



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Monday, December 30, 2019 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

### Opening

1. Call to Order  
Chairman James Marshall, Jr. called the meeting to order.
2. Attendance  
Mr. Jonathan Gladden called the roll.

### PRESENT:

Chairman James Marshall, Jr.  
Member Maurice Hill, Jr.  
Member Martha Farley  
Member Tim Pierson  
Member Joel Hardie

### STAFF:

Lisa Jackson  
Courtney Andrews  
Jonathan Gladden  
Putnam County Attorney Barry Fleming  
Putnam County Engineering Consultant Larry Kaiser

3. Rules of Procedures  
Ms. Courtney Andrews read the Rules of Procedures.

### Minutes

4. Approval of Minutes – December 5, 2019  
Motion to approve the December 5, 2019 minutes made by Member Hardie, Seconded by Member Pierson  
Voting Yea: Chairman Marshall, Member Hill, Member Farley, Member Pierson, Member Hardie

### Requests

5. Request by **Howard McMichael, Jr. agent for Millicent Arnold & Lawrence A. Copelan Jr.** to rezone 2.14 acres on Collis Road from R-1 to RM-3. [**Map 104, Parcel 030, District 3**]. \* **Mr. McMichael** represented this request. **Mr. McMichael** stated that his proposal is for a townhome development on Lake Oconee. The esthetics and architecture will be similar to that of the Peninsula Development on Lake Oconee with a larger amenity area. He added that

this development will have better floor plans and a better site for the green space. This development will be a gated community and the price will range from \$450,000 to \$500,000. **Mr. McMichael** added that this development would be the best-looking development in Putnam County. **Member Pierson** asked Mr. McMichael if he could explain the roads. **Mr. McMichael** stated that the roads located inside the project will be per GDOT and Putnam County specifications. They will widen it and take care of the existing portion of the road on their frontage. He requested to save the remainder of his time for rebuttal. **Member Hill** asked what road will the increase road frontage be located. **Mr. McMichael** stated that the increase would be on Collis Road and there will be an entrance on that road.

At this time, those who signed in to speak in opposition of the rezoning request on Collis Road and Doug Lane, were given 3 minutes each to speak.

**Martin Rueter**  
**Peter Wardlaw**  
**Kitty Burgess**  
**Fancia Harris**  
**Mark Street**  
**Bill Richards**  
**Steve Burgess**  
**Jeff McLeod**  
**Kristie McLeod**  
**Ron Ryland**  
**Kenneth Rhyne**

At this time, those who signed in to speak in favor of the rezoning request on Collis Road and Doug Lane, were given 3 minutes each to speak.

**Peter Durham**  
**Josh Sprayberry**

At this time, Mr. McMichael was able to use the balance of his time for rebuttal.

**Mr. McMichael** stated to the neighbors that he lives on Copelan Landing and he has spoken with his neighbors. He does not want to build anything that would hurt his property. He added that he has owned the subject property since early 2000 and his personal property since 1998. **Mr. McMichael** stated that he has been in real estate development in Putnam County, Greene County, and Morgan County for 25 years. He added that he built the Chapel Springs and Eagles Landing subdivision by himself and assisted with Waters Edge and Cuscowilla. **Mr. McMichael** described his work as being nice. He added that Chapel Springs may be one of the best-looking subdivisions in Putnam County. **Mr. McMichael** stated that the neighbors could question him all day long. He added that if they wanted to tell him whether the project would work or not, based on some facts they have pulled up, they can do so. He demanded that this is America and if someone wanted to start a development and it meets the qualifications, whether it works or not, it is up to them. **Mr. McMichael** stated that the aesthetics, covenants, and rentals will be very similar to that of The Peninsula where you are able to rent your property once a year. He described the rental as the right to rent for 1 weekend, 1 month, or 1 year. He added that this would eliminate the weekender coming in

