



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ [www.putnamcountyga.us](http://www.putnamcountyga.us)

## Agenda

**Thursday, November 04, 2021 ♦ 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-October 7, 2021

### Requests

5. Request by **Kent Campbell** for a rear yard setback variance at 287 Parks Mill Road. Presently zoned C-1 [**Map 070A, Parcel 065, District 1**].
6. Request by **Rick McAllister, agent for Jacqueline Trinkle** to rezone 33.31 acres at 842 Harmony Road from AG to C-2. [**Map 097, Part of Parcel 060, District 3**].\*
7. Request by **Rick McAllister, agent for BTC Commercial, LLC** to rezone 9.32 acres on Scott Road from C-PUD to C-2. [**Map 102, Part of Parcel 002001, 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 December 3, 2021, at 9:00 A.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 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

**File Attachments for Item:**

4. Approval of Minutes-October 7, 2021



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, October 7, 2021, at 6:30 P.M. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

### Opening

1. Call to Order  
Chairman Alan Foster called the meeting to order
2. Attendance  
Ms. Courtney Andrews called the Attendance.

### PRESENT:

Chairman Alan Foster  
Member Martha Farley  
Member Maurice Hill  
Member Harold Jones (not eligible for voting due to training requirements)  
Member John Mitchell

### STAFF:

Ms. Lisa Jackson  
Ms. Courtney Andrews  
Mrs. Angie Larson

3. Rules of Procedures  
Ms. Lisa Jackson read the Rules of Procedures.

### Minutes

4. Approval of Minutes- September 2, 2021  
Motion to approve the September 2, 2021, minutes made by **Member Hill**, Seconded by **Member Mitchell**  
Voting Yea: **Member Hill, Member Farley, Member Mitchell, Chairman Foster**

### Requests

5. Request by **Rick McAllister, agent for Featherfield LLC** for conditional use on Old Phoenix Road. [Map 104, Parcel 002, District 3]. \* **Mr. Rick McAllister** represented this request. He explained that the proposed conditional use parcel is located on historic Scenic Loop Three, at the intersection of Old Phoenix and Wards Chapel. It includes the original site of Baldwin County Courthouse, also the Wards Chapel Church Cemetery, and the Alice Walker driving tour. If approved, the applicant feels that this project can become one of the county's "Stop, Look, and See places". He added that it could expand cultural opportunities and agricultural experiences. The proposed event venue, will include an open chapel and barn, to hold weddings and festival-related events. The area for the conditional use is

approximately 7 acres of a 24-acre parcel. They would also like to add a small provision market to one of the proposed buildings, which will be utilized by the guests on the site. **Mr. McAllister** stated that Featherfield will be a natural farm-like setting designed for the guest to enjoy nature and retreat from their busy lives. He explained that each parcel divided in the AG zoning must be at least 5 acres. They are requesting more than the 5 acres due to any unforeseen design constraints. The applicants are proposing a 25-foot buffer on both the Wards Chapel roadside and the adjacent residential property. **Mr. McAllister** indicated that event venues are included in the AG zoning with a conditional use permit.

**Member Hill** asked for an outline some of the additional uses. **Mr. McAllister** responded that owners are going to subdivide the parent parcel into agricultural lots per the AG zoning code requirements. He explained that they would have a pond, an onsite farmers market, and agricultural tracts for gardening. In addition, the owners plan to incorporate stormwater utilization for irrigation purposes. This project will give guests the opportunity to escape their “city life” and enjoy nature for the weekend. **Member Jones** asked where parking and the entrance into the project would be located. **Mr. McAllister** stated that all parking would be on the site having one main entrance onto the property.

**Chairman Foster** requested a maximum number of attendees for an event due to occasions where 200-300 people were anticipated, but 1500 attended. **Mr. McAllister** explained that each event dictates the attendees. However, it is not the owners' intention to have large-scale concerts or festivals. In the case of a big events, they would rent the necessary facilities to use on a temporary basis for accommodation.

The following people spoke in favor of the request and were given 3 minutes each.

**Robert Murphy**  
**Louise Murphy**  
**Kathy Wardlaw**

**Mr. McAllister is working with the fire chief to install adequate fire protection.** He explained that the provision store will be more of a pantry for the guests of the property. He stated that the traffic would be looked at more with the preliminary plat application. This would give them a better idea of what Wards Chapel is currently rated and how much traffic can be put in that area. He explained that the hours of operation could differ for the weekends. They will have individual wells located on the property that will help supplement the pond and dwelling units. **Member Mitchell** asked if there could be a limitation to hold the wedding events solely on the weekend to help prevent traffic. **Mr. Robert Murphy** (owner of Featherfield, LLC) stated that they would not envision a wedding event consisting of more than 150 people. **Chairman Foster** asked if there was a maximum number of guests that they wouldn't exceed. **Mrs. Louise Murphy** (owner of Featherfield, LLC) stated that they are looking to have an intimate venue. The maximum at a wedding wouldn't exceed more than 200 guests. In the event of having 1,500 guests, it would be a ticketed event and limited to the parking availability. She added that her ideal number for a wedding would be 130 guests. **Chairman Foster** stated that he wanted a maximum number to prevent having 1,000 guests. **Mrs. Murphy** stated that she had not done a lot of research but would not want more than 200 guests nor does she want wedding scheduled every weekend. **Member Farley** stated that she visited the site and was very impressed with the concept of a getaway.

**Staff recommendation is for approval of the proposed conditional use located on Old Phoenix Road, and identified as Map 104, Part of Parcel 002 with the following conditions:**

- 1. This conditional use approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.**
- 2. A 25-foot undisturbed vegetated buffer must be established along Wards Chapel Road and along the property lines that abut Map 104, Parcel 001 and Map 104, Parcel 024.**
- 3. The uses allowed under the conditional use shall be limited to those that conform with a barn style (event venue), open air chapel, parking, a residential dwelling and any other use or accessory use allowed within AG-1.**
- 4. Hours of operation shall not exceed 1:00am.**
- 5. Owners shall present a parking plan, prepared by a design professional which shall be approved by the Planning Director and executed prior to the issuance of a business registration.**

Motion to approve the request by **Rick McAllister, agent for Featherfield LLC** for conditional use on Old Phoenix Road identified as Map 104 Part of Parcel 002 with the following conditions and one amendment to **4. Hours of operation shall not exceed 11:00pm Monday-Thursday:**

- 1. This conditional use approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.**
- 2. A 25-foot undisturbed vegetated buffer must be established along Wards Chapel Road and along the property lines that abut Map 104, Parcel 001 and Map 104, Parcel 024.**
- 3. The uses allowed under the conditional use shall be limited to those that conform with a barn style (event venue), open air chapel, parking, a residential dwelling and any other use or accessory use allowed within AG-1.**
- 4. Hours of operation shall not exceed 11:00pm Monday-Thursday and 1:00am on the weekends.**
- 5. Owners shall present a parking plan, prepared by a design professional which shall be approved by the Planning Director and executed prior to the issuance of a business registration.**

made by **Member Hill**, seconded by **Member Farley**.

Voting Yea: **Member Hill, Member Farley, Member Mitchell, Chairman Foster**

New Business

Future locations of the GAZA conferences.  
Training for new board members.

Adjournment

The meeting adjourned at approximately 7:15 P.M.

Attest:

---

Lisa Jackson  
Director

---

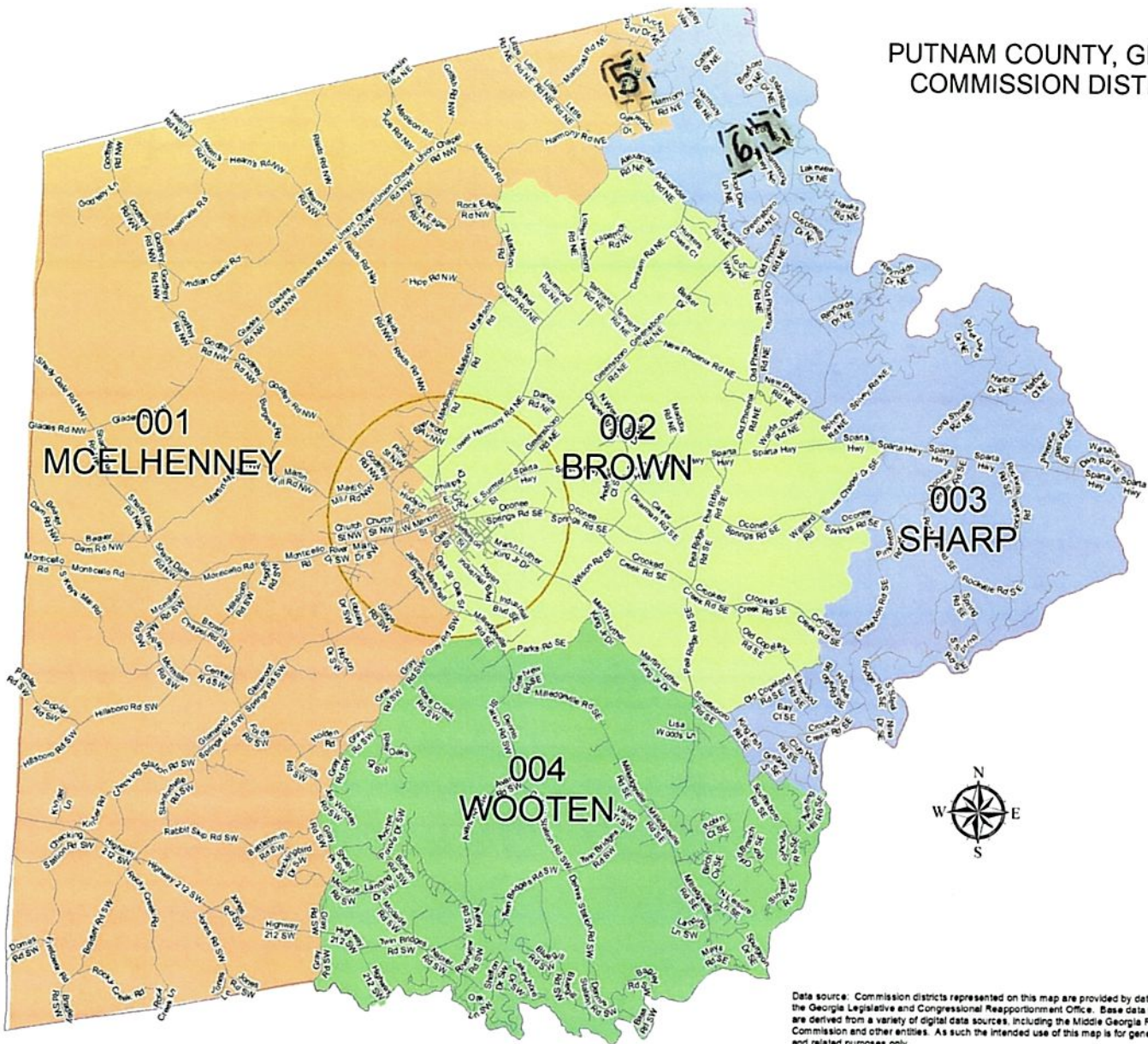
Alan Foster  
Chairman

DRAFT

**File Attachments for Item:**

5. Request by **Kent Campbell** for a rear yard setback variance at 287 Parks Mill Road. Presently zoned C-1 [Map 070A, Parcel 065, District 1].

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



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

MAP SCALE: 1" = 5,697.28' SCALE RATIO: 1:68,367.34 DATE: JANUARY 2021

5. Request by **Kent Campbell** for a rear yard setback variance at 287 Parks Mill Road. Presently zoned C-1 [Map 070A, Parcel 065, District 1].
6. Request by **Rick McAllister**, agent for **Jacqueline Trinkle** to rezone 33.31 acres at 842 Harmony Road from AG to C-2. [Map 097, Part of Parcel 060, District 3].\*
7. Request by **Rick McAllister**, agent for **BTC Commercial, LLC** to rezone 9.32 acres on Scott Road from C-PUD to C-2. [Map 102, Part of Parcel 002001, 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

PLAN 2021-02075

## APPLICATION FOR ZONING ACTION: VARIANCE

### Application Information

(same as owner Yes  No )

Name: Kent Campbell

Address: PO Box 186  
Covington, GA

Phone: 470-444-1185

Email: Kent@environsla.com

Fax: 770-786-2468 2525

Arterial/State Road. Yes:  No:

### Property Information

Address: 287 PARKS MILL RD.

Map: 070 Parcel: A-0650

Presently Zoned: C-1 Com. District: 001

Total Acreage: 4.82

In Conservation Use: Yes  No

State Waters on Property: Yes  No

SETBACKS: Front: 30' Rear: 20' Lakeside: \_\_\_\_\_ Left: 16' Right: 15'

TOTAL SQ. FT. (existing structure) 56,360 TOTAL FOOTPRINT (proposed structure) 16,128

LOT LENGTH (the total length of the lot) 470+

LOT WIDTH AT BUILDING SETBACK (how wide the lot is where you are proposing to build) 400+

REASON FOR REQUEST: REAR LOT LINE REQUIRES 50-FT SETBACK FROM ADJACENT RESIDENTIAL PROPERTY. OWNER NEEDS TO ENCKROACH NO MORE THAN 20-FT INTO SETBACK TO SAFELY FIT PROPOSED BLDGS ON LOT

### \*SUPPORTING INFORMATION ATTACHED TO APPLICATION\*:

RECORDED PLAT: \_\_\_\_\_ LETTER OF AGENCY  LETTER OF INTENT

SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT \_\_\_\_\_

### \*PROPOSED LOCATION MUST BE STAKED OFF\*

\*SIGNATURE OF APPLICANT: WK Campbell DATE: 9/29/2021

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

DATE FILED <u>9/29/21</u>	FEE: \$ <u>220.00</u>	CK. NO. <u>0094</u>	CASH <input type="checkbox"/>	C. CARD <input type="checkbox"/>	INITIALS <u>aw</u>
RECEIPT # _____					
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				

PUTNAM COUNTY PLANNING & DEVELOPMENT

TABLE OF CORNER DESCRIPTIONS

COURSE	DESCRIPTION
1	1/2" IRON PIPE FOUND ON HWY
2	1/2" IRON PIPE FOUND ON HWY
3	1/2" IRON PIPE FOUND ON HWY
4	1/2" IRON PIPE FOUND ON HWY
5	1/2" IRON PIPE FOUND ON HWY
6	1/2" IRON PIPE FOUND ON HWY
7	1/2" IRON PIPE FOUND ON HWY
8	1/2" IRON PIPE FOUND ON HWY
9	1/2" IRON PIPE FOUND ON HWY
10	1/2" IRON PIPE FOUND ON HWY
11	1/2" IRON PIPE FOUND ON HWY
12	1/2" IRON PIPE FOUND ON HWY
13	1/2" IRON PIPE FOUND ON HWY
14	1/2" IRON PIPE FOUND ON HWY
15	1/2" IRON PIPE FOUND ON HWY
16	1/2" IRON PIPE FOUND ON HWY
17	1/2" IRON PIPE FOUND ON HWY
18	1/2" IRON PIPE FOUND ON HWY
19	1/2" IRON PIPE FOUND ON HWY
20	1/2" IRON PIPE FOUND ON HWY
21	1/2" IRON PIPE FOUND ON HWY
22	1/2" IRON PIPE FOUND ON HWY
23	1/2" IRON PIPE FOUND ON HWY
24	1/2" IRON PIPE FOUND ON HWY
25	1/2" IRON PIPE FOUND ON HWY
26	1/2" IRON PIPE FOUND ON HWY
27	1/2" IRON PIPE FOUND ON HWY
28	1/2" IRON PIPE FOUND ON HWY
29	1/2" IRON PIPE FOUND ON HWY
30	1/2" IRON PIPE FOUND ON HWY

BEARINGS AND DISTANCES AROUND PERIMETER

COURSE	BEARING	DISTANCE
1-2	Rec. 484.84'	414.17'
2-3	1/2" IRON PIPE FOUND ON HWY	412.07'
3-4	1/2" IRON PIPE FOUND ON HWY	412.07'
4-5	1/2" IRON PIPE FOUND ON HWY	412.07'
5-6	1/2" IRON PIPE FOUND ON HWY	412.07'
6-7	1/2" IRON PIPE FOUND ON HWY	412.07'
7-8	1/2" IRON PIPE FOUND ON HWY	412.07'
8-9	1/2" IRON PIPE FOUND ON HWY	412.07'
9-10	1/2" IRON PIPE FOUND ON HWY	412.07'
10-11	1/2" IRON PIPE FOUND ON HWY	412.07'
11-12	1/2" IRON PIPE FOUND ON HWY	412.07'
12-13	1/2" IRON PIPE FOUND ON HWY	412.07'
13-14	1/2" IRON PIPE FOUND ON HWY	412.07'
14-15	1/2" IRON PIPE FOUND ON HWY	412.07'
15-16	1/2" IRON PIPE FOUND ON HWY	412.07'
16-17	1/2" IRON PIPE FOUND ON HWY	412.07'
17-18	1/2" IRON PIPE FOUND ON HWY	412.07'
18-19	1/2" IRON PIPE FOUND ON HWY	412.07'
19-20	1/2" IRON PIPE FOUND ON HWY	412.07'
20-21	1/2" IRON PIPE FOUND ON HWY	412.07'
21-22	1/2" IRON PIPE FOUND ON HWY	412.07'
22-23	1/2" IRON PIPE FOUND ON HWY	412.07'
23-24	1/2" IRON PIPE FOUND ON HWY	412.07'
24-25	1/2" IRON PIPE FOUND ON HWY	412.07'
25-26	1/2" IRON PIPE FOUND ON HWY	412.07'
26-27	1/2" IRON PIPE FOUND ON HWY	412.07'
27-28	1/2" IRON PIPE FOUND ON HWY	412.07'
28-29	1/2" IRON PIPE FOUND ON HWY	412.07'
29-30	1/2" IRON PIPE FOUND ON HWY	412.07'
30-1	1/2" IRON PIPE FOUND ON HWY	412.07'

**SURVEYOR'S CERTIFICATION**

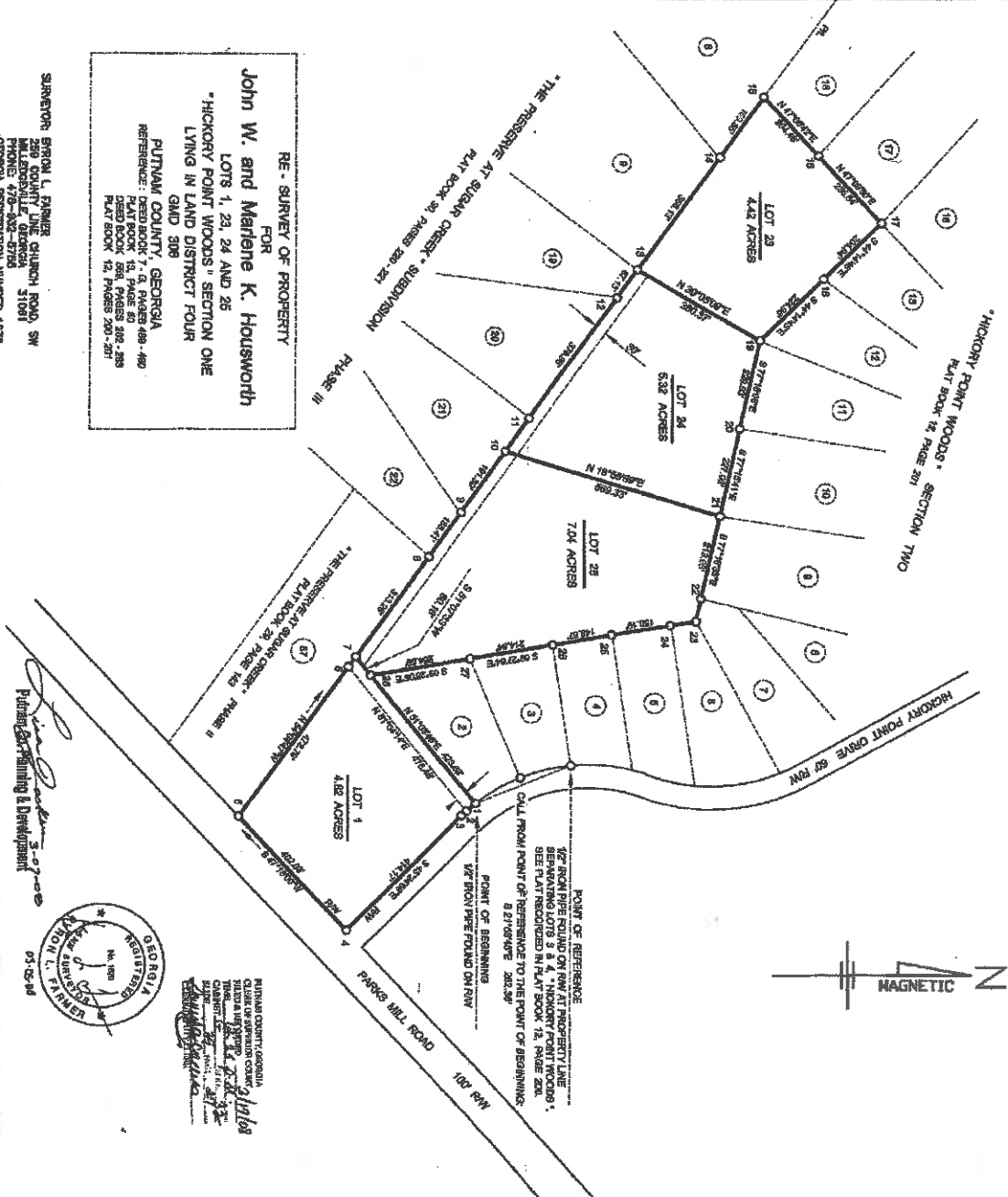
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS BEEN CHECKED BY ME OR BY AN ASSISTANT UNDER MY CLOSE PERSONAL SUPERVISION AND I AM AWARE OF THE CONSEQUENCES OF THIS MAP OR PLAT. I HAVE BEEN CALLED TO THE FORE TO BE ACCURATE WITHIN ONE FOOT IN 5000 FEET.

SURVEYED: FEBRUARY 29 AND 21, 2008 PLAT: MARCH 4, 2008

**John W. and Marlene K. Housworth**  
 RE - SURVEY OF PROPERTY  
 FOR  
 LOTS 1, 23, 24 AND 26  
 "HICKORY POINT WOODS" SECTION ONE  
 LYING IN LAND DISTRICT FOUR  
 GRID 2008  
 PUTNAM COUNTY, GEORGIA  
 REFERENCE: PLAT BOOK 15, PAGE 80  
 DEED BOOK 558, PAGES 208-209  
 PLAT BOOK 12, PAGES 200-201

SURVEYOR: ERIC L. FISHER  
 259 COUNTY LINE CHURCH ROAD, SW  
 WILKESVILLE, GEORGIA 31081  
 GEORGIA REGISTRATION NUMBER: 10739

EQUIPMENT USED: TOPCON GPT 3003 JOB NUMBER: 090629



NOTE:  
 THIS PROPERTY IS SUBJECT TO UTILITY AND OTHER EASEMENTS  
 NOT SHOWN AND NOT VISIBLE TO THE EYE OR BY SURVEY.  
 THESE EASEMENTS MAY OR MAY NOT BE OF RECORD.



*Eric L. Fisher*  
 Eric L. Fisher  
 03-05-08



PUTNAM COUNTY, GEORGIA  
 CLERK OF SUPERIOR COURT  
 JAMES H. HARRIS, JR.  
 3/11/08



September 29, 2021

Ms. Lisa Jackson, Director  
Putnam County Planning and Development  
117 Putnam Drive, Suite B  
Eatonton, Georgia 31024

Re: Variance Application - 287 Parks Mill Road  
Oconee Midlake Boat and Self Storage

Dear Ms. Jackson:

On behalf of Housworth Properties, LLC (owner) of 4.82 acres on Parks Mill Road (PIN: 070-A065), where Oconee Midlake Boat and Self Storage operates a business, I am submitting this letter of intent in support of a variance application submitted to your department. The owner intends to expand their on-site boat storage capacity by constructing two 16,128 SF (32'x252') buildings. These buildings will be in addition to existing buildings constructed in 2008.

The location of the new buildings will be in the rear and northwestern section of the lot (see attached site plan). To safely maneuver vehicles with boat trailers into and out of the individual storage units, a 60-ft wide open area is required between the buildings. Siting the buildings with a minimum 60-ft between them requires that the back of one building will be no closer than 30-ft from the adjoining property line. The rear building line setback per C-1 zoning is 20-ft, however with the adjacent property zoned as residential, county code stipulates a 50-ft setback.

Therefore, to safely site the buildings, the owner is requesting a variance to encroach no more than 20-ft past or into the 50-ft setback line. This is less than one half of the total 50-ft and, we believe the adjoining land owner will not be affected by the siting of the building. The new buildings will be facing each other so internal traffic will be mostly screened from the adjoining land by the rear building. The owner is willing to plant evergreen trees to further screen their property, if the County desires such. If a variance is not allowed, then the owner will be unable to satisfy their intent of expanding business capacity.

We thank you in advance for any assistance or guidance you can provide us during the variance process, and we look forward to working with you, your staff and the Planning Commission.

