

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, June 02, 2016 ♦ 6:30 PM*

Putnam County Administration Building – Room 203

1. Call to Order
2. Attendance
3. Rules of Procedures
4. Approval of Minutes - May 5, 2016
5. Request by **James M. Hillier** for a side yard setback variance at 158 Hickory Point Drive. Presently zoned R-1. [**Map 070A, Parcel 047**].
6. Request by **Robert & Charlene Taylor** for a side and rear yard setback variance at 241 Lakeshore Drive. Presently zoned R-2. [**Map 056B, Parcel 069**].
7. Request by **Calvin Koerner Trustee, agent for I.Q. Auditing Business Trust** to rezone 20 acres at 388 Wards Chapel Road from AG-1 to AG-2. [**Map, 105, Parcel 028**].*
8. Request by **Oliver G. Leonard** to rezone 5 acres at 238 Parks Mill Road from AG-1 to C-2. [**Map, 071, Parcel 049**].*
9. Request by **Oliver G. Leonard** to rezone 15.21 acres at 238 Parks Mill Road from AG-1 to AG-2. [**Map, 071, Parcel 049**].*
10. Request by **John V. & Beverly I. Fox** to rezone 9.987 acres at 120 Elmwood Drive from AG-1 to R-2. [**Map, 110, Parcel 006**].*
11. Request by **Terry C. Smith** to rezone 17.97 acres at 651 Greensboro Road from AG-1 to AG-2. [**Map, 095, Part of Parcel 011**].*
12. 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 June 21, 2016 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, Room 203, Eatonton, Georgia 31024, (706) 485-5826, between the hours of 8:00 am and 5:00 pm, Monday through Friday.

PUTNAM COUNTY PLANNING & ZONING COMMISSION



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706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamga.com

AGENDA ITEM

Date: 6/2/2016
To: Planning & Zoning Commission
From: Planning and Development
Subject: Approval of Minutes - May 5, 2016

Recommendation

Background

Attachments

Minutes - May 5, 2016

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

Thursday, May 05, 2016

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, May 05, 2016 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA.

Present: James Marshall, Chairman, John Langley, Tommy Brundage, and Alan Oberdeck.

Absent: Yvonne Hardy

Staff Present: Lisa Jackson, Karen Pennamon and Jonathan Gladden

1. *Call to Order*

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

2. *Attendance*

Mr. Jonathan Gladden called the roll.

3. *Rules of Procedures*

Mrs. Karen Pennamon read the Rules of Procedures.

4. *Approval of Minutes - April 7, 2016*

Motion for approval made by: John D. Langley

Seconded by: Tommy Brundage

Commissioner	YES	NO	ABSTAIN	RECUSE
Brundage, Tommy	x			
Langley, John D.	x			
Marshall, James P.	x			
Oberdeck, Alan M.	x			

5. *Request by Helan Roberson Andrews for a side yard setback variance at 128 Cannon Point Road, S.E. Presently zoned R-1. [Map 086C, Parcel 081].*

Mr. Steve Andrews represented this request. **Mr. Andrews, agent for Helan Andrews,** is requesting an 18-foot variance, being 2 feet from the right side property line when facing the house. He is proposing to place an 18x20 foot prefabricated carport on this property. **Mr. Andrews** stated that his parents purchased this property in 1969. He added that this a narrow lot

with a gravel driveway on the right side of the property. **Mr. Andrews** stated that the existing house is 1900 square feet and approximately 2 feet from the right side property line. He added that the lot width at building setback is 80 feet and in order to place the proposed carport on the right side of his property a variance is required. **Mr. Langley** stated that he had visited the property with Mrs. Pennamon. He stated that this is a unique lot with limited buildable area. **Mr. Langley** stated that the access to this property is through a dirt, common driveway and the house is approximately 7 feet from the driveway. He stated that he had no problems with the request. No one spoke in opposition to this request. Staff recommendation is for approval of an 18-foot variance, being 2 feet from the right side property line when facing the house. **Ms. Jackson** stated that she would like to amend the staff recommendation for approval of an 18-foot variance, being 2 feet from the right side property line when facing the house with the condition that the construction of an open carport is permitted. **Mr. Langley** made a motion for approval and **Mr. Oberdeck** seconded. **All approved.**

Staff recommendation is for approval of an 18-foot variance, being 2 feet from the right side property line when facing the house with the condition that the construction of an open carport is permitted.

Motion for approval made by: John D. Langley
 Seconded by: Alan M. Oberdeck

Commissioner	YES	NO	ABSTAIN	RECUSE
Brundage, Tommy	x			
Langley, John D.	x			
Marshall, James P.	x			
Oberdeck, Alan M.	x			

6. ***Request by Laura & James Rillman for a side yard setback variance at 160 Hickory Point Road, N.E. Presently zoned R-1. [Map 070A, Parcel 046].***

Mr. James Rillman represented this request. **Mr. Rillman** stated that he is requesting a 10-foot variance, being 10 feet from the right side property line when facing the house. He is proposing to build a 24x28 foot garage. **Mr. Rillman** stated that this is a narrow lot which is only 82 feet at the building setback. He added that the existing house is 2400 square feet. **Mr. Rillman** stated that his house is located in the middle of his lot and the septic system is on the left side of the house. He added that in order to keep from encroaching the septic system and to provide a line of view from the home to the road for safety concerns, he is requesting the 10 foot variance. **Mr. Oberdeck** stated that he had visited the property with **Mr. Brundage** and he had no problems with the request. No one spoke in opposition to this request. Staff recommendation is for approval of a 10-foot variance, being 10 feet from the right side property line when facing the house. **Mr. Oberdeck** made a motion for approval and **Mr. Langley** seconded. **All approved.**

Staff recommendation is for approval of a 10-foot variance, being 10 feet from the right side property line when facing the house.

Motion for approval made by: Alan M. Oberdeck
 Seconded by: John D. Langley

Commissioner	YES	NO	ABSTAIN	RECUSE
Brundage, Tommy	x			
Langley, John D.	x			
Marshall, James P.	x			
Oberdeck, Alan M.	x			

7. *Request by **Lottie Farley** to rezone 5.68 acres at 139 Old Macon Circle from AG-1 to R-2. [Map 051, Part of Parcel 008].**

Lucille Crawford, agent for Lottie Farley, represented this request. **Ms. Crawford** stated that they would like to rezone 5.68 acres from AG-1 to R-2 to subdivide the property into a smaller parcel. **Mr. Oberdeck** stated that he had visited the property with **Mr. Brundage** and has no problems with the request. No one spoke in opposition to this request. Staff recommendation is for approval to rezone 5.68 acres from AG-1 to R-2. **Mr. Oberdeck** made a motion for approval and **Mr. Brundage** seconded. **All approved.**

Staff recommendation is for approval to rezone 5.68 acres from AG-1 to R-2.

Motion for approval made by: Alan M. Oberdeck
 Seconded by: Tommy Brundage

Commissioner	YES	NO	ABSTAIN	RECUSE
Brundage, Tommy	x			
Langley, John D.	x			
Marshall, James P.	x			
Oberdeck, Alan M.	x			

8. *Request by **Terry C. Smith** to rezone 17.2 acres at 651 Greensboro Road from AG-1 to AG-2. [Map, 095, Parcel 011].**

The applicant, **Terry C. Smith**, was unable to attend the meeting and contacted **Ms. Jackson** to withdraw her request without prejudice. **Mr. Brundage** made a motion to withdraw the request without prejudice and **Mr. Oberdeck** seconded. **All approved.**

Staff recommendation is for approval to withdraw without prejudice.

Motion for approval to withdraw without prejudice made by: Tommy Brundage
 Seconded by: Alan M. Oberdeck

Commissioner	YES	NO	ABSTAIN	RECUSE
Brundage, Tommy	x			

Langley, John D.	x			
Marshall, James P.	x			
Oberdeck, Alan M.	x			

9. *Request by **Dean Lea** to rezone 1.24 acres at 127 Maddox Road from R-1 to AG-1. [Map, 093, Parcel 021003].**

Mr. Dean Lea represented this request. **Mr. Lea** stated that he is requesting to rezone 1.24 acres from R-1 to AG-1. He stated that 10 years ago, the property was zoned AG-1 and the prior owner rezoned the lots to R-1 so that he could build houses on them. **Mr. Lea** stated that he would like combine 4 lots together with a larger AG-1 property that he owns. **Ms. Jackson** stated that there is a parent parcel behind it and they are going to rezone all of those lots and join it into the larger parcel. **Mr. Langley** stated that he had visited the property and he had no problems with the request. **Mr. Oberdeck** stated that he had no problems with the request. No one spoke in opposition to this request. Staff recommendation is for approval to rezone 1.24 acres from R-1 to AG-1 with the condition that the 1.24 acres not be used or sold as a stand-alone parcel. **Mr. Langley** made a motion for approval and **Mr. Brundage** seconded. **All approved.**

Staff recommendation is for approval to rezone 1.24 acres from R-1 to AG-1 with the condition that the 1.24 acres shall be combined with an adjacent AG-1 parcel and can not be used or sold as a standalone parcel.

Motion for approval with a condition made by: John D. Langley
 Seconded by: Tommy Brundage

Commissioner	YES	NO	ABSTAIN	RECUSE
Brundage, Tommy	x			
Langley, John D.	x			
Marshall, James P.	x			
Oberdeck, Alan M.	x			

10. *Request by **Dean Lea** to rezone 1.25 acres at 127 Maddox Road from R-1 to AG-1. [Map, 093, Parcel 021004].**

Mr. Dean Lea represented this request. **Mr. Lea** stated that he is requesting to rezone 1.25 acres from R-1 to AG-1. He stated that 10 years ago, the property was zoned AG-1 and the prior owner rezoned the lots to R-1 so that he could build houses on them. **Mr. Lea** stated that he would like combine 4 lots together with a larger AG-1 property that he owns. **Ms. Jackson** stated that there is a parent parcel behind it and they are going to rezone all of those lots and join it into the larger parcel. **Mr. Langley** stated that he had visited the property and he had no problems with the request. **Mr. Oberdeck** stated that he had no problems with the request. No one spoke in opposition to this request. Staff recommendation is for approval to rezone 1.25 acres from R-1 to AG-1 with the condition that the 1.25 acres not be used or sold as a stand-alone parcel. **Mr. Langley** made a motion for approval and **Mr. Brundage** seconded. **All approved.**

Staff recommendation is for approval to rezone 1.25 acres from R-1 to AG-1 with the condition that the 1.25 acres shall be combined with an adjacent AG-1 parcel and can not be used or sold as a standalone parcel.

Motion for approval with a condition made by: John D. Langley
 Seconded by: Tommy Brundage

Commissioner	YES	NO	ABSTAIN	RECUSE
Brundage, Tommy	x			
Langley, John D.	x			
Marshall, James P.	x			
Oberdeck, Alan M.	x			

11. Request by **Dean Lea** to rezone 1.85 acres at 127 Maddox Road from R-1 to AG-1. [Map, 093, Parcel 021005].*

Mr. Dean Lea represented this request. **Mr. Lea** stated that he is requesting to rezone 1.85 acres from R-1 to AG-1. He stated that 10 years ago, the property was zoned AG-1 and the prior owner rezoned the lots to R-1 so that he could build houses on them. **Mr. Lea** stated that he would like combine 4 lots together with a larger AG-1 property that he owns. **Ms. Jackson** stated that there is a parent parcel behind it and they are going to rezone all of those lots and join it into the larger parcel. **Mr. Langley** stated that he had visited the property and he had no problems with the request. **Mr. Oberdeck** stated that he had no problems with the request. No one spoke in opposition to this request. Staff recommendation is for approval to rezone 1.85 acres from R-1 to AG-1 with the condition that the 1.85 acres not be used or sold as a stand-alone parcel. **Mr. Langley** made a motion for approval and **Mr. Brundage** seconded. **All approved.**

Staff recommendation is for approval to rezone 1.85 acres from R-1 to AG-1 with the condition that the 1.85 acres shall be combined to an adjacent AG-1 parcel and can not be used or sold as a standalone parcel.

Motion for approval with a condition made by: John D. Langley
 Seconded by: Tommy Brundage

Commissioner	YES	NO	ABSTAIN	RECUSE
Brundage, Tommy	x			
Langley, John D.	x			
Marshall, James P.	x			
Oberdeck, Alan M.	x			

12. Request by **Dean Lea** to rezone 1.9 acres at 127 Maddox Road from R-1 to AG-1. [Map, 093, Parcel 021006].*

Mr. Dean Lea represented this request. **Mr. Lea** stated that he is requesting to rezone 1.9 acres from R-1 to AG-1. He stated that 10 years ago, the property was zoned AG-1 and the prior owner rezoned the lots to R-1 so that he could build houses on them. **Mr. Lea** stated that he would like combine 4 lots together with a larger AG-1 property that he owns. **Ms. Jackson** stated that there is a parent parcel behind it and they are going to rezone all of those lots and join it into the larger parcel. **Mr. Langley** stated that he had visited the property and he had no problems with the request. **Mr. Oberdeck** stated that he had no problems with the request. No one spoke in opposition to this request. Staff recommendation is for approval to rezone 1.9 acres from R-1 to AG-1 with the condition that the 1.9 acres not be used or sold as a stand-alone parcel. **Mr. Langley** made a motion for approval and **Mr. Brundage** seconded. **All approved.**

Staff recommendation is for approval to rezone 1.9 acres from R-1 to AG-1 with the condition that the 1.9 acres shall be combined with an adjacent AG-1 parcel and can not be used or sold as a standalone parcel.

Motion for approval with a condition made by: John D. Langley

Seconded by: Tommy Brundage

Commissioner	YES	NO	ABSTAIN	RECUSE
Brundage, Tommy	x			
Langley, John D.	x			
Marshall, James P.	x			
Oberdeck, Alan M.	x			

13. *Adjournment*

ATTEST:

James Marshall, Jr.
Chairman

Lisa Jackson
P&D Director

PUTNAM COUNTY PLANNING & ZONING COMMISSION



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AGENDA ITEM

Date: 6/2/2016
To: Planning & Zoning Commission
From: Planning and Development
Subject: Request by **James M. Hillier** for a side yard setback variance at 158 Hickory Point Drive. Presently zoned R-1. [**Map 070A, Parcel 047**].

Recommendation

Staff recommendation is for approval of a 4-foot variance, being 16 feet from the left side property line when facing the house and a 10-foot variance, being 10 feet from the right side when facing the house.

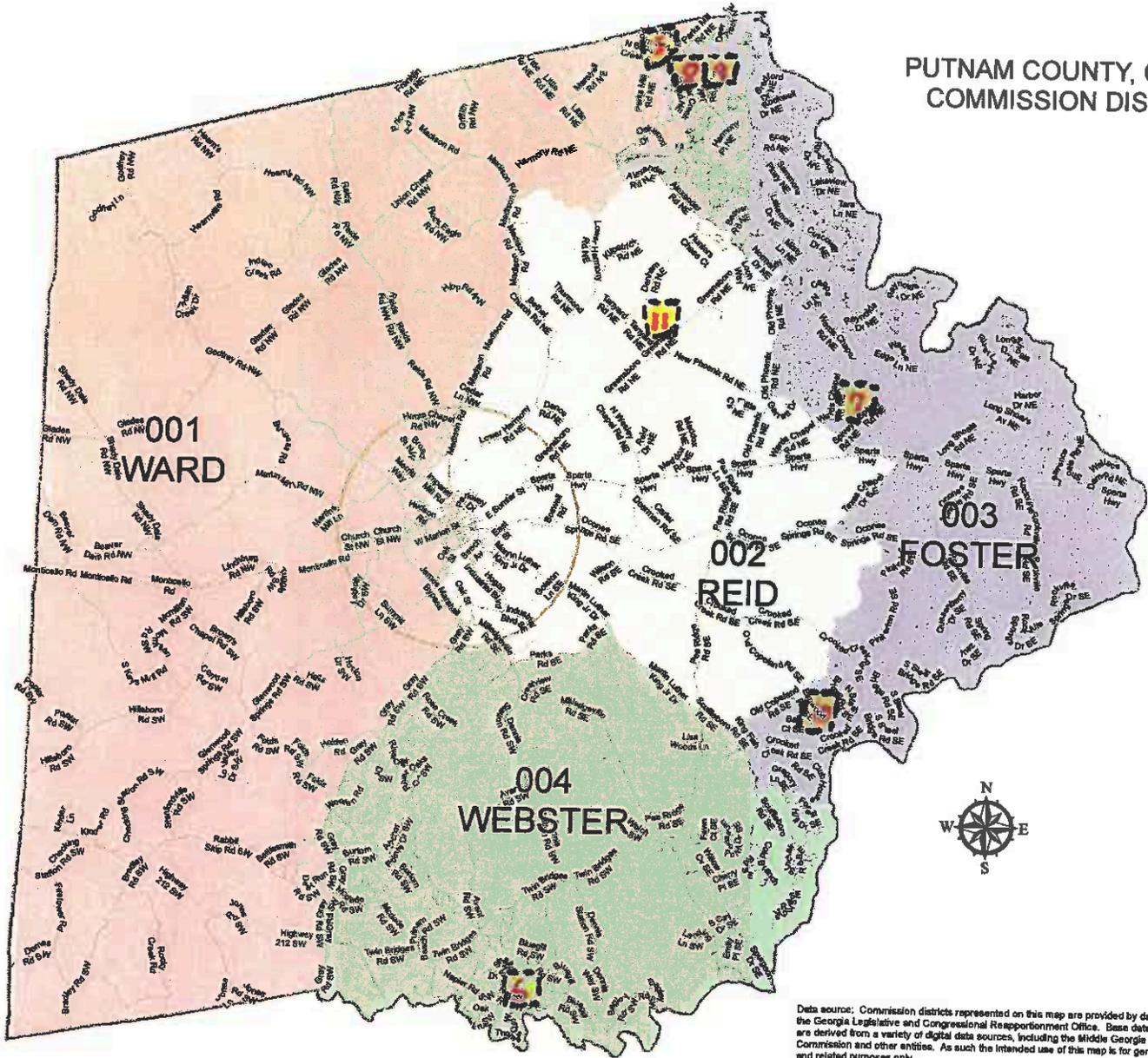
Background

The applicant is requesting a 4-foot variance, being 16 feet from the left side property line to build an addition onto the existing house and 10-foot variance, being 10 feet from the right side property line when facing the house to construct a garage. The existing house is 1,056 square feet and the proposed garage is 14'x24'. This is a narrow lot which widens toward the lake. The lot width at building setback is 65 feet. Due to the driveway located on the left side of the property, the proposed location is the best and only suitable option for the new construction and therefore this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).

Attachments

Hillier

**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" = 5,887.26' SCALE RATIO: 1:88,387.34 DATE: MAY 2013

5. Request by **James M. Hillier** for a side yard setback variance at 158 Hickory Point Drive. Presently zoned R-1. [Map 070A, Parcel 047].
6. Request by **Robert & Charlene Taylor** for a side and rear yard setback variance at 241 Lakeshore Drive. Presently zoned R-2. [Map 056B, Parcel 069].
7. Request by **Calvin Koerner Trustee, agent for I.Q. Auditing Business Trust** to rezone 40.22 acres at 388 Wards Chapel Road from AG-1 to AG-2. [Map 105, Parcel 028].*
8. Request by **Oliver G. Leonard** to rezone 5 acres at 238 Parks Mill Road from AG-1 to C-2. [Map 071, Part of Parcel 049].*
9. Request by **Oliver G. Leonard** to rezone 15.21 acres at 238 Parks Mill Road from AG-1 to AG-2. [Map 071, Part of Parcel 049].*
10. Request by **John V. & Beverly I. Fox** to rezone 9.987 acres at 118 Elmwood Drive from AG-1 to R-2. [Map 110, Part of Parcel 006].*
11. Request by **Terry C. Smith** to rezone 17.97 acres at 651 Greensboro Road from AG-1 to AG-2. [Map 095, Part of Parcel 011].*

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: JAMES M HILLIER

MAILING ADDRESS: 101 N. Sugar Creek Rd
Buckhead GA 30625

PHONE: 706 816 1248

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

PHONE: _____

PROPERTY:

LOCATION: 158 hickory Point Dr. Buckhead GA 30625
MAP 70-A PARCEL 0704047 PRESENTLY ZONED RESIDENTIAL R-1 Kp
Lot 12

REASON FOR REQUEST: LOT VERY NARROW. WANT to Extend house to 28' on water front side (North) this would leave approx 16' on west side to property line. See Attached A

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.

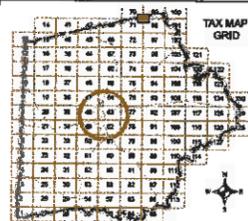
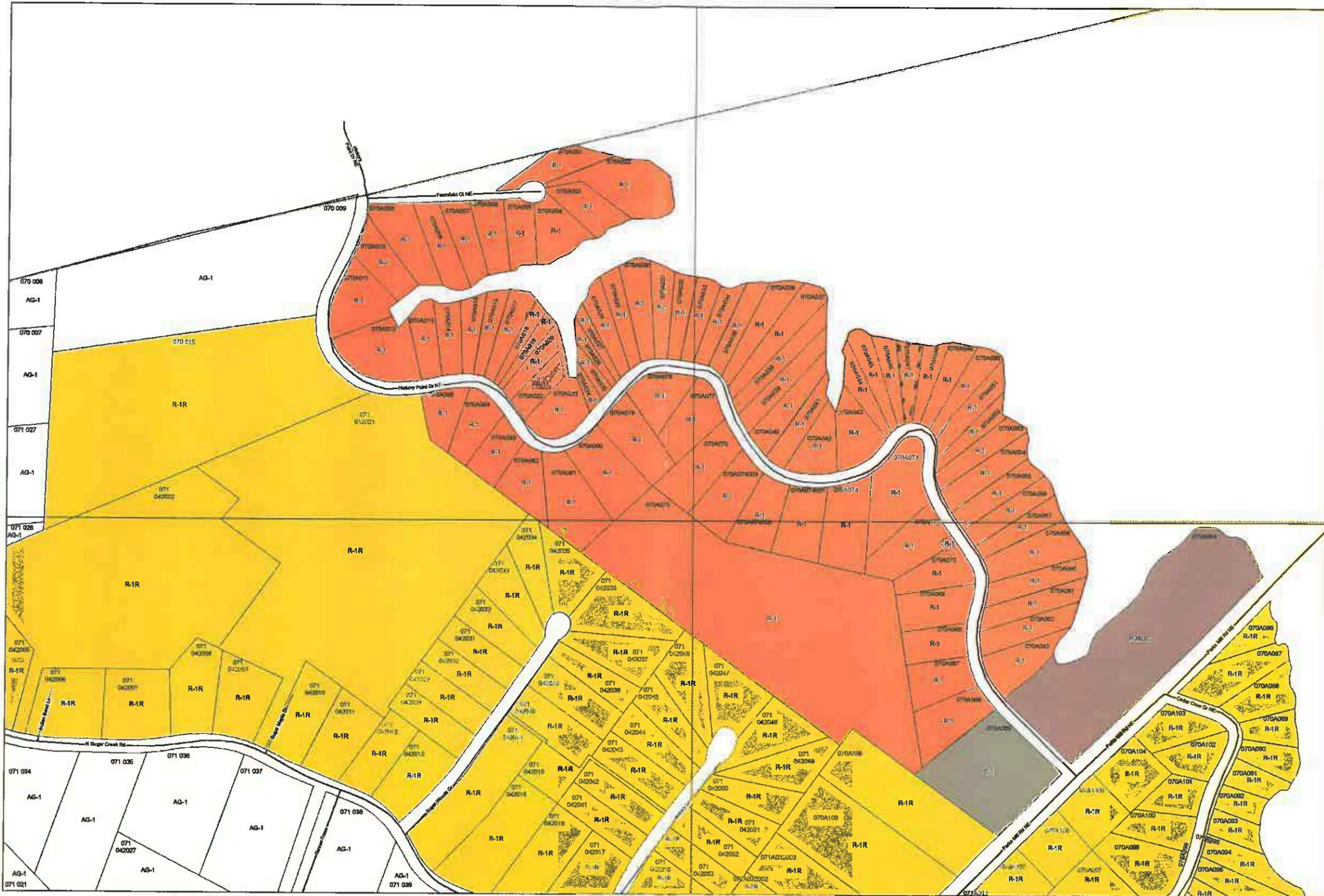
*SIGNATURE OF APPLICANT: James M Hillier DATE: 4-25-16 Kp

*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>4-25-16</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: _____			

RECEIVED
APR 25 2016
Kp

25697



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

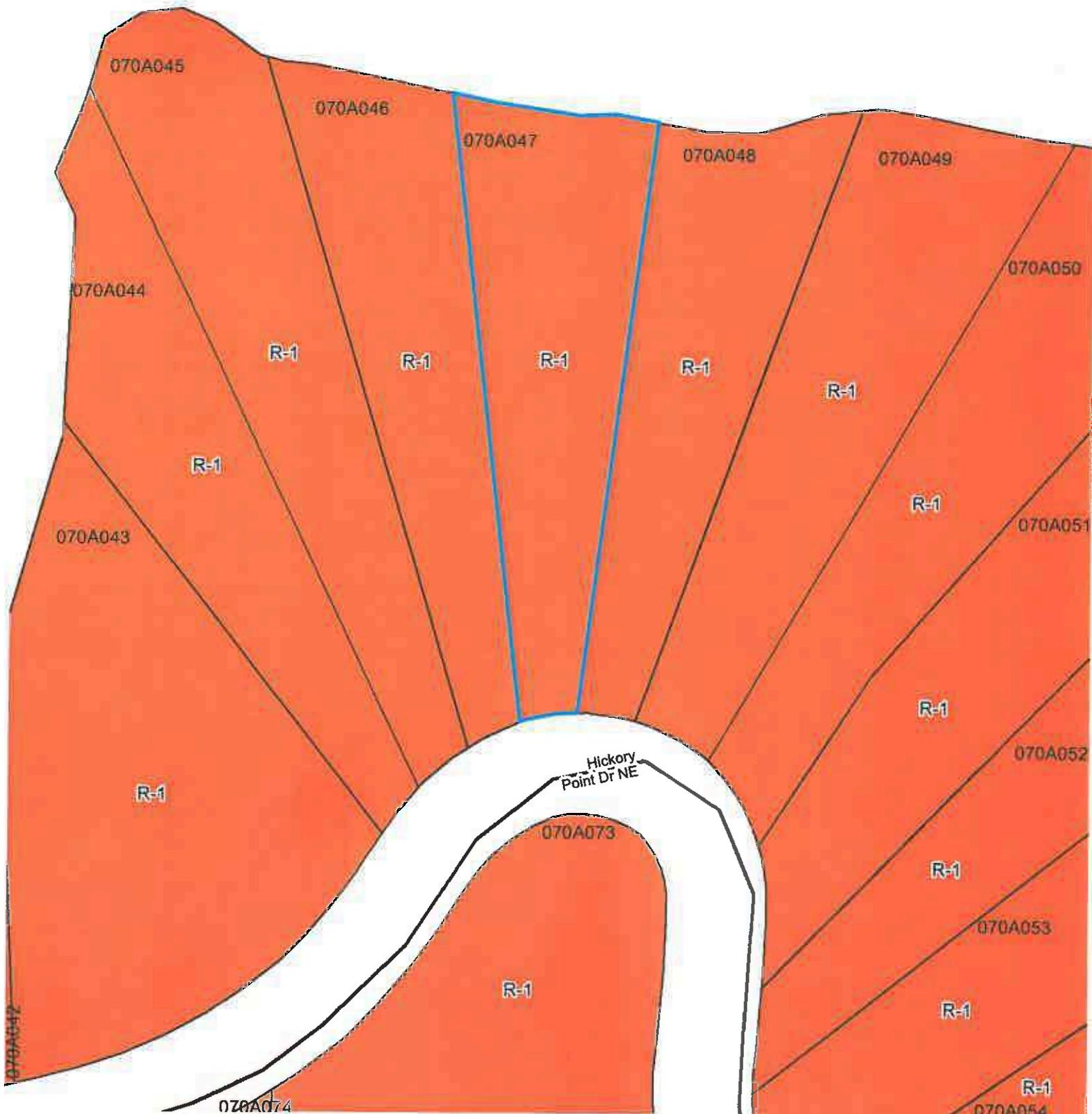
MGRC
IT GIS Services
Middle Georgia Regional Commission
155 Glynn Hwy
Macon, Georgia 31217
(478) 751-6190
(478) 751-6517
Web: www.mgarc.org
Email: mg@mgarc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**



MAP 070A

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



VARIANCE #1

My Wife and I would like to widen the LAKE FRONT North Side of our Small Cottage.

the current width is 22' and we would like to extend the west side 6' for a total of 28' wide. we would meet Putnam County zoning requirement of 20' on the East side but would be 16' off property line on the (west) or left side facing from the front or street side.

