



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, January 06, 2022 ♦ 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-November 4, 2021 & December 2, 2021

Requests

5. Request by **Kent Campbell, agent for Houseworth Properties LLC** 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 Shaifer Oconee, LLC** to rezone 3.096 acres on Scott Road from C-PUD to C-2. [Map 102, Part of Parcel 002, District 3].* **Item has been removed from the agenda.**

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on January 18, 2022 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:

4. Approval of Minutes-November 4, 2021 & December 2, 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, November 4, 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 John Mitchell

ABSENT:

Member Harold Jones (not eligible for voting due to training requirements)

STAFF:

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

3. Rules of Procedures
Chairman Alan Foster read the Rules of Procedures.

Minutes

4. Approval of Minutes- October 7, 2021
Motion to approve the October 7, 2021, minutes made by **Member Hill**, Seconded by **Member Mitchell**
Voting Yea: **Member Hill, Member Farley, Member Mitchell, Chairman Foster**

Requests

5. Request by **Kent Campbell, agent for Housworth Properties, LLC**, for a rear yard setback variance at 287 Parks Mill Road. [**Map 070, Parcel A065, District 1**]. **Mr. Kent Campbell** represented this request.

Mr. Campbell, stated that the owners purchased the commercial property in 1988 and built the storage facility around 2008. Their intention was to see how much the demand for boat storage was in the Lake Oconee area. Over the years, that need has grown, and they are now interested in expanding their business. They would like to build two additional buildings

adding 28 storage units to the property. He added that there is about a 13-foot drop from the existing buildings to the area of the proposed new structures because of the terrain. Therefore, there is an existing terrain issue with the slope and the elevation difference on this property. He stated that there have to be at least 60 feet of open space between the buildings for customers to access the units safely. Mr. Campbell noted that his clients looked at several options, including placing the buildings together and having customers come in from either side. However, it requires 180-ft of depth, whereas only 124 feet of depth is needed with the current configuration. He suggested that the 50-foot buffer requirement dramatically reduces the minimum width of the proposed buildings. The original plan had the northern building 20 feet within the 50-foot setback. If the buildings are shifted away from the buffer, a 10-foot-high retaining wall would be required, which would be very expensive. Mr. Campbell presented a revised site plan proposal to the board that showed the new buildings encroaching the 50-foot setback by only 10 feet. He stated that if they are required to shift the building back an additional ten feet, the property owner would have to raise the retaining wall an additional 5 feet, which is a significant expense. If agreed upon, the applicants would rather put in a buffer between the most northern building and the adjacent property line.

Mr. Hill questioned the positioning of the building and what would happen to the portable buildings on the blacktop.

Mr. Campbell explained how the buildings would be positioned, and the portable buildings would be removed.

Mr. Housworth detailed the designs of the buildings, lot access, and his waiting list. He discussed the variance approval for Fishtail Marina in comparison to his request.

Chairman Foster explained that the board did not have information present on Fishtail Marina and would have to do research.

Staff recommendation is for denial of a 30-foot rear yard setback variance; being 20 feet from the nearest point to the property line at 287 Parks Mill Road [Map 070A, Parcel 065, District 1].

Motion to deny the request by **Kent Campbell, agent for Housworth Properties, LLC**, for a rear yard setback variance at 287 Parks Mill Road made by **Member Mitchell**, seconded by **Member Hill**.

There was discussion about the actual request and the intended request between the board, staff, and the applicant. Although the written request was for a 30-foot variance being 20 feet from the property line, Mr. Campbell added that the original request should have been for a 20-foot variance being 30 feet from the property line. Staff confirmed that the measurements taken on-site matched what was requested.

Member Hill made an amended motion to table the request by **Kent Campbell, agent for Housworth Properties, LLC**, for a rear yard setback variance at 287 Parks Mill Road until the board has a little more clarity from the applicant so that the recommendation will reflect the actual request; seconded by Member Farley

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

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]. * **Mr. Rick McAllister** represented this request. **The applicant is requesting to withdraw without prejudice.**

Mr. and Mrs. Vargo signed in to express their concerns on the rezoning request.

Mr. McAllister requested to withdraw the rezoning request.

Staff recommendation is for approval to withdraw without prejudice at 842 Harmony Road [Map 097, Parcel 060, District 0].

Motion to approve the request by **Rick McAllister, agent for Jacqueline Trinkle** to withdraw without prejudice at 842 Harmony Road made by **Member Mitchell**, seconded by **Member Hill**

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

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]. * **Mr. Rick McAllister** represented this request.

Mr. McAllister stated that the site is located adjacent to Oconee Sand and Gravel and is currently zoned C-PUD. Oconee Sand and Gravel purchased the 9.32 acres in hopes of expanding their business there. They have been in business since 2004 as a retail wholesale business for outdoor supplies. Their business has been growing and need more space. If approved, the 9.32 acres will be combined with the adjacent C-2 (Oconee Sand and Gravel) lot.

Chairman Foster questioned if this project would interfere with the future plan of the Scott Road Intersection.

Mr. McAllister said that it would not interfere.

The amended staff recommendation 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] with the following conditions:

- 1. The parcel must be combined with the adjacent C-2 property identified as Map 1020 Parcel 065.**
- 2. There shall be a 20-foot buffer or berm along the C-PUD property line.**
- 3. This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of approval by the board of commissioners. A copy of the recorded plat shall be**

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

Motion to approve the request by **Rick McAllister, agent for BTC Commercial, LLC** to rezone 9.32 acres on Scott Road from C-PUD to C-2 on Scott Road as recommended by staff with conditions.

Motion made by **Member Mitchell**, seconded by **Member Hill**

Mr. Rick McAllister asked if he could be granted an administrative extension for the submittal deadline of the plat.

Ms. Lisa Jackson said that his question should be deferred to the Board of Commissioners because it is written in the Putnam County Code of Ordinances. However, the P&Z Board could make a recommendation.

Member Hill made an amended motion to approve the request by **Rick McAllister, agent for BTC Commercial, LLC** to rezone 9.32 acres on Scott Road from C-PUD to C-2 on Scott Road with the following conditions:

- 1. The parcel must be combined with the adjacent C-2 property identified as Map 1020 Parcel 065.**
- 2. There shall be a 20-foot buffer or berm along the C-PUD property line.**
- 3. This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 120 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.**

Motion was seconded by **Member Farley**

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

New Business
None

Adjournment
The meeting adjourned at approximately 7:38 P.M.

Attest:

Lisa Jackson

Alan Foster

Director

Chairman

DRAFT



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Minutes

Thursday, December 02, 2021, ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

1. Call to Order
Chairman Alan Foster called the meeting to order
2. Attendance
Present: Chairman Alan Foster, Member Maurice Hill, Member Martha Farley, Member Harold Jones (not eligible for voting due to training requirements), Member John Mitchell, Lisa Jackson, Courtney Andrews, Angie Larson
Ms. Courtney Andrews called the Attendance.
3. Rules of Procedures
Ms. Lisa Jackson read the Rules of Procedures.

Minutes

4. Approval of Minutes- none

Requests

5. Request by **Marvin Leamon** for a side yard setback variance at 70 Franklin Road. Presently zoned R-2 [**Map 053C, Parcel 006, District 4**]. **Mr. Mike Wood** represented this request.

Mr. Wood stated that Mr. Leamon is a veteran who uses a wheelchair and cannot access the bathroom with his chair. They would like to remodel the bathroom and make it handicap accessible with a roll-in shower. Therefore, the bathroom has to be redesigned and cantilevered out on the side of the house about 1.2 feet, but it will be in line with the existing overhang, which is currently 13.58 feet from the property. Thus the proposed addition will not encroach the setback beyond the existing structure.

Kimberly Leamon spoke in favor of the request.

No one spoke in opposition to the request.

Staff recommendation is for approval of a 6.42-foot side yard setback variance being 13.58 feet from the left side property line when facing the lake at 70 Franklin Road [Map 053C, Parcel 006, District 4].

Motion: **Member Mitchell** made the motion to approve the request by **Marvin Leamon** for a 6.42-foot side yard setback variance being 13.58 feet from the left side property line when facing the lake at 70 Franklin Road

Second: **Member Farley**.

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

6. Request by **W. David (Danny) Copelan** to rezone 5.00 acres from AG to C-1 at 931 Pea Ridge Road. [**Map 092, Parcel 017001001, District 2**]. * **Attorney Russell Wall** represented this request.

Mr. Wall stated that the property owner would like to rezone the property from AG to C-1 with a goal to eventually place a country-themed convenience store on the property. They have been working with the Scenic Byway Committee also. He made reference to the previous public hearing back in July 2020, where it was unanimously approved with conditions to add a deceleration lane and dedicate additional right-of-way to the county for a shoulder, but the BOC denied it. After hearing the commissioners' concerns, they are back in hopes of a different outcome. Mr. Walls stated that the concept plan had been altered, adding the deceleration lanes and a wider entrance moved farther down Pea Ridge as requested. A study was done to determine if there is a need for this type of project at the proposed location. The particular site sits in between four existing convenience stores. There is a high daily traffic count and high out-of-town count as well, with it being the connector to and from Milledgeville, Lake Oconee and Sparta. He stated that the request is consistent with the existing zonings along Hwy 16 at the various intersections. He specifically referenced Hwy 16 and Old Pheonix, an undeveloped commercial parcel, Hwy 16 and New Phoenix (Dollar General), and Hwy 16 and Long Shoals (Long Shoals Convenience Store). He further stated that the property directly across the road on Hwy 16 was previously zoned for commercial and was a gun club but has since been rezoned by the current owners for residential use. Thus, he suggests that the proposed project is not uncommon at an intersection of the main thoroughfare such as Hwy 16. He added that they have the support of the Scenic Byway Committee, which spoke on their behalf at the previous BOC meeting. He stated that Mr. Copelan has lived at this property all his life as a dairyman, and it is evident that there is no longer a demand for the dairy industry in this area. Therefore, he is looking for the best use for this property in order to make a living while maintaining his full-time residence a quarter of a mile from the property.

In response to Member Mitchell and Hill's concern, Attorney Wall stated that the store would have normal operating hours, no extreme lighting, or additional activities.

Chairman Foster asked Mr. Walls to elaborate on the distance that the proposed driveway will be from the intersection of Pea Ridge and Hwy 16, given that there are concerns about the current sight distance and difficulties.

Attorney Wall explained the changes and stated that they were willing to make additional changes if need be.

Scott Martin, Tracey Martin, and John King spoke in opposition.

Attorney Wall responded to the concerns raised by those that opposed the request. Mr. Copelan has been there all his life and does not want to see the area trashed, and he will not tolerate it. An expert firm did the impact analysis, and it speaks for itself. He added that one takes a risk when purchasing a property that fronts on a State Highway or a major thoroughfare. This intersection has been heavily traveled by people from out of town and over for a long time. Therefore the volume of traffic will not increase due to this project. The project should be an improvement to this intersection if given the opportunity. He ended with the proposed convenience store being a much better alternative than having a hog palor, considering the associated smell.

Staff recommendation is for approval to rezone 5.00 acres at 931 Pea Ridge Road [Map 092, Parcel 017001001, District 2] from AG to C-1 with the following conditions:

- (1) The developer shall construct a deceleration lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the entrance on Pea Ridge Road of the development.**
- (2) Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county.**

Motion: **Member Farley** made the motion to approve the request by **W. David (Danny) Copelan** to rezone 5.00 acres from AG to C-1 at 931 Pea Ridge Road **per staff recommendation**

Second: **Member Mitchell.**

Chairman Foster, Member Jones, and Hill all expressed their thoughts and concerns for both sides of the issue, and all stated that they were faced with a tough decision.

Chairman called for the vote:

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

Voting No: **Chairman Foster**

New Business

Approval of the 2022 P&Z Meeting Schedule & Deadlines

Motion: **Member Hill** made the motion to approve the 2022 P&Z Meeting Schedule & Deadlines

Second: **Member Mitchell**

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

Consideration of Appointment -Vice Chairman of the Putnam County Planning and Zoning Commission

Motion: **Member Mitchell** made the motion to appoint Member Hill to Vice-Chairman

Second: **Member Farley**

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

Adjournment

The meeting adjourned at approximately 7:47 P.M.

Attest:

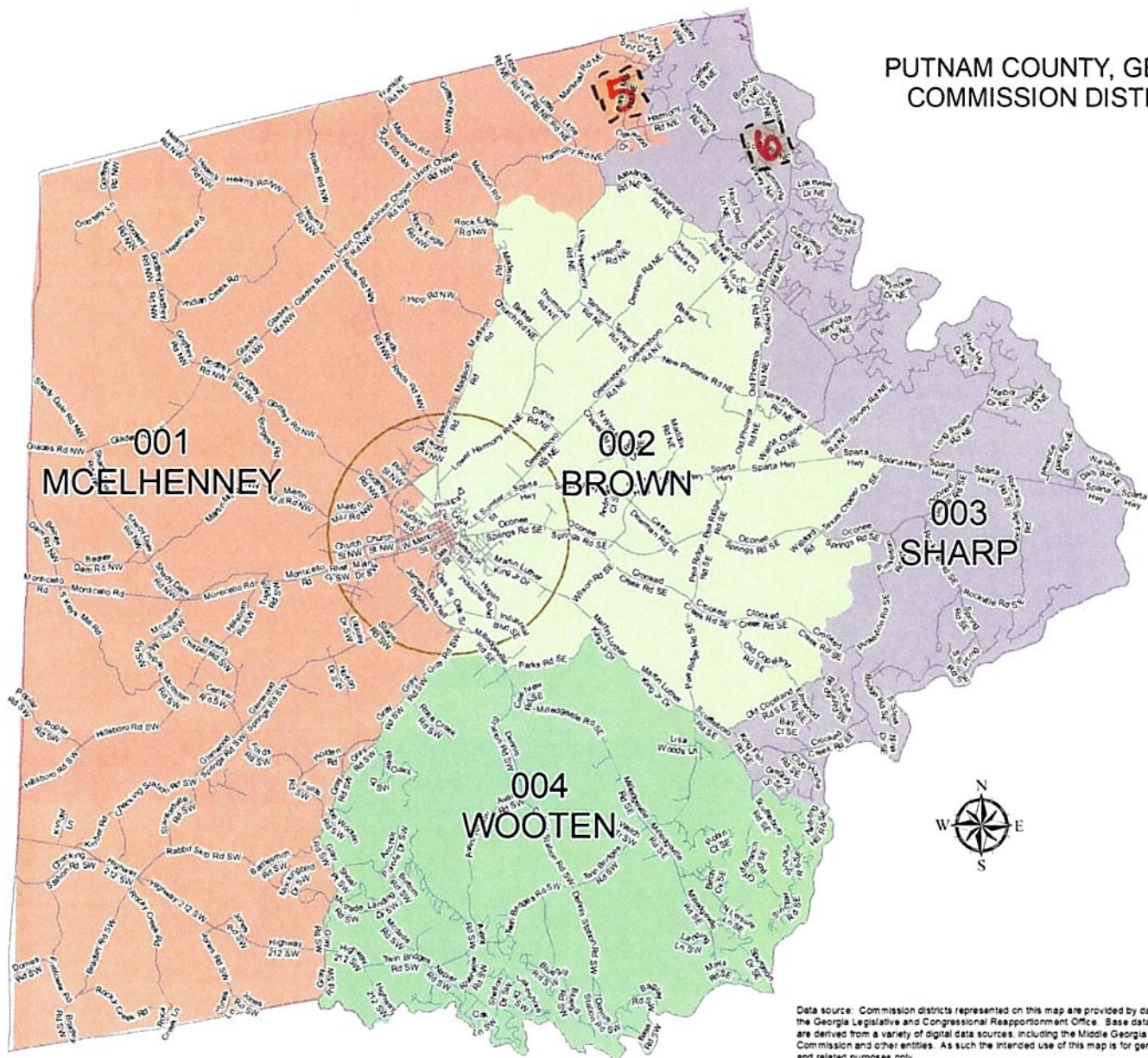
Lisa Jackson
Director

Alan Foster
Chairman

File Attachments for Item:

