

PUTNAM COUNTY BOARD OF COMMISSIONERS

1



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Agenda

Tuesday, August 16, 2022 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

1. Welcome - Call to Order
2. Approval of Agenda
3. Invocation - Pastor David Wofford, Eatonton 1st United Methodist Church
4. Pledge of Allegiance (JW)

Zoning Public Hearing

5. Request by Chad Smith for conditional use at 938 Greensboro Road [Map 103A, Parcel 037, District 1] (staff-P&D)
6. Request by Adam Schulze for conditional use on Emory Drive [Map 111, Parcel 001045 001, District 4] (staff-P&D)
7. Request by Adam Schulze for conditional use on Emory Drive [Map 111, Parcel 001045 002, District 4] (staff-P&D)
8. Request by Adam Schulze for conditional use on Emory Drive [Map 111, Parcel 001045 003, District 4] (staff-P&D)
9. Request by Robert J Haynie III, agent for William & Barbara Vargo to rezone 9.0 acres at 860 Harmony Road from AG to C-2 [Map 102, Parcel 003, District 1] (staff-P&D)

Mill Rate Public Hearing

10. Presentation of Proposed 2022 Mill Rate (staff-CM & Fin)
11. Comments from the Public
12. Comments from Commissioners and/or Staff

Budget Public Hearing

13. Presentation of Proposed FY23 Budget (staff-CM & Fin)
14. Comments from Commissioners and/or Staff
15. Comments from the Public

Regular Business Meeting

16. Public Comments
17. Consent Agenda
 - a. Approval of Minutes - August 5, 2022 Regular Meeting (staff-CC)
18. Approval of 2022 Alcohol License for Georgia Butts BBQ (staff-CC)
19. Request to begin the Road Abandonment process for Dennis Way and Footpath Road (JW & staff-PW)

Reports/Announcements

20. County Manager Report
21. County Attorney Report
22. Commissioner Announcements

Closing

23. Adjournment

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 meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The board can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda. Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

File Attachments for Item:

5. Request by Chad Smith for conditional use at 938 Greensboro Road [Map 103A, Parcel 037, District 1]
(staff-P&D)



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Staff Recommendations

Thursday, August 04, 2022, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Board of Commssioners

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 8/16/2022

Request by **Chad Smith** for conditional use at 938 Greensboro Road. [Map 103A, Parcel 037, District 1]. *

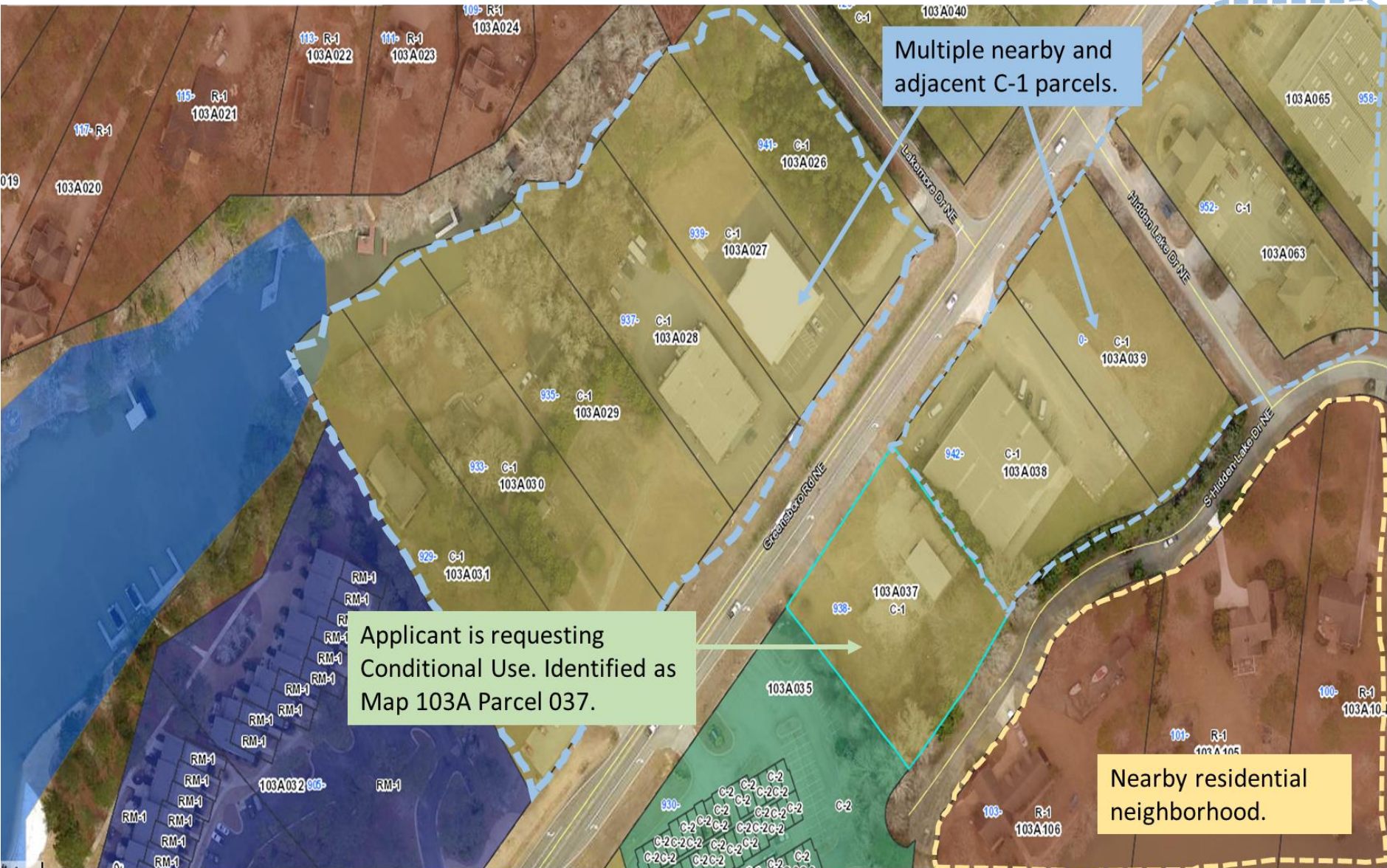
The applicant is requesting a conditional use approval to operate a dock company with office space and a single boat lift display outside on the right when facing the front of the building to be even with the existing structure. The subject property is zoned C-1 and in accordance to [Sec. 66-103. - Uses allowed](#). The C-1 district is intended for all establishments to be operated wholly within a permanently enclosed building. The applicant is seeking to have a use that requires the outside display of a boat lift which is not allowed based on the aforementioned code section. Thus he is asking for a conditional use within the C-1 district that would be specific to allowing no more than one boat lift to be displayed on the outside at the proposed location. The property is adjacent to R-1, C-1 and C-2 zoned properties. However, the adjacent C-2 property consists of a well-established hotel known as The Lodge at Lake Oconee which coincides with the development standards in C-1. The applicant is proposing to utilize the existing building as office space which coincides with the allowed uses in C-1. The proposed conditional use as presented for outside display will not adversely affect this C-1 district if the applicant is limited to a one or two-boat lift display and the outside display shall not be allowed at anytime in the front yard. In addition, if approved, staff recommends that a privacy fence be erected along the rear of the property where it abuts S. Hidden Lake Drive.

Staff recommendation is for approval of the proposed conditional use at 938 Greensboro Road [Map 103A, Parcel 037, District 1] with the following conditions:

1. There shall be no more than two-boat lifts displayed on the outside
2. The outside display shall not be allowed in the front yard at anytime.
3. A screened privacy fence shall be erected and maintained along the rear of the property where it abuts S. Hidden Lake Drive.

The Planning & Zoning Commission's recommendation is for approval of the proposed conditional use at 938 Greensboro Road [Map 103A, Parcel 037, District 1] with the following conditions:

1. *There shall be no more than two-boat lifts displayed on the outside*
2. *The outside display shall not be allowed in the front yard at anytime.*
3. *A screened privacy fence shall be erected and maintained along the rear of the property where it abuts S. Hidden Lake Drive.*





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APPLICATION CONDITIONAL USE

PLAN 2022- Plan-1

Application Information

(same as owner Yes B No
 Name: Chad Smith
 Address: 2063 E Hwy 36
Jackson GA, 30233
 Phone: [REDACTED]
 Email: [REDACTED]
 Fax: [REDACTED]
 Arterial/State Road. Yes: No:

Property Information

Eatonton
 Address: 938 Greensboro rd GA 31024
 Map: 103A Parcel: 037
 Presently Zoned: C-1 Com. District: 3
 Total Acreage: 1
 In Conservation Use: Yes No
 State Waters on Property: Yes No

Briefly describe the proposed conditional use: Sales Office

Existing zoning district classification of the property and adjacent properties:

Existing: C-1 North: C-1 South: R-1 East: C-1 West: C-2

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

RECORDED PLAT: LETTER OF AGENCY LETTER OF INTENT

COPY OF WARRANTY DEED:

Source of domestic water supply: well , community water , or private provider . If source is not an existing system, please provide a letter from provider. Provision for sanitary sewage disposal: septic system , or sewer . If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.

*SIGNATURE OF APPLICANT: Chad Smith DATE: 6/29/22

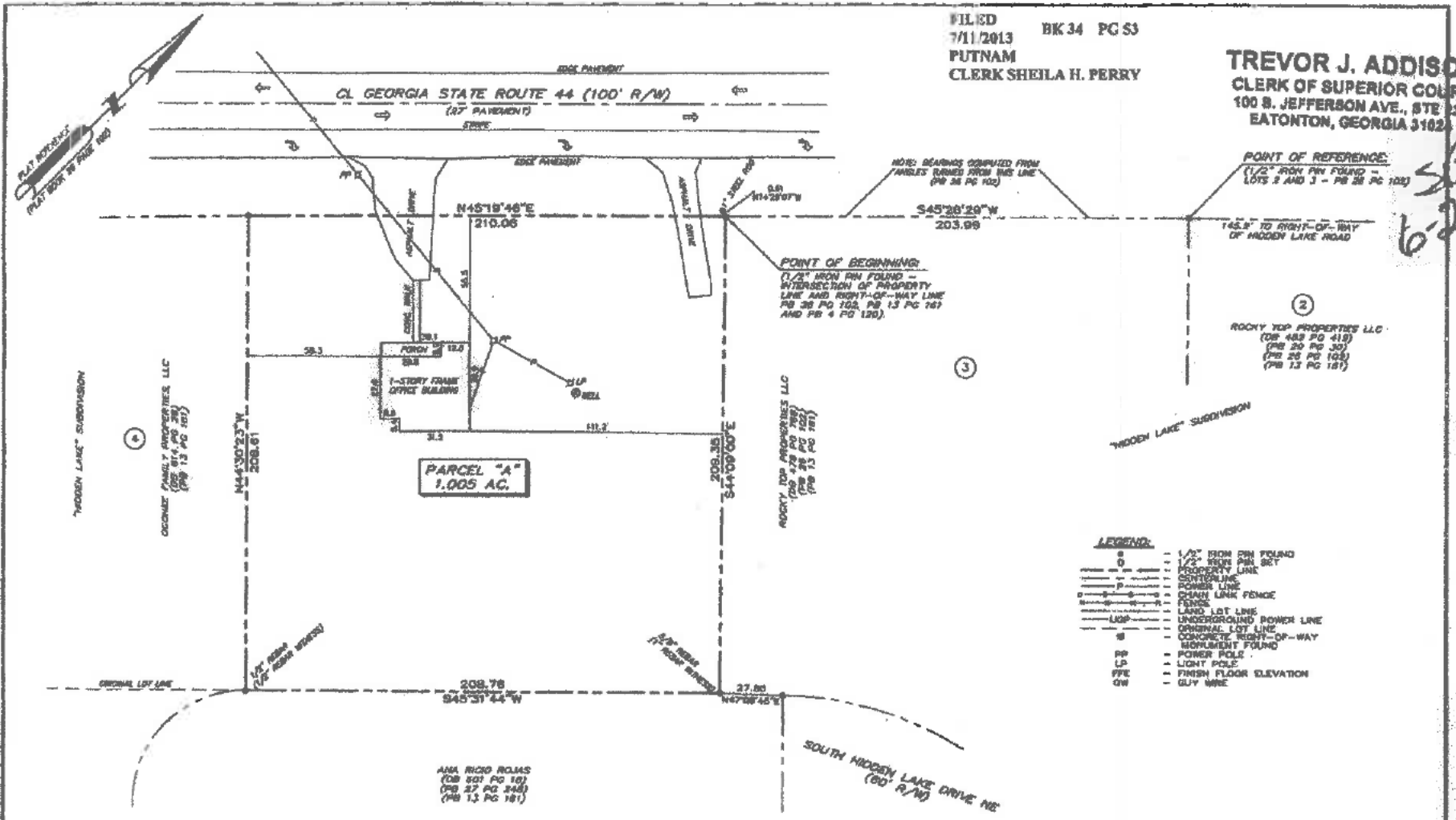
*APPLICANT HEREBY AFFIRMS THAT APPLICANT IS THE PROPERTY OWNER OR HAS THE LEGAL AUTHORITY TO SIGN THIS FORM ON OWNER'S BEHALF, AND APPLICANT AGREES TO INDEMNIFY AND HOLD PUTNAM COUNTY/CITY OF EATONTON HARMLESS IN THE EVENT IT IS DETERMINED APPLICANT DOES NOT HAVE SUCH LEGAL AUTHORITY.

DATE FILED <u>10-29-22</u>	FEE: \$ <u>220.00</u>	CK. NO. <u>1099</u>	CASH <input type="checkbox"/>	C. CARD <input type="checkbox"/>	INITIALS _____
RECEIPT # _____					
DATE OF NEWSPAPER AD: <u>7-14-22</u>	DATE SIGN POSTED: <u>7-13-22</u>				
PLANNING & ZONING HEARING: <u>8-4-22</u>	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: <u>8-16-22</u>	RESULT: _____				

FILED BK 34 PG 53
7/11/2013
PUTNAM
CLERK SHEILA H. PERRY

TREVOR J. ADDISON
CLERK OF SUPERIOR COURT
100 S. JEFFERSON AVE., STE 38
EATONTON, GEORGIA 31022

SBC
6-29-23



- LEGEND:**
- - 1/2" IRON PIN FOUND
 - - 1/2" IRON PMS SET
 - — — — — PROPERTY LINE
 - — — — — CENTERLINE
 - — — — — CONCRETE LINE
 - — — — — CONCRETE FENCE
 - — — — — FENCE
 - — — — — LAND LOT LINE
 - — — — — UNDERGROUND POWER LINE
 - — — — — ORIGINAL LOT LINE
 - — — — — CONCRETE RIGHT-OF-WAY
 - SB - SURVEY BOUNDARY FOUND
 - PP - POWER POLE
 - LP - LIGHT POLE
 - FFE - FINISH FLOOR ELEVATION
 - OW - GUY WIRE

REFERENCE:
PLAT BOOK 4 PAGE 120
PLAT BOOK 13 PAGE 161
PLAT BOOK 28 PAGE 102
DEED BOOK 778 PAGE 558

CLERK'S OFFICE PUTNAM COUNTY
SUPERIOR COURT.

NOTES:
1. THE BEARING DATUM WAS ESTABLISHED FROM PLAT OF REFERENCE (PLAT BOOK 28 PAGE 102).
2. THE BUILDING AS SHOWN ON THIS PLAT IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD PLAIN.

I HEREBY CERTIFY THAT THIS PLAT IS A NEW SURVEY OF THE PROPERTY AS SHOWN, AND NO PORTION OF THE PROPERTY IS COVERED BY THE PLAT, AND NEW EASES OR RIGHTS ARE CREATED, NO NEW EASEMENTS ARE REQUIRED, NO NEW EASEMENTS ARE REQUIRED, AND NO NEW EASEMENTS ARE REQUIRED. THE APPROVAL OF THE MUNICIPAL OR COUNTY PLANNING COMMISSION IS OBTAINED, AND THIS PLAT IS NOT SUBJECT TO GEORGIA CODE SECTION 15-2-47 FOR RECORDING IN OFFICE OF CLERK OF SUPERIOR COURT.

A TRIMBLE TSC1100 TOTAL STATION BY ANIMAS WAS USED TO OBTAIN THE ANGLES AND ANGULAR MEASUREMENTS. A LEICA TFS-BUSINESS 5000 PUNCH MEMORY CARD WAS USED AS A DATA COLLECTOR TO COLLECT THE FIELD DATA.

I CERTIFY 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.



DATE:		PROPERTY AND AS-BUILT SURVEY.	
SURVEY: 6/20/2013		FOR: ROBERT D. BURNS	
PLAT: 7/10/2013		938 GREENSBORO ROAD PART OF LAND LOT 340 THIRD LAND DISTRICT 389TH. G. M. DISTRICT PUTNAM COUNTY, GEORGIA	
Scale:	1" = 30.0'	Date:	July 10, 2013
		JAMES E. (J.E.) SMITH, JR. 3075 NEWELL DRIVE MILLEDGEVILLE, GEORGIA 31061 GA. REG. NO. 1885 PHONE: 478-452-1182	
		7/10/2013	



06/29/2022

Putnam County Planning & Development
117 Putnam Dr. STE. B.
Eatonton, GA. 31024.

We own the property located at 938 Greensboro Rd. Eatonton, GA. 31024. We are requesting conditional use at this property for the intent of operating a dock company with office space and a single boat lift display outside property on the right side to be even with the existing structure.

We will be painting interior and exterior of the building, install new flooring, new light fixtures, A privacy fence along the rear perimeter, installing new landscaping, and paving new parking space, and new signage.

We will comply or meet for the overlay process. We plan to set the dock industry to a new standard.

Thank you for your consideration in this matter,

Chad Smith



Return to FERRIE & ASSOCIATES, LLC
215 Pkwy, Suite 1170
Chamblee, GA 30339
Phone: 404.399.1100
Fax: 404.399.1101

Deed Doc: WD
Recorded 06/14/2022 01:00PM
Georgia Transfer Tax Paid : \$550.00
TREVOR ADDISON
Clerk Superior Court, PUTNAM County, Ga.
01088 Pg 057

SBC

PT 61 117-2022-001078
LIMITED WARRANTY DEED

STATE OF
COUNTY OF

THIS INDENTURE, made on June 6th, 2022, between

BIG O LAKE O REAL ESTATE HOLDINGS LLC

(hereinafter referred to as "Grantor") and

JEREMY M. MATHIS and JULIA MATHIS
as Joint Tenants with Rights of Survivorship

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

ALL THAT TRACT OR PARCEL OF LAND WITH IMPROVEMENTS THEREON, LYING AND BEING IN PUTNAM COUNTY, GEORGIA, BEING SHOWN ON SURVEY RECORDED IN PLAT BOOK 4, PAGE 120, CLERK'S OFFICE, PUTNAM COUNTY, GEORGIA, AND INCORPORATED HEREIN.
SAID PROPERTY BEING KNOWN AS 938 GREENSBORO ROAD, EATONTON, GA 31024

TOGETHER WITH all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:

[Signature]

Witness

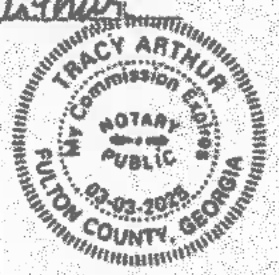
BIG O LAKE O REAL ESTATE HOLDINGS LLC

By: *[Signature]* (Seal)
By: OTIS ORLANDO LYNCH, Member

[Signature]

Notary Public

[Attach Notary Seal]





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CAMPAIGN CONTRIBUTION DISCLOSURE

Has applicant made \$250 or more campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes No If yes, please complete contribution affidavit.

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

Name of Recipient	Date	Contribution Amount	Description of Gift	Value of Gift

Name of Business: Marine 1 Source

Business Ownership Interest: _____ Property Ownership Interest: _____

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

[Handwritten Signature]
Owner or Applicant Signature



[Handwritten Signature]
Notary Public

Sworn and subscribed before me this 8 day of July 2022.



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OWNER AUTHORIZATION

Submission of inaccurate information may be cause for denial of the request or, if discrepancies are realized after the approval for the petition or issuance of the relevant local permits, cause for the revocation of the approval and any related permits by the Board of Commissioners. The following documents must be submitted with this application prior to the application deadline. **Incomplete applications will not be accepted.**

1. Payment of appropriate fee (please make checks payable to Putnam County Planning & Development)
2. Recorded plat of property.
3. Concept plan or site plan drawn to scale.
4. Written description of your request in letter format, addressed to Putnam County Planning & Development.
5. All required criteria (attached) must be addressed in the written description.

The documents listed above are the minimum requirements. Staff may require additional documentation depending on the nature of the Variance Request. All submitted documents are public records and subject to Opens Records Law.

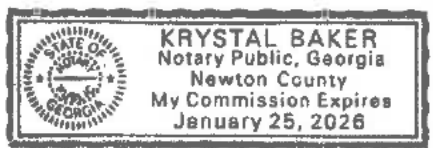
I have reviewed the application procedures and all applicable criteria and regulations in the Putnam County Zoning Ordinance for the above requested Variance Request. I hereby claim that this application fulfills said procedures and meets the criteria for approval.

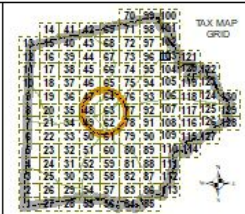
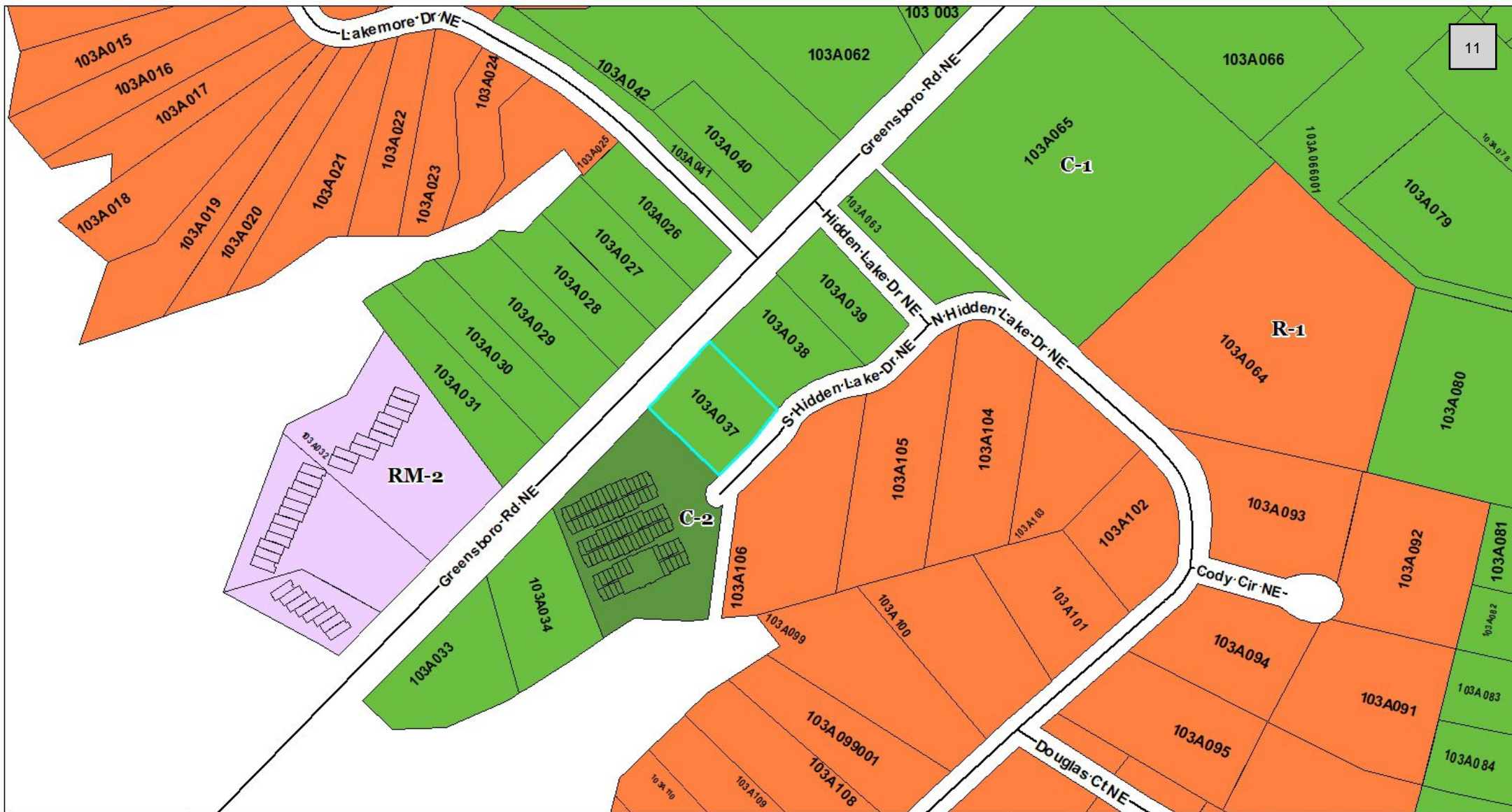
Applicant Signature: *Chad Smith* Date: *6/29/22*

I swear that I am the owner of the property listed above. I authorize *Chad Smith* (applicant's name) to apply for a zoning action (zoning map amendment, conditional use, variance) at the above listed address, as identified on the attached application.

Mattis
Owner signature

Krystal Baker
Notary Public
Sworn and subscribed before me this
29 day of *June* 20*22*.





