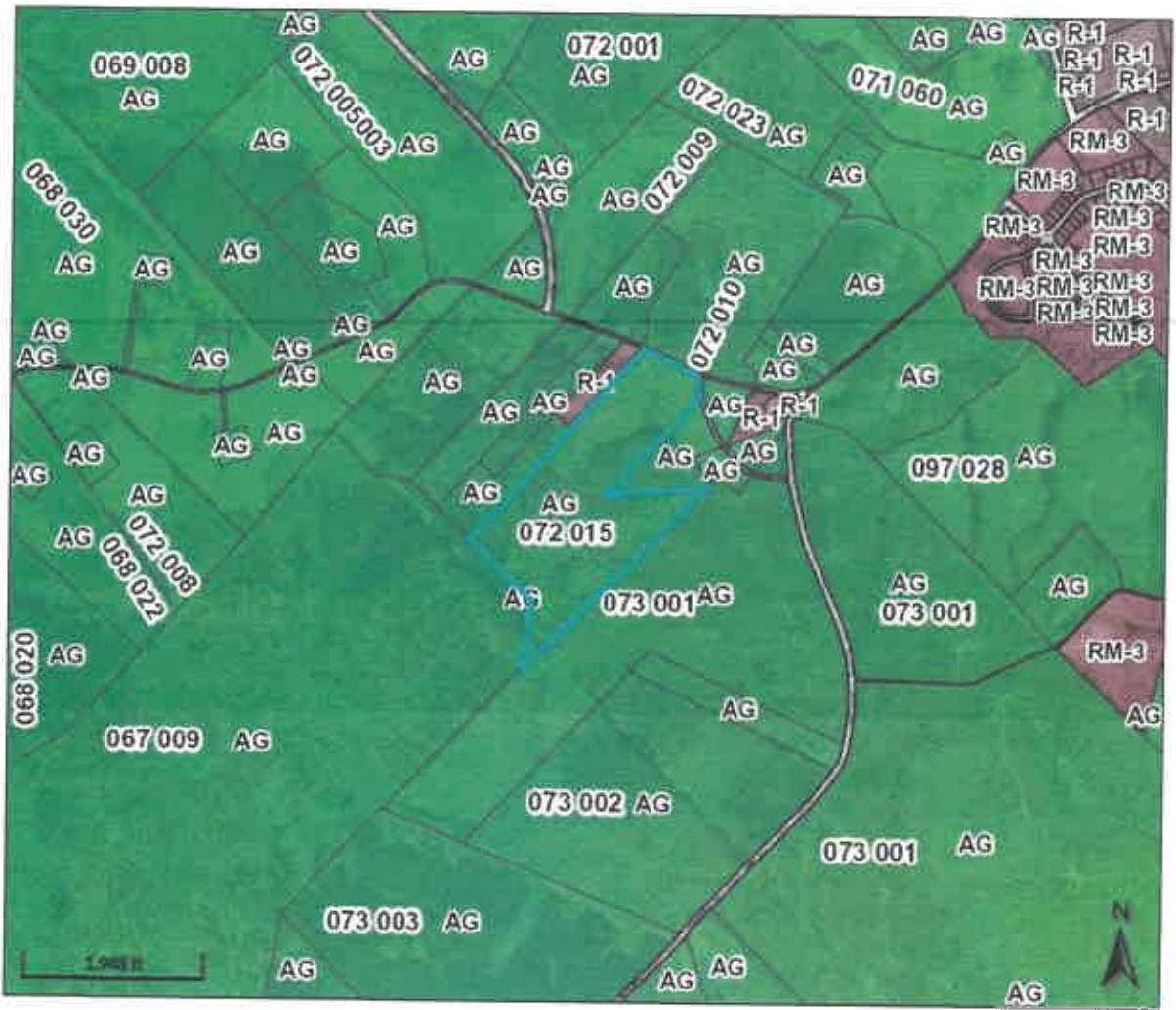
Name of Business: Rocker Construction, Inc.

Business Ownership Interest: 100% Property Ownership Interest: 100%

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


Owner or Applicant Signature


Sworn and subscribed before me this
26 day of May, 2022.



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**
- Flood Map**
- A - 100 Year Flood Area - Areas of 1%

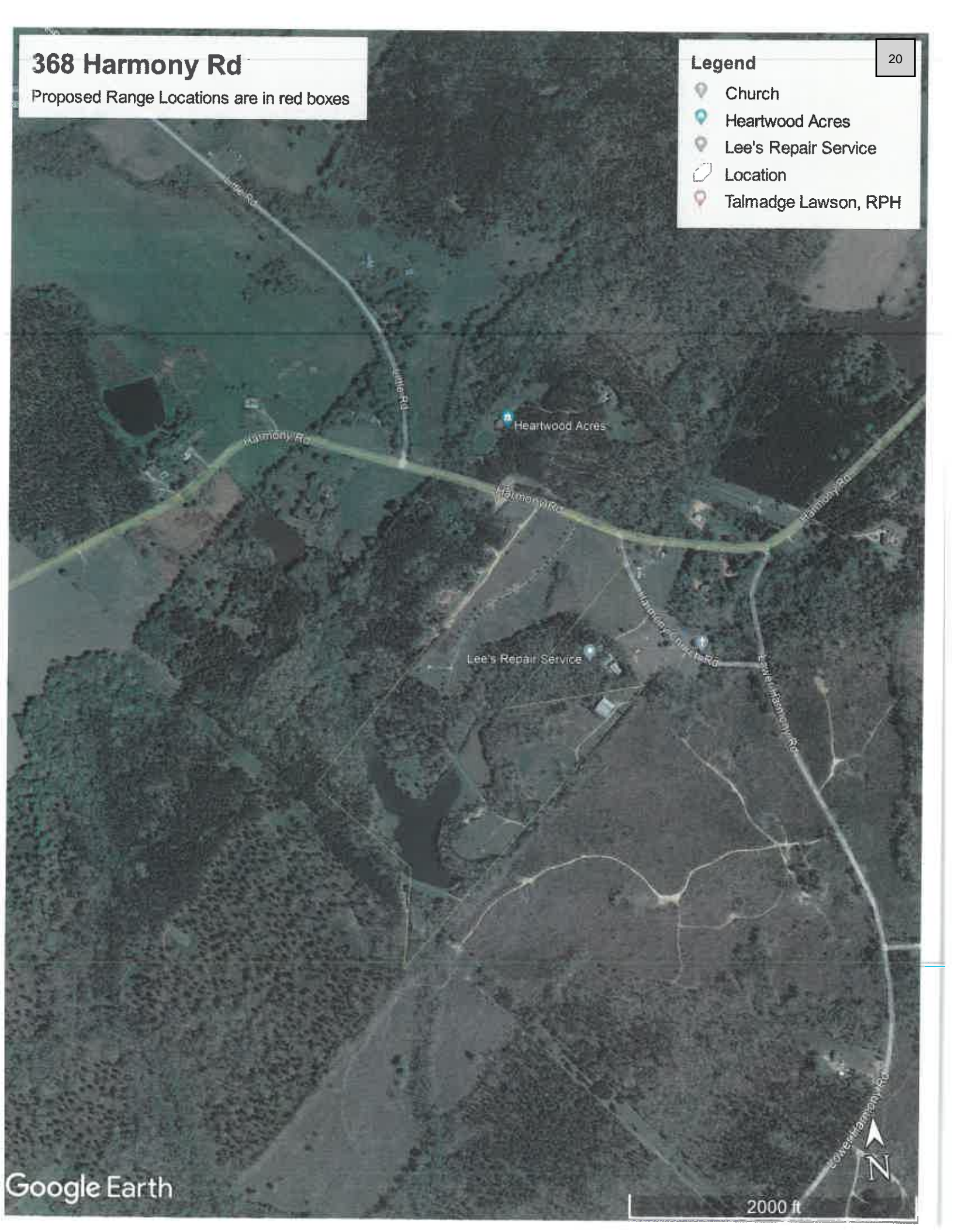
368 Harmony Rd

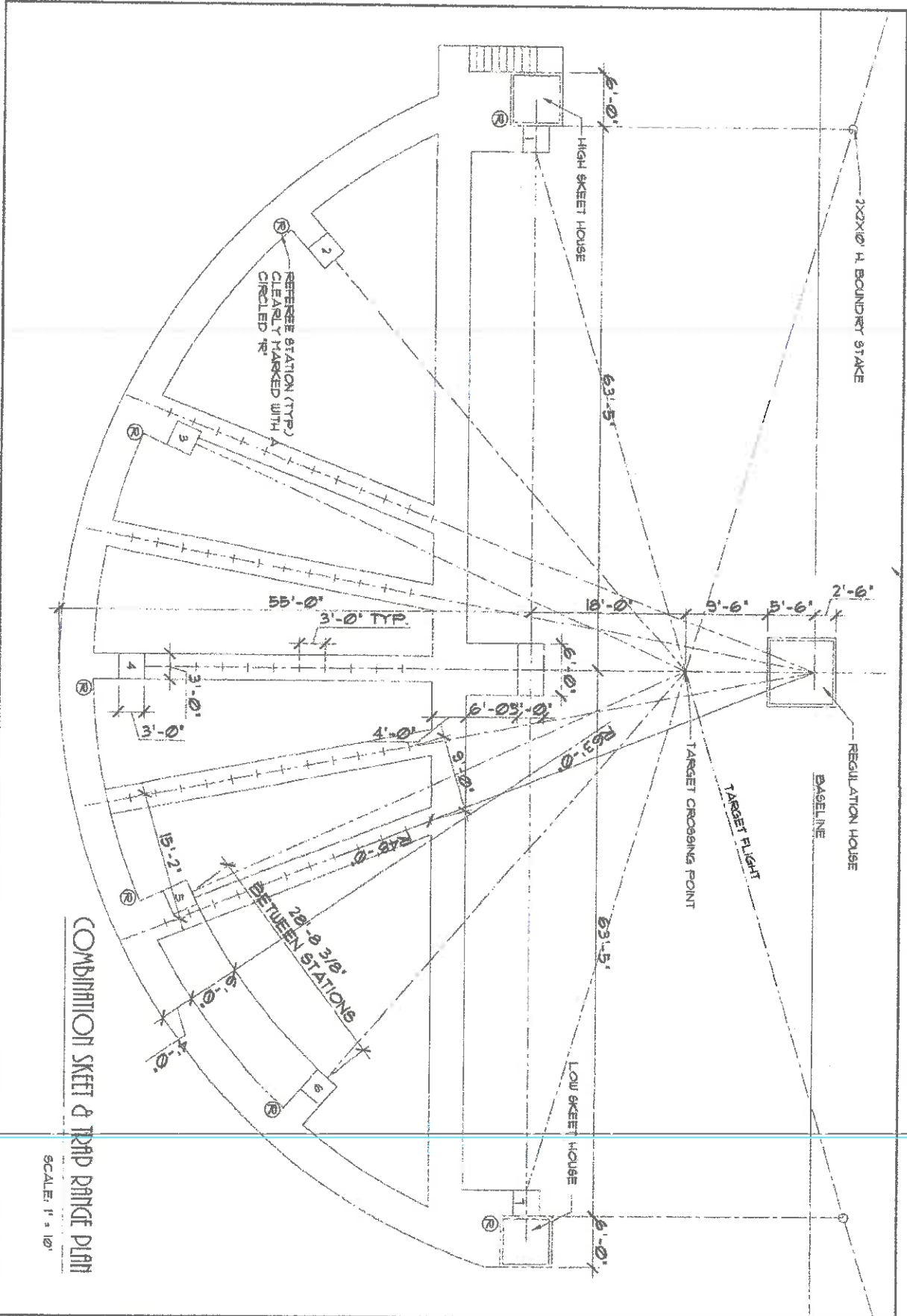
Proposed Range Locations are in red boxes

Legend

20

-  Church
-  Heartwood Acres
-  Lee's Repair Service
-  Location
-  Talmadge Lawson, RPH



