



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Agenda

Monday, December 30, 2019 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

1. Call to order
2. Attendance
3. Rules of Procedures

Minutes

4. Approval of Minutes-

Requests

5. Request by **Howard McMichael, Jr. agent for Millicent Arnold & Lawrence A. Copelan Jr.** to rezone 2.14 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 030, District 3]. *
6. Request by **Howard McMichael, Jr., agent for HJR Oconee, LLC** to rezone 50.8 acres on Collis Road from AG-1 to RM-3. [Map 104, Parcel 032, District 3]. *
7. Request by **Howard McMichael, Jr., agent for Millicent Arnold & L.A. Copelan Jr.** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [Map 104B, Parcel 001, District 3]. *
8. Request by **Howard McMichael, Jr., agent for Millicent Arnold & L.A. Copelan Jr.** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 033, District 3]. *

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on January 3, 2020 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024.

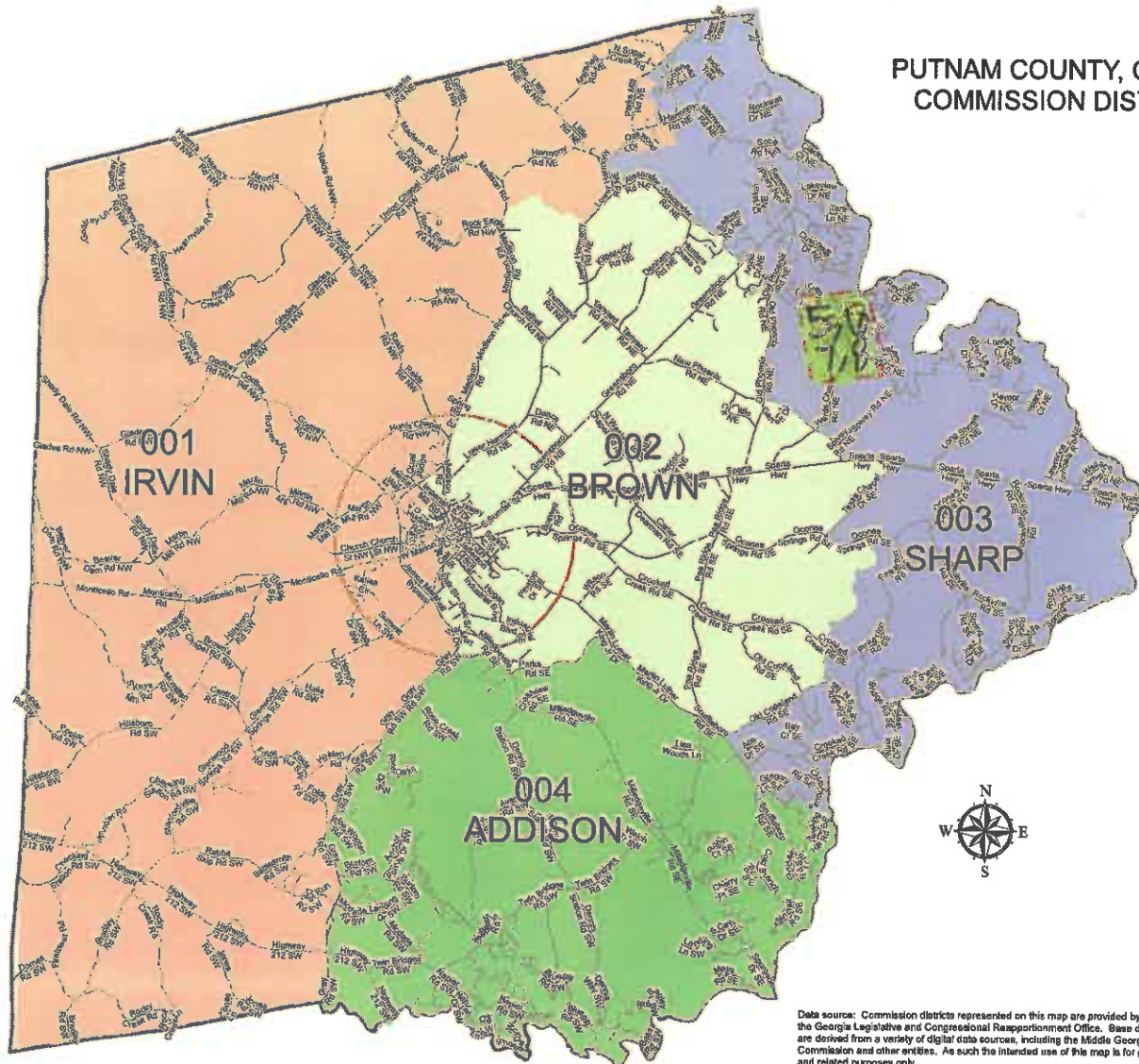
The full meeting package can be reviewed in the Planning & Development office upon request.

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

The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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.

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 6,697.28' SCALE RATIO: 1:68,367.34 DATE: MARCH 2018

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APPLICATION FOR REZONING

APPLICATION NO. Plan 2019-01684 DATE: 10/31/2019

MAP 104 PARCEL 030 DISTRICT 3

1. Name of Applicant: Howard M Michael, Jr.

2. Mailing Address: P.O. Box 3249, Eatonton, GA 31024

3. Phone: (home) not applicable (office) not applicable (cell) 706-473-1999

4. The location of the subject property, including street number, if any: Collis Road, Eatonton, GA

5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 2.14 acres

6. The proposed zoning district desired: RM-3

7. The purpose of this rezoning is (Attach Letter of Intent)
The purpose of the rezoning is to develop the property utilizing Putnam County Development Codes with townhomes. See attached Letter of Intent.

8. Present use of property: R-1 Desired use of property: RM-3

9. Existing zoning district classification of the property and adjacent properties:
Existing: R-1
North: Lake South: AG-1 East: R-1 West: Lake

✓ 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.
letter of agency x 2

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

RCUD 2019 OCT 31

✓ 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.): R-1 Residential

13. A detailed description of existing land uses: The existing land is wooded and has lake frontage on Lake Oconee.

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

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

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

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

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

✓ 19. Concept plan.

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

• A concept plan may be required for commercial development at director's discretion

✓ 20. Impact analysis.

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

• An Impact analysis (including a traffic study) is required when rezoning from residential zoned or used property to commercial or industrial districts.

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.

See Letter of Agency
Signature (Property Owner) _____ (Date)

[Signature] 10/2/19
Signature (Applicant) _____ (Date)

Notary Public

[Signature]
Notary Public
Christina L Quider
NOTARY PUBLIC
Putnam, County, GEORGIA
My Commission Expires 09/04/2023

| Office Use | |
|-------------------------------------|--|
| Paid: \$ <u>250.00</u> (cash) _____ | (check # <u>894</u> (credit card) _____) |
| Receipt No. <u>033394</u> | Date Paid: <u>11/1/19</u> |
| Date Application Received: _____ | |
| Reviewed for completeness by: _____ | |
| Submitted to TRC: _____ | Return date: _____ |
| Date of BOC hearing: _____ | Date submitted to newspaper: _____ |
| Date sign posted on property: _____ | Picture attached: yes _____ no _____ |

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[Signature]



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LETTER OF AGENCY- _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Howard McMichael, Jr. TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Rm 3 zoning OF PROPERTY DESCRIBED AS MAP 104 PARCEL 030, CONSISTING OF 2.14 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Collis Road 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 Re-zoning 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 30th DAY OF October, 2019.

PROPERTY OWNER(S): Millicent C. Arnold

Millicent C. Arnold NAME (PRINTED)
SIGNATURE

ADDRESS: 173 Capps Lane, Eatonton, GA 31024

PHONE: _____

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS

30 DAY OF October, 2019

NOTARY

MY COMMISSION EXPIRES: _____



RCVD 2019 OCT 31

Handwritten initials



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THIS 30th DAY OF October, 2019.

PROPERTY OWNER(S): L.A. Copelan, JR.

[Signature] NAME (PRINTED)

SIGNATURE

ADDRESS: 173 Capps Lane, Eatonton, GA 31024

PHONE: 706-473-2159

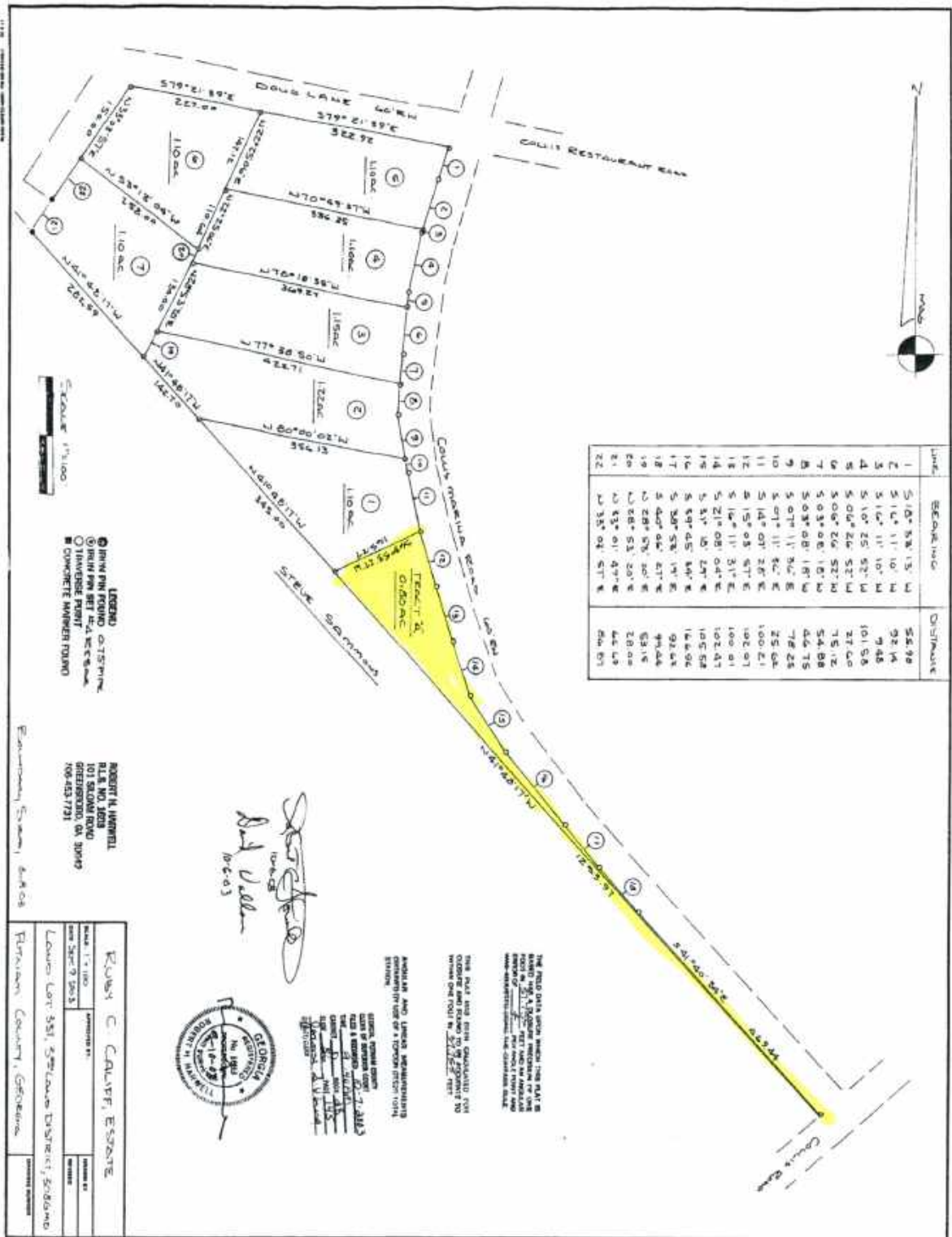
ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF October, 2019

NOTARY
MY COMMISSION EXPIRES: _____



RCUD 2019 OCT 31

[Signature]



RCVD 2019 OCT 31



October 8, 2019

Mr. Howard McMichael
P.O. Box 3249
Eatonton, Georgia 31024

Subject: Water & Sewer Service: Putnam County Parcels 104B001, 104032, 104033 and 104032

Dear Mr. McMichael:

This letter is to confirm that water and sewer services are currently available to serve the parcels identified above in Putnam County, Georgia. Capacity for both services will be made available to the site subject to the completion of a mutually agreeable contract for such capacity.

Any and all infrastructure costs to provide water and sewer service on the property are the responsibility of the developer, and are subject to review and approval of Piedmont Water Company prior to connecting the property to our water and sewer mains.

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

Sincerely,

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

W. J. Matthews
Vice President of Operations

RCUD 2019 OCT 31

Handwritten initials in black ink, possibly "JL" or "JC", written below the stamp.



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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: Millicent C. Arnold

2. Address: 173 Capps Lane, Eatonton, GA 31024

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

Signature of Applicant: Millicent C. Arnold
Date: 10 / 20 / 19

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- The disclosures required by this section shall be filed within ten days after an application for the rezoning action is first filed.”

1. Name: L.A. Copelan, Jr.

2. Address: 173 Capps Lane, Eatonton, GA 31024

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

Signature of Applicant: [Handwritten Signature]
Date: 10 / 30 / 19

RCUD 2019 OCT 31
[Handwritten Signature]

Putnam County Tax Commissioner

Pamela K. Lancaster
100 S. Jefferson Street ~ Suite 207
Eatonton, GA 31024

Phone: 706-485-5441
Fax: 706-485-2527
Email: pctc117@yahoo.com
www.putnamgatax.com

October 30, 2019

CERTIFICATION

This is to certify that as of October 30, 2019, there are no delinquent property taxes outstanding for:

Parcel number: 104 030
Owner: Millicent C Arnold & L. A. Copelan, Jr.

Pamela K Lancaster

Pamela K. Lancaster, CPA
Putnam County Tax Commissioner



RCUD 2019 OCT 31

PK

Impact Analysis

Proposed RM-3 Development Rezoning Request

Agent: Howard McMichael, Jr.

Prepared by: Kip Oldham, AIA
K A Oldham Design, Inc.
65 Jackson Street, Suite 401
Newnan, Georgia 30263
Ph. 770.683.9170

RCUD 2019 NOV 1

Gja

Signature: _____

Kip Oldham, AIA



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| Warranty Deeds | Attachment |
| Existing Conditions | Page 5-6 |
| Existing Zoning | Attachment |
| Conceptual Site Plan | Attachment |

REC'D 2019 NOV 1



Letter of Intent – Millicent C. Arnold & L. A. Copelan, Jr. – RM-3 Zoning (Parcel Number: 104 030)

The site includes 2.14 acres and is located on Lake Oconee at the intersection of Collis Road and Collis Marina Road and surrounding land uses include existing RM-3 Enclave at Waterfront, C-2 at Collis Marina, and R-1 Single Family Homes. The intended land use for subject property is to be combined into 1 Parcel and rezone to RM-3. A Conceptual plan illustrating proposed development concept is attached. Upon re-zone approval, the area will be developed into a waterfront community. The intent of the property is to be developed utilizing Putnam County Development Codes with townhome and condominium units similar to Enclave at Waterfront and Cuscowilla Condominium and Townhome Units.

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

RCUP 2018 NOV 1



Impact Analysis

ITEM #1

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

The proposed use is multi-family units. Current Use is R-1, but all adjacent properties are zoned for residential except the adjacent parcel owned by HJR Oconee, LLC which is zoned AG-1.

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

The proposed parcel is surrounded by R-1 and AG-1 zoning. Similar development surrounds the area.

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

The proposed use will be multi-family. The existing use is agriculture and single family. The adjacent and nearby property are developed as multi-family. This use will not adversely affect surrounding land use.

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

The Putnam County / City of Eatonton 2007-2030 Comprehensive plan prepared by Middle Georgia RDC indicates the future land use as Agriculture, however the existing adjacent property is currently a non-working farm and its intended use is Residential. The proposed development meets the intended land use for this area and should be updated to Residential.

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

The property is surrounded by multi-family developments and / or parcels already zoned for multi-family use. The property should be continuing development as surrounding parcels.

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

The proposed development will incur the cost of constructing streets interior to the project. Water and sewer are provided by Piedmont Water Resources. Developer will incur cost of any additions required to bring water and sewer to property. Final plans will meet fire protection requires with all necessary hydrants and equipment circulation requirements.

RCUD 2018 NOV 1



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

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

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

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

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

ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)

ITEM# 3

The estimated number of dwelling units are as follows:

When this parcel is combined with 3 adjacent parcels the total number of Multi-Family Townhomes will be 124

Non-Residential use – Estimated 2500 SF for amenity building

ITEM #4

Effect on environment surrounding the area:

Natural:

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

Erosion:

Developer plans to install lake sea walls per Georgia Power Lake Oconee Management Guide with required permits. Source: On site Observation

RCUD 2019 MEU 1

Historic:

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

ITEM #5

Impact on fire protection

Request for Fire Department comment of proposed development has been requested but not received at this time. Given the previous discussions with Fire Department on initial phase of Enclave at Waterfront, all fire Marshall requirements will be met.

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

ITEM #7 – ADJACENT AND NEARBY ZONING (SEE ZONING CONCEPT PLAN)

RCUD 2019 MAY 1



P.C. Simonton & Associates, Inc.
Consulting Engineers

309 North Main Street
Post Office Box 649
Hinesville, Georgia 31310

1050 Parkside Commons
Suite 101
Greensboro, GA 30642

Mallard Cove
Traffic Impact Analysis
PCS # 2019-168

The Mallard Cove development is a residential townhouse development that includes 50.8 acres of multi-family development on Collis Marina Road and Collis Road NE. The developer desires to construct 124 residential, three bedroom townhouses. The property is currently zoned A-1 agriculture and will require a zoning change to multi-family residential.

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 has not been adjusted. Passer by traffic which is generally defined as traffic that is already on the road and contained in existing counts, but will also be included in traffic projections for the proposed development. The percentage of passer-by traffic varies with the type of development. In the case of Mallard Cove, the development is a destination so passerby traffic will be almost non-existent.

The two roadways (Collis Road and Collis Marina Road) are currently two lanes with a width of about twenty feet (20'). The two roadways serve existing residential and commercial developments comprised of approximately 84 single family residential units, 90 multifamily units and supporting club house and boat storage. Based on these land uses traffic projections for the existing development is:

| | |
|-----------------|--------------------|
| Two Way Traffic | 1331 trips per day |
| AM Peak Traffic | 103 trips per day |
| PM Peak Traffic | 131 trips per day |

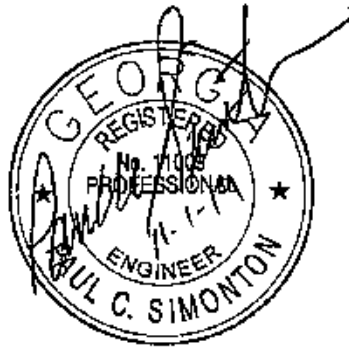
The proposed project includes 124 three bedroom townhouse units located at the intersection by Collis Road and Collis Marina Road. Property configuration will allow all or most of the property to enter from Collis Road and will have no impact on Collis Marina Road. Based on the information submitted traffic projection for the proposed development is:

| | |
|--------------------------------|-----------|
| Average weekday two-way volume | 930 trips |
| AM Peak Traffic | 71 trips |
| • Peak hours enter | 11 trips |
| • Peak hour exit | 60 trips |
| PM Peak Traffic | 89 trips |
| • Peak hour enter | 60 trips |
| • Peak hour exit | 30 trips |

RCUD 2019 NOV 1


As can be seen the traffic impact, as a result of the rezoning of the tract on Collis Road increases traffic by 70%, to a total of 2,261 two-way trips per day. The 2000 Highway Capacity Manual suggest the capacity of two lane, two-way highways to be 3,400 passenger cars per hour (pcph) for both directions and 1,700 pcph for one direction. As stated in the terminology this capacity would be for a "highway" not a local street. A two lane local street will generally have a capacity of 1,000 vehicles per day with an acceptable livability. A local roadway can accept the 1,000 vehicles per day if the roadway is twenty four feet (24') curb to curb or twenty four feet (24') plus five foot (5') shoulders with acceptable clear zone geometrics beyond this shoulder.

Collis Road does not meet the roadway width shown above. The current roadway is a very narrow twenty feet (20') roadway with little or no shoulder. Expansion of the roadway is expected for the roadway to operate at an acceptable level of service (LOS). The minimum cross section should be two lane, twenty four feet (24') wide with curb and gutter section. In addition left turn lanes at intersection and commercial driveway be examined.



PCMD 2019 NDU 1

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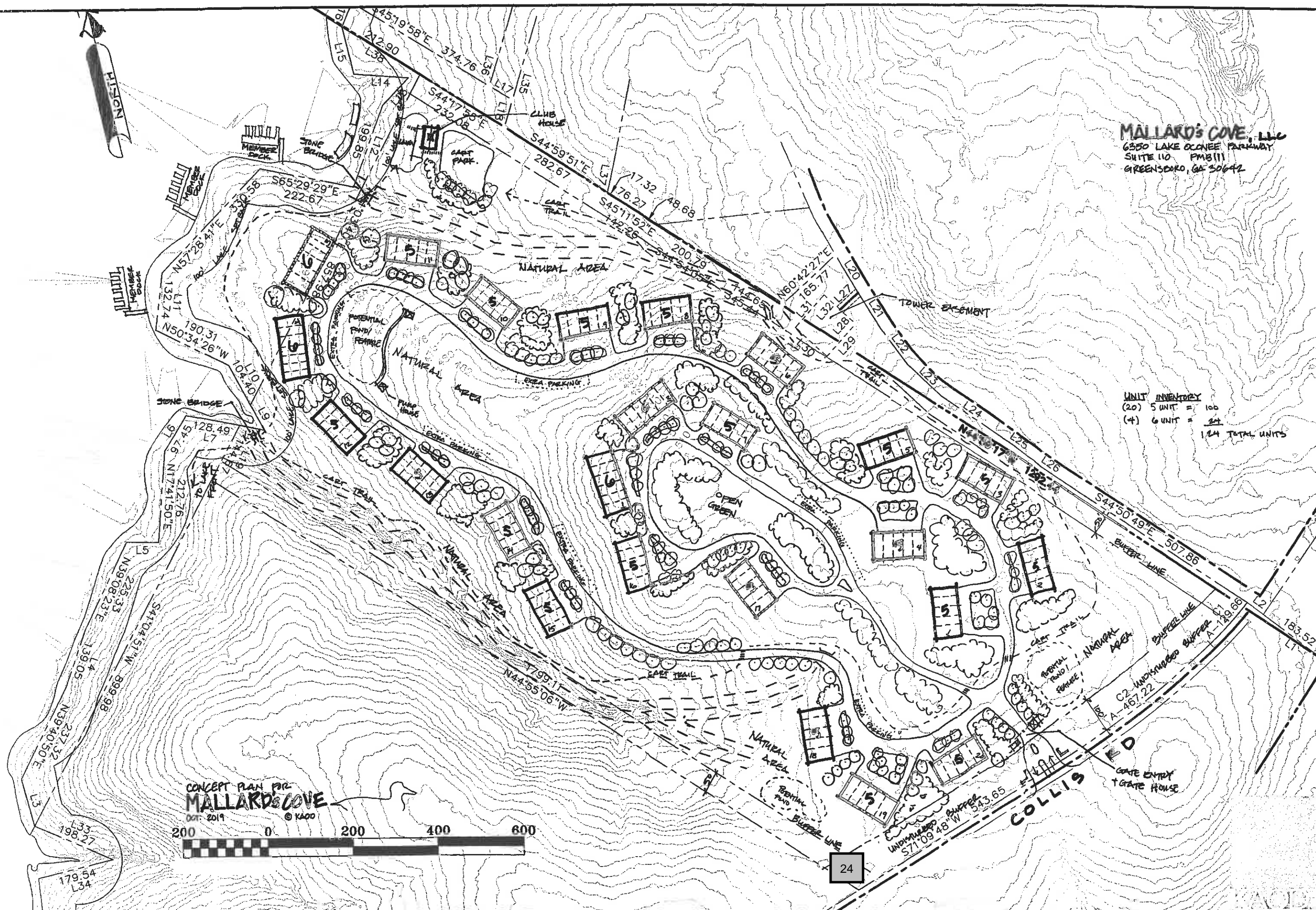
Existing Conditions



