

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

AGENDA

Thursday, August 06, 2015 ♦ 6:30 PM*

Putnam County Administration Building – Room 203

1. Call to Order
2. Attendance
3. Rules of Procedures
4. Approval of Minutes - July 2, 2015
5. Request by **Charles J. & Pauline Foy** for a rear yard setback variance at 114 Lower Little River Drive. Presently zoned R-2. [**Map 057A, Parcel 028**].
6. Request by **Michael S. Roberts** for a side yard setback variance at 379 East River Bend Drive. Presently zoned R-1R. [Map 119B, Parcel 040].
7. Request by **Eddie Spencer** for a front yard setback variance at 178 Sinclair Road. Presently zoned R-2. [**Map 112C, Parcel 045**].
8. Request by **George Rae Reynolds** for a side yard setback variance at 890 S. Steel Bridge Road. Presently zoned R-2. [**Map 115C, Parcel 073**].
9. Request by **Rick McAllister agent for Eagles Rest at Cuscowilla, LLC** to rezone 47.30 acres at Martin Oaks Boulevard from R-1 to RM-3. [**Map 103B, Parcel 043**].*
10. 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 August 18, 2015 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: August 6, 2015
To: Planning & Zoning Commission
From: Planning and Development
Subject: Approval of Minutes - July 2, 2015

Recommendation

Background

Attachments

Minutes - July 2, 2015

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

Thursday, July 2, 2015

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, July 2, 2015 at 6:30 PM in the new Putnam County Administration Building, 117 Putnam Drive, Room 203.

Present: James Marshall, Jr., 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. 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 – June 4, 2015

Motion for approval made by: Alan M. Oberdeck

Second by: Tommy Brundage

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

Motion for approval made by: Yvonne Hardy

Second by: Tommy Brundage

Commissioner	YES	NO	ABSTAIN	RECUSE
Brundage, Tommy	x			
Hardy, Yvonne	x			
Langley, John D.	x			
Marshall, James P.	x			

Oberdeck, Alan M.	x			
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6. *Adjournment*

ATTEST:

John Langley
Vice Chairman

Lisa Jackson
P&D Director

Date:

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: 8/6/2015

To: Planning & Zoning Commission

From: Planning and Development

Subject: Request by **Charles J. & Pauline Foy** for a rear yard setback variance at 114 Lower Little River Drive. Presently zoned R-2. **[Map 057A, Parcel 028]**.

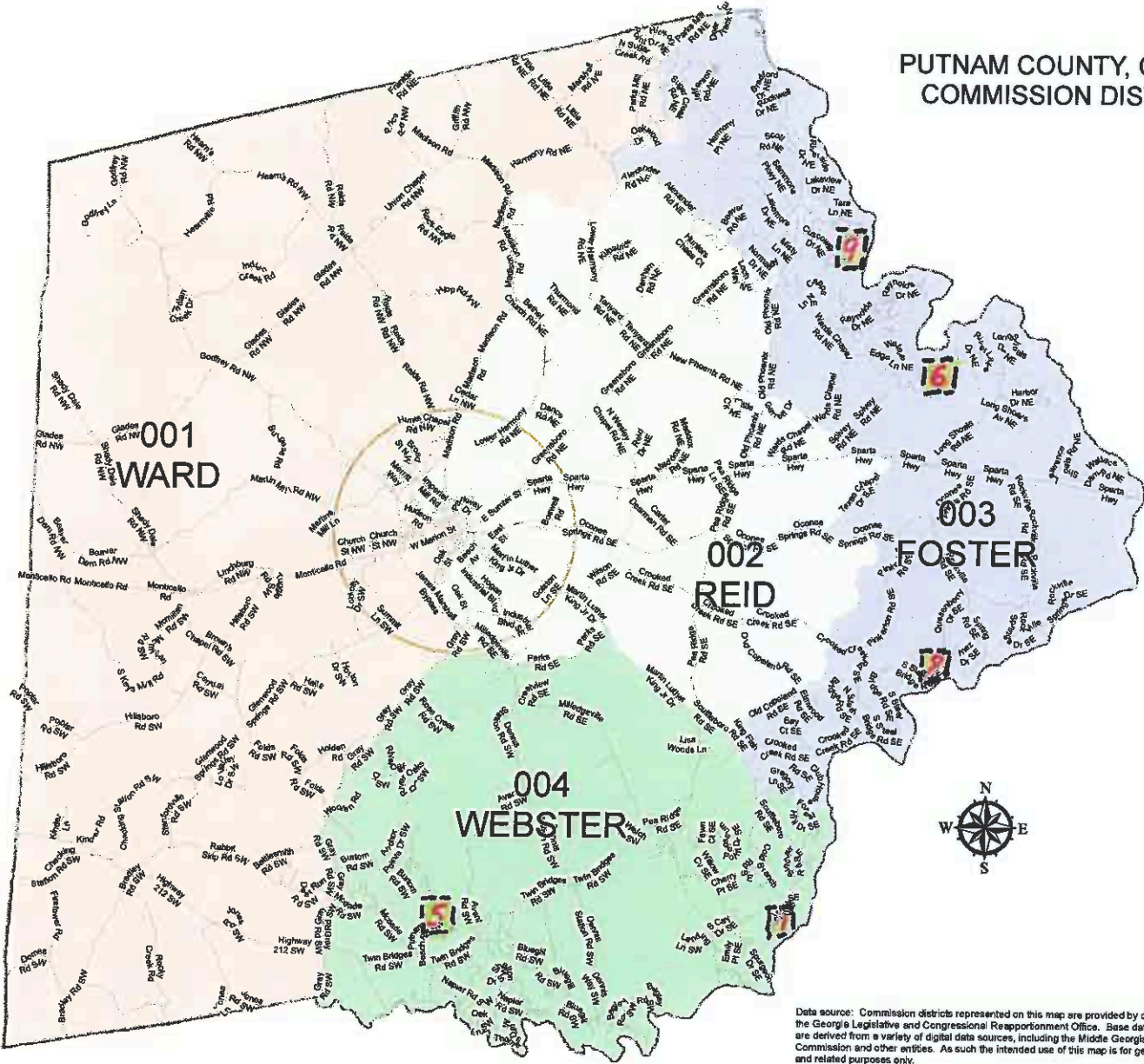
Recommendation

Background

Attachments

Foy

**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: 1:88,387.34 DATE: MAY 2013

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9. Request by **Rick McAllister** agent for **Eagles Rest at Cuscowilla, LLC** to rezone 47.30 acres at Martin Oaks Boulevard from R-1 to RM-3. [Map 103B, Parcel 043].*

- 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: CHARLES J & PAULINE FOY

MAILING ADDRESS: 1015 CAMDEN LANE
WOODSTOCK, GA 30189
PHONE: (770) 597-4246

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

PROPERTY: _____ PHONE: _____

LOCATION: 114 LOWER LITTLE RIVER DR, EATONTON
MAP 572 PARCEL 622 PRESENTLY ZONED R-2 KP GA 31024

REASON FOR REQUEST: VARIANCE FROM PRESCRIBED
SET-BACK. PLEASE SEE LETTER
FOR DETAILS.

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

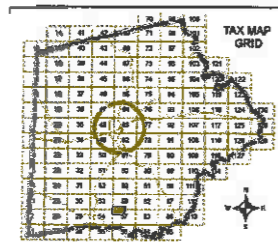
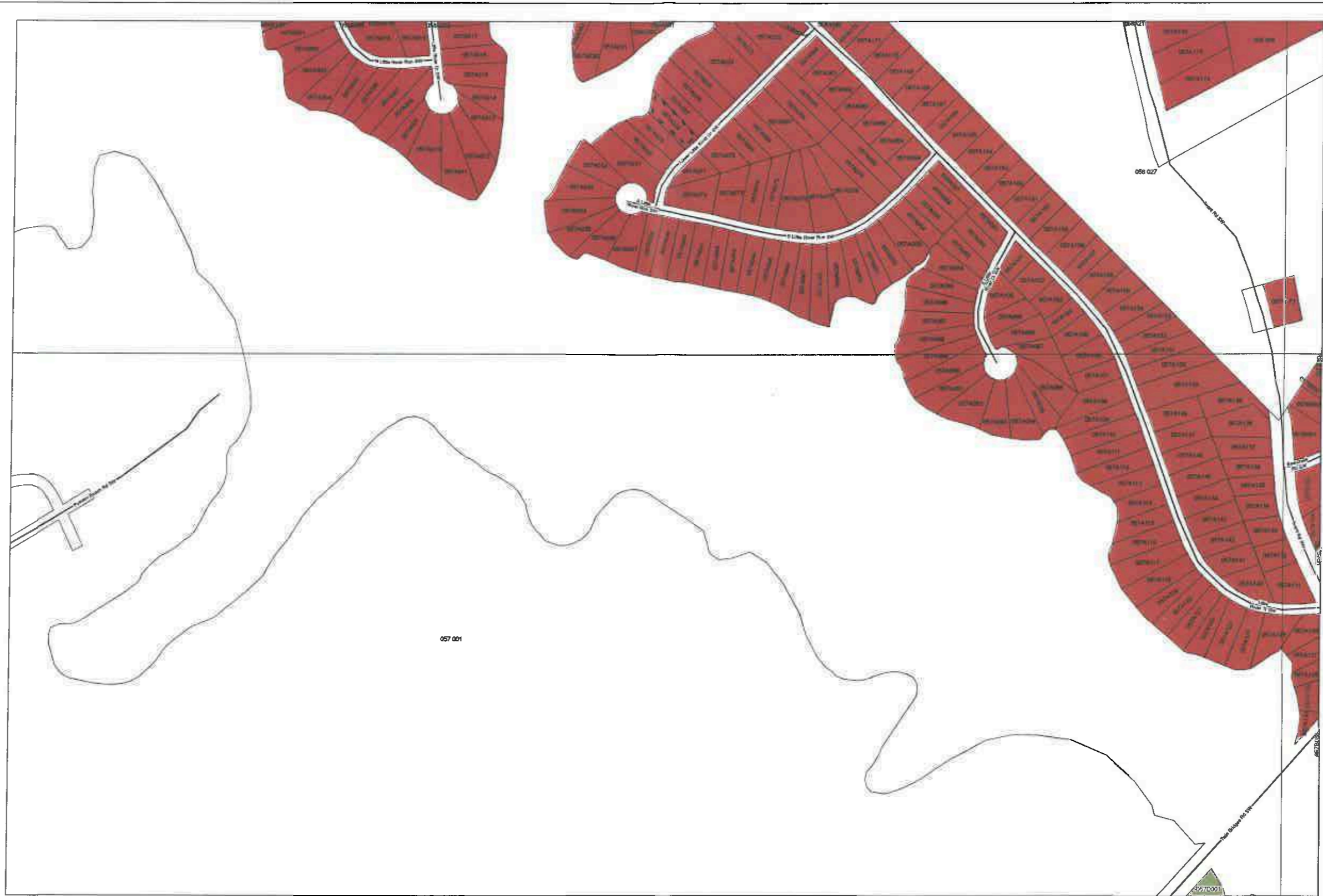
PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: [Signature] DATE: 6/23/15

*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>6-24-15</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: _____				
COMMISSIONER/CITY COUNCIL HEARING: _____	RESULT: _____				

RECEIVED
JUN 23 2015
[Signature]



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

GEOGRAPHIC FEATURE LEGEND

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

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
State C
Macon, Georgia 31217
(478) 751-6100
(478) 751-6517
Web:
www.mgarc.org
Email:
mgarc@mgarc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 057A

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

057A021

057A026

057A025

057A024

R-2

R-2

057A027

R-2

R-2

057A028

R-2

057A029

R-2

057A030

R-2

057A031

R-2

R-2

057A032

Lower Little River Dr SW

057A070

R-2

057A071

R-2

R-2

057A072

1015 Camden Lane
Woodstock, Georgia 30189
June 23, 2015

Putnam County, Georgia Planning and Development Commission
117 Putnam Drive, Suite B
Eatonton, Georgia 31024

RE: Request for Variance for LOT 222, TR 18.

Ladies and Gentlemen,

Please grant us a variance as described below:

PROPERTY

LOCATION: 114 Lower Little River Drive, Eatonton, Georgia 31024

MAP: 57A PARCEL: 028 PRESENTLY ZONED: R2

We are the owners of this lot and have contracted Rainbow Homes of Augusta, Georgia to place a mobile home on our lot.

We are requesting a variance for the placement of our new mobile home because the topography of our lot will not allow its placement to meet set-backs. Please refer to the attached figure.

General: On June 1, we demolished an existing double wide that was 23'x44'. It was placed approximately 43' from the nearest point to the lake. Our proposed home will be a 28'x40' double-wide mobile home manufactured and installed by Rainbow Homes of Augusta, Georgia. It will have a 20'x10' covered deck on the back (lake) side.

Variance: Our home will be placed 53' from the beginning of the rested vegetation which lies approximately 10' from the northwest corner of our lot **which will require a variance of 47' setback from the nearest point to the lake**. The home will be set back 20' from the westernmost property line and 35' from the easternmost. There is a "physiographically challenged area" (please reference the attached figure) that lies inside the circular gravel drive that is recessed approximately 4' and graded with a slope to drain rainwaters away from the structure. Redesign of the area would require re-engineering and regrading of the entire lot at an undue hardship and cost. Allowing for the drive and the aforementioned area necessitates our request for variance.

Respectfully,

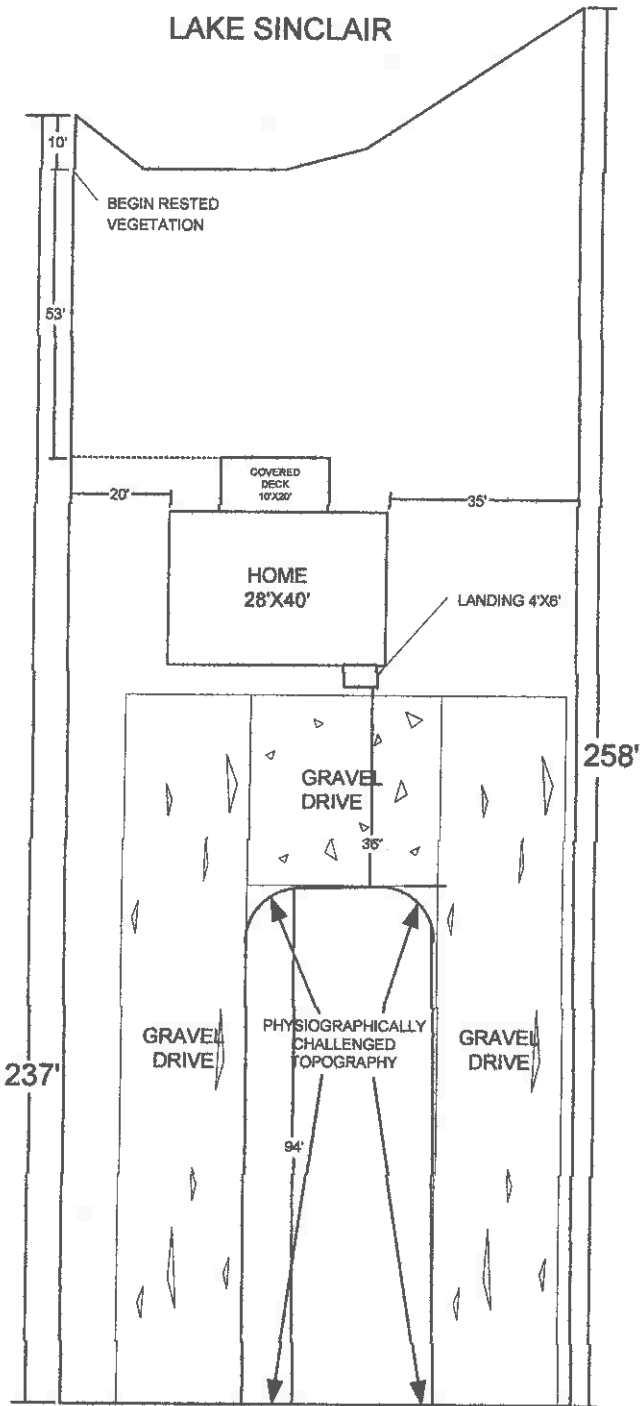
Charles J. and Pauline Foy

attachment



REQUEST FOR VARIANCE

LOT: 222 TR: 18 MAP: 57A PARCEL: 028 ZONING CLASS: R-2



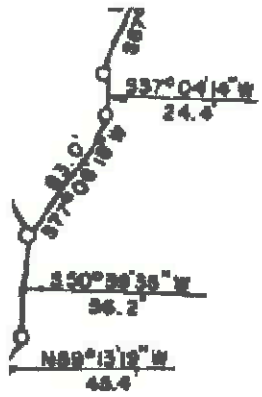
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DE

LOWER LITTLE RIVER DRIVE

114 LOWER LITTLE RIVER DRIVE
EATONTON, GEORGIA 31024

DRAWN BY: CHARLES J. FOY

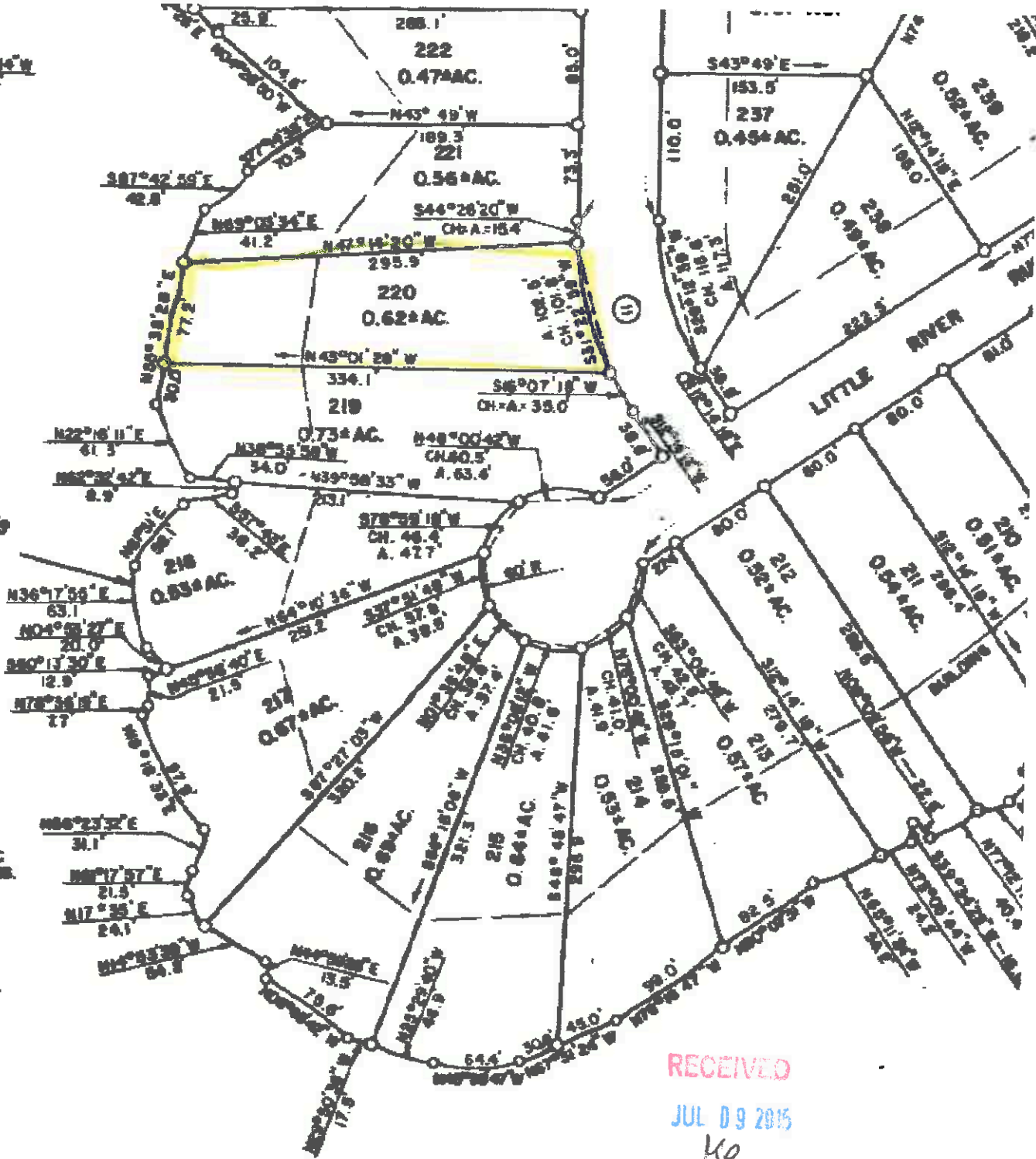
6/23/2015



340 CONTOUR IS
PROPERTY LINE

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PUTNAM COUNTY
ENGINEERING CONSTRUCTION
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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: 8/6/2015

To: Planning & Zoning Commission

From: Planning and Development

Subject: Request by Michael S. Roberts for a side yard setback variance at 379 East River Bend Drive . Presently zoned R-1R. [Map 119B, Parcel 040].

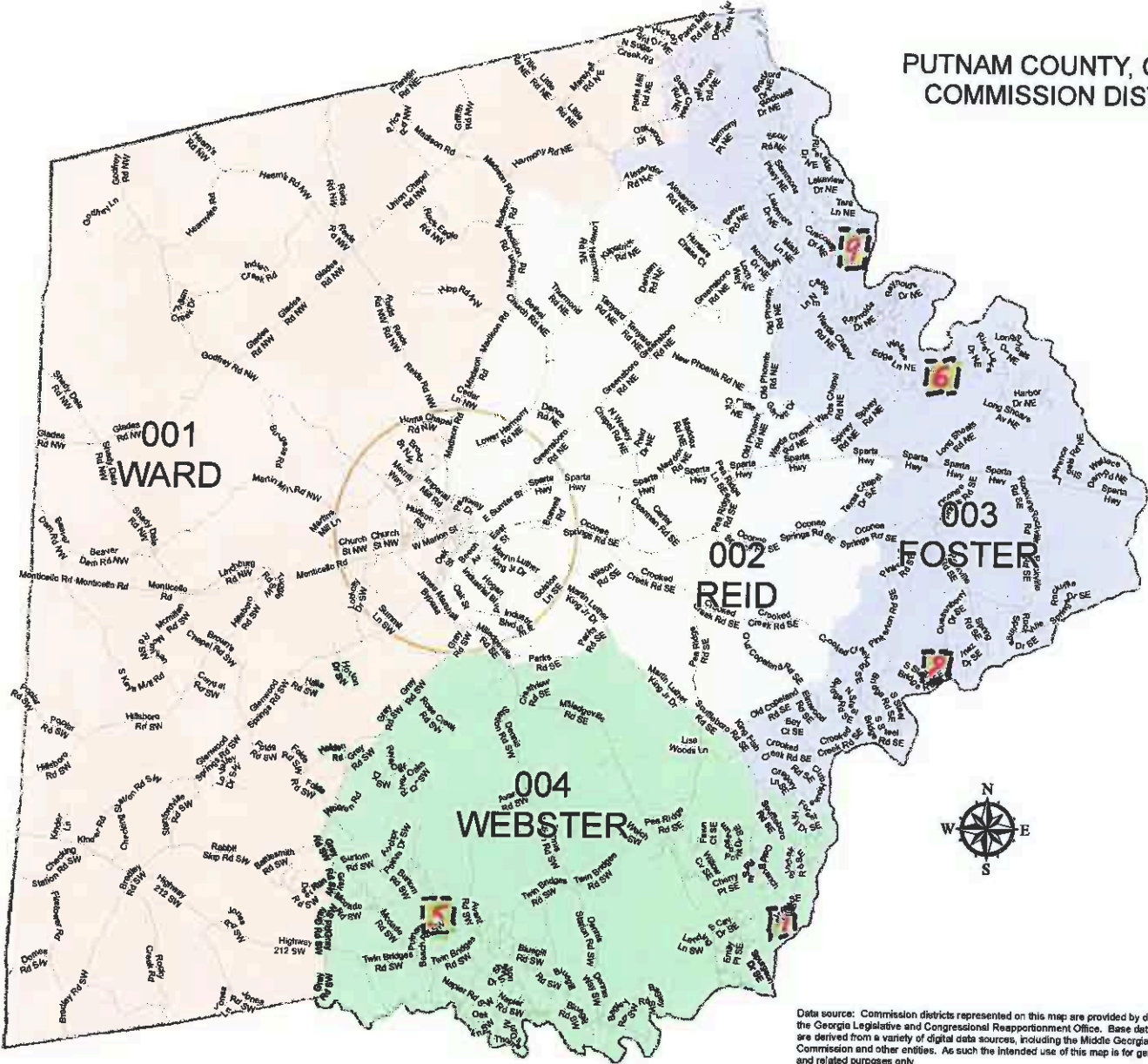
Recommendation

Background

Attachments

Roberts

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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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: MICHAEL S. ROBERTS

MAILING
ADDRESS: 379 EAST RIVER BEND DRIVE
EATONTON, GA 31024

PHONE: 678-510-3479
msroberts47@gmail.com

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

PHONE: _____

PROPERTY:

LOCATION: 379 EAST RIVER BEND DR., EATONTON, GA 31024
MAP 119B PARCEL 40 PRESENTLY ZONED R1R RESIDENTIAL DE

REASON FOR REQUEST: REQUEST VARIANCE TO PLACE A 16'x30' STORAGE SHED ON MY PROPERTY WHERE THE NORTHWEST CORNER OF SHED SITS 7' INSIDE 20' SETBACK AND SOUTHWEST CORNER OF SHED SITS 5' INSIDE OF 20' SETBACK.