and out of the property and aggravation to others. **Mr. McMichael** stated that this would create a happy median with the property owners without too much restrictions. He addressed a neighbor's concern about FERC (Federal Energy Regulatory Commission) and Georgia Power. He explained that Georgia Power controls everything from the yellow line down to the water. They have certain standards that you must adhere to. There are certain standards that they can permit a 10-slip dock in house. Anything more than 10 must be submitted and engineered through FERC. **Mr. McMichael** stated that it is not a major concern for him because he will submit everything the way they are supposed to. He addressed a neighbor's concern about Piedmont water. He exclaimed that there are many issues on Capps Lane. He added that he gave Piedmont an easement through Chapel Springs to run water to Capps Lane. Some are able to tap into the water and some are not but, if the sewer system fails, they will have to tap into the water line. **Mr. McMichael** stated that he believes that the people behind the project have the financial ability to make this the nicest in the area, regardless of it selling or not. He added that he would not be doing this if he did not feel it would work. **Member Hill** stated that he read that there was a 70% increase of traffic that seemed excessive to him. He asked Mr. McMichael what accommodations is he making to alleviate the problem. Mr. McMichael responded saying he believes the issues will be addressed in the staff recommendations. **Mr. McMichael stated** that growth is going to happen. He added that as a part of his qualifications, he has served on the Planning and Zoning Board for 8 years and the Chamber of Commerce, as chairman, for 6 years. He explained that he has been involved in this community and still will be involved in this community, living across the cove. **Ron Ryland**, a neighbor in the audience, asked if Mr. McMichael owned the subject property. **Mr. McMichael** responded saying yes. He added that the road should have been dealt with prior to and he does not like it the way it is either. He explained that they are putting high-end things in the area and it does not look good. **Mr. McMichael** stated that he does not have the power of eminent domain and cannot control the owners of the other properties. He added that he can control what is in front of his property and he will make that as nice as he can make it.

**Staff recommendation is for approval to rezone 2.14 acres on Collis Road [Map 104, Parcel 030, District 3] from R-1 to RM-3 with the following conditions:**

- 1) The construction traffic associated with this development will have a detrimental short- and long-term impact to the serviceability of the roadway pavement of Collis Road. In addition, the increase in traffic volume generated upon built-out of this development will result in accelerated deterioration of the roadway pavement and the intersection radius at Wards Chapel and Collis Road.

To offset the impacts to the existing pavement, the roadway reclamation and resurfacing repair tasks undertaken on Collis Road are recommended to be apportioned based on this development's share of the pavement impacts. The developer's share of the repair cost will be provided to the county at specific development stages as described below.

The private and public funding will be applied to performing the following roadway repairs:

- ✓ Full depth reclamation of Collis Road. Reclaimed asphalt millings to be compacted prior to asphalt placement. Total length of roadway is 3,581 feet
- ✓ Roadway resurfacing; surface course of 1.25 inches of 9.5 mm asphaltic concrete and binder course of 1.5 inches of 12.5 mm asphaltic concrete

- ✓ Thermoplastic edge and centerline striping
- ✓ Shoulder rehabilitation & traffic control

Total estimated cost for performing these pavement repairs on Collis Road is \$201,525. Assuming a 2023 completion date of the proposed development and utilizing a 7% per year cost escalation for labor and materials, the cost to perform this work in 2023 would be approximately \$264,158. The cost apportioned to the applicant is determined to be 65% or \$171,703.

The cost to reconstruct the Wards Chapel at Collis Road intersection radii will be \$10,000. The scope of work will consist of increasing the radii to a minimum of 25 feet with the widened section to be constructed with 6 inches of graded aggregate base and 2.5 inches of 12.5 mm asphaltic concrete. The developer will be responsible for 100% of this repair cost.

The total cost apportioned to the developer for intersection radii repairs and pavement reclamation and resurfacing will be \$181,703.

The applicant (developer) will provide incremental payments to the county at the following stages of the project development:

- ❖ At rezoning approval by Board of Commissioners, 20% of the total amount or \$36,340.60 will be provided to the county. This payment shall occur before a LDP is issued by the county.
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the initial 20% of the total units (total units as approved during the rezoning), the county will receive \$36,340.60 from the developer
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the subsequent 20% (or 40% total), the county will receive \$36,340.60.
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the subsequent 20% (or 60% total), the county will receive the remaining developer share of the total project repair cost of \$72,681.20.
- ❖ No payment will be required when the final 40% of the units receive a Certificate of Occupancy.