Sincerely Yours,

W. Kent Campbell, RLA

Enclosure

Cc: Keith Housworth

LA 82 DES (MAY) CW

# Existing On-site Sewage Management System Performance Evaluation Report Form

Property Owner/System Owner Name: <u>John &amp; Trish Worth</u>			Reason for Existing Sewage System Evaluation: (circle)		
Property/System Address: <u>237 Parkes Hill Road</u>			<input type="checkbox"/> (1) Loan Closing for Home Sale <input type="checkbox"/> (2) Refinance <input type="checkbox"/> (3) Home Addition (Non-bedroom) Type: _____ <input checked="" type="checkbox"/> (4) Swimming Pool Construction <input checked="" type="checkbox"/> (5) Structure Addition to Property Type: <u>Garage Conversion</u> <input type="checkbox"/> (6) Mobile Home Relocation		
Subdivision Name: <u>Highway Point</u>	Lot: <u>1</u>	Block: <u>070A065</u>			
Existing System Information: Water Supply (circle)		Number of Bedrooms/GPD: <u>100</u>	Garbage Grinder: (circle)		
<input checked="" type="checkbox"/> (1) Public <input type="checkbox"/> (2) Private Well <input type="checkbox"/> (3) Community			<input type="checkbox"/> (1) Yes <input checked="" type="checkbox"/> (2) No		

### SECTION A - System on Record

<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	Comments: _____ _____ _____ _____ _____		
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.			
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.			
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.			
Evaluating Environmentalist: <u>Kathleen Hill REHS</u>		Title: <u>E.H.S.C.M.</u>	Date: <u>9/30/2021</u>	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

### SECTION B - System Not on Record

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

### SECTION C - System Not Approved

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

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

<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments: _____ _____		
<input checked="" type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.			
Evaluating Environmentalist: <u>Kathleen Hill REHS</u>		Title: <u>E.H.S.C.M.</u>	Date: <u>9/30/2021</u>	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
		Number of Bedrooms/GPD: <u>100</u>	Garbage Grinder: (circle) <input type="checkbox"/> (1) Yes <input checked="" type="checkbox"/> (2) No	



Overview 



Legend

-  City Limit
-  Parcels
- Parcel Numbers
- Address Numbers
- Zoning
  -  A-1 CITY
  -  A-1 and AG-1
  -  AG
  -  AG-1
  -  AG-2
  -  C-1
  -  C-1 CITY
  -  C-2
  -  C-2 CITY
  -  C-2 PUD
  -  C-PUD
  -  I-1 CITY
  -  I-2 CITY
  -  I-M
  -  MHP
  -  PUBLIC
  -  PUBLIC CITY
  -  R-1 CITY
  -  R-2 CITY
  -  R-3 CITY
  -  R-4 CITY
  -  R-1
  -  R-1R
  -  R-2
  -  R-PUD
  -  RM-1
  -  RM-2
  -  RM-3
  -  VILLAGE
- Roads
- Flood Map
  -  A - 100 Year Flood Area - Areas of 1%

17. 12. 135 0108 0-2

annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

**AE -100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).**

**VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.**

**X: 500 Year Flood - Areas of 0.2% annual chance flood**

Parcel ID 070A065  
 Real Key / Acct 351  
 Class Code Commercial  
 Taxing District PUTNAM  
 Acres 4.82

Owner HOUSWORTH PROPERTIES LLC  
 140 PARKS MILL DRIVE  
 BUCKHEAD, GA 30625  
 Physical Address 287 PARKS MILL RD  
 Land Value \$30000  
 Improvement Value \$367908  
 Accessory Value  
 Current Value \$397908

**Last 2 Sales**

Date	Price	Reason	Qual
11/6/2008	0	QC	U
3/5/1988	\$35000	NF	U

(Note: Not to be used on legal documents)

Date created: 9/29/2021  
 Last Data Uploaded: 9/29/2021 9:14:02 AM

Developed by  Schneider  
 GEOSPATIAL

12 57 53 0021 0-2  
 12 SEP 29 21



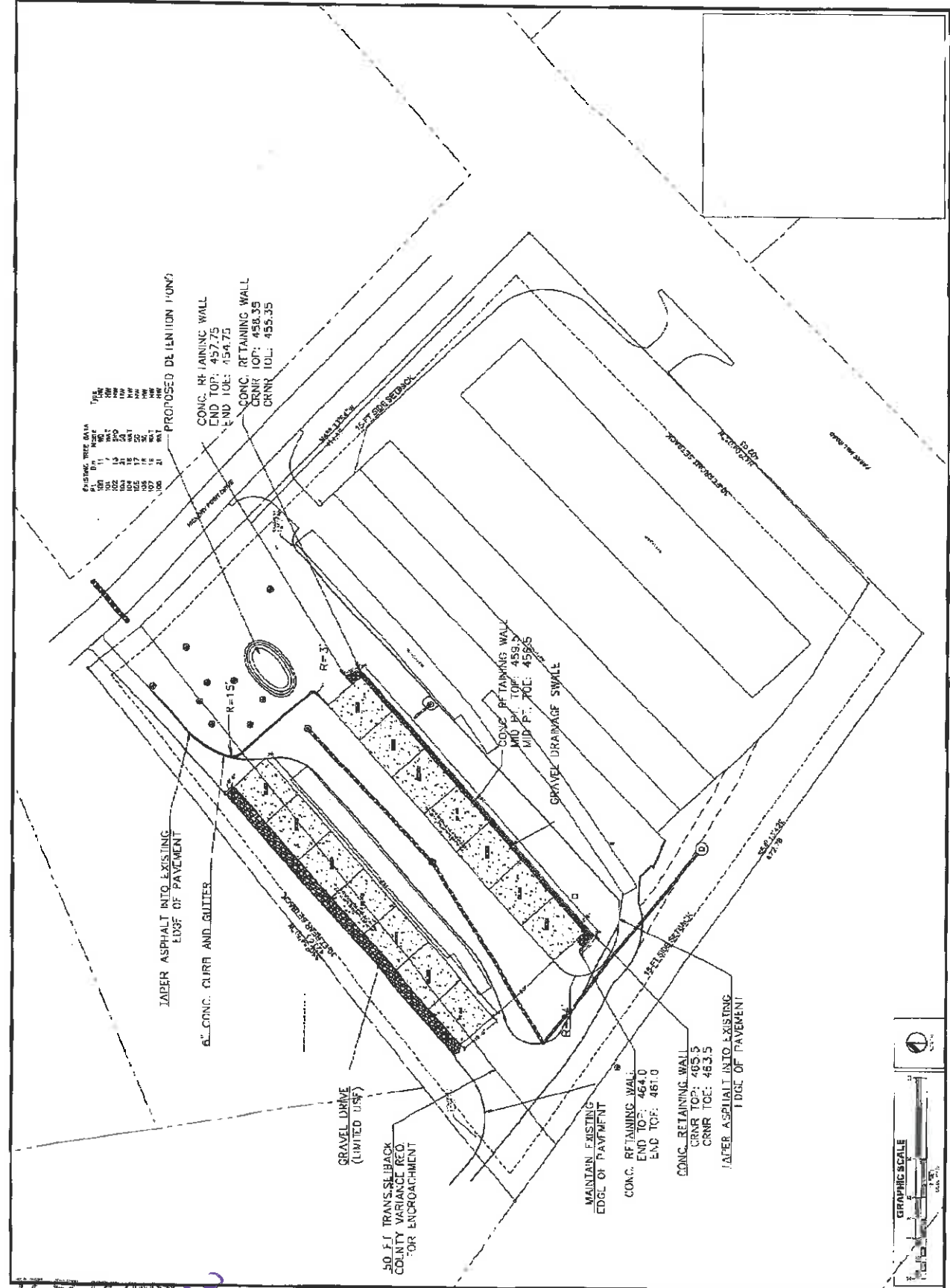
**Oconee Midlake Boat & Self Storage**  
ADDITIONAL BUILDINGS AND ACCESS APRON  
287 PARKS MILL ROAD  
PUTNAM COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	08/07/20	ISSUED FOR PERMITS
2	08/20/20	ISSUED FOR PERMITS
3	09/01/20	ISSUED FOR PERMITS
4	09/24/20	ISSUED FOR PERMITS
5	10/13/20	ISSUED FOR PERMITS
6	10/29/20	ISSUED FOR PERMITS
7	11/16/20	ISSUED FOR PERMITS
8	11/23/20	ISSUED FOR PERMITS
9	12/01/20	ISSUED FOR PERMITS
10	12/15/20	ISSUED FOR PERMITS
11	12/22/20	ISSUED FOR PERMITS
12	01/05/21	ISSUED FOR PERMITS
13	01/19/21	ISSUED FOR PERMITS
14	02/02/21	ISSUED FOR PERMITS
15	02/16/21	ISSUED FOR PERMITS
16	02/23/21	ISSUED FOR PERMITS
17	03/02/21	ISSUED FOR PERMITS
18	03/09/21	ISSUED FOR PERMITS
19	03/16/21	ISSUED FOR PERMITS
20	03/23/21	ISSUED FOR PERMITS
21	03/30/21	ISSUED FOR PERMITS
22	04/06/21	ISSUED FOR PERMITS
23	04/13/21	ISSUED FOR PERMITS
24	04/20/21	ISSUED FOR PERMITS
25	04/27/21	ISSUED FOR PERMITS
26	05/04/21	ISSUED FOR PERMITS
27	05/11/21	ISSUED FOR PERMITS
28	05/18/21	ISSUED FOR PERMITS
29	05/25/21	ISSUED FOR PERMITS
30	06/01/21	ISSUED FOR PERMITS
31	06/08/21	ISSUED FOR PERMITS
32	06/15/21	ISSUED FOR PERMITS
33	06/22/21	ISSUED FOR PERMITS
34	06/29/21	ISSUED FOR PERMITS
35	07/06/21	ISSUED FOR PERMITS
36	07/13/21	ISSUED FOR PERMITS
37	07/20/21	ISSUED FOR PERMITS
38	07/27/21	ISSUED FOR PERMITS
39	08/03/21	ISSUED FOR PERMITS
40	08/10/21	ISSUED FOR PERMITS
41	08/17/21	ISSUED FOR PERMITS
42	08/24/21	ISSUED FOR PERMITS
43	08/31/21	ISSUED FOR PERMITS
44	09/07/21	ISSUED FOR PERMITS
45	09/14/21	ISSUED FOR PERMITS
46	09/21/21	ISSUED FOR PERMITS
47	09/28/21	ISSUED FOR PERMITS
48	10/05/21	ISSUED FOR PERMITS
49	10/12/21	ISSUED FOR PERMITS
50	10/19/21	ISSUED FOR PERMITS
51	10/26/21	ISSUED FOR PERMITS
52	11/02/21	ISSUED FOR PERMITS
53	11/09/21	ISSUED FOR PERMITS
54	11/16/21	ISSUED FOR PERMITS
55	11/23/21	ISSUED FOR PERMITS
56	11/30/21	ISSUED FOR PERMITS
57	12/07/21	ISSUED FOR PERMITS
58	12/14/21	ISSUED FOR PERMITS
59	12/21/21	ISSUED FOR PERMITS
60	12/28/21	ISSUED FOR PERMITS
61	01/04/22	ISSUED FOR PERMITS
62	01/11/22	ISSUED FOR PERMITS
63	01/18/22	ISSUED FOR PERMITS
64	01/25/22	ISSUED FOR PERMITS
65	02/01/22	ISSUED FOR PERMITS
66	02/08/22	ISSUED FOR PERMITS
67	02/15/22	ISSUED FOR PERMITS
68	02/22/22	ISSUED FOR PERMITS
69	02/29/22	ISSUED FOR PERMITS
70	03/06/22	ISSUED FOR PERMITS
71	03/13/22	ISSUED FOR PERMITS
72	03/20/22	ISSUED FOR PERMITS
73	03/27/22	ISSUED FOR PERMITS
74	04/03/22	ISSUED FOR PERMITS
75	04/10/22	ISSUED FOR PERMITS
76	04/17/22	ISSUED FOR PERMITS
77	04/24/22	ISSUED FOR PERMITS
78	05/01/22	ISSUED FOR PERMITS
79	05/08/22	ISSUED FOR PERMITS
80	05/15/22	ISSUED FOR PERMITS
81	05/22/22	ISSUED FOR PERMITS
82	05/29/22	ISSUED FOR PERMITS
83	06/05/22	ISSUED FOR PERMITS
84	06/12/22	ISSUED FOR PERMITS
85	06/19/22	ISSUED FOR PERMITS
86	06/26/22	ISSUED FOR PERMITS
87	07/03/22	ISSUED FOR PERMITS
88	07/10/22	ISSUED FOR PERMITS
89	07/17/22	ISSUED FOR PERMITS
90	07/24/22	ISSUED FOR PERMITS
91	07/31/22	ISSUED FOR PERMITS
92	08/07/22	ISSUED FOR PERMITS
93	08/14/22	ISSUED FOR PERMITS
94	08/21/22	ISSUED FOR PERMITS
95	08/28/22	ISSUED FOR PERMITS
96	09/04/22	ISSUED FOR PERMITS
97	09/11/22	ISSUED FOR PERMITS
98	09/18/22	ISSUED FOR PERMITS
99	09/25/22	ISSUED FOR PERMITS
100	10/02/22	ISSUED FOR PERMITS



SITE PLAN

L-3-2



CO PLAN SEP 20 2021

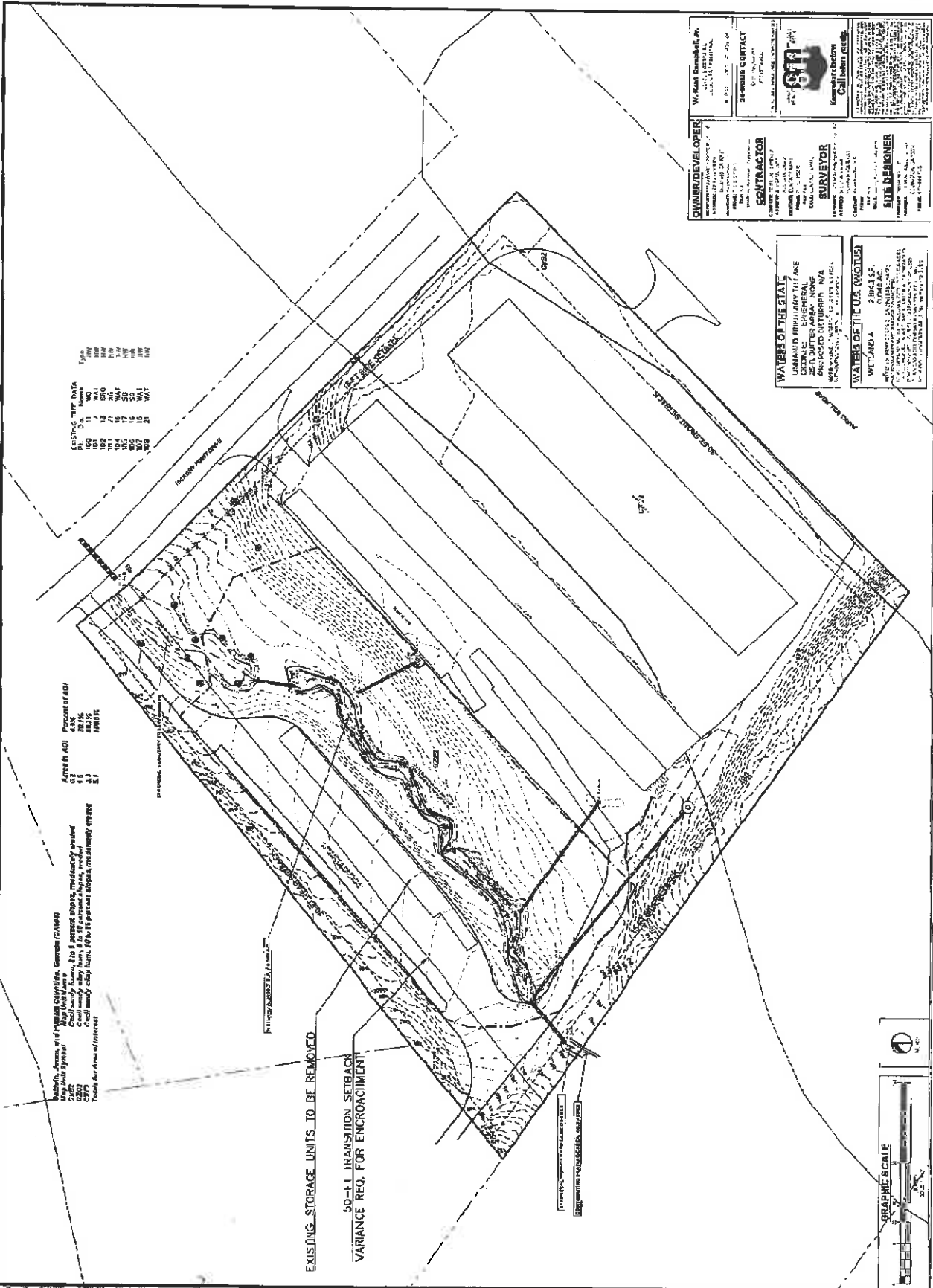


**Ocean Midlake Boat & Self Storage**  
ADDITIONAL BUILDINGS AND ACCESS APRON  
287 PARKS MIL. ROAD  
PUTNAM COUNTY, GEORGIA

NO. OF SHEETS	1
TOTAL SHEETS	1
DATE	09/29/21
PROJECT	Ocean Midlake Boat & Self Storage
CLIENT	W. Kent Campbell, Jr.
DESIGNER	ENVIONS

**EXISTING CONDITIONS**

**L-2.0**



EXISTING UNIT NO.	AREA (SQ. FT.)	TYPE
100	11,000	HW
101	12,000	HW
102	13,000	HW
103	14,000	HW
104	15,000	HW
105	16,000	HW
106	17,000	HW
107	18,000	HW
108	19,000	HW
109	20,000	HW
110	21,000	HW

Area in A01	Percent of A01
4.1	20.1%
4.2	20.1%
4.3	20.1%
4.4	20.1%

W. Kent Campbell, Jr.  
Map Information  
This is a proposed plan, not a final plan.  
This plan is subject to change without notice.  
This plan is not to be used for any other purpose.  
This plan is not to be used for any other purpose.

**OWNER/DEVELOPER**  
W. Kent Campbell, Jr.  
287 PARKS MIL. ROAD  
PUTNAM COUNTY, GEORGIA

**GENERAL CONTRACTOR**  
[Logo]  
Call John Jones

**CONTRACTOR**  
[Logo]

**SURVEYOR**  
[Logo]

**SITE DESIGNER**  
[Logo]

**WATERS OF THE STATE**  
UNIMPAIRED FRESHWATER WATERS  
CENTRAL: SPHERICAL  
SOUTH: CONCAVE  
SOUTH: CONVEX

**WATERS OF THE US (WOTUS)**  
WETLANDS  
WETLANDS







# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## CAMPAIGN CONTRIBUTION DISCLOSURE

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

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

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

Name of Business: OLONEE MIDLAKE BOAT & SELF STORAGE

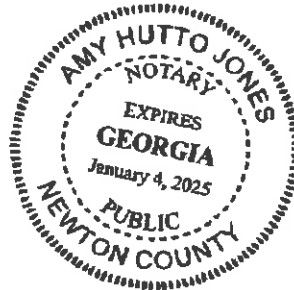
Business Ownership Interest: 100% Property Ownership Interest: 100%

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

[Signature]  
Owner or Applicant Signature

Amy Hutto Jones  
Notary Public

Sworn and subscribed before me this  
29<sup>th</sup> day of September 2021



REC'D SEP 29 '21



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## OWNER AUTHORIZATION

Submission of inaccurate information may be cause for denial of the requestor, if discrepancies are realized after the approval for the petition or issuance of the relevant local permits, cause for the revocation of the approval and any related permits by the Board of Commissioners. The following documents must be submitted with this application before the application deadline.

**Incomplete applications will not be accepted or processed.**

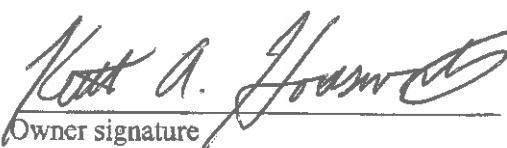
1. Payment of appropriate fee (please make checks payable to Putnam County Planning & Development)
2. Plat or site plan, drawn to scale, showing the locations of structures or uses for which the variance is sought, as well as the relationship to existing structures. Dimensions must be included.
3. A written description of your request in a letter format addressed to Putnam County Planning & Development. All required criteria (attached) must be addressed in the written description. Specific sections of the ordinance that would cause hardship must be identified, along with a description of the particular hardship.


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

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

Applicant Signature:  Date: 9/29/2021

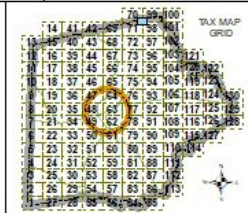
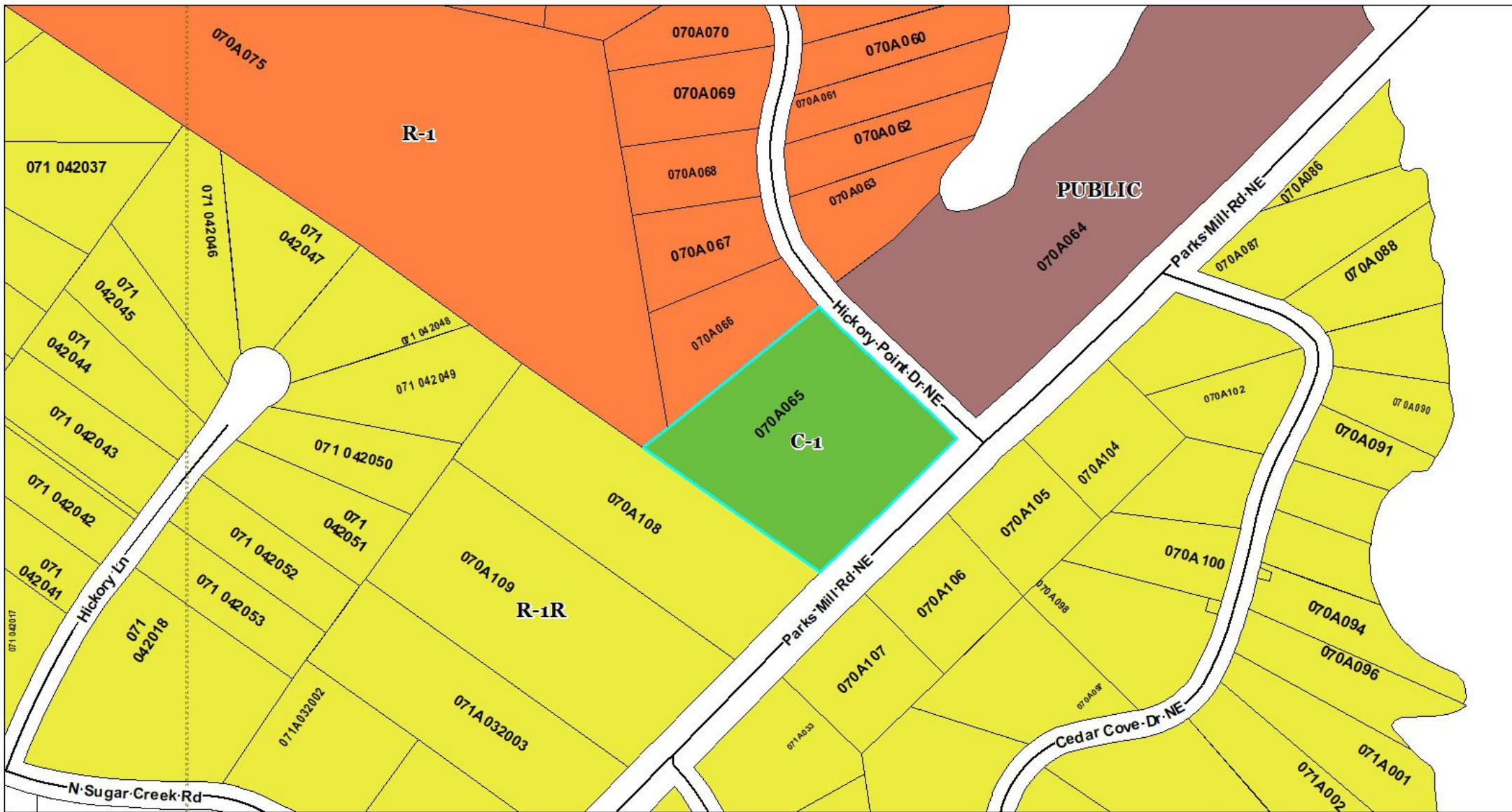
I swear that I am the owner of the property listed above. I authorize Kent Campbell (applicant's name) to apply for a zoning action (zoning map amendment, conditional use, variance) at the above listed address, as identified on the attached application.

  
Owner signature

  
Notary Public  
Sworn and subscribed before me this  
29<sup>th</sup> day of Sept. 20 21



RCVD SEP 29 21



**GEOGRAPHIC FEATURE LEGEND**

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

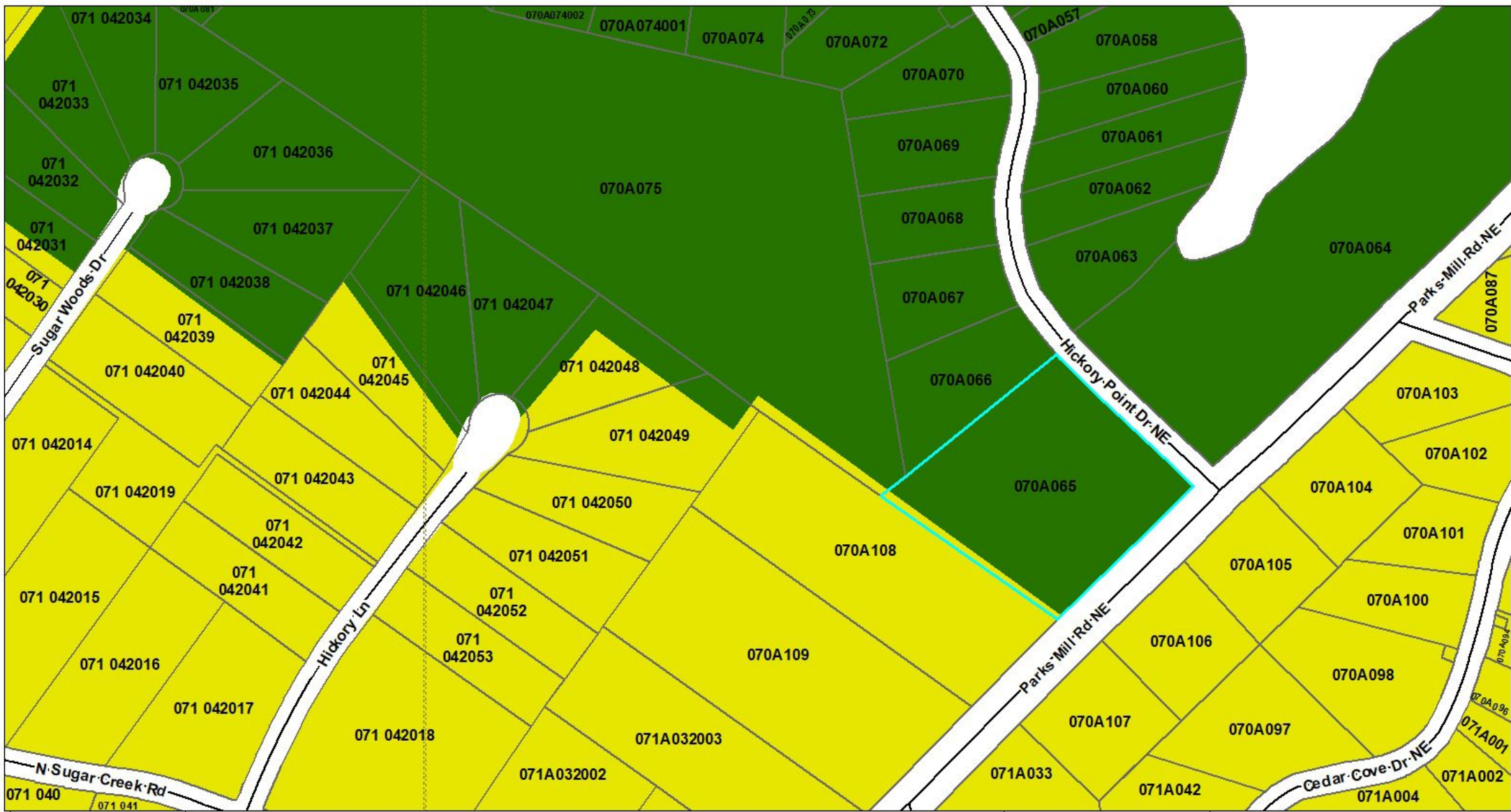
**LMGRC**  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-6160  
Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
ZONING MAPS

MAP 070A

19

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: OCTOBER 2021



### GEOGRAPHIC FEATURE LEGEND

<ul style="list-style-type: none"> <li> Eatonton Limits</li> <li> County Boundary</li> <li> Roads</li> <li> Parcels</li> <li> Parcel Hooks</li> </ul>	<ul style="list-style-type: none"> <li> Agriculture/Forestry</li> <li> Commercial</li> <li> Industrial</li> <li> Park/Recreation/Conservation</li> <li> Mixed Use</li> <li> Public/Institutional</li> </ul>	<ul style="list-style-type: none"> <li> Residential</li> <li> Transportation/Communication/Utilities</li> <li> Undeveloped/Vacant</li> </ul>
---	---	--

**MGR**  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-8180  
Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

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

W N E S

MAP 070A

20

MAP SCALE: 1" = 200'    SCALE RATIO: 1:2,400    DATE: OCTOBER 2021



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ [www.putnamcountyga.us](http://www.putnamcountyga.us)

## Staff Recommendations

Thursday, November 04, 2021, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