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.

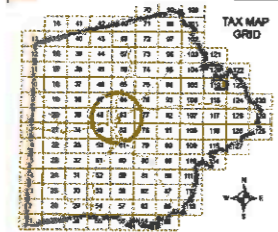
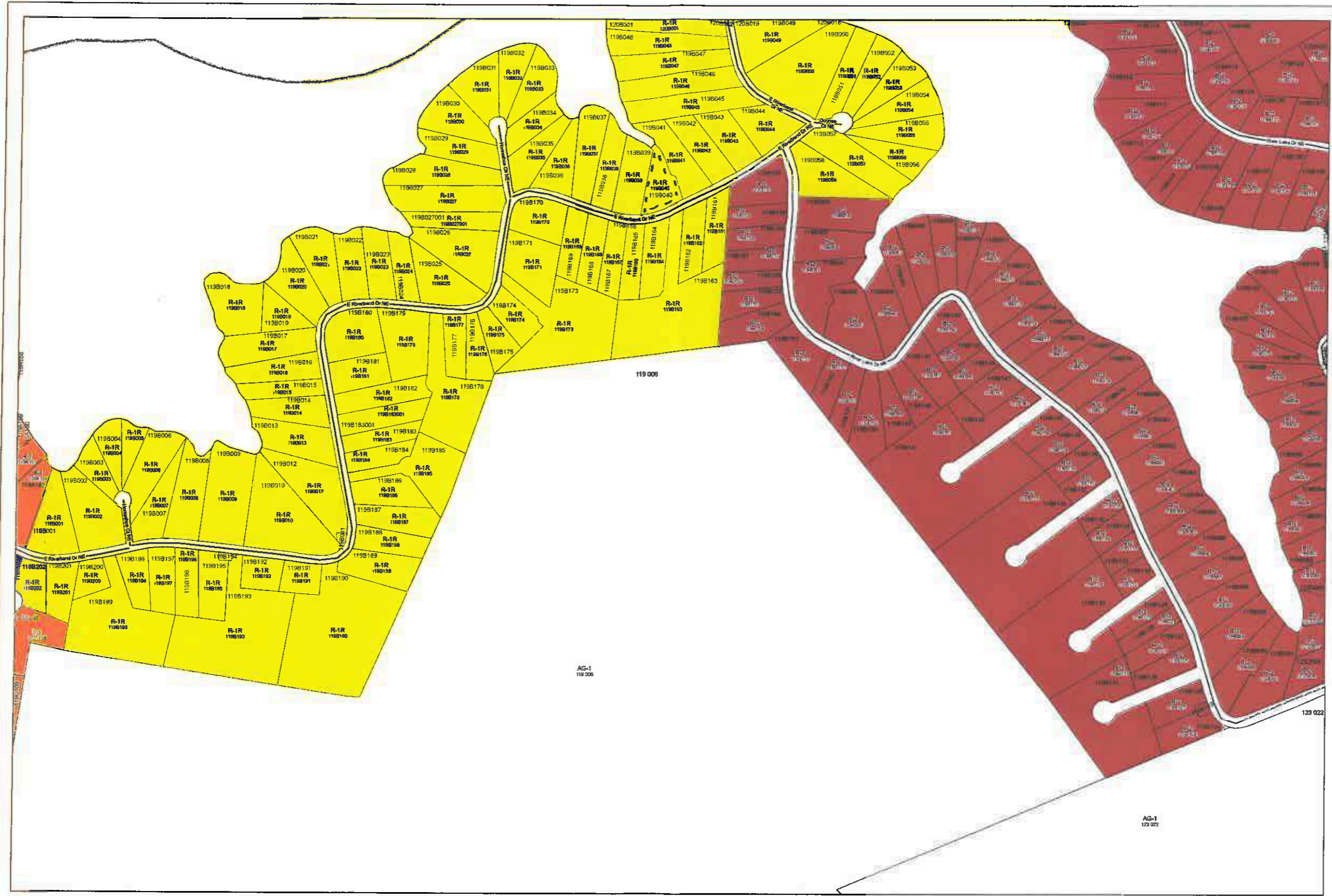
*SIGNATURE OF APPLICANT: Michael Roberts DATE: 6-23-15

*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: 6-23-15 FEE: \$50.00 CK. NO. 1835 CASH _____ C. CARD _____ INITIALS KP
DATE OF NEWSPAPER AD: _____ DATE SIGN POSTED: _____
PLANNING & ZONING HEARING: _____ RESULT: _____
COMMISSIONERS/CITY COUNCIL HEARING: _____ RESULT: _____

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KP



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

GEOGRAPHIC FEATURE LEGEND

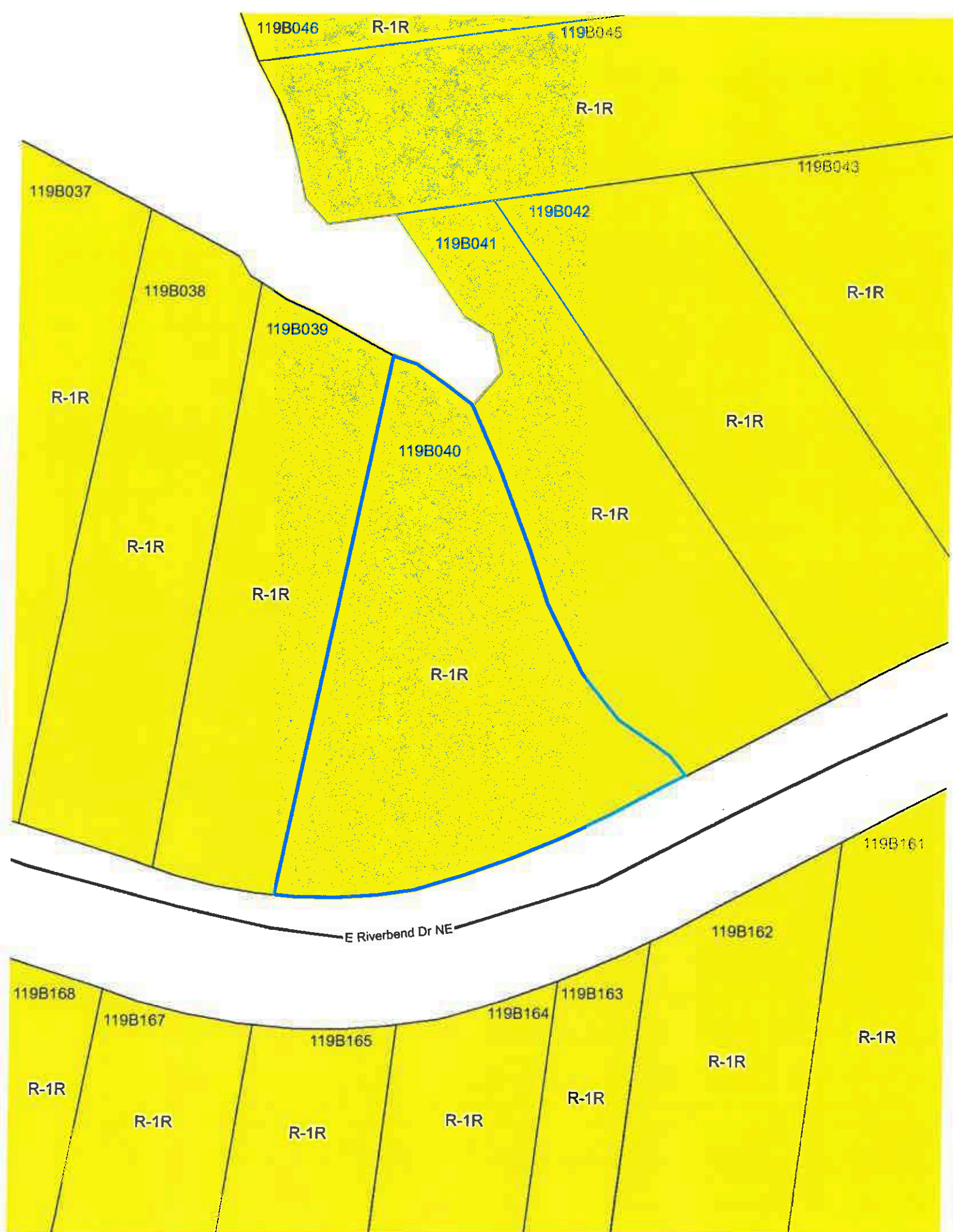
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|---------------|----------|------------|-------------|----------|---------|
| Zoning | AG-2 | C-2 CITY | IND-2 CITY | R-1 CITY | RM-2 |
| No Code | C-1 | I-M | MHP | R-2 CITY | RM-3 |
| AG-1 | C-1 CITY | IND-1 CITY | PUBLIC | R-3 CITY | VILLAGE |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

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Macon, Georgia 31217
(478) 751-6180
(478) 751-6117
Web: www.mgarc.org
Email: gis@mgarc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 119B

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



Request for Variance for Lot 1, Oconee Crossing Subdivision, at 379 East River Bend Drive, Eatonton, GA 30124

PROPERTY:

LOCATION: 379 East River Bend Drive, Eatonton, GA 31024

MAP: 119B PARCEL: 40 PRESENTLY ZONED: R-1R - Residential

We are the owners of this property and have not yet determined where we will purchase our 16' x 30' storage shed. We need the storage shed because there is not enough room in our crawl space or attic to hold all of our belongings and keepsakes, our lawn and garden tools, and our woodworking tools. We have no garage.

We are requesting a 7' side yard variance being 13' from the left side property line to place a storage shed. While the terrain is relatively level, the 20' setback on that side of the property leaves little room for the storage shed. The terrain on the right side of the driveway (looking at the property from the street) is very sloped and no structure can be placed on that side.

Also, we are forced to place our storage shed on the property at a location that will not interfere with the septic leach field located near the planned storage shed location. Because of this, there is only a small area where we can locate our shed. We have discussed the location of our shed with Kathryn Hill, REHS, Environmental Health Specialist, County Manager, Putnam County, and she agrees that the proposed location will not interfere with the leach lines.

The attached layout shows where we want the shed to be located. The northeast corner of the 16' x 30' storage shed will be 45' from the corner of the house at the front porch, the northwest corner of the storage shed will be 13' from the property line to the left of our property, and the southwest corner of the storage shed will be 15' from the property line to the left of our property. This location does not interfere with the septic leach field. Distance from the storage shed to the road is 81'.

Our storage shed will have a tin roof on it that is the same color as the tin roof on our home; and, we plan on painting the storage shed and its trim the same color as our house. We feel that this location of the storage shed and its appearance would be in keeping with the general appearance and positioning of other garages and/or storage sheds in the neighborhood.

RECEIVED

JUL 13 2015

KO

kpennamon@putnamcountyga.us

From: Michael Roberts <msroberts47@gmail.com>
Sent: Wednesday, July 15, 2015 2:09 PM
To: <kpennamon@putnamcountyga.us>
Subject: Re: Letter of Intent

Please include the square footage of my home at 379 East River Bend Drive, Eatonton GA. 31024 in my request for variance. I live in a 2130 square foot home at that address.

Thank you.

Michael Roberts
678-510-3479

Sent from my iPhone

On Jul 15, 2015, at 1:47 PM, <kpennamon@putnamcountyga.us> wrote:

Mr. Roberts,

On your letter of intent, you indicated the size of the storage shed but not the square feet of your existing home.

This has to be included on the letter.

Sorry for the inconvenience.

Thank you!

Karen Pennamon
Admin. Asst.
Putnam County Planning & Development
(706) 485-2776

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JUL 15 2015

KP



APPROX
200' TO
LAKE OGONEE

24" P

520

8" HW

30'

8" P

528

12" P

20' SETBACK

SOIL
DELINEATION
LINE

13'

20' SETBACK

Porch

516

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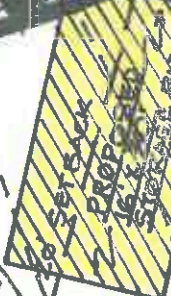
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SEPTIC
TANK

PUMP
STATION

RETAINING
WALL



ASPHALT
DRIVEWAY

ASPHALT
DRIVEWAY

DRAINFIELD

20' SETBACK

30' SETBACK

379 EAST RIVER BEND DR

EATONTON GA 31024

LOT 1 OCONEE CROSSING

PLAT BK 26 PAGE 106

PARCEL 119B040

N70°30'24"

85.27

R/W

12" P

526

N82°36'27" E

109.18'

8" HW

8" HW

8" HW

8" HW

12" P

8" P

12" P

12" P

ASPHALT
DRIVEWAY

20' SETBACK

534

EXISTING
19 LF 18" CHDPE
INV=532.9

EXISTING
CENTERLINE DITCH

530

CONNECT TO EXIS
WATER MAIN

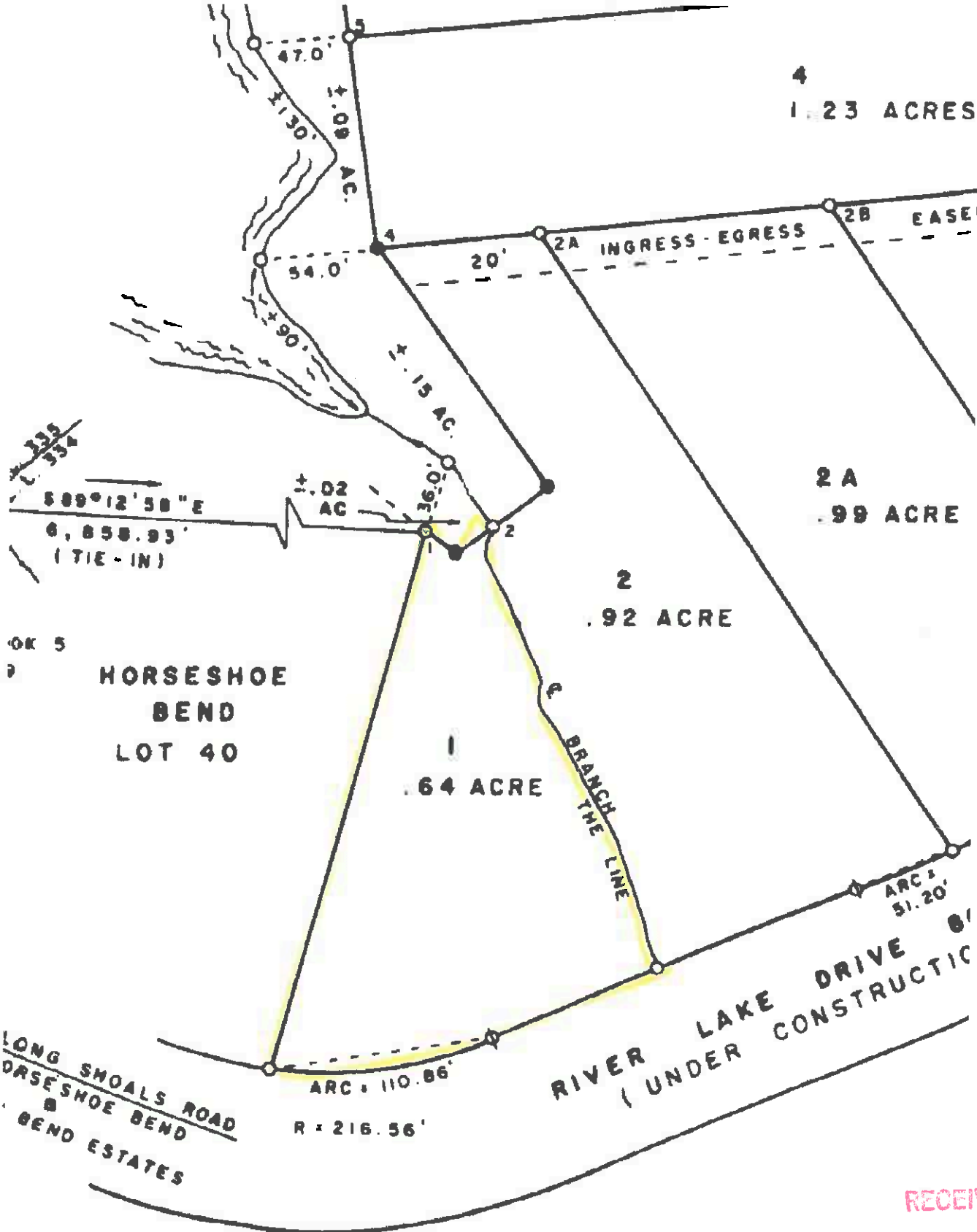
RIVER LAKE DRIVE

EXISTING
EOP

RECEIVED

JUN 23 2015

Matt KP



RECEIVED

JUN 23 2015

KP

Larry R Marshall
 Deputy Clerk

PARTY CHIEF
 LARRY MAY

PLAT BK 12/166A 2/2/15

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: 8/6/2015

To: Planning & Zoning Commission

From: Planning and Development

Subject: Request by **Eddie Spencer** for a front yard setback variance at 178 Sinclair Road. Presently zoned R-2. **[Map 112C, Parcel 045]**.

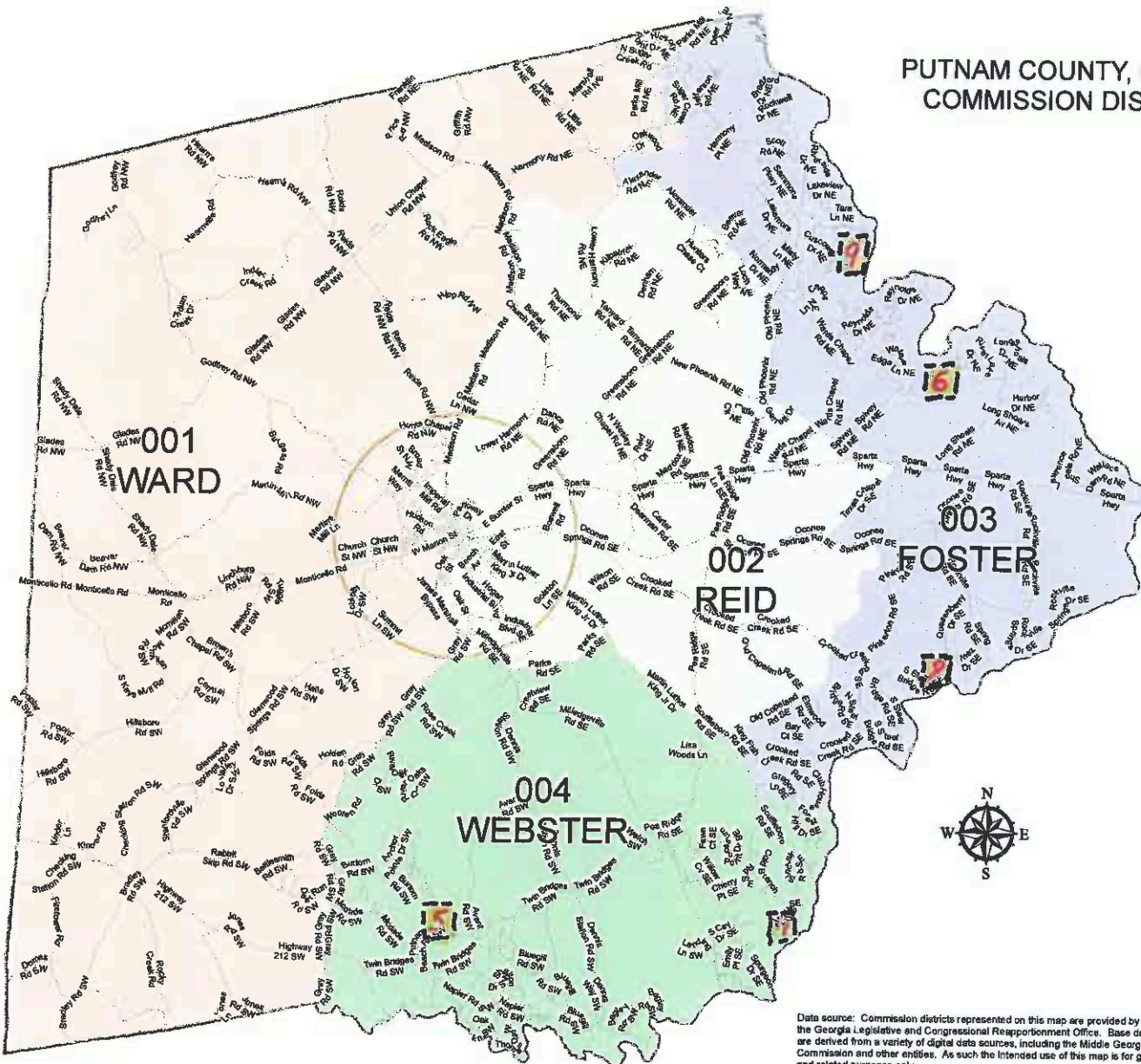
Recommendation

Background

Attachments

Spencer

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COMMISSION DISTRICTS



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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: EDDIE SPENCER - SPENKERN, LLC

MAILING ADDRESS: P.O. Box 2395
GRAY, GA. 31032

PHONE: 478-501-8259

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

PHONE: _____

PROPERTY:

LOCATION: 178 SINCLAIR ROAD
MAP 112 C PARCEL 045 PRESENTLY ZONED R-2 - RESIDENTIAL

REASON FOR REQUEST: PROVIDE THE ABILITY TO BUILD A MODEST 1400 SQUARE FOOT HOUSE AND MAINTAIN CONSTRUCTION OUTSIDE 343' CONTOUR AND USE EXISTING SEPTIC SYSTEM INFRASTRUCTURE

SUPPORTING INFORMATION ATTACHED TO APPLICATION: NOT NEEDED, I AM THE OWNER
RECORDED PLAT: LETTER OF AGENCY LETTER OF INTENT
LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: _____ DATE: 6-22-15

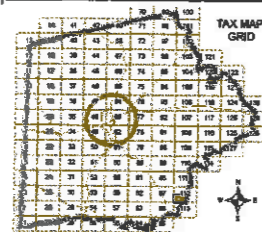
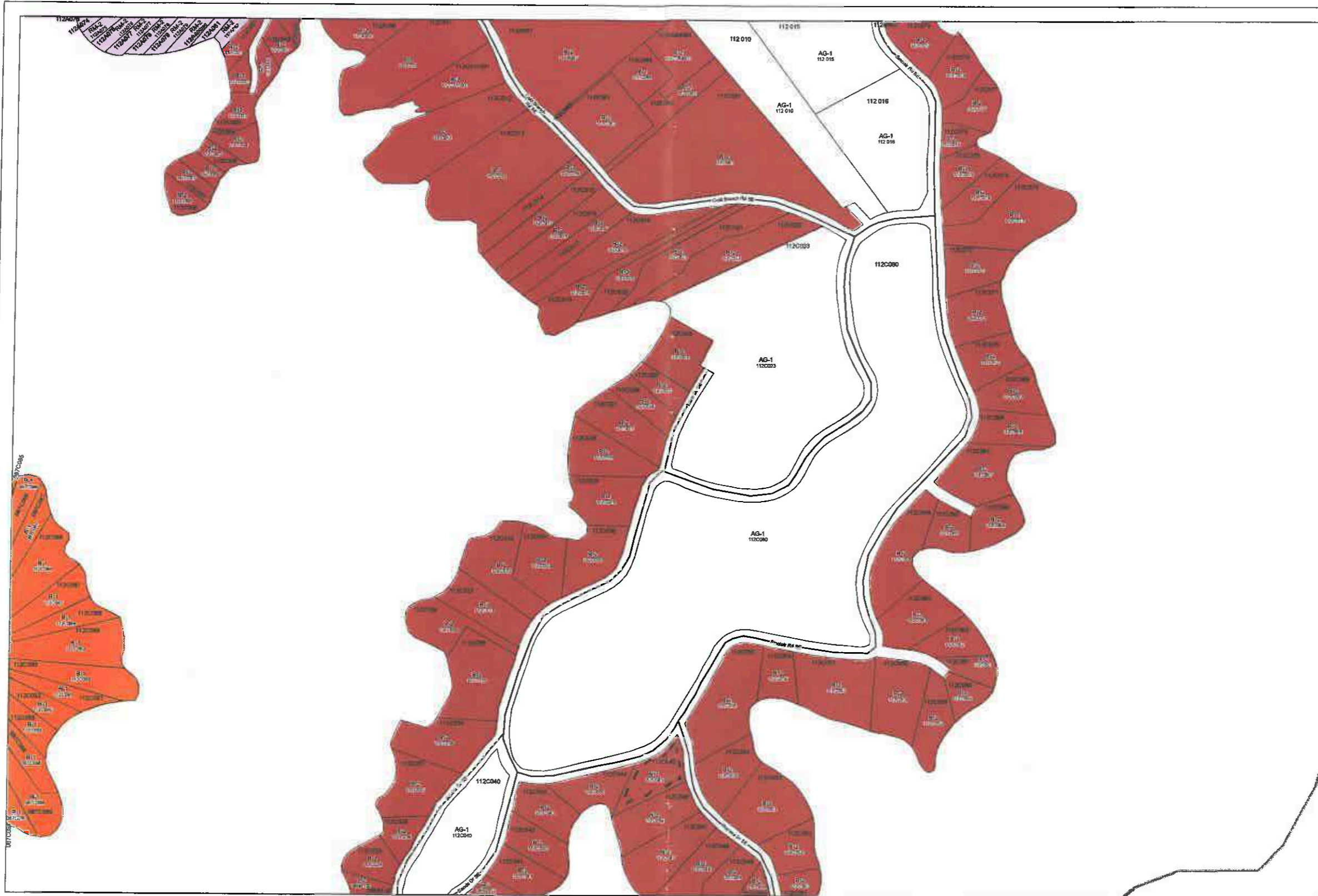
*APPLICANT HEREBY AFFIRMS THAT APPLICANT IS THE PROPERTY OWNER OR HAS THE LEGAL AUTHORITY TO SIGN THIS FORM ON OWNER'S BEHALF, AND APPLICANT AGREES TO INDEMNIFY AND HOLD PUTNAM COUNTY/CITY OF EATONTON HARMLESS IN THE EVENT IT IS DETERMINED APPLICANT DOES NOT HAVE SUCH LEGAL AUTHORITY.