The County will require that the payment at each stage of Certificate of Occupancy (at each 20% phase) be received either prior to or at the time that the unit resulting in reaching the 20% Certificate of Occupancy stage is attained.

- 2) The application of green infrastructure (bioswales/biorention, etc) in combination of water quality retention ponds, will require implementation to minimize the negative effects of stormwater runoff from development imperviousness to Lake Oconee. The GA Stormwater Manual will be applied to the project under review. The manual's water quality template will be used to assess the various water quality BMP options.
- 3) Provide at least one 3-inch caliper tree per 3 parking spaces. Location of trees shall be determined by the county during the site development review (LDP phase). Provide two 3-inch caliper trees per 100 feet on the shoulder of all roadways within the development. Trees to be placed on both sides of all internal roads. Specific location of the trees adjacent to the internal roads to be determined by the county during the site development review process.

These tree plantings shall not preclude the developer from installing additional vegetation as he/she deems appropriate.

- 4) Provide a 25-foot-wide densely planted landscape buffer along the property line on Doug Lane and where the property abuts residential parcels on Collis Marina Road. The additional plantings shall provide a 75% buffer within 3 years of planting. Landscape plan and species to be approved during the development review phase
- 5) Emergency exit required on Collis Marina Road. Emergency exit shall not be paved. "Grass Crete" or similar product shall be used as the surface treatment for this access. A removable bollard (s) or similar barrier shall be used with only emergency services being provided entryway.
- 6) Deed an additional 10 feet of right-of-way along the property frontage (25 feet of ROW as measured from the road centerline). Deeded right-of-way shall be recorded with the Clerk of Courts during the platting process.
- 7) Construct a 5-foot shoulder and roadside ditches (minimum 2:1 side slopes) along the development's frontage on Collis Road.
- 8) A minimum of 65 feet building setback from Lake Oconee will be required. This includes all structures and stormwater management facilities. Walkways/paths and boat docks are excluded from this setback requirement.
- 9) This development project shall only include townhouses and/or condominiums not to exceed the proposed total of 124 units. Any increase beyond this total will require approval from the Board of Commissioners.
- 10) Development shall have only one (1) vehicular access. Access shall be from Collis Road.
- 11) This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

**Chairman Marshall** asked if the board members had any questions about the listed staff recommendations. **Member Pierson** stated that he believed that there were great changes in the staff recommendations and thanked staff. He added that he thought Mr. McMichael would build a beautiful product. He has seen what Mr. McMichael has done in the past and did not see a personal issue. **Member Pierson** asked Attorney Fleming if he could define the legal term for the best use of property for someone and the worst use for the neighbor. **Attorney Fleming** stated that the best and highest use of property is a legal term quite often used in zoning matters. It is an evasive term to define and is similar to "Beauty is in the eye of the beholder". He added that if it is a property near you that you don't want changed, it does not seem to be the best use. Of course, if it is your property and you want to change it, it seems to be the best use. **Attorney Fleming** stated that our zoning laws allow a property to be used for the purpose that would best suite that area. You would not want a poultry rendering plant next to an elementary school nor a boisterous night club next to a church. "Best Use" is a relative term and giving it one definition would give an answer that would not make sense. **Member Pierson** asked if the holding pond included any beautification or anything that addresses one of the neighbor's issues. **Mr. Larry Kaiser** stated that water quality retention ponds, according to the Georgia Stone Water Manual, often have plantings inside of them. The plantings absorb a lot of the pollutants. During the plan review process, they will discuss other requirements such as, appropriate fencing around the retention pond as well as plantings on top of the dam itself. **Member Pierson** asked Mr. Kaiser if from the previous meeting,