GEOGRAPHIC FEATURE LEGEND

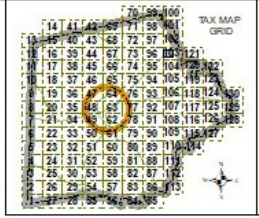
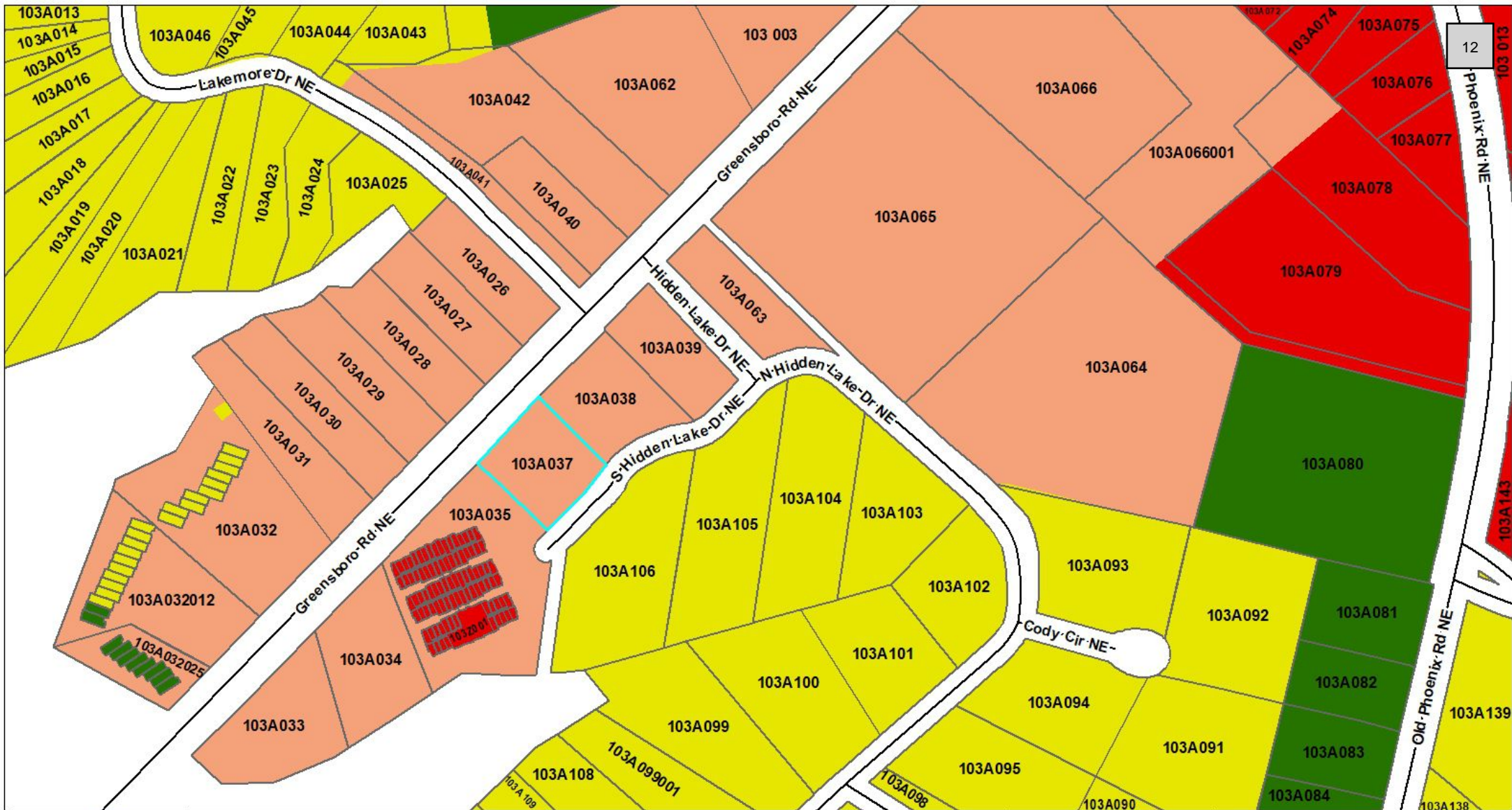
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	RM-2
County Boundary	No Code	C-1	I-M	MHP	R - 2 CITY	R-1R
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	RM-3
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	VILLAGE
Parcel Hooks						RM-1

MGRC
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP SCALE: 1" = 200'
SCALE RATIO: 1:2,400
DATE: JULY 2022

MAP 103A



GEOGRAPHIC FEATURE LEGEND

Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/Institutional	Undeveloped/Vacant
Parcels			
Parcel Hooks			

MGRC
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
Web:
www.middlegeorgiairc.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 103A

MAP SCALE: 1" = 200'
SCALE RATIO: 1:2,400
DATE: JULY 2022

File Attachments for Item:

6. Request by Adam Schulze for conditional use on Emory Drive [Map 111, Parcel 001045 001, District 4]
(staff-P&D)



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Staff Recommendations

Thursday, August 04, 2022, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Board of Commissioners

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 8/16/2022

Request by **Adam Schulze**, for Conditional Use on Emory Drive [**Map 111, Parcel 001045 001, District 4**] currently zoned **R-1**. *

The applicant is requesting a Conditional Use to have 4 horses, 8 goats, 12 chickens, a hayfield, along with a farm pond. The existing farm pond which is on 3.5 acres between the three parcels will provide water for the animals and irrigate a 9-acre hayfield. These uses would be for the total of the three subject parcels. The parcels that are owned by the applicant are adjacent to his immediate family's properties with approx. 130 acres owned between them and also adjacent to R-2 zoning. The subject properties are forested and undeveloped. The applicant intends to transfer the subject parcels to his mother and wants to ensure the permit remains in place, with her being bound to all the same conditional uses. According to the applicant, he is not a developer as he purchased the property for his family's enjoyment and a place for his parents to retire.

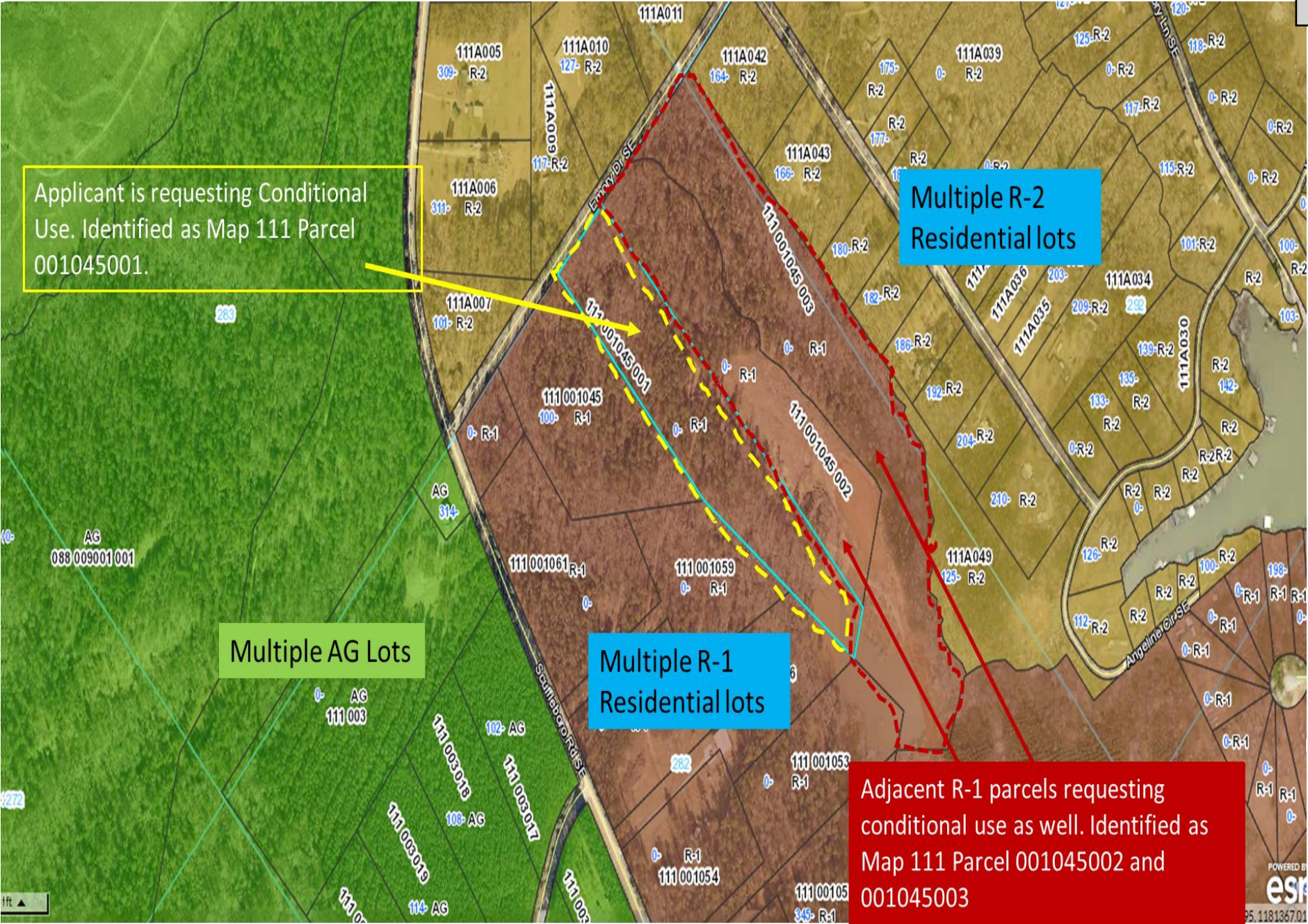
The applicant has previously requested a rezoning for the subject property from R-1 to AG. Staff previously recommended denial of the requested rezoning on the basis that the proposed change in use would adverse impact neighboring properties. Staff recognizes the requested conditional use would result in a less intensive use of the parcels and would otherwise have a less adverse impact on the adjacent property uses. However, **staff finds the requested conditional use is not compatible with the existing use of adjacent properties, and, therefore, recommends denial.** Nevertheless, in the event the governing authority approves the requested conditional use, staff recommends the following conditions:

1. **The applicant shall provide certification that the dam was constructed in compliance with all applicable permitting authorities' requirements and is suitable to support the impoundment and associated flow. This certification shall be done by licensed civil engineer specializing in dam design and construction.**
2. **A 100 ft natural undisburbed buffer shall be established and maintained along Emory Drive and where the property abuts the adjacent R-2 parcels**
3. **This conditional use shall be limited to 4 horses, 8 goats, 12 chickens, a hayfield and the existing farm pond.**
4. **Map 111, parcels, 001045 001, 0001045 002 and 001045 003 shall be combined together and cannot be developed, further subdivided or sold as standalone parcels.**
5. **This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with**

the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

The Planning & Zoning Commission's recommendation is for approval of the proposed conditional use on Emory Drive [Map 111, Parcel 001045 001, District 4] currently zoned R-1 with the following conditions:

- 1. The applicant shall provide certification that the dam was constructed in compliance with all applicable permitting authorities' requirements and is suitable to support the impoundment and associated flow. This certification shall be done by licensed civil engineer specializing in dam design and construction.*
- 2. A 100 ft natural undisturbed buffer shall be established and maintained along Emory Drive and where the property abuts the adjacent R-2 parcels*
- 3. This conditional use shall be limited to 4 horses, 8 goats, 12 chickens, a hayfield, and the existing farm pond.*
- 4. Map 111, parcels, 001045 001, 001045 002 and 001045 003 shall be combined together and cannot be developed, further subdivided, or sold as standalone parcels.*
- 5. This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.*



Applicant is requesting Conditional Use. Identified as Map 111 Parcel 001045001.

Multiple R-2 Residential lots

Multiple AG Lots

Multiple R-1 Residential lots

Adjacent R-1 parcels requesting conditional use as well. Identified as Map 111 Parcel 001045002 and 001045003



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APPLICATION CONDITIONAL USE

PLAN-4

Application Information

(same as owner Yes No)

Name: Adam Schulze / Elite Gym Holdings, LLC

Address: 325 Scuffleboro Road SE
Eatonton, GA 31024

Phone: [REDACTED]

Email: [REDACTED]

Fax: _____

Arterial/State Road. Yes: _____ No:

Property Information

Address: Emory Drive, no street address

Map: 111 Parcel: 001045 001

Presently Zoned: R-1 gja Com. District: 4

Total Acreage: 11.6

In Conservation Use: Yes No

State Waters on Property: Yes No

Briefly describe the proposed conditional use: limited agricultural use (hay field, animals, pond)

Existing zoning district classification of the property and adjacent properties:

Existing: R-1 North: R-1 South: R-1 East: R-1 West: R-1

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

RECORDED PLAT: LETTER OF AGENCY LETTER OF INTENT

COPY OF WARRANTY DEED:

Source of domestic water supply: well _____, community water _____, or private provider _____. If source is not an existing system, please provide a letter from provider. Provision for sanitary sewage disposal: septic system _____, or sewer _____. If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider. Land is undeveloped, no water / sewer service.

*SIGNATURE OF APPLICANT: [Signature] DATE: _____

*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>6/30/22</u>	FEE: \$ 220.00	CK. NO. <u>3315</u>	CASH _____	C. CARD _____	INITIALS <u>gja</u>
RECEIPT #	_____					
DATE OF NEWSPAPER AD:	<u>7-14-22</u>	DATE SIGN POSTED:	<u>7-13-22</u>			
PLANNING & ZONING HEARING:	<u>8-4-22</u>	RESULT:	_____			
COMMISSIONERS/CITY COUNCIL HEARING:	<u>8-16-22</u>	RESULT:	_____			



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OWNER AUTHORIZATION

Submission of inaccurate information may be cause for denial of the request or, if discrepancies are realized after the approval for the petition or issuance of the relevant local permits, cause for the revocation of the approval and any related permits by the Board of Commissioners. The following documents must be submitted with this application prior to the application deadline. **Partial applications will not be accepted.**

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

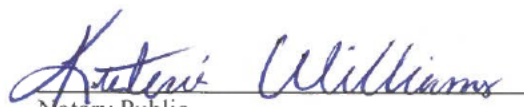
The documents listed above are the minimum requirements. Staff may require additional documentation depending on the nature of the Variance Request. All submitted documents are public records and subject to Opens Records Law.

I have reviewed the application procedures and all applicable criteria and regulations in the Putnam County Zoning Ordinance for the above requested Variance Request. I hereby claim that this application fulfills said procedures and meets the criteria for approval.

Applicant Signature:  Date: 6/30/22
Connie Adams Barnes, Owner/Managing Member, for Elite Gym Holdings, LLC

I swear that I am the owner of the property listed above. I authorize Elite Gym Holdings, LLC (applicant's name) to apply for a zoning action (zoning map amendment, conditional use, variance) at the above listed address, as identified on the attached application.

Owner signature 


Notary Public
Sworn and subscribed before me this
30th day of June 2022.





PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

OWNER AUTHORIZATION

Submission of inaccurate information may be cause for denial of the request or, if discrepancies are realized after the approval for the petition or issuance of the relevant local permits, cause for the revocation of the approval and any related permits by the Board of Commissioners. The following documents must be submitted with this application prior to the application deadline. **Partial applications will not be accepted.**

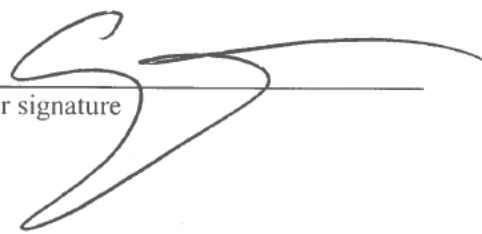
1. Payment of appropriate fee (please make checks payable to Putnam County Planning & Development)
2. Recorded plat of property. If no plat has been recorded, a copy of the recorded deed may be submitted in lieu of the plat.
3. Concept plan or site plan drawn to scale.
4. Written description of your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


The documents listed above are the minimum requirements. Staff may require additional documentation depending on the nature of the Variance Request. All submitted documents are public records and subject to Opens Records Law.

I have reviewed the application procedures and all applicable criteria and regulations in the Putnam County Zoning Ordinance for the above requested Variance Request. I hereby claim that this application fulfills said procedures and meets the criteria for approval.

Applicant Signature:  Date: 6-30-22

I swear that I am the owner of the property listed above. I authorize Adam Schulze (applicant's name) to apply for a zoning action (zoning map amendment, conditional use, variance) at the above listed address, as identified on the attached application.

Owner signature 


Notary Public
Sworn and subscribed before me this
30th day of June 2022.





PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

CAMPAIGN CONTRIBUTION DISCLOSURE

Has applicant made \$250 or more campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes No If yes, please complete contribution affidavit.

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

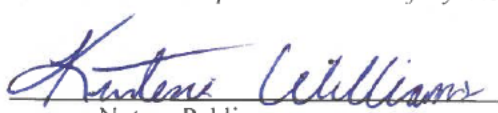
Name of Recipient	Date	Contribution Amount	Description of Gift	Value of Gift

Name of Business: Elite Gym Holdings, LLC

Business Ownership Interest: 100% Property Ownership Interest: 100% upon conditional use approval none currently, intends to receive

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


Owner or Applicant Signature


Notary Public

Sworn and subscribed before me this 30th day of June 2022.





PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

CAMPAIGN CONTRIBUTION DISCLOSURE

Has applicant made \$250 or more campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes No If yes, please complete contribution affidavit.

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

Name of Recipient	Date	Contribution Amount	Description of Gift	Value of Gift

Name of Business: N/A - individual applicant Adam Schulze

Business Ownership Interest: _____ Property Ownership Interest: 100%

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

Owner or Applicant Signature

Notary Public
Sworn and subscribed before me this
30th day of June 2022.

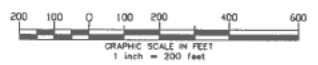


FILED
12:17 PM
1/10/2014
PUTNAM
SHELLA H. PERRY
CLERK
BK 34 PG 105

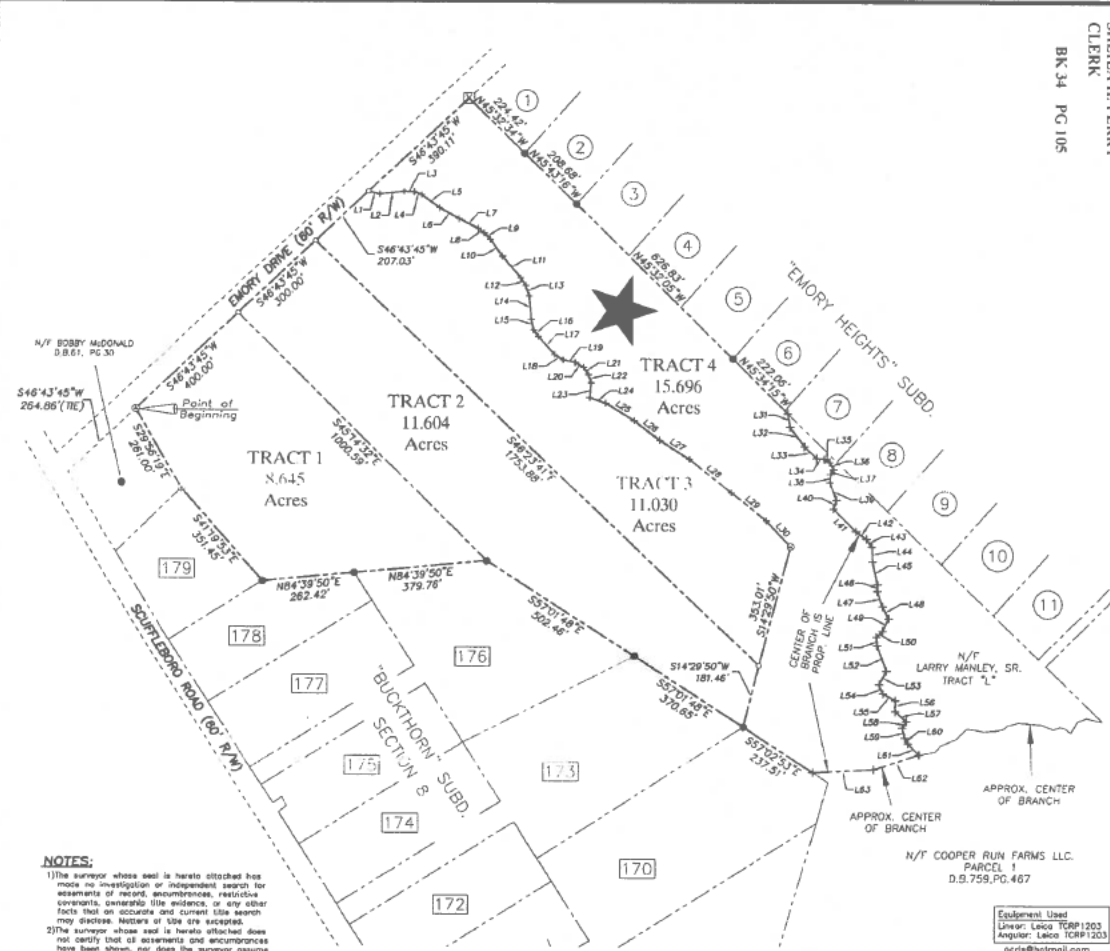


LEGEND:
 ○ - 5/8" IRON PIN SET (IPS)
 ● - 1/2" IRON PIN FOUND (IPF)
 ⊙ - 1/2" IRON PIPE FOUND (IPPF)
 ⊗ - 3/8" IRON PIN SET (IPS)
 * - COMPUTED POINT
 --- RIGHT OF WAY LINE
 - - - PROPERTY LINE

REFERENCES:
 P.B. 33, PG. 75
 P.B. 27, PG. 289
 P.B. 13, PG. 32
 P.B. 14, PG. 134
 P.B. 11, PG. 192
 P.B. 27, PG. 289
 D.B. 200, PG. 138
 CLERK OF SUPERIOR COURT
 PUTNAM COUNTY, GEORGIA



Property Subdivision Survey	
John Montgomery	
Tracts 1, 2, 3 & 4 Formerly Parcel 2 of "Buckthorn Backlands" in Land Lot 282 of the 2nd Land District 313th G.M. District Putnam County, Georgia	
SCALE: 1" = 200'	October 17, 2013
Ogletree & Chivers Land Surveyors	
863 Dunlap Rd, Suite B Willedgeville, GA 31061 478-453-3454 4334.DWG	



- NOTES:**
- 1) The surveyor whose seal is hereto attached has made no investigation or independent search for easements of record, encroachments, restrictive covenants, unrecorded title evidence, or any other facts that on 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 easements and encroachments have been shown, nor does the surveyor assume any liability for any such easements 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 adjacent information is shown as taken from the records of the line of survey.
 - 5) Original Fieldwork was performed April, 2011

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 FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 13-6-67.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 61,146+ 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 2,250,467+ FEET.

Equipment Used
 Level: Leica TCRP1203
 Angle: Leica TCRP1203
 ocrls@hotmail.com

Putnam Co. Planning & Development

Conditional Use Application – Letter of Intent

Dear Putnam County Commissioners,

My name is Adam Schulze. I live at 325 Scuffleboro Road in Eatonton, GA with my wife and children. I am applying for a conditional use of parcels 111 001045 001, 111 001045 002, and 111 001045 003 (approx. 40 acres, hereinafter the “subject property”). These parcels are part of more than 130 contiguous acres owned by me and my immediate family. My mother owns an immediately adjacent property through a holding company, Elite Gym Holdings LLC. That LLC is a co-applicant on this conditional use permit because I intend to transfer the subject parcels to her, and want to ensure the permit remains in place, with her being bound to all the same conditions as me.

We are not builders or developers. We bought the subject property for our own enjoyment and a place for my parents to retire and enjoy outdoors time with their grandchildren. The subject property is forested, undeveloped land. The most recent Putnam County – Eatonton Comprehensive Plan (2017) identifies the subject property as Agriculture / Forestry, both on the Current Land Use *and* Future Land Use maps (see Exhibit A for these maps).

This issue arose because I assumed the subject property was zoned agricultural. We already keep a few small horses for my children, and we wanted to add some goats and chickens, as well as a hay field to feed the animals. I also wanted to add a small (approx. 3.5 acre) pond to irrigate the hay field and provide water for the animals.

I hired a designer and builder to construct what I believed would be considered a “farm pond,” for which I would not need permission from the County. I now know I was mistaken, because the subject properties are zoned R-1, not AG. That means, without your permission, I cannot have the agricultural uses I need to justify the “farm pond” designation. I am therefore applying for a conditional use of the property to allow me to have certain agricultural uses that are not normally allowed in R-1, namely, a nine-acre hayfield, no more than four horses, no more than eight goats, and no more than twelve chickens. These uses would be for the total of the three subject parcels, I do not need each use for each specific parcel. I understand that some neighbors have concerns that the subject parcels could become a large-scale residential subdivision, and therefore I would agree to not further subdivide the parcels as a condition of approval. The Putnam County Code of Ordinances, Article IV, Division 2, Section 66-157 states: “If a use is not permitted in any zoning district, the planning and zoning commission may hear and recommend a conditional use permit approval application as submitted according to the rezoning process. In granting such a conditional use permit, the planning and zoning commission may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable so that the purpose of this chapter will be served, public safety and welfare secured, and substantial justice done.”

The uses I am requesting are suitable to the rural character of the area, in fact there are numerous residential properties nearby the subject parcels where the residents keep horses and chickens.

Your approval of these limited agricultural uses will allow me to have the existing pond treated as a “farm pond,” which will allow me to keep it in place subject to regulation and ongoing monitoring by the Georgia Environmental Protection Division and U.S. Army Corps of Engineers. I have been in contact with these agencies, including in three-way communications with the Putnam County Planning and Zoning Office, they are aware of the work I’ve already done on the pond, and I am aware that I will have ongoing obligations. See Exhibit B. Erosion controls are in place and the County has inspected the pond and dam and noted that it does not pose any danger. See Exhibit C. On the contrary, the removal of the pond at this point would be very challenging and pose the exact risks the County is seeking to avoid, with no resulting public benefit.

I thank you for your time and ask that you grant the requested conditional use permit in my personal name and in the name of Elite Gym Holdings, LLC, a holding company wholly owned by my mother.