We are asking for a 4' VARIANCE on the (west) or LEFT side from front. Drawing Attached.

this would allow us to MAKE this more livable for full time. Lot width at building setback is 65' Lot 13 on west side (owner) has no problem with this and would sign a paper stating so.

VARIANCE #2

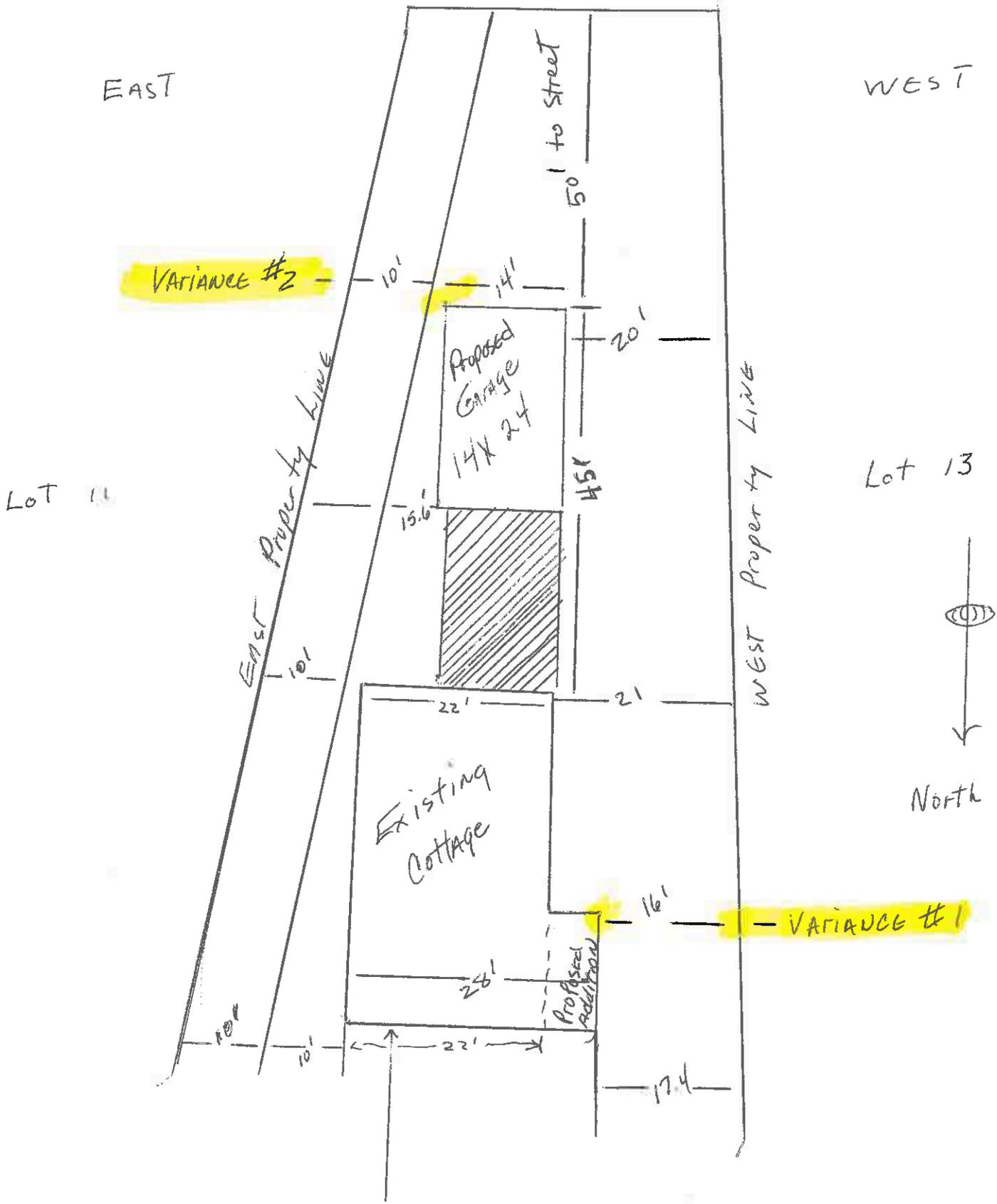
to live full time on Lot 12 158 Hickory Point, we would need a Garage. Since the lot is so narrow, it is very difficult to find a location. I have provided a drawing for a one car 14 x 24 which would meet 20' on the west, but would need 10' VARIANCE on the (EAST) or right side if facing from the street. we are asking for a 10' VARIANCE on EAST side and would be between 10' and 11' off property line.

THANK you for your time.

RECEIVED
APR 25 2016

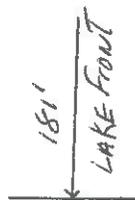
JAMES M Hillier
706 816 1248

KO



158 Hickory Pt.

Lot 12

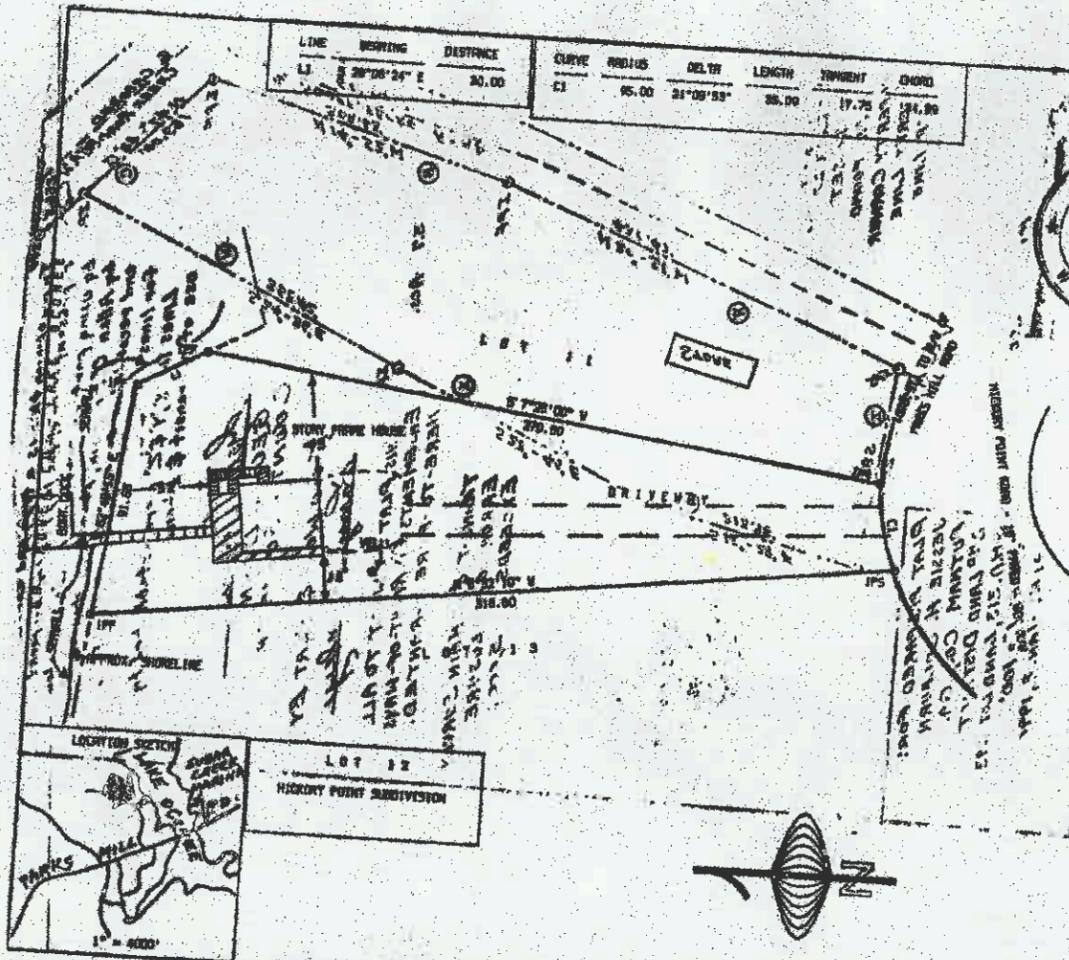


JAMES M Hillier
706 816 1248

RECEIVED
MAR 25 2016
KP

RECEIVED
APR 5 2016

LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD
L1	20°06'24" E	30.00						
C1				65.00	21°09'59"	28.00	17.75	51.86



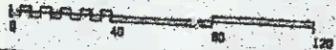
IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE STATUTE STANDARDS AND REQUIREMENTS OF THE LAW.

W. M. Lester

I CERTIFY THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DEFINED UNDER THE NATIONAL FLOOD INSURANCE ACT.

W. M. Lester

SUBMITTED BY:
THUNDERBOLT SURVEY SERVICES, INC.
CONSULTING FORESTERS AND LAND SURVEYORS
WINTERVILLE GEORGIA 30093
(404) 743-2833



ROBERT J. FLOR & JEANNINE D. FLOR		
SCALE: 40 FEET/INCH	APPROVED BY: VL	DRAWN BY: VL
DATE: 1-02-90	REVISOR BY:	
LL 370, 4TH LD, GMD 306 PUTNAM CO., GA.		
PAGE NO: 1	DRAWING NO: 1895	

Recorded 01-16-90 Lisa K. Yates DCS

PUTNAM COUNTY PLANNING & ZONING COMMISSION



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

AGENDA ITEM

Date: 6/2/2016

To: Planning & Zoning Commission

From: Planning and Development

Subject: Request by **Robert & Charlene Taylor** for a side and rear yard setback variance at 241 Lakeshore Drive. Presently zoned R-2. **[Map 056B, Parcel 069]**.

Recommendation

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

Background

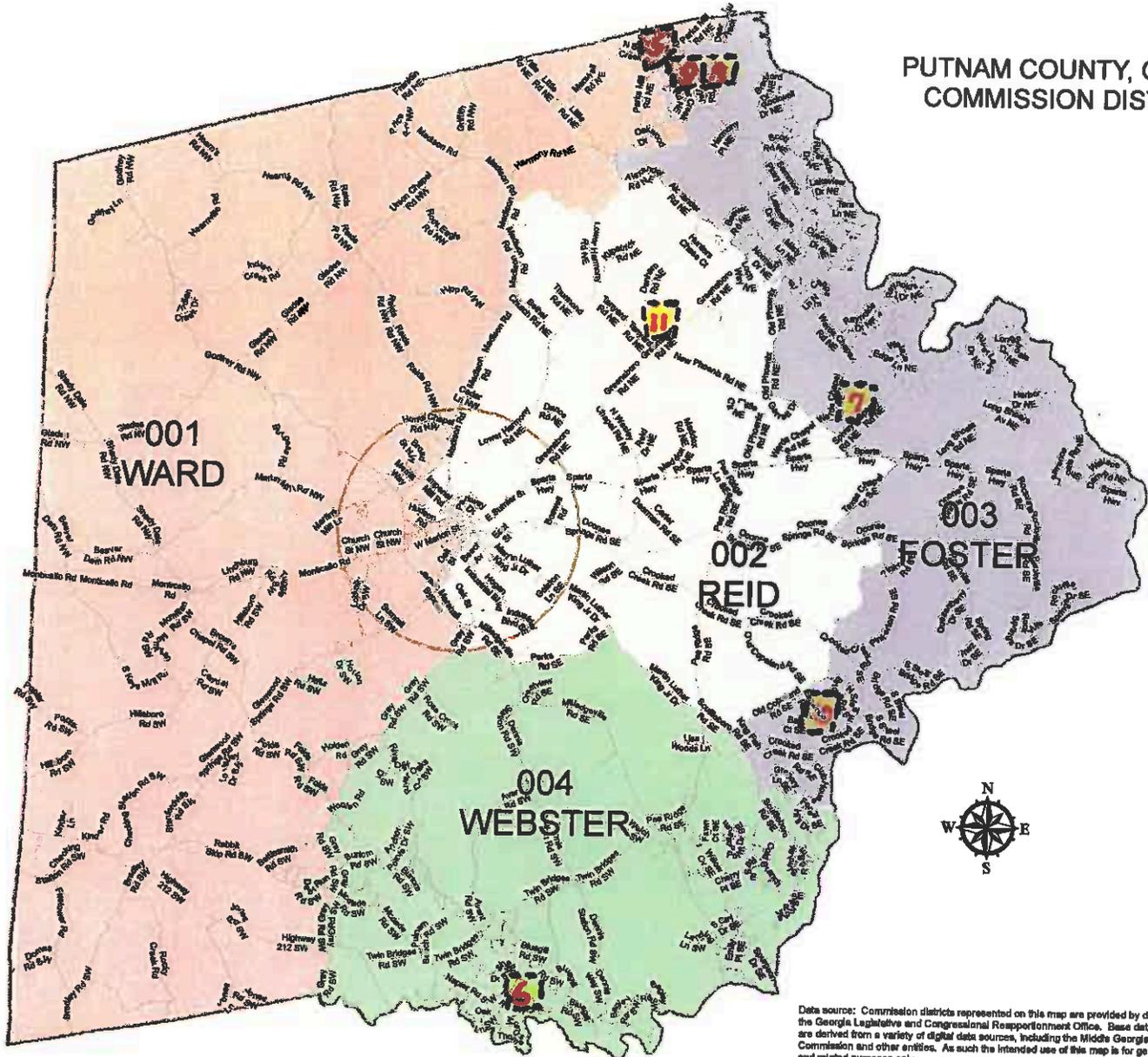
The applicant is requesting a 10-foot variance, being 10 feet from the right side property line and a 30-foot variance, being 70 feet from the nearest point to the lake to build a house. The proposed house is 49'x65' which includes a two car garage. This is a narrow lot which widens toward the lake. The lot width at building setback is 99.8 feet; however, there is ample room for the proposed structure to be located closer to the front of the property which will reduce the lakeside variance by at least 15 feet. Therefore, staff recommends that the lakeside variance be reduced to 15-foot variance, being 85 feet from the nearest point to the lake. Due to the location of the septic which will be located on the left side of the property the proposed structure will have to be located closer to the right side property line. This request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).

Attachments

Taylor

Taylor

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



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

MAP SCALE: 1" = 6,807.26' SCALE RATIO: 1:68,072.64 DATE: MAY 2013

5. Request by **James M. Hillier** for a side yard setback variance at 158 Hickory Point Drive. Presently zoned R-1. [Map 070A, Parcel 047].
6. Request by **Robert & Charlene Taylor** for a side and rear yard setback variance at 241 Lakeshore Drive. Presently zoned R-2. [Map 056B, Parcel 069].
7. Request by **Calvin Koerner Trustee, agent for I.Q. Auditing Business Trust** to rezone 40.22 acres at 388 Wards Chapel Road from AG-1 to AG-2. [Map 105, Parcel 028].*
8. Request by **Oliver G. Leonard** to rezone 5 acres at 238 Parks Mill Road from AG-1 to C-2. [Map 071, Part of Parcel 049].*
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10. Request by **John V. & Beverly I. Fox** to rezone 9.987 acres at 118 Elmwood Drive from AG-1 to R-2. [Map 110, Part of Parcel 006].*
11. Request by **Terry C. Smith** to rezone 17.97 acres at 651 Greensboro Road from AG-1 to AG-2. [Map 095, Part of Parcel 011].*

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: Robert & Charlene Taylor

MAILING ADDRESS: 191 Lakeshore Drive
Eatonton, Ga 31024

PHONE: 478-968-5830 or 404-580-0289

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

PHONE: _____

PROPERTY:

LOCATION: ²⁴¹ Lakeshore Dr Lots 10 & J BL B
MAP 056 B PARCEL 0568069 PRESENTLY ZONED R2 - Residential ^{KP}

REASON FOR REQUEST: Because of Septic Drain Lines

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

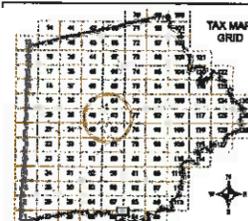
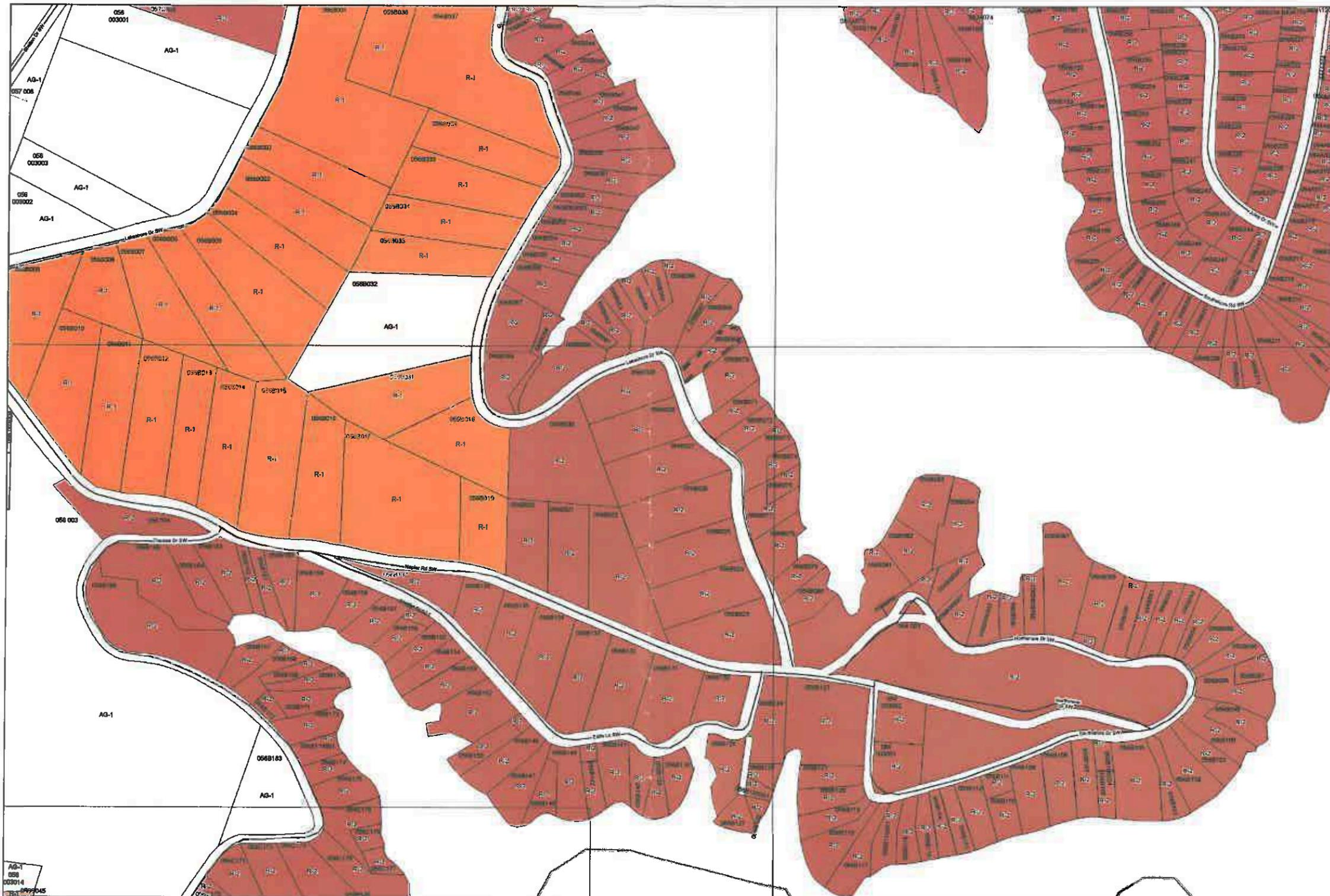
PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: Charlene Taylor DATE: 4/25/2016

*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>4-25-16</u>	FEE: \$ <u>50.00</u>	CK. NO. _____	CASH <input checked="" type="checkbox"/>	C. CARD <input type="checkbox"/>	INITIALS <u>KP</u>
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				

RECEIVED
APR 25 2016
^{KP}



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

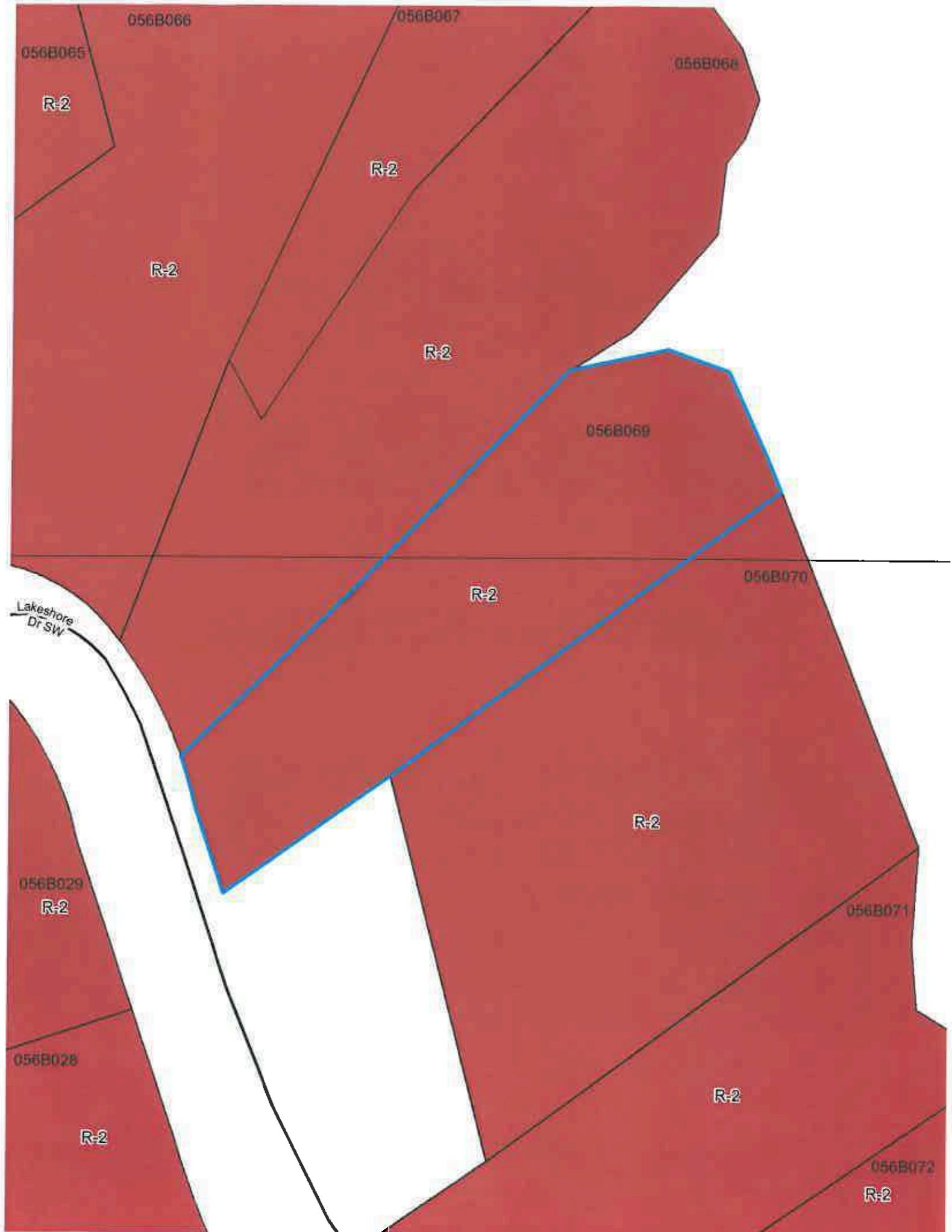
Zoning		GEOGRAPHIC FEATURE LEGEND									
No Code	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	RM-2						
AG-1	C-1	I-M	MHP	R - 2 CITY	R-1R	RM-3					
AG-1 CITY	C-2	IND-1 CITY	PUBLIC	R - 3 CITY	R-2	VILLAGE					
		IND-2	PUBLIC CITY	R - 4 CITY	RM-1						

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Greenway
Suwanee, Georgia 30127
(478) 751-6100
(478) 751-6517
Web: www.mgarc.org
Email: ag@mgarc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 056B

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



Request for Variance for Lot 10 & J Block B Lakeshore Drive, Eatonton, Ga

April 15, 2016

PROPERTY:

LOCATION: Lakeshore Drive, Eatonton, Ga

MAP Parcel 056-8069 Presently Zoned R3-Residential

Please accept our request for assistance in the construction of our new home in Putnam County. We currently live in Putnam County and we are hoping to build our new home to be safely accessible. We also want to safely approach and enjoy the beauty of the lake. We are the owners of this lot and have not yet determined who the builder will be for the planned house.

We are requesting two variances in the placement of our home on the lot because the lot is quite narrow and steep on two sides with a drainage ditch on one side. The main reason for the requested variances is to accommodate the drain field required by a 3 bedroom home. The other reason is to get the front of the home as low as possible in the front to avoid having alot of steps to get into the house. We are both Seniors and I have had a hip replacement, so steps are getting harder and harder to navigate.

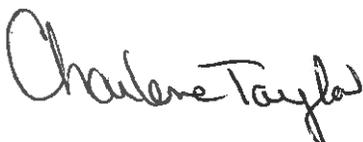
Please refer to the proposed site plans for the general layout of the lot. The lot is narrower (71 foot) at the road end (west) and wider (107 feet) at the lakeside (east). It slopes downward from the road to the lake and also slopes downward from the south side to the drainage ditch on the north side.

General: The home we are proposing would have a footprint of approx 49 foot wide and approx 65 foot deep (which includes a two car garage on the south property line. It would be positioned 40 foot from the northern lot line, this would allow for the Septic drainage fields to not fall within the drainage ditch and to be 10 foot from the home and 50 foot from the water as required by Putnam County.

Variance #1: We are proposing that we position our home 10 foot off of the southern property line, which would require a variance of 10 foot from the Putnam County zoning requirement of (20 foot). We are attaching a letter from the current owner of 243 Lakeshore Drive (south line of property) giving their permission to build 10' from their property line. This will allow for the septic drainage fields to be positioned where the Health Department suggested, 10' from the house and away from the drainage ditch. Lot width @ building setback is 99.8 Ft

Variance #2: The residences on either side of this lot are positioned 70 ft on the south side and 15' on the north side. We are requesting a variance that would allow our home 70' from the lake (east side of property). Property on south side is 84' from lake and the property on north side is 65' from the lake. This would not block the view from either properties. We would still be 20' from the Georgia Power 350 Contour Line and would allow for a basement. This would require a variance of 30' from the Putnam County zoning requirement of (100') from the lake.. Due to the slope of the lot the further towards the lake the home is, the fewer steps we will have on the front side. This will keep the appearance of the home similar to the other homes in the neighbor.