5. Request by **Kent Campbell, agent for Houseworth Properties LLC** 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



5. Request by **Kent Campbell, agent for Houseworth Properties LLC** 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 Shaifer Oconee, LLC** to rezone 3.096 acres on Scott Road from C-PUD to C-2. [Map 102, Part of Parcel 002, 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 Information

(same as owner Yes No

Name: KENT CAMPBELL

Address: PO BOX 186
CONINGTON, GA 30015

Phone: 470-444-1185

Email: kent@environsla.com

Fax: 770-786-2525

Arterial/State Road. Yes: No:

Property Information

Address: 287 PARKS MILL RD.

Map: 070 Parcel: A-065

Presently Zoned: C-1 Com. District: 001

Total Acreage: 4.82

In Conservation Use: Yes No

State Waters on Property: Yes No

SETBACKS: Front: 303' Rear: 405' Lakeside: n/a Left: 67' Right: 135'

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: 50-FT BUILDING SETBACK REQUIRED ON REAR LOT LINE. TOPOGRAPHY & ACCESS BETWEEN PROPOSED BUILDINGS CONSTRAINS LAYOUT. REAR BLDG WILL ENCRACH 10-FT INTO SETBACK LINE

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: [Signature] DATE: 12/6/21

*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.

resubmittal

DATE FILED: <u>12-6-21</u>	FEE: \$ <u>220.00</u>	CK. NO. _____	CASH _____	C. CARD _____	INITIALS: <u>Cja</u>
RECEIPT # _____					
DATE OF NEWSPAPER AD: <u>12-16-21</u>	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: <u>1-6-22</u>	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				

RECEIVED DEC 06 2021

TABLETION OF BENCH ADJUSTMENTS

ORDER	DESCRIPTION
1	456 FROM FIVE POUND ON LINE
2	456 FROM FIVE POUND ON LINE
3	456 FROM FIVE POUND ON LINE
4	456 FROM FIVE POUND ON LINE
5	456 FROM FIVE POUND ON LINE
6	456 FROM FIVE POUND ON LINE
7	456 FROM FIVE POUND ON LINE
8	456 FROM FIVE POUND ON LINE
9	456 FROM FIVE POUND ON LINE
10	456 FROM FIVE POUND ON LINE
11	456 FROM FIVE POUND ON LINE
12	456 FROM FIVE POUND ON LINE
13	456 FROM FIVE POUND ON LINE
14	456 FROM FIVE POUND ON LINE
15	456 FROM FIVE POUND ON LINE
16	456 FROM FIVE POUND ON LINE
17	456 FROM FIVE POUND ON LINE
18	456 FROM FIVE POUND ON LINE
19	456 FROM FIVE POUND ON LINE
20	456 FROM FIVE POUND ON LINE
21	456 FROM FIVE POUND ON LINE
22	456 FROM FIVE POUND ON LINE
23	456 FROM FIVE POUND ON LINE
24	456 FROM FIVE POUND ON LINE
25	456 FROM FIVE POUND ON LINE
26	456 FROM FIVE POUND ON LINE
27	456 FROM FIVE POUND ON LINE
28	456 FROM FIVE POUND ON LINE
29	456 FROM FIVE POUND ON LINE
30	456 FROM FIVE POUND ON LINE

BEARING AND DISTANCE

ORDER	DESCRIPTION	BEARING	DISTANCE
1-2	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"
2-3	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"
3-4	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"
4-5	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"
5-6	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"
6-7	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"
7-8	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"
8-9	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"
9-10	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"
10-11	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"
11-12	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"
12-13	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"
13-14	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"
14-15	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"
15-16	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"
16-17	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"
17-18	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"
18-19	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"
19-20	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"
20-21	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"
21-22	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"
22-23	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"
23-24	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"
24-25	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"
25-26	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"
26-27	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"
27-28	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"
28-29	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"
29-30	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"
30-1	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"	1/4" 1/4" 1/4"

SURVEYOR'S CERTIFICATION

THE FIELD DATA AND CALCULATIONS HEREON WERE OBTAINED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED SURVEYOR IN THE STATE OF GEORGIA. I HAVE ADHERED TO THE ETHICS AND STANDARDS OF THE PROFESSION AND I HAVE NOT BEEN CONVICTED OF ANY CRIME THAT WOULD DISQUALIFY ME FROM EXERCISING THE FUNCTIONS OF A SURVEYOR. I HAVE NOT BEEN CONVICTED OF ANY CRIME THAT WOULD DISQUALIFY ME FROM EXERCISING THE FUNCTIONS OF A SURVEYOR. I HAVE NOT BEEN CONVICTED OF ANY CRIME THAT WOULD DISQUALIFY ME FROM EXERCISING THE FUNCTIONS OF A SURVEYOR.

DATE: FEBRUARY 20, 2010

John W. and Marlene K. Houseworth

FOR

NE. SURVEY OF PROPERTY

FOR

LOTS 1, 21, 24 AND 25

"HICKORY POINT WOODS" SECTION TWO

LIVING IN LAND DISTRICT FOUR

GRID 500

PULASKI COUNTY, GEORGIA

REFERENCE: PLAT BOOK 16, PAGE 200 AND 201

PLAT BOOK 16, PAGE 200 AND 201

PLAT BOOK 16, PAGE 200 AND 201

SURVEYOR BRAD L. JENNER

200 COUNTY LINE, SUDBURY, GA 31091

PHONE: 478-382-9724

CELL: 478-382-9724

OFFICE: 478-382-9724

RESIDENCE: 478-382-9724

DATE: FEBRUARY 20, 2010

NOTICE

THIS PROPERTY IS SUBJECT TO EASEMENTS AND ENCUMBRANCES AS SHOWN ON THE PLAT BOOK 16, PAGE 200 AND 201.

DATE: FEBRUARY 20, 2010



BRAD L. JENNER

REGISTERED SURVEYOR

STATE OF GEORGIA

NO. 12345

EXPIRES: 12/31/2012

PLAT BOOK 16, PAGE 200 AND 201

PLAT BOOK 16, PAGE 200 AND 201

PLAT BOOK 16, PAGE 200 AND 201

PLAT BOOK 16, PAGE 200 AND 201

PLAT BOOK 16, PAGE 200 AND 201

PLAT BOOK 16, PAGE 200 AND 201



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: *[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.

[Signature]
Owner signature

[Signature]
Notary Public
Sworn and subscribed before me this
29th day of Sept 2021



12 62 JES 0002 DP



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountygga.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

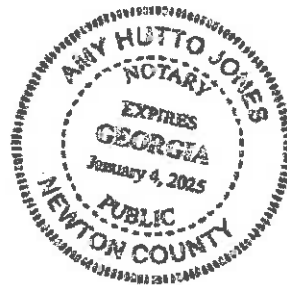
Business Ownership Interest: 100% Property Ownership Interest: 100%

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

[Signature]
Notary Public

Sworn and subscribed before me this 29th day of September 2021.



2021 SEP 29 11:59 AM



December 6, 2021

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

Re: Revised 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 second letter of intent in support of a variance application originally submitted to your department on September 29, 2021. The owner intends to expand their on-site boat storage capacity by constructing two 16,128 SF (32'x252') buildings. The buildings will be single story with roll up doors for each storage unit. 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, 60-ft is the minimum width required between buildings. Siting the buildings with a minimum 60-ft requires that the back of one building to be ***no closer than 40-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 requires a 50-ft setback.

Additionally, there is significant topographic constraint due to the difference in elevation between an existing building pad and one of the proposed buildings. The current design (including a 10-ft setback encroachment) will require a 6-7 foot high retaining wall to allow for the 60-ft between the proposed buildings. Avoiding any encroachment will push the second building further into the slope requiring another 5-ft of wall height or result in having to move the existing building and grade into its building pad to accommodate a lower wall with a backslope.

Therefore, to safely site the new buildings, minimize the cost of a retaining wall and avoid grading into an existing pad, the owner is requesting a variance to encroach ***no more than 10-ft past or into the 50-ft setback line***. This is only one fifth of the total 50-ft, leaving 40 feet of buffer. We further believe the adjoining landowner will not be affected by the siting of the building. The new buildings will be facing each other so internal traffic will be mostly

RECEIVED DEC 06 2021

screened from the adjoining land by the rear building. The owner is willing to plant evergreen trees and/or build a solid fence 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

RECEIVED DEC 06 2021

Existing On-site Sewage Management System Performance Evaluation Report Form

Property Owner/System Owner Name John P. ...			Reason for Existing Sewage System Evaluation (circle)		
Property/System Address 237 ...			<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: _____ <input type="checkbox"/> (6) Mobile Home Relocation		
Subdivision Number ...	Lot (1)	Block ...			
Sewage System Information: Water Supply (circle) <input type="checkbox"/> (1) Public <input type="checkbox"/> (2) Private Well <input type="checkbox"/> (3) Community		Number of Bedrooms/SPO: 100	Garbage Grinder (circle) <input type="checkbox"/> (1) Yes <input 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	Title	Date	I verify this date 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.
Keethan	9/30/07	

SECTION B - System Not on Record

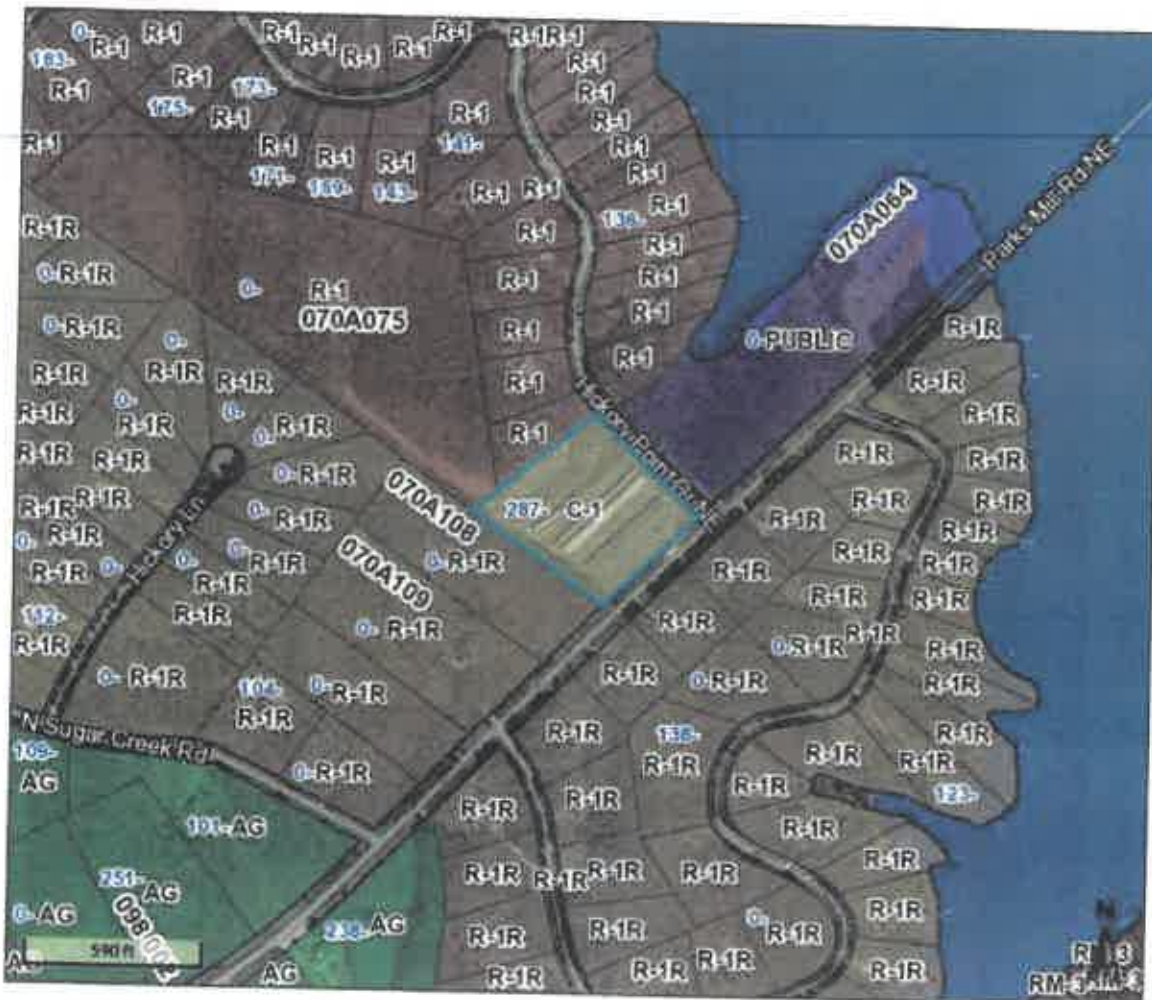
<input type="checkbox"/> (1) Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation.	Comments: _____ _____ _____ _____ _____	
<input type="checkbox"/> (1) Yes <input type="checkbox"/> (2) No	The septic tank was uncovered 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, verifying 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 date 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 date 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 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	Title	Date	I verify this date 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.
Keethan	9/30/07	



