

# PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

## Agenda

**Thursday, April 05, 2018 ♦ 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 1, 2018

### Requests

5. Request by **Clay Stephens, agent for Marlon & Lynn Deyton** for a rear yard setback variance at 155 Lake Forest Drive. Presently zoned R-1R. [**Map 103D, Parcel 142**].
  
6. Request by **Corey Smith, agent for Ruth Knox** for a side yard setback variance at 287 Arrowhead Trail. Presently zoned RM-3. [**Map 071A, Parcel 102**].
  
7. Request by **Nathan Mason** to rezone 9.47 acres at 142 Halls Road from AG-1 to R-1. [**Map 033, Parcel 052**]. \* **Request to withdraw without prejudice.**

### New Business

### Adjournment

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

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

\*The Putnam County Board of Commissioners will hear these agenda items on April 17, 2018 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

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

Persons with special needs relating to handicapped accessibility shall contact County Manager, Paul Van Haute, five business days in advance of the meeting at the Putnam County Administration Building, 117 Putnam Drive, Suite A, Eatonton, Georgia 31024, (706) 485-5826, between the hours of 8:00 am and 5:00 pm, Monday through Friday.

**Backup material for agenda item:**

4. Approval of Minutes - March 1, 2018

# PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

## Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, March 1, 2018 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Opening

### 1. Call to Order

Mr. James Marshall, Jr. called the meeting to order.

### 2. Attendance

Mrs. Karen Pennamon called the roll.

**Present:** James Marshall, Jr., Chairman, Frederick Ward, Tommy Brundage, Alan Oberdeck

**Staff:** Lisa Jackson & Karen Pennamon

**Absent:** John Langley, Vice-Chairman

### 3. Rules of Procedures

Mrs. Karen Pennamon read the Rules of Procedures.

Minutes

### 4. Approval of Minutes - January 4, 2018

**Mr. Oberdeck made a motion for approval. Mr. Ward seconded. All approved.**

Requests

5. Request by **Alan D. Faver** for a side and rear yard setback variance at 112 Lakemont Drive. Presently zoned R-1. [**Map 086B, Parcel 027**].

**Mr. Alan D. Faver** represented this request. **Mr. Faver** stated he is requesting a 10-foot side yard setback variance, being 10 feet from the right-side property line when facing the lake and a 15-foot rear yard setback variance, being 85 feet from the nearest point to the lake to construct a 22x25 square foot garage. **Mr. Faver** stated that due to the narrowness of the lot and layout of the septic drain field that both a rear and side variance is required to construct the garage. He stated that when the septic system and drain fields were installed, they were installed sideways across the lot due to the location of a well on the property. **Mr. Faver** stated he would like to place the proposed garage on the front side of the property. **Mr. Oberdeck**

stated he had visited the property with **Mr. Brundage** and stated **Mr. Faver** did a good job of finding the best suitable location to place the garage. **Mr. Ward** stated he had also visited the property and had no problem with the request. No one spoke in opposition to the request.

**Staff recommendation is for approval of a 10-foot side yard setback variance, being 10 feet from the right-side property line and a 15-foot rear yard setback variance, being 85 feet from the nearest point to the lake.**

**Mr. Brundage made a motion for approval. Mr. Oberdeck seconded. All approved.**

6. Request by Clara Stogner for a rear yard setback variance at 163 Lakeview Drive. Presently zoned R-1. [Map 102C, Parcel 018].

**Mr. Eric and Mrs. Clara Stogner** represented this request. **Mr. Stogner** stated they are requesting a 52.4-foot rear yard setback variance, being 47.6 feet from the nearest point to the lake on the rear left side of the house when facing the lake. He is also requesting a 22-foot rear yard setback variance, being 78 feet from the nearest point to the lake on the rear right side of the house when facing the lake. **Mr. Stogner** stated that they are proposing to construct a 5,332-square foot addition to the existing 2,580 square foot house and extend the existing porch out two feet toward the lake. He stated they are also proposing to align a section of the proposed porch with the seams in the interior walls in the existing house. **Mr. Oberdeck** stated he had visited the property and agrees with the staff recommendation for denial of a 52.4-foot rear yard setback variance, being 47.6 feet from the nearest point to the lake on the rear left side of the house when facing the lake and approval of a 22-foot rear yard setback variance, being 78 feet from the nearest point to the lake on the rear right side of the house when facing the lake. **Mr. Marshall** stated he concurred with the staff recommendation as it would prevent further encroachment to the water. **Ms. Lisa Jackson** clarified that the extension would not occur beyond the existing house and not extend beyond the width of the existing deck. No one spoke in opposition to the request.

**Staff recommendation is for denial of the a 52.4-foot rear yard setback variance, being 47.6 feet from the nearest point to the lake on the rear left side of the house when facing the lake and for approval of a 22-foot rear yard setback variance, being 78 feet from the nearest point to the lake on the rear right side of the house when facing the lake.**

**Mr. Stogner** asked that an alternate request be considered for approval of an additional three feet on the left side of the existing rear deck to be in line with the interior wall of the existing house. **Ms. Jackson** asked **Mr. Stogner** to show what he was proposing on the projected map. The Planning & Zoning Commission discussed and agreed to the additional three-foot extension on the left side of the existing rear deck keeping in line with the existing deck; and approval of the right side rear deck extension keeping in line with the existing deck and right corner of the existing house when facing the lake. They agreed that **Mr. Stogner's** proposal would not extend beyond the existing house nor extend beyond the width of the existing deck.

**Mr. Oberdeck made a motion to amend the staff recommendation and Mr. Brundage seconded. All approved.**

**Mr. Brundage made a motion to approve the amended staff recommendation for a 46.5-foot rear yard setback variance, being 53.50 feet from the nearest point to the lake on the rear left side of the house when facing the lake and approval of a 22-foot rear yard**

**setback variance, being 78 feet from nearest point to the lake on the rear right side of the house when facing the lake. Mr. Oberdeck seconded. All approved.**

7. Request by Andrew Holder for a conditional use permit at 206 McMillan Road. Presently zoned AG-1. **[Map 022, Parcel 001002]. \***

**Attorney Chris Huskins** represented this request. **Mr. Huskins** stated that the applicant is requesting a conditional use permit to utilize a barn on the property for wedding venues. He stated the only adjacent property owner is Mr. Holder's sister. **Mr. Huskins** added that National Forestry Service property is used to access this property. The barn is essentially in the middle of a hayfield and a great distance from the McMillan Road and Hillsboro Road. **Mr. Ward** asked if the road access would be from McMillan Road, Hillsboro Road, or both. **Mr. Huskins** replied the only road access would be from McMillan Road going through Mr. Holder's property. He stated before the property was split there was access from Hillsboro Road. **Mr. Huskins** stated that if Mr. Holder's sister would allow him to use her property than there would be access from both locations. He also added there is a strip of land between McMillan Road and Mr. Holder's home that Mr. Holder has the easement rights too as well. No one spoke in opposition to the request.