Thank you



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APR 25 2016

KP

Lake

Lake

LAKE SINCLAIR

340 CONTOUR & TIMBER SEA WALL

MARK IN CONCRETE 340

GEORGIA POWER COMPANY ACCESS AREA 0.16 ACRES

House 239 Lakeshore Drive

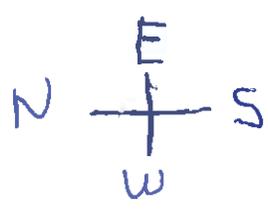
House 243 Lakeshore Drive

LOT I DE C AND JACK BAGWELL DEED DB 213,715 PLAT PE 2740 PLAT DB 4-1-40

LOT I DENNIS A. MORGAN DEED DB 453/88 PLAT PE 2740 PLAT DB 4-1-495

12' X 12' CONCRETE BLOCK BUILDING

LOT J 0.13 ACRES



RECEIVED APR 25 2016 KP

B 5 5 7

45.32 REF S 20°09'39" E

OF LAKESHORE (= 40' E)

750

350 5/8" REBAR FOUND

40 PENNY NAIL FOUND

10' 10" 0.45 ACRES

REBAR FOUND

LOT 10

5/8" REBAR FOUND

LOT

POWER LINE

10' 0.8

L4

(P.O.P.)

L17 L15 L14

L16

L18

L8

L7

L3

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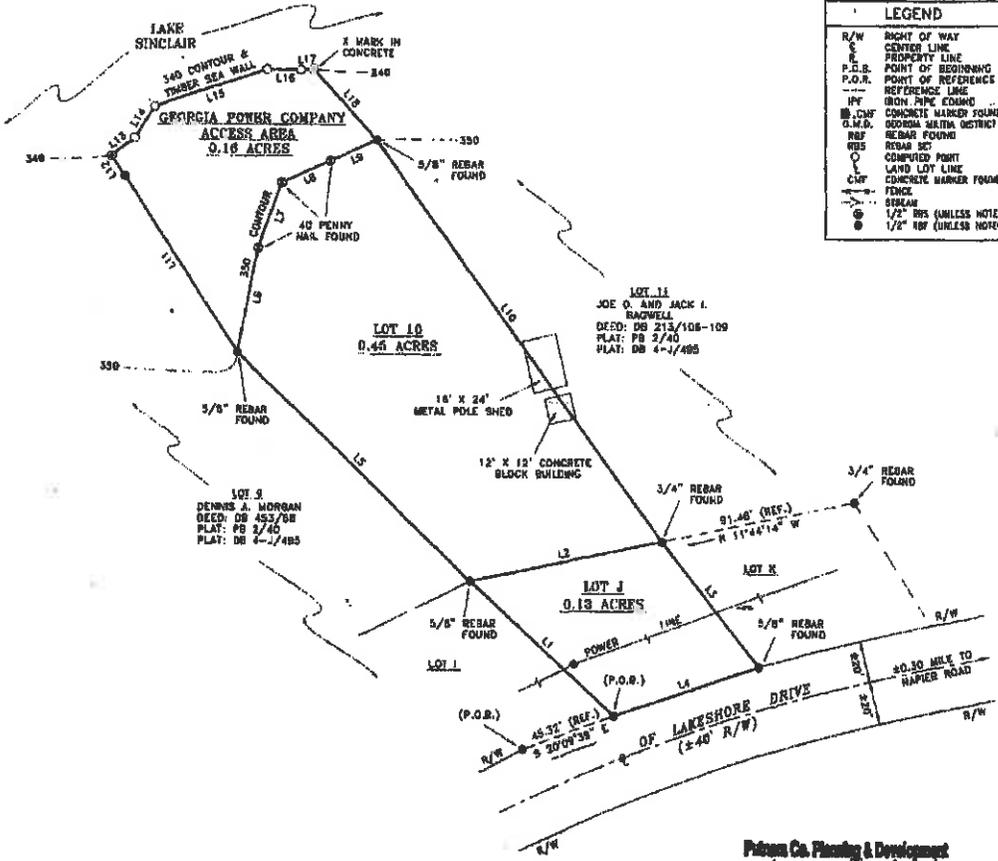
L282

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L286



LEGEND	
R/W	RIGHT OF WAY
C	CENTER LINE
P.L.	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
---	REFERENCE LINE
---	IRON PIPE CORNER
---C	CONCRETE MARKER FOUND
G.M.D.	GEORGIA METAL DISTRICT
RF	REBAR FOUND
RF	REBAR SET
○	COMPUTED POINT
---	LAND LOT LINE
---	CONCRETE MARKER FOUND
---	FENCE
---	STREAM
○	1/2" IRB (UNLESS NOTED)
○	1/2" IRB (UNLESS NOTED)

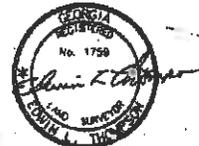
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 25° 43' 20" E	90.81
L2	S 11° 47' 58" E	90.85
L3	S 51° 44' 20" W	73.34
L4	N 18° 34' 18" W	71.10
L5	N 44° 12' 50" E	61.05
L6	S 77° 58' 51" E	49.25
L7	S 70° 27' 42" E	39.00
L8	S 24° 10' 10" E	24.48
L9	S 24° 31' 28" E	23.58
L10	S 84° 30' 00" W	22.40
L11	N 57° 31' 14" E	96.48
L12	N 57° 31' 14" E	11.00
L13	S 38° 16' 50" E	15.25
L14	S 57° 13' 33" E	17.51
L15	S 18° 05' 53" E	50.00
L16	S 00° 58' 02" W	1.28
L17	S 89° 20' 23" E	8.80
L18	S 48° 00' 00" W	43.64

ACREAGE SUMMARY:	
LOT 9	0.13 ACRE
LOT 10	0.45 ACRE
TOTAL ACREAGE	0.58 ACRE

- NOTES:**
- THERE HAS BEEN NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR OWNERSHIP TITLE MATTERS THAT MAY BE DISCLOSED BY A CURRENT AND APPROPRIATE TITLE SEARCH. THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND/OR UTILITY EASEMENTS THAT MAY AFFECT THIS PROPERTY. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR ANY SUCH ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.
 - REFERENCE DEED: DW 213/708-111; PLAT PG 23/161, PG 2/40, DW 4-1/485; PLAT PG 6/117 (GA POWER CO.)
 - BEARING SURVEY ESTABLISHED FROM PLAT RECORDED IN PLAT BOOK 22, PAGE 181.
 - IN MY OPINION THIS LOT DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD AREA.

POTOMAC COUNTY, GEORGIA
 CLERK OF SUPERIOR COURT
 FILED & RECORDED 10-8-06
 THIS 10th DAY OF OCTOBER 2006
 CLERK OF SUPERIOR COURT

SURVEY OF PROPERTY FOR:	
ROBERT L. TAYLOR, CHARLENE M. TAYLOR and BRITTANY I. MUNDOK	
BEING LOT 10, BEING PART OF "BEARING POINT SURVEY" (PART OF PROPERTY OF THOMPSON LAND CO. AND GA POWER CO. ACCESS AREA) LINES 16 LAND LOT 108 3rd LAND DISTRICT - 31st REG. G.M.A. POTOMAC COUNTY, GEORGIA	
SURVEYED: 08/14/2006	PLAT DRAWN: 08/20/2006
SURVEYOR:	SCALE: 1" = 40'
THOMPSON & FREEMAN LAND SURVEYORS, INC. 140 DEANER DR. NW WILDOBVILLE, GEORGIA 31081 PHONE: 478-416-1241	EQUIPMENT USED: TOPCON GTS-58 ELECTRONIC DISTANCE METER 1845



EDWIN L. THOMPSON 68821759
 DATE: 9/22/2006



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSING PRECISION OF ONE FOOT IN 25,000 FEET AND AN ANGULAR ERROR OF 0.000001 PER ANGLE POINT AND WAS ADJUSTED USING THE COLLINGS WALK. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CONVEYANCE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.

RECEIVED

To Whom it may concern:

This letter is to grant permission for a 10 foot variance from my (Jack Bagwell) property line at 243 Lakeshore Drive to Robert and Charlene Taylor for lot 10 which is next to my property, so they may build a house.

Thank you for your help

Jack Bagwell

Jack S. Bagwell
4/13/16

RECEIVED
APR 25 2016

KP

PUTNAM COUNTY PLANNING & ZONING COMMISSION



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

AGENDA ITEM

Date: 6/2/2016
To: Planning & Zoning Commission
From: Planning and Development
Subject: Request by **Calvin Koerner Trustee, agent for I.Q. Auditing Business Trust** to rezone 40.22 acres at 388 Wards Chapel Road from AG-1 to AG-2. **[Map, 105, Parcel 028].***

Recommendation

Staff recommendation is for approval to rezone 20 acres from AG-1 to AG-2.

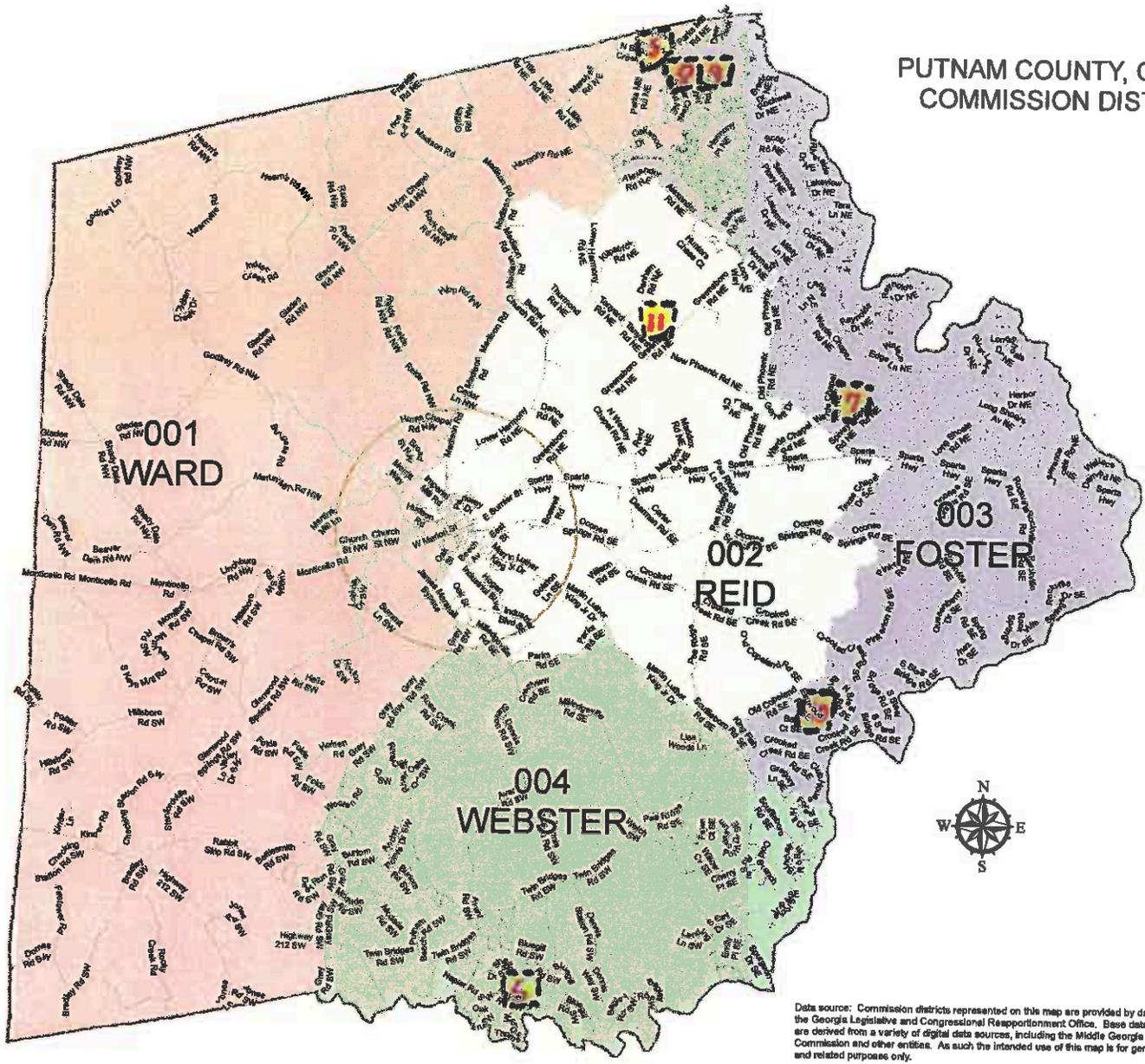
Background

The applicant originally requested to rezone 40.22 acres but would like to revise the request to rezone 20 acres of the 40.22 acres. The applicant would like to subdivide four 5-acre lots for his family. The property is currently zoned AG-1 and the minimum lot size in AG-1 is 20 acres. Therefore, the 20 acres will have to be rezoned and the applicant would like to rezone it to AG-2. The remaining 20.22 acres will remain AG-1. This property is adjacent to AG-1 and R-1R property. The proposed AG-2 zoning district will have no adverse effect on any nearby roads or properties.

Attachments

Koerner

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" = 5,897.28' SCALE RATIO: 1:58,973.4 DATE: MAY 2013

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PUTNAM COUNTY PLANNING & DEVELOPMENT
117 Putnam Drive, Suite B
Eatonton, GA 31024
Phone: 706-485-2776 ♦ Fax: 706-485-0552
www.putnamga.com

APPLICATION FOR REZONING

APPLICATION NO _____ DATE: 11 April 2016

MAP 105 PARCEL 028

- 1. Name of Applicant: Calvin Koerner Trustee I.P. Auditing Business Trust
- 2. Mailing Address: 14855 Canduci Ct. Bonita Springs, FL 34135
- 3. Phone: (home) 240-505-8835 (office) same (cell) same bills@ipauditing.com

4. The location of the subject property, including street number, if any: 388 Wards Chapel Rd, Eatonton, GA (NO street address at this time)

5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 40.22 Acres

6. The proposed zoning district desired: AG-2

7. The purpose of this rezoning is see Attachment 1

8. Present use of property: raw land Desired use of property: Family Estate / Compound

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

Existing: AG-1 KP
North: RI-R + RA-3 KP South: AG-1 KP East: RI-R + AG-1 KP West: AG-1 KP

10. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned. see attachment 2

11. Legal description and recorded plat of the property to be rezoned. Deed Book 104, Page 67
Land Lot 283, 3rd Land District Popcastle District

12. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): see Attachments 3 + 4 mixed use Residential 1K

13. A detailed description of existing land uses: Forest, possibly used for hunting in the past.

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

wells will need to be drilled as part of the permitting process for each lot.

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APR 1 2016
KP

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Eatonton, GA 31024

Phone: 706-485-2776 ♦ Fax: 706-485-0552

www.putnamga.com

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

same as water needs to be completed

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

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

N/A

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

Signed HUD, see attached 5 (HUD Closing Statement)

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

N/A

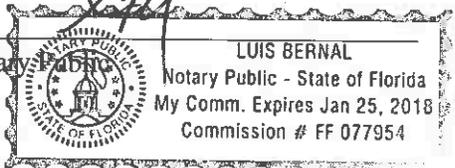
20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)

N/A

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

[Signature] 11 April 2016
Signature (Property Owner) (Date)

[Signature]
Signature (Applicant) (Date)

Notary Public

LUIS BERNAL
Notary Public - State of Florida
My Comm. Expires Jan 25, 2018
Commission # FF 077954

[Signature]
Notary Public

Office Use

Paid: \$ 300.00 (cash) _____ (check) 1098 (credit card) _____
Receipt No. 28680 Date Paid: 4-20-16
Date Application Received: _____
Reviewed for completeness by: _____
Submitted to TRC: _____ Return date: _____
Date of BOC hearing: _____ Date submitted to newspaper: _____
Date sign posted on property: _____ Picture attached: yes _____ no _____

RECEIVED
APR 1 2016
KP



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

- Zoning**
- No Code
 - AG-1
 - AG-1 CITY
 - C-2

- GEOGRAPHIC FEATURE LEGEND**
- | | | | | |
|----------|------------|-------------|------------|---------|
| AG-2 | C-2 CITY | IND-2 CITY | R - 1 CITY | RM-2 |
| C-1 | I-M | MHP | R - 2 CITY | RM-3 |
| C-1 CITY | IND-1 CITY | PUBLIC | R - 3 CITY | VILLAGE |
| C-2 | IND-2 | PUBLIC CITY | R - 4 CITY | RM-1 |

MGRC
IT GIS Services
Middle Georgia Regional Commission
179 Elderly Hwy
Macon, Georgia 31217
(478) 751-6190
(478) 751-6517
www.middlegeorgia.org
Email: mgrc@mgrc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 105

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: APRIL 2016

105 010

AG-1

105 009

AG-1

105 007001

RM-3

105 033

RM-3

105 029001

R-1R

105 032

AG-1

105 029

AG-1

105 031
AG-1

105 032001

105 030

AG-1

105 011001

105 028

R-1R

AG-1

AG-1

106 082

105 027

AG-1

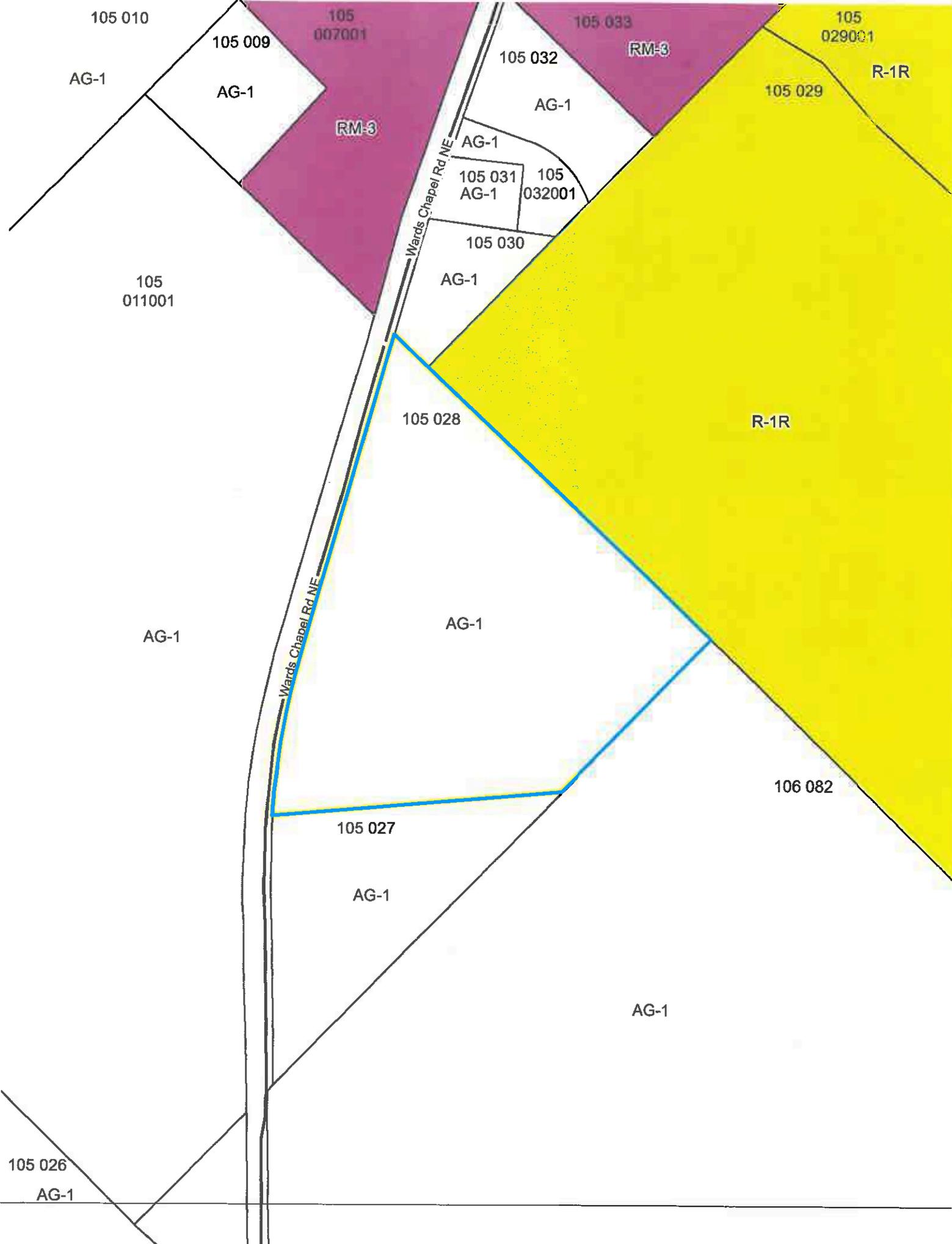
AG-1

105 026

AG-1

Wards Chapel Rd NE

Wards Chapel Rd NE



Attachment 1: The Purpose of Calvin Koerner's Ward Chapel Rd. rezoning request, Map 105, Parcel 028

The property is currently zoned AG-1, which allows for three plots to be separated for family use only. The stated purpose of this zoning is: "to protect and to promote dairying and other forms of agriculture in Putnam County." However, none of the properties in the neighborhood are currently used for dairy or agriculture activities. In fact, one adjacent neighbor property is already zoned R1-R (105 029) and another directly north across the street is currently zoned RM-3 (105 007001). Two major high-end subdivisions are only two and six properties up the road (Waters Edge and Great Waters) towards Lake Oconee.

Since I have more than three family members, whom I would like to share this property and I would like to turn the property into an estate-gentleman farm, I am requesting the property be re-zoning to AG-2 and allowed to split five 5-acre lots along Wards Chapel rd. (275 ft of rd. frontage each) for my two brothers, two children, and one mother). The remainder 14 acres "flag" property would become my gentleman farm. See attached drawing.

In the spirit of the high end subdivisions in the neighborhood, the deed restriction for all the new lots would require a minimum heated floor area of 2400 sq. ft. (=2x AG-1) and restrict vinyl/wood siding and modular / mobile homes from being built.

I would like to retain the ability to farm the land some with livestock and crops, so I am not interested in a pure residual zoning and wish to keep it agriculture. However, the land is currently not capable of conducting any purely agriculture activities due to the extensive woods and lack of utilities on the property.

I personally think this is a good compromise and smart growth for the neighborhood, area, and county, as it allows some transition space between the high-end subdivisions already in place and the great dairy farms Putnam County is famous for being. The Putman County country side and farms are two of the main reasons I purchased this property and wish to relocate there.

I am not asking for this re-zoning as a developer to make money. I am asking to build the family compound of my dreams and I need more flexibility to accommodate more family members than the current AG-1 zoning permits.

Thank you for your time and understanding. I appreciate the difficult job you have to keep growth at a manageable level and I assure you that I only want this re-zoning in the spirit of that smart growth.

I have searched all over the state for property, and found Putnam County and its agriculture charm to be the best in all of GA. I plan to live on this property after I can develop the land to accommodate me and my family.

Best Regards,

Calvin Koerner



11 April 2016

CBK
P 1 of 1

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APR 1 2016
KP

Attachment 2:
Deed for Rezoning
Application submitted
by Calvin Koerner

DOCN 001031
FILED IN OFFICE
3/28/2016 03:05 PM
BK:855 PG:542-543
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY

Sheila H. Perry SLW

REAL ESTATE TRANSFER TAX
PAID: \$205.00

PT61-117-2016-000289

Return to: The Merritt Law Firm, 155 South Main Street, Madison, Georgia 30650 Phone: (706) 342-9668 Fax: (706) 342-9669
ewmerritt@themerrittlawfirm.com File No 16079/L.Q. Auditing Business Trust. 6/11/2016 000289

STATE OF GEORGIA
COUNTY OF MORGAN

LIMITED WARRANTY DEED

THIS INDENTURE, made this 24th day of March, 2016 between **Geraldine S. Ford**, of Gwinnett County, Georgia of the first part, hereinafter called Grantor; and **Calvin, Koerner, Trustee of L.Q. Auditing Business Trust**, of Bonita Springs, Florida, of the second part, hereinafter called Grantee (the words "Grantee" and "Grantor" to include their respective heirs, representatives, successors and assigns where the context requires or permits).

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee, all the following described property, to-wit:

FOR INFORMATION ONLY:

Map/Parcel No: Map 105, Parcel 28
Deed Reference: Deed Book 104, Page 67

LEGAL DESCRIPTION:

All of that certain tract or parcel of land, together with all improvements located thereon, situate, lying and being located on the southeastern right-of-way of Wards Chapel Road, in land Lot 283 of the 3rd Land District, Popcastle (308th) District, G.M., Putnam County, Georgia, containing FORTY AND 222/1000THS (40.222) ACRES, more or less, and being more particularly described on that certain plat of survey recorded on November 17, 1977, of record in Plat Book 8, at page 173, Clerk's Office, Putnam County Superior Court, said plat being incorporated herein and made a part hereof by reference.

INDEXED
APR 1 2016
14

pk
P 10/2

Attachment 2

The aforesaid property is conveyed subject to the following:

- 1) Taxes for the year 2016 and subsequent years;
- 2) All easements and rights-of-way of record;
- 3) Any existing restrictive covenants of record;
- 4) All matters disclosed on the aforesaid plat of survey; and
- 5) Zoning ordinances of Putnam County, Georgia.

TO HAVE AND TO HOLD, the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, forever in FEE SIMPLE.

AND Grantor, will warrant and forever defend the right and title to the above described property unto the said Grantee, its successors and assigns, against any persons or parties claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and affixed Grantor's seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

Charles W. Merritt, Jr.
Notary Public

GRANTOR:

Geraldine S. Ford (SEAL)
Geraldine S. Ford

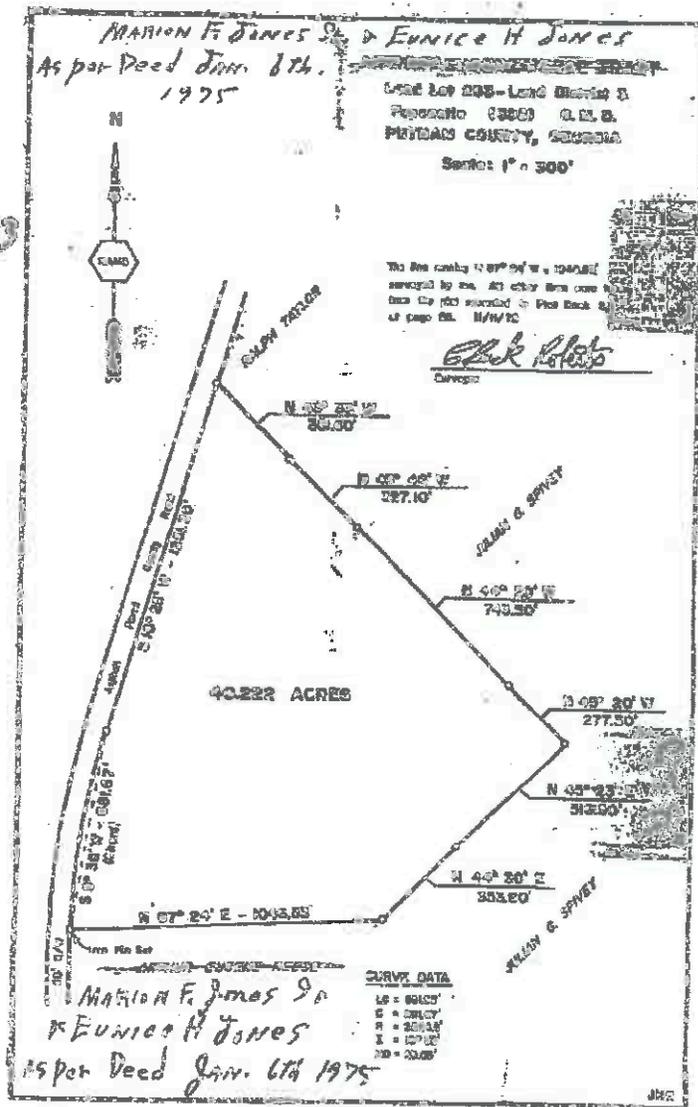


APR 14 2013
KP

P 2012
OBK

Attachment 3

173



Recorded Nov 17, 1974

Subscribed to Cardinal, L.S.C.