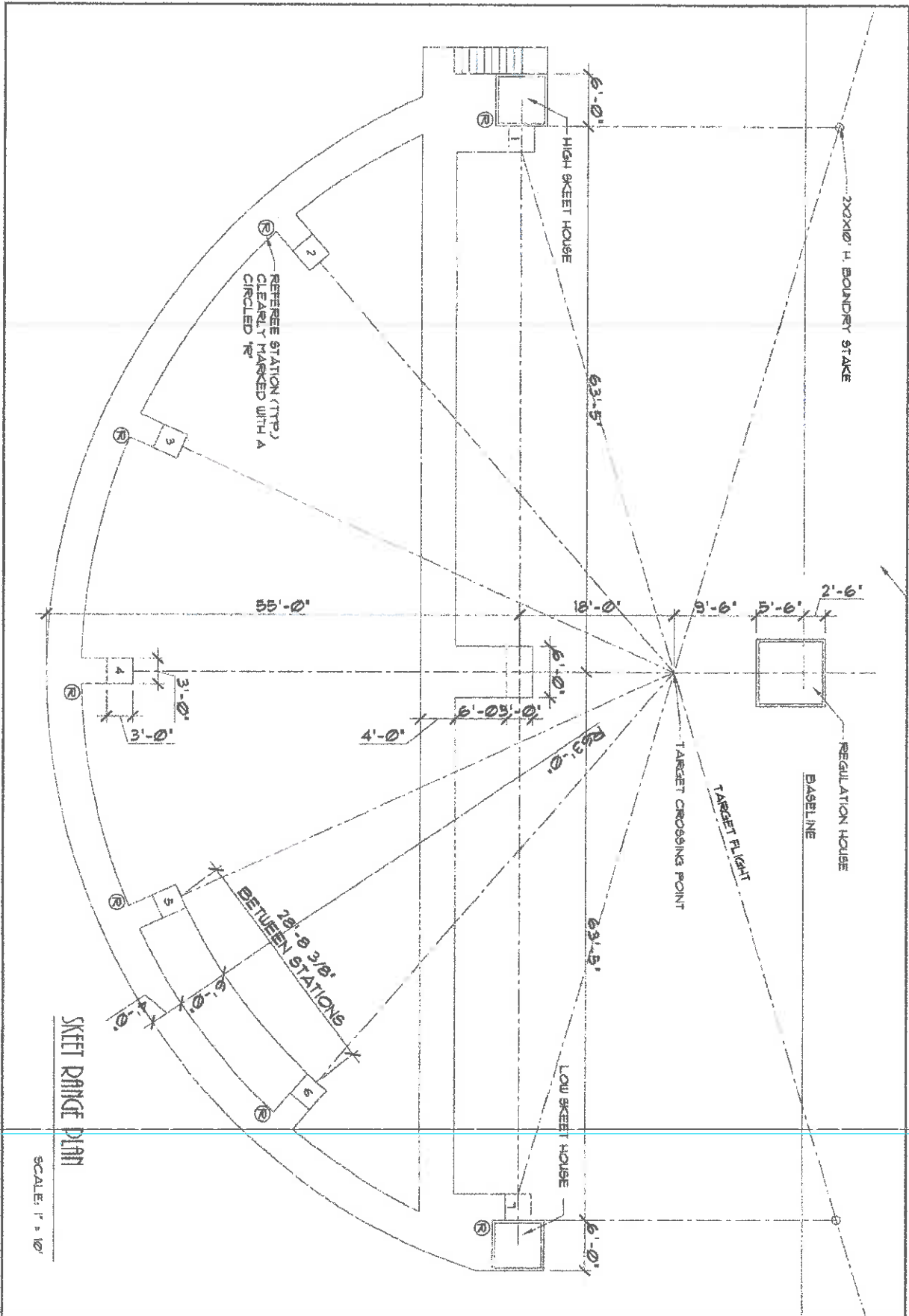


COMBINATION SKEET & TRAP RANGE PLAN

SCALE: 1" = 10'

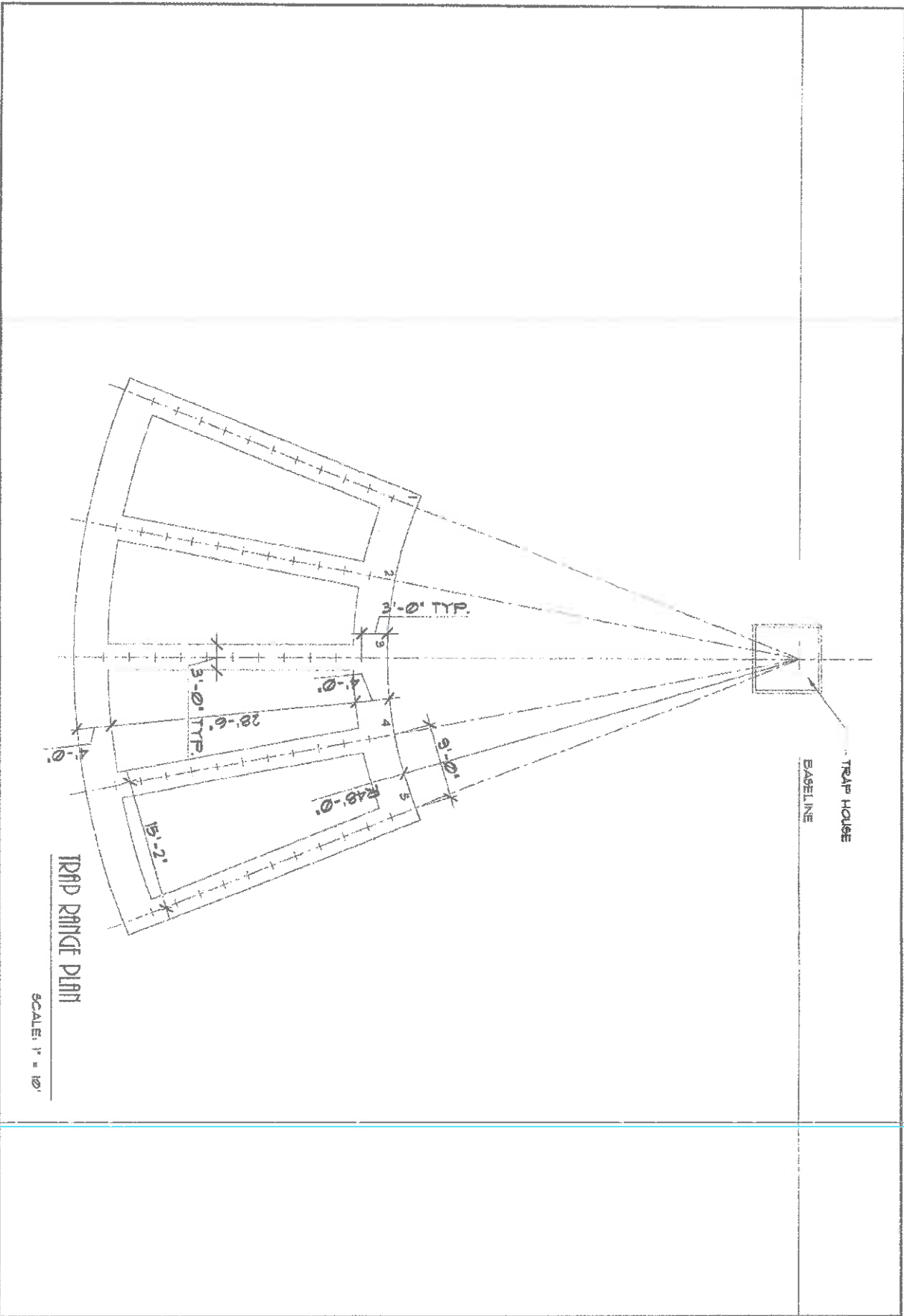
| | | | |
|-------------------------------|--|---|--|
| <p>A24 Sheet 24 of 35</p> | <p>NRA NATIONAL RIFLE ASSOCIATION 11350 WAPLE MILL ROAD FAIRFAX, VIRGINIA 22030</p> | <p>SCHEMATIC RANGE DRAWINGS FOR THE NRA RANGE SOURCE BOOK DRAWN BY: BRASSER & DRIGOT ARCHITECTS, P.A.</p> | <p>COMBINATION SKEET & TRAP RANGE PLAN</p> |
|-------------------------------|--|---|--|

1

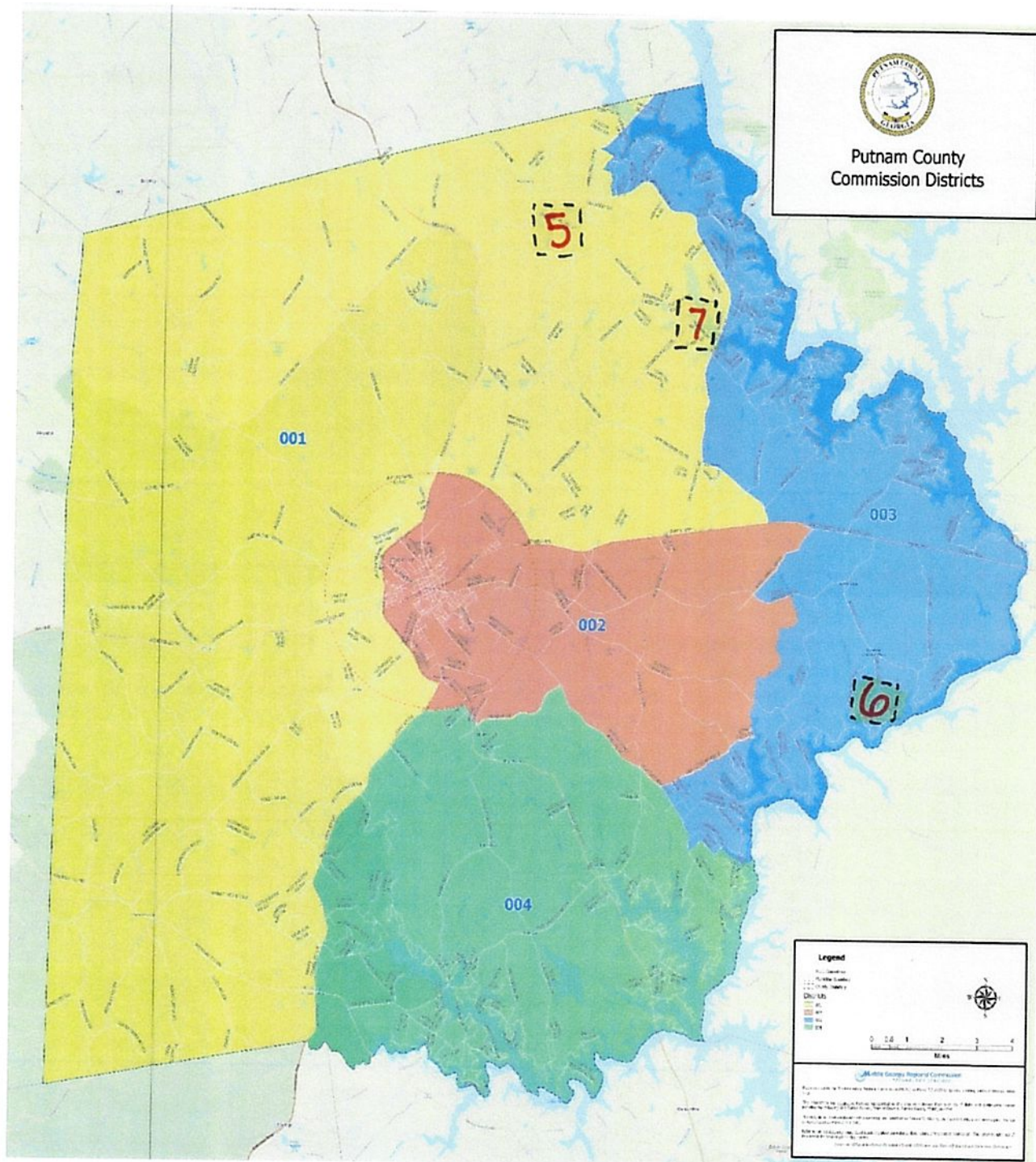


| | | | |
|-------------------------------|---|--|-------------------------|
| <p>A22 Sheet 22 of 35</p> | <p>NRA NATIONAL RIFLE ASSOCIATION 11250 WAPLES MILL ROAD FAIRFAX, VIRGINIA 22030</p> | <p>SCHEMATIC RANGE DRAWINGS FOR THE NRA RANGE SOURCE BOOK DRAFTED BY: BRANSEUR & DROMET ARCHITECTS, P.A.</p> | <p>SKEET RANGE PLAN</p> |
|-------------------------------|---|--|-------------------------|