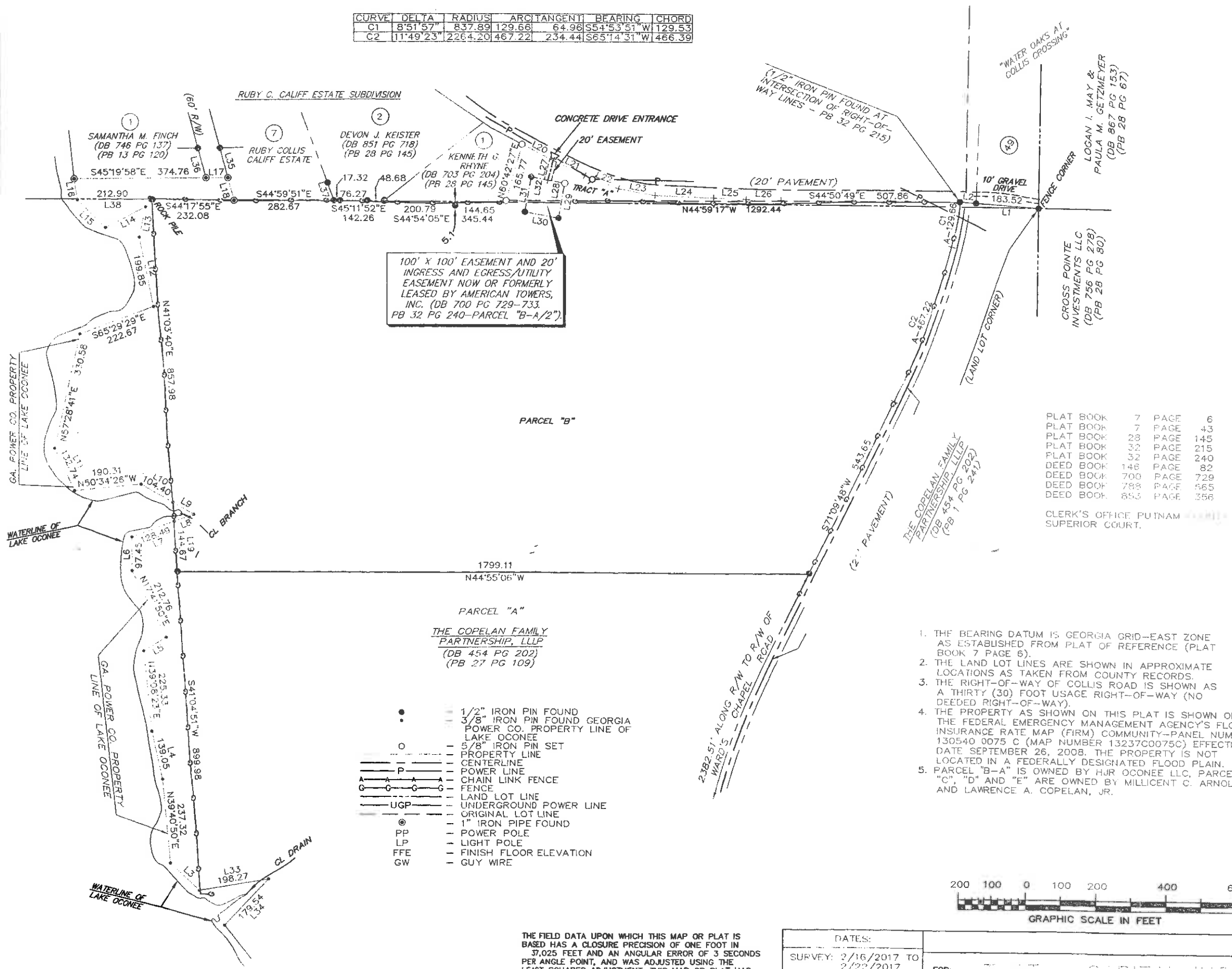
MALLARD'S COVE, LLC
 6350 LAKE OCHEE PARKWAY
 SUITE 110 PMB111
 GREENSBORO, GA 30642

UNIT INVENTORY
 (20) 5 UNIT = 100
 (4) 6 UNIT = 24
 124 TOTAL UNITS

CONCEPT PLAN FOR
MALLARD'S COVE
 OCT 2019 © KA00



| CURVE | DELTA | RADIUS | ARC TANGENT | BEARING | CHORD |
|-------|-----------|--------|-------------|--------------------|--------|
| C1 | 8°51'57" | 837.89 | 129.66 | 64.96 S54°53'51"W | 129.53 |
| C2 | 11°49'23" | 226.42 | 467.22 | 234.44 S65°14'31"W | 466.39 |



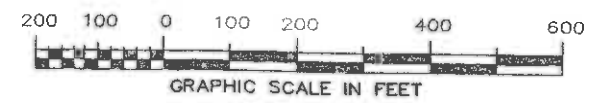
| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N41°05'46"W | 183.52 |
| L2 | N40°57'06"W | 46.64 |
| L3 | N02°13'41"W | 112.51 |
| L4 | N32°27'34"E | 139.05 |
| L5 | S75°30'26"E | 74.85 |
| L6 | N44°33'23"E | 97.45 |
| L7 | S65°33'18"E | 128.49 |
| L8 | S65°01'40"E | 58.75 |
| L9 | N15°26'01"W | 67.67 |
| L10 | N15°32'54"W | 104.40 |
| L11 | N20°00'48"E | 132.74 |
| L12 | N33°32'59"E | 199.85 |
| L13 | N62°29'09"E | 105.91 |
| L14 | N75°19'07"W | 147.47 |
| L15 | N00°34'27"W | 112.44 |
| L16 | N36°14'42"E | 60.59 |
| L17 | S45°21'52"E | 61.99 |
| L18 | S29°50'40"W | 66.70 |
| L19 | N41°06'20"E | 144.67 |
| L20 | S18°14'12"E | 102.07 |
| L21 | S19°21'46"E | 100.01 |
| L22 | S24°18'19"E | 102.47 |
| L23 | S34°28'44"E | 105.58 |
| L24 | S42°55'49"E | 166.96 |
| L25 | S42°03'34"E | 92.62 |
| L26 | S43°16'42"E | 99.44 |
| L27 | S60°10'30"W | 57.58 |
| L28 | S34°50'02"E | 49.09 |
| L29 | S55°06'47"W | 100.00 |
| L30 | N34°53'13"W | 100.00 |
| L31 | N55°06'47"E | 100.09 |
| L32 | S34°50'02"E | 50.91 |
| L33 | S53°52'44"E | 198.27 |
| L34 | S89°09'20"W | 179.54 |
| L35 | N29°52'07"E | 86.83 |
| L36 | N29°52'14"E | 87.30 |
| L37 | N25°41'10"E | 53.15 |
| L38 | N45°14'44"W | 212.90 |

- 1/2" IRON PIN FOUND
- 3/8" IRON PIN FOUND GEORGIA POWER CO. PROPERTY LINE OF LAKE OCONEE
- 5/8" IRON PIN SET
- PROPERTY LINE
- CENTERLINE
- POWER LINE
- CHAIN LINK FENCE
- FENCE
- LAND LOT LINE
- UNDERGROUND POWER LINE
- ORIGINAL LOT LINE
- 1" IRON PIPE FOUND
- PP POWER POLE
- LP LIGHT POLE
- FFE FINISH FLOOR ELEVATION
- GW GUY WIRE

| | | | |
|-----------|-----|------|-----|
| PLAT BOOK | 7 | PAGE | 6 |
| PLAT BOOK | 7 | PAGE | 43 |
| PLAT BOOK | 28 | PAGE | 145 |
| PLAT BOOK | 32 | PAGE | 215 |
| PLAT BOOK | 32 | PAGE | 240 |
| DEED BOOK | 146 | PAGE | 82 |
| DEED BOOK | 700 | PAGE | 729 |
| DEED BOOK | 788 | PAGE | 565 |
| DEED BOOK | 855 | PAGE | 356 |

CLERK'S OFFICE PUTNAM SUPERIOR COURT.

- THE BEARING DATUM IS GEORGIA GRID-EAST ZONE AS ESTABLISHED FROM PLAT OF REFERENCE (PLAT BOOK 7 PAGE 6).
- THE LAND LOT LINES ARE SHOWN IN APPROXIMATE LOCATIONS AS TAKEN FROM COUNTY RECORDS.
- THE RIGHT-OF-WAY OF COLLIS ROAD IS SHOWN AS A THIRTY (30) FOOT USAGE RIGHT-OF-WAY (NO DEEDED RIGHT-OF-WAY).
- THE PROPERTY AS SHOWN ON THIS PLAT IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER: 130540 0075 C (MAP NUMBER 13237C0075C) EFFECTIVE DATE SEPTEMBER 26, 2008. THE PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD PLAIN.
- PARCEL "B-A" IS OWNED BY HJR OCONEE LLC, PARCELS "C", "D" AND "E" ARE OWNED BY MILLICENT C. ARNOLD AND LAWRENCE A. COPELAN, JR.



"PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR'S CERTIFICATE"

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF PUTNAM COUNTY, GEORGIA THIS PLAT COMPLIES WITH REQUIREMENTS OF THE PUTNAM COUNTY ZONING BOARD AND THE SUBDIVISION REGULATIONS OF PUTNAM COUNTY.

DATE PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,025 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES ADJUSTMENT. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 242,423 FEET.

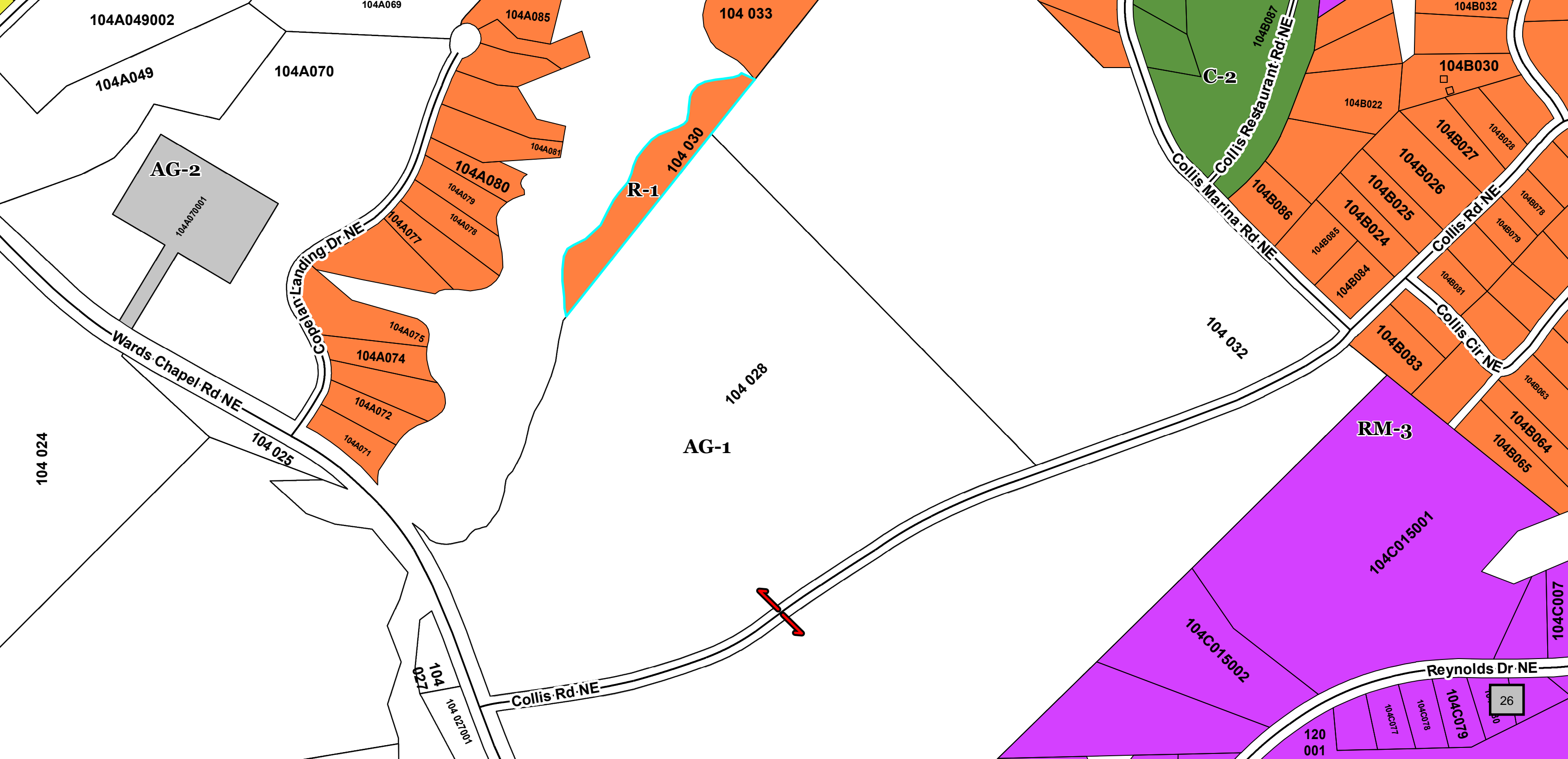
A LEICA TCA 1100 TOTAL STATION SN. 418328 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS. A LEICA TPS-SYSTEM 1000 PCMCIA MEMORY CARD WAS USED AS A DATA COLLECTOR TO COLLECT THE FIELD DATA.

THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 45-6-67

| | | | |
|--------------------------------|--|-------------------------------|--|
| DATES: | | FOR: T-RT CAPITAL INC | |
| SURVEY: 2/16/2017 TO 2/22/2017 | | PART OF LAND LOTS 330 AND 337 | |
| PLAT: 2/21/2017 | | THIRD LAND DISTRICT | |
| | | 308TH. G. M. DISTRICT | |
| | | PUTNAM COUNTY, GEORGIA | |
| Scale: 1" = 200.0' | | Date: February 27, 2017 | |

25





104A049002

104A069

104A085

104 033

104B032

104A049

104A070

AG-2

104A070001

Copeland Landing Dr NE

104A080

R-1

104 030

C-2

Collis Restaurant Rd NE

104B022

104B030

104B027

104B026

104B025

104B024

104B028

104B078

104B079

104B085

104B084

104B081

104B063

104B064

104B065

104 032

104B083

RM-3

104C015001

104C015002

104C007

Reynolds Dr NE

104 027

104 027001

Collis Rd NE

AG-1

104 028

104 025

Wards Chapel Rd NE

104 024

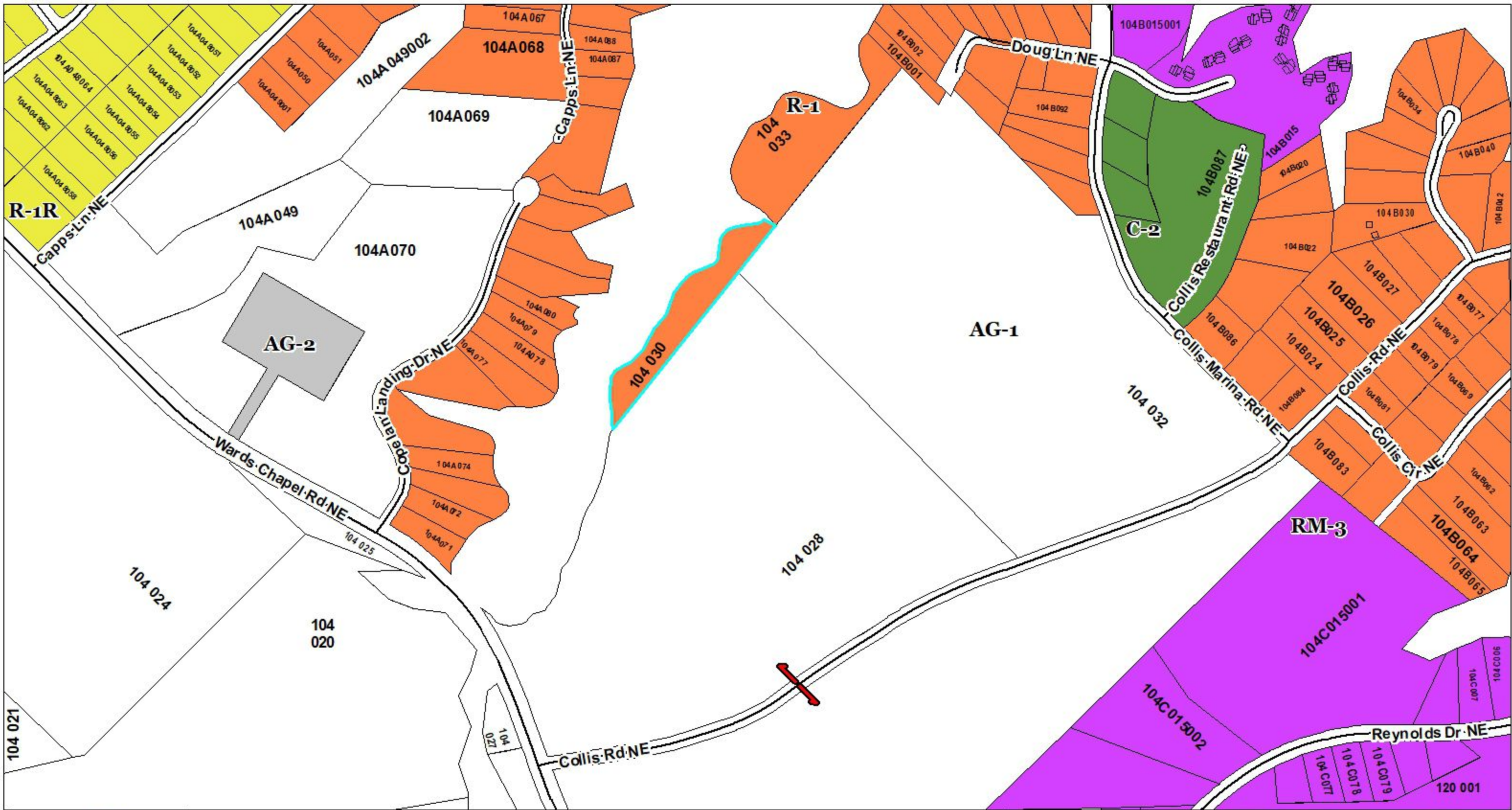
120 001

104C015017

104C015018

104C015019

26



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 | VLLAGE |
| Parcels | AG-1 CITY | C-2 | IND-2 | PUBLIC CITY | R - 4 CITY | RM-1 | |
| Parcel_Hooks | | | | | | | |

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-8180
Web:
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 104

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: NOVEMBER 2019



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
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(478) 751-8180
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PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 104

28

MAP SCALE: 1" = 416.67' SCALE RATIO: 1:5,000 DATE: NOVEMBER 2019



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

December 20, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 12/30/2019

5. Request by **Howard McMichael, Jr. agent for Millicent Arnold & Lawrence A. Copelan Jr.** to rezone 2.14 acres on Collis Road from R-1 to RM-3. [**Map 104, Parcel 030, District 3**]. * The applicants are seeking to rezone this parcel along with three adjacent parcels with a total of 57.07 acres from R-1 to RM-3. If approved, the applicant would like to combine the four parcels in order to develop a waterfront community. The proposed development will consist of a total number of 124 Multi-Family Townhomes having the main entrance on Collis Road. This would add approximately 310 residents to the neighborhood. The applicants are proposing to develop this subdivision in accordance with the Putnam County Development Codes with townhome and condominium units similar to Enclave at Waterfront and Cuscowilla Condominium and Townhome Units. Water and sewer are provided by Piedmont Water Resources. According to the applicant, the proposed use will place emphasis on lakeshore protection, recreation use of Lake Oconee, and promote common open space for property owners.

The subject property is surrounded by both R-1 and AG-1 zoning, and it fronts one collector road (Collis Road) which will require operational improvements to safely accommodate the significant traffic volumes that will be generated from this development, if this rezoning is approved.

Collis Road is a two-lane collector road with average pavement width of approximately 20 feet. Collis Road terminates at Wards Chapel Road, which is a major collector road. Adequate horizontal and vertical sight distance exists to the east and west of Wards Chapel Road for those vehicles exiting Collis Road. The intersection radius at Collis Road & Wards Chapel is deficient and will need to be increased to a minimum of 25 feet to accommodate the additional traffic volumes. Based on the traffic study submitted by the applicant, the proposed development will increase daily traffic by 70% on Collis Road from the existing 1,331 two-way trips to 2,261 trips per day. The additional 930 trips on Collis Road, in addition to the substantial construction traffic associated with this development, will significantly impact the roadway pavement to the point of accelerated deterioration. Given the minimal asphalt thickness that exists on Collis Road, the county would expect the pavement will begin to substantially deteriorate within 2 years of construction commencing on this development. Pavement re-construction would be the recommended method of repair to Collis Road.

Although the Future Land Use Comprehensive Plan is Agriculture/Forestry in this area, there are several similar developments within a five-mile radius of the proposed location.

Recent development trends also indicate that single family and multifamily development will continue to occur in this area. Even though the development will have a significant impact on the area, the following recommendations will help mitigate these adverse impacts.

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

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

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

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

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

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

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

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

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

- ❖ At rezoning approval by Board of Commissioners, 20% of the total amount or \$36,340.60 will be provided to the county. This payment shall occur before a LDP is issued by the county.
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the initial 20% of the total units (total units as approved during the rezoning), the county will receive \$36,340.6 from the developer

- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the subsequent 20% (or 40% total), the county will receive \$36,340.6.
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the subsequent 20% (or 60% total), the county will receive the remaining developer share of the total project repair cost of \$72,681.20.
- ❖ No payment will be required when the final 40% of the units receive a Certificate of Occupancy.

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

- 2) The application of green infrastructure (bioswales/biorention, etc) in combination of water quality retention ponds, will require implementation to minimize the negative effects of stormwater runoff from development imperviousness to Lake Oconee. The GA Stormwater Manual will be applied to the project under review. The manual's water quality template will be used to assess the various water quality BMP options.
- 3) Provide at least one 3-inch caliper tree per 3 parking spaces. Location of trees shall be determined by the county during the site development review (LDP phase). Provide two – 3-inch caliper trees per 100 feet on the shoulder of all roadways within the development. Trees to be placed on both sides of all internal roads. Specific location of the trees adjacent to the internal roads to be determined by the county during the site development review process. These tree plantings shall not preclude the developer from installing additional vegetation as he/she deems appropriate.
- 4) Provide a 25-foot-wide densely planted landscape buffer along the property line on Doug Lane and where the property abuts residential parcels on Collis Marina Road. The additional plantings shall provide a 75% buffer within 3 years of planting. Landscape plan and species to be approved during the development review phase
- 5) Emergency exit required on Collis Marina Road. Emergency exit shall not be paved. "Grass Crete" or similar product shall be used as the surface treatment for this access. A removable bollard (s) or similar barrier shall be used with only emergency services being provided entryway
- 6) Deed an additional 10 feet of right-of-way along the property frontage (25 feet of ROW as measured from the road centerline). Deeded right-of-way shall be recorded with the Clerk of Courts during the platting process
- 7) Construct a 5-foot shoulder and roadside ditches (minimum 2:1 side slopes) along the development's frontage on Collis Road
- 8) A minimum of 65 feet building setback from Lake Oconee will be required. This includes all structures and stormwater management facilities. Walkways/paths and boat docks are excluded from this setback requirement.
- 9) This development project shall only include townhouses and/or condominiums not to exceed the proposed total of 124 units. Any increase beyond this total will require approval from the Board of Commissioner.
- 10) Development shall have only one (1) vehicular access. Access shall be from Collis Road.
- 11) This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on January 03, 2019 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

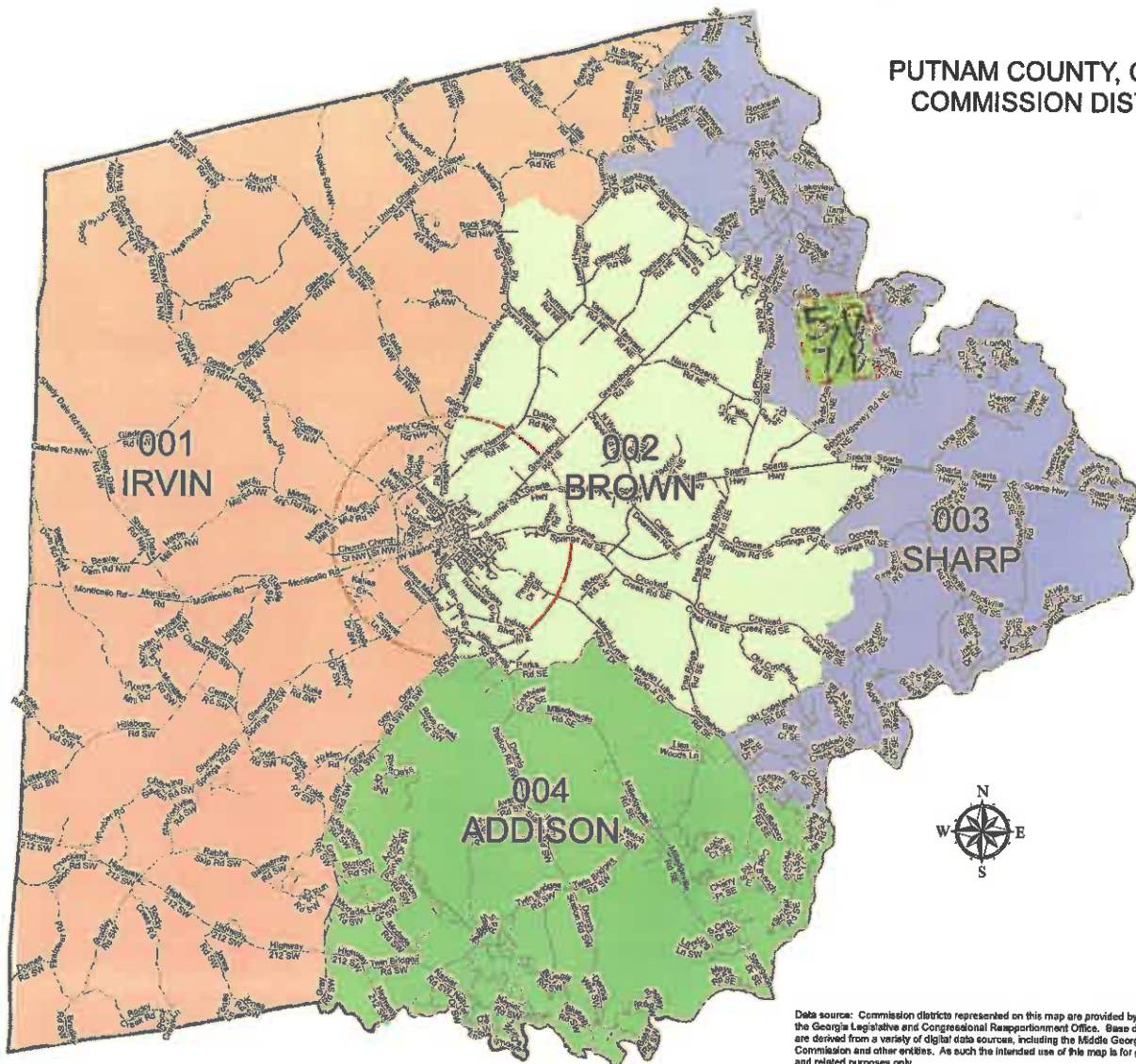
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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.