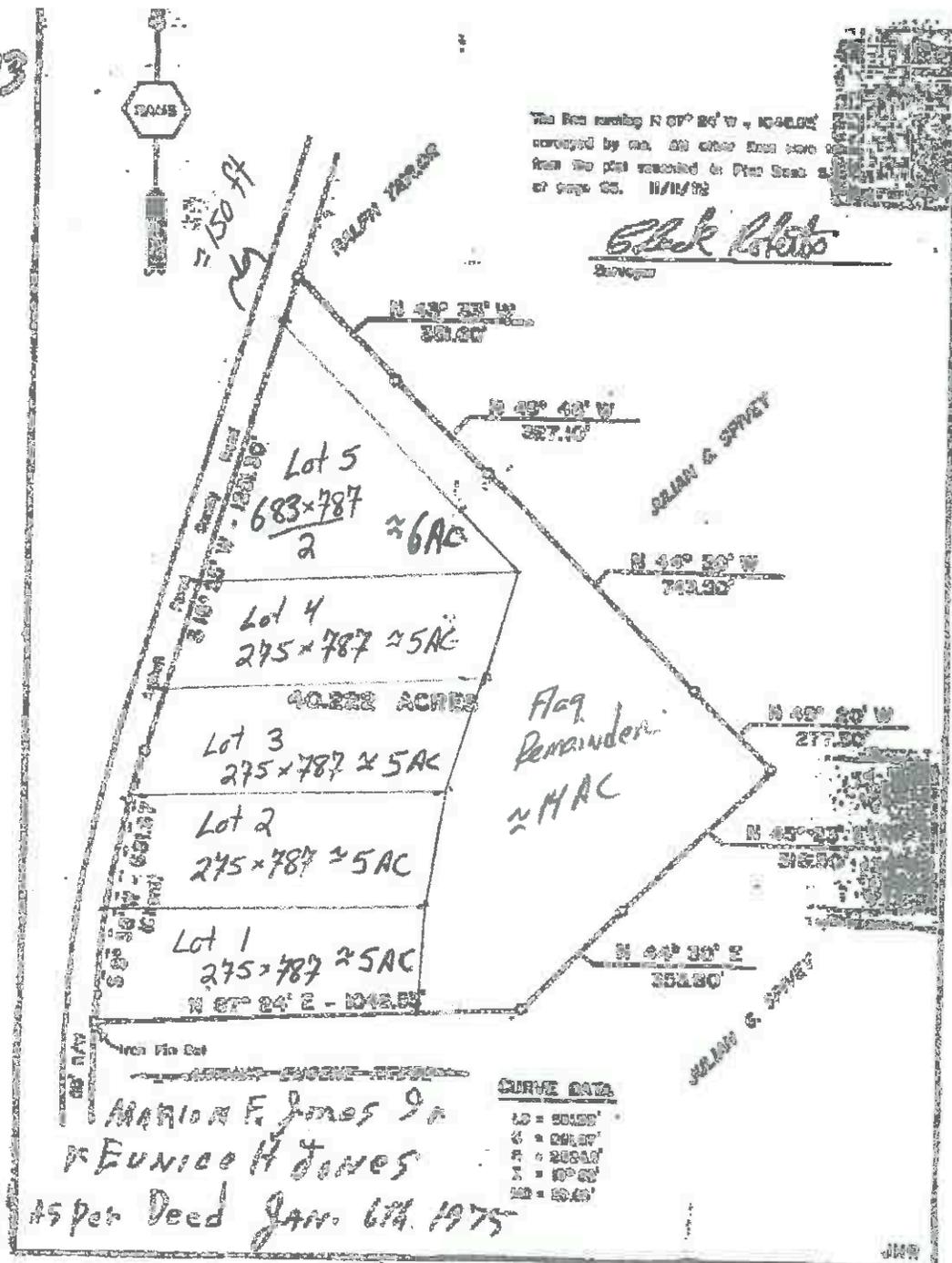
Attachment 3
CBK
7 2 of 2

APR 14 2015

KP

173

Attachment 3
Plat and proposed
sub lots



Marion F. Jones Jr
vs Eunice H. Jones
As per Deed Jan. 6th 1975

Recorded Nov 17, 1977

Subscribed to. Leonard, L.C.S.C.

cbk
P 1 of 2

KP

Google Maps

Wards Chapel Rd

Attachment 4
Aerial view of proposed sub lots



Imagery ©2016 Google, Map data ©2016 Google 200 ft

Wards Chapel Rd
Eatonton, GA 31024

Google Maps

pbk

P / o / l

APR 11 2016

kp

PUTNAM COUNTY PLANNING & ZONING COMMISSION



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

AGENDA ITEM

Date: 6/2/2016

To: Planning & Zoning Commission

From: Planning and Development

Subject: Request by **Oliver G. Leonard** to rezone 5 acres at 238 Parks Mill Road from AG-1 to C-2. **[Map, 071, Parcel 049].***

Recommendation

Withdrawn without prejudice.

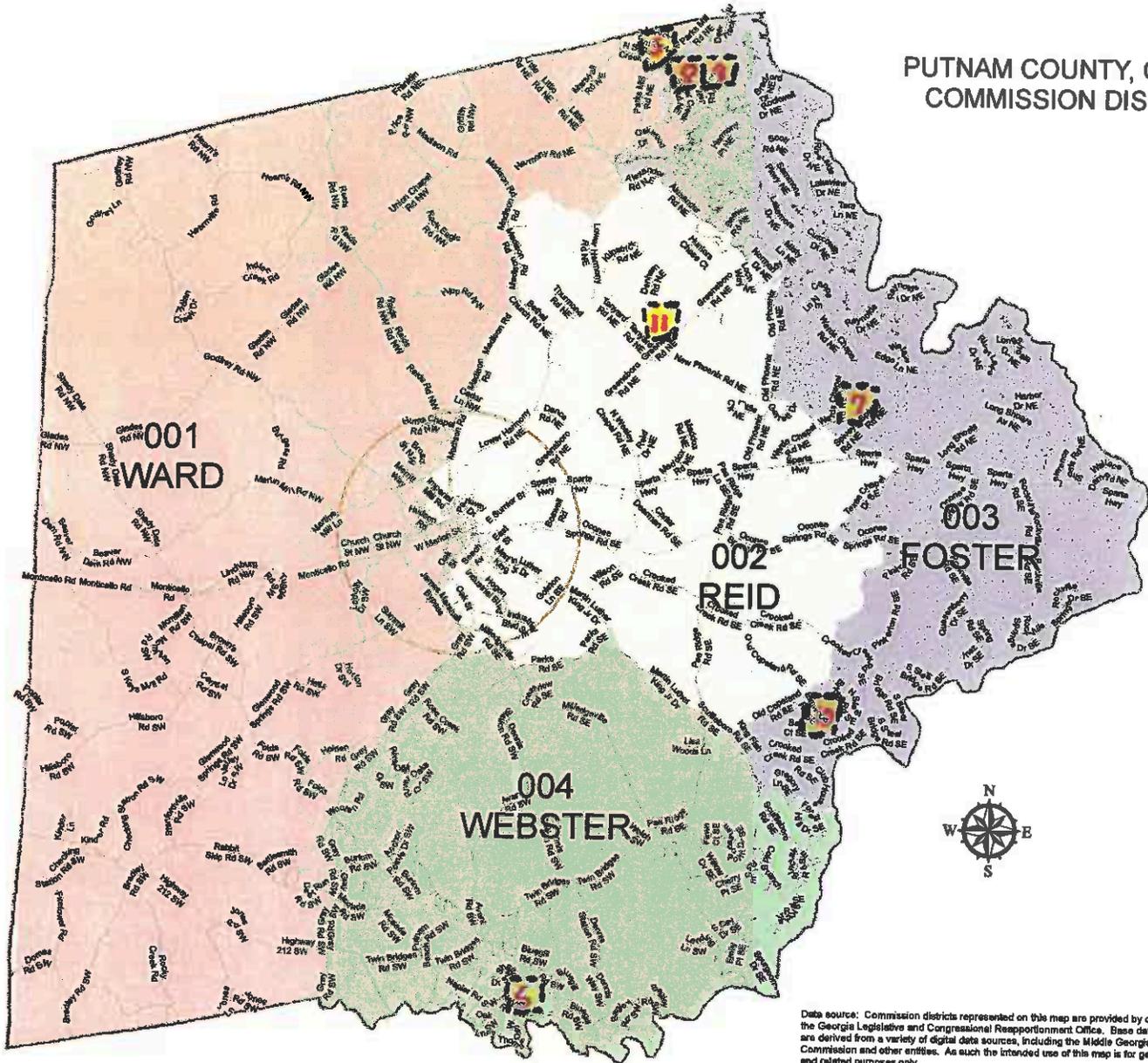
Background

The applicant would like to rezone 5 acres out of his 20.21 acres to subdivide an existing automotive repair shop from his house which is located on the same parcel. The property is currently zoned AG-1 and the applicant would like to rezone it to C-2. The applicant is requesting to rezone the remaining 15.21 acres to AG-2. This property is adjacent to AG-1 and R-1R property.

Attachments

Leonard 5

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" = 5,987.28' SCALE RATIO: 1:88,367.34 DATE: MAY 2013

5. Request by **James M. Hillier** for a side yard setback variance at 158 Hickory Point Drive. Presently zoned R-1. [Map 070A, Parcel 047].
6. Request by **Robert & Charlene Taylor** for a side and rear yard setback variance at 241 Lakeshore Drive. Presently zoned R-2. [Map 056B, Parcel 069].
7. Request by **Calvin Koerner Trustee, agent for I.Q. Auditing Business Trust** to rezone 40.22 acres at 388 Wards Chapel Road from AG-1 to AG-2. [Map 105, Parcel 028].*
8. Request by **Oliver G. Leonard** to rezone 5 acres at 238 Parks Mill Road from AG-1 to C-2. [Map 071, Part of Parcel 049].*
9. Request by **Oliver G. Leonard** to rezone 15.21 acres at 238 Parks Mill Road from AG-1 to AG-2. [Map 071, Part of Parcel 049].*
10. Request by **John V. & Beverly I. Fox** to rezone 9.987 acres at 118 Elmwood Drive from AG-1 to R-2. [Map 110, Part of Parcel 006].*
11. Request by **Terry C. Smith** to rezone 17.97 acres at 651 Greensboro Road from AG-1 to AG-2. [Map 095, Part of Parcel 011].*

APPLICATION FOR REZONING

APPLICATION NO 2016-00119 DATE: 04/18/2016

MAP 071 PARCEL 049

1. Name of Applicant: Oliver G. Leonard
2. Mailing Address: 238 Parks Mill Rd. Buckhead, GA 30625
3. Phone: (home) 706-485-0887 (office) 706-485-2576 (cell) 706-318-3876
4. The location of the subject property, including street number, if any: 238 Parks Mill Rd Buckhead, GA 30625 + 254 Parks Mill Rd Buckhead, GA 30625
5. The area of land proposed to be rezoned (stated in square feet if less than one acre):
5 acres
6. The proposed zoning district desired: C2
7. The purpose of this rezoning is (Attach Letter of Intent) to change home occupation to Commercial and agricultural.
8. Present use of property: Residential/Home Occupation (Automotive Repair Shop) Desired use of property: Automotive Repair Shop
9. Existing zoning district classification of the property and adjacent properties:
Existing: Home Occupation Agricultural
North: Residential South: Agricultural East: Residential West: Agricultural
HR Ag1 RIR AG1
10. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned. I own all property
11. Legal description and recorded plat of the property to be rezoned.
12. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): Rural Residential
13. A detailed description of existing land uses: Residential (home) and Automotive Repair Shop as a home occupation (main)
14. Source of domestic water supply: well , community water , or private provider . If source is not an existing system, please provide a letter from provider.

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APR 18 2016

[Signature]

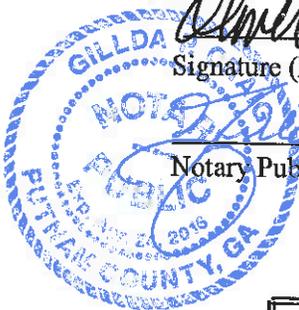
PUTNAM COUNTY PLANNING & DEVELOPMENT
117 Putnam Drive, Suite B
Eatonton, GA 31024
Phone: 706-485-2776 ♦ Fax: 706-485-0552
www.putnamga.com

15. Provision for sanitary sewage disposal: septic system , or sewer . If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
16. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. 36-67A).
17. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property. (Please attach on separate sheet.)
18. Proof that property taxes for the parcel(s) in question have been paid.
19. Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)

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

Oliver K. Leonard 4-18-16
Signature (Property Owner) (Date)

Oliver K. Leonard 4-18-16
Signature (Applicant) (Date)



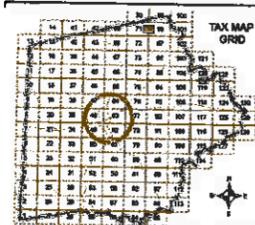
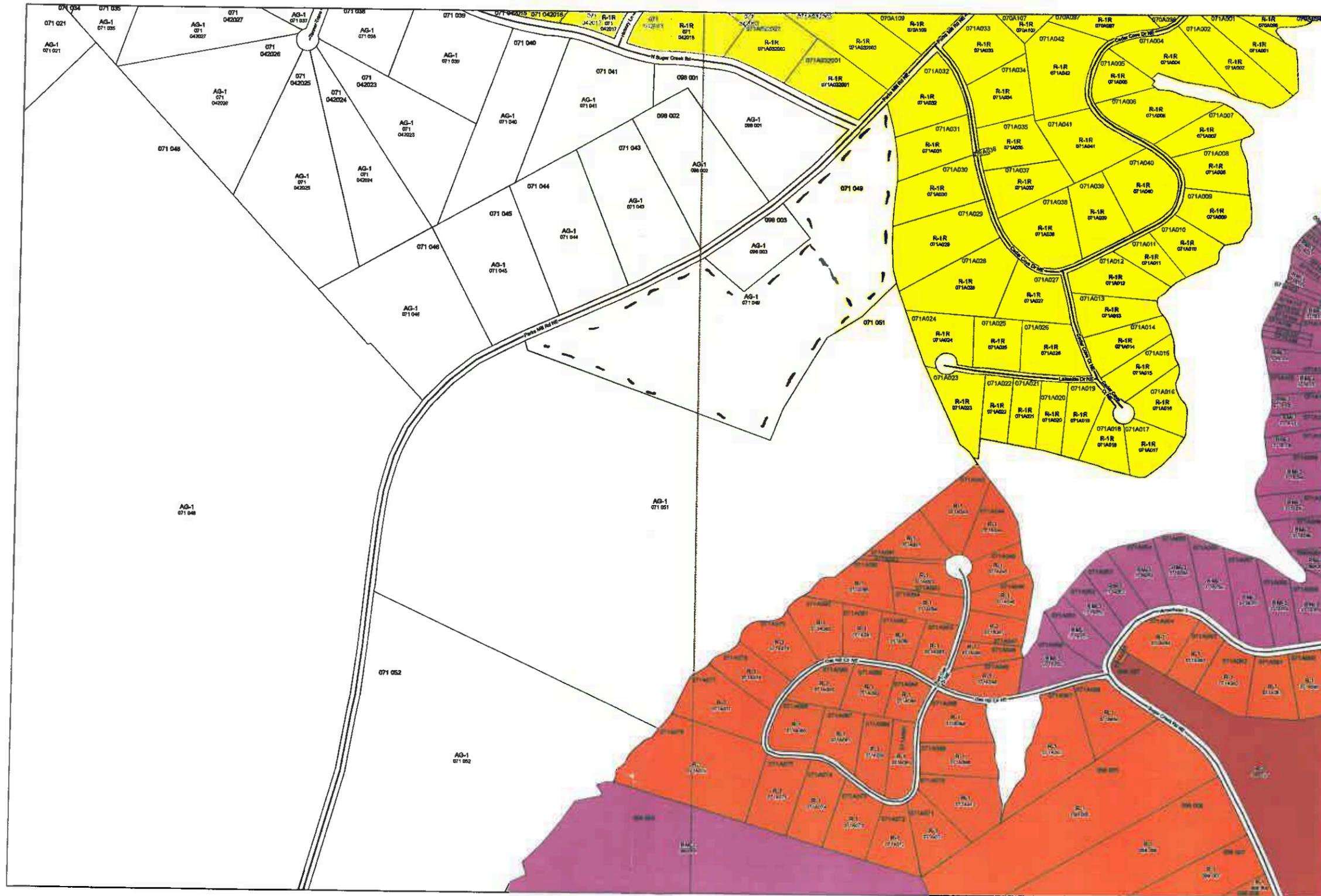
Shirley P. Gray
Notary Public



Shirley P. Gray
Notary Public

Office Use, GA	
Paid: \$ <u>250.00</u> (cash) _____	(<input checked="" type="checkbox"/> <u>6262</u> (credit card) _____
Receipt No. <u>26671</u>	Date Paid: <u>4/18/16</u>
Date Application Received: _____	<u>4/18/16</u>
Reviewed for completeness by: _____	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

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APR 18 2016
22



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

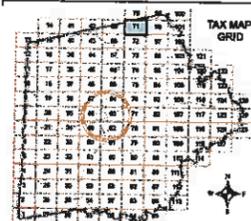
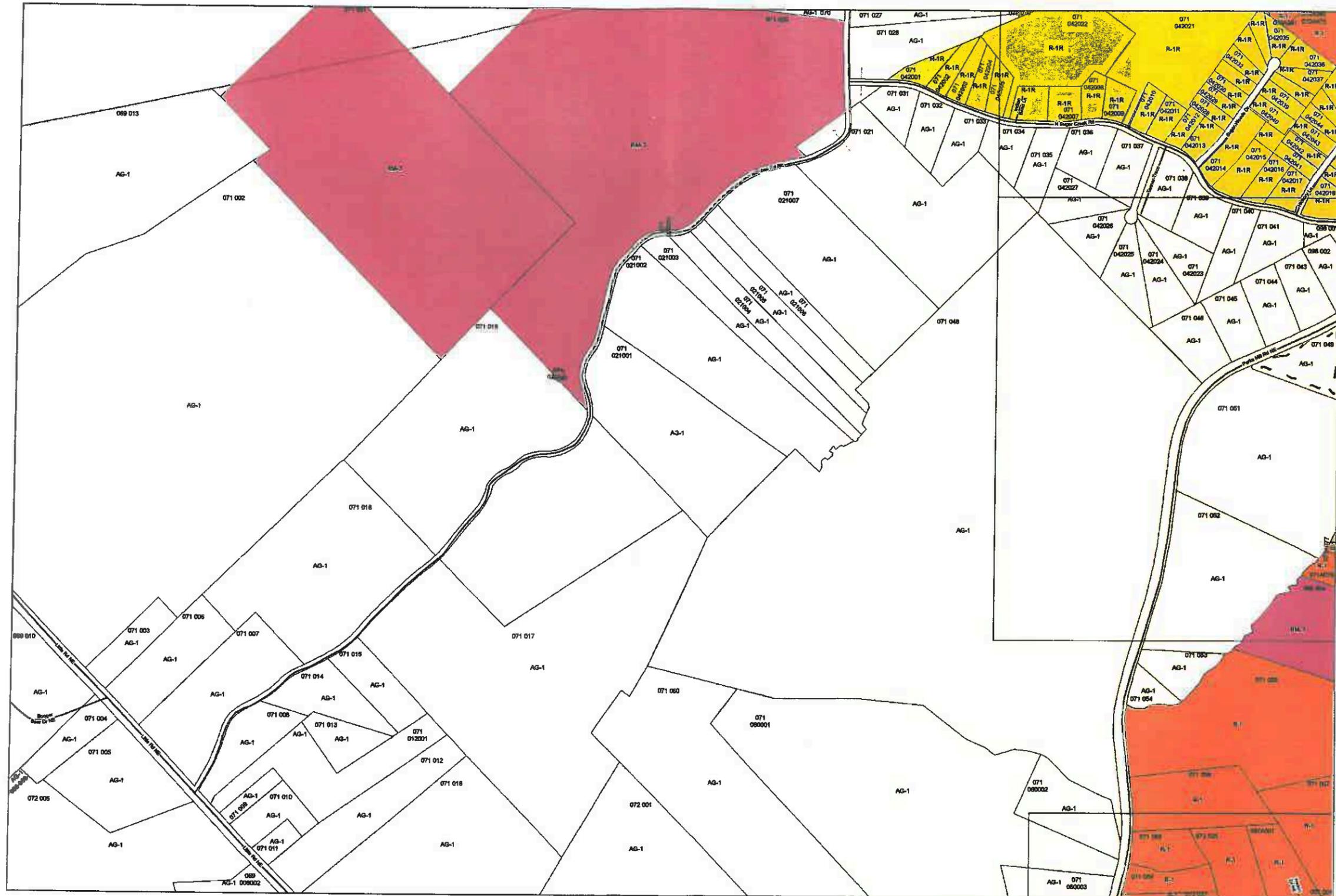
Zoning		GEOGRAPHIC FEATURE LEGEND												
No Code	AG-2	C-2 CITY	IND-2 CITY	R-1 CITY	R-1R	RM-2	RM-3	VILLAGE	C-1	I-M	MHP	R-2 CITY	R-1R CITY	RM-1
AG-1	C-1 CITY	C-2	IND-1 CITY	R-3 CITY	R-2				AG-1 CITY	IND-2	PUBLIC	R-4 CITY		
			PUBLIC CITY								PUBLIC			

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Entry Way
Suva, Georgia 31217
(478) 751-0180
(478) 751-4517
www.mgarc.org
Email: mgarc@mgarc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 071A

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: OCTOBER 2013



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

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

- AG-2
- C-1
- C-1 CITY
- C-2

- C-2 CITY
- I-M
- IND-1 CITY
- IND-2

- IND-2 CITY
- MHP
- PUBLIC
- PUBLIC CITY

- R - 1 CITY
- R - 2 CITY
- R - 3 CITY
- R - 4 CITY

- R-1
- R-1R
- R-2
- RM-1

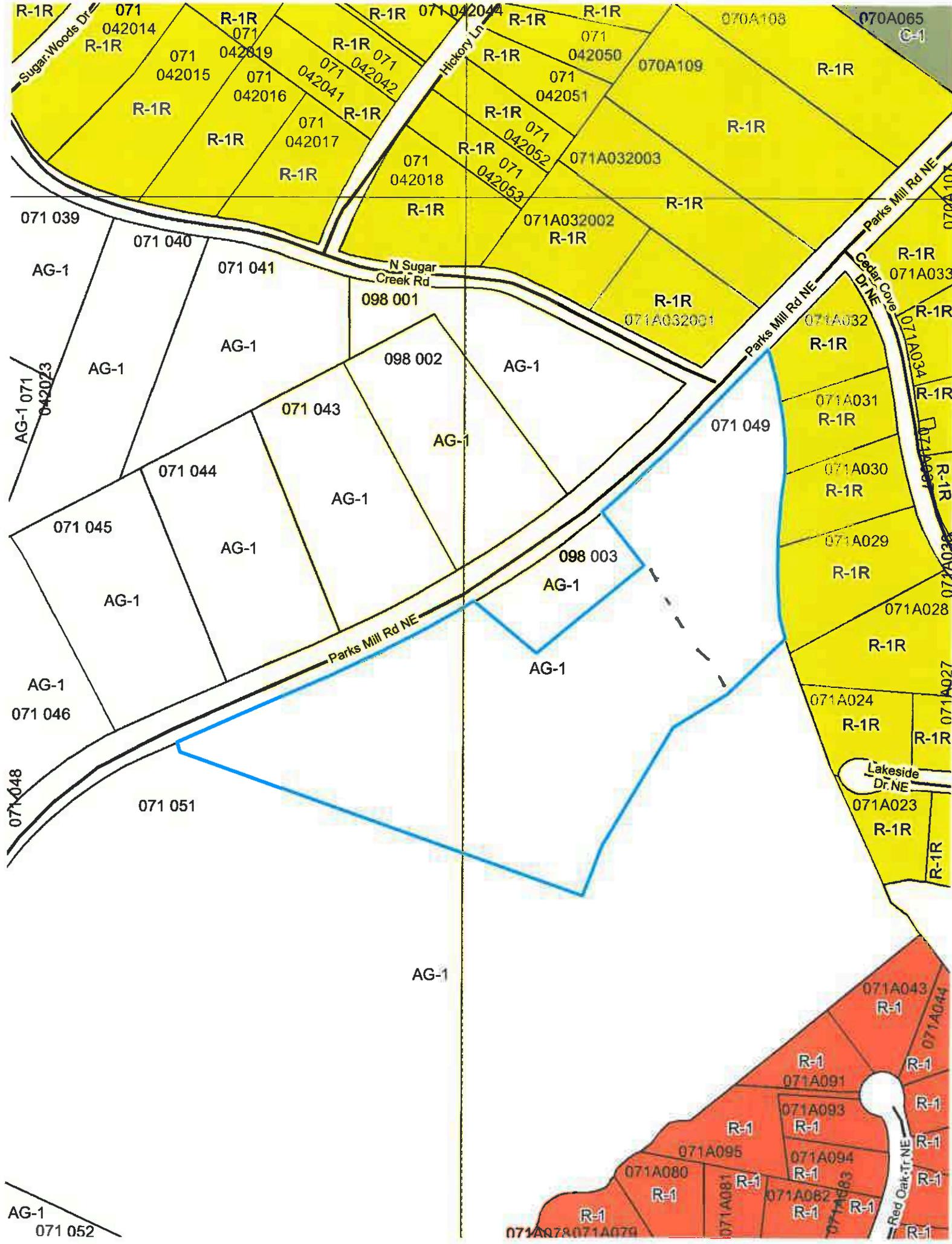
- RM-2
- RM-3
- VILLAGE

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

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 071

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: APRIL 2016



April 18, 2016

Putnam County Planning and Zoning
117 Putnam Drive, Suite B
Eatonton, GA 31024

Dear Committee:

I, Oliver G. Leonard, come forth requesting to have my personal property rezoned into two different zoning parcels. My land located at Parcel 071 049 with a total of 20.21 acres, is currently zoned Home Occupation. I am seeking to change this zoning to have 5 acres located at 254 Parks Mill Road, Buckhead, GA 30625, zoned Commercial-2 and the 15.21 acres located at 238 Parks Mill Road, Buckhead, GA 30625, zoned Agricultural-2. The land will be maintained in the same manner in which it is now. There will be no change to the property, and the surrounding properties will not be affected in any way. I see no reason this property should not be rezoned, as it meets all of the requirements posted by the Planning and Zoning Commission.

The proposed use is consistent with the stated purpose of the zoning district. The property use is suitable to adjacent properties. The change in zoning will not affect the existing use or value of any adjacent properties. This change in zoning will not cause an influx in traffic, nor will it be a burden to any public or private entities. The traffic in this area will not change because of rezoning this from a Home Occupation to Commercial, as the business will not be changing. There will remain to be Agricultural zoning to the South and West of my property, and Residential to the North and East. I have a private well and septic system that will remain the same, as public water and sewage are not available in this area. The zoning does not impact the health, safety, or private use of any area surrounding the proposed areas to be rezoned. Because there is no change to the area, other than zoning, the environment will not be effected. There is no need for additional firefighting or medical staff and equipment.

Thank you for your time and consideration. We look forward to having this process completed, and the property rezoned.

Respectfully,



Oliver G. Leonard
238 Parks Mill Road
Buckhead, GA 30625

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APR 18 2016



PLAT BOOK 29 PAGE 29

CEDAR COVE SUBDIVISION

LOT NO.	OWNER	TAX MAP PARCEL
1	MICHAEL & SHELLEY J. STONEY DEL. 286, PG. 747 - PG. 17, PG. 28	17E/50
2	ROGER H. KING DEL. 338, PG. 461 - PG. 12, PG. 174	17E/59
3	WILLIAM D. ROQUEMORE DEL. 380, PG. 549 - PG. 12, PG. 174	17E/58
4	CHARLES D. & DEBRA MOYE DEL. 373, PG. 421 - PG. 12, PG. 174	17E/57
5	DANIELA & JAMES P. ALEX DEL. 381, PG. 444 - PG. 12, PG. 174	17E/56

GENERAL NOTES:
 1.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH OR COMMITMENT, AS SUCH LAND USE RESTRICTIONS, EASEMENTS, TOLLING, EASEMENTS OR OTHER TITLE FACTS MAY EXIST THAT ARE NOT SHOWN.
 2.) AT THIS TIME F.E.M.A HAS NOT PUBLISHED FLOOD HAZARD AREA MAPS IN PUTNAM COUNTY, GEORGIA.
 3.) UTILITIES SUCH AS ELECTRIC LINES, WATER LINES, GAS LINES, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT LIST ON SITE AND MAY OR MAY NOT BE SHOWN.