DATE FILED: <u>6-22-15</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: _____				

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JUN 23 2015

140



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

GEOGRAPHIC FEATURE LEGEND

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

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Smiley Hwy
Macon, Georgia 31217
(478) 751-6100
(478) 751-6517
Web: www.mgarc.org
Email: it@mgarc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 112C

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

112C080

AG-1

112C055

Sinclair Rd SE

R-2

112C045

Sinclair Rd SE

112C054

112C044

R-2

R-2

112C046

Theresa Dr SE

R-2

R-2

112C047

112C043

R-2

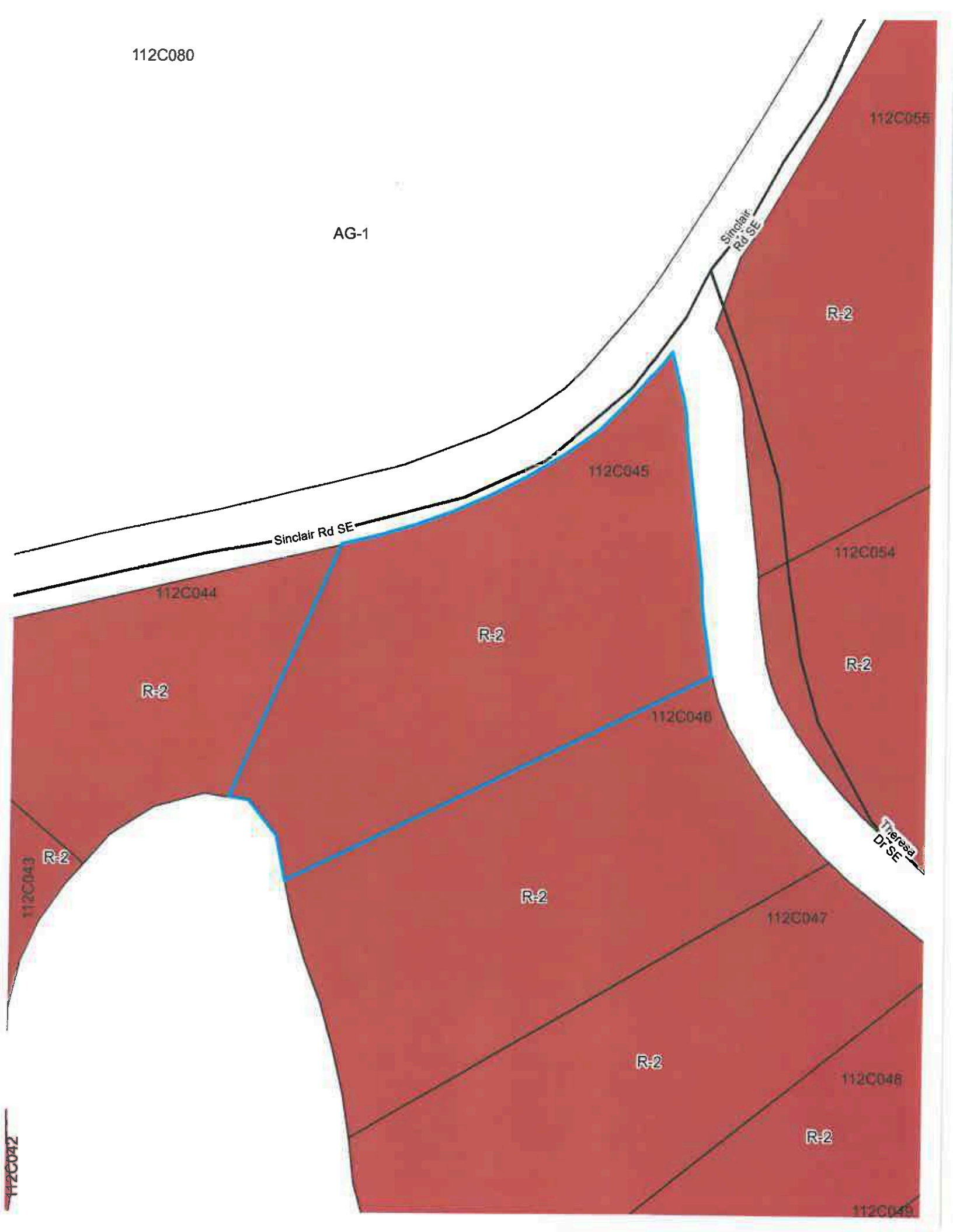
R-2

112C048

R-2

112C042

112C049



Request for Variance for Lots 27A & 27B located at 178 Sinclair Road, Eatonton, Georgia.

Property:

Location: 178 Sinclair Road, Eatonton Georgia

MAP = 112C PARCEL = 045 PRESENTLY ZONED = R3-Residential

I am the owner of this Georgia Power Lease Lot and I have not determined who the builder will be for the planned small house approximately 1400 square feet to be built. This existing lot at one time had a small house and 3 permanent garage structures and a large concrete driveway located on the property. Approximately 2 years ago the small house by itself burned down and left the lot still having the 3 garage structures and the concrete driveway leading into the lot. There are 2 main reasons for the requesting the single variance and they are:

#1 As shown on item #1 and highlighted in yellow the original small structure house that burned down had a portion (front corner and front side) of the house located in and below the 343' contour line. Georgia Power requested a new survey showing the 343' contour line. Upon presentation of the new survey to Georgia Power they stated that the new small house structure that I want to build could not be placed in the same "foot print" of the house that burned down since the old burned down house was in and below the 343' contour line. Therefore, I have to move the plans of where to build the house back and out/above the 343' contour line. The topographic conditions of this very flat lot puts the 343' contour line deep within the property. To remain outside the potential floodplains of the 343' contour line and still build a very modest house I am requesting this variance.

#2 As shown on item #2 located on the property there are two separate drain field locations, septic tank and septic pump system. The reason for the 2 different drain fields was due to the first installed lines were not enough and the Putnam County Health Department requested a second set of septic lines and a pump station to these lines to be installed. To avoid building over the top of the 2 separate drain field locations, the tank and the pump station that still exist and are operational, the "foot print" of the small house that I want to build must be moved back to avoid the locations of these existing two separate drain field locations, the existing tank, and existing pump station.

#3 Please see the enclosed 5 color pictures which provides a visual display of the 4 corners of the proposed house that is staked off, the 343' Contour wooden stakes, Sinclair Road position related to the position of the proposed house, existing garage structures, existing concrete driveways, existing septic tank, and existing septic drain fields. The existing road side bushes /trees are also shown and will remain.

General: To honor the Georgia Power's "NO Build" within the 343' Contour line and remain outside the potential floodplains of the 343' contour line and the avoid the 2 separate septic drain fields, the septic tank and the pump station, and to avoid existing garage structures and large concrete

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JUN 23 2015

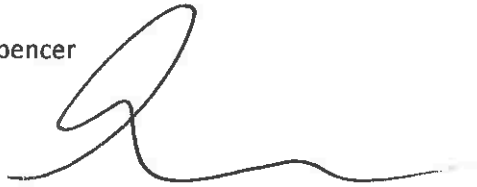
KP

driveways leading to the garages (as shown on both Item #1 & Item #2) I am asking for the following variance.

Variance: I am requesting that the Putnam County Planning and Zoning allow me a 15' front road variance. The existing zoning is 30' set back from the front property line. The specific variance that I am requesting is to receive approval for a variance to be able to build up to 15' from the front property line... a 15' set back from the front property line. This will accommodate a very modest 40' wide (x) 45' deep house which includes covered porches with actual living square feet being approximately 1400 square feet. There are very nice bushes/trees that will remain running parallel and along the road that will provide a very nice buffer between where I am requesting to build and the road.

I am also aware that the requirement for building on this lot is a minimum 900 square feet for a residential stick built house. My proposed modest house meets this requirement. I feel that the proposed modest house would be in keeping with the general size, appearance and positioning of other residences in this neighborhood.

Thank You, Eddie Spencer

A handwritten signature in black ink, appearing to read 'Eddie Spencer', with a large, stylized initial 'E'.

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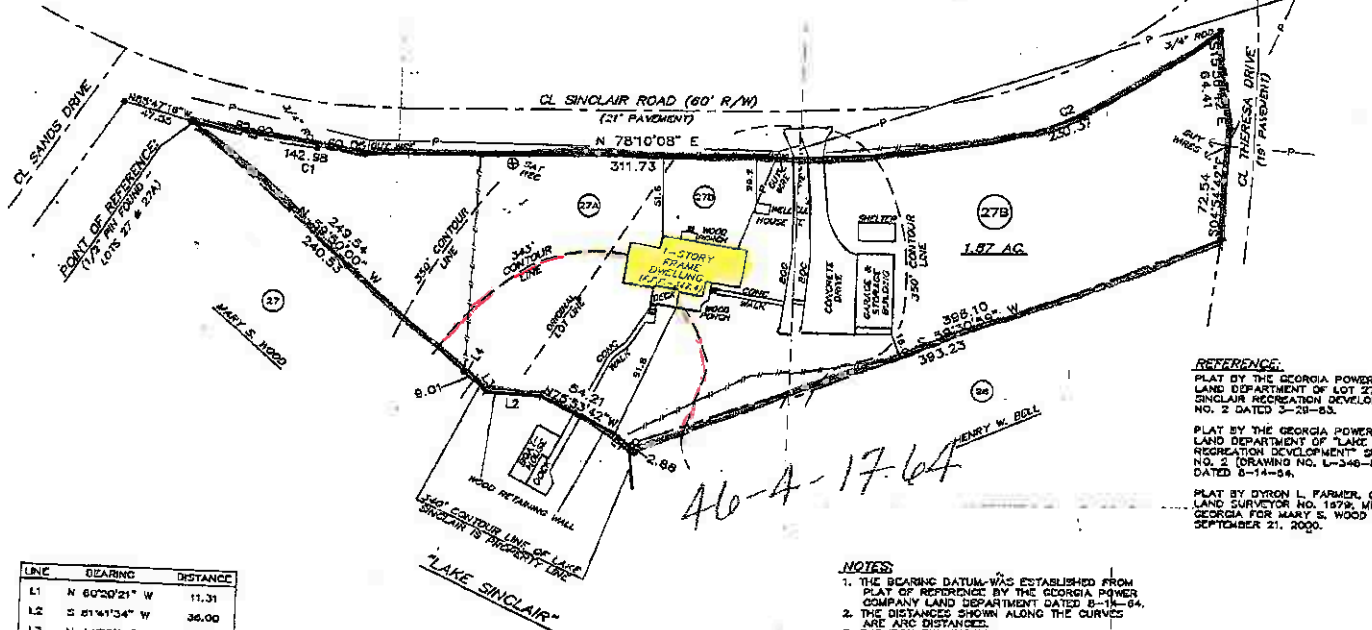
JUN 23 2015

Kp

Item # 1

LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- PROPERTY LINE
- CENTERLINE
- POWER LINE
- GRASS LINE FENCE
- FENCE
- LAND LOT LINE
- UNDERGROUND POWER LINE
- ORIGINAL LOT LINE
- CONCRETE RIGHT-OF-WAY
- MONUMENT FOUND
- WOOD FENCE
- BACK OF CURB
- FINISH FLOOR ELEVATION



REFERENCE

- PLAT BY THE GEORGIA POWER COMPANY LAND DEPARTMENT OF LOT 27-B "LAKE SINCLAIR RECREATION DEVELOPMENT" SUBDIVISION NO. 2 DATED 5-20-83.
- PLAT BY THE GEORGIA POWER COMPANY LAND DEPARTMENT OF "LAKE SINCLAIR RECREATION DEVELOPMENT" SUBDIVISION NO. 2 (DRAWING NO. L-346-B SHEET NO. 1) DATED 8-14-84.
- PLAT BY DYRON L. FARMER, GEORGIA REGISTERED LAND SURVEYOR NO. 1979, MILLEDGEVILLE, GEORGIA FOR MARY S. WOOD DATED SEPTEMBER 21, 2000.

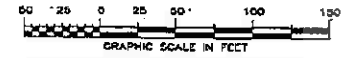
NOTES

1. THE BEARING DATUM WAS ESTABLISHED FROM PLAT BY REFERENCE BY THE GEORGIA POWER COMPANY LAND DEPARTMENT DATED 8-14-84.
2. THE DISTANCES SHOWN ALONG THE CURVES ARE ARC DISTANCES.
3. THE IRON PIN SHOWN ON THIS PLAT AS SET WAS SET AS PER QUERRY BROOKS OF THE GEORGIA POWER COMPANY LAND DEPARTMENT.

Red color denotes 343' contour line

LINE	BEARING	DISTANCE
L1	N 60°20'21" W	11.31
L2	S 81°41'34" W	36.00
L3	N 44°32'30" W	12.04
L4	S 22°08'17" W	2.03

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	18°03'25"	510.21	142.98	71.96	N 68°11'50" E	142.01
C2	38°37'38"	341.71	236.37	116.75	N 58°51'20" E	228.03



DATES: SURVEY: 12-1-00 TO 12-5-00 PLAT: 12-9-2000		PROPERTY & AS-BUILT SURVEY FOR: JOANNE H. CLARK 178 SINCLAIR ROAD S. E. LOT 27B GEORGIA POWER COMPANY "LAKE SINCLAIR REC. DEVELOPMENT" SUB. NO. 2 LAND LOT 244-2ND LAND DIST-313TH Q M DIST PUTNAM COUNTY, GEORGIA Scale: 1" = 50.0' Date: December 8, 2000	
A LEICA TC102A TOA 1000 TOTAL STATION SN. 418236 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS/ANGLES. A LEICA TPS-SYSTEM 1000 POKINA SENSORY CAMERA WAS USED AS A DATA COLLECTOR TO COLLECT THE FIELD DATA.			
I CERTIFY HEREBY THAT IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE USUAL STANDARDS AND REQUIREMENTS OF THE GEORGIA PLAT LAW.			
JAMES E. (J.E.) SMITH, JR. 3015 NEWALL DRIVE MILLEDGEVILLE, GEORGIA - 31061 PHONE: 912-432-1182			

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JUN 23 2005
KD

Item #2

Line #	Length	Direction
L1	10.79'	N57°09'13"W
L2	54.28'	N72°57'10"W
L3	24.11'	S82°24'38"W
L4	11.68'	S87°34'39"W
L5	6.06'	S57°26'23"W
L6	9.40'	S63°06'20"W

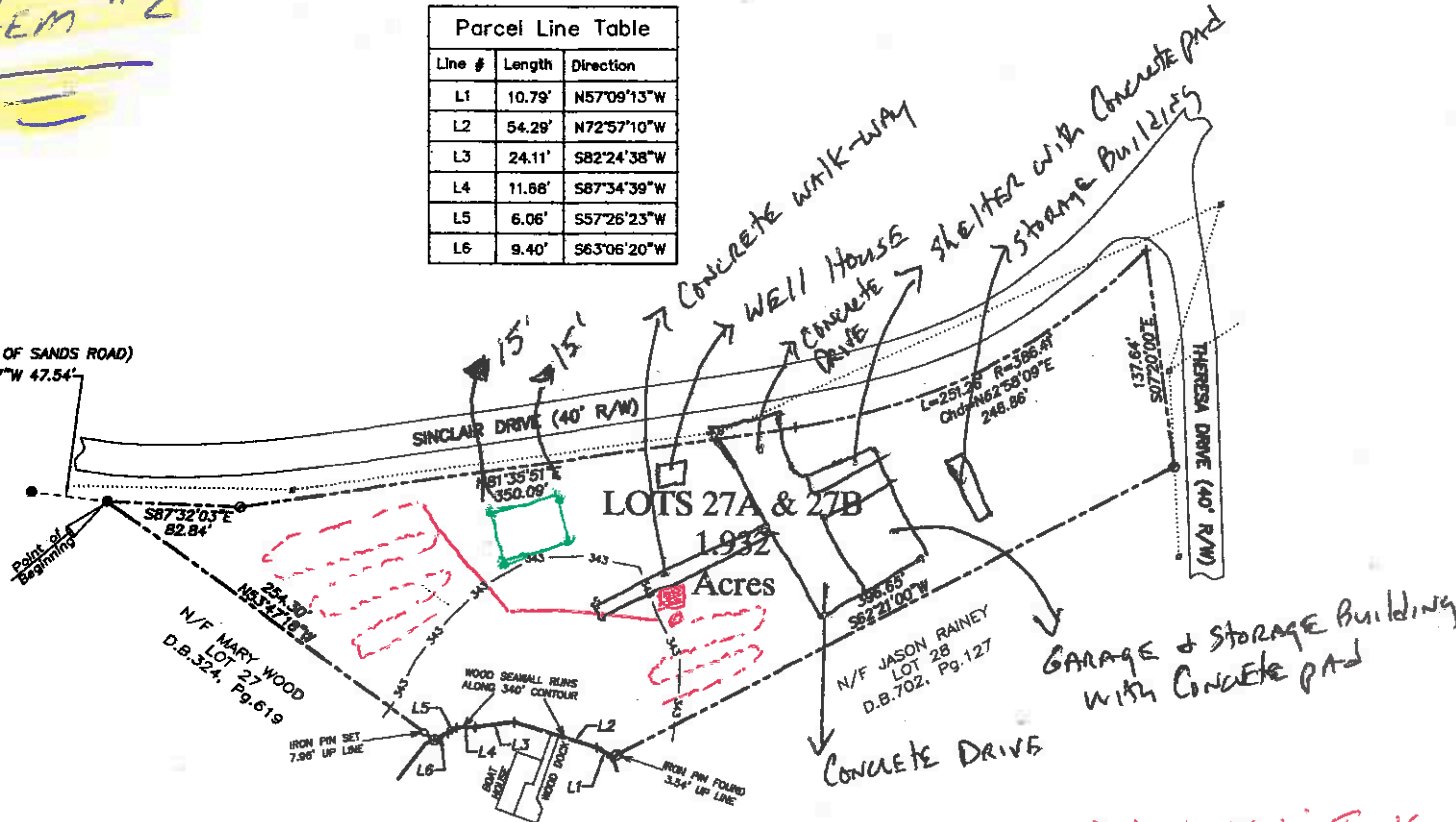


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(TIE TO R/W OF SANDS ROAD)
N82°57'47"W 47.54'



LEGEND:

- o -1/2" IRON PIN SET (IPS)
- -1/2" IRON PIN FOUND (IPF)
- ⊙ -NAIL & RIBBON SET IN SEAWALL
- ⊕ -5/8" IRON PIN FOUND (IPF)
- + -COMPUTED POINT
- ⊙ -UTILITY POLE
- OVERHEAD POWER LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- 343 - 343' CONTOUR LINE

REFERENCES:

D.B.830, PG.575
P.B.3, PG.47
CLERK OF SUPERIOR COURT
PUTNAM COUNTY, GEORGIA

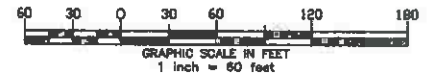
= Red IS SEPTIC Tank, pump station AND DRAIN LINES WITH 1000 GAL TANK

= GREEN IS PROPOSED CORNERS AND LOCATION OF MODIST HOUSE

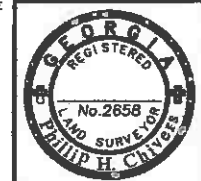
GEORGIA POWER COMPANY'S
"LAKE SINCLAIR"
340' CONTOUR IS PROPERTY LINE

NOTES:

- 1)The surveyor whose seal is hereto attached has made no investigation or independent search for encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. Matters of title are excepted.
- 2)The surveyor whose seal is hereto attached does not certify that all encumbrances and encroachments have been shown, nor does the surveyor assume any liability for any such encumbrances or encroachments, either dedicated 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 adjoining information is shown as taken from tax records at the time of survey.



Equipment Used
Linear: Leica TCRP1203
Angular: Leica TCRP1203
ocrts@hotmail.com



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 130-7 OF THE RULES OF THE GEORGIA BOARD FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,763+ FEET AND AN ANGULAR ERROR OF 3.0 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 244,440+ FEET.