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%

10-10-2010 10:30

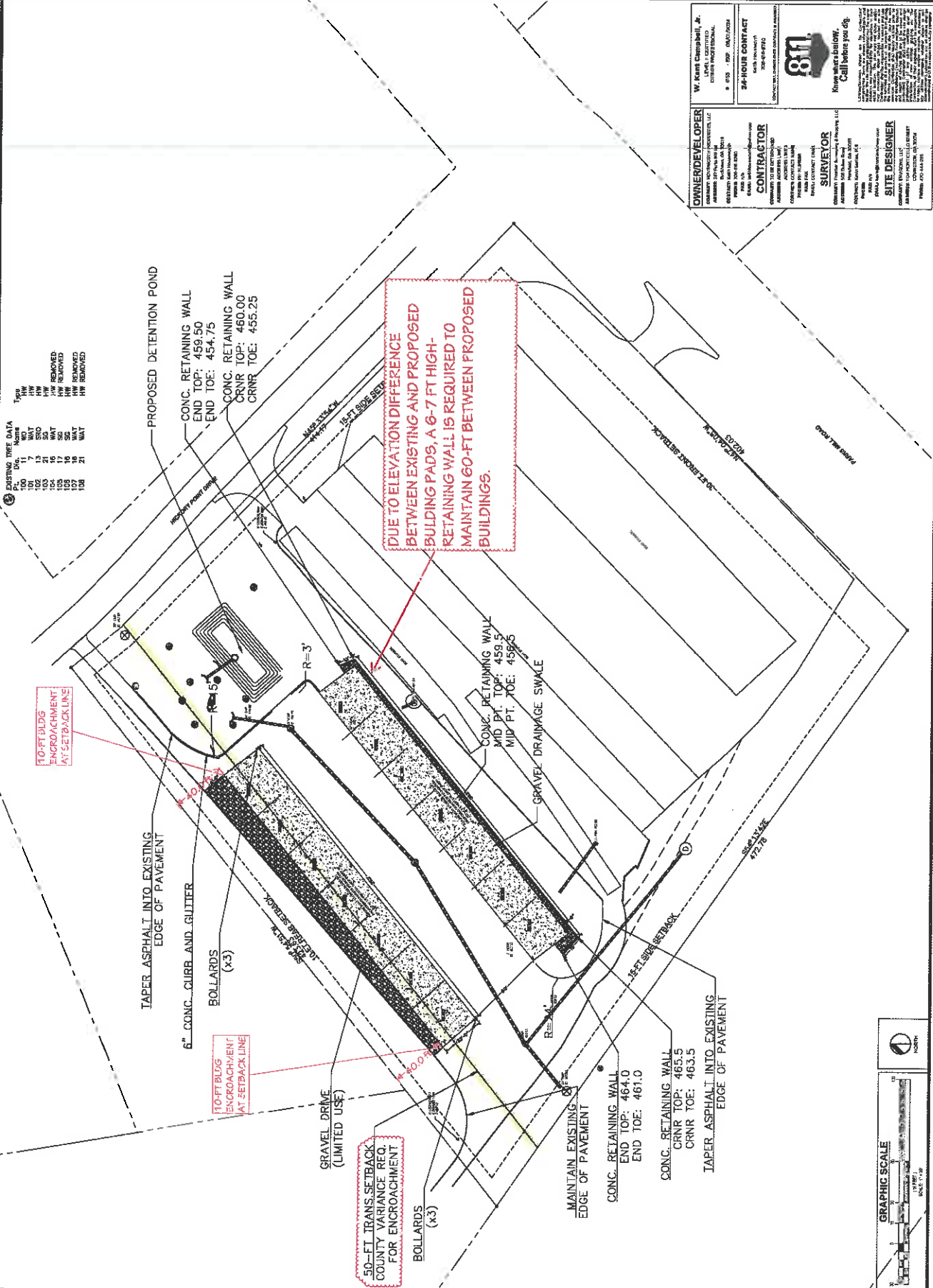


Oconee Midlake Boat & Self Storage
 ADDITIONAL BUILDINGS AND ACCESS APRON
 287 PARKS MILL ROAD
 PUTNAM COUNTY, GEORGIA

DATE OF THIS SHEET		DATE OF FIELD WORK	SCALE	SHEET NO.	TOTAL SHEETS
ISSUED	REVISION				

SITE PLAN

L-3.0



OWNER/DEVELOPER
 W. Kent Cambrell, Jr.
 LEVEL 1 CERTIFIED
 8015 2000
 8015 2000

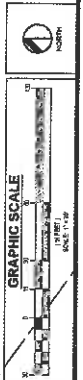
24-HOUR CONTACT
 708-961-8700
 708-961-8700

CONTRACTOR
 8015 2000
 8015 2000

SURVEYOR
 8015 2000
 8015 2000

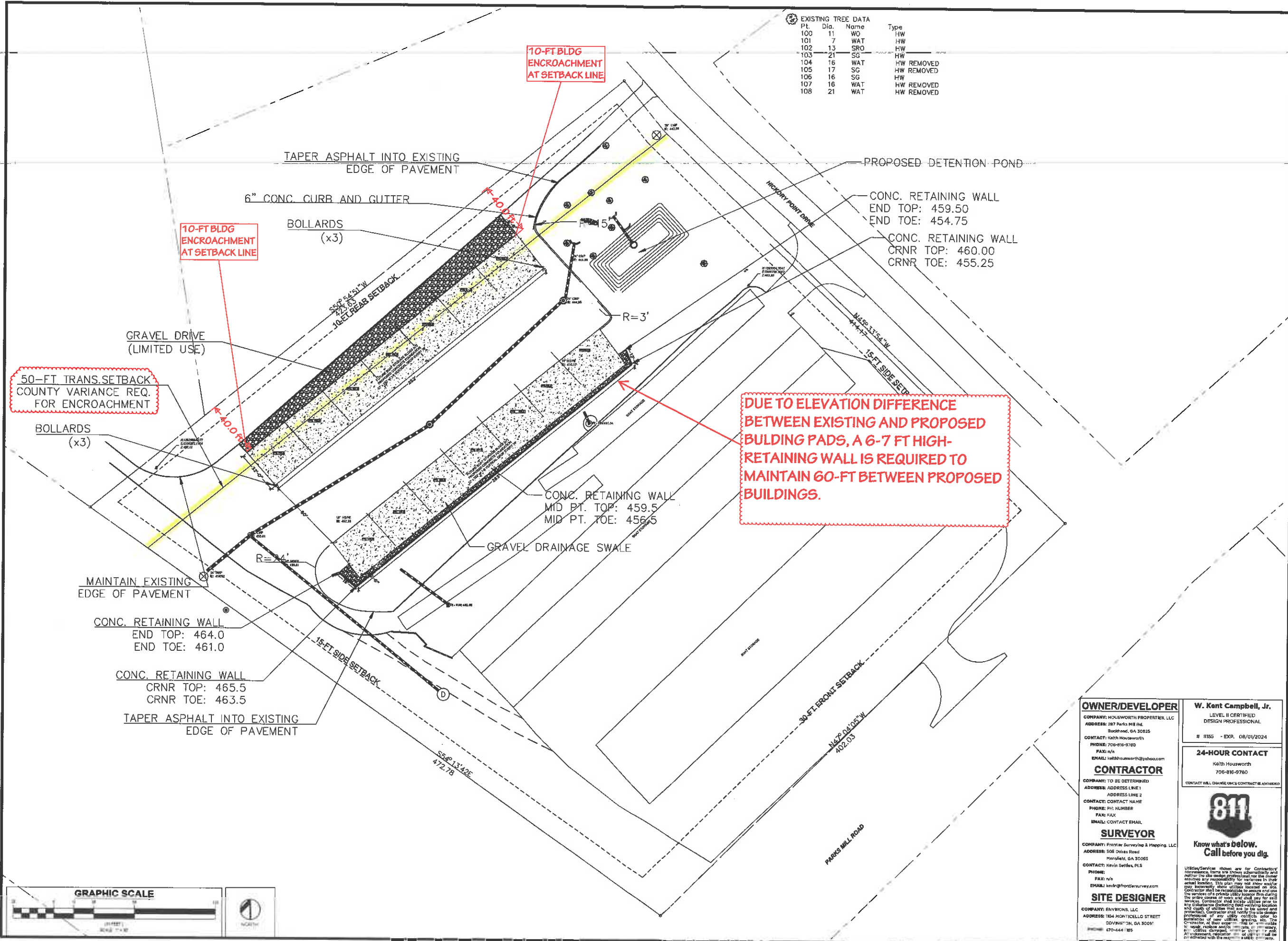
SITE DESIGNER
 8015 2000
 8015 2000

811
 Know what's below.
 Call before you dig.

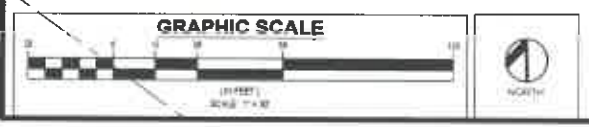


RECEIVED DEC 06 2021

EXISTING TREE DATA			
PL.	Di.	Name	Type
100	11	WO	HW
101	7	WAT	HW
102	13	SRO	HW
103	21	SG	HW
104	16	WAT	HW REMOVED
105	17	SG	HW REMOVED
106	16	SG	HW
107	16	WAT	HW REMOVED
108	21	WAT	HW REMOVED



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



OWNER/DEVELOPER
COMPANY: HOUSEWORTH PROPERTIES, LLC
ADDRESS: 287 Parks Mill Rd., Buckhead, GA 30025
CONTACT: Keith Houseworth
PHONE: 706-816-9780
FAX: n/a
EMAIL: keithhouseworth@yahoo.com

CONTRACTOR
COMPANY: TO BE DETERMINED
ADDRESS: ADDRESS LINE 1
ADDRESS: ADDRESS LINE 2
CONTACT: CONTACT NAME
PHONE: PH: NUMBER
FAX: FAX
EMAIL: CONTACT EMAIL

SURVEYOR
COMPANY: Frontiers Surveying & Mapping, LLC
ADDRESS: 506 Duvas Road, Marietta, GA 30066
CONTACT: Kevin Settes, PLS
PHONE: n/a
FAX: n/a
EMAIL: kevin@frontiersurveyor.com

SITE DESIGNER
COMPANY: ENVIRONS, LLC
ADDRESS: 1184 MONTICELLO STREET, COVINGTON, GA 30017
PHONE: 478-444-1188

W. Kent Campbell, Jr.
LEVEL II CERTIFIED DESIGN PROFESSIONAL
8355 - EXP. 06/01/2024

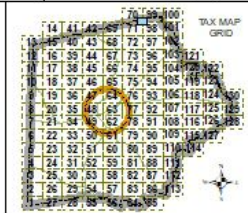
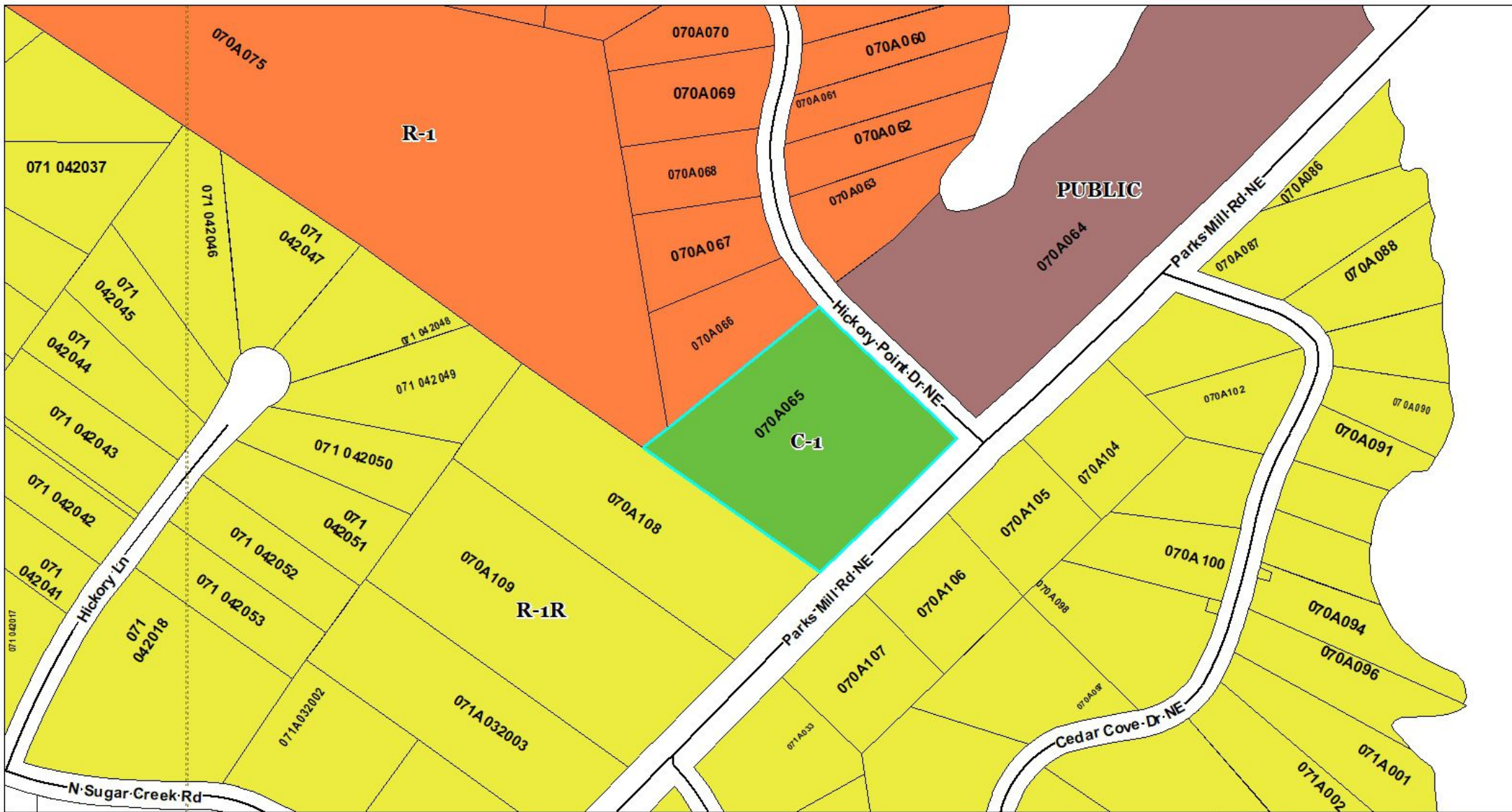
24-HOUR CONTACT
Keith Houseworth
706-816-9780
CONTACT WILL CHANGE ONCE CONTRACT IS AWARDED