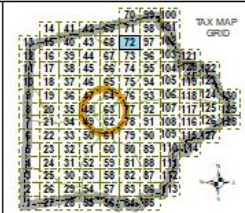
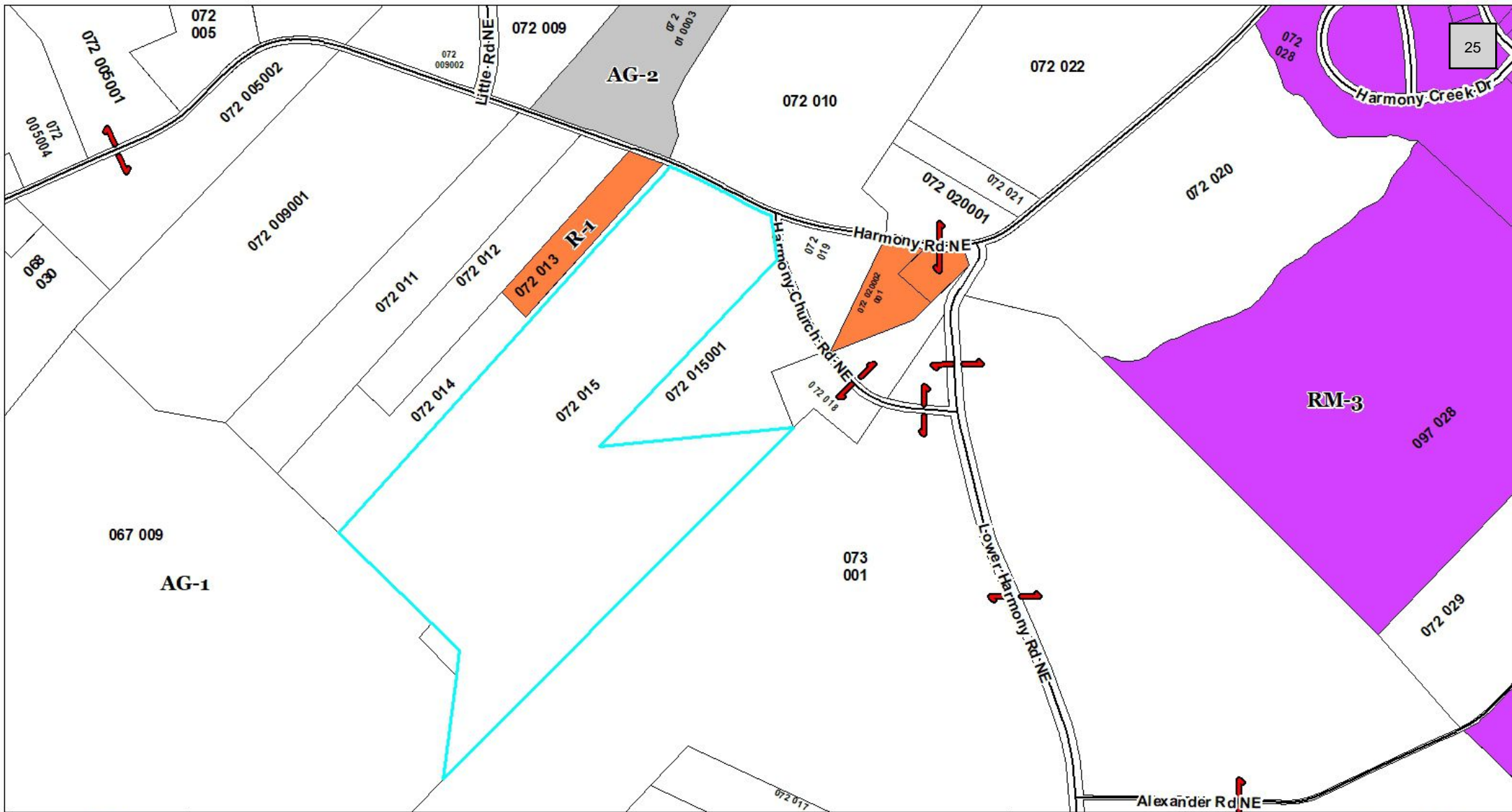
2



| | | | |
|-----------------------------|---|--|------------------------|
| <p>A23 Sheet 2 of 3</p> | <p>NRA NATIONAL RIFLE ASSOCIATION 11200 WARLES HILL ROAD FAIRFAX, VIRGINIA 22030</p> | <p>SCHEMATIC RANGE DRAWINGS FOR THE NRA RANGE SOURCE BOOK DRAFTED BY: NPASSELT & DRINKA ARCHITECTS, P.A.</p> | <p>TRAP RANGE PLAN</p> |
|-----------------------------|---|--|------------------------|



- 5. Request by **Rocker Construction, Inc.** for conditional use at 368 Harmony Road. [Map 072, Parcel 015, District 1]. *
- 6. Request by **William & Barbara Vargo** to rezone 10.60 acres at 230 Quesenberry Drive from R-1 to AG. [Map 115B, Parcel 080,081,082,083, District 3]. *
- 7. Request by **JPC Design and Const. LLC, agent for William B. Jones** to rezone 0.94 acres at 114 Briarpatch Road from R-2 to C-1. [Map 096B, Parcel 063, District 1]. *



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

GEOGRAPHIC FEATURE LEGEND

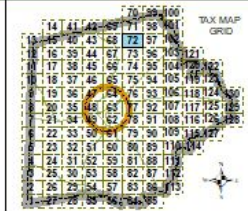
| Zoning | |
|------------------|------------|
| Overlay District | AG-2 |
| No Code | C-1 |
| AG-1 | C-1 CITY |
| AG-1 CITY | C-2 |
| IND-2 CITY | I-M |
| MHP | IND-1 CITY |
| IND-2 | PUBLIC |
| PUBLIC CITY | R - 4 CITY |
| R - 1 CITY | R-1 |
| R - 2 CITY | R - 2 CITY |
| R - 3 CITY | R-2 |
| R - 4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

LMGRC
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 072

MAP SCALE: 1" = 500' SCALE RATIO: 1:5,000 DATE: JUNE 2022



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 | | | |
| | Mixed Use | | |

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 072

MAP SCALE: 1" = 500' SCALE RATIO: 1:6,000 DATE: JUNE 2022



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, July 07, 2022, ♦ 6:30 PM

Putnam County Administration Building – Room 203

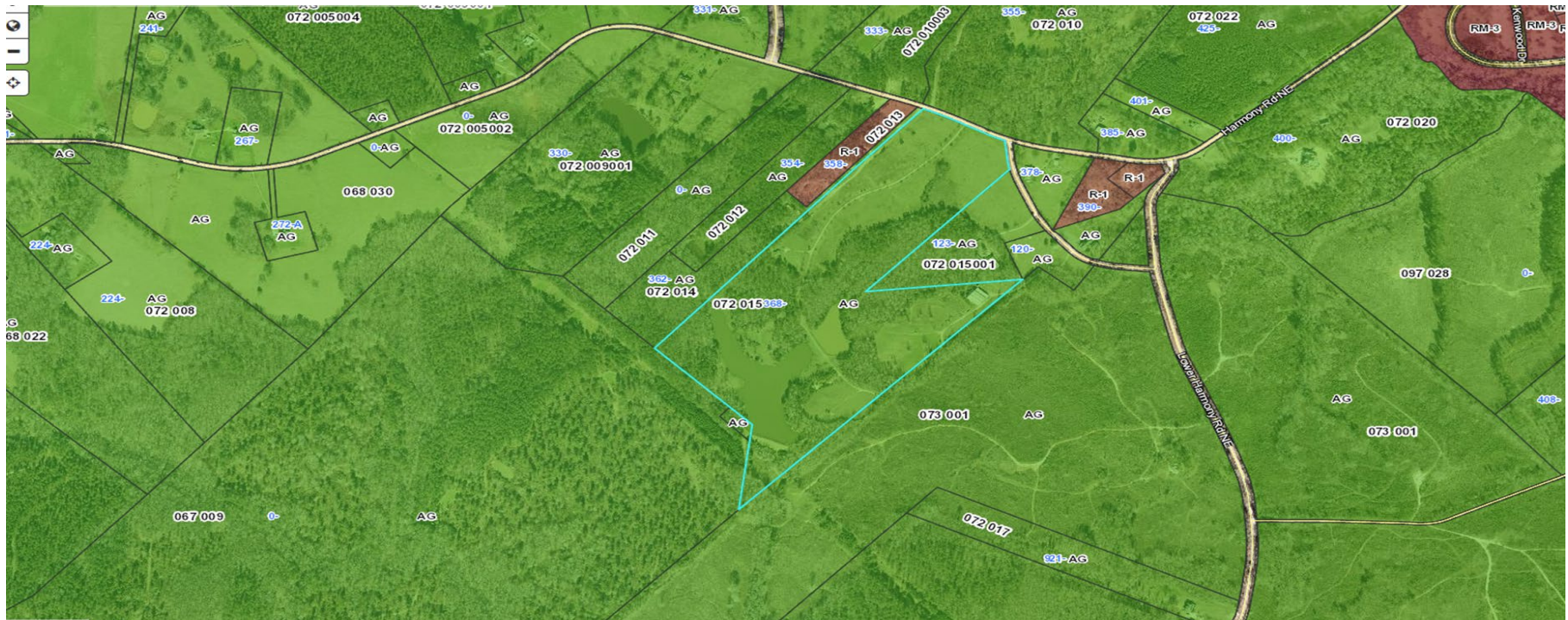
TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/7/2022

Requests

- Request by **Rocker Construction, Inc.** for conditional use at 368 Harmony Road. [Map 072, Parcel 015, District 1]. * **The applicant is requesting to withdraw without prejudice.**



Staff recommendation is for approval to withdraw without prejudice at 368 Harmony Road [Map 072, Part of Parcel 015, District 1].

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 July 19, 2022, 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.