Property Survey

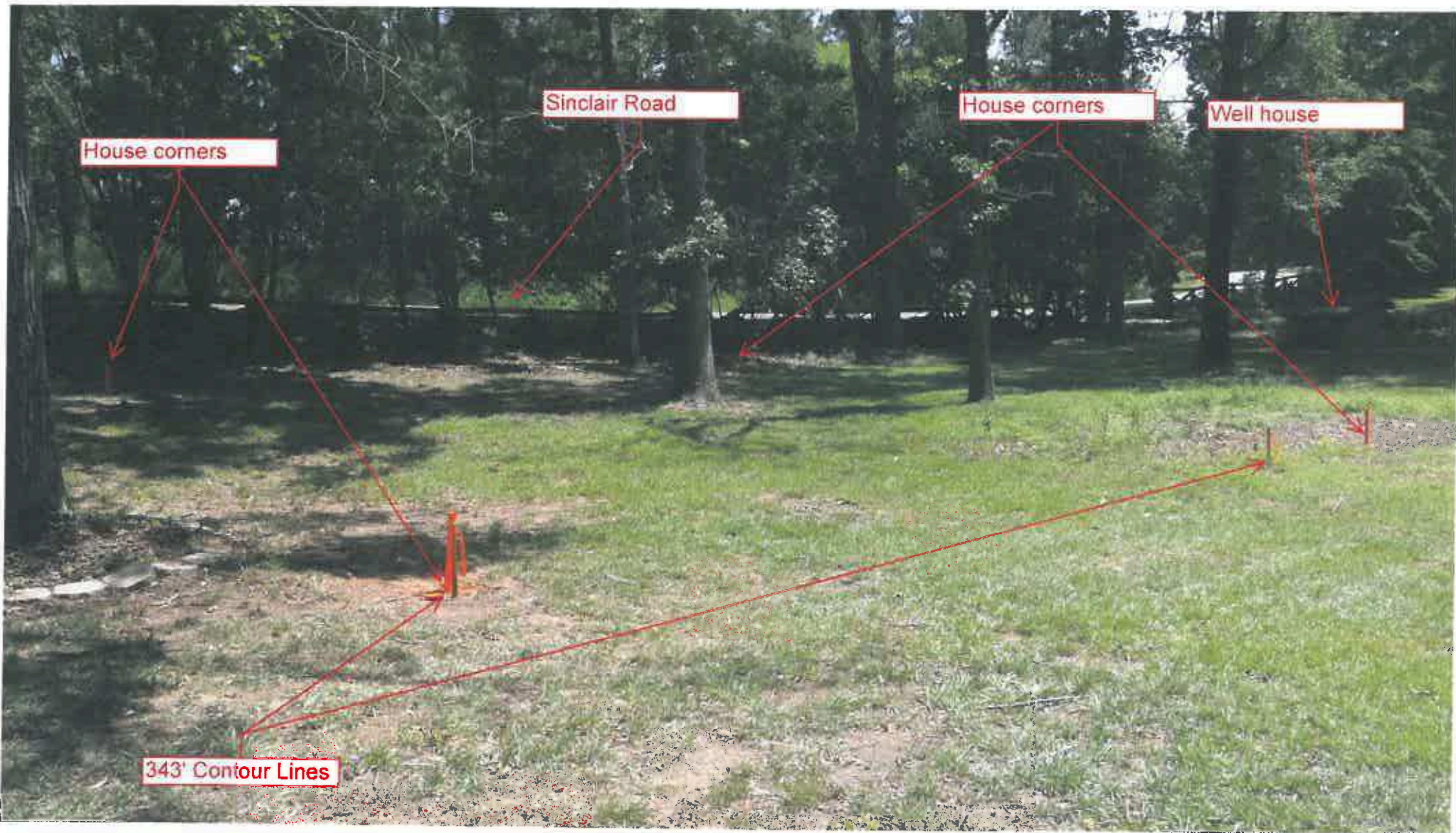
For:
Spennenn LLC

Lots 27A & 27B of Georgia Power Company's Lake Sinclair Recreation Subdivision No.2 in the 2nd Land District 313th G. M. District Putnam County, Georgia

SCALE: 1" = 60' | June 3, 2015

Ogletree & Chivers
Land Surveyors
693 Dunkap Rd, Suite B
Milledgeville, GA 31061 478-453-3454 8804

j:\jobs\8804\8804.dwg, 6/10/2015 10:02:33 AM



House corners

Sinclair Road

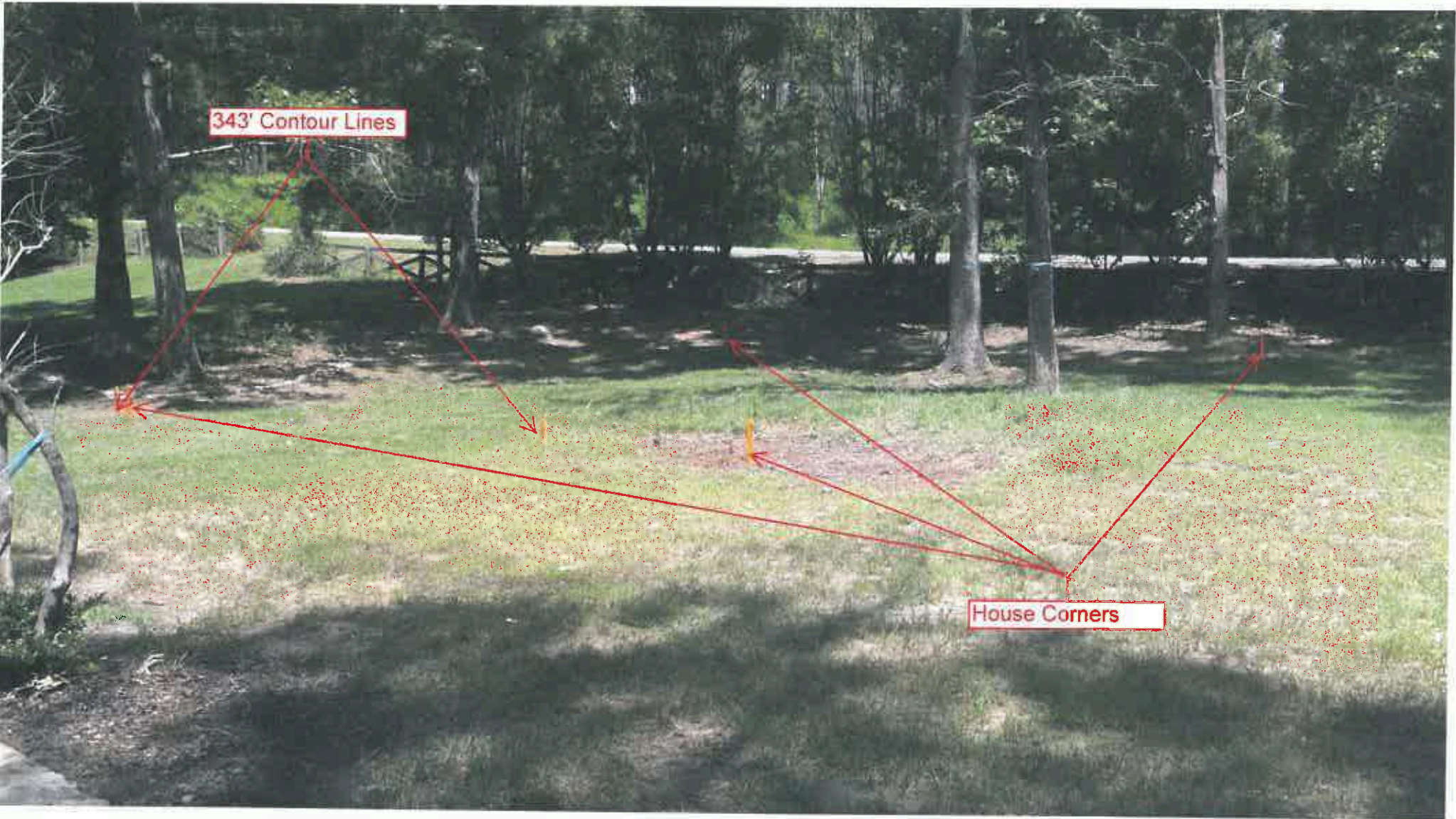
House corners

Well house

343' Contour Lines

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to JUN 23 2015



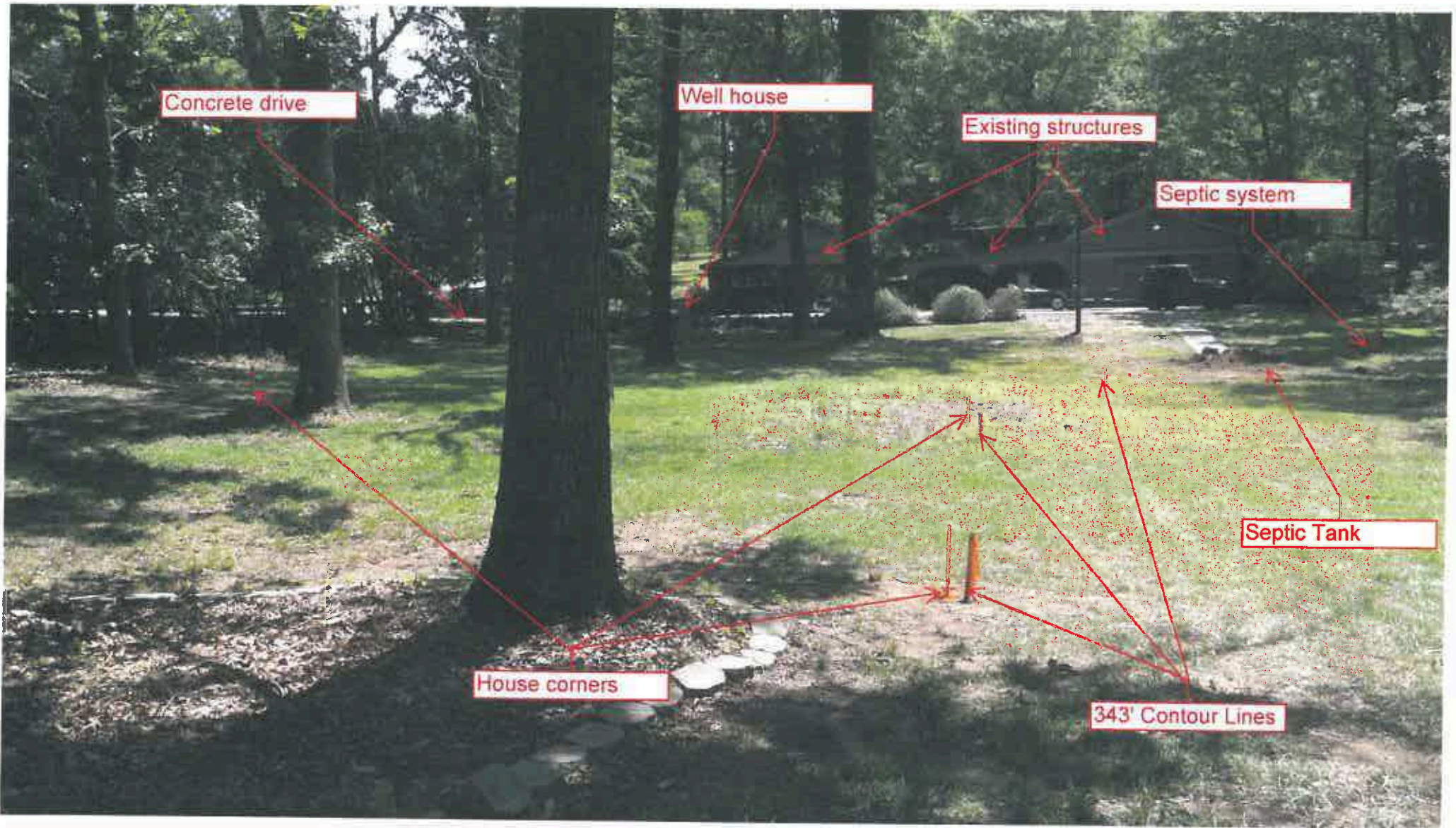
343' Contour Lines

House Corners

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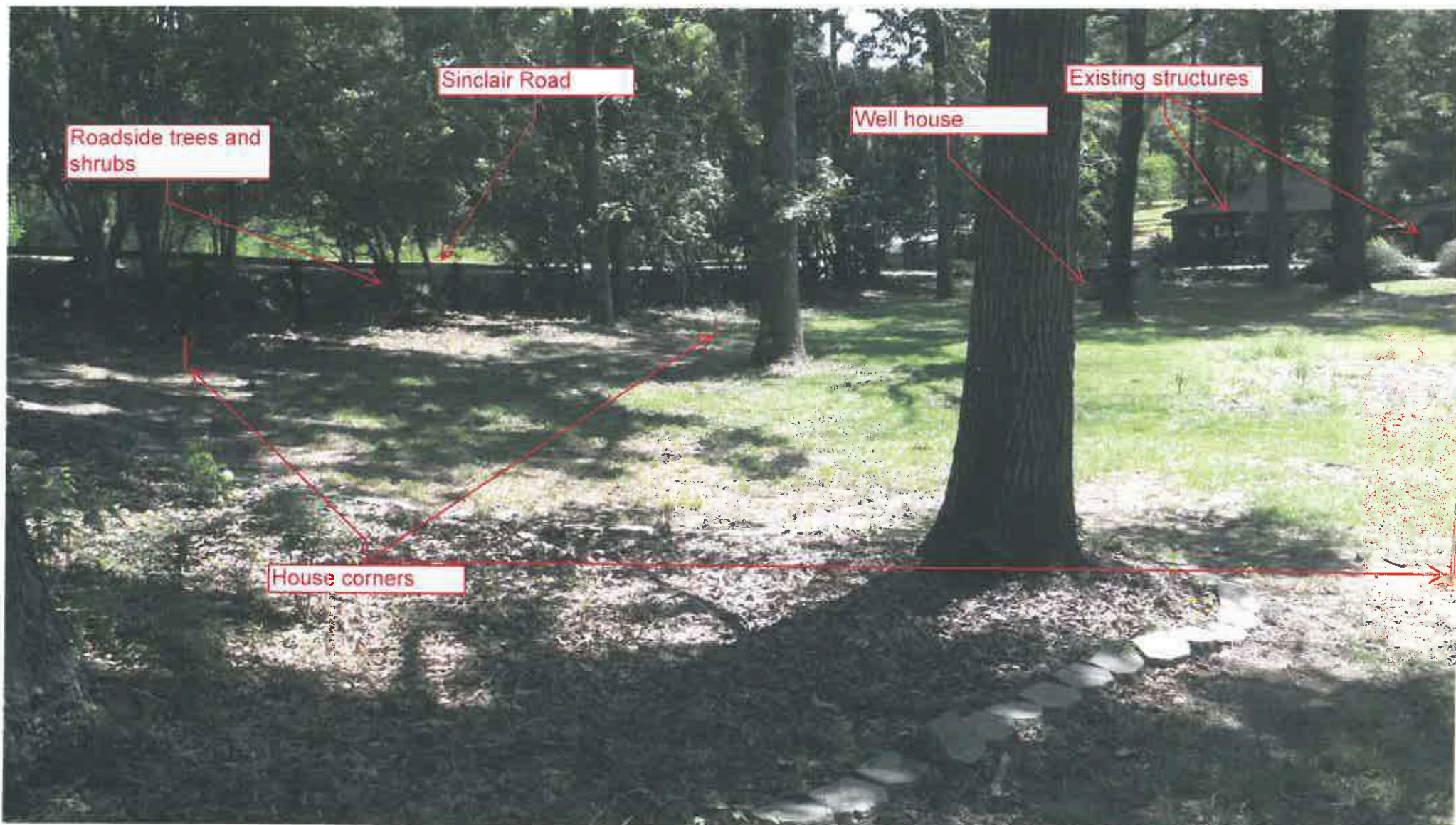
JUN 23 2015

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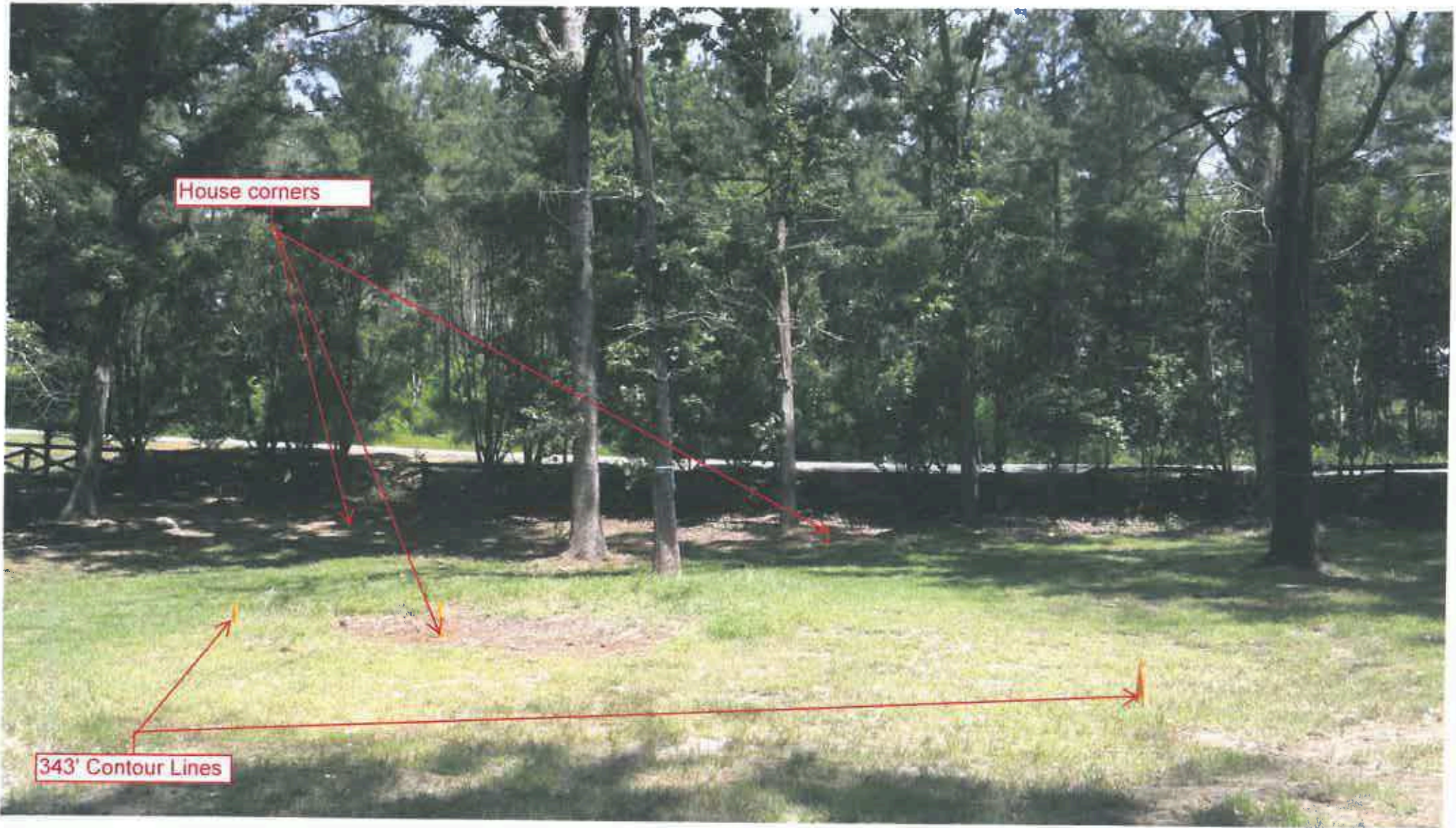
to JUN 23 2015



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JUN 23 2015

to



House corners

343' Contour Lines

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JUN 23 2015

18

Existing On-site Sewage Management System Performance Evaluation Report Form

Pd.

Property Owner/System Owner Name: <i>Jodie Spencer</i>		478-501-8259		Reason for Existing Sewage System Evaluation: (circle)	
Property/System Address: <i>178 Senlan Rd.</i>				<input type="checkbox"/> (1) Loan Closing for Home Sale <input type="checkbox"/> (2) Refinance <input type="checkbox"/> (3) Home Addition (Non-bedroom) Type: _____ <input type="checkbox"/> (4) Swimming Pool Construction <input type="checkbox"/> (5) Structure Addition to Property Type: _____ <input checked="" type="checkbox"/> (6) Mobile Home Relocation	
Subdivision Name:	Lot:	Block:			
Existing System Information: Water Supply (circle)		Number of Bedrooms/GPD:		Garbage Grinder: (circle)	
<input type="checkbox"/> (1) Public <input checked="" type="checkbox"/> (2) Private Well <input type="checkbox"/> (3) Community		3		<input type="checkbox"/> (1) Yes <input checked="" type="checkbox"/> (2) No	

SECTION A – System on Record

(1) Yes (2) No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	Comments: _____ _____ _____ _____			
(1) Yes (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.				
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.				
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.				
Evaluating Environmentalist:		Title:	Date:	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.	

SECTION B – System Not on Record

(1) Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation.	Comments: <i>Pump system should have working alarm.</i> _____ _____ _____			
(1) Yes (2) No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.				
(1) Yes (2) No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.				
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.				
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.				
Evaluating Environmentalist:		Title:	Date:	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.	
<i>Kathryn Hill, R&HS</i>		<i>E.H.S.C.M.</i>	<i>6/17/15</i>		

SECTION C – System Not Approved

(1) Yes (2) No	The On-site Sewage Management System was disapproved at the time of the initial installation and is thus not considered an approved system.	Comments: _____ RECEIVED JUN 23 2015 KP			
(1) Yes (2) No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.				
(1) Yes (2) No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.				
Evaluating Environmentalist:		Title:	Date:	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.	

SECTION D – Addition to Property or Relocation of Home (section completed in conjunction with A, B, or C above)

(1) Yes (2) No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments: _____			
(1) Yes (2) No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.				
Evaluating Environmentalist:		Title:	Date:	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.	
<i>Kathryn Hill, R&HS</i>		<i>E.H.S.C.M.</i>	<i>6/17/15</i>		
		Number of Bedrooms/GPD:	Garbage Grinder: (circle)		
		3	<input type="checkbox"/> (1) Yes <input checked="" type="checkbox"/> (2) No		

**Baldwin County Health Department
ON-SITE SEWAGE SYSTEM / SEPTIC TANK PUMPER REPORT**

This form is to be completed by a certified on-site sewage system pumper who is pumping a sewage tank and hauling the septage to an authorized disposal site. At the time of service the certified pumper performing such service should provide this or other comparable written service report to the owner and provide a copy to the Baldwin County Health Department Environmental Health Section.

Property Owner Name: Spunkwell LLC Telephone: 478-501-8259
 Site Address: 178 Sinclair Rd Esthonia, Ga.
 Pumper/ Contractor: Richard Septic Tank Telephone: (478) 457-9599

Date of Service: 6-16-15 Time: 2:30 AM Recent Weather Conditions: Clear

Age of system (if known) 5 Number of bedrooms 4 Number of people in home 1
 Sewage Tank located and exposed for inspection? Yes No Estimated Tank Size 1000

No. of Compartments 1 Tank Material Concrete Type of Tank 4 lid Depth of Tank Lid 12"

Liquid Level in tank is: Above Normal Normal Below Normal

Estimated depth/ thickness of floating scum mat/layer in each compartment? 6"

Depth / thickness of Sludge Layer in each compartment? 10"

Pumped out tank: Yes No Gallons Pumped _____ Bottom/sides in good condition?

Is effluent running back into tank from drainfield? Pumped Was tank leakage observed? No

Baffle walls/vents cleaned: Inlet Center Outlet

Condition of Inlet baffle / Tee: Good Needs Repair Repaired

Condition of Outlet baffle / Tee: Good Needs Repair Repaired

If "T's" or baffles are missing or damaged, the owner should be notified in writing. Missing or damaged "T's" or baffles should be replaced.

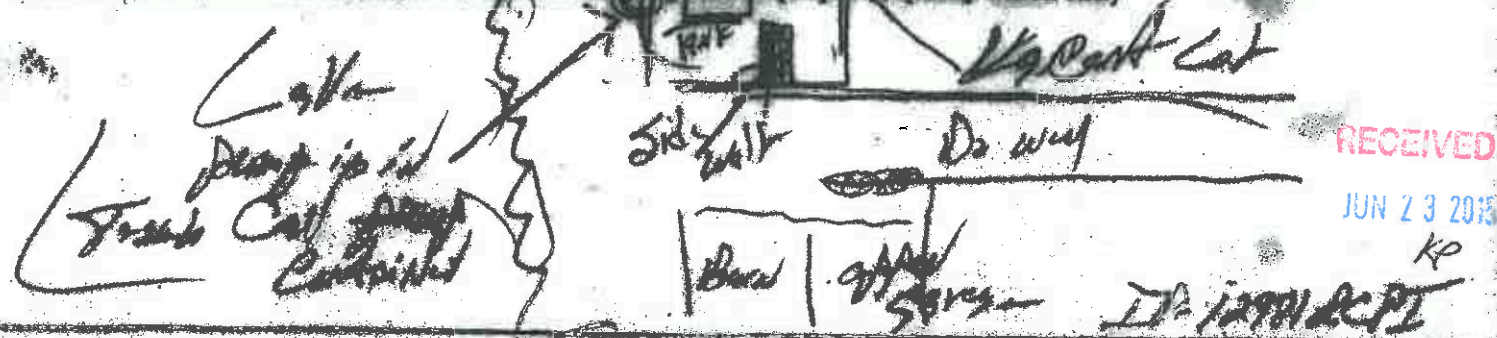
Tank Condition: Acceptable Unacceptable Type of Tank (ST, ATU, Other) Pumped

Septic Tank was properly closed and excavated soil/god returned: Yes No

Last Previous Pump Date (if known): _____ Frequency Recommended 2 year

Description of any repairs or other service performed: Installed outlet Tee

Recommendations to Sewage Tank Owner: _____



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JUN 23 2015

KP

DP-12991 R-PI

NAME OF PUMPER (PRINTED) Richard Spunkwell GA CERT. NO.: GA-P- _____

SIGNATURE OF PUMPER: [Signature] DATE: _____

PLEASE SEND COPY OF THIS REPORT TO: BALDWIN COUNTY HEALTH DEPARTMENT FAX# 478-445-2951

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: 8/6/2015

To: Planning & Zoning Commission

From: Planning and Development

Subject: Request by **George Rae Reynolds** for a side yard setback variance at 890 S. Steel Bridge Road. Presently zoned R-2. [**Map 115C, Parcel 073**].