**Staff recommendation is for approval of a conditional use for a community event center at 206 McMillan Road with the following conditions: 1) Owner shall present a parking plan, prepared by a design professional which shall be approved by the Planning Director and executed prior to the issuance of a business registration; 2) Hours of operation shall not exceed 12:00 a.m.**

8. Request by Shelley Moore to rezone 3,920.40 square feet (.09 acres) at 133 Napier Road from AG-1 to R-1. **[Map 057, Parcel 004001]. \***

**Mrs. Shelley Moore** represented this request. She stated that she is requesting to rezone 3,920.40 square feet (.09 acres) at 133 Napier Road from AG-1 to R-1. **Mrs. Moore** stated she was in the process of refinancing her home, when the bank notified her that they were requiring the property be in compliance with the Putnam County Code of Ordinances. She stated her existing house is approximately two feet from the left side property line when facing the house, so she purchased 3,920.40 square feet (.09 acres) from her father's adjacent property. **Mrs. Moore** stated that due to the .09 acres being zoned AG-1 it must be rezoned to the same residential zoning district as her property which is zoned R-1. **Mr. Ward** asked why the plat shows a curve in the property line. **Mrs. Moore** stated that it was due to an even swap of the property with her father's land. She stated she would be gaining back on the right side what was being lost on the left thus explaining the curve. No one spoke in opposition to the request.

**Staff recommendation is for approval to rezone 3,920.40 square feet (.09 acres) from AG-1 to R-1.**

**Mr. Ward made a motion for approval. Mr. Oberdeck seconded. All approved.**

9. Request by Willie David Copelan to rezone 5 acres at 612 Sparta Highway from AG-1 to AG-2. **[Map 092, part of Parcel 017001]. \***

**Mr. Willie David Copelan** represented this request. **Mr. Copelan** stated he is requesting to rezone 5 acres out of 41.91 acres from AG-1 to AG-2 which would enable him to remove the property from the Putnam County Tax Assessors Conservation Program and keep the property in an agriculture zoning district. **Mr. Ward** stated he had visited the property and has no problems with the request. No one spoke in opposition to this request.

**Staff recommendation is for approval to rezone 5 acres from AG-1 to AG-2.**

**Mr. Brundage made a motion for approval. Mr. Ward seconded. All approved.**

10. Request by Willie David Copelan & Uyvonna Copelan to rezone 5 acres at 621 Wards Chapel Road from AG-1 to AG-2. **[Map 104, part of Parcel 024]. \***

**Mrs. Uyvonna Copelan** represented this request. **Mrs. Copelan** stated they are requesting to rezone 5 acres out of 99.21 acres from AG-1 to AG-2 to enable them to remove the property from the Putnam County Tax Assessors Conservation Program and keep the property in an agriculture zoning district. **Mr. Oberdeck** stated he had visited the property and has no problems with the request. No one spoke in opposition to the request.

**Staff recommendation is for approval to rezone 5 acres from AG-1 to AG-2.**

**Mr. Oberdeck made a motion for approval. Mr. Ward seconded. All approved.**

New Business: Ms. Jackson discussed last month's GAZA Conference at Lake Blackshear in Cordele and discussed the upcoming summer conference which will be held at Jekyll Island.

Adjournment

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Lisa Jackson  
Director

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James Marshall, Jr.  
Chairman

**Backup material for agenda item:**

5. Request by **Clay Stephens, agent for Marlon & Lynn Deyton** for a rear yard setback variance at 155 Lake Forest Drive. Presently zoned R-1R. [**Map 103D, Parcel 142**].



# PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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117 Putnam Drive, Suite B ♦ Eatonton, GA 31024  
706-485-2776 ♦ 706-485-0552 fax ♦ [www.putnamcountyga.us](http://www.putnamcountyga.us)