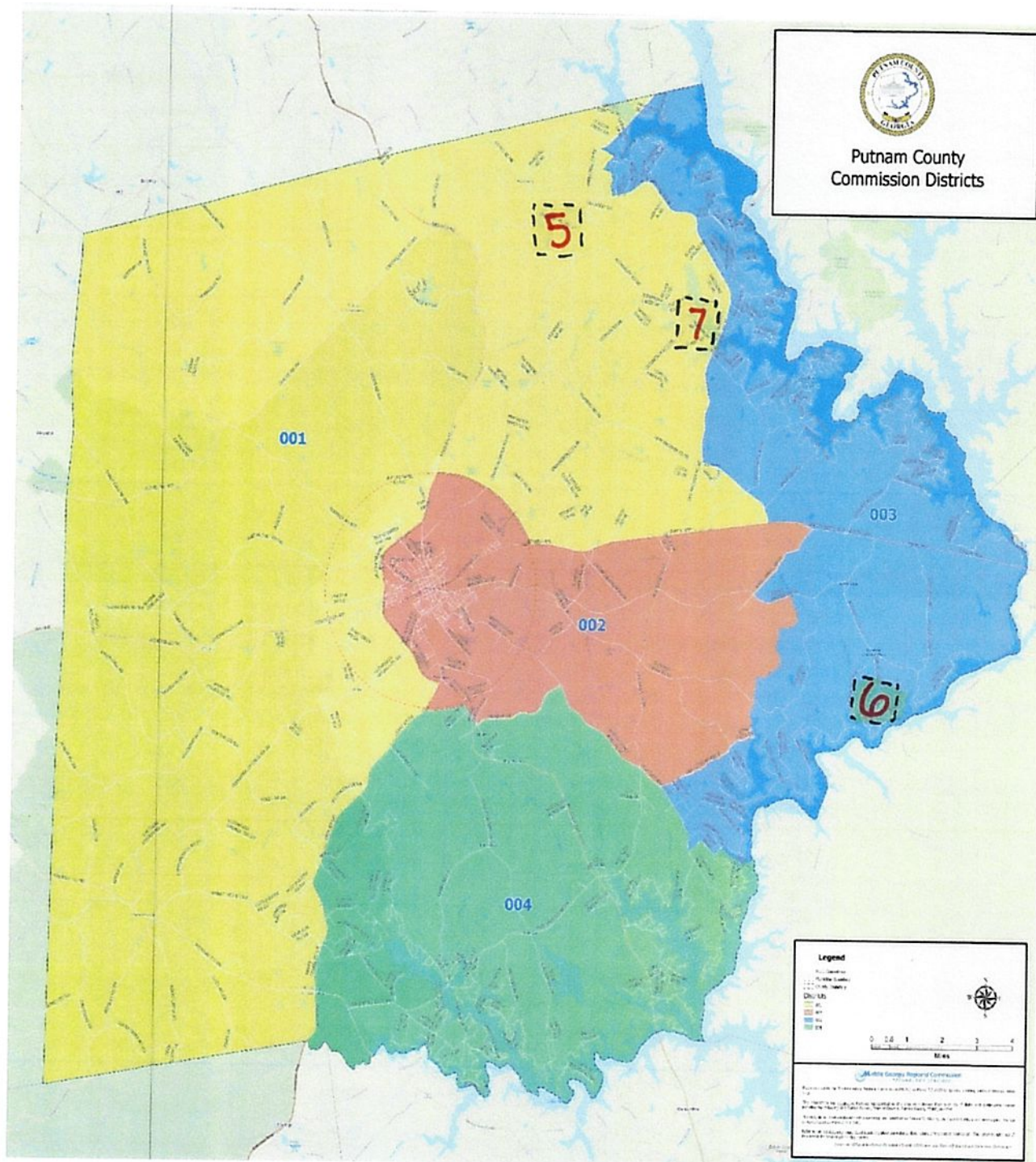
The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits.

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 **William & Barbara Vargo** to rezone 10.60 acres at 230 Quesenberry Drive from R-1 to AG. [Map 115B, Parcel 080,081,082,083, District 3].*



- 5. Request by **Rocker Construction, Inc.** for conditional use at 368 Harmony Road. [Map 072, Parcel 015, District 1]. *
- 6. Request by **William & Barbara Vargo** to rezone 10.60 acres at 230 Quesenberry Drive from R-1 to AG. [Map 115B, Parcel 080,081,082,083, District 3]. *
- 7. Request by **JPC Design and Const. LLC, agent for William B. Jones** to rezone 0.94 acres at 114 Briarpatch Road from R-2 to C-1. [Map 096B, Parcel 063, District 1]. *



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

APPLICATION NO. Plan 2022-01087 DATE: 5-12-22

MAP _____ PARCEL 1158080 ZONING DISTRICT R-1
081
082
083

1. Owner Name: William Vargo and Barbara Vargo

2. Applicant Name (If different from above): _____

3. Mailing Address: 860 Harmony Rd Eatonton, Ga 31024

4. Email Address: doublebfarms@live.com

5. Phone: (home) 706-817-9763 (office) _____ (cell) 706-817-0250

6. The location of the subject property, including street number, if any: 230 Quesenberry dr.
~~and adjoining 3 lots~~ 10.60 Acres

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

8. The proposed zoning district desired: AG 1

9. The purpose of this rezoning is (Attach Letter of Intent)
To Return parcel back to AG zoning for ag purposes
Raise chickens for personal use, ducks, goats possibly a horse, garden

10. Present use of property: R-1 Desired use of property: AG 1

11. Existing zoning district classification of the property and adjacent properties:

Existing:
North: AG 1 South: R-1 East: R-1 West: Lake Sinclair (R1)

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 - wooded partial R-1 current

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.

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PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

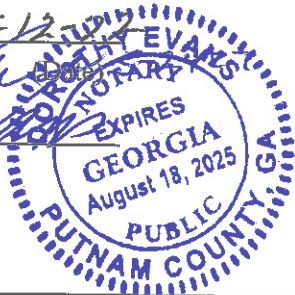
Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

- 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.


Will Vago 5-12-22
 Signature (Property Owner) _____

 Notary Public



Will Vago 5-12-22
 Signature (Applicant) _____

 Notary Public



| Office Use | |
|--|---|
| Paid: \$ <u>275.00</u> (cash) _____ (check) <u>509</u> (credit card) _____ | Receipt No. _____ Date Paid: <u>5-24-22</u> |
| Date Application Received: <u>5-23-22</u> | |
| Reviewed for completeness by: <u>CJA</u> | |
| Date of BOC hearing: <u>7-19-22</u> | Date submitted to newspaper: <u>6-13-22</u> |
| Date sign posted on property: _____ | Picture attached: yes _____ no _____ |

Letter of Intent

William & Barbara A Vargo

860 Harmony Rd

Eatonton, GA 31024

Putnam County Planning & Development

Director Lisa Jackson

117 Putnam Drive

Eatonton, Ga 31024

Dear Putnam County Planning & Development.

We own the property located at 230 Quesenberry Drive Eatonton, GA - 10.60 Acres and plan to build our retirement home there. We would like to turn this from R-1 to AG-1 to be able to raise chickens for personal use.- ducks, goats and a garden for canning use. We will be using this for farming purposes.

We have lived on a farm all our lives and would like to continue living on the farm.

Sincerely

William Vargo Barbara Vargo
William & Barbara Vargo

**WARRANTY DEED AS JOINT TENANTS
WITH RIGHTS OF SURVIVORSHIP**

**PUTNAM
GEORGIA,**

THIS INDENTURE, Made this 24th day of May 2021, by and between **ADAM B. LANCASTER**, of Putnam County, Georgia, as Party of the First Part, and **WILLIAM VARGO AND BARBARA A. VARGO**, Husband and Wife, both of Putnam County, Georgia, as Parties of the Second Part;

WITNESSETH: That the said Party the First Part, for and in consideration of the sum of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS**, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Parties of the Second Part, as joint tenants with right of survivorship, for and during their lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property, to-wit:

All those tracts or parcels of land lying and being in the 307th GMD of Putnam County, Georgia being shown and distinguished as Lot 1 and Lot 2 of Quesenberry Cove Subdivision on the plat of survey prepared by Walker McKnight Surveyors, Inc. dated November, 1986 recorded in Plat Book 14, Page 41, Clerk's Office, Putnam County Superior Court. Said Lot 1 and Lot 2 of Quesenberry Cove Subdivision have the metes, bounds, courses, distances and dimensions as shown on said plat. Together with a non-exclusive easement for ingress and egress on, along and across a strip of land 80 feet wide, containing 12.42 acres, according to a plat of survey recorded in Plat Book 11, Page 145, Clerk's Office, Putnam County Superior Court. Said Lot 1 is the same property conveyed to Kenneth T. Swicegood and Rita M. Swicegood as joint tenants with right of survivorship by deed dated March 29, 1988, recorded in Deed Book 7H, Page 57, Clerk's Office, Putnam County Superior Court. Said Lot 2 is the same property conveyed to Kenneth T. Swicegood and Rita M. Swicegood as joint tenants with right of survivorship by deed dated February 20, 1989, recorded in Deed Book 7-O, Page 820, Clerk's Office, Putnam County Superior Court. And said deeds and plat are specifically incorporated herein by reference for a more complete and accurate description of the property conveyed.

This property is sold subject to:

1. All ad valorem taxes for 2021 and subsequent years;
2. All zoning ordinances of Morgan County;
3. All easements for roads and utilities;
4. All matters shown on the above described plat of survey.

~~TO HAVE AND TO HOLD the said tract or parcel of land, and said improvements, 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 Parties of the Second Part, as joint tenants with rights of survivorship for and during their lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and rights of reversion, and to the heirs and assigns of said survivor.~~

AND THE SAID Party of the First Part, for his heirs, administrators, executors, successors and assigns, will warrant and forever defend the right and title to the above described property, unto the said Parties of the Second Part, as hereinabove provided, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set his hand and seal, the day and year first above written.

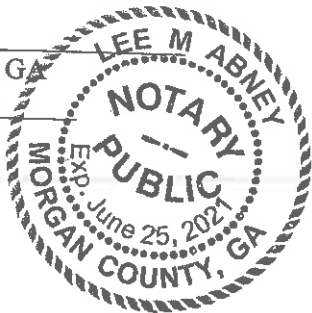
Signed, sealed and delivered the date first above written in the presence of:

GRANTOR:

Jeannette Bomer
Unofficial witness

Adam B. Lancaster (SEAL)
ADAM B. LANCASTER

Lee M. Abney
Notary Public, Morgan Co., GA
My commission expires:



After Recording Return To:
McMichael & Gray, P.C.
574 Conyers Road, Suite 100
Loganville, GA 30052

Order No.: LOG-201273-PUR

Property Appraiser's Parcel I.D. Number:
115B080; 115B081

eFiled & eRecorded
DATE: 9/21/2020
TIME: 2:57 PM
DEED BOOK: 01003
PAGE: 00704 - 00705
RECORDING FEES: \$25.00
TRANSFER TAX: \$72.50
PARTICIPANT ID: 7339863107,7067927936
CLERK: Shella H. Perry
Putnam County, GA
PT61: 117-2020-001443

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF WALTON

THIS INDENTURE, made this 1st day of September, 2020, between

Stuart J. Oberman

of the County of , State of Georgia, as party or parties of the first part, hereinafter called Grantor, and
William Vargo and Barbara A. Vargo
as Joint Tenants with Rights of Survivorship and not as Tenants in Common

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 that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations 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,

All that tract or parcel of land lying and being in the 307th G.M.D., Second District of Putnam County, Georgia, being Lots 3 and 4, Queensbury Cove Subdivision, as per plat recorded in Plat Book 14, Page 41, Putnam County Records, which plat is hereby referred to and made a part of this description. Also conveyed herewith is a permanent non-exclusive easement for purposes of ingress and egress along an eighty foot (80') right-of-way containing 12.42 acres which is shown on plat of survey prepared by L.L Lee and Associates, Inc., Surveyors and Engineers and is described on said plat as reserved fee access parcel detail, said plat being recorded in Plat Book 11, Page 145, Putnam County Records, which plat is incorporated herein by reference. This Deed is given subject to the restrictive covenants of Queensberry Cove Subdivision as recorded in Deed Book 6V, Page 470, Putnam County Records, and as amended from time to time.

SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.

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 owning, holding or claiming by, through or under the said Grantor.