Thank you,

Adam Schulze

Deed Doc: WD
Recorded 12/14/2021 03:18PM
Georgia Transfer Tax Paid : \$133.50
TREVOR ADDISON
Clerk Superior Court, PUTNAM County, Ga.
Ex 01067 Pg 0391-0393

After Recording Return to:
The Roessing Firm, LLC
P.O. Box 1309
Milledgeville, GA 31059

PF61 117-2021-002445 *SBC*

(above space provided for recording)

**STATE OF GEORGIA
COUNTY OF PUTNAM**

LIMITED WARRANTY DEED

THIS INDENTURE, made this 6th day of December, 2021, between CMJM, Ltd., a Colorado limited partnership, as party or parties of the first part (hereinafter called "Grantor") and **Adam Schulze**, an individual, as party or parties of the second part (hereinafter called "Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, its heirs and assigns, all the following described property, to-wit:

SEE ATTACHED EXHIBIT A.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor, subject to all encumbrances, easements and restrictions of record.

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

John Montgomery
MJM, Ltd.

By: John Montgomery,
General Partner

Signed before me on 12-6, 2021.

Sherry L. Johnson
Unofficial Witness Sh

Tamra Green
unofficial witness
TAMRA Green

Sherry L. Johnson
Notary Public
My Commission Expires: 8-19-2025
(AFFIX NOTARY SEAL)

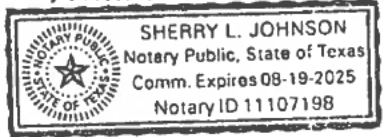


EXHIBIT A

LEGAL DESCRIPTION

PARCEL ONE:

All that tract or parcel of land lying and being in Land Lot 282 of the 2nd Land District, 313th G.M. District of Putnam County, Georgia being more particularly identified as Tract 2 containing 11.604 acres as described on a survey by Phillip H. Chivers, GA Registered Surveyor number 2658, dated October 17, 2013, and recorded in Plat Book 34, Page 105, in the records of the Putnam County Clerk of Superior Court. By reference the survey is incorporated herein.

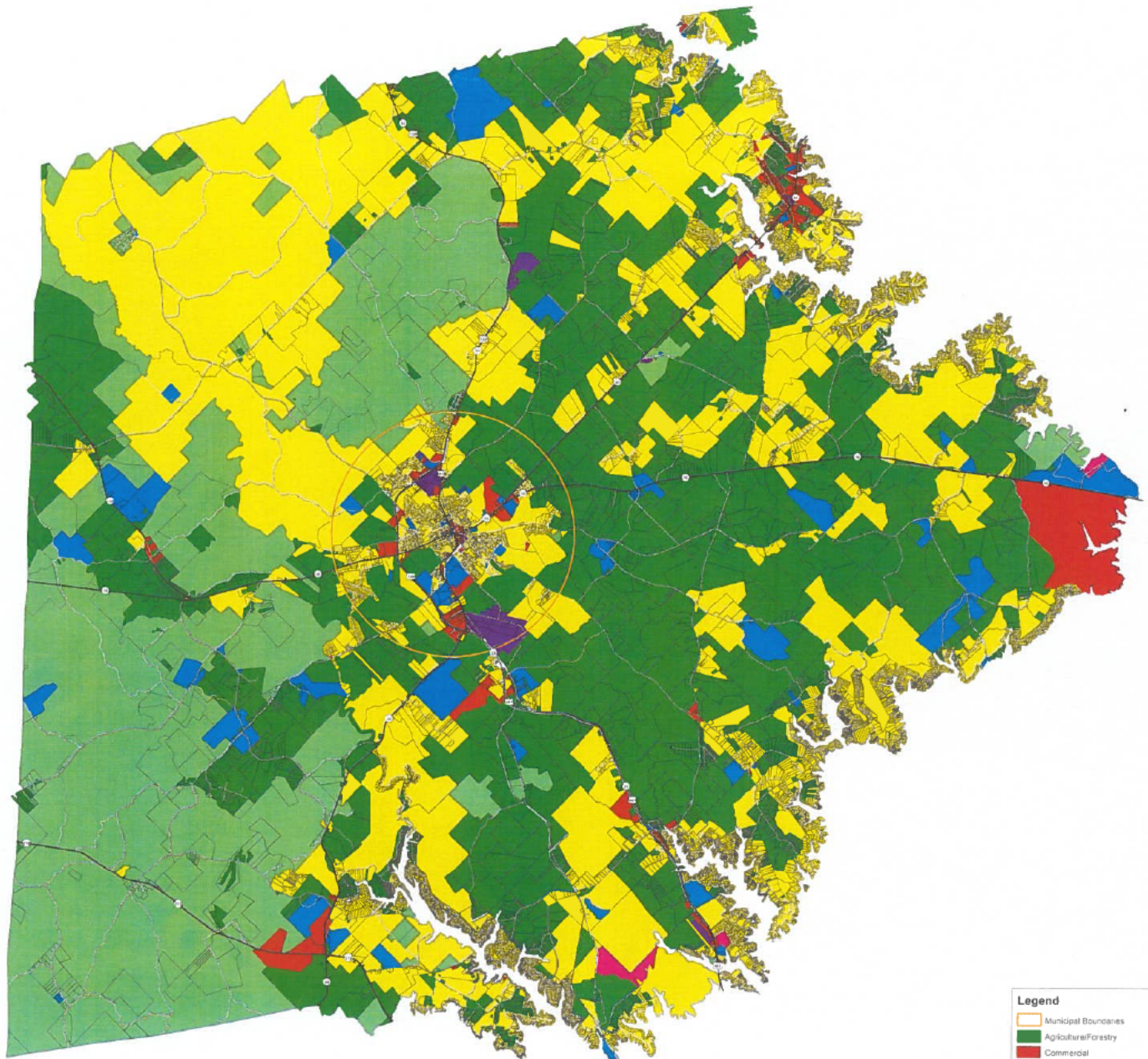
PARCEL TWO:

All that tract or parcel of land lying and being in Land Lot 282 of the 2nd Land District, 313th G.M. District of Putnam County, Georgia being more particularly identified as Tract 3 containing 11.030 acres as described on a survey by Phillip H. Chivers, GA Registered Surveyor number 2658, dated October 17, 2013, and recorded in Plat Book 34, Page 105, in the records of the Putnam County Clerk of Superior Court. By reference the survey is incorporated herein.

PARCEL THREE:



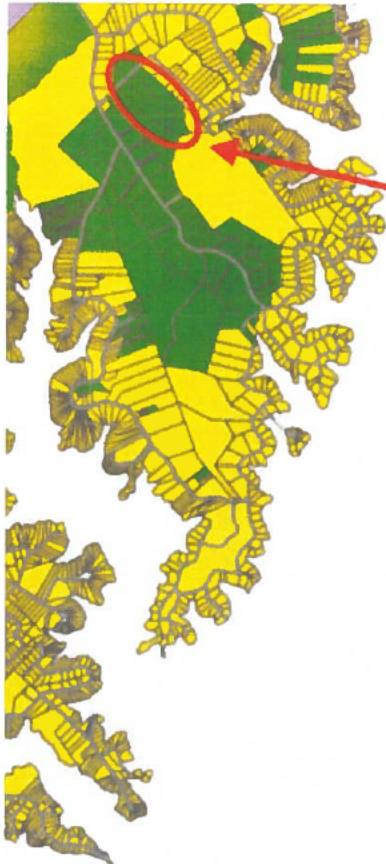
All that tract or parcel of land lying and being in Land Lot 282 of the 2nd Land District, 313th G.M. District of Putnam County, Georgia being more particularly identified as Tract 4 containing 15.696 acres as described on a survey by Phillip H. Chivers, GA Registered Surveyor number 2658, dated October 17, 2013, and recorded in Plat Book 34, Page 105, in the records of the Putnam County Clerk of Superior Court. By reference the survey is incorporated herein.



Legend

- Municipal Boundaries
- Agricultural/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant



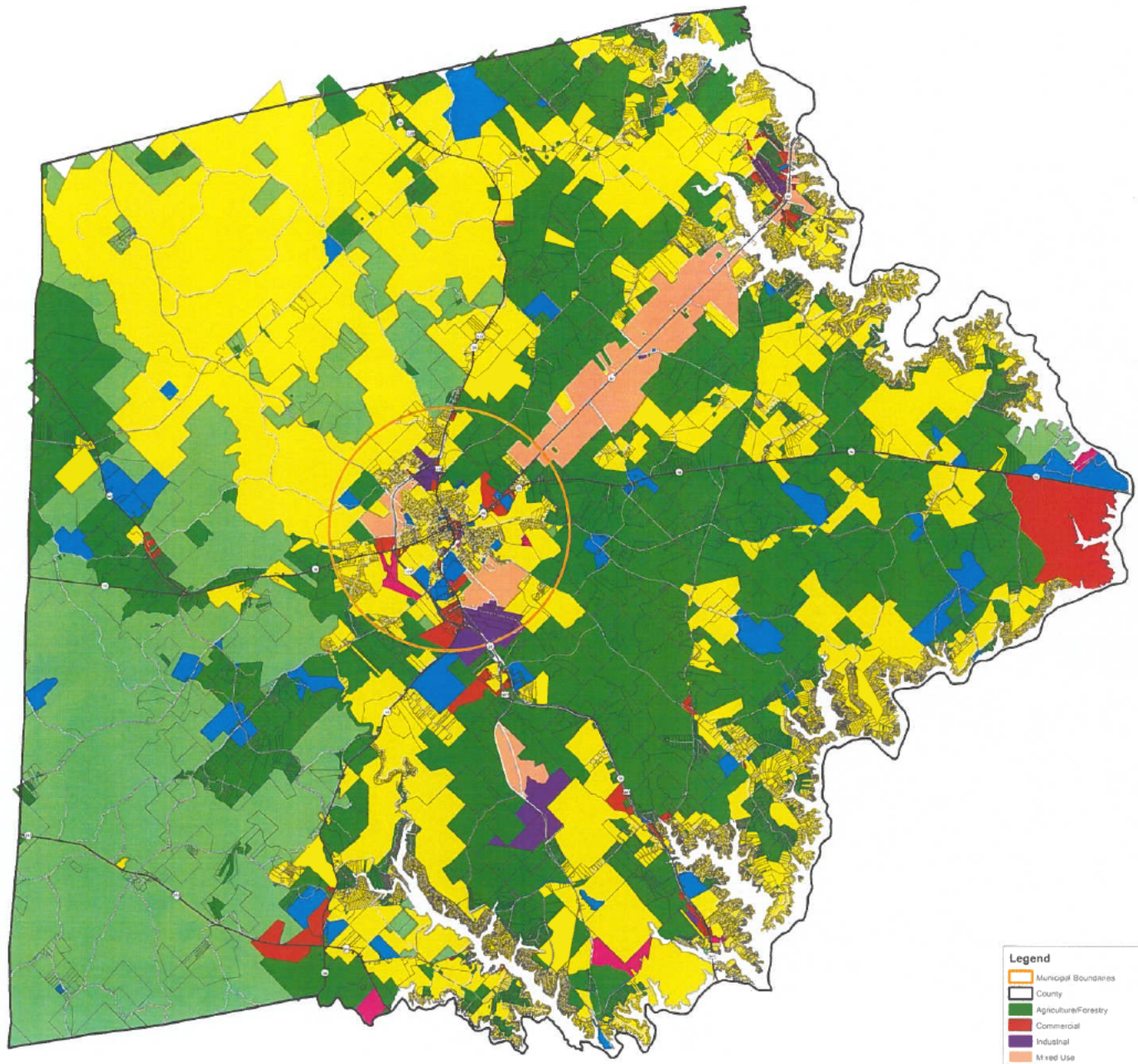


Subject Parcels are all designated Agriculture / Forestry

Legend

-  Municipal Boundaries
-  Agriculture/Forestry
-  Commercial
-  Industrial
-  Park/Recreation/Conservation
-  Public/institutional
-  Residential
-  Transportation/Communication/Utilities
-  Undeveloped/Vacant

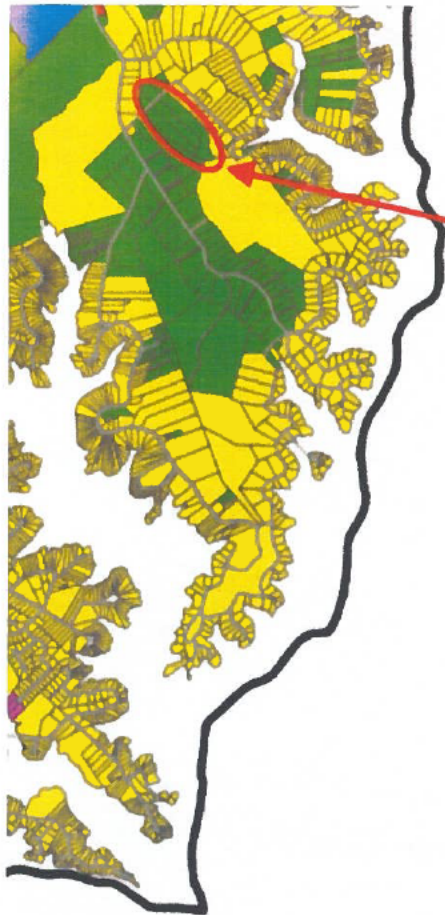
Putnam County, GA: Future Land Use



Legend



- Municipal Boundaries
- County
- Agriculture/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant





Subject parcels are all designated Agriculture / Forestry

Legend

-  Municipal Boundaries
-  County
-  Agriculture/Forestry
-  Commercial
-  Industrial
-  Mixed Use
-  Park/Recreation/Conservation
-  Public/institutional
-  Residential
-  Transportation/Communication/Utilities
-  Undeveloped/Vacant

From: Jones, Jessica <jessica.jones@dnr.ga.gov>
Sent: Wednesday, October 13, 2021 9:10 AM
To: Lisa Jackson <ljackson@putnamcountyga.us>; corey.new@usda.gov
Cc: Callaway, Scott <Scott.Callaway@dnr.ga.gov>; Hoppersberger, Alex <Alex.Hoppersberger@dnr.ga.gov>
Subject: RE: Farm Pond Exemption

Lisa,

As we discussed on the phone, our office accepts this submittal as proof of exemption from GESA. Mr. Schulze is exempt from local and state land disturbance permits as well as the buffer.

Even though USACE regulates farm ponds and Mr. Schulze is exempt from GESA, he is not exempt from the Clean Water Act (CWA). Therefore, our office will monitor the activity only in regards to water quality moving forward. Mr. Schulze is aware that he would not be exempt from the CWA and must install and maintain erosion controls until the site is stabilized to prevent water quality violations.

Thank you for investigating. If you have any questions or concerns, please email or call me.

Jessica Jones
Program Manager 1
Ga DNR EPD, Northeast District
745 Gaines School Rd. Athens, GA 30605
Email: jessica.jones@dnr.ga.gov
Phone: 706.369.6376
Cell: 404.764.6390
Fax: 706.369.6398



Lynn Butterworth

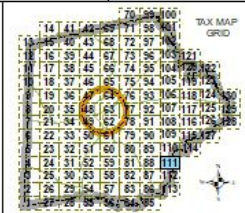
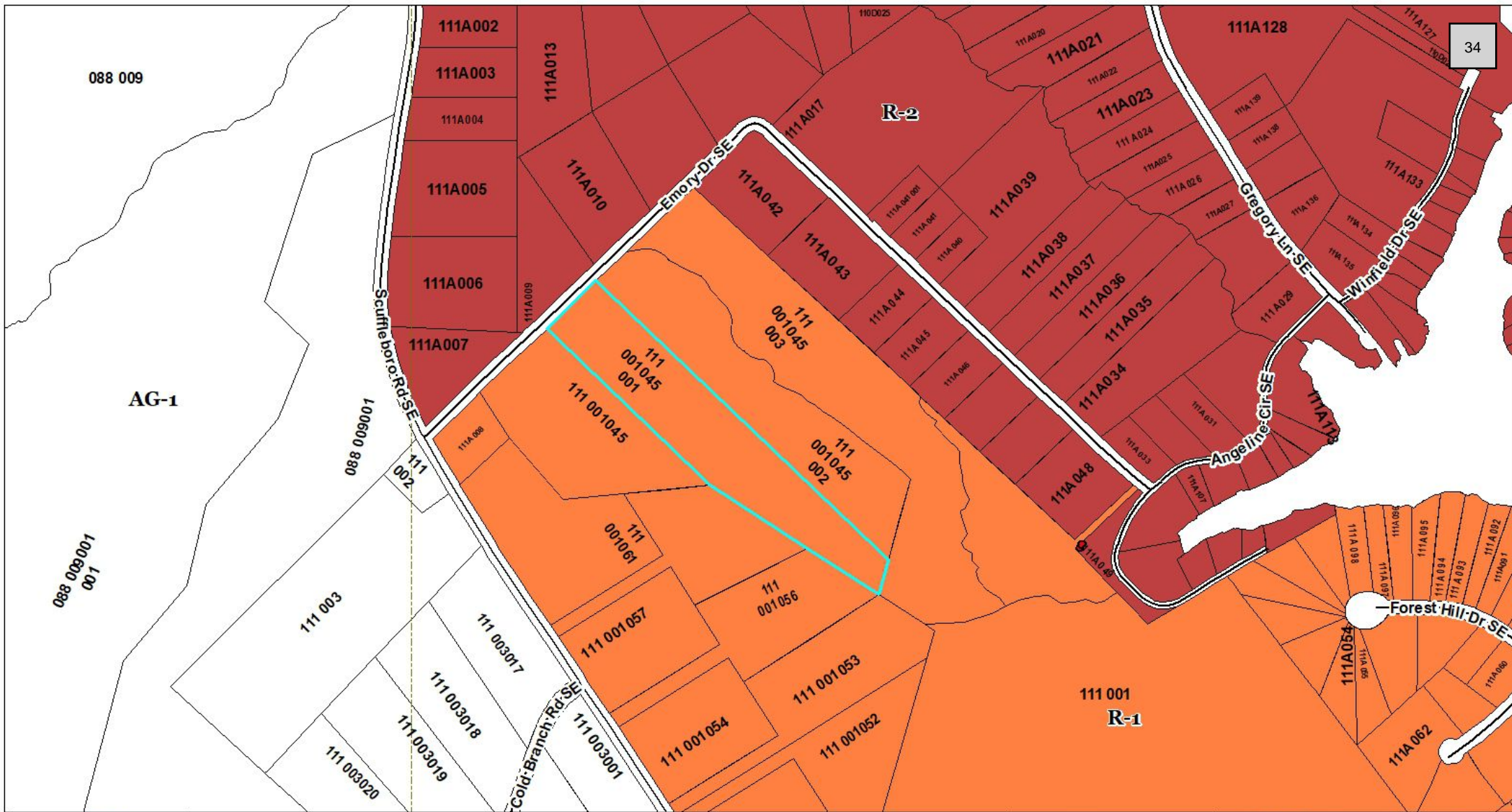
From: Angie Larson
Sent: Tuesday, January 18, 2022 4:52 PM
To: Taylor Vining
Subject: RE: does this sound good?

VERY GOOD!

From: Taylor Vining <tving@putnamcountyga.us>
Sent: Tuesday, January 18, 2022 4:50 PM
To: Angie Larson <alarson@putnamcountyga.us>
Subject: does this sound good?

Jay Johnston and I meet at the pond on Emory Dr at 3:30 p.m. on 1/18/2022 due to a complaint. Upon our investigation we found that the pond had filled up to the point where the siphon system was working letting the access water flow out the overflow pipe on the back side of the pond. The water that was emptying out the back was clear and had no silt in it. There was established erosion control measure in place on the back side of the pond before the pond had filled up. The water flowing from the overflow pipe was falling on top of the silt fence and the hay bales that were put up cause them to no longer be effective. The back side of the dam was sill stabilized and does not appear to be compromised in any way.

Mrs. Taylor Vining
Environmental Specialist
117 Putnam Dr.
Eatonton, Ga 31024
706-816-9590
Monday-Thursday



GEOGRAPHIC FEATURE LEGEND

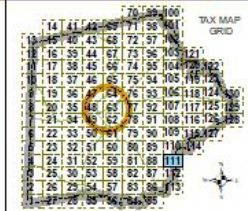
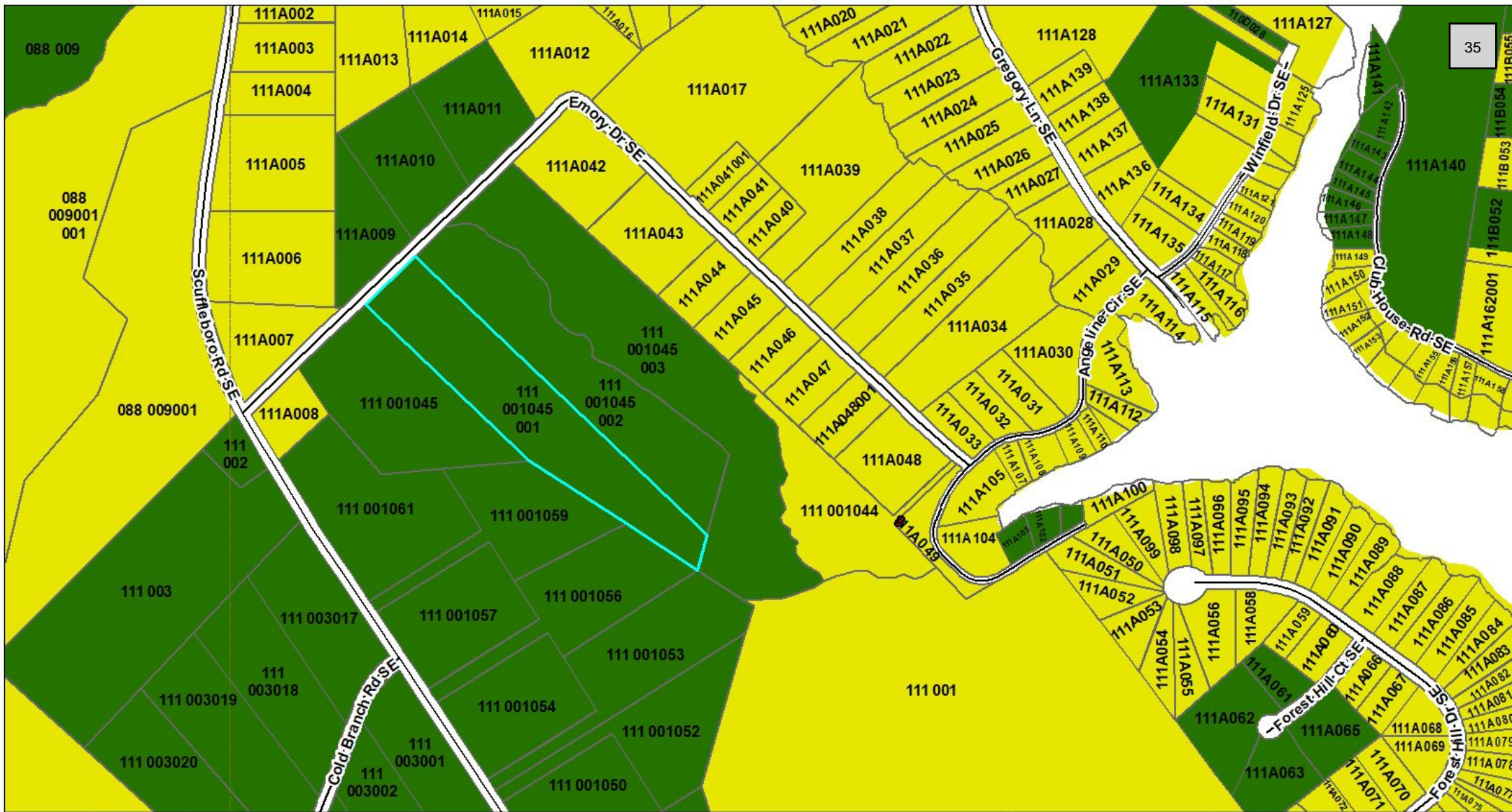
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	R-1	RM-2
County Boundary	No Code	C-1	I-M	MHP	R - 2 CITY	R-1R	RM-3
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	R-2	VILLAGE
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1	
Parcel Hooks							

LMGR
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 111

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: APRIL 2022



GEOGRAPHIC FEATURE LEGEND

- | | | | |
|-----------------|----------------------|------------------------------|--|
| Eatonton Limits | Agriculture/Forestry | Mixed Use | Residential |
| County Boundary | Commercial | Park/Recreation/Conservation | Transportation/Communication/Utilities |
| Parcels | Industrial | Public/Institutional | Undeveloped/Vacant |
| Parcel Hooks | | | |



Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217

(478) 751-6160

Web:
www.middlegeorgiaarc.org

**PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS**



MAP 111

THE ROESSING FIRM, LLC

P.O. Box 1309
MILLEDGEVILLE, GA 31059
(478) 227-0060

MATT ROESSING
ATTORNEY-AT-LAW
MATT@ROESSINGLAW.COM

July 29, 2022

Re: Adam Schulze Conditional Use Applications – Engineer’s Inspection

Dear Planning & Zoning Commission and Putnam County Commission,

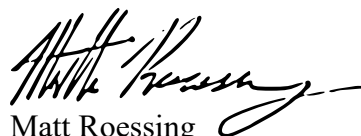
I represent Adam Schulze, who has three related conditional use applications scheduled to be heard before the Planning & Zoning Commission on August 4, 2022. Applicant seeks permission to have a limited amount of animals (up to four horses, eight goats, and twelve chickens) and crops (up to nine acres of hay) across three adjacent parcels. Mr. Schulze has constructed a pond on the subject parcels to provide water for the crops and animals. The pond was professionally constructed, and city employees previously visited the property and confirmed that the pond was safe and not posing any danger to the surrounding properties.

Still, due to concerns from some neighbors, the County suggested that Mr. Schulze hire an independent engineer to inspect the pond prior to the hearings on his conditional use. Mr. Schulze hired Brian Kimsey of Carter Engineering in Watkinsville. Mr. Kimsey specializes in reservoir design and natural resource management; he previously worked for the USDA Natural Resources Conservation Service.

Mr. Kimsey inspected the pond on June 27, 2022. He found that the dam was in good condition but had several recommendations for appropriate maintenance. These recommendations were: (1) re-establishing vegetation on the dam crest, downstream and upstream slopes, (2) slight leveling of the downstream slope and repairs to the existing silt fence, (3) installation of a riprap “plunge pool” at the siphon outlet, and (4) installation of riprap and extension of the vent pipe on the spillway.