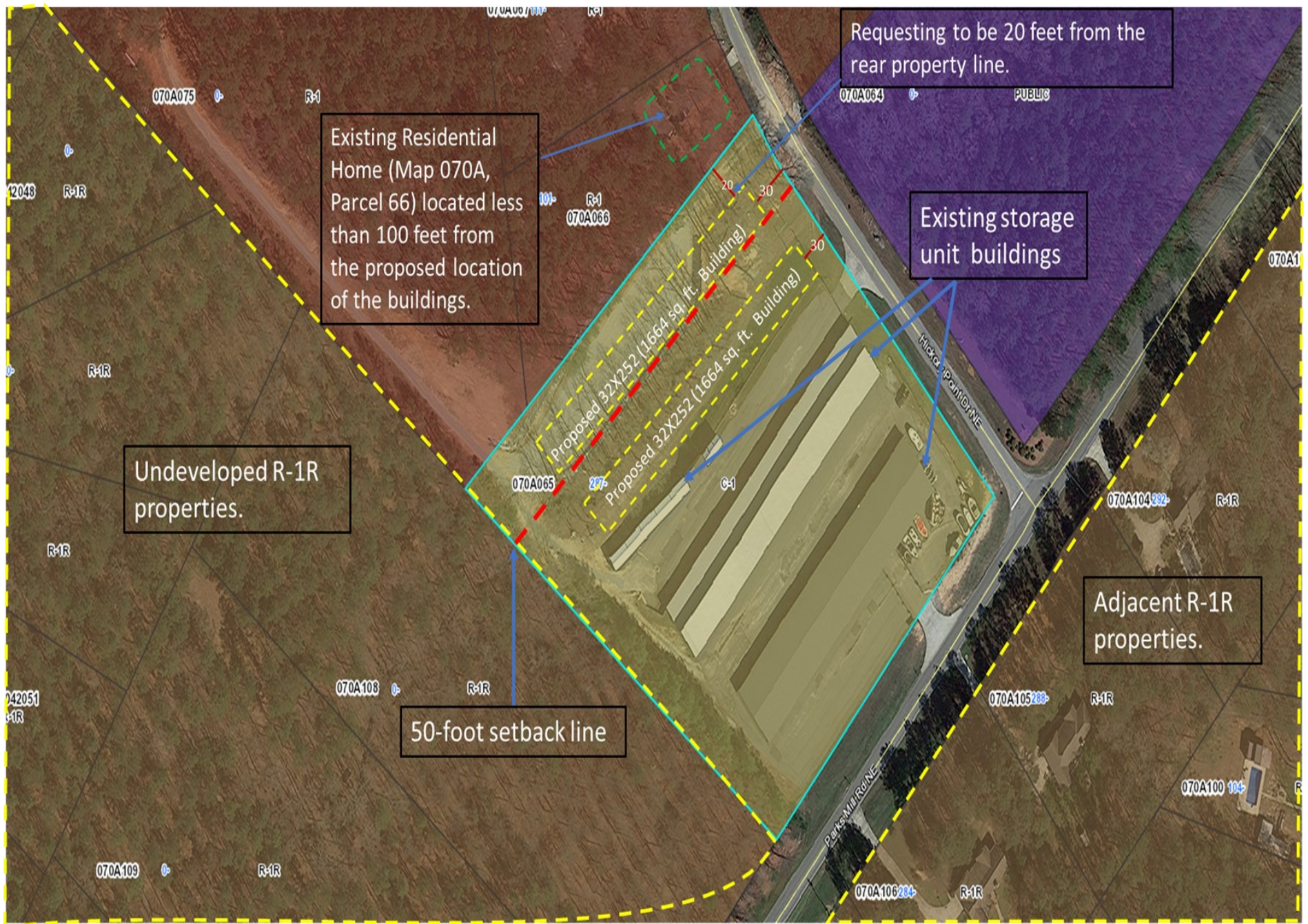
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 11/4/2021

### Requests

5. Request by **Kent Campbell, on behalf of Housworth Properties, LLC**, for a rear yard setback variance at 287 Parks Mill Road. [**Map 070, Parcel A065, District 1**]. \* The applicant is requesting a 30-foot rear yard setback variance being 20 feet from the rear property line to add two 16,128 sq. ft. (32'x252') boat storage buildings. According to Qpublic, this property currently has an 18,366 sq. ft. 17-unit boat storage shed, a 414 sq. ft. storage warehouse, an 8,700 sq. ft. 14-unit mini-warehouse, and a 10,440 sq. ft. 17-unit boat storage shed. The four existing buildings sit on a 4.82-acre C-1 property that is approximately 455 ft. wide and 474 ft long.

As mentioned above, this parcel consists of approximately 215,670 square feet (4.95+-). As shown below in the Qpublic diagram, it is close to being an evenly square-shaped parcel. Thus, this is a conforming parcel that exceeds the minimum lot size as stated in Sec. 66-104. Moreover, the property owner has successfully established four allowed structures totaling 37,920 square feet without limitations. While the applicant would like to add two 16,128 sq. ft. buildings, there is not adequate space due to the placement of the four existing buildings. However, the property would accommodate one additional building, meeting the required setbacks. In addition, there are no topographic concerns, extraordinary conditions, or other undue hardships to justify the requested variance. Therefore, this request does not meet the conditions as stated in the Putnam County Code of Ordinances, Chapter 66-157(c).



**Staff recommendation is for denial of a 30-foot rear yard setback variance at 287 Parks Mill Road [Map 070A, Parcel 065, District 1].**

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 October 19, 2021, 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 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

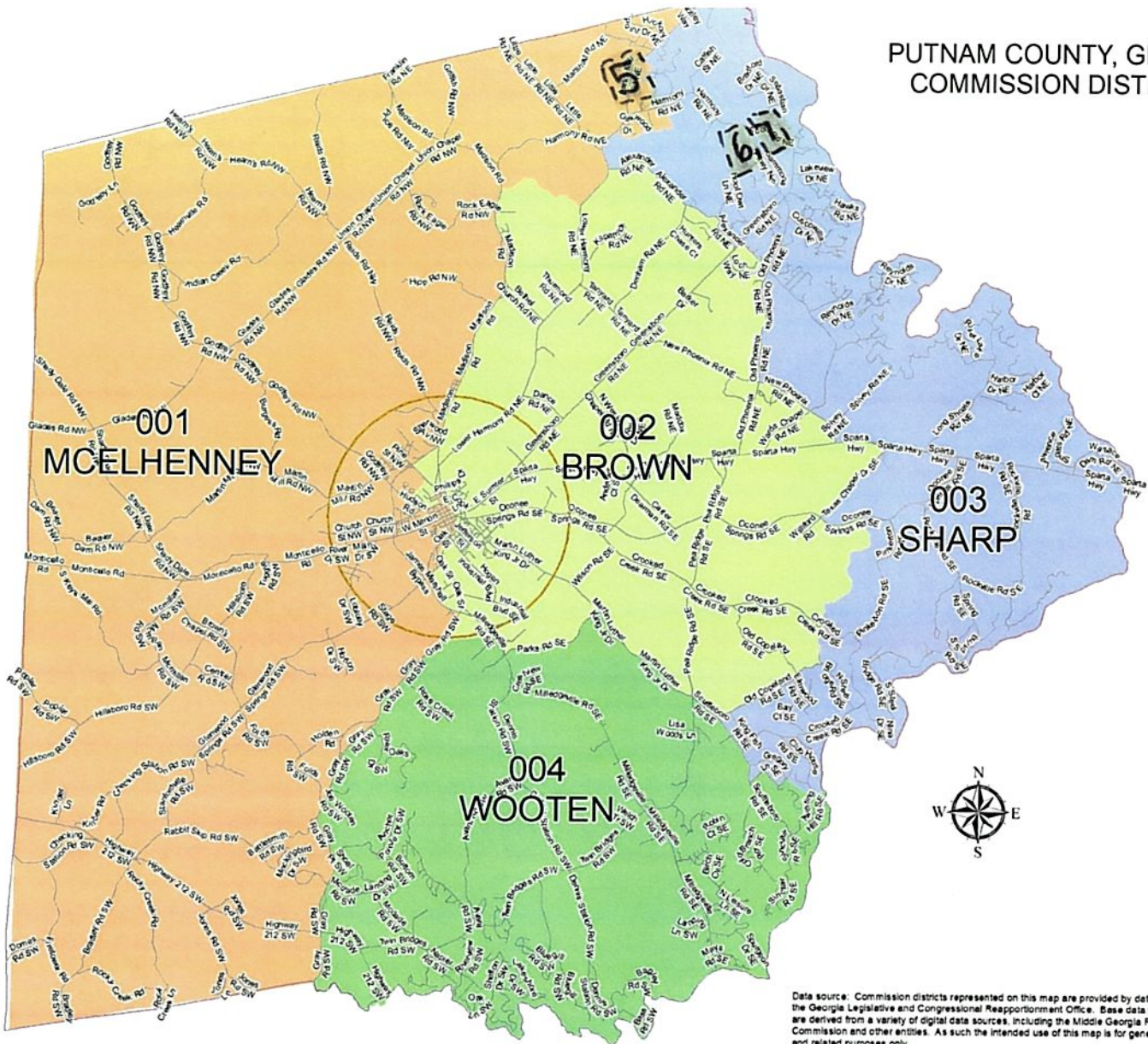
Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

**File Attachments for Item:**

6. Request by **Rick McAllister, agent for Jacqueline Trinkle** to rezone 33.31 acres at 842 Harmony Road from AG to C-2. **[Map 097, Part of Parcel 060, 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" = 5,697.28' SCALE RATIO: 1:68,367.34 DATE: JANUARY 2021

5. Request by **Kent Campbell** for a rear yard setback variance at 287 Parks Mill Road. Presently zoned C-1 [Map 070A, Parcel 065, District 1].
6. Request by **Rick McAllister**, agent for **Jacqueline Trinkle** to rezone 33.31 acres at 842 Harmony Road from AG to C-2. [Map 097, Part of Parcel 060, District 3].\*
7. Request by **Rick McAllister**, agent for **BTC Commercial, LLC** to rezone 9.32 acres on Scott Road from C-PUD to C-2. [Map 102, Part of Parcel 002001, 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

REZONING

PERMIT# PLAN 2021-02101

APPLICATION NO. \_\_\_\_\_

DATE: \_\_\_\_\_

MAP 097 PARCEL 060

ZONING DISTRICT AG

1. Owner Name: Jacqueline Trinkle

2. Applicant Name (If different from above): Rick McAllister

3. Mailing Address: 1341 Beverly Drive Athens GA 30606

4. Email Address: rncallister.msc@gmail.com

5. Phone: (home) \_\_\_\_\_ (office) \_\_\_\_\_ (cell) 706-206-5030

6. The location of the subject property, including street number, if any: 842 Harmony Road Eatonton, GA

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 35.31 +/- Acres

8. The proposed zoning district desired: C2

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

10. Present use of property: AG- Undeveloped Desired use of property: Commercial - 2

11. Existing zoning district classification of the property and adjacent properties:  
Existing: AG  
North: AG South: AG / C2 East: C1 West: R1R

12. 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.

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

14. 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.): Commercial

15. A detailed description of existing land uses: AG- Undeveloped Site, north and South. West - Residential SF Lots, East- General Commercial

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

RECEIVED SEP 30 2021



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ◊ Eatonton, GA 31024

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

17. Provision for sanitary sewage disposal: septic system \_\_\_\_\_, or sewer x. If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
18. 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).
19. 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.)
20. Proof that property taxes for the parcel(s) in question have been paid.
21. 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
22. 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.

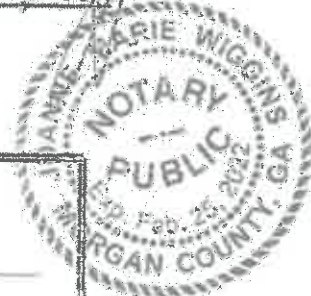
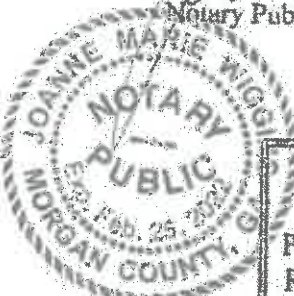
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

Jacqueline Dinkler 9/20/21  
Signature (Property Owner) (Date)

Robert Wiggins 9/20/21  
Signature (Applicant) (Date)

[Signature]  
Notary Public

[Signature]  
Notary Public



Office Use		
Paid: \$ <u>550.00</u>	(cash) _____	(check) _____ (credit card) _____
Receipt No. _____	Date Paid: _____	
Date Application Received: _____		
Reviewed for completeness by: _____		
Date of BOC hearing: _____	Date submitted to newspaper: _____	
Date sign posted on property: _____	Picture attached: yes _____ no _____	

RECEIVED SEP 30 2021

[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- Re-Zone of property

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Re-Zone OF PROPERTY DESCRIBED AS MAP 097 PARCEL 060, CONSISTING OF 41.46+ ACRES, WHICH HAS THE FOLLOWING ADDRESS: 842 Harmony 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-Zone ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. 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 September, 2021

PROPERTY OWNER(S): Jacqueline Trinkle

Jacqueline Trinkle NAME (Neatly PRINTED)

Jacqueline Trinkle SIGNATURE

ADDRESS: 9139 Eggers Lane Eatonton GA 31024

PHONE: 706-378-2795

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 30th DAY OF September, 2021

NOTARY Joanne Marie Wiggins

MY COMMISSION EXPIRES: Feb 25th 2022



RECEIVED SEP 30 2021

*[Handwritten initials]*

**LETTER OF INTENT – HARMONY 40, LLC**  
**C2 ZONING REQUEST**

The site is located along 870+/- LF frontage of Harmony Road with an area of approximately 40 acres. Surrounding land uses include Undeveloped AG, R1R Single Family Lots and C1 / C2 Commercial Use.

The intended land use for this property is mini warehouse / outdoor parking storage and general commercial parcels. Attached conceptual plan illustrates the proposed amount of each use including conceptual layout of interior roads including leaving a 5-acre parcel with AG zoning for buffer between proposed site and existing R1R Single Family Lots.

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

RECEIVED SEP 30 2021

004014

647

Putnam County, Georgia  
 Real Estate Transfer Tax  
 Paid \$ 750.00  
 Date 7-2-2002  
*Jerome A. Wilkins*  
 (Deputy) Clerk of Superior

PUTNAM COUNTY, GEORGIA  
 CLERK OF SUPERIOR COURT  
 FILED 7-2-2002  
 TIME 9:15AM  
 BOOK 376 PAGE 647-648  
 RECORDED 7-2-2002  
*Jerome A. Wilkins*  
 CLERK/DEPUTY CLERK

Return Recorded Document to:  
 Moulton & Mosey, LLC  
 1122 Lake Osage Parkway, Suite 112  
 Fontana, Georgia 31024

**WARRANTY DEED**  
 JOINT TENANCY WITH SURVIVORSHIP

STATE OF GEORGIA  
 COUNTY OF PUTNAM

THIS INDENTURE made this 28th day of June, in the year Two Thousand Two, between Billy J. Sharp, of the County of Putnam, State of Georgia, as party or parties of the first part, hereinafter called "Grantor" and Richard O. Trinkle and Jacqueline B. Trinkle, as joint tenants with right of survivorship and not as tenants in common, as parties of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns, where the contract requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN and 00/100's (\$10.00) Dollars and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land, with all improvement located thereon, lying and being in Land Lot 351 of the 3<sup>rd</sup> Land District of Putnam County, Georgia, containing 41.46 acres, more or less, and having such shape, courses, metes and distances as will more fully appear on that survey prepared by "Billy J. Sharp" by Piedmont Surveying Company, certified by Sherald G. Sharp, RLS # 2044, dated March 15, 1999, filed and recorded April 9, 2002 at Plat Cabinet D, Plat Book 27, Slide 29, Page 175, in the Office of the Clerk of the Superior Court of Putnam County, Georgia, said plat and the record thereof are incorporated herein and made a part hereof by reference.

THIS CONVEYANCE is made subject the following:

- 1) All taxes for the year 2002 and all subsequent years, not yet due and payable.
- 2) All easements, right-of-ways, conditions, covenants and restrictions of record.
- 3) All matters disclosed on the aforementioned survey of record in Plat Book 27, Page 175, Plat Cabinet D, Slide 29, Putnam County, Georgia records.
- 4) Zoning Ordinances and other governmental regulations affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use,

benefit and behoof of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-19, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

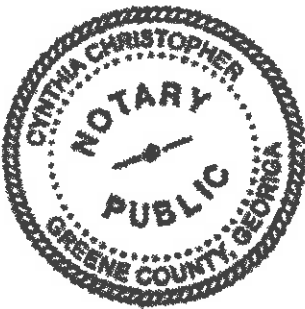
IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered  
in the presence of:

[Signature]  
Witness

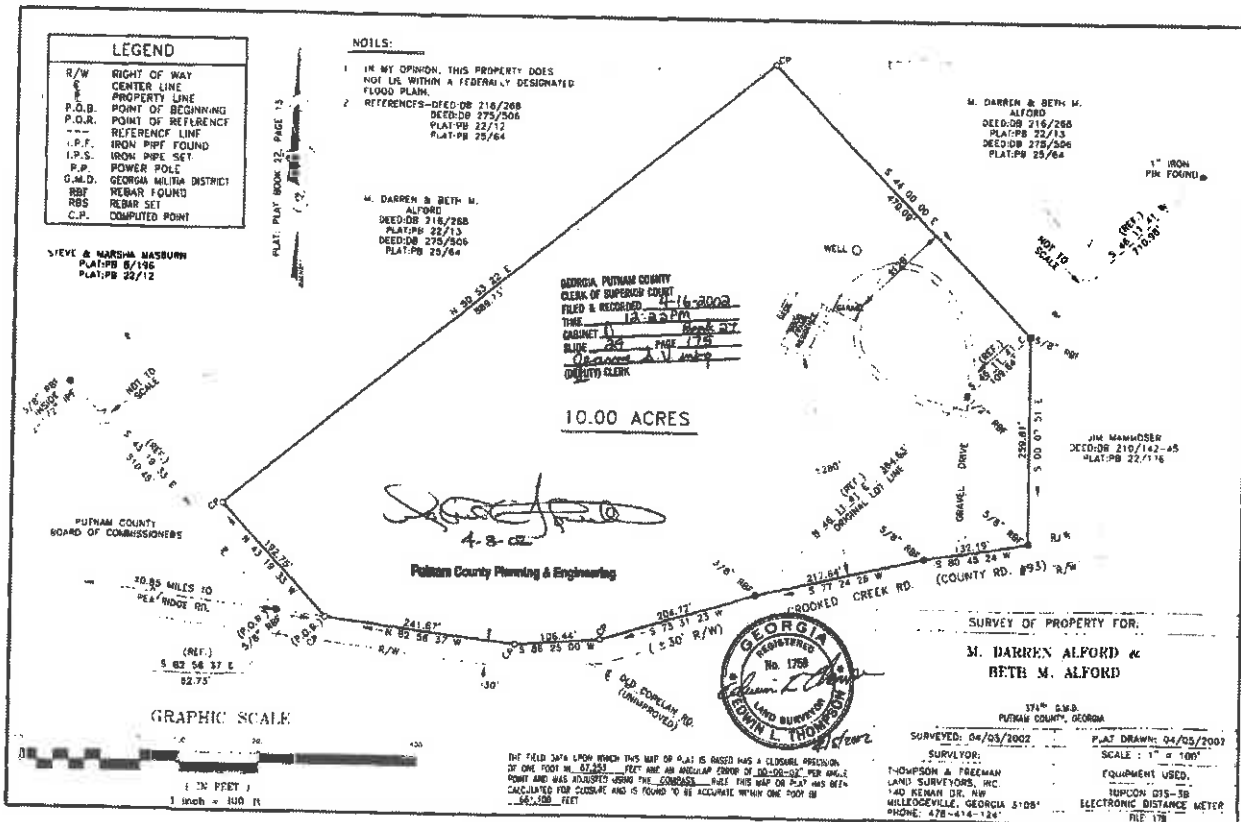
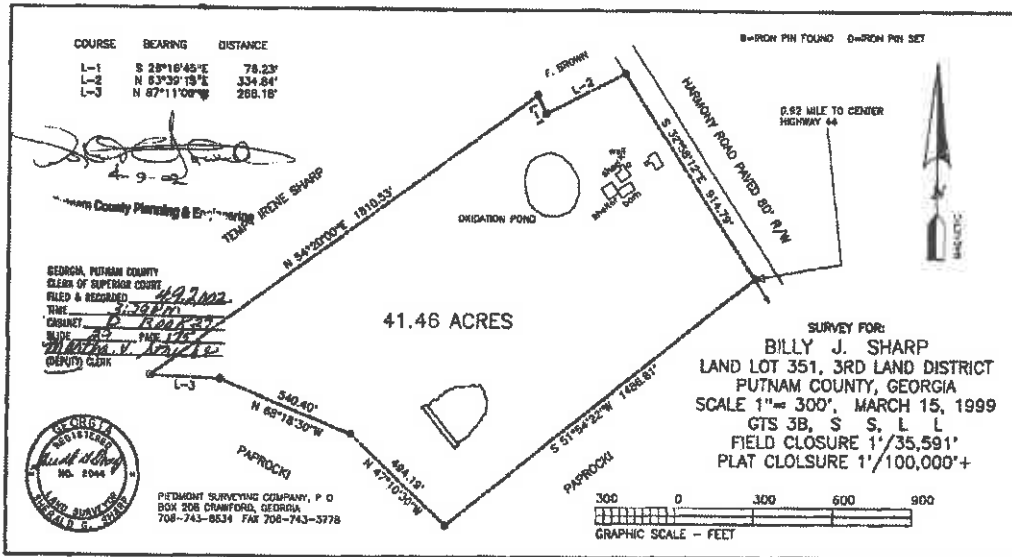
Billy J. Sharp [SEAL]  
Billy J. Sharp

Cynthia Christopher  
Notary Public  
9/13/05



RECEIVED SEP 30 2021

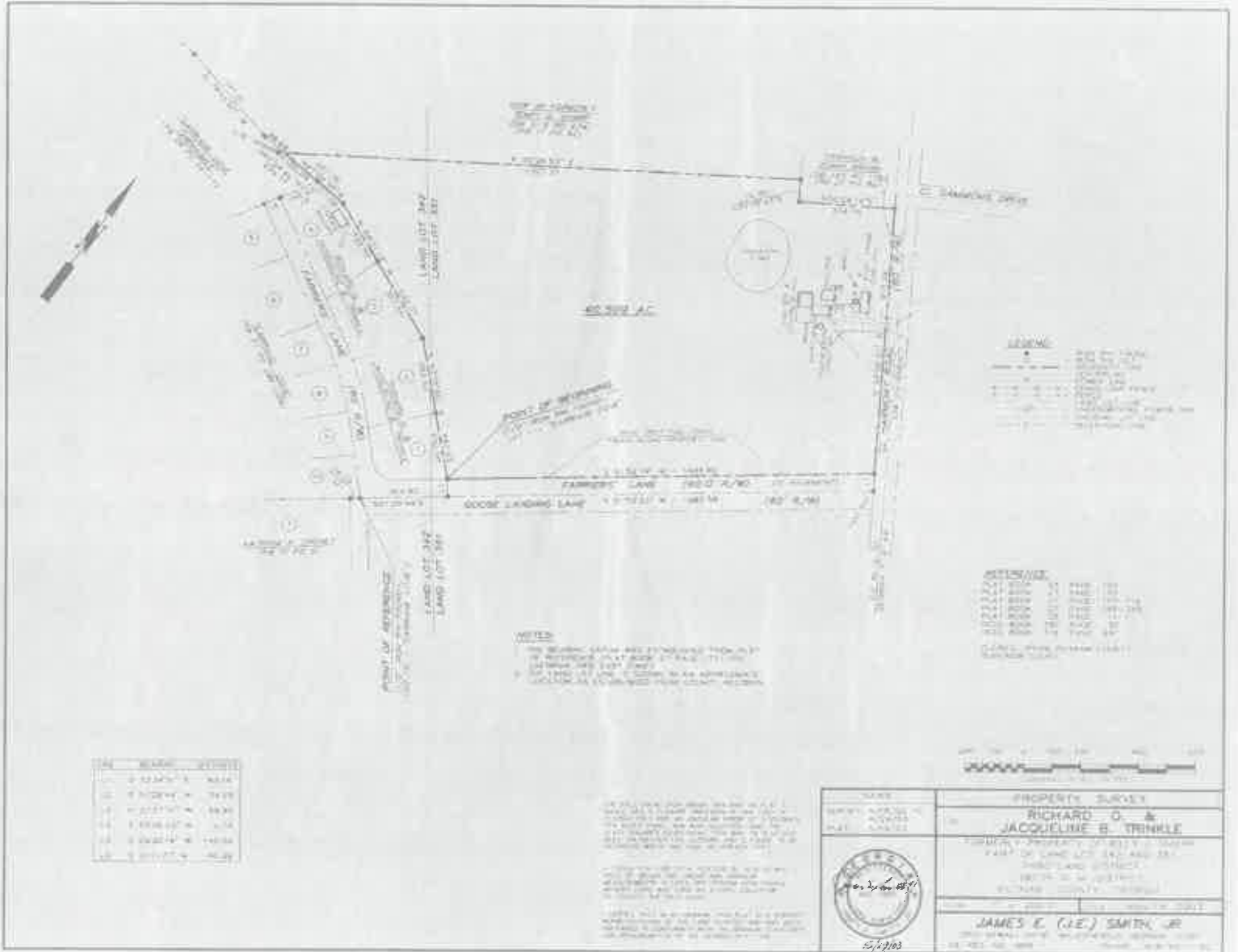
[Signature]



RECEIVED SEP 8 0 2021

BOOK 27 PAGE 175





RECEIVED SEP 3 0 2021



# 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: Rick McAllister

2. Address: 1341 Beverly Drive Athens GA 30606

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: 9 / 20 / 2021

RECEIVED SEP 30 2021 

2020 023850  
TRINKLE JACQUELINE B AS

INTERNET TAX RECEIPT  
10MI HARMONY RD  
097 060

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$301,141		
COUNTY	\$973.04	\$0.00	8.078
SCHOOL	\$1,899.83	\$0.00	15.772
SPEC SERV	\$45.53	\$0.00	0.378

ORIGINAL TAX DUE	\$2,918.40
INTEREST	
COLLECTION COST	
FIFA CHARGE	
PENALTY	
TOTAL PAID	\$2,918.40
TOTAL DUE	\$0.00

Date Paid: 11/9/2020

TO TRINKLE JACQUELINE B AS  
OF THE CREDIT SHELTER TRUST  
139 FARRIERS LANE  
EATONTON, GA 31024

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



Scan this code  
with your mobile  
phone to view this  
bill

INTERNET TAX RECEIPT

RECEIVED SEP 30 2021

**IMPACT ANALYSIS  
PARCEL 097-060  
842 HARMONY ROAD  
PROPOSED C-2 DEVELOPMENT  
REZONING REQUEST .**



**MCALLISTER SITE CONSULTING, LLC  
RICK MCALLISTER  
1341 BEVERLY DRIVE  
ATHENS, GEORGIA 30606  
706-206-5030**

**TABLE OF CONTENTS**

Letter of Intent..... Page 3

Impact Study Information ..... Page 4

Traffic Study ..... Attachment

Plat of Property ..... Attachment

Existing Conditions ..... Attachment

Existing Zoning .....See Conceptual Site Plan

Conceptual Site Plan ..... Attachment

**LETTER OF INTENT – HARMONY 40, LLC**  
**C2 ZONING REQUEST**

The site is located along 870+/- LF frontage of Harmony Road with an area of approximately 40 acres. Surrounding land uses include Undeveloped AG, R1R Single Family Lots and C1 / C2 Commercial Use.