March 26, 2018

TO: Planning & Zoning Commission

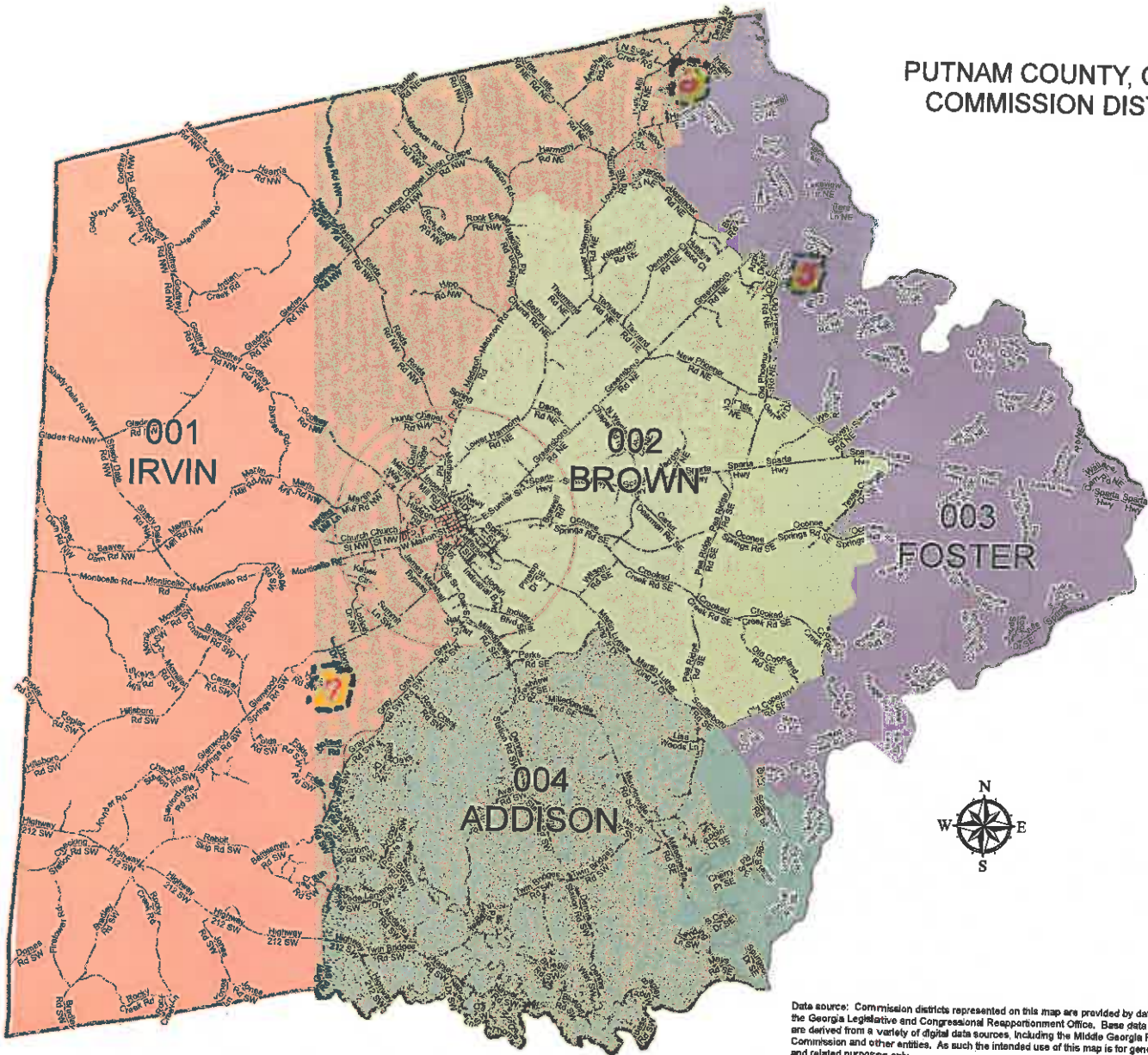
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 4/5/2018

5. Request by **Clay Stephens, agent for Marlon & Lynn Deyton** for a rear yard setback variance at 155 Lake Forest Drive. Presently zoned R-1R. [**Map 103D, Parcel 142**]. The applicant is requesting a 20-foot rear yard setback variance, being 80 feet from nearest point to the lake for a 25x12 (300) square foot addition (sunroom) on to the rear left corner of the existing house when facing the lake. This property is in a cul-de-sac and has an existing 1,571 square feet house which is less than 100 feet from the lake, being approximately 80 feet from the nearest point to the lake. This is a unique shaped lot with the lot width at building setback of 153.8 feet. The applicant is requesting to construct the 25x12 (300) square foot sunroom keeping in line with the existing rear left corner of the house and in line with the existing rear deck. Therefore, the extension of the deck in line with the existing structure will not be a further encroachment to the lake nor will the impact be greater than the current existing structure. Due to the location of the existing non-conforming structure, the proposed location is the only suitable option for the proposed structure. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).

*Staff recommendation is for approval of a 20-foot rear yard setback variance, being 80 feet from the nearest point to the lake.*

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



MAP SCALE: 1" = 5,687.28' SCALE RATIO: 1:68,367.34 DATE: DECEMBER 2016

5. Request by **Clay Stephens**, agent for **Marlon & Lynn Deyton** for a rear yard setback variance at 155 Lake Forest Drive. Presently zoned R-1R. [Map 103D, Parcel 142].
6. Request by **Corey Smith**, agent for **Ruth Knox** for a side yard setback variance at 287 Arrowhead Trail. Presently zoned RM-3. [Map 071A, Parcel 102].
7. Request by **Nathan Mason** to rezone 9.47 acres at 142 Halls Road from AG-1 to R-1. [Map 033, Parcel 052]. \* Request to withdraw without prejudice.

- Putnam County
- City of Eatonton

PLANNING & DEVELOPMENT  
 117 PUTNAM DRIVE, SUITE B  
 EATONTON, GA. 31024

PHONE: 706-485-2776  
 FAX: 706-485-0552

APPLICATION FOR:  VARIANCE  CONDITIONAL USE

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

APPLICANT: Clay Stephens / DuSault Sweeney

MAILING ADDRESS: 22 Barnett Stone Road  
Watkinsville GA 30677

PHONE: 706-310-1961

PROPERTY OWNER IF DIFFERENT FROM ABOVE: Marlon + Lynn Dayton  
 MAILING ADDRESS: 260 Montrose Drive  
M'Donough, GA 30255  
 PHONE: \_\_\_\_\_

PROPERTY:

LOCATION: 155 Lake Forest Drive  
 MAP 1037 PARCEL 100142 PRESENTLY ZONED R-2R KP

REASON FOR REQUEST: Proposed Addition Encroaches  
Rear setback line.