REVISIONS	DATE	DESCRIPTION

SITE PLAN

L-3.0



GEOGRAPHIC FEATURE LEGEND

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

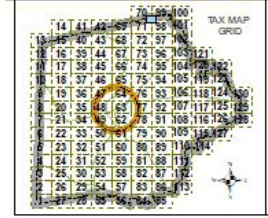
LMGR
Middle Georgia Regional Commission
175 Emery Hwy
Suite C
Macon, Georgia 31217
(478) 751-6160
Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 070A

23

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

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

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 070A

24

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

Staff Recommendations

Thursday, January 06, 2022, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

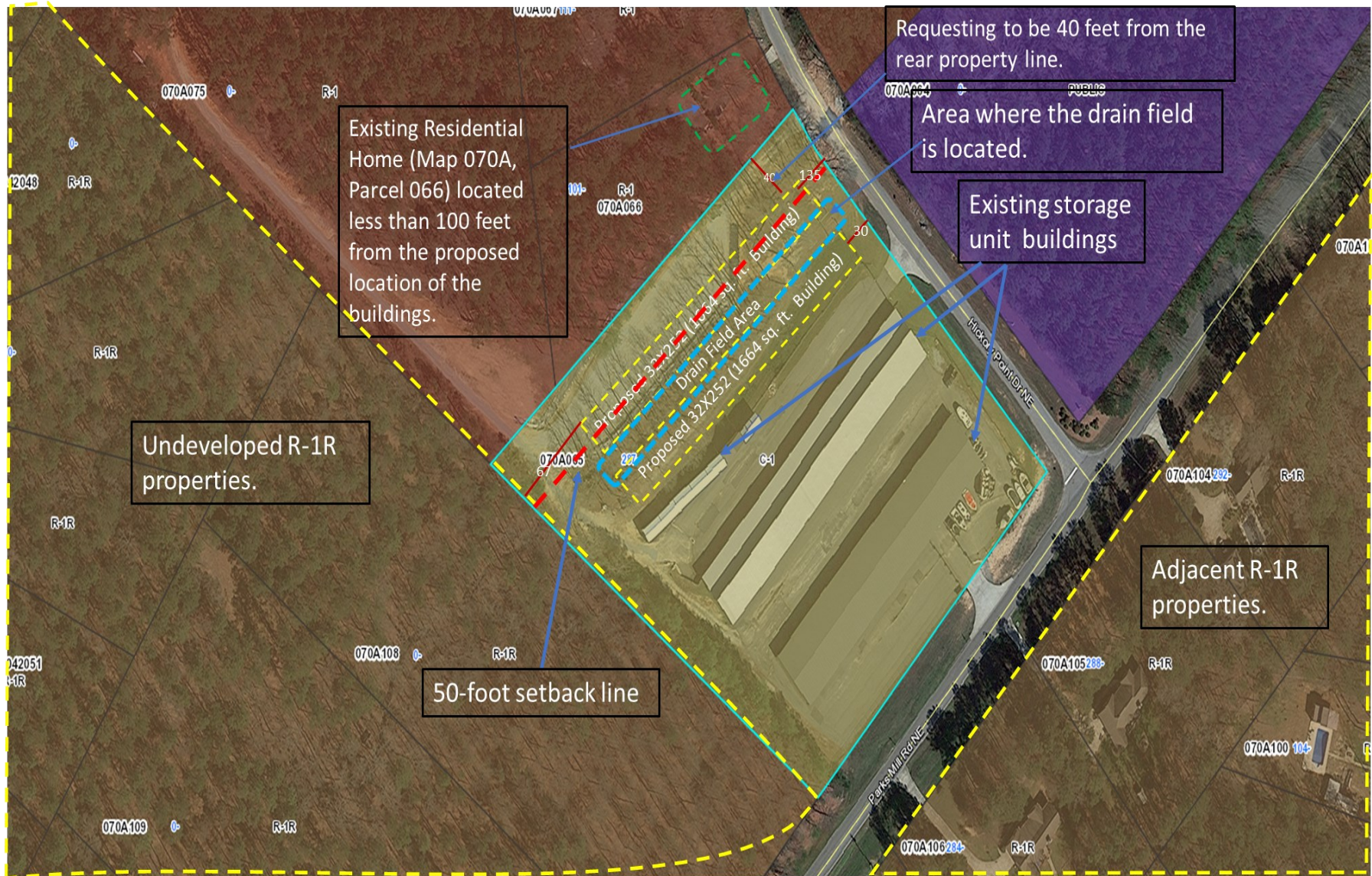
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 1/6/2022

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, Currently zoned C-1 District 1**]. * The applicant is requesting a 10-foot rear yard setback variance being 40 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.

This parcel consists of approximately 215,670 square feet (4.95+-). As shown in the Qpublic diagram below, 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. In November of 2021, the applicant's original request was for a 30-foot variance being 20 from the rear property line. Staff could not find justified reasons to recommend approval for a 30-foot encroachment being 20 from the adjoining residential property and thus recommended denial for the request. However, the request was tabled at the November 2021 meeting. The applicant has since revised the request and is now seeking a 10-foot encroachment vs a 30-foot encroachment of the minimum required 50-foot setback as stated in the **Sec. 66-104. - Development standards**. The revised request would place the proposed structure 40 feet from the property line compared to 20 feet in the original request. There is a terrain issue directly behind the last row of storage buildings that is somewhat problematic to the placement of the proposed buildings exactly 50 feet from the property line thus would justify the need for the 10-foot variance. If approved, staff recommends that a dense vegetated buffer be established and maintained as well as a fence along the property line that abuts the adjacent residential property per **Sec. 66-104(g) of the Putnam County Code of Ordinances**. In addition, the applicant will need to work with staff to determine if the drainage area is an intermittent or ephemeral stream prior to any construction. Therefore, this request meets the conditions as stated in the Putnam County Code of Ordinances, Chapter 66-157(c).



Staff recommendation is for approval of a 10-foot rear yard setback variance, being 40 feet from the rear property line at 287 Parks Mill Road [Map 070A, Parcel 065, District 1] with the following condition:

- 1) The developer shall develop and maintain a 30-foot undisturbed vegetated buffer along the property lines that abut Map 070A, Parcel 066 and,
- 2) The developer shall install a 6-foot privacy screened fence along the outer border of the required 30-foot buffer in the first condition of this same request

New Business
Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on January 18, 2022, 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.

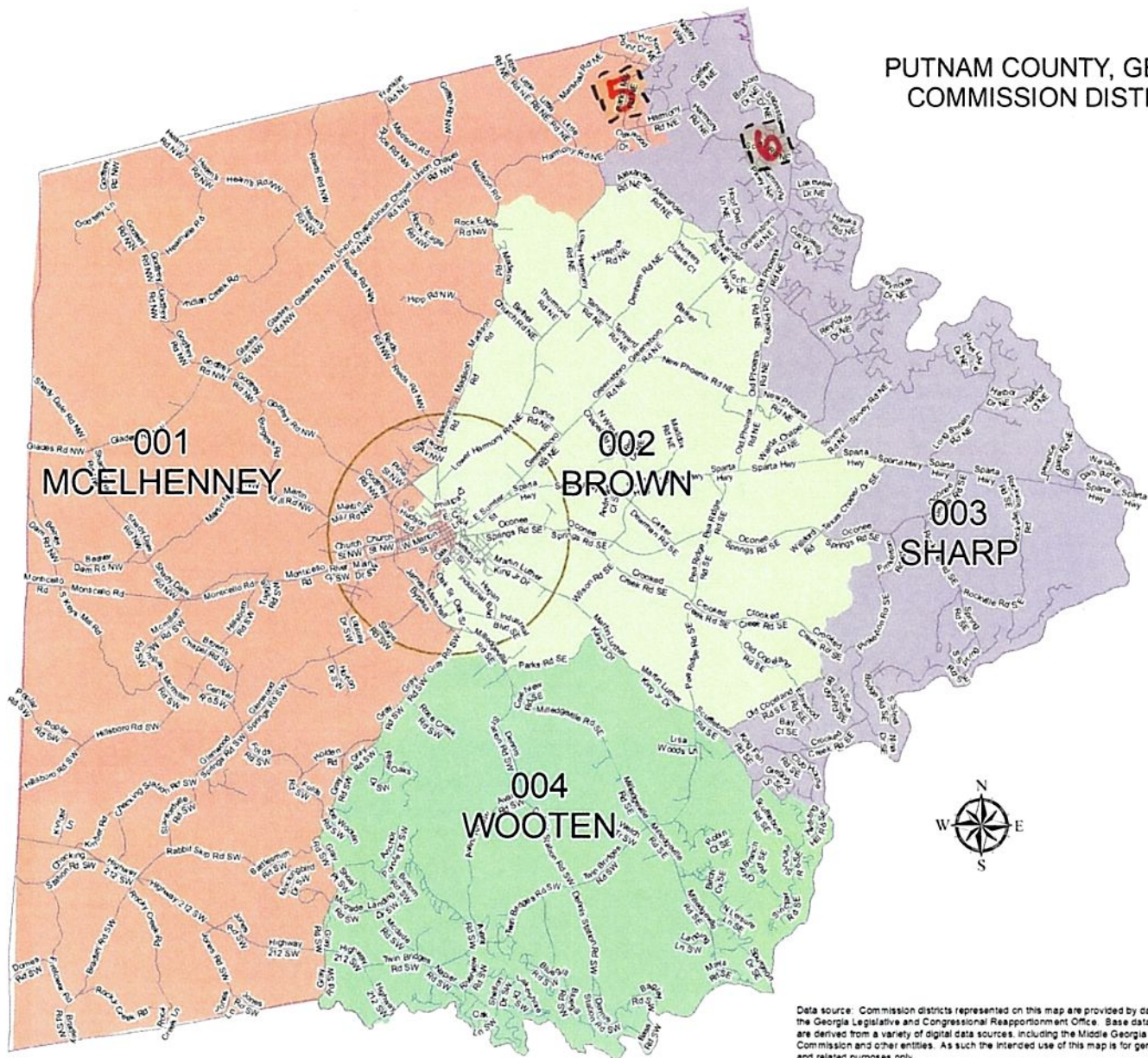
The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

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 Shaifer Oconee, LLC** to rezone 3.096 acres on Scott Road from C-PUD to C-2. **[Map 102, Part of Parcel 002, District 3].***

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



MAP SCALE: 1" = 5,697.28' SCALE RATIO: 1:66,367.34 DATE: JANUARY 2021

5. Request by **Kent Campbell, agent for Houseworth Properties LLC** 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 Shaifer Oconee, LLC** to rezone 3.096 acres on Scott Road from C-PUD to C-2. [Map 102, Part of Parcel 002, 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# PLAN2021-02-130

APPLICATION NO. _____

DATE: 11-24-21

MAP 102 PARCEL 002

ZONING DISTRICT C-3/CPUD C-PUD

1. Owner Name: Shalfer Oconee, 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:
Parcel 102-002 is located along Scott Road and a section which adjoins Sammons Industrial Parkway

7. The area of land proposed to be rezoned (stated in square feet if less than one acre):
3.096 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: Undeveloped commercial Desired use of property: Contractor business with outdoor storage

11. Existing zoning district classification of the property and adjacent properties:
Existing: C-3 / CPUD
North: C-3 / CPUD South: C-2 East: C-3 / CPUD West: C-2/C-1

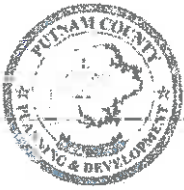
12. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.

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

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: Undeveloped Commercial

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.



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.

[Signature] 10.29.21
Signature (Property Owner) (Date)

[Signature]
Signature (Applicant) (Date)

Kimberly V. Baker
Notary Public

Kimberly V Baker
Notary Public

Office Use		
Paid: \$ <u>275.00</u>	(cash) _____	(check) _____ (credit card) <input checked="" type="checkbox"/>
Receipt No. <u>102600</u>	Date Paid: _____	
Date Application Received: <u>11/24/21</u>		
Reviewed for completeness by: <u>CJA</u>		
Date of BOC hearing: <u>1-18-22</u>	Date submitted to newspaper: <u>12-16-21</u>	
Date sign posted on property: <u>12-15-21</u>	Picture attached: yes _____ no _____	

After recording, return to:
Blasingame, Burch, Garrard & Ashley, P.C.
1021 Parkside Commons, Suite 104
Greensboro, GA 30642
C/M # 25057-0001 RWS

eFiled & eRecorded
DATE: 3/12/2021
TIME: 11:13 AM
DEED BOOK: 01028
PAGE: 00738 - 00739
RECORDING FEES: \$25.00
TRANSFER TAX: \$1425.00
PARTICIPANT ID: 1281406978
CLERK: Trevor J. Addison
Putnam County, GA
PT61: 117-2021-000432

LIMITED WARRANTY DEED

STATE OF GEORGIA, GREENE COUNTY

THIS INDENTURE, made this 12th day of March, 2021, between FARMERS AND MERCHANTS BANK, a Georgia banking company, Grantor, as party of the first part (hereinafter called "Grantor") and SHAIKER OCONEE, LLC, a Georgia limited liability company, Grantee, 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 Tract 1, containing 171.23 acres, more or less, according to that plat of survey for Steve Sammons, dated June 6, 2007, prepared by Ogletree & Chivers Land Surveyors, certified by Phillip H. Chivers, R.L.S. No. 2658, recorded in Plat Book 32, Page 39, 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 806, Pages 433-434, said Clerk's Office.

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 himself, 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.

