

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Agenda

Tuesday, October 17, 2023 ♦ 6:00 PM

Putnam County Administration Building – Room 203

Opening

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

Zoning Public Hearing

5. Request by Rick McAllister, agent for Harmony 40 LLC to rezone 20.85 acres at 842 Harmony Road from AG to RM-3 [Map 097, Part of Parcel 060, District 1] (staff-P&D)
6. Request by Rick McAllister, agent for Shaifer Griffin, LLC to rezone 15.30 acres at 1024 Lake Oconee Parkway from C-1/AG to C-1 [Map 103, Part of Parcel 015, District 3] (staff-P&D)

Regular Business Meeting

7. Public Comments
8. Consent Agenda
 - a. Approval of Minutes - October 6, 2023 Regular Meeting (staff-CC)
 - b. Approval of Minutes - October 6, 2023 Executive Session (staff-CC)
9. Request for final plat subdivision approval - Serenity Point (staff-P&D)
10. Appeal of Short Term Vacation Rental License denial by Kerri Grant/Pier 6 LLC (tabled at last meeting) (staff-CC)
11. Appeal of Short Term Vacation Rental License denial by Dominic Cellitti (staff-CC)

Reports/Announcements

12. County Manager Report
13. County Attorney Report
14. Commissioner Announcements

Closing

15. Adjournment

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

File Attachments for Item:

5. Request by Rick McAllister, agent for Harmony 40 LLC to rezone 20.85 acres at 842 Harmony Road from AG to RM-3 [Map 097, Part of Parcel 060, District 1] (staff-P&D)

Request by Rick McAllister, agent for Harmony 40 LLC, to rezone 20.85 acres at 842 Harmony Road from AG to RM-3. [Map 097, Part of Parcel 060, District 1].

PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:

Mr. McAllister is requesting to rezone 20.85 acres of the 41.46-acre AG tract from AG to RM-3 on behalf of Harmony 40 LLC. If approved, the intended land use for this property is to establish a single-family residential development with 43 units and approximately 10 acres of open space. The proposed lots will range from 0.16 acres (6,900 sq. ft.) to 0.44 acres (19,067 sq. ft.). The setbacks proposed will be 30 from the front property line, 20 from rear property line and 10 from left and right-side property lines. This development will connect to Harmony Road via an interior road. Also, the plan includes a residential density of 2.15+/- units per acre and a 50' ft. buffer. The remaining 20.61 acres will stay zoned AG.

The subject property is located on Harmony Road and is located near multiple residential zoned properties on Farriers Lane. There are 10 R-1R zoned lots and an RM-1 townhome development located in close proximity to the subject parcel. The intended use is consistent with the stated purpose of the RM-3 zoning district. The use is suitable in view of the zoning and development of adjacent or nearby properties. The Putnam County Future Land Use Comprehensive plans projects the future use of this parcel and a few adjacent parcels as residential use. Therefore, this proposed zoning should not adversely affect the existing use, value, or usability of adjacent or nearby properties.

As stated in the traffic study, Harmony Road is a two-lane road with multiple driveways between the proposed development and GA Hwy 44. The 2022 AADT (Annual Average Daily Traffic) from the GDOT Traffic Data website on Harmony Road West of the site was 4,590 of two-way traffic. Per the study, a typical two-lane roadway is capable of accommodating 1,900 passenger car equivalents per hour per lane. Due to the multiple access points (driveways) the peak capacity of the roadway is actually somewhat less but appears to still have some growth capacity. The total projected traffic for the proposed development is 412 average trips per weekday with the following peaks. The total projected traffic for the Harmony 40, LLC development is 412 average trips per day, with 8 entering and 24 exiting during AM peak hour, 26 entering and 16 exiting during the PM hours. Harmony Road is classified as a Major Collector with a speed limit of 45 MPH. It has daily traffic that is well below the 6,000 AADT for a two-lane road.

Of the study, Figure 1 projected 206 right turns per day that exceeds the 150 RTV (Right Turn Volumes) a day. Therefore, a right turn lane would be required as part of the development. Figure 4-7a projected 206 LTV (Left Turn Volumes) per day which does not meet the 250-count threshold and does not warrant a center left turn lane. According to Figure 4-7b, the right-hand passing requirement is triggered when traffic exceeds 75 LTV per day. The

projection for the proposed development was above 206 LTV per day which warrants a right turn lane and a right-hand passing lane for the left turning traffic, per GDOT guidelines.

As stated in Sec. 66-96 (a) of the Putnam County Code of Ordinances, the RM-3 zoning allows Single family attached and detached dwellings. The surrounding and nearby parcels include undeveloped AG parcels, R-1R Single Family Lots, an RM-1 townhome development, and multiple C-1 and C-2 Commercial lots. Therefore, the proposed development is consistent with the existing residential developments located off Harmony Road. This property is directly adjacent to two AG-Residential use parcels and several residential zoned parcels. If approved, staff recommends that 1. The developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut remaining AG zoned acres of Map 097 Parcel 060, Map 097 Parcel 061, Map 097 Parcel 033, Map 097 Parcel 033001, Map 097 Parcel 037, Map 097 Parcel 056006, Map 097 Parcel 056007, and Map 097 Parcel 056008 as stated in Section 66-104(g) of the Putnam County Code of Ordinances. The developer should also install a right-hand turning lane and a right-hand passing lane at the entrance of the development based on GDOT guidelines. By implementing the recommended conditions, the proposed project should have minimal impact on the adjacent properties, roads, and nearby intersections.

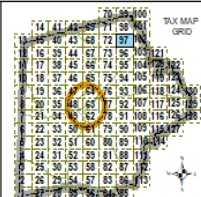
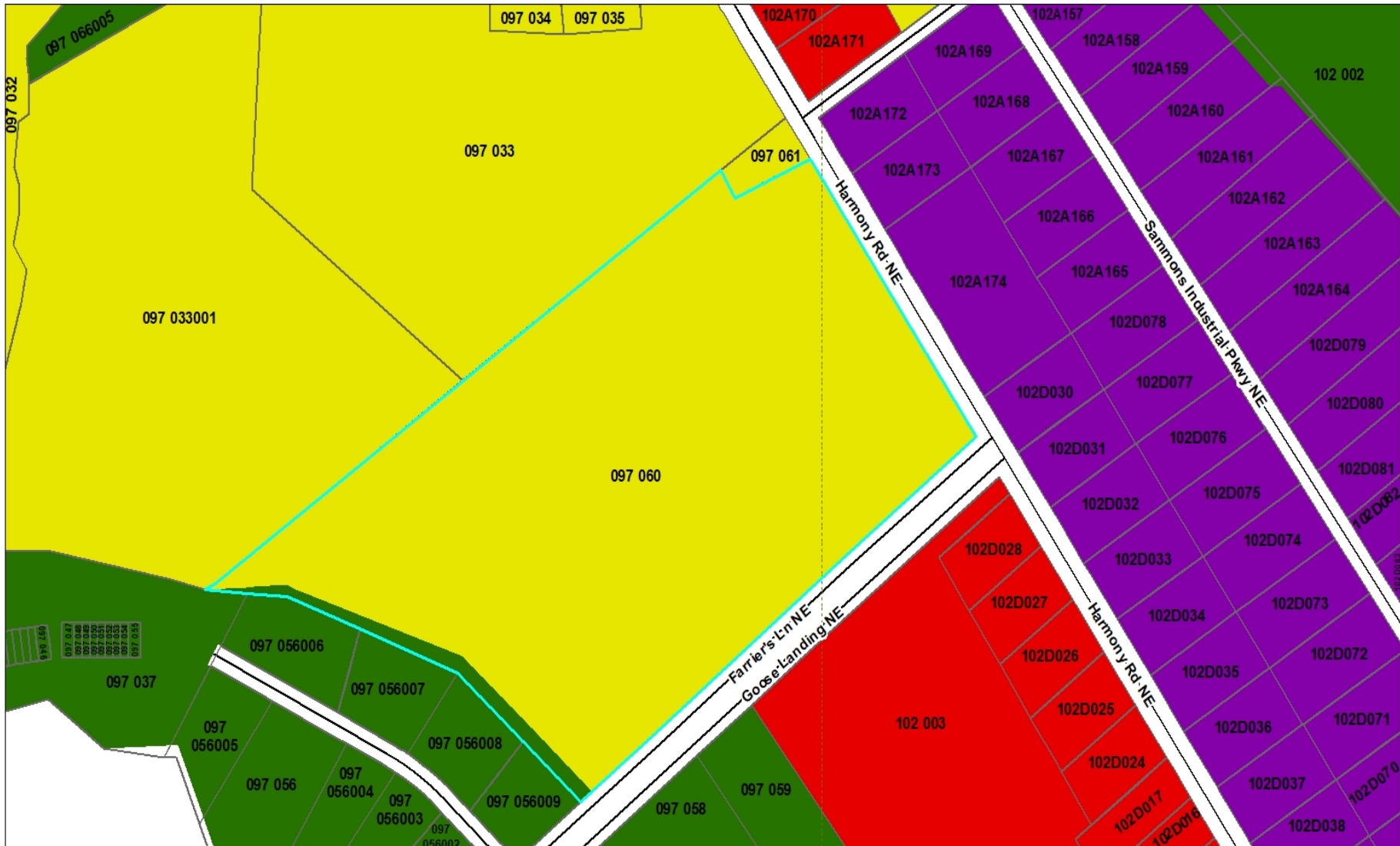
Staff recommendation is for approval to rezone 20.85 acres from AG to RM-3 at 842 Harmony Road [Map 097, Part of Parcel 060, District 1] with the following conditions:

- 1. The developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut remaining AG zoned acres of Map 097 Parcel 060, Map 097 Parcel 061, Map 097 Parcel 033, Map 097 Parcel 033001, Map 097 Parcel 037, Map 097 Parcel 056006, Map 097 Parcel 056007, and Map 097 Parcel 056008 as stated in Section 66-104(g) of the Putnam County Code of Ordinances.**
- 2. The developer should also install a right-hand turning lane and a right-hand passing lane at the entrance of the development based on GDOT guidelines.**
- 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.**

PLANNING & ZONING COMMISSION RECOMMENDATION:

The Planning & Zoning Commission's recommendation is for approval to rezone 20.85 acres from AG to RM-3 at 842 Harmony Road [Map 097, Part of Parcel 060, District 1] with the following conditions:

- 1. The developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut remaining AG zoned acres of Map 097 Parcel 060, Map 097 Parcel 061, Map 097 Parcel 033, Map 097 Parcel 033001, Map 097 Parcel 037, Map 097 Parcel 056006, Map 097 Parcel 056007, and Map 097 Parcel 056008 as stated in Section 66-104(g) of the Putnam County Code of Ordinances.*
- 2. The developer should also install a right-hand turning lane and a right-hand passing lane at the entrance of the development based on GDOT guidelines.*
- 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.*



GEOGRAPHIC FEATURE LEGEND

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

MGRC
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6100
Web: www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 097

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

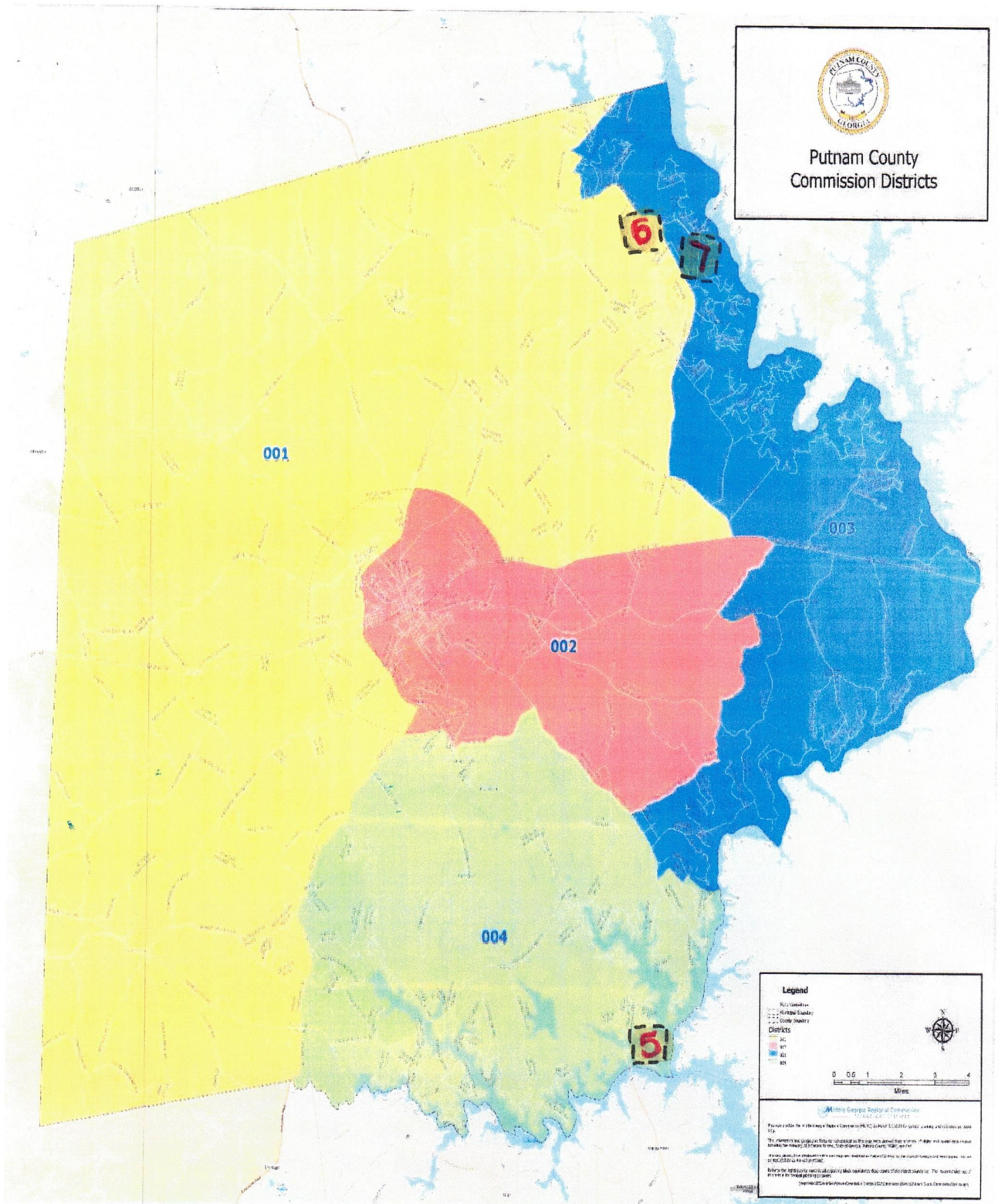
Applicant is requesting to rezone 20.85 acres from AG to RM-3 (Map 097, Part of Parcel 060).

Multiple Commercial Properties in the area Consisting of C-1, C-2, and C-Pud

A RM-1 townhome development and 10 R-1R residential lots.

20.61 acres to remain zoned AG.





- 5. Request by **John D. Knab** for a side yard setback variance from the lake at 130 Emma Road. Presently zoned R-1 [Map 086C, Parcel 149, District 4].
- 6. Request by **Rick McAllister, agent for Harmony 40 LLC** to rezone 20.85 acres at 842 Harmony Road from AG to RM-3. [Map 097, Part of Parcel 060, District 1].*
- 7. Request by **Rick McAllister, agent for Shaifer Griffin, LLC** to rezone 15.30 acres at 1024 Lake Oconee Parkway from C-1/AG to C-1. [Map 103, Part of Parcel 015, District 3].*



PUTNAM COUNTY PLANNING & DEVELOPMENT

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

APPLICATION FOR REZONING

REZONING

APPLICATION NO. 2023-REZONE-33 DATE: 8-10-23

MAP 097 PARCEL 060 ZONING DISTRICT AG

1. Owner Name: Harmony 40 LLC

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

3. Mailing Address: 1341 Beverly Drive Athens GA 30606

4. Email Address: [REDACTED]

5. Phone: (home) _____ (office) _____ (cell) [REDACTED]

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

7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 20.85 +/- acres

8. The proposed zoning district desired: RM-3

9. The purpose of this rezoning is (Attach Letter of Intent)
Create the ability to provided residential development

10. Present use of property: AG Desired use of property: RM-3

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

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.): _____

15. A detailed description of existing land uses: Undeveloped Pasture

16. Source of domestic water supply: well _____, community water _____, or private provider _____

RECEIVED AUG 31 2023



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If source is not an existing system, please provide a letter from provider.

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.

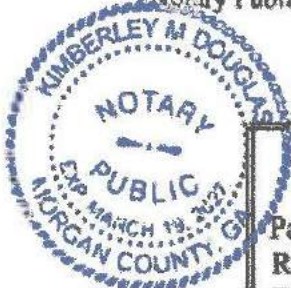
THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

[Signature] 8/10/23
Signature (Property Owner) (Date)

[Signature] 8/10/23
Signature (Applicant) (Date)

Kimberley M. Douglas
Notary Public

Kimberley M. Douglas
Notary Public
Office: Eatonton, GA



Paid: \$ <u>27500</u> (cash) _____ (check) _____ (credit card) <input checked="" type="checkbox"/>		
Receipt No. _____	Date Paid: _____	
Date Application Received: <u>8/31/2023</u>		
Reviewed for completeness by: _____		
Date of BOC hearing: _____	Date submitted to newspaper: _____	
Date sign posted on property: _____	Picture attached: yes _____ no _____	

LETTER OF INTENT – HARMONY 40, LLC
RM-3 ZONING REQUEST

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

The intended land use for this property is Single Family Residential for approximately 20.85 of the 40-acre parcel. The conceptual site plan illustrates 43 units and approximately 10 acres of open space. Proposed lots will range from 0.16 ac (6900 sf) to 0.44 ac (19,067 sf). Setbacks proposed: 30' Front, 20' rear and 10' side. Proposed lots will connect to Harmony Road via proposed interior road. 50' required buffer is included per county ordinance. The proposed plan includes a residential density of 2.15+/- units per acre.

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

eFiled & eRecorded
DATE: 6/28/2022
TIME: 10:05 AM
DEED BOOK: 01089
PAGE: 00786
RECORDING FEES: \$25.00
TRANSFER TAX: \$750.00
PARTICIPANT ID: 8274269752,7067927936
CLERK: Trevor J. Addison
Putnam County, GA
PT61: 117-2022-001134

Return to:
O'Kelley & Sorohan, Attorneys at Law, LLC
2170 Satellite Blvd, Suite 375
Duluth, GA 30097
File No.: 17-170385-BSG-HUD

STATE OF _____
COUNTY OF _____

LIMITED WARRANTY DEED

THIS INDENTURE, made on 15th day of June, 2022, between

Jacqueline B. Trinkie, individually and Jacqueline B. Trinkie, in her capacity as Trustee of the Credit Shelter Trust created under Item Six of the Last Will and Testament of Richard Owen Trinkie dated March 13, 1996

(hereinafter referred to as "Grantor") and

Harmony 40, LLC

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

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

All that tract or parcel of land, with all improvement located thereon, lying and being in Land Lot 351 of the 3rd Land District of Putnam County, Georgia, containing 41.46 acres, more or less, and having such shape, courses, metes and distances as will more fully appear on that survey prepared by "Billy J. Sharp" by Piedmont Surveying Company, certified by Sherald G. Sharp, RLS No. 2044, dated March 15, 1999, filed and recorded April 9, 2002 at Plat Cabinet D, Plat Book 27, Slide 29, Page 175, in the Office of the Clerk of the Superior Court of Putnam County, Georgia, said plat and the record thereof are incorporated herein and made a part hereof by reference.

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

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

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

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

Signed, sealed and delivered in the presence of

[Signature]

Unofficial Witness

Notary Public
Commission expires: 2/16/24



By: *[Signature]*

Jacqueline B. Trinkie

By: *[Signature]*

Jacqueline B. Trinkie, as Trustee of the Credit Shelter Trust created under Item Six of the Last Will and Testament of Richard Owen Trinkie dated March 13, 1996



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LETTER OF AGENCY- Re- Zone

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Re- Zone OF PROPERTY DESCRIBED AS MAP 097 PARCEL 060, CONSISTING OF 20.0 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 842 Harmony Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

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

THIS 10th DAY OF AUGUST, 2023.