Item Attachment Documents:

6. Request by **Howard McMichael, Jr., agent for HJR Oconee, LLC** to rezone 50.8 acres on Collis Road from AG-1 to RM-3. [**Map 104, Parcel 032, District 3**]. *

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 6,687.28' SCALE RATIO: 1:68,367.34 DATE: MARCH 2018

5. Request by **Howard McMichael, Jr.** agent for **Millicent Arnold & Lawrence A. Copelan Jr.** to rezone 2.14 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 030, District 3]. *
6. Request by **Howard McMichael, Jr.**, agent for **HJR Oconee, LLC** to rezone 50.8 acres on Collis Road from AG-1 to RM-3. [Map 104, Parcel 032, District 3]. *
7. Request by **Howard McMichael, Jr.**, agent for **Millicent Arnold & L.A. Copelan Jr.** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [Map 104B, Parcel 001, District 3]. *
8. Request by **Howard McMichael, Jr.**, agent for **Millicent Arnold & L.A. Copelan Jr.** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 033, District 3]. *



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 2019-1686 DATE: 10/31/2019

MAP 104 PARCEL 032 DISTRICT 3

- Name of Applicant: HJR Ocone, LLC / Howard McMichael, Jr.
- Mailing Address: P.O. Box 3249, Eatonton, GA 31024
- Phone: (home) not applicable (office) not applicable (cell) 706-473-1999
- The location of the subject property, including street number, if any: Collis Road, Eatonton, GA

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

6. The proposed zoning district desired: RM-3

7. The purpose of this rezoning is (Attach Letter of Intent)
The purpose of the rezoning is to develop the property utilizing Putnam County Development Codes with townhomes. See attached letter of Intent

8. Present use of property: AG-1 Desired use of property: Rm-3

9. Existing zoning district classification of the property and adjacent properties:
Existing: AG-1
North: R-1 South: AG-1 East: R-1/C-2 West: AG-1

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

11. Legal description and recorded plat of the property to be rezoned. Letter of Agency RCUD 2019 OCT 31 *RC*

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.): AG-1 Agriculture/Forestry Ga

13. A detailed description of existing land uses: The existing land is raw pasture land and wooded areas.

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

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

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.

See Letter of Agency
 Signature (Property Owner) _____ (Date)

[Signature] 10/31/19
 Signature (Applicant) _____ (Date)

 Notary Public

[Signature]
 Notary Public

Christina L Quider
 NOTARY PUBLIC
 Putnam County GEORGIA

| | | |
|-------------------------------------|--|----------------------------------|
| Office Use | | My Commission Expires 09/04/2023 |
| Paid: \$ <u>500.00</u> (cash) _____ | (check) <u>894</u> (credit card) _____ | |
| Receipt No <u>033394</u> | Date Paid: <u>11/1/19</u> | |
| Date Application Received: _____ | | |
| Reviewed for completeness by: _____ | | |
| Submitted to TRC: _____ | Return date: _____ | |
| Date of BOC hearing: _____ | Date submitted to newspaper: _____ | |
| Date sign posted on property: _____ | Picture attached: yes _____ no _____ | |

RCUD 2019 OCT 31

[Signature]

001678 This space for use of Clerk of Court

011

Putnam County, Georgia
Real Estate Transfer Tax
Paid \$ 430.00
Date 3-15-02
[Signature]
Deputy Clerk of Superior

FILED IN OFFICE OF THE
CLERK OF SUPERIOR COURT
PUTNAM COUNTY, GEORGIA

2002 MAR 15 PM 1:34

BOOK 306 PAGE 11-12

[Signature]

After filing, please return to:

Law Offices of **TRENTON BROWN III, P.C.**, Attorney at Law
105 South Jefferson Avenue, Eatonton, Georgia 31024-3085

STATE OF GEORGIA
COUNTY OF PUTNAM

WARRANTY DEED

THIS INDENTURE, made the 12th day of March, 2001 between Evelyn C. Copelan by Francis N. Ford by her Guardian of Property as party or parties of the first part, hereinafter called Grantor, and S & M Development, a Georgia General Partnership as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of ten dollars and 00/100 (\$10.00) and other valuable consideration in hand paid at or before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, convey and confirm unto said Grantee,

See Exhibit "A" attached hereto and by reference made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee 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 Grantees against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness
[Signature]
Notary Public

My Commission Expires Feb. 26, 2002

u2:20

Evelyn C. Copelan

[Signature]
by: _____ [seal]
Francis N. Ford, Guardian of Property

SEAL AFFIXED

RCVD 2019 OCT 31

[Signature]

012

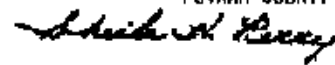
EXHIBIT "A"

All that certain tract or parcel of land, with all improvements thereon, lying and being in the 308th GMD, Putnam County, Georgia containing 50 acres and being more particularly described as Parcel "B" Land Lot 330 on that plat of survey dated February 4, 2002 by James E. Smith, Jr. Registered Land Surveyor No. 1895, recorded at Plat Book 27, Page 109, land records of Putnam County, Georgia, which plat is specifically incorporated herein by reference.

RCUN 2019 OCT 31



DOC# 000610
FILED IN OFFICE
2/24/2016 02:12 PM
BK1853 PG:356-357
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY



REAL ESTATE TRANSFER TAX
PAID: \$0.00 ✓

PT-61 117-2016-000149

Return to: Huskies Law Firm LLC, 114 1/2 West Marion Street, Eatonton, Georgia 31024

QUIT CLAIM DEED

STATE OF GEORGIA
COUNTY OF PUTNAM

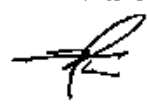
THIS INDENTURE, made the 9th day of February, in the year Two Thousand Sixteen (2016), between SAMMONS-MCMICHAEL, LLC, as Party of the First Part, hereinafter called Grantor, and HJR OCONEE, LLC, of the Second Part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of **OTHER GOOD AND VALUABLE CONSIDERATION AND TEN AND 00/100 (\$10.00) DOLLARS** in hand paid at and before the sealing and delivery of these presents, the receipt of whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee any and all interest in the following described property, to wit:

All that certain tract or parcel of land, lying and being in the 308th GMD, 3rd Land District, Putnam County, Georgia, containing 50.80 acres and being more particularly described as Parcel "B-A" on that plat of survey dated January 11, 2010, by James E. Smith, Jr., Registered Land Surveyor No. 1895, recorded at Plat Cabinet G, Book 32, Slide 58, Page 215, records of Putnam County, Georgia, which plat is specifically incorporated herein by reference.

PRIOR DEED REFERENCE: This is the same property conveyed to Sammons-McMichael, LLC by Quit Claim Deed dated January 15, 2010, as recorded in Deed Book 690, Page 227, said records.

This property is conveyed subject to all easements, covenants, right of ways, permits, restrictions, agreements, reservations, zoning ordinances, governmental regulations and all matters of record affecting subject property.



REC'D 2019 OCT 31



TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any persons claiming under Grantor shall at any time, by means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Bramley Horne
Unofficial Witness

Sammons-McMichael, LLC:

By: H. Howard McMichael, Jr. (SEAL)
H. Howard McMichael, Jr.
Sole Managing Member

Alicia H. Bailey



RCVD 2019 OCT 31

Handwritten initials

DOCH 000132
FILED IN OFFICE
01/15/2010 03:26 PM
BK:690 PG:227-228
SHEILA H. FERRY
CLERK OF SUPERIOR
COURT

Putnam Co Clerk of Court

REAL ESTATE TRANSFER TAX
PAID: \$0.00

PFile 119-2010-000060

Return to: Huskins Law Firm LLC, 114 1/2 West Marlon Street, Eatonton, Georgia 31024

QUIT CLAIM DEED

STATE OF GEORGIA
COUNTY OF PUTNAM

THIS INDENTURE, made the 15th day of January, in the year Two Thousand Ten (2010), between S & M DEVELOPMENT COMPANY, a Georgia General Partnership, as Party of the First Part, hereinafter called GRANTOR, and SAMMONS-MCMICHAEL, LLC, a Georgia Limited Liability Company, as Party of the Second Part, hereinafter called GRANTEE (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of OTHER GOOD AND VALUABLE CONSIDERATION AND TEN AND 00/100 (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt of whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee any and all interest in the following described property, to wit:

All that certain tract or parcel of land, lying and being in the 308th GMD, 3rd Land District, Putnam County, Georgia, containing 50.80 acres and being more particularly described as Parcel "B-A" on that plat of survey dated January 11, 2010, by James E. Smith, Jr., Registered Land Surveyor No. 1895, recorded at Plat Cabinet G, Book 32, Slide 58, Page 215, records of Putnam County, Georgia, which plat is specifically incorporated herein by reference.

PRIOR DEED REFERENCE: This is the same property conveyed from (1) Evelyn C. Copelan to S&M Development by Warranty Deed dated March 12, 2001, recorded in Deed Book 366, Pages 11-12, Putnam County records, and (2) Myrna C. Meadows to S&M Development by Executrix's Deed dated April 2, 2004, recorded in Deed Book 456, Page 307, said records.

Huskins Law Firm, LLC
Attorneys at Law
P.O. Box 3358
Eatonton, GA 31024

706/465-2411

RCUB 2019 OCT 31

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any persons claiming under Grantor shall at any time, by means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

S & M Development Company:

John Steven Sammons
By: John Steven Sammons, General Partner

Brandi Huskins
Unofficial Witness

Paula Patton
Notary Public

H. Howard McMichael, Jr.
By: H. Howard McMichael, Jr., General Partner

Brandi Huskins
Unofficial Witness

Paula Patton
Notary Public

This space for use of Clerk of Court

307

002041

Putnam County, Georgia
Real Estate Transfer Tax

Paid \$ 22.00

Date 4-8-2004

Deanne S. Young
(Deputy Clerk of Court)

FILED IN OFFICE OF THE
CLERK OF SUPERIOR COURT
PUTNAM COUNTY, GEORGIA

2004 APR -8 PM 2:57

BOOK 456 PAGE 307

Law Offices of TRENTON BROWN III, P.C., Attorney at Law
105 South Jefferson Avenue, Eatonton, Georgia 31024-3085

STATE OF GEORGIA
COUNTY OF PUTNAM

EXECUTRIX'S DEED

THIS INDENTURE, made the 2nd day of April, 2004 between Myrna C. Meadows as Executrix of the Estate of Ruby C. Califf as party or parties of the first part, hereinafter called Grantor, and S & M Development as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of ten dollars and 00/100 (\$10.00) and other valuable consideration in hand paid at or before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, convey and confirm unto said Grantee,

All that tract or parcel of land, lying and being in the 308th G. M. District, Land Lot 337, 3rd Land District, Putnam County, Georgia, containing 0.80 acres, more or less according to a plat prepared by Robert H. Harwell, Registered Land Surveyor No 1683, for Donald Collis, Executor for the Estate of Ruby C Califf Estate, dated Sept. 9, 2003, filed October 7th, 2003 recorded in Plat Book 23, Page 145, Cabinet D, Slide 56, Clerk's Office, Putnam County Superior Court. Said plat is made a part of this description by reference herein.

Above described property being known as Tract A a part of 10.02 acre tract split from 27.60 acre tract Map Ref: 50A-023

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee 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 Grantees against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature] [seal]
Myrna C. Meadows as Executrix of Estate of
Ruby C. Califf

[Signature]
Notary Public
My Commission expires: 1/16/06

RCOD 2019 OCT 31

[Signature]

SEAL AFFIXED



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 Howard McMichael, Jr. TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Rm 3 Zoning OF PROPERTY DESCRIBED AS MAP 104 PARCEL 032, CONSISTING OF 50.8 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Collis Road 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 Re-zoning 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 30 DAY OF October, 2019.

PROPERTY OWNER(S): HJR Ocofee, LLC By Managing Member
NAME (PRINTED)

Thomas M. Ocofee, Managing Member
SIGNATURE

ADDRESS: P.O. Box 3249, Eatonton, GA 31024

PHONE: 706-473-1999

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF October, 2019

RCUD 2019 OCT 31

NOTARY
MY COMMISSION EXPIRES: _____





October 8, 2019

Mr. Howard McMichael
P.O. Box 3249
Eatonton, Georgia 31024

Subject: Water & Sewer Service: Putnam County Parcels 104B001, 104032, 104033 and 104032

Dear Mr. McMichael:

This letter is to confirm that water and sewer services are currently available to serve the parcels identified above in Putnam County, Georgia. Capacity for both services will be made available to the site subject to the completion of a mutually agreeable contract for such capacity.

Any and all infrastructure costs to provide water and sewer service on the property are the responsibility of the developer, and are subject to review and approval of Piedmont Water Company prior to connecting the property to our water and sewer mains.

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

Sincerely,

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

W. J. Matthews
Vice President of Operations

RCUD 2019 OCT 31

Handwritten initials in black ink, possibly "JL", written below the stamp.



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: HJR Oconee, LLC / Managing member: Howard J. McMichael, Jr.
2. Address: P.O. Box 3249, Eatonton, GA, 31024

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

Signature of Applicant: _____

Date: 10 / 30 / 2019

RCUD 2019 OCT 31

Putnam County Tax Commissioner

Pamela K. Lancaster
100 S. Jefferson Street ~ Suite 207
Eatonton, GA 31024

Phone:706-485-5441
Fax:706-485-2527
Email: pctc117@yahoo.com
www.putnamgatax.com

October 30, 2019

CERTIFICATION

This is to certify that as of October 30, 2019, there are no delinquent property taxes outstanding for:

Parcel number: 104 032
Owner: HJR Oconee LLC

Pamela K Lancaster

Pamela K. Lancaster, CPA
Putnam County Tax Commissioner



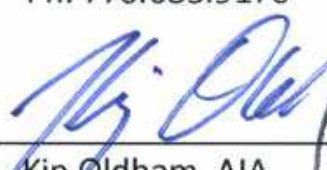
RCVD 2019 OCT 31

Impact Analysis

Proposed RM-3 Development Rezoning Request

Agent: Howard McMichael, Jr.

Prepared by: Kip Oldham, AIA
K A Oldham Design, Inc.
65 Jackson Street, Suite 401
Newnan, Georgia 30263
Ph. 770.683.9170

Signature: 
Kip Oldham, AIA





Table of Contents

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| Impact Study Information | Page 4-5 |
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| Warranty Deeds | Attachment |
| Existing Conditions | Page 5-6 |
| Existing Zoning | Attachment |
| Conceptual Site Plan | Attachment |

RCUD 2019 NOV 1


Letter of Intent – HJR Oconee, LLC – RM-3 (Parcel Number: 104 032)

The site includes 50.8 acres and is located on Lake Oconee at the intersection of Collis Road and Collis Marina Road and surrounding land uses include existing RM-3 Enclave at Waterfront, C-2 at Collis Marina, and R-1 Single Family Homes. The intended land use for subject property is to be combined into 1 Parcel and rezone to RM-3. A Conceptual plan illustrating proposed development concept is attached. Upon re-zone approval, the area will be developed into a waterfront community. The intent of the property is to be developed utilizing Putnam County Development Codes with townhome and condominium units similar to Enclave at Waterfront and Cuscowilla Condominium and Townhome Units.

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

RCUD 2019 NOV 1



Impact Analysis

ITEM #1

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

The proposed use is multi-family units. Current Use is Agriculture, but all adjacent properties are zoned for residential.

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

The proposed parcel is located between an RM-3, RM-2, and R-1 use. Similar development surrounds the area.

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

The proposed use will be multi-family. The existing use is agriculture and single family. The adjacent and nearby property are developed as multi-family. This use will not adversely affect the surrounding land use.

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

The Putnam County / City of Eatonton 2007-2030 Comprehensive plan prepared by Middle Georgia RDC indicates the future land use as Agriculture, however the existing adjacent property is currently a non-working farm and its intended use is Residential. The proposed development meets the intended land use for this area and should be updated to Residential.

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

The property is surrounded by multi-family developments and / or parcels already zoned for multi-family use. The property should be continuing development as surrounding parcels.

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

The proposed development will incur the cost of constructing streets interior to the project. Water and sewer are provided by Piedmont Water Resources. Developer will incur cost of any additions required to bring water and sewer to property. Final plans will meet fire protection requires with all necessary hydrants and equipment circulation requirements.

WCD 2014 MAR 1



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

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

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

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

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

ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)

ITEM# 3

The estimated number of dwelling units are as follows:

When this parcel is combined with 3 adjacent parcels the total number of Multi-Family Townhomes will be 124

Non Residential use – Estimated 2500 SF for amenity building

ITEM #4

Effect on environment surrounding the area:

Natural:

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

Erosion:

Developer plans to install lake sea walls per Georgia Power Lake Oconee Management Guide with required permits. Source: On site Observation

Historic:

RCUD 2019 NOV 1



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

ITEM #5

Impact on fire protection

Request for Fire Department comment of proposed development has been requested but not received at this time. Given the previous discussions with Fire Department on initial phase of Enclave at Waterfront, all fire Marshall requirements will be met.

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

ITEM #7 – ADJACENT AND NEARBY ZONING (SEE ZONING CONCEPT PLAN)

RCUD 2018 NOV 1

A handwritten signature in black ink, appearing to be the initials 'RE' or similar, written in a cursive style.

P.C. Simonton & Associates, Inc.
Consulting Engineers

309 North Main Street
Post Office Box 649
Hinesville, Georgia 31310

1050 Parkside Commons
Suite 101
Greensboro, GA 30642

Mallard Cove
Traffic Impact Analysis
PCS # 2019-168

The Mallard Cove development is a residential townhouse development that includes 50.8 acres of multi-family development on Collis Marina Road and Collis Road NE. The developer desires to construct 124 residential, three bedroom townhouses. The property is currently zoned A-1 agriculture and will require a zoning change to multi-family residential.

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 has not been adjusted. Passer by traffic which is generally defined as traffic that is already on the road and contained in existing counts, but will also be included in traffic projections for the proposed development. The percentage of passer-by traffic varies with the type of development. In the case of Mallard Cove, the development is a destination so passerby traffic will be almost non-existent.

The two roadways (Collis Road and Collis Marina Road) are currently two lanes with a width of about twenty feet (20'). The two roadways serve existing residential and commercial developments comprised of approximately 84 single family residential units, 90 multifamily units and supporting club house and boat storage. Based on these land uses traffic projections for the existing development is:

| | |
|-----------------|--------------------|
| Two Way Traffic | 1331 trips per day |
| AM Peak Traffic | 103 trips per day |
| PM Peak Traffic | 131 trips per day |

The proposed project includes 124 three bedroom townhouse units located at the intersection by Collis Road and Collis Marina Road. Property configuration will allow all or most of the property to enter from Collis Road and will have no impact on Collis Marina Road. Based on the information submitted traffic projection for the proposed development is:

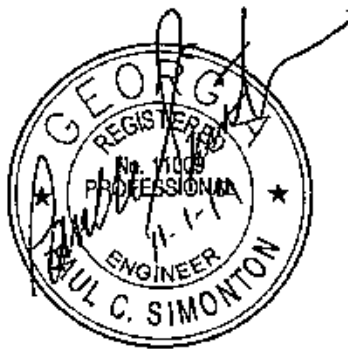
| | |
|--------------------------------|-----------|
| Average weekday two-way volume | 930 trips |
| AM Peak Traffic | 71 trips |
| • Peak hours enter | 11 trips |
| • Peak hour exit | 60 trips |
| PM Peak Traffic | 89 trips |
| • Peak hour enter | 60 trips |
| • Peak hour exit | 30 trips |

RCVD 2019 NOV 1



As can be seen the traffic impact, as a result of the rezoning of the tract on Collis Road increases traffic by 70%, to a total of 2,261 two-way trips per day. The 2000 Highway Capacity Manual suggest the capacity of two lane, two-way highways to be 3,400 passenger cars per hour (pcph) for both directions and 1,700 pcph for one direction. As stated in the terminology this capacity would be for a "highway" not a local street. A two lane local street will generally have a capacity of 1,000 vehicles per day with an acceptable livability. A local roadway can accept the 1,000 vehicles per day if the roadway is twenty four feet (24') curb to curb or twenty four feet (24') plus five foot (5') shoulders with acceptable clear zone geometrics beyond this shoulder.

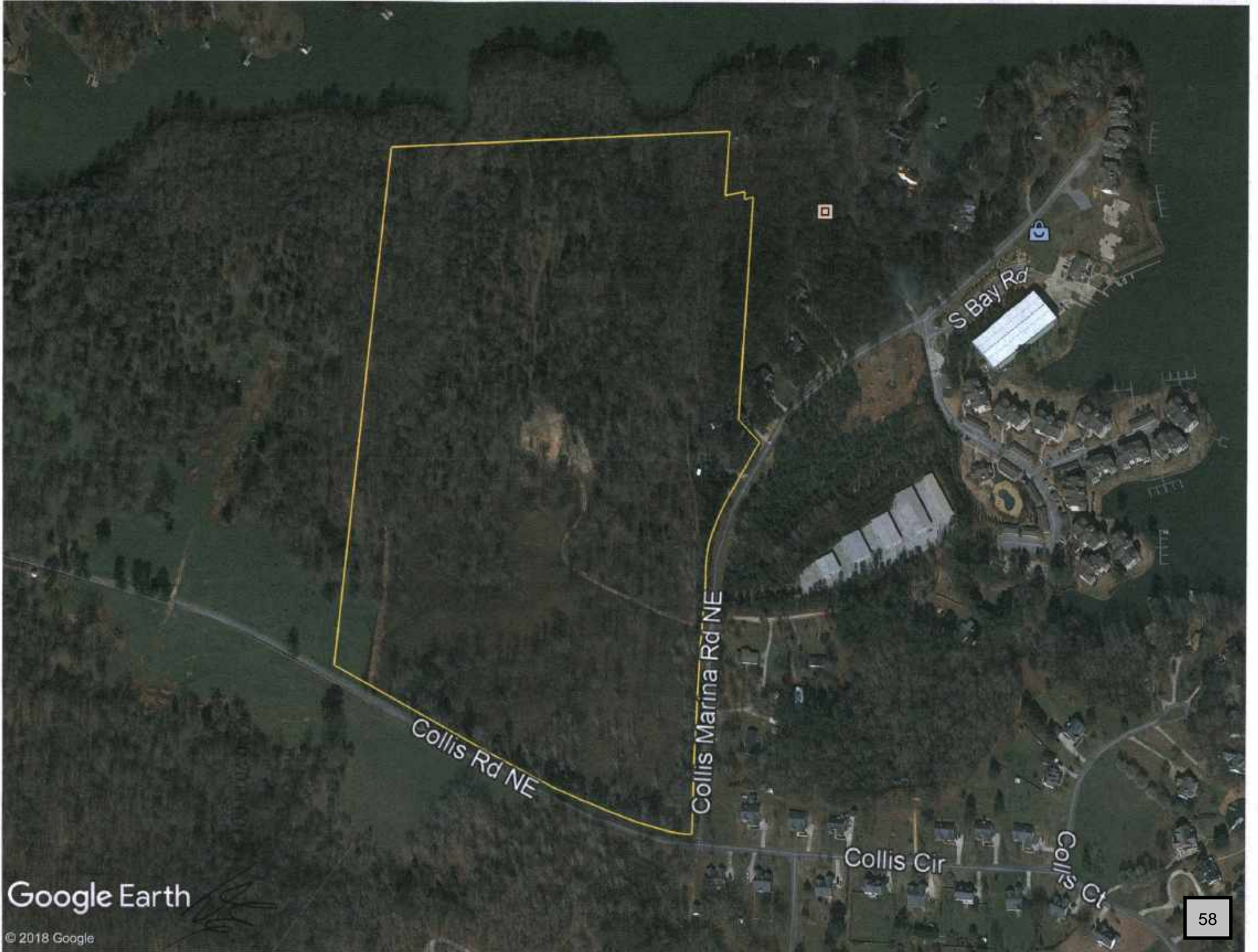
Collis Road does not meet the roadway width shown above. The current roadway is a very narrow twenty feet (20') roadway with little or no shoulder. Expansion of the roadway is expected for the roadway to operate at an acceptable level of service (LOS). The minimum cross section should be two lane, twenty four feet (24') wide with curb and gutter section. In addition left turn lanes at intersection and commercial driveway be examined.