The intended land use for this property is mini warehouse / outdoor parking storage and general commercial parcels. Attached conceptual plan illustrates the proposed amount of each use including conceptual layout of interior roads including leaving a 5-acre parcel with AG zoning for buffer between proposed site and existing R1R Single Family Lots.

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

## **IMPACT ANALYSIS INFORMATION**

### **ITEM #1**

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

The proposed land use of site is consistent and allowed within C2 Zoning.

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

Per the Future Land Use Plan and existing development activity along the Harmony Road Corridor, the proposed use is following the development trend and Future Land Use of the area.

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

The proposed use will access Harmony Road and include interior roads to access interior parcels except for an additional shared drive on Harmony Road. All buffer and setbacks will adhere to county standards with an additional 5 acres remaining AG to buffer adjacent R1R 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 Commercial Use. The proposed development meets the intended land use of Commercial Use.

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

The property is currently zoned AG and proposed use is not allowed in AG. Rezone request to C2 is consistent with Future Land Use Plan.

***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. Given the proposed use, the demand for water and septic are low for this type of project. Final plans will meet emergency vehicle equipment circulation requirements.

***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 commercial.

***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 use responds to a need of interior storage for the lake area. By providing interior storage for lake and recreation related vehicles, this will minimize outdoor storage lots seen along the Harmony Road corridor. The proposed use is compatible with other existing development of similar use along Harmony Road therefore reasonable for private use.

## **ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)**

### **ITEM# 3**

**The conceptual plan is based upon development standards for C-2 Zoning are as follows:**

The conceptual plan illustrates commercial use with C2 development Standards (see attached conceptual Plan)



#### **ITEM #4**

##### **Effect on environment surrounding the area:**

###### **Natural:**

Property is currently mixed open pasture and partially wooded with topography sloped into 1 drainage corridor. The entire parcel comprises of own watershed directed to existing drainage corridors which eventually flow into Lake Oconee. A 25' State Waters buffer will be placed on all qualified pond or stream components. Some wetland areas may exist on site and will be delineated by an Environmental Consultant. Wetlands will be mapped, surveyed and protected per environmental guidelines upon development of project areas(s). Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan – Wetlands Map 6 Prepared by Middle Georgia RDC

###### **Erosion:**

The property is currently in open pasture and partially wooded state. Development plans will adhere to State and Local Regulations of Erosion Control and Storm water standards. 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**

Proposed interior roads will allow emergency vehicle access to all property. Fire protection will be provided as Private Utility water main connections allow.

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

#### **ITEM #7 – ADJACENT AND NEARBY ZONING**



Harmony 40, LLC  
 Traffic Impact Analysis  
 September 30, 2021

Harmony 40, LLC Development is a planned Commercial Development with a heavy focus on mini-warehouse and storage. All traffic for this development will be off site with a very small passer-by traffic consideration. The project is located on Harmony Road approximately one mile west of its intersection with Hwy 44. This report will utilize the traffic counts supplied by Putnam County taken in 2019, and the proposed development to predict future average daily traffic for Harmony Road. Trip Generation Software by Microtrans will be used to generate average daily traffic for existing as well as future conditions. All average daily traffic included in the report is two-way traffic and have not been adjusted.

The roadway is currently two lanes with multiple driveways along the route between the project and Hwy 44. The supplied two way traffic counts east of the site near the Hwy 44 intersection is 3,278 average daily traffic (ADT). Based on this information Harmony Road with its multiple access points may currently be operating near its capacity at peak hour. The total projected traffic for the Harmony 40, LLC development is 1,319 average trips per day with the following peaks.

AM Peak Hour		PM Peak Hour	
Enter	Exit	Enter	Exit
33	24	47	45

It would generally be considered for this development that most of the left turn traffic into the development would be from west bound traffic, which would be left turns off of Harmony Road. Adding 47 left turns during peak hour without a left turn lane would significantly impact the traffic on Harmony Road.

Passer by traffic which is generally defined as traffic that is already on the road and contained in existing counts, but is also included in traffic projections for the proposed development. The percentage of passer-by traffic varies with the type of development would be very low. In the case of Harmony 40, LLC, the project would be considered primarily as a destination use and likely will have no passer by consideration, however the commercial tracts on the front would not be a primary destinations and would have a higher percentage of passer by traffic utilization. For this development we have estimated the passer by traffic to be 5% so the total traffic impact on the outside roadway. Total two-way traffic impact of the development on adjacent roadways is 1,254 trips per day

When considering the capacity of the roadway the ADT is well within the normal capacity for a typical two-lane roadway. The limiting factor on the capacity of Harmony Road is the turning movements that block through traffic. The impact of the development is minimal to the operation of Harmony Road if the development incorporates deceleration lane and left turn lanes into the development at all entrances. This will remove the turn movements from the through lanes and make the traffic impact of the project to the existing roadway minimal.



2021-130 Harmony Road Mini-Warehouse Site  
 Summary of Multi-Use Trip Generation  
 Average Weekday Driveway Volumes  
 September 30, 2021

Land Use	Size	24 Hour Two-Way Volume	AM Pk Hour Enter	Hour Exit	PM Pk Hour Enter	Hour Exit
Mini-Warehouse	10.35 Acres	402	17	12	21	19
Mini-Warehouse	9.32 Acres	362	15	11	19	17
Specialty Retail Center	4 T.G.L.A.	177	0	0	5	6
Furniture Store	11.3 Th.Gr.Sq.Ft.	57	1	1	2	3
Nursery (Garden Center)	3.34 Acres	321	0	0	0	0
<b>Total</b>		<b>1319</b>	<b>33</b>	<b>24</b>	<b>47</b>	<b>45</b>

Note: A zero indicates no data available.

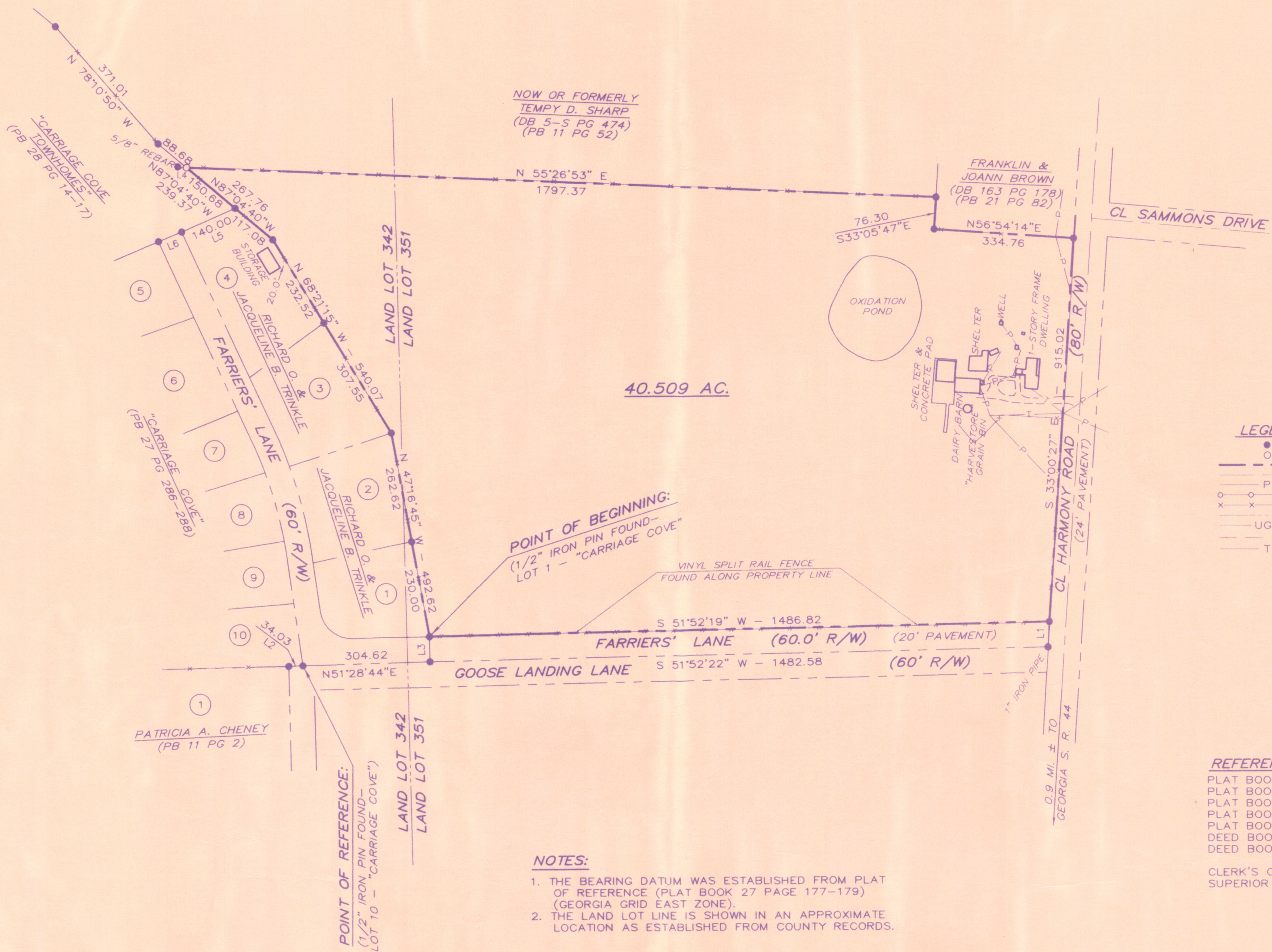
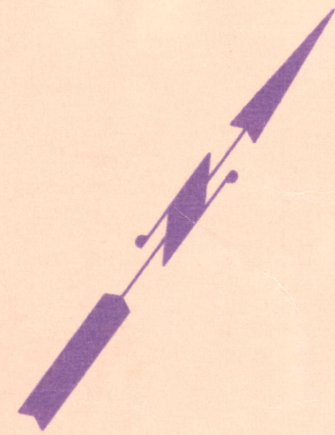
TRIP GENERATION BY MICROTRANS

2021-130 Harmony Road Mini-Warehouse Site  
 Summary of Multi-Use Trip Generation  
 Saturday and Sunday Driveway Volumes  
 September 30, 2021

Land Use	Size	Saturday			Sunday		
		24 Hr	Peak Hour	24 Hr	Peak Hour	24 Hr	Peak Hour
		2-Way Vol.	Enter	Exit	2-Way Vol.	Enter	Exit
Mini-Warehouse	10.35 Acres	359	0	0	269	0	0
Mini-Warehouse	9.32 Acres	324	0	0	243	0	0
Specialty Retail Center	4 T.G.L.A.	168	0	0	82	0	0
Furniture Store	11.3 Th.Gr.Sq.Ft.	56	5	4	52	0	0
Nursery (Garden Center)	3.34 Acres	481	0	0	387	0	0
<b>Total</b>		<b>1388</b>	<b>5</b>	<b>4</b>	<b>1033</b>	<b>0</b>	<b>0</b>

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS



NOW OR FORMERLY  
TEMPY D. SHARP  
(DB 5-S PG 474)  
(PB 11 PG 52)

FRANKLIN &  
JOANN BROWN  
(DB 163 PG 178)  
(PB 21 PG 82)

PATRICIA A. CHENEY  
(PB 11 PG 2)

**LEGEND:**

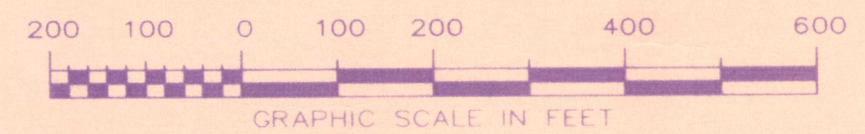
- - IRON PIN FOUND
- - IRON PIN SET
- - PROPERTY LINE
- - CENTERLINE
- P — - POWER LINE
- — ○ — - CHAIN LINK FENCE
- x — x — x — - FENCE
- - - - - LAND LOT LINE
- - - - - UNDERGROUND POWER LINE
- - - - - ORIGINAL LOT LINE
- T — - TELEPHONE LINE

**REFERENCE:**

PLAT BOOK	23	PAGE	103
PLAT BOOK	27	PAGE	175
PLAT BOOK	27	PAGE	177-179
PLAT BOOK	27	PAGE	286-288
PLAT BOOK	28	PAGE	14-17
DEED BOOK	350	PAGE	30
DEED BOOK	376	PAGE	647

CLERK'S OFFICE PUTNAM COUNTY  
SUPERIOR COURT.

LINE	BEARING	DISTANCE
L1	S 33°34'51" E	60.14
L2	S 51°28'44" W	34.03
L3	N 37°37'31" W	59.93
L4	S 55°26'53" W	0.79
L5	S 29°30'14" W	140.00
L6	S 31°11'21" W	60.09

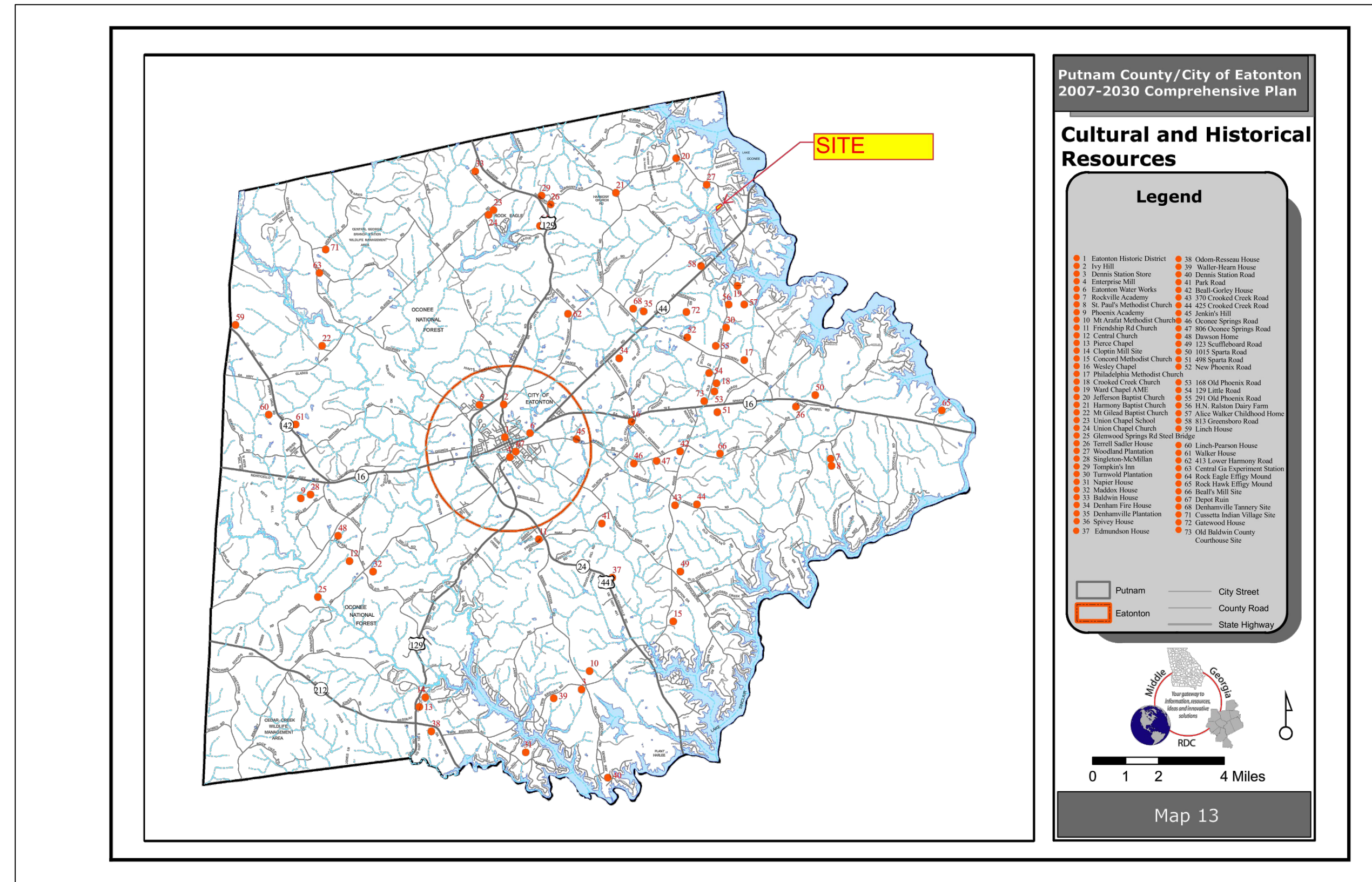
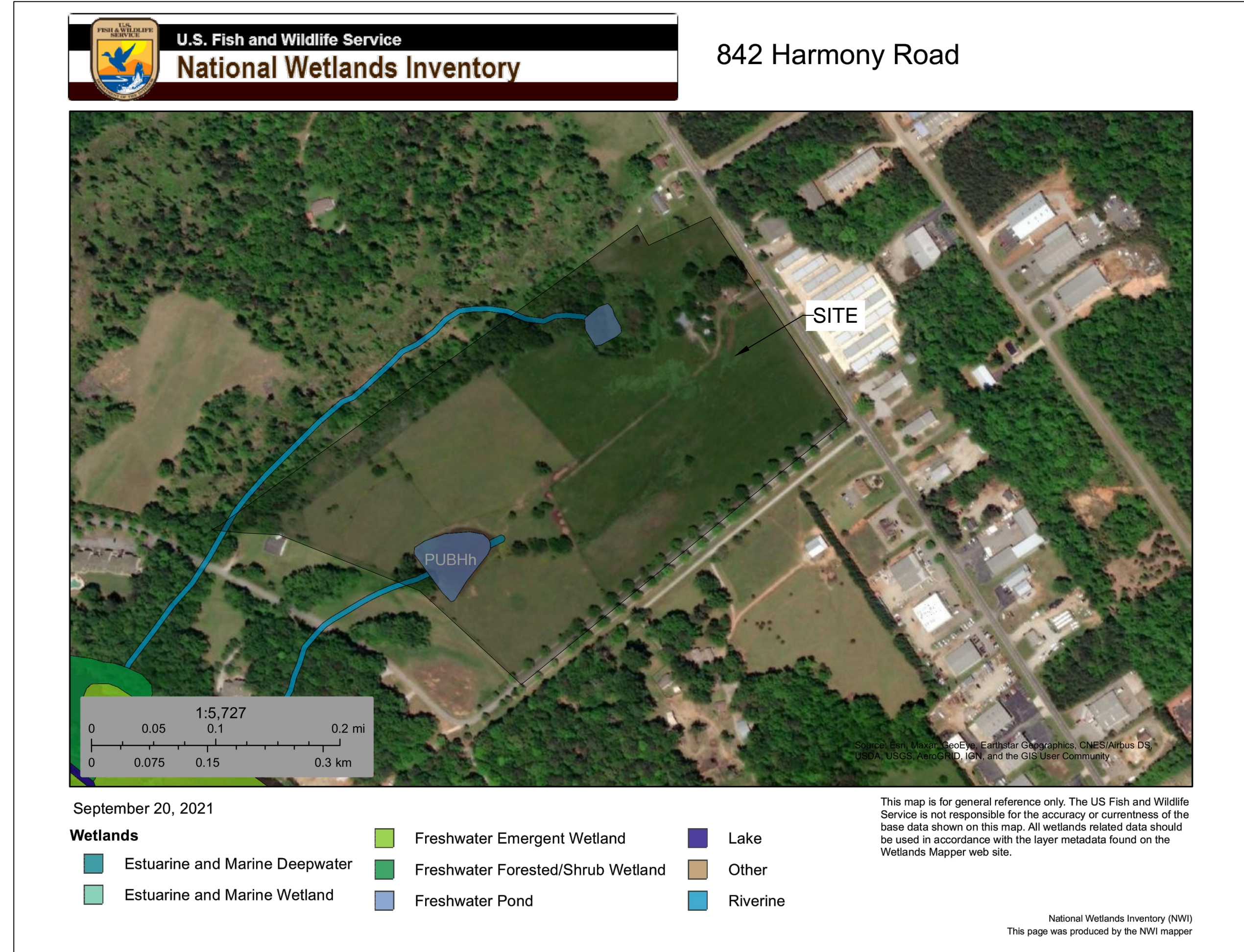


THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES ADJUSTMENT. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 478,434 FEET.

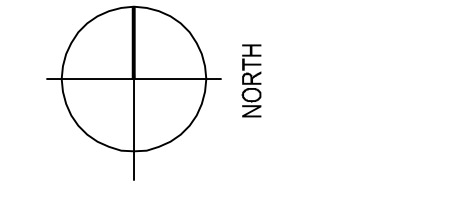
A "LEICA TCA 1100 TOTAL STATION SN. 418328 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS. A LEICA TPS-SYSTEM 1000 PCMCIA MEMORY CARD WAS USED AS A DATA COLLECTOR TO COLLECT THE FIELD DATA.

I CERTIFY THAT IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE GEORGIA PLAT LAW.

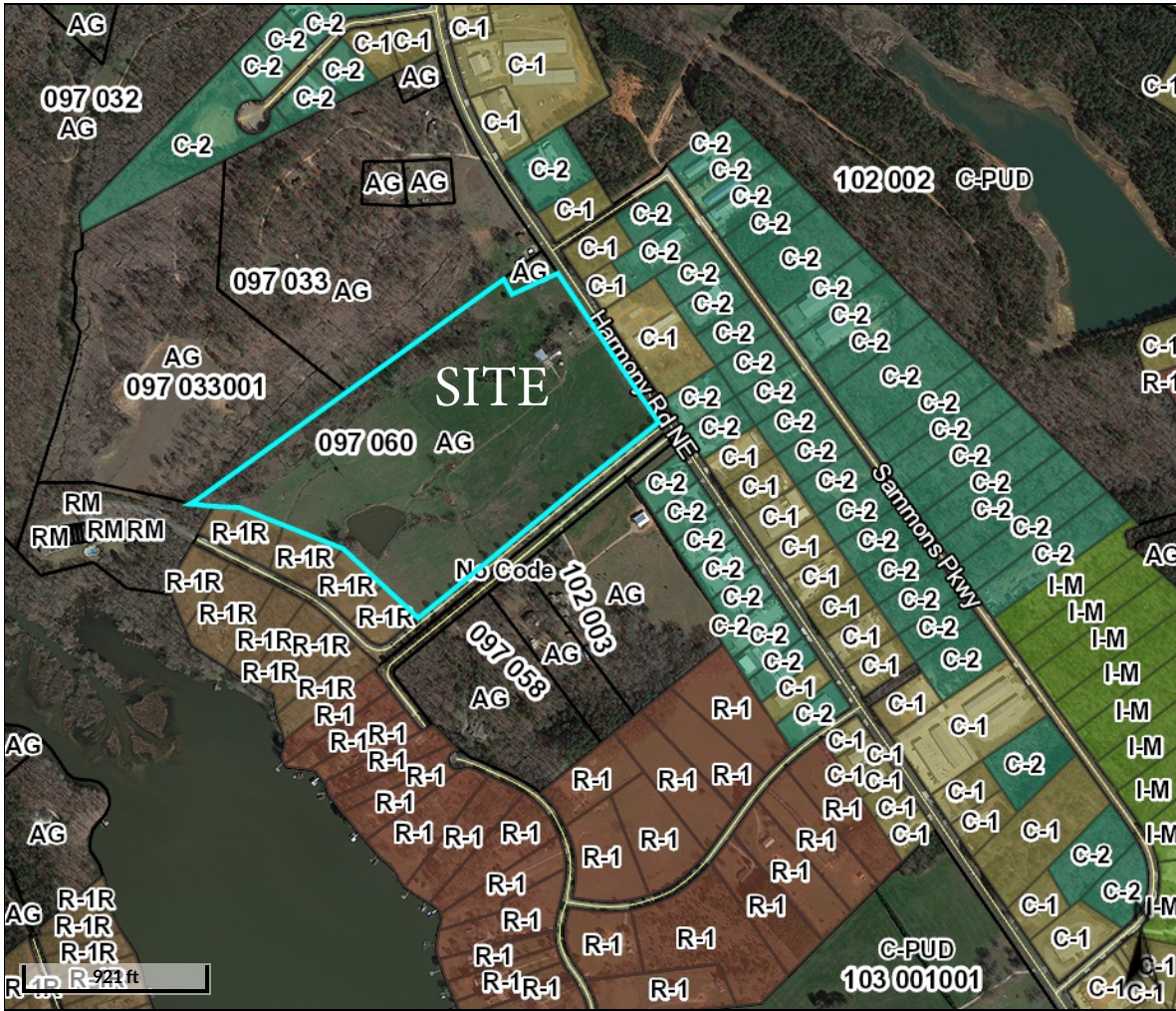
<p>DATES:</p> <p>SURVEY: 4/18/03 TO 4/24/03</p> <p>PLAT: 5/19/03</p>		<p>PROPERTY SURVEY</p> <p>FOR: <b>RICHARD O. &amp; JACQUELINE B. TRINKLE</b></p> <p>FORMERLY PROPERTY OF BILLY J. SHARP PART OF LAND LOT 342 AND 351 THIRD LAND DISTRICT 389TH. G. M. DISTRICT PUTNAM COUNTY, GEORGIA</p>	
		<p>Scale: 1" = 200.0'      Date: May 19, 2003</p>	
<p>5/19/03</p>		<p><b>JAMES E. (J.E.) SMITH, JR.</b> 3015 NEWALL DRIVE MILLEDGEVILLE, GEORGIA 31061 GA. REG. NO. 1895      PHONE: 478-452-1182</p>	



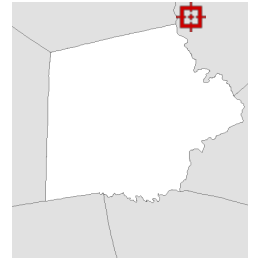
CULTURAL RESOURCES MAP  
Scale as noted

























EXISTING CONDITIONS MAP  
**HARMONY 40, LLC**  
PUTMAN COUNTY - EATONTON, GA 31024



**Overview**



**Legend**

-  City Limit
-  Parcels
-  Parcel Numbers
- Zoning**
-  A-1 CITY
-  A-1 and AG-1
-  AG-1
-  AG-2
-  C-1
-  C-1 CITY
-  C-2
-  C-2 CITY
-  C-2 PUD
-  I-1 CITY
-  I-2 CITY
-  I-M
-  MHP
-  PUBLIC
-  PUBLIC CITY
-  R - 1 CITY
-  R - 2 CITY
-  R - 3 CITY
-  R - 4 CITY
-  R-1
-  R-1R
-  R-2
-  RM-1
-  RM-2
-  RM-3
-  VILLAGE
-  Roads

Parcel ID 097 060  
 Real Key / Acct 1116  
 Class Code Agricultural  
 Taxing District PUTNAM  
 Acres 41.46

Owner TRINKLE JACQUELINE BAS TRUSTEE  
 OF THE CREDIT SHELTER TRUST  
 139 FARRIERS LANE  
 EATONTON, GA 31024  
 Physical Address 842 HARMONY RD  
 Land Value \$173297