Mr. Schulze promptly implemented all the recommendations made by Mr. Kimsey. I have attached a letter from Mr. Kimsey verifying that all his recommendations were implemented. We present this letter as evidence that the pond does not pose environmental or safety concerns. I look forward to presenting Mr. Schulze’s applications to you at the upcoming hearings.

With best regards,



Matt Roessing
Attorney for Adam Schulze

July 27, 2022

Adam Schulze
325 Scuffleboro Rd
Eatonton, GA 31024

RE: Final Construction Inspection

Dear Mr. Schulze,

Carter Engineering has reviewed the construction corrective actions as listed in the June 27, 2022 Dam Inspection Report. All recommended items were repaired and/or upgraded as recommended.

Carter Engineering recommends inspecting the establishment of permanent vegetation on the dam. Watering the seeded areas may be required.

Photo documentation is available upon request.

Please contact me with any questions or comments.

Sincerely,



J. Brian Kimsey, P.E.
GSWCC Level 2 Design Professional Certification # 0000003007

To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is DENNIS HEVITZ

I live at 166 EMDRY DR. EASTON, GA 31024

I have been at this residence for 15 years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.

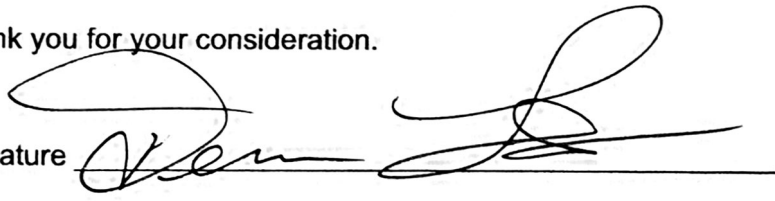
I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 5 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.


I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature 

Date 10/26/21

RCVD 2022 APR 29 

To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is Greg Brock

I live at 1240 Crooked Creek Rd

I have been at this residence for 22 years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.

I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 5 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.


I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature 

Date 10/26/21

RCUD 2022 APR 28 

To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is Deborah Hurndon

I live at 182 Emory Dr.

I have been at this residence for 3 years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.

I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 3 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.

I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature Deborah Hurndon

Date 10/26/21

RCVD 2022 APR 29 *DE*

To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is Eric Stapp

I live at 186 Emory Dr.

I have been at this residence for 11 years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.


I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 5 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.

I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature 

Date 10-26-2021

RCVD 2022 APR 29



To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is Jamie Slaton

I live at 204 Emory Drive

I have been at this residence for 12 years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.


I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 5 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.


I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature 

Date 10-26-2021

REC'D 7072 APR 23 

To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is Matthew Gilliam

I live at 164 Emory Dr, Eatonton GA

I have been at this residence for 20+ years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.

I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 5 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.


I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature 

Date 10-26-2021

RCUD 2022 APR 23 

To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is Shirley Jarber

I live at 133 Emory Drive

I have been at this residence for 21 years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.

I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 1 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.


I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature Shirley J. Jarber

Date 04/27/22

RCUD 2022 APR 29 

To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is Brandy Roberts

I live at 133 Emory Drive Eatonton GA 31024

I have been at this residence for 10 years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.

I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 1 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.

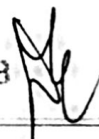
I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature Brandy Roberts

Date 4/27/22

RCVD 2022 APR 28 

To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is Joshua Gregory Varber

I live at 133 Emory Drive

I have been at this residence for ²¹~~20~~ years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.

I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 1 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.


I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature Joshua Varber

Date 04/27/22

RCDD 2022 APR 28 

6

To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is Johnny Pressley

I live at 314 Scuffletown Rd

I have been at this residence for 4 years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.

I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 4 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.

I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature [Handwritten Signature]

Date April 26, 2022

RCWD 2022 APR 28 [Handwritten Initials]

To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is Rebecca Pressley

I live at 314 Scuffleboro Rd.

I have been at this residence for 4 years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.

I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 4 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.


I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature Rebecca Pressley

Date April 25, 2022

RCUD 2022 APR 29 

To all members of Putnam county commissioners and planning and zoning and any other Putnam county land use decision making departments:

My name is William L Atkinson

I live at 403 SCUFFLEBORO RD Eatonton 31024

I have been at this residence for 15 years and I/my family am very happy and satisfied with the neighborhood. In fact, I don't wish to see our neighborhood be extensively developed.

I am writing to express my support for my neighbors Adam and Cason Schulze, along with their 3 young daughters.

I have been their neighbor for 5 years and we have never had an issue. My understanding is that they have attempted to build a small pond to irrigate an existing hay field on their property and have discovered they may have run afoul of the local zoning regulations. I also understand that Adam will be making an application for a conditional use permit or possibly a zoning change to from R1 to Agricultural.

I am fully supportive of either of these solutions along with other possible solutions that would resolve this matter.

I am signing this to indicate my support and, if asked, I would be willing to come and speak with the Zoning board and/or the county Commissioners to support the Schulze family.

Thank you for your consideration.

Signature 

Date 4/29/2022

RCUD 2022 APR 29 

File Attachments for Item:

7. Request by Adam Schulze for conditional use on Emory Drive [Map 111, Parcel 001045 002, District 4]
(staff-P&D)



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Staff Recommendations

Thursday, August 04, 2022, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Board of Commissioners

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 8/16/2022

Request by **Adam Schulze**, for Conditional Use on Emory Drive [**Map 111, Parcel 001045 002, District 4**] currently zoned **R-1**. *

The applicant is requesting a Conditional Use to have 4 horses, 8 goats, 12 chickens, a hayfield, along with a farm pond. The existing farm pond which is on 3.5 acres between the three parcels will provide water for the animals and irrigate a 9-acre hayfield. These uses would be for the total of the three subject parcels. The parcels that are owned by the applicant are adjacent to his immediate family's properties with approx. 130 acres owned between them and also adjacent to R-2 zoning. The subject properties are forested and undeveloped. The applicant intends to transfer the subject parcels to his mother and wants to ensure the permit remains in place, with her being bound to all the same conditional uses. According to the applicant, he is not a developer as he purchased the property for his family's enjoyment and a place for his parents to retire.

The applicant has previously requested a rezoning for the subject property from R-1 to AG. Staff previously recommended denial of the requested rezoning on the basis that the proposed change in use would adverse impact neighboring properties. Staff recognizes the requested conditional use would result in a less intensive use of the parcels and would otherwise have a less adverse impact on the adjacent property uses. However, **staff finds the requested conditional use is not compatible with the existing use of adjacent properties, and, therefore, recommends denial.**

Nevertheless, in the event the governing authority approves the requested conditional use, staff recommends the following conditions:

1. **The applicant shall provide certification that the dam was constructed in compliance with all applicable permitting authorities' requirements and is suitable to support the impoundment and associated flow. This certification shall be done by licensed civil engineer specializing in dam design and construction.**
2. **A 100 ft natural undisturbed buffer shall be established and maintained along Emory Drive and where the property abuts the adjacent R-2 parcels**
3. **This conditional use shall be limited to 4 horses, 8 goats, 12 chickens, a hayfield and the existing farm pond.**
4. **Map 111, parcels, 001045 001, 0001045 002 and 001045 003 shall be combined together and cannot be developed, further subdivided or sold as standalone parcels.**
5. **This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with**

the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

The Planning & Zoning Commission's recommendation is for approval of the proposed conditional use on Emory Drive [Map 111, Parcel 001045 002, District 4] currently zoned R-1 with the following conditions:

- 1. The applicant shall provide certification that the dam was constructed in compliance with all applicable permitting authorities' requirements and is suitable to support the impoundment and associated flow. This certification shall be done by licensed civil engineer specializing in dam design and construction.*
- 2. A 100 ft natural undisturbed buffer shall be established and maintained along Emory Drive and where the property abuts the adjacent R-2 parcels*
- 3. This conditional use shall be limited to 4 horses, 8 goats, 12 chickens, a hayfield, and the existing farm pond.*
- 4. Map 111, parcels, 001045 001, 001045 002 and 001045 003 shall be combined together and cannot be developed, further subdivided, or sold as standalone parcels.*
- 5. This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.*

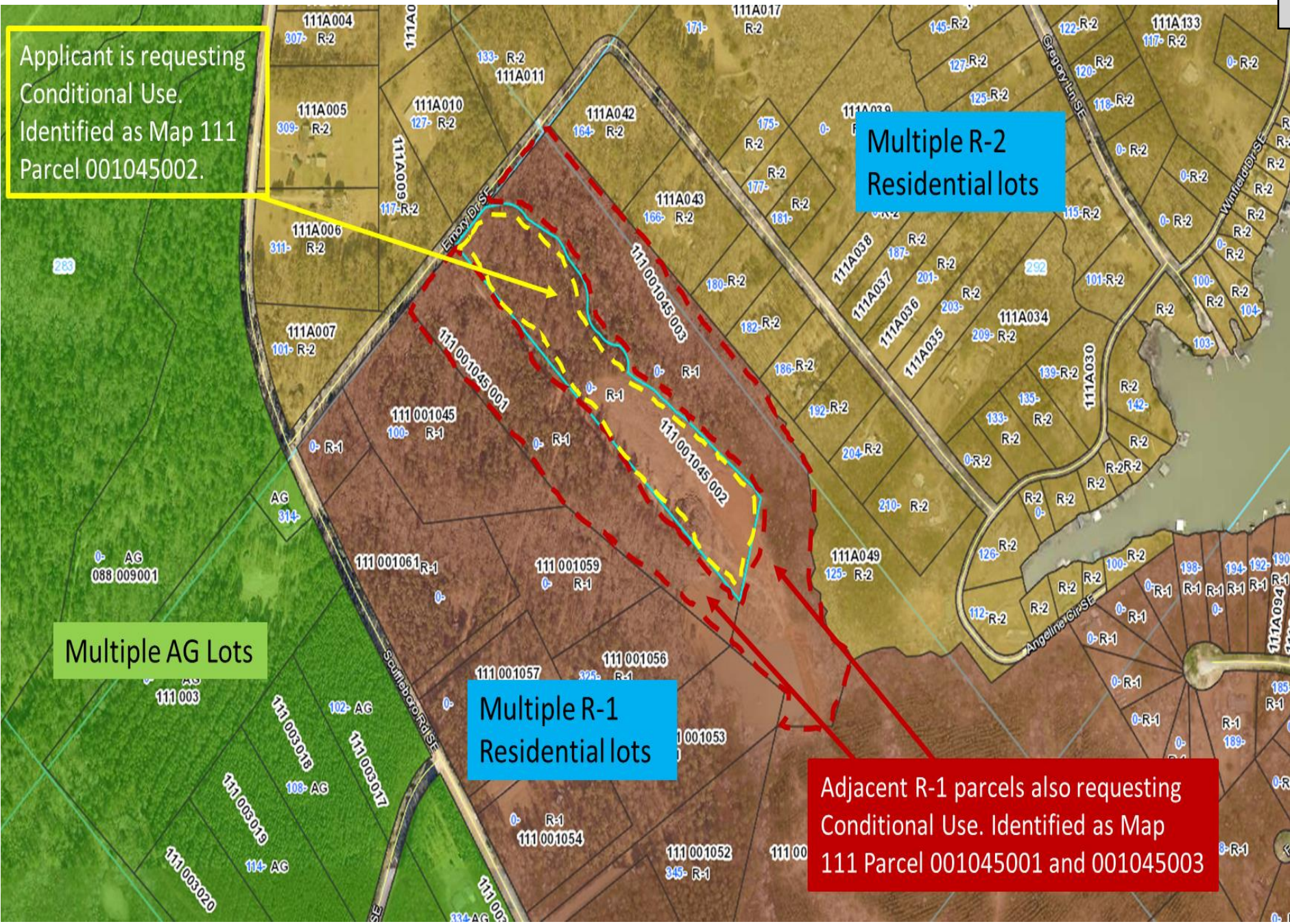
Applicant is requesting Conditional Use. Identified as Map 111 Parcel 001045002.

Multiple R-2 Residential lots

Multiple AG Lots

Multiple R-1 Residential lots

Adjacent R-1 parcels also requesting Conditional Use. Identified as Map 111 Parcel 001045001 and 001045003





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APPLICATION CONDITIONAL USE

PLAN-2

Application Information

(same as owner Yes No)

Name: Adam Schulze / Elite Gym Holdings, LLC

Address: 325 Scuffleboro Road SE
Eatonton, GA 31024

Phone: [REDACTED]

Email: [REDACTED]

Fax: _____

Arterial/State Road. Yes: _____ No:

Property Information

Address: Emory Drive, no street address

Map: 111 Parcel: 001045 002

Presently Zoned: R-1 *Cya* Com. District: 4

Total Acreage: 11.3

In Conservation Use: Yes No

State Waters on Property: Yes No

Briefly describe the proposed conditional use: limited agricultural use (hay field, animals, pond)

Existing zoning district classification of the property and adjacent properties:

Existing: R-1 North: R-1 South: R-1 East: R-1 West: R-1

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

RECORDED PLAT: LETTER OF AGENCY LETTER OF INTENT

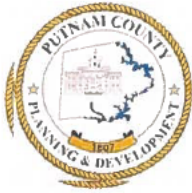
COPY OF WARRANTY DEED:

Source of domestic water supply: well _____, community water _____, or private provider _____. If source is not an existing system, please provide a letter from provider. Provision for sanitary sewage disposal: septic system _____, or sewer _____. If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider. Land is undeveloped, no water / sewer service.

*SIGNATURE OF APPLICANT: *AS* DATE: _____

*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>6-30-2022</u>	FEE: \$ 220.00	CK. NO. <u>3315</u>	CASH _____	C. CARD _____	INITIALS <u>Cya</u>
RECEIPT #	_____					
DATE OF NEWSPAPER AD:	<u>7-14-22</u>	DATE SIGN POSTED:	<u>7-13-22</u>			
PLANNING & ZONING HEARING:	<u>8-4-22</u>	RESULT:	_____			
COMMISSIONERS'/CITY COUNCIL HEARING:	<u>8-16-22</u>	RESULT:	_____			



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OWNER AUTHORIZATION

Submission of inaccurate information may be cause for denial of the request or, if discrepancies are realized after the approval for the petition or issuance of the relevant local permits, cause for the revocation of the approval and any related permits by the Board of Commissioners. The following documents must be submitted with this application prior to the application deadline. **Partial applications will not be accepted.**

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

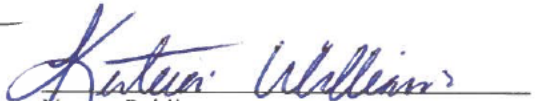
The documents listed above are the minimum requirements. Staff may require additional documentation depending on the nature of the Variance Request. All submitted documents are public records and subject to Opens Records Law.

I have reviewed the application procedures and all applicable criteria and regulations in the Putnam County Zoning Ordinance for the above requested Variance Request. I hereby claim that this application fulfills said procedures and meets the criteria for approval.

Applicant Signature:  Date: 6/30/22
 Connie Adams Barnes, Owner/Managing Member, for Elite Gym Holdings, LLC

I swear that I am the owner of the property listed above. I authorize Elite Gym Holdings, LLC (applicant's name) to apply for a zoning action (zoning map amendment, conditional use, variance) at the above listed address, as identified on the attached application.


 Owner signature


 Notary Public
 Sworn and subscribed before me this
30th day of June 2022.





PUTNAM COUNTY PLANNING & DEVELOPMENT

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OWNER AUTHORIZATION

Submission of inaccurate information may be cause for denial of the request or, if discrepancies are realized after the approval for the petition or issuance of the relevant local permits, cause for the revocation of the approval and any related permits by the Board of Commissioners. The following documents must be submitted with this application prior to the application deadline. **Partial applications will not be accepted.**

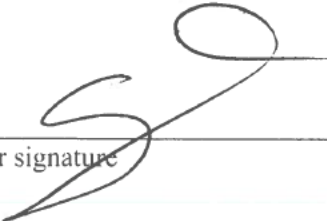
1. Payment of appropriate fee (please make checks payable to Putnam County Planning & Development)
2. Recorded plat of property. If no plat has been recorded, a copy of the recorded deed may be submitted in lieu of the plat.
3. Concept plan or site plan drawn to scale.
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The documents listed above are the minimum requirements. Staff may require additional documentation depending on the nature of the Variance Request. All submitted documents are public records and subject to Opens Records Law.

I have reviewed the application procedures and all applicable criteria and regulations in the Putnam County Zoning Ordinance for the above requested Variance Request. I hereby claim that this application fulfills said procedures and meets the criteria for approval.

Applicant Signature:  Date: 6-30-22

I swear that I am the owner of the property listed above. I authorize Adam Schulze (applicant's name) to apply for a zoning action (zoning map amendment, conditional use, variance) at the above listed address, as identified on the attached application.

Owner signature 


Notary Public
Sworn and subscribed before me this
30th day of June 2022.





PUTNAM COUNTY PLANNING & DEVELOPMENT

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CAMPAIGN CONTRIBUTION DISCLOSURE

Has applicant made \$250 or more campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes No If yes, please complete contribution affidavit.

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

Name of Recipient	Date	Contribution Amount	Description of Gift	Value of Gift

Name of Business: Elite Gym Holdings, LLC

Business Ownership Interest: 100% Property Ownership Interest: 100% upon conditional use approval none currently, intends to receive

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

[Signature]
Owner or Applicant Signature

[Signature]

Kentria Williams
Notary Public
Sworn and subscribed before me this 30th day of June 2022.





PUTNAM COUNTY PLANNING & DEVELOPMENT

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CAMPAIGN CONTRIBUTION DISCLOSURE

Has applicant made \$250 or more campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes No If yes, please complete contribution affidavit.

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

Name of Recipient	Date	Contribution Amount	Description of Gift	Value of Gift

Name of Business: N/A - individual applicant Adam Schulze

Business Ownership Interest: _____ Property Ownership Interest: 100%

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

Owner or Applicant Signature

Notary Public
Sworn and subscribed before me this
30th day of June 2022.

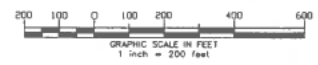


FILED
12:17 PM
1/10/2014
PUTNAM
SHEILA H. PERRY
CLERK
BK 34 PG 105



LEGEND:
○ - 5/8" IRON PIN SET (IPS)
● - 1/2" IRON PIN FOUND (IPF)
⊗ - 1/2" IRON PIPE FOUND (IPPF)
⊙ - 1/8" IRON PIN SET (IPS)
+ - COMPUTED POINT
--- RIGHT OF WAY LINE
- - - PROPERTY LINE

REFERENCES:
P.B. 33, PG. 25
P.B. 27, PG. 289
P.B. 13, PG. 32
P.B. 14, PG. 134
P.B. 11, PG. 192
P.B. 27, PG. 289
D.B. 200, PG. 138
CLERK OF SUPERIOR COURT
PUTNAM COUNTY, GEORGIA



Property Subdivision Survey

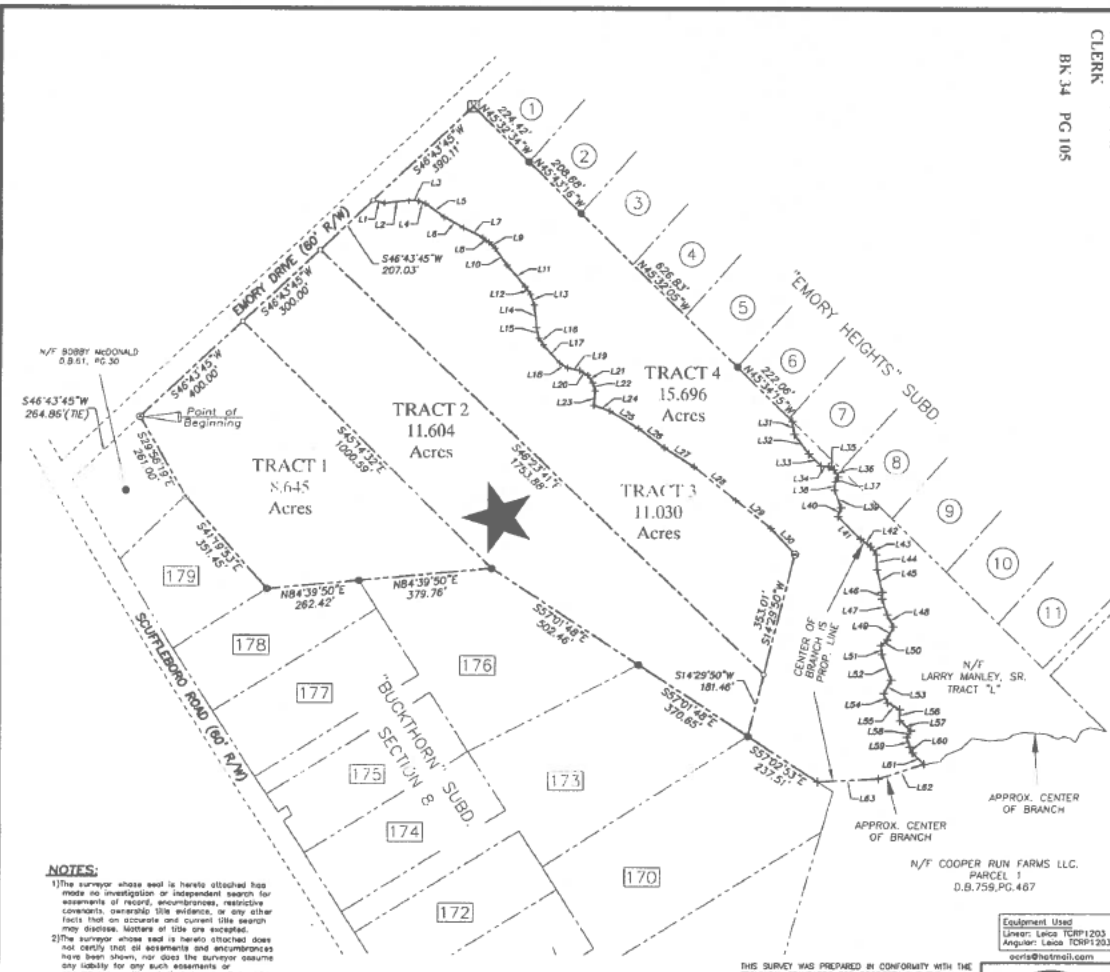
For: **John Montgomery**

Tracts 1, 2, 3 & 4 Formerly Parcel 2 of "Buckthorn Backlands" in Land Lot 282 of the 2nd Land District 313th C.M. District Putnam County, Georgia

SCALE: 1" = 200' | October 17, 2013

Ogletree & Chivers Land Surveyors
492 Dunlap Rd., Suite 8
Milledgeville, GA 31061 478-433-3434 433-9796

SHEET 1 OF 2 4534_SUBBL.DWG



NOTES:
1) The surveyor whose seal is hereto attached has made no investigation or independent search for encumbrances, 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 encumbrances have been shown, nor does the surveyor assume any liability for any such encumbrances or encumbrances, either disclosed or implied, which may affect this property.
3) The fieldwork was performed immediately prior to and/or concurrent with the data on this plat.
4) The adjacent information is shown as taken from the records at the time of survey.
5) Signed fieldwork was performed April, 2011

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 FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-87.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 61,148.4 FEET AND AN ANGULAR ERROR OF 3.0 SECONDS PER ANGLE POINT. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 2,250,487.4 FEET.

Equipment Used
Linear: Leica TCIP1203
Angular: Leica TCIP1203
ocrs@netmail.com



Putnam Co. Planning & Development

Conditional Use Application – Letter of Intent

Dear Putnam County Commissioners,

My name is Adam Schulze. I live at 325 Scuffleboro Road in Eatonton, GA with my wife and children. I am applying for a conditional use of parcels 111 001045 001, 111 001045 002, and 111 001045 003 (approx. 40 acres, hereinafter the “subject property”). These parcels are part of more than 130 contiguous acres owned by me and my immediate family. My mother owns an immediately adjacent property through a holding company, Elite Gym Holdings LLC. That LLC is a co-applicant on this conditional use permit because I intend to transfer the subject parcels to her, and want to ensure the permit remains in place, with her being bound to all the same conditions as me.

We are not builders or developers. We bought the subject property for our own enjoyment and a place for my parents to retire and enjoy outdoors time with their grandchildren. The subject property is forested, undeveloped land. The most recent Putnam County – Eatonton Comprehensive Plan (2017) identifies the subject property as Agriculture / Forestry, both on the Current Land Use *and* Future Land Use maps (see Exhibit A for these maps).

This issue arose because I assumed the subject property was zoned agricultural. We already keep a few small horses for my children, and we wanted to add some goats and chickens, as well as a hay field to feed the animals. I also wanted to add a small (approx. 3.5 acre) pond to irrigate the hay field and provide water for the animals.

I hired a designer and builder to construct what I believed would be considered a “farm pond,” for which I would not need permission from the County. I now know I was mistaken, because the subject properties are zoned R-1, not AG. That means, without your permission, I cannot have the agricultural uses I need to justify the “farm pond” designation. I am therefore applying for a conditional use of the property to allow me to have certain agricultural uses that are not normally allowed in R-1, namely, a nine-acre hayfield, no more than four horses, no more than eight goats, and no more than twelve chickens. These uses would be for the total of the three subject parcels, I do not need each use for each specific parcel. I understand that some neighbors have concerns that the subject parcels could become a large-scale residential subdivision, and therefore I would agree to not further subdivide the parcels as a condition of approval. The Putnam County Code of Ordinances, Article IV, Division 2, Section 66-157 states: “If a use is not permitted in any zoning district, the planning and zoning commission may hear and recommend a conditional use permit approval application as submitted according to the rezoning process. In granting such a conditional use permit, the planning and zoning commission may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable so that the purpose of this chapter will be served, public safety and welfare secured, and substantial justice done.”