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

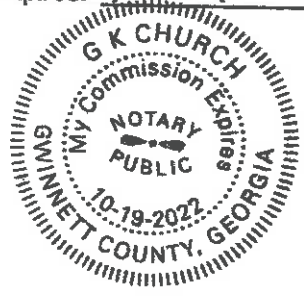
Signed, sealed and delivered in the presence of:

Anthony Laclay
Unofficial Witness

[Signature] (Seal)
Stuart J. Oberman

[Signature]
Notary Public

My Commission Expires: 10-19-22
[Notary Seal]



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

Signed, sealed and delivered in the presence of:

Anthony Lacluz
Unofficial Witness

[Signature] (Seal)
Stuart J. Oberman

[Signature]
Notary Public

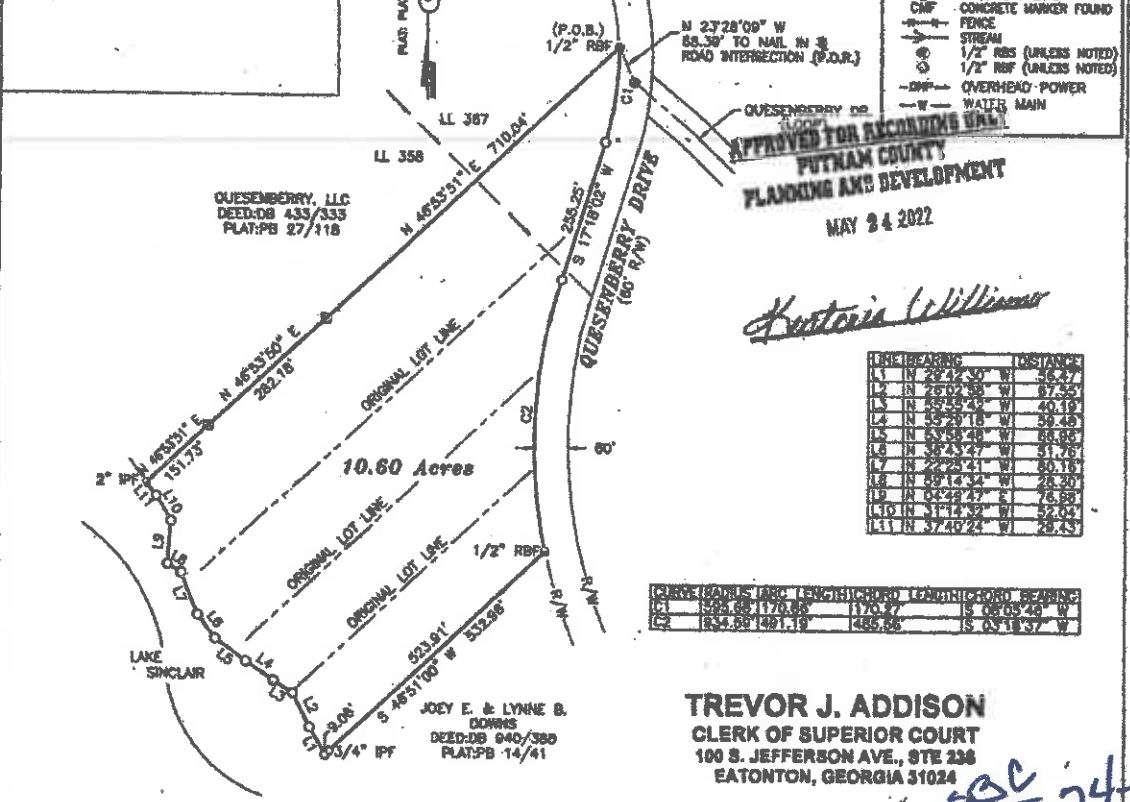
My Commission Expires: 10-19-22
[Notary Seal]



eFiled & eRecorded
 DATE: 5/24/2022
 TIME: 11:45 AM
 PLAT BOOK: 00037
 PAGE: 00272
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 1406127805
 CLERK: Trevor J. Addison
 Putnam County, GA

LEGEND

| | |
|--------|-------------------------|
| R/W | RIGHT OF WAY |
| C | CENTER LINE |
| P | PROPERTY LINE |
| P.O.B. | POINT OF BEGINNING |
| P.O.R. | POINT OF REFERENCE |
| — | REFERENCE LINE |
| IP | IRON PIPE FOUND |
| CMF | CONCRETE MARKER FOUND |
| G.M.D. | GEORGIA MATH DISTRICT |
| RFB | REBAR FOUND |
| RFS | REBAR SET |
| C | COMPUTED POINT |
| LL | LAND LOT LINE |
| CMF | CONCRETE MARKER FOUND |
| — | FENCE |
| — | STREAM |
| — | 1/2" RFB (UNLESS NOTED) |
| — | 1/2" RFB (UNLESS NOTED) |
| — | OVERHEAD POWER |
| — | WATER MAIN |



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 14, PAGE 41.
3. REFERENCES - DEED: DB 1003/704
PLAT: PB 14/41

SURVEYOR'S CERTIFICATION:

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR FOR APPROVAL BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

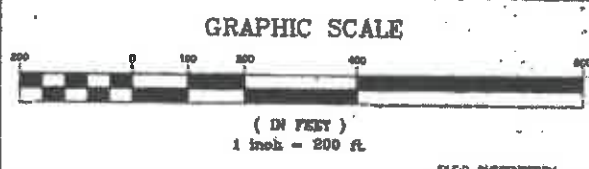
Kirk Freeman
 KIRK FREEMAN GARLS 2982
 05/12/2022
 DATE

SURVEYOR'S:
KIRK FREEMAN, LLC
 LAND SURVEYING
 P.O. BOX 1081
 950 W. THOMAS STREET
 MILLEDGEVILLE, GA 31001
 478-451-2807 478-456-7121



SURVEY OF PROPERTY FOR:
WILLIAM & BARBARA VARGO
 LYING IN LAND LOTS 358 & 368
 3rd LAND DISTRICT
 307th C.M.D.
 PUTNAM COUNTY, GEORGIA

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 23,498 FEET AND AN ANGULAR ERROR OF 00°00'06" 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 308,951 FEET.



DATE SURVEYED 05/10/2022
 DATE DRAWN 05/12/2022
 SCALE 1" = 200'
 EQUIPMENT: TOPCON GTS-300S TOTAL STATION
 KIRK A. FREEMAN NLS #2982
 kirkfreeman@windstream.net

386
05-24-22



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: William Vargo

2. Address: 860 Harmony Rd
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: Will Vargo
Date: 5/12/22

RECEIVED MAY 23 2022

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

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than April 1, 2022 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

LANCASTER ADAM B
 % WILLIAM & BARBARA A VARGO
 860 HARMONY ROAD
 EATONTON, GA 31024

INTERNET TAX BILL

2021 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 |
|----------|-----------------------|------------|----------------|----------------|--------------|---------------|--------------|------------|
| 013161 | 01 LT 1 QUESENBERRY C | 115B 083 | 30000 | 12000 | 0 | 12000 | 22.785 | 273.42 |

Important Messages - Please Read

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

| Local Option Sales Tax Information | |
|---|-------|
| Mills required to produce county budget | |
| Mills reduction due to sales tax rollback | |
| Actual mill rate set by county officials | |
| Tax savings due to sales tax rollback | 24.86 |

| Total of Bills by Tax Type | |
|----------------------------|-------------|
| COUNTY | 92.84 |
| SCHOOL | 178.80 |
| SPEC SERV | 1.98 |
| INTEREST | 8.54 |
| LATE FEES | 69.00 |
| PENALTY | 13.87 |
| PAYMENTS RECEIVED | 364.63- |
| TOTAL DUE | 0.00 |
| DATE DUE | 12/1/2021 |

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

LANCASTER ADAM B
 % WILLIAM & BARBARA A VARGO
 860 HARMONY ROAD
 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 stamp, 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 |
|-----------------|------------|------------------|
| 2021 013161 | 115B 083 | 273.42 |
| DATE DUE | | TOTAL DUE |
| 12/1/2021 | | 0.00 |

INTERNET TAX BILL

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Eatonton, GA 31024-1061
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(706) 485-6376

LANCASTER ADAM B
 % WILLIAM & BARBARA VARGO
 860 HARMONY RD
 EATONTON, GA 31024

INTERNET TAX BILL

2021 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 |
|----------|----------------------|------------|----------------|----------------|--------------|---------------|--------------|------------|
| 013150 | 01 LT 2 QUESENBERRY | 115B 082 | 36000 | 14400 | 0 | 14400 | 22.765 | 328.11 |

Important Messages - Please Read

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Local Option Sales Tax Information

| | |
|---|-------|
| Mills required to produce county budget | |
| Mills reduction due to sales tax rollback | |
| Actual mill rate set by county officials | |
| Tax savings due to sales tax rollback | 24.86 |

Total of Bills by Tax Type

| | |
|-------------------|-------------|
| COUNTY | 111.17 |
| SCHOOL | 214.56 |
| SPEC SERV | 2.38 |
| | |
| | |
| | |
| | |
| | |
| | |
| INTEREST | 10.25 |
| LATE FEES | 69.00 |
| PENALTY | 16.40 |
| PAYMENTS RECEIVED | 423.76- |
| TOTAL DUE | 0.00 |
| DATE DUE | 12/1/2021 |

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

LANCASTER ADAM B
 % WILLIAM & BARBARA VARGO
 860 HARMONY RD
 EATONTON, GA 31024

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- 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 |
|-----------------|------------|------------------|
| 2021 013150 | 115B 082 | 328.11 |
| DATE DUE | | TOTAL DUE |
| 12/1/2021 | | 0.00 |

INTERNET TAX BILL

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Eatonton, GA 31024-1061
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Putnam County Tax Assessor
100 South Jefferson Ave Suite 109
Eatonton, GA 31024-1087
(706) 485-6376

OBERMAN STUART J &
 % WILLIAM & BARBARA A VARGO
 860 HARMONY RD
 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 |
|----------|------------------------------|------------|----------------|----------------|--------------|---------------|--------------|------------|
| 016955 | 01 LT 3 QUESENBERRY CV | 115B 081 | 66000 | 26400 | 0 | 26400 | 24.228 | 639.62 |

Important Messages - Please Read

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

Local Option Sales Tax Information

| | |
|---|-------|
| Mills required to produce county budget | |
| Mills reduction due to sales tax rollback | |
| Actual mill rate set by county officials | |
| Tax savings due to sales tax rollback | 24.86 |

Total of Bills by Tax Type

| | |
|-------------------|------------------|
| COUNTY | 213.26 |
| SCHOOL | 416.38 |
| SPEC SERV | 9.98 |
| INTEREST | 54.09 |
| LATE FEES | 234.00 |
| PENALTY | 127.92 |
| PAYMENTS RECEIVED | 1,055.63- |
| TOTAL DUE | 0.00 |
| DATE DUE | 12/1/2020 |

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

OBERMAN STUART J &
 % WILLIAM & BARBARA A VARGO
 860 HARMONY RD
 EATONTON, GA 31024

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Putnam County Tax Commissioner
100 South Jefferson Ave Suite 207
Eatonton, GA 31024-1081
(706) 485-5441

| Bill Number | Map Number | Tax Amount |
|-----------------|------------|------------------|
| 2020 016955 | 115B 081 | 639.62 |
| DATE DUE | | TOTAL DUE |
| 12/1/2020 | | 0.00 |

INTERNET TAX BILL

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

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INTERNET TAX BILL

**OBERMAN STUART J &
 % WILLIAM & BARBARA A VARGO**
 860 HARMONY RD
 EATONTON, GA 31024

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 |
|----------|------------------------------|------------|----------------|----------------|--------------|---------------|--------------|------------|
| 016954 | 01 LT 4 QUESENBERRY CV | 115B 080 | 68000 | 26400 | 0 | 26400 | 24.228 | 639.62 |

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|---|-------|
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| Mills reduction due to sales tax rollback | |
| Actual mill rate set by county officials | |
| Tax savings due to sales tax rollback | 24.86 |

| Total of Bills by Tax Type | |
|----------------------------|------------------|
| COUNTY | 213.26 |
| SCHOOL | 416.38 |
| SPEC SERV | 9.98 |
| INTEREST | 54.09 |
| LATE FEES | 234.00 |
| PENALTY | 127.92 |
| PAYMENTS RECEIVED | 1,055.63- |
| TOTAL DUE | 0.00 |
| DATE DUE | 12/1/2020 |