PROPERTY OWNER(S): ~~WALTER~~ WALTER PAPERW/ HARMONY 40, LLC
NAME (PRINTED)

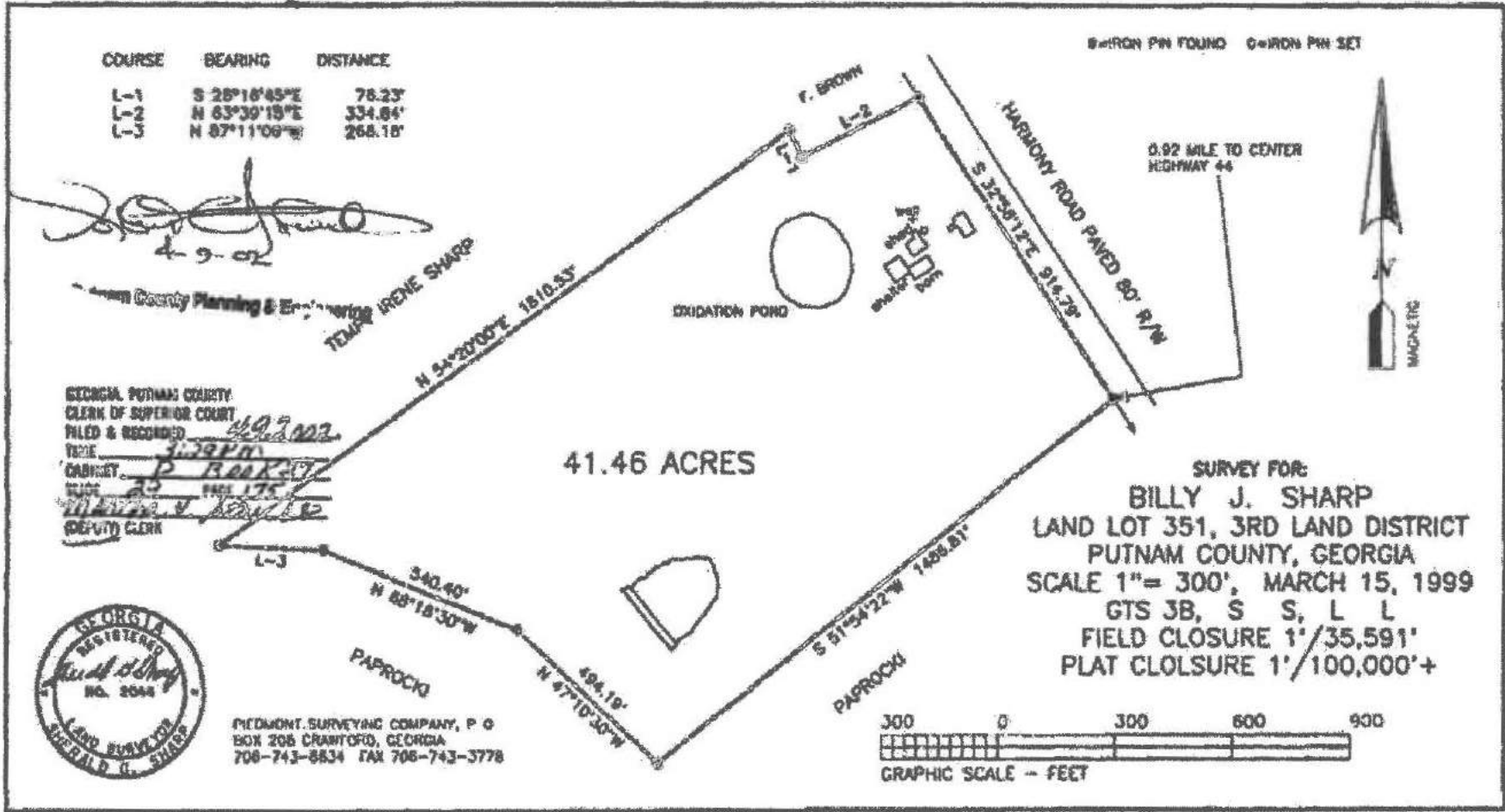
[Signature]
SIGNATURE

ADDRESS: 234 W WASHINGTON ST MADISON, GA 30650
PHONE: _____

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 10th DAY OF August, 2023

Kimberley M. Douglas
NOTARY
MY COMMISSION EXPIRES: 3/19/2027







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DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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

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

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

1. Name: Rick McAllister

2. Address: 1341 Beverly Drive Athens GA 30606

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

Signature of Applicant: 
Date: 8 / 12 / 23



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Agenda

Thursday, May 05, 2022 ♦ 6:30 PM

Putnam County Administration Building – Room 203

The Putnam County Planning & Zoning Commission will conduct a public hearing meeting on May 05, 2022 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA. The following agenda will be considered:

Opening

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

Minutes

4. Approval of Minutes- February 3, 2022 & April 7, 2022

Requests

5. Request by **Rick McAllister, agent for Jacqueline Trinkle** to rezone 19.45 acres at 842 Harmony Road from AG to C-2. **[Map 097, Part of Parcel 060, District 3].***
6. Request by **Rick McAllister, agent for Jacqueline Trinkle** to rezone 20.80 acres at 842 Harmony Road from AG to RM-3. **[Map 097, Part of Parcel 060, District 3].***
7. Request by **Adam Schulze** to rezone 11.604 acres on Emory Drive SE from R-1 to AG. **[Map 111, Parcel 001045 001, District 3].***
8. Request by **Adam Schulze** to rezone 11.030 acres on Emory Drive SE from R-1 to AG. **[Map 111, Parcel 001045 002, District 3].***
9. Request by **Adam Schulze** to rezone 15.696 acres on Emory Drive SE from R-1 to AG. **[Map 111, Parcel 001045 003, District 3].***

New Business

Adjournment

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

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

*The Putnam County Board of Commissioners will hear these agenda items on May 17, 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.

5. Special Presentation - Boys Basketball All Star Team

The 7 to 8 Boys Basketball team led by Head Coach Darius Little and Assistant Coach Harold Smith was presented with a Proclamation at the May 17, 2022 BOC meeting. The team recently defeated Morgan County to win the Georgia Parks and Recreation Association (GPRA) District 6 Championship in Madison, Georgia. The Board of Commissioners and citizens are proud of the team's outstanding achievement.

Zoning Public Hearing

- 6. Request by Rick McAllister, agent for Jacqueline Trinkle, to rezone the following: (staff-P&D)
 - a. 19.45 acres at 842 Harmony Road from AG to C-2 [Map 097, Part of Parcel 060, District 1]
 - b. 20.80 acres at 842 Harmony Road from AG to RM-3 [Map 097, Part of Parcel 060, District 1]

Speakers for 6a and 6b:

Mr. Rick McAllister, agent for Jacqueline Trinkle, spoke in support of this request.
 Mrs. Barbara Vargo & Mr. William Vargo also spoke in support of this request.
 Ms. Kathy Wardlaw signed in to speak against this item but declined the opportunity to speak.

6a. 19.45 acres at 842 Harmony Road from AG to C-2 [Map 097, Part of Parcel 060, District 1]

Planning and Development Staff recommendation was for approval to rezone 19.45 acres at 842 Harmony Road from AG to C-2 [Map 097, Part of Parcel 060, District 1] with the following conditions:

1. The developer shall construct a deceleration lane and turn lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the two entrances on Harmony Road. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county. It shall be completed by the developer prior to the completion of phase one.
2. A 50-foot undisturbed vegetated buffer along the property lines that abut Map 097, Parcel 061.
3. A 20-foot undisturbed vegetated buffer along the property lines that abut Map 097, Parcel 033.
4. A 50-foot undisturbed vegetated buffer along the property lines that abut the proposed 20.80-acre RM-3 parcel.
5. This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

The Planning & Zoning Commission's recommendation was for denial to rezone 19.45 acres at 842 Harmony Road from AG to C-2. [Map 097, Part of Parcel 060, District 1].

Minutes	Page 2 of 8	Approved
May 17, 2022		June 3, 2022

Mr. McAllister advised that he is in agreement with all conditions with the exception of #5 and requested 120 days to resurvey and record the plat.

Motion to approve the request by Rick McAllister, agent for Jacqueline Trinkle, to rezone 19.45 acres at 842 Harmony Road from AG to C-2 identified as Map 097, Part of Parcel 060 with with the following conditions:

1. The developer shall construct a deceleration lane and turn lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the two entrances on Harmony Road. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county. It shall be completed by the developer prior to the completion of phase one.
2. A 50-foot undisturbed vegetated buffer along the property lines that abut Map 097, Parcel 061.
3. A 20-foot undisturbed vegetated buffer along the property lines that abut Map 097, Parcel 033.
4. A 50-foot undisturbed vegetated buffer along the property lines that abut the proposed 20.80-acre RM-3 parcel.
5. 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 made by Commissioner McElhenney, Seconded by Commissioner Wooten.
Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Sharp, Commissioner Wooten**

6b. 20.80 acres at 842 Harmony Road from AG to RM-3 [Map 097, Part of Parcel 060, District 1]

Planning and Development Staff recommendation was for approval to rezone 20.80 acres at 842 Harmony Road from AG to RM-3 [Map 097, Part of Parcel 060, District 1] with the following conditions:

1. The developer shall construct a deceleration lane and turn lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the two entrances on Harmony Road. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county. It shall be completed by the developer prior to the completion of phase one.
2. A 20-foot undisturbed vegetated buffer along the property lines that abut Map 097, Parcel 033 and Map 097, Parcel 033001.
3. A 50-foot undisturbed vegetated buffer along the property lines that abut the R-1R Single Family lots identified as Map 097 Parcels 056006, 056007, 056008, and 056009.
4. 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

Minutes	Page 3 of 8	Approved
May 17, 2022		June 3, 2022

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 Jacqueline Trinkle, to rezone 20.80 acres at 842 Harmony Road from AG to RM-3 identified as Map 097, Part of Parcel 060 with the following conditions:

- 1. The developer shall construct a deceleration lane and turn lane in accordance with the Georgia Department of Transportation Regulations for Driveway & Encroachment Control to service the two entrances on Harmony Road. Additional right-of-way to accommodate the deceleration lane and a ten-foot shoulder shall be dedicated by the developer to the county. It shall be completed by the developer prior to the completion of phase one.**
- 2. A 20-foot undisturbed vegetated buffer along the property lines that abut Map 097, Parcel 033 and Map 097, Parcel 033001.**
- 3. A 50-foot undisturbed vegetated buffer along the property lines that abut the R-1R Single Family lots identified as Map 097 Parcels 056006, 056007, 056008, and 056009.**
- 4. 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 made by Commissioner McElhenney, Seconded by Commissioner Wooten.

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

7. Request by Adam Schulze to rezone the following: (staff-P&D)
 - a. 11.604 acres on Emory Drive SE from R-1 to AG [Map 111, Parcel 001045 001, District 4]
 - b. 11.030 acres on Emory Drive SE from R-1 to AG [Map 111, Parcel 001045 002, District 4]
 - c. 15.696 acres on Emory Drive SE from R-1 to AG [Map 111, Parcel 001045 003, District 4]

Speakers for 7a, 7b, and 7c:

Mr. Matt Roessing, attorney for Adam Schulze spoke in support of the request. Also speaking in support of the request were: Mr. Larry Atkinson, Mr. Adam Schulze, Mrs. Cason Schulze, Mrs. Connie Barnes, Mr. George Barnes, Mr. Johnny Pressley.

Speaking against this item were: Mr. Duane Gentes, Ms. Pamela Tibbitts, Ms. Marianne Bruhn Popik, Mr. Hank Bowden.

7a. 11.604 acres on Emory Drive SE from R-1 to AG [Map 111, Parcel 001045 001, District 4]

Planning and Development Staff recommendation was for denial to rezone 11.604 acres from R-1 to AG on Emory Drive [Map 111, Parcel 001045 001, District 3].

Minutes	Page 4 of 8	Approved
May 17, 2022		June 3, 2022

INTERNET TAX RECEIPT

10MI HARMONY RD

097 060

2022 023917
TRINKLE JACQUELINE B AS

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$308,298		
COUNTY	\$835.98	\$0.00	6.779
SCHOOL	\$1,590.82	\$0.00	12.9
SPEC SERV	\$49.33	\$0.00	0.4

ORIGINAL TAX DUE	\$2,476.13
INTEREST	
COLLECTION COST	
FIFA CHARGE	
PENALTY	
TOTAL PAID	\$2,476.13
TOTAL DUE	\$0.00

TO TRINKLE JACQUELINE B AS
234 W. WASHINGTON STREET
MADISON, GA 30650

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

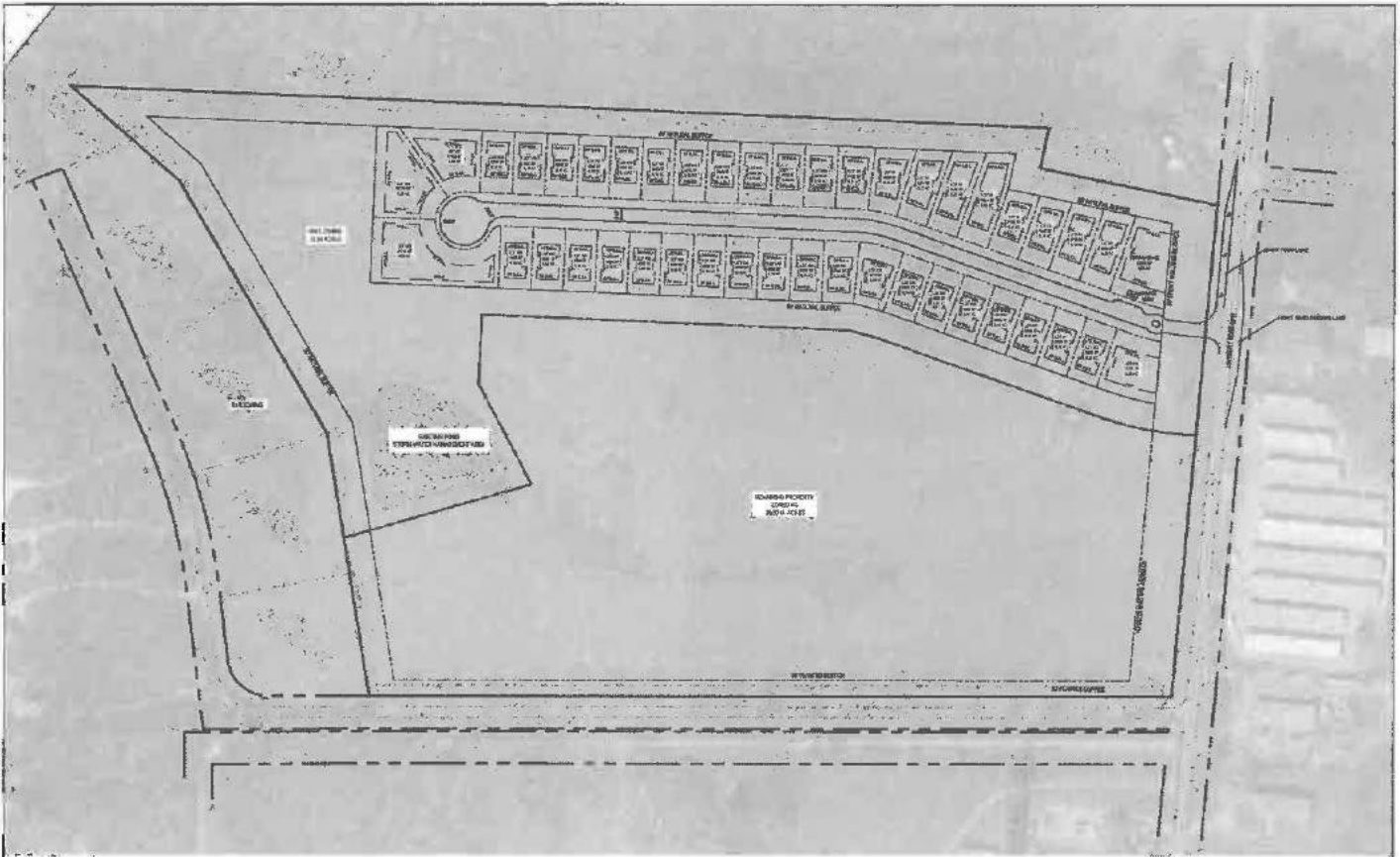


Date Paid: 11/10/2022



Scan this code
with your mobile
phone to view this
bill

INTERNET TAX RECEIPT



Sheet	1	1
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CONCEPTUAL SITE PLAN - R14-3 RESIDENTIAL
HARMONY 40, LLC
 PUTNAM COUNTY - EATONTON, GA 31024

APPLICANT
 RICK McALLISTER
 1341 BEVERLY DR.
 ATHENS, GA 30606
 706-206-6030





CONCEPT SKETCH - 842 HARMONY RD
1" = 100'

**IMPACT ANALYSIS
PARCEL 097-060
842 HARMONY ROAD
PROPOSED RM-3 DEVELOPMENT
REZONING REQUEST.**



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

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Traffic Study Attachment

Plat of Property Attachment

Existing Conditions Attachment

Existing ZoningAttachment

Conceptual Site Plan Attachment

LETTER OF INTENT – HARMONY 40, LLC
RM-3 ZONING REQUEST

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

The intended land use for this property is Single Family Residential for approximately 20.85 of the 40-acre parcel. The conceptual site plan illustrates 43 units and approximately 10 acres of open space. Proposed lots will range from 0.16 ac (6900 sf) to 0.44 ac (19,067 sf). Setbacks proposed: 30' Front, 20' rear and 10' side. Proposed lots will connect to Harmony Road via proposed interior road. 50' required buffer is included per county ordinance. The proposed plan includes a residential density of 2.15+/- units per acre.

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

IMPACT ANALYSIS INFORMATION

ITEM #1

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

The proposed land use of the site is consistent and allowed within RM-3 Zoning.

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

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

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

The proposed use will access Harmony Road and include interior roads to access interior parcels. All buffers 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 2022 Land use plan illustrates residential for this area. The proposed development meets the intended land use of Residential Use.

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

The property is currently zoned AG and proposed use is not allowed in AG. Rezone request to RM-3 is consistent with Future Land Use Plan.

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

The proposed development will incur the cost of constructing streets interior to the project. The proposed demand for water and sewer has been reviewed by the local private utility provider and the application includes available capacity letter from provider. Final plans will meet emergency vehicle equipment circulation requirements. Proposed development anticipates the need for vehicular access from Harmony Road and illustrated on conceptual plan.

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

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

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

The proposed use responds to the need for housing in the Harmony Road corridor. As illustrated in the Future Land Use Plan, a residential development was planned for this area.

ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)

ITEM# 3

The conceptual plan is based upon development standards for RM-3 Zoning are as follows:

The conceptual plan illustrates commercial use with RM-3 development Standards (see attached conceptual Plan and LOI)

ITEM #4

Effect on environment surrounding the area:

Natural:

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

Erosion:

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

Historic:

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

ITEM #5

Impact on fire protection

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

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

ITEM #7 – ADJACENT AND NEARBY ZONING



**SIMONTON
ENGINEERING**

HARMONY 40, LLC 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

Harmony 40 LLC Project Traffic Impact Study

General

Harmony 40, LLC Development is a planned Residential Development that includes 43 residential lots. All traffic for this development will be off site with a very small passer-by traffic consideration. The project is located on Harmony Road approximately one mile west of its intersection with Hwy 44.



This report will utilize the traffic counts supplied by Putnam County taken in 2019, and the proposed development to predict future average daily traffic for Harmony Road. Trip Generation Software by Microtrans will be used to generate average daily traffic for existing as well as future conditions. All average daily traffic included in the report is two-way traffic and have not been adjusted.

The existing roadway (Harmony Rd) is currently two lanes with multiple driveways along the route between the project and Hwy 44. The 2022 AADT from the GDOT Traffic Data website on Harmony Road West of the site was 4,590 two way traffic AADT. A typical two lane

roadway is generally capable of accommodating 1,900 passenger car equivalents per hour per lane. Because of the multiple access points (driveways) the peak capacity of the roadway is actually somewhat less, but it appears to still have some growth capacity. The total projected traffic for the Harmony 40, LLC development is 412 average trips per weekday with the following peaks.

AM Peak Hour		PM Peak Hour	
Enter	Exit	Enter	Exit
8	24	26	16

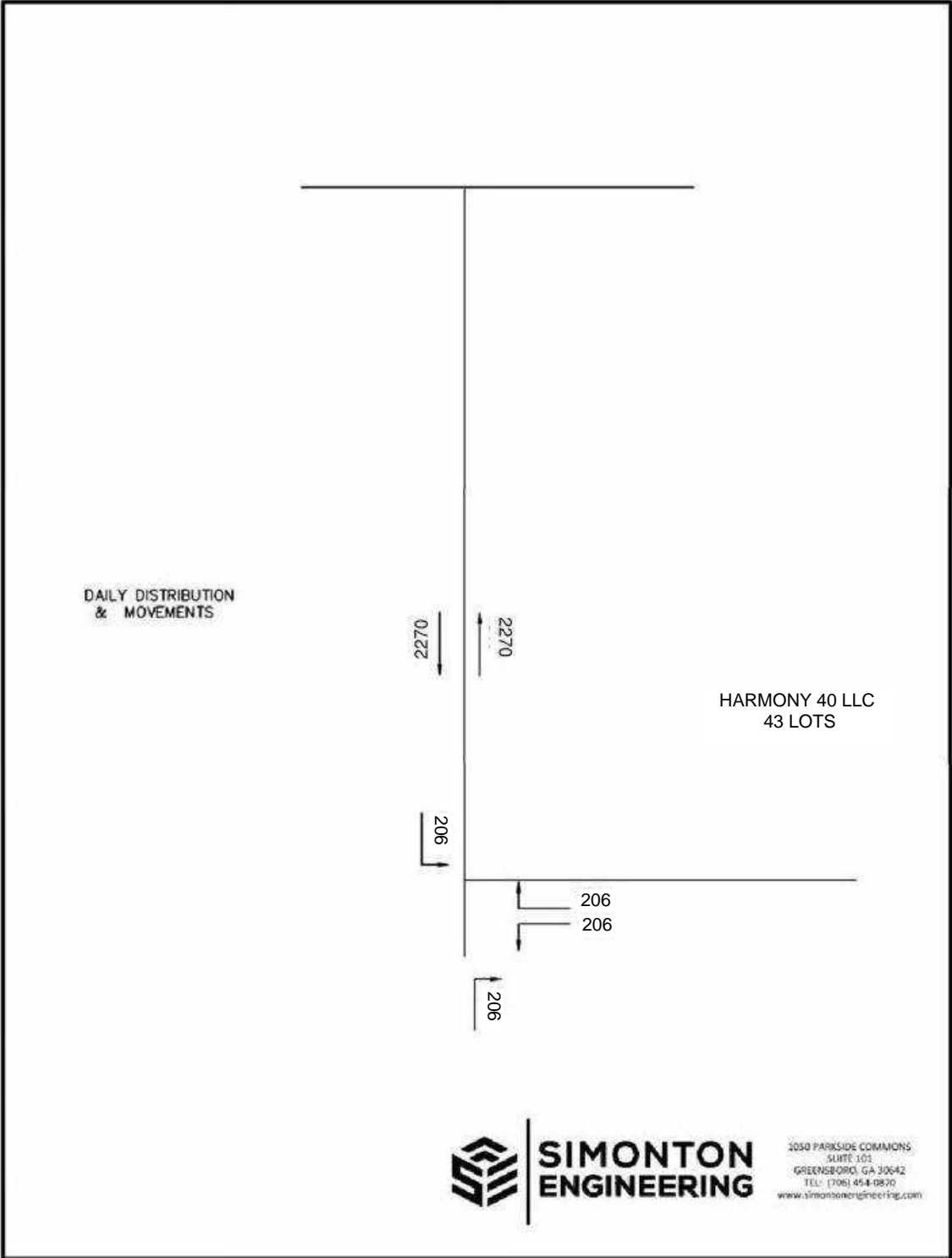
Predicted Traffic

Trip Generation software by Microtrans will be used to generate average daily traffic plus peak hour enter and exit projections for each use. The projected future traffic will be combined with existing counts provided by the GDOT Traffic data website to predict total roadway traffic.