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

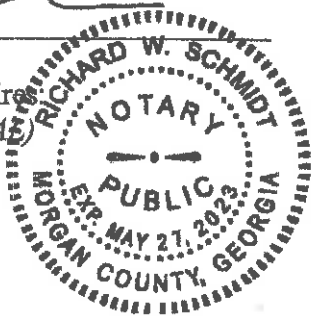
Signed, sealed and delivered
in the presence of:

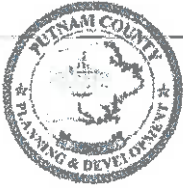
[Signature]
Unofficial Witness

Farmers and Merchants Bank
a Georgia banking company

BY: [Signature] (SEAL)
William L. Gower, COO

Notary Public
My Commission Expires
(AFFIX NOTARY SEAL)





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 OF PROPERTY DESCRIBED AS MAP 102 PARCEL 002, CONSISTING OF 3.096 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Frontage on Sammons Industrial Parkway 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 29th DAY OF October, 2021.

PROPERTY OWNER(S): Shaifer Oconee, LLC

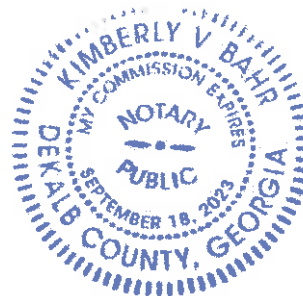
NAME (PRINTED)

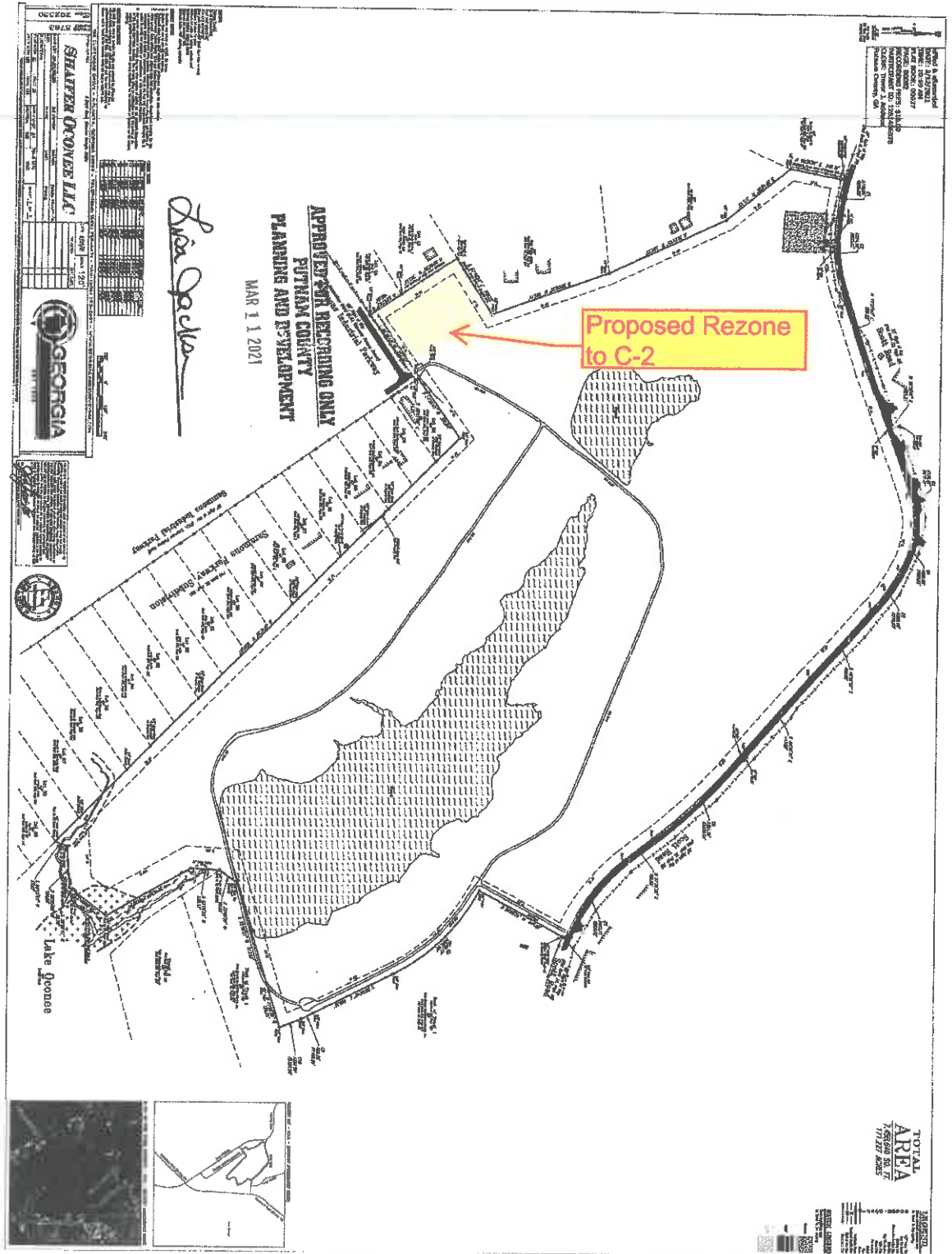
[Signature]
SIGNATURE

ADDRESS: 5256 Peachtree Road, Suite 100, Chamblee, GA 30341
PHONE: 404.316.6192

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 29 DAY OF October, 2021

Kimberly V. Bahr
NOTARY
MY COMMISSION EXPIRES: 9/18/2023







April 14, 2020

Lisa Jackson
Director
Putnam County Planning & Development
117 Putnam Drive, Suite B
Eatonton, Georgia 31024

Subject: Scott Road Development Re-zoning Application

Dear Ms. Jackson:

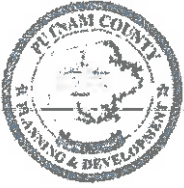
This letter is to confirm that Piedmont Water Company (PWC) currently has adequate water and sewer capacity to serve the proposed Scott Road development, in accordance with Putnam County requirements. PWC's confirmation is based on the attached Scott Road Development Conceptual Site Plan dated April 1, 2020, with an estimated water and sewer demand of 0.10 MGD at project completion. This availability reflects our current capacity status and is subject to change based on other unforeseen demands in the future.

Please feel free to contact me at 770-255-7984 should you have any questions on this, or any other matter.

Sincerely,

A handwritten signature in black ink, appearing to read "W. J. Matthews", with a long, sweeping horizontal line extending to the right.

W. J. Matthews
Vice President of Operations



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: _____

2. Address: _____

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

Signature of Applicant: _____ 

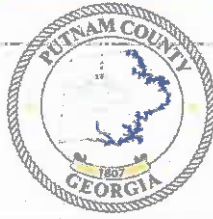
Date: 10 / 29 / 21

Item# 19 -

Re-zone from R-1 to C3 - August 18, 2020 - see attached letter for BOC (all of property)

Rezone from C-3 to C-2 - September 30, 2021 - Application attached - Pending BOC Approval-
Portion of Tract Only

PUTNAM COUNTY BOARD OF COMMISSIONERS



DISTRICT ONE:
KELVIN IRVIN

DISTRICT TWO:
DANIEL W. BROWN

CHAIRMAN:
BILLY WEBSTER

DISTRICT THREE:
B. W. "BILL" SHARP

DISTRICT FOUR:
TREVOR J. ADDISON

August 19, 2020

Rick McAllister
1341 Beverly Drive
Athens, GA 30606

RE: Map 102, Parcel 002

At their August 18, 2020 board meeting, the Putnam County Board of Commissioners considered your request to rezone 171.23 acres on Scott Road from R-1 to C-3. Their decision was **for approval 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 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, and**
- 2. The developer shall direct construction traffic through the entrance located at 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 this 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.**

If you have any questions, please call me at 706-485-1877.

Sincerely,

Lynn Butterworth
County Clerk



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# _____

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: rncallister.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 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

INTERNET TAX RECEIPT

HARMONY RD

102 002

2020 007168

FARMERS & MERCHANTS BANK

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$643,162		
COUNTY	\$2,078.19	\$0.00	8.078
SCHOOL	\$4,057.58	\$0.00	15.772
SPEC SERV	\$97.25	\$0.00	0.378

ORIGINAL TAX DUE
\$6,233.02
INTEREST
COLLECTION COST
FIFA 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 31024-1061
 (706) 485-5441



Date Paid: 11/6/2020



Scan this code
 with your mobile
 phone to view this
 bill

INTERNET TAX RECEIPT

IMPACT ANALYSIS

Portion of Parcel 102-002 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 ZoningSee Conceptual Site Plan

Conceptual Site Plan Attachment

LETTER OF INTENT – SHAFER OCONEE , LLC
C-2 ZONING REQUEST

The application for rezoning request is for a portion of parcel 102-002. Currently, parcel 102-002 is approximately 160 acres with primary frontage along Scott Road. The parcel was zoned from Residential to Commercial C-3 in August of 2020.

A portion of the parcel fronts Sammons Industrial Parkway. A local existing business would like to purchase 3.096 ac piece of the 102-002 tract. With approximately 300 LF of road frontage along Sammons Industrial Parkway, the request for zoning amendment is limited to a 3.096-acre parcel. The parent parcel is currently zoned CPUD / C-3 and surrounding parcels include C-2 and C-1 zoning.

The intended land use for this property is Contractor Services – General. Currently, CPUD / C3 zoning does not include the intended land use within current Putnam County Ordinance. The intended land use definition from Putnam County Ordinance is noted below:

Sec. 66-20. - Definitions.

means a use engaged in the provision of construction activities, including, but not limited to, plumbing, electrical work, building, grading, paving, roofing, carpentry, landscaping, and other such activities, including the storage of material and equipment in outdoor storage areas.

Sammons Industrial Parkway area includes many Commercial and Industrial uses. Of the existing approximately 48 Parcels fronting Sammons Industrial Parkway, 36% of the land mass is currently zoned I-M, 4% zoned C-1 and 60% zoned C-2.

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 consistent with C-2 Zoning

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

The proposed use is within Sammons Industrial Park. Similar uses exist within the development.

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

The proposed use coincides with the mix of existing businesses in the area. 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 with a section of Industrial Use. The proposed user is a Utility Contractor business which stores equipment and material outdoors. The surrounding area is commercial / Industrial land 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 a Contractor Services – General 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 access to existing road infrastructure, including sewer and water. 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 Sammons Industrial Parkway area has increased in warehouse-based service business land use.

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 user is the construction arm of the local water and sewer utility provider. A central location within the utility provider area helps speed access to emergency calls that may affect public health. Given the nature of service and contractor companies in the area, the proposed use is reasonable for the property.

ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)

ITEM# 3

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

Up to 10K Sf Warehouse / Office space and outdoor storage of materials and equipment.

ITEM #4

Effect on environment surrounding the area:

Natural:

Property is currently undeveloped wooded with topography sloped into 1 drainage corridor. 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 – Site will have access to fire hydrant(s)

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

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



SIMONTON
ENGINEERING

SCOTT ROAD DEVELOPMENT

Traffic Impact Study



Paul Simonton
paul@simontoneng.com

Hinesville, Georgia Phone: (912) 977-1502
Greensboro, Georgia Phone: (706) 454-0870 Fax (706) 454-0871

Scott Road Project
C3 Zoning Request
Traffic Impact Study

General

The Scott Road Project is a mixed commercial and residential development with primary use being an assisted living development. The development includes eight commercial sites totaling 29.09 acres, 196 residential units, a 130,000 square foot assisted living facility with an adjacent medical office and hospice site. The remaining land uses at the site include a community park, boat storage, maintenance area and walking/cart path. All of the ancillary uses are considered to be internal use and will only generate minimal external traffic.

Predicted Condition

Trip Generation software by Microtrans will be used to generate average daily traffic plus peak hour enter and exit projections for each use. These projected future flows will be combined with existing counts provided by Putnam County to predict total roadway traffic.

Passer-by traffic, which is generally defined as traffic that is already on the roadway and contained in existing counts but will also be included in projected counts. The percentage of passerby traffic included in the projections will vary by land use. Commercial land use usually has a much higher percentage than residential. Further, since primary use of the site is associated with assisted living, the residential component would be considered a destination site with a minimal reduction for passerby. The following passerby rates will be used for the traffic projection reduction.

Commercial Passerby Rate = 20% reduction

Residential Passerby Rate = 5% reduction

The commercial component of the development will be located directly along Scott Road so 100% of that traffic will enter and exit to and from Scott Road. The balance of the development will have at least two access points; one on Scott Road and one on Sammons Parkway. The traffic split between the two access points will be based on predicted destination. Any traffic predicted with a destination of Greene County or the area of Putnam County between Scott Road and Lake Oconee; will be projected to use the Scott Road access. Traffic predicted to have a destination of Eatonton, Harmony Road area and Milledgeville will be projected to use the Sammons parkway access point.

For the purpose of this impact study, the following access percentages will be used to predict traffic impacts.

Commercial - 100% Scott Road

Residential & Remaining uses – 50% Scott Road

50% Sammons Parkway

The traffic leaving the development will then be split 80% on Scott Road to Hwy 44 and 20% on Scott Road to Harmony Road.

Normally, we would direct a higher percentage of traffic to traffic-signal controlled intersection. Since Putnam County is pursuing a traffic signal at Scott Road, we have split the residential uses equally.

Table 1 below provides a detailed traffic projection that includes the land use, the ITE code used for each, along with average daily volumes plus enter and exit projection for a.m. and p.m. peak. All of these rates are then adjusted for passerby rates.