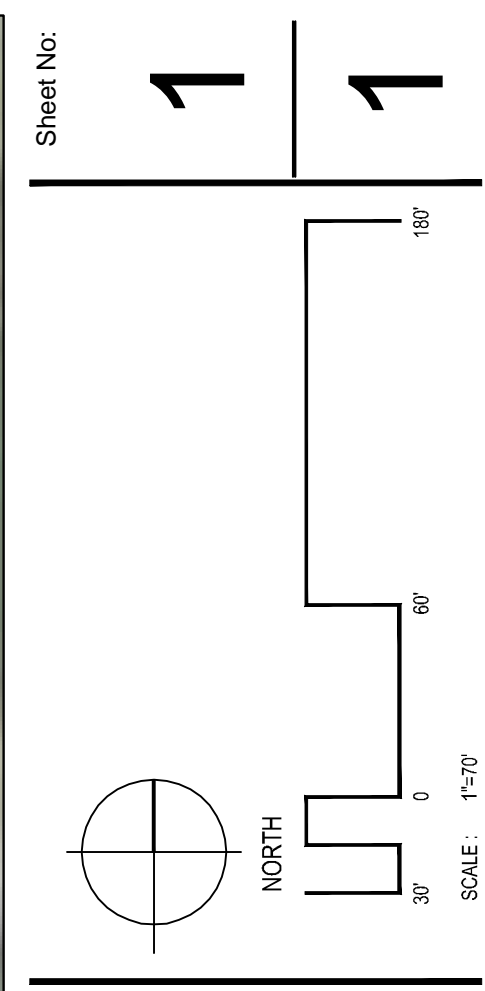
Last 2 Sales			
Date	Price	Reason	Qual
6/29/2011	0	DA	U
7/2/2002	\$750000	FM	Q





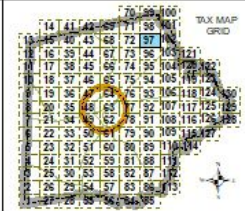
**APPLICANT**  
 COMPANY: MCALLISTER SITE CONSULTING, LLC  
 CONTACT: RICK MCALLISTER  
 PHONE: 706-295-9330  
 EMAIL: RMCALLISTER.MSC@GMAIL.COM

**SITE DESIGNER**  
 COMPANY: GEORGIA CIVIL, INC.  
 ADDRESS: P.O. BOX 896  
 MADISON, GA 30650  
 PHONE: 706.342.1104



CONCEPTUAL SITE PLAN - PROPOSED REZONING TO C-2  
**HARMONY 40, LLC**  
 PUTMAN COUNTY - EATONTON, GA 31024





**GEOGRAPHIC FEATURE LEGEND**

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

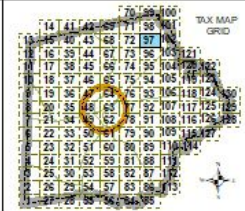
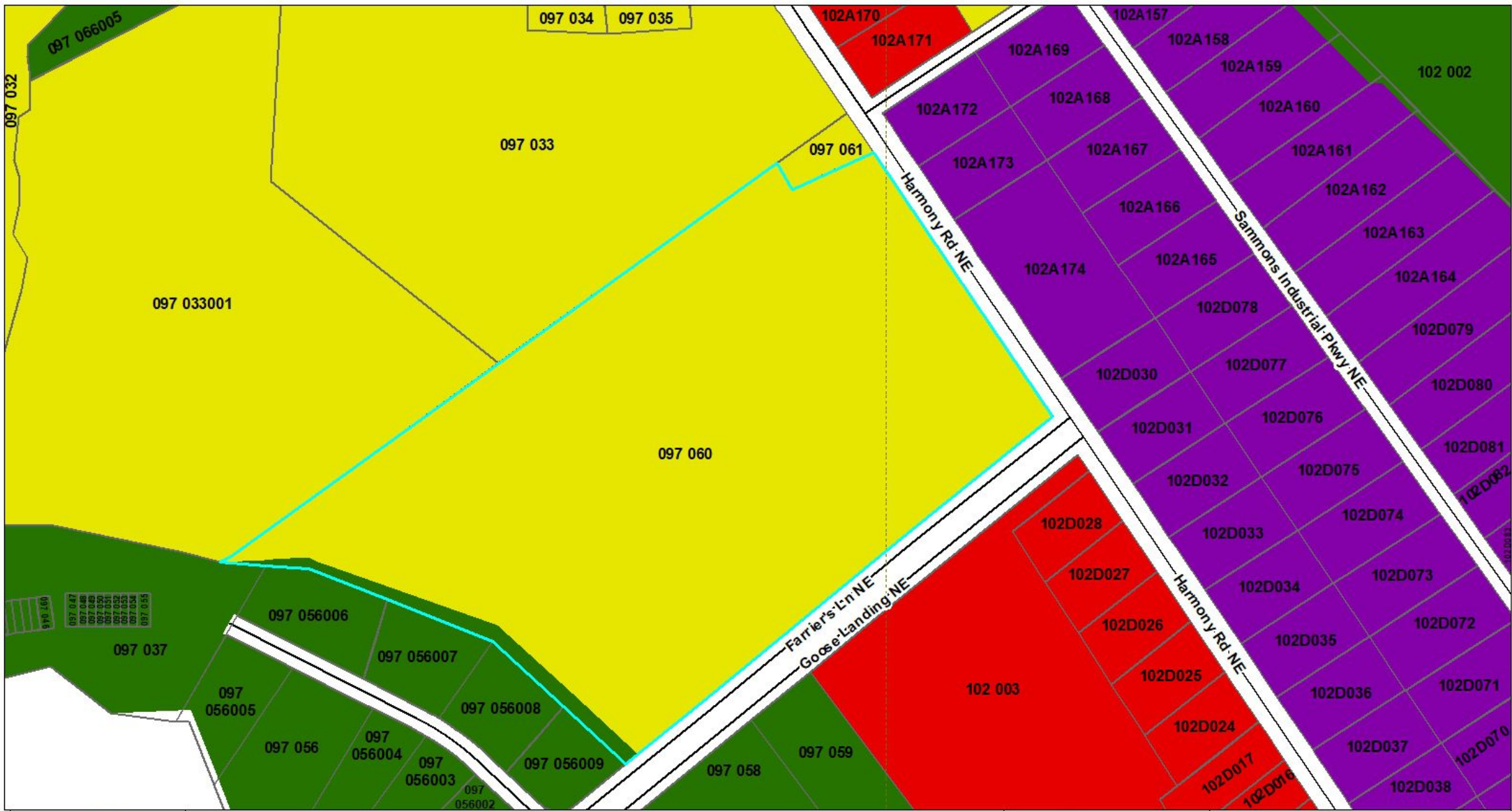
**MGRC**  
 Middle Georgia Regional Commission  
 175 Emery Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-6160  
 Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
 ZONING MAPS

**MAP 097**

50

MAP SCALE: 1" = 250'  
 SCALE RATIO: 1:3,000  
 DATE: OCTOBER 2021



**GEOGRAPHIC FEATURE LEGEND**

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

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

PUTNAM COUNTY, GEORGIA  
FUTURE LAND USE MAPS

**MAP 097**

51

MAP SCALE: 1" = 250' SCALE RATIO: 1:3,000 DATE: OCTOBER 2021



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ [www.putnamcountyga.us](http://www.putnamcountyga.us)

## Staff Recommendations

Thursday, November 04, 2021, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 11/4/2021

### Requests

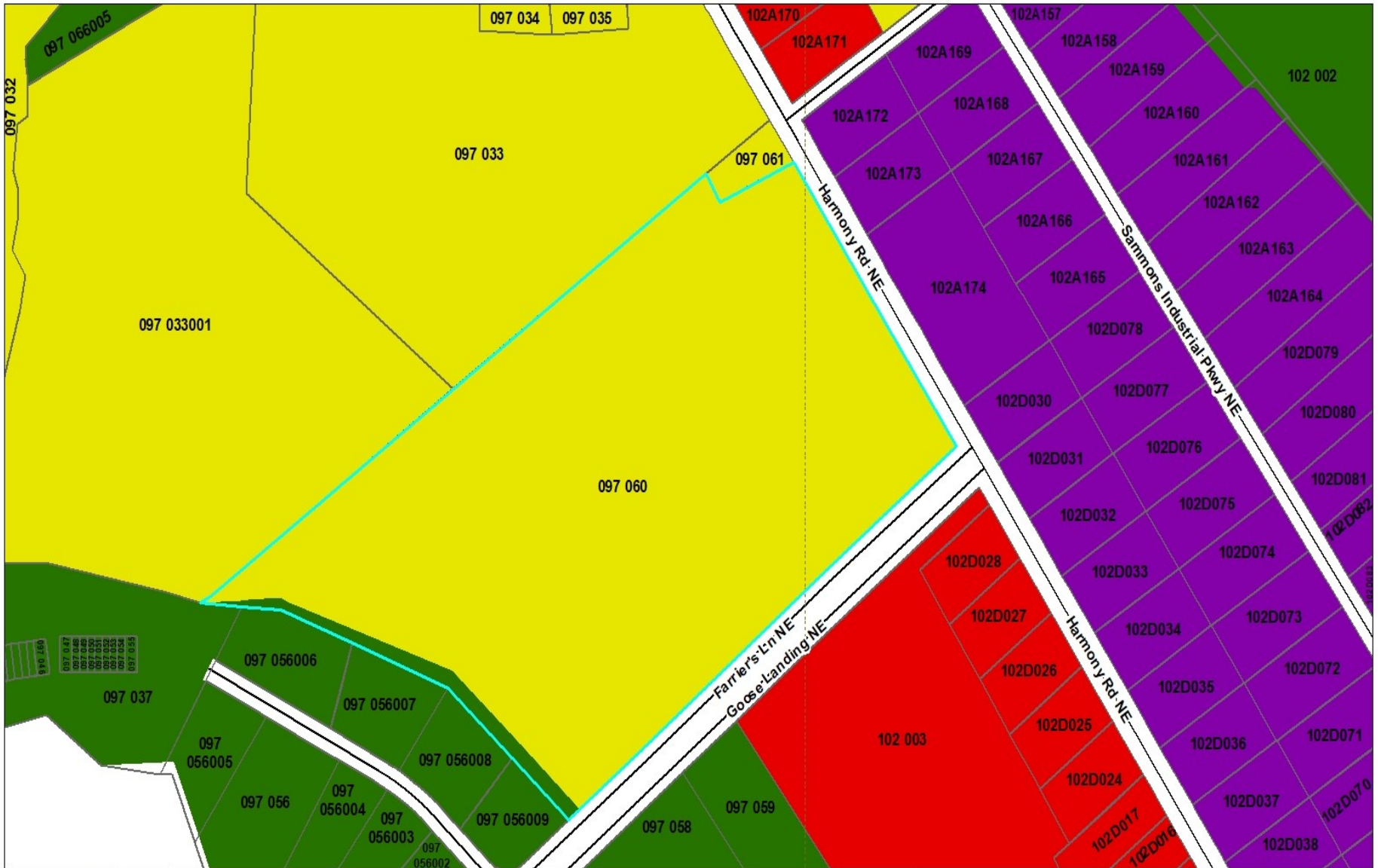
6. Request by **Rick McAllister, agent for Jacqueline Trinkle** to rezone 33.31 acres at 842 Harmony Road from AG to C-2. [**Map 097, Part of Parcel 060, District 3**]. \* The applicant is requesting to rezone 33.31 acres to develop a new mini-warehouse and outdoor parking storage, along with several commercial retail shops. The proposed development will focus heavily on mini-warehouses and storage. A proposed 5-acre tract will be left AG zoning as a buffer between the proposed site and existing R-1R Single Family Lots.

As stated in the traffic study, Harmony Road is a two-lane road with multiple driveways between the project and Hwy 44. A 24-hour bi-directional traffic volume count collected September 30, 2021, indicated that most of the left-turn traffic into the development would be from the westbound traffic, off Harmony Road. The supplied two-way traffic counts east of the site near Hwy 44 intersection is 3,278 average daily traffic. Based on this information Harmony Road with its multiple access points, may currently be operating near its capacity at peak hours. The total projected traffic for the Harmony 40, LLC development is 1,319 average trips per day, with 33 entering 24 exiting during AM peak hour and 47 enter, with 45 exiting during the PM hours. The study found that adding 47 left turns during peak hours without a left-turn lane would significantly impact the traffic on Harmony Road.

The study shows that Harmony 40, LLC, project would be considered primarily as a destination use and likely will have no passer by consideration. However, the commercial tracts on the front would not be a primary destination and would have a higher percentage of passer by traffic utilization, and the estimated passer by traffic will be at 5% of the total traffic impact on the outside of the roadway. Therefore, the study recommends that the development incorporates a deceleration lane and left turn lanes into the development at all entrances to minimize the impact on the operation of Harmony Road.

As stated in Sec. 66-106(a) of the Putnam County Code of Ordinances, the C-2 zoning allows mini-warehouses, outdoor parking storage, and general commercial parcels. The surrounding parcels include undeveloped AG, R-1R Single Family Lots, C-1, and C-2 Commercial use. However, the proposed development is consistent with the existing commercial 1 & 2 developments located on Harmony Road. The comprehensive plan matches the proposed use for future commercial development. This property is directly adjacent to a dwelling unit and if approved, the staff recommends that a 50-foot undisturbed vegetated buffer be established along the property line adjacent to map 097

parcel 061. The developer should also install a deceleration lane and left-turn lane at all entrances of the development as recommended in their traffic study. By implementing the recommended conditions, the proposed project should have minimal impact on the adjacent properties, roads, and nearby intersections.



751561601  
TAX MAP GRID

14	17	20	23	26	29	32	35	38	41	44	47	50	53	56	59	62	65	68	71	74	77	80	83	86	89	92	95	98	101	104	107	110	113	116	119	122	125	128	131	134	137	140	143	146	149	152	155	158	161	164	167	170	173	176	179	182	185	188	191	194	197	200	203	206	209	212	215	218	221	224	227	230	233	236	239	242	245	248	251	254	257	260	263	266	269	272	275	278	281	284	287	290	293	296	299	302	305	308	311	314	317	320	323	326	329	332	335	338	341	344	347	350	353	356	359	362	365	368	371	374	377	380	383	386	389	392	395	398	401	404	407	410	413	416	419	422	425	428	431	434	437	440	443	446	449	452	455	458	461	464	467	470	473	476	479	482	485	488	491	494	497	500	503	506	509	512	515	518	521	524	527	530	533	536	539	542	545	548	551	554	557	560	563	566	569	572	575	578	581	584	587	590	593	596	599	602	605	608	611	614	617	620	623	626	629	632	635	638	641	644	647	650	653	656	659	662	665	668	671	674	677	680	683	686	689	692	695	698	701	704	707	710	713	716	719	722	725	728	731	734	737	740	743	746	749	752	755	758	761	764	767	770	773	776	779	782	785	788	791	794	797	800	803	806	809	812	815	818	821	824	827	830	833	836	839	842	845	848	851	854	857	860	863	866	869	872	875	878	881	884	887	890	893	896	899	902	905	908	911	914	917	920	923	926	929	932	935	938	941	944	947	950	953	956	959	962	965	968	971	974	977	980	983	986	989	992	995	998	1001
----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	------

### GEOGRAPHIC FEATURE LEGEND

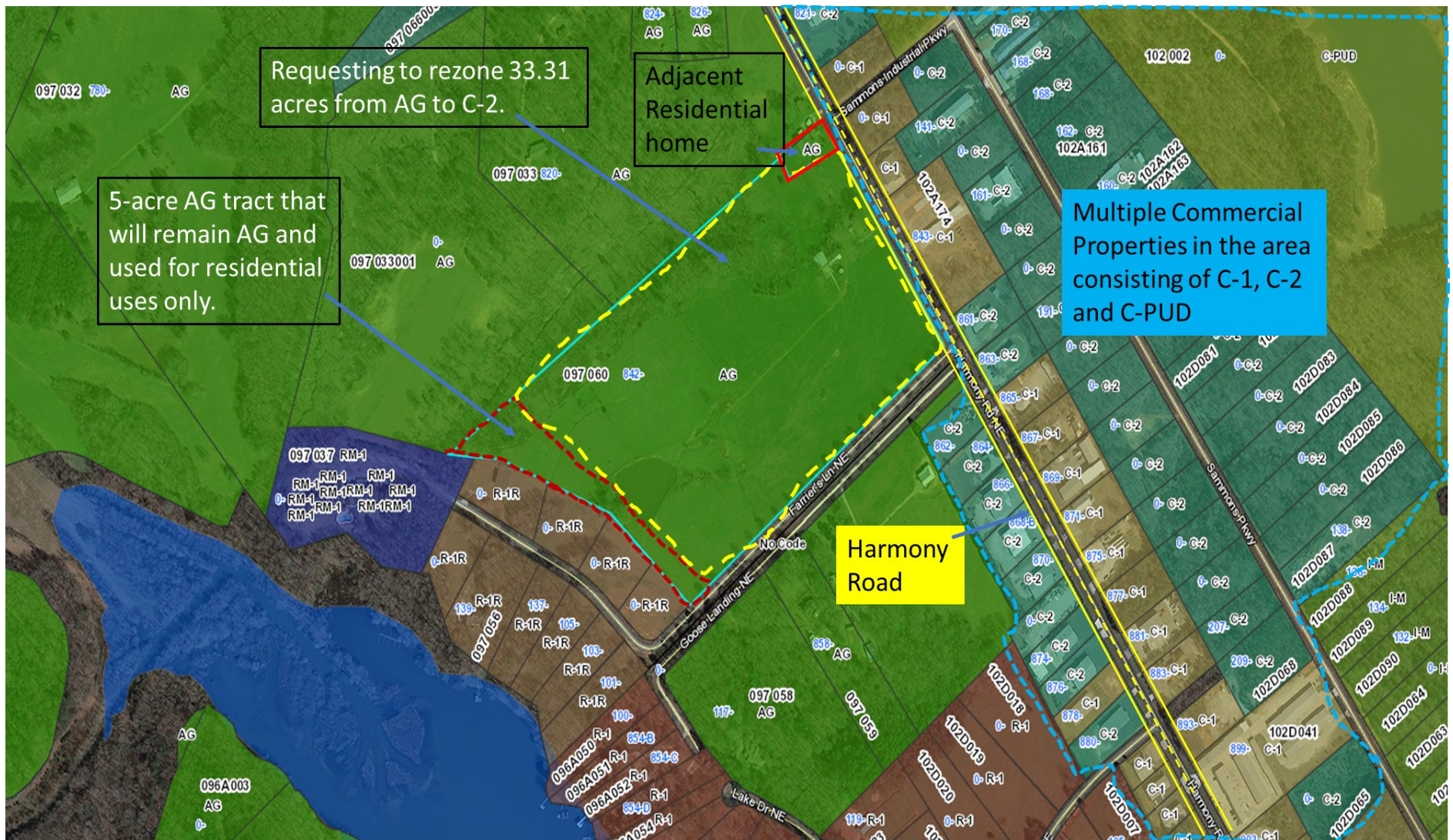
Eatonton Limits	Agriculture/Forestry	Park/Recreation/Conservation	Residential
County Boundary	Commercial	Public/Institutional	Transportation/Communication/Utilities
Roads	Industrial	Undeveloped/Vacant	
Parcels			
Parcel_Hooks			
	Mixed Use		

**MGRC**  
Middle Georgia Regional Commission  
175 Emery Hwy  
Suite C  
Macon, Georgia 31217  
(478) 751-8160  
Web: [www.middlegeorgia.org](http://www.middlegeorgia.org)

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

# MAP 097

MGP SCALE: 1" = 250'    SCALE RATIO: 1:3,000    DATE: OCTOBER 2021



Staff recommendations is for approval to rezone 33.31 acres at 842 Harmony Road from AG to C-2 [Map 097, Part of Parcel 060, District 3] with the following conditions:

1. The developer shall construct a deceleration lane and turn lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the two entrances on Harmony Road. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county. It shall be completed by the developer prior to the completion of phase one.
2. A 50-foot undisturbed vegetated buffer along the property lines that abut Map 097, Parcel 061.
3. A 20-foot undisturbed vegetated buffer along the property lines that abut Map 097, Parcel 033 and Map 097, Parcel 033001.
4. The designated 5-acre tract will be left AG zoning as a buffer between the proposed site and existing R-1R Single Family Lots.

**5. This conditional use approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.**

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 October 19, 2021, 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 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

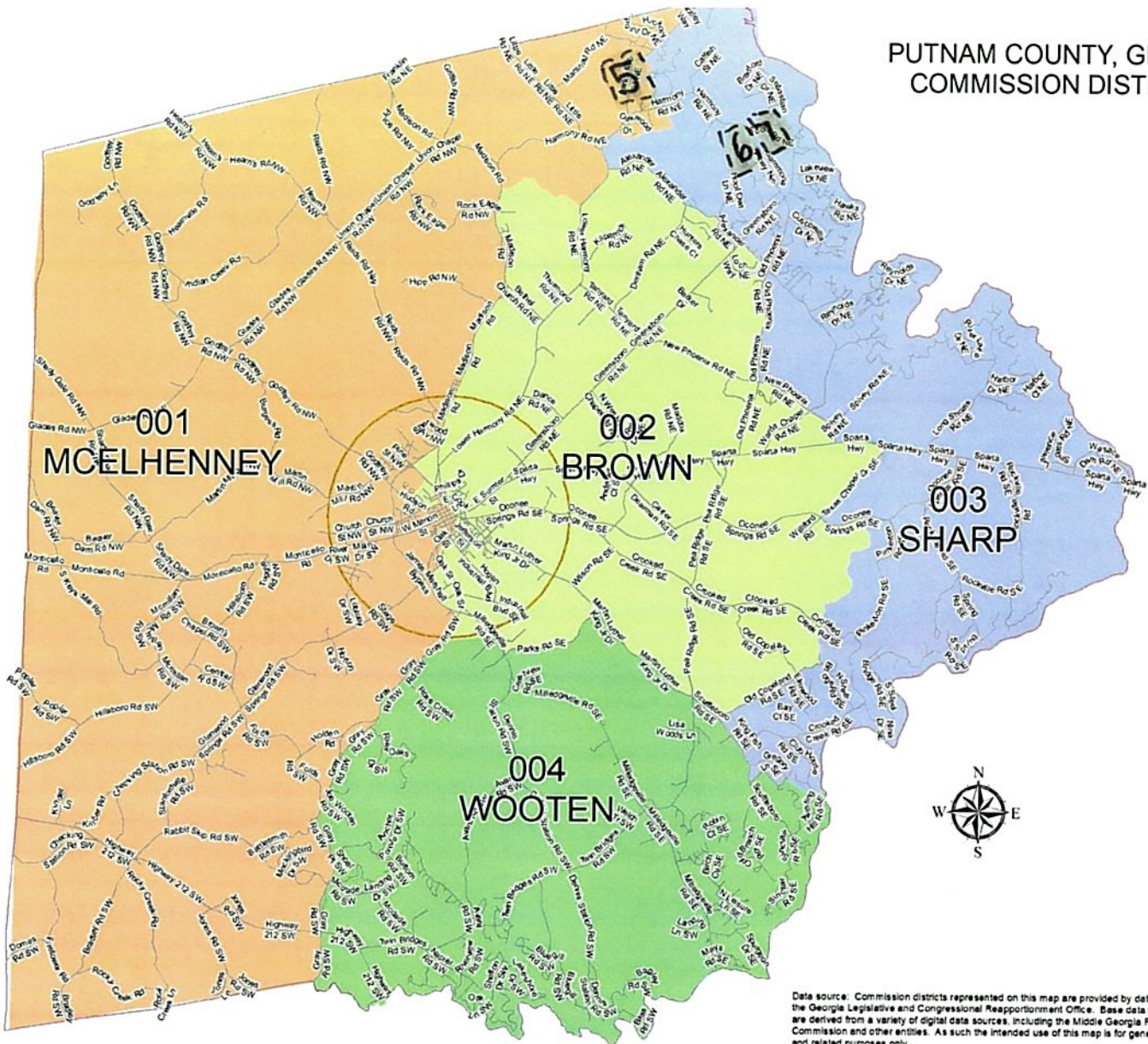
Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.



**File Attachments for Item:**

7. Request by Rick McAllister, agent for BTC Commercial, LLC to rezone 9.91 acres on Scott Road from C-PUD to C-2. [Map 102, Parcel 002001, 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" = 5,697.28' SCALE RATIO: 1:68,367.34 DATE: JANUARY 2021

5. Request by **Kent Campbell** for a rear yard setback variance at 287 Parks Mill Road. Presently zoned C-1 [Map 070A, Parcel 065, District 1].
6. Request by **Rick McAllister**, agent for **Jacqueline Trinkle** to rezone 33.31 acres at 842 Harmony Road from AG to C-2. [Map 097, Part of Parcel 060, District 3].\*
7. Request by **Rick McAllister**, agent for **BTC Commercial, LLC** to rezone 9.32 acres on Scott Road from C-PUD to C-2. [Map 102, Part of Parcel 002001, 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

REZONING

PERMIT# PLAN2021-02105

APPLICATION NO. \_\_\_\_\_ DATE: 9-30-21

MAP 102 PARCEL 002-001 ZONING DISTRICT CPUD

1. Owner Name: BTC COMMERCIAL, LLC

2. Applicant Name (If different from above): Rick McAllister

3. Mailing Address: 1341 Beverly Drive Athens GA 30606

4. Email Address: rmcallister.msc@gmail.com

5. Phone: (home) \_\_\_\_\_ (office) \_\_\_\_\_ (cell) 706-206-5030

6. The location of the subject property, including street number, if any: Scott Road

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

8. The proposed zoning district desired: C-2

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

10. Present use of property: CPUD- Undeveloped *JK* Desired use of property: C-2 Expansion of current business

11. Existing zoning district classification of the property and adjacent properties:  
Existing: CPUD  
North: C-1 South: C-1 East: CPUD West: C-2

12. 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.

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

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

15. A detailed description of existing land uses: CPUD- Undeveloped

16. Source of domestic water supply: well \_\_\_\_\_, community water \_\_\_\_\_, or private provider \_\_\_\_\_.  
If source is not an existing system, please provide a letter from provider. See Scott Road Application



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

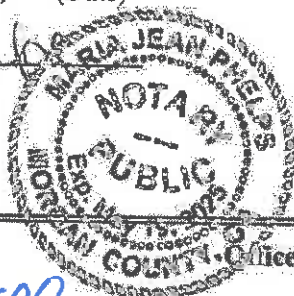
- 17. Provision for sanitary sewage disposal: septic system \_\_\_\_\_, or sewer \_\_\_\_\_. If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.
- 18. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. 36-67A).
- 19. 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.)
- 20. Proof that property taxes for the parcel(s) in question have been paid.
- 21. 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
- 22. 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.

[Signature] 09/29/2021  
Signature (Property Owner) (Date)

[Signature] 9-30-21  
Signature (Applicant) (Date)

[Signature]  
Notary Public



\_\_\_\_\_  
Notary Public

Office Use

Paid: \$ 275.00 (cash) \_\_\_\_\_ (check) \_\_\_\_\_ (credit card)

Receipt No. \_\_\_\_\_ Date Paid: \_\_\_\_\_

Date Application Received: 9/30/21

Reviewed for completeness by: \_\_\_\_\_

Date of BOC hearing: \_\_\_\_\_ Date submitted to newspaper: \_\_\_\_\_

Date sign posted on property: \_\_\_\_\_ Picture attached: yes \_\_\_\_\_ no \_\_\_\_\_

RECEIVED SEP 30

[Signature]

**LETTER OF INTENT – BTC COMMERCIAL , LLC**  
**C2 ZONING REQUEST**

The site is located along Scott Road with an interior connection to existing C-2 Zoned Parcel with an area of approximately 9.911 acres. The site is currently zoned CPUD, and surrounding land uses include CPUD, C-2 and C-1.

The intended land use for this property is to expand existing outdoor material retail business. Proposed use of site will include showroom / office building and area for landscape material sales and storage.

The proposed re-zone area is approximately 9.32 acres with a portion of the site to remain CPUD. Proposed access to site will be limited to existing entrances along Harmony Road via proposed interior connection to adjacent parcel. Proposed use of re-zone parcel will be similar with existing adjacent C-2 Parcel use. Attached conceptual plan illustrates the proposed amount of each use including conceptual layout of interior roads.