Collis Road needed to be widened. **Mr. Kaiser** responded saying no. He added that the road measured 20 feet in width. **Mr. Kaiser** explained that the county has resurfaced 50 miles of road in the last 5 years. During the resurfacing process, roads that were less than 20 feet on residential streets, are brought up to the minimum requirement of 20 feet. **Member Pierson** stated that he may have misunderstood at the previous meeting that the road was not acceptable for additional traffic both in the Simonton Study and what **Mr. Kaiser** said. **Mr. Kaiser** stated that there were 1 or 2 locations that he measured on Collis Road further away from the development that measured 19 ½ feet wide. He further measured the road in 20 other locations, and it met the 20-foot minimum. **Member Pierson** asked **Mr. Kaiser** to address the 24-foot requirement that was in the Simonton Study. **Mr. Kaiser** stated that having 24 feet would be wonderful, but he has yet to see a 24-foot road in Putnam County other than the state highways. **Member Hardie** asked **Ms. Jackson**, Director of Planning & Development, to address the neighbors concern of not seeing the public notice signs on either Copelan Landing or Capps Lane. **Ms. Jackson** stated that the law requires staff to post signs on the roadside of the property not the lakeside. If a property abuts an adjacent road, 2 or 3 signs will be posted on the property. Hearing no more questions or comments, Chairman Marshall asked for a motion.

Motion to approve the request by **Howard McMichael** to rezone 2.14 acres from R-1 to RM-3 on Collis Road with the conditions per staff recommendation made by **Member Hardie**,  
Seconded by **Member Farley**  
Voting Yea: Chairman Marshall, **Member Farley**, **Member Pierson**, **Member Hardie**  
Voting to Abstain: **Member Hill**

**Chairman Marshall** asked **Mr. Michael**, per a suggestion from Attorney Fleming, if he understood the conditions as stated and accepted those as stated. **Mr. McMichael** responded saying yes. **Chairman Marshall** asked **Mr. McMichael** if he had any questions. **Mr. McMichael** responded saying no.

6. Request by **Howard McMichael, Jr., agent for HJR Oconee, LLC** to rezone 50.8 acres on Collis Road from AG-1 to RM-3. [Map 104, Parcel 032, District 3]. \* Chairman Marshall asked **Mr. McMichael** if he had any comments he wanted to make about the subject property. **Mr. McMichael** responded saying no.

At this time, those who signed in to speak in opposition of the rezoning request on Collis Road and Doug Lane, were given 3 minutes each to speak.

**Peter Wardlaw**  
**Ron Ryland**  
**Bill Richards**

**Attorney Fleming** addressed a question from neighbor **Ron Ryland**, concerning statutes of the code for having meeting. He specified that this board has the ability to have called meetings to consider zoning matters. If you have these called meetings, they will never be on the same night as the normal meetings. **Attorney Fleming** stated that you can call a meeting and consider a zoning matter, that is allowed under state law which trumps any local ordinance. **Mr. Ryland** asked if the Board of Commissioners can act 5 days after the meeting.

**Attorney Fleming** responded saying yes, the state law states that they must consider the matter at any meeting in which they meet. This means that they can hear the matter at 9 o'clock, when they normally meet, or 6:30 on Friday night or any special called meeting. **Mr. Ryland** stated that there is no special called meeting for Friday. **Attorney Fleming** stated that there is a special called meeting for Friday due to the board normally meeting at 9 o'clock in the morning. He added that they are meeting at 6:30 Friday night which would allow a better attendance for people who are concerned about being there.

**Mr. Kaiser** addressed a question from neighbor Bill Richards, concerning the width of Collis Road. He stated that the challenge that exists on a road like this is 30 feet of right of way on Collis Road. Very few governments will go in and condemn the adjoining properties to have a traditional 50-foot right of way. He added that Collis Road is a residential street that serves other residential communities. The width of the road is 20 feet and it will be reclaimed and reconditioned making it a wonderful 20-foot-wide road. To widen the road beyond 20 feet or put in 5-foot shoulders on one or both sides of the road, requires an additional 10 feet of right of way on both sides of the road to make it 50 feet. **Mr. Kaiser** stated that it is not realistic to make that happen in this case. **Member Pierson** asked if anyone had a conversation with the current owner. **Ms. Jackson** responded saying that is not something the county would do but Mr. McMichael could. **Member Pierson** asked Mr. McMichael if he spoke with the owner of the adjacent property. **Mr. McMichael** responded saying yes but she is not interested in selling her property. **Chairman Marshall** asked if the board had any questions or comments. Hearing no more questions or comments, Chairman Marshall asked for a motion.