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

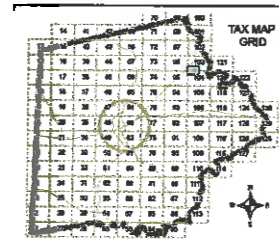
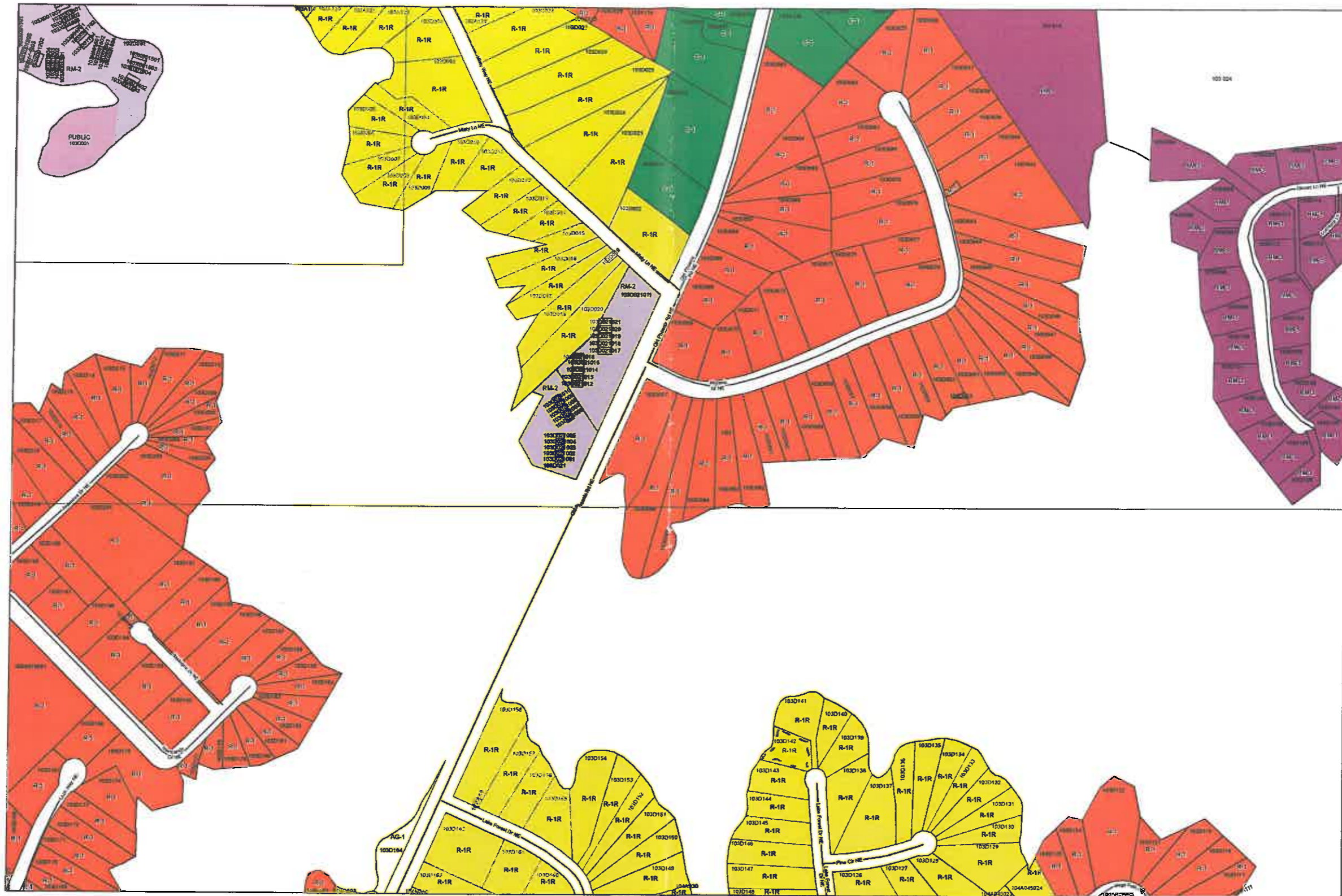
PROPOSED LOCATION MUST BE STAKED OFF.

\*SIGNATURE OF APPLICANT: [Signature] DATE: 2/1/18

\*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>2-16-18</u>	FEE: <u>\$50.00</u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>KP</u>
DATE OF NEWSPAPER AD: _____		DATE SIGN POSTED: _____			
PLANNING & ZONING HEARING: _____		RESULT: _____			
COMMISSIONERS/CITY COUNCIL HEARING: _____		RESULT: _____			

RCUD 2018 FEB 16  
 KP



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

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

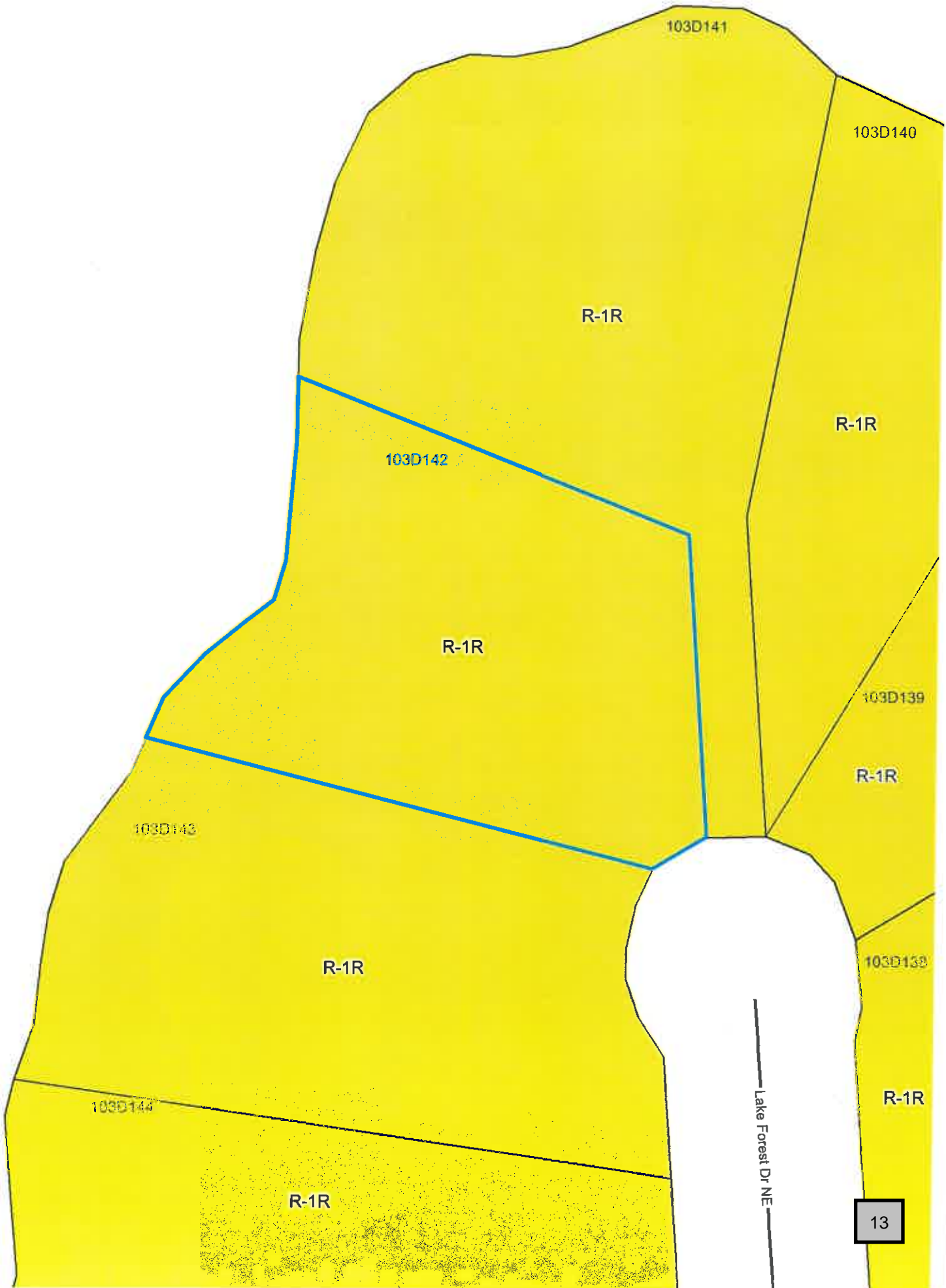
**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emory Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6180  
(478) 751-6517  
Web:  
www.mgarc.org  
Email:  
mg@mgarc.org