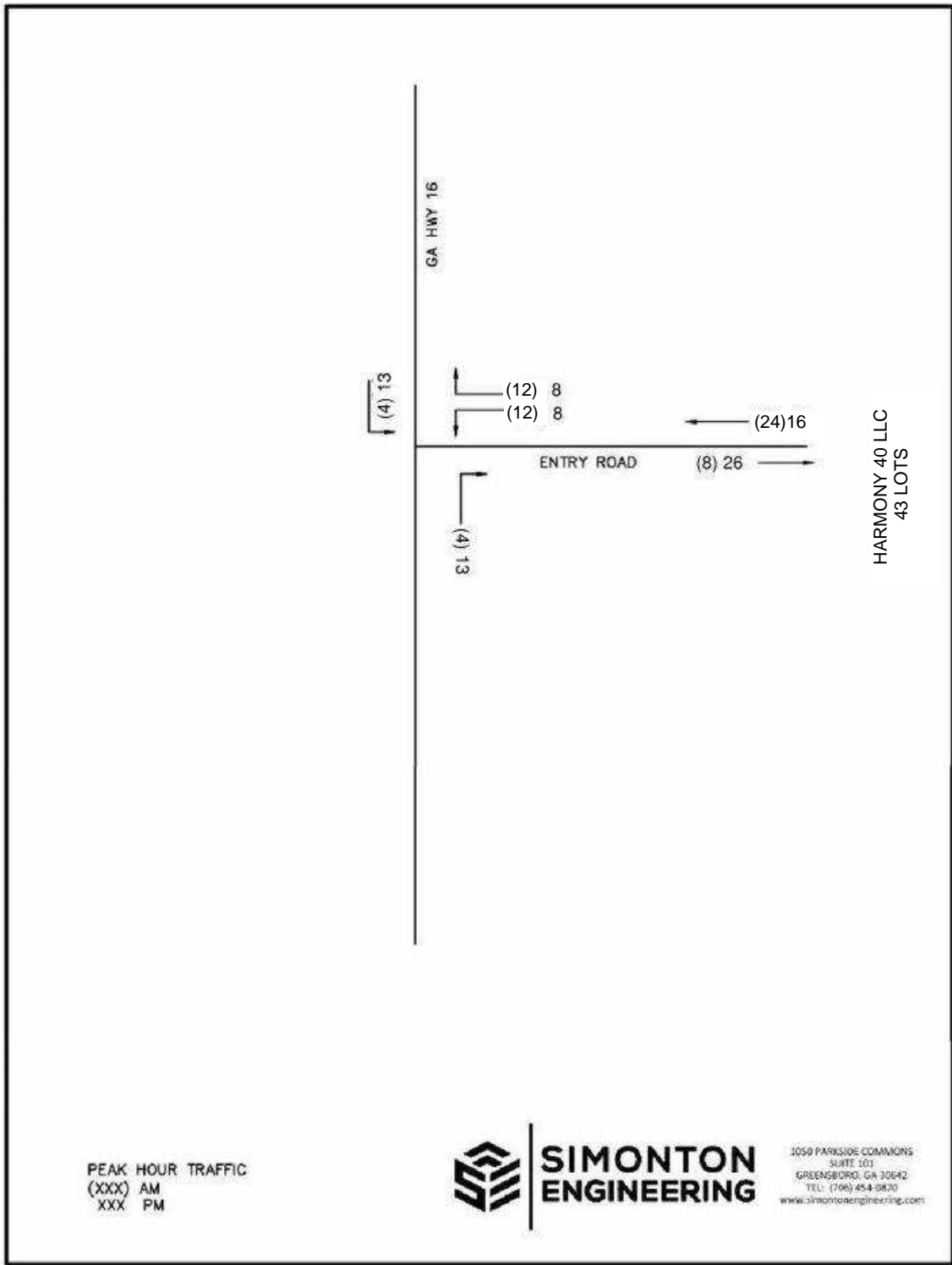
Passer-by traffic, is generally defined as traffic that is already on the roadway and contained in existing counts but will also be included in projected counts. A residential development that includes only residents has a very low passer-by rate and will be considered negligible for this project, so no reduction in traffic projections will be included.

It is assumed that the existing daily trips and the projected trips will be split 50/50 between East approach/departure and West approach/departure. Since a residential development is usually treated as a destination the passer by rates is considered to be very low, therefore no adjustments will be made to the predicted traffic.

See below Figure for traffic distribution and Peak Hour project movements



Harmony 40 LLC Distribution Figure 1



PEAK HOUR TRAFFIC
(XXX) AM
XXX PM



1050 PARKSIDE COMMONS
SUITE 101
GREENSBORO, GA 30642
TEL: (706) 454-6870
www.simontonengineering.com

Harmony 40, LLC Peak Hour Movements for Project Figure 2

Existing Conditions and Growth

The traffic at GDOT Station ID 237-0181, in 2021 was AADT of 4540 then in 2022 estimated AADT was 4,590, an increase of just over 1% over the one-year period. Harmony Road is classified as a Major Collector (Rural) on the GDOT website.

When considering the capacity of the roadway the ADT is well within the normal capacity for a typical two-lane roadway. The limiting factor on the capacity of a road of this nature is the turning movements that block through traffic. The impact of the development and the turning movements generated will be evaluated on the proposed intersection later in this report.

Intersection Evaluation

In order to fully evaluate the impacts on the State Route Regulations require that the entrance to any development that connects to a state road will meet all state and local requirements for intersection design. As required by this provision the GDOT right turn and left turn standards were used to complete the evaluation of the two intersections onto Harmony Road for this project.

For the right turn evaluation the GDOT *Regulations for Driveway and Encroachment Control (Driveway manual)* revision 5.0, dated July 3, 2019, Section 4.9.1.1 of the manual was consulted. The Table 4-6 below outlines the requirements for a right turn lane.

4.9.1.1 Minimum Requirements for Right Turn Deceleration Lanes

Right turn deceleration lanes must be constructed at no cost to the Department if the daily site generated Right Turn Volumes (RTV) based on ITE Trip Generation (assuming a reasonable distribution of entry volumes) meet or exceed the values shown in Table 4-6. Passing lane sections fall under the criteria for two or more lanes.

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>= 65 MPH	Always	Always	Always	Always

Table 4-6 Minimum Volumes Requiring Right Turn Lanes

Speed limit on Harmony Road is 45 MPH and daily traffic is well below the 6,000 AADT for a two-lane road. As can be seen in Figure 1 the projected right turns into the site is 206 turns per day. This exceeds the 150 RTV a day as noted in the above chart, therefore a right turn lane will be required as part of the project.

For the left turn evaluation the GDOT *Regulations for Driveway and Encroachment Control (Driveway manual)* revision 5.0, dated July 3, 2019, Section 4.9.1.2 of the manual was consulted.

4.9.1.2 Minimum Requirements for Left Turn Lanes

Left turn lanes must be constructed at no cost to the Department if the daily site generated Left Turn Volumes (LTV) based on ITE Trip Generation (assuming a reasonable distribution of entry volumes) meet or exceed the values shown in Table 4-7a **Condition 1**. If the LTVs are below the requirements for **Condition 1**, the applicant may be required to construct a Right Hand Passing Lane (see **Figure 4-7** if they meet the criteria in Table 4-7b **Condition 2**). The District Traffic Engineer will use engineering judgment to determine if the field conditions would allow construction of the Right Hand Passing Lane. Passing lane sections fall under the criteria for two or more lanes.

Condition 1

LEFT TURN REQUIREMENTS-FULL CONSTRUCTION				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	<6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
>= 55 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

Table 4-7a Minimum Volumes Requiring Left Turn Lanes

Condition 2

LEFT TURN REQUIREMENTS w/Right Hand Passing Lane Option		
Posted Speed	2 Lane Routes only	
	ADT	
	<4,000	>=4,000
35 MPH or Less	200 LTV a day	125 LTV a day
40 to 45 MPH	100 LTV a day	75 LTV a day
50 to 55 MPH	75 LTV a day	50 LTV a day

Table 4-7b Minimum Volumes Requiring Right Hand Passing Lanes

As noted above Harmony Road has significantly less than the 6,000 ADT and has a posted speed limit of 45 MPH, which would require a center left turn lane if projected left turns exceeded 250 LTV per day as shown in Table 4-7a. Projected distribution of 206 LTV per day does not meet the threshold for the center left turn requirement.

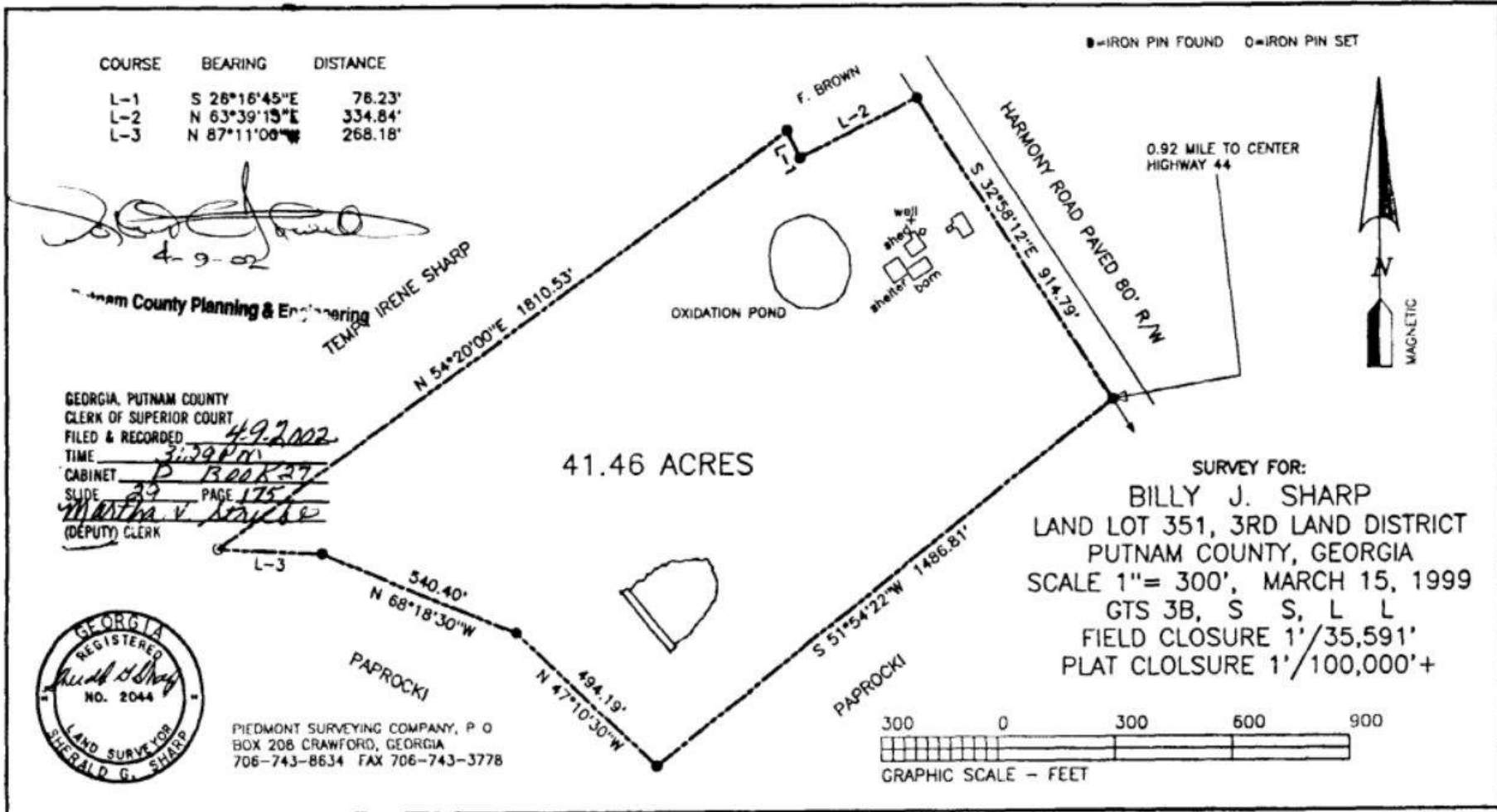
The second requirement tested for is the need for a right-hand passing lane at the intersection as shown in Table 4-7b above. Given the existing traffic, 4,590 AADT on Harmony Road obtained from the GDOT Traffic website, this traffic must be evaluated based on a speed limit of 45 MPH on a roadway that experiences more than 4,000 AADT. In this case the right-hand passing requirement is triggered when traffic exceeds 75 LTV per day. Our left turn projection for the development as shown above is 206 LTV per day so a right-hand passing lane is required.

Conclusions & Recommendations

This study meets the requirements of the Putnam County Zoning Traffic Impact Study in that it assess and projects the impact of the development on the existing infrastructure based on the projected site plan included. As noted above, a right turn lane is required and a right-hand passing lane for the left turning traffic is warranted based on GDOT guidelines.

COURSE	BEARING	DISTANCE
L-1	S 26°16'45"E	78.23'
L-2	N 63°39'19"E	334.84'
L-3	N 87°11'00"E	268.18'

●=IRON PIN FOUND ○=IRON PIN SET



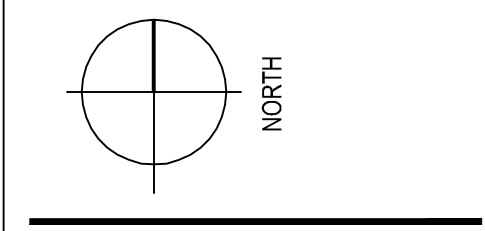
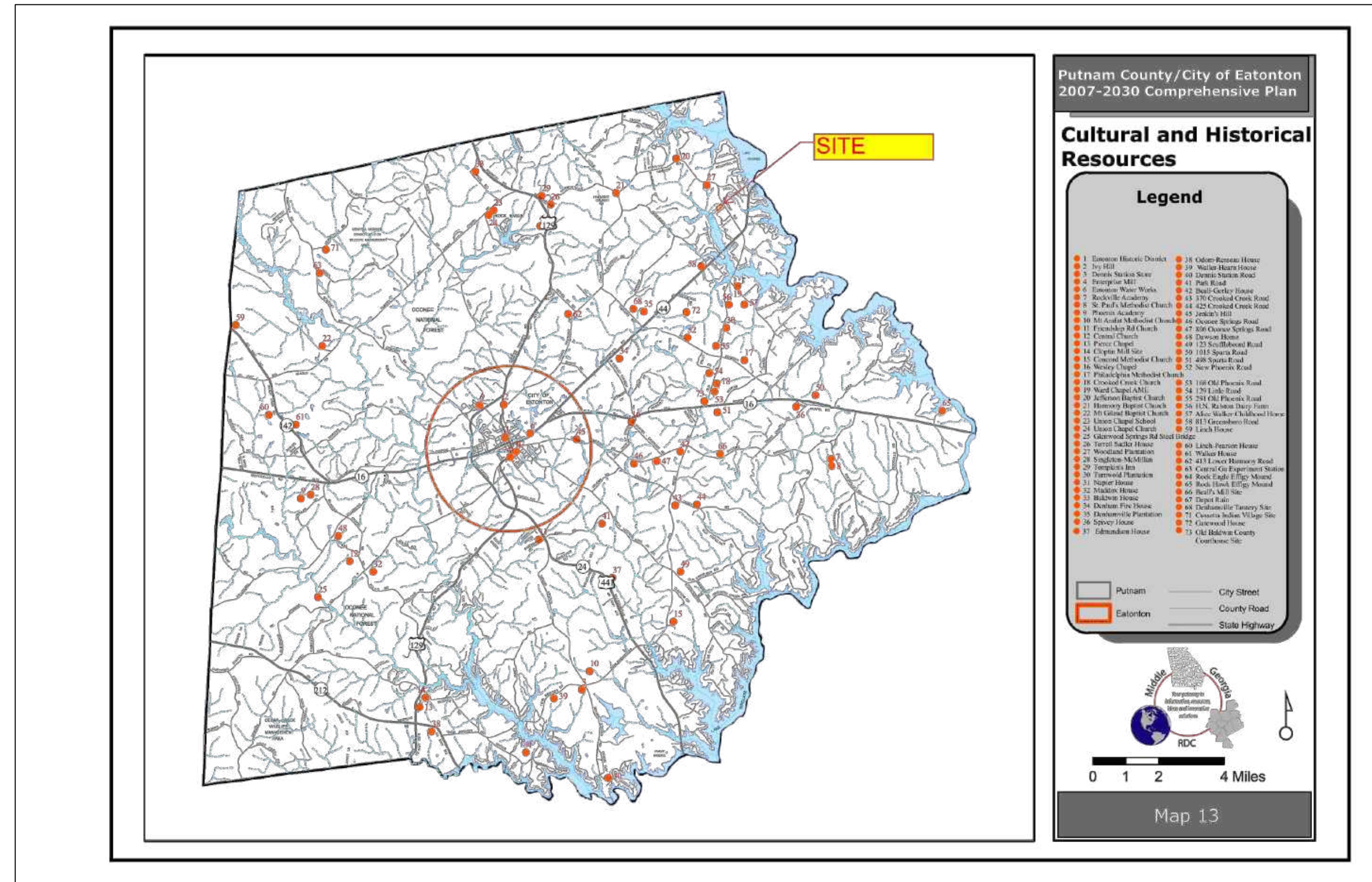
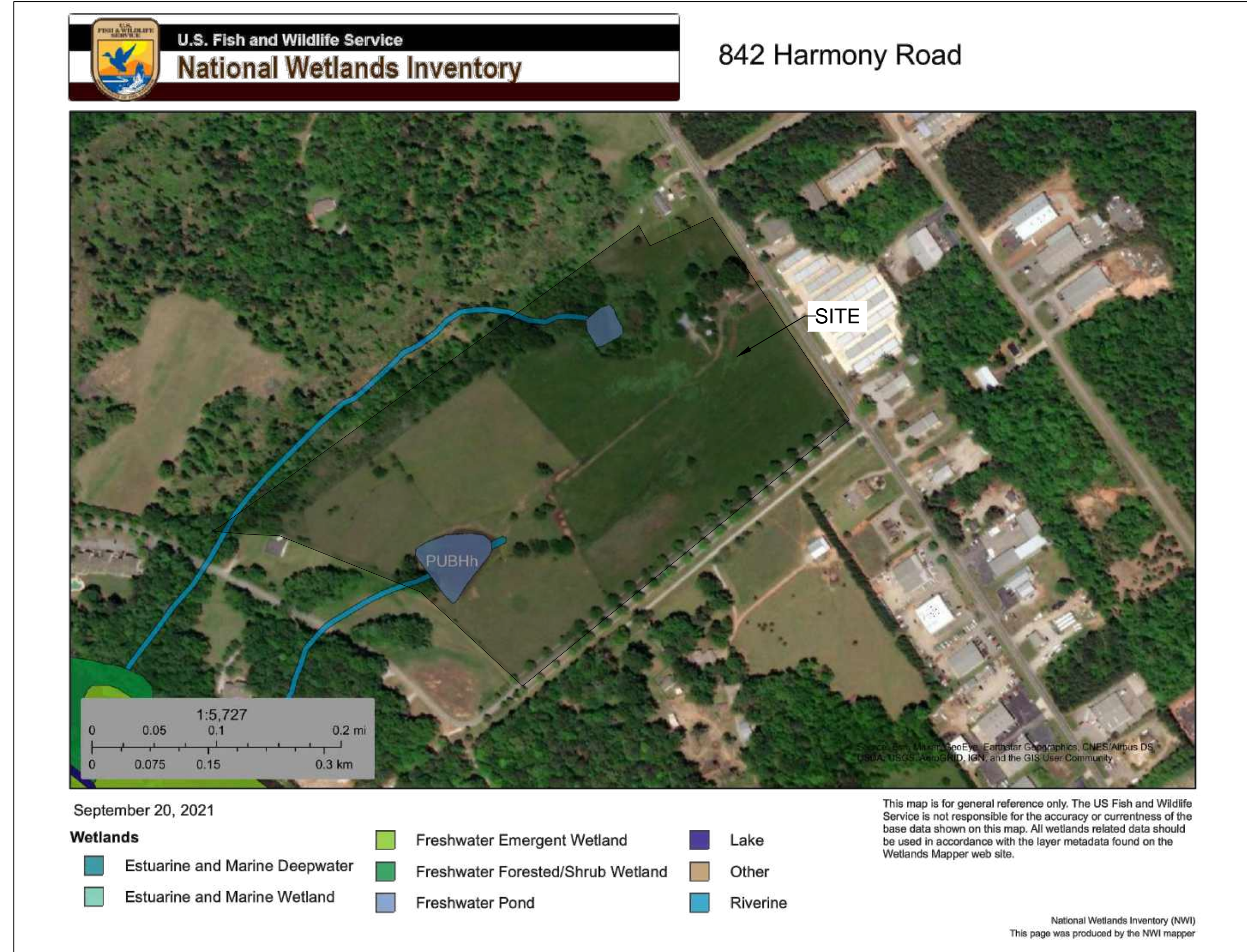
[Signature]
4-9-02
Putnam County Planning & Engineering
TEMP. IRENE SHARP

GEORGIA, PUTNAM COUNTY
CLERK OF SUPERIOR COURT
FILED & RECORDED 4-9-2002
TIME 3:59 PM
CABINET P BOOK 27
SLIDE 39 PAGE 175
Martin v. Sharp
(DEPUTY) CLERK

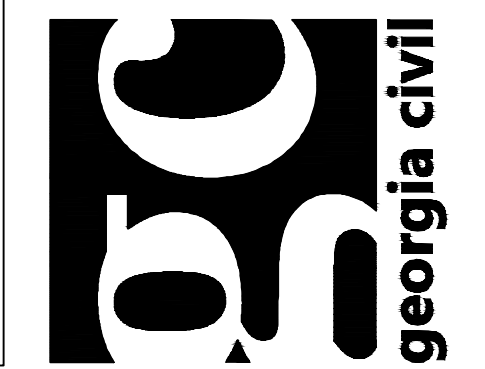


PIEDMONT SURVEYING COMPANY, P. O.
BOX 208 CRAWFORD, GEORGIA
706-743-8634 FAX 706-743-3778

SURVEY FOR:
BILLY J. SHARP
LAND LOT 351, 3RD LAND DISTRICT
PUTNAM COUNTY, GEORGIA
SCALE 1" = 300', MARCH 15, 1999
GTS 3B, S S, L L
FIELD CLOSURE 1'/35,591'
PLAT CLOSURE 1'/100,000'+