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

After recording return to:  
Blasingame, Burch, Garrard & Ashley, P.C.  
1021 Parkside Commons, Suite 104  
Greensboro, Georgia 30642  
C/M 25057-0002 rws

eFiled & eRecorded  
DATE: 4/2/2021  
TIME: 10:56 AM  
DEED BOOK: 01032  
PAGE: 00449 - 00451  
RECORDING FEES: \$25.00  
TRANSFER TAX: \$0.00  
PARTICIPANT ID: 1281406978  
CLERK: Trevor J. Addison  
Putnam County, GA  
PT61: 117-2021-000605

**Cross Reference:**  
Deed Book 1031, Pages 701-703  
Putnam County, Georgia

**CORRECTIVE  
LIMITED WARRANTY DEED**

**\*\*The purpose of this corrective deed is to reflect the correct square footage of the building area on the property.\*\***

**STATE OF GEORGIA  
GREENE COUNTY**

**THIS INDENTURE**, made this 26th day of March 2021, between **SHAIFER OCONEE, LLC**, as party of the first part (hereinafter called "Grantor") and **B. C. INVESTMENT GROUP, N.A., LLC**, a Georgia limited liability company, as party of the second part (hereinafter called "Grantee").

**WITNESSETH:**

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

All that tract or parcel of land lying and being in Land Lots, 350, 351, 352, 368, 368 & 370 of the 3rd Land District, located in the 389th G.M.D. of Putnam County, Georgia, being known as the Carroll Tract, containing 9.910 acres, more or less, according to that plat of survey for Shaifer Oconee LLC, dated 2/22/2021, prepared by Georgia Land Surveying Co., certified by Josh H. Lewis, IV, R.L.S. No. 3028, recorded in Plat Book 37, Page 103, in the Office of the Clerk of Superior Court of Putnam County, Georgia, which said plat and the record thereof are incorporated herein for a more complete description.

Prior Deed Reference: Deed Book 738, Pages 739-740, said Clerk's Office.

This conveyance is subject to the following requirements and restrictions:

1. There shall be a 200 foot setback line from the right-of-way of Scott Road existing as of the date hereof;
2. No development of any kind shall take place on the subject property unless and until

either: a) there shall be constructed a permanent earthen berm at a minimum height of 6 feet along the easterly border and southerly border of the property, contiguous with Grantor; or b) There shall be established a permanent natural or planted buffer zone of a minimum of 50 feet along the easterly border and southerly border of the property, contiguous with Grantor;

3. Any and all fencing on the property shall be black;
4. The maximum enclosed building area on the property shall not exceed 20,000 square feet.

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

**AND** the said Grantor, for him, his successors and assigns, will warrant and forever defend the right and title to the above described property unto the said Grantee, its successors and assigns, against the claims of all persons claiming by, through or under the undersigned.

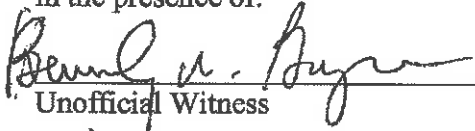
[SIGNATURES NEXT PAGE]

RECEIVED SEP 30 2021

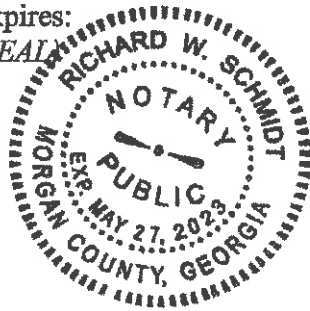
#103628v1 25057-0002

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

Signed, sealed and delivered  
in the presence of:

  
\_\_\_\_\_  
Unofficial Witness

Notary Public  
My Commission Expires:  
(AFFIX NOTARY SEAL)



GRANTOR

**SHAIFER OCONEE, LLC**  
a Georgia limited liability company  
by its manager  
Shaifer Capital, LLC

By:  \_\_\_\_\_ (SEAL)  
Jerry Shaifer, Manager

RECEIVED SEP 30 2021 



**Exhibit "A"**

All that tract or parcel of land lying and being in Land Lots, 350, 351, 352, 368, 368 & 370 of the 3rd Land District, located in the 389th G.M.D. of Putnam County, Georgia, being known as the Carroll Tract, containing 9.910 acres, more or less, according to that plat of survey for Shaifer Oconee LLC, dated 2/22/2021, prepared by Georgia Land Surveying Co., certified by Josh H. Lewis, IV, GA. R.L.S. No. 3028, recorded in Plat Book 37, Page 103, in the Office of the Clerk of Superior Court of Putnam County, Georgia, which said plat and the record thereof are incorporated herein for a more complete description.

Prior Deed Reference: Deed Book 738, Pages 739-740, said Clerk's Office.

This conveyance is subject to the following requirements and restrictions:

1. There shall be a 200 foot setback line from the right-of-way of Scott Road existing as of the date hereof;
2. No development of any kind shall take place on the subject property unless and until either; a) there shall be constructed a permanent earthen berm at a minimum height of 6 feet along the easterly border and southerly border of the property, contiguous with Grantor; or b) There shall be established a permanent natural or planted buffer zone of a minimum of 50 feet along the easterly border and southerly border of the property, contiguous with Grantor;
3. Any and all fencing on the property shall be black;
4. The maximum enclosed building area on the property shall not exceed 20,000 square feet.

This is the same property conveyed from Shaifer Oconee, LLC to B.C. Investment Group, N.A., LLC by Limited Warranty Deed recorded at Deed Book 1031, Pages 701 – 703 and corrected by Corrective Limited Warranty Deed recorded at Deed Book \_\_\_\_, Page, \_\_\_\_ Office of the Clerk of Superior Court Putnam County, Georgia

RECEIVED SEP 30 2021



# 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 - Re-Zone of property

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Re-Zone OF PROPERTY DESCRIBED AS MAP 102 PARCEL 002-001, CONSISTING OF 9.9 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Scott 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-Zone of property 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 28<sup>th</sup> DAY OF Sept, 2021.

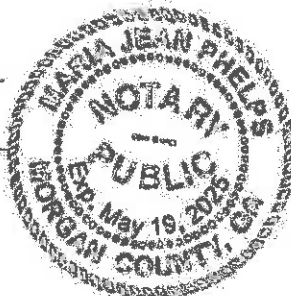
PROPERTY OWNER(S): BTC Commercial LLC, by Bryan Carter  
NAME (PRINTED)

X [Signature]  
SIGNATURE

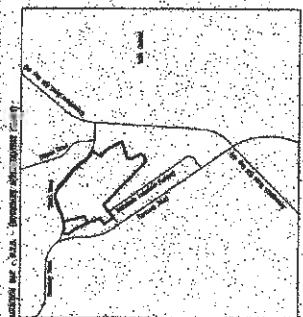
ADDRESS: 7917 Harmony RD Eatonton, GA 31024  
PHONE: 706-485-6358

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 28<sup>th</sup> DAY OF Sept, 2021

[Signature]  
NOTARY  
MY COMMISSION EXPIRES: May 19, 2025



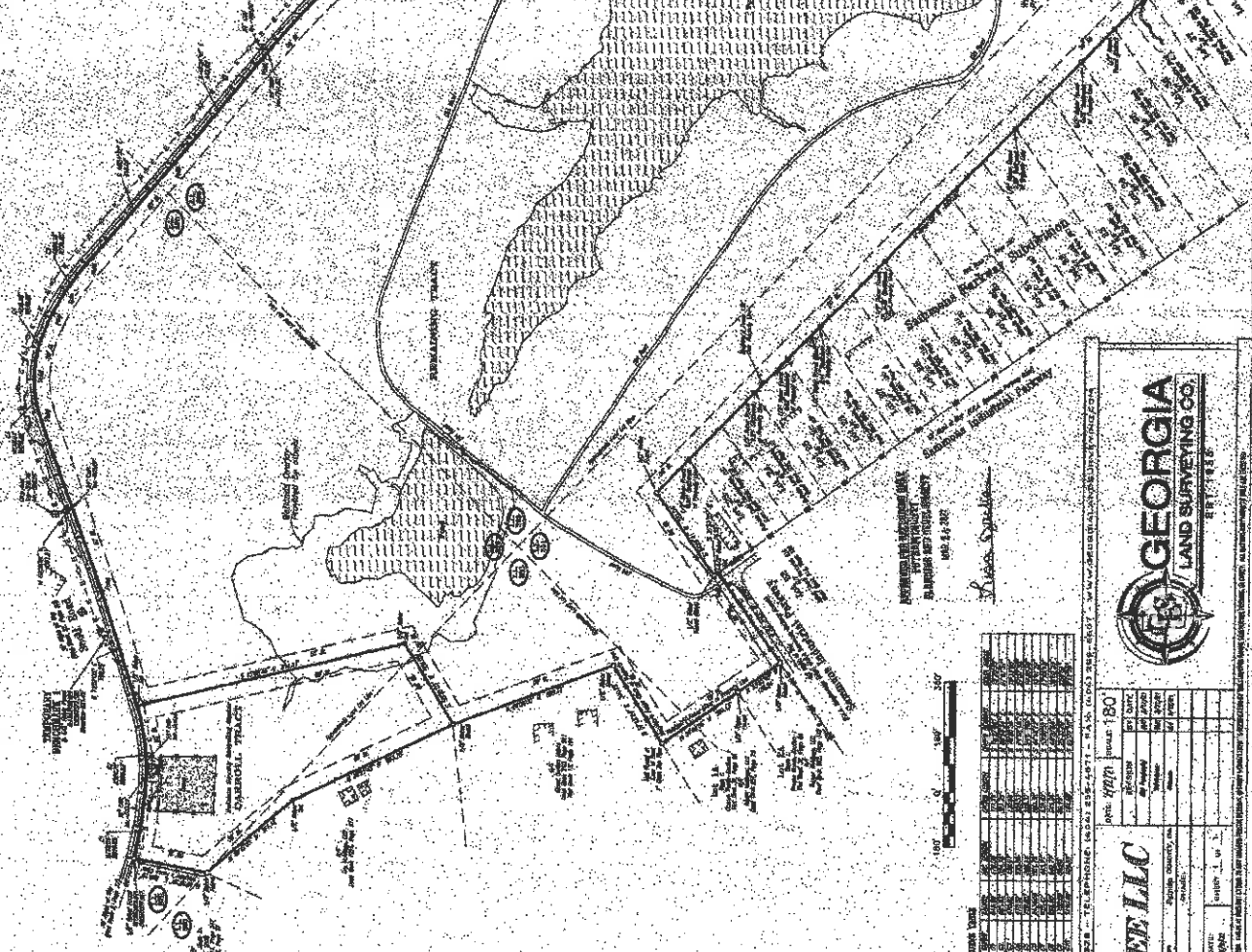
**LEGEND**  
 HATCH LEGEND  
 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.



**TOTAL AREA**  
 7,658,840 SQ. FT.  
 171,227 ACRES

**CARROLL TRACT AREA**  
 2,100,000 SQ. FT.  
 47,727 ACRES

**REMAINING TRACT AREA**  
 5,558,840 SQ. FT.  
 123,500 ACRES



FILED & RECORDED  
 DATE: 09/03/2021  
 PLAT BOOK: 00037  
 PAGE: 00103  
 PARTICIPATING FEES: \$10.00  
 CLERK: Trevor J. Anderson  
 Tallapoosa County, GA

**NOTICE TO CONTRACTORS**  
 The undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat as the same appears in the office of the Clerk of the Board of Commissioners of Tallapoosa County, Georgia, and that the same is a true and correct copy of the original plat as the same appears in the office of the Clerk of the Board of Commissioners of Tallapoosa County, Georgia, and that the same is a true and correct copy of the original plat as the same appears in the office of the Clerk of the Board of Commissioners of Tallapoosa County, Georgia.

**NOTICE TO CONTRACTORS**  
 The undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat as the same appears in the office of the Clerk of the Board of Commissioners of Tallapoosa County, Georgia, and that the same is a true and correct copy of the original plat as the same appears in the office of the Clerk of the Board of Commissioners of Tallapoosa County, Georgia, and that the same is a true and correct copy of the original plat as the same appears in the office of the Clerk of the Board of Commissioners of Tallapoosa County, Georgia.



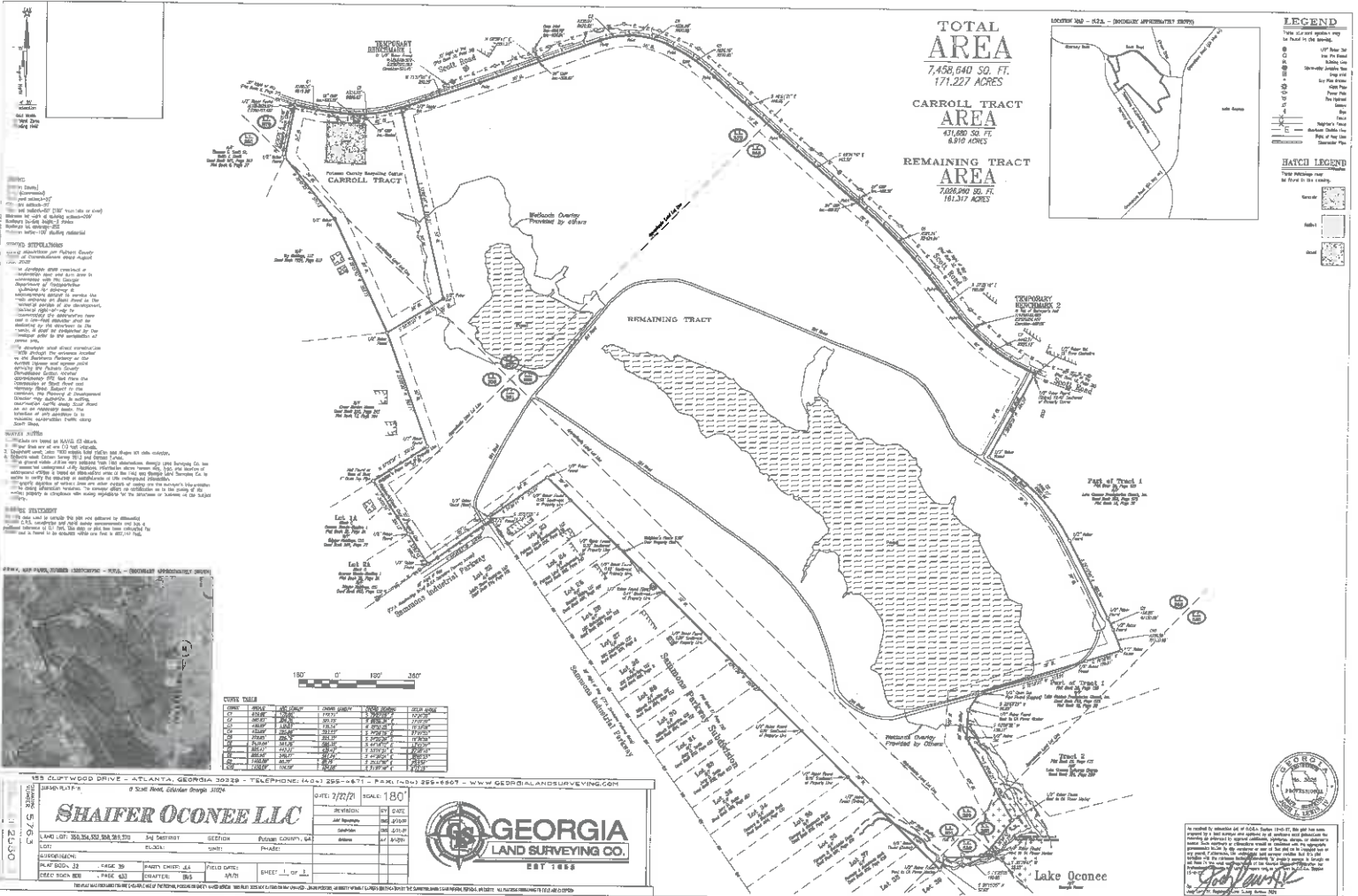
**SHAPER O'CONNELL, LLC**  
 LAND SURVEYING CO.  
 1800 W. 10th Street  
 Tallapoosa, Georgia 30280  
 Phone: 770-780-1100  
 Fax: 770-780-1101  
 www.shaperoc.com

| NO. | DESCRIPTION | ACRES | REMARKS |
|-----|-------------|-------|---------|
| 1   | ...         | ...   | ...     |
| 2   | ...         | ...   | ...     |
| 3   | ...         | ...   | ...     |
| 4   | ...         | ...   | ...     |
| 5   | ...         | ...   | ...     |
| 6   | ...         | ...   | ...     |
| 7   | ...         | ...   | ...     |
| 8   | ...         | ...   | ...     |
| 9   | ...         | ...   | ...     |
| 10  | ...         | ...   | ...     |
| 11  | ...         | ...   | ...     |
| 12  | ...         | ...   | ...     |
| 13  | ...         | ...   | ...     |
| 14  | ...         | ...   | ...     |
| 15  | ...         | ...   | ...     |
| 16  | ...         | ...   | ...     |
| 17  | ...         | ...   | ...     |
| 18  | ...         | ...   | ...     |
| 19  | ...         | ...   | ...     |
| 20  | ...         | ...   | ...     |
| 21  | ...         | ...   | ...     |
| 22  | ...         | ...   | ...     |
| 23  | ...         | ...   | ...     |
| 24  | ...         | ...   | ...     |
| 25  | ...         | ...   | ...     |
| 26  | ...         | ...   | ...     |
| 27  | ...         | ...   | ...     |
| 28  | ...         | ...   | ...     |
| 29  | ...         | ...   | ...     |
| 30  | ...         | ...   | ...     |
| 31  | ...         | ...   | ...     |
| 32  | ...         | ...   | ...     |
| 33  | ...         | ...   | ...     |
| 34  | ...         | ...   | ...     |
| 35  | ...         | ...   | ...     |
| 36  | ...         | ...   | ...     |
| 37  | ...         | ...   | ...     |
| 38  | ...         | ...   | ...     |
| 39  | ...         | ...   | ...     |
| 40  | ...         | ...   | ...     |
| 41  | ...         | ...   | ...     |
| 42  | ...         | ...   | ...     |
| 43  | ...         | ...   | ...     |
| 44  | ...         | ...   | ...     |
| 45  | ...         | ...   | ...     |
| 46  | ...         | ...   | ...     |
| 47  | ...         | ...   | ...     |
| 48  | ...         | ...   | ...     |
| 49  | ...         | ...   | ...     |
| 50  | ...         | ...   | ...     |
| 51  | ...         | ...   | ...     |
| 52  | ...         | ...   | ...     |
| 53  | ...         | ...   | ...     |
| 54  | ...         | ...   | ...     |
| 55  | ...         | ...   | ...     |
| 56  | ...         | ...   | ...     |
| 57  | ...         | ...   | ...     |
| 58  | ...         | ...   | ...     |
| 59  | ...         | ...   | ...     |
| 60  | ...         | ...   | ...     |
| 61  | ...         | ...   | ...     |
| 62  | ...         | ...   | ...     |
| 63  | ...         | ...   | ...     |
| 64  | ...         | ...   | ...     |
| 65  | ...         | ...   | ...     |
| 66  | ...         | ...   | ...     |
| 67  | ...         | ...   | ...     |
| 68  | ...         | ...   | ...     |
| 69  | ...         | ...   | ...     |
| 70  | ...         | ...   | ...     |
| 71  | ...         | ...   | ...     |
| 72  | ...         | ...   | ...     |
| 73  | ...         | ...   | ...     |
| 74  | ...         | ...   | ...     |
| 75  | ...         | ...   | ...     |
| 76  | ...         | ...   | ...     |
| 77  | ...         | ...   | ...     |
| 78  | ...         | ...   | ...     |
| 79  | ...         | ...   | ...     |
| 80  | ...         | ...   | ...     |
| 81  | ...         | ...   | ...     |
| 82  | ...         | ...   | ...     |
| 83  | ...         | ...   | ...     |
| 84  | ...         | ...   | ...     |
| 85  | ...         | ...   | ...     |
| 86  | ...         | ...   | ...     |
| 87  | ...         | ...   | ...     |
| 88  | ...         | ...   | ...     |
| 89  | ...         | ...   | ...     |
| 90  | ...         | ...   | ...     |
| 91  | ...         | ...   | ...     |
| 92  | ...         | ...   | ...     |
| 93  | ...         | ...   | ...     |
| 94  | ...         | ...   | ...     |
| 95  | ...         | ...   | ...     |
| 96  | ...         | ...   | ...     |
| 97  | ...         | ...   | ...     |
| 98  | ...         | ...   | ...     |
| 99  | ...         | ...   | ...     |
| 100 | ...         | ...   | ...     |

**SHAPER O'CONNELL, LLC**  
 LAND SURVEYING CO.  
 1800 W. 10th Street  
 Tallapoosa, Georgia 30280  
 Phone: 770-780-1100  
 Fax: 770-780-1101  
 www.shaperoc.com

**SHAPER O'CONNELL, LLC**  
 LAND SURVEYING CO.  
 1800 W. 10th Street  
 Tallapoosa, Georgia 30280  
 Phone: 770-780-1100  
 Fax: 770-780-1101  
 www.shaperoc.com

RECEIVED SEP 30 2021



RECEIVED SEP 30 2021



# 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: Rick McAllister

2. Address: 1341 Beverly Drive Athens GA 30606

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: 9 / 30 / 21

RECEIVED SEP 30 2021



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

## Agenda

Thursday, August 06, 2020 ♦ 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 - July 2, 2020

### Requests

5. Request by **Garry & Nina Lassiter** for a side yard setback variance at 153 Hoot Owl Lane. Presently zoned R-1R. [Map 096A, Parcel 008, District 3].
6. Request by **Tim Carrington** for a side yard setback variance at 174 West River Bend Drive. Presently zoned R-1R. [Map 119A, Parcel 114, District 3].
7. Request by **Danny Copelan** to rezone 5.00 acres at 931 Pea Ridge Road from AG-2 to C-1. [Map 092, Parcel 017001001, District 2]. \*
8. Request by **Mark Smith** for a rear yard setback variance at 147 Collis Marina Road. Presently zoned RM-2. [Map 104B, Parcel 012, District 3].
9. Request by **Mark Smith** to rezone 0.46 acres at 147 Collis Marina Road from RM-2 to RM-2. [Map 104B, Parcel 012, District 3]. \*
10. Request by **Rick McAllister, agent for Farmers and Merchants Bank** for a front, rear, and side yard setback variance on Scott Road. Presently zoned R-1. [Map102, Parcel 002, District 3].
11. Request by **Rick McAllister, agent for Farmers and Merchants Bank** to rezone 171.23 acres on Scott Road from R-1 to C-3. [Map 102, Parcel 002, District 3]. \*
12. Request by **Putnam County Board of Commissioners** to rezone .60 acres at 149 Collis Marina Road from RM-2 to R-1. [Map 104B, Parcel 013, District 3].\*
13. Request by **Putnam County Board of Commissioners** to rezone .54 acres at 151 Collis Marina Road from RM-2 to R-1. [Map 104B, Parcel 014, 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 August 18, 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.

INTERNET TAX RECEIPT

2020 007168

HARMONY RD

FARMERS & MERCHANTS BANK

102 002

| DESCRIPTION       | TAX AMOUNT | EXEMPTION | ADDITIONAL |
|-------------------|------------|-----------|------------|
| FAIR MARKET VALUE | \$643,162  |           |            |
| COUNTY            | \$2,078.19 | \$0.00    | 8.078      |
| SCHOOL            | \$4,067.58 | \$0.00    | 15.772     |
| SPEC SERV         | \$87.25    | \$0.00    | 0.378      |

|                  |
|------------------|
| ORIGINAL TAX DUE |
| \$6,233.02       |
| INTEREST         |
|                  |
| COLLECTION COST  |
|                  |
| PFA CHARGE       |
|                  |
| PENALTY          |
|                  |
| TOTAL PAID       |
| \$6,233.02       |
| TOTAL DUE        |
| \$0.00           |

TO FARMERS & MERCHANTS BANK  
 5256 PEACHTREE RD  
 STE 120  
 CHAMBLEE, GA 30341

FROM Putnam County Tax Commissioner  
 100 South Jefferson Ave Suite 207  
 Eatonton, GA 31024-1081  
 (706) 693-8441



Date Paid: 11/6/2020



Scan this code with  
 your mobile phone  
 to view this bill

INTERNET TAX RECEIPT

RECEIVED SEP 30 2021

# IMPACT ANALYSIS

## Parcel 102-002-001 PROPOSED C-2 DEVELOPMENT REZONING REQUEST .



MCALLISTER SITE CONSULTING, LLC  
RICK MCALLISTER  
1341 BEVERLY DRIVE  
ATHENS, GEORGIA 30606  
706-206-5030



**TABLE OF CONTENTS**

Letter of Intent..... Page 3

Impact Study Information ..... Page 4

Traffic Study ..... Attachment

Plat of Property ..... Attachment

Existing Conditions ..... Attachment

Existing Zoning .....See Conceptual Site Plan

Conceptual Site Plan ..... Attachment

**LETTER OF INTENT – BTC COMMERCIAL , LLC**  
**C2 ZONING REQUEST**

The site is located along Scott Road with an interior connection to existing C-2 Zoned Parcel with an area of approximately 9.911 acres. The site is currently zoned CPUD, and surrounding land uses include CPUD, C-2 and C-1.

The intended land use for this property is to expand existing outdoor material retail business. Proposed use of site will include showroom / office building and area for landscape material sales and storage.

The proposed re-zone area is approximately 9.32 acres with a portion of the site to remain CPUD. Proposed access to site will be limited to existing entrances along Harmony Road via proposed interior connection to adjacent parcel. Proposed use of re-zone parcel will be similar with existing adjacent C-2 Parcel use. Attached conceptual plan illustrates the proposed amount of each use including conceptual layout of interior roads.

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

## **IMPACT ANALYSIS INFORMATION**

### **ITEM #1**

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

The proposed use is allowed with in C-2 Zoning. Proposed use defined as Retail Sales or Service (Outdoor).

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

As noted above, the parcels are already zoned commercial for commercial use. The applicant would like to extend Retail Sales (Outdoor) within proposed parcel which requires a C-2 Zoning.

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

The proposed use is to expand an existing use as retail sales. All buffer and setbacks will adhere to county standards.

***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 Commercial Use. The proposed development meets the intended land use of Commercial Use.

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

The proposed use is not allowed with in CPUD Zoning as an Outdoor retail sales business.

***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. Given the proposed use, the demand for water and septic are low for this type of project. Final plans will meet emergency vehicle equipment circulation requirements.

***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 commercial.

***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 use responds to the expansion of an existing and thriving retail business. By expanding the business internally and utilizing existing access points along Harmony Road, the expansion minimizes the potential of additional curb cuts on County roads. The proposed use is compatible with other existing development of similar use along Harmony Road therefore reasonable for private use.

**ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)**

N/A Completed for Scott Road Development

**ITEM# 3**

**The conceptual plan is based upon development standards for C-2 Zoning are as follows:**

Up to 20K Sf showroom / Office space and retail sales (outdoor).