**PUTNAM COUNTY, GEORGIA  
ZONING MAPS**



**MAP 103D**

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



LETTER OF AGENCY - DuSouth Surveying + Engineering, Inc.

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT DuSouth TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR VARIANCE OF PROPERTY DESCRIBED AS MAP 103D PARCEL 142, CONSISTING OF 0.52 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 155 LAKE FOREST DRIVE EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 8<sup>TH</sup> DAY OF February 8, 2016, 2018

PROPERTY OWNER(S): Marlon + Lunn Deyton  
NAME (PRINTED)

[Signature] [Signature]  
SIGNATURE

ADDRESS: 260 Montrose Dr. McDonough Ga 30253  
PHONE: 678 878 7632 678 878 8093

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 8 DAY OF February, 2016, 2018

[Signature]  
NOTARY

MY COMMISSION EXPIRES: May 23, 2019



RCUD 2018 FEB 16

[Handwritten mark]



## DuSouth Surveying and Engineering, Inc.

Offering, Land Surveying, Civil Engineering, Landscape Architecture & Site Work

### **Request for Variance for Lot 24 of Lake Oconee Plantations**

**PROPERTY LOCATION:** 155 Lake Forest Drive, Eatonton, Georgia

**Map:** 103D **Parcel:** 142 **Presently Zoned:** R-1R

**We are requesting a variance to reduce the 100' rear building setback to 80'. This will allow the home owners to build an addition on the rear of their existing home.**

**On the attached Exhibit A the lines shown in red outline the location of the proposed addition and the proposed setback line. The green lines show the location of the property boundary lines and the blue lines indicate the existing house location. (1,572 SF)**

**VARIANCE DETAILS: The proposed addition will have a footprint of approximately 300.0 sq.ft. and the dimensions will be approximately 25' wide by 12' deep. It will be positioned on the left rear corner of the existing home. The proposed use of the addition is a sunroom.**

**The existing home currently has a rear deck that is approximately 12' deep, so we feel that the proposed addition will not reduce the visual appeal of the rear yard but add to it by matching the depth of the existing deck. We also feel that the proposed addition would be in keeping with the appearance and positioning of nearby residences.**

**Thank you.**

22 Barnett Shoals Road - Watkinsville, Georgia 30677 - Ph 706-310-1961 - Fax 706-310-1964

RCUD 2018 FEB 16

KP

**Karen Pennamon**

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**From:** Clay Stephens <csdusouth@gmail.com>  
**Sent:** Monday, March 12, 2018 11:08 AM  
**To:** Karen Pennamon  
**Subject:** Re: Variance Information

The lot width in the location of the proposed addition is 153.8' wide.

On Mon, Mar 12, 2018 at 10:04 AM, Karen Pennamon <[kpennamon@putnamcountyga.us](mailto:kpennamon@putnamcountyga.us)> wrote:

Mr. Stephens,

I need to know what the lot width at the building setback (how wide the lot is where you are proposing to build) is for the variance request at

155 Lake Forest Drive.

Thank you!

*Karen Pennamon*

Admin. Asst.

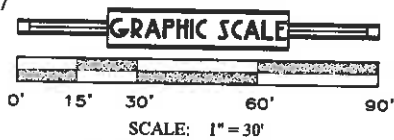
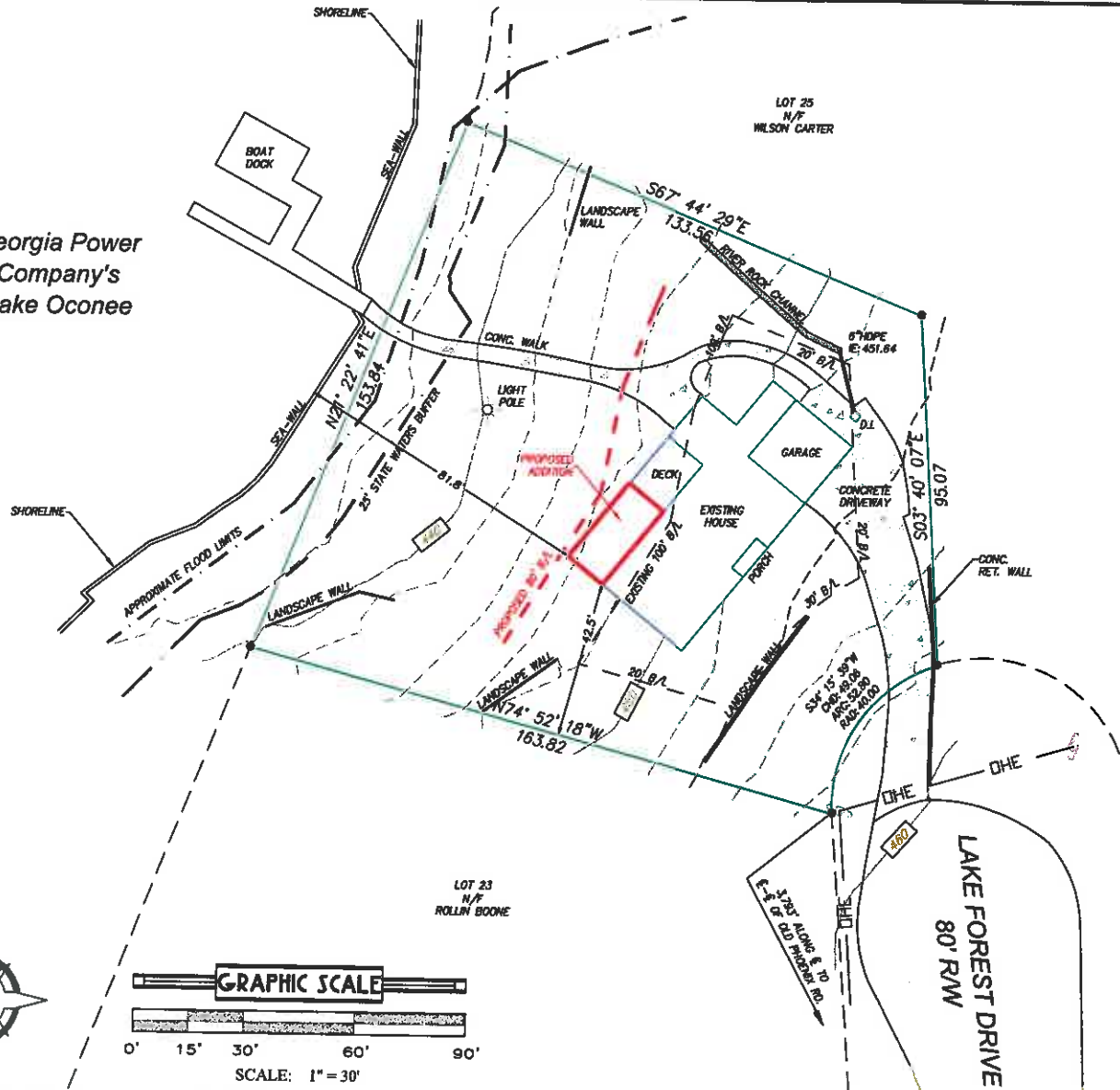
Putnam County Planning & Development