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



CULTURAL RESOURCES MAP
Scale as noted

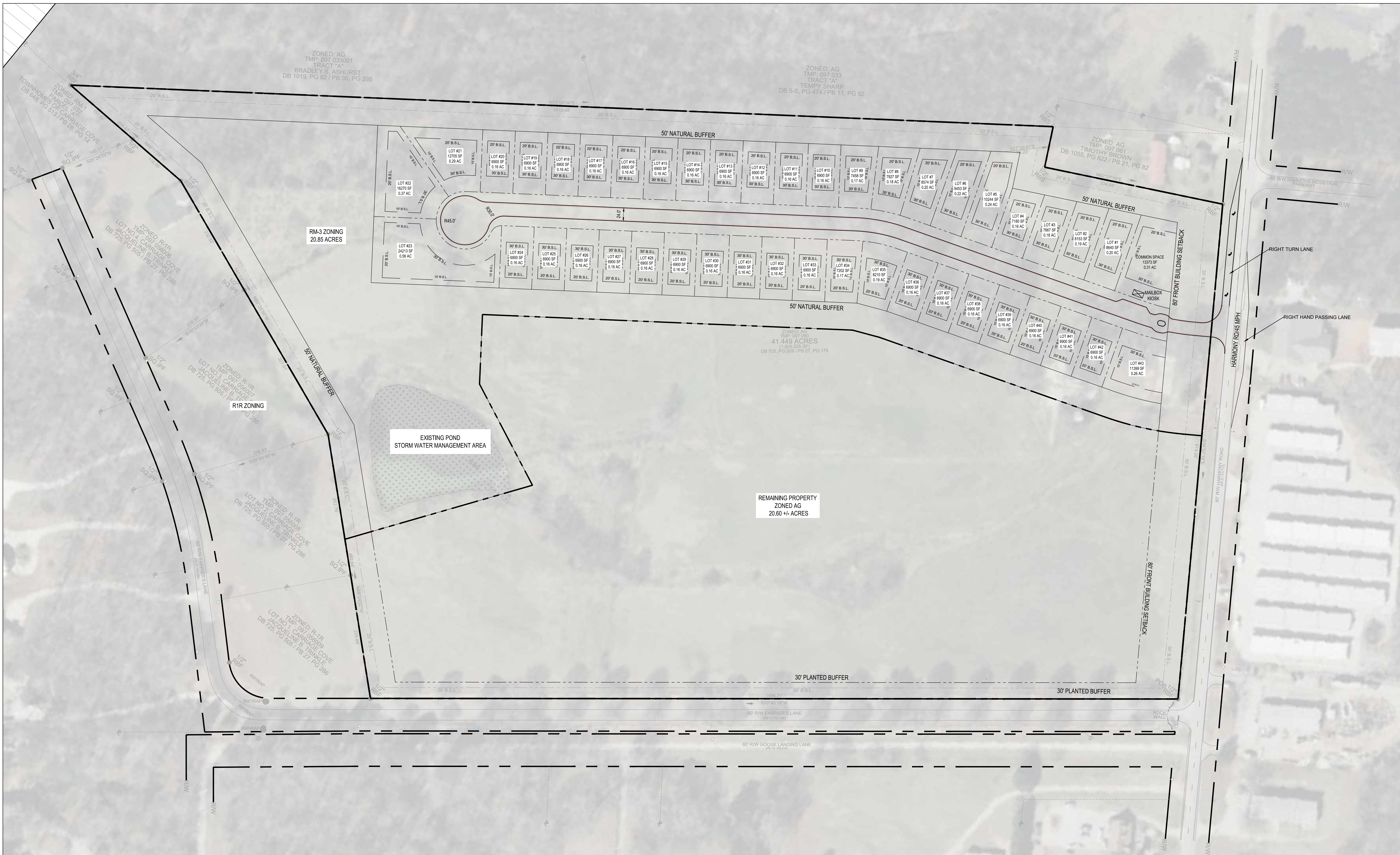


- Legend**
-  City Limit
 -  Parcels
 -  Parcel Numbers
- Zoning**
-  A-1 CITY
 -  A-1 and AG-1
 -  AG-1
 -  AG-2
 -  C-1
 -  C-1 CITY
 -  C-2
 -  C-2 CITY
 -  C-2 PUD
 -  I-1 CITY
 -  I-2 CITY
 -  I-M
 -  MHP
 -  PUBLIC
 -  PUBLIC CITY
 -  R - 1 CITY
 -  R - 2 CITY
 -  R - 3 CITY
 -  R - 4 CITY
 - 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

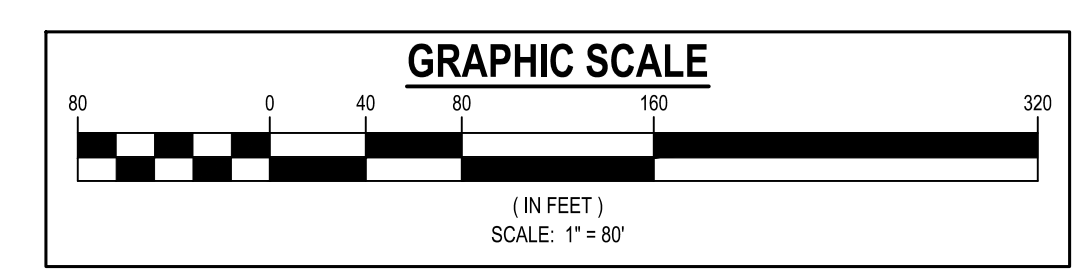
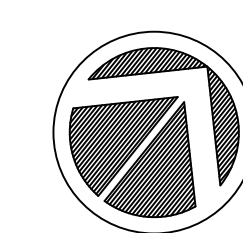
Parcel ID 097060
 Real Key / Acct 1116
 Class Code Agricultural
 Taxing District PUTNAM
 Acres 41.46

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

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

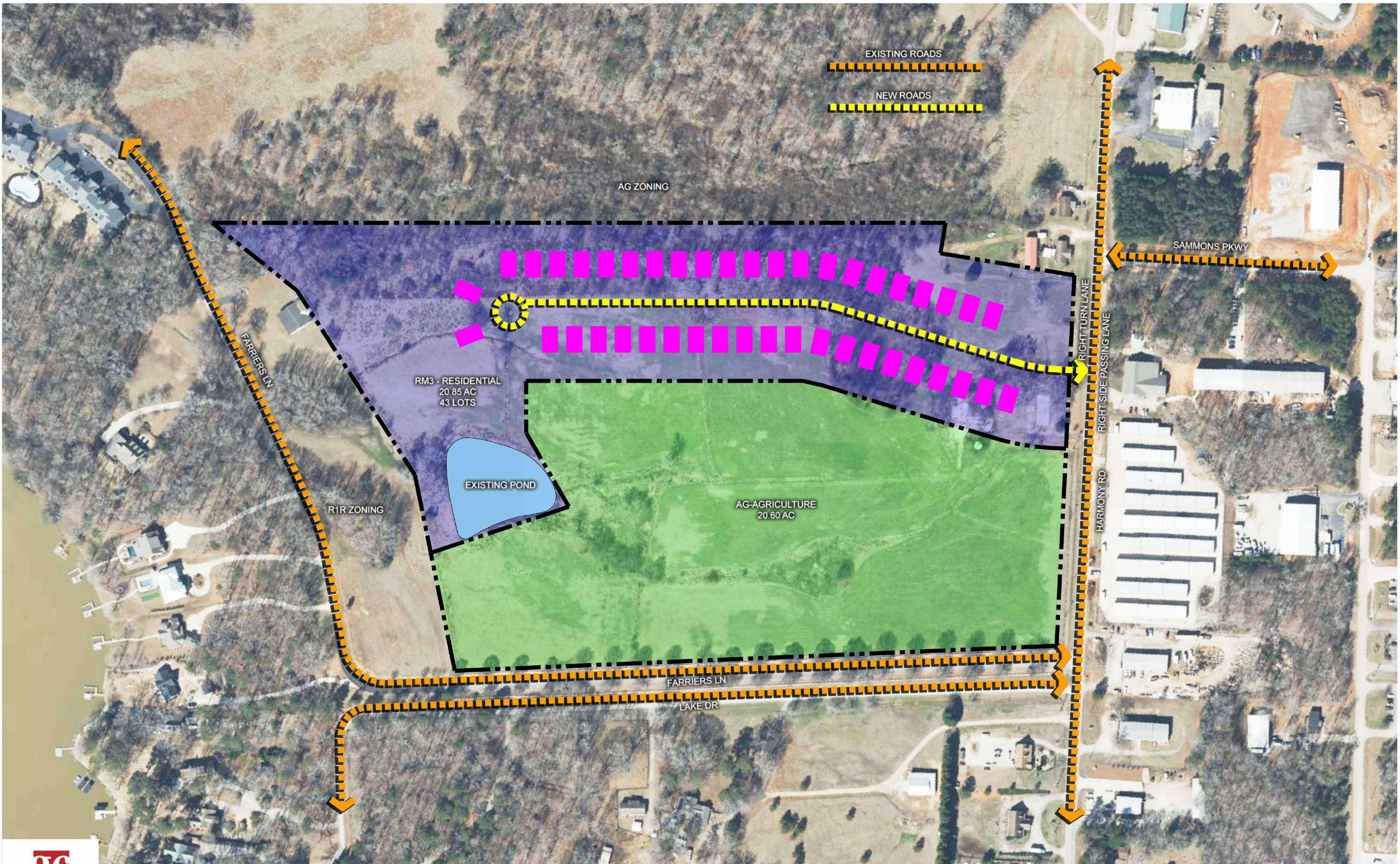


APPLICANT
 RICK McALLISTER
 1341 BEVERLY DR.
 ATHENS, GA 30606
 706-206-5030



CONCEPTUAL SITE PLAN - RM-3 RESIDENTIAL
HARMONY 40, LLC
 PUTNAM COUNTY - EATONTON, GA 31024



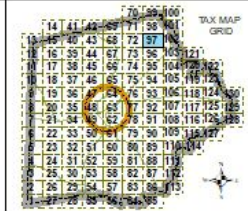




43

C-3

102 002



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

GEOGRAPHIC FEATURE LEGEND

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



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

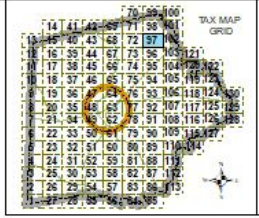
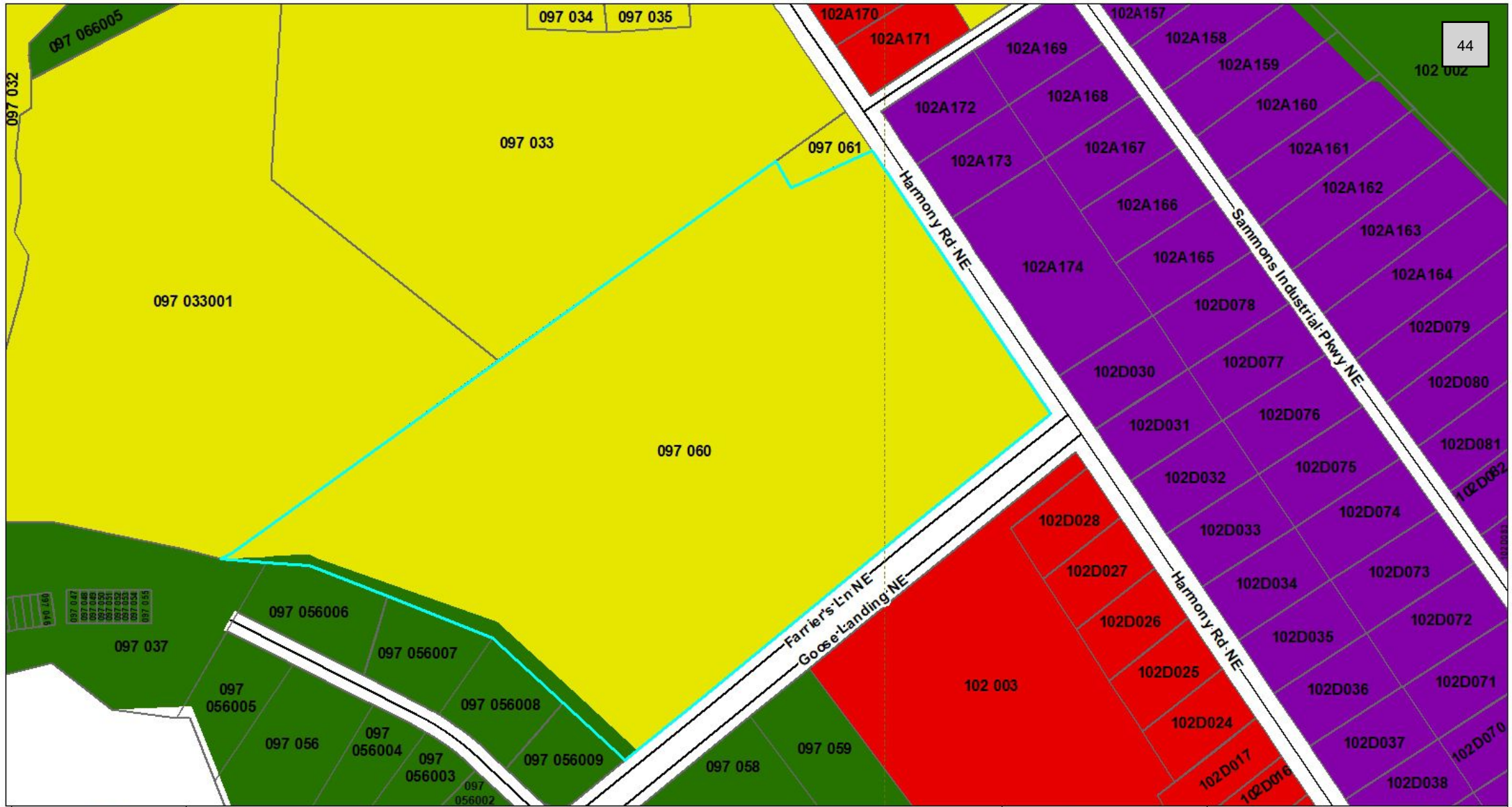
(478) 751-6160

Web:
www.middlegeorgia.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**



MAP 097



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 097

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

File Attachments for Item:

6. Request by Rick McAllister, agent for Shaifer Griffin, LLC to rezone 15.30 acres at 1024 Lake Oconee Parkway from C-1/AG to C-1 [Map 103, Part of Parcel 015, District 3] (staff-P&D)

Request by Rick McAllister, agent for Shaifer Griffin, LLC, to rezone 15.30 acres at 1024 Lake Oconee Parkway from C-1/AG to C-1. [Map 103, Part of Parcel 015, District 3].

PLANNING & DEVELOPMENT-LISA JACKSON STAFF RECOMMENDATION:

Mr. McAllister is requesting to rezone this property on behalf of Shaifer Griffin, LLC. Currently, from the road frontage of the subject property that abuts Hwy 44/Lake Oconee Pkwy up 500 feet in depth, the property is zoned C-1. The remaining acreage is currently zoned AG. The applicant is requesting to rezone 15.30 acres of the 87.85-acre tract from C-1/AG to C-1. If approved, the intended land use for this property is to develop commercial use. The uses will be similar to the existing Harmony Crossing commercial development and include various businesses/retail areas. The proposed development will consist of 3 – 7,000 sq.ft. Retail/Office/Dinning spaces, 1 – 8,500 sq.ft. storage space, 2 – 15,000 sq.ft. office spaces, 1 – 20,000 sq.ft. retail space, 2 – 5,000 sq.ft. dining spaces, 1 - 48,000 sq.ft. Grocery/Retail, 1 – 17,000 sq.ft. retail space, and 1 – 20,000 sq.ft. Hotel (165 Rooms) with a Conference Center.

This parcel is currently undeveloped woodlands and the proposed C-1 zoning request site will extend a portion of the existing dual zoned parcel for an approximate total of 15.30 acres. This site is located on the north corner of the intersecting roads of Ga Hwy 44 and Mahaffey Drive. With approximately 1200 linear feet of Ga Hwy 44 frontage currently zoned C-1, the proposed C-1 area will be combined with existing commercial site and developed for commercial use. The proposed use is consistent with the stated purpose of the zoning district that is being requested. It is suitable in view of the zoning and development of adjacent and nearby properties as it is located within the center of the lake area community. A commercial use development represents a reflection of the growing lake area with the ability to develop as a commercial tract. Additionally, it will extend the already existing commercial business district of this area, it will not adversely affect the existing use, value, or usability of adjacent or nearby properties. According to the Putnam County Future Land Use Comprehensive plan, the projected land use is commercial.

As stated in the traffic study, there will be two site driveways. The first one will be full access on SR 44 aligned with the Harmony Crossing main driveway and the second one will be a right-in/right-out driveway on SR 44. An evaluation of traffic operations was performed at the intersections of SR 44 at Mahaffey Drive, SR 44 at Harmony Crossing Main Driveway/Site Driveway 1, and SR 44 at Site Driveway 2. Currently, SR 44 is a north-south, two-lane, undivided roadway with two ways left turn lane near the proposed site driveway and posted speed limit of 45 MPH. According to a GDOT traffic count performed in 2021, there were 16,700 vehicles per day north of Lakeview Estates Drive. Additionally, GDOT classified SR 44 as a Minor Arterial rural roadway. Mahaffey Drive is an east-west, two-lane, undivided roadway with a posted speed limit of 25 MPH. A traffic study was conducted on Wednesday,

April 26, 2023. The turning movement counts were recorded during AM and PM peak hours between 7:00am to 9:00am and 4:00pm to 6:00pm. The Auxiliary Lane Analysis calculated the 24-hour two-way volume entering and exiting the entire site as 13,309. The Right Turn Lane Analysis states that for two lane roadways with AADT's (Annual Average Daily Traffic) greater than or equal to 6,000 vehicles at a posted speed limit of 45 MPH. The counts collected exceeded the 6,000-count threshold. A right-turn lane is warranted for both site driveways located on SR 44.

Per the traffic study, the following improvements are recommended at the site driveway intersections. Site driveway -1: Full-access driveway on SR 44, aligned with Harmony Crossing Main Driveway, one entering and two exiting lanes, install a traffic signal, if approved by GDOT, provide a "protected+permissive" phase for southbound left-turn and westbound left-turn movements, provide a right-turn lane for entering traffic, convert the lane geometry of Harmony Crossing Driveway to a left-turn lane and a shared through/right-turn lane, and provide adequate sight distance per AASHTO (American Association of State Highway and Transportation Officials) standards. Site driveway -2: Right-In/ Right-Out driveway on SR 44, one entering and one exiting lane, stop-sign controlled on the driveway approach with SR 44 remaining free flow, provide a right-turn lane for entering traffic, and provide adequate sight distance per AASHTO standards.

As stated in Sec. 66-103 (a) of the Putnam County Code of Ordinances, the C-1 zoning allows mini warehouses, hotels, office buildings, restaurants, and retail sales or service (indoor) which includes grocery stores. Therefore, the proposed development is consistent with the existing commercial developments located on Ga Hwy 44. This property is directly adjacent to multiple commercial properties and should not adversely affect the existing use, value, or usability of adjacent or nearby properties. If approved, staff recommends the developer to maintain a 50-foot undisturbed vegetated buffer or berm be established along the property lines that abut the remaining AG zoned acres of map 103 parcel 015 and map 103 parcel 010. Site driveway -1: Full-access driveway on SR 44, aligned with Harmony Crossing Main Driveway, one entering and two exiting lanes, install a traffic signal, if approved by GDOT, provide a "protected+permissive" phase for southbound left-turn and westbound left-turn movements, provide a right-turn lane for entering traffic, convert the lane geometry of Harmony Crossing Driveway to a left-turn lane and a shared through/right-turn lane, and provide adequate sight distance per AASHTO (American Association of State Highway and Transportation Officials) standards. Site driveway -2: Right-In/ Right-Out driveway on SR 44, one entering and one exiting lane, stop-sign controlled on the driveway approach with SR 44 remaining free flow, provide a right-turn lane for entering traffic, and provide adequate sight distance per AASHTO standards.