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

**OBERMAN STUART J &
 % WILLIAM & BARBARA A VARGO**
 860 HARMONY RD
 EATONTON, GA 31024

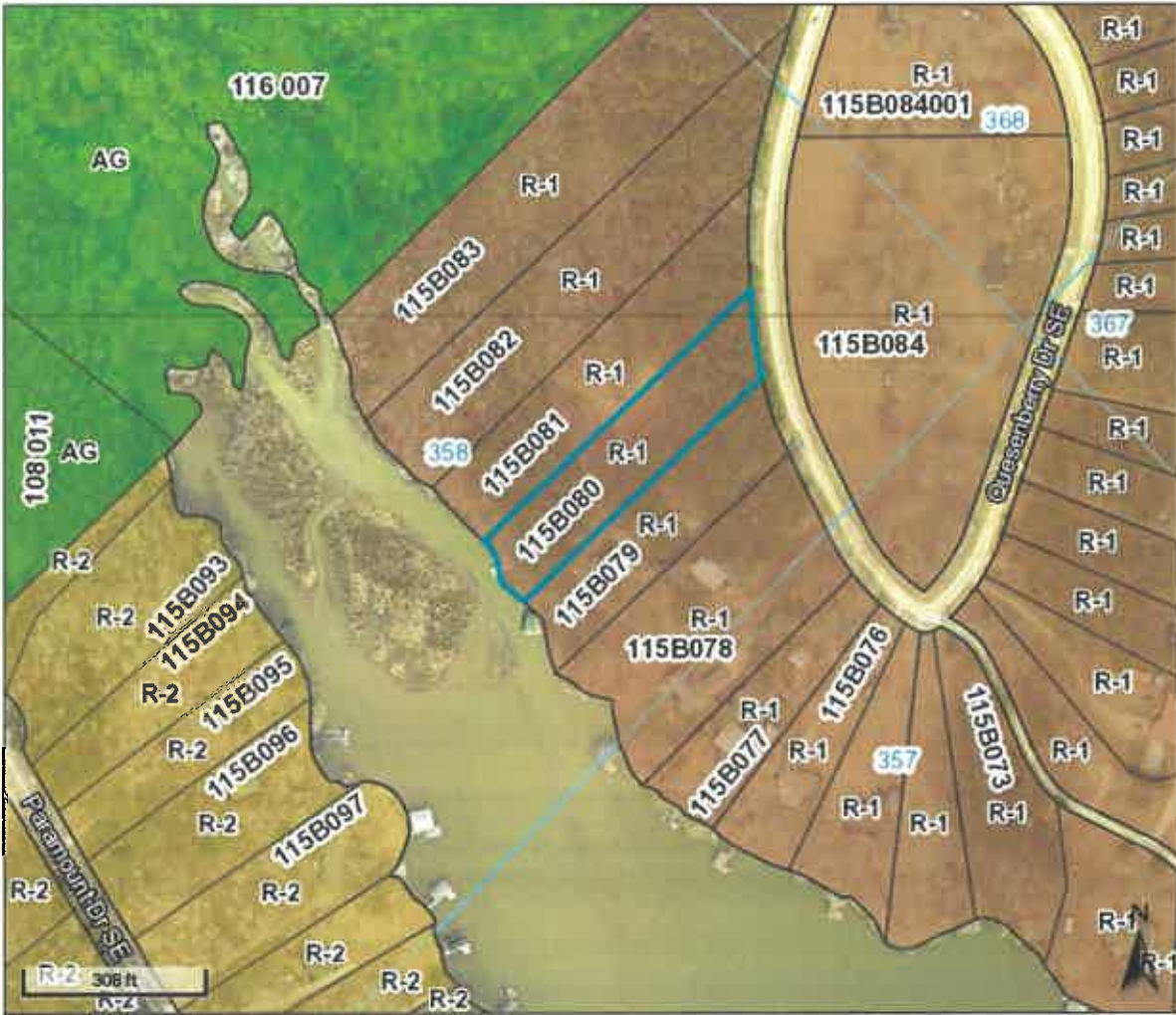
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Putnam County Tax Commissioner
 100 South Jefferson Ave Suite 207
 Eatonton, GA 31024-1061
 (706) 485-5441

| Bill Number | Map Number | Tax Amount |
|-----------------|------------|------------------|
| 2020 016954 | 115B 080 | 639.62 |
| DATE DUE | | TOTAL DUE |
| 12/1/2020 | | 0.00 |

INTERNET TAX BILL



Overview



Legend

- City Limit
- Parcels
- Parcel 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
 - landlots
 - Roads

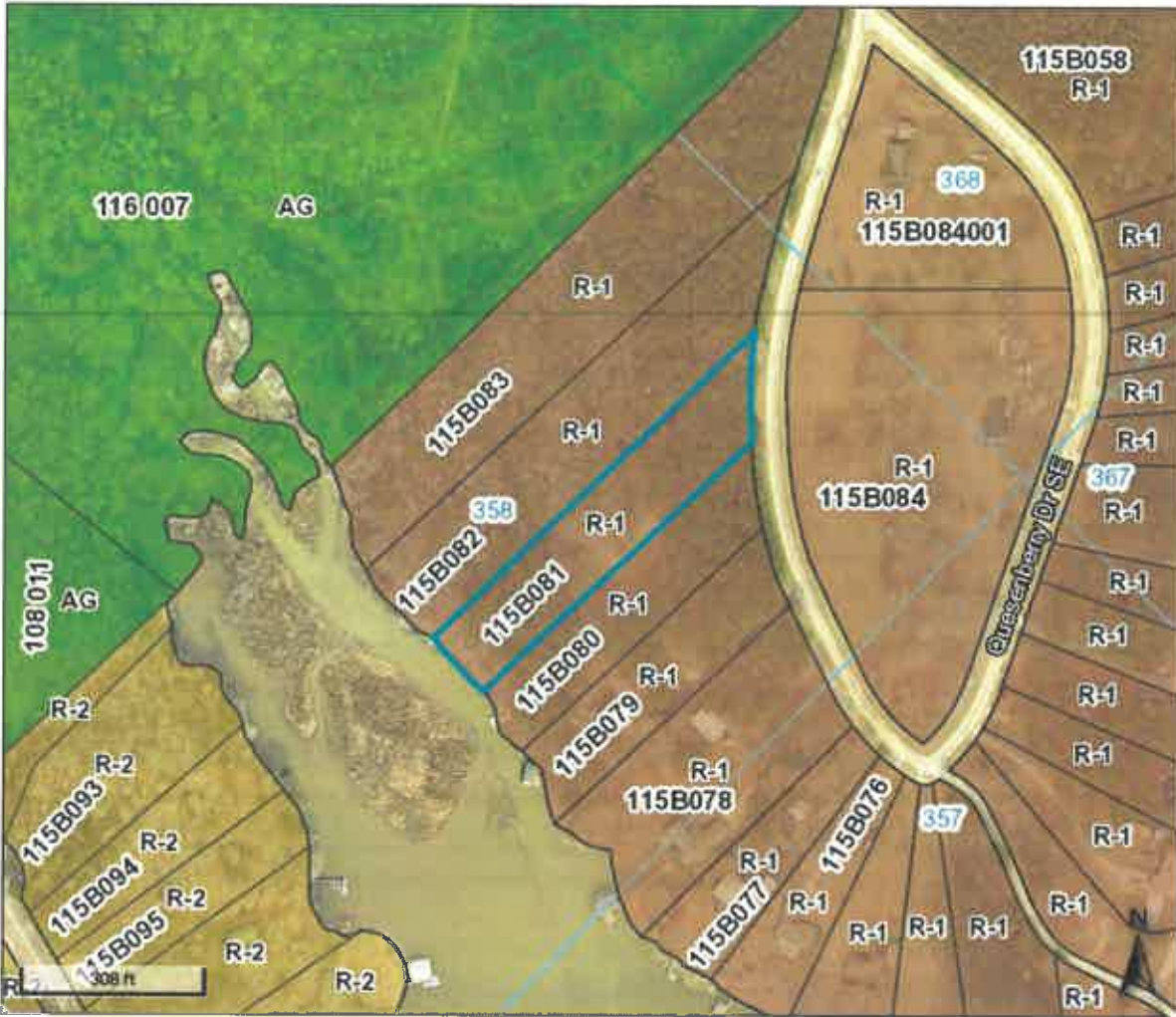
| Parcel ID | Owner | Last 2 Sales | Price | Reason | Qual |
|-----------------------|---------------------------|--------------|-------|--------|------|
| 115B080 | VARGO WILLIAM & BARBARA A | | | | |
| Real Key / Acct 10267 | 860 HARMONY RD | Date | | | |

| | | | | | | | |
|------------------------|-------------|--------------------------|--------------------|-----------|---------|----|---|
| Class Code | Residential | Physical Address | EATONTON, GA 31024 | 9/1/2020 | \$72500 | MS | U |
| Taxing District | PUTNAM | Land Value | QUESENBERRY DR | 9/16/1999 | \$35000 | MS | U |
| Acres | 1.55 | Improvement Value | | | | | |
| | | Accessory Value | \$10272 | | | | |
| | | Current Value | \$40272 | | | | |

(Note: Not to be used on legal documents)

Date created: 5/24/2022
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GEO SPATIAL



Overview



Legend

- City Limit
- Parcels
- Parcel 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
- landlots
- Roads

| Parcel ID | Owner | Last 2 Sales Date | Price | Reason | Qual |
|-----------------------|---|-------------------|-------|--------|------|
| 115B081 | VARGO WILLIAM & BARBARA A 860 HARMONY RD | | | | |
| Real Key / Acct 10268 | | | | | |

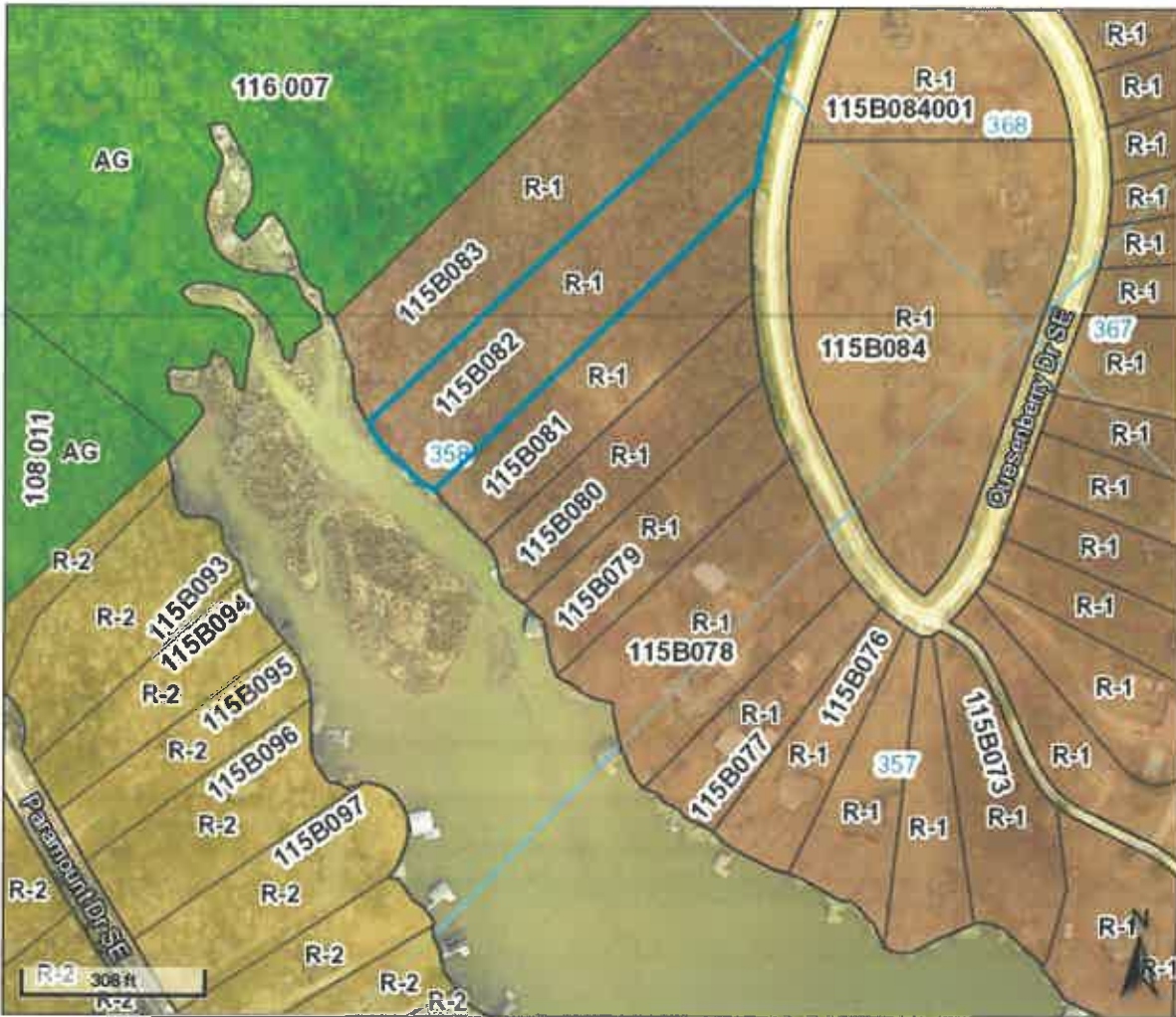
| | | | | | | | |
|------------------------|-------------|--------------------------|--------------------|-----------|---------|----|---|
| Class Code | Residential | Physical Address | EATONTON, GA 31024 | 9/1/2020 | \$72500 | MS | U |
| Taxing District | PUTNAM | Land Value | 230 QUESENBERRY DR | 9/16/1999 | \$35000 | MS | U |
| Acres | 1.79 | Improvement Value | | | | | |
| | | Accessory Value | | | | | |
| | | Current Value | \$30000 | | | | |