PLAT ABBREVIATIONS

- IPF - Iron Pin Found
- IPS - Iron Pin Set
- TBK - Telephone Box
- OTF - Open Top Pipe
- CTF - Crimp Top Pipe
- RB - Rebar
- PL - Property Line
- R/W - Right of Way
- C/A - Contamination
- HWF - Heavy Wire Fencing
- EWF - Electric Wire Fencing
- BWF - Barbed Wire Fencing
- CLF - Chain-link Fencing
- N/F - Non or Formerly
- DB - Dead Bank
- PS - Post Stake
- PG - Peg(s)
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- OL - Overhead Power Line
- PP - Power Pole
- LL - Land Lot Line
- LL - Land Lot
- LP - Light Pole
- SP - Service Pole
- TL - Tree Trunk
- TMP - Tax Map Parcel
- OL - Overhead Power Line

SURVEY CLOSURE STATEMENT

The Field Data upon which this plat is based has a closure precision of one foot in 52,638 feet, and an angular error of 01" per angle point, and was adjusted using TRIGONOMETRIC rules.
 This plat has been calculated for closure and is found to be accurate within one foot to 419,299 feet.
 Linear Measurement obtained using LEICA TDS02
 Angular Measurement obtained using LEICA TDS02
 Field Work completed 08-20-2004

MONUMENTATION LEGEND

- Depicts Iron Pin Set 1/2" Refers w/ 1" ORANGE CAP - WHEATLEY 2006
- Depicts 5/8" x 1/2" Rebar unless noted otherwise
- Depicts Monument Set
- Depicts Monument Found
- △ Depicts Computed Property Corner

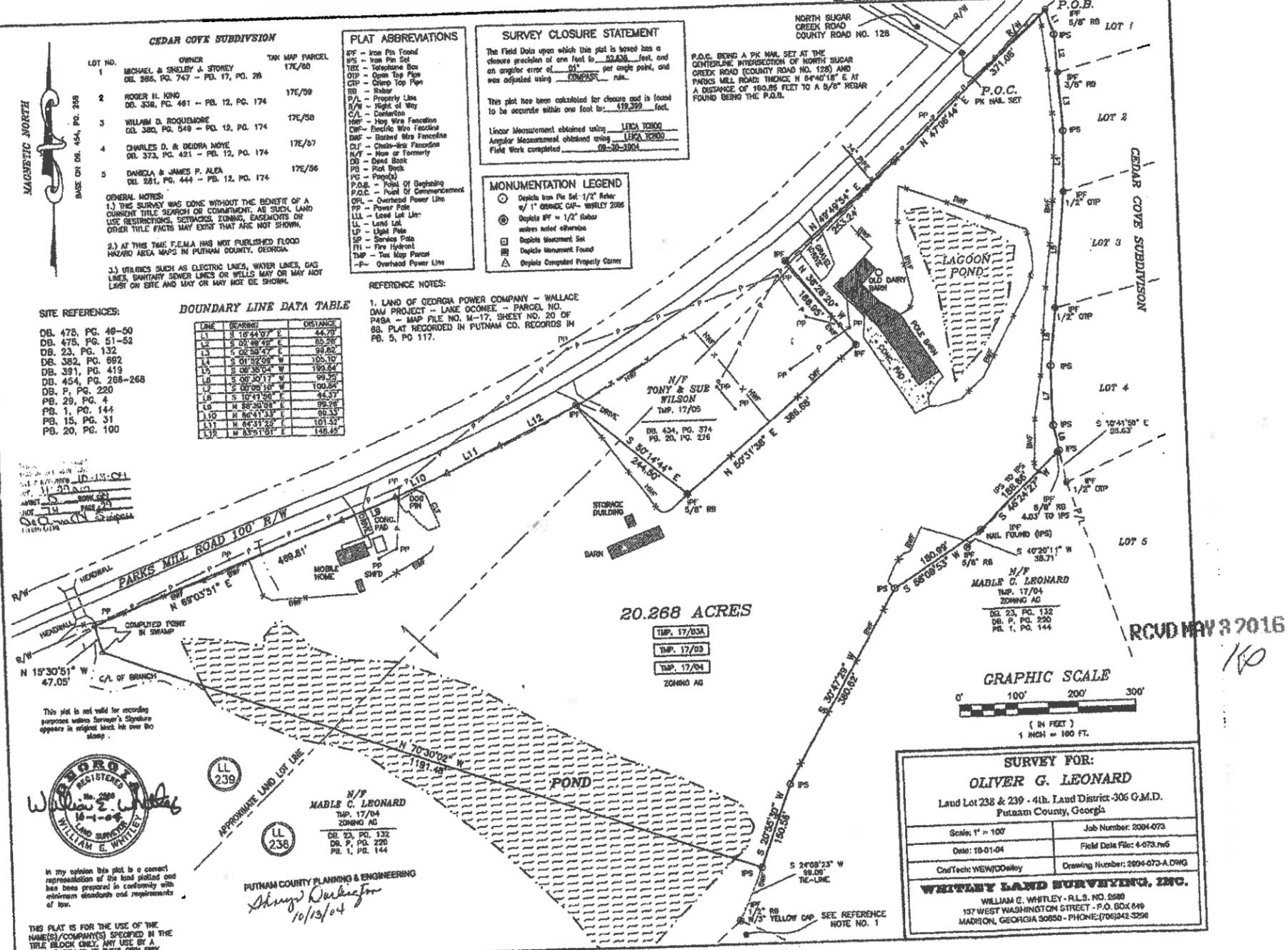
REFERENCE NOTES:
 1. LAND OF GEORGIA POWER COMPANY - WALLACE DAM PROJECT - LAKE OCOEE - PARCEL NO. P48A - MAP FILE NO. M-17, SHEET NO. 20 OF 25 PLAT RECORDED IN PUTNAM CO. RECORDS IN PG. 5, PG. 117.

SITE REFERENCES:

- DB. 475, PG. 46-50
- DB. 475, PG. 51-52
- DB. 23, PG. 132
- DB. 352, PG. 692
- DB. 391, PG. 419
- DB. 454, PG. 268-268
- DB. P, PG. 220
- PB. 29, PG. 4
- PB. 1, PG. 144
- PB. 15, PG. 31
- PB. 20, PG. 100

BOUNDARY LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S 10°44'07" E	44.79
L2	S 02°28'42" E	25.25
L3	S 02°35'57" E	34.82
L4	S 01°52'09" W	105.10
L5	S 08°30'04" W	193.84
L6	S 02°30'17" W	99.25
L7	S 02°05'16" W	100.54
L8	S 12°41'25" E	44.57
L9	N 88°30'09" E	99.28
L10	N 86°41'33" E	90.33
L11	N 84°51'29" E	101.52
L12	N 83°51'01" E	148.42



WHEATLEY LAND SURVEYING, INC.
 WILLIAM E. WHITLEY
 REGISTERED LAND SURVEYOR
 No. 2888
 10-1-04

This plat is not valid for recording purposes unless Surveyor's Signature appears in original book file over his stamp.



In my opinion this plat is a correct representation of the land plotted and has been prepared in conformity with minimum standards and requirements of law.
 WILLIAM E. WHITLEY
 10/19/04

APPROPRIATE LAND LOT LINE
 N/F MABLE C. LEONARD
 TMP. 17/04
 ZONING AG
 DEL. 23, PG. 132
 DB. P, PG. 220
 PB. 1, PG. 144

PUTNAM COUNTY PLANNING & ENGINEERING
 10/19/04

20.268 ACRES
 TMP. 17/03A
 TMP. 17/03
 TMP. 17/04
 ZONING AG

GRAPHIC SCALE
 0' 100' 200' 300'
 (IN FEET)
 1 INCH = 100 FT.

SURVEY FOR:
OLIVER G. LEONARD
 Laud Lot 238 & 239 - 4th. Land District-306 G.M.D.
 Putnam County, Georgia

Scale: 1" = 100'	Job Number: 2004-073
Date: 10-01-04	Field Data File: 4-073.m5
Client: WEW/DW/llw	Drawing Number: 2004-073-A.DWG

WHITLEY LAND SURVEYING, INC.
 WILLIAM E. WHITLEY - R.L.S. NO. 2888
 137 WEST WASHINGTON STREET - P.O. BOX 646
 MADISON, GEORGIA 30650 - PHONE: (706)442-3258

RCUD MAY 3 2016
 160

MAGNETIC NORTH

BASE ON DE. 484, PG. 289

GENERAL NOTES:

- 1.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH OR COMMITMENT, AS SUCH, LAND USE RESTRICTIONS, SETBACKS, ZONING, EASEMENTS OR OTHER TITLE FACTS MAY EXIST THAT ARE NOT SHOWN.
- 2.) AT THE TIME FEALA HAS NOT PUBLISHED FLOOD HAZARD AREA MAPS IN PUTNAM COUNTY, GEORGIA.
- 3.) UTILITIES SUCH AS ELECTRIC LINES, WATER LINES, GAS LINES, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST ON SITE AND MAY OR MAY NOT BE SHOWN.
- 4.) THIS TRACT OF LAND IS A NON-CONFORMING TRACT OF LAND BASED UPON PUTNAM COUNTY ZONING REGULATIONS. THIS TRACT DOES NOT HAVE ANY ROAD ACCESS AND IS LAND LOCKED. THIS TRACT CAN ONLY BE CONVEYED TO AN ADJOINER LAND OWNER WITH LEGAL ACCESS.

MONUMENTATION LEGEND

- Daplate Iron Pin 3/8" x 1/2" Inch w/ 1" ORANGE CAP - WHITLEY 2006
- ⊙ Daplate IPF = 1/2" Rubber unless noted otherwise
- Daplate Measurement Set
- ⊞ Daplate Measurement Found
- △ Daplate Computed Property Corner

P.O.C. BEING A PK NAIL SET AT THE CENTERLINE INTERSECTION OF NORTH SUGAR CREEK ROAD (COUNTY ROAD NO. 128) AND PARKS MILL ROAD; THENCE S 22°28'42" W AT A DISTANCE OF 653.97 FEET TO A 1/2 BURNER POND AT THE SOUTHWEST CORNER OF THE PROPERTY OF TONY AND SUE WILSON AND A PROPERTY CORNER OF OLIVER G. LEONARD BEING THE P.O.C.

PLAT ABBREVIATIONS

- IPF - Iron Pin Found
- IPB - Iron Pin Set
- TEL - Telephone Box
- OTF - Open Top Pipe
- CTP - Closed Top Pipe
- RP - Rebar
- P/L - Property Line
- R/W - Right of Way
- G/L - Gasline
- W/F - Wood Fence
- EWF - Electric Wire Fenceline
- BWF - Barbed Wire Fenceline
- G/L - Gasline
- N/F - New or Formerly
- DB - Dead Box
- FB - Flat Book
- PP - Paper
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- OPL - Overhead Power Line
- PP - Power Pole
- LL - Land Lot Line
- LL - Lot Line
- LP - Light Pole
- SP - Service Pole
- FP - Fire Hydrant
- TWP - Tax Map Parcel
- P - Overhead Power Line

SURVEY CLOSURE STATEMENT

The Field Data upon which this plat is based has a closure precision of one foot in 82,838 feet, and an angular error of 01" per angle point, and was adjusted using CORNER rule.

This plot has been calculated for closure and is found to be accurate within one foot in 338,177 feet.

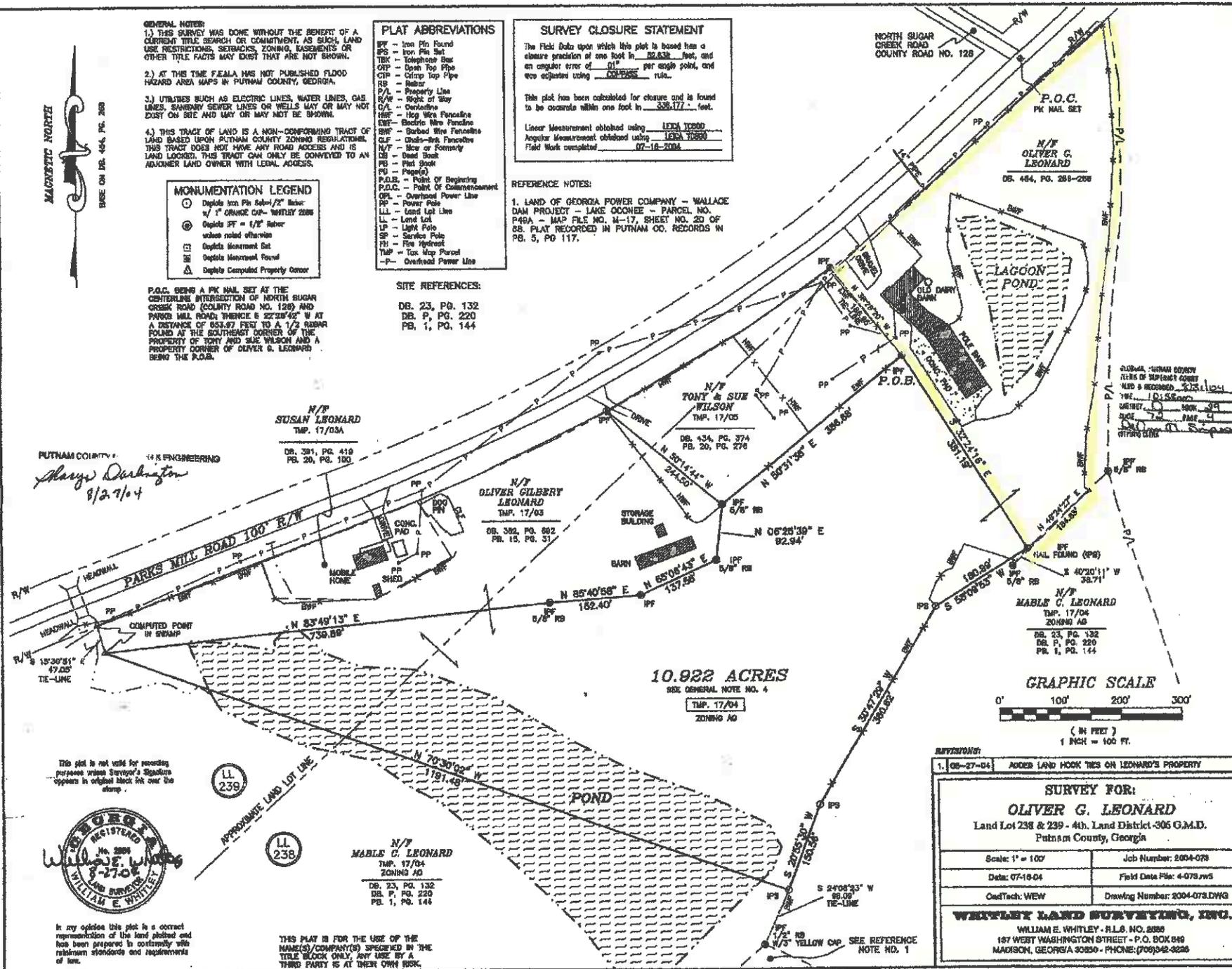
Linear Measurement obtained using LEICA 10200
 Angular Measurement obtained using LEICA 10200
 Field Work completed 07-18-2004

REFERENCE NOTES:

1. LAND OF GEORGIA POWER COMPANY - WALLACE DAM PROJECT - LAKE OCOONEE - PARCEL NO. P48A - MAP FILE NO. M-17, SHEET NO. 2D OF 88. PLAT RECORDED IN PUTNAM CO. RECORDS IN PB. 5, PG. 117.

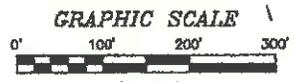
SITE REFERENCES:

- DE. 23, PG. 132
- DE. P, PG. 220
- PB. 1, PG. 144



PUTNAM COUNTY
 H.K. ENGINEERING
 Sharyn Durbington
 8/27/04

ADJACENT: MORGAN BOWEN
 TERMS OF SURVEYOR'S CORNER
 SALES & RECORDS: 3/25/11/04
 THE SHEET: 01/25/04
 DATE: 7/27/04
 PAGE: 4
 OF: 4
 BY: M. S. S. S.



REVISIONS:	
1. 05-27-04	ADDED LAND LOCK TIES ON LEONARD'S PROPERTY
SURVEY FOR:	
OLIVER G. LEONARD	
Land Lot 238 & 239 - 4th Land District - 305 G.M.D. Putnam County, Georgia	
Scale: 1" = 100'	Job Number: 2004-078
Date: 07-18-04	Field Data File: 4-078.rvs
CadTach: WEW	Drawing Number: 2004-078.DWG
WHITLEY LAND SURVEYING, INC.	
WILLIAM E. WHITLEY - R.L.S. NO. 2880 187 WEST WASHINGTON STREET - P.O. BOX 840 MADISON, GEORGIA 30350 - PHONE: (706)242-3228	

This plat is not valid for recording purposes unless Surveyor's Signature appears in original black ink over the stamp.



In my opinion this plat is a correct representation of the land plotted and has been prepared in conformity with minimum standards and requirements of law.

THIS PLAT IS FOR THE USE OF THE NAME(S)/COMPANY(S) SPECIFIED IN THE TITLE BLOCK ONLY. ANY USE BY A THIRD PARTY IS AT THEIR OWN RISK.

CLERK OF COURT
PUTNAM COUNTY
SRW
REAL ESTATE TRANSFER T
EX
PAID: \$0.00
PT61-117-2014-001075

Return to: Merritt Law Firm, 155 South Main Street, Madison, Georgia 30650 Phone: (706) 342-9668 Fax:
(706) 342-9843 Email: cwmerritt@themerrittlawfirm.com File No. 14213/Holt

RE: Estate of Mable C. Leonard
to Oliver Gilbert Leonard

DEED OF ASSENT

STATE OF GEORGIA
COUNTY OF MORGAN

THIS INDENTURE, made this 9th day of October, 2014, between **Oliver G. Leonard**, as
Executor under the Last Will and Testament of Mable C. Leonard, deceased, late of Putnam
County, Georgia, as Party of the First Part, and **Oliver Gilbert Leonard**, of Putnam County,
Georgia, as Party of the Second Part;

WITNESSETH

That the Party of the First Part, in order to carry out the terms of said Last Will and
Testament, which Will has been duly proven in Solemn Form and admitted to record in the Probate
Court of Putnam County, Georgia, and in order to evidence assent to the devise made in Item II of
said Will, does execute and deliver this Deed of Assent.

That the Party of the First Part is now administering the Estate of Mable C. Leonard under
the terms of the aforesaid Will, and it has been determined that all debts and claims against the
estate have been fully paid (or there is a sufficient amount of property in the estate, in addition to
the above-described property, to pay any indebtedness of the estate).

NOW, THEREFORE, the Party of the First Part, in consideration of the premises contained

For Information Only:
Map/Parcel No. 071-051 and 072-024
Deed Reference: P/220 and 4-Y/581

Legal Description:

Parcel One:

All of that certain tract or parcel of land, together with any improvements located thereon, situate, lying and being in the 306th District, G.M., Putnam County, Georgia, containing SEVENTY-EIGHT AND 12/100THS (78.12) Acres, more or less, situate, lying and being on the southern right-of-way of Parks Mill Road and being bounded now or formerly as follows: On the North by the southern right-of-way of Parks Mill Road; on the East by properties of Leonard, Ashburn, Lawton, McElroy and the waters of Lake Oconee; on the South by properties of Hamby, McMillian, LaPaglia and Rutherford; and on the West by property of Manley Taylor Smith, et al.

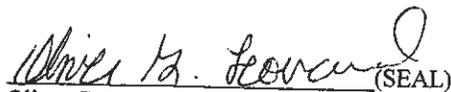
Parcel Two:

All of that certain lot or parcel of land, together with all improvements located thereon, including a residential dwelling having a current street address of 463 Harmony Road, NE, containing TWO AND 21/100THS (2.21) Acres, more or less, situate, lying and being in Land Lot 204 of the 4th Land District, 306th District, G.M., Putnam County, Georgia, and being more particularly described as the "out" parcel on that certain plat of survey prepared by Byron L. Farmer, R.L.S., dated September 9, 2014, of record in Plat Book 34, Slide 5, Page 171, Clerk's Office, Putnam County Superior Court.

This deed is made for the purpose of assenting to the devise so as to vest in the Party of the Second Part the right, title, and interest which said Mable C. Leonard had in said property.

TO HAVE AND TO HOLD the same, together with the rights, members, and appurtenances thereto belonging or in otherwise appertaining, to Oliver Gilbert Leonard, the Party of the Second Part, his heirs and assigns, for his own proper use, benefit, and behoof, forever, in as full and ample a manner as the same was possessed and enjoyed by said Mable C. Leonard, deceased, during her lifetime.

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


Oliver G. Leonard, (SEAL)
Executor of the Last Will and
Testament of Mable C. Leonard, deceased

Signed, Sealed and Delivered
in the Presence of:

A C 1

PUTNAM COUNTY PLANNING & ZONING COMMISSION



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

AGENDA ITEM

Date: 6/2/2016
To: Planning & Zoning Commission
From: Planning and Development
Subject: Request by **Oliver G. Leonard** to rezone 15.21 acres at 238 Parks Mill Road from AG-1 to AG-2. **[Map, 071, Parcel 049].***

Recommendation

Withdrawn without prejudice.

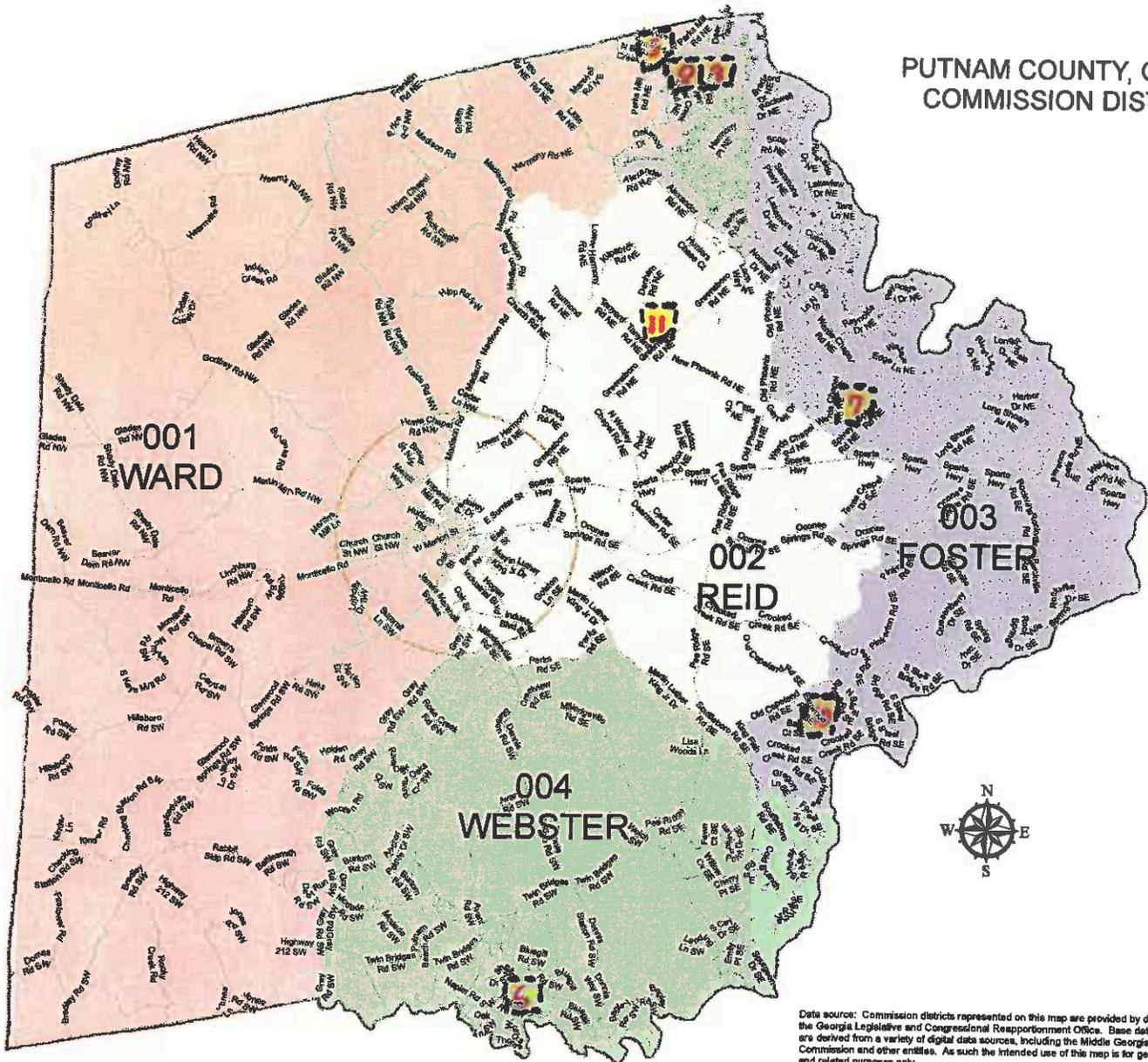
Background

The applicant would like to rezone 15.21 acres out of his 20.21 acres to separate his house from an existing automotive repair shop which is located on the same parcel. The property is currently zoned AG-1 and the applicant would like to rezone it to AG-2. This property is adjacent to AG-1 and R-1R property. The proposed AG-2 zoning district will have no adverse effect on any nearby roads or properties.

Attachments

Leonard 15

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" = 5,897.28' SCALE RATIO: 1:66,367.34 DATE: MAY 2013

5. Request by **James M. Hillier** for a side yard setback variance at 158 Hickory Point Drive. Presently zoned R-1. [Map 070A, Parcel 047].
6. Request by **Robert & Charlene Taylor** for a side and rear yard setback variance at 241 Lakeshore Drive. Presently zoned R-2. [Map 056B, Parcel 069].
7. Request by **Calvin Koerner Trustee, agent for I.Q. Auditing Business Trust** to rezone 40.22 acres at 388 Wards Chapel Road from AG-1 to AG-2. [Map 105, Parcel 028].*
8. Request by **Oliver G. Leonard** to rezone 5 acres at 238 Parks Mill Road from AG-1 to C-2. [Map 071, Part of Parcel 049].*
9. Request by **Oliver G. Leonard** to rezone 15.21 acres at 238 Parks Mill Road from AG-1 to AG-2. [Map 071, Part of Parcel 049].*
10. Request by **John V. & Beverly I. Fox** to rezone 9.987 acres at 118 Elmwood Drive from AG-1 to R-2. [Map 110, Part of Parcel 006].*
11. Request by **Terry C. Smith** to rezone 17.97 acres at 651 Greensboro Road from AG-1 to AG-2. [Map 095, Part of Parcel 011].*

APPLICATION FOR REZONING

APPLICATION NO 2016-00120

DATE: 4/18/2016

MAP 071

PARCEL ~~071~~. 049

1. Name of Applicant: Oliver G. Leonard
2. Mailing Address: 238 Parks Mill Rd., Buckhead, GA 30625
3. Phone: (home) 706-485-0887 (office) 706-485-2576 (cell) 706-318-3876
4. The location of the subject property, including street number, if any: 238 Parks Mill Rd., Buckhead, GA 30625 and ~~254 Parks Mill Rd., Buckhead, GA 30625~~
5. The area of land proposed to be rezoned (stated in square feet if less than one acre):
15.21 acres
6. The proposed zoning district desired: AG 2
7. The purpose of this rezoning is (Attach Letter of Intent) to change home occupation to Commercial and Agricultural.
8. Present use of property: Residential/Home Occupation Desired use of property: Residential
9. Existing zoning district classification of the property and adjacent properties:
Existing: Home Occupation AG-1 ~~AG-1~~ ~~AG-1~~ ~~RI-R~~ ~~AG-1~~
North: Residential ~~RI-R~~ South: Agricultural East: Residential West: Agricultural ~~AG-1~~
10. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned. I own all property
11. Legal description and recorded plat of the property to be rezoned.
12. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): Rural Residential
13. A detailed description of existing land uses: Residential (home) and Automotive Repair shop as home occupation
14. Source of domestic water supply: well , community water , or private provider . If source is not an existing system, please provide a letter from provider.