WCDM 2019 NOV 1

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Existing Conditions



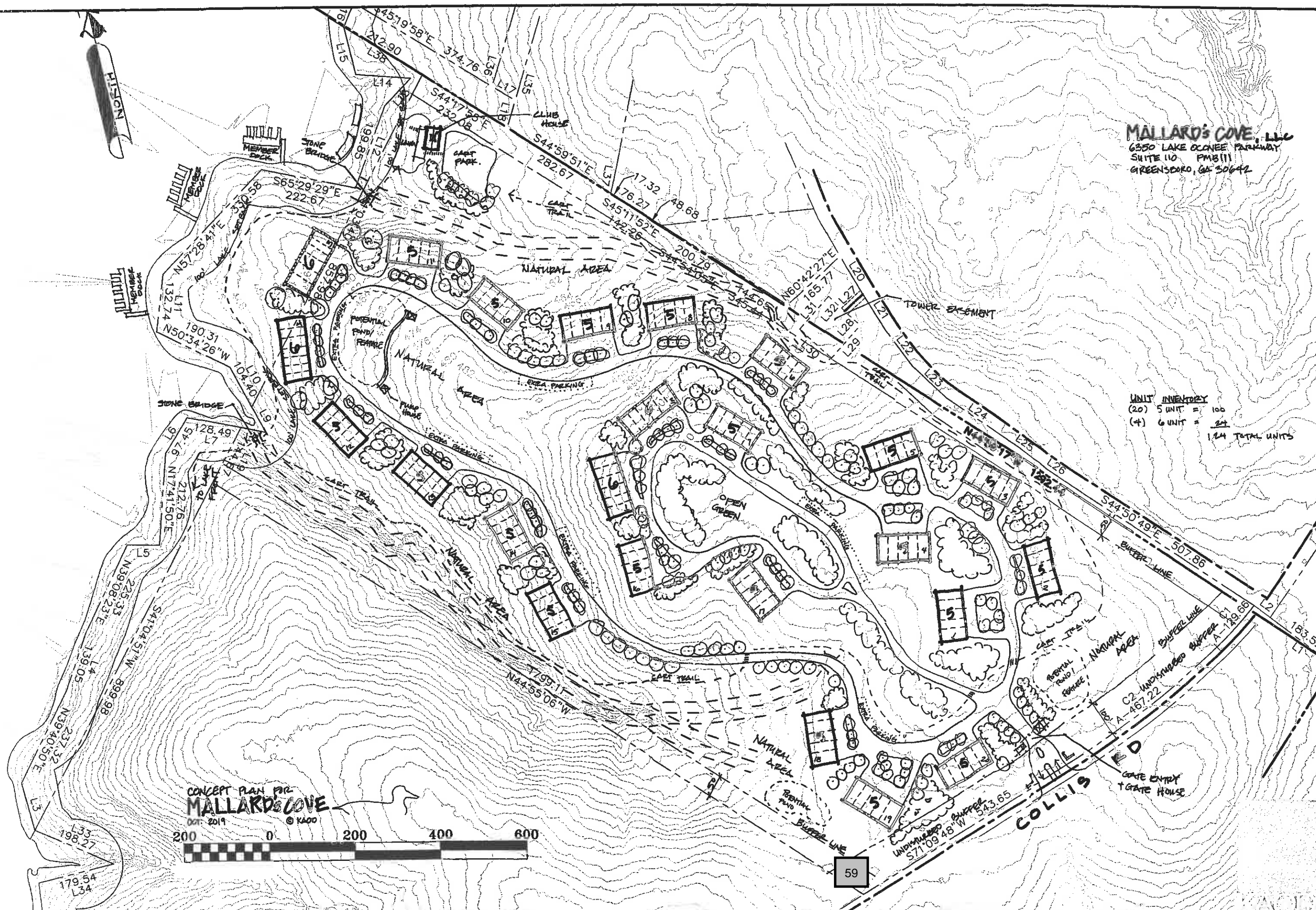
Google Earth

© 2018 Google

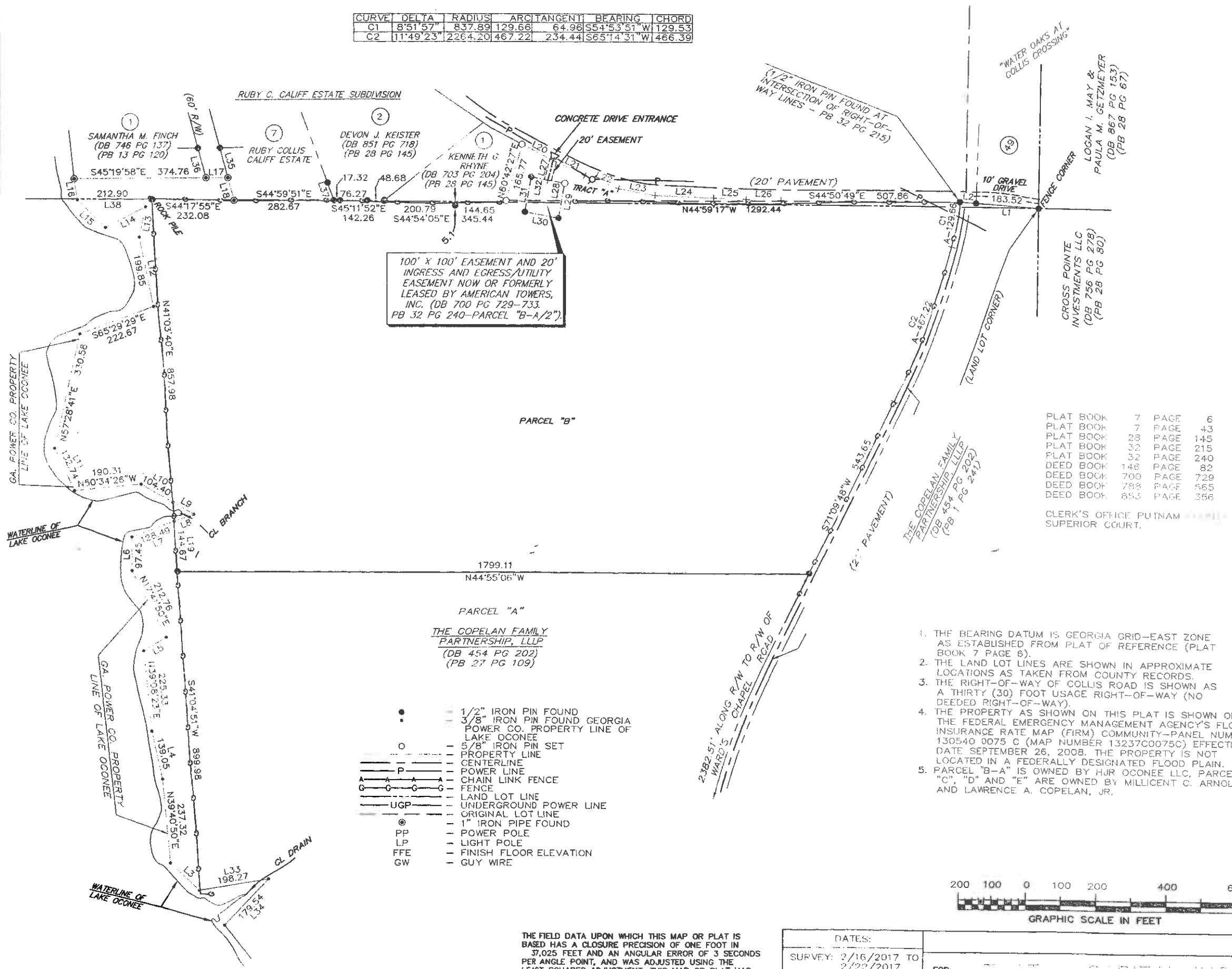
MALLARD'S COVE, LLC
 6350 LAKE OCHEE PARKWAY
 SUITE 110 PMB111
 GREENSBORO, GA 30642

UNIT INVENTORY
 (20) 5 UNIT = 100
 (4) 6 UNIT = 24
 124 TOTAL UNITS

CONCEPT PLAN FOR
MALLARD'S COVE
 OCT 2019 © KA00



| CURVE | DELTA | RADIUS | ARC TANGENT | BEARING | CHORD |
|-------|-----------|--------|-------------|--------------------|--------|
| C1 | 8°51'57" | 837.89 | 129.66 | 64.96 S54°53'51"W | 129.53 |
| C2 | 11°49'23" | 226.42 | 467.22 | 234.44 S65°14'31"W | 466.39 |

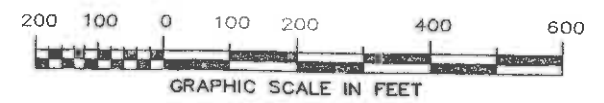


| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N41°05'46"W | 183.52 |
| L2 | N40°57'06"W | 46.64 |
| L3 | N02°13'41"W | 112.51 |
| L4 | N32°27'34"E | 139.05 |
| L5 | S75°30'26"E | 74.85 |
| L6 | N44°33'23"E | 97.45 |
| L7 | S65°33'18"E | 128.49 |
| L8 | S65°01'40"E | 58.75 |
| L9 | N15°26'01"W | 67.67 |
| L10 | N15°32'54"W | 104.40 |
| L11 | N20°00'48"E | 132.74 |
| L12 | N33°32'59"E | 199.85 |
| L13 | N62°29'09"E | 105.91 |
| L14 | N75°19'07"W | 147.47 |
| L15 | N00°34'27"W | 112.44 |
| L16 | N36°14'42"E | 60.59 |
| L17 | S45°21'52"E | 61.99 |
| L18 | S29°50'40"W | 66.70 |
| L19 | N41°06'20"E | 144.67 |
| L20 | S18°14'12"E | 102.07 |
| L21 | S19°21'46"E | 100.01 |
| L22 | S24°18'19"E | 102.47 |
| L23 | S34°28'44"E | 105.58 |
| L24 | S42°55'49"E | 166.96 |
| L25 | S42°03'34"E | 92.62 |
| L26 | S43°16'42"E | 99.44 |
| L27 | S60°10'30"W | 57.58 |
| L28 | S34°50'02"E | 49.09 |
| L29 | S55°06'47"W | 100.00 |
| L30 | N34°53'13"W | 100.00 |
| L31 | N55°06'47"E | 100.09 |
| L32 | S34°50'02"E | 50.91 |
| L33 | S53°52'44"E | 198.27 |
| L34 | S89°09'20"W | 179.54 |
| L35 | N29°52'07"E | 86.83 |
| L36 | N29°52'14"E | 87.30 |
| L37 | N25°41'10"E | 53.15 |
| L38 | N45°14'44"W | 212.90 |

| | | | |
|-----------|-----|------|-----|
| PLAT BOOK | 7 | PAGE | 6 |
| PLAT BOOK | 7 | PAGE | 43 |
| PLAT BOOK | 28 | PAGE | 145 |
| PLAT BOOK | 32 | PAGE | 215 |
| DEED BOOK | 146 | PAGE | 82 |
| DEED BOOK | 700 | PAGE | 729 |
| DEED BOOK | 788 | PAGE | 565 |
| DEED BOOK | 855 | PAGE | 356 |

CLERK'S OFFICE PUTNAM SUPERIOR COURT.

1. THE BEARING DATUM IS GEORGIA GRID-EAST ZONE AS ESTABLISHED FROM PLAT OF REFERENCE (PLAT BOOK 7 PAGE 6).
2. THE LAND LOT LINES ARE SHOWN IN APPROXIMATE LOCATIONS AS TAKEN FROM COUNTY RECORDS.
3. THE RIGHT-OF-WAY OF COLLIS ROAD IS SHOWN AS A THIRTY (30) FOOT USAGE RIGHT-OF-WAY (NO DEEDED RIGHT-OF-WAY).
4. THE PROPERTY AS SHOWN ON THIS PLAT IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER: 130540 0075 C (MAP NUMBER 13237C0075C) EFFECTIVE DATE SEPTEMBER 26, 2008. THE PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD PLAIN.
5. PARCEL "B-A" IS OWNED BY HJR OCOONEE LLC, PARCELS "C", "D" AND "E" ARE OWNED BY MILLICENT C. ARNOLD AND LAWRENCE A. COPELAN, JR.



"PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR'S CERTIFICATE"

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF PUTNAM COUNTY, GEORGIA THIS PLAT COMPLIES WITH REQUIREMENTS OF THE PUTNAM COUNTY ZONING BOARD AND THE SUBDIVISION REGULATIONS OF PUTNAM COUNTY.

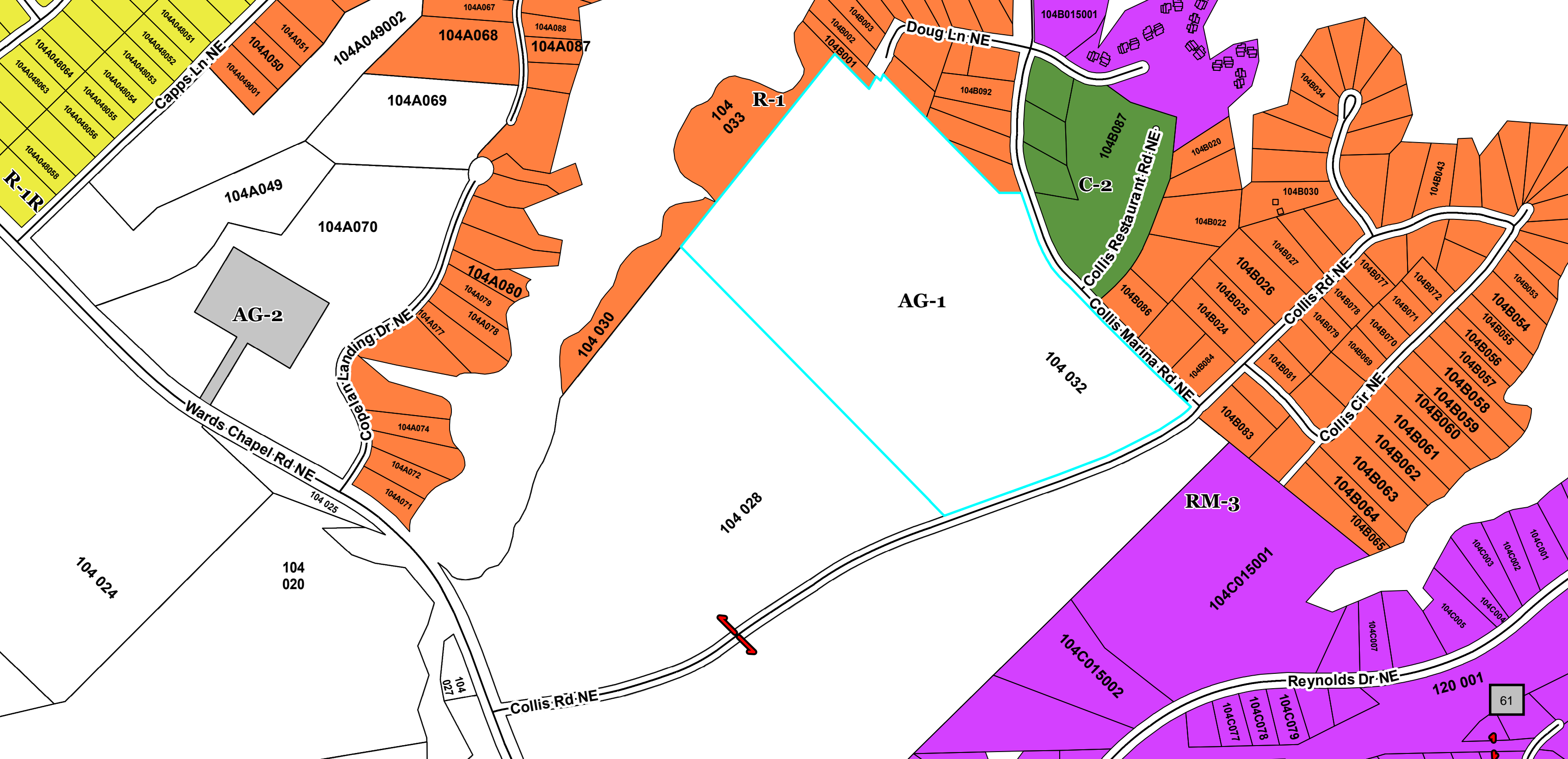
DATE PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,025 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES ADJUSTMENT. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 242,423 FEET.

A LEICA TCA 1100 TOTAL STATION SN. 418328 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS. A LEICA TPS-SYSTEM 1000 PCMCIA MEMORY CARD WAS USED AS A DATA COLLECTOR TO COLLECT THE FIELD DATA.

THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 45-6-67

| | | | |
|--------------------------------|--|---|-------------------------|
| DATES: | | | |
| SURVEY: 2/16/2017 TO 2/22/2017 | | FOR: T-RT CAPITAL INC | |
| PLAT: 2/21/2017 | | | |
| | | PART OF LAND LOTS 330 AND 337 THIRD LAND DISTRICT 308TH, G. M. DISTRICT PUTNAM COUNTY, GEORGIA | |
| | | Scale: 1" = 200.0' | Date: February 27, 2017 |



104A048051
104A048052
104A048053
104A048054
104A048055
104A048056
104A048058

104A051
104A050
104A09001

104A049002
104A068
104A069

104A067
104A088
104A087

104B003
104B002
104B001

Doug Ln:NE
104B092

104B015001
104B020
104B034

104B030
104B043

R-1R

104A049
104A070

104A080
104A079
104A078

104 033
104 030

R-1
AG-1

C-2
104B087
Collis Restaurant:Rd:NE
Collis Marina:Rd:NE

104B022
104B026
104B025
104B024

Collis Rd:NE
104B077
104B072
104B071

104B053
104B054
104B055
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AG-2
Wards Chapel Rd:NE

Collis Landing:Dr:NE
104A074
104A072
104A071

104 028

104 032

Collis Cir:NE
104B078
104B079
104B070
104B069
104B081
104B083

RM-3
104C015001
104C015002

Reynolds Dr:NE
104C007
104C005
104C003
104C002
104C001
104C007
104C008
104C009

120 001
61

104 024
104 020

104 027

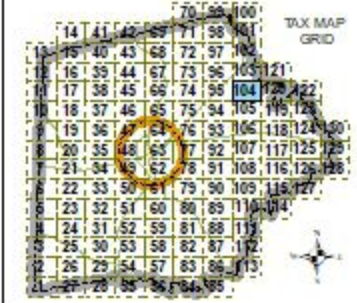
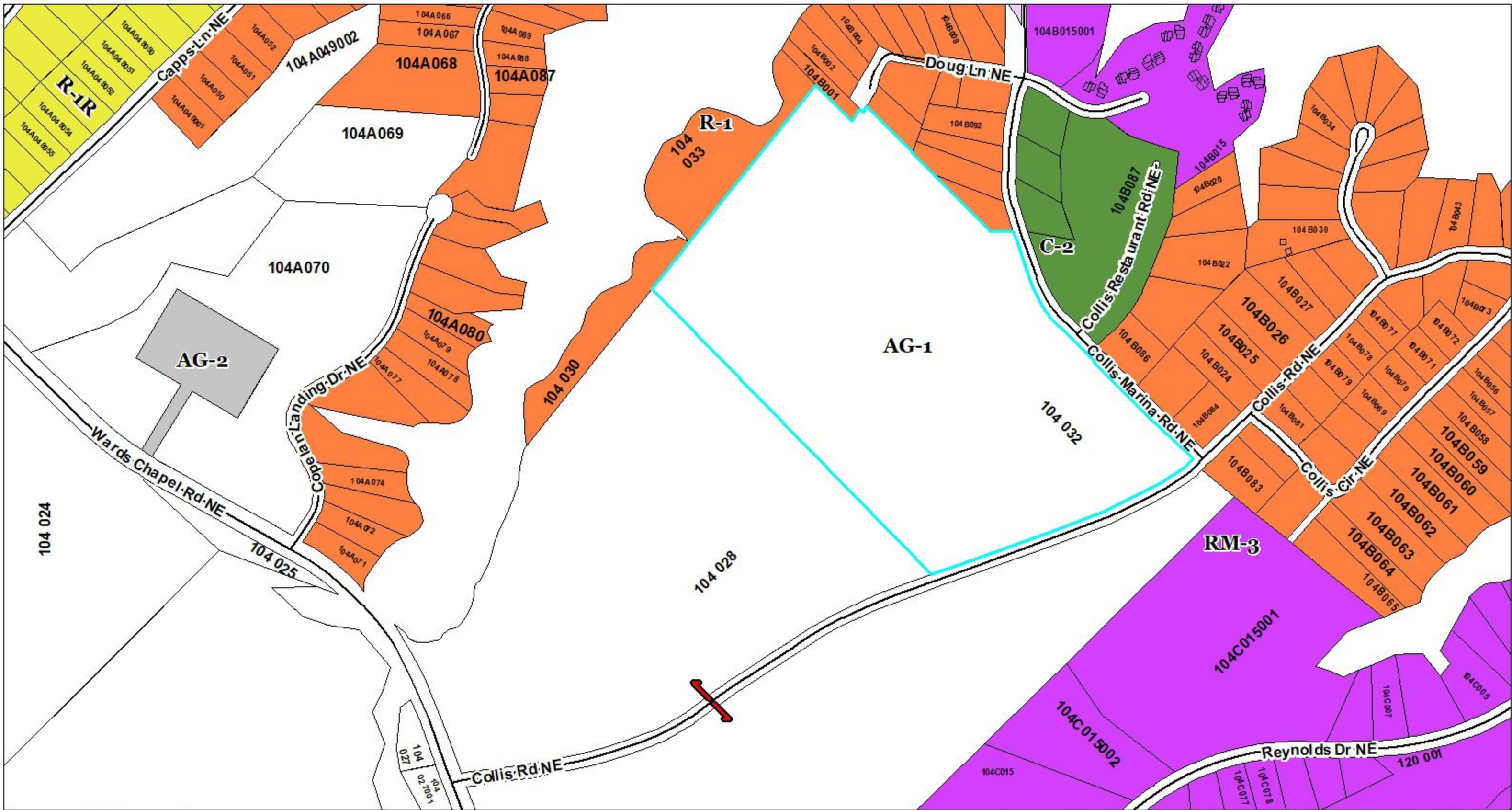
Collis Rd:NE

104 028

104C015001
104C015002

104C007
104C005
104C003
104C002
104C001

120 001
61



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

GEOGRAPHIC FEATURE LEGEND

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



Middle Georgia Regional Commission
 175 Emory Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-8180
 Web:
www.middlegeorgiarc.org

**PUTNAM COUNTY, GEORGIA
 ZONING MAPS**



MAP 104



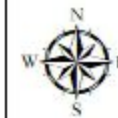
GEOGRAPHIC FEATURE LEGEND

| | | | |
|-----------------|----------------------|------------------------------|--|
| 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 | | | |



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PUTNAM COUNTY, GEORGIA
 FUTURE LAND USE MAPS



MAP 104



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

December 20, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 12/30/2019

6. Request by **Howard McMichael, Jr., agent for HJR Oconee, LLC** to rezone 50.8 acres on Collis Road from AG-1 to RM-3. [**Map 104, Parcel 032, District 3**]. * The applicants are seeking to rezone this parcel along with three adjacent parcels with a total of 57.07 acres from R-1 to RM-3. If approved, the applicant would like to combine the four parcels in order to develop a waterfront community. The proposed development will consist of a total number of 124 Multi-Family Townhomes having the main entrance on Collis Road. This would add approximately 310 residents to the neighborhood. The applicants are proposing to develop this subdivision in accordance with the Putnam County Development Codes with townhome and condominium units similar to Enclave at Waterfront and Cuscowilla Condominium and Townhome Units. Water and sewer are provided by Piedmont Water Resources. According to the applicant, the proposed use will place emphasis on lakeshore protection, recreation use of Lake Oconee, and promote common open space for property owners.

The subject property is surrounded by both R-1 and AG-1 zoning, and it fronts one collector road (Collis Road) which will require operational improvements to safely accommodate the significant traffic volumes that will be generated from this development, if this rezoning is approved.

Collis Road is a two-lane collector road with average pavement width of approximately 20 feet. Collis Road terminates at Wards Chapel Road, which is a major collector road. Adequate horizontal and vertical sight distance exists to the east and west of Wards Chapel Road for those vehicles exiting Collis Road. The intersection radius at Collis Road & Wards Chapel is deficient and will need to be increased to a minimum of 25 feet to accommodate the additional traffic volumes. Based on the traffic study submitted by the applicant, the proposed development will increase daily traffic by 70% on Collis Road from the existing 1,331 two-way trips to 2,261 trips per day. The additional 930 trips on Collis Road, in addition to the substantial construction traffic associated with this development, will significantly impact the roadway pavement to the point of accelerated deterioration. Given the minimal asphalt thickness that exists on Collis Road, the county would expect the pavement will begin to substantially deteriorate within 2 years of construction commencing on this development. Pavement re-construction would be the recommended method of repair to Collis Road.

Although the Future Land Use Comprehensive Plan is Agriculture/Forestry in this area, there are several similar developments within a five-mile radius of the proposed location.

Recent development trends also indicate that single family and multifamily development will continue to occur in this area. Even though the development will have a significant impact on the area, the following recommendations will help mitigate these adverse impacts.

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

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

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

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

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

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

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

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

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

- ❖ At rezoning approval by Board of Commissioners, 20% of the total amount or \$36,340.60 will be provided to the county. This payment shall occur before a LDP is issued by the county.
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the initial 20% of the total units (total units as approved during the rezoning), the county will receive \$36,340.6 from the developer

- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the subsequent 20% (or 40% total), the county will receive \$36,340.6.
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the subsequent 20% (or 60% total), the county will receive the remaining developer share of the total project repair cost of \$72,681.20.
- ❖ No payment will be required when the final 40% of the units receive a Certificate of Occupancy.