Table 1

Land Use	ITE Code	Unadjusted					Existing Passer by Reduction Factor	Adjusted Average Daily Volume	Adjusted			
		Average Daily Vol.	Peak Hour PM Enter	Peak Hour PM Exit	Peak AM Enter	Peak AM Exit			Peak Hour PM Enter	Peak Hour PM Exit	Peak AM Enter	Peak AM Exit
1 Commercial (8 ea-2.5 acre sites)												
Commercial is external on Scott Rd												
Garden Center (75K sf)	817	2706	0	0	0	0	541	2165	0	0	0	0
Warehousing (75K sf)	150	372	9	26	28	6	74	298	7	21	22	5
Utilities (75K sf)	170	0	26	32	38	23	0	0	21	26	30	18
Specialty retail (50K sf)	814	2216	60	76	0	0	443	1773	48	63	0	0
Furniture (30K sf)	890	152	6	8	4	2	30	122	5	6	3	2
Apparel Store (25K sf)	870	1660	48	48	20	5	332	1328	38	38	16	4
Drug Store (15Ksf)	880	1332	63	66	23	17	266	1066	50	53	18	14
Furniture (50k sf)	890	152	6	8	4	2	30	122	5	6	3	2
Total Commercial		8590	218	264	117	55	1718	6872	174	211	94	44
		4295	109	132	58.5	27.5						
2 Residential												
Courtyard Cottages (50 units)	270	375	20	11	6	20	19	356	19	10	6	19
Dual Cottage Units (82 units)	270	615	33	18	9	33	31	584	31	17	9	31
Patio units (64 Units)	270	480	26	14	7	26	24	456	25	13	7	25
Assisted Living (130,000 SF) (assume 228 bds)	252	793	16	9	9	9	40	753	15	9	9	9
Total Residential		2263	95	52	31	88	113	2150	90	49	29	84
3 Expansion Area	151	179	9	8	8	5	9	170	9	8	8	5
4 Hoapice (10 Units)	254	27	1	1	1	1	1	26	1	1	1	1
5 County Park (7.6 acres)**	412	1.7	0	0	0	0	0	2	0	0	0	0
6 Boat storage (6.89 acres) *	151	134	14	13	11	8	7	127	13	12	10	8
7 Maintenance 4.33 acres)	170	0	3	3	7	4	0	0	3	3	7	4
8 Medical Offices for assisted Living *** (25,000 sf)	720	903	25	68	49	13	45	858	24	65	47	12
Adjusted Peak Hour for AM & PM Traffic									314	348	195	157
Adjusted ADT Addition for Full Development								10204				
Adjusted Peak Hour for AM & PM Traffic Scott Rd									172	271	135	24
Adjusted Peak Hour for AM & PM Traffic Sammons Pkwy									39	18	32	62
Reduction Factors												
A * Assume half of these trips are internal to the development												
B ** Assume 90% is internal to development												
C *** Assumes 50% of traffic is internal												

C-2 Tract (10%)

The projected traffic contained in Table 1 is for a 100% build-out, as can be seen in the attached Development Summary 100% build-out will take 20 years. Based on the information presented in Table 2 below, the first five years of development will generate significantly less traffic than full build.

2- Development Summary

DEVELOPMENT SUMMARY - TOTAL SITE 171.23 ACRES
 BASED ON CONCEPTUAL PLAN DATED APRIL 1, 2020 FOR C-3 ZONING DISTRICT

Description	Area in Acres	Per Zoning C-3 Units / SF	Development in SF or Units				Totals
			Year 2021-2025	Year 2027-2030	Year 2031-2035	Year 2034-2040	
Commercial Sites (8) Total	35.29	12K SF per Acre 423,480	148218 35%	148218 35%	105870 25%	21174 5%	423480 100%
Residential Mixed Units	53	8 Units / AC 424	148.4 35%	148.4 35%	106 25%	21.2 5%	424 100%
Assisted Living / Independent Living / Memory Care	5.82	130,000 +/- SF	100000 76.92%	30000 23.08%			130000 100%
Expansion Area	4.6	25 K SF per Acre 115,000 SF			115000 100%		115000 100%
Hospice Site	2	25 K SF per Acre 50,000 SF	50000 100.00%				50000 100%
Event Space	1			15246 100%			15246 100%
Community Park	7.6		3.3 43.42%	4.3 56.58%			7.6 100%
Boat Storage	6.89		3 43.54%	3.89 56.46%			6.89 100%
Maintenance Area	4.33		4.33 100%				4.33 100%

Utilizing the information contained in Table 2 "Development Summary", traffic was projected for the first five years of development. Consideration of the first five year development along with the existing condition of the transportation system provides the impacts that would be experienced at initial development. If the traffic signal at the intersection of Hwy 44 and Scott Road is installed in the future, the overall impact of the development and the traffic environment will change and should warrant further study of the traffic at that time.

Table 3 below presents the short-term traffic impacts of the development on the transportation system as it exist at the time of this study.

(See next page)

Table 3

Land Use	ITE Code	Adjusted Average Daily Volume	First Five years adjusted			
			Peak Hour PM		Peak AM	
			Enter	Exit	Enter	Exit
1 Commercial (8 ea-2.5 acre sites)						
assumes 12,000 sf building for each use						
Commercial is external on Scott Rd						
Garden Center (75K sf)	817	758	0	0	0	0
Warehousing (75K sf)	150	104	3	7	8	2
Utilities (75K sf)	170	0	7	9	11	6
Specialty retail (50K sf)	814	620	17	21	0	0
Furniture (30K sf)	890	43	2	2	1	1
Apparel Store (25K sf)	870	465	13	13	6	1
Drug Store (15Ksf)	880	373	18	18	6	5
Furniture (50k sf)	890	43	2	2	1	1
Total Commercial		2405	61	74	33	15
2 Residential						
Courtyard Cottages (50 units)	270	125	7	4	2	7
Dual Cottage Units (82 units)	270	204	11	6	3	11
Patio units (64 Units)	270	160	9	5	2	9
Assisted Living (130,000 SF) (assume 228 beds)	252	264	5	3	3	3
Total Residential		752	32	17	10	29
3 Expansion Area	151					
4 Hospice (10 Units)	254	26	1	1	1	1
5 County Park (7.6 acres)**	412	2	0	0	0	0
6 Boat storage (6.89 acres) **	151	127	13	12	10	7
7 Maintenance (4.33 acres)	170	0	3	3	6	4
8 Medical Offices for assisted Living *** (25,000 sf)	720	858	23	61	44	12
Total AM & PM Peak Hour			131	168	104	68
ADT addition for the first five year development		3288				
Adjusted Peak Hour AM & PM Peak Hour						
Scott Rd			91	117	65	39
Adjusted Peak Hour for AM & PM Traffic						
Sammons Pkwy			40	51	40	29

C-2 Tract (10%)

- Reduction Factors**
- A * Assume half of these trips are internal to the development
 - B ** Assume 90% is internal to development
 - C *** Assumes 50% of traffic is internal

Based on the information presented previously in this report, the short term impacts to the local roadway are as follows for peak hour.

Total traffic impacts on Scott Road

Average Daily Traffic: 2406 vehicles per day
Peak Hour Enter (PM) 91 vehicles per hour
Peak Hour Exit (PM) 117 vehicles per hour
Total Peak Hour: 208 vehicles per hour two way on Scott Road

By taking this information then splitting the predicted traffic as 80% right turn on Scott to Hwy 44, then 20% left on Scott road to Harmony Road the impacts would be in accordance with the following Table.

Exiting Traffic Split Prediction

Traffic Impacts	Total	Left turn Scott Rd. to Harmony	Right Turn Scott Rd to Hwy 44
ADT	2406	481	1924
Peak Hour Exit	117	23	94

Sammons Parkway

Average Daily: 882 vehicles per day ADT
Total Peak Hour: 51 vehicles per hour

Using the above information the split for the Sammons Parkway access point is projected in the table below.

Exiting Traffic Split Sammons Parkway

Traffic Impact	Total	Left turn to Harmony Road	Right turn to Harmony Road
ADT	882	706	176
Peak Hour Exit	51	41	10

Existing Traffic

Examination of the existing traffic counts, provided by Putnam County, the West bound ADT is 1615 vehicles per day and the East Bound ADT is 1640 vehicles per day. The information also revealed that peak hour counts for the Scott Road and Hwy 44 occurs from 15:00 to 16:00 (3:00 pm to 4:00 pm). During this peak hour period the two-way traffic on Scott Road and on Hwy 44 is shown in Table 4 below.

Table 4 (2019 Counts)

Time	Scott Road West	Scott Road East	Two Way Totals	Hwy 44 North	Hwy 44 South	Two Way Totals	Total Both roads
7:00 to 8:00	93	125	218	517	397	914	1132
8:00 to 9:00	77	146	223	690	413	1103	1326
9:00 to 10:00	93	146	239	558	468	1026	1265
10:00 to 11:00	91	115	206	499	500	999	1205
11:00 to 12:00	111	116	227	537	532	1069	1296
12:00 to 13:00	130	133	263	548	617	1165	1428
13:00 to 14:00	136	133	269	583	591	1174	1443
14:00 to 15:00	142	122	264	584	661	1245	1509
15:00 to 16:00	175	124	299	558	722	1280	1579
16:00 to 17:00	161	116	277	469	774	1243	1520
17:00 to 18:00	111	117	228	530	749	1279	1507
18:00 to 19:00	107	61	168	354	438	792	960

Conclusion and recommendations

Using the above information and combining the existing and projected traffic, the impacts to the Scott Road/Hwy 44 intersection can be evaluated. Information presented in the following table combines the existing 2019 peak hour traffic with the predicted development peak hour traffic in the first five years.

Combined Existing + Projected Scott Road Peak Four Hour Traffic

Time	Existing	Projected	Combined	Existing	Projected	Combined
	Scott Rd	Scott Road	Scott Rd	Scott Rd	Scott Rd	Scott Rd
	West Bd	West Bd	West Bd	East Bd	East Bd	East Bd
14:00 to 15:00	142	65	207	122	72	194
15:00 to 16:00	175	91	266	124	117	241
16:00 to 17:00	161	74	235	116	68	184
17:00 to 18:00	111	51	162	117	69	186

As can be seen, the traffic impact as a result of the rezoning of the tract on Scott Road increases traffic, on Scott Road, by a total of 2,406 two-way trips per day or a peak hour for existing and proposed of 507 pcph. The 2,000 Highway Capacity Manual suggest the capacity of two lane, two-way highways to be 3,400 passenger cars per hour (pcph) for both directions and 1,700 pcph for one direction. As stated in the terminology, this capacity would be for a highway operating at it maximum capacity. A two-lane local street will generally have a peak hour capacity of 1,000 vehicles per hour with an acceptable livability that is more desirable. These identified capacities are normally associated with a 24' wide roadway with either curb and gutter or five (5') shoulders and acceptable clear zone geometrics beyond the shoulder. Scott Road is a 20' roadway with narrow shoulders and does not meet the roadway width shown above, however the projected hourly demand is 507 vehicles per hour . In order to determine the true impact of the development on Scott Road, we used McTrans software to prepared a two lane roadway capacity evaluation to determine the Level of Service (LOS) on Scott Road under existing conditions, first five year development and under full development. The LOS in the existing and first five years development scenarios is LOS C, so it can be concluded that the existing roadway is adequate for the immediate projected traffic. At full twenty year development the LOS on Scott road does go to LOS D. The detailed reports can be found in **Appendix A** to this report.

We are aware of the effort by Putnam County to permit a traffic signal at the intersection of Scott Road and Hwy 44. If this happens the future impacts to Scott road as a result of the new signal will be significant; much higher than the projected 4.7% annual increase included in the report

supplied by Putnam County. Currently, east bound traffic on Harmony Road turning left onto Hwy 44 will continue to the signal at Harmony Road and Hwy 44 to turn left on a protected arrow. If the signal is installed at Scott Road and Hwy 44 the Greene County bound traffic will likely take Scott Road to get to Hwy 44. This action will have a much bigger impact on Scott Road and Hwy 44 intersection than the proposed development.

To help meet the future needs the developer should plan a deceleration lane and left turn lane at the main intersection of the development and Scott Road. In addition, the Sammons Parkway intersection should be improved to encourage more traffic to utilize that access point.

As can be seen earlier in this report the projected impact to Harmony Road via Sammons Parkway is 882 ADT and 49 peak hour vehicles. Approximately 80% of this traffic will travel through the Harmony Road/Hwy 44 intersection. So, the impact of the development traffic at that intersection is an ADT of 706 vehicles per day or peak hour of 39 vehicles per hour. Based on the study provided by Putnam County the current peak hour traffic Eastbound on Harmony Road is 381 vehicles and the total twelve hour, two way traffic is 3,278 vehicles. Based on this information Harmony Road is currently operating at or near capacity, however the total contributed from the development has a minimal impact and will not change the level of service on the roadway or the intersection. The installation of the signal at the Scott Road/Hwy 44 intersection will have a larger impact on the Harmony Road.

If the project is rezoned and development moves forward a much more comprehensive traffic impact study should be undertaken in conjunction with Putnam County to provide direction for the future. The impacts of the action of both entities should be considered in planning any improvements in the area.

Appendix A
Roadway Capacity Analysis

Phone:
E-Mail:

Fax:

Directional Two-Lane Highway Segment Analysis Existing

Analyst Paul Simonton
 Agency/Co. Simonton Engineering
 Date Performed 3/22/2020
 Analysis Time Period 15:00 to 16:00
 Highway Scott Road
 From/To Harmony Road to Hwy 44
 Jurisdiction Putnam County
 Analysis Year 2020
 Description DR for Scott Road development

Input Data

Highway class	Class 2	Peak hour factor, PHF	0.88
Shoulder width	2.0 ft	% Trucks and buses	4 %
Lane width	11.0 ft	% Trucks crawling	0.0 %
Segment length	1.1 mi	Truck crawl speed	0.0 mi/hr
Terrain type	Rolling	% Recreational vehicles	4 %
Grade: Length	- mi	% No-passing zones	80 %
Up/down	- %	Access point density	4 /mi
Analysis direction volume, Vd	175	veh/h	
Opposing direction volume, Vo	175	veh/h	

Average Travel Speed

Direction	Analysis (d)	Opposing (o)
PCE for trucks, ET	2.3	2.3
PCE for RVs, ER	1.1	1.1
Heavy-vehicle adj. factor, (note-5) fHV	0.947	0.947
Grade adj. factor, (note-1) fg	0.75	0.75
Directional flow rate, (note-2) vi	280 pc/h	280 pc/h
Free-Flow Speed from Field Measurement:		
Field measured speed, (note-3) S FM	-	mi/h
Observed total demand, (note-3) V	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, (note-3) BFFS	45.0	mi/h
Adj. for lane and shoulder width, (note-3) fLS	3.0	mi/h
Adj. for access point density, (note-3) fA	1.0	mi/h
Free-flow speed, FFSD	41.0	mi/h
Adjustment for no-passing zones, fnp	3.3	mi/h
Average travel speed, ATSD	33.4	mi/h
Percent Free Flow Speed, PFFS	81.4	%