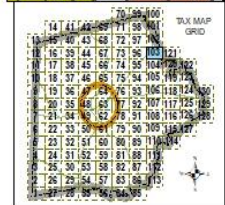
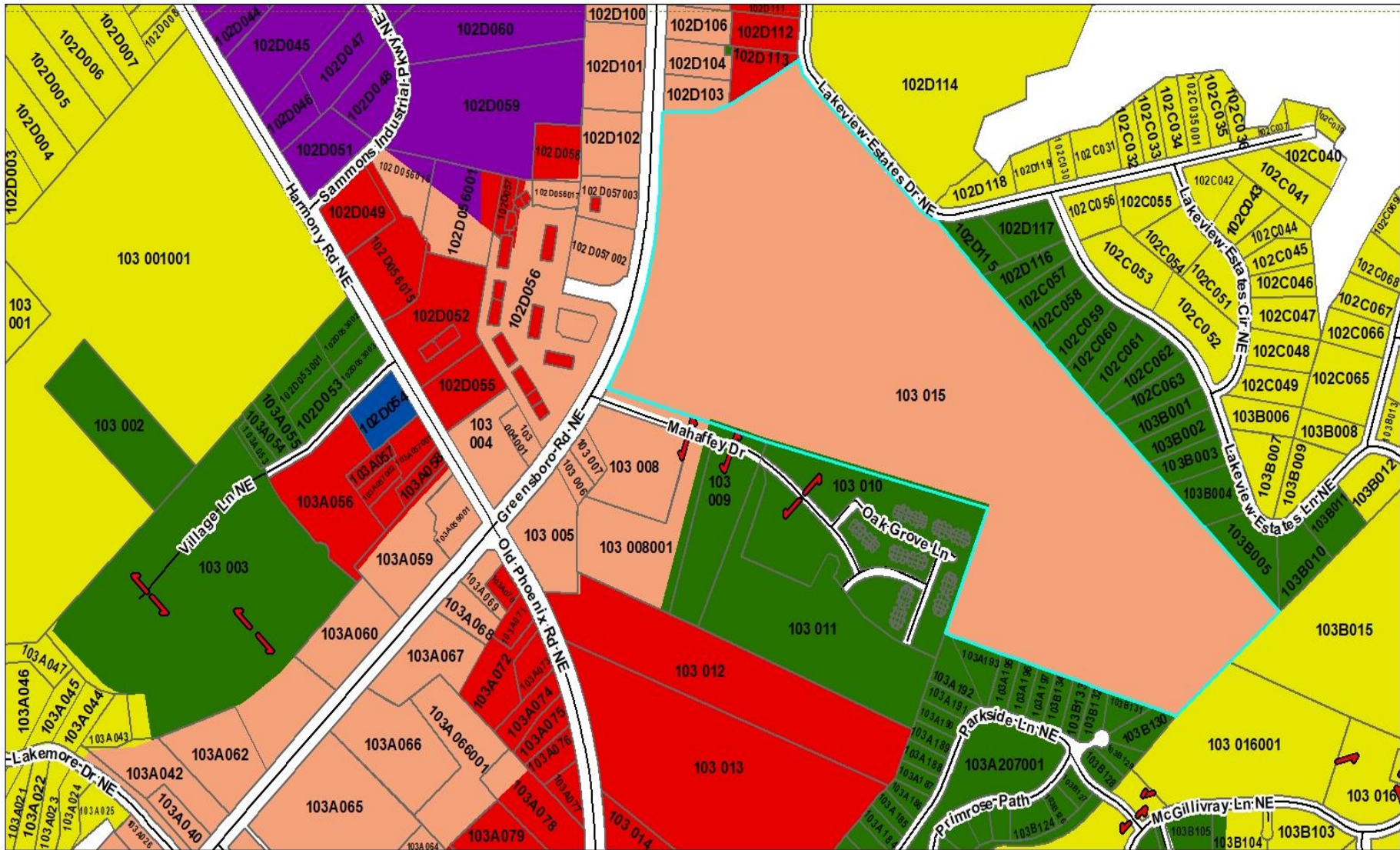
Staff recommendation is for approval to rezone 15.30 acres from C-1/AG to C-1 at 1024 Lake Oconee Parkway [Map 103, Part of Parcel 015, District 3] with the following conditions:

- 1. The developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut remaining AG zoned acres of Map 103 Parcel 015 and Map 103 Parcel 010 as stated in Section 66-104(g) of the Putnam County Code of Ordinances.**
- 2. Site driveway -1: Full-access driveway on SR 44, aligned with Harmony Crossing Main Driveway, one entering and two exiting lanes, install a traffic signal, if approved by GDOT, provide a "protected+permissive" phase for southbound left-turn and westbound left-turn movements, provide a right-turn lane for entering traffic, convert the lane geometry of Harmony Crossing Driveway to a left-turn lane and a shared through/right-turn lane, and provide adequate sight distance per AASHTO (American Association of State Highway and Transportation Officials) standards.**
- 3. Site driveway -2: Right-In/ Right-Out driveway on SR 44, one entering and one exiting lane, stop-sign controlled on the driveway approach with SR 44 remaining free flow, provide a right-turn lane for entering traffic, and provide adequate sight distance per AASHTO standards.**
- 4. 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.**

PLANNING & ZONING COMMISSION RECOMMENDATION:

The Planning & Zoning Commission's recommendation is for approval to rezone 15.30 acres from C-1/AG to C-1 at 1024 Lake Oconee Parkway [Map 103, Part of Parcel 015, District 3] with the following conditions:

- 1. The developer shall develop and maintain a 50-foot undisturbed buffer or berm along the property lines that abut remaining AG zoned acres of Map 103 Parcel 015 and Map 103 Parcel 010 as stated in Section 66-104(g) of the Putnam County Code of Ordinances.*
- 2. Site driveway -1: Full-access driveway on SR 44, aligned with Harmony Crossing Main Driveway, one entering and two exiting lanes, install a traffic signal, if approved by GDOT, provide a "protected+permissive" phase for southbound left-turn and westbound left-turn movements, provide a right-turn lane for entering traffic, convert the lane geometry of Harmony Crossing Driveway to a left-turn lane and a shared through/right-turn lane, and provide adequate sight distance per AASHTO (American Association of State Highway and Transportation Officials) standards.*
- 3. Site driveway -2: Right-In/ Right-Out driveway on SR 44, one entering and one exiting lane, stop-sign controlled on the driveway approach with SR 44 remaining free flow, provide a right-turn lane for entering traffic, and provide adequate sight distance per AASHTO standards.*
- 4. 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.*



GEOGRAPHIC FEATURE LEGEND

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

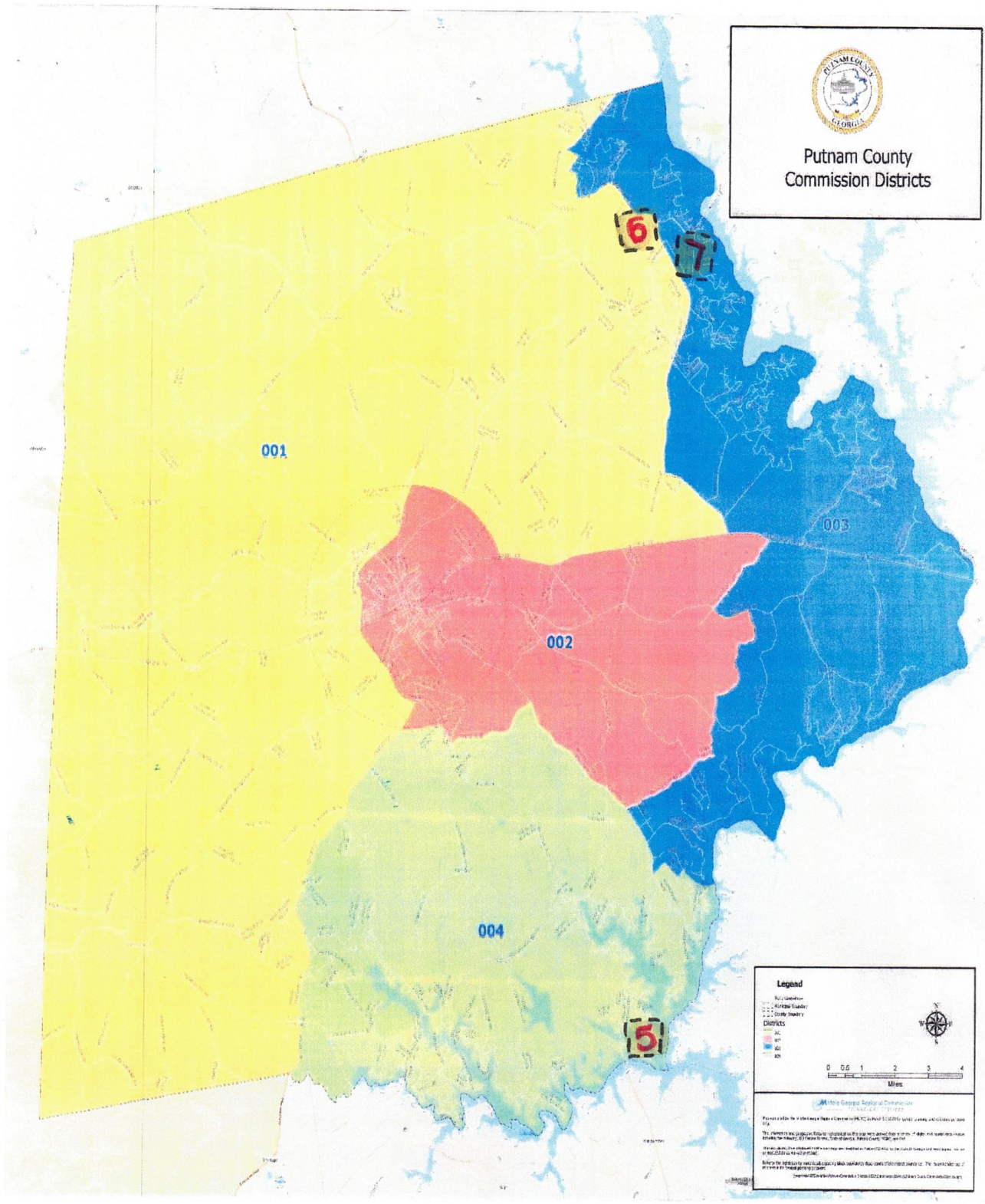
MGRC
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6100
Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS

MAP 103

MAP SCALE: 1" = 416.67' SCALE RATIO: 1:5,000 DATE: JUNE 2023





- 5. Request by **John D. Knab** for a side yard setback variance from the lake at 130 Emma Road. Presently zoned R-1 [Map 086C, Parcel 149, District 4].
- 6. Request by **Rick McAllister, agent for Harmony 40 LLC** to rezone 20.85 acres at 842 Harmony Road from AG to RM-3. [Map 097, Part of Parcel 060, District 1].*
- 7. Request by **Rick McAllister, agent for Shaifer Griffin, LLC** to rezone 15.30 acres at 1024 Lake Oconee Parkway from C-1/AG to C-1. [Map 103, Part of Parcel 015, 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

APPLICATION NO. 2023-REZONE-32 DATE: 8-31-2023

MAP 103 PARCEL 015 ZONING DISTRICT Dual Zoning C-1 / AG

1. Owner Name: Shaifer Griffin, LLC
2. Applicant Name (If different from above): Rick McAllister
3. Mailing Address: 1341 Beverly Drive Athens GA 30606
4. Email Address: [REDACTED]
5. Phone: (home) _____ (office) _____ (cell) [REDACTED]
6. The location of the subject property, including street number, if any: 1024 Lake Oconee Parkway
7. The area of land proposed to be rezoned (stated in square feet if less than one acre): 15.30 +/- AC of the 87.85 ac tract
8. The proposed zoning district desired: C-1
9. The purpose of this rezoning is (Attach Letter of Intent)
Expand existing C-1 portion of tract to develop commercial use
10. Present use of property: Undeveloped woodland Desired use of property: Commercial
11. Existing zoning district classification of the property and adjacent properties:
Existing: C-1 / AG
North: C1-R1 South: C-1, RM-1, RM-3 East: RM3 West: 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.
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.): _____
15. A detailed description of existing land uses: Undeveloped woodlands

16. Source of domestic water supply: well _____, community water _____, or private provider X

RECEIVED AUG 31 2023



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

If source is not an existing system, please provide a letter from provider.

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] 8.7.23
 Signature of Property Owner (Date)
[Signature] 8/7/23
 Notary Public
 BALDWIN COUNTY

[Signature]
 Signature of Applicant (Date)
[Signature]
 Notary Public
 BALDWIN COUNTY

Office Use	
Paid: \$ <u>275⁰⁰</u> (cash) _____ (check) _____ (credit card) <input checked="" type="checkbox"/>	
Receipt No. _____	Date Paid: <u>9-1-23</u>
Date Application Received: <u>8-31-2023</u>	
Reviewed for completeness by: <u>[Signature]</u>	
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____



August 17, 2023

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

Subject: Putnam Development Center

Dear Ms. Jackson:

This letter is to confirm that Piedmont Water Company (PWC) currently has adequate water and sewer capacity to serve the proposed Putnam Development Center. This confirmation is based on the conceptual plan prepared by McAllister Site Consulting, LLC, dated July 17, 2023.

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

Sincerely,

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

W. J. Matthews
Vice President of Operations

032554

050

Notary Public
12-26-96
Mellen J. Kitchens
Dep. Clerk of Superior Court

JESSE COPELAN, JR.
Attorney at law
Eatonton, Georgia

Charles W. Carball, Clerk
Putnam County Superior Court
Filed 12-26-96
Time 9:35 AM
Revised 12-26-96
Book 273-2, Page 50
Mellen J. Kitchens
Deputy Clerk

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF PUTNAM

THIS INDENTURE, Made this 25th day of December, 1996, between CORRINE H. HALLMAN, as party of the first part, hereinafter called Grantor, and J. D. R. INVESTMENTS, LLC, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of ONE AND NO/100 (\$1.00) DOLLAR and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

All that tract or parcel of land, lying and being in the 308th and 309th G. M. District, Putnam County, Georgia, and containing 88.09 acres, more or less, said tract is bound on the west by S. R. #44; bound on the north by property of J. Ira and Connie W. George; on the northeast by property of Rudy F. Riesz and Allyn A. Riesz, property now or formerly of Norris Perez, and property formerly of T. H. Resseau, Jr., now Gabriel Bencivenga and Gene Dale; and on the south by property of Martin, Park and Whitman, property of Georgia Kraft Company, property of C. D. Collis, and property, now or formerly of Floyd C. Culver.

Reference is made to a plat of the above described property, prepared by American Testing Laboratories, Inc., dated December 28, 1973.

The Grantor herein hereby reserves the right to cut the timber located on said property.

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

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

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

Signed, sealed & delivered
in the presence of:
Jesse Copelan
Witness
Mellen J. Kitchens
Notary Public

Corrine H. Hallman I.S.
Corrine H. Hallman



DOC# 002585
FILED IN OFFICE
7/25/2016 01:57 PM
BK:864 PG:777-779
SHEILA H. FERRY
CLERK OF COURT
PUTNAM COUNTY

Sheila H. Ferry *SLM*

REAL ESTATE TRANSFER TAX
PAID: 00.00

PT61-117-2016-000847

QUITCLAIM DEED

AFTER RECORDING, RETURN TO:
Blasingame, Burch, Garrard & Ashley, P.C.
1040 Founders Row, Suite B
Greensboro, GA 30642
c/m #21652-0001

E:\DATA\9090DCP\31652600\Closing\Quitclaim_Deed_9G_Hermony_LLC_Stellar_CatBa_LLC_160715.doc

QUITCLAIM DEED

THIS QUITCLAIM DEED is made as of the 15 day July, 2016, by and between SG HARMONY, LLC, a Georgia limited liability company ("Grantor(s)") and SHAIFFER/GRIFFIN, LLC, a Georgia limited liability company ("Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context hereof requires or permits);

WITNESSETH:

Grantor, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) in hand paid by Grantee to Grantor at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, convey and forever quitclaim unto Grantee all that tract or parcel of land lying and being in the State of Georgia, County of Putnam, GMD 308 and GMD 389, 3rd District, and being more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD the Property unto Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, claim or demand any right or title to the Property.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed under seal by its duly authorized officer as of the date set forth above.

SG HARMONY, LLC,
a Georgia limited liability company

By: [Signature]
Jerry A. Shaifer, Manager

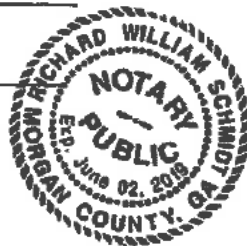
Signed, sealed, and delivered
in the presence of:

[Signature: Kimberly D. Whitaker]
WITNESS

NOTARY PUBLIC

My Commission Expires: _____

[AFFIX NOTARY SEAL]



E:\DATA\W7\DOC\2016\2009\11\Chasing\Quitclaim_Deed_SG_Harmony_LLC_Shaifer_Griffin_LLC_160715.doc

EXHIBIT "A"**LEGAL DESCRIPTION**

All that tract or parcel of land, lying and being in the 308th and 389th G.M. District, Putnam County, Georgia, and containing 88.09 acres, more or less; said tract is bound on the west by S.R. #44; bound on the north by property of J. Ira and Connie W. George; on the northeast by property of Rudy F. Riesz and Allyn A. Riesz, property now or formerly of Norris Perego, and property formerly of T.H. Resseau, Jr., now Gabriel Bencivenga and Gene Dale; and on the south by property of Martin, Park, and Whitman, property of Georgia Kraft Company, property of C.D. Collis, and property now or formerly of Floyd C. Culver. Reference is made to a plat of the above described property, prepared by American Testing Laboratories, Inc., dated December 28, 1973.

This is the same property conveyed by deed recorded in Deed Book 232, Page 50, said Clerk's Office.

E:\DATA\WFOCBS\2162\0001\Closing\Deed\Deed_SG_Harmony_LLC_Balfor_Griffis_LLC_160715.doc



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

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Re- Zone OF PROPERTY DESCRIBED AS MAP 103 PARCEL 015, CONSISTING OF 15.30 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 1024 Lake Oconee 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 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 7th DAY OF July August, 2023.

PROPERTY OWNER(S): Sharon Griffin, LLC, Jerry Sharon
Jerry Sharon NAME (PRINTED)
Jerry Sharon SIGNATURE

ADDRESS: _____
PHONE: _____

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2023



Martha K. Piller
MY COMMISSION EXPIRES: 03/30/2025

REFERENCES:
DEED RECORDS D.B. 232, p. 50

TAX RECORDS: TAX MAP 303, PARCELS 15 and 15-001, PUTNAM CO. RECORDS

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 87,850 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 86,035 FEET.

FIELD DATA WAS COLLECTED USING A TOPCON GPT2005W ELECTRONIC TOTAL STATION AND A CHAMPION TEO DUAL-FREQUENCY GPS FEDERAL POSITIONING SYSTEM RECEIVER REFERRING TO THE GPS SYSTEM NETWORK AND HAVING A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.04 FEET.

FIELD SURVEY COMPLETED IN MAY 2015.

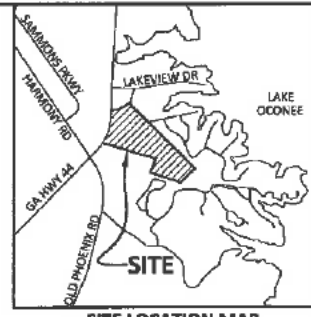
THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A FLOODPLAIN AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 13337C 0073C FOR PUTNAM COUNTY, GEORGIA DATED 9-28-2008.

EASEMENTS OR RIGHTS-OF-WAY MAY EXIST WHICH ARE NOT SHOWN HEREON AND MAY BE RECORDED OR UNRECORDED.

COORDINATES DENOTED HEREON REFER TO THE GEORGIA STATE PLANE SYSTEM, WEST ZONE, NAD83, IN US FEET. VERTICAL INFORMATION PROVIDED HEREON REFERENCES NAVD83.

A 25' FOOT UNIDIRECTIONAL BUFFER IS ESTABLISHED BY THE STATE OF GEORGIA FROM THE TOP OF CREEK BANKS ON BOTH SIDES OF CREEKS FOR EROSION CONTROL PURPOSES.

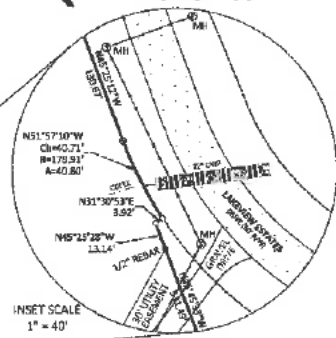
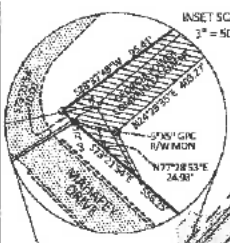
Filed & Recorded
DATE: 5/30/2023
TIME: 9:42 AM
PLAT BOOK: 00038
PAGE: 00113
RECORDING FEES: \$10.00
PARTICIPANT ID: 3412495247
CLERK: Trevor J. Addison
Putnam County, GA



SITE LOCATION MAP



Corporate License No. 187 007078
JORDAN ENGINEERING
144 N. WAREEN ST. MONTICELLO, GA 31061
(706) 428-2958 www.jordan-eng.com
Engineering & Surveying & Soils Classification



87.85 ACRES

- LEGEND**
- OPEN-TOP PIPE FOUND
 - SLOID ROD (REBAR) FOUND
 - 1/2" SOLID ROD (REBAR) SET
 - △ BEARING CHANGE (NO PIN SET)
 - SURVEYOR'S MARK SET
 - - - - - ADJOINING PROPERTY LINE
 - OVERHEAD POWER
 - ⚡ POWER POLE
 - P.O.B. POINT OF BEGINNING
 - P.O.R. POINT OF REFERENCE
 - NCF NOW OR FORMERLY
 - D.B. DEED BOOK
 - P.B. PLAYBOOK
 - LL LAND LOT
 - CTP OPEN-TOP PIPE

DEMOTES PAINTED TREES OR FENCE NEAR PROPERTY LINE. LETTER IS COLOR BELOW, NUMBER IS FEET FROM LINE, AND AN ARROW IS DIRECTION FROM LINE THAT EVIDENCE WAS FOUND.

T.P. STEEL TIE POST
B. BLUE PAINT
Y. YELLOW PAINT
R. RED PAINT
W. WHITE PAINT
BW. BARBED WIRE
RW. HOE WIRE

SOIL DARY SURVEY FOR
J.D.R. INVESTMENTS, LLC
LAND LOTS 352 AND 353, DISTRICT 3
GEORGIA MILITIA DISTRICTS 308 AND 389
PUTNAM COUNTY, GEORGIA



NOTICE TO CONTRACTORS:
THIS PLAN IS A REVISION OF AN existing plat or parcel and was done solely to correct errors or omissions or to change the lot and property boundaries. The recording of this plan does not constitute a warranty, representation or endorsement of the accuracy of the information contained herein. The recording of this plan does not constitute a warranty, representation or endorsement of the accuracy of the information contained herein. The recording of this plan does not constitute a warranty, representation or endorsement of the accuracy of the information contained herein. The recording of this plan does not constitute a warranty, representation or endorsement of the accuracy of the information contained herein.

Jordan Engineering
5/30/2023 9:42 AM



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

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

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


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

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

1. Name: Rick McAllister

2. Address: 1341 Beverly Drive Athens, GA 30606

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

Signature of Applicant: 

Date: 08 / 06 / 23

Item #19 – Supplemental Information
Application for Rezoning – Parcel 103-015

Prior application designation: Application for Rezoning dated 5-24-23 from AG to CPUD

Letter of withdraw without prejudice via email : 7-3-23 – Board of Commissioners voted in favor of Withdraw. Item #13 form 7/18/23 meeting minutes.