RECEIVED
APR 18 2016

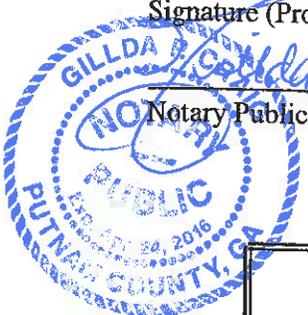
OR

15. Provision for sanitary sewage disposal: septic system , or sewer . If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
16. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. 36-67A).
17. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property. (Please attach on separate sheet.)
18. Proof that property taxes for the parcel(s) in question have been paid.
19. Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)

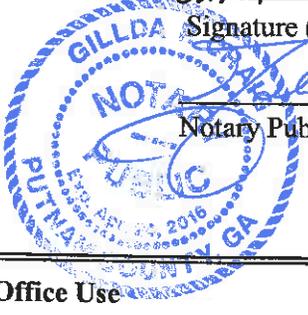
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

Oliver G. Leonard 4-18-14
 Signature (Property Owner) (Date)

Oliver G. Leonard 4-18-14
 Signature (Applicant) (Date)



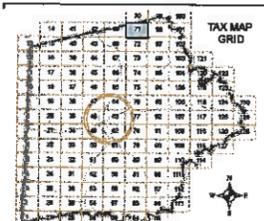
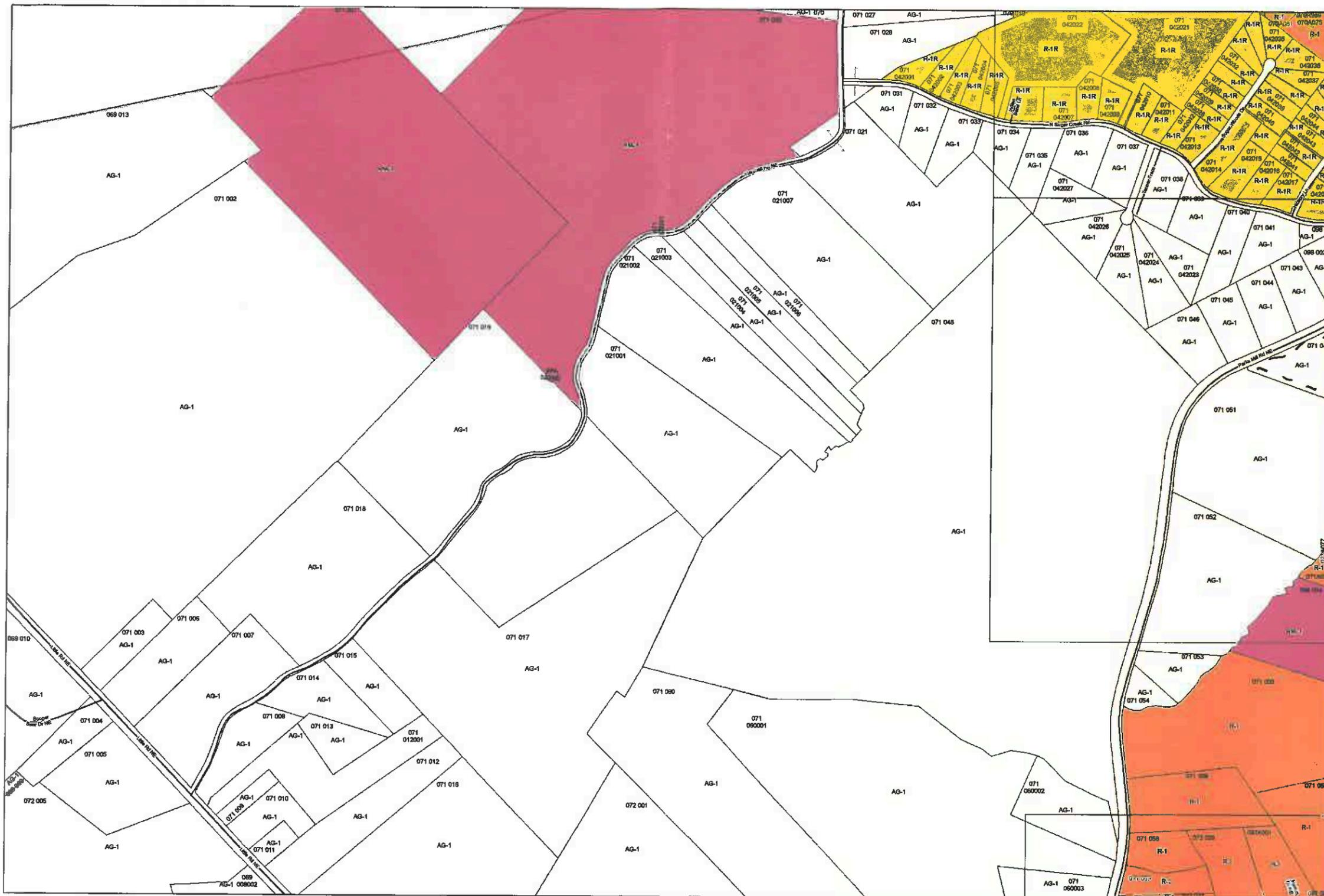
Gillda P. Gray
 Notary Public



Gillda P. Gray
 Notary Public

Office Use	
Paid: \$ <u>100.00</u> (cash) _____	(check) <u>2687</u> (credit card) _____
Receipt No. <u>28671</u>	Date Paid: <u>4/18/16</u>
Date Application Received: <u>4/18/16</u>	_____
Reviewed for completeness by: _____	_____
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

APR 10 2016



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

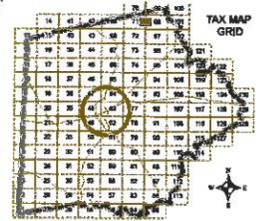
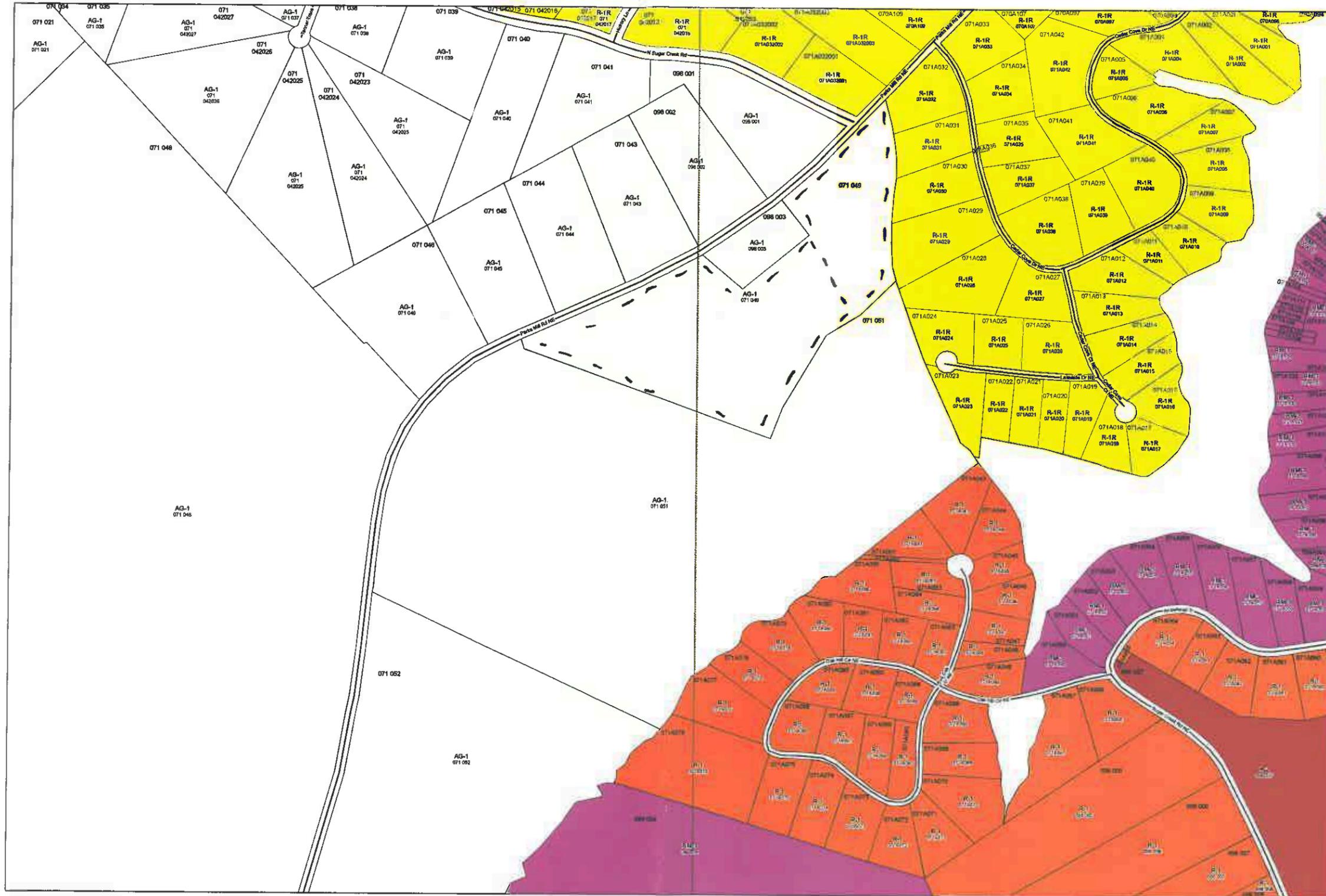
Zoning		GEOGRAPHIC FEATURE LEGEND									
No Code	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	R-1	RM-2	RM-3	RM-1	R - 4 CITY	VILLAGE	PUBLIC CITY
AG-1	C-1	I-M	MHP	R - 2 CITY	R-1R						
AG-1 CITY	C-1 CITY	IND-1 CITY	IND-2	R - 3 CITY							
	C-2	IND-2	PUBLIC	R - 4 CITY							

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Briery Hwy
Suwanee, Georgia 30127
(478) 751-6190
(478) 751-8517
Web: www.middlegeorgia.org
Email: mgrc@mgrc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 071

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: APRIL 2016



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

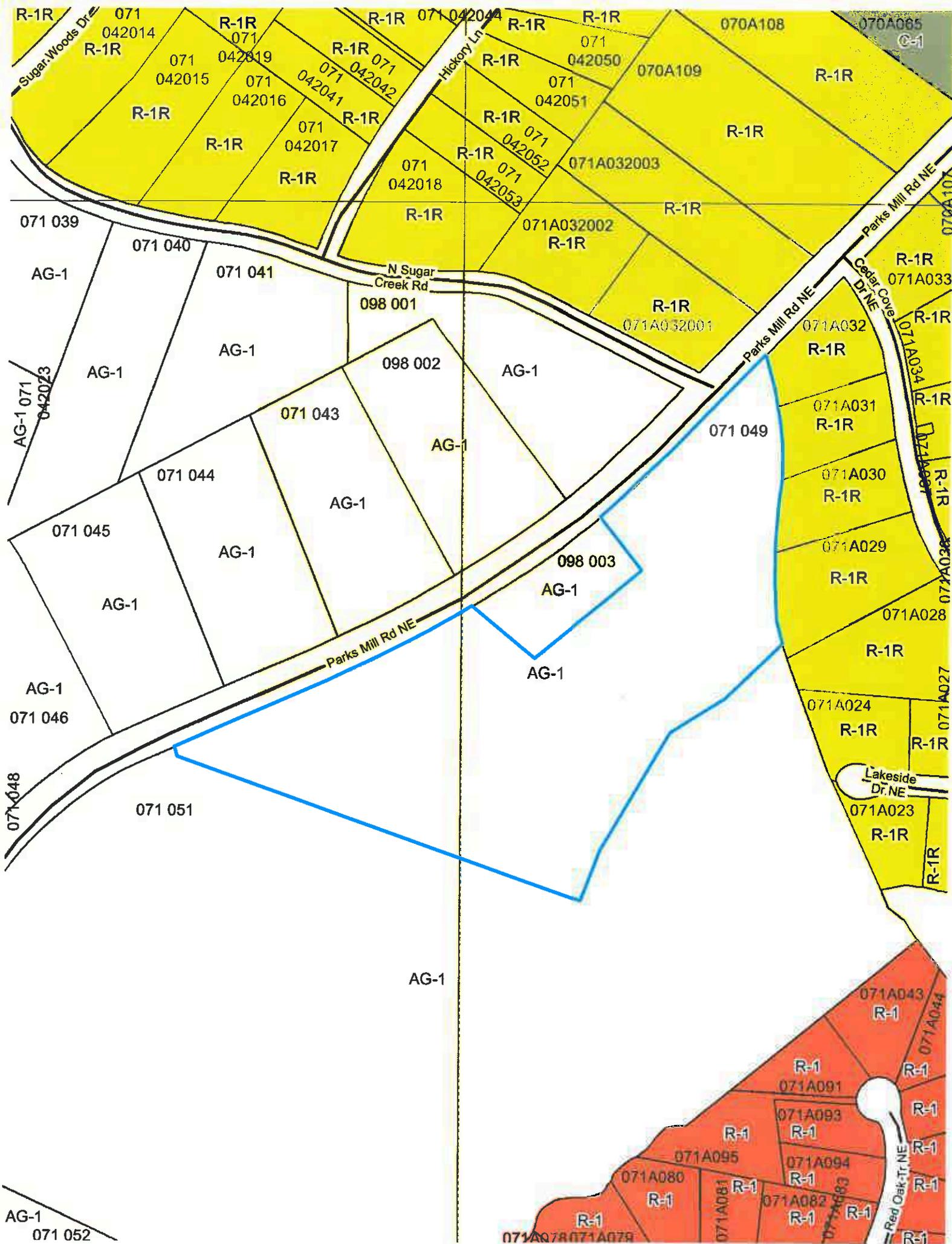
GEOGRAPHIC FEATURE LEGEND					
No Code	C-2 CITY	IND-2 CITY	R-1 CITY	R-1R	RM-2
AG-1	C-1	MHP	R-2 CITY	R-2	RM-3
AG-1 CITY	C-1 CITY	IND-1 CITY	R-3 CITY	R-1R	RM-1
	C-2	IND-2	R-4 CITY		
		PUBLIC			
		PUBLIC CITY			

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Elmore Hwy
Suwanee, Georgia 31217
(478) 751-6150
(478) 751-6517
www.mgarc.org
Email: mgarc@mgarc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 071A

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: OCTOBER 2013



April 18, 2016

Putnam County Planning and Zoning
117 Putnam Drive, Suite B
Eatonton, GA 31024

Dear Committee:

I, Oliver G. Leonard, come forth requesting to have my personal property rezoned into two different zoning parcels. My land located at Parcel 071 049 with a total of 20.21 acres, is currently zoned Home Occupation. I am seeking to change this zoning to have 5 acres located at 254 Parks Mill Road, Buckhead, GA 30625, zoned Commercial-2 and the 15.21 acres located at 238 Parks Mill Road, Buckhead, GA 30625, zoned Agricultural-2. The land will be maintained in the same manner in which it is now. There will be no change to the property, and the surrounding properties will not be affected in any way. I see no reason this property should not be rezoned, as it meets all of the requirements posted by the Planning and Zoning Commission.

The proposed use is consistent with the stated purpose of the zoning district. The property use is suitable to adjacent properties. The change in zoning will not affect the existing use or value of any adjacent properties. This change in zoning will not cause an influx in traffic, nor will it be a burden to any public or private entities. The traffic in this area will not change because of rezoning this from a Home Occupation to Commercial, as the business will not be changing. There will remain to be Agricultural zoning to the South and West of my property, and Residential to the North and East. I have a private well and septic system that will remain the same, as public water and sewage are not available in this area. The zoning does not impact the health, safety, or private use of any area surrounding the proposed areas to be rezoned. Because there is no change to the area, other than zoning, the environment will not be effected. There is no need for additional firefighting or medical staff and equipment.

Thank you for your time and consideration. We look forward to having this process completed, and the property rezoned.

Respectfully,



Oliver G. Leonard
238 Parks Mill Road
Buckhead, GA 30625

RECEIVED
APR 20 2016


CEDAR COVE SUBDIVISION

LOT NO.	OWNER	TAX MAP PARCEL
1	MICHAEL & SHELBY J. STOREY DB. 386, PG. 747 - PB. 17, PG. 28	17E/60
2	ROGER H. KING DB. 338, PG. 461 - PB. 12, PG. 174	17E/59
3	WILLIAM D. ROQUEMORE DB. 380, PG. 549 - PB. 12, PG. 174	17E/58
4	CHARLES D. & BEBRA NOYE DB. 373, PG. 421 - PB. 12, PG. 174	17E/57
5	DANIELA & JAMES P. ALEA DB. 281, PG. 444 - PB. 12, PG. 174	17E/56

GENERAL NOTES:
 1.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH OR COMMENTARY. AS SUCH, LAND USE RESTRICTIONS, SETBACKS, ZONING, EASEMENTS OR OTHER TITLE FACTS MAY EXIST THAT ARE NOT SHOWN.
 2.) AT THIS TIME F.E.M.A. HAS NOT PUBLISHED FLOOD HAZARD AREA MAPS IN PUTNAM COUNTY, GEORGIA.
 3.) UTILITIES SUCH AS ELECTRIC LINES, WATER LINES, GAS LINES, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST ON SITE AND MAY OR MAY NOT BE SHOWN.

PLAT ABBREVIATIONS

- IPF - Iron Pin Found
- IPB - Iron Pin Set
- TPB - Telephone Box
- OTF - Open Top Pipe
- CIP - Crimp Top Pipe
- RB - Rebar
- P/L - Property Line
- R/W - Right of Way
- C/L - Centerline
- H/W - Hay Wire Fenceline
- EW - Electric Wire Fenceline
- DWF - Barbed Wire Fenceline
- CLF - Chain-link Fenceline
- N/F - Near or Formerly
- DB - Deed Book
- PB - Plat Book
- PG - Page(s)
- P.O.B. - Point Of Beginning
- P.O.C. - Point Of Commencement
- OPL - Overhead Power Line
- PP - Power Pole
- LLL - Land Lot Line
- LL - Land Lot
- LP - Light Pole
- SP - Service Pole
- FP - Fire Hydrant
- TM - Tax Map Parcel
- P- Overhead Power Line

SURVEY CLOSURE STATEMENT

The Field Data upon which this plat is based has a closure precision of one foot in 52,838 feet, and an angular error of 01" per angle point, and was adjusted using COMPASS rule.

This plot has been calculated for closure and is found to be accurate within one foot in: 418,269 feet.

Linear Measurement obtained using LEICA TC800
 Angular Measurement obtained using LEICA TC800
 Field Work completed 08-30-2004

MONUMENTATION LEGEND

- Depicts Iron Pin Set 1/2" Rebar w/ 1" ORANGE CAP - W/RECORD 2005
- ⊙ Depicts 5/8" x 1/2" Rebar unless noted otherwise
- Depicts Monument Set
- ⊠ Depicts Monument Found
- △ Depicts Computed Property Corner

REFERENCE NOTES:

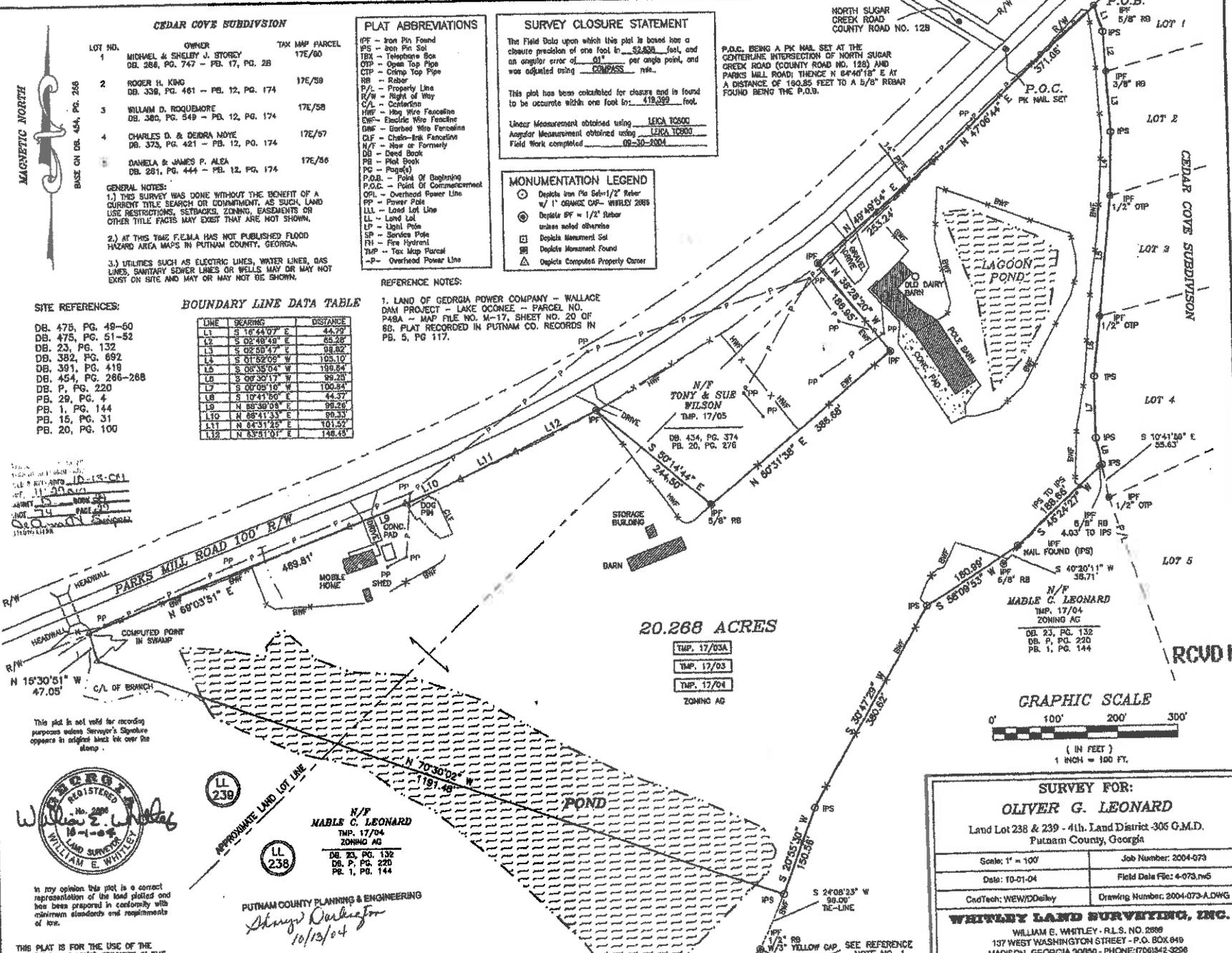
- LAND OF GEORGIA POWER COMPANY - WALLACE DAM PROJECT - LAKE OCONEE - PARCEL NO. P48A - MAP FILE NO. M-17, SHEET NO. 20 OF 60. PLAT RECORDED IN PUTNAM CO. RECORDS IN PB. 5, PG. 117.

SITE REFERENCES:

- DB. 475, PG. 49-50
- DB. 475, PG. 51-52
- DB. 23, PG. 132
- DB. 382, PG. 692
- DB. 381, PG. 418
- DB. 454, PG. 286-288
- DB. P, PG. 220
- PB. 29, PG. 4
- PB. 1, PG. 144
- PB. 15, PG. 31
- PB. 20, PG. 100

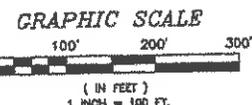
BOUNDARY LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S 16°44'07" E	44.79'
L2	S 02°48'48" E	65.28'
L3	S 02°50'47" E	98.82'
L4	S 01°52'09" W	105.10'
L5	S 05°35'04" W	188.84'
L6	S 00°30'17" W	99.28'
L7	S 07°05'18" W	100.84'
L8	S 10°41'56" E	44.37'
L9	N 02°50'34" E	38.26'
L10	N 08°41'33" E	89.33'
L11	N 04°31'25" E	101.52'
L12	N 03°51'07" E	148.45'



20.268 ACRES

- TEMP. 17/03A
- TEMP. 17/03
- TEMP. 17/04



RCVD MAY 3 2016



N/F
MABLE C. LEONARD
 ZONING AG
 DB. 23, PG. 132
 DB. P, PG. 220
 PB. 1, PG. 144

PUTNAM COUNTY PLANNING & ENGINEERING
Shirley Durbine for
 10/13/04

SURVEY FOR:
OLIVER G. LEONARD
 Land Lot 238 & 239 - 4th Land District - 306 O.M.D.
 Putnam County, Georgia

Scale: 1" = 100'	Job Number: 2004-073
Date: 10-01-04	Field Date File: 4-073.n5
CrtdTech: WEW/DD/daily	Drawing Number: 2004-073-A.DWG

WHITLEY LAND SURVEYING, INC.
 WILLIAM E. WHITLEY - R.L.S. NO. 2898
 137 WEST WASHINGTON STREET - P.O. BOX 849
 MADISON, GEORGIA 30650 - PHONE: (706)842-3256

THIS PLAT IS FOR THE USE OF THE NAME(S)/COMPANY(S) SPECIFIED IN THE TITLE BLOCK ONLY. ANY USE BY A...

MAGNETIC NORTH

BASE ON DE. 454, PG. 289

GENERAL NOTES

- 1.) THIS SURVEY WAS DONE WHOLLY THE BENEFIT OF A CURRENT TITLE SEARCH OR COMPARISON, AS SUCH, LAND USE RESTRICTIONS, SEWBACKS, ZONING, EASEMENTS OR OTHER TITLE FACTS MAY EXIST THAT ARE NOT SHOWN.
- 2.) AT THIS TIME FEMA HAS NOT PUBLISHED HAZARDOUS AREA MAPS IN PUTNAM COUNTY, GEORGIA.
- 3.) UTILITIES SUCH AS ELECTRIC LINES, WATER LINES, GAS LINES, SWIMMING POOLS, LAKES OR WELLS MAY OR MAY NOT EXIST ON SITE AND MAY OR MAY NOT BE SHOWN.
- 4.) THIS TRACT OF LAND IS A NON-CONFORMING TRACT OF LAND BASED UPON PUTNAM COUNTY ZONING REGULATIONS. THIS TRACT DOES NOT HAVE ANY ROAD ACCESS AND IS LAND LOCKED. THIS TRACT CAN ONLY BE CONVEYED TO AN ADJOINER LAND OWNER WITH LEGAL ACCESS.

MONUMENTATION LEGEND

- Depicts Iron Pin Set - 1/2" Nator
- 1/4" ORANGE CAP - WATLEY 2888
- Depicts IFF - 1/2" Nator
- unless noted otherwise
- Depicts Measurement Set
- Depicts Measurement Found
- △ Depicts Computed Property Corner

PLAT ABBREVIATIONS

- IPP - Iron Pin Found
- IPF - Iron Pin Set
- TS - Telephone Set
- OT - Open Top Pipe
- OTF - Closed Top Pipe
- RS - Road
- P/L - Property Line
- R/W - Right of Way
- C/L - Centerline
- W/F - Wire Fence
- W/F - Electric Wire Fence
- W/F - Barbed Wire Fence
- C/F - Chain-Link Fence
- M/F - Meter or Manometer
- DB - Dead Bolt
- FB - Flat Book
- PG - Peg
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- OP - Overhead Power Line
- PP - Power Pole
- LL - Land Lot Line
- LL - Land Lot
- LP - Light Pole
- SP - Service Pole
- PH - Fire Hydrant
- TMF - Top Map Parcel
- OP - Overhead Power Line

SURVEY CLOSURE STATEMENT

The Field Data upon which this plat is based has a closure precision of one foot in 22,838 feet, and on a circular error of 0.1" per angle point, and was adjusted using CONGRU rule.