**ITEM #4**

**Effect on environment surrounding the area:**

Natural:

Property is currently wooded with topography sloped into 1 drainage corridors. The entire parcel comprises of own watershed directed to existing drainage corridors which eventually flow into proposed storm pond per county standards. A 25' State Waters buffer will be placed on all qualified pond or stream components. Some wetland areas may exist on site and will be delineated by an Environmental Consultant. Wetlands will be mapped, surveyed and protected per environmental guidelines upon development of project areas(s). Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan – Wetlands Map 6 Prepared by Middle Georgia RDC

Erosion:

The property is currently in wooded state. Development plans will adhere to State and Local Regulations of Erosion Control and Storm water standards. Source: On site Observation

Historic:

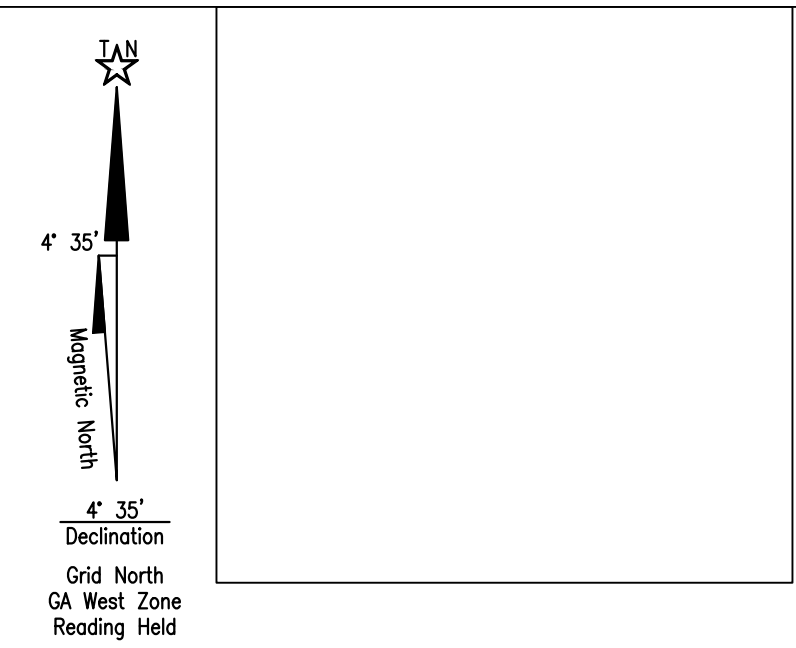
The proposed site has no known or listed Cultural or Historical Resources located on site. Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan Cultural and Historical Resources Map 13 prepared by Middle Georgia RDC

**ITEM #5**

**Impact on fire protection – Expansion of existing Business**

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

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



**ZONING**  
(Putnam County)  
(C-3) (Commercial)  
Front yard setback-50'  
Side yard setback-50'  
Rear yard setback-50' (100' from lake or river)  
Minimum lot width at building setback-200'  
Maximum building height-3 stories  
Maximum lot coverage-35%  
Minimum buffer-100' abutting residential

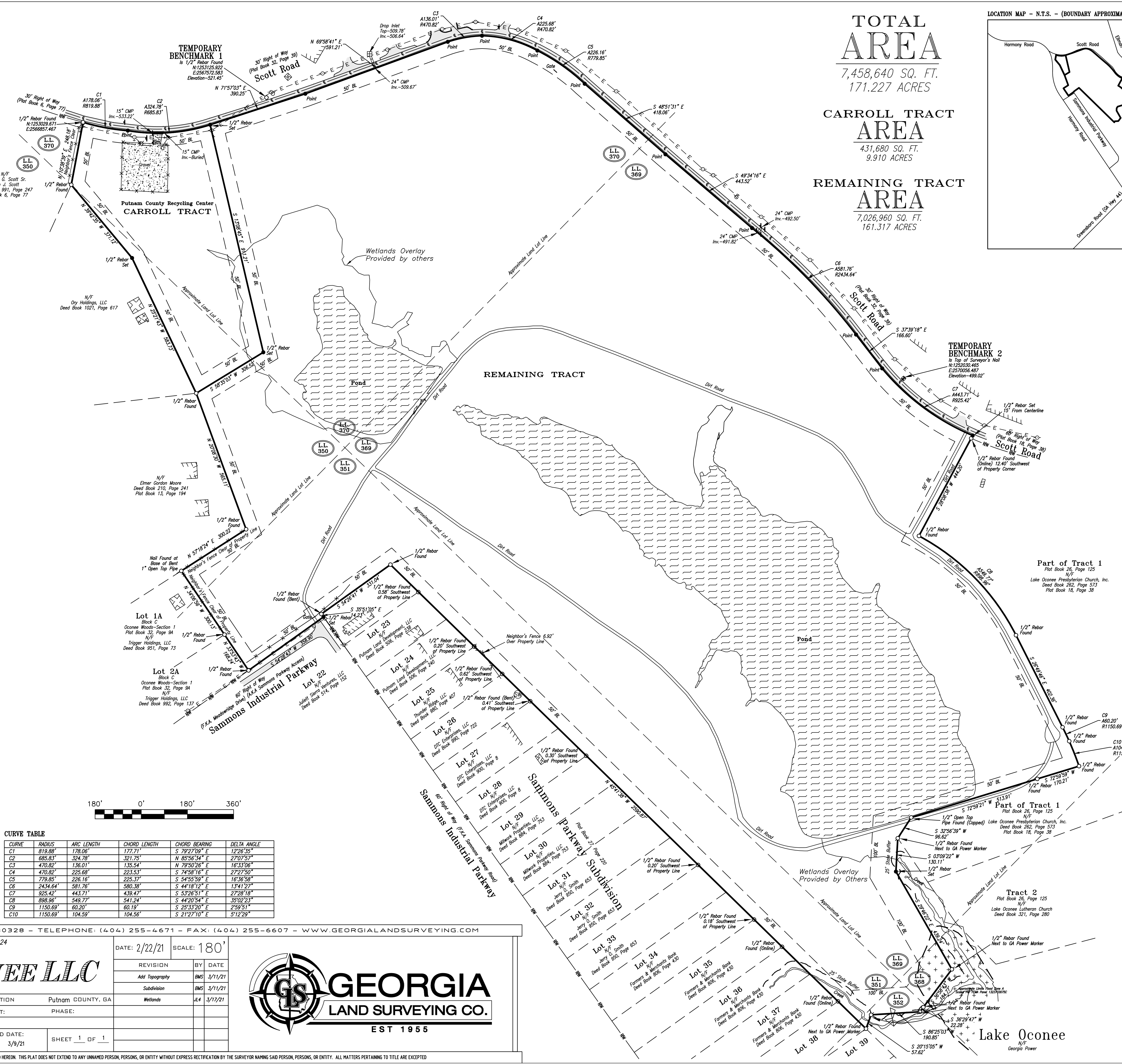
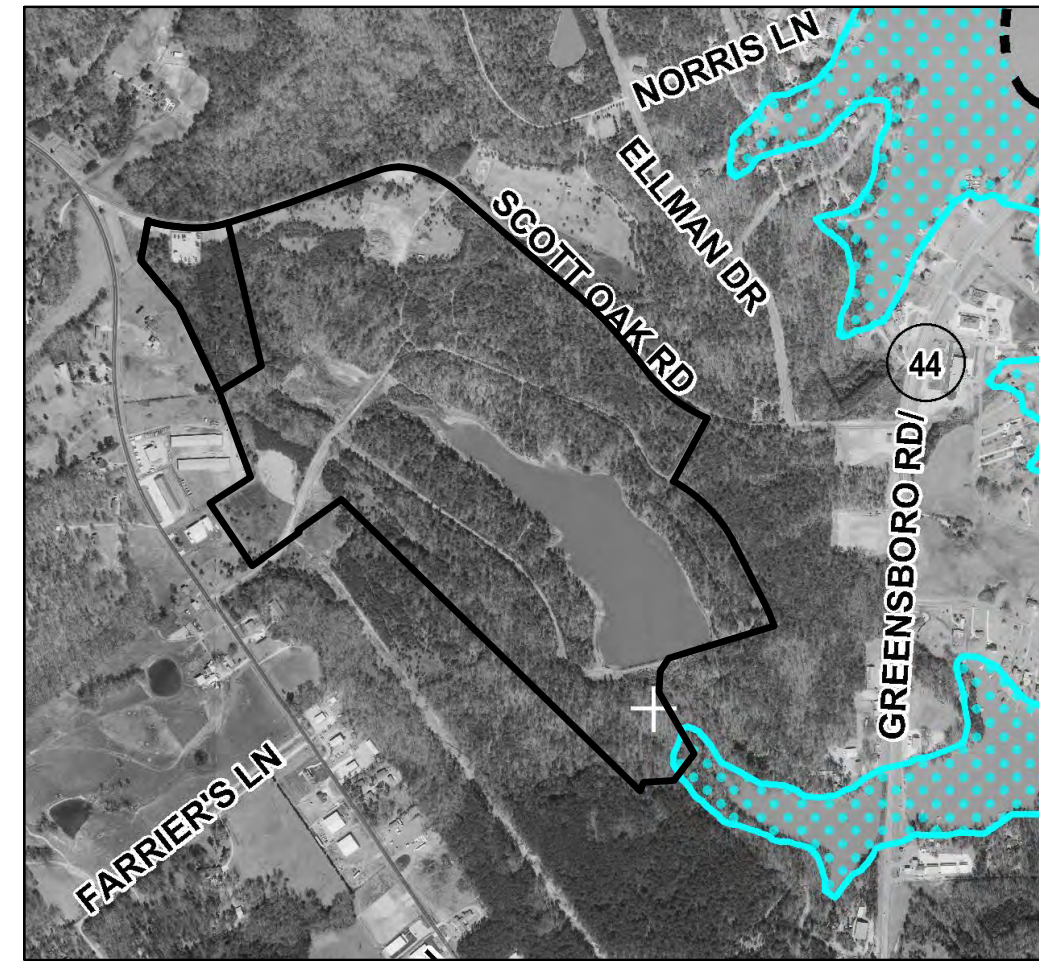
**ZONING STIPULATIONS**  
Zoning stipulations per Putnam County Board of Commissioners dated August 19th, 2020

- The developer shall construct a deceleration lane and turn lane in accordance with the Georgia Department of Transportation regulations for driveway & encroachment control to service the main entrance on Scott Road to the residential portion of the development. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county. It shall be completed by the developer prior to the completion of phase one.
- The developer shall direct construction traffic through the entrance located at the Sammons Parkway or the current ingress and egress point servicing the Putnam County Convenience Center, located approximately 672 feet from the intersection of Scott Road and Harmony Road. Subject to the condition, the Planning & Development Director may authorize, in writing, construction traffic along Scott Road on an as necessary basis. The intention of this condition is to minimize construction traffic along Scott Road.

- SURVEY NOTES**
- Elevations are based on N.A.S.D. 88 datum.
  - Contour lines are at one (1) foot intervals.
  - Equipment used: Leica 1200 robotic total station and Allegro MX data collector.
  - Software used: Carlson Survey 2013 and Carlson Surver.
  - Above ground visible utilities were obtained from field observations. Georgia Land Surveying Co. has not researched underground utility locations. Information shown hereon site, type, and location of underground utilities is based on observations while in the field and Georgia Land Surveying Co. is unable to certify the accuracy or completeness of this underground information.
  - Any graphic depiction of setback lines and other matters of zoning are the surveyor's interpretation of the zoning information furnished. The surveyor offers no certification as to the zoning of the subject property or compliance with zoning regulations for the structures or business on the subject property.

**CLOSURE STATEMENT**  
The field data used to compile this plot was gathered by differential adjusted G.P.S. coordinates and radial survey measurements and has a positional tolerance of 0.1 feet. This map or plot has been calculated for closure and is found to be accurate within one foot in 687,147 feet.

F.R.M.A. MAP PANEL NUMBER 13237C0075C - N.T.S. - (BOUNDARY APPROXIMATELY SHOWN)



**CURVE TABLE**

| CURVE | RADIUS   | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1    | 818.88'  | 178.05'    | 177.71'      | S 78°27'05" E | 12°26'35"   |
| C2    | 685.83'  | 324.78'    | 321.75'      | N 85°56'34" E | 27°07'57"   |
| C3    | 470.82'  | 136.01'    | 135.54'      | N 78°50'26" E | 16°33'06"   |
| C4    | 470.82'  | 225.68'    | 223.63'      | S 74°58'16" E | 27°27'50"   |
| C5    | 779.25'  | 228.16'    | 225.37'      | S 54°55'59" E | 16°36'58"   |
| C6    | 2434.64' | 581.76'    | 580.38'      | S 44°18'12" E | 1°34'27"    |
| C7    | 925.42'  | 443.71'    | 439.47'      | S 53°26'51" E | 27°28'18"   |
| C8    | 898.96'  | 549.77'    | 541.24'      | S 44°20'54" E | 35°02'23"   |
| C9    | 1150.69' | 60.20'     | 60.19'       | S 25°33'20" E | 2°59'51"    |
| C10   | 1150.69' | 104.59'    | 104.56'      | S 21°27'10" E | 5°12'29"    |

155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

SURVEY PLAT FOR: 0 Scott Road, Eatonton Georgia 31024

DATE: 2/22/21 SCALE: 180'

REVISION: BY DATE  
Add Topography BMS 3/11/21  
Subdivision BMS 3/11/21  
Wetlands JLA 3/17/21

**SHAIFER OCONEE LLC**

LAND LOT: 350,351,352,368,369,370 3rd DISTRICT SECTION Putnam COUNTY, GA

LOT: BLOCK: UNIT: PHASE:

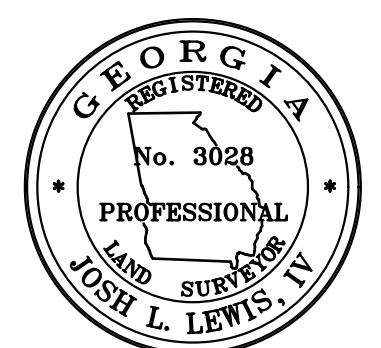
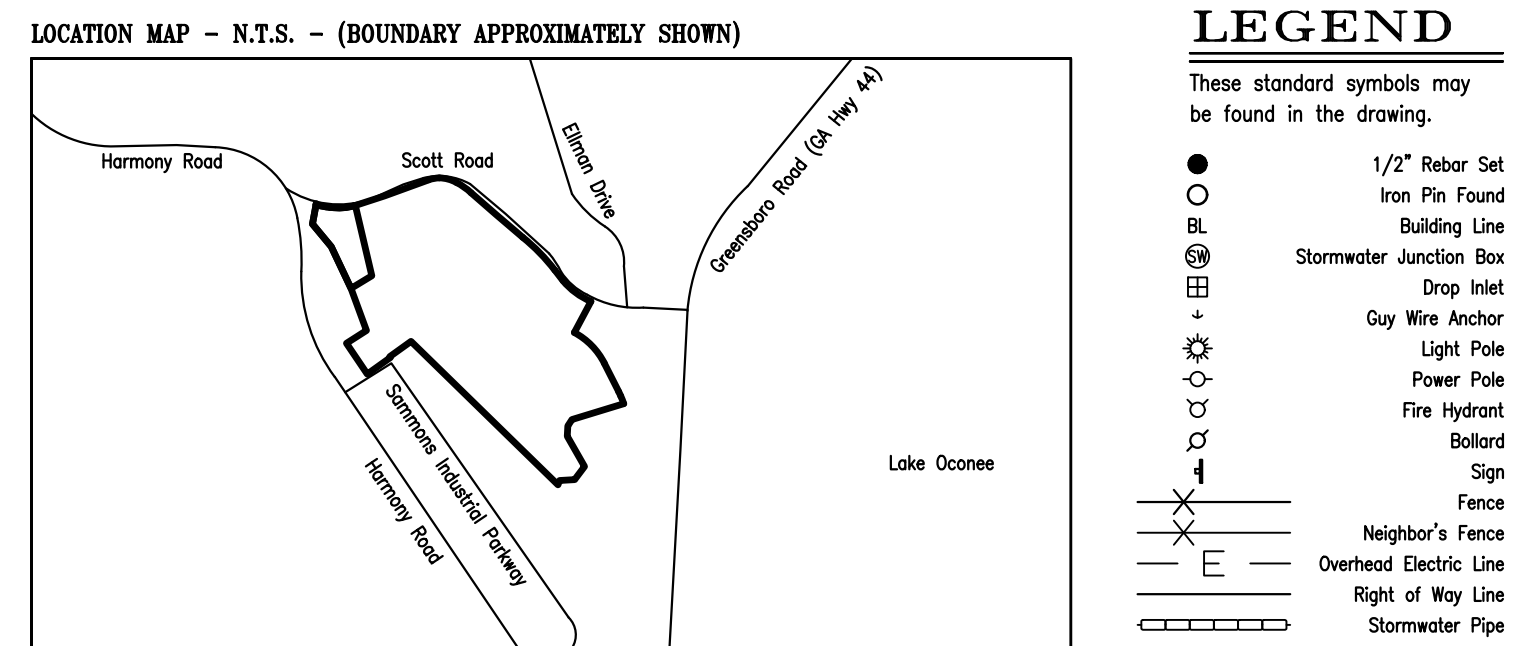
SUBDIVISION:

PLAT BOOK 32 . PAGE 39 PARTY CHIEF: JLA FIELD DATE: SHEET 1 OF 1

DEED BOOK 806 . PAGE 433 DRAFTER: BMS 3/9/21

**GEORGIA LAND SURVEYING CO.**  
EST 1955

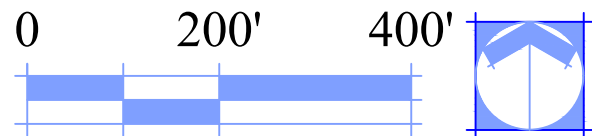
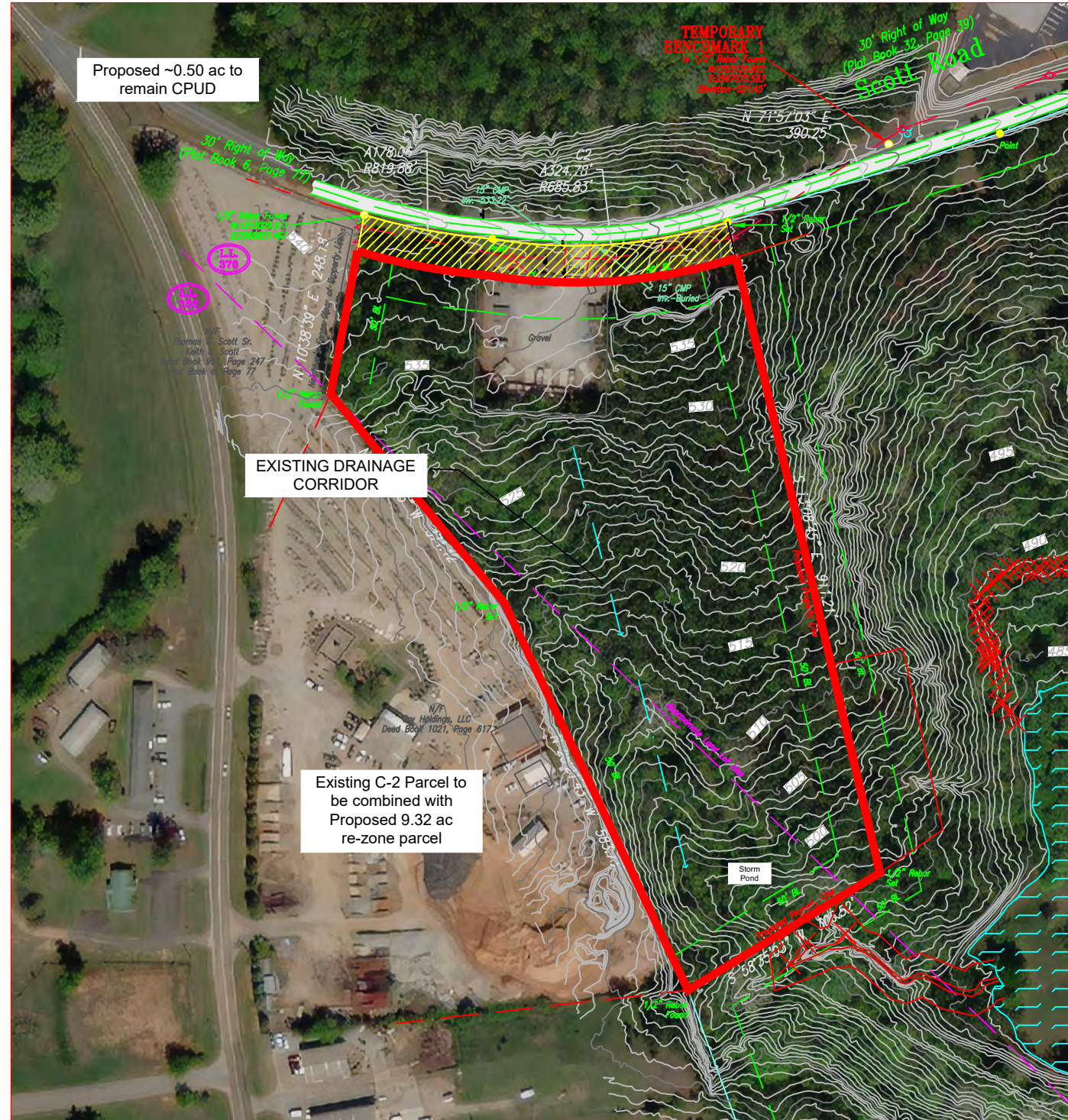
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.



As required by subsection (d) of O.C.G.A. Section 15-6-67, this plot has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approved certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plot as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plot complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as applicable to O.C.G.A. Section 15-6-67.

By: *Josh Lewis*  
Josh Lewis, Registered Land Surveyor Number 3028

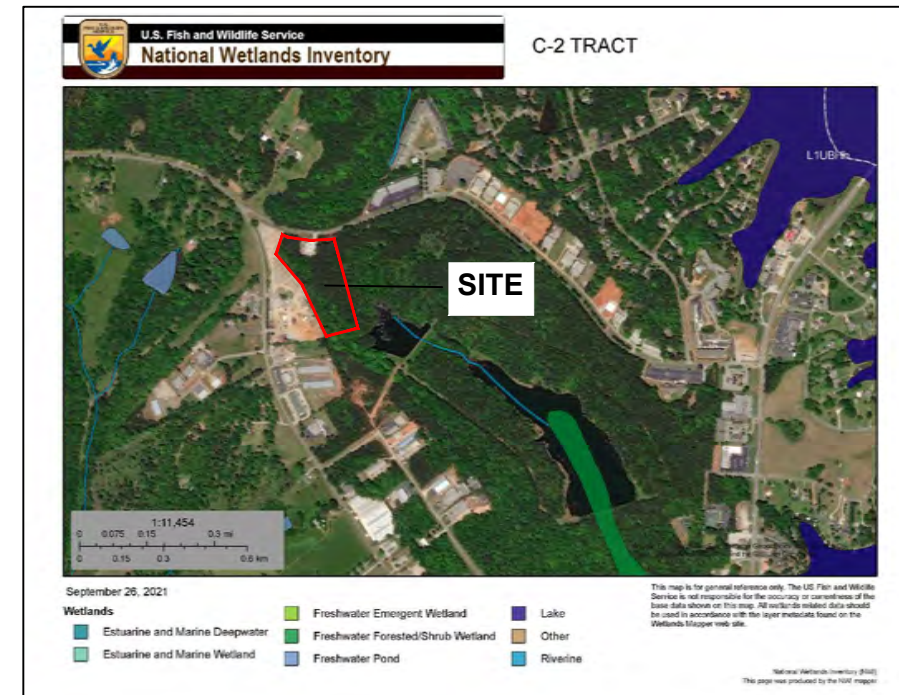
This plan is conceptual in nature and is an approximate representation of potential land uses, sizes, locations and circulation patterns. The plan is intended to be developed over a period of time and should maintain flexibility to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions and design parameters.