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, July 06, 2023 ♦ 6:30 PM

Putnam County Administration Building – Room 203

The Putnam County Planning & Zoning Commission will conduct a public hearing meeting on July 6, 2023 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA. The following agenda will be considered:

Opening

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

Minutes

4. Approval of Minutes- 5/4/2023

Requests

5. Request by **Shirley Ivester** for a left and right side yard setback variance at 178 Phillips Road. Presently zoned R-2. [Map 055A, Parcel 037, District 4]. **Applicant is requesting to withdraw without prejudice.**
6. Request by **Rick McAllister**, agent for **Shaifer Partners, LLC** to rezone .48 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 006, District 3].* **Applicant is requesting to withdraw without prejudice.**
7. Request by **Rick McAllister**, agent for **Shaifer Partners, LLC** to rezone .46 acres at 1020 Lake Oconee Parkway from C-1 to CPUD. [Map 103, Parcel 007, District 3].* **Applicant is requesting to withdraw without prejudice.**
8. Request by **Rick McAllister**, agent for **Shaifer Partners, LLC** to rezone 3.81 acres at 1022 Lake Oconee Parkway from C-2 to CPUD. [Map 103, Parcel 008, District 3].* **Applicant is requesting to withdraw without prejudice.**
9. Request by **Rick McAllister**, agent for **Shaifer Partners, LLC** to rezone 5.34 acres on Mahaffey Drive from C-2 to CPUD. [Map 103, Parcel 008001, District 3].* **Applicant is requesting to withdraw without prejudice.**
10. Request by **Rick McAllister**, agent for **Shaifer Partners, LLC** to rezone 4.95 acres on Mahaffey Drive from C-1 to CPUD. [Map 103, Parcel 009, District 3].* **Applicant is requesting to withdraw without prejudice.**
11. Request by **Rick McAllister**, agent for **Piedmont Park Development Company, LLC** to rezone 11.55 acres at 678 Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 012, District 3].* **Applicant is requesting to withdraw without prejudice.**
12. Request by **Rick McAllister**, agent for **Piedmont Park Development Company, LLC** to rezone 23.66 acres on Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 013, District 3].* **Applicant is requesting to withdraw without prejudice.**
13. Request by **Rick McAllister**, agent for **Piedmont Park Development Company, LLC** to rezone 2.19 acres on Old Phoenix Road from C-1 to CPUD. [Map 103, Parcel 013001, District 3].* **Applicant is requesting to withdraw without prejudice.**
14. Request by **Rick McAllister**, agent for **Shaifer/Griffin, LLC** to rezone 87.85 acres at 1024 Lake Oconee Parkway from AG to CPUD. [Map 103, Parcel 015, District 3].* **Applicant is requesting to withdraw without prejudice.**

New Business

Adjournment

INTERNET TAX RECEIPT
GODBEE TRACT
103 016

2022 021178
SHAIFER/GRIFFIN LLC

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$1,324,339		
COUNTY	\$3,591.08	\$0.00	6.779
SCHOOL	\$6,833.59	\$0.00	12.9
SPEC SERV	\$211.89	\$0.00	0.4

ORIGINAL TAX DUE
\$10,636.56
INTEREST
COLLECTION COST
FIFA CHARGE
PERALTY
TOTAL PAID
\$10,636.56
TOTAL DUE
\$0.00

TO SHAIFER/GRIFFIN LLC
5258 PEACHTREE RD
STE 100
ATLANTA, GA 30341

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



Date Paid: 11/22/2022



Scan this code with
your mobile phone
to view this bill

INTERNET TAX RECEIPT



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

April 26, 2017

Rick McAllister, Agent
106 Mahaffey Drive
Eatonton, Georgia

Reference: Map 103, Parcel 015

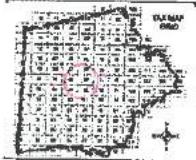
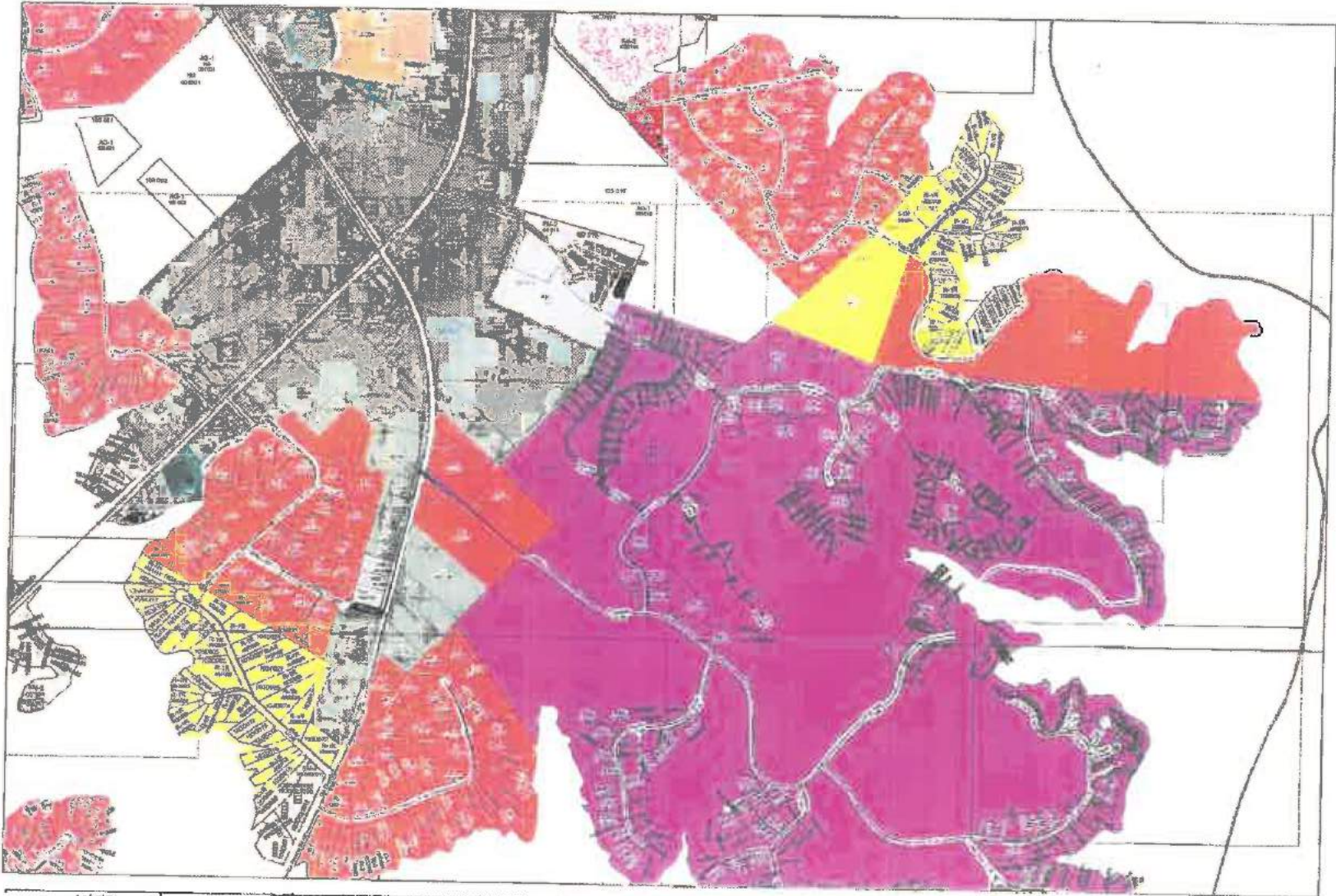
Dear Mr. McAllister:

In accordance to the Putnam County Official Zoning Maps, the above referenced map and parcel has a dual zoning classification. Starting from the road frontage of said property that abuts Hwy 44/Lake Oconee Pkwy up 500 feet in depth, the property is currently zoned C-1. The remaining acreage is currently zoned AG-1. The allowed uses and development standards are available online at www.municode.com, Putnam County Code of Ordinances, Chapter 66 – Zoning .

If I can be of further assistance, please call 706-485-2776.

Sincerely,

Lisa Jackson
Director



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

GEOGRAPHIC FEATURE LEGEND

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



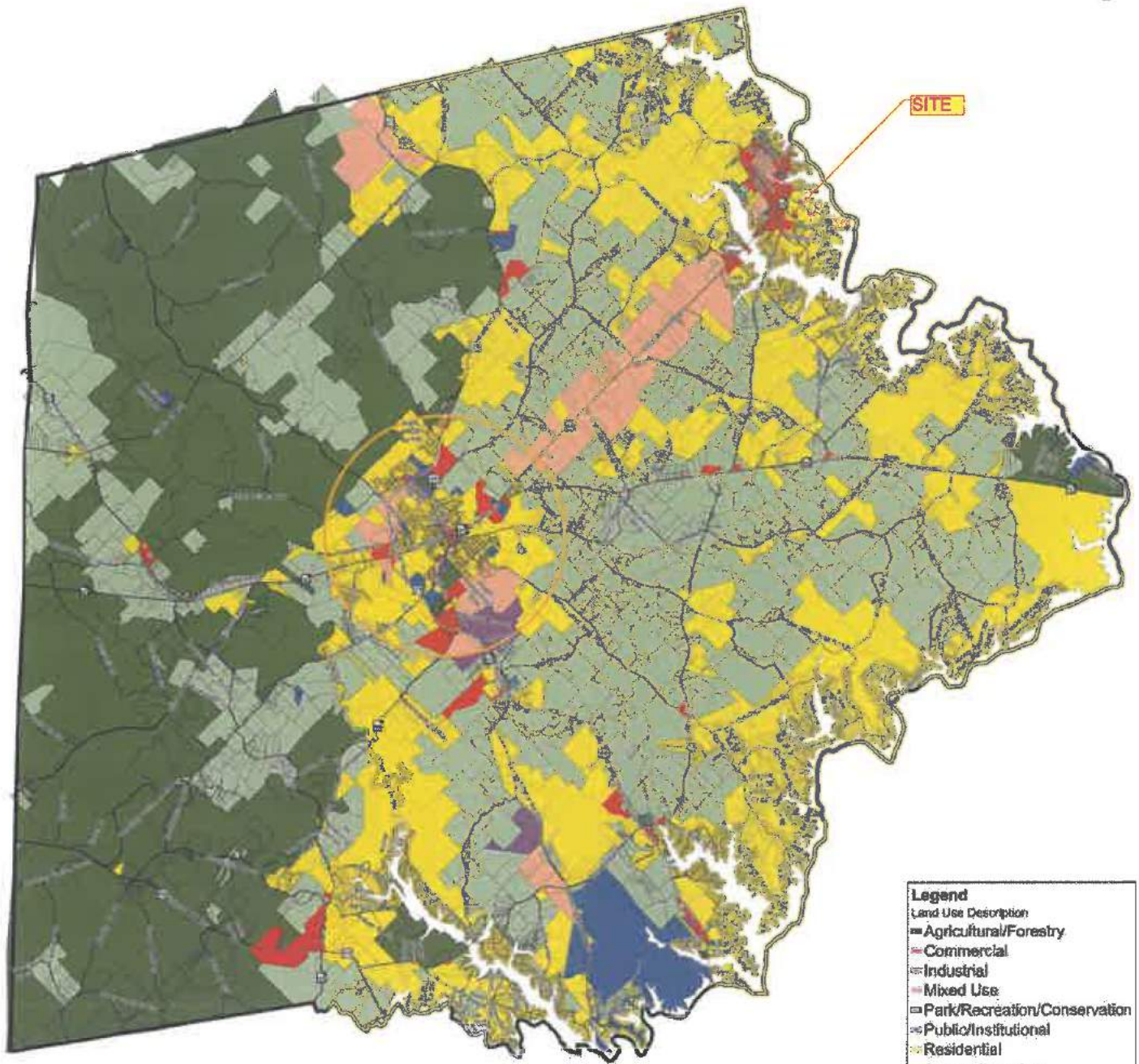
**PUTNAM COUNTY, GEORGIA
ZONING MAPS**



MAP 103

MAP SCALE: 1" = 60' SCALE IN FEET: 14,400 DATE: DECEMBER 2013

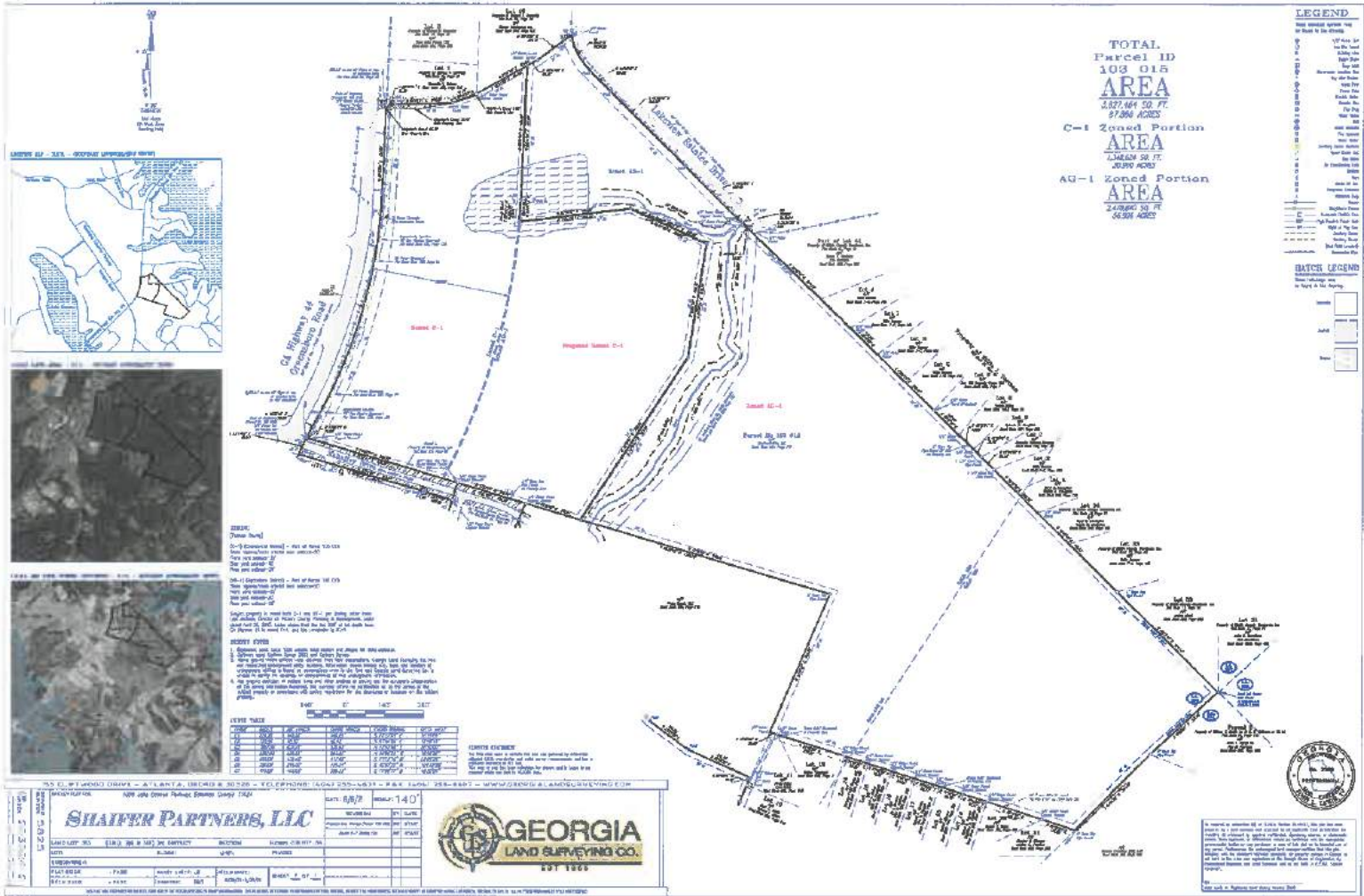
Putnam County 2022 Future Land Use



Legend	
Land Use Description	
	Agricultural/Forestry
	Commercial
	Industrial
	Mixed Use
	Park/Recreation/Conservation
	Public/Institutional
	Residential
	County Boundary
	Municipal Boundaries
	Road Centerlines



ESRI
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information storage and retrieval system,
without the prior written permission
of Putnam County, Georgia.



TOTAL Parcel ID 103 015 AREA
 2,465,514.50 FT.
 56.09 ACRES
C-1 Zoned Portion AREA
 2,465,514.50 FT.
 56.09 ACRES
AG-1 Zoned Portion AREA
 2,465,514.50 FT.
 56.09 ACRES

LEGEND

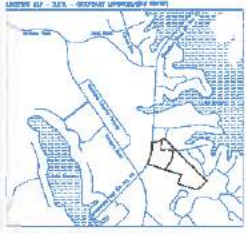
Map symbols and their corresponding descriptions:

- 1" = 100' Scale
- Survey Boundary
- Property Boundary
- Right of Way
- Water
- Other

BATCH LEGEND

Map symbols and their corresponding descriptions:

- Lot 1
- Lot 2
- Lot 3
- Lot 4
- Lot 5
- Lot 6
- Lot 7
- Lot 8
- Lot 9
- Lot 10
- Lot 11
- Lot 12
- Lot 13
- Lot 14
- Lot 15
- Lot 16
- Lot 17
- Lot 18
- Lot 19
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- Lot 90
- Lot 91
- Lot 92
- Lot 93
- Lot 94
- Lot 95
- Lot 96
- Lot 97
- Lot 98
- Lot 99
- Lot 100



NOTES:

1. This map shows the boundaries of the parcel as shown on the survey.

2. The survey was made by the Georgia Land Surveying Co., Inc. on or about the date of the survey.

3. The survey was made in accordance with the laws of the State of Georgia.

4. The survey was made in accordance with the rules and regulations of the Board of Surveyors of the State of Georgia.

5. The survey was made in accordance with the standards of the International Geodetic Association.

6. The survey was made in accordance with the standards of the International Association of Professional Surveyors.

7. The survey was made in accordance with the standards of the International Federation of Surveyors.

8. The survey was made in accordance with the standards of the International Union of Geodesy and Geophysics.

9. The survey was made in accordance with the standards of the International Union of Pure and Applied Chemistry.

10. The survey was made in accordance with the standards of the International Union of Biological Sciences.

11. The survey was made in accordance with the standards of the International Union of Physical Sciences.

12. The survey was made in accordance with the standards of the International Union of Mathematical Sciences.

13. The survey was made in accordance with the standards of the International Union of Astronomical Sciences.

14. The survey was made in accordance with the standards of the International Union of Geological Sciences.

15. The survey was made in accordance with the standards of the International Union of Environmental Sciences.

16. The survey was made in accordance with the standards of the International Union of Agricultural Sciences.

17. The survey was made in accordance with the standards of the International Union of Medical Sciences.

18. The survey was made in accordance with the standards of the International Union of Educational Sciences.

19. The survey was made in accordance with the standards of the International Union of Social Sciences.

20. The survey was made in accordance with the standards of the International Union of Humanities and Arts.

STATE TABLE

Lot No.	Area (Sq. Ft.)	Area (Acres)
1	100000	2.28
2	100000	2.28
3	100000	2.28
4	100000	2.28
5	100000	2.28
6	100000	2.28
7	100000	2.28
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94	100000	2.28
95	100000	2.28
96	100000	2.28
97	100000	2.28
98	100000	2.28
99	100000	2.28
100	100000	2.28

750 E. P. LAND DRIVE - ATLANTA, GEORGIA 30326 - TELEPHONE: (404) 252-1407 - FAX: (404) 252-8401 - WWW.GEORGIALANDSURVEYING.COM

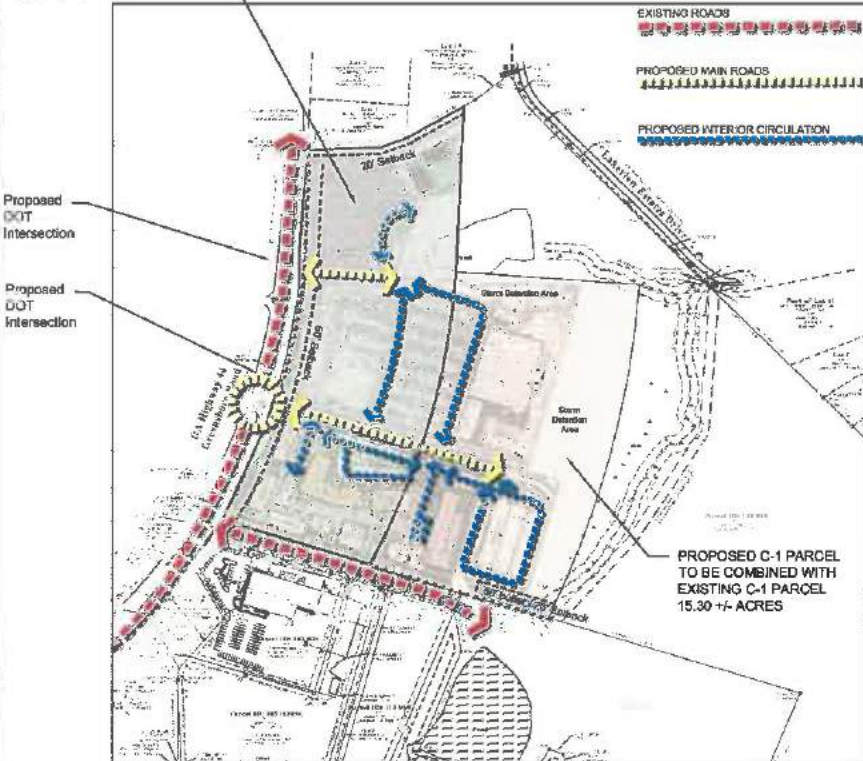
SHAIFFER PARTNERS, LLC

1407

GEORGIA LAND SURVEYING CO.
 EST. 1968

1407

EXISTING C-1 PARCEL TO BE COMBINED WITH PROPOSED C-1 PARCEL 15.70 +/- ACRES



NET DEVELOPMENT SUMMARY

COMMERCIAL LAND USE	GROSS AREA IN ACRES (APPROXIMATE)	USE IN SF	SUMMARY OF LAND USE
Existing C1 Parcel Proposed Use			
Highway 44 Out Parcel 1	15.30	7000	Retail / Office / Dining
Highway 44 Out Parcel 2		7000	Retail / Office / Dining
Highway 44 Out Parcel 3		7000	Retail / Office / Dining
Interior Commercial Parcel		8500	Storage
Corner Highway Out Parcel		15,000	Office
		20,000	Retail
		5,000	Dining
Sub Total	15.30	68500	
COMMERCIAL LAND USE			
Proposed C1 Parcel Proposed Use			
Interior Commercial Parcel 1	14.60	48000	Grocery / Retail
Interior Commercial Parcel 2		15000	Office
		17000	Dining
		5000	Office
		20,000	Hotel (165 Rooms) Conference Center
Sub Total	14.60	105000	
TOTALS	29.90	174500	

Proposed Use: Variety of commercial uses permitted in C-1 zoning - See development summary

Developer / Owner:
Shaifer Partners, LLC
5170 Peachtree Road bld 100 suite 120
Chamblee, GA 30341

Concept Plan: Illustrates conceptual site layout of proposed commercial uses

Applicant / Agent:
Rick McAllister
1341 Beverly Drive, Athens GA 30606

Intent: Rezone 14.60 +/- Acres from AG to C-1. Create a mixed-use commercial development by combining with existing C-1 Highway 44 Parcel.