The uses I am requesting are suitable to the rural character of the area, in fact there are numerous residential properties nearby the subject parcels where the residents keep horses and chickens.

Your approval of these limited agricultural uses will allow me to have the existing pond treated as a “farm pond,” which will allow me to keep it in place subject to regulation and ongoing monitoring by the Georgia Environmental Protection Division and U.S. Army Corps of Engineers. I have been in contact with these agencies, including in three-way communications with the Putnam County Planning and Zoning Office, they are aware of the work I’ve already done on the pond, and I am aware that I will have ongoing obligations. See Exhibit B. Erosion controls are in place and the County has inspected the pond and dam and noted that it does not pose any danger. See Exhibit C. On the contrary, the removal of the pond at this point would be very challenging and pose the exact risks the County is seeking to avoid, with no resulting public benefit.

I thank you for your time and ask that you grant the requested conditional use permit in my personal name and in the name of Elite Gym Holdings, LLC, a holding company wholly owned by my mother.

Thank you,

Adam Schulze

Deed Doc: WD
Recorded 12/14/2021 03:18PM
Georgia Transfer Tax Paid : \$133.50
TREVOR ADDISON
Clerk Superior Court, PUTNAM County, Ga.
Ex 01067 Pg 0391-0393

PF61 117-2021-002445 *SBC*

After Recording Return to:
The Roessing Firm, LLC
P.O. Box 1309
Milledgeville, GA 31059

(above space provided for recording)

STATE OF GEORGIA
COUNTY OF PUTNAM

LIMITED WARRANTY DEED

THIS INDENTURE, made this 6th day of December, 2021, between CMJM, Ltd., a Colorado limited partnership, as party or parties of the first part (hereinafter called "Grantor") and Adam Schulze, an individual, as party or parties of the second part (hereinafter called "Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, its heirs and assigns, all the following described property, to-wit:

SEE ATTACHED EXHIBIT A.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor, subject to all encumbrances, easements and restrictions of record.

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

John Montgomery
QMJM, Ltd.

By: John Montgomery;
General Partner

Signed before me on 12-6, 2021.

Sherry L. Johnson
Unofficial Witness Sh

Tamra Green
unofficial witness
TAMRA GREEN

Sherry L. Johnson
Notary Public
My Commission Expires: 8-19-2025
(AFFIX NOTARY SEAL)

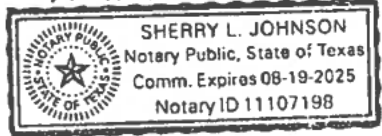


EXHIBIT A

LEGAL DESCRIPTION

PARCEL ONE:



All that tract or parcel of land lying and being in Land Lot 282 of the 2nd Land District, 313th G.M. District of Putnam County, Georgia being more particularly identified as Tract 2 containing 11.604 acres as described on a survey by Phillip H. Chivers, GA Registered Surveyor number 2658, dated October 17, 2013, and recorded in Plat Book 34, Page 105, in the records of the Putnam County Clerk of Superior Court. By reference the survey is incorporated herein.

PARCEL TWO:

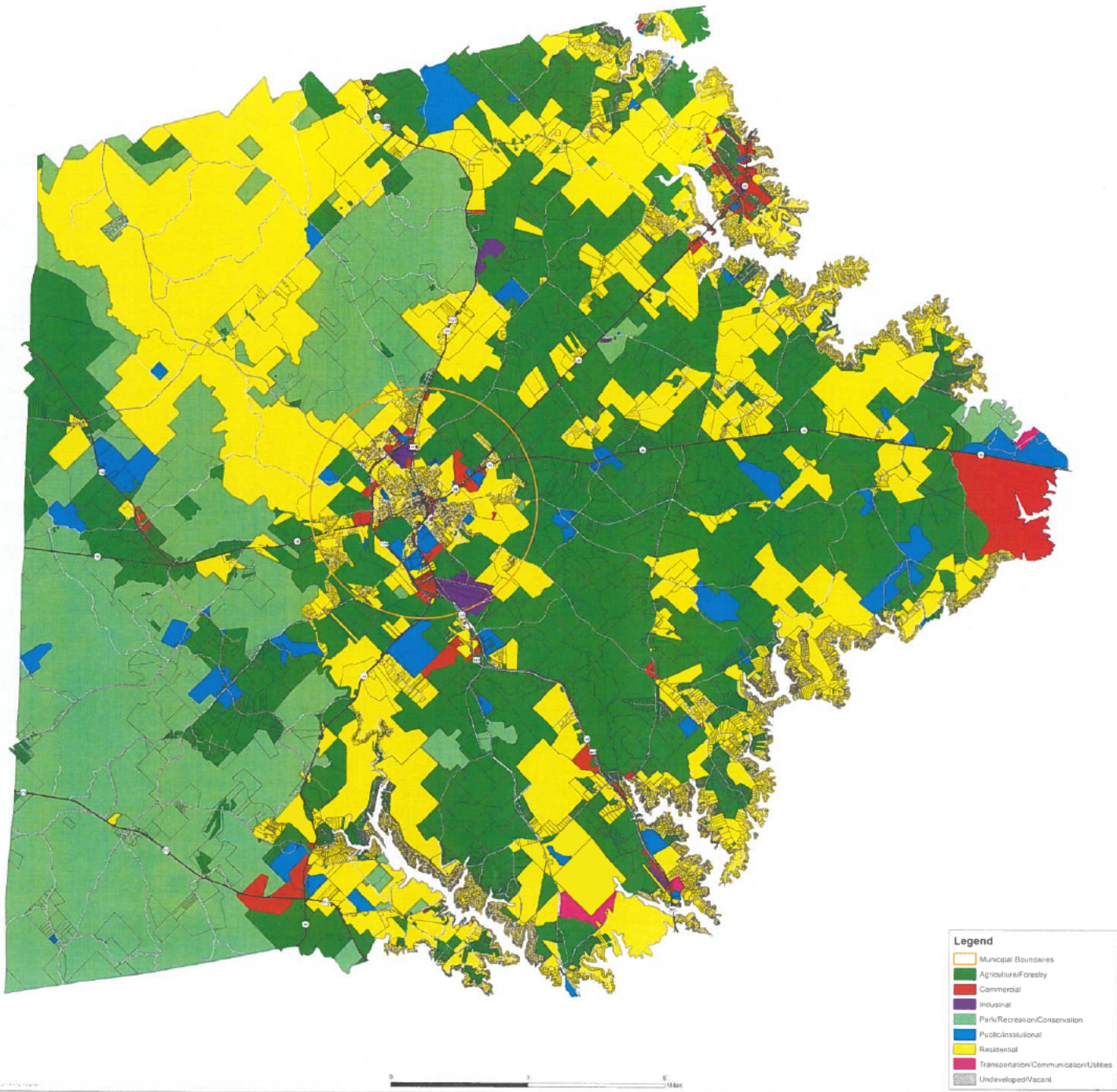
All that tract or parcel of land lying and being in Land Lot 282 of the 2nd Land District, 313th G.M. District of Putnam County, Georgia being more particularly identified as Tract 3 containing 11.030 acres as described on a survey by Phillip H. Chivers, GA Registered Surveyor number 2658, dated October 17, 2013, and recorded in Plat Book 34, Page 105, in the records of the Putnam County Clerk of Superior Court. By reference the survey is incorporated herein.

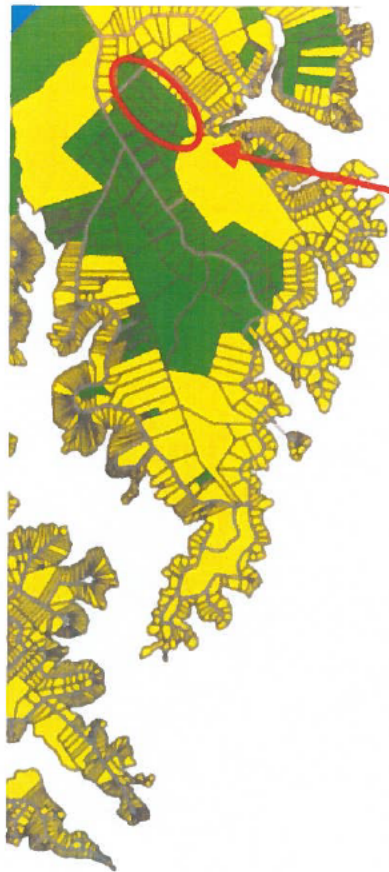
PARCEL THREE:

All that tract or parcel of land lying and being in Land Lot 282 of the 2nd Land District, 313th G.M. District of Putnam County, Georgia being more particularly identified as Tract 4 containing 15.696 acres as described on a survey by Phillip H. Chivers, GA Registered Surveyor number 2658, dated October 17, 2013, and recorded in Plat Book 34, Page 105, in the records of the Putnam County Clerk of Superior Court. By reference the survey is incorporated herein.

Putnam County, GA:
Current Land Use

Exhibit A

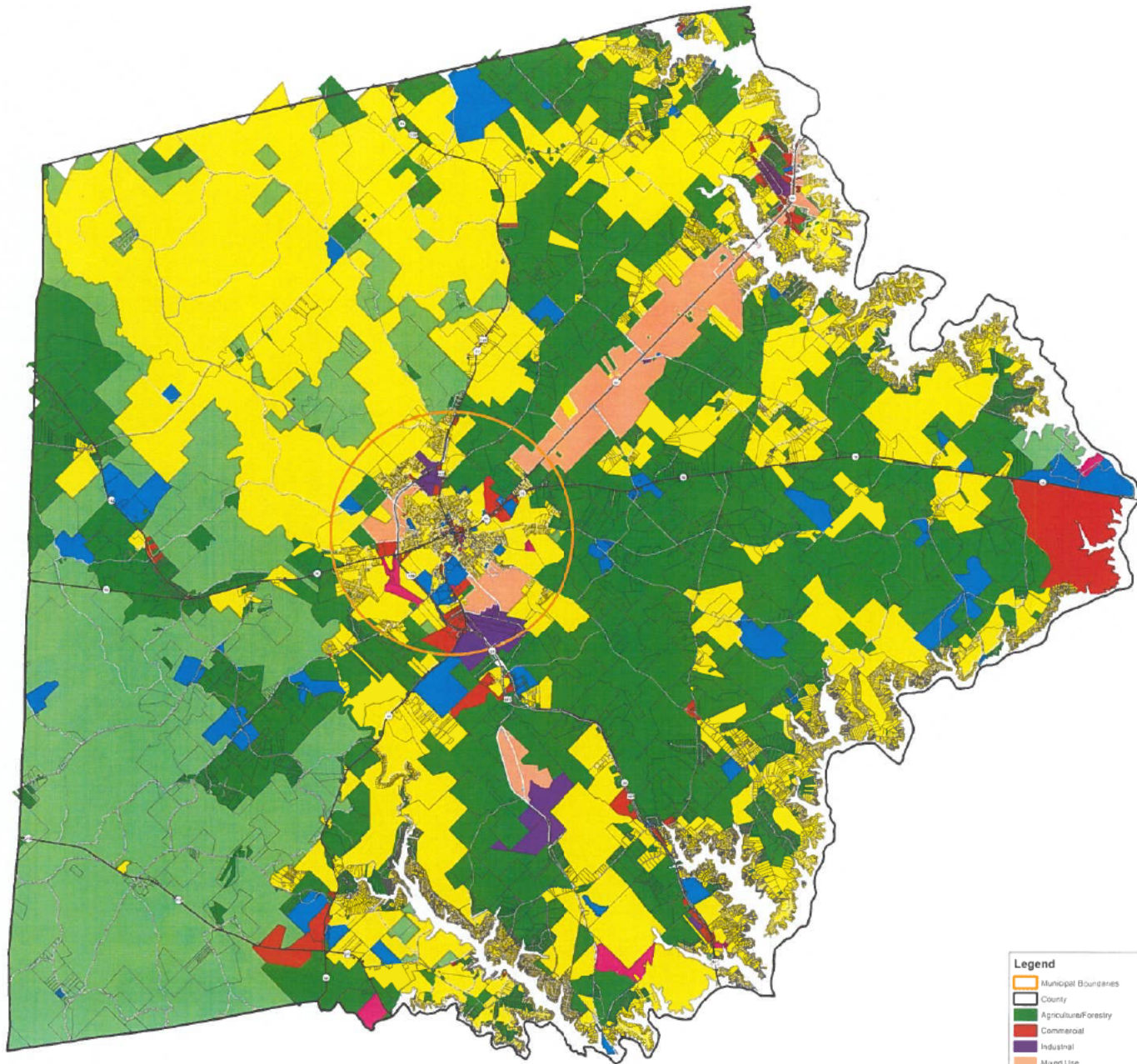




Subject Parcels are all designated Agriculture / Forestry



Putnam County, GA: Future Land Use

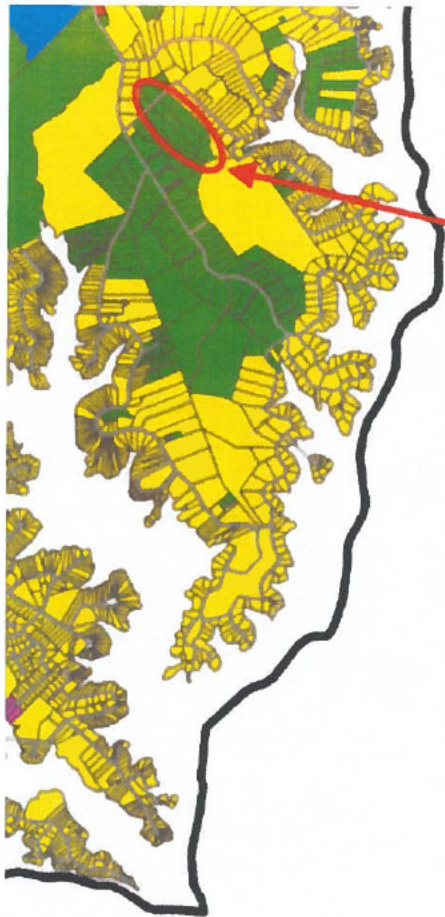


Legend

- Municipal Boundaries
- County
- Agriculture/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant



Source: Putnam County, Georgia



Subject parcels are all designated Agriculture / Forestry

Legend

-  Municipal Boundaries
-  County
-  Agriculture/Forestry
-  Commercial
-  Industrial
-  Mixed Use
-  Park/Recreation/Conservation
-  Public/institutional
-  Residential
-  Transportation/Communication/Utilities
-  Undeveloped/Vacant

From: Jones, Jessica <jessica.jones@dnr.ga.gov>
Sent: Wednesday, October 13, 2021 9:10 AM
To: Lisa Jackson <ljackson@putnamcountyga.us>; corey.new@usda.gov
Cc: Callaway, Scott <Scott.Callaway@dnr.ga.gov>; Hoppersberger, Alex <Alex.Hoppersberger@dnr.ga.gov>
Subject: RE: Farm Pond Exemption

Lisa,

As we discussed on the phone, our office accepts this submittal as proof of exemption from GESA. Mr. Schulze is exempt from local and state land disturbance permits as well as the buffer.

Even though USACE regulates farm ponds and Mr. Schulze is exempt from GESA, he is not exempt from the Clean Water Act (CWA). Therefore, our office will monitor the activity only in regards to water quality moving forward. Mr. Schulze is aware that he would not be exempt from the CWA and must install and maintain erosion controls until the site is stabilized to prevent water quality violations.

Thank you for investigating. If you have any questions or concerns, please email or call me.

Jessica Jones
Program Manager I
Ga DNR EPD, Northeast District
745 Gaines School Rd. Athens, GA 30605
Email: jessica.jones@dnr.ga.gov
Phone: 706.369.6376
Cell: 404.764.6390
Fax: 706.369.6398



Lynn Butterworth

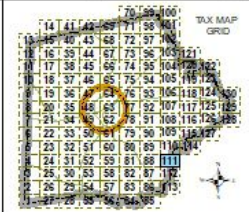
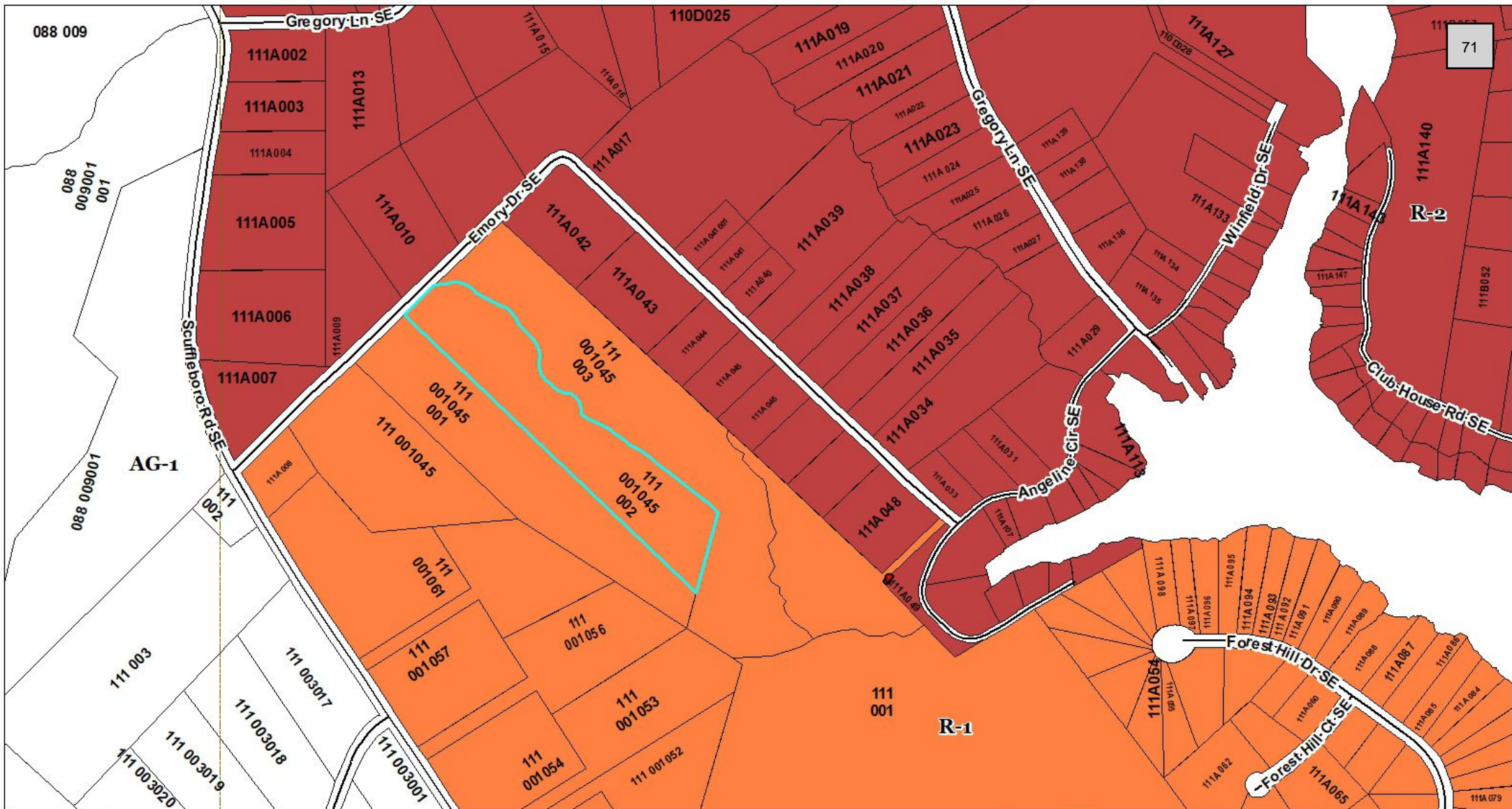
From: Angie Larson
Sent: Tuesday, January 18, 2022 4:52 PM
To: Taylor Vining
Subject: RE: does this sound good?

VERY GOOD!

From: Taylor Vining <tvining@putnamcountyga.us>
Sent: Tuesday, January 18, 2022 4:50 PM
To: Angie Larson <alarson@putnamcountyga.us>
Subject: does this sound good?

Jay Johnston and I meet at the pond on Emory Dr at 3:30 p.m. on 1/18/2022 due to a complaint. Upon our investigation we found that the pond had filled up to the point where the siphon system was working letting the access water flow out the overflow pipe on the back side of the pond. The water that was emptying out the back was clear and had no silt in it. There was established erosion control measure in place on the back side of the pond before the pond had filled up. The water flowing from the overflow pipe was falling on top of the silt fence and the hay bales that were put up cause them to no longer be effective. The back side of the dam was sill stabilized and does not appear to be compromised in any way.

Mrs. Taylor Vining
Environmental Specialist
117 Putnam Dr.
Eatonton, Ga 31024
706-816-9590
Monday-Thursday



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

GEOGRAPHIC FEATURE LEGEND

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



Middle Georgia Regional Commission
 175 Emery Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160

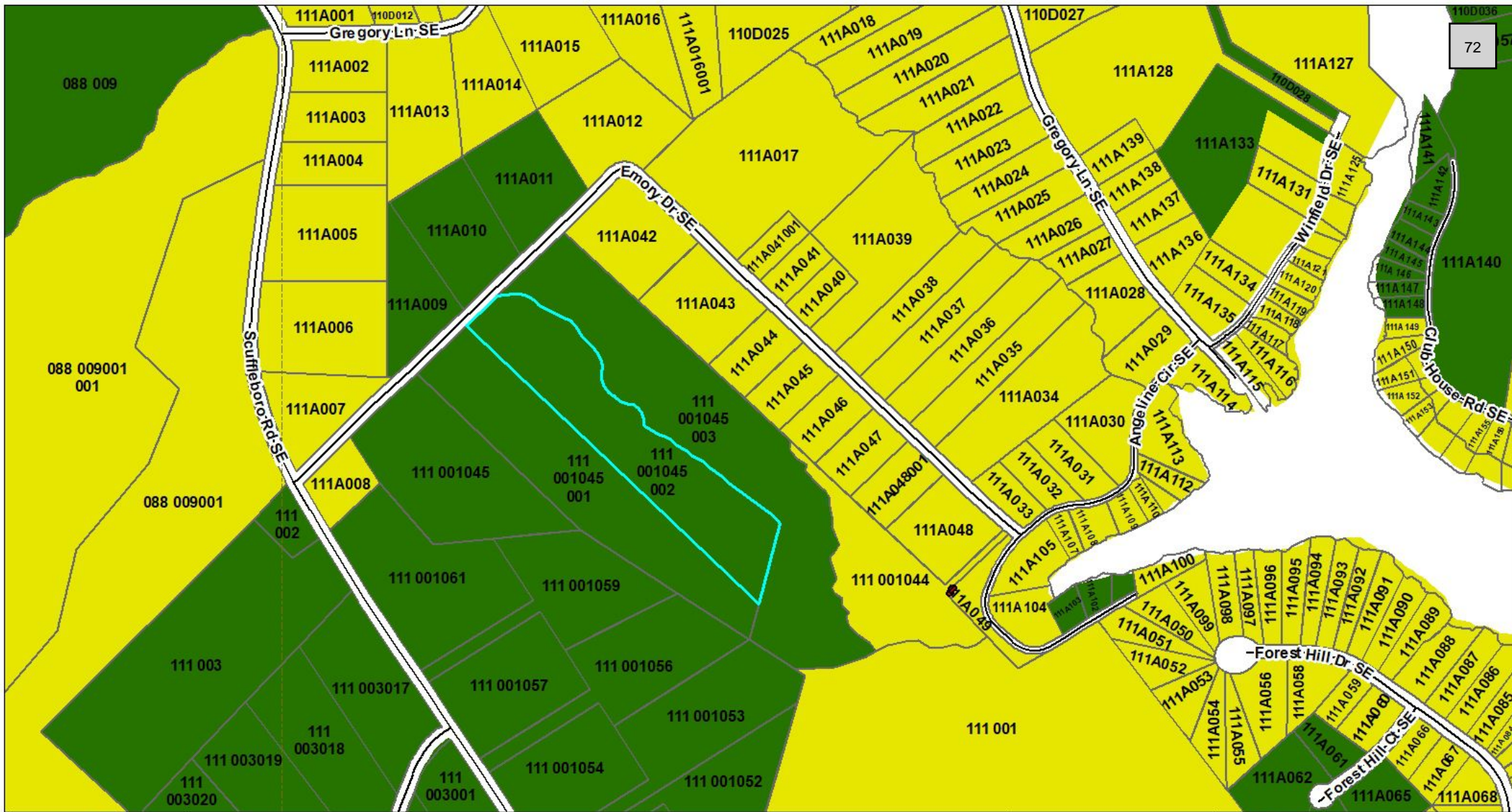
Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA ZONING MAPS



MAP 111

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: APRIL 2022



GEOGRAPHIC FEATURE LEGEND

- | | | | |
|-----------------|----------------------|------------------------------|--|
| Eatonton Limits | Agriculture/Forestry | Mixed Use | Residential |
| County Boundary | Commercial | Park/Recreation/Conservation | Transportation/Communication/Utilities |
| Roads | Industrial | Public/Institutional | Undeveloped/Vacant |
| Parcels | | | |
| Parcel Hooks | | | |



Middle Georgia Regional Commission
 175 Emory Hwy
 Suite C
 Macon, Georgia 31217

(478) 751-6160

Web:
www.middlegeorgia.org

**PUTNAM COUNTY, GEORGIA
 FUTURE LAND USE MAPS**



MAP 111

File Attachments for Item:

8. Request by Adam Schulze for conditional use on Emory Drive [Map 111, Parcel 001045 003, District 4]
(staff-P&D)



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Staff Recommendations

Thursday, August 04, 2022, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Board of Commissioners

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 8/16/2022

Request by **Adam Schulze** for Conditional Use on Emory Drive. [**Map 111, Parcel 001045 003, District 4**] currently zoned **R-1**. *

The applicant is requesting a Conditional Use to have 4 horses, 8 goats, 12 chickens, a hayfield, along with a farm pond. The existing farm pond which is on 3.5 acres between the three parcels will provide water for the animals and irrigate a 9-acre hayfield. These uses would be for the total of the three subject parcels. The parcels that are owned by the applicant are adjacent to his immediate family's properties with approx. 130 acres owned between them and also adjacent to R-2 zoning. The subject properties are forested and undeveloped. The applicant intends to transfer the subject parcels to his mother and wants to ensure the permit remains in place, with her being bound to all the same conditional uses. According to the applicant, he is not a developer as he purchased the property for his family's enjoyment and a place for his parents to retire.