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- Legend**
- City Limit
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 - A-1 CITY
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 - AG-1
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 - landlots
 - Roads

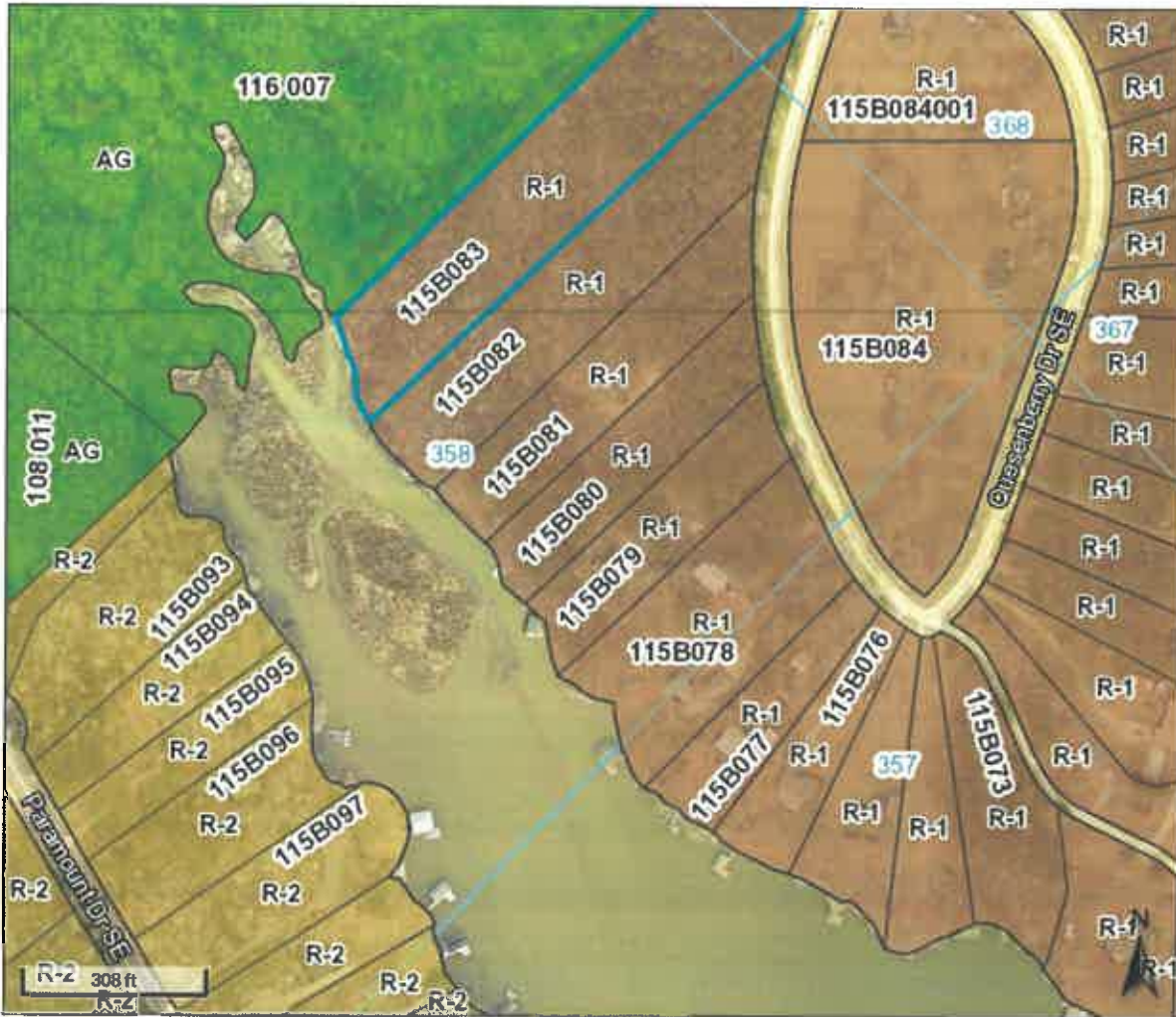
| Parcel ID | Owner | Last 2 Sales | Date | Price | Reason | Qual |
|-----------------------|---------------------------|--------------|------|-------|--------|------|
| 115B082 | VARGO WILLIAM & BARBARA A | | | | | |
| Real Key / Acct 10269 | 860 HARMONY RD | | | | | |

| | | | | | | | |
|------------------------|-------------|--------------------------|--------------------|-----------|---------|----|---|
| Class Code | Residential | Physical Address | EATONTON, GA 31024 | 5/24/2021 | \$60000 | AJ | U |
| Taxing District | PUTNAM | Land Value | QUESENBERRY DR | 1/28/2011 | \$50000 | FM | Q |
| Acres | 2.75 | Improvement Value | | | | | |
| | | Accessory Value | | | | | |
| | | Current Value | \$30000 | | | | |

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Overview



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- A-1 CITY
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- 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
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- PUBLIC CITY
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- R-2 CITY
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- RM-2
- RM-3
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- Roads

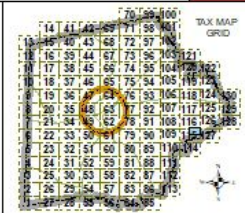
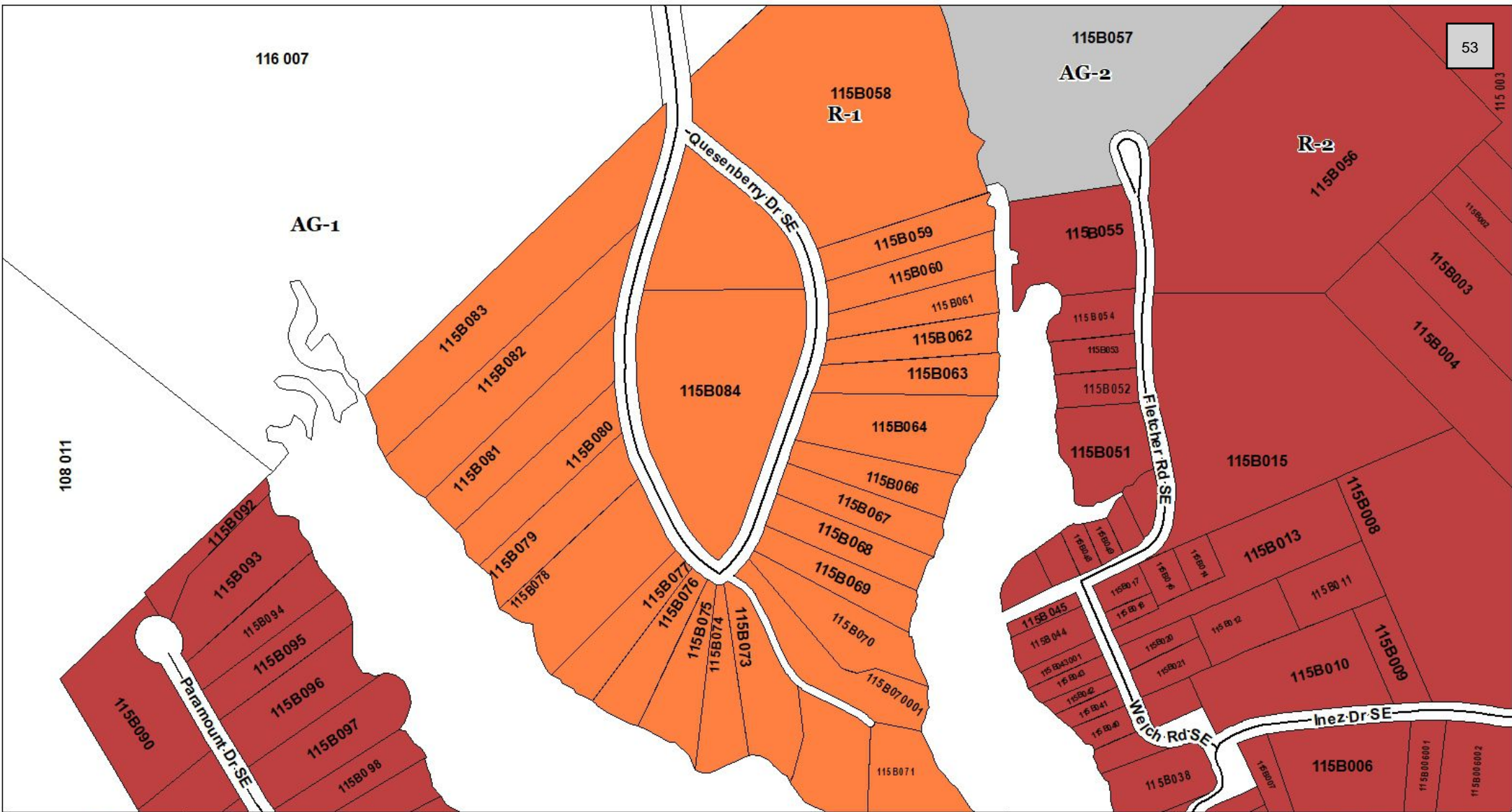
| Parcel ID | Owner | Last 2 Sales | Date | Price | Reason | Qual |
|-----------------------|---------------------------|--------------|------|-------|--------|------|
| 115B083 | VARGO WILLIAM & BARBARA A | | | | | |
| Real Key / Acct 10270 | 860 HARMONY RD | | | | | |

| | | | | | | | |
|------------------------|-------------|--------------------------|--------------------|-----------|---------|----|---|
| Class Code | Residential | Physical Address | EATONTON, GA 31024 | 5/24/2021 | \$60000 | AJ | U |
| Taxing District | PUTNAM | Land Value | QUESENBERRY DR | 1/28/2011 | \$50000 | FM | Q |
| Acres | 4.31 | Improvement Value | | | | | |
| | | Accessory Value | | | | | |
| | | Current Value | \$25000 | | | | |

(Note: Not to be used on legal documents)