Percent Time-Spent-Following

Direction	Analysis (d)	Opposing (o)
PCE for trucks, ET	1.8	1.8
PCE for RVs, ER	1.0	1.0
Heavy-vehicle adjustment factor, fHV	0.969	0.969
Grade adjustment factor, (note-1) fg	0.80	0.80
Directional flow rate, (note-2) vi	257 pc/h	257 pc/h
Base percent time-spent-following, (note-4) BPTSFD	27.9 %	
Adjustment for no-passing zones, fnp	58.9	
Percent time-spent-following, PTSFD	57.3 %	

Level of Service and Other Performance Measures

Level of service, LOS	C	
Volume to capacity ratio, v/c	0.12	
Peak 15-min vehicle-miles of travel, VMT15	55	veh-mi
Peak-hour vehicle-miles of travel, VMT60	193	veh-mi
Peak 15-min total travel time, TT15	1.6	veh-h
Capacity from ATS, CdATS	1673	veh/h
Capacity from PTSF, CdPTSF	1700	veh/h
Directional Capacity	1700	veh/h

Passing Lane Analysis

Total length of analysis segment, Lt	1.1	mi
Length of two-lane highway upstream of the passing lane, Lu	-	mi
Length of passing lane including tapers, Lpl	-	mi
Average travel speed, ATSD (from above)	33.4	mi/h
Percent time-spent-following, PTSFD (from above)	57.3	
Level of service, LOSd (from above)	C	

Average Travel Speed with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for average travel speed, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for average travel speed, Ld	-	mi
Adj. factor for the effect of passing lane on average speed, fpl	-	
Average travel speed including passing lane, ATSp1	-	
Percent free flow speed including passing lane, PFFSp1	0.0	%

Percent Time-Spent-Following with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for percent time-spent-following, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for percent time-spent-following, Ld	-	mi
Adj. factor for the effect of passing lane on percent time-spent-following, fpl	-	
Percent time-spent-following including passing lane, PTSFpl	-	%

Level of Service and Other Performance Measures with Passing Lane

Level of service including passing lane, LOSpl	A	
Peak 15-min total travel time, TT15	-	veh-h

Bicycle Level of Service

Posted speed limit, Sp	45
Percent of segment with occupied on-highway parking	0
Pavement rating, P	3
Flow-rate-in-outside-lane, VOL	198.9
Effective width of outside lane, We	13.00
Effective speed factor, St	4.42
Bicycle LOS Score, BLOS	5.15
Bicycle LOS	E

Notes:

1. Note that the adjustment factor for level terrain is 1.00, as level terrain is one of the base conditions. For the purpose of grade adjustment, specific downgrade segments are treated as level terrain.
2. If v_i (v_d or v_o) $\geq 1,700$ pc/h, terminate analysis-the LOS is F.
3. For the analysis direction only and for $v > 200$ veh/h.
4. For the analysis direction only.
5. Use alternative Exhibit 15-14 if some trucks operate at crawl speeds on a specific downgrade.

Phone: Fax:
E-Mail:

Directional Two-Lane Highway Segment Analysis First Five Years

Analyst Paul Simonton
 Agency/Co. Simonton Engineering
 Date Performed 3/22/2020
 Analysis Time Period 15:00 to 16:00
 Highway Scott Road
 From/To Harmony Road to Hwy 44
 Jurisdiction Putnam County
 Analysis Year 2020
 Description DR for Scott Road development

Input Data

Highway class	Class 2	Peak hour factor, PHF	0.88
Shoulder width	2.0 ft	% Trucks and buses	4 %
Lane width	11.0 ft	% Trucks crawling	0.0 %
Segment length	1.1 mi	Truck crawl speed	0.0 mi/hr
Terrain type	Specific Grade	% Recreational vehicles	4 %
Grade: Length	0.25 mi	% No-passing zones	80 %
Up/down	3.0 %	Access point density	4 /mi

Analysis direction volume, Vd 255 veh/h
 Opposing direction volume, Vo veh/h

Average Travel Speed

Direction	Analysis (d)	Opposing (o)
PCE for trucks, ET	2.3	1.3
PCE for RVs, ER	1.1	1.0
Heavy-vehicle adj. factor, (note-5) fHV	0.947	0.988
Grade adj. factor, (note-1) fg	0.87	1.00
Directional flow rate, (note-2) vi	352 pc/h	370 pc/h

Free-Flow Speed from Field Measurement:

Field measured speed, (note-3) S FM - mi/h
 Observed total demand, (note-3) V - veh/h

Estimated Free-Flow Speed:

Base free-flow speed, (note-3) BFFS 60.0 mi/h
 Adj. for lane and shoulder width, (note-3) fLS 3.0 mi/h
 Adj. for access point density, (note-3) fA 1.0 mi/h

Free-flow speed, FFSd 56.0 mi/h

Adjustment for no-passing zones, fnp 2.9 mi/h
 Average travel speed, ATSD 47.5 mi/h
 Percent Free Flow Speed, PFFS 84.8 %

Percent Time-Spent-Following

Direction	Analysis (d)	Opposing (o)
PCE for trucks, ET	1.0	1.1
PCE for RVs, ER	1.0	1.0
Heavy-vehicle adjustment factor, fHV	1.000	0.996
Grade adjustment factor, (note-1) fg	0.97	1.00
Directional flow rate, (note-2) vi	298 pc/h	367 pc/h
Base percent time-spent-following, (note-4) BPTSFD	34.5 %	
Adjustment for no-passing zones, fnp	50.0	
Percent time-spent-following, PTSFD	56.9 %	

Level of Service and Other Performance Measures

Level of service, LOS	C	
Volume to capacity ratio, v/c	0.18	
Peak 15-min vehicle-miles of travel, VMT15	80	veh-mi
Peak-hour vehicle-miles of travel, VMT60	281	veh-mi
Peak 15-min total travel time, TT15	1.7	veh-h
Capacity from ATS, CdATS	1693	veh/h
Capacity from PTSF, CdPTSF	1564	veh/h
Directional Capacity	1564	veh/h

Passing Lane Analysis

Total length of analysis segment, Lt	1.1	mi
Length of two-lane highway upstream of the passing lane, Lu	-	mi
Length of passing lane including tapers, Lpl	-	mi
Average travel speed, ATSD (from above)	47.5	mi/h
Percent time-spent-following, PTSFD (from above)	56.9	
Level of service, LOSd (from above)	C	

Average Travel Speed with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for average travel speed, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for average travel speed, Ld	-	mi
Adj. factor for the effect of passing lane on average speed, fpl	-	
Average travel speed including passing lane, ATSpl	-	
Percent free flow speed including passing lane, PFFSpl	0.0	%

Percent Time-Spent-Following with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for percent time-spent-following, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for percent time-spent-following, Ld	-	mi
Adj. factor for the effect of passing lane on percent time-spent-following, fpl	-	
Percent time-spent-following including passing lane, PTSFpl	-	%

Level of Service and Other Performance Measures with Passing Lane

Level of service including passing lane, LOSpl	A	
Peak 15-min total travel time, TT15	-	veh-h

Bicycle Level of Service

Posted speed limit, Sp	45
Percent of segment with occupied on-highway parking	0
Pavement rating, P	3
Flow rate in outside lane, vOL	289.8
Effective width of outside lane, We	13.00
Effective speed factor, St	4.42
Bicycle LOS Score, BLOS	5.34
Bicycle LOS	E

Notes:

1. Note that the adjustment factor for level terrain is 1.00, as level terrain is one of the base conditions. For the purpose of grade adjustment, specific downgrade segments are treated as level terrain.
2. If v_i (v_d or v_o) $\geq 1,700$ pc/h, terminate analysis-the LOS is F.
3. For the analysis direction only and for $v > 200$ veh/h.
4. For the analysis direction only.
5. Use alternative Exhibit 15-14 if some trucks operate at crawl speeds on a specific downgrade.

Phone: _____ Fax: _____
 E-Mail: _____

Directional Two-Lane Highway Segment Analysis Full Development

Analyst Paul Simonton
 Agency/Co. Simonton Engineering
 Date Performed 3/22/2020
 Analysis Time Period 15:00 to 16:00
 Highway Scott Road
 From/To Harmony Road to Hwy 44
 Jurisdiction Putnam County
 Analysis Year 2020
 Description DR for Scott Road development

Input Data

Highway class	Class 2	Peak hour factor, PHF	0.88	
Shoulder width	2.0 ft	% Trucks and buses	4	%
Lane width	11.0 ft	% Trucks crawling	0.0	%
Segment length	1.1 mi	Truck crawl speed	0.0	mi/hr
Terrain type	Specific Grade	% Recreational vehicles	4	%
Grade: Length	0.25 mi	% No-passing zones	80	%
Up/down	3.0 %	Access point density	4	/mi

Analysis direction volume, Vd 394 veh/h
 Opposing direction volume, Vo veh/h

Average Travel Speed

Direction	Analysis (d)	Opposing (o)
PCE for trucks, ET	2.0	1.4
PCE for RVs, ER	1.0	1.0
Heavy-vehicle adj. factor, (note-5) fHV	0.961	0.984
Grade adj. factor, (note-1) fg	0.95	1.00
Directional flow rate, (note-2) vi	490 pc/h	301 pc/h

Free-Flow Speed from Field Measurement:

Field measured speed, (note-3) S FM - mi/h
 Observed total demand, (note-3) V = veh/h

Estimated Free-Flow Speed:

Base free-flow speed, (note-3) BFFS 60.0 mi/h
 Adj. for lane and shoulder width, (note-3) fLS 3.0 mi/h
 Adj. for access point density, (note-3) fA 1.0 mi/h

Free-flow speed, FFSd 56.0 mi/h

Adjustment for no-passing zones, fnp 3.3 mi/h
 Average travel speed, ATSD 46.6 mi/h
 Percent Free Flow Speed, PFFS 83.1 %

Percent Time-Spent-Following

Direction	Analysis (d)	Opposing (o)
PCE for trucks, ET	1.0	1.1
PCE for RVs, ER	1.0	1.0
Heavy-vehicle adjustment factor, fHV	1.000	0.996
Grade adjustment factor, (note-1) fg	0.94	1.00
Directional flow rate, (note-2) vi	476 pc/h	298 pc/h
Base percent time-spent-following, (note-4) BPTSFD	46.3 %	
Adjustment for no-passing zones, fnp	41.5	
Percent time-spent-following, PTSFD	71.8 %	

Level of Service and Other Performance Measures

Level of service, LOS	D
Volume to capacity ratio, v/c	0.28
Peak 15-min vehicle-miles of travel, VMT15	123 veh-mi
Peak-hour vehicle-miles of travel, VMT60	433 veh-mi
Peak 15-min total travel time, TT15	2.6 veh-h
Capacity from ATS, CdATS	1693 veh/h
Capacity from PTSF, CdPTSF	1564 veh/h
Directional Capacity	1564 veh/h

Passing Lane Analysis

Total length of analysis segment, Lt	1.1	mi
Length of two-lane highway upstream of the passing lane, Lu	-	mi
Length of passing lane including tapers, Lpl	-	mi
Average travel speed, ATSD (from above)	46.6	mi/h
Percent time-spent-following, PTSFD (from above)	71.8	
Level of service, LOSd (from above)	D	

Average Travel Speed with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for average travel speed, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for average travel speed, Ld	-	mi
Adj. factor for the effect of passing lane on average speed, fpl	-	
Average travel speed including passing lane, ATSp1	-	
Percent free flow speed including passing lane, PFFSp1	0.0	%

Percent Time-Spent-Following with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for percent time-spent-following, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for percent time-spent-following, Ld	-	mi
Adj. factor for the effect of passing lane on percent time-spent-following, fpl	-	
Percent time-spent-following including passing lane, PTSFpl	-	%

Level of Service and Other Performance Measures with Passing Lane

Level of service including passing lane, LOSpl	A
Peak 15-min total travel time, TT15	veh-h

Bicycle Level of Service

Posted speed limit, Sp	45
Percent of segment with occupied on-highway parking	0
Pavement rating, P	3
Flow rate in outside lane, VOL	447.7
Effective width of outside lane, We	13.00
Effective speed factor, St	4.42
Bicycle LOS Score, BLOS	5.56
Bicycle LOS	F

Notes:

1. Note that the adjustment factor for level terrain is 1.00, as level terrain is one of the base conditions. For the purpose of grade adjustment, specific downgrade segments are treated as level terrain.
2. If v_i (v_d or v_o) $\geq 1,700$ pc/h, terminate analysis-the LOS is F.
3. For the analysis direction only and for $v > 200$ veh/h.
4. For the analysis direction only.
5. Use alternative Exhibit 15-14 if some trucks operate at crawl speeds on a specific downgrade.



SURVEY NOTES

1. Elevations are based on N.A.V.D. 88 datum.
2. Contour lines are of one (1) foot intervals.
3. Equipment used: Leica 1200 robotic total station and Allegro IX data collector.
4. Software used: Carlson Survey 2013 and Carlson Surver.
5. Above ground visible utilities were obtained from field observations. Georgia Land Surveying Co. has not researched underground utility locations. Information shown hereon size, 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.
6. 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 plat was gathered by differential adjusted G.P.S. coordinates and rodent survey measurements and has a positional tolerance of 0.1 feet. This map or plat has been calculated for closure and is found to be accurate within one foot in 687,147 feet.