The applicant has previously requested a rezoning for the subject property from R-1 to AG. Staff previously recommended denial of the requested rezoning on the basis that the proposed change in use would adverse impact neighboring properties. Staff recognizes the requested conditional use would result in a less intensive use of the parcels and would otherwise have a less adverse impact on the adjacent property uses. However, **staff finds the requested conditional use is not compatible with the existing use of adjacent properties, and, therefore, recommends denial.** Nevertheless, in the event the governing authority approves the requested conditional use, staff recommends the following conditions:

1. **The applicant shall provide certification that the dam was constructed in compliance with all applicable permitting authorities' requirements and is suitable to support the impoundment and associated flow. This certification shall be done by licensed civil engineer specializing in dam design and construction.**
2. **A 100 ft natural undisburbed buffer shall be established and maintained along Emory Drive and where the property abuts the adjacent R-2 parcels**
3. **This conditional use shall be limited to 4 horses, 8 goats, 12 chickens, a hayfield and the existing farm pond.**
4. **Map 111, parcels, 001045 001, 0001045 002 and 001045 003 shall be combined together and cannot be developed, further subdivided or sold as standalone parcels.**
5. **This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with**

the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

The Planning & Zoning Commission's recommendation is for approval of the proposed conditional use on Emory Drive [Map 111, Parcel 001045 003, District 4] currently zoned R-1 with the following conditions:

- 1. The applicant shall provide certification that the dam was constructed in compliance with all applicable permitting authorities' requirements and is suitable to support the impoundment and associated flow. This certification shall be done by licensed civil engineer specializing in dam design and construction.*
- 2. A 100 ft natural undisturbed buffer shall be established and maintained along Emory Drive and where the property abuts the adjacent R-2 parcels*
- 3. This conditional use shall be limited to 4 horses, 8 goats, 12 chickens, a hayfield, and the existing farm pond.*
- 4. Map 111, parcels, 001045 001, 001045 002 and 001045 003 shall be combined together and cannot be developed, further subdivided, or sold as standalone parcels.*
- 5. This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.*

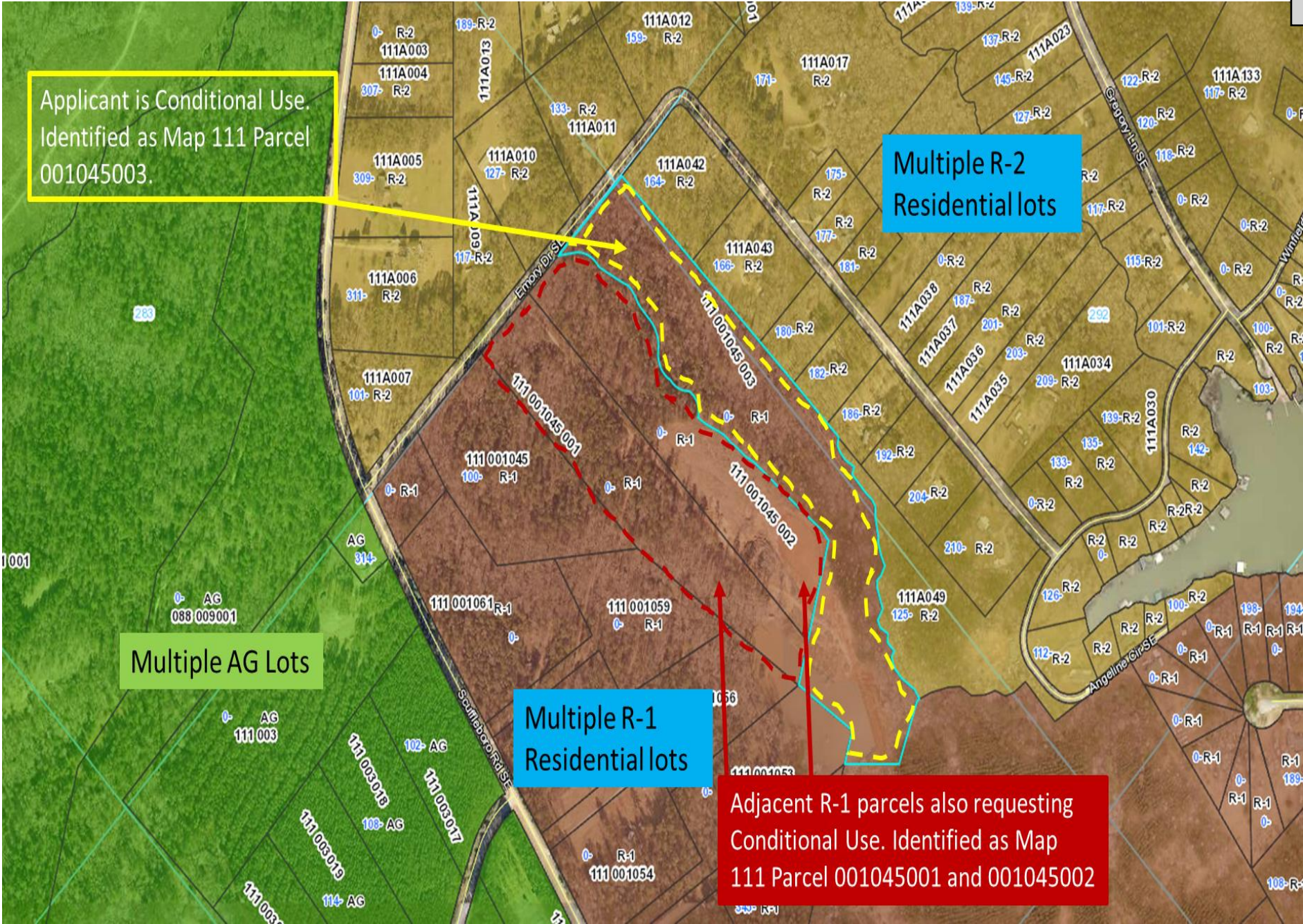
Applicant is Conditional Use. Identified as Map 111 Parcel 001045003.

Multiple R-2 Residential lots

Multiple AG Lots

Multiple R-1 Residential lots

Adjacent R-1 parcels also requesting Conditional Use. Identified as Map 111 Parcel 001045001 and 001045002





PUTNAM COUNTY PLANNING & DEVELOPMENT

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

APPLICATION CONDITIONAL USE

PLAN-3

Application Information

(same as owner Yes No)

Name: Adam Schulze / Elite Gym Holdings, LLC

Address: 325 Scuffleboro Road SE
Eatonton, GA 31024

Phone: [REDACTED]

Email: [REDACTED]

Fax: _____

Arterial/State Road. Yes: _____ No:

Property Information

Address: Emory Drive, no street address

Map: 111 Parcel: 001045 003

Presently Zoned: R-1 CJA Com. District: 4

Total Acreage: 16.71

In Conservation Use: Yes No

State Waters on Property: Yes No

Briefly describe the proposed conditional use: limited agricultural use (hay field, animals, pond)

Existing zoning district classification of the property and adjacent properties:

Existing: R-1 North: R-2 South: R-1 East: R-1 West: R-1

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

RECORDED PLAT: LETTER OF AGENCY LETTER OF INTENT

COPY OF WARRANTY DEED:

Source of domestic water supply: well _____, community water _____, or private provider _____. If source is not an existing system, please provide a letter from provider. Provision for sanitary sewage disposal: septic system _____, or sewer _____. If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider. Land is undeveloped, no water / sewer service.

*SIGNATURE OF APPLICANT: [Signature] DATE: _____

*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>6-30-22</u>	FEE: \$ <u>220.00</u>	CK. NO. <u>3315</u>	CASH _____	C. CARD _____	INITIALS <u>CJA</u>
RECEIPT #	_____					
DATE OF NEWSPAPER AD:	<u>7-14-22</u>	DATE SIGN POSTED:	<u>7-13-22</u>			
PLANNING & ZONING HEARING:	<u>8-24-22</u>	RESULT:	_____			
COMMISSIONERS/CITY COUNCIL HEARING:	<u>8-10-22</u>	RESULT:	_____			

FILED
12:17 PM
1/10/2014
PUTNAM
SHELLA H. PERRY
CLERK
BK. 34 PG. 105



- LEGEND:**
- - 5/8" IRON PIN SET (PS)
 - - 1/2" IRON PIN FOUND (PF)
 - ⊗ - 1/2" IRON PIPE FOUND (PPF)
 - ⊕ - 3/8" IRON PIN SET (IPS)
 - ⋄ - COMPUTED POINT
 - RIGHT OF WAY LINE
 - - - - - PROPERTY LINE

- REFERENCES:**
- P.B. 33, PG. 73
 - P.B. 27, PG. 289
 - P.B. 13, PG. 32
 - P.B. 14, PG. 134
 - P.B. 11, PG. 192
 - P.B. 27, PG. 289
 - D.B. 200, PG. 138
- CLERK OF SUPERIOR COURT
PUTNAM COUNTY, GEORGIA



Property Subdivision Survey

For: **John Montgomery**

Tracts 1, 2, 3 & 4 Formerly Parcel 2 of "Buckhorn Backlands" in Land Lot 282 of the 2nd Land District 313th G.M. District Putnam County, Georgia

SCALE: 1" = 200' | October 17, 2013

Ogletree & Chivers
Land Surveyors
693 Dunlop Rd. Suite B
Milledgeville, GA 31061 478-453-3454 4531.000

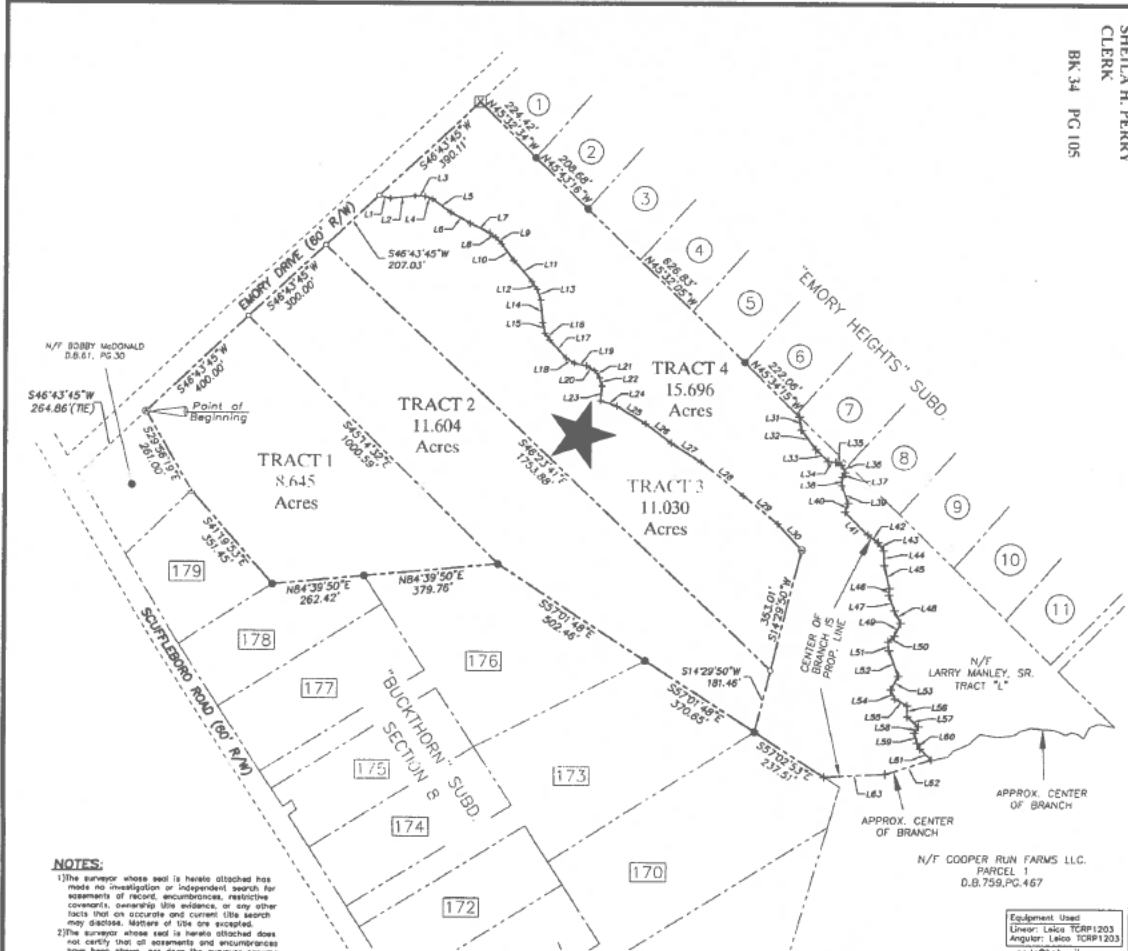
Equipment Used
Linear: Leica TC1P1203
Angular: Leica TC1P1203
ocrie@hotmail.com



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 FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 18-8-87.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 611,468 FEET AND AN ANGULAR ERROR OF 3.0 SECONDS PER ANGLE POINT, AND WAS ACQUIRED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WHEN ONE FOOT IN 2,250,487 FEET.

Putnam Co. Planning & Development



- 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 are accurate and current. Title search may disclose matters of title not shown.
 - 2) The surveyor whose seal is hereto attached does not certify that all encumbrances and easements have been shown, nor does the surveyor assume any liability for any such encumbrances or easements, either disclosed or implied, which may affect this property.
 - 3) The fieldwork was performed immediately prior to and/or concurrent with the date on this plat.
 - 4) The adjoining information is shown as taken from the records of the time of survey.
 - 5) Original fieldwork was performed April, 2011.



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

OWNER AUTHORIZATION

Submission of inaccurate information may be cause for denial of the request or, if discrepancies are realized after the approval for the petition or issuance of the relevant local permits, cause for the revocation of the approval and any related permits by the Board of Commissioners. The following documents must be submitted with this application prior to the application deadline. **Partial applications will not be accepted.**

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

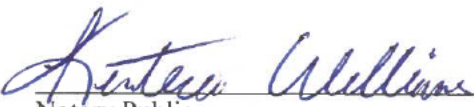
The documents listed above are the minimum requirements. Staff may require additional documentation depending on the nature of the Variance Request. All submitted documents are public records and subject to Opens Records Law.

I have reviewed the application procedures and all applicable criteria and regulations in the Putnam County Zoning Ordinance for the above requested Variance Request. I hereby claim that this application fulfills said procedures and meets the criteria for approval.

Applicant Signature:  Date: 6-30-22

I swear that I am the owner of the property listed above. I authorize Adam Schulze (applicant's name) to apply for a zoning action (zoning map amendment, conditional use, variance) at the above listed address, as identified on the attached application.

Owner signature 


Notary Public
Sworn and subscribed before me this
30th day of June 20 22.





PUTNAM COUNTY PLANNING & DEVELOPMENT

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Applicant Signature  Date: 6/30/22
 Connie Adams Barnes, Owner/Managing Member, for Elite Gym Holdings, LLC

I swear that I am the owner of the property listed above. I authorize Elite Gym Holdings, LLC (applicant's name) to apply for a zoning action (zoning map amendment, conditional use, variance) at the above listed address, as identified on the attached application.

Owner signature 


 Notary Public
 Sworn and subscribed before me this
30th day of June 2022





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

CAMPAIGN CONTRIBUTION DISCLOSURE

Has applicant made \$250 or more campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes No If yes, please complete contribution affidavit.

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

Name of Recipient	Date	Contribution Amount	Description of Gift	Value of Gift

Name of Business: N/A - individual applicant Adam Schulze

Business Ownership Interest: _____ Property Ownership Interest: 100%

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

[Signature]
Owner or Applicant Signature

[Signature]
Notary Public
Sworn and subscribed before me this
30th day of June 2022.





PUTNAM COUNTY PLANNING & DEVELOPMENT

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Has applicant made \$250 or more campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes No If yes, please complete contribution affidavit.

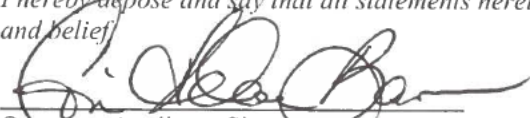
If the business of the applicant or owner, or the applicant or owner individually, have made contributions or gifts having a total value of over \$250 or more to any elected official in Putnam County within two (2) years preceding the date of this application, the following must be completed:

Name of Recipient	Date	Contribution Amount	Description of Gift	Value of Gift

Name of Business: Elite Gym Holdings, LLC

Business Ownership Interest: 100% Property Ownership Interest: none currently, intends to receive 100% upon conditional use approval

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


Owner or Applicant Signature


Notary Public

Sworn and subscribed before me this 30th day of June 2022.



Conditional Use Application – Letter of Intent

Dear Putnam County Commissioners,

My name is Adam Schulze. I live at 325 Scuffleboro Road in Eatonton, GA with my wife and children. I am applying for a conditional use of parcels 111 001045 001, 111 001045 002, and 111 001045 003 (approx. 40 acres, hereinafter the “subject property”). These parcels are part of more than 130 contiguous acres owned by me and my immediate family. My mother owns an immediately adjacent property through a holding company, Elite Gym Holdings LLC. That LLC is a co-applicant on this conditional use permit because I intend to transfer the subject parcels to her, and want to ensure the permit remains in place, with her being bound to all the same conditions as me.

We are not builders or developers. We bought the subject property for our own enjoyment and a place for my parents to retire and enjoy outdoors time with their grandchildren. The subject property is forested, undeveloped land. The most recent Putnam County – Eatonton Comprehensive Plan (2017) identifies the subject property as Agriculture / Forestry, both on the Current Land Use *and* Future Land Use maps (see Exhibit A for these maps).

This issue arose because I assumed the subject property was zoned agricultural. We already keep a few small horses for my children, and we wanted to add some goats and chickens, as well as a hay field to feed the animals. I also wanted to add a small (approx. 3.5 acre) pond to irrigate the hay field and provide water for the animals.

I hired a designer and builder to construct what I believed would be considered a “farm pond,” for which I would not need permission from the County. I now know I was mistaken, because the subject properties are zoned R-1, not AG. That means, without your permission, I cannot have the agricultural uses I need to justify the “farm pond” designation. I am therefore applying for a conditional use of the property to allow me to have certain agricultural uses that are not normally allowed in R-1, namely, a nine-acre hayfield, no more than four horses, no more than eight goats, and no more than twelve chickens. These uses would be for the total of the three subject parcels, I do not need each use for each specific parcel. I understand that some neighbors have concerns that the subject parcels could become a large-scale residential subdivision, and therefore I would agree to not further subdivide the parcels as a condition of approval. The Putnam County Code of Ordinances, Article IV, Division 2, Section 66-157 states: “If a use is not permitted in any zoning district, the planning and zoning commission may hear and recommend a conditional use permit approval application as submitted according to the rezoning process. In granting such a conditional use permit, the planning and zoning commission may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable so that the purpose of this chapter will be served, public safety and welfare secured, and substantial justice done.”

The uses I am requesting are suitable to the rural character of the area, in fact there are numerous residential properties nearby the subject parcels where the residents keep horses and chickens.

Your approval of these limited agricultural uses will allow me to have the existing pond treated as a “farm pond,” which will allow me to keep it in place subject to regulation and ongoing monitoring by the Georgia Environmental Protection Division and U.S. Army Corps of Engineers. I have been in contact with these agencies, including in three-way communications with the Putnam County Planning and Zoning Office, they are aware of the work I’ve already done on the pond, and I am aware that I will have ongoing obligations. See Exhibit B. Erosion controls are in place and the County has inspected the pond and dam and noted that it does not pose any danger. See Exhibit C. On the contrary, the removal of the pond at this point would be very challenging and pose the exact risks the County is seeking to avoid, with no resulting public benefit.

I thank you for your time and ask that you grant the requested conditional use permit in my personal name and in the name of Elite Gym Holdings, LLC, a holding company wholly owned by my mother.

Thank you,

Adam Schulze

Deed Doc: WD
Recorded 12/14/2021 03:18PM
Georgia Transfer Tax Paid : \$133.50
TREVOR ADDISON
Clerk Superior Court, PUTNAM County, Ga.
Bk 01067 Pg 0391-0393

After Recording Return to:
The Roessing Firm, LLC
P.O. Box 1309
Milledgeville, GA 31059

PF61 117-2021-002445 *SBC*

(above space provided for recording)

STATE OF GEORGIA
COUNTY OF PUTNAM

LIMITED WARRANTY DEED

THIS INDENTURE, made this 6th day of December, 2021, between CMJM, Ltd., a Colorado limited partnership, as party or parties of the first part (hereinafter called "Grantor") and Adam Schulze, an individual, as party or parties of the second part (hereinafter called "Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, its heirs and assigns, all the following described property, to-wit:

SEE ATTACHED EXHIBIT A.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor, subject to all encumbrances, easements and restrictions of record.

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

John Montgomery
MJM, Ltd.

By: John Montgomery;
General Partner

Signed before me on 12-6, 2021.

Sherry L. Johnson
Unofficial Witness Sh

Tamra Green
unofficial witness
TAMRA GREEN

Sherry L. Johnson
Notary Public
My Commission Expires: 8-19-2025
(AFFIX NOTARY SEAL)

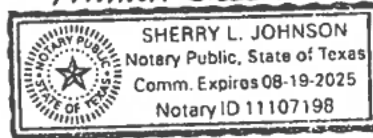


EXHIBIT A

LEGAL DESCRIPTION

PARCEL ONE:

All that tract or parcel of land lying and being in Land Lot 282 of the 2nd Land District, 313th G.M. District of Putnam County, Georgia being more particularly identified as Tract 2 containing 11.604 acres as described on a survey by Phillip H. Chivers, GA Registered Surveyor number 2658, dated October 17, 2013, and recorded in Plat Book 34, Page 105, in the records of the Putnam County Clerk of Superior Court. By reference the survey is incorporated herein.

PARCEL TWO:



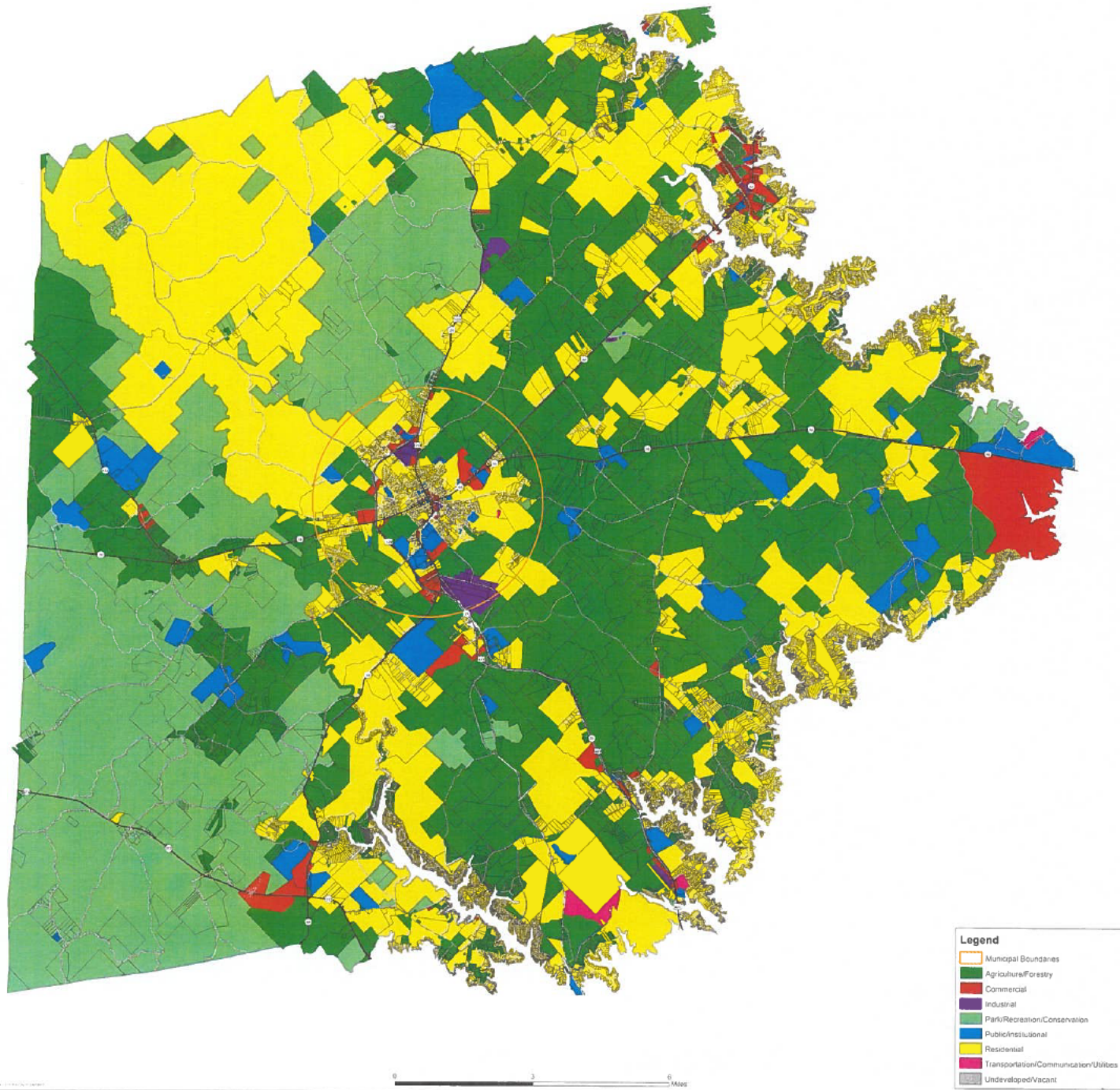
All that tract or parcel of land lying and being in Land Lot 282 of the 2nd Land District, 313th G.M. District of Putnam County, Georgia being more particularly identified as Tract 3 containing 11.030 acres as described on a survey by Phillip H. Chivers, GA Registered Surveyor number 2658, dated October 17, 2013, and recorded in Plat Book 34, Page 105, in the records of the Putnam County Clerk of Superior Court. By reference the survey is incorporated herein.