**Staff recommendation is for approval to rezone 50.8 acres on Collis Road [Map 104, Parcel 032, District 3] from AG-1 to RM-3 with the following conditions:**

- 1) The construction traffic associated with this development will have a detrimental short- and long-term impact to the serviceability of the roadway pavement of Collis Road. In addition, the increase in traffic volume generated upon built-out of this development will result in accelerated deterioration of the roadway pavement and the intersection radius at Wards Chapel and Collis Road.

To offset the impacts to the existing pavement, the roadway reclamation and resurfacing repair tasks undertaken on Collis Road are recommended to be apportioned based on this development's share of the pavement impacts. The developer's share of the repair cost will be provided to the county at specific development stages as described below.

The private and public funding will be applied to performing the following roadway repairs:

- ✓ Full depth reclamation of Collis Road. Reclaimed asphalt millings to be compacted prior to asphalt placement. Total length of roadway is 3,581 feet
- ✓ Roadway resurfacing; surface course of 1.25 inches of 9.5 mm asphaltic concrete and binder course of 1.5 inches of 12.5 mm asphaltic concrete
- ✓ Thermoplastic edge and centerline striping
- ✓ Shoulder rehabilitation & traffic control

Total estimated cost for performing these pavement repairs on Collis Road is \$201,525. Assuming a 2023 completion date of the proposed development and utilizing a 7% per year

cost escalation for labor and materials, the cost to perform this work in 2023 would be approximately \$264,158. The cost apportioned to the applicant is determined to be 65% or \$171,703.

The cost to reconstruct the Wards Chapel at Collis Road intersection radii will be \$10,000. The scope of work will consist of increasing the radii to a minimum of 25 feet with the widened section to be constructed with 6 inches of graded aggregate base and 2.5 inches of 12.5 mm asphaltic concrete. The developer will be responsible for 100% of this repair cost.

The total cost apportioned to the developer for intersection radii repairs and pavement reclamation and resurfacing will be \$181,703.

The applicant (developer) will provide incremental payments to the county at the following stages of the project development:

- ❖ At rezoning approval by Board of Commissioners, 20% of the total amount or \$36,340.60 will be provided to the county. This payment shall occur before a LDP is issued by the county.
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the initial 20% of the total units (total units as approved during the rezoning), the county will receive \$36,340.60 from the developer
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the subsequent 20% (or 40% total), the county will receive \$36,340.60.
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the subsequent 20% (or 60% total), the county will receive the remaining developer share of the total project repair cost of \$72,681.20.
- ❖ No payment will be required when the final 40% of the units receive a Certificate of Occupancy.

The County will require that the payment at each stage of Certificate of Occupancy (at each 20% phase) be received either prior to or at the time that the unit resulting in reaching the 20% Certificate of Occupancy stage is attained.

- 2) The application of green infrastructure (bioswales/biorention, etc) in combination of water quality retention ponds, will require implementation to minimize the negative effects of stormwater runoff from development imperviousness to Lake Oconee. The GA Stormwater Manual will be applied to the project under review. The manual's water quality template will be used to assess the various water quality BMP options.
- 3) Provide at least one 3-inch caliper tree per 3 parking spaces. Location of trees shall be determined by the county during the site development review (LDP phase). Provide two 3-inch caliper trees per 100 feet on the shoulder of all roadways within the development. Trees to be placed on both sides of all internal roads. Specific location of the trees adjacent to the internal roads to be determined by the county during the site development review process. These tree plantings shall not preclude the developer from installing additional vegetation as he/she deems appropriate.
- 4) Provide a 25-foot-wide densely planted landscape buffer along the property line on Doug Lane and where the property abuts residential parcels on Collis Marina Road. The additional



plantings shall provide a 75% buffer within 3 years of planting. Landscape plan and species to be approved during the development review phase.