(706) 485-2776

--  
Clay Stephens  
Manager  
DuSouth Surveying, Engineering & Site Management, Inc.



Georgia Power  
Company's  
Lake Oconee



LOT 25  
N/F  
WILSON CARTER

LOT 23  
N/F  
ROLLIN BOONE



**DUSOUTH**  
SURVEYING &  
ENGINEERING, INC.

22 BARNETT SHOALS RD.  
WATKINSVILLE, GA 30677  
706.310.1961 OFFICE  
Email: [dusouthsurveying@gmail.com](mailto:dusouthsurveying@gmail.com)  
Online: [www.dusouthsurveying.com](http://www.dusouthsurveying.com)

**155 LAKE  
FOREST DRIVE  
VARIANCE  
REQUEST**

**Exhibit for  
Proposed Home  
Addition**



**Backup material for agenda item:**

6. Request by **Corey Smith, agent for Ruth Knox** for a side yard setback variance at 287 Arrowhead Trail. Presently zoned RM-3. [**Map 071A, Parcel 102**].

# PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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117 Putnam Drive, Suite B ♦ Eatonton, GA 31024  
706-485-2776 ♦ 706-485-0552 fax ♦ [www.putnamcountyga.us](http://www.putnamcountyga.us)

March 26, 2018

TO: Planning & Zoning Commission

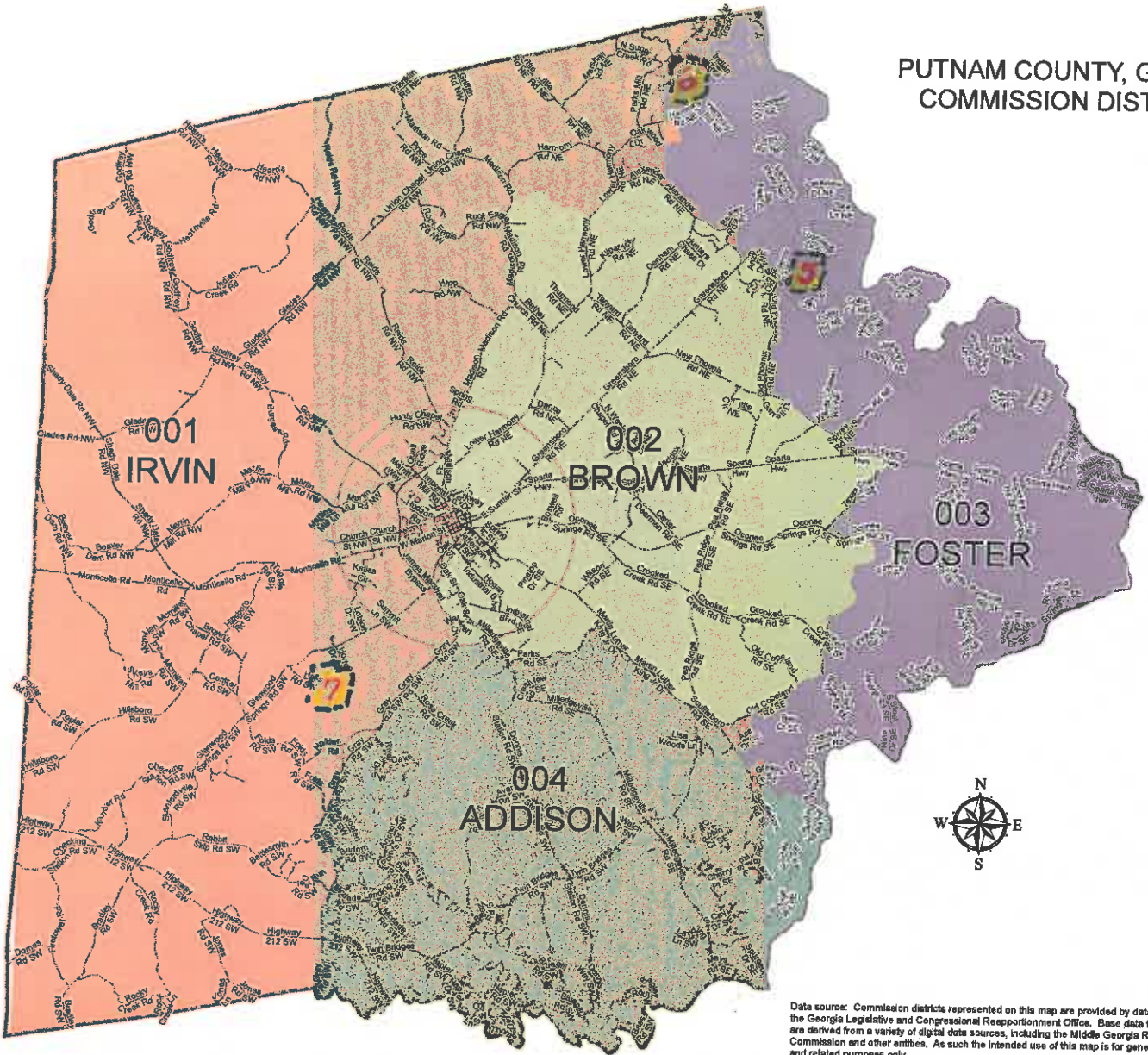
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 4/5/2018