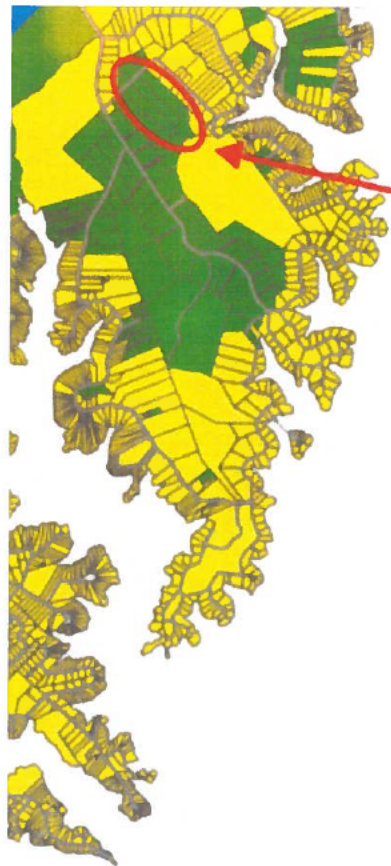
PARCEL THREE:

All that tract or parcel of land lying and being in Land Lot 282 of the 2nd Land District, 313th G.M. District of Putnam County, Georgia being more particularly identified as Tract 4 containing 15.696 acres as described on a survey by Phillip H. Chivers, GA Registered Surveyor number 2658, dated October 17, 2013, and recorded in Plat Book 34, Page 105, in the records of the Putnam County Clerk of Superior Court. By reference the survey is incorporated herein.

Putnam County, GA:
Current Land Use

Exhibit A



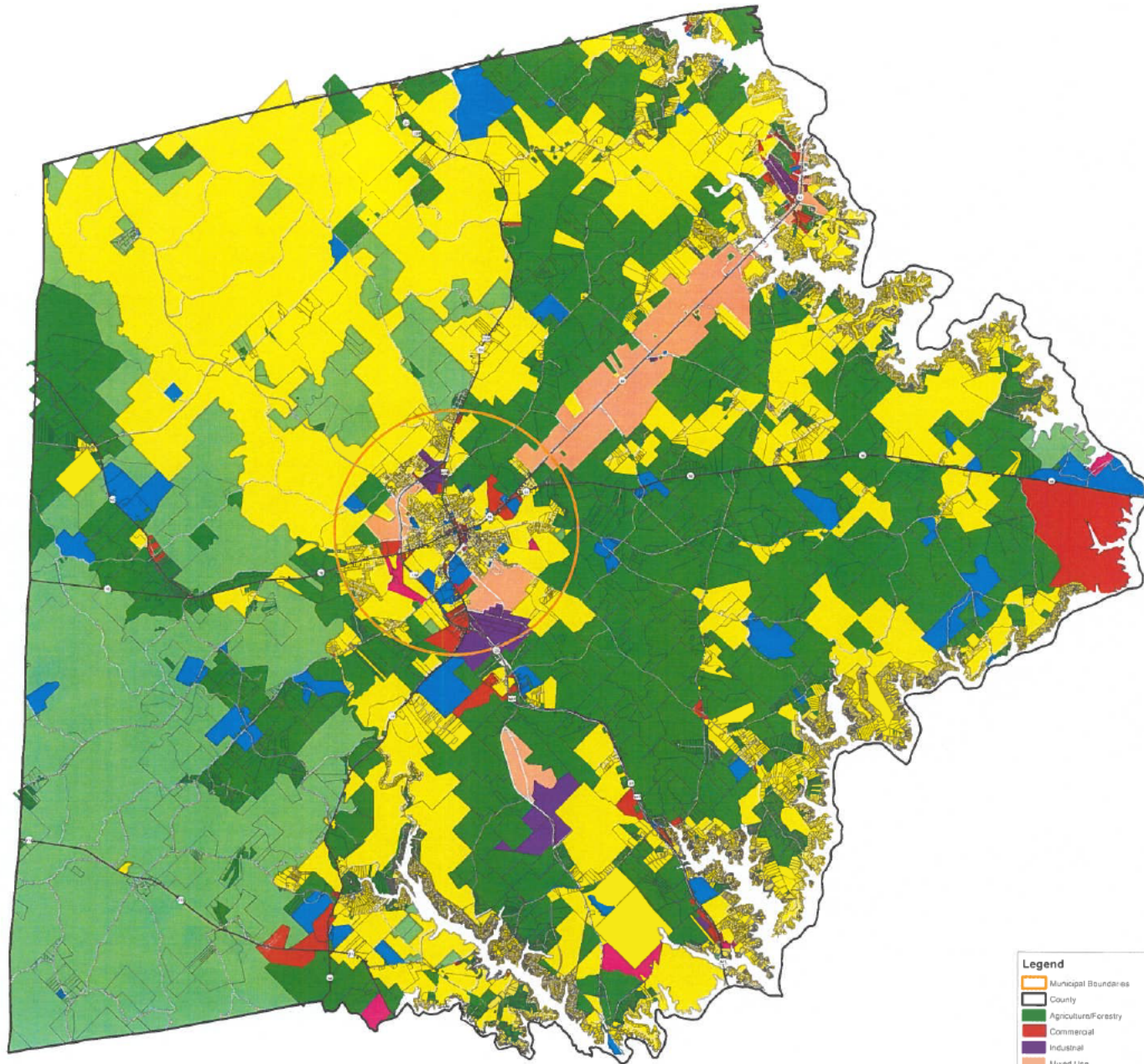


Subject Parcels are all designated Agriculture / Forestry

Legend

- Municipal Boundaries
- Agriculture/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant

Putnam County, GA: Future Land Use



Legend

- Municipal Boundaries
- County
- Agriculture/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant





Subject parcels are all designated Agriculture / Forestry

Legend

-  Municipal Boundaries
-  County
-  Agriculture/Forestry
-  Commercial
-  Industrial
-  Mixed Use
-  Park/Recreation/Conservation
-  Public/institutional
-  Residential
-  Transportation/Communication/Utilities
-  Undeveloped/Vacant

From: Jones, Jessica <jessica.jones@dnr.ga.gov>
Sent: Wednesday, October 13, 2021 9:10 AM
To: Lisa Jackson <ljackson@putnamcountyga.us>; corey.new@usda.gov
Cc: Callaway, Scott <Scott.Callaway@dnr.ga.gov>; Hopersberger, Alex <Alex.Hopersberger@dnr.ga.gov>
Subject: RE: Farm Pond Exemption

Lisa,

As we discussed on the phone, our office accepts this submittal as proof of exemption from GESA. Mr. Schulze is exempt from local and state land disturbance permits as well as the buffer.

Even though USACE regulates farm ponds and Mr. Schulze is exempt from GESA, he is not exempt from the Clean Water Act (CWA). Therefore, our office will monitor the activity only in regards to water quality moving forward. Mr. Schulze is aware that he would not be exempt from the CWA and must install and maintain erosion controls until the site is stabilized to prevent water quality violations.

Thank you for investigating. If you have any questions or concerns, please email or call me.

Jessica Jones
Program Manager I
Ga DNR EPD, Northeast District
745 Gaines School Rd. Athens, GA 30605
Email: jessica.jones@dnr.ga.gov
Phone: 706.369.6376
Cell: 404.764.6390
Fax: 706.369.6398



Lynn Butterworth

From: Angie Larson
Sent: Tuesday, January 18, 2022 4:52 PM
To: Taylor Vining
Subject: RE: does this sound good?

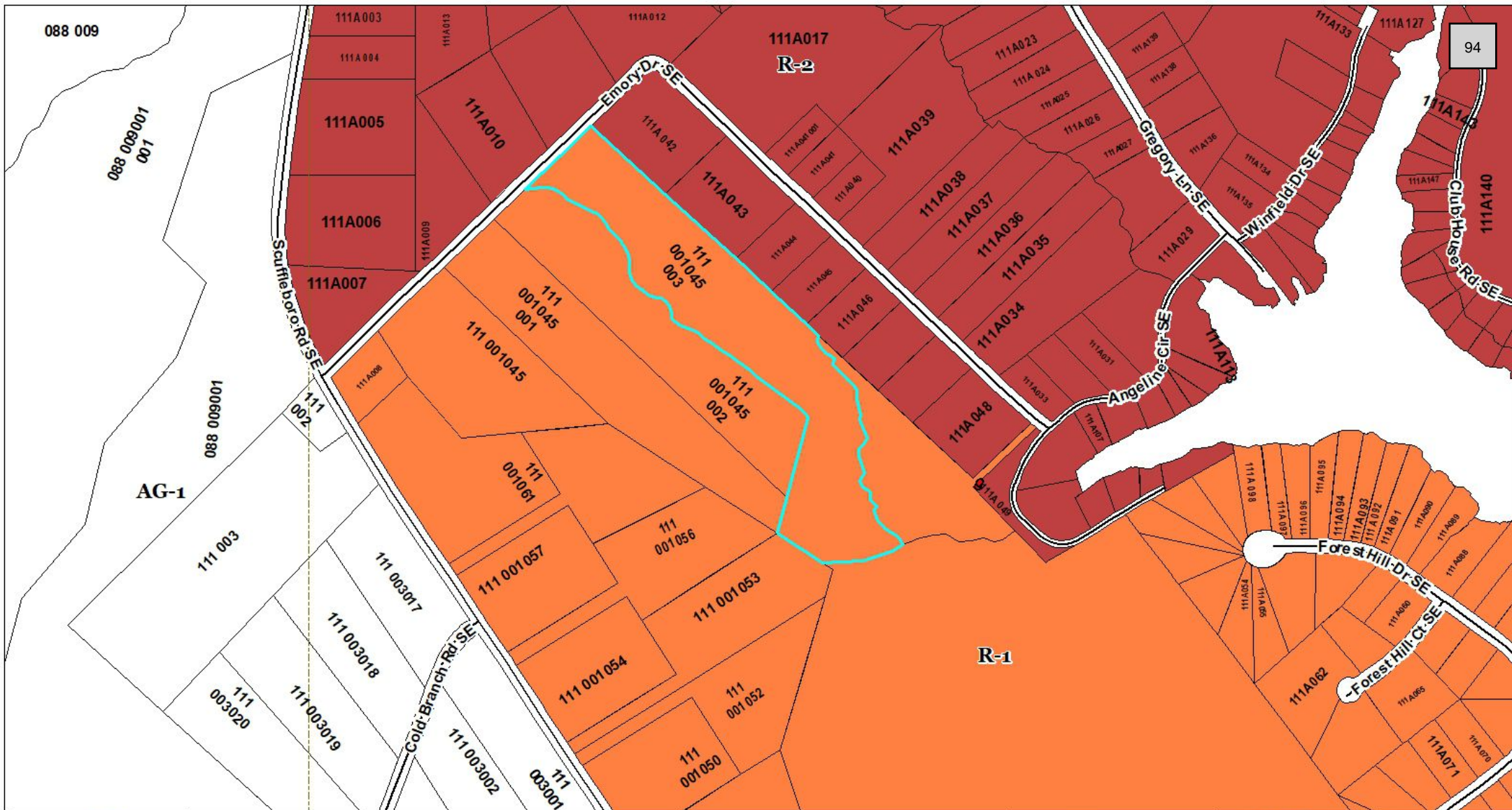
VERY GOOD!

From: Taylor Vining <tvining@putnamcountyga.us>
Sent: Tuesday, January 18, 2022 4:50 PM
To: Angie Larson <alarson@putnamcountyga.us>
Subject: does this sound good?

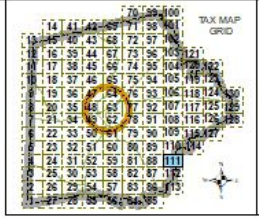
Jay Johnston and I meet at the pond on Emory Dr at 3:30 p.m. on 1/18/2022 due to a complaint. Upon our investigation we found that the pond had filled up to the point where the siphon system was working letting the access water flow out the overflow pipe on the back side of the pond. The water that was emptying out the back was clear and had no silt in it. There was established erosion control measure in place on the back side of the pond before the pond had filled up. The water flowing from the overflow pipe was falling on top of the silt fence and the hay bales that were put up cause them to no longer be effective. The back side of the dam was sill stabilized and does not appear to be compromised in any way.

Mrs. Taylor Vining

Environmental Specialist
117 Putnam Dr.
Eatonton, Ga 31024
706-816-9590
Monday-Thursday



94



GEOGRAPHIC FEATURE LEGEND

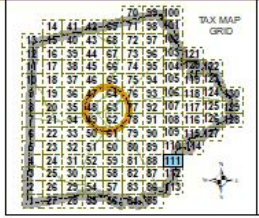
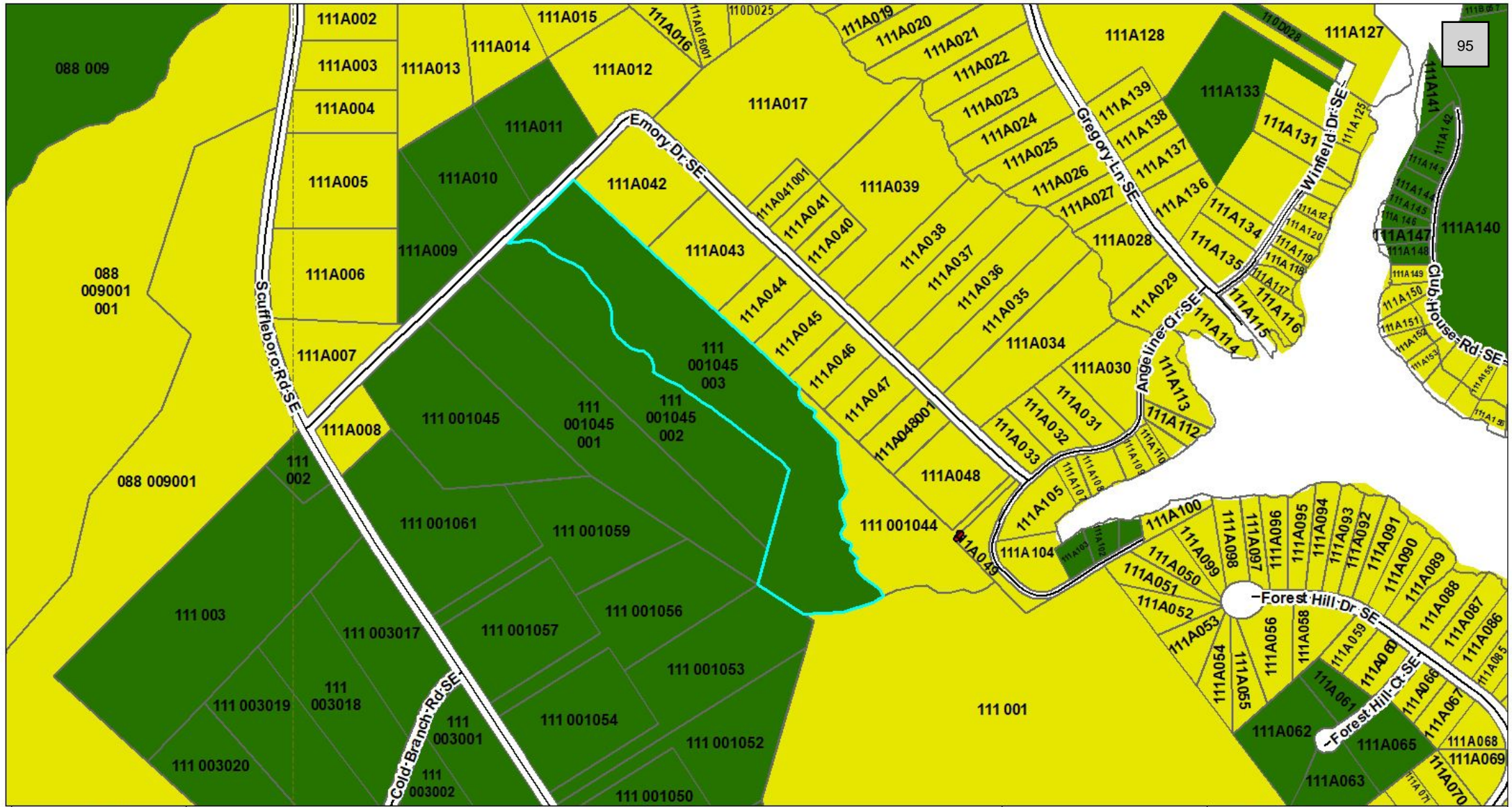
Eatonton Limits	Overlay District	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	R-1	RM-2
County Boundary	No Code	C-1	I-M	MHP	R - 2 CITY	R-1R	RM-3
Roads	AG-1	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	R-2	VILLAGE
Parcels	AG-1 CITY	C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1	
Parcel Hooks							

LMGR
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 111

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: APRIL 2022



GEOGRAPHIC FEATURE LEGEND			
Eatonton Limits	Agriculture/Forestry	Mixed Use	Residential
County Boundary	Commercial	Park/Recreation/Conservation	Transportation/Communication/Utilities
Roads	Industrial	Public/Institutional	Undeveloped/Vacant
Parcels			
Parcel Hooks			

LMGR
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175 Emory Hwy
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PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 111

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: APRIL 2022

File Attachments for Item:

9. Request by Robert J Haynie III, agent for William & Barbara Vargo to rezone 9.0 acres at 860 Harmony Road from AG to C-2 [Map 102, Parcel 003, District 1] (staff-P&D)



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Staff Recommendations

Tuesday, August 09, 2022, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Board of Commissioners

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 8/16/2022

Request by **Robert J Haynie III, agent for William & Barbara Vargo to rezone 9.0 acres at 860 Harmony Road from AG to C-2. [Map 102, Part of Parcel 003, District 1].** * The applicant is requesting to rezone 9.00 acres of their 14.35-acre lot from AG to C-2. They would like to purchase the 9.00 acres in hopes of developing an electrical contractor services business. They are proposing to place a 5,000 sq.ft. office with paved parking. The site will also allow dispatch of construction crews and provide storage for materials required for construction. The materials include, but are not limited to, traffic signal poles, traffic signal heads, and other associated materials required for installation. The proposed storage area will include a covered are and gravel “lay-down” area.

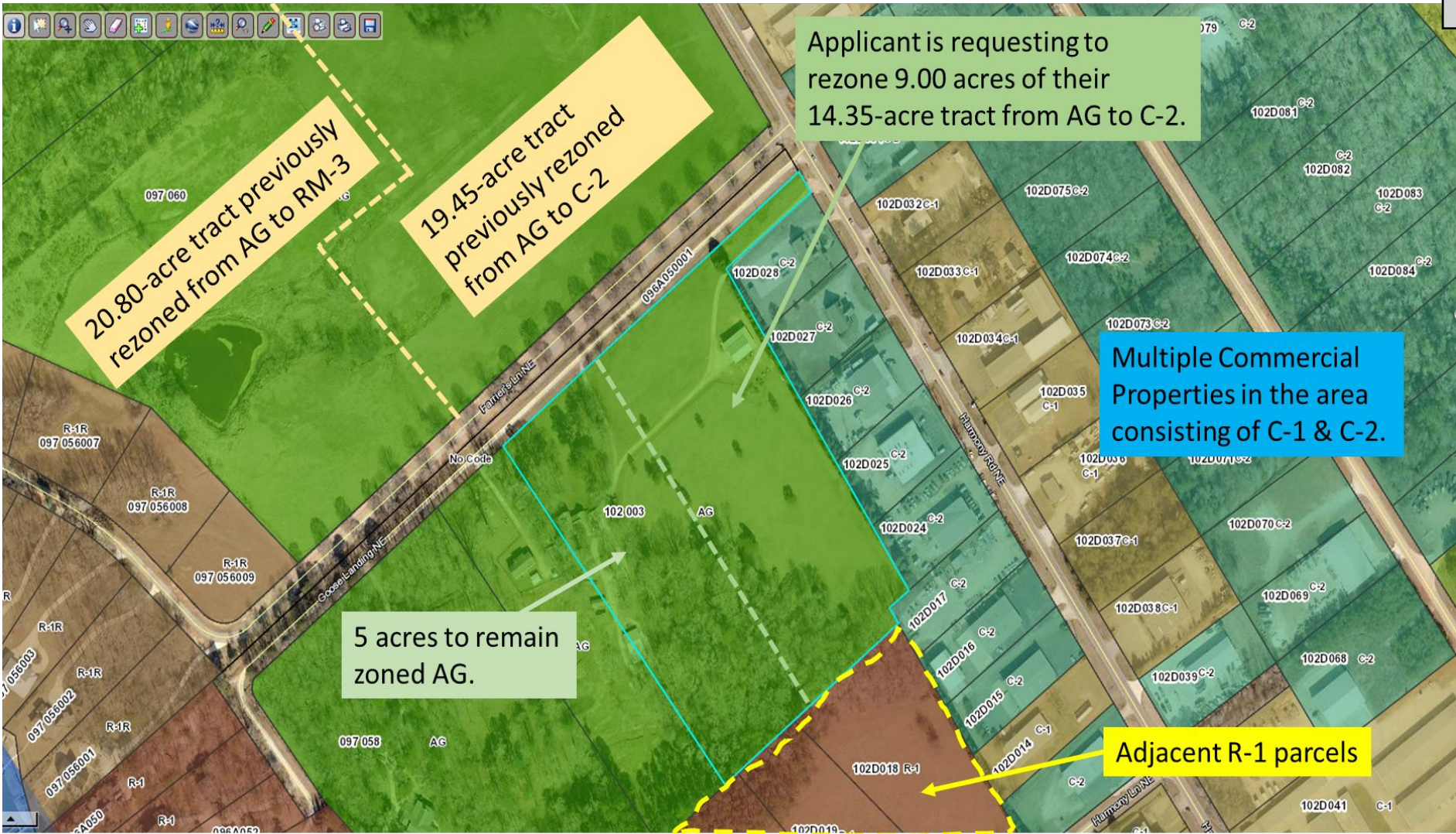
The proposed use is not allowed in the current AG zoning district. However, it is an allowed use in the C-2 zoning district as listed in [Sec. 66-106\(A\)](#). This property fronts on Harmony Road which has been designated for both C-1 and C-2 development. The surrounding parcels include AG, R-1, and C-2 Commercial use properties. Therefore, the proposed use is compatible with the nearby and adjacent properties. Furthermore, the Putnam County Comprehensive Future Land Use Plan supports the request and has this parcel projected as commercial use. While the property can be used as it is currently zoned, staff sees no adverse effect that the proposed C-2 zoning would have on the existing use, value, or usability of adjacent or nearby properties. In addition, there is no evidence that the proposed development would cause excessive or burdensome use of public services, nor should it affect police, fire protection, or sewer services.