**PUTNAM DEVELOPMENT CENTER
CONCEPTUAL SITE PLAN**

JULY 17, 2023

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 is based upon available information and assumptions. It does not constitute a final site plan, and is subject to change based upon specific site conditions, environmental concerns, physical constraints, market conditions and design parameters.



**IMPACT ANALYSIS
PROPOSED C-1 ZONING AMENDMENT
PARCEL 103-015**

**REZONING REQUEST
FOR
SHAIFER PARTNERS, LLC**

August 6, 2023

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



**PREPARED FOR:
SHAIFER PARTNERS, LLC
5256 PEACHTREE ROAD, SUITE 120
ATLANTA, GEORGIA 30341
800-248-7689**

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Impact Study Information Page 4

Traffic Study Attachment

Plat of PropertySee Parcel Application

Base Map /Existing Conditions Attachment

Existing Zoning Attachment

Conceptual Site Plan Attachment

Boundary Survey for proposed zoning area..... Attachment

LETTER OF INTENT

The proposed C-1 zoning request site will extend a portion of the existing dual Zoned parcel for an approximate total of 15.30 acres. The site is located on the North corner of the intersecting roads of Ga HWY 44 and Mahaffey Drive.

With approximately 1200 linear feet of GA HWY 44 frontage currently zoned C-1, the proposed C-1 area will be combined with existing commercial site and developed for commercial use. Surrounding uses include existing Harmony Crossing commercial development and various business / retail areas.

Conceptual layout of highway frontage parcels are designed for flexibility of planning with an overall intent to be consistent in architecture.

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

Shaifer Partners, LLC

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 commercial and approved use within C-1 development uses.

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

The proposed development is located within the center of the lake area community. A commercial use development represents a reflection of the growing lake area with the ability to develop as a commercial tract.

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

The proposed use will extend the existing business district of this area and enhance potential for more revenue to remain within Putnam County.

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

The Putnam County / City of Eatonton 2022 Comprehensive plan prepared by Middle Georgia RDC indicates the future land use as Commercial. The proposed development meets the intended land use of Commercial.

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

The existing property is currently dual zoned including C-1. The proposed expansion for the C-1 portion is directly related to the increased need for commercial use within the county.

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 internal streets. In addition, water and sewer infrastructure will be incurred by developer. Increased commercial structures a public gathering spaces may increase the need for police and fire protection, however increased revenue to county from sales and property taxes should supplement these needs.

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

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

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

The proposed project will place emphasis on “cohesive” development and will encourage public use of natural amenities. The project will meet all county construction standards and enhance opportunities for business. Therefore, there is a reasonable balance between the promotion of public health, safety and private use.

ITEM #2 TRAFFIC ANALYSIS – (SEE ATTACHMENT)

ITEM# 3

The estimated square footage of non-residential uses are as follows:

Non- Residential use – Estimated 174,000 SF

ITEM #4

Effect on environment surrounding the area:

Natural:

Property is located adjacent to significant wetland and stream buffer areas. Construction plans will adhere to all local, State and Federal requirements for erosion control and storm water management. Source: Putnam County / City of Eatonton 2007-2030 Comprehensive Plan – Wetlands Map 6 Prepared by Middle Georgia RDC. On site wetland field survey as noted on attached exhibit.

Erosion:

The property is currently undeveloped. Construction plans will be developed per state and local requirements.

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

Initial meeting held with Putnam County Fire Chief to review project. Input on Fire Hydrant Spacing, Minimum sizes of water mains, and fire protection were reviewed.

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

ITEM #7 – ADJACENT AND NEARBY ZONING (SEE ATTACHMENT)

**TRAFFIC IMPACT STUDY
FOR
LAKE OCONEE TOWN CENTER
MIXED-USE DEVELOPMENT
PUTNAM COUNTY, GEORGIA**



Prepared for:

***Smith Planning Group
1022 Twelve Oaks Place, Suite 201
Watkinsville, GA 30677***

Prepared By:



A&R Engineering Inc.

2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com

July 28, 2023
A & R Project # 23-047

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1.0 INTRODUCTION

The purpose of this study is to determine the traffic impact from the proposed Lake Oconee Town Center mixed-use development that will be located to the east of SR 44 (Greensboro Road) and across from Harmony Crossing Main Driveway in Putnam County, Georgia. The traffic analysis evaluates the current operations compared to the future conditions with the traffic generated by the development. The proposed development will consist of:

- Mini-Warehouse: 8,500 sf
- Hotel: 165 rooms
- General Office Building: 37,000 sf
- Retail & Grocery Store: 92,000 sf
- Fine Dining Restaurant: 10,000 sf
- Fast-Food Restaurant with Drive-Through Window: 7,000 sf



The development proposes access at the following locations:

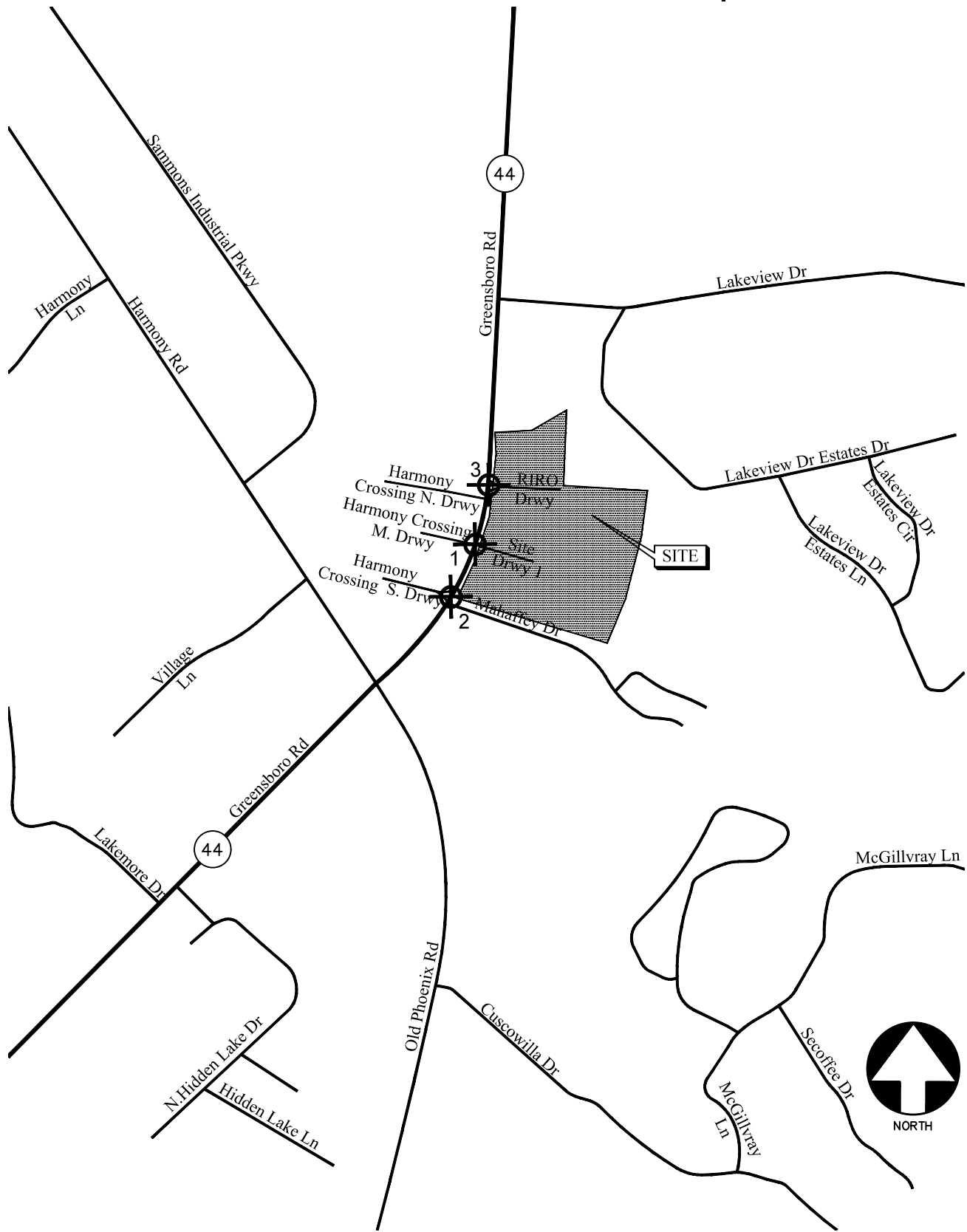
- Site Driveway 1: Full-access driveway on SR 44 (Greensboro Road) aligned with Harmony Crossing Main Driveway
- Site Driveway 2: Right-in/Right-out driveway on SR 44 (Greensboro Road)

The AM and PM peak hours have been analyzed in this study. This study includes the evaluation of traffic operations at the intersections of:

- 1. SR 44 (Greensboro Road) at Mahaffey Drive
- 2. SR 44 (Greensboro Road) at Harmony Crossing Main Driveway/Site Driveway 1
- 3. SR 44 (Greensboro Road) at Site Driveway 2 (Northern)

Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network is shown in Figure 1.

⊕ Study Intersection



LOCATION MAP

FIGURE 1

A&R Engineering Inc.

2.0 EXISTING FACILITIES / CONDITIONS

2.1 Roadway Facilities

The following is a brief description of each of the roadway facilities located in proximity to the site:

2.1.1 SR 44 (Greensboro Road)

SR 44 (Greensboro Road) is a north-south, two-lane, undivided roadway with two ways left turn lane near the proposed site driveway and posted speed limit of 45 mph in the vicinity of the site. GDOT traffic counts (Station ID 237-0146) indicate that the daily traffic volume on SR 44 (Greensboro Road) in 2021 was 16,700 vehicles per day north of Lakeview Estates Drive. GDOT classifies SR 44 (Greensboro Road) as a Minor Arterial rural roadway.

2.1.2 Mahaffey Drive

Mahaffey Drive is an east-west, two-lane, undivided roadway with a posted speed limit of 25 mph in the vicinity of the site.

3.0 STUDY METHODOLOGY

In this study, the methodology used for evaluating traffic operations at each of the subject intersections is based on the criteria set forth in the Transportation Research Board’s Highway Capacity Manual, 6th edition (HCM 6). Synchro software, which utilizes the HCM methodology, was used for the analysis. The following is a description of the methodology employed for the analysis of unsignalized and signalized intersections.

3.1 Unsignalized Intersections

For unsignalized intersections controlled by a stop sign on minor streets, the level-of-service (LOS) for motor vehicles with controlled movements is determined by the computed control delay according to the thresholds stated in Table 1 below. LOS is determined for each minor street movement (or shared movement), as well as major street left turns. LOS is not defined for the intersection as a whole or for major street approaches. The LOS of any controlled movement which experiences a volume to capacity ratio greater than 1 is designated as “F” regardless of the control delay.

Control delays for unsignalized intersections includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Several factors affect the control delay for unsignalized intersections, such as the availability and distribution of gaps in the conflicting traffic stream, critical gaps, and follow-up time for a vehicle in the queue.

Level-of-service is assigned a letter designation from “A” through “F”. Level-of-service “A” indicates excellent operations with little delay to motorists, while level-of-service “F” exists when there are insufficient gaps of acceptable size to allow vehicles on the side street to cross the main road without experiencing long delays.

TABLE 1 — LEVEL-OF-SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS		
Control Delay (sec/vehicle)	LOS by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	v/c > 1.0
≤ 10	A	F
> 10 and ≤ 15	B	F
> 15 and ≤ 25	C	F
> 25 and ≤ 35	D	F
> 35 and ≤ 50	E	F
> 50	F	F

*The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection.

Source: Highway Capacity Manual, 6th edition, Exhibit 20-2 *LOS Criteria: Motorized Vehicle Mode*

3.2 Signalized Intersections

According to HCM procedures, LOS can be calculated for the entire intersection, each intersection approach, and each lane group. HCM uses control delay alone to characterize LOS for the entire intersection or an approach. Control delay per vehicle is composed of initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Both control delay and volume-to-capacity ratio are used to characterize LOS for a lane group. A volume-to-capacity ratio of greater than 1.0 for a lane group indicates failure from capacity perspective. Therefore, such a lane group is assigned LOS F regardless of the amount of control delay.

Table 2 below summarizes the LOS criteria from HCM for motorized vehicles at signalized intersection.

TABLE 2 – LEVEL-OF-SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS		
Control Delay (sec/vehicle) *	LOS for Lane Group by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	v/c > 1.0
≤ 10	A	F
> 10 and ≤ 20	B	F
> 20 and ≤ 35	C	F
> 35 and ≤ 55	D	F
> 55 and ≤ 80	E	F
> 80	F	F

*For approach-based and intersection wide assessments, LOS is defined solely by control delay

Source: Highway Capacity Manual, 6th edition, Exhibit 19-8 *LOS Criteria: Motorized Vehicle Mode*

LOS A is typically assigned when the volume-to-capacity (v/c) ratio is low and either progression is exceptionally favorable, or the cycle length is very short. LOS B is typically assigned when the v/c ratio is low and either progression is highly favorable, or the cycle length is short. However, more vehicles are stopped than with LOS A. LOS C is typically assigned when progression is favorable, or the cycle length is moderate. Individual *cycle failures* (one or more queued vehicles are not able to depart because of insufficient capacity during the cycle) may begin to appear at this level. Many vehicles still pass through the intersection without stopping, but the number of vehicles stopping is significant. LOS D is typically assigned when the v/c ratio is high and either progression is ineffective, or the cycle length is long. There are many vehicle-stops and individual cycle failures are noticeable. LOS E is typically assigned when the v/c ratio is high, progression is very poor, the cycle length is long, and individual cycle failures are frequent. LOS F is typically assigned when the v/c ratio is very high, progression is very poor, the cycle length is long, and most cycles fail to clear the queue.

4.0 EXISTING 2021 TRAFFIC ANALYSIS

4.1 Existing Traffic Volumes

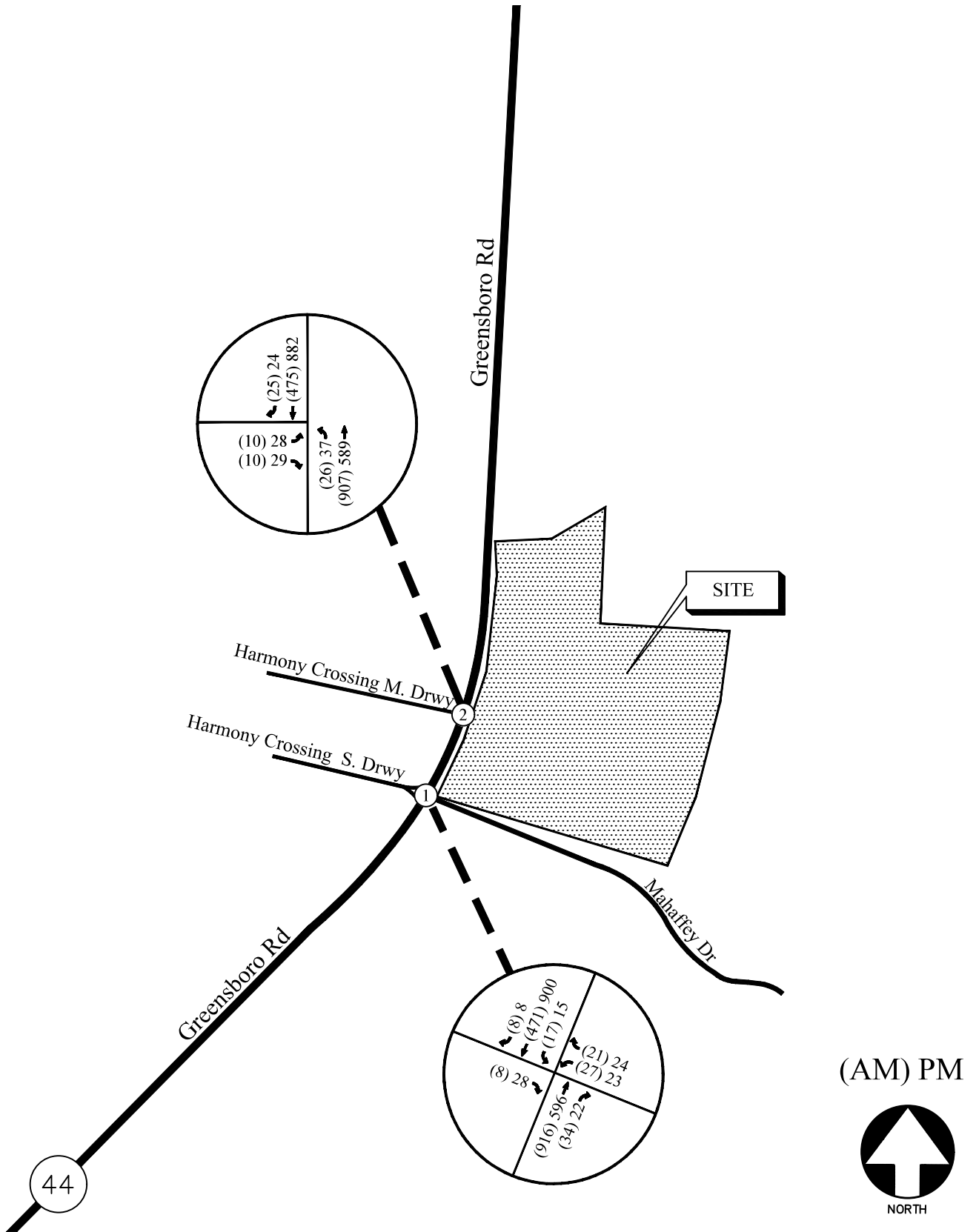
Existing traffic counts were obtained at the following study intersections:

1. SR 44 (Greensboro Road) at Mahaffey Drive
2. SR 44 (Greensboro Road) at Harmony Crossing Main Driveway

Turning movement counts were collected on Wednesday, April 26, 2023. All turning movement counts were recorded during the AM and PM peak hours between 7:00am to 9:00am and 4:00pm to 6:00pm, respectively. The four consecutive 15-minute interval volumes that produced the highest volume at the intersections were then determined. These volumes make up the peak hour traffic volumes for the intersections counted and are shown in Figure 3.

The through volumes on SR 44 at the proposed site's northern right-in/right-out driveway were calculated based on the turning movement counts collected at Harmony Crossing's northern driveway on August 4, 2021, after increasing them at 2% annual growth rate for two years. The traffic volumes used for the existing conditions analysis are shown in Figure 2.





The existing traffic control and lane geometry for the intersections are shown in Figure 4.

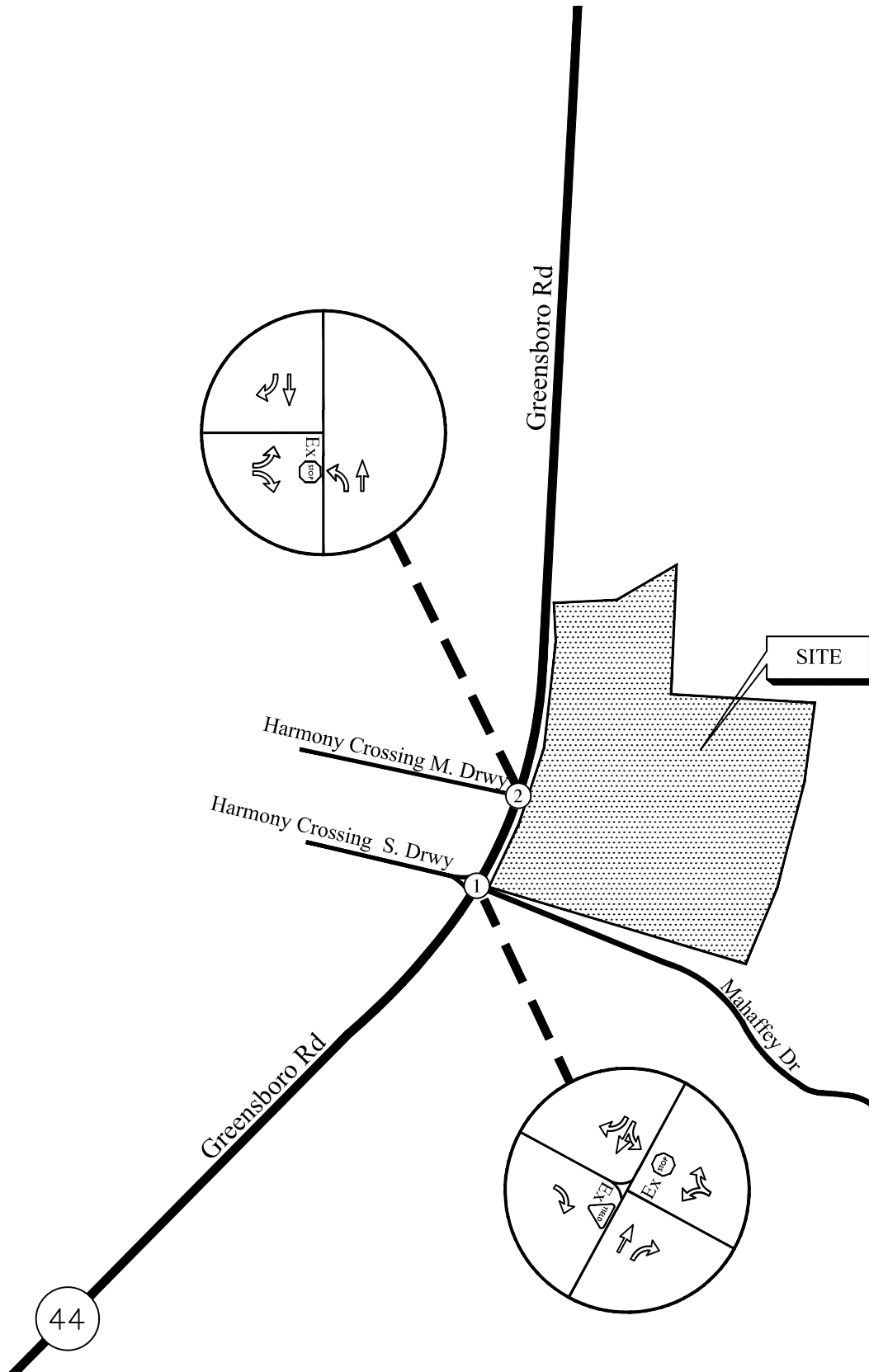


EXISTING WEEKDAY PEAK-HOUR VOLUMES

FIGURE 2
A&R Engineering Inc.