6. Request by **Corey Smith, agent for Ruth Knox** for a side yard setback variance at 287 Arrowhead Trail. Presently zoned RM-3. [**Map 071A, Parcel 102**]. The applicant is requesting a 10-foot side yard setback variance, being 10 feet from both side property lines to construct a 41x65 (2,601) square foot house with an attached garage. This is a narrow, vacant lot, which slopes down toward the lake. The lot width at building setback is 84 feet. The location of the proposed septic system on the middle left side of the property when facing the lake creates limited buildable area towards the lake side. Therefore, the only suitable area for the proposed structure is on the front side of the lot. Due to the unique shape of the lot and the location of the proposed septic system, the proposed area is the only suitable location for the proposed structure. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).

*Staff recommendation is for approval of a 10-foot side yard setback variance, being 10 feet from both side property lines.*

**PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 5,697.28' SCALE RATIO: 1:69,367.34 DATE: DECEMBER 2016

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7. Request by **Nathan Mason** to rezone 9.47 acres at 142 Halls Road from AG-1 to R-1. [Map 033, Parcel 052]. \* Request to withdraw without prejudice.

Putnam County  
City of Eatonton

PLANNING & DEVELOPMENT  
17 PUTNAM DRIVE, SUITE B  
EATONTON, GA. 31024

PHONE: 706-485-2776  
FAX: 706-485-0552

APPLICATION FOR:  VARIANCE  CONDITIONAL USE

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

APPLICANT: Cory Smith

MAILING ADDRESS: 6350 Lake Olanee Pkwy  
Greensboro, GA, 30642 Site 110-57

PHONE: 678 873 3419

PROPERTY OWNER IF DIFFERENT FROM ABOVE: Im buying the lot from... Ruth Knox

MAILING ADDRESS: 4830 Forsyth Rd  
Macon GA 31210

PHONE: \_\_\_\_\_

**PROPERTY:**

LOCATION: 287 Lot 3 Arrowhead trail  
MAP 071A PARCEL 102 PRESENTLY ZONED Residential RM-3

REASON FOR REQUEST: Lake lot is narrow and the 20ft setbacks will not work for the house I would like to build.

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

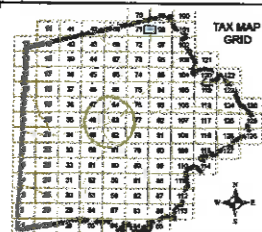
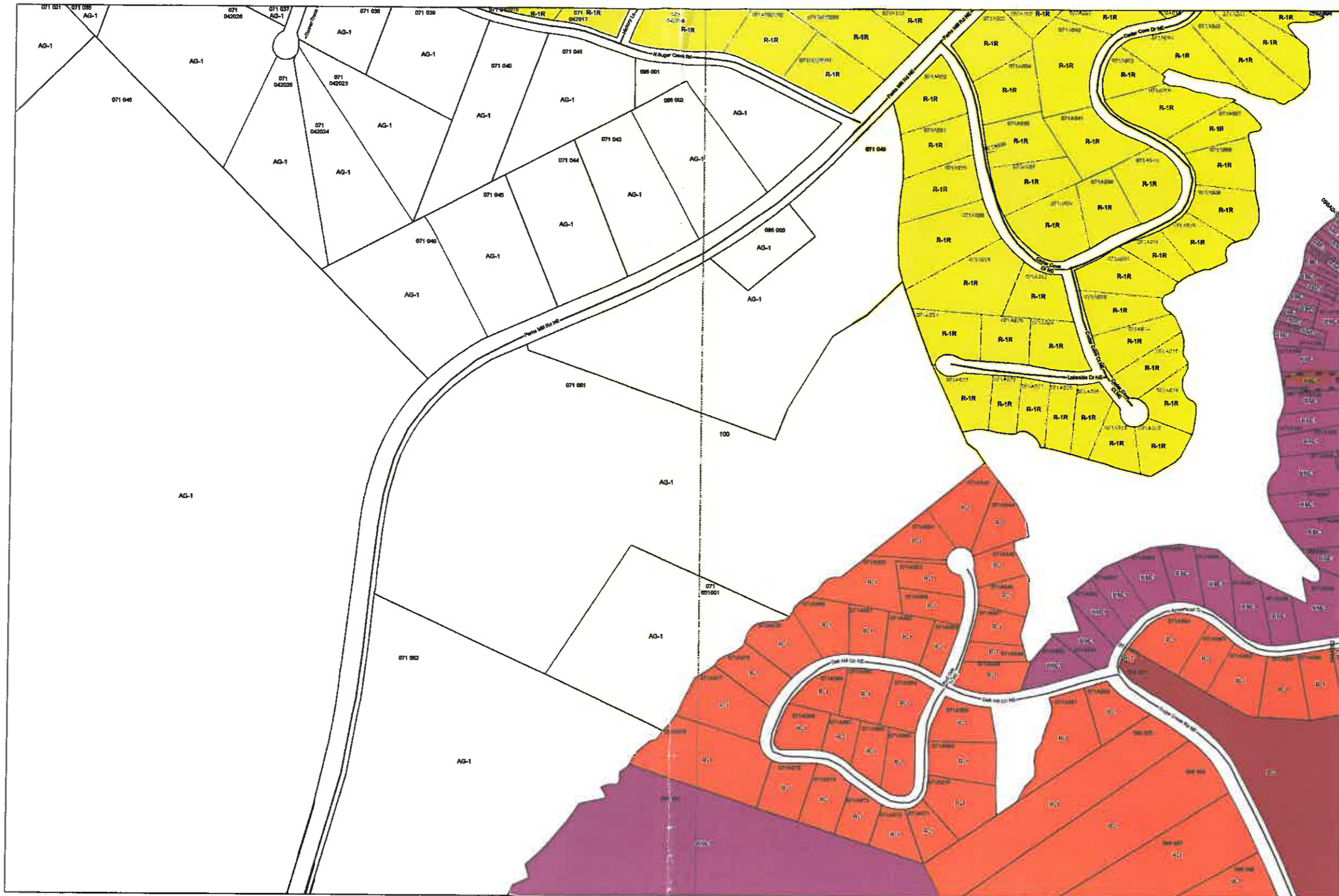
RECORDED PLAT:  LETTER OF AGENCY N/A LETTER OF INTENT   
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