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

- 2) The application of green infrastructure (bioswales/biorention, etc) in combination of water quality retention ponds, will require implementation to minimize the negative effects of stormwater runoff from development imperviousness to Lake Oconee. The GA Stormwater Manual will be applied to the project under review. The manual's water quality template will be used to assess the various water quality BMP options.
- 3) Provide at least one 3-inch caliper tree per 3 parking spaces. Location of trees shall be determined by the county during the site development review (LDP phase). Provide two – 3-inch caliper trees per 100 feet on the shoulder of all roadways within the development. Trees to be placed on both sides of all internal roads. Specific location of the trees adjacent to the internal roads to be determined by the county during the site development review process. These tree plantings shall not preclude the developer from installing additional vegetation as he/she deems appropriate.
- 4) Provide a 25-foot-wide densely planted landscape buffer along the property line on Doug Lane and where the property abuts residential parcels on Collis Marina Road. The additional plantings shall provide a 75% buffer within 3 years of planting. Landscape plan and species to be approved during the development review phase
- 5) Emergency exit required on Collis Marina Road. Emergency exit shall not be paved. "Grass Crete" or similar product shall be used as the surface treatment for this access. A removable bollard (s) or similar barrier shall be used with only emergency services being provided entryway
- 6) Deed an additional 10 feet of right-of-way along the property frontage (25 feet of ROW as measured from the road centerline). Deeded right-of-way shall be recorded with the Clerk of Courts during the platting process
- 7) Construct a 5-foot shoulder and roadside ditches (minimum 2:1 side slopes) along the development's frontage on Collis Road
- 8) A minimum of 65 feet building setback from Lake Oconee will be required. This includes all structures and stormwater management facilities. Walkways/paths and boat docks are excluded from this setback requirement.
- 9) This development project shall only include townhouses and/or condominiums not to exceed the proposed total of 124 units. Any increase beyond this total will require approval from the Board of Commissioner.
- 10) Development shall have only one (1) vehicular access. Access shall be from Collis Road.
- 11) This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on January 03, 2019 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

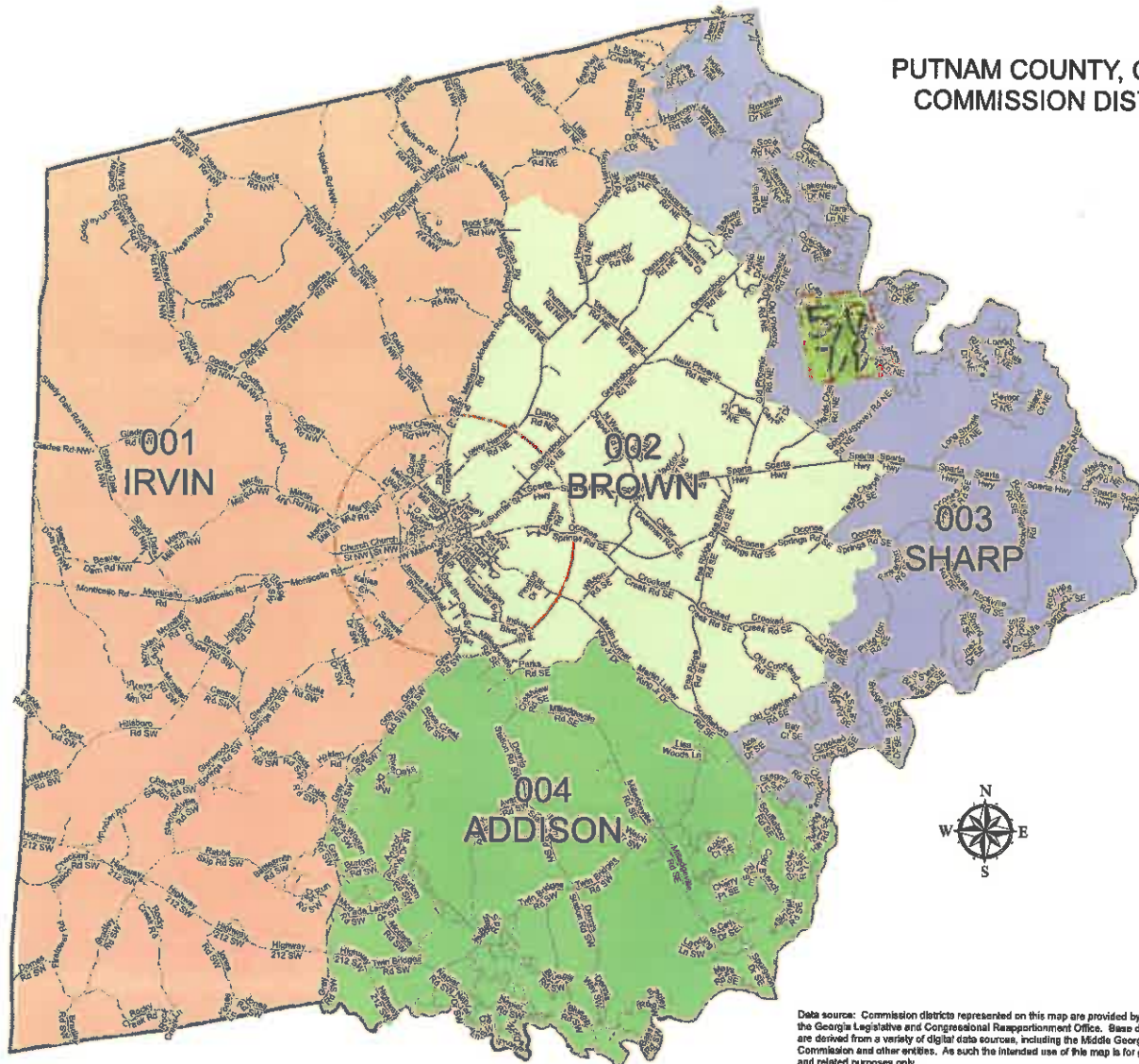
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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.

Item Attachment Documents:

7. Request by **Howard McMichael, Jr., agent for Millicent Arnold & L.A. Copelan Jr.** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [**Map 104B, Parcel 001, District 3**]. *

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 6,687.28' SCALE RATIO: 1:68,367.34 DATE: MARCH 2018

5. Request by **Howard McMichael, Jr.** agent for **Millicent Arnold & Lawrence A. Copelan Jr.** to rezone 2.14 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 030, District 3]. *
6. Request by **Howard McMichael, Jr.**, agent for **HJR Oconee, LLC** to rezone 50.8 acres on Collis Road from AG-1 to RM-3. [Map 104, Parcel 032, District 3]. *
7. Request by **Howard McMichael, Jr.**, agent for **Millicent Arnold & L.A. Copelan Jr.** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [Map 104B, Parcel 001, District 3]. *
8. Request by **Howard McMichael, Jr.**, agent for **Millicent Arnold & L.A. Copelan Jr.** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 033, District 3]. *



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 2019-01683 DATE: 10/31/2019

MAP 104B PARCEL 001 DISTRICT 3

1. Name of Applicant: Howard McMichael, Jr.

2. Mailing Address: P.O. Box 2249, Eatonton, GA 31024

3. Phone: (home) not applicable (office) not applicable (cell) 706-473-1999

4. The location of the subject property, including street number, if any: Doug Lane, Eatonton, GA

5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 27,298 square feet

6. The proposed zoning district desired: RM-3

7. The purpose of this rezoning is (Attach Letter of Intent)
The purpose of the rezoning is to develop the property utilizing Putnam County Development Codes with townhomes. See attached letter of intent.

8. Present use of property: R-1 DE Desired use of property: Rm-3

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

Existing: R-1 RM
North: Lake South: Ag-1 DE East: R-1 DE West: Ag-1/R-1 DE

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

11. Legal description and recorded plat of the property to be rezoned. RCUD 2019 OCT 31 DE

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.): R-1 Residential

13. A detailed description of existing land uses: The existing land is wooded and has lake frontage on Lake Oconee

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

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

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.

See Letter of Agency
 Signature (Property Owner) _____ (Date)

[Signature] 10/31/19
 Signature (Applicant) _____ (Date)

 Notary Public

[Signature]
 Notary Public
 Christina L Quider
 NOTARY PUBLIC
 Putnam, County, GEORGIA
 My Commission Expires 09/04/2023

| Office Use | |
|---|--|
| Paid: \$ <u>250⁰⁰</u> (cash) _____ | (check) <u>894</u> (credit card) _____ |
| Receipt No. <u>033394</u> | Date Paid: _____ |
| Date Application Received: _____ | |
| Reviewed for completeness by: _____ | |
| Submitted to TRC: _____ | Return date: _____ |
| Date of BOC hearing: _____ | Date submitted to newspaper: _____ |
| Date sign posted on property: _____ | Picture attached: yes _____ no _____ |

After filing, please return to Jesse Copelan, Jr., P.O. Box 3099, Eatonton, GA 31024

This space reserved for the use of Clerk.

DOC# 003062
 FILED IN OFFICE
 07/29/2013 04:16 PM
 BK=788 FG=567-568
 SHEILA H. FERRY
 CLERK OF COURT
 PUTNAM COUNTY *slm*
Sheila H. Ferry
 REAL ESTATE TRANSFER T
 AX
 PAID: \$0.00 ✓

JESSE COPELAN, JR., P. C.
ATTORNEY AT LAW
EATONTON, GEORGIA

PTL 1-117-2013-000749

EXECUTOR'S DEED

NO TITLE OPINION GIVEN

STATE OF GEORGIA
COUNTY OF PUTNAM

This Indenture, between the ESTATE OF Lawrence A. (L.A.) Copelan, Sr., acting through Millicent C. Arnold and Lawrence A. Copelan, Jr., the duly qualified Executor, of the first part, and Millicent C. Arnold and Lawrence A. Copelan, Jr., of the second part, witnesses:

That the said representative of said estate being duly authorized by the Will, which was duly probated in Solemn form in the June 27th, 2012 Term of the Probate Court of Putnam County, Georgia, does for and in consideration of ONE AND NO/100 (\$1.00) DOLLAR, receipt of which is acknowledged, sell and convey by virtue of the power granted in said Will, to the party of the second part, their heirs and assigns, the following described land, to-wit:

All that tract or parcel of land, lying and being in the 308th GMD, Putnam County, Georgia, being a strip of land described as Parcel 3, with right of ingress and egress, in a deed from the estate of Florence C. Baugh to L.A. Copelan, Sr., dated October 31, 1994 and recorded in Deed Book 150, pages 228-230, Clerk's Office, Putnam County Superior Court.

RCUN 2013 OCT 31

RC

IN WITNESS WHEREOF, the party of the first part's name and seal are hereto affixed by its proper representative this 26th day of July, 2013.

Signed, sealed & delivered
In the presence of:

Estate of Lawrence A. (L.A.) Copelan, Sr.

[Signature]
Witness
[Signature]
Notary Public

Millicent C. Arnold L.S.
Millicent C. Arnold, Executor



Signed, sealed & delivered
In the presence of:

Estate of Lawrence A. (L.A.) Copelan, Sr.

[Signature]
Witness
[Signature]
Notary Public
0723copelan.exe.deed
2012-100

[Signature] L.S.
Lawrence A. Copelan, Jr., Executor



RCUN 2013 OCT 31

[Signature]



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 Howard McMichael, Jr. TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR RM3 zoning OF PROPERTY DESCRIBED AS MAP 104B PARCEL 001, CONSISTING OF 0.8 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Doug Lane 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 Re-zoning 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 30th DAY OF October, 2019.

PROPERTY OWNER(S): L.A. Copelan, Jr.
NAME (PRINTED)

L.A. Copelan, Jr.
SIGNATURE

ADDRESS: 173 Capps Lane, Eatonton, GA 31024

PHONE: 706-473-2159

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF October, 2019

NOTARY
MY COMMISSION EXPIRES: _____



RCUD 2019 OCT 31

[Signature]



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 Howard M. Michael, Jr TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Rm 3 zoning OF PROPERTY DESCRIBED AS MAP 1048 PARCEL 001, CONSISTING OF 0.8 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Doug Lane 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.

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THIS 30th DAY OF October, 2019.

PROPERTY OWNER(S): Mellicent C. Arnold

NAME (PRINTED)

Mellicent C. Arnold

SIGNATURE

ADDRESS: 173 Capps Lane, Eatonton, GA 31024

PHONE: _____

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF October, 2019

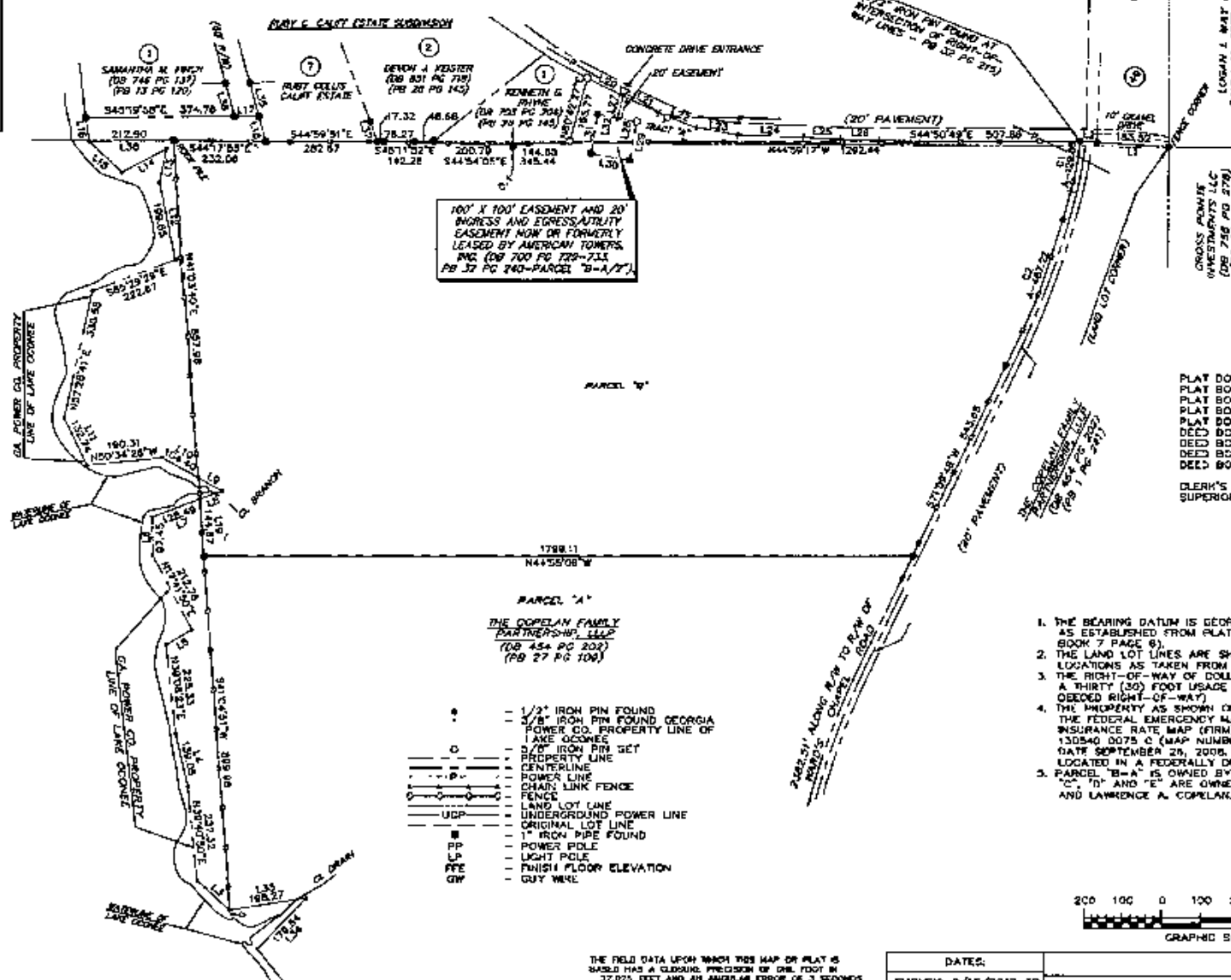
NOTARY

MY COMMISSION EXPIRES: _____



RCUD 2019 OCT 31

| CURVE | DATA | RADIUS | ARC LENGTH | BEARING | CHORD |
|-------|------------|---------|------------|---------|---------|
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| C2 | 11 49' 23" | 2284.70 | 487.22 | 234.44 | 2657.25 |



100' X 100' EASEMENT AND 20' INGRESS AND EGRESS UTILITY EASEMENT NOW OR FORMERLY LEASED BY AMERICAN TOWERS, INC. (DB 700 PG 720-733, PG 32 PG 240-PARCEL "B-A,Y")

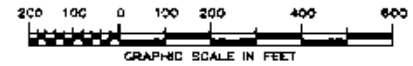
| | | | |
|-----------|-----|------|-----|
| PLAT BOOK | 7 | PAGE | 6 |
| PLAT BOOK | 7 | PAGE | 43 |
| PLAT BOOK | 28 | PAGE | 145 |
| PLAT BOOK | 32 | PAGE | 215 |
| PLAT BOOK | 32 | PAGE | 240 |
| DEED BOOK | 146 | PAGE | 82 |
| DEED BOOK | 700 | PAGE | 720 |
| DEED BOOK | 788 | PAGE | 585 |
| DEED BOOK | 853 | PAGE | 356 |

CLERK'S OFFICE PUTNAM COUNTY SUPERIOR COURT.

| LINE | BEARING | DISTANCE |
|------|-----------------|----------|
| 1 | N 41° 02' 46" W | 163.52 |
| 2 | N 00° 07' 09" W | 45.64 |
| 3 | N 89° 52' 41" W | 12.25 |
| 4 | N 84° 27' 34" W | 139.00 |
| 5 | N 75° 50' 26" E | 74.89 |
| 6 | N 42° 33' 23" E | 97.25 |
| 7 | N 33° 39' 50" E | 129.45 |
| 8 | N 23° 10' 10" E | 58.75 |
| 9 | N 18° 24' 01" W | 49.57 |
| 10 | N 15° 55' 04" W | 104.44 |
| 11 | N 10° 00' 48" E | 139.74 |
| 12 | N 5° 33' 50" E | 199.85 |
| 13 | N 2° 24' 09" E | 105.94 |
| 14 | N 25° 18' 07" W | 34.72 |
| 15 | N 00° 04' 27" W | 112.44 |
| 16 | N 58° 14' 52" E | 90.59 |
| 17 | N 49° 14' 52" E | 91.89 |
| 18 | S 28° 50' 40" W | 88.70 |
| 19 | N 41° 08' 20" E | 144.87 |
| 20 | S 16° 14' 12" E | 102.07 |
| 21 | S 16° 21' 44" E | 102.00 |
| 22 | S 24° 17' 19" E | 102.47 |
| 23 | S 54° 28' 44" E | 103.55 |
| 24 | S 42° 02' 40" E | 165.90 |
| 25 | S 27° 03' 24" E | 92.82 |
| 26 | S 16° 17' 16" E | 100.44 |
| 27 | S 10° 10' 30" W | 87.58 |
| 28 | S 43° 20' 02" E | 46.02 |
| 29 | S 03° 06' 48" W | 100.00 |
| 30 | N 84° 53' 37" E | 100.00 |
| 31 | N 85° 08' 12" W | 100.00 |
| 32 | S 34° 50' 02" E | 80.00 |
| 33 | S 33° 27' 44" E | 198.97 |
| 34 | S 25° 09' 50" W | 378.54 |
| 35 | N 58° 59' 12" E | 87.58 |
| 36 | N 58° 02' 14" E | 87.58 |
| 37 | N 25° 41' 10" E | 84.14 |
| 38 | N 45° 14' 44" W | 272.80 |

- - 1/2" IRON PIN FOUND
- - 3/8" IRON PIN FOUND GEORGIA POWER CO. PROPERTY LINE OF LAKE OCONEE
- - 5/8" IRON PIN SET
- — — — — PROPERTY LINE
- — — — — CENTERLINE
- — — — — POWER LINE
- — — — — CHAIN LINK FENCE
- — — — — FENCE
- — — — — LAND LOT LINE
- — — — — UNDERGROUND POWER LINE
- — — — — ORIGINAL LOT LINE
- — — — — 1" IRON PIPE FOUND
- — — — — POWER POLE
- — — — — LIGHT POLE
- — — — — FINISH FLOOR ELEVATION
- — — — — GUY WIRE

1. THE BEARING DATUM IS GEORGIA GRID-EAST ZONE AS ESTABLISHED FROM PLAT OF REFERENCE (PLAT BOOK 7 PAGE 6)
2. THE LAND LOT LINES ARE SHOWN IN APPROXIMATE LOCATIONS AS TAKEN FROM COUNTY RECORDS.
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4. THE PROPERTY AS SHOWN ON THIS PLAT IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 130540 0075 G (MAP NUMBER 13237C0075C) EFFECTIVE DATE SEPTEMBER 29, 2005. THE PROPERTY IS NOW LOCATED IN A FEDERALLY DESIGNATED FLOOD PLAIN.
5. PARCEL "B-A" IS OWNED BY H.R. OGDON L.L.C. PARCELS "C", "D" AND "E" ARE OWNED BY MILLICENT C. ARNOID AND LAWRENCE A. COPELAN, JR.



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 27,023 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES ALIGNMENT. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 242,423 FEET.

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| | | | |
|--|----------------|---|--|
| DATES: | | | |
| SURVEY: 2/16/2017 TO 2/22/2017 | | FOR: TARTAN CAPITAL INC. | |
| PLAT: 2/27/2017 | | PART OF LAND LOTS 330 AND 337 THIRD LAND DISTRICT 3DBTH. G. M. DISTRICT PUTNAM COUNTY, GEORGIA | |
| Scale: 1" = 200.0' | Date: February | 77 | |
| 3015 NEWALL DRIVE WILLEDGEVILLE, GEORGIA GA. REG. NO 1885 PHONE: 478-452-1182 | | | |



"PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR'S CERTIFICATE"
PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF PUTNAM COUNTY, GEORGIA THIS PLAT COMPLIES WITH REQUIREMENTS OF THE PUTNAM COUNTY ZONING BOARD AND THE SUBDIVISION REGULATIONS OF PUTNAM COUNTY.

DATE PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR

ROAD 201910131



October 8, 2019

Mr. Howard McMichael
P.O. Box 3249
Eatonton, Georgia 31024

Subject: Water & Sewer Service: Putnam County Parcels 104B001, 104032, 104033 and 104032

Dear Mr. McMichael:

This letter is to confirm that water and sewer services are currently available to serve the parcels identified above in Putnam County, Georgia. Capacity for both services will be made available to the site subject to the completion of a mutually agreeable contract for such capacity.

Any and all infrastructure costs to provide water and sewer service on the property are the responsibility of the developer, and are subject to review and approval of Piedmont Water Company prior to connecting the property to our water and sewer mains.

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

Sincerely,

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

W. J. Matthews
Vice President of Operations

RCVD 2019 OCT 31

Handwritten initials in black ink, possibly "JE", written below the received date stamp.



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: L.A. Copelan, Jr.

2. Address: 173 Capps Lane, Eatonton, GA 31024

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

Signature of Applicant: _____

Date: 10 / 30 / 19

RCUD 2019 OCT 31



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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- The disclosures required by this section shall be filed within ten days after an application for the rezoning action is first filed.”

1. Name: Millicent C. Arnold

2. Address: 173 Capps Lane, Eatonton, GA 31024

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

Signature of Applicant: Millicent C. Arnold
Date: 10/30/19

RCUD 2019 OCT 31

Putnam County Tax Commissioner

Pamela K. Lancaster
100 S. Jefferson Street ~ Suite 207
Eatonton, GA 31024

Phone: 706-485-5441
Fax: 706-485-2527
Email: pctc117@yahoo.com
www.putnamgatax.com

October 30, 2019

CERTIFICATION

This is to certify that as of October 30, 2019, there are no delinquent property taxes outstanding for:

Parcel number: 104B 001

Owner: Millicent C Arnold & Lawrence A. Copelan, Jr.

Pamela K Lancaster

Pamela K. Lancaster, CPA
Putnam County Tax Commissioner



RCUD 2019 OCT 31

A handwritten signature in blue ink, appearing to be "PCL", is written below the date stamp.

Impact Analysis

Proposed RM-3 Development Rezoning Request

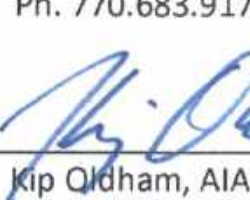
Agent: Howard McMichael, Jr.

Prepared by: Kip Oldham, AIA
K A Oldham Design, Inc.
65 Jackson Street, Suite 401
Newnan, Georgia 30263
Ph. 770.683.9170

RCUD 2019 NDU 1



Signature:



Kip Oldham, AIA



Table of Contents

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| Letter of Intent | Page 3 |
| Impact Study Information | Page 4-5 |
| Traffic Study Information | Attachment |
| Plat of Property | Attachment |
| Warranty Deeds | Attachment |
| Existing Conditions | Page 5-6 |
| Existing Zoning | Attachment |
| Conceptual Site Plan | Attachment |

NOV 1 2018 10:00 AM



Letter of Intent – Millicent C. Arnold & Lawrence A.
Copelan, Jr. – RM-3 Zoning (Parcel Number: 104B 001)

The site includes 0.8 acres and is located on Lake Oconee at the intersection of Collis Road and Collis Marina Road and surrounding land uses include existing RM-3 Enclave at Waterfront, C-2 at Collis Marina, and R-1 Single Family Homes. The intended land use for subject property is to be combined into 1 Parcel and rezone to RM-3. A Conceptual plan illustrating proposed development concept is attached. Upon re-zone approval, the area will be developed into a waterfront community. The intent of the property is to be developed utilizing Putnam County Development Codes with townhome and condominium units similar to Enclave at Waterfront and Cuscowilla Condominium and Townhome Units.

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

PCW017019 NOV 1



Impact Analysis

ITEM #1

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

The proposed use is multi-family units. Current Use is R-1, but all adjacent properties are zoned for residential except the adjacent parcel owned by HJR Oconee, LLC which is zoned AG-1.

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

The proposed parcel is surrounded by R-1 and AG-1 zoning. Similar development surrounds the area.

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

The proposed use will be multi-family. The existing use is agriculture and single family. The adjacent and nearby property are developed as multi-family. This use will not adversely affect surrounding land use.

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

The Putnam County / City of Eatonton 2007-2030 Comprehensive plan prepared by Middle Georgia RDC indicates the future land use as Agriculture, however the existing adjacent property is currently a non-working farm and its intended use is Residential. The proposed development meets the intended land use for this area and should be updated to Residential.

REC'D 2019 NOV 1



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

The property is surrounded by multi-family developments and / or parcels already zoned for multi-family use. The property should be continuing development as surrounding parcels.

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

The proposed development will incur the cost of constructing streets interior to the project. Water and sewer are provided by Piedmont Water Resources. Developer will incur cost of any additions required to bring water and sewer to property. Final plans will meet fire protection requires with all necessary hydrants and equipment circulation requirements.

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

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

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

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

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

ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)

ITEM# 3

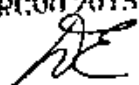
The estimated number of dwelling units are as follows:

When this parcel is combined with 3 adjacent parcels the total number of Multi-Family Townhomes will be 124

Non-Residential use – Estimated 2500 SF for amenity building

ITEM #4

Effect on environment surrounding the area:

RCUD 2019 NOV 1


Natural:

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

Erosion:

Developer plans to install lake sea walls per Georgia Power Lake Oconee Management Guide with required permits. Source: On site Observation

Historic:

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

ITEM #5


Impact on fire protection

Request for Fire Department comment of proposed development has been requested but not received at this time. Given the previous discussions with Fire Department on initial phase of Enclave at Waterfront, all fire Marshall requirements will be met.

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

ITEM #7 – ADJACENT AND NEARBY ZONING (SEE ZONING CONCEPT PLAN)

RCVD 2019 NOV 1



P.C. Simonton & Associates, Inc.
Consulting Engineers

309 North Main Street
Post Office Box 649
Hinesville, Georgia 31310

1050 Parkside Commons
Suite 101
Greensboro, GA 30642

Mallard Cove
Traffic Impact Analysis
PCS # 2019-168

The Mallard Cove development is a residential townhouse development that includes 50.8 acres of multi-family development on Collis Marina Road and Collis Road NE. The developer desires to construct 124 residential, three bedroom townhouses. The property is currently zoned A-1 agriculture and will require a zoning change to multi-family residential.