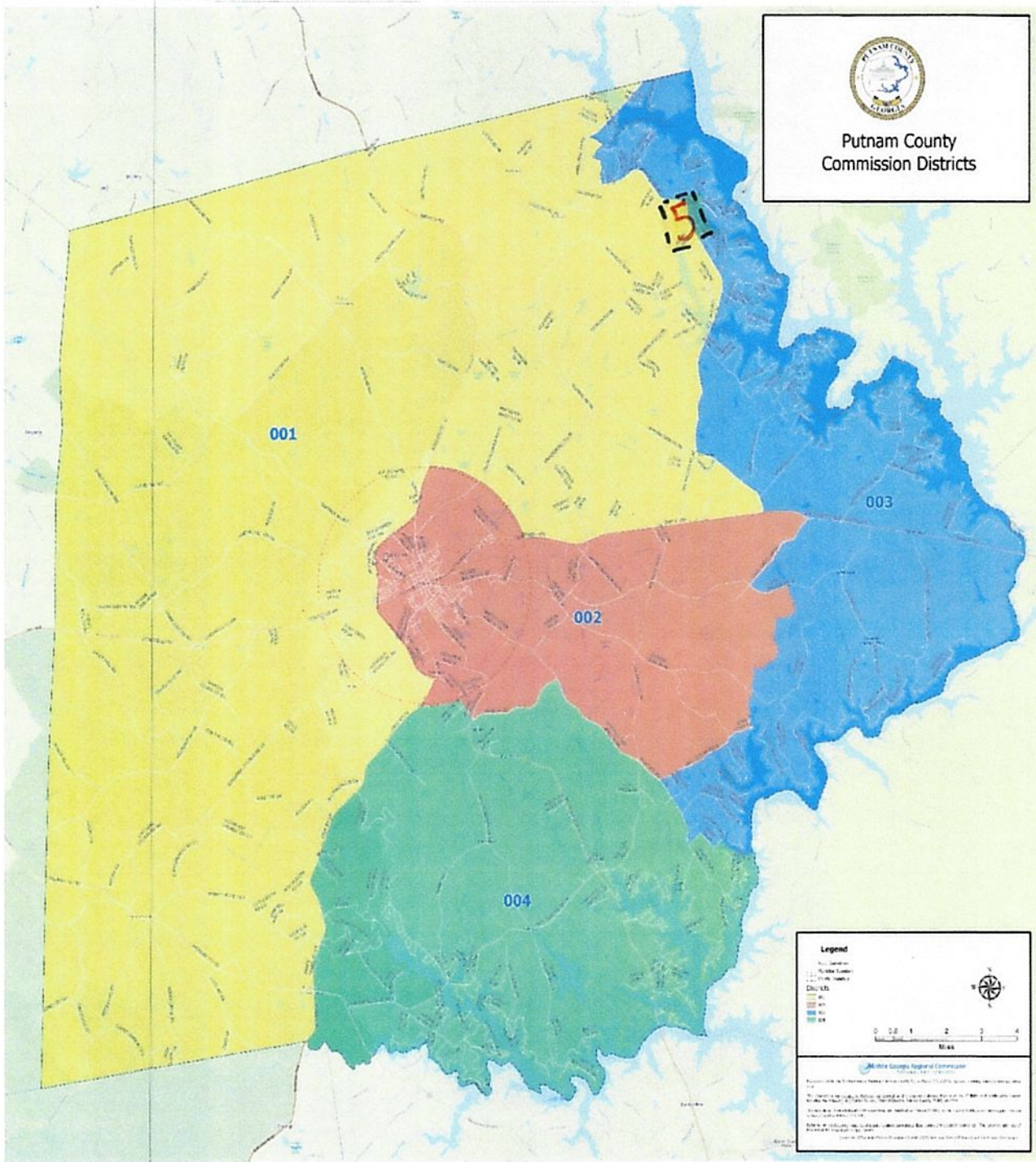
Staff recommendation is for approval to rezone 9.00 acres at 860 Harmony Road from AG to C-2 [Map 102, Part of Parcel 003, District 1] with the following conditions:

- 1. A 50-foot undisturbed vegetated buffer along the property lines that abut Map 102D, Parcels 018 & 019 and the remaining 5-acre AG tract currently identified as Map 102, Parcel 003.**
- 2. There shall be no entrance on Goose Landing NE.**
- 3. This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.**

The Planning & Zoning Commission's recommendation is for approval to rezone 9.00 acres at 860 Harmony Road from AG to C- [Map 102, Part of Parcel 003, District 1] with the following conditions:

- 1. A 50-foot undisturbed vegetated buffer along the property lines that abut Map 102D, Parcels 018 & 019 and the remaining 5-acre AG tract currently identified as Map 102, Parcel 003.*
- 2. There shall be no entrance on Goose Landing NE.*
- 3. This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.*





5. Request by **Robert J Haynie III, agent for William & Barbara Vargo** to rezone 9.0 acres at 860 Harmony Road from AG to C-2. [Map 102, Parcel 003, District 1]. *



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

APPLICATION FOR REZONING

APPLICATION NO Plan-1 DATE: 6-30-22

MAP 102 PARCEL 003

1. Name of Applicant: Robert J Haynie III

2. Mailing Address: 2826 Eatonton Hwy., Haddock, GA 31033

3. Phone: (home) _____ (office) 404-361-0672 (cell) [REDACTED]

4. The location of the subject property, including street number, if any: 860 Harmony Road, Eatonton, Ga 31024

5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 9.0 acres

6. The proposed zoning district desired: C-2 Commercial

7. The purpose of this rezoning is (Attach Letter of Intent) See attached

8. Present use of property: agriculture Desired use of property: Office and supply yard

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

Existing: AG
North: C-2 South: AG East: R-1 West: AG RM-3
+
C-2
W.C.
[Signature]

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.): _____

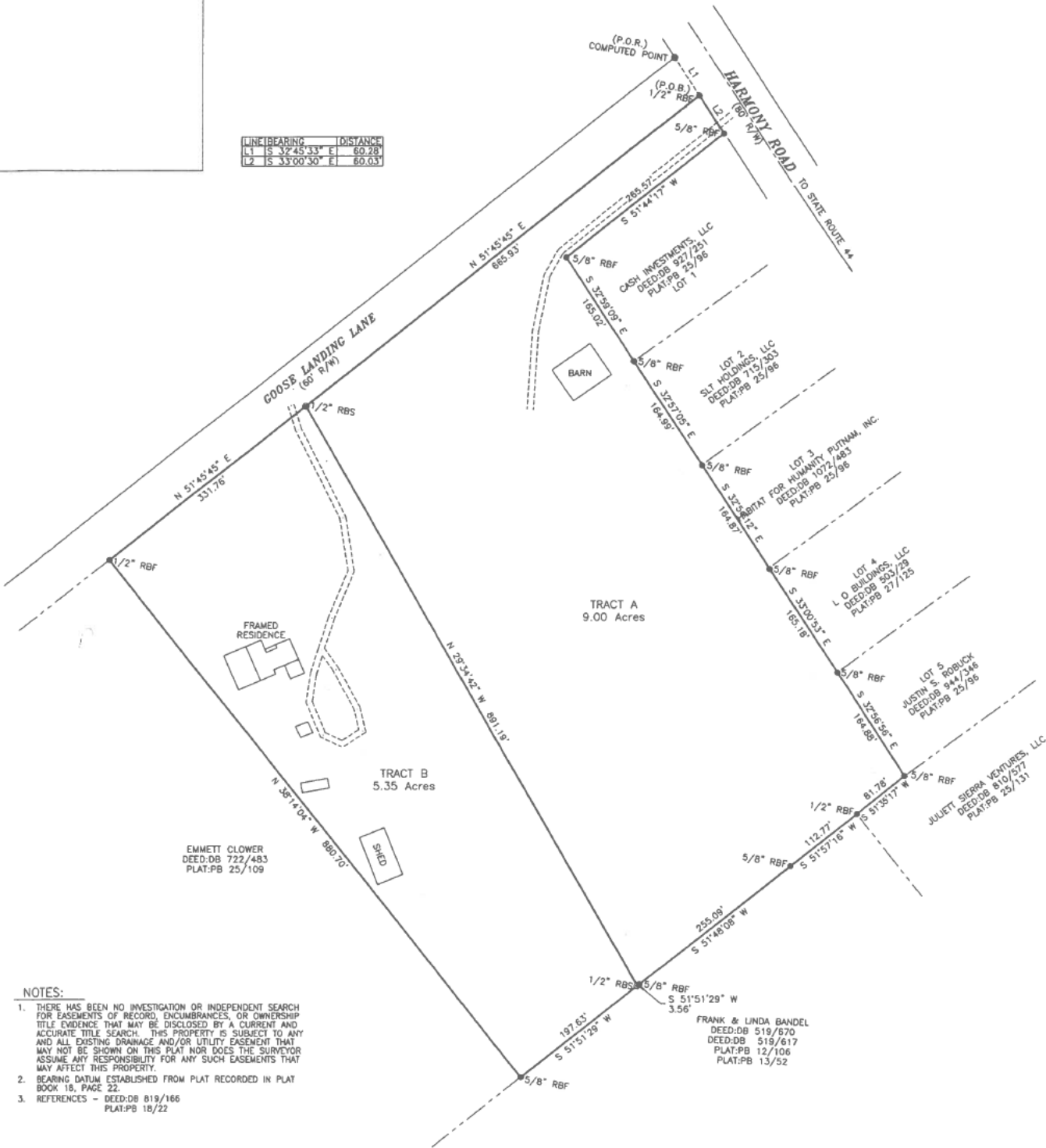
13. A detailed description of existing land uses: The property is currently is open pasture with one building used as a shop/barn

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

bobbyh@rjhaynie.com

PLAT: PLAT BOOK 18, PAGE 22

LINE	BEARING	DISTANCE
L1	S 32°45'33" E	60.28
L2	S 33°00'30" E	60.03

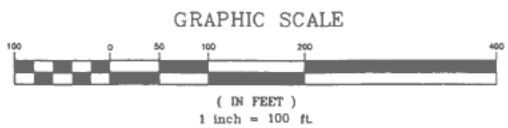


NOTES:

1. THERE HAS BEEN NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR OWNERSHIP TITLE EVIDENCE THAT MAY BE DISCLOSED BY A CURRENT AND ACCURATE TITLE SEARCH. THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING DRAINAGE AND/OR UTILITY EASEMENT THAT MAY NOT BE SHOWN ON THIS PLAT NOR DOES THE SURVEYOR ASSUME ANY RESPONSIBILITY FOR ANY SUCH EASEMENTS THAT MAY AFFECT THIS PROPERTY.
2. BEARING DATUM ESTABLISHED FROM PLAT RECORDED IN PLAT BOOK 18, PAGE 22.
3. REFERENCES - DEED:DB 819/166 PLAT:PB 18/22

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

Kirk Freeman
 KIRK FREEMAN GARLS 2982
 DATE 06/20/2022



DATE SURVEYED: 06/16/2022	SURVEY OF PROPERTY FOR:
DATE DRAWN: 06/20/2022	WILLIAM & BARBARA A. VARGO
SCALE 1" = 100'	
EQUIPMENT: TOPCON GPT-3005 TOTAL STATION	LYING IN LAND LOT 351 3rd LAND DISTRICT 389th C.M.D. PLUTNAM COUNTY, GEORGIA
kirkfreeman@windstream.net	
KIRK A. FREEMAN RLS #2982	
FILE:P_860 HARMONY	



SURVEYED BY:
KIRK FREEMAN, LLC
 LAND SURVEYING
 650 W. THOMAS STREET
 P.O. BOX 1081
 MILLEDGEVILLE, GA 31059
 478-451-2997 478-456-7121

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 19,772 FEET AND AN ANGULAR ERROR OF 0.00006 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 FEET.

June 20, 2022

Letter of Intent
Rezoning Request for 860 Harmony Road, Eatonton, GA

The property being rezoned from AG to request C-2 will be used by R.J. Hainey Electrical Contractor for area office and dispatch of construction crews. The office will include an approximate 5,000 SF building and required paved parking lot. The site will include storage for materials required for construction consisting mostly of traffic signal poles, traffic signal heads and associated materials required for installation. The material storage area will include a covered area and gravel "lay-down" area.

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

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

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

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

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

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

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

W. H. [Signature]
Signature (Property Owner) (Date) 6-20-22

[Signature]
Signature (Applicant) (Date) 6/27/2022
Blair Sheppard
Notary Public

[Signature]
Notary Public
Kenneth Dray

Blair Sheppard
Putnam County, Georgia
Notary Public
Commission No. W-00428666
My Commission Expires 10/6/2023

Office Use

Paid: \$ 275.00 (cash) _____ (check) 2036 (credit card) _____
Receipt No. _____ Date Paid: 6-30-22
Date Application Received: 6-29-22
Reviewed for completeness by: _____
Submitted to TRC: _____ Return date: _____
Date of BOC hearing: _____ Date submitted to newspaper: _____
Date sign posted on property: _____ Picture attached: yes _____ no _____

KENNETH C. DRAY
NOTARY PUBLIC
Columbia County
State of Georgia
My Comm. Expires Aug. 12, 2023



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

LETTER OF AGENCY- _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Robert S. Haugie, III TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR rezoning OF PROPERTY DESCRIBED AS MAP 102 PARCEL 003, CONSISTING OF 9 ACRES, WHICH HAS THE FOLLOWING ADDRESS: a portion of 860 Harmony Rd. EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 28th DAY OF June, 2018.2022

PROPERTY OWNER(S): William Vargo and Barbara Vargo

William Vargo NAME (PRINTED)
Barbara Vargo SIGNATURE

ADDRESS: 860 Harmony Rd, Eatonton, GA 31024

PHONE: (706)817-0250

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 28th DAY OF June, 2018 2022

Stephanie McMullen
NOTARY
MY COMMISSION EXPIRES: 7/15/2024



LETTER OF TRANSMITTAL

SIMONTON ENGINEERING, LLC.

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

DATE: June 28, 2022

TO: Putnam County Planning & Development
117 Putnam Drive, Suite B
Eatonton, GA 31024
706-485-2776

PROJECT: Rezoning Application 860 Harmony Rd.
SE No. 2022-119

We are sending you X attached under separate cover the following items:

<u>QUANTITY</u>	<u>DESCRIPTION</u>
<u>1</u>	<u>Rezoning Application</u>
<u>1</u>	<u>Survey</u>
<u>1</u>	<u>Letter of Intent</u>
<u>1</u>	<u>Impact Analysis</u>
<u>1</u>	<u>Traffic Impact Study</u>
<u>1</u>	<u>Concept Plan</u>
<u>1</u>	<u>Disclosure of Campaign Contribution Form</u>
<u>1</u>	<u>Proof of Property Tax Payment</u>
<u>1</u>	<u>Letter of Agency</u>
<u>1</u>	<u>Check No. 2036 \$275.00</u>

These are transmitted:

<u> </u>	For Approval	<u> </u>	For Review & Comment	<u> </u>	Approved as Noted
<u> </u>	As Requested	<u> </u>	Approved as Submitted	<u> </u>	Approved for Payment
<u> X </u>	For Your Use	<u> </u>	Returned for Corrections	<u> </u>	For Execution

REMARKS:

P.C. SIMONTON ENGINEERING, LLC.

Blair Sheppard

6/28/2022

REZONING APPLICATION

ROBERT J. HAYNIE III
860 HARMONY ROAD
EATONTON, GEORGIA



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

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

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

1. Name: ROBERT J. HAYNUE III

2. Address: 2826 EATONTON HWY
HANDOCK, GA. 31033

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: *Robert J. Haynue III*
Date: 6/14/2022

Impact Analysis
860 Harmony Road
Eatonton

1. *The application must be accompanied by a written, documented analysis of the proposed zoning change with regard to each of the standards governing consideration, (which are enumerated under Putnam County Code of Ordinances, Chapter 66-Zoning, Sec. 66-165(d)) and are as follows:*

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

The proposed use of the property will be the office and laydown yard for a traffic signal utility contractor. Utility installation crews will be dispatched from this location and installation materials will be stored on the exterior for short term until installation. Materials stored will include traffic signal poles, signal heads and associated materials.

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

The property adjacent to the tract to the north is currently zoned C-2 and is currently being used for commercial, property to the northeast is zoned C-2 and is currently being use by a contractor for similar use to that proposed by the applicant. Property directly east of the tract is zoned residential but is mostly vacant. The property to the south was originally part of this tract and is used for residential. Property to the west is an access road to the residential to the south. The property beyond the access road was recently rezoned to C-2 & RM-3.

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

The use will match current use and zones to the north, current use to the northeast and proposed use across the access road to the west. The only adjacent areas that may be negatively impacted by the zoning is to the south. This area will be buffered in accordance with the ordinance.

d. Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

The future land use plan for Putnam County shows the parcel as commercial, so the proposed action will be in accordance with the adopted land use plan.

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

The property in north Putnam County, especially from the first lake crossing (going north) to the Putnam/Greene County line has experienced significant commercial growth to accommodate the significant growth in the area. Agricultural use in the area does not match or blend well with the current or proposed land use in the area.

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

The proposed use of the property has a very low impact on infrastructure. Water and sewer demands are barely more than the current land use. Activities at the location will be low to meet proposed use with increases in traffic limited to early morning hours only a few times per week (see traffic impact study). Demands on Police and fire protection will have very minor impact related to the new office building and facilities.

g. 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 in the area is fairly well established and this land use plan is consistent with the future land use map/plan.

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

The proposed use is not expected to upset the current trends in the area which is an efficient balance of public health, safety, and a reasonable private use of the property.

2. A traffic impact analysis is to include the existing average daily traffic on road/streets leading to the nearest intersection and the projected average daily traffic. Additional requirements for the analysis may be provided by the Planning and Development Department and included with the application.

See attached Traffic Impact Study.

3. The estimated number of dwelling units and total floor area of non-residential uses (if applicable) of the proposed development.

The proposed use of the property is commercial office and warehouse with the following square footage:

- Office – 5,000 SF
- Warehouse – 12,500 SF

4. Effect on the environment surrounding the area to be rezoned including the effect on all natural and historic resources. (State source of the information)

The proposed use of the property will only utilize a small land area with minimal disturbance. The site is totally cleared and used for pasture in the past. Site inspection revealed no historical or archeological indicators. No wetlands are shown on the site based on the National Wetlands Inventory (NWI) Map.

5. *Impact on fire protection with respect to the need for additional firefighting equipment or personnel. (State source of the information)*

The two buildings proposed for the property will both be Steel Structures with brick veneer on office.

6. *What are the physical characteristics of the site with respect to topography and drainage courses?*

The site generally slopes from northwest to southeast with drainage following that slope. An existing drainage way exist in the southeast corner to Lake Oconee. As part of the development; detention/retention facilities will be utilized to minimize impacts on the system erosion and sediment control measures will be utilized during development to insure no sediment leaves the site.

7. *Adjacent and nearby zoning and land use. See attached zoning map exhibit.*

860 Harmony Road
Traffic Impact Analysis
June 27, 2022

860 Harmony Rd is planned to be developed as a single tenant construction office that includes 9.0 acres of area to conduct a traffic signal installation business. Since there are no ITE rates specifically for a construction office, a single use office was used because of similar traffic patterns and rates. A total of 25 employees was used for the projections since that will be the peak number ever expected to include crew members that are typically working from job sites away from the office. The normal occupancy is 10 employees. All traffic for this development will be off site with a very small passer-by traffic consideration. The project is located on Harmony Road approximately one mile west of its intersection with Hwy 44. This report will utilize the traffic counts supplied by Putnam County taken in 2019, and the proposed development to predict future average daily traffic for Harmony Road. 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 and have not been adjusted.

The roadway is currently two lanes with multiple driveways along the route between the project and Hwy 44. The supplied two way traffic counts east of the site near the Hwy 44 intersection is 3,278 average daily traffic (ADT). Based on this information Harmony Road with its multiple access points may currently be operating near its capacity at peak hour. The total projected traffic for the 860 Harmony Road development is 154 average trips per day with the following peaks.

AM Peak Hour		PM Peak Hour	
Enter	Exit	Enter	Exit
24	27	6	35

It would generally be considered for this development that 50% of the traffic would be left turn. The left turn traffic into the development would be from west bound traffic, which would be left turns off of Harmony Road. Adding 12 left turns during the AM peak hour without a left turn lane would not significantly impact the traffic on Harmony Road.

Passer by traffic which is generally defined as traffic that is already on the road and contained in existing counts, but is also included in traffic projections for the proposed development. The project is considered a destination site so the percentage of passer-by traffic used for this site is 5%.

When considering the capacity of the roadway the ADT is well within the normal capacity for a typical two-lane roadway. The limiting factor on the capacity of Harmony

Road is the turning movements that block through traffic. The impact of the development is minimal to the operation of Harmony Road and no roadway improvements are warranted.



DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$367,905		
COUNTY	\$641.38	\$64,082.00	7.72
SCHOOL	\$1,237.89	\$64,082.00	14.9
SPEC SERV	\$13.71	\$64,082.00	0.165

ORIGINAL TAX DUE
\$1,892.98
INTEREST
COLLECTION COST
FIFA CHARGE
PENALTY
TOTAL PAID
\$1,892.98
TOTAL DUE
\$0.00

TO VARGO WILLIAM & BARBARA A
860 HARMONY RD
EATONTON, GA 31024

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



Date Paid: 11/14/2021



Scan this code
with your mobile
phone to view this
bill

INTERNET TAX RECEIPT

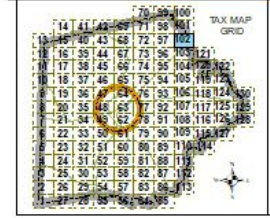
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7. DISCLOSURE OF CAMPAIGN CONTRIBUTION FORM
8. PROOF OF PROPERTY TAX PAYMENT
9. LETTER OF AGENCY



097 060
AG-1

C-3
102
002



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

GEOGRAPHIC FEATURE LEGEND

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

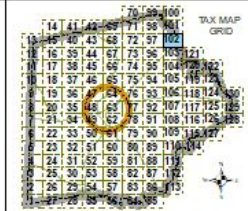
MGRC
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
Web:
www.middlegeorgia.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

W
N
E
S

MAP 102

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



GEOGRAPHIC FEATURE LEGEND

Eatonton Limits	Agriculture/Forestry	Park/Recreation/Conservation	Residential
County Boundary	Commercial	Public/Institutional	Transportation/Communication/Utilities
Roads	Industrial	Undeveloped/Vacant	
Parcels			
Parcel Hooks			

MGR
 Middle Georgia Regional Commission
 175 Emory Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160
 Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 102

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: JULY 2022

File Attachments for Item:

17. Consent Agenda

a. Approval of Minutes - August 5, 2022 Regular Meeting (staff-CC)

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Friday, August 5, 2022 ♦ 9:00 AM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Friday, August 5, 2022 at approximately 9:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

- Chairman Billy Webster
- Commissioner Gary McElhenney
- Commissioner Daniel Brown
- Commissioner Bill Sharp
- Commissioner Jeff Wooten

STAFF PRESENT

- County Attorney Barry Fleming
- County Manager Paul Van Haute
- County Clerk Lynn Butterworth

Opening

1. Welcome - Call to Order

Chairman Webster called the meeting to order at approximately 9:00 a.m.
(Copy of agenda made a part of the minutes on minute book page _____.)

2. Approval of Agenda

Motion to approve the Agenda.

Motion made by Commissioner Sharp, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Sharp, Commissioner Wooten

3. Invocation - Pastor Jonathon Dawson, Lakepoint Community Church
Pastor Jonathon Dawson gave the invocation.

4. Pledge of Allegiance (JW)

Commissioner Wooten led the Pledge of Allegiance.

Draft Minutes	Page 1 of 4	
August 5, 2022		

Mill Rate Public Hearing

5. Presentation of Proposed 2022 Mill Rate (staff-CM & Fin)

County Manager Van Haute gave a PowerPoint presentation on the mill rate history and proposed millage rate for 2022.

(Copy of presentation made a part of the minutes on minute book pages _____ to _____.)

6. Comments from the Public

Mr. Tommy Jefferson commented that he is opposed to a property tax increase and asked the board to take a hard look at spending. Mr. John Sprague-Williams commented that he is opposed to a property tax increase. Mr. Steve Hersey commented that this is one of the largest increases in Putnam County history and the millage rate needs to be reduced to the rollback rate.

7. Comments from Commissioners and/or Staff

None

Budget Work Session

8. Budget Discussions

Clerk of Court Trevor Addison commented that he presented a proposed budget that was less than last year and that he worked with the County Manager to cut a few things but would like to add back the part time budget at \$20K and the correction of the Juvenile Clerk pay rate. Putnam Development Authority Chairman Walt Rocker commented that he was disappointed that the PDA budget request was taken to zero and asked the board to fund their request or as close to it as possible. No action was taken.

Regular Business Meeting

9. Public Comments

Ms. Marianne Bruhn-Popik commented on the Schulze farm pond on Emory Drive and her concerns about damage to the cove where she lives.

10. Consent Agenda

- a. Approval of Minutes - July 19, 2022 Regular Meeting (staff-CC)
- b. Approval of Minutes - July 19, 2022 Executive Session (staff-CC)
- c. Approval of Minutes - July 26, 2022 Comp Plan Meeting (staff-CC)
- d. Approval of 2022 Alcohol License(s) (staff-CC)

Motion to approve the Consent Agenda.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Sharp, Commissioner Wooten

(Copy of license made a part of the minutes on minute book page _____.)

Draft Minutes	Page 2 of 4	
August 5, 2022		

11. Request from Tax Commissioner to write-off uncollectable accounts (TC)
Director of Collections Terrell Abernathy reviewed the proposed list of write-offs and advised they are all uncollectible.

Motion to approve the request from the Tax Commissioner to write-off uncollectible accounts in the amount of \$10,893.12.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Sharp, Commissioner Wooten

(Copy of list made a part of the minutes on minute book pages _____ to _____.)

12. Approval to Surplus Parcel #058A192 on W Daylight Drive (staff-CM)
County Manager Van Haute advised that the parcel was acquired from a tax sale and the county has no plans or need to develop the property.

Motion to approve the Surplus of Parcel #058A192 on W Daylight Drive.

Motion made by Commissioner Wooten, Seconded by Commissioner Sharp.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Sharp, Commissioner Wooten

13. Request for Road Acceptance of Oakwood Drive (staff-CC)
Public Works Foreman Anthony Frazier advised that he worked with the developer during the construction of the road, and it is up to county standards.

Motion to accept Oakwood Drive into the county road maintenance system.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Sharp, Commissioner Wooten

14. Review of Community Health Assessment (BW)
Chairman Webster reviewed some information from the Georgia Department of Public Health North Central Health District Community Health Assessment. No action was taken.
(Copy of slides made a part of the minutes on minute book pages _____ to _____.)

Reports/Announcements

15. County Manager Report

County Manager Van Haute reported that paving of Pea Ridge Road is under way and traffic is a mess; drive carefully in the area.

16. County Attorney Report

No report.

Draft Minutes	Page 3 of 4	
August 5, 2022		

17. Commissioner Announcements
Commissioner McElhenney: none

Commissioner Brown: none

Commissioner Sharp: thanked Linda & Paul for the job of putting the budget together.

Commissioner Wooten: none

Chairman Webster: none

Closing

18. Adjournment

Motion to adjourn the meeting.

Motion made by Commissioner McElhenney, Seconded by Commissioner Sharp.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Sharp, Commissioner Wooten

Meeting adjourned at approximately 9:56 a.m.

ATTEST:

Lynn Butterworth
County Clerk

Billy Webster
Chairman

File Attachments for Item:

18. Approval of 2022 Alcohol License for Georgia Butts BBQ (staff-CC)



Office of the County Clerk
117 Putnam Drive, Suite A ♦ Eatonton, GA 31024
706-485-5826 (main office) ♦ 706-485-1877 (direct line) ♦ 706-923-2345 (fax)
lbutterworth@putnamcountyga.us ♦ www.putnamcountyga.us

Approval of 2022 Alcohol Licenses

The following alcohol license applications (which are available for review in the County Clerk’s office) have been approved by the Sheriff, Fire Marshal and/or Building Inspector, and Tax Commissioner and are ready for BOC approval:

Individual Name	Business Name	Address	License Type
James Alex Davidson	Georgia Butts BBQ	1137 Lake Oconee Parkway	Retail Consumption on Premises of Malt Beverages and/or Wine and Distilled Spirits

File Attachments for Item:

19. Request to begin the Road Abandonment process for Dennis Way and Footpath Road (JW & staff-PW)

Road Abandonment Request

- 1. Dennis Way
 - a. We are seeking to abandon the entire length of Dennis Way from its northernmost intersection with Dennis Station Rd to its southernmost intersection with Dennis Station Rd
 - b. It is an unimproved dirt approximately 4055.16 feet or .76 miles long
- 2. Footpath Rd
 - a. We are seeking to abandon the entire length of Footpath from its intersection with Dennis Station Rd to its intersection with Dennis Way
 - b. It is an unimproved dirt road approximately 883.61 feet or .17 miles long