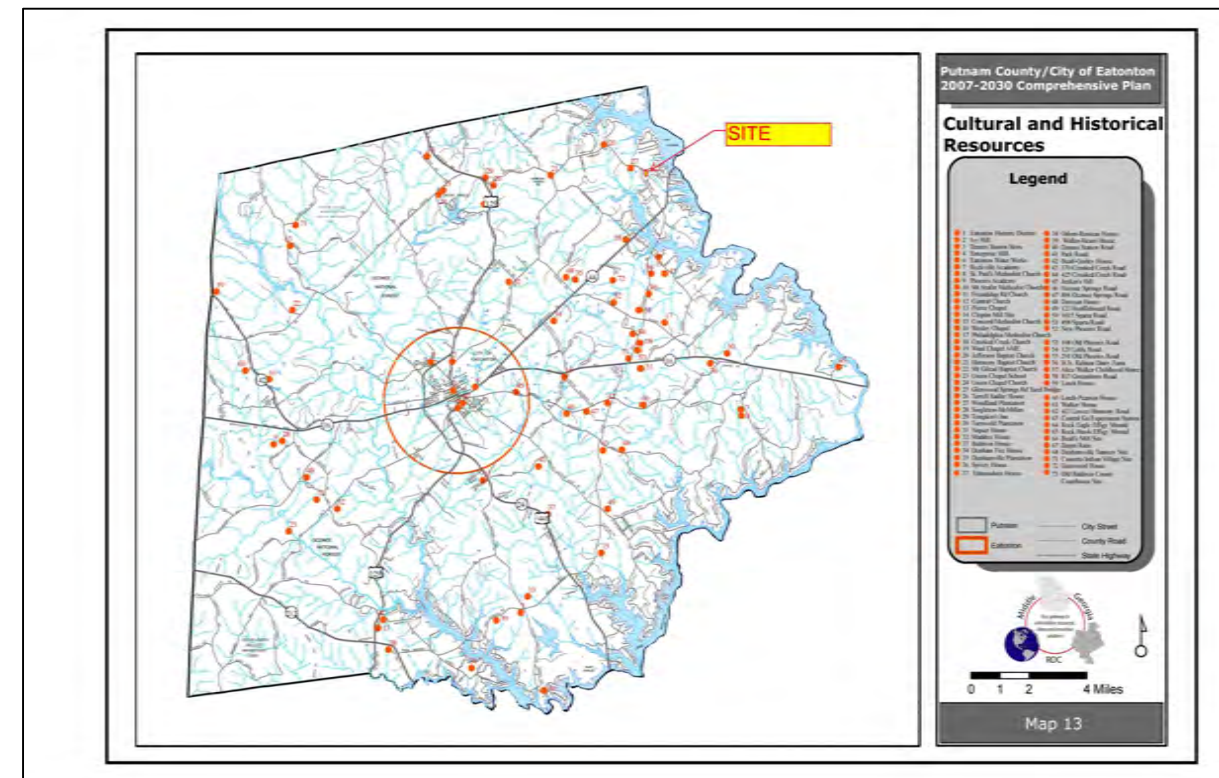
**PHYSICAL CHARACTERISTICS MAP**

SCALE: As Noted Subject to Change  
September 30, 2021

**PARCELS 102-002-001  
SITE EXHIBIT  
PUTNAM COUNTY, GEORGIA**



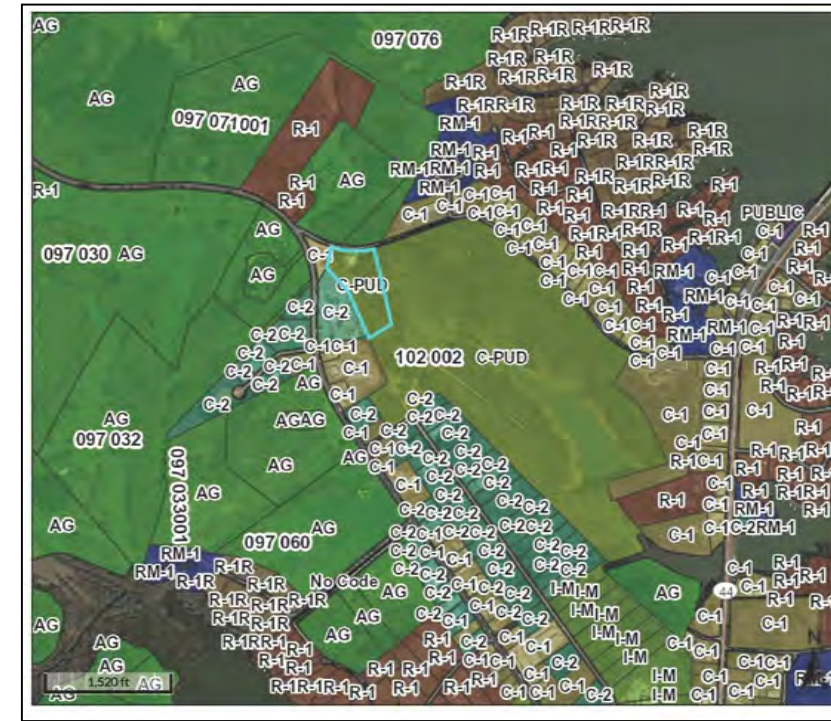
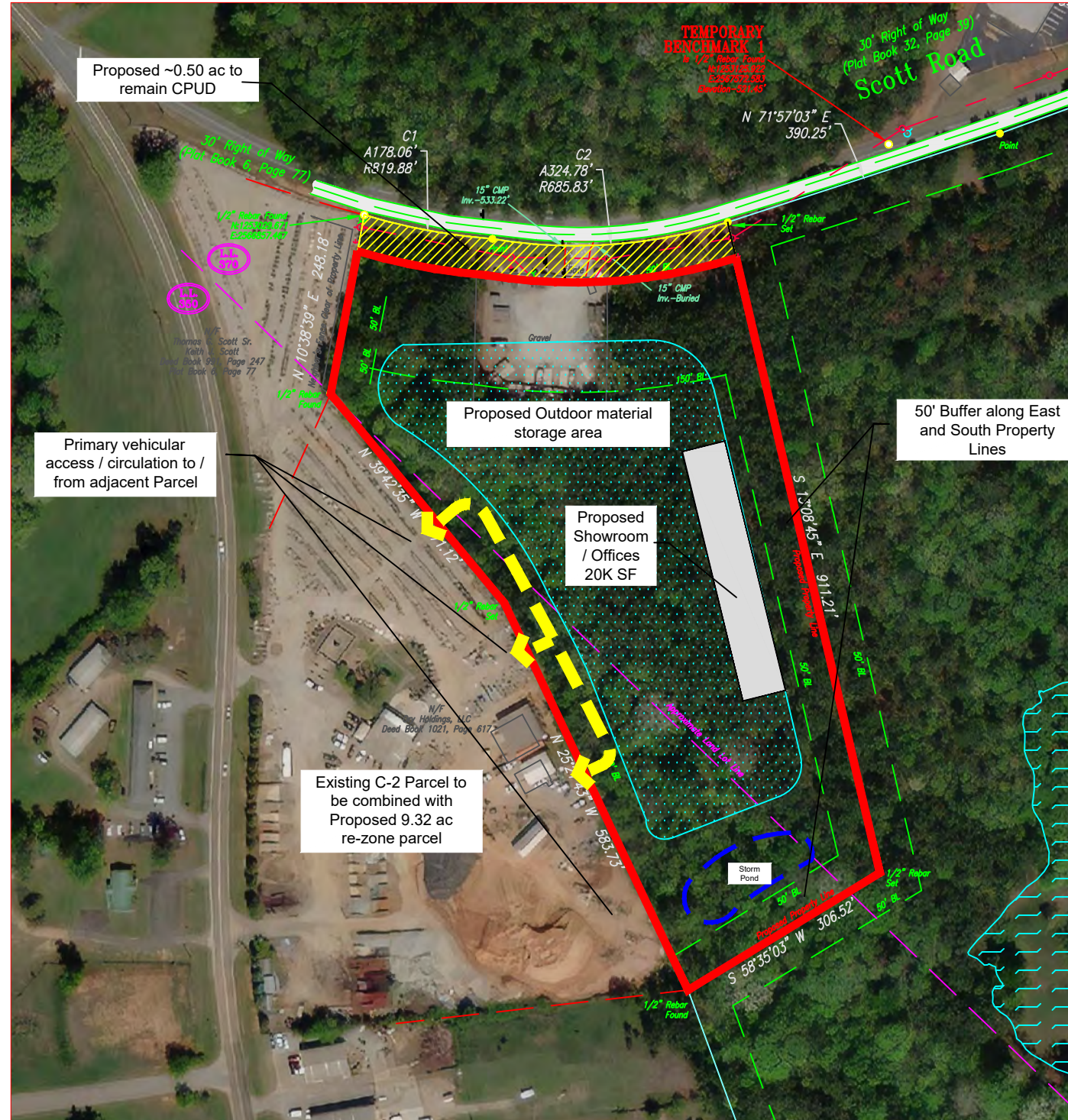
**CURRENT ZONING AND PARCEL MAP  
SCALE AS NOTED**



**CULTURAL AND HISTORICAL RESOURCES MAP  
SCALE AS NOTED**

**M|S|C**  
McAllister Site Consulting, LLC

This plan is conceptual in nature and is an approximate representation of potential land uses, sizes, locations and circulation patterns. The plan is intended to be developed over a period of time and should maintain flexibility to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions and design parameters.



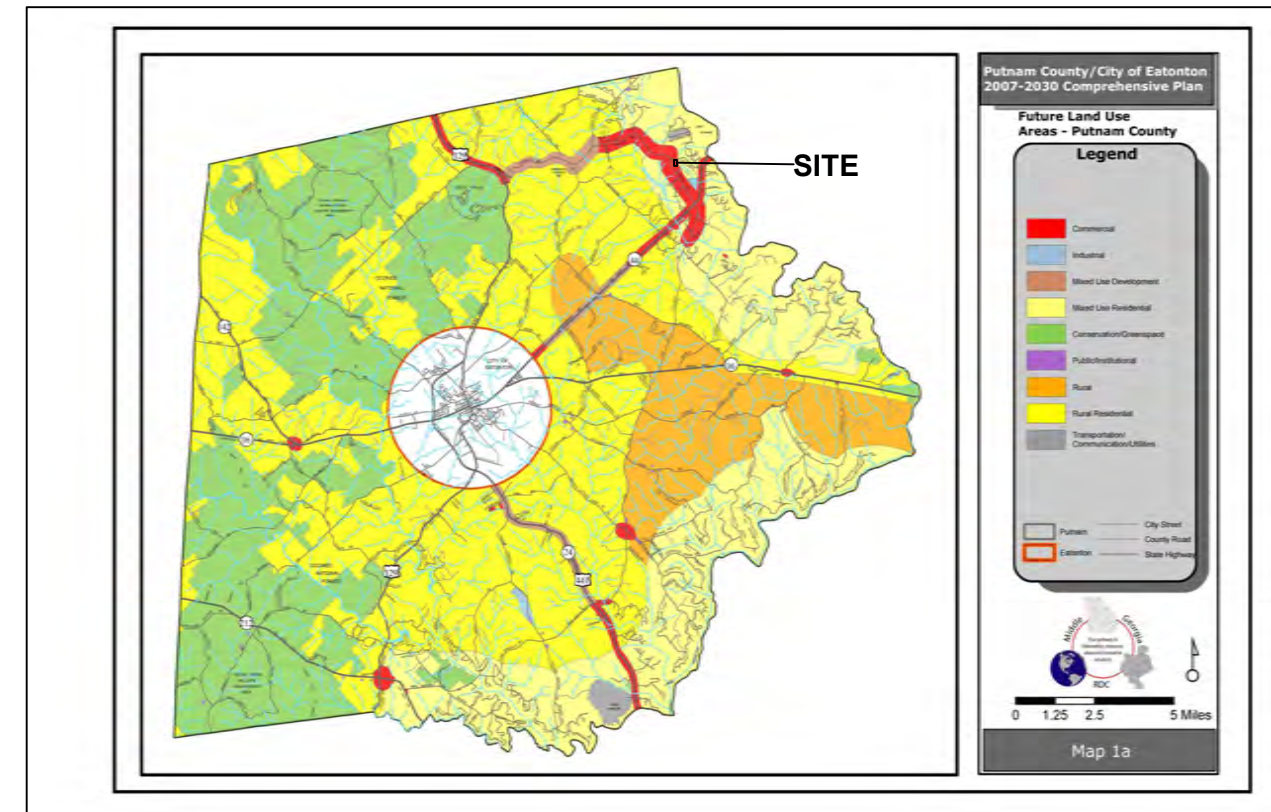
**CURRENT ZONING AND PARCEL MAP**  
NOT TO SCALE

Proposed Use: Expansion of existing outdoor retail facility including outdoor storage of materials and showroom / offices

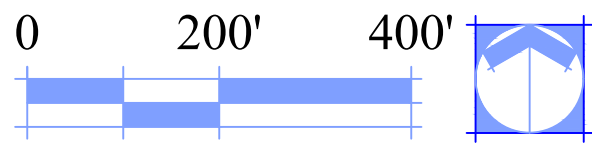
Concept Plan: Illustrates ~ 20,000 sf showroom / office and outdoor storage of materials.

Applicant: Rick McAllister 1341 Beverly Drive Athens, GA 30606 706-206-5030

Intent: Expand existing business (C2) parcel to proposed C-2 Parcel for similar business use.



**COMPREHENSIVE PLAN**  
SCALE AS NOTED



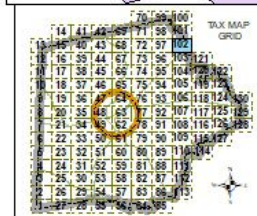
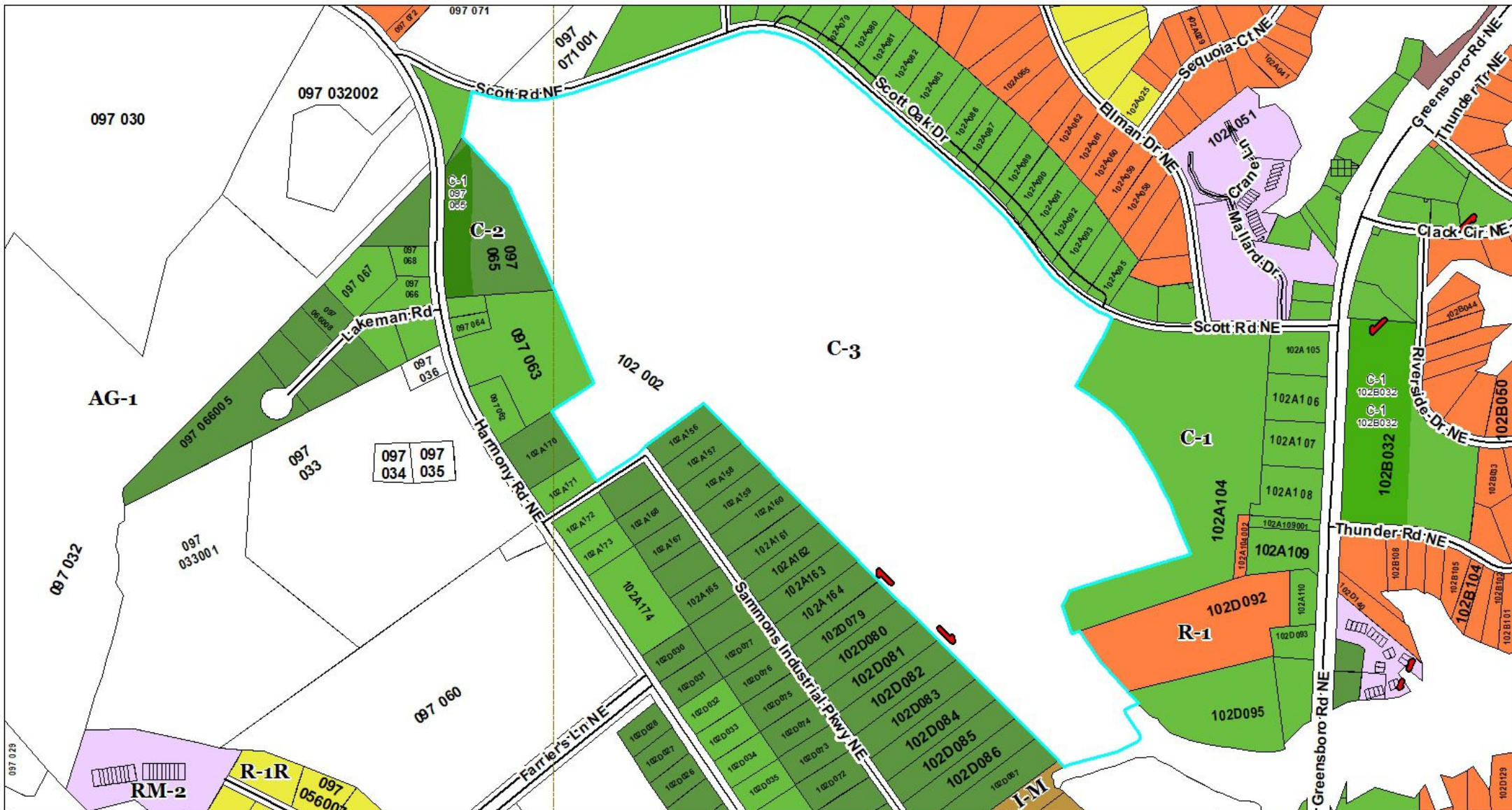
**CONCEPT PLAN EXHIBIT**

SCALE: As Noted Subject to Change  
September 30, 2021

**PARCELS 102-002-001**  
**CONCEPTUAL SITE PLAN**  
**PUTNAM COUNTY, GEORGIA**

**M|S|C**  
McAllister Site Consulting, LLC





**GEOGRAPHIC FEATURE LEGEND**

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

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

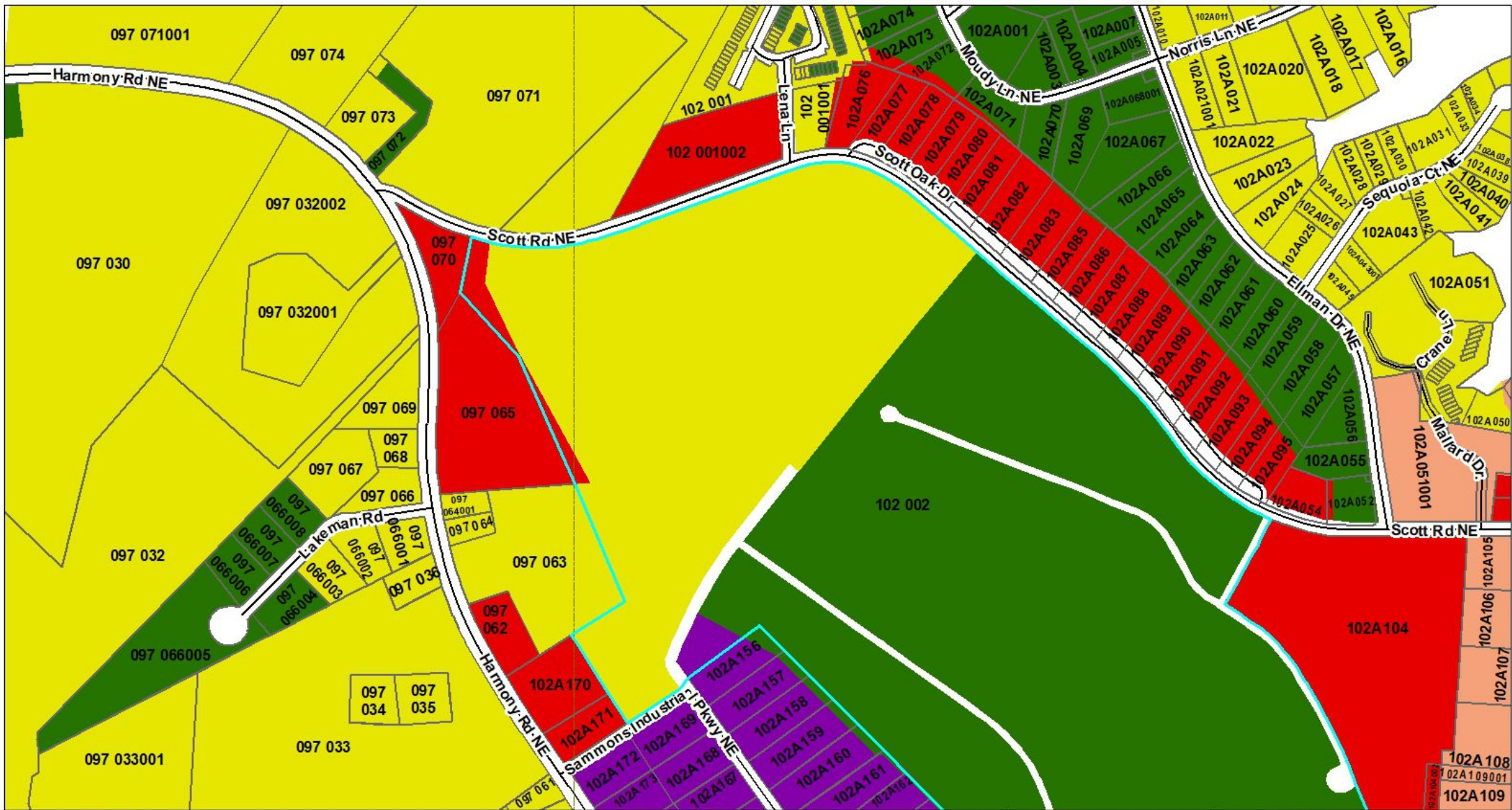
PUTNAM COUNTY, GEORGIA  
ZONING MAPS

W  
N  
E  
S

# MAP 102

81

MAP SCALE: 1" = 500'    SCALE RATIO: 1:6,000    DATE: OCTOBER 2021



**GEOGRAPHIC FEATURE LEGEND**

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

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

PUTNAM COUNTY, GEORGIA  
 FUTURE LAND USE MAPS

**MAP 102**

82

MAP SCALE: 1" = 400'    SCALE RATIO: 1:4,800    DATE: OCTOBER 2021



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ [www.putnamcountyga.us](http://www.putnamcountyga.us)

## Staff Recommendations

Thursday, November 04, 2021, ♦ 6:30 PM

Putnam County Administration Building – Room 203

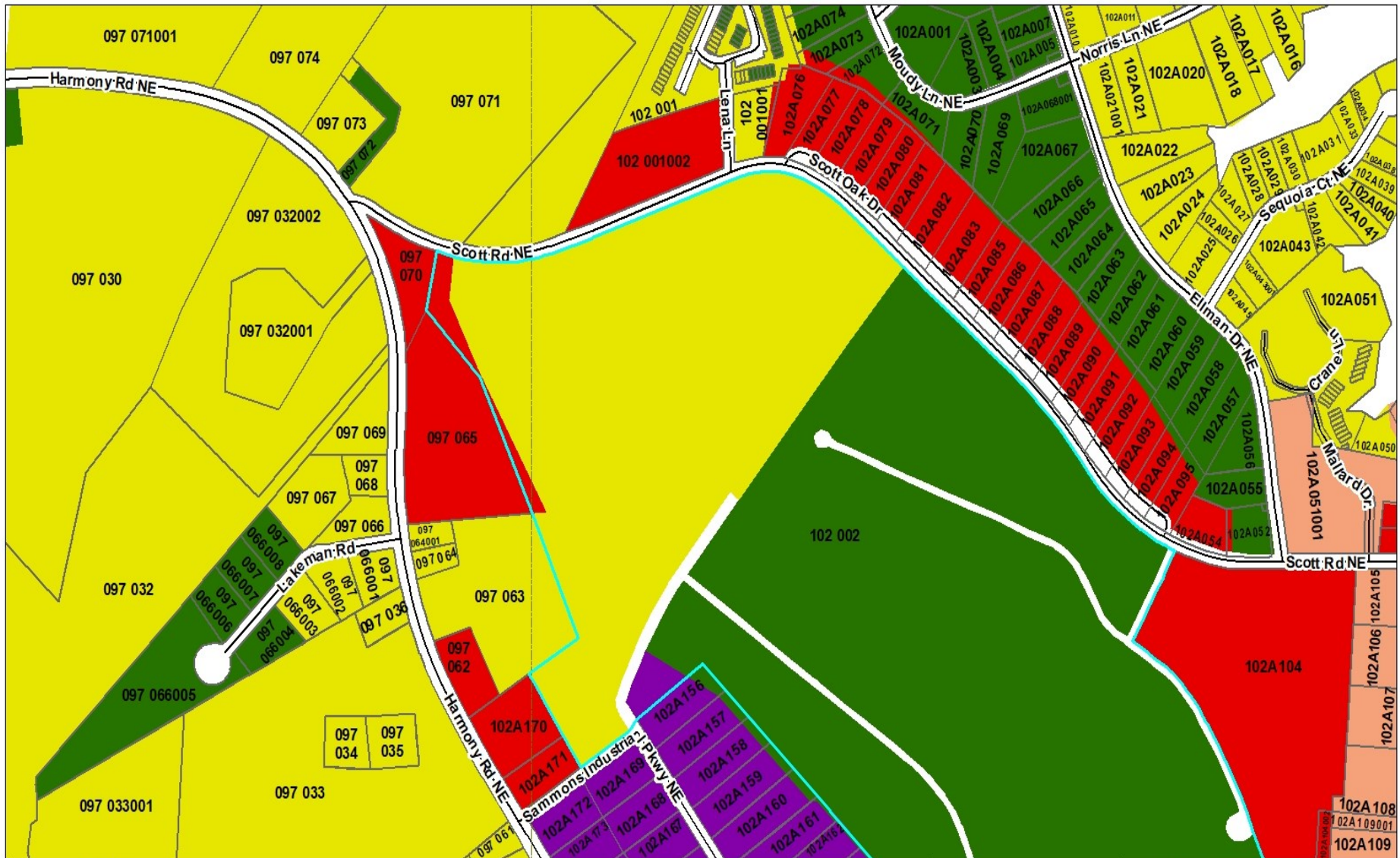
TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 11/4/2021

### Requests

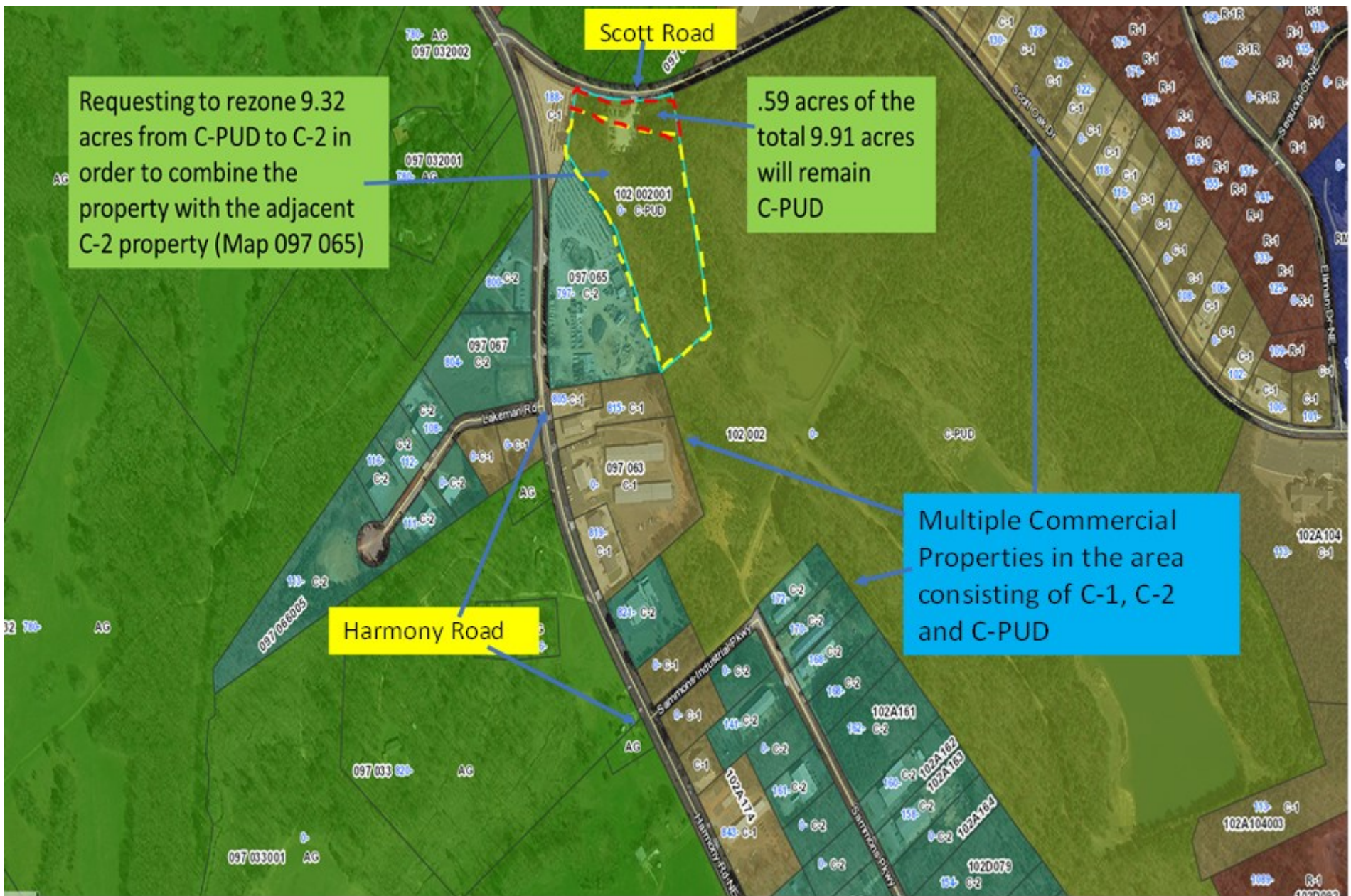
7. Request by **Rick McAllister, agent for BTC Commercial, LLC** to rezone 9.32 acres on Scott Road from C-PUD to C-2. [**Map 102, Part of Parcel 002001, District 3**]. \*The applicant is requesting to rezone 9.32 acres of their 9.91-acre lot from C-PUD to C-2 to combine it with the adjacent C-2 property, identified as Map 097 Parcel 065. To join the parcels, both tracts must have the same zoning status. The remaining 0.59 acres of Map 102, Parcel 002-001, will remain in the C-PUD district. This rezoning to C-2 will not adversely impact the use of public facilities or services. The Future Land Use Concept Plan shows this property as industrial use. Additionally, the proposed use is consistent with the stated purpose of the C-2 zoning district and will not adversely affect the existing use value or usability of adjacent or nearby properties



| GEOGRAPHIC FEATURE LEGEND |                      |                              |  |
|---------------------------|----------------------|------------------------------|--|
| Estonton Limits           | Agriculture/Forestry | Mixed Use                    | Residential                            |
| County Boundary           | Commercial           | Park/Recreation/Conservation | Transportation/Communication/Utilities |
| Roads                     | Industrial           | Public/Institutional         | Undeveloped/Vacant                     |
| Parcels                   |                      |                              |  |
| Parcel_Hooks              |                      |                              |  |

**MGRC**  
 Middle Georgia Regional Commission  
 175 Emory Hwy  
 Suite C  
 Macon, Georgia 31217  
 (478) 751-8180  
 Web:  
[www.middlegeorgia.org](http://www.middlegeorgia.org)

PUTNAM COUNTY, GEORGIA  
 FUTURE LAND USE MAPS  
  
**MAP 102**  
 MAP SCALE: 1" = 400'    SCALE RATIO: 1:4,800    DATE: OCTOBER 2021



Staff recommendations is for approval to rezone 9.32 acres on Scott Road from C-PUD to C-2 [Map 102, Part of Parcel 002001, 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 October 19, 2021, 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 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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.