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 has not been adjusted. Passer by traffic which is generally defined as traffic that is already on the road and contained in existing counts, but will also be included in traffic projections for the proposed development. The percentage of passer-by traffic varies with the type of development. In the case of Mallard Cove, the development is a destination so passerby traffic will be almost non-existent.

The two roadways (Collis Road and Collis Marina Road) are currently two lanes with a width of about twenty feet (20'). The two roadways serve existing residential and commercial developments comprised of approximately 84 single family residential units, 90 multifamily units and supporting club house and boat storage. Based on these land uses traffic projections for the existing development is:

| | |
|-----------------|--------------------|
| Two Way Traffic | 1331 trips per day |
| AM Peak Traffic | 103 trips per day |
| PM Peak Traffic | 131 trips per day |

The proposed project includes 124 three bedroom townhouse units located at the intersection by Collis Road and Collis Marina Road. Property configuration will allow all or most of the property to enter from Collis Road and will have no impact on Collis Marina Road. Based on the information submitted traffic projection for the proposed development is:

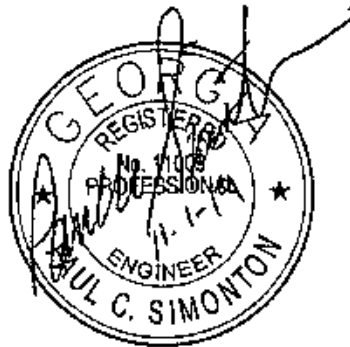
| | |
|--------------------------------|-----------|
| Average weekday two-way volume | 930 trips |
| AM Peak Traffic | 71 trips |
| • Peak hours enter | 11 trips |
| • Peak hour exit | 60 trips |
| PM Peak Traffic | 89 trips |
| • Peak hour enter | 60 trips |
| • Peak hour exit | 30 trips |

PC0002019NOV1



As can be seen the traffic impact, as a result of the rezoning of the tract on Collis Road increases traffic by 70%, to a total of 2,261 two-way trips per day. The 2000 Highway Capacity Manual suggest the capacity of two lane, two-way highways to be 3,400 passenger cars per hour (pcph) for both directions and 1,700 pcph for one direction. As stated in the terminology this capacity would be for a "highway" not a local street. A two lane local street will generally have a capacity of 1,000 vehicles per day with an acceptable livability. A local roadway can accept the 1,000 vehicles per day if the roadway is twenty four feet (24') curb to curb or twenty four feet (24') plus five foot (5') shoulders with acceptable clear zone geometrics beyond this shoulder.

Collis Road does not meet the roadway width shown above. The current roadway is a very narrow twenty feet (20') roadway with little or no shoulder. Expansion of the roadway is expected for the roadway to operate at an acceptable level of service (LOS). The minimum cross section should be two lane, twenty four feet (24') wide with curb and gutter section. In addition left turn lanes at intersection and commercial driveway be examined.



RCUB 2019 NB01

A handwritten signature in black ink, appearing to be "AE".

Existing Conditions



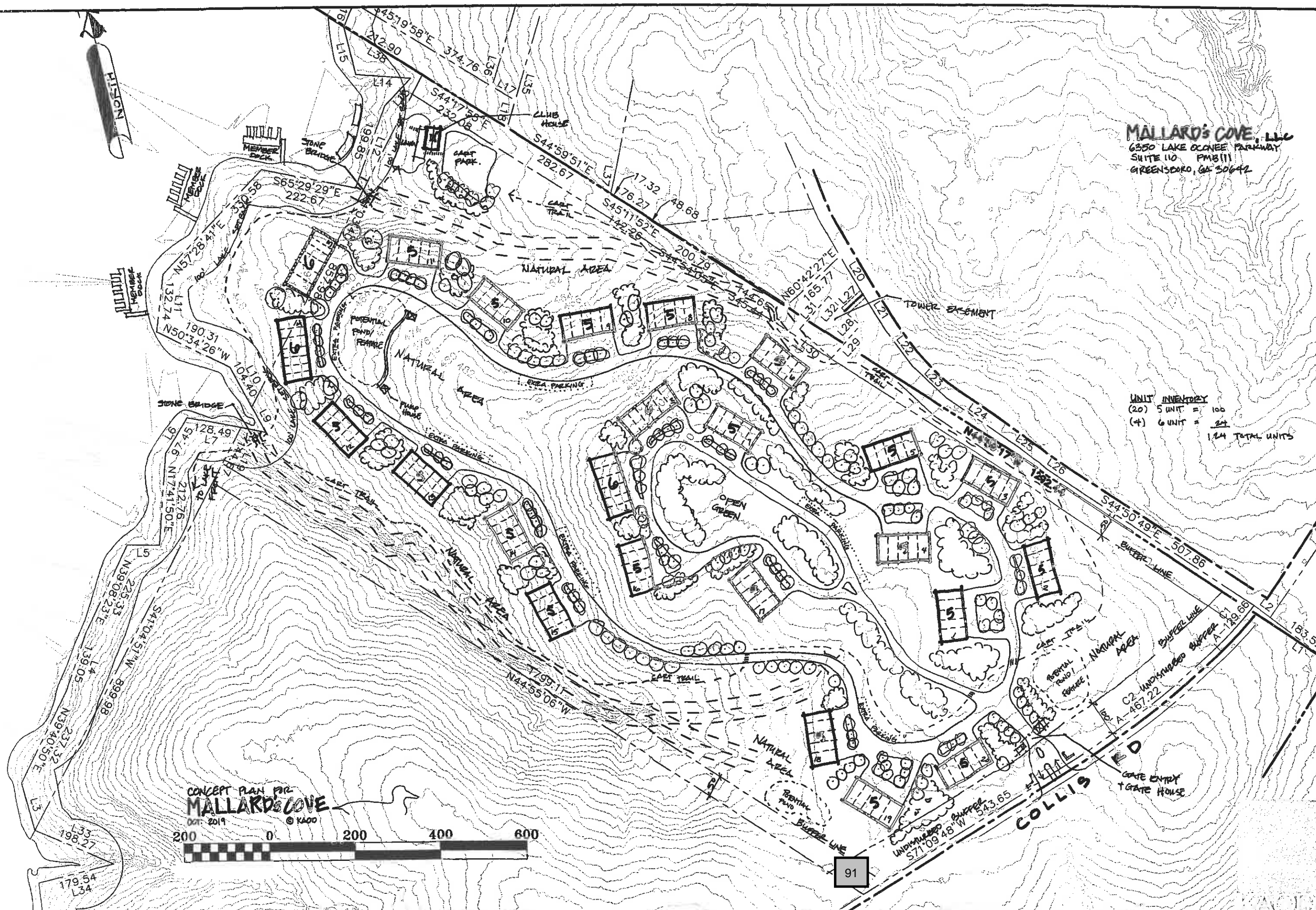
Google Earth

© 2018 Google

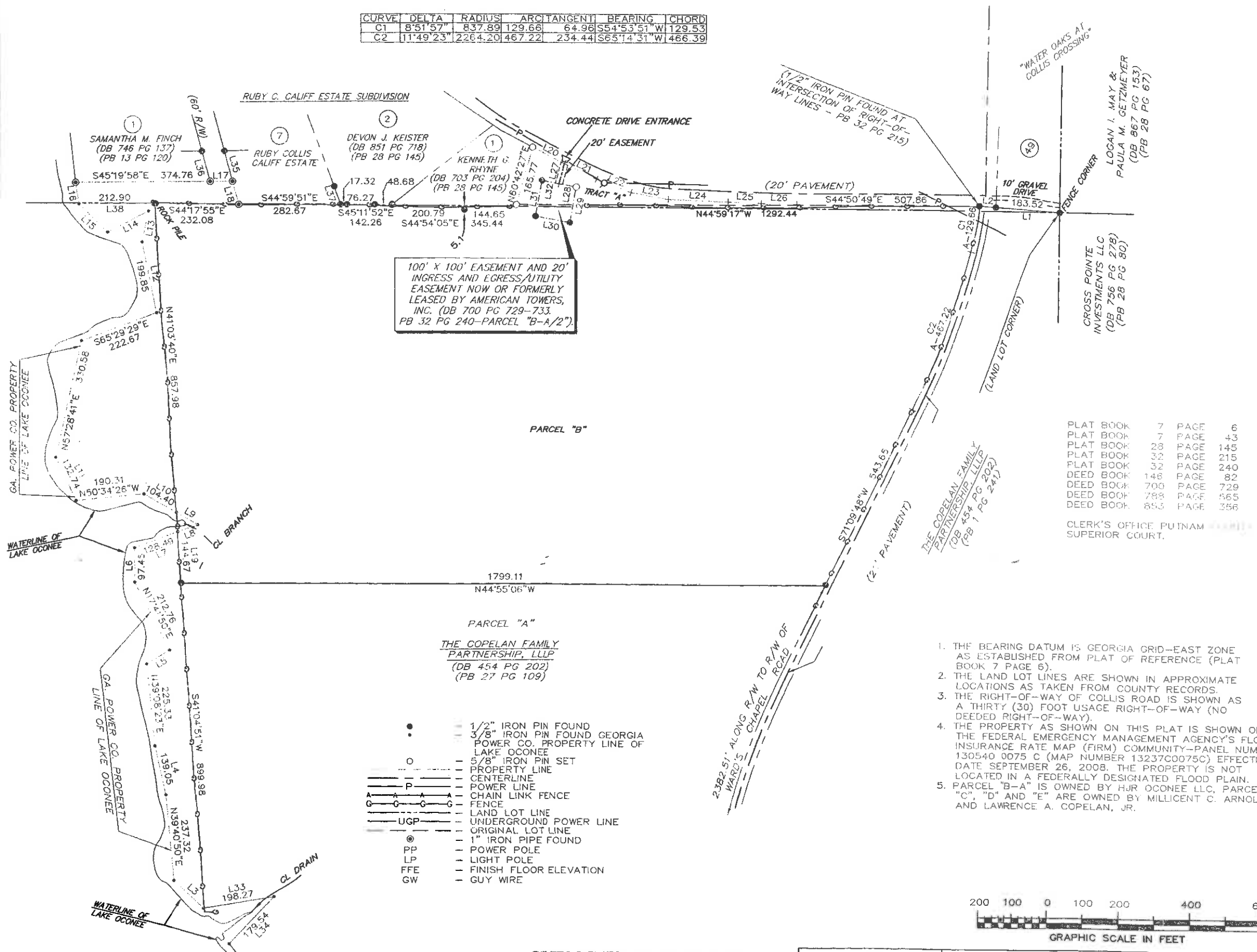
MALLARD'S COVE, LLC
 6350 LAKE OCHEE PARKWAY
 SUITE 110 PMB111
 GREENSBORO, GA 30642

UNIT INVENTORY
 (20) 5 UNIT = 100
 (4) 6 UNIT = 24
 124 TOTAL UNITS

CONCEPT PLAN FOR
MALLARD'S COVE
 OCT 2019 © KA00



| CURVE | DELTA | RADIUS | ARC TANGENT | BEARING | CHORD |
|-------|-----------|--------|-------------|--------------------|--------|
| C1 | 8°51'57" | 837.89 | 129.66 | 64.96 S54°53'51"W | 129.53 |
| C2 | 11°49'23" | 226.42 | 467.22 | 234.44 S65°14'31"W | 466.39 |

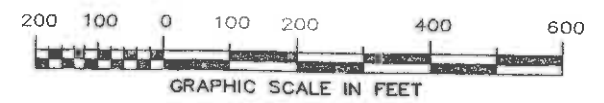


| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N41°05'46"W | 183.52 |
| L2 | N40°57'06"W | 46.64 |
| L3 | N02°13'41"W | 112.51 |
| L4 | N32°27'34"E | 139.05 |
| L5 | S75°30'26"E | 74.85 |
| L6 | N44°33'23"E | 97.45 |
| L7 | S65°33'18"E | 128.49 |
| L8 | S65°01'40"E | 58.75 |
| L9 | N15°26'01"W | 67.67 |
| L10 | N15°32'54"W | 104.40 |
| L11 | N20°00'48"E | 132.74 |
| L12 | N33°32'59"E | 199.85 |
| L13 | N62°29'09"E | 105.91 |
| L14 | N75°19'07"W | 147.47 |
| L15 | N00°34'27"W | 112.44 |
| L16 | N36°14'42"E | 60.59 |
| L17 | S45°21'52"E | 61.99 |
| L18 | S29°50'40"W | 66.70 |
| L19 | N41°06'20"E | 144.67 |
| L20 | S18°14'12"E | 102.07 |
| L21 | S19°21'46"E | 100.01 |
| L22 | S24°18'19"E | 102.47 |
| L23 | S34°28'44"E | 105.58 |
| L24 | S42°55'49"E | 166.96 |
| L25 | S42°03'34"E | 92.62 |
| L26 | S43°16'42"E | 99.44 |
| L27 | S60°10'30"W | 57.58 |
| L28 | S34°50'02"E | 49.09 |
| L29 | S55°06'47"W | 100.00 |
| L30 | N34°53'13"W | 100.00 |
| L31 | N55°06'47"E | 100.09 |
| L32 | S34°50'02"E | 50.91 |
| L33 | S53°52'44"E | 198.27 |
| L34 | S89°09'20"W | 179.54 |
| L35 | N29°52'07"E | 86.83 |
| L36 | N29°52'14"E | 87.30 |
| L37 | N25°41'10"E | 53.15 |
| L38 | N45°14'44"W | 212.90 |

| | | | |
|-----------|-----|------|-----|
| PLAT BOOK | 7 | PAGE | 6 |
| PLAT BOOK | 7 | PAGE | 43 |
| PLAT BOOK | 28 | PAGE | 145 |
| PLAT BOOK | 32 | PAGE | 215 |
| PLAT BOOK | 32 | PAGE | 240 |
| DEED BOOK | 146 | PAGE | 82 |
| DEED BOOK | 700 | PAGE | 729 |
| DEED BOOK | 788 | PAGE | 565 |
| DEED BOOK | 855 | PAGE | 356 |

CLERK'S OFFICE PUTNAM SUPERIOR COURT.

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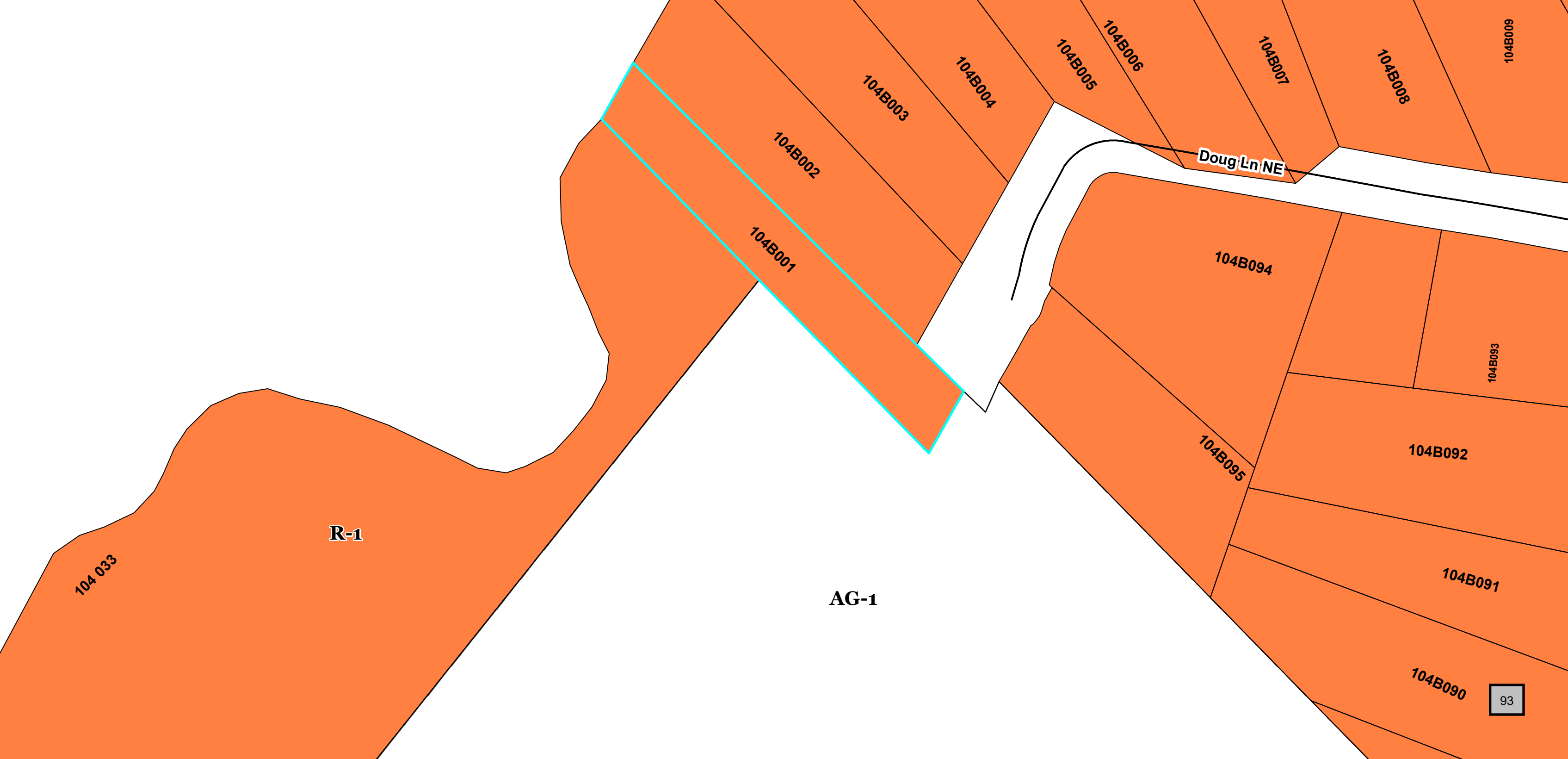
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| | | | |
|--------------------------------|--|-------------------------------|--|
| DATES: | | FOR: T-RT CAPITAL INC | |
| SURVEY: 2/16/2017 TO 2/22/2017 | | PART OF LAND LOTS 330 AND 337 | |
| PLAT: 2/21/2017 | | THIRD LAND DISTRICT | |
| | | 308TH. G. M. DISTRICT | |
| | | PUTNAM COUNTY, GEORGIA | |
| Scale: 1" = 200.0' | | Date: February 27, 2017 | |

92





104 033

R-1

AG-1

Doug Ln NE

104B001

104B002

104B003

104B004

104B005

104B006

104B007

104B008

104B009

104B094

104B093

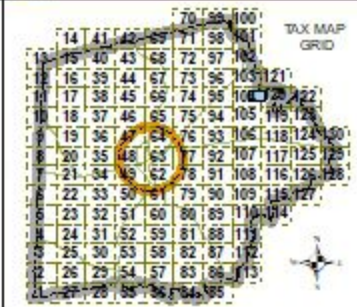
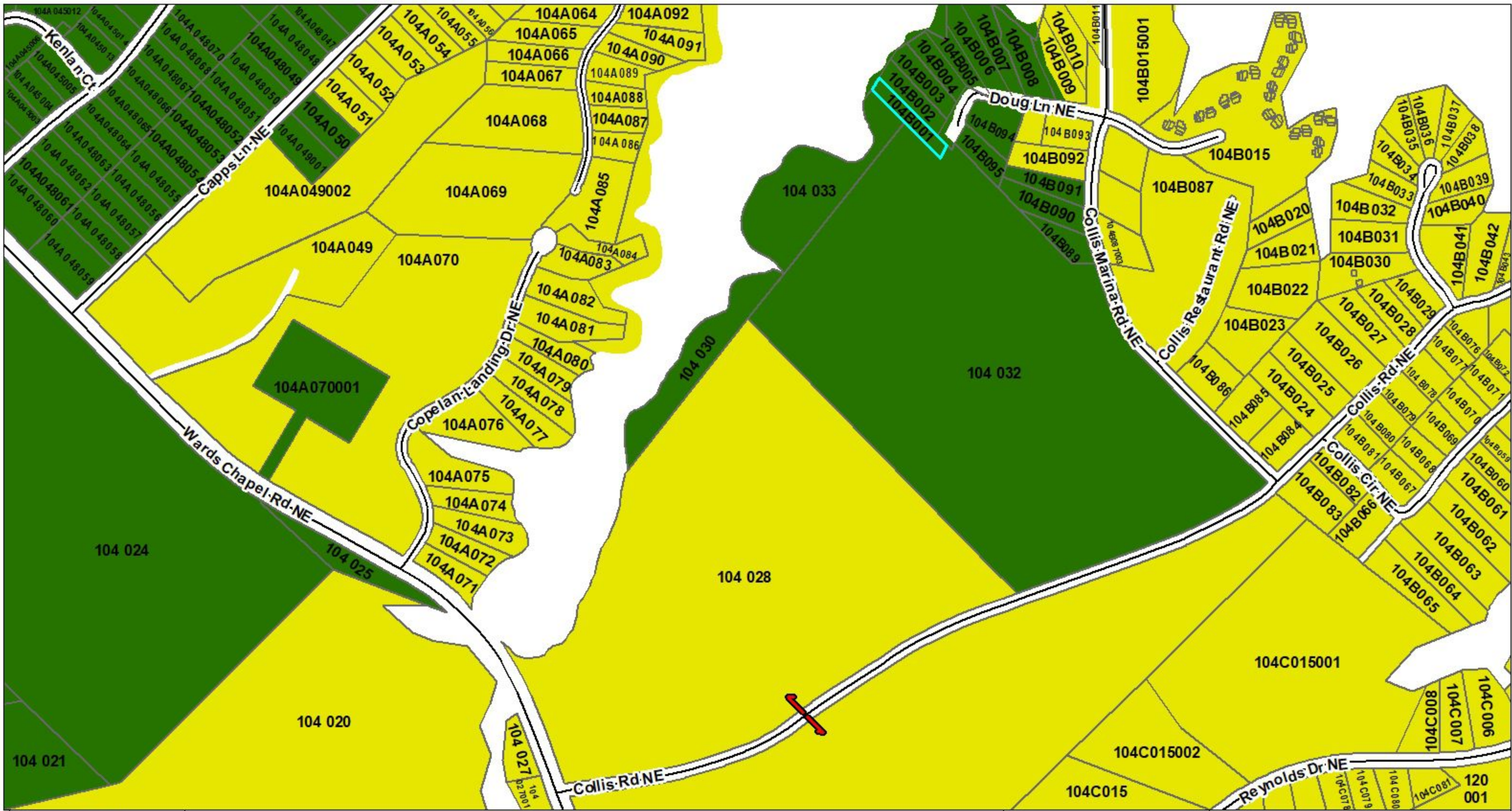
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93



GEOGRAPHIC FEATURE LEGEND

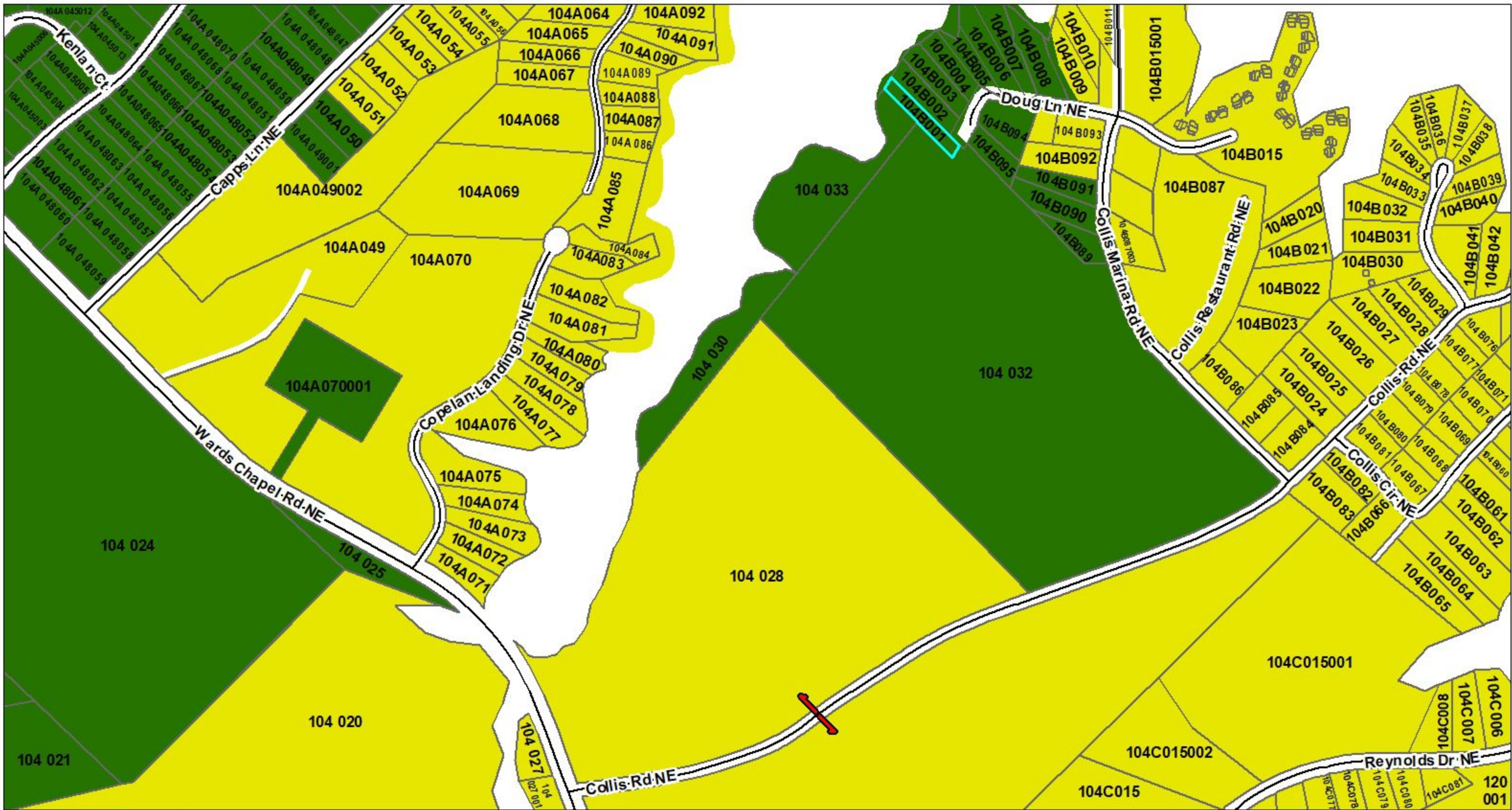
| | | | |
|-----------------|----------------------|------------------------------|--|
| Eatonton Limits | Agriculture/Forestry | Mixed Use | Residential |
| County Boundary | Commercial | Park/Recreation/Conservation | Transportation/Communication/Utilities |
| Roads | Industrial | Public/institutional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

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-8180
Web:
www.middlegeorgiarc.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 104B

MAP SCALE: 1" = 416.67' SCALE RATIO: 1:5,000 DATE: NOVEMBER 2019



GEOGRAPHIC FEATURE LEGEND

| | | | |
|-----------------|----------------------|------------------------------|--|
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PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 104B

MAP SCALE: 1" = 416.67' SCALE RATIO: 1:5,000 DATE: NOVEMBER 2019



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

December 20, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 12/30/2019

7. Request by **Howard McMichael, Jr., agent for Millicent Arnold & L.A. Copelan Jr.** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [**Map 104B, Parcel 001, District 3**]. * The applicants are seeking to rezone this parcel along with three adjacent parcels with a total of 57.07 acres from R-1 to RM-3. If approved, the applicant would like to combine the four parcels in order to develop a waterfront community. The proposed development will consist of a total number of 124 Multi-Family Townhomes having the main entrance on Collis Road. This would add approximately 310 residents to the neighborhood. The applicants are proposing to develop this subdivision in accordance with the Putnam County Development Codes with townhome and condominium units similar to Enclave at Waterfront and Cuscowilla Condominium and Townhome Units. Water and sewer are provided by Piedmont Water Resources. According to the applicant, the proposed use will place emphasis on lakeshore protection, recreation use of Lake Oconee, and promote common open space for property owners.
The subject property is surrounded by both R-1 and AG-1 zoning, and it fronts one collector road (Collis Road) which will require operational improvements to safely accommodate the significant traffic volumes that will be generated from this development, if this rezoning is approved.