- 5) Emergency exit required on Collis Marina Road. Emergency exit shall not be paved. "Grass Crete" or similar product shall be used as the surface treatment for this access. A removable bollard (s) or similar barrier shall be used with only emergency services being provided entryway.
- 6) Deed an additional 10 feet of right-of-way along the property frontage (25 feet of ROW as measured from the road centerline). Deeded right-of-way shall be recorded with the Clerk of Courts during the platting process.
- 7) Construct a 5-foot shoulder and roadside ditches (minimum 2:1 side slopes) along the development's frontage on Collis Road.
- 8) A minimum of 65 feet building setback from Lake Oconee will be required. This includes all structures and stormwater management facilities. Walkways/paths and boat docks are excluded from this setback requirement.
- 9) This development project shall only include townhouses and/or condominiums not to exceed the proposed total of 124 units. Any increase beyond this total will require approval from the Board of Commissioners.
- 10) Development shall have only one (1) vehicular access. Access shall be from Collis Road.
- 11) This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

Motion to approve the request by **Howard McMichael** to rezone 50.8 acres from AG-1 to RM-3 on Collis Road with conditions per staff recommendation made by Member Farley, Seconded by Member Hardie

Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie

Voting to Abstain: Member Hill

7. Request by **Howard McMichael, Jr., agent for Millicent Arnold & L.A. Copelan Jr.** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [**Map 104B, Parcel 001, District 3**]. \* **Chairman Marshall** asked Mr. McMichael if he had any comments on his request. **Mr. McMichael** responded saying no.

A neighbor Peter Wardlaw asked staff why the staff recommendation recommended a 65-foot setback from the lake. **Ms. Jackson** stated that they are in the process of amending the ordinance and one of the recommendations will be to reduce the setback from 100 feet to 65 feet. She added that the recommendation was added so that, once approved, the owners would not be held accountable to meet the 100-foot setback. However, the Board of Commissioners have the final say if that recommendation will be accepted. **Chairman Marshall** asked a neighbor, Josh Sprayberry, if he had a question. **Mr. Sprayberry** asked Ms. Jackson what the lake setback was for Greene County. **Ms. Jackson** responded that it was 65 feet. **Mr. Ron Ryland** asked if for purposes of the record, can they assume that everything that those against the rezoning said is said for each item. **Chairman Marshall** stated that everything they have said has been recorded and will be part of a public record.

**Staff recommendation is for approval to rezone 0.63 acres on Doug Lane [Map 104B, Parcel 001, District 3] from R-1 to RM-3 with the following conditions:**

- 1) The construction traffic associated with this development will have a detrimental short- and long-term impact to the serviceability of the roadway pavement of Collis Road. In addition, the increase in traffic volume generated upon built-out of this development will result in accelerated deterioration of the roadway pavement and the intersection radius at Wards Chapel and Collis Road.

To offset the impacts to the existing pavement, the roadway reclamation and resurfacing repair tasks undertaken on Collis Road are recommended to be apportioned based on this development's share of the pavement impacts. The developer's share of the repair cost will be provided to the county at specific development stages as described below.

The private and public funding will be applied to performing the following roadway repairs:

- ✓ Full depth reclamation of Collis Road. Reclaimed asphalt millings to be compacted prior to asphalt placement. Total length of roadway is 3,581 feet
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- ✓ Thermoplastic edge and centerline striping
- ✓ Shoulder rehabilitation & traffic control

Total estimated cost for performing these pavement repairs on Collis Road is \$201,525. Assuming a 2023 completion date of the proposed development and utilizing a 7% per year cost escalation for labor and materials, the cost to perform this work in 2023 would be approximately \$264,158. The cost apportioned to the applicant is determined to be 65% or \$171,703.

The cost to reconstruct the Wards Chapel at Collis Road intersection radii will be \$10,000. The scope of work will consist of increasing the radii to a minimum of 25 feet with the widened section to be constructed with 6 inches of graded aggregate base and 2.5 inches of 12.5 mm asphaltic concrete. The developer will be responsible for 100% of this repair cost.

The total cost apportioned to the developer for intersection radii repairs and pavement reclamation and resurfacing will be \$181,703.

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- ❖ At rezoning approval by Board of Commissioners, 20% of the total amount or \$36,340.60 will be provided to the county. This payment shall occur before a LDP is issued by the county.
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the initial 20% of the total units (total units as approved during the rezoning), the county will receive \$36,340.60 from the developer
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the subsequent 20% (or 40% total), the county will receive \$36,340.60.
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the subsequent 20% (or 60% total), the county will receive the remaining developer share of the total project repair cost of \$72,681.20.