**PROPOSED LOCATION MUST BE STAKED OFF.**

\*SIGNATURE OF APPLICANT: [Signature]

DATE: 2/22/18

REC 21 D  
FEB 22 2018



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

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

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
178 Emory Hwy  
State C  
Macon, Georgia 31217  
(478) 751-4100  
(478) 751-4217  
Web:  
www.mgarc.org  
Email:  
mg@mgarc.org

**PUTNAM COUNTY, GEORGIA  
ZONING MAPS**

**MAP 071A**

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

071A104

RM-3

071A103

RM-3

071A102

RM-3

071A101

RM-3

071A100

RM-3

I will be closing on Lot 3 Arrowhead Trail (Map 071A Parcel 102) on March 2, 2018. The lot is exceptionally narrow, so I am requesting two variances in the placement of my home on the lot

There is not an existing structure on the lot. The square footage of the proposed structure is (61' x 65') 2,601 Square feet. The lot width at building set back is 84 feet. The lot length at building set back is 176 feet.

I am requesting a 10-foot side yard setback being 10 feet off the right side property line. I am also requesting a 10-foot side yard setback being 10 feet off the left side property line.

Thank you for your consideration of this request.

Corey Smith

RECEIVED

FEB 22 2018





LOT 4  
21,374 S  
0.491 A

S 97° 49' 12" W

S 89° 48' 48" W

178.06

House will  
Be 100 FT from Lake

4/5

\*  
Need 100 ft  
Variance  
Here  
\*

Porch

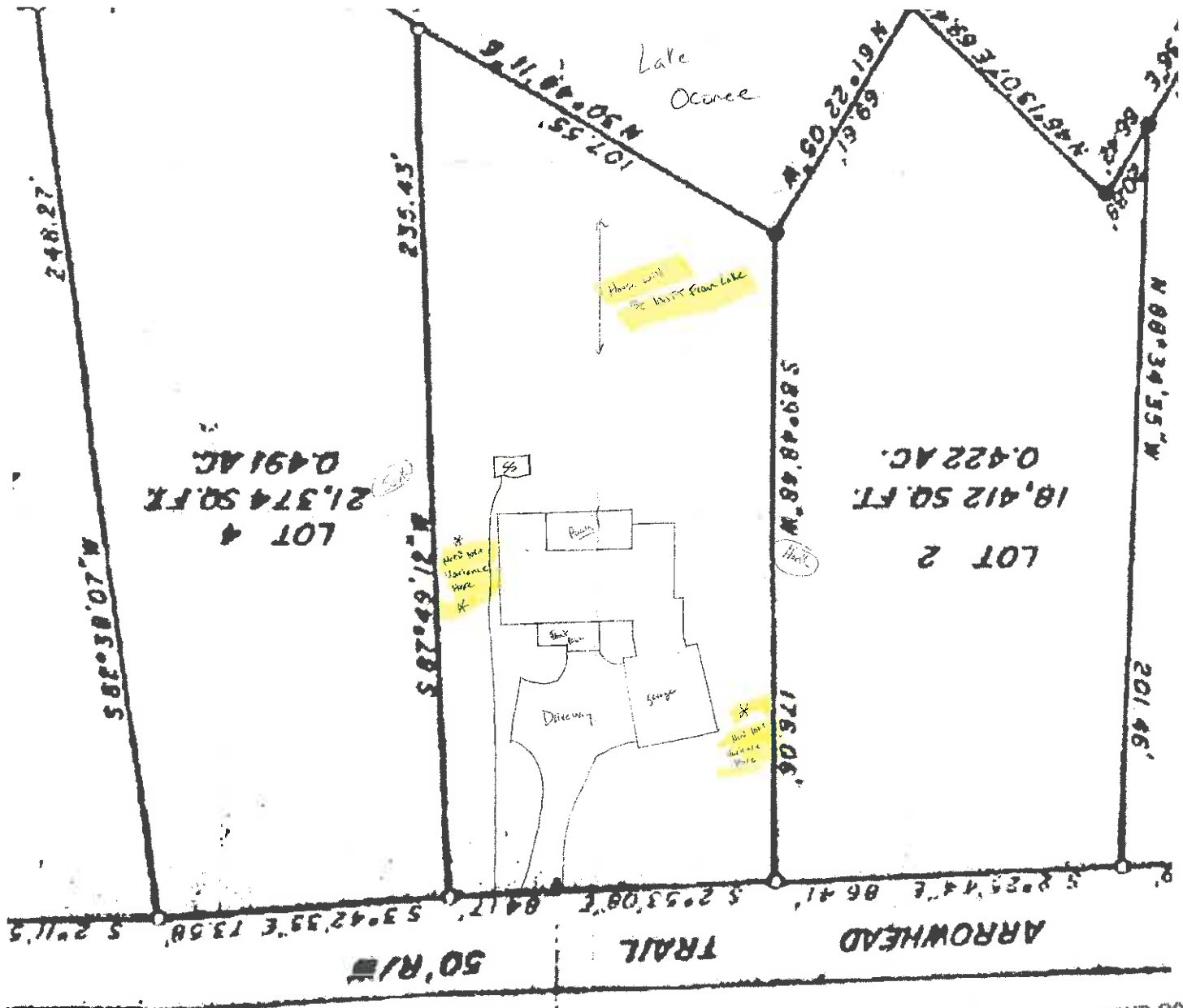
Back Porch

Driveway

Garage

\*  
Need 100 ft  
Variance  
Here

North



RECORDED  
 FEB 22 2018

RCUD 2018 FEB 28  
*[Signature]*