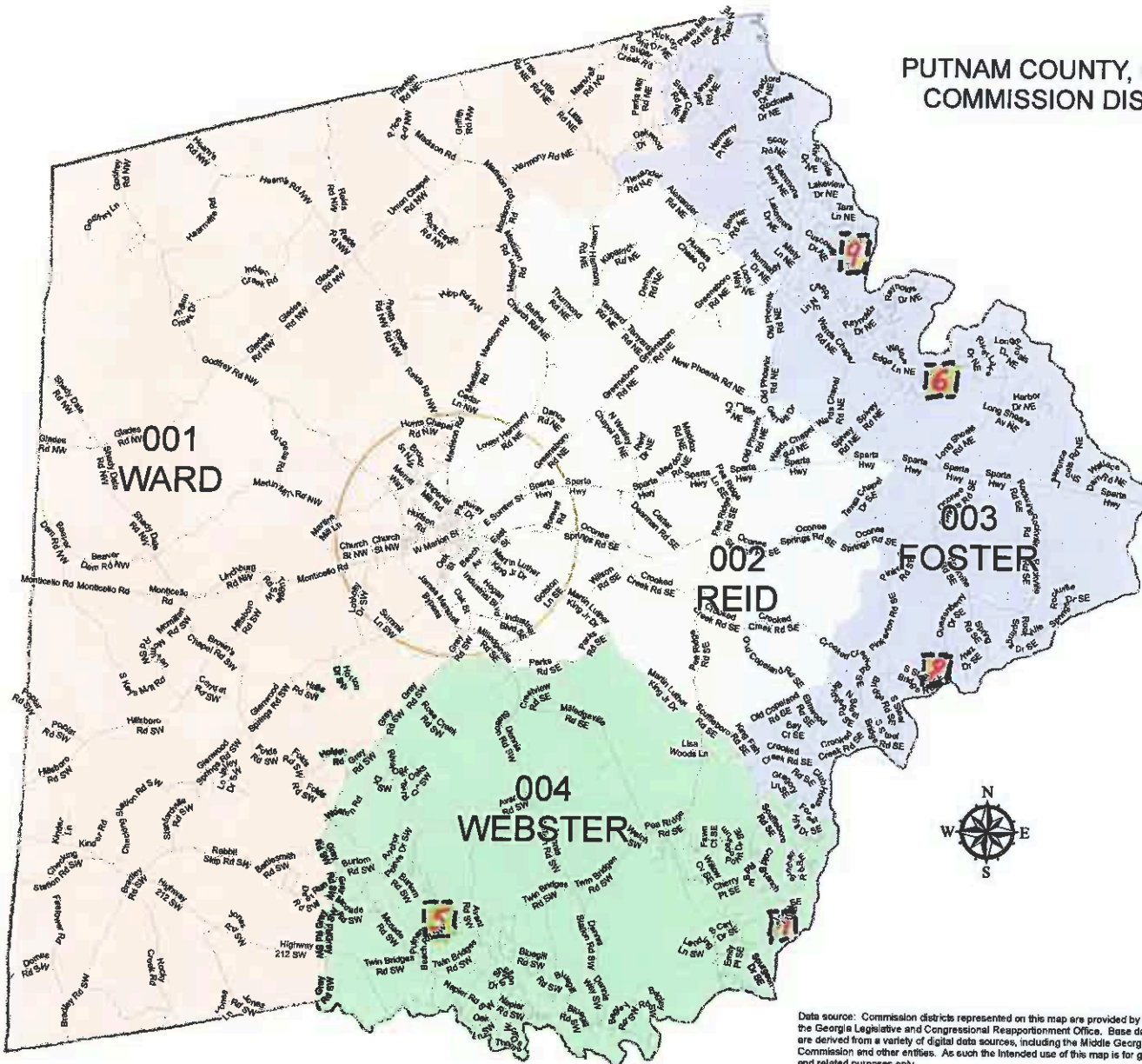
Recommendation

Background

Attachments

Reynolds

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: 1:68,387.34 DATE: MAY 2013

5. Request by **Charles J. & Pauline Foy** for a rear yard setback variance at 114 Lower Little River Drive. Presently zoned R-2. [Map 057A, Parcel 028].
6. Request by **Michael S. Roberts** for a side yard setback variance at 379 East River Bend Drive. Presently zoned R-1R. [Map 119B, Parcel 040].
7. Request by **Eddie Spencer** for a front yard setback variance at 178 Sinclair Road. Presently zoned R-2. [Map 112C, Parcel 045].
8. Request by **George Rae Reynolds** for a side yard setback variance at 890 S. Steel Bridge Road. Presently zoned R-2. [Map 115C, Parcel 073].
9. Request by **Rick McAllister** agent for **Eagles Rest at Cuscowilla, LLC** to rezone 47.30 acres at Martin Oaks Boulevard from R-1 to RM-3. [Map 103B, Parcel 043].*

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: George Roe Reynolds

MAILING ADDRESS: 890 South Steel Bridge Rd
Eatonton GA 31024

PHONE: 478-451-7491

PROPERTY OWNER IF DIFFERENT FROM ABOVE: Same as above
MAILING ADDRESS: _____

PHONE: _____

PROPERTY:

LOCATION: 890 S Steel Bridge Rd
MAP 115C PARCEL 073 PRESENTLY ZONED A-2 KP

REASON FOR REQUEST: Variance Because Narrow
lot for Steel Building (Garage Car)

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

RECORDED PLAT: LETTER OF AGENCY LETTER OF INTENT _____
LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

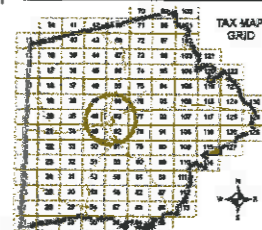
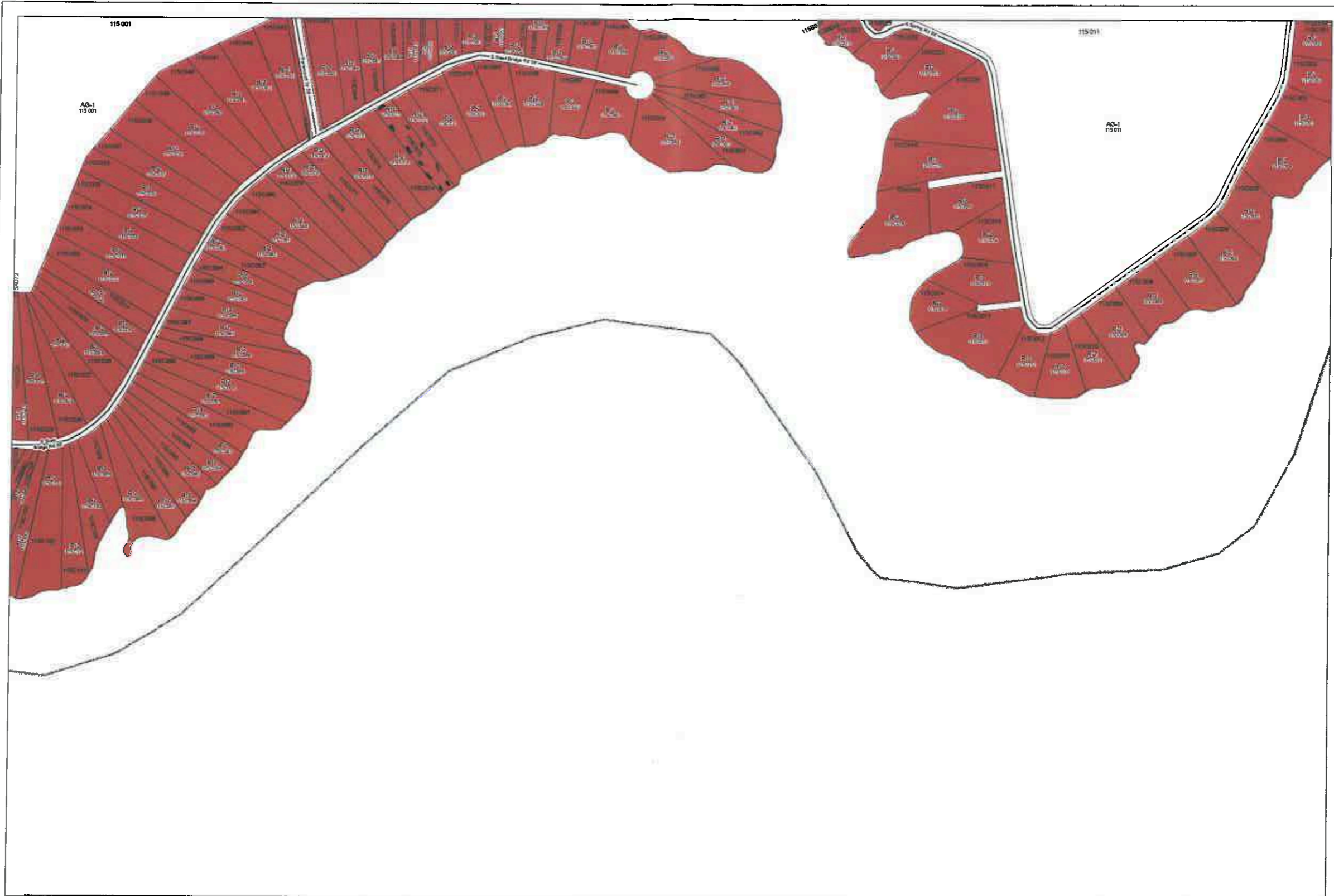
PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: (Signature) DATE: 6-23-15

*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>6-24-15</u>	FEE: <u>\$50.00</u>	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: _____			

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JUN 24 2015
KP



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

GEOGRAPHIC FEATURE LEGEND

Zoning

- | | | | | | |
|-----------|----------|-------------|------------|------------|---------|
| 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 | RM-3 |
| AG-1 CITY | C-1 CITY | IND-1 CITY | PUBLIC | R - 3 CITY | VILLAGE |
| C-2 | IND-2 | PUBLIC CITY | R - 4 CITY | RM-1 | |



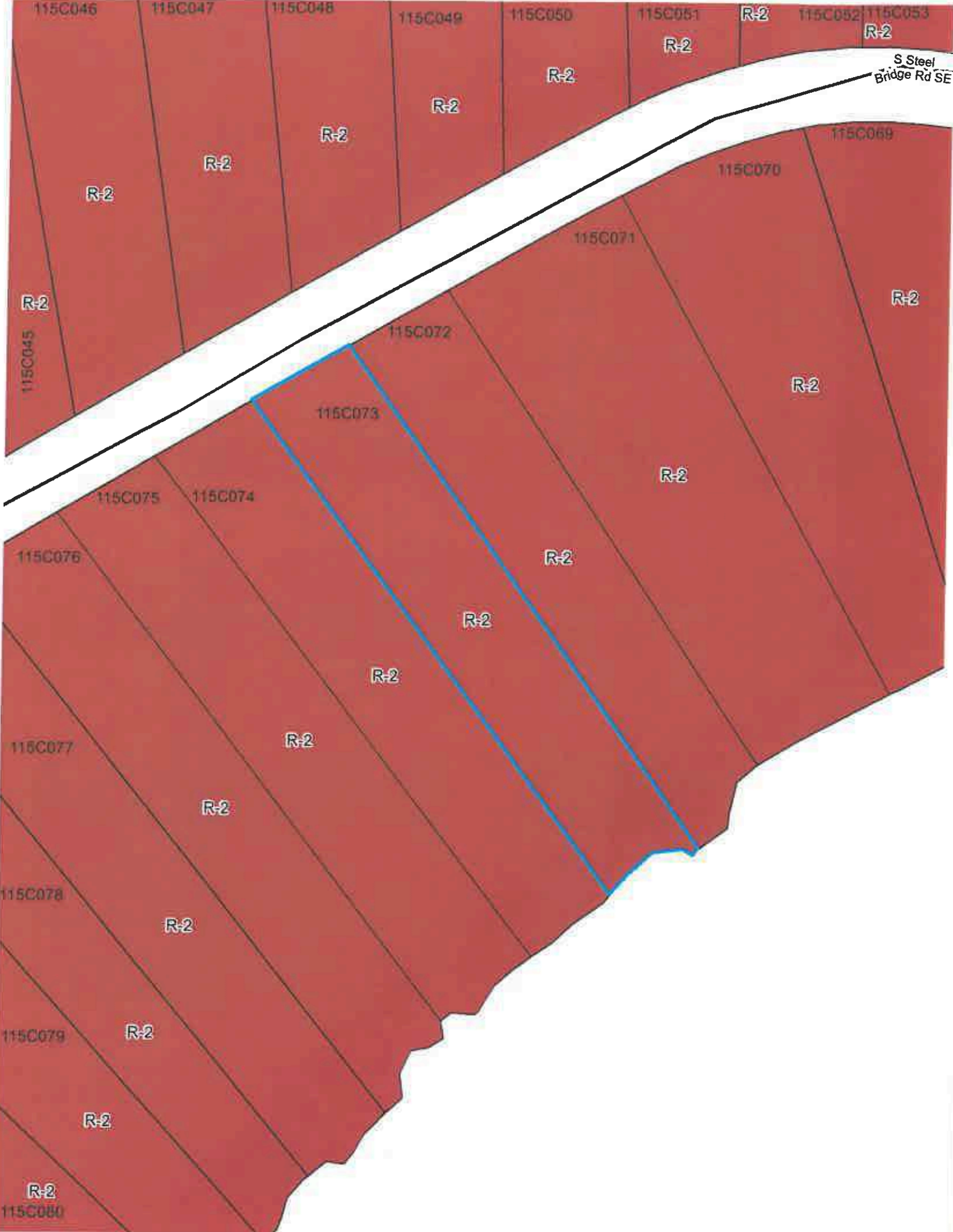
Middle Georgia Regional Commission
175 Emory Hwy
Suwanee, Georgia 30127
(478) 751-6100
(478) 751-6517
Web: www.mgarc.org
Email: info@mgarc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**



MAP 115C

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



Request for Variance for Lot 160-2 at 890 S Steel Bridge Rd. Eatonton Georgia

Property:

Location: 890 S Steel Bridge Rd. Eatonton, Georgia

Parcel:115C073

We are the owners of this lot are requesting a variance for a 30 by 31 Garage Building to be added to this property. There will be no plumbing in this Garage Building. Requesting a ten foot variance being 10 foot from the right side of the property line.

General: The structure addition will be 30'x31'x6 Vertical Roof. Enclosed Both Sides-31'Long Triple Carport with 14' total leg height. Enclosed per end/30'Wide with 14' total leg height . Two 10'x10' Garage Door and One 36"x80"-Walk Through Man Door. Our lot is Narrow on front and back and all the houses next to us are 10' apart. The driveway is in the center of front yard and the Building is going to right side of the driveway in front of property. The white lines determine the property line and the orange lines will be the building. The existing structure house size is 24'x60'.

Thank you,

George R Reynolds

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 KP

Shelly B. Collins

Existing On-site Sewage Management System Performance Evaluation Report Form

Doc

Property Owner/System Owner Name: George Roe Reynolds 478-451-7491			Reason for Existing Sewage System Evaluation: (circle) <input type="checkbox"/> (1) Loan Closing for Home Sale <input type="checkbox"/> (2) Refinance <input type="checkbox"/> (3) Home Addition (Non-bedroom) Type: _____ <input type="checkbox"/> (4) Swimming Pool Construction <input checked="" type="checkbox"/> (5) Structure Addition to Property Type: garage 30x30 No plumbing <input type="checkbox"/> (6) Mobile Home Relocation
Property/System Address: 890 S. Steel Bridge Rd			
Subdivision Name:	Lot: 160-2	Block:	
Existing System Information: Water Supply (circle) <input type="checkbox"/> (1) Public <input checked="" type="checkbox"/> (2) Private Well <input type="checkbox"/> (3) Community		Number of Bedrooms/GPD: 3	
			Garbage Grinder: (circle) <input type="checkbox"/> (1) Yes <input checked="" type="checkbox"/> (2) No

SECTION A – System on Record

<input type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	Comments: 1989, 9 Acres under Florida Room around left of house 2 white gates ^{to house} _{under pool}
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.	
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.	
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.	
Evaluating Environmentalist:	Title:	Date:
I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.		

SECTION B – System Not on Record

<input checked="" type="checkbox"/> (1) Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation.	Comments: pumped by Martin last yr. -
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.	
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.	
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.	
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.	
Evaluating Environmentalist:	Title:	Date:
Kathryn Hill, REHS	EHSC.M.	6/11/15
I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.		

SECTION C – System Not Approved

<input type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	The On-site Sewage Management System was disapproved at the time of the initial installation and is thus not considered an approved system.	Comments: <div style="border: 2px solid blue; padding: 5px; text-align: center;"> RECEIVED JUN 24 2015 KP </div>
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.	
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.	
Evaluating Environmentalist:	Title:	Date:
I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.		

SECTION D – Addition to Property or Relocation of Home (section completed in conjunction with A, B, or C above)

<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments: _____ _____
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.	
Evaluating Environmentalist:		Number of Bedrooms/GPD: 3
		Garbage Grinder: (circle) <input type="checkbox"/> (1) Yes <input checked="" type="checkbox"/> (2) No
Evaluating Environmentalist:	Title:	Date:
Kathryn Hill, REHS	EHSC.M.	6/11/15
I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.		

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: 8/6/2015
To: Planning & Zoning Commission
From: Planning and Development
Subject: Request by **Rick McAllister agent for Eagles Rest at Cuscowilla, LLC** to rezone 47.30 acres at Martin Oaks Boulevard from R-1 to RM-3. [**Map 103B, Parcel 043**].*

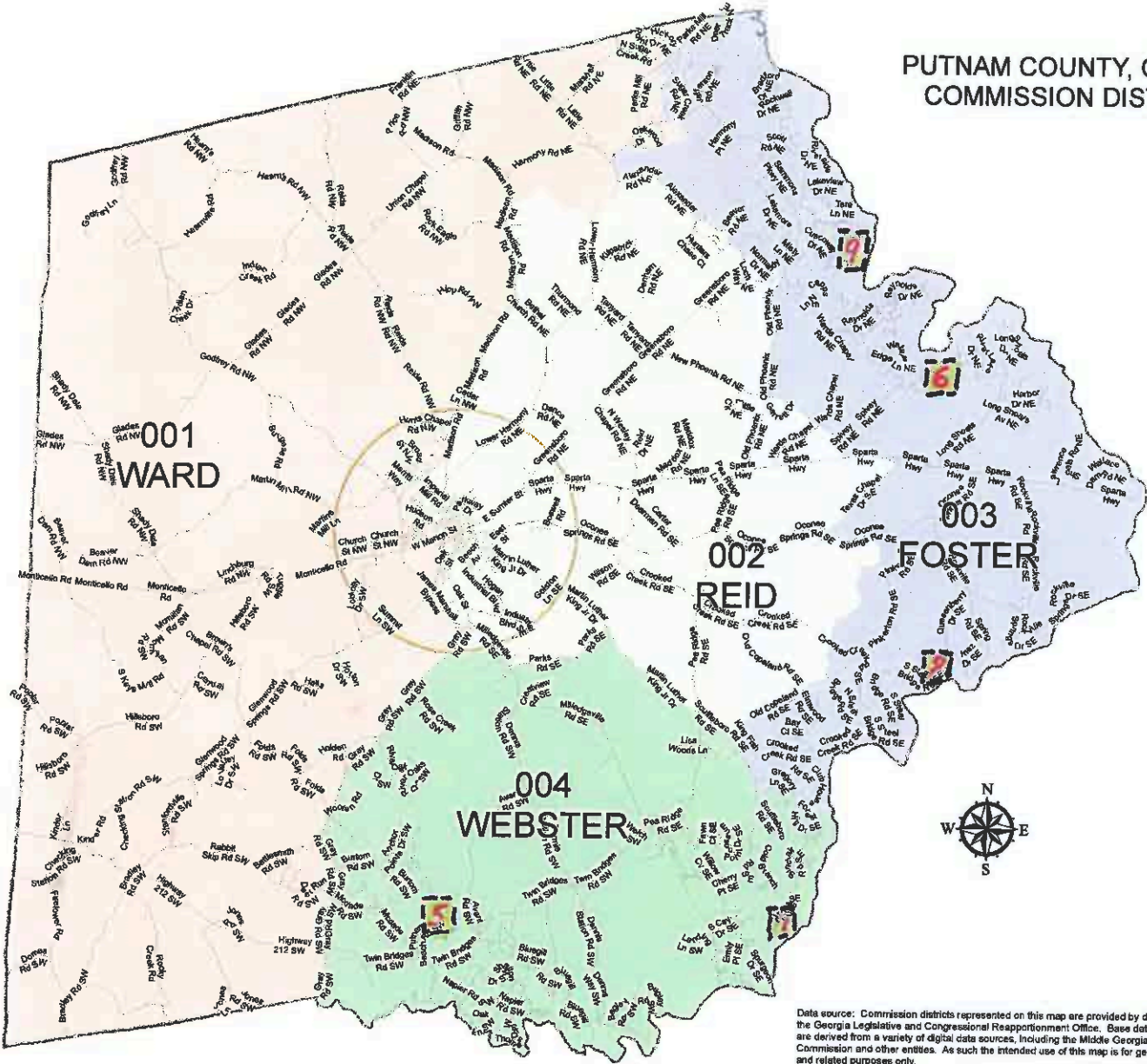
Recommendation

Background

Attachments

Eagles Rest at Cuscowilla, LLC
Eagles Rest Concept Plan
Eagles Rest Proposed Connection

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 5,697.28' SCALE RATIO: 1:68,367.34 DATE: MAY 2015

5. Request by **Charles J. & Pauline Foy** for a rear yard setback variance at 114 Lower Little River Drive. Presently zoned R-2. [Map 057A, Parcel 028].
6. Request by **Michael S. Roberts** for a side yard setback variance at 379 East River Bend Drive. Presently zoned R-1R. [Map 119B, Parcel 040].
7. Request by **Eddie Spencer** for a front yard setback variance at 178 Sinclair Road. Presently zoned R-2. [Map 112C, Parcel 045].
8. Request by **George Rae Reynolds** for a side yard setback variance at 890 S. Steel Bridge Road. Presently zoned R-2. [Map 115C, Parcel 073].
9. Request by **Rick McAllister** agent for **Eagles Rest at Cuscowilla, LLC** to rezone 47.30 acres at Martin Oaks Boulevard from R-1 to RM-3. [Map 103B, Parcel 043].*

APPLICATION FOR REZONING

APPLICATION NO _____

DATE: 6/25/15

MAP 103B

PARCEL 043

1. Name of Applicant: Rich McAllister agent for Eagles Nest At Coscowilla, LLC
2. Mailing Address: 106 Mahaffey Dr. Eatonton, GA 31024
3. Phone: (home) _____ (office) 706-255-7993 (cell) 706-617-4571
4. The location of the subject property, including street number, if any: Parcel 103B-043 located at end of Martin Oaks road Blvd. and north of McSilvmy Lane.
5. The area of land proposed to be rezoned (stated in square feet if less than one acre):
47.30 acres
6. The proposed zoning district desired: RM-3
7. The purpose of this rezoning is match existing residential development standard for Coscowilla - see attached letter of intent
8. Present use of property: R-1 undeveloped Desired use of property: RM-3 residential
9. Existing zoning district classification of the property and adjacent properties:
Existing: R-1 KP
North: R-1R KP South: RM-3 KP East: N/A Lake Oconee KP West: R-1R 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.
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 Residential KP
use
13. A detailed description of existing land uses: Existing-undeveloped North-undeveloped West-developed RM-3 (Coscowilla)

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

Existing Coscowilla - Chris Beeslin - 478-390-8000

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JUN 26 2015

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 X. If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.

Piedmont Water Resources

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.