This plot has been calculated for closure and is found to be accurate within one foot in 338,177 feet.

Linear Measurement obtained using LEDA TORNO
 Angular Measurement obtained using LEDA TORNO
 Field Work completed 07-18-2004

REFERENCE NOTES:

1. LAND OF GEORGIA POWER COMPANY - WALLACE DAM PROJECT - LAKE OGDENEE - PARCEL NO. P49A - MAP FILE NO. M-17, SHEET NO. 20 OF DE. PLAT RECORDED IN PUTNAM CO. RECORDS IN PG. 5, PG. 117.

SITE REFERENCES:

- DE. 23, PG. 132
- DE. P, PG. 220
- PG. 1, PG. 144

P.O.C. BEING A PK. HALL SET AT THE CENTERLINE INTERSECTION OF NORTH SUGAR CREEK ROAD (COUNTY ROAD NO. 128) AND PARKS MILL ROAD; THENCE S 22°20'42" W AT A DISTANCE OF 853.87 FEET TO A 1/2" IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE PROPERTY OF TONY AND SUE WILSON AND A PROPERTY CORNER OF OLIVER G. LEONARD; BEING THE P.O.B.

N/F SUSAN LEONARD
 TWP. 17/04

DE. 381, PG. 419
 PG. 20, PG. 193

N/F TONY & SUE WILSON
 TWP. 17/05

DE. 454, PG. 274
 PG. 20, PG. 274

N/F OLIVER GILBERT LEONARD
 TWP. 17/03

DE. 382, PG. 432
 PG. 15, PG. 31

N/F MABLE G. LEONARD
 TWP. 17/04

DE. 23, PG. 132
 DE. P, PG. 220
 PG. 1, PG. 144

10.922 ACRES

SEE GENERAL NOTE NO. 4

TWP. 17/04

ZONING AG

GRAPHIC SCALE



(IN FEET)
 1 INCH = 100 FT.

REFERENCES:

1. 00-27-04 ADJACENT LAND HOOK TIES ON LEONARD'S PROPERTY

SURVEY FOR:

OLIVER G. LEONARD

Land Lot 238 & 239 - 4th Land District - 306 G.M.D.
 Putnam County, Georgia

Scale: 1" = 100'

Job Number: 2004-078

Date: 07-18-04

Field Data File: 4-078.rwd

CadTech: WEM

Drawing Number: 2004-078.DWG

WHITLEY LAND SURVEYING, INC.

WILLIAM E. WHITLEY - R.L.S. NO. 2888
 157 WEST WASHINGTON STREET - P.O. BOX 849
 MADISON, GEORGIA 30850 - PHONE: (706) 942-3256

PUTNAM COUNTY ENGINEERING
 Cheryl Durbin
 8/2/104

This plot is not valid for recording purposes unless Surveyor's Signature appears in original filed 24 over the stamp.



In any copies this plot is a correct representation of the land plotted and has been prepared to conform with minimum standards and requirements of law.

THIS PLAT IS FOR THE USE OF THE NAME(S)/COMPANY(S) SPECIFIED IN THE TITLE BLOCK ONLY; ANY USE BY A THIRD PARTY IS AT THEIR OWN RISK.

PUTNAM COUNTY PLANNING & ZONING COMMISSION



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

AGENDA ITEM

Date: 6/2/2016
To: Planning & Zoning Commission
From: Planning and Development
Subject: Request by **John V. & Beverly I. Fox** to rezone 9.987 acres at 120 Elmwood Drive from AG-1 to R-2. **[Map, 110, Parcel 006].***

Recommendation

Staff recommendation is for approval to rezone the 9.987 acres from AG-1 to R-2 with the following conditions: (1) the 1.00 acres must be combined with an adjacent AG-1 parcel (Map 110, Parcel 007) and (2) it cannot be used or sold as a standalone parcel. This rezoning shall also be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165(e) (3) of the Putnam County Code of Ordinances.

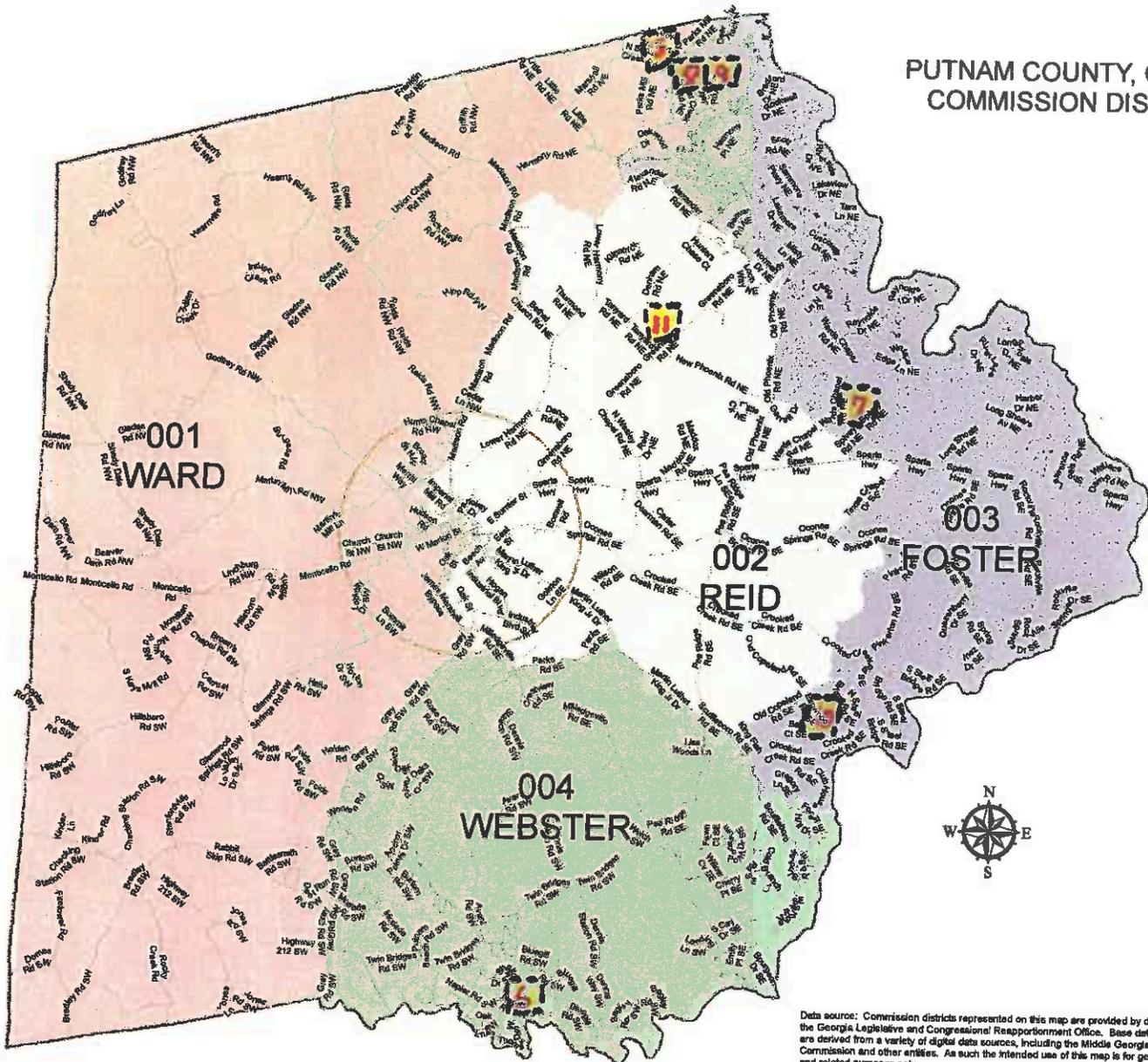
Background

The applicants has a total of 10.987 acres that is zoned AG-1. This is an existing non-conforming AG-1 parcel. The property is currently zoned AG-1 and the minimum lot size in AG-1 is 20 acres. The applicants would like to subdivide out one acre to combine with an adjacent AG-1 parcel. However, in order to subdivide the existing non-conforming lot, the remaining 9.987 acres has to be rezoned to a zoning district in which the proposed lot size will comply. Therefore, the 9.987 acres will have to be rezoned and the applicant would like to rezone it to R-2. The adjacent property (map 110, parcel 007) is currently zoned AG-1 and therefore the 1.00 acres must be combined with this parcel. The proposed R-2 zoning district will have no adverse effect on any nearby roads or properties.

Attachments

Fox

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" = 5,897.26' SCALE RATIO: 1:68,367.34 DATE: MAY 2013

5. Request by **James M. Hillier** for a side yard setback variance at 158 Hickory Point Drive. Presently zoned R-1. [Map 070A, Parcel 047].
6. Request by **Robert & Charlene Taylor** for a side and rear yard setback variance at 241 Lakeshore Drive. Presently zoned R-2. [Map 056B, Parcel 069].
7. Request by **Calvin Koerner Trustee, agent for I.Q. Auditing Business Trust** to rezone 40.22 acres at 388 Wards Chapel Road from AG-1 to AG-2. [Map 105, Parcel 028].*
8. Request by **Oliver G. Leonard** to rezone 5 acres at 238 Parks Mill Road from AG-1 to C-2. [Map 071, Part of Parcel 049].*
9. Request by **Oliver G. Leonard** to rezone 15.21 acres at 238 Parks Mill Road from AG-1 to AG-2. [Map 071, Part of Parcel 049].*
10. Request by **John V. & Beverly I. Fox** to rezone 9.987 acres at 118 Elmwood Drive from AG-1 to R-2. [Map 110, Part of Parcel 006].*
11. Request by **Terry C. Smith** to rezone 17.97 acres at 651 Greensboro Road from AG-1 to AG-2. [Map 095, Part of Parcel 011].*

APPLICATION FOR REZONING

APPLICATION NO _____ DATE: 5-6-16

MAP 110 PARCEL 006

1. Name of Applicant: JOHN V. FOX & BEVERLY I FOX
2. Mailing Address: 120 ELMWOOD DR, EATONTON, GA 31024
3. Phone: (home) 706-485-6089 (office) N/A (cell) 770-355-7820
4. The location of the subject property, including street number, if any: 118 ELMWOOD DR, EATONTON, GA 31024
5. The area of land proposed to be rezoned (stated in square feet if less than one acre): SEE ATTACHED - REZONE 9.987 ACRES
6. The proposed zoning district desired: R-2
7. The purpose of this rezoning is (Attach Letter of Intent) SEE ATTACHED - TO COMBINE 1 ACRE WITH ADJACENT PROPERTY.
8. Present use of property: RESIDENTIAL Desired use of property: RESIDENTIAL
9. Existing zoning district classification of the property and adjacent properties:
Existing: AG1
North: AG1 South: R-2 East: AG1 West: AG1
10. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned. SEE ATTACHED
11. Legal description and recorded plat of the property to be rezoned. SEE ATTACHED
12. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): RESIDENTIAL MIXED USE RESIDENTIAL
13. A detailed description of existing land uses: RESIDENTIAL
14. Source of domestic water supply: well , community water _____, or private provider _____. If source is not an existing system, please provide a letter from provider.

RECEIVED
MAY 10 2016
140

PUTNAM COUNTY PLANNING & DEVELOPMENT
 117 Putnam Drive, Suite B
 Eatonton, GA 31024
 Phone: 706-485-2776 ♦ Fax: 706-485-0552
 www.putnamga.com

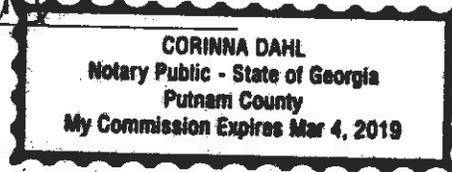
15. Provision for sanitary sewage disposal: septic system X, or sewer _____. If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
16. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. 36-67A).
SEE ATTACHED
17. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property. (Please attach on separate sheet.)
SEE ATTACHED
18. Proof that property taxes for the parcel(s) in question have been paid.
SEE ATTACHED
19. Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
SEE ATTACHED
20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)
SEE ATTACHED

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.

Beverly Fox 5/5/16
5/05/16
 Signature (Property Owner) (Date)

Beverly Fox 5/5/16
5/05/16
 Signature (Applicant) (Date)

Corinna Dahl
 Notary Public

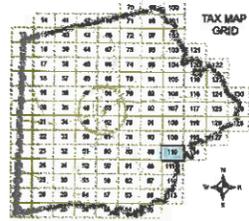
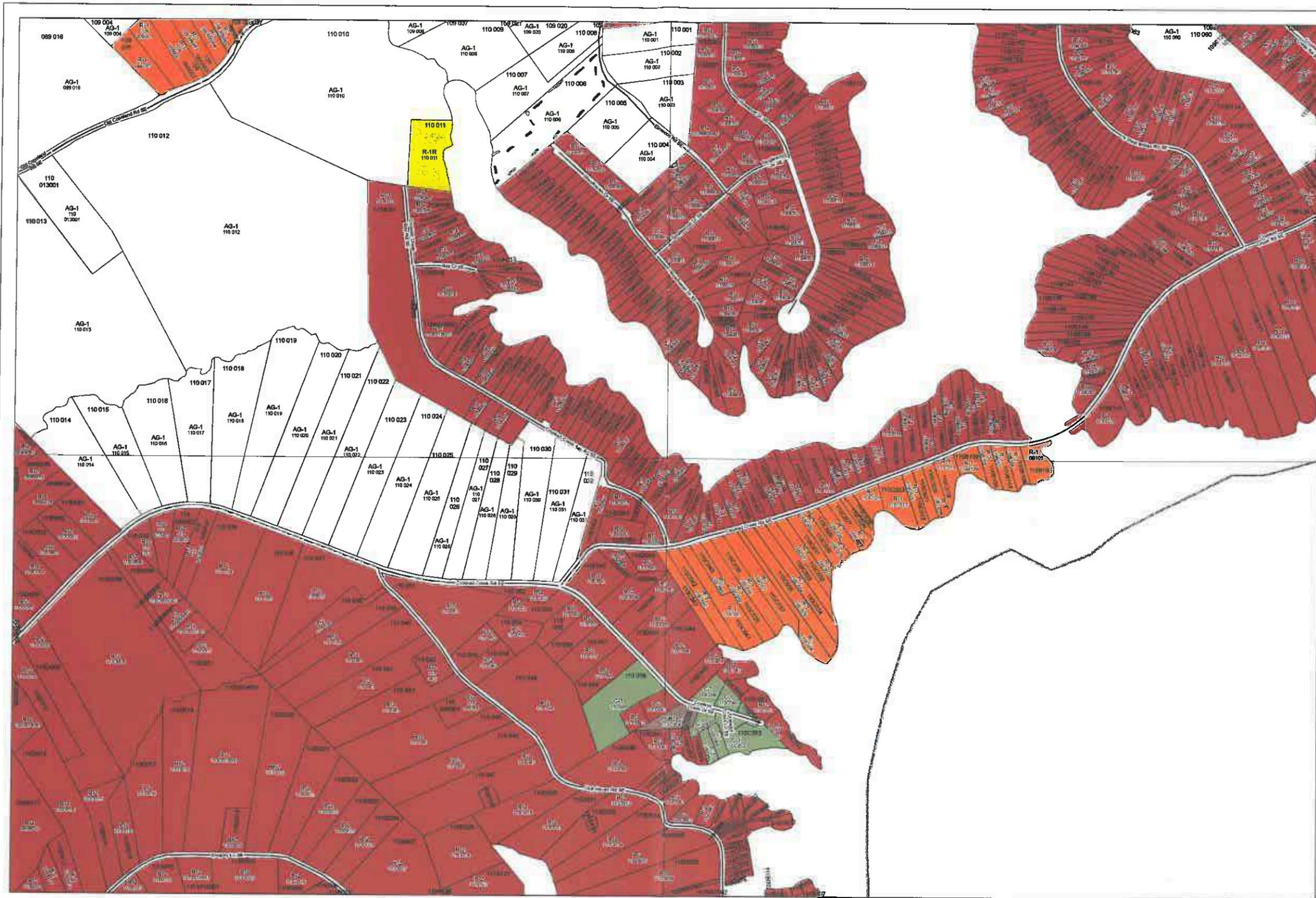


Corinna Dahl
 Notary Public

Office Use	
Paid: \$ <u>100.00</u> (cash) _____ (check) _____ (credit card) <input checked="" type="checkbox"/>	
Receipt No. <u>026743</u>	Date Paid: <u>5-6-16</u>
Date Application Received: <u>5-4-16</u>	
Reviewed for completeness by: <u>K Pearson</u>	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____

RECEIVED
 MAY 07 2016

HP



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

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

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

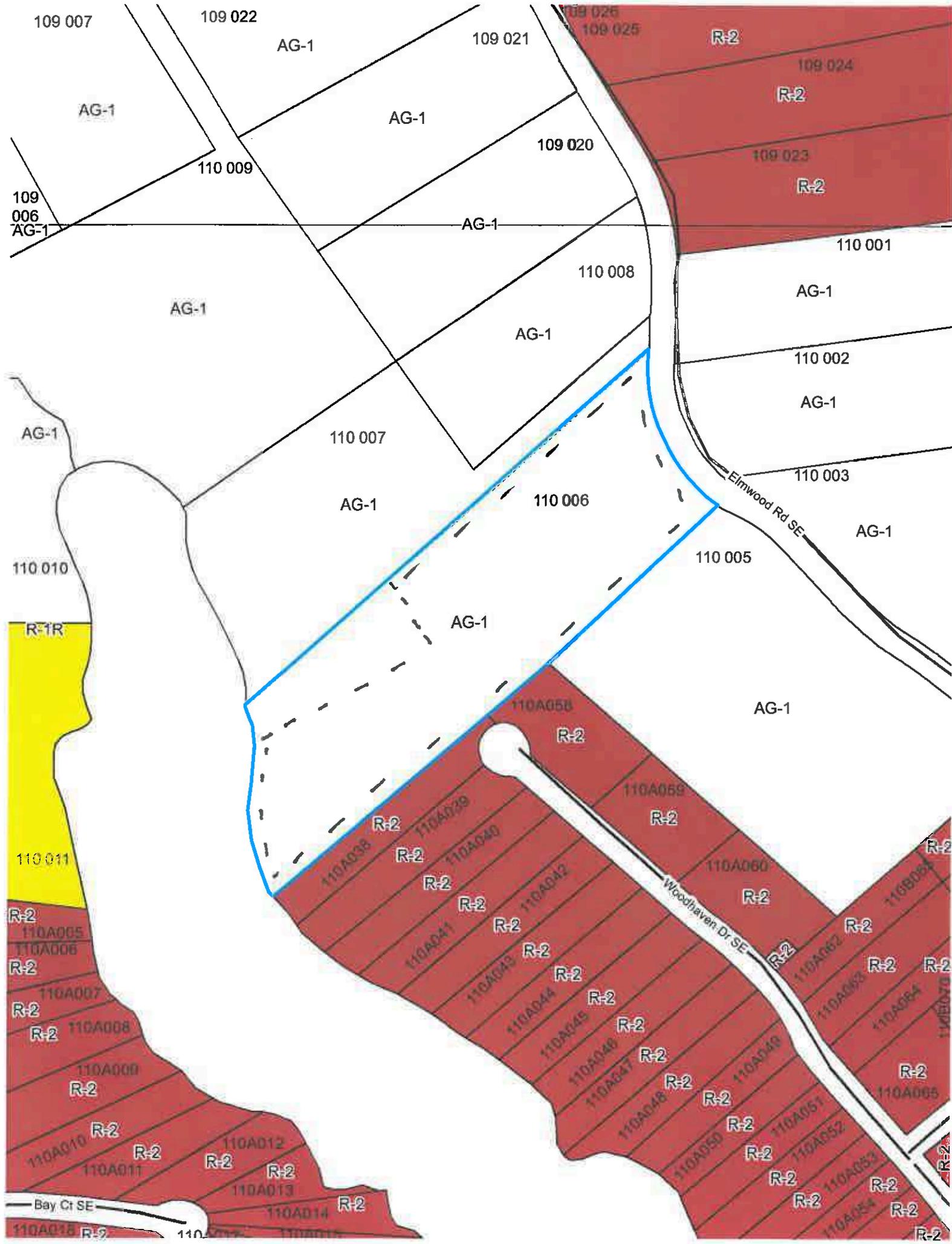
- | | | |
|------------|------|---------|
| R - 1 CITY | R-1 | RM-2 |
| R - 2 CITY | R-1R | RM-3 |
| R - 3 CITY | R-2 | VILLAGE |
| R - 4 CITY | RM-1 | |

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6190
(478) 751-8817
Web: www.middlegeorgia.com
Email: mgrc@mg-c.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 110

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: JUNE 2013



Application for Rezoning

May 5, 2016

**John & Beverly Fox
120 Elmwood Rd
Eatonton, GA 31024**

The following comments below are in reference to questions listed in the Application for Rezoning and are numbered according to the questions listed on the application.

#5

Lot 6 of Elmwood Estate Subdivision is currently 10.987 Acres. This will be reduced by 1.0 Acres to become 9.987 Acres. **(Proposed Rezoning Sketch Attached)**

#7

The intent of this rezoning request is to allow for the building of our permanent residence on Lot 6 of "Elmwood Estate" Subdivision located in the 2nd Land District, 374th G.M. District, Putnam County.

- At the present time this 10.987 Acre lot has an existing house located on it.
- In order to allow for the building of our permanent residence on Lot 6, the current house located on Lot 6 will be incorporated by survey to the adjacent property also owned by John & Beverly Fox.
- The adjacent property to which this house will be added to by survey is known as Lot 43 Elmwood Estates Subdivision located in Phase 2. This tract or parcel of land lying and being in land lot(s) 311,320,321 & 331 G.M. District of Putnam County. Surveyed by Philip H. Chivers, dated April 4, 2003, Georgia Registered Land Surveyor #2658 and recorded in Cabined D, Book 28, Slide 48, Page 64-65 on May 22, 2003 in Putnam County Records. **(See Attached Warranty Deed)**

#10

Copies of warranty deeds attached for both property to be rezoned and property to which existing house is to be incorporated into by survey. **(See Attached Warranty Deeds)**

#11

Legal description and recorded plat of the property to be rezoned is as follows:

All that tract or parcel of land lying and being in 2nd Land District, 313th and 374th G.M.D. of Putnam County, Georgia, being shown and designated as PARCEL 6, containing 10.99 AC. On Final Subdivision Survey prepared for Bethune Land Company, LLC and William A. Bethune, by Ogletree & Chivers, dated September 20, 2002 and recorded in Plat Book 27, Page 264 : 265 Clerk's Office, Putnam Superior Court.

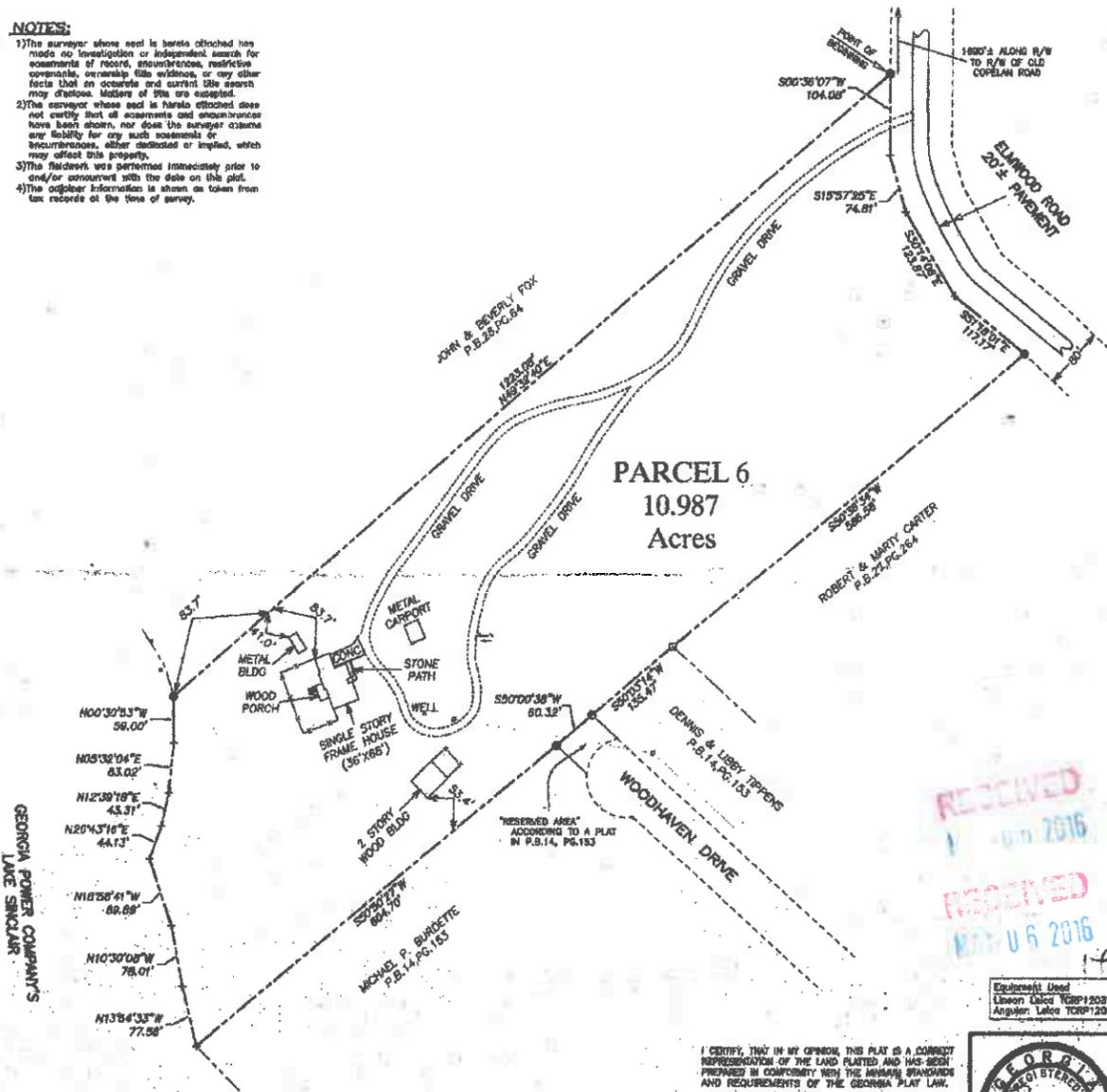
RECEIVED

MAY 11 2016

kn

NOTES:

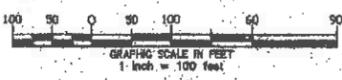
- 1) The surveyor whose seal is hereto attached has made no investigation or independent search for encumbrances of record, monuments, restrictive covenants, easements, title evidence, or any other facts that an accurate and current title search may disclose. Matters of this nature are the responsibility of the client.
- 2) The surveyor whose seal is hereto attached does not certify that all encumbrances and monuments have been shown, nor does the surveyor assume any liability for any such monuments or encumbrances, either disclosed or implied, which may affect this property.
- 3) The fieldwork was performed immediately prior to and/or concurrent with the date on this plat.
- 4) The outdoor information is shown as taken from tax records at the time of survey.