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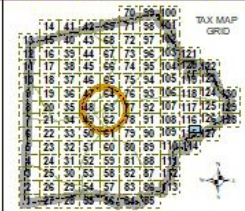
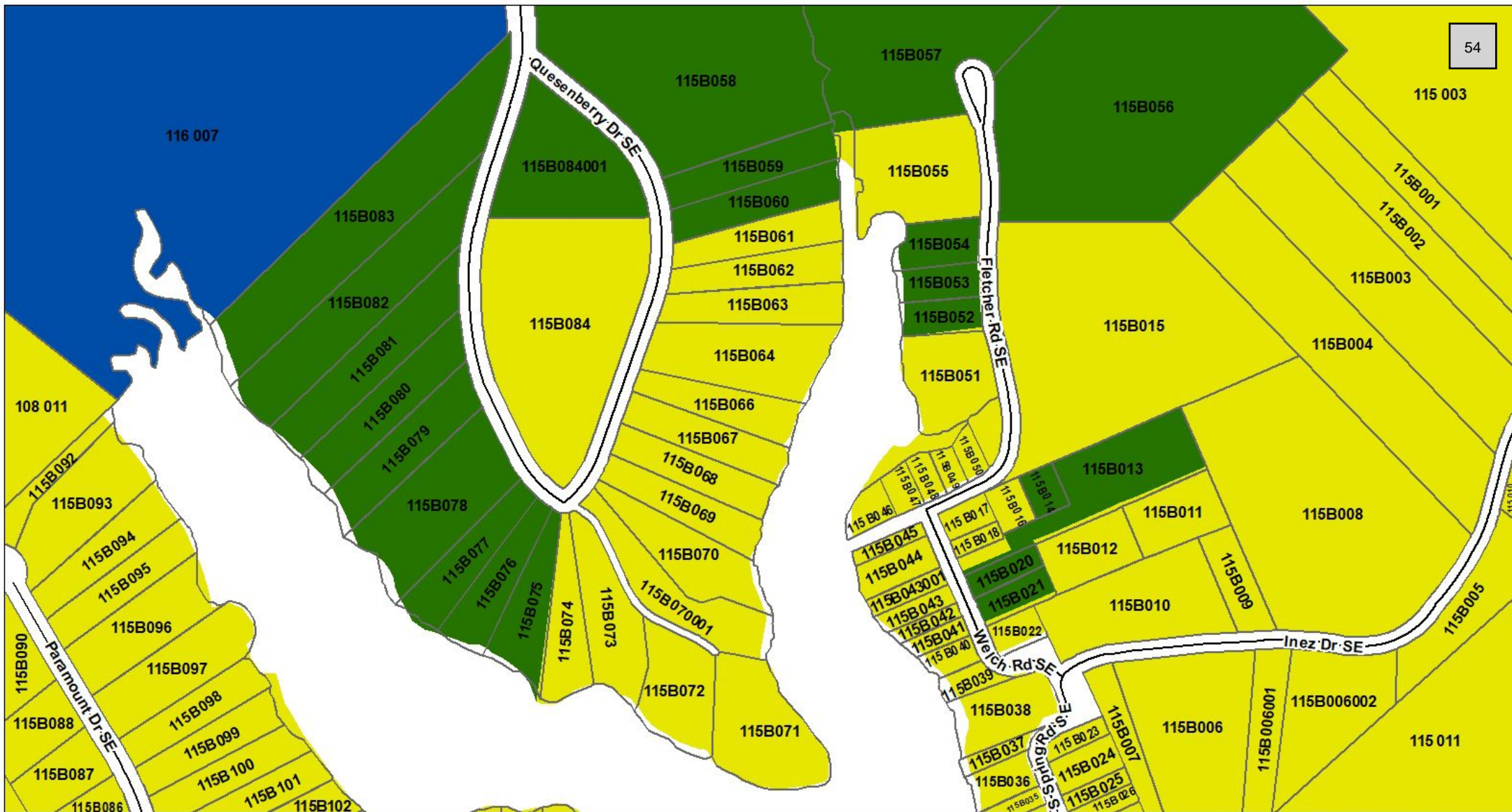
| GEOGRAPHIC FEATURE LEGEND | | | |
|---------------------------|------------------|----------|-------------|
| Eatontown Limits | Overlay District | AG-2 | C-2 CITY |
| County Boundary | No Code | C-1 | I-M |
| Roads | AG-1 | C-1 CITY | IND-1 CITY |
| Parcels | AG-1 CITY | C-2 | IND-2 |
| Parcel Hooks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

LMGRC
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 115B

MAP SCALE: 1" = 250' SCALE RATIO: 1:3,000 DATE: JUNE 2022



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 | | | |
| | Mixed Use | | |

MGR
Middle Georgia Regional Commission
175 Emery Hwy
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Macon, Georgia 31217
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PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 115B

MAP SCALE: 1" = 250' SCALE RATIO: 1:3,000 DATE: JUNE 2022



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, July 07, 2022, ♦ 6:30 PM

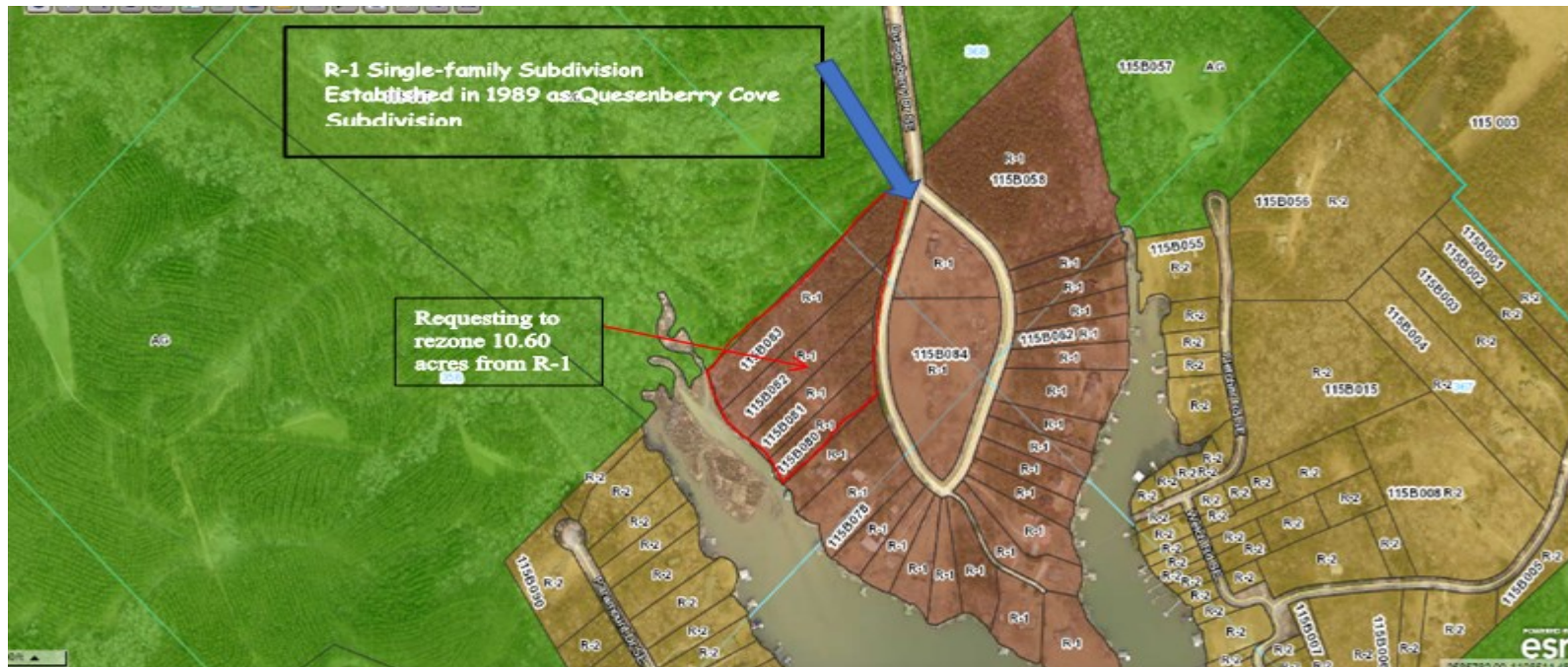
Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 7/7/2022

6. Request by William & Barbara Vargo to rezone 10.60 acres at 230 Quesenberry Drive from R-1 to AG. [Map 115B, Parcel 080,081,082,083, District 3].* **The applicants are requesting to withdraw without prejudice.**



Staff recommendation is for denial rezone 10.60 acres at 230 Quesenberry Drive from R-1 to AG [Map 115B, 080,081,082,083, District 3].

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 July 19, 2022, 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.

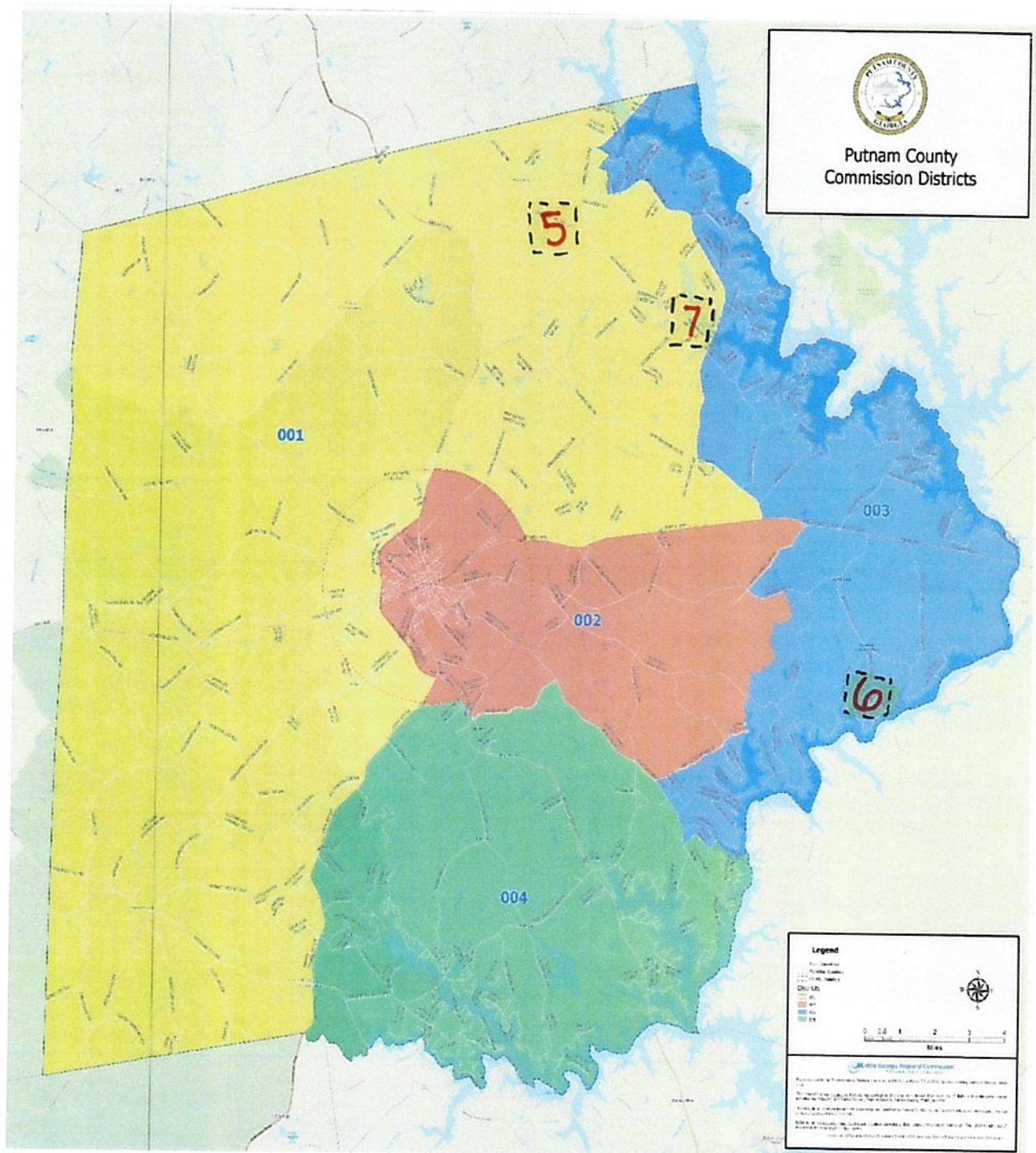
The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits.

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. Request by **JPC Design and Const. LLC**, agent for **William B. Jones** to rezone 0.94 acres at 114 Briarpatch Road from R-2 to C-1. **[Map 096B, Parcel 063, District 1].***



- 5. Request by **Rocker Construction, Inc.** for conditional use at 368 Harmony Road. [Map 072, Parcel 015, District 1]. *
- 6. Request by **William & Barbara Vargo** to rezone 10.60 acres at 230 Quesenberry Drive from R-1 to AG. [Map 115B, Parcel 080,081,082,083, District 3]. *
- 7. Request by **JPC Design and Const. LLC, agent for William B. Jones** to rezone 0.94 acres at 114 Briarpatch Road from R-2 to C-1. [Map 096B, Parcel 063, District 1]. *

This item has been removed from the agenda by staff.

Request by **JPC Design and Const. LLC, agent for William B. Jones** to rezone 0.94 acres at 114 Briarpatch Road from R-2 to C-1. **[Map 096B, Parcel 063, District 1]. ***