Collis Road is a two-lane collector road with average pavement width of approximately 20 feet. Collis Road terminates at Wards Chapel Road, which is a major collector road. Adequate horizontal and vertical sight distance exists to the east and west of Wards Chapel Road for those vehicles exiting Collis Road. The intersection radius at Collis Road & Wards Chapel is deficient and will need to be increased to a minimum of 25 feet to accommodate the additional traffic volumes. Based on the traffic study submitted by the applicant, the proposed development will increase daily traffic by 70% on Collis Road from the existing 1,331 two-way trips to 2,261 trips per day. The additional 930 trips on Collis Road, in addition to the substantial construction traffic associated with this development, will significantly impact the roadway pavement to the point of accelerated deterioration. Given the minimal asphalt thickness that exists on Collis Road, the county would expect the pavement will begin to substantially deteriorate within 2 years of construction commencing on this development. Pavement re-construction would be the recommended method of repair to Collis Road.

Although the Future Land Use Comprehensive Plan is Agriculture/Forestry in this area, there are several similar developments within a five-mile radius of the proposed location. Recent development trends also indicate that single family and multifamily development

will continue to occur in this area. Even though the development will have a significant impact on the area, the following recommendations will help mitigate these adverse impacts.

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

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

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

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

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

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

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

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

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

- ❖ At rezoning approval by Board of Commissioners, 20% of the total amount or \$36,340.60 will be provided to the county. This payment shall occur before a LDP is issued by the county.
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the initial 20% of the total units (total units as approved during the rezoning), the county will receive \$36,340.6 from the developer
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the subsequent 20% (or 40% total), the county will receive \$36,340.6.

- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the subsequent 20% (or 60% total), the county will receive the remaining developer share of the total project repair cost of \$72,681.20.
- ❖ No payment will be required when the final 40% of the units receive a Certificate of Occupancy.

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

- 2) The application of green infrastructure (bioswales/biorention, etc) in combination of water quality retention ponds, will require implementation to minimize the negative effects of stormwater runoff from development imperviousness to Lake Oconee. The GA Stormwater Manual will be applied to the project under review. The manual's water quality template will be used to assess the various water quality BMP options.
- 3) Provide at least one 3-inch caliper tree per 3 parking spaces. Location of trees shall be determined by the county during the site development review (LDP phase). Provide two – 3-inch caliper trees per 100 feet on the shoulder of all roadways within the development. Trees to be placed on both sides of all internal roads. Specific location of the trees adjacent to the internal roads to be determined by the county during the site development review process. These tree plantings shall not preclude the developer from installing additional vegetation as he/she deems appropriate.
- 4) Provide a 25-foot-wide densely planted landscape buffer along the property line on Doug Lane and where the property abuts residential parcels on Collis Marina Road. The additional plantings shall provide a 75% buffer within 3 years of planting. Landscape plan and species to be approved during the development review phase
- 5) Emergency exit required on Collis Marina Road. Emergency exit shall not be paved. "Grass Crete" or similar product shall be used as the surface treatment for this access. A removable bollard (s) or similar barrier shall be used with only emergency services being provided entryway
- 6) Deed an additional 10 feet of right-of-way along the property frontage (25 feet of ROW as measured from the road centerline). Deeded right-of-way shall be recorded with the Clerk of Courts during the platting process
- 7) Construct a 5-foot shoulder and roadside ditches (minimum 2:1 side slopes) along the development's frontage on Collis Road
- 8) A minimum of 65 feet building setback from Lake Oconee will be required. This includes all structures and stormwater management facilities. Walkways/paths and boat docks are excluded from this setback requirement.
- 9) This development project shall only include townhouses and/or condominiums not to exceed the proposed total of 124 units. Any increase beyond this total will require approval from the Board of Commissioner.
- 10) Development shall have only one (1) vehicular access. Access shall be from Collis Road.
- 11) This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on January 03, 2019 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

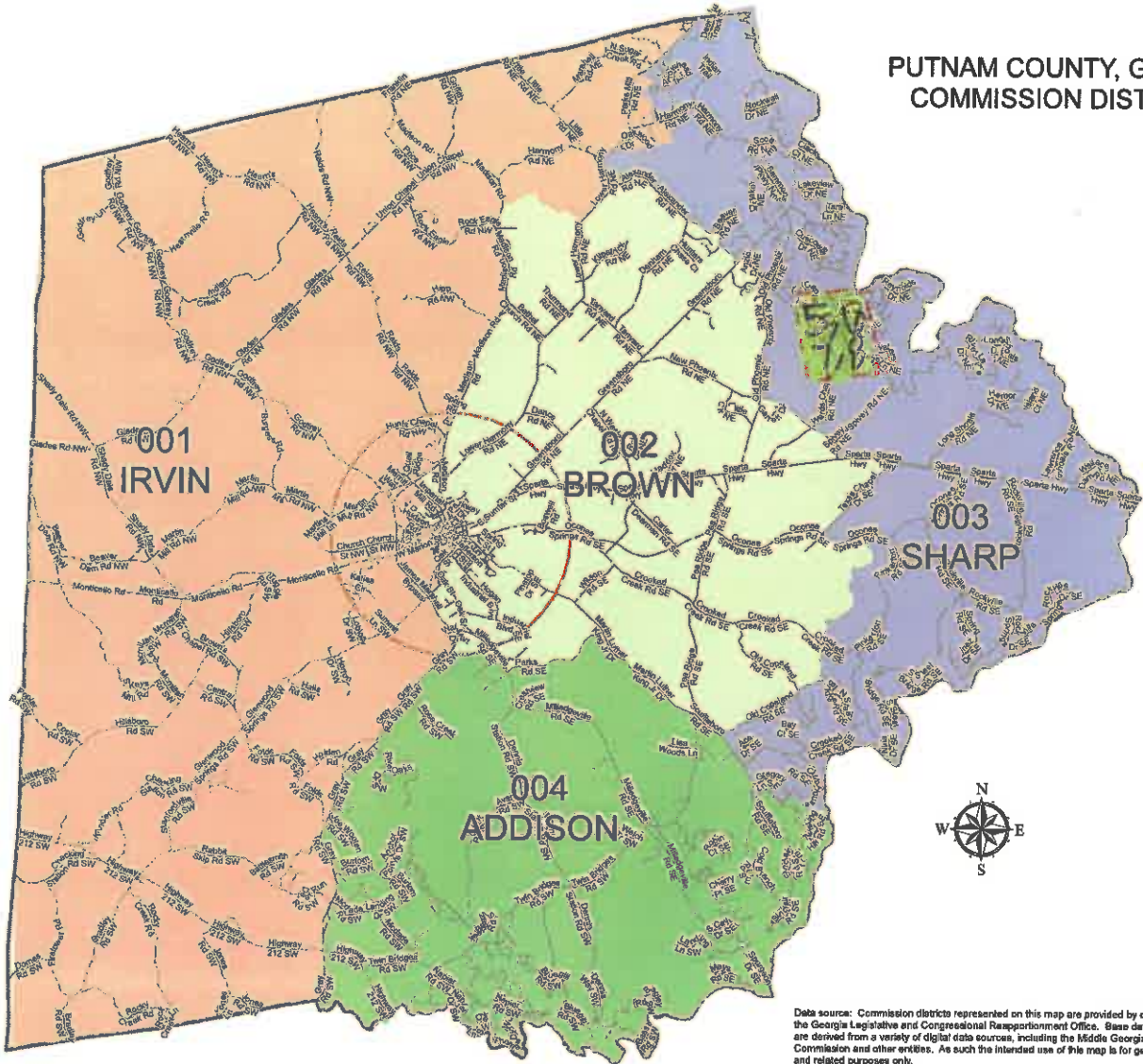
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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.

Item Attachment Documents:

8. Request by **Howard McMichael, Jr., agent for Millicent Arnold & L.A. Copelan Jr.** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [**Map 104, Parcel 033, District 3**]. *

**PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS**



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

MAP SCALE: 1" = 6,687.28' SCALE RATIO: 1:68,367.34 DATE: MARCH 2018

5. Request by **Howard McMichael, Jr.** agent for **Millicent Arnold & Lawrence A. Copelan Jr.** to rezone 2.14 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 030, District 3]. *
6. Request by **Howard McMichael, Jr.**, agent for **HJR Oconee, LLC** to rezone 50.8 acres on Collis Road from AG-1 to RM-3. [Map 104, Parcel 032, District 3]. *
7. Request by **Howard McMichael, Jr.**, agent for **Millicent Arnold & L.A. Copelan Jr.** to rezone 0.63 acres on Doug Lane from R-1 to RM-3. [Map 104B, Parcel 001, District 3]. *
8. Request by **Howard McMichael, Jr.**, agent for **Millicent Arnold & L.A. Copelan Jr.** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [Map 104, Parcel 033, District 3]. *



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 2019-1685 DATE: 10/31/2019

MAP 104 PARCEL 033 DISTRICT 3

1. Name of Applicant: Harvard McMichael, Jr.

2. Mailing Address: P.O. Box 3249, Eatonton, GA 31024

3. Phone: (home) not applicable (office) not applicable (cell) 706-473-1999

4. The location of the subject property, including street number, if any: Collis Road, Eatonton, GA

5. The area of land proposed to be rezoned (stated in square feet if less than one acre): 3.5 acres

6. The proposed zoning district desired: RM-3

7. The purpose of this rezoning is (Attach Letter of Intent)
The purpose of the rezoning is to develop the property utilizing Putnam County Development Codes with townhomes. See attached letter of intent.

8. Present use of property: R-1 Desired use of property: RM-3

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

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

✓ 10. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.
letter of agency x2

✓ 11. Legal description and recorded plat of the property to be rezoned. RCUD 2019 OCT 31

✓ 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.): ~~R-1~~ Residential g/a

✓ 13. A detailed description of existing land uses: The existing land is wooded and has lake frontage on Lake Oconee.

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

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

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.

See letter of Agency

 Signature (Property Owner) (Date)

[Signature] 10/31/19

 Signature (Applicant) (Date)

 Notary Public

[Signature]

 Notary Public
 Christina L Quider
 NOTARY PUBLIC
 Putnam, County, GEORGIA
 My Commission Expires 09/04/2023

| Office Use | |
|---|--|
| Paid: \$ <u>250⁰⁰</u> (cash) _____ | (check) <u>894</u> (credit card) _____ |
| Receipt No. <u>033394</u> | Date Paid: <u>11-1-19</u> |
| Date Application Received: _____ | |
| Reviewed for completeness by: _____ | |
| Submitted to TRC: _____ | Return date: _____ |
| Date of BOC hearing: _____ | Date submitted to newspaper: _____ |
| Date sign posted on property: _____ | Picture attached: yes _____ no _____ |

RCUD 2019 OCT 31

[Signature]

After filing, please return to Jesse Copelan, Jr., P.O. Box 3099, Eatonton, GA 31024

This space reserved for the use of Clerk.

DOC# 003061
FILED IN OFFICE
07/29/2013 04:16 PM
BK# 788 PG# 565-566
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY

Sheila H. Perry *SLM*

REAL ESTATE TRANSFER T

PAID: \$0.00

JESSE COPELAN, JR., P.
ATTORNEY AT LAW
EATONTON, GEORGIA

PT 61-117-2013-000748

EXECUTOR'S DEED

NO TITLE OPINION GIVEN

STATE OF GEORGIA
COUNTY OF PUTNAM

This Indenture, between the ESTATE OF Lawrence A. (L.A.) Copelan, Sr., acting through Millicent C. Arnold and Lawrence A. Copelan, Jr., the duly qualified Executor, of the first part, and Millicent C. Arnold and Lawrence A. Copelan, Jr., of the second part, witnesses:

That the said representative of said estate being duly authorized by the Will, which was duly probated in Solemn form in the June 27th, 2012 Term of the Probate Court of Putnam County, Georgia, does for and in consideration of ONE AND NO/100 (\$1.00) DOLLAR, receipt of which is acknowledged, sell and convey by virtue of the power granted in said Will, to the party of the second part, their heirs and assigns, the following described land, to-wit:

All that tract or parcel of land, lying and being in Putnam County, Georgia, containing 3.50 acres, more or less, and being designated as Parcel "B" as shown on a plat prepared by American Testing Laboratories, Inc., dated February 21, 1975, recorded in Plat Book 7, page 43, Clerk's Office, Putnam County Superior Court, and by this reference said plat is made a part of this description. This is the same property conveyed as Tract No. 2 in Deed Book 146, page 83, said Clerk's Office.

RCVD 2013 OCT 31

JP

IN WITNESS WHEREOF, the party of the first part's name and seal are hereto affixed by its proper representative this 26th day of July, 2013.

Signed, sealed & delivered
In the presence of:

Jesse Copelan
Witness
Jay Waters
Notary Public



Estate of Lawrence A. (L.A.) Copelan, Sr.

Millicent C. Arnold L.S.
Millicent C. Arnold, Executor

Signed, sealed & delivered
In the presence of:

Jesse Copelan
Witness
Jay Waters
Notary Public



Estate of Lawrence A. (L.A.) Copelan, Sr.

L.A. Copelan, Jr. L.S.
Lawrence A. Copelan, Jr., Executor

0723 copelan.exe.deed
2012-100

RCVD 2013 OCT 31

AE



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 Harvard McMichael, Jr TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR RM3 Zoning OF PROPERTY DESCRIBED AS MAP 104 PARCEL 033, CONSISTING OF 3.5 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Collis Road 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 Re-zoning 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 30th DAY OF October, 2019.

PROPERTY OWNER(S): Millicent C. Arnold
Millicent C. Arnold NAME (PRINTED)

SIGNATURE

ADDRESS: 173 Capps Lane, Eatonton, GA 31024

PHONE: _____

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF October, 2019

NOTARY _____
MY COMMISSION EXPIRES: _____



RCUD 2019 OCT 31

DE



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 Howard M. Michael, Jr. TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Rm3 zoning OF PROPERTY DESCRIBED AS MAP 104 PARCEL 033, CONSISTING OF 3.5 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Collis Road 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.

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THIS 30th DAY OF October, 2019.

PROPERTY OWNER(S): L.A. Copelan, Jr.

NAME (PRINTED)

[Signature]

SIGNATURE

ADDRESS: 173 Cappslane, Eatonton, GA 31024

PHONE: 706 473-2159

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF October, 2019

NOTARY

MY COMMISSION EXPIRES: _____



RCUD 2019 OCT 31

[Signature]



October 8, 2019

Mr. Howard McMichael
P.O. Box 3249
Eatonton, Georgia 31024

Subject: Water & Sewer Service: Putnam County Parcels 104B001, 104032, 104033 and 104032

Dear Mr. McMichael:

This letter is to confirm that water and sewer services are currently available to serve the parcels identified above in Putnam County, Georgia. Capacity for both services will be made available to the site subject to the completion of a mutually agreeable contract for such capacity.

Any and all infrastructure costs to provide water and sewer service on the property are the responsibility of the developer, and are subject to review and approval of Piedmont Water Company prior to connecting the property to our water and sewer mains.

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

Sincerely,

W. J. Matthews
Vice President of Operations

RCUD 2019 OCT 31



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: Millicent C. Arnold

2. Address: 173 Capps Lane, Eatonton, GA 31024

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

Signature of Applicant: Millicent C. Arnold
Date: 10/30/19

RCUD 2019 OCT 31



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- 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: L.A. Copelan, Jr.

2. Address: 173 Cepps Lane, Eatonton, GA 31024

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

Signature of Applicant:
Date: 10 | 30 | 19

RCUD 2019 OCT 31

Putnam County Tax Commissioner

Pamela K. Lancaster
100 S. Jefferson Street ~ Suite 207
Eatonton, GA 31024

Phone:706-485-5441
Fax:706-485-2527
Email: pctc117@yahoo.com
www.putnamgatax.com

October 30, 2019

CERTIFICATION

This is to certify that as of October 30, 2019, there are no delinquent property taxes outstanding for:

Parcel number: 104 033

Owner: Millicent C Arnold & Lawrence A. Copelan, Jr.

Pamela K Lancaster

Pamela K. Lancaster, CPA
Putnam County Tax Commissioner



RCUD 2019 OCT 31

RE

Table of Contents

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| Existing Conditions | Page 5-6 |
| Existing Zoning | Attachment |
| Conceptual Site Plan | Attachment |

RCVD 2019 NOV 1



Letter of Intent – Millicent C. Arnold & Lawrence A. Copelan, Jr. – RM-3 Zoning (Parcel Number: 104 033)

The site includes 3.5 acres and is located on Lake Oconee at the intersection of Collis Road and Collis Marina Road and surrounding land uses include existing RM-3 Enclave at Waterfront, C-2 at Collis Marina, and R-1 Single Family Homes. The Intended land use for subject property is to be combined into 1 Parcel and rezone to RM-3. A Conceptual plan illustrating proposed development concept is attached. Upon re-zone approval, the area will be developed into a waterfront community. The intent of the property is to be developed utilizing Putnam County Development Codes with townhome and condominium units similar to Enclave at Waterfront and Cuscowilla Condominium and Townhome Units.

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

REC'D 2019 NOV 1



Impact Analysis

ITEM #1

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

The proposed use is multi-family units. Current Use is R-1, but all adjacent properties are zoned for residential except the adjacent parcel owned by HJR Ocone, LLC which is zoned AG-1.

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

The proposed parcel is surrounded by R-1 and AG-1 zoning. Similar development surrounds the area.

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

The proposed use will be multi-family. The existing use is agriculture and single family. The adjacent and nearby property are developed as multi-family. This use will not adversely affect surrounding land use.

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

The Putnam County / City of Eatonton 2007-2030 Comprehensive plan prepared by Middle Georgia RDC indicates the future land use as Agriculture, however the existing adjacent property is currently a non-working farm and its intended use is Residential. The proposed development meets the intended land use for this area and should be updated to Residential.

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

The property is surrounded by multi-family developments and / or parcels already zoned for multi-family use. The property should be continuing development as surrounding parcels.

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

The proposed development will incur the cost of constructing streets interior to the project. Water and sewer are provided by Piedmont Water Resources. Developer will incur cost of any additions required to bring water and sewer to property. Final plans will meet fire protection requires with all necessary hydrants and equipment circulation requirements.

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

PCUW 2019 NOV 1



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

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

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

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

ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)

ITEM# 3

The estimated number of dwelling units are as follows:

When this parcel is combined with 3 adjacent parcels the total number of Multi-Family Townhomes will be 124

Non-Residential use – Estimated 2500 SF for amenity building

ITEM #4

Effect on environment surrounding the area:

Natural:

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

Erosion:

Developer plans to install lake sea walls per Georgia Power Lake Oconee Management Guide with required permits. Source: On site Observation

Historic:

REC'D 2019 NOV 1
DE

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

ITEM #5

Impact on fire protection

Request for Fire Department comment of proposed development has been requested but not received at this time. Given the previous discussions with Fire Department on initial phase of Enclave at Waterfront, all fire Marshall requirements will be met.

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

ITEM #7 – ADJACENT AND NEARBY ZONING (SEE ZONING CONCEPT PLAN)

RCUB 2019 NOV 1



P.C. Simonton & Associates, Inc.
Consulting Engineers

309 North Main Street
Post Office Box 649
Hinesville, Georgia 31310

1050 Parkside Commons
Suite 101
Greensboro, GA 30642

Mallard Cove
Traffic Impact Analysis
PCS # 2019-168

The Mallard Cove development is a residential townhouse development that includes 50.8 acres of multi-family development on Collis Marina Road and Collis Road NE. The developer desires to construct 124 residential, three bedroom townhouses. The property is currently zoned A-1 agriculture and will require a zoning change to multi-family residential.

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 has not been adjusted. Passer by traffic which is generally defined as traffic that is already on the road and contained in existing counts, but will also be included in traffic projections for the proposed development. The percentage of passer-by traffic varies with the type of development. In the case of Mallard Cove, the development is a destination so passerby traffic will be almost non-existent.

The two roadways (Collis Road and Collis Marina Road) are currently two lanes with a width of about twenty feet (20'). The two roadways serve existing residential and commercial developments comprised of approximately 84 single family residential units, 90 multifamily units and supporting club house and boat storage. Based on these land uses traffic projections for the existing development is:

| | |
|-----------------|--------------------|
| Two Way Traffic | 1331 trips per day |
| AM Peak Traffic | 103 trips per day |
| PM Peak Traffic | 131 trips per day |

The proposed project includes 124 three bedroom townhouse units located at the intersection by Collis Road and Collis Marina Road. Property configuration will allow all or most of the property to enter from Collis Road and will have no impact on Collis Marina Road. Based on the information submitted traffic projection for the proposed development is:

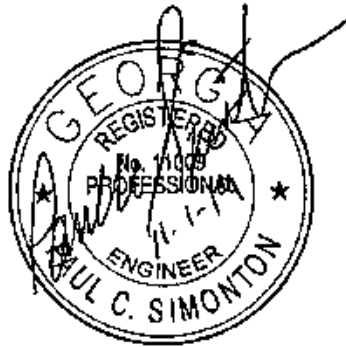
| | |
|--------------------------------|-----------|
| Average weekday two-way volume | 930 trips |
| AM Peak Traffic | 71 trips |
| • Peak hours enter | 11 trips |
| • Peak hour exit | 60 trips |
| PM Peak Traffic | 89 trips |
| • Peak hour enter | 60 trips |
| • Peak hour exit | 30 trips |

RCUD 2019 NOV 1



As can be seen the traffic impact, as a result of the rezoning of the tract on Collis Road increases traffic by 70%, to a total of 2,261 two-way trips per day. The 2000 Highway Capacity Manual suggest the capacity of two lane, two-way highways to be 3,400 passenger cars per hour (pcph) for both directions and 1,700 pcph for one direction. As stated in the terminology this capacity would be for a "highway" not a local street. A two lane local street will generally have a capacity of 1,000 vehicles per day with an acceptable livability. A local roadway can accept the 1,000 vehicles per day if the roadway is twenty four feet (24') curb to curb or twenty four feet (24') plus five foot (5') shoulders with acceptable clear zone geometrics beyond this shoulder.

Collis Road does not meet the roadway width shown above. The current roadway is a very narrow twenty feet (20') roadway with little or no shoulder. Expansion of the roadway is expected for the roadway to operate at an acceptable level of service (LOS). The minimum cross section should be two lane, twenty four feet (24') wide with curb and gutter section. In addition left turn lanes at intersection and commercial driveway be examined.



RCUN 2019 NTU I

A handwritten signature in black ink, appearing to be "DE".