- ❖ No payment will be required when the final 40% of the units receive a Certificate of Occupancy.

The County will require that the payment at each stage of Certificate of Occupancy (at each 20% phase) be received either prior to or at the time that the unit resulting in reaching the 20% Certificate of Occupancy stage is attained.

- 2) The application of green infrastructure (bioswales/biorention, etc) in combination of water quality retention ponds, will require implementation to minimize the negative effects of stormwater runoff from development imperviousness to Lake Oconee. The GA Stormwater Manual will be applied to the project under review. The manual's water quality template will be used to assess the various water quality BMP options.
- 3) Provide at least one 3-inch caliper tree per 3 parking spaces. Location of trees shall be determined by the county during the site development review (LDP phase). Provide two 3-inch caliper trees per 100 feet on the shoulder of all roadways within the development. Trees to be placed on both sides of all internal roads. Specific location of the trees adjacent to the internal roads to be determined by the county during the site development review process. These tree plantings shall not preclude the developer from installing additional vegetation as he/she deems appropriate.
- 4) Provide a 25-foot-wide densely planted landscape buffer along the property line on Doug Lane and where the property abuts residential parcels on Collis Marina Road. The additional plantings shall provide a 75% buffer within 3 years of planting. Landscape plan and species to be approved during the development review phase.
- 5) Emergency exit required on Collis Marina Road. Emergency exit shall not be paved. "Grass Crete" or similar product shall be used as the surface treatment for this access. A removable bollard (s) or similar barrier shall be used with only emergency services being provided entryway.
- 6) Deed an additional 10 feet of right-of-way along the property frontage (25 feet of ROW as measured from the road centerline). Deeded right-of-way shall be recorded with the Clerk of Courts during the platting process.
- 7) Construct a 5-foot shoulder and roadside ditches (minimum 2:1 side slopes) along the development's frontage on Collis Road.
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- 9) This development project shall only include townhouses and/or condominiums not to exceed the proposed total of 124 units. Any increase beyond this total will require approval from the Board of Commissioner.
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- 11) This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

Motion to approve the request by **Howard McMichael, Jr., agent for Millicent Arnold & L.A. Copelan Jr.** to rezone 0.63 acres from R-1 to RM-3 on Doug Lane with conditions per staff recommendation made by Member Hardie, Seconded by Member Farley  
Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie

Voting to Abstain: Member Hill

8. Request by **Howard McMichael, Jr., agent for Millicent Arnold & L.A. Copelan Jr.** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [**Map 104, Parcel 033, District 3**]. \* **Chairman Marshall** asked Mr. McMichael if he had any comments on his request. **Mr. McMichael** responded saying no. **Chairman Marshall** asked if there were any comments from the opposing side. There were none. He asked if there were any questions or comments from the board. There were none.

**Staff recommendation is for approval to rezone 3.5 acres on Collis Road [Map 104, Parcel 033, District 3] from R-1 to RM-3 with the following conditions:**

- 1) The construction traffic associated with this development will have a detrimental short- and long-term impact to the serviceability of the roadway pavement of Collis Road. In addition, the increase in traffic volume generated upon built-out of this development will result in accelerated deterioration of the roadway pavement and the intersection radius at Wards Chapel and Collis Road.

To offset the impacts to the existing pavement, the roadway reclamation and resurfacing repair tasks undertaken on Collis Road are recommended to be apportioned based on this development's share of the pavement impacts. The developer's share of the repair cost will be provided to the county at specific development stages as described below.

The private and public funding will be applied to performing the following roadway repairs:

- a. Full depth reclamation of Collis Road. Reclaimed asphalt millings to be compacted prior to asphalt placement. Total length of roadway is 3,581 feet
- b. Roadway resurfacing; surface course of 1.25 inches of 9.5 mm asphaltic concrete and binder course of 1.5 inches of 12.5 mm asphaltic concrete
- c. Thermoplastic edge and centerline striping
- d. Shoulder rehabilitation & traffic control

Total estimated cost for performing these pavement repairs on Collis Road is \$201,525. Assuming a 2023 completion date of the proposed development and utilizing a 7% per year cost escalation for labor and materials, the cost to perform this work in 2023 would be approximately \$264,158. The cost apportioned to the applicant is determined to be 65% or \$171,703.