LEGEND

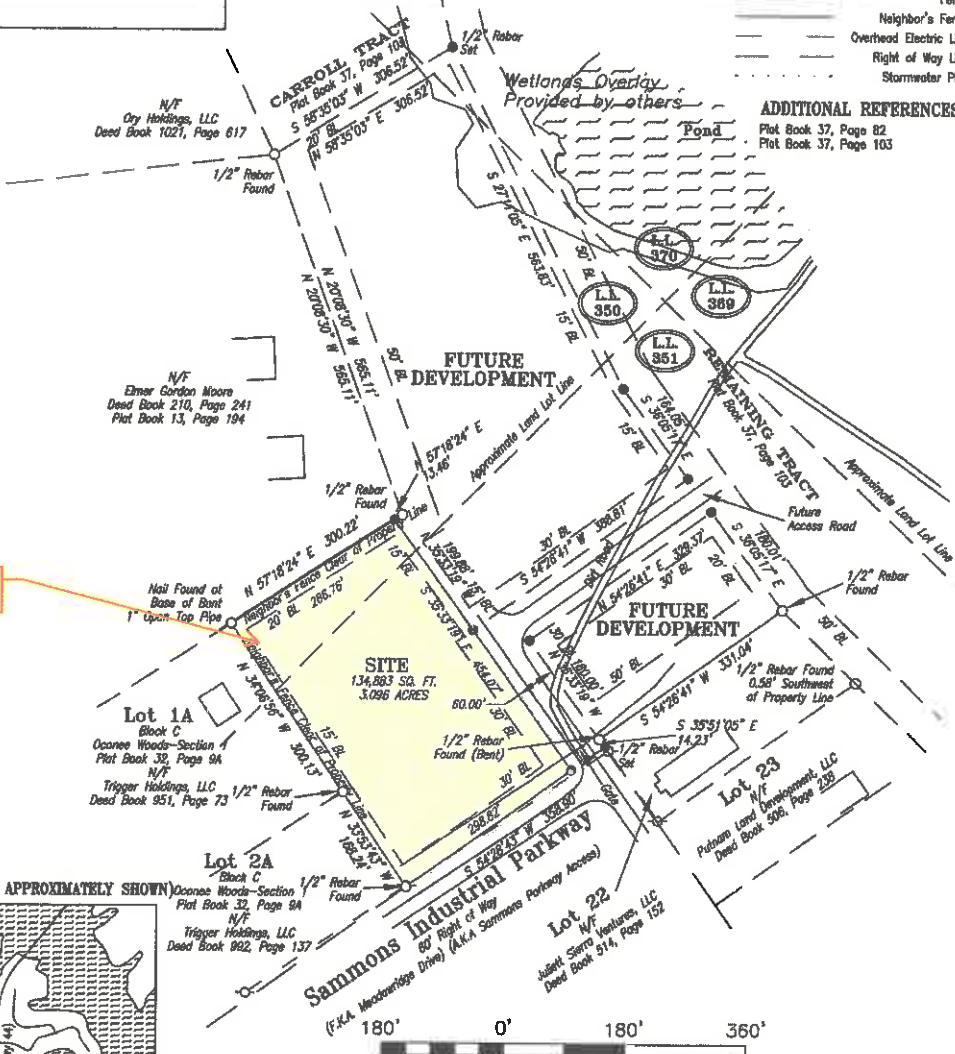
These standard symbols may be found in the drawing.

- 1/2" Rebar Set
- Iron Pin Found
- Building Line
- ⊕ Stormwater Junction Box
- ⊖ Drop Inlet
- ⊕ Guy Wire Anchor
- ⊕ Light Pole
- ⊕ Power Pole
- ⊕ Fire Hydrant
- ⊕ Balland
- ⊕ Sign
- Fence
- Neighbor's Fence
- Overhead Electric Line
- Right of Way Line
- Stormwater Pipe

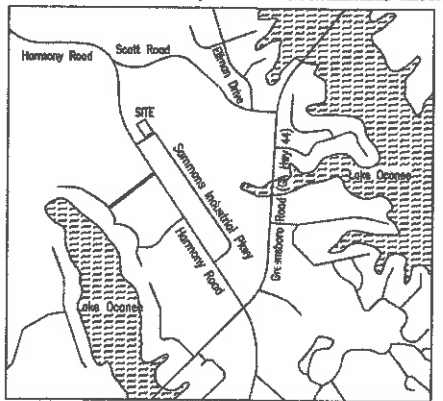
ADDITIONAL REFERENCES

- Plot Book 37, Page 82
- Plot Book 37, Page 103

Site



VICINITY MAP - N.T.S. - (BOUNDARY APPROXIMATELY SHOWN)



NOT FOR RECORDING ZONING EXHIBIT ONLY

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

By: *[Signature]*
Josh Lewis IV, Registered Land Survey Number 3028

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

JOB NUMBER 202550-6
DRAWING NUMBER 5763

SURVEY PLAT FOR: 0 Scott Road, Eatonton Georgia 31024			
<i>Shaifer Oconee LLC</i>			
LAND LDT: 350 and 351	3rd DISTRICT	SECTION	Putnam COUNTY, GA
LOT:	BLOCK:	UNIT:	PHASE:
SUBDIVISION:			
PLAT BOOK 32, PAGE 39	DRAFTER: BMS	REVISION DATE: 6/14/21 (Revise Setbacks)	
DEED BOOK 806, PAGE 433	PARTY CHIEF: JL4	FIELD DATE: 3/9/21	SHEET 1 OF 1

DATE: 2/22/21 SCALE: 180'



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED THEREON. 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.

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

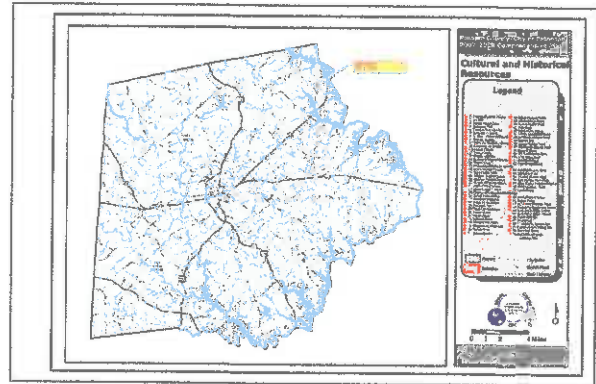
SCALE: As Noted Subject to Change
November 12, 2021

PORTION OF PARCEL 102-002

SITE EXHIBIT
PUTNAM COUNTY, GEORGIA



CURRENT ZONING AND PARCEL MAP
SCALE AS NOTED



CULTURAL AND HISTORICAL RESOURCES MAP
SCALE AS NOTED





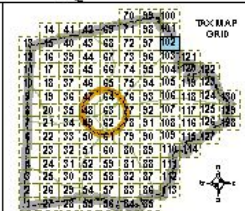
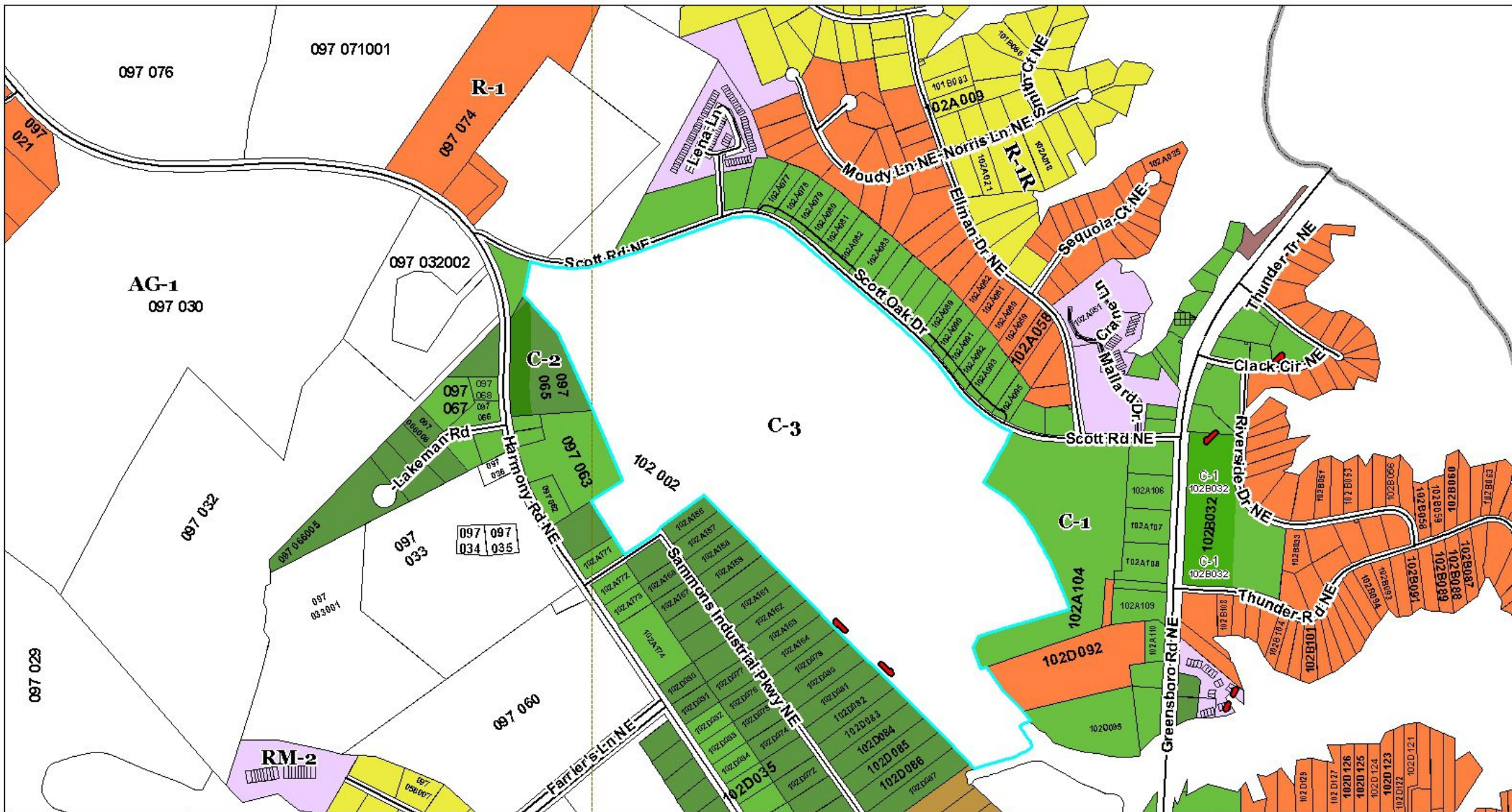
Overview



Legend

- City Limit
- Parcels
- Parcel 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

Date created: 11/12/2021
 Last Data Uploaded: 11/12/2021 7:02:59 AM
 Developed by



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

GEOGRAPHIC FEATURE LEGEND

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



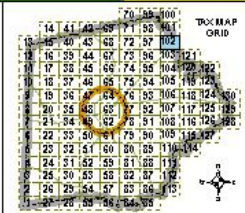
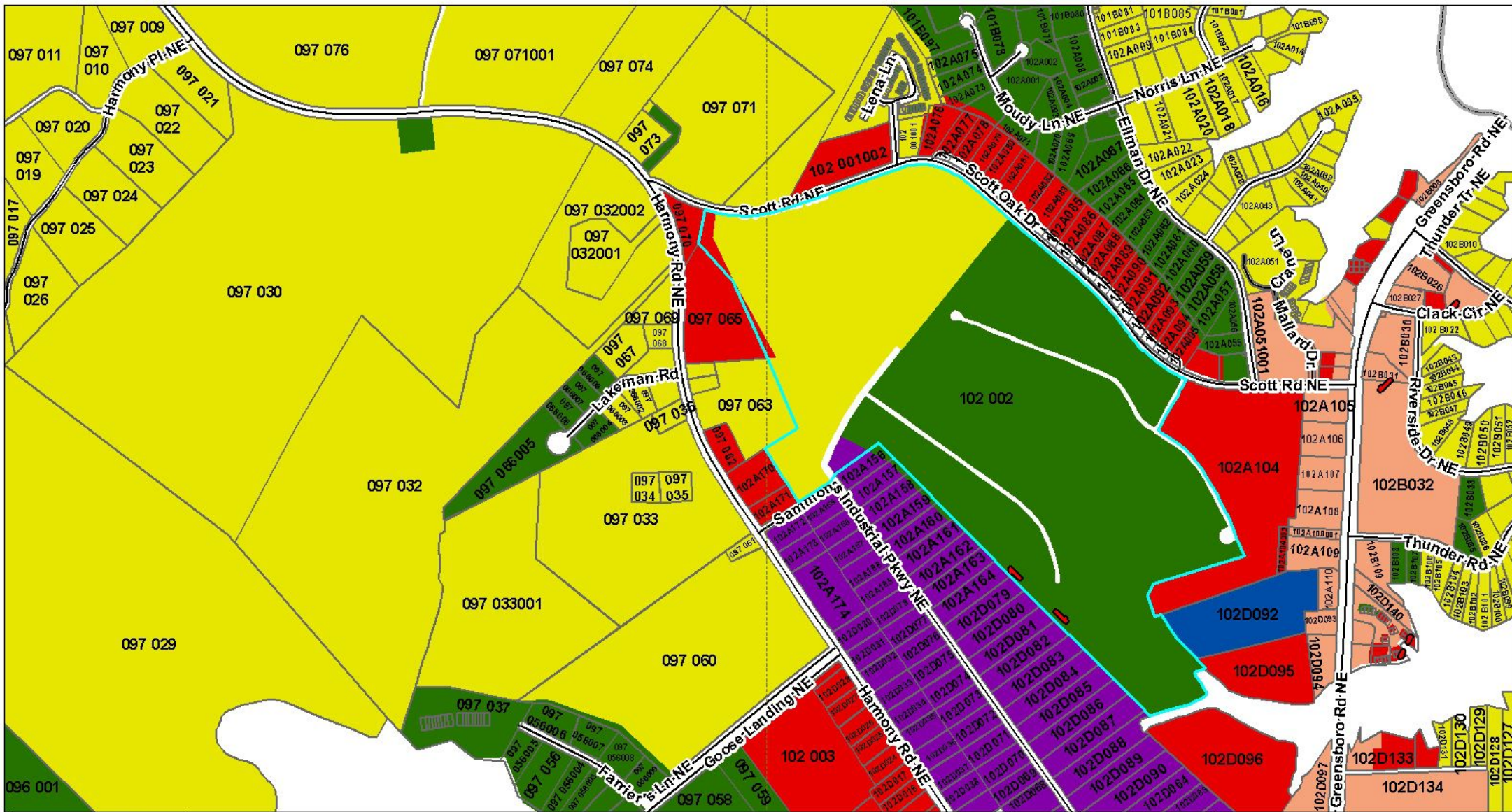
Middle Georgia Regional Commission
 175 Emery Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-8160
 Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 102

70

MAP SCALE: 1" = 695.67' SCALE RATIO: 1:2,000 DATE: 01 ENEMBER 2021



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

GEOGRAPHIC FEATURE LEGEND

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



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

(478) 751-6160

Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS



MAP 102

71



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Staff Recommendations

Thursday, January 06, 2022, ♦ 6:30 PM

Putnam County Administration Building – Room 203

TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 1/6/2022

Requests

6. Request by **Rick McAllister, agent for Shaifer Oconee, LLC** to rezone 3.096 acres on Scott Road from C-PUD to C-2. **[Map 102, Part of Parcel 002, District 3]**. * **This request has been removed from the agenda.**

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on January 18, 2022, 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.