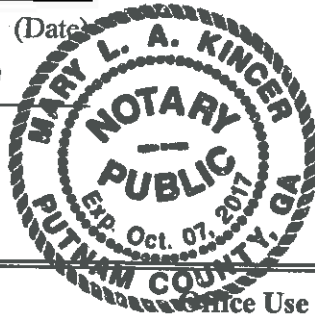
Chris D. Post

Signature (Property Owner) (Date)

Tech McLean 6/25/15

Signature (Applicant) (Date)

Mary L. Kincaid
 Notary Public



Mary L. Kincaid
 Notary Public

Office Use	
Paid: \$ <u>300.00</u> (cash) _____	(check) <u>002059</u> (credit card) _____
Receipt No. <u>025765</u>	Date Paid: <u>6/29/15</u>
Date Application Received: <u>6/24/15</u>	_____
Reviewed for completeness by: <u>H. Penman</u>	_____
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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JUN 26 2015

LETTER OF AGENCY - Eagles Rest At Coscowilla LLC

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Pick McAllister TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR re-zone OF PROPERTY DESCRIBED AS MAP 103B PARCEL 043, CONSISTING OF 47.30 ACRES, WHICH HAS THE FOLLOWING ADDRESS: _____ EATONTON, GEORGIA 31024.

THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR re-zone ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. WE HEREBY INDEMNIFY AND HOLD HARMLESS THE CITY OF EATONTON/PUTNAM COUNTY AND ITS AGENTS AND/OR EMPLOYEES IN THE EVENT THAT THE ABOVE NAMED AGENT SHOULD MISUSE THIS LETTER OF AGENCY AND WE SUFFER DAMAGES AS A RESULT. THIS 25th DAY OF June, 2015

PROPERTY OWNER(S): Chr D. Goerl
NAME (PRINTED): Chris D. Goerlin
SIGNATURE: Chris D. Goerlin
ADDRESS: 1500 Hillcrest Road
PHONE: 478-390-8000 Norcross Ga 30093

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25th DAY OF June, 2015
Mary L. Kincaid
NOTARY
MY COMMISSION EXPIRES: Oct. 07, 2017



RECORDED
JUN 26 2015

CUSCOWILLA

On
LAKE OCONEE

June 8th, 2015

Mr. Chris Geeslin

RE: Eagles Rest

Dear Mr. Geeslin:

This is to confirm the agreement and intent of Seed Orchard, LLC, as developer of Cuscowilla, to amend the Declaration of Covenants, Conditions and Restrictions for Cuscowilla to incorporate and include the adjoining property (approximately 47.29 acres) into the Planned Unit Development entitled Cuscowilla, which we understand is currently under contract . This intent is based on the conditions provided in said agreement which include, but are not limited to, the acquisition of said property, as well as the development and improvement of the property to be completed in accordance with the Putnam County Building and Planning Code and consistent with the Covenants of Cuscowilla.

Sincerely,



Ingo Albers, CFO



Notary Public



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JUN 11 2015
KP

Seed Orchard, LLC, dba Cuscowilla
126 Cuscowilla Dr. • Eatonton • GA 31024 • USA
Phone: +1 (706) 484-0050 • Fax: +1 (706) 484-2161



June 24 2015

Eagles Rest at Cuscowilla, LLC
Chris Geeslin
1500 Hillcrest Road
Norcross, GA 30093

Subject: Water & Sewer for Eagles Rest at Cuscowilla, LLC

Dear Mr. Geeslin:

This letter is to confirm that sewer services are available to serve the Eagles Rest at Cuscowilla project. Sewer capacity will be made available to the site subject to the completion of a mutually agreeable contract for such capacity.

Please feel free to contact me at 770-255-7984 with any question you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "W. J. Matthews", written over a horizontal line.

W. J. Matthews
Vice President of Operations

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

The Putnam County Code of Ordinances, Section 66-167(c) states as follows:

"When any applicant or his attorney for a rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

a. The name and official position of the local government official to whom the campaign contribution was made; and

b. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution. The disclosures required by this section shall be filed within ten days after an application for the rezoning action is first filed."

1. Name: Rick McAllister

2. Address: 106 Mahaffey Dr. Eatonton, GA 31024

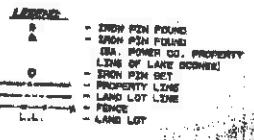
3. Have you given contributions that aggregated \$250.00 or more within two years immediately preceding the filing of the attached application to a candidate that will hear the proposed application? _____ Yes No _____ If yes, who did you make the contributions to? : _____

Signature of Applicant: Ch. D. Lee

Date: 6 / 25 / 15

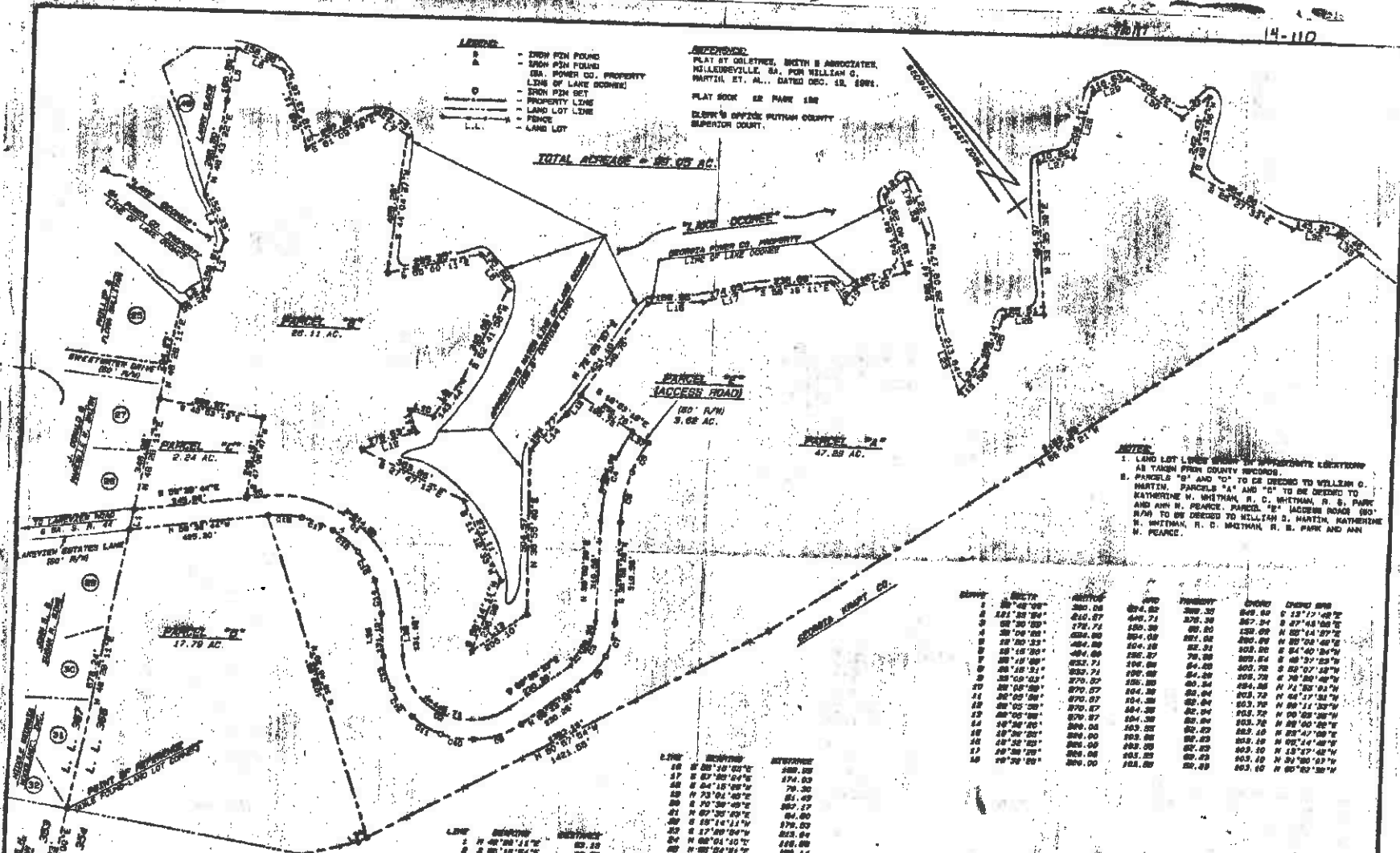
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JUN 26 2015



REFERENCE:
 PLAT BY GULETREE, SMITH & ASSOCIATES, MILLEDGEVILLE, GA., FOR WILLIAM C. MARTIN, ET. AL., DATED DEC. 18, 1894.
 PLAT BOOK 82 PAGE 182
 CLERK'S OFFICE PUTNAM COUNTY SUPERIOR COURT.

TOTAL ACRES - 89.05 AC.



NOTES:
 1. LAND LOT LINES SHOWN ON THIS SURVEY ARE IDENTICAL TO AS TAKEN FROM COUNTY RECORDS.
 2. PARCELS "9" AND "10" TO BE DECEDED TO WILLIAM C. MARTIN, PARCELS "1" AND "2" TO BE DECEDED TO KATHERINE W. WHITMAN, R. C. WHITMAN, R. E. PARK AND ANN H. PEARCE. PARCEL "3" ACCESS ROAD TO BE DECEDED TO WILLIAM C. MARTIN, KATHERINE W. WHITMAN, R. C. WHITMAN, R. E. PARK AND ANN H. PEARCE.

2.700' BEARING

16	N 82°10'00"W	260.30
17	S 87°30'00"E	174.30
18	S 84°15'00"W	70.30
19	N 73°00'00"E	81.45
20	S 70°30'00"E	88.17
21	N 67°30'00"E	84.80
22	S 65°15'00"W	179.50
23	S 17°00'00"W	213.54
24	N 88°00'30"E	161.88
25	N 88°00'00"E	208.14
26	S 87°15'00"E	183.23
27	S 86°30'00"E	289.41
28	N 83°00'00"E	148.83
29	N 84°00'00"E	208.38
30	N 83°00'00"E	187.77
31	N 80°00'00"E	143.66
32	N 80°00'00"E	88.00
33	N 80°00'00"E	88.00
34	N 80°00'00"E	88.00
35	N 80°00'00"E	88.00
36	N 80°00'00"E	88.00
37	N 80°00'00"E	88.00
38	N 80°00'00"E	88.00

LINE	BEARING	DISTANCE	AREA	PERCENT	CHORD	CHORD BEG
1	S 82°00'00"W	380.00	874.82	389.32	843.80	S 12°17'00"E
2	S 82°00'00"W	310.00	649.71	329.36	667.34	S 87°48'00"E
3	S 80°00'00"E	170.74	189.39	189.39	189.39	N 82°44'37"E
4	S 80°00'00"E	184.80	204.68	204.68	204.68	N 82°00'00"E
5	S 78°00'00"E	184.80	204.16	204.16	204.16	N 81°40'00"E
6	S 78°00'00"E	184.80	204.16	204.16	204.16	N 88°30'00"E
7	S 78°00'00"E	184.80	204.16	204.16	204.16	N 82°00'00"E
8	S 78°00'00"E	184.80	204.16	204.16	204.16	N 82°00'00"E
9	S 78°00'00"E	184.80	204.16	204.16	204.16	N 82°00'00"E
10	S 78°00'00"E	184.80	204.16	204.16	204.16	N 82°00'00"E
11	S 78°00'00"E	184.80	204.16	204.16	204.16	N 82°00'00"E
12	S 78°00'00"E	184.80	204.16	204.16	204.16	N 82°00'00"E
13	S 78°00'00"E	184.80	204.16	204.16	204.16	N 82°00'00"E
14	S 78°00'00"E	184.80	204.16	204.16	204.16	N 82°00'00"E
15	S 78°00'00"E	184.80	204.16	204.16	204.16	N 82°00'00"E
16	S 78°00'00"E	184.80	204.16	204.16	204.16	N 82°00'00"E
17	S 78°00'00"E	184.80	204.16	204.16	204.16	N 82°00'00"E
18	S 78°00'00"E	184.80	204.16	204.16	204.16	N 82°00'00"E



BOUNDARY SURVEY
 FOR: WILLIAM C. MARTIN JR.
 R. C. WHITMAN JR., ET. AL.



PART OF LAND LOTS 384 & 386
 3RD. LAND DISTRICT
 308TH. S. M. DISTRICT
 PUTNAM COUNTY, GEORGIA

Scale: 1" = 200.0' Date: August 25 1896

GULETREE, SMITH & ASSOCIATES
 MILLEDGEVILLE, GEORGIA

A "WILD LINE SURVEY" BY GULETREE & SMITH WAS USED TO OBTAIN THE LINEAR MEASUREMENTS AND A "WILD LINE" BY THE 118-12918 WAS USED FOR THE ANGULAR MEASUREMENTS.

THE FIELD DATA UPON WHICH THIS MAP IS BASED WAS OBTAINED BY A CLOSELY PROCESSED BY ONE FOOT IN 10000 FEET AND AN ANGULAR ERROR OF 6 SECONDS PER ANGLE POINT, AND HAS BEEN ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLERK AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10000 FEET.

I CERTIFY THAT ON MY SPECIAL TRIP THAT IS A SURVEY REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE GEORGIA STANDARDS AND REQUIREMENTS OF THE GEORGIA PLAT LAW.
 JAMES C. SMITH JR., Sr. REG. LAND SURVEYOR #1280

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JUN 29 2015

KTO

Parcel A – Martin Oaks Boulevard

All that parcel lying and being in Land Lot 365 and 366, Land District 3, Georgia Militia District 308, Putnam County, Georgia, and being 47.30 acres depicted as Parcel A on the preliminary boundary map prepared for Eagles Rest at Cuscowilla, LLC in June 2015, and being more particularly described as follows:

From the POINT OF REFERENCE, which is an axle found at the intersection of land lots 353, 354, 366, and 367 in Land District 3, travel S49°27'09"E for a distance of 925.26 feet to a ½" rebar on the southwest common corner of Parcel A and the lands now or formerly of Martin Alton Sr. and Seed Farm, LLC, which is the POINT OF BEGINNING.

From the POINT OF BEGINNING, travel S82°04'56"E for a distance of 1392.06 feet to a 2" open top pipe; thence S87°15'27"E for a distance of 383.24 feet to a ½" rebar; thence S87°16'31"E for a distance of 235.72 feet to a ½" rebar; thence S87°15'08"E for a distance of 488.50 feet to a ½" rebar; thence S87°14'25"E for a distance of 442.74 feet to a ½" rebar; thence S87°14'32"E for a distance of 104.22 feet to a ½" rebar; thence S87°14'49"E for a distance of 507.63 feet to a 3/8" rebar, being the northeast common corner of Parcel A and lands now or formerly being Cuscowilla Section "K"; thence N16°44'52"W for a distance of 92.66 feet to a point; thence N46°11'49"W for a distance of 143.30 feet to a point; thence N26°34'38"W for a distance of 354.58; thence N48°06'51"E for a distance of 242.43 feet to a point; thence S87°33'22"W for a distance of 107.77 feet to a point; thence N19°20'24"W for a distance of 206.72 feet to a point; thence N75°45'08"W for a distance of 118.63 feet to a point; thence S51°18'25"W for a distance of 206.11 feet to a point; thence N63°37'15"W for a distance of 110.82 feet to a point; thence S32°28'34"W for a distance of 464.97 feet to a point; thence N58°19'36"W for a distance of 125.51 feet to a point; thence S54°47'16"W for a distance of 158.14 feet to a point; thence S80°54'05"W for a distance of 115.58 feet to a point; thence N16°21'49"E for a distance of 213.04 feet to a point; thence N28°02'12"E for a distance of 286.44 feet to a point; thence N14°07'06"E for a distance of 178.53 feet to a point; thence S86°28'18"W for a distance of 84.60 feet to a point; thence S18°33'24"W for a distance of 241.84 feet to a point; thence N71°45'50"W for a distance of 167.17 feet to a point; thence S71°54'40"W for a distance of 51.43 feet to a point; thence N03°08'21"E for a distance of 70.30 feet to a point; thence N59°25'16"W for a distance of 236.09 feet to a point; thence N69°02'29"W for a distance of 174.03 feet to a point; thence N56°26'00"W for a distance of 168.95 feet to a point; thence S70°58'52"W for a distance of 349.75 feet to a point; thence S20°00'24"E for a distance of 195.75 feet to a point being the north right of way of Martin Oaks Boulevard; thence S20°00'24"E for a distance of 60.00 feet to a point being the south right of way of Martin Oaks Boulevard; thence S53°55'33"W along a curve having a radius of 464.80 feet for a chord distance of 257.06 feet to a point; thence S37°52'23"W for a distance of 310.56 feet to a point; thence S64°07'52"W along a curve having a radius of 232.71 feet for a chord distance of 205.91 feet to a point; thence N89°36'38"W for a distance of 230.26 feet to a point; thence N28°50'11"W along a curve having a radius of 270.57 feet for a chord distance of 472.28 feet to a point; thence N31°56'16"E for a distance of 131.10 feet to a point; thence N14°24'48"W along

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a curve having a radius of 320.00 feet for a chord distance of 463.10 feet to a point being the southern right of way of Martin Oaks Boulevard and the north common corner of Parcel A and lands now or formerly of Martin L. Alton Sr.; thence S17°39'30"W for a distance of 1037.17 feet to the POINT OF BEGINNING.

Parcel B – Martin Oaks Boulevard

All that parcel lying and being in Land Lot 366, Land District 3, Georgia Militia District 308, Putnam County, Georgia, and being 2.24 acres depicted as Parcel B on the preliminary boundary map prepared for Eagles Rest at Cuscowilla, LLC in June 2015, and being more particularly described as follows:

From the POINT OF REFERENCE, which is a ½" rebar on the southwest common corner of Parcel A and lands now or formerly of Martin L. Alton Sr., travel N17°39'30"E for a distance of 1037.17 feet to a point on the southern right of way of Martin Oaks Boulevard and the northern common corner of Parcel A and lands now or formerly being of Martin L. Alton, Sr.; thence N13°09'27"W for a distance of 81.22 feet to a point being the west right of way intersection of Martin Oaks Boulevard and Shelby Drive, which is the POINT OF BEGINNING.

From the POINT OF BEGINNING, travel N45°40'09"E for a distance of 250.73 feet to a point on the west right of way of Shelby Drive; thence N46°07'05"W for a distance of 326.76 feet to a point; thence S47°21'06"W for a distance of 339.94 feet to a point; thence S60°45'39"E for a distance of 350.91 feet to the POINT OF BEGINNING.

JUN 26 2015

For official use by Clerk's office only

Return to:

MARTIN SNOW, LLP

240 Third Street
Macon, Georgia 31201
G0439.40693.2

STATE OF GEORGIA)
)
COUNTY OF PUTNAM) **LIMITED WARRANTY DEED**
) (Individual Seller)

THIS INDENTURE, made this July 2, 2015, by and between Reuben C. Whitman, III party/parties of the first part, and Eagles Rest at Cuscowilla, LLC, party/parties of the second part;

WITNESSETH:

First party/parties, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does/do hereby grant, bargain, sell and convey unto second party/parties, his/her/their heirs and assigns, the following described property, to-wit:

All my 1/4 undivided interest in and to:

TRACT NO. 1:

All that tract or parcel of land, lying and being in the 308th G.M. District, Putnam County, Georgia, containing 47.29 acres, more or less, and being designated as Parcel "A" on a plat prepared by James E, Smith, Jr., of Ogletree, Smith & Associates, Registered Surveyor No. 1895, dated August 25, 1986, and recorded in Plat Book 14, page 110, Clerk's Office, Putnam County Superior Court, and by reference, said plat is made a part of this description.

TRACT No. 2:

All that tract or parcel of land, lying and being in the 308th G District, Putnam County, Georgia, containing 2.24 acres, more or less, and being designated as Parcel "C" on a plat prepared by James E. Smith, Jr. of Ogletree, Smith & Associates, Registered Surveyor No. 1895, dated August 25, 1986, and recorded in Plat Book 14, page 110, Clerk's Office, Putnam County Superior Court, and by reference, said plat is made a part of this description.

Grantor and Grantees reserve for the benefit of each a perpetual non-exclusive 60 foot road easement for ingress and egress and utilities over and across said 60 foot road easement which is

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JUL 07 2015 KP


shown on the above referred to plat as Parcel "E" containing 3.62 acres, more or less; and the Grantor and Grantees reserve this right for their heirs and assigns and may also grant the same to various third parties.


SUBJECT, however, to certain restrictions, covenants and easements of record or evidenced by use.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of second party/parties, his/her/their heirs and assigns, and first party, for itself, its successors and assigns, shall warrant and forever defend the right and title to the above described property unto second party/parties, his/her/their heirs and assigns, against the claims of all persons claiming by, through or under first party.

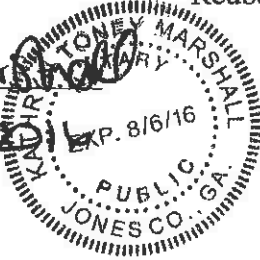
IN WITNESS WHEREOF, first party/parties has/have hereunto set his/her/their hand(s) and seal(s), the day and year first above written.

Signed, sealed and delivered
in the presence of:


Unofficial Witness

 (L.S.)
Reuben C. Whitman, III


Notary Public
My commission expires: 8/6/2016



(Notarial Seal)

RECEIVED

JUL 07 2015

KP

For official use by Clerk's office only

Return to:

MARTIN SNOW, LLP

240 Third Street
Macon, Georgia 31201
G0439.40693

STATE OF GEORGIA)
)
COUNTY OF PUTNAM) **LIMITED WARRANTY DEED**
) (Individual Seller)

THIS INDENTURE, made this July 2, 2015, by and between Dixie W. Huffman, party/parties of the first part, and Eagles Rest at Cuscowilla, LLC, party/parties of the second part;

WITNESSETH:

First party/parties, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does/do hereby grant, bargain, sell and convey unto second party/parties, his/her/their heirs and assigns, the following described property, to-wit:

All my 1/4th undivided interest in and to:

TRACT NO. 1:

All that tract or parcel of land, lying and being in the 308th G.M. District, Putnam County, Georgia, containing 47.29 acres, more or less, and being designated as Parcel "A" on a plat prepared by James E. Smith, Jr., of Ogletree, Smith & Associates, Registered Surveyor No. 1895, dated August 25, 1986, and recorded in Plat Book 14, page 110, Clerk's Office, Putnam County Superior Court, and by reference, said plat is made a part of this description.

TRACT No. 2:

All that tract or parcel of land, lying and being in the 308th G District, Putnam County, Georgia, containing 2.24 acres, more or less, and being designated as Parcel "C" on a plat prepared by James E. Smith, Jr. of Ogletree, Smith & Associates, Registered Surveyor No. 1895, dated August 25, 1986, and recorded in Plat Book 14, page 110, Clerk's Office, Putnam County Superior Court, and by reference, said plat is made a part of this description.

Grantor and Grantees reserve for the benefit of each a perpetual non-exclusive 60 foot road easement for ingress and egress and utilities over and across said 60 foot road easement which is

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JUL 07 2015 KP

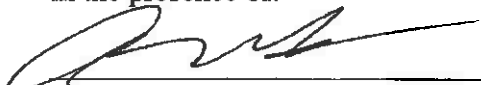
shown on the above referred to plat as Parcel "E" containing 3.62 acres, more or less; and the Grantor and Grantees reserve this right for their heirs and assigns and may also grant the same to various third parties.

SUBJECT, however, to certain restrictions, covenants and easements of record or evidenced by use.

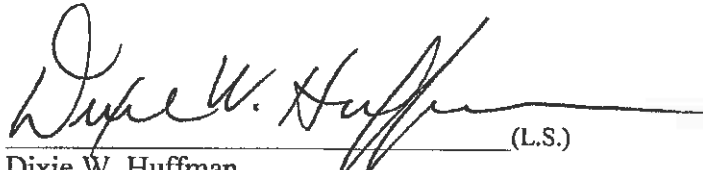
TO HAVE AND TO HOLD the Property, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of second party/parties, his/her/their heirs and assigns, and first party, for itself, its successors and assigns, shall warrant and forever defend the right and title to the above described property unto second party/parties, his/her/their heirs and assigns, against the claims of all persons claiming by, through or under first party.

IN WITNESS WHEREOF, first party/parties has/have hereunto set his/her/their hand(s) and seal(s), the day and year first above written.

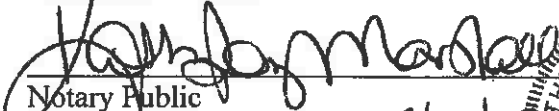
Signed, sealed and delivered
in the presence of:



Unofficial Witness



Dixie W. Huffman (L.S.)