The cost to reconstruct the Wards Chapel at Collis Road intersection radii will be \$10,000. The scope of work will consist of increasing the radii to a minimum of 25 feet with the widened section to be constructed with 6 inches of graded aggregate base and 2.5 inches of 12.5 mm asphaltic concrete. The developer will be responsible for 100% of this repair cost.

The total cost apportioned to the developer for intersection radii repairs and pavement reclamation and resurfacing will be \$181,703.

The applicant (developer) will provide incremental payments to the county at the following stages of the project development:

- ❖ At rezoning approval by Board of Commissioners, 20% of the total amount or \$36,340.60 will be provided to the county. This payment shall occur before a LDP is issued by the county.
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the initial 20% of the total units (total units as approved during the rezoning), the county will receive \$36,340.60 from the developer
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the subsequent 20% (or 40% total), the county will receive \$36,340.60.
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the subsequent 20% (or 60% total), the county will receive the remaining developer share of the total project repair cost of \$72,681.20.
- ❖ No payment will be required when the final 40% of the units receive a Certificate of Occupancy.

The County will require that the payment at each stage of Certificate of Occupancy (at each 20% phase) be received either prior to or at the time that the unit resulting in reaching the 20% Certificate of Occupancy stage is attained.

- 2) The application of green infrastructure (bioswales/biorention, etc) in combination of water quality retention ponds, will require implementation to minimize the negative effects of stormwater runoff from development imperviousness to Lake Oconee. The GA Stormwater Manual will be applied to the project under review. The manual's water quality template will be used to assess the various water quality BMP options.
- 3) Provide at least one 3-inch caliper tree per 3 parking spaces. Location of trees shall be determined by the county during the site development review (LDP phase). Provide two 3-inch caliper trees per 100 feet on the shoulder of all roadways within the development. Trees to be placed on both sides of all internal roads. Specific location of the trees adjacent to the internal roads to be determined by the county during the site development review process. These tree plantings shall not preclude the developer from installing additional vegetation as he/she deems appropriate.
- 4) Provide a 25-foot-wide densely planted landscape buffer along the property line on Doug Lane and where the property abuts residential parcels on Collis Marina Road. The additional plantings shall provide a 75% buffer within 3 years of planting. Landscape plan and species to be approved during the development review phase.
- 5) Emergency exit required on Collis Marina Road. Emergency exit shall not be paved. "Grass Crete" or similar product shall be used as the surface treatment for this access. A removable bollard (s) or similar barrier shall be used with only emergency services being provided entryway.
- 6) Deed an additional 10 feet of right-of-way along the property frontage (25 feet of ROW as measured from the road centerline). Deeded right-of-way shall be recorded with the Clerk of Courts during the platting process.
- 7) Construct a 5-foot shoulder and roadside ditches (minimum 2:1 side slopes) along the development's frontage on Collis Road.

- 8) A minimum of 65 feet building setback from Lake Oconee will be required. This includes all structures and stormwater management facilities. Walkways/paths and boat docks are excluded from this setback requirement.
- 9) This development project shall only include townhouses and/or condominiums not to exceed the proposed total of 124 units. Any increase beyond this total will require approval from the Board of Commissioner.
- 10) Development shall have only one (1) vehicular access. Access shall be from Collis Road.
- 11) This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

Motion to approve the request by **Howard McMichael, Jr., agent for Millicent Arnold & L.A. Copelan Jr.** to rezone 3.5 acres from R-1 to RM-3 on Collis Road with conditions per staff recommendation made by Member Hardie, Seconded by Member Farley  
Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie  
Voting to Abstain: Member Hill

#### New Business

Election of Vice Chairperson

Chairman Marshall nominated Member Tim Pierson as Vice Chairperson  
Voting Yea: Chairman Marshall, Member Hill, Member Farley, Member Hardie  
Voting to Abstain: Member Pierson

#### Adjournment

The meeting adjourned at approximately 8:04 p.m.

Attest:

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Lisa Jackson  
Director

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James Marshall, Jr.  
Chairman