Existing Conditions



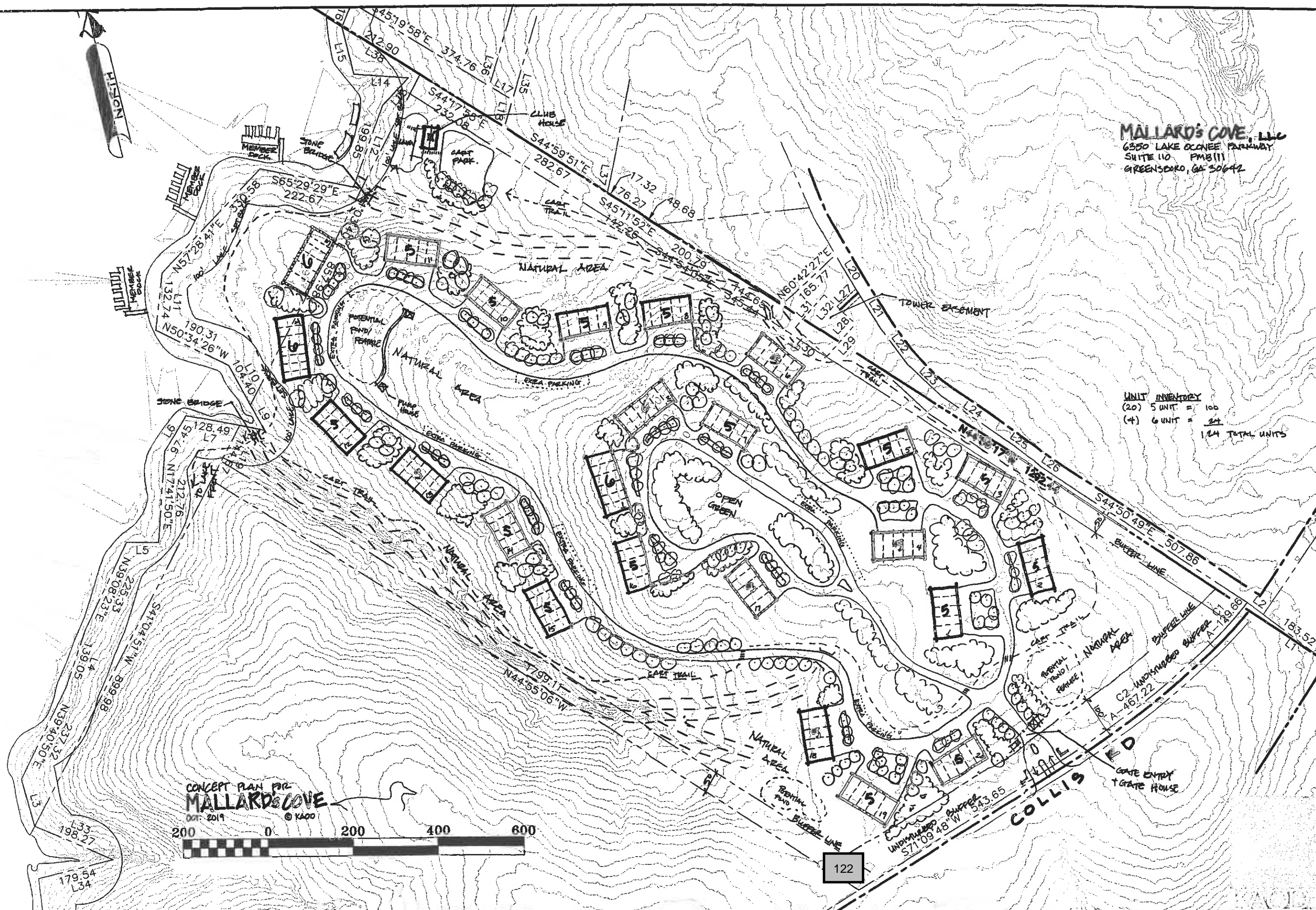
Google Earth

© 2018 Google

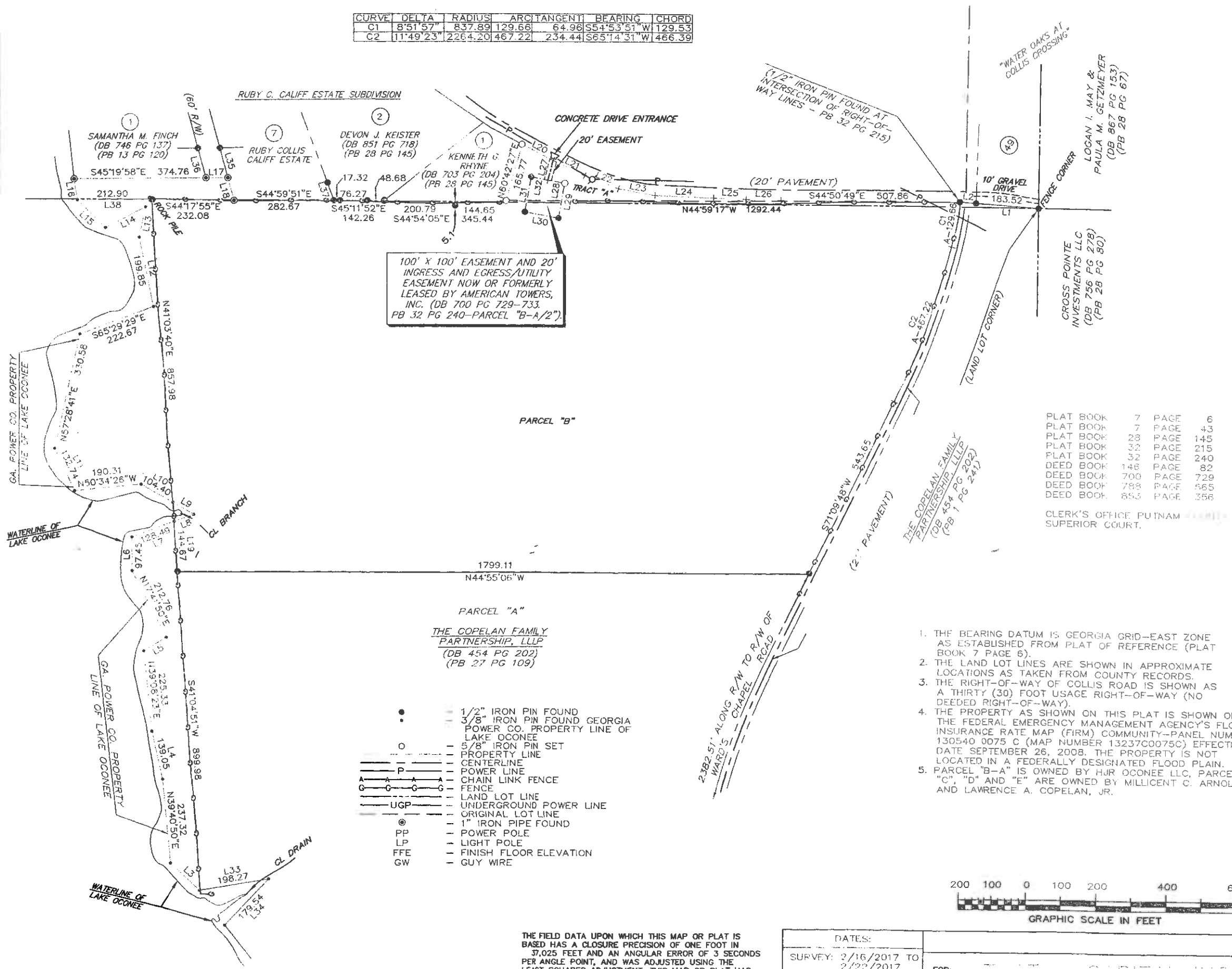
MALLARD'S COVE, LLC
 6350 LAKE OCHEE PARKWAY
 SUITE 110 PMB111
 GREENSBORO, GA 30642

UNIT INVENTORY
 (20) 5 UNIT = 100
 (4) 6 UNIT = 24
 124 TOTAL UNITS

CONCEPT PLAN FOR
MALLARD'S COVE
 OCT 2019 © KA00



| CURVE | DELTA | RADIUS | ARC TANGENT | BEARING | CHORD |
|-------|-----------|--------|-------------|--------------------|--------|
| C1 | 8°51'57" | 837.89 | 129.66 | 64.96 S54°53'51"W | 129.53 |
| C2 | 11°49'23" | 226.42 | 467.22 | 234.44 S65°14'31"W | 466.39 |

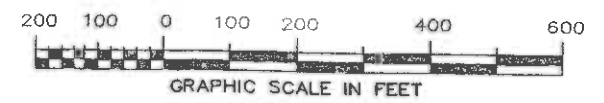


| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N41°05'46"W | 183.52 |
| L2 | N40°57'06"W | 46.64 |
| L3 | N02°13'41"W | 112.51 |
| L4 | N32°27'34"E | 139.05 |
| L5 | S75°30'26"E | 74.85 |
| L6 | N44°33'23"E | 97.45 |
| L7 | S65°33'18"E | 128.49 |
| L8 | S65°01'40"E | 58.75 |
| L9 | N15°26'01"W | 67.67 |
| L10 | N15°32'54"W | 104.40 |
| L11 | N20°00'48"E | 132.74 |
| L12 | N33°32'59"E | 199.85 |
| L13 | N62°29'09"E | 105.91 |
| L14 | N75°19'07"W | 147.47 |
| L15 | N00°34'27"W | 112.44 |
| L16 | N36°14'42"E | 60.59 |
| L17 | S45°21'52"E | 61.99 |
| L18 | S29°50'40"W | 66.70 |
| L19 | N41°06'20"E | 144.67 |
| L20 | S18°14'12"E | 102.07 |
| L21 | S19°21'46"E | 100.01 |
| L22 | S24°18'19"E | 102.47 |
| L23 | S34°28'44"E | 105.58 |
| L24 | S42°55'49"E | 166.96 |
| L25 | S42°03'34"E | 92.62 |
| L26 | S43°16'42"E | 99.44 |
| L27 | S60°10'30"W | 57.58 |
| L28 | S34°50'02"E | 49.09 |
| L29 | S55°06'47"W | 100.00 |
| L30 | N34°53'13"W | 100.00 |
| L31 | N55°06'47"E | 100.09 |
| L32 | S34°50'02"E | 50.91 |
| L33 | S53°52'44"E | 198.27 |
| L34 | S89°09'20"W | 179.54 |
| L35 | N29°52'07"E | 86.83 |
| L36 | N29°52'14"E | 87.30 |
| L37 | N25°41'10"E | 53.15 |
| L38 | N45°14'44"W | 212.90 |

| | | | |
|-----------|-----|------|-----|
| PLAT BOOK | 7 | PAGE | 6 |
| PLAT BOOK | 7 | PAGE | 43 |
| PLAT BOOK | 28 | PAGE | 145 |
| PLAT BOOK | 32 | PAGE | 215 |
| PLAT BOOK | 32 | PAGE | 240 |
| DEED BOOK | 146 | PAGE | 82 |
| DEED BOOK | 700 | PAGE | 729 |
| DEED BOOK | 788 | PAGE | 565 |
| DEED BOOK | 855 | PAGE | 356 |

CLERK'S OFFICE PUTNAM SUPERIOR COURT.

1. THE BEARING DATUM IS GEORGIA GRID-EAST ZONE AS ESTABLISHED FROM PLAT OF REFERENCE (PLAT BOOK 7 PAGE 6).
2. THE LAND LOT LINES ARE SHOWN IN APPROXIMATE LOCATIONS AS TAKEN FROM COUNTY RECORDS.
3. THE RIGHT-OF-WAY OF COLLIS ROAD IS SHOWN AS A THIRTY (30) FOOT USAGE RIGHT-OF-WAY (NO DEEDED RIGHT-OF-WAY).
4. THE PROPERTY AS SHOWN ON THIS PLAT IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER: 130540 0075 C (MAP NUMBER 13237C0075C) EFFECTIVE DATE SEPTEMBER 26, 2008. THE PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD PLAIN.
5. PARCEL "B-A" IS OWNED BY HJR OCONEE LLC, PARCELS "C", "D" AND "E" ARE OWNED BY MILLICENT C. ARNOLD AND LAWRENCE A. COPELAN, JR.



"PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR'S CERTIFICATE"

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF PUTNAM COUNTY, GEORGIA THIS PLAT COMPLIES WITH REQUIREMENTS OF THE PUTNAM COUNTY ZONING BOARD AND THE SUBDIVISION REGULATIONS OF PUTNAM COUNTY.

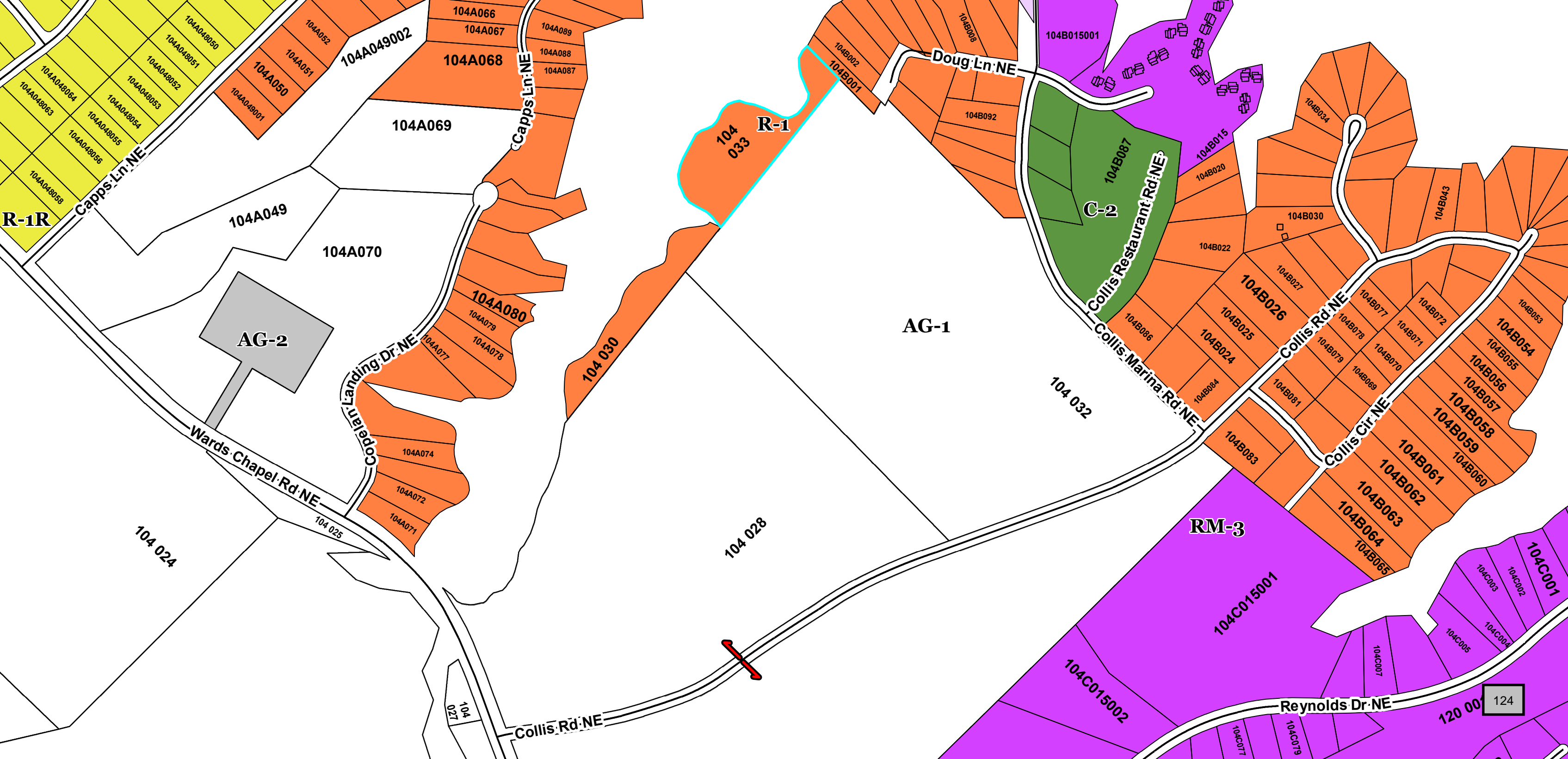
DATE _____ PUTNAM COUNTY PLANNING AND DEVELOPMENT DIRECTOR

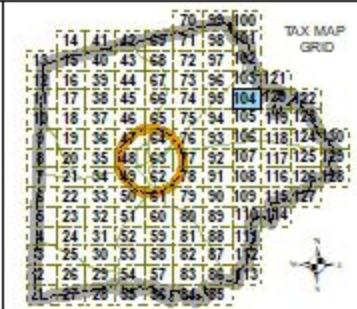
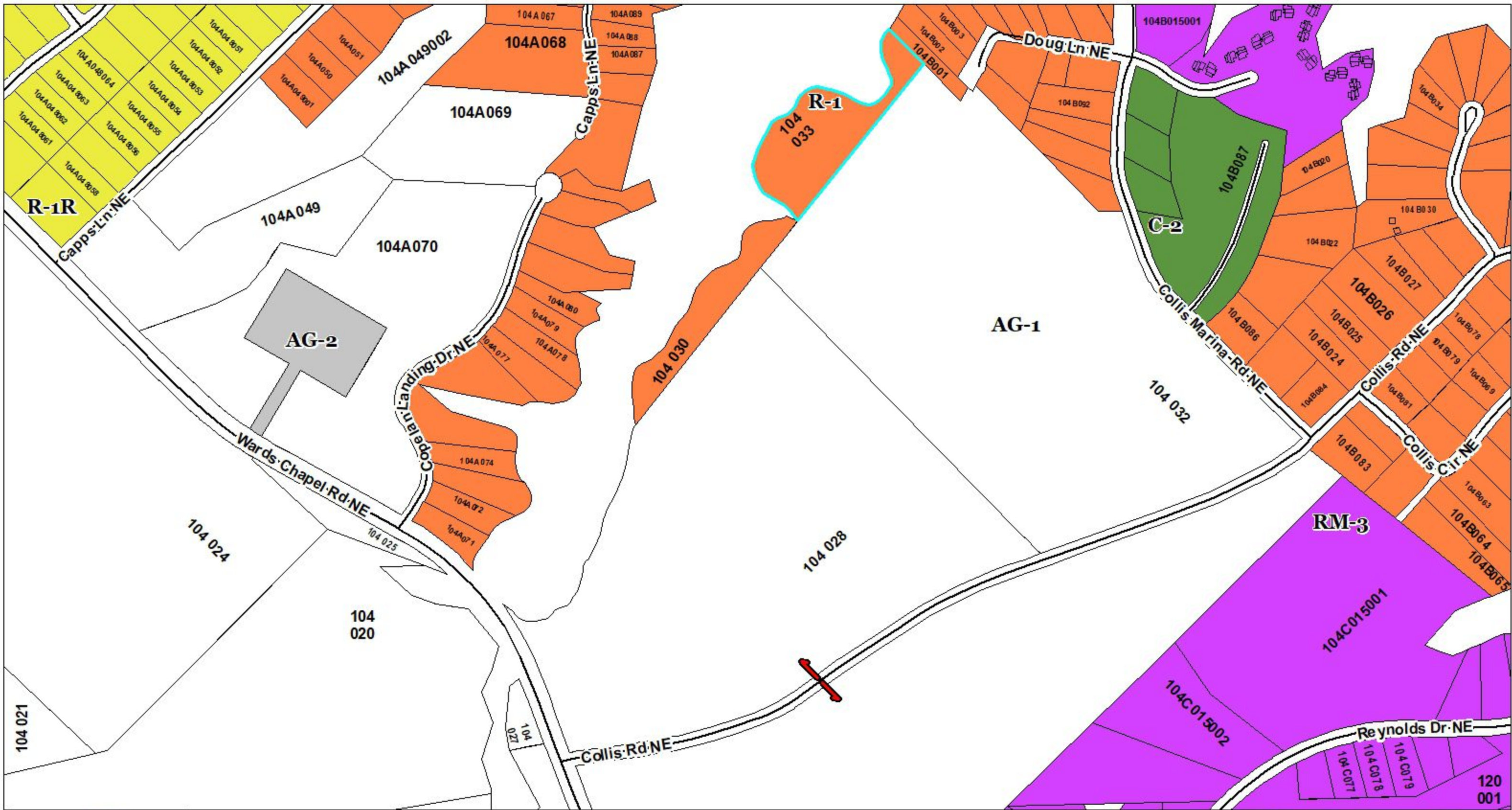
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,025 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES ADJUSTMENT. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 242,423 FEET.

A LEICA TCA 1100 TOTAL STATION SN. 418328 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS. A LEICA TPS-SYSTEM 1000 PCMCIA MEMORY CARD WAS USED AS A DATA COLLECTOR TO COLLECT THE FIELD DATA.

THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 45-8-67

| | | | |
|--------------------------------|--|---|-------------------------|
| DATES: | | | |
| SURVEY: 2/16/2017 TO 2/22/2017 | | FOR: T-RT- CAPITAL INC | |
| PLAT: 2/21/2017 | | | |
| | | PART OF LAND LOTS 330 AND 337 THIRD LAND DISTRICT 308TH, G. M. DISTRICT PUTNAM COUNTY, GEORGIA | |
| | | Scale: 1" = 200.0' | Date: February 27, 2017 |





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

GEOGRAPHIC FEATURE LEGEND

- | | | | | | | | |
|---------------|------------------|----------|------------|-------------|----------|------|---------|
| Zoning | 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) 751-8180
 Web:
www.middlegeorgiarc.org

**PUTNAM COUNTY, GEORGIA
 ZONING MAPS**



MAP 104

125



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
 IT GIS Services
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PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 104

126

MAP SCALE: 1" = 416.67' SCALE RATIO: 1:5,000 DATE: NOVEMBER 2019



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

December 20, 2019

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 12/30/2019

8. Request by **Howard McMichael, Jr., agent for Millicent Arnold & L.A. Copelan Jr.** to rezone 3.5 acres on Collis Road from R-1 to RM-3. [**Map 104, Parcel 033, District 3**]. * The applicants are seeking to rezone this parcel along with three adjacent parcels with a total of 57.07 acres from R-1 to RM-3. If approved, the applicant would like to combine the four parcels in order to develop a waterfront community. The proposed development will consist of a total number of 124 Multi-Family Townhomes having the main entrance on Collis Road. This would add approximately 310 residents to the neighborhood. The applicants are proposing to develop this subdivision in accordance with the Putnam County Development Codes with townhome and condominium units similar to Enclave at Waterfront and Cuscowilla Condominium and Townhome Units. Water and sewer are provided by Piedmont Water Resources. According to the applicant, the proposed use will place emphasis on lakeshore protection, recreation use of Lake Oconee, and promote common open space for property owners.

The subject property is surrounded by both R-1 and AG-1 zoning, and it fronts one collector road (Collis Road) which will require operational improvements to safely accommodate the significant traffic volumes that will be generated from this development, if this rezoning is approved.

Collis Road is a two-lane collector road with average pavement width of approximately 20 feet. Collis Road terminates at Wards Chapel Road, which is a major collector road. Adequate horizontal and vertical sight distance exists to the east and west of Wards Chapel Road for those vehicles exiting Collis Road. The intersection radius at Collis Road & Wards Chapel is deficient and will need to be increased to a minimum of 25 feet to accommodate the additional traffic volumes. Based on the traffic study submitted by the applicant, the proposed development will increase daily traffic by 70% on Collis Road from the existing 1,331 two-way trips to 2,261 trips per day. The additional 930 trips on Collis Road, in addition to the substantial construction traffic associated with this development, will significantly impact the roadway pavement to the point of accelerated deterioration. Given the minimal asphalt thickness that exists on Collis Road, the county would expect the pavement will begin to substantially deteriorate within 2 years of construction commencing on this development. Pavement re-construction would be the recommended method of repair to Collis Road.

Although the Future Land Use Comprehensive Plan is Agriculture/Forestry in this area, there are several similar developments within a five-mile radius of the proposed location. Recent development trends also indicate that single family and multifamily development

will continue to occur in this area. Even though the development will have a significant impact on the area, the following recommendations will help mitigate these adverse impacts.

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

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

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

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

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

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

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

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

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

- ❖ At rezoning approval by Board of Commissioners, 20% of the total amount or \$36,340.60 will be provided to the county. This payment shall occur before a LDP is issued by the county.
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the initial 20% of the total units (total units as approved during the rezoning), the county will receive \$36,340.6 from the developer
- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the subsequent 20% (or 40% total), the county will receive \$36,340.6.

- ❖ Upon the developer receiving certificate of occupancies from Planning & Development for the subsequent 20% (or 60% total), the county will receive the remaining developer share of the total project repair cost of \$72,681.20.
- ❖ No payment will be required when the final 40% of the units receive a Certificate of Occupancy.

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

- 1) The application of green infrastructure (bioswales/biorention, etc) in combination of water quality retention ponds, will require implementation to minimize the negative effects of stormwater runoff from development imperviousness to Lake Oconee. The GA Stormwater Manual will be applied to the project under review. The manual's water quality template will be used to assess the various water quality BMP options.
- 2) Provide at least one 3-inch caliper tree per 3 parking spaces. Location of trees shall be determined by the county during the site development review (LDP phase). Provide two – 3-inch caliper trees per 100 feet on the shoulder of all roadways within the development. Trees to be placed on both sides of all internal roads. Specific location of the trees adjacent to the internal roads to be determined by the county during the site development review process. These tree plantings shall not preclude the developer from installing additional vegetation as he/she deems appropriate.
- 3) Provide a 25-foot-wide densely planted landscape buffer along the property line on Doug Lane and where the property abuts residential parcels on Collis Marina Road. The additional plantings shall provide a 75% buffer within 3 years of planting. Landscape plan and species to be approved during the development review phase
- 4) Emergency exit required on Collis Marina Road. Emergency exit shall not be paved. "Grass Crete" or similar product shall be used as the surface treatment for this access. A removable bollard (s) or similar barrier shall be used with only emergency services being provided entryway
- 5) Deed an additional 10 feet of right-of-way along the property frontage (25 feet of ROW as measured from the road centerline). Deeded right-of-way shall be recorded with the Clerk of Courts during the platting process
- 6) Construct a 5-foot shoulder and roadside ditches (minimum 2:1 side slopes) along the development's frontage on Collis Road
- 7) A minimum of 65 feet building setback from Lake Oconee will be required. This includes all structures and stormwater management facilities. Walkways/paths and boat docks are excluded from this setback requirement.
- 8) This development project shall only include townhouses and/or condominiums not to exceed the proposed total of 124 units. Any increase beyond this total will require approval from the Board of Commissioner.
- 9) Development shall have only one (1) vehicular access. Access shall be from Collis Road.
- 10) This rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on January 03, 2019 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

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

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

The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-159 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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.