Notary Public
My commission expires: 8/6/2016



(Notarial Seal)

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JUL 07 2015

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Return to:

MARTIN SNOW, LLP

249 Third Street
Macon, Georgia 31201
G0439.40693.3

STATE OF GEORGIA)
) **LIMITED WARRANTY DEED**
COUNTY OF PUTNAM) (Individual Seller)

THIS INDENTURE, made this July 2, 2015, by and between Patricia Turner, party/parties of the first part, and Eagles Rest at Cusecawilla, LLC, party/parties of the second part:

WITNESSETH:

First party/parties, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does/do hereby grant, bargain, sell and convey unto second party/parties, his/her/their heirs and assigns, the following described property, to-wit:

All my 1/6th undivided interest in and to:
TRACT NO. 1:

All that tract or parcel of land, lying and being in the 308th GM District, Putnam County, Georgia, containing 47.29 acres, more or less, and being designated as Parcel "A" on a plat prepared by James E. Smith, Jr., of Ogletree, Smith & Associates, Registered Surveyor No. 1895, dated August 25, 1986, and recorded in Plat Book 14, page 110, Clerk's Office, Putnam County Superior Court, and by reference, said plat is made a part of this description

TRACT No. 2:

All that tract or parcel of land, lying and being in the 308th G District, Putnam County, Georgia, containing 2.24 acres, more or less, and being designated as Parcel "C" on a plat prepared by James E. Smith, Jr. of Ogletree, Smith & Associates, Registered Surveyor No. 1895, dated August 25, 1986, and recorded in Plat Book 14, page 110, Clerk's Office, Putnam County Superior Court, and by reference, said plat is made a part of this description.

Grantor and Grantees reserve for the benefit of each a perpetual non-exclusive 60 foot road easement for ingress and egress and utilities over and across said 60 foot road easement which is

to ownership of sale

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shown on the above referred to plat as Parcel "F" containing 3.67 acres, more or less; and the Grantor and Grantees reserve this right for their heirs and assigns and may also grant the same to various third parties.

SUBJECT, however, to certain restrictions, covenants and easements of record or evidenced by use.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of second party/parties, his/her/their heirs and assigns, and first party, for itself, its successors and assigns, shall warrant and forever defend the right and title to the above described property unto second party/parties, his/her/their heirs and assigns, against the claims of all persons claiming by, through or under first party.

IN WITNESS WHEREOF, first party/parties has/have hereunto set his/her/their hand(s) and seal(s), the day and year first above written.

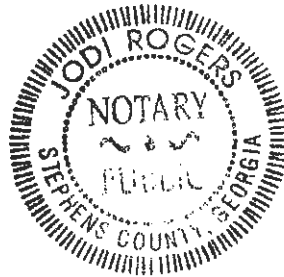
Signed, sealed and delivered
in the presence of:

Sheila Jordan
Unofficial Witness

Patricia Turner
Patricia Turner

Jodi Rogers
Notary Public
My commission expires: 7-10-17

(Notarial Seal)



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Return to:

MARTIN SNOW, LLP

240 Third Street
Macon, Georgia 31201
G0439.40693.4

STATE OF GEORGIA)
)
COUNTY OF PUTNAM) **LIMITED WARRANTY DEED**
) (Individual Seller)

THIS INDENTURE, made this July 2, 2015, by and between Mary Culberson, party/parties of the first part, and Eagles Rest at Cuscowilla, LLC, party/parties of the second part;

WITNESSETH:

First party/parties, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does/do hereby grant, bargain, sell and convey unto second party/parties, his/her/their heirs and assigns, the following described property, to-wit:

All my 1/6 undivided interest in and to:

TRACT NO. 1:

All that tract or parcel of land, lying and being in the 308th G.M. District, Putnam County, Georgia, containing 47.29 acres, more or less, and being designated as Parcel "A" on a plat prepared by James E. Smith, Jr., of Ogletree, Smith & Associates, Registered Surveyor No. 1895, dated August 25, 1986, and recorded in Plat Book 14, page 110, Clerk's Office, Putnam County Superior Court, and by reference, said plat is made a part of this description.

TRACT No. 2:

All that tract or parcel of land, lying and being in the 308th G District, Putnam County, Georgia, containing 2.24 acres, more or less, and being designated as Parcel "C" on a plat prepared by James E. Smith, Jr. of Ogletree, Smith & Associates, Registered Surveyor No. 1895, dated August 25, 1986, and recorded in Plat Book 14, page 110, Clerk's Office, Putnam County Superior Court, and by reference, said plat is made a part of this description.

Grantor and Grantees reserve for the benefit of each a perpetual non-exclusive 60 foot road easement for ingress and egress and utilities over and across said 60 foot road easement which is

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JUL 07 2015 150

shown on the above referred to plat as Parcel "E" containing 3.62 acres, more or less; and the Grantor and Grantees reserve this right for their heirs and assigns and may also grant the same to various third parties.

SUBJECT, however, to certain restrictions, covenants and easements of record or evidenced by use.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of second party/parties, his/her/their heirs and assigns, and first party, for itself, its successors and assigns, shall warrant and forever defend the right and title to the above described property unto second party/parties, his/her/their heirs and assigns, against the claims of all persons claiming by, through or under first party.

IN WITNESS WHEREOF, first party/parties has/have hereunto set his/her/their hand(s) and seal(s), the day and year first above written.

Signed, sealed and delivered
in the presence of:

Amy Campbell
Unofficial Witness

Mary Culberson (L.S.)

Viki W. Shadoan
Notary Public
My commission expires: 11-5-2018

(Notarial Seal)



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This instrument is to be returned to:
T. Baron Gibson, II
Martin Snow, LLP
P. O. Box 1606
Macon GA 31202-1606
G0439 40693.5

TRUSTEE'S DEED

STATE OF GEORGIA
COUNTY OF BIBB

THIS INDENTURE is made as of this July day of _____, 2015 between MARY SUSAN PEARCE PEDEN AS TRUSTEE OF THE MARGARET ANN WHITMAN PEARCE TRUST DATED JANUARY 2, 2014, (hereinafter referred to as "Grantor") and EAGLES REST AT CUSCOWILLA, LLC, (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH

GRANTOR, acting under and by virtue of the power of sale and authority contained in said Trust, for and in consideration of the sum of EIGHT HUNDRED THOUSAND AND NO/100 DOLLARS (800,000.00), in hand paid at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantees the following described property, to-wit:

A 1/6 undivided interest in and to:
TRACT NO. 1:

All that tract or parcel of land, lying and being in the 308th G.M. District, Putnam County, Georgia, containing 47.29 acres, more or less, and being designated as Parcel "A" on a plat prepared by James E. Smith, Jr., of Ogletree, Smith & Associates, Registered Surveyor No. 1895, dated August 25, 1986, and recorded in Plat Book 14, page 110, Clerk's Office, Putnam County Superior Court, and by reference, said plat is made a part of this description.

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TRACT No. 2:

All that tract or parcel of land, lying and being in the 308th G District, Putnam County, Georgia, containing 2.24 acres, more or less, and being designated as Parcel "C" on a plat prepared by James E. Smith, Jr. of Ogletree, Smith & Associates, Registered Surveyor No. 1895, dated August 25, 1986, and recorded in Plat Book 14, page 110, Clerk's Office, Putnam County Superior Court, and by reference, said plat is made a part of this description.

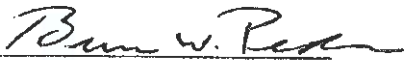
Grantor and Grantees reserve for the benefit of each a perpetual non-exclusive 60 foot road easement for ingress and egress and utilities over and across said 60 foot road easement which is shown on the above referred to plat as Parcel "E" containing 3.62 acres, more or less; and the Grantor and Grantees reserve this right for their heirs and assigns and may also grant the same to various third parties.

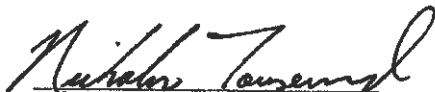
TO HAVE AND TO HOLD the Land with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Grantor.

EXECUTED the day and year first above written.

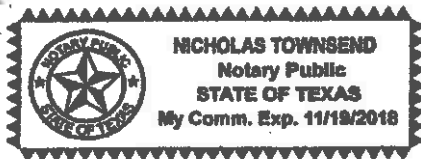
Signed, sealed & delivered

in the presence of:


Unofficial Witness


Notary Public

THE MARGARET ANN WHITMAN
PEARCE TRUST



By: 
MARY SUSAN PEARCE PEDEN, AS
TRUSTEE

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JUL 07 2015

KP

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



IMPORTANT MESSAGES - PLEASE READ

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than April 1, 2015 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact:

**Putnam County Tax Assessor
 100 South Jefferson Ave Suite 109
 Eatonton, GA 31024-1087
 (706) 485-8376**

2014 Ad Valorem Tax Notice

KATHERINE W. WHITMAN & MARY
 CULBERSON &
 PEARCE 4235 CEDAR BLUFF WAY
 LILBURN, GA 30047

2014 State, County & School Ad Valorem Tax Notice							
Bill No.	Property Description	Map Number	Fair Market Value	Assessed Value	TAX DISTRICT	HOMESTEAD CODE	MILLAGE RATE
012319	OFF HWY 44 - GREGORY	103B043	4,610,775	1,844,310	01		21.785
TAX ENTITY	EXEMPTION	NET ASSESSMENT		TAX RATE	TAX AMOUNT		
STATE	0	1,844,310		0.100	184.43		
COUNTY	0	1,844,310		7.400	13647.89		
SCHOOL	0	1,844,310		14.285	26345.97		
Important Messages - Please Read						Total of Bills by Tax Type	
This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.						TOTAL TAX	40178.29
						TOTAL DUE	0.00
						DATE DUE	12/01/2014
Local Option Sales Tax Information							
Mills required to produce county budget							1,770.54
Mill reduction due to sales tax roll back							
Actual mill rate set by county officials							
Tax savings due to sales tax rollback							

PLEASE DETACH HERE AND RETURN THIS PORTION, MAKING SURE THAT OUR RETURN ADDRESS APPEARS THROUGH THE WINDOW IN THE ENVELOPE PRIOR TO SEALING

PAYMENT INSTRUCTIONS

KATHERINE W. WHITMAN & MARY
 CULBERSON &
 PEARCE
 4235 CEDAR BLUFF WAY
 LILBURN, GA 30047

If this address is incorrect,
 please write the correct
 address on this portion

- Please make check or Money Order Payable to:
 Putnam County Tax Commissioner
- If a receipt is desired, please include a stamped, self-addressed envelope.
- If taxes are to be paid by your mortgage company, send them this portion only.
- If you are paying after the due date, please call our office for the full amount due.
- Interest at a rate of 1% per month plus costs begins the day after the due date.
- A 10% penalty is imposed on all property other than homestead property with a bill under \$500.00 90 days after the due date.

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

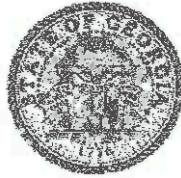
Bill Number	Map Number	Tax Amount
2014 012319	103B043	40178.29
DATE DUE	TOTAL DUE	
12/01/2014	0.00	

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JUL 07 2015

KP

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



IMPORTANT MESSAGES - PLEASE READ

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than April 1, 2015 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact:

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

2014 Ad Valorem Tax Notice

WHITMAN R C & MARY CULBERSON
 & ET AL
 4235 CEDAR BLUFF WAY
 LILBURN, GA 30047

2014 State, County & School Ad Valorem Tax Notice							
Bill No.	Property Description	Map Number	Fair Market Value	Assessed Value	TAX DISTRICT	HOMESTEAD CODE	MILLAGE RATE
024683	PARCEL C-1 MARTIN	103B014	24,250	9,700	01		21.785
TAX ENTITY	EXEMPTION	NET ASSESSMENT	TAX RATE	TAX AMOUNT			
STATE	0	9,700	0.100	0.97			
COUNTY	0	9,700	7.400	71.78			
SCHOOL	0	9,700	14.285	138.56			
Important Messages - Please Read						Total of Bills by Tax Type	
This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.						TOTAL TAX	211.31
						TOTAL DUE	0.00
						DATE DUE	12/01/2014
Local Option Sales Tax Information							
Mills required to produce county budget Mill reduction due to sales tax roll back Actual mill rate set by county officials Tax savings due to sales tax rollback						8.31	

PLEASE DETACH HERE AND RETURN THIS PORTION, MAKING SURE THAT OUR RETURN ADDRESS APPEARS THROUGH THE WINDOW OF THE ENVELOPE PRIOR TO SEALING

PAYMENT INSTRUCTIONS

WHITMAN R C & MARY CULBERSON
 & ET AL
 4235 CEDAR BLUFF WAY
 LILBURN, GA 30047

If this address is incorrect, please write the correct address on this portion

- Please make check or Money Order Payable to: Putnam County Tax Commissioner
- If a receipt is desired, please include a stamped, self-addressed envelope.
- If taxes are to be paid by your mortgage company, send them this portion only.
- If you are paying after the due date, please call our office for the full amount due.
- Interest at a rate of 1% per month plus costs begins the day after the due date.
- A 10% penalty is imposed on all property other than homestead property with a bill under \$500.00 90 days after the due date.

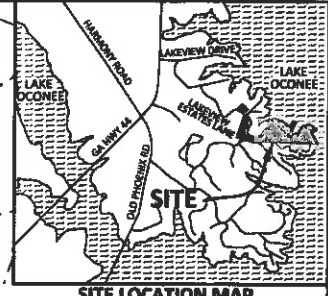
Putnam County Tax Commissioner
 100 South Jefferson Ave Suite 207
 Eatonton, GA 31024-1061

Bill Number	Map Number	Tax Amount
2014 024683	103B014	211.31
DATE DUE	TOTAL DUE	
12/01/2014	0.00	

RECEIVED

JUL 07 2015

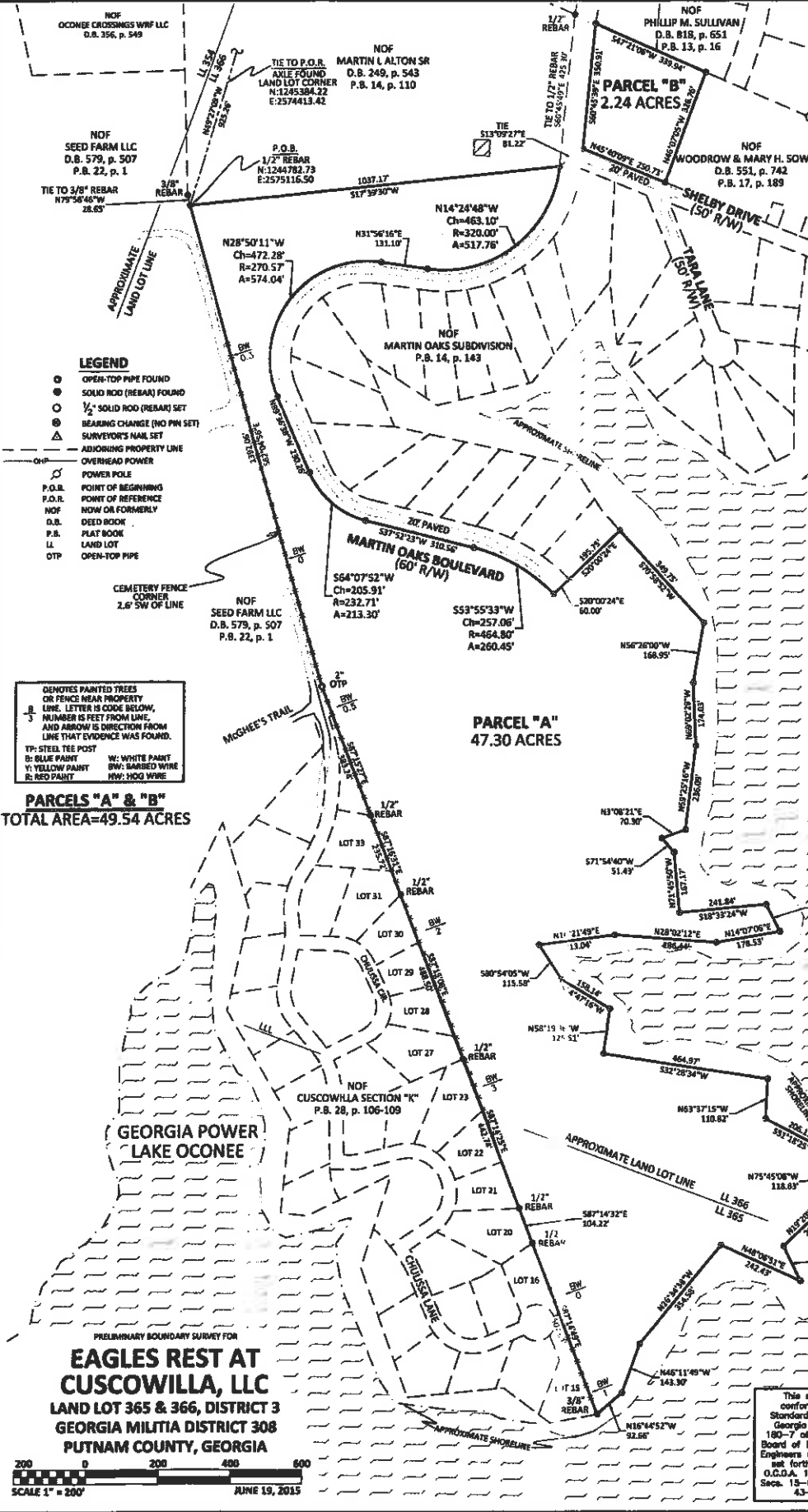
KP



SITE LOCATION MAP



REFERENCES:
 DEED RECORD: D.B. 819, p. 178
 PLAT RECORD: P.B. 14, p. 110; P.B. 14, p. 143
 TAX RECORD: TAX MAP 1038, PARCEL 14; TAX MAP 1038, PARCEL 43
 FIELD DATA WAS COLLECTED USING A TOPCON GPT2003W ELECTRONIC TOTAL STATION AND A CHAMPRON TWO RTE GLOBAL POSITIONING SYSTEM RECEIVER REFERENCING THE GPS STATEWIDE NETWORK AND HAVING A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.04 FEET.
 FIELD SURVEY COMPLETED IN JULY 2015.
 THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOODPLAIN AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 13237C 100C FOR PUTNAM COUNTY, GEORGIA DATED 09-26-2008.
 EASEMENTS OR RIGHTS-OF-WAY MAY EXIST WHICH ARE NOT SHOWN HEREON AND MAY BE RECORDED OR UNRECORDED.
 COORDINATES DEPICTED HEREON REFERENCE THE GEORGIA STATE PLANE SYSTEM, WEST ZONE, NAD83, IN US FEET. VERTICAL INFORMATION PROVIDED HEREON REFERENCE NAVD83.
 A 25-FOOT UNDISTURBED BUFFER IS ESTABLISHED BY THE STATE OF GEORGIA FROM THE TOP OF CREEK BANKS ON BOTH SIDES OF CREEKS FOR EROSION CONTROL PURPOSES.



- LEGEND**
- OPEN-TOP PIPE FOUND
 - SOLID ROD (REBAR) FOUND
 - ⊙ 1/2" SOLID ROD (REBAR) SET
 - ⊙ BEARING CHANGE (NO PIN SET)
 - ⊙ SURVEYOR'S NAIL SET
 - ADJOINING PROPERTY LINE
 - OVERHEAD POWER
 - POWER POLE
 - P.O.B. POINT OF BEGINNING
 - P.O.R. POINT OF REFERENCE
 - NOF NOW OR FORMERLY
 - D.B. DEED BOOK
 - P.B. PLAT BOOK
 - LL LAND LOT
 - DTP OPEN-TOP PIPE

○ DENOTES PAINTED TREES OR FENCE NEAR PROPERTY LINE. LETTER IS CODE BELOW, NUMBER IS FEET FROM LINE, AND ARROW IS DIRECTION FROM LINE THAT EVIDENCE WAS FOUND.

TP: STEEL TEE POST
 B: BLUE PAINT W: WHITE PAINT
 Y: YELLOW PAINT BW: BARBED WIRE
 R: RED PAINT RW: HOAG WIRE

PARCELS "A" & "B"
TOTAL AREA=49.54 ACRES

PRELIMINARY BOUNDARY SURVEY FOR
EAGLES REST AT CUSCOWILLA, LLC
 LAND LOT 365 & 366, DISTRICT 3
 GEORGIA MILITIA DISTRICT 308
 PUTNAM COUNTY, GEORGIA



This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-5-67, Authority O.C.G.A. Secs. 15-5-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

Corporate License No. LS# 000768

JORDAN ENGINEERING

144 N. WARREN ST. MONTICELLO, GA 31094
 (706) 468-0800 www.jordan-eng.com

Engineering & Surveying © 2015 Jordan Engineering

IMPACT ANALYSIS

PROPOSED RM-3 DEVELOPMENT REZONING REQUEST FOR EAGLES REST AT CUSCOWILLA, LLC.

JUNE 25, 2015

**EAGLES REST AT CUSCOWILLA, LLC
1500 HILLCREST ROAD
NORCROSS, GEORGIA 30093
478-390-8000**

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Traffic Study Attachment

Plat of Property Attachment

Existing Conditions Attachment

Existing Zoning Attachment

Conceptual Site Plan Attachment



LETTER OF INTENT

The proposed site is currently undeveloped land zoned R-1. The site is located on Lake Oconee and surrounding land uses include residential lake front lots within Martin Oaks Subdivision and the development of Cuscowilla at Lake Oconee. The intended land use is to include Eagles Rest within the Cuscowilla development. The development plan is to provide approximately 65 units of which will be single family lots and cottage product. Lots and cottage product are proposed to reflect existing residential products within Cuscowilla and be designed within existing Cuscowilla design standards and covenants.

The initial development considerations include creating a plan which may utilize waterfront lots and to take advantage of topography to allow lake views for interior lots. The site has a very unique peninsula into Lake Oconee, which has been planned for community amenity and common open space. An additional aspect of the proposed development will be to create a cottage product within the area as also reflected throughout similar product existing in Cuscowilla. As noted in attached Concept Plan, attention has been given to a large amount of common open space interior and exterior of the proposed residential area. This open space will provide appropriate buffer between residential products and allow interior access to proposed community amenity areas.

The site includes approximately 4,000 linear feet of Lake Oconee shoreline and will be directly connected via existing interior roads within Cuscowilla. It is the intent of this development to transition seamlessly from existing Cuscowilla development along lake frontage, and promote interior lots and cottage product which extends the Cuscowilla brand. To aid in the goal to maintain a development standard within Cuscowilla, we are requested some adjustment to current Putnam County design standards. Adjustments are noted within the impact study and the intent is to maintain existing development standards within Cuscowilla.

We appreciate the consideration to promote quality development within Putnam County.

Eagles Rest At Cuscowilla



JUN 26 2015

IMPACT ANALYSIS INFORMATION

ITEM #1

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

The proposed use is single family lots and residential cottages. RM-3 zoning allows single family lots and multi-family residential units. Density of units will be within proposed zoning requirements. A request for adjustment of some development standards are being requested for the purpose of matching existing standards to reflect existing Cuscowilla development.

Is the proposed use suitable in view of the zoning and development of adjacent or nearby property?

The proposed development will be a reflection of adjacent zoning – residential land use.

Will the proposed use adversely affect the existing use, value or usability of adjacent or nearby property?

The proposed use will add value to adjacent Cuscowilla by increasing real estate and membership opportunities. In addition, the development will be connected into the interior road system of Cuscowilla and possibly a limited emergency exit for emergency vehicles connected to existing county roads.

Is the proposed use compatible with the proposed intent of the Comprehensive Plan?

The Putnam County / City of Eatonton 2007-2030 Comprehensive plan prepared by Middle Georgia RDC indicates the future land use as Mixed Residential. The proposed development meets the intended land use of Mixed Residential.

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

As prior noted, the proposed development will become a part of Cuscowilla at Lake Oconee. To reflect the current development standards and residential product mix of Cuscowilla, the development cannot be constructed with the current R-1 Zoning. Cuscowilla is currently zoned RM-3, therefore the proposed development is requesting RM-3 zoning.

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

The proposed development will incur the cost of constructing streets and streets will be under management of existing Cuscowilla development. In addition the cost for installing water and sewer infrastructure will be incurred by developer. This development will increase the total units of Cuscowilla by approximately 15%. Cuscowilla is currently patrolled by private security.

Given the incurred infrastructure cost and minimum density increase there is no evidence of an excessive or burdensome use of public facilities, funded capabilities, utilities or police and fire protection.

Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?

The proposed use is supported by the Comprehensive Plan and the anticipated existing and future use of mixed residential.

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

The proposed project will place emphasis on lake shore protection, recreation use of Lake Oconee and promote common open space for property owners. The project will meet all county construction standards and continue the quality of real estate offered by Cuscowilla. Therefore, there is a reasonable balance between the promotion of public health, safety and private use.

ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)

ITEM# 3

The estimated number of dwelling units are as follows:

48 Single family lots

18 Cottage Units

Total of 65 Units

Non Residential use – Estimated 4500 SF for amenity building

ITEM #4

Effect on environment surrounding the area:

Natural:

Property contains no significant wetland areas within property boundary – Some wetland areas may exist between proposed site boundary and Lake Oconee. Any areas of wetlands will be protected by required buffers – Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan – Wetlands Map 6 Prepared by Middle Georgia RDC

Erosion:

The property has been undeveloped since Lake Oconee was created – there exists significant lake bank erosion. Developer plans to install lake sea walls per Georgia Power Lake Oconee Management Guide with required permits. Source: On site Observation

Historic:

The proposed site has no known or listed Cultural or Historical Resources located on site. Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan Cultural and Historical Resources Map 13 prepared by Middle Georgia RDC

ITEM #5

Impact on fire protection

Request for Fire Department comment of proposed development has been requested but not received at this time. Given the proposed development will be part of Cuscowilla, the same fire and police protection will be provided.



ITEM #6 – PHYSICAL CHARACTERISTICS OF SITE (SEE ATTACHMENT)

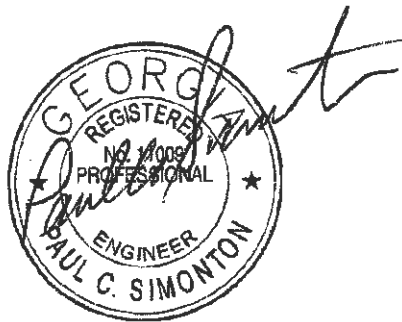
ITEM #7 – ADJACENT AND NEARBY ZONING (SEE ATTACHMENT)



TRAFFIC IMPACT ANALYSIS

EAGLES REST TRAFFIC ANALYSIS
@
CUSCOWILLA

JUNE 22, 2015



P.C. SIMONTON & ASSOCIATES, INC.
CONSULTING ENGINEERS

309 NORTH MAIN STREET,
P.O. BOX 649
HINESVILLE, GEORGIA 31310
(912) 368-5212

1050 PARKSIDE COMMONS,
SUITE 101
GREENSBORO, GA 30642
(706) 454-0870

PCS NO. 2015-32

JUN 26 2015

Eagles Rest at Cuscowilla
Traffic Impact Analysis

Eagles Rest at Cuscowilla is a 67 unit single family development located to the north of the development at the end of McGillvry Lane. This report will utilize the existing residences to predict existing average daily traffic and the proposed development to predict future average daily traffic for the development. Trip Generation Software by Microtrans will be used to generate average daily traffic for existing as well as future conditions. All average daily traffic included in the report is two-way traffic.

The proposed development connects to the existing roadway network at two locations. The main connector point will be a McGillvry Lane at McGehee Trail. The secondary location will connect directly to the end of McGillvry Lane. The existing roadway at both of these locations is a two lane asphalt roadway, approximately 20' in width. The traffic from the project will impact McGillvry Lane and Cuscowilla Drive between Old Phoenix Road and McGillvry Lane.

The current average daily traffic on McGillvry Lane at the main connection point is currently 297 vehicles per day with McGehee's Trail adding 182 vehicles per day. Total existing traffic at that point is calculated to be 497 vehicles per day. The proposed development fully developed will add 641 vehicles per day to that intersection. While the percentage increase is large the total average daily traffic at the intersection is 1138 vehicles per day. A typical residential subdivision roadway has a capacity of 2,000 to 3,000 vehicles per day, dependent upon speed and other quality of life issues. If the street acts as a collector street this capacity can get as high as 6,000 to 9,000 vehicles per day. In this case McGillvry Lane should be targeted with a maximum capacity of 3,000 vehicles per day. Therefore, the existing roadway will be adequate to accept the additional traffic.

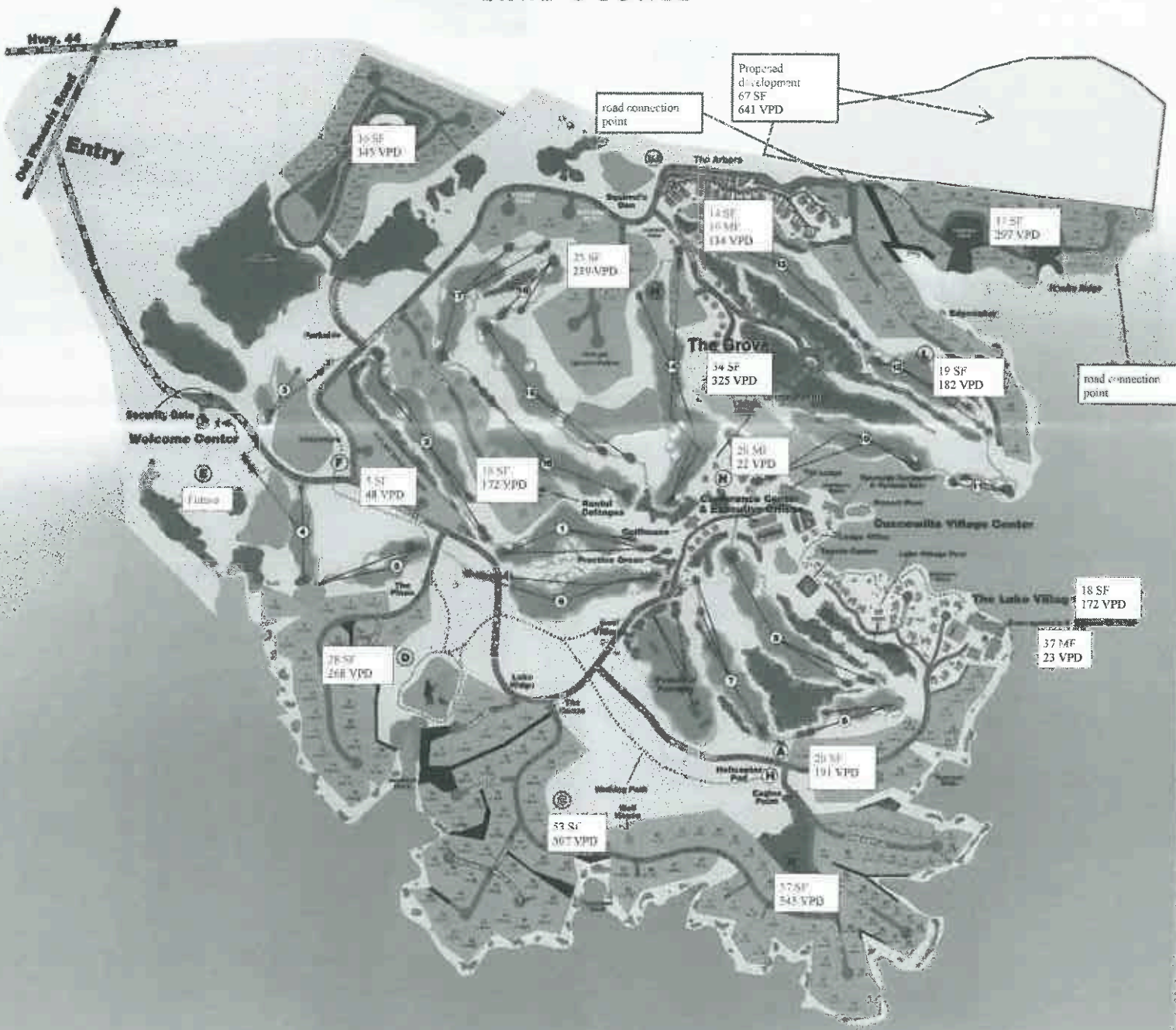
Cuscowilla Drive average daily traffic is estimated based on current development, to be 3,145 vehicles per day. Cuscowilla Drive has no developments fronting along the roadway and serves as a collection street for the development. The proposed development will add 641 trips per day to the average daily traffic making the total 3,786 vehicles per day.

While we do not believe the existing Cuscowilla Drive would be adequate for the before mentioned 6,000 to 9,000 vehicles per day, it would be adequate for average daily traffic in the 5,000 vehicle per day range while not affecting the neighborhood quality of life. For this reason we believe that the proposed development will not adversely affect the level of service currently experienced on either of the subject roadways.

100-200-10
JUL 25 11:15

CUSCOWILLA

On
LAKE OCONEE



Scale: 1" = 100'

North Arrow

© 1998

RECEIVED
JUN 25 2005

Summary of Average Vehicle Trip Generation
 For 37 Occupied Dwelling Units of Luxury Residential Condo / Townhouse
 June 21, 2015

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	0	5	16	13	7
		24 hour Two-Way Volume		Peak Hour	
		Enter	Exit	Enter	Exit
Saturday	0	0	0	0	0
Sunday	0	0	0	0	0

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

RECEIVED
 JUN 26 2015

Summary of Average Vehicle Trip Generation
 For 18 Dwelling Units of Single Family Detached Housing
 June 21, 2015

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	172	3	10	12	7

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	182	9	8
Sunday	158	8	7

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

JUN 26 2015

Summary of Average Vehicle Trip Generation
 For 20 Dwelling Units of Single Family Detached Housing
 June 21, 2015

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	191	4	11	13	7

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	202	10	9
Sunday	176	9	8

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

RECEIVED
 JUN 26 2015

Summary of Average Vehicle Trip Generation
 For 57 Dwelling Units of Single Family Detached Housing
 June 21, 2015

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	545	11	32	36	21

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	576	29	25
Sunday	500	26	23

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

UN 26 2015

Summary of Average Vehicle Trip Generation
 For 28 Dwelling Units of Single Family Detached Housing
 June 21, 2015

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	268	5	16	18	10

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	283	14	12
Sunday	246	13	11

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

RECEIVED
 JUN 23 2015

Summary of Average Vehicle Trip Generation
 For 31 Dwelling Units of Single Family Detached Housing
 June 21, 2015

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	297	6	17	20	11

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	313	16	13
Sunday	272	14	12

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

JUN 28 2015

Summary of Average Vehicle Trip Generation
 For 19 Dwelling Units of Single Family Detached Housing
 June 21, 2015

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	182	4	11	12	7

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	192	10	8
Sunday	167	9	8

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS



Summary of Average Vehicle Trip Generation
 For 34 Dwelling Units of Single Family Detached Housing
 June 21, 2015

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	325	6	19	22	13

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	343	17	15
Sunday	299	16	14

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

JUN 23 2015

Summary of Average Vehicle Trip Generation
 For 19 Occupied Dwelling Units of Luxury Residential Condo / Townhouse
 June 21, 2015

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	0	2	8	7	4

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	0	0	0
Sunday	0	0	0

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS



Summary of Average Vehicle Trip Generation
 For 25 Dwelling Units of Single Family Detached Housing
 June 21, 2015

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	239	5	14	16	9

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	253	13	11
Sunday	219	12	10

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

Summary of Average Vehicle Trip Generation
 For 36 Dwelling Units of Single Family Detached Housing
 June 21, 2015

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	345	7	20	23	13
	24 hour Two-Way Volume	Peak Hour			
		Enter	Exit		
Saturday	364	18	15		
Sunday	316	17	14		

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

Summary of Average Vehicle Trip Generation
 For 18 Dwelling Units of Single Family Detached Housing
 June 21, 2015

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	172	3	10	12	7
	24 hour Two-Way Volume	Peak Hour			
		Enter	Exit		
Saturday	182	9	8		
Sunday	158	8	7		

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

Summary of Average Vehicle Trip Generation
 For 5 Dwelling Units of Single Family Detached Housing
 June 21, 2015

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	48	1	3	3	2
	24 hour Two-Way Volume	Peak Hour			
		Enter	Exit		
Saturday	51	3	2		
Sunday	44	2	2		

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

Summary of Average Vehicle Trip Generation
 For 20 Occupied Dwelling Units of Luxury Residential Condo / Townhouse
 June 21, 2015

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	0	3	9	7	4

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	0	0	0
Sunday	0	0	0

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

Summary of Average Vehicle Trip Generation
 For 14 Dwelling Units of Single Family Detached Housing
 June 21, 2015

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	134	3	8	9	5

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	141	7	6
Sunday	123	6	6

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

RECEIVED
 JUN 26 2015

Summary of Trip Generation Rates
 For 14 Dwelling Units of Single Family Detached Housing
 June 21, 2015

	Avg. Trip Rate	Min. Trip Rate	Max. Trip Rate	Std. Dev.	No. of Studies
Avg. Weekday 2-Way Volume	9.57	4.31	21.85	3.69	350
7-9 AM Peak Hour Enter	0.19	0.08	0.57	0.00	0
7-9 AM Peak Hour Exit	0.56	0.25	1.70	0.00	0
7-9 AM Peak Hour Total	0.75	0.33	2.27	0.90	274
4-6 PM Peak Hour Enter	0.64	0.26	1.88	0.00	0
4-6 PM Peak Hour Exit	0.37	0.16	1.10	0.00	0
4-6 PM Peak Hour Total	1.01	0.42	2.98	1.05	302
AM Pk Hr, Generator, Enter	0.20	0.09	0.59	0.00	0
AM Pk Hr, Generator, Exit	0.57	0.24	1.68	0.00	0
AM Pk Hr, Generator, Total	0.77	0.33	2.27	0.91	335
PM Pk Hr, Generator, Enter	0.65	0.27	1.91	0.00	0
PM Pk Hr, Generator, Exit	0.37	0.15	1.07	0.00	0
PM Pk Hr, Generator, Total	1.02	0.42	2.98	1.05	354
Saturday 2-Way Volume	10.10	5.32	15.25	3.68	73
Saturday Peak Hour Enter	0.51	0.27	0.95	0.00	0
Saturday Peak Hour Exit	0.43	0.23	0.81	0.00	0
Saturday Peak Hour Total	0.94	0.50	1.75	0.99	52
Sunday 2-Way Volume	8.78	4.74	12.31	3.33	69
Sunday Peak Hour Enter	0.46	0.29	0.78	0.00	0
Sunday Peak Hour Exit	0.40	0.26	0.70	0.00	0
Sunday Peak Hour Total	0.86	0.55	1.48	0.95	51

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

REC'D
 JUN 21 2015

Summary of Average Vehicle Trip Generation
 For 53 Dwelling Units of Single Family Detached Housing
 June 21, 2015

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	507	10	30	34	20

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	535	27	23
Sunday	465	24	21

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS



Developer:
 Eagles Rest at Cuscowilla, LLC
 1500 Hillcrest Road
 Norcross, Georgia 30093
 770-936-8000

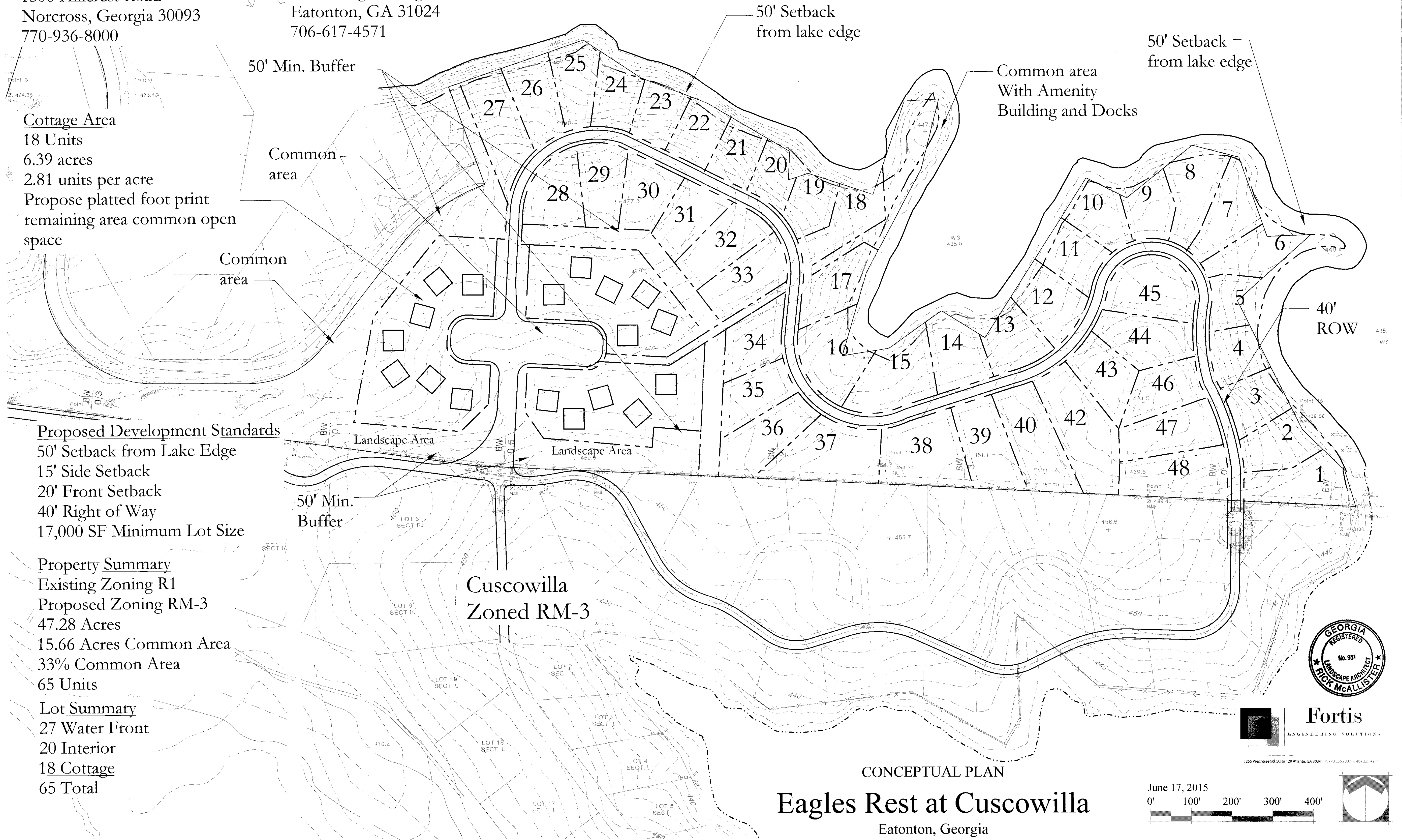
Applicant:
 Rick McAllister
 Fortis Engineering Solutions
 Eatonton, GA 31024
 706-617-4571

Cottage Area
 18 Units
 6.39 acres
 2.81 units per acre
 Propose platted foot print
 remaining area common open
 space

Proposed Development Standards
 50' Setback from Lake Edge
 15' Side Setback
 20' Front Setback
 40' Right of Way
 17,000 SF Minimum Lot Size

Property Summary
 Existing Zoning R1
 Proposed Zoning RM-3
 47.28 Acres
 15.66 Acres Common Area
 33% Common Area
 65 Units

Lot Summary
 27 Water Front
 20 Interior
 18 Cottage
 65 Total



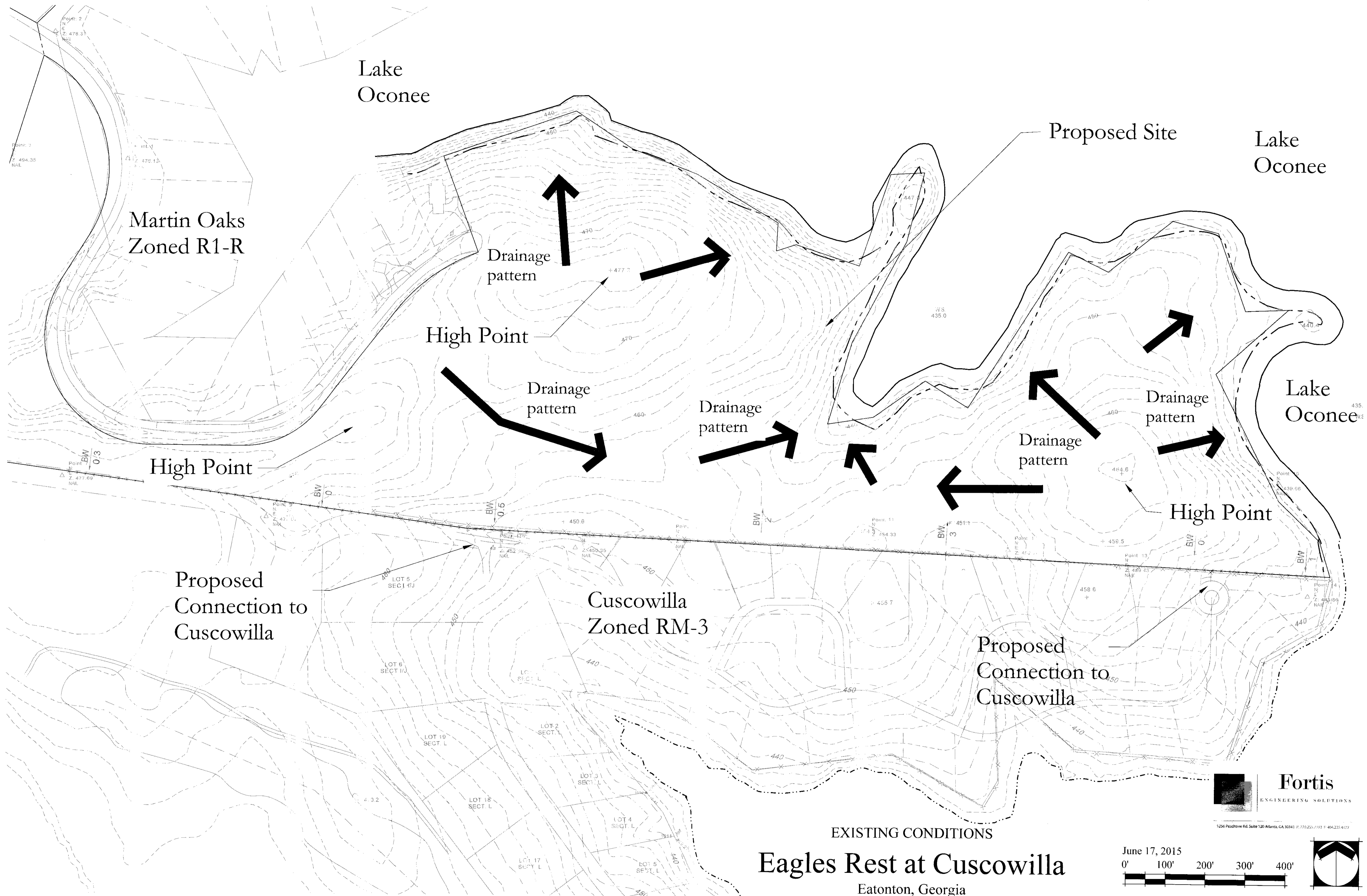
**Cuscowilla
 Zoned RM-3**



CONCEPTUAL PLAN
Eagles Rest at Cuscowilla
 Eatonton, Georgia



3256 Peachtree Rd. Suite 120 Atlanta, GA 30341 P: 770.335.7393 F: 801.235.4271



Lake Oconee

Proposed Site

Lake Oconee

Martin Oaks
Zoned R1-R

Drainage
pattern

High Point

Drainage
pattern

Drainage
pattern

Drainage
pattern

Drainage
pattern

Lake Oconee

High Point

High Point

Proposed
Connection to
Cuscowilla

Cuscowilla
Zoned RM-3

Proposed
Connection to
Cuscowilla

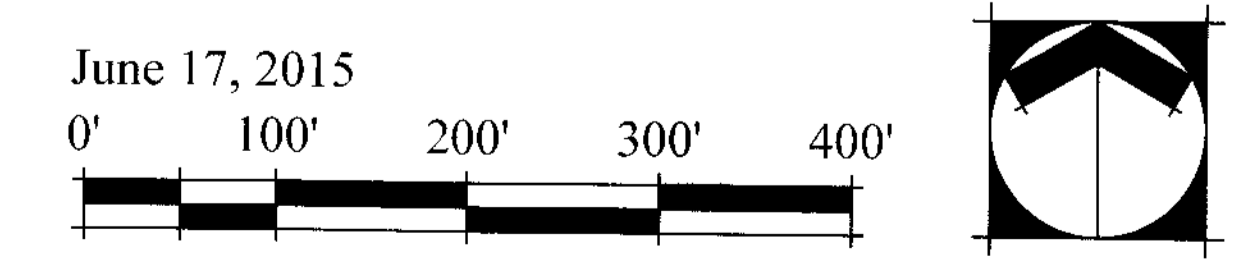
EXISTING CONDITIONS

Eagles Rest at Cuscowilla

Eatonton, Georgia



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June 17, 2015