- LEGEND:**
- ⊙ - CONCRETE MONUMENT (CMF)
 - ⊙ - 1/2" IRON PIN FOUND (IPF)
 - + - COMPUTED POINT
 - - PROPERTY LINE
 - - POWER POLE
 - - OVERHEAD POWER LINE
 - - CHAIN LINK FENCE

REFERENCES:
 PLAT IN P.B.27, PG.264
 D.B. 389, PG. 348
 CLERK'S OFFICE PUTNAM
 COUNTY SUPERIOR COURT

Clerk of Superior Court, Putnam County GA
 Plat & Record No. 2511
 Book 25 Page 264
 Date 05/16/2011
 CLERK'S OFFICE
 2011



RECEIVED
 JUN 20 2016
 RECEIVED
 JUN 06 2016

GEORGIA POWER COMPANY'S
 LAKE SINGULAR

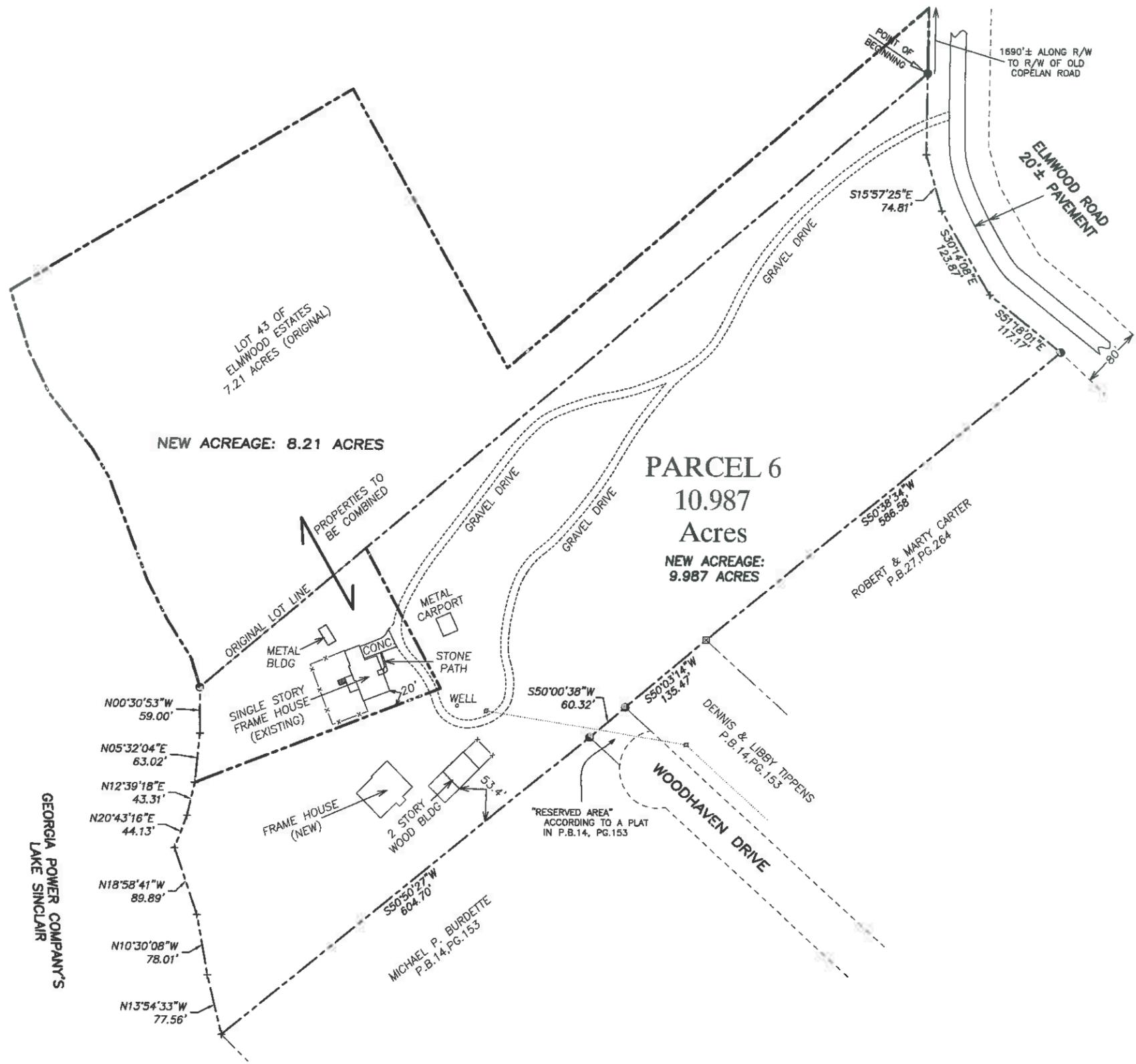
Lisa Jackson
 Putnam Co. Planning & Development
 5-23-11

I CERTIFY, THAT IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE GEORGIA PLAT LAW.
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 250,000 FEET AND AN ANGULAR ERROR OF < 0 SECONDS PER ANGULAR POINT, AND WAS ADJUSTED USING THE COMPOUND METHOD. THE MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 545,647 FEET.

Equipment Used
 Leica Total Station TS1102
 Angular Lense TORP1203

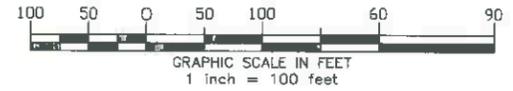


As-built & Property Survey	
For:	John Fox
Lot 6 of "Elmwood Estate" Subd., Located in the 2nd Land District, 374th G. M. District Putnam County, Georgia	
SCALE:	1" = 100' May 16, 2011
Ogletree & Chivers Land Surveyors 603 Dunwoody Rd., Suite # 31061 Marietta, GA 30067 478-463-3464	



- LEGEND:**
- ▣ - CONCRETE MONUMENT (CMF)
 - - 1/2" IRON PIN FOUND (IPF)
 - +
 - - - - PROPERTY LINE
 - - POWER POLE
 - OVERHEAD POWER LINE
 - x-x- CHAIN LINK FENCE

REFERENCES:
 PLAT IN P.B.27, PG.264
 D.B. 389, PG. 548
 CLERK'S OFFICE PUTNAM
 COUNTY SUPERIOR COURT



PROPOSED RE-SUBDIVISION SKETCH

For:

John Fox

Lot 6 & 43 of "Elmwood Estate" Subd.,
 Located in the 2nd Land District,
 374th G. M. District
 Putnam County, Georgia

SCALE: 1" = 100' | May 5, 2016

NOT FOR RECORD

Ogletree & Chivers
 Land Surveyors
 693 Dunlap Rd. Suite B
 Milledgeville, GA 31061 478-453-3454

PUTNAM COUNTY PLANNING & ZONING COMMISSION



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

AGENDA ITEM

Date: 6/2/2016
To: Planning & Zoning Commission
From: Planning and Development
Subject: Request by **Terry C. Smith** to rezone 17.97 acres at 651 Greensboro Road from AG-1 to AG-2. **[Map, 095, Part of Parcel 011].***

Recommendation

Staff recommendation is for approval to rezone the 17.97 acres from AG-1 to AG-2 with the following conditions: (1) the 4.83 acres must be combined with an adjacent AG-1 parcel (Map 095, Parcel 008) and (2) it cannot be used or sold as a standalone parcel. This rezoning shall also be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165(e) (3) of the Putnam County Code of Ordinances.

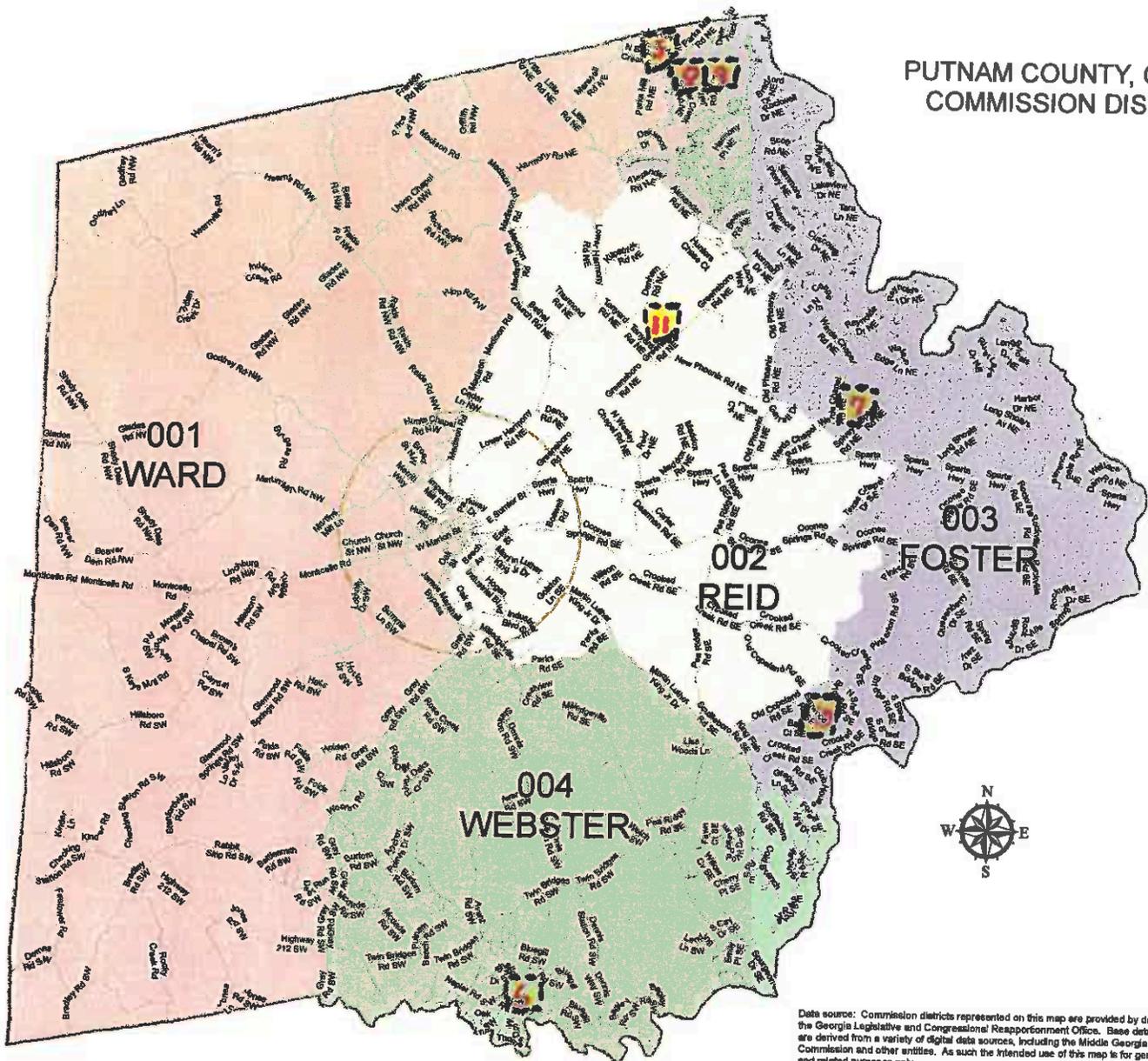
Background

The applicant has a total of 22.80 acres that is zoned AG-1. Ms. Smith would like to sell 4.83 acres to the property owner directly behind this property. The property is currently zoned AG-1 and the minimum lot size in AG-1 is 20 acres. The applicant would like to subdivide out 4.83 acres to be combined with an adjacent AG-1 parcel. However, in order for her to subdivide out the 4.83 acres, the remaining 17.97 acres has to be rezoned to a zoning district in which the proposed lot size will comply. Ms. Smith would like to keep the property in agriculture and therefore the request is to rezone the remaining 17.97 acres to AG-2. The adjacent property (map 095, parcel 008) is currently zoned AG-1 and therefore the 4.83 must be combined with this parcel. The proposed AG-2 zoning district will have no adverse effect on any nearby roads or properties.

Attachments

Smith

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.

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PUTNAM COUNTY PLANNING & DEVELOPMENT
117 Putnam Drive, Suite B
Eatonton, GA 31024
Phone: 706-485-2776 ♦ Fax: 706-485-0552
www.putnamga.com

APPLICATION FOR REZONING

APPLICATION NO _____

DATE: 3/8/14

MAP 095

PARCEL 011

1. Name of Applicant: Terry C. Smith

2. Mailing Address: 651 Greensboro Road Eatonton, GA

3. Phone: (home) _____ (office) 760-431-7219 (cell) 478-232-1080

4. The location of the subject property, including street number, if any: 651 Greensboro Rd Eatonton, GA

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

6. The proposed zoning district desired: AG-2 DE

7. The purpose of this rezoning is severing 4.8 acres

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

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

Existing: AG-1 DE
North: AG-1 South: AG-1 DE East: AG-1 DE West: AG-1 DE

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

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

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

13. A detailed description of existing land uses: Residential

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

RCVD MAR 8 '15
RE

PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B

Eatonton, GA 31024

Phone: 706-485-2776 ♦ Fax: 706-485-0552

www.putnamga.com

- 15. Provision for sanitary sewage disposal: septic system X, or sewer _____. If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
- 16. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. 36-67A).
- 17. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property. (Please attach on separate sheet.)
- 18. Proof that property taxes for the parcel(s) in question have been paid.
- 19. Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)
- 20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)

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

[Signature] 3/8/16
Signature (Property Owner) (Date)

[Signature] 3/8/16
Signature (Applicant) (Date)

[Signature] 3/8/16
Notary Public

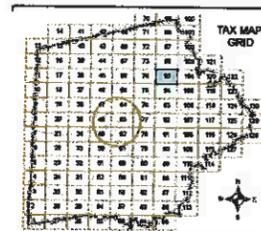
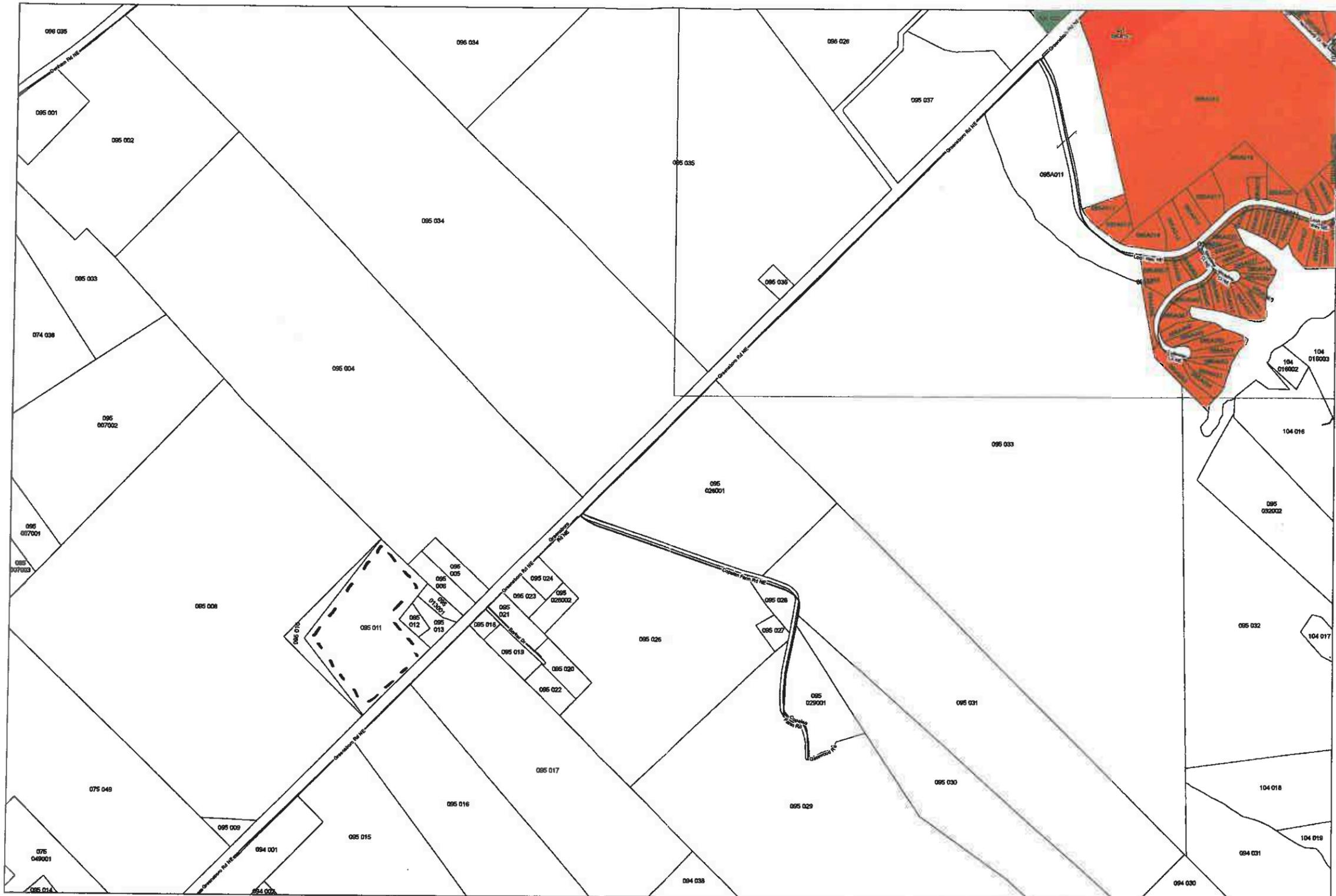
[Signature] 3/8/16
Notary Public

Office Use

Paid: \$ 100.00 (cash) _____ (check) 1552 (credit card) _____
 Receipt No. 28526 Date Paid: 3/8/16
 Date Application Received: 3/8/16
 Reviewed for completeness by: _____
 Submitted to TRC: _____ Return date: _____
 Date of BOC hearing: _____ Date submitted to newspaper: _____
 Date sign posted on property: _____ Picture attached: yes _____ no _____

RCVD MAR 8 '16

[Signature]



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

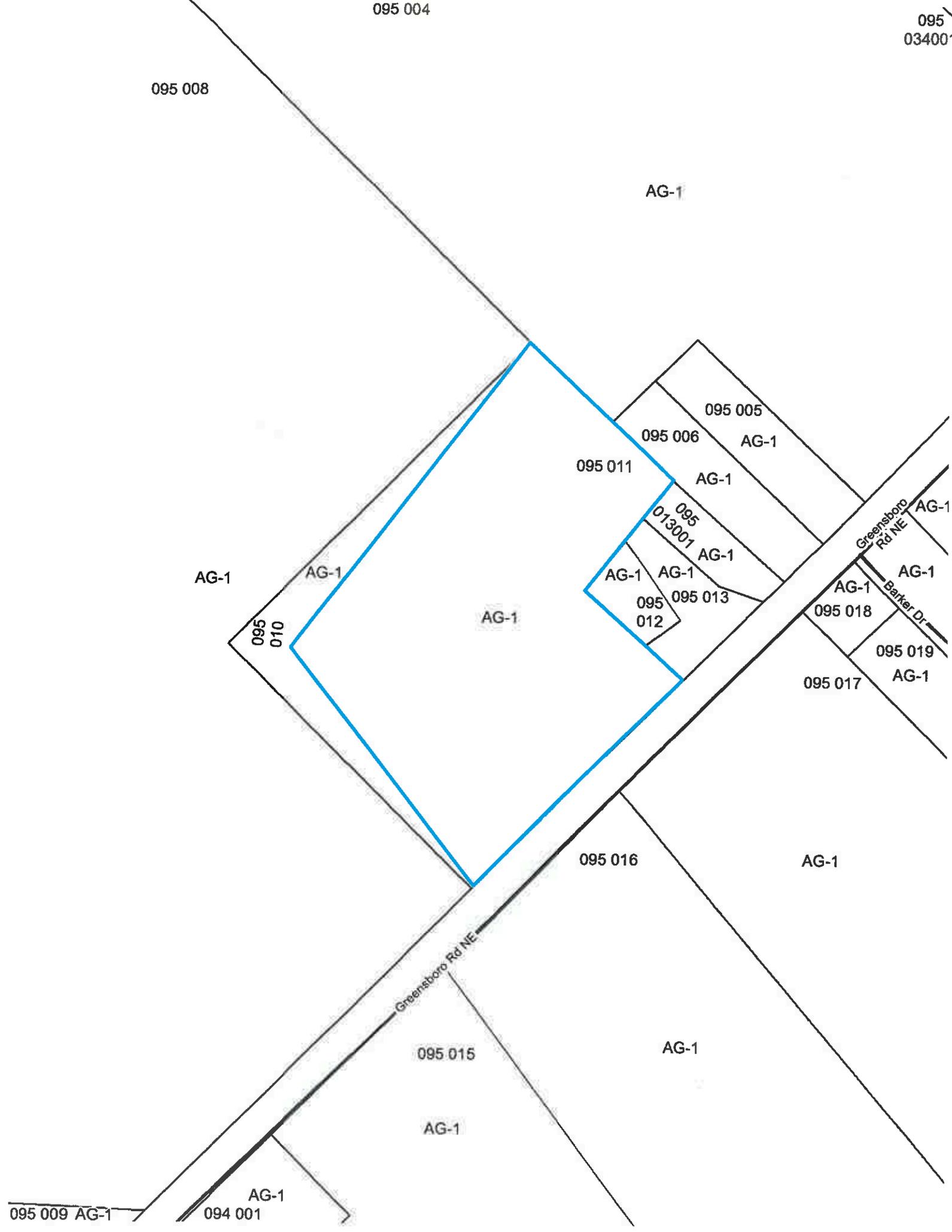
Zoning					
No Code	AG-1	C-1	C-1 CITY	C-2	C-2 CITY
AG-2	C-1	C-1 CITY	C-1 CITY	C-2	C-2 CITY
IND-2 CITY	I-M	IND-1 CITY	IND-2	IND-2	IND-2 CITY
MHF	PUBLIC	PUBLIC CITY	R-1 CITY	R-1	RM-2
R-1 CITY	R-2 CITY	R-3 CITY	R-4 CITY	R-1R	RM-3
R-2 CITY	R-3 CITY	R-4 CITY	RM-1	VILLAGE	

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Albany Hwy
Suwanee, Georgia 30127
(478) 751-6160
(478) 751-6517
Web: www.middlegeorgia.org
Email: mgrc@mgarc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 095

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: DECEMBER 2013



kpennamon@putnamcountyga.us

From: Terry Smith <tsmith@auditmicro.com>
Sent: Monday, April 18, 2016 8:14 AM
To: kpennamon@putnamcountyga.us
Subject: Rezoning

Hi,

In order to subdivide a portion of my property to sell, I need to rezone 17.96 acres from Ag-1 to Ag-2.

Thank you,
Terry Smith

Terry Smith | Technical Support

222 Technology Pkwy. Eatonton, GA 31024

Phone: 866.252.8348 ext. 231

Fax: 706.485.2123

tsmith@auditmicro.com | auditmicro.com



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RCVD APR 18 2016

KP

A	S 40° 31' 26" W	398.46
B	S 45° 25' 31" E	425.00
C	S 44° 19' 40" W	390.00
D	N 45° 40' 20" W	210.00
E	S 44° 19' 40" W	210.00
F	S 45° 40' 20" E	210.00
G	S 44° 19' 40" W	350.00
H	N 44° 19' 40" W	210.00

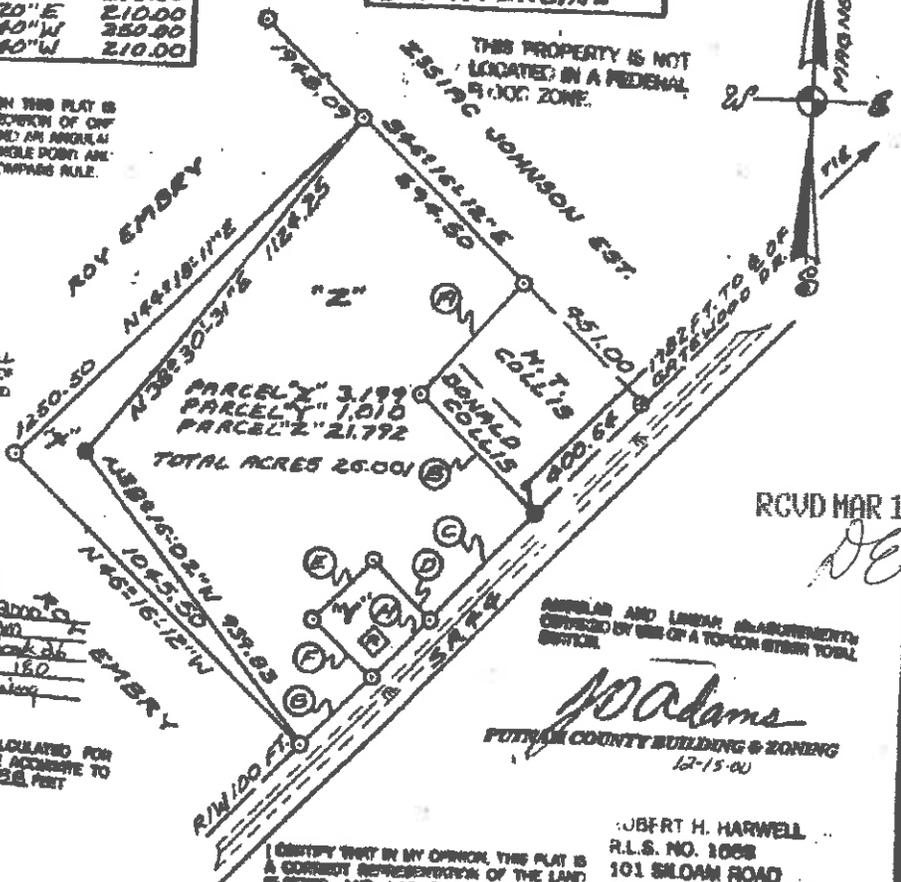
- 1/4" IRON PIN FOUND
- 1/2" IRON PIN SET
- 2" PIPE FOUND
- 1" PIPE FOUND
- R RESIDENCE
- CENTERLINE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS A CLOSURE PRODUCTION OF ONE FOOT IN 50,000 FEET AND AN ANGULAR ERROR OF 2.5 PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY HERETOFORE GRANTED.

GEORGIA, PUTNAM COUNTY
 CLERK OF SUPERIOR COURT
 FILED & RECORDED 12-15-2000
 TIME 10:01 AM
 CABINET D
 SLIDE 4
 PAGE 180
 CLERK

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 55,688 FEET



THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD ZONE.

RCUD MAR 10 1996

ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USE OF A TOPCON STATION TOTAL STATION

W. Adams
 PUTNAM COUNTY BUILDING & ZONING
 12-15-00

I CERTIFY THAT IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLACED AND WAS BEEN PREPARED IN CONFORMITY WITH THE MEASUREMENT AND REQUIREMENTS OF LAW.

ROBERT H. HARWELL
 R.L.S. NO. 1008
 101 SILOAM ROAD
 GREENSBORO, GA. 30642
 706-489-7731

PLAT OF PROPERTY OF
 JAMES H. & LOUISE G. POOLE
 LOCATED
 PUTNAM COUNTY
 GMD 389 LL 274
 SCALE: 1/2" = 300'
 DATE: 06-10-99



DIXIE PIPELINE COMPANY 50' EASEMENT

ISSAC JOHNSON ESTATE
DEED BOOK 2Q, PAGE 334

JULIUS, LLOYD G. AND JAMES M. HARRISON
TRACT 4
DEED BOOK 465, PAGE 707

TRACT "A"
CHARLES ROY EMBRY
DEED BOOK 346, PAGE 112
PLAT BOOK 26, PAGE 180

TRACT "C"
TO BE CONVEYED TO:
CHARLES ROY EMBRY
4.83 ACRES

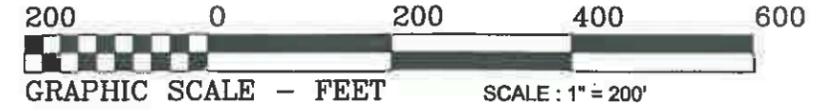
COLLIS, et al.
PLAT BOOK 26, PAGE 180

17.97 ACRES
TERRY C. SMITH
REMAINING PORTION OF TRACT "Z"
DEED BOOK 819, PAGE 757
PLAT BOOK 26, PAGE 180

PRELIMINARY SURVEY
FOR
Terry C. Smith
REMAINING PORTION OF TRACT "Z"
LYING IN LAND LOT 274
THIRD LAND DISTRICT
GMS 389
PUTNAM COUNTY, GEORGIA
REFERENCE: PLAT BOOK 26, PAGE 180

THIS PRELIMINARY PLAT WAS PREPARED ON MARCH 04, 2016

TRACT "A"
CHARLES ROY EMBRY
DEED BOOK 346, PAGE 112
PLAT BOOK 26, PAGE 180



RCUD MAR 8 '16