LEGEND

- Ex  Existing Signed  mph
-  Existing Lane Geometry
- Ex  Existing Traffic Signal



EXISTING TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 3

A&R Engineering Inc.

4.2 Existing Traffic Operations

Existing 2023 traffic operations were analyzed at the study intersections in accordance with the HCM methodology. The results of the analyses are shown in Table 3.

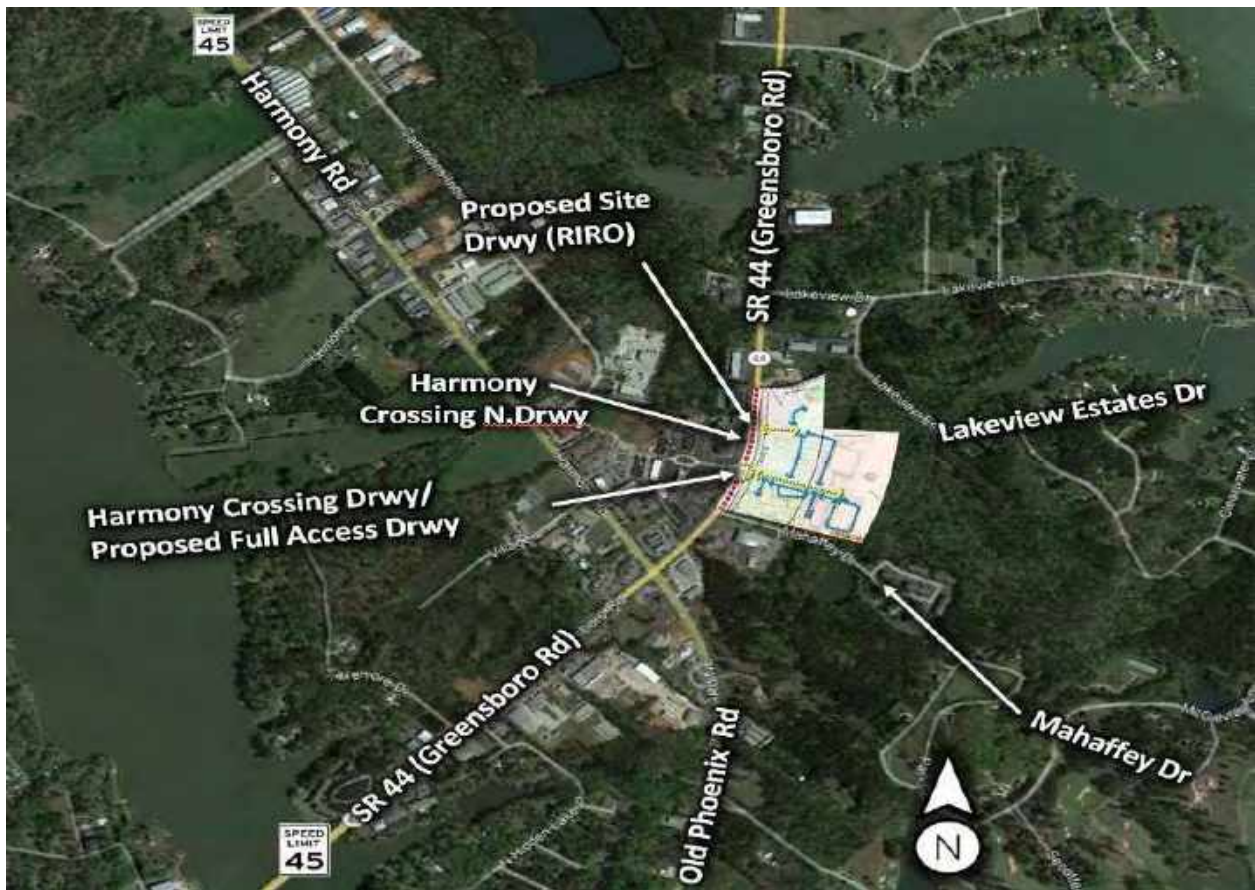
TABLE 3 – EXISTING INTERSECTION OPERATIONS				
Intersection		Traffic Control	LOS (Delay)	
			AM Peak Hour	PM Peak Hour
1	<u>SR 44 @ Harmony Crossing S. Drwy/ Mahaffey Dr</u>	Stop Controlled on EB and WB Approaches		
	-Eastbound Approach		B (11.2)	C (18.2)
	- Westbound Approach		E (40.6)	F (54.9)
	-Southbound Left		B (10.2)	A (9.0)
2	<u>SR 44 @ Harmony Crossing Main Drwy</u>	Stop Controlled on EB and WB Approaches		
	-Eastbound Approach		C (15.6)	C (21.0)
	-Northbound Left		A (8.5)	B (10.4)

The results of existing traffic operations analysis indicate that the stop-controlled westbound approach of Mahaffey Drive is operating at level-of-service “E” in the AM peak and “F” in the PM peak hour. All other approaches at the two study intersections are operating satisfactorily.

5.0 PROPOSED DEVELOPMENT

The proposed development will consist of:

- Mini-Warehouse: 8,500 sf
- Hotel: 165 rooms
- General Office Building: 37,000 sf
- Retail & Grocery Store: 92,000 sf
- Fine Dining Restaurant: 10,000 sf
- Fast-Food Restaurant with Drive-Through Window: 7,000 sf



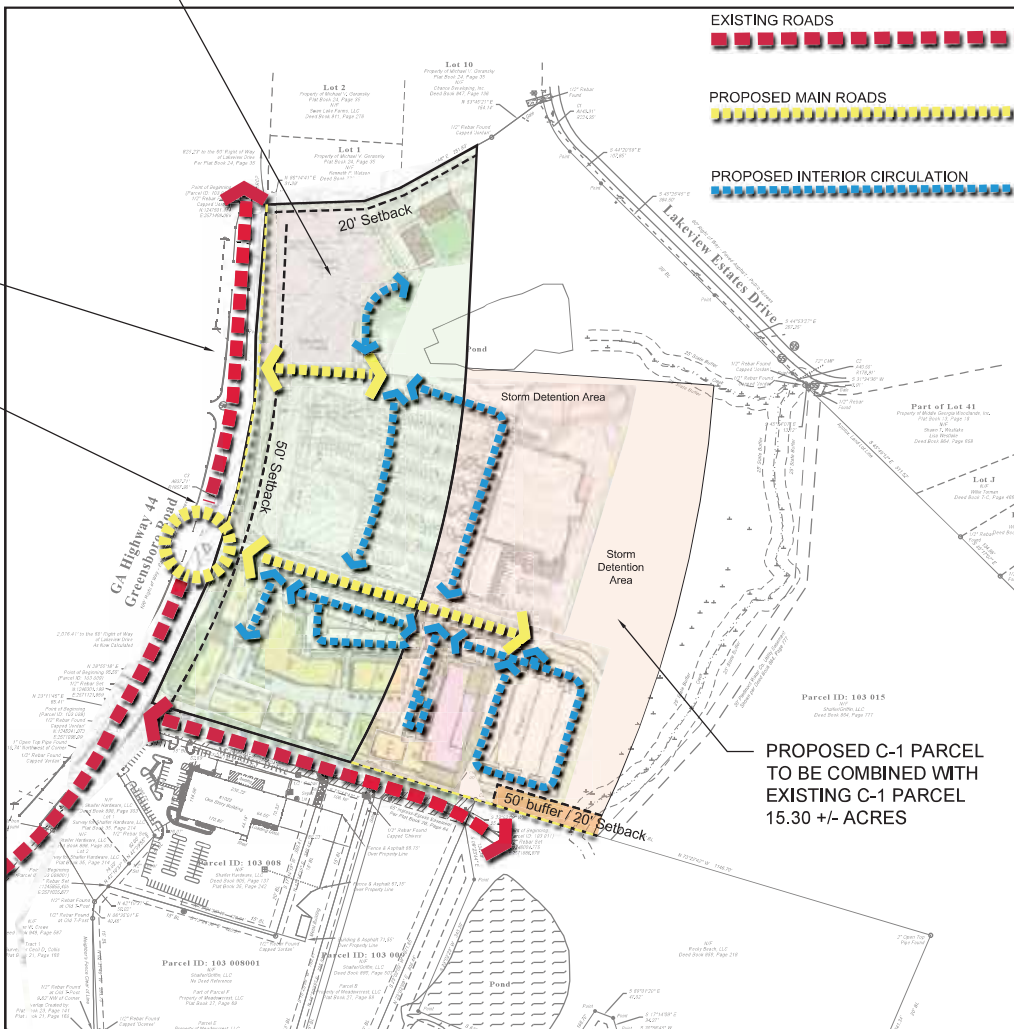
The development proposes access at the following locations:

- Site Driveway 1: Full-access driveway on SR 44 (Greensboro Road) aligned with Harmony Crossing Main Driveway
- Site Driveway 2: Right-in/Right-out driveway on SR 44 (Greensboro Road)

A site plan is shown in Figure 5.

EXISTING C-1 PARCEL TO BE COMBINED WITH PROPOSED C-1 PARCEL 15.70 +/- ACRES

Proposed DOT Intersection
Proposed DOT Intersection



PROPOSED C-1 PARCEL TO BE COMBINED WITH EXISTING C-1 PARCEL 15.30 +/- ACRES

NET DEVELOPMENT SUMMARY			
COMMERCIAL LAND USE	GROSS AREA IN ACRES (APPROXIMATE)	USE IN SF	SUMMARY OF LAND USE
Existing C1 Parcel Proposed Use			
Highway 44 Out Parcel 1	15.30	7000	Retail / Office / Dining
Highway 44 Out Parcel 2		7000	Retail / Office / Dining
Highway 44 Out Parcel 3		7000	Retail / Office / Dining
Interior Commercial Parcel		8500	Storage
Corner Highway Out Parcel		15,000	Office
	20,000	15,000	Retail
	5,000	10,000	Dining
Sub Total	15.30	69500	
COMMERCIAL LAND USE			
Proposed C1 Parcel Proposed Use			
Interior Commercial Parcel 1	14.60	48000	Grocery / Retail
Interior Commercial Parcel 2		15000	Office
		10000	Retail
		12000	Dining
		20,000	Hotel (165 Rooms) Conference Center
Sub Total	14.60	105000	
TOTALS	29.90	174500	

Proposed Use: Variety of commercial uses permitted in C-1 zoning - See development summary

Developer / Owner:
Shaifer Partners, LLC
5170 Peachtree Road bld 100 suite 120
Chamblee, GA 30341

Concept Plan: Illustrates conceptual site layout of proposed commercial uses

Applicant / Agent:
Rick McAllister
1341 Beverly Drive, Athens GA 30606

Intent: Rezone 14.60 +/- Acres from AG to C-1. Create a mixed-use commercial development by combining with existing C-1 Highway 44 Parcel.

**PUTNAM DEVELOPMENT CENTER
CONCEPTUAL SITE PLAN
JULY 17, 2023**



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.



5.1 Trip Generation

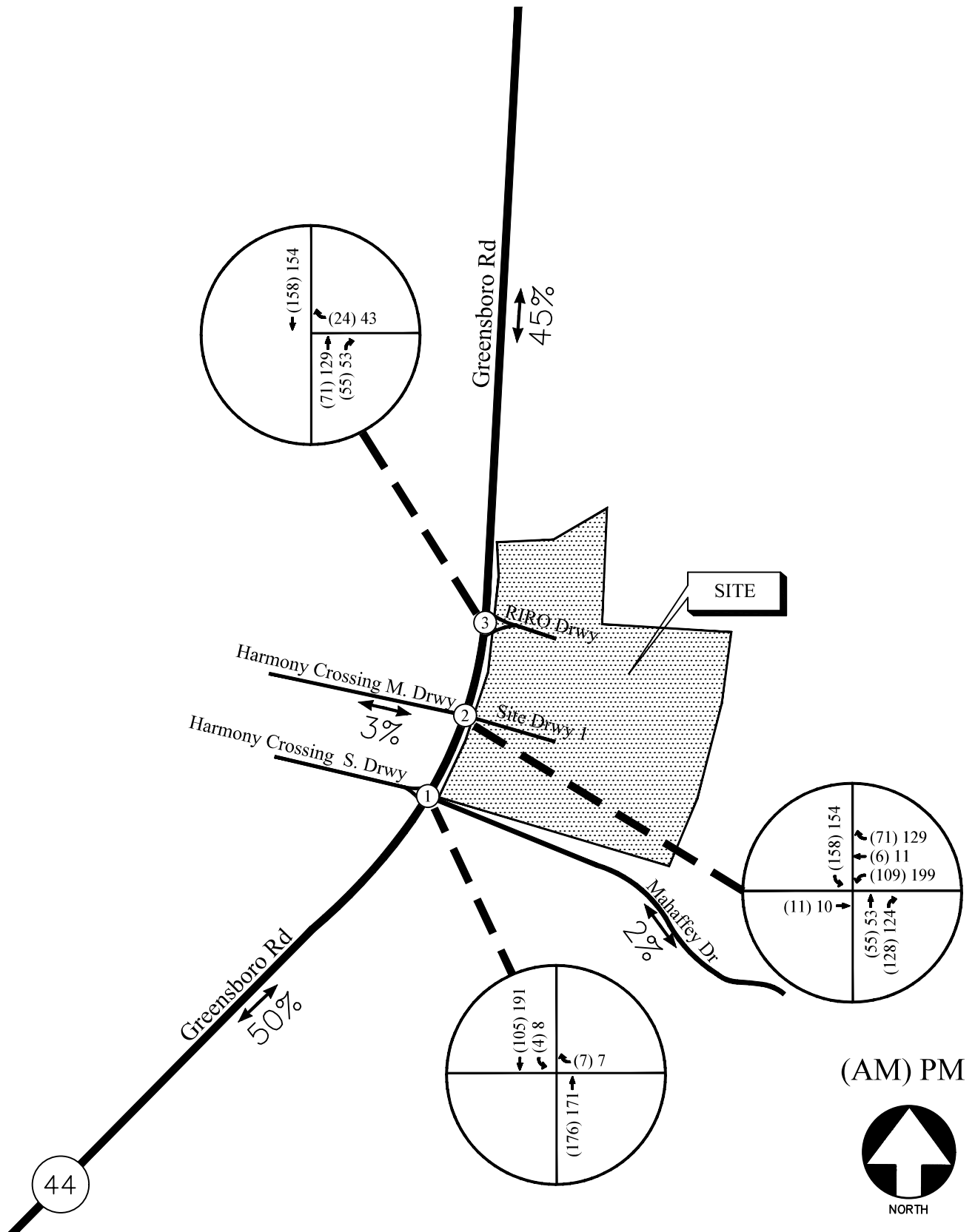
Trip generation estimates for the project were based on the rates and equations published in the 10th edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the following ITE Land Uses: 151 – *Mini-Warehouse*, 310 – *Hotel*, 710 – *General Office Building*, 821 – *Shopping Plaza (40-150k) - Supermarket – Yes*, 931 – *Fine Dining Restaurant*, 934 – *Fast-food restaurants with drive-through window*. The calculated total trip generation for the proposed development is shown in Table 4.

TABLE 4 – TRIP GENERATION								
Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Total
ITE 151 – Mini-Warehouse	8,500 sf	0	1	1	1	0	1	12
	Mixed-use reduction	0	0	0	0	0	0	0
ITE 310 - Hotel	165 rooms	42	33	75	48	46	94	1,365
	Mixed-use reduction	-13	-17	-30	-16	-24	-40	-489
ITE 710 – General Office Building	37,000 sf	63	8	71	12	61	73	489
	Mixed-use reduction	-8	-2	-10	-4	-12	-16	-96
ITE 821 – Shopping Plaza (40-150k) – Supermarket - Yes	92,000 sf	201	124	325	396	429	825	8,493
	Mixed-use reduction	-13	-14	-27	-24	-13	-37	-387
	Pass-by Trips (0%) 40%	0	0	0	-149	-166	-315	-3,150
ITE 931 – Fine Dining restaurant	10,000 sf	4	3	7	52	26	78	838
	Mixed-use reduction	-1	-1	-2	-2	-1	-3	-36
	Pass-by Trips (0%) 43%	0	0	0	-22	-11	-33	-330
ITE 934 – Fast-food restaurants with drive-through window	7,500 sf	159	153	312	120	111	231	3,272
	Mixed-use reduction	-5	-6	-11	-9	-5	-14	-140
	Pass-by Trips (50%) 55%	-77	-74	-151	-61	-58	-119	-1,190
Total Trips without Reductions		469	323	792	629	672	1,301	14,469
Total Trips with Reductions		352	209	561	342	382	724	8,639

Daily pass-by volume reduction estimated to be ten times the PM pass-by volume

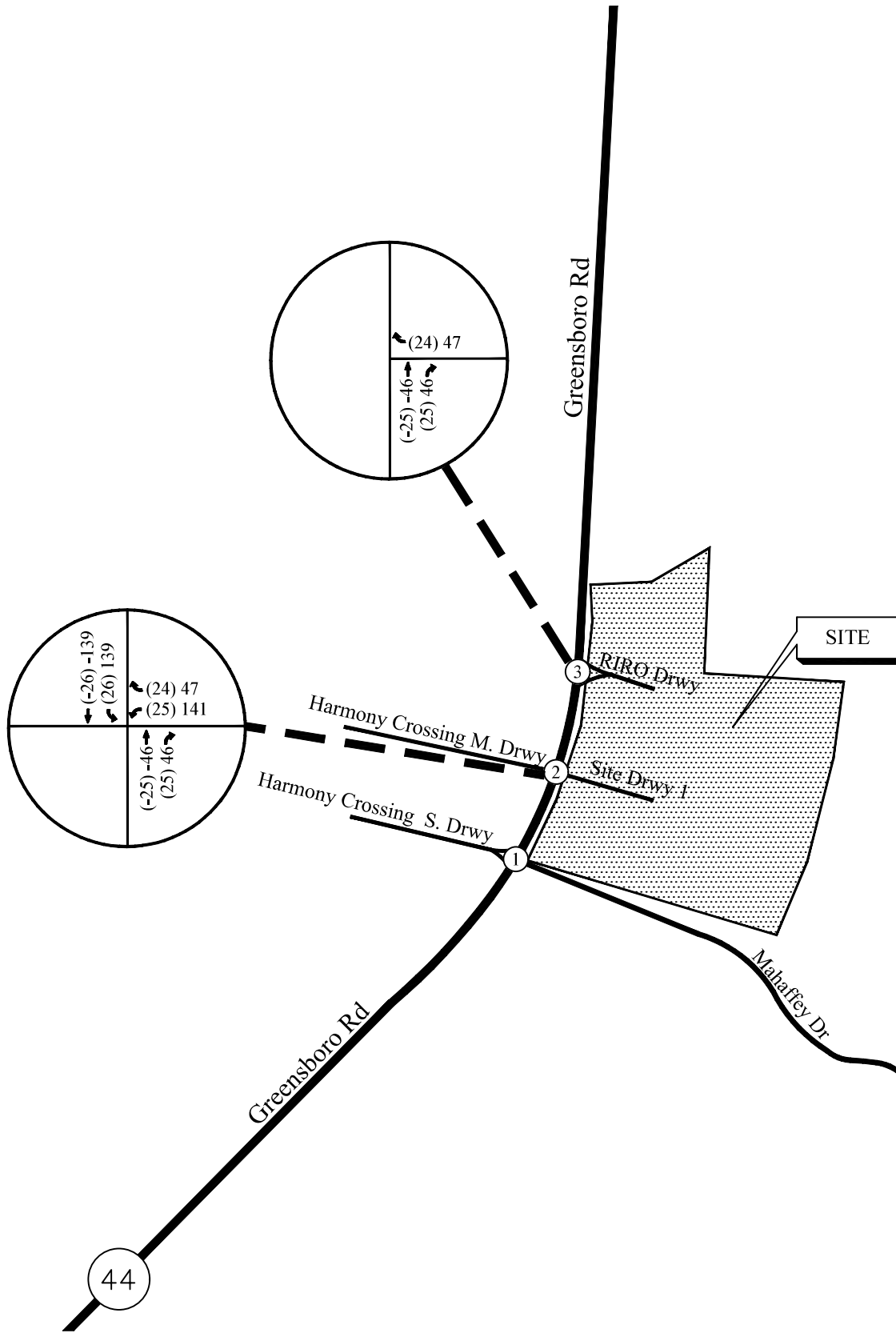
5.2 Trip Distribution

The trip distribution describes how traffic arrives and departs from the site. An overall trip distribution was developed for the site based on a review of the existing travel patterns in the area and the locations of major roadways and highways that will serve the development. The site-generated peak hour traffic volumes, shown in Table 4, were assigned to the study area intersections based on this distribution. The outer-leg distribution and AM and PM peak hour new traffic generated by the site are shown in Figure 6. Pass-by volumes have also been distributed based on existing travel patterns and are shown in Figure 7.



TRIP DISTRIBUTION AND NEW SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES

FIGURE 5 A&R Engineering Inc.



(AM) PM



SITE PEAK HOUR PASS-BY VOLUMES

FIGURE 6

A&R Engineering Inc.

6.0 FUTURE 2025 TRAFFIC ANALYSIS

The future 2025 traffic operations are analyzed for the “Build” and “No-Build” conditions.

6.1 Future “No-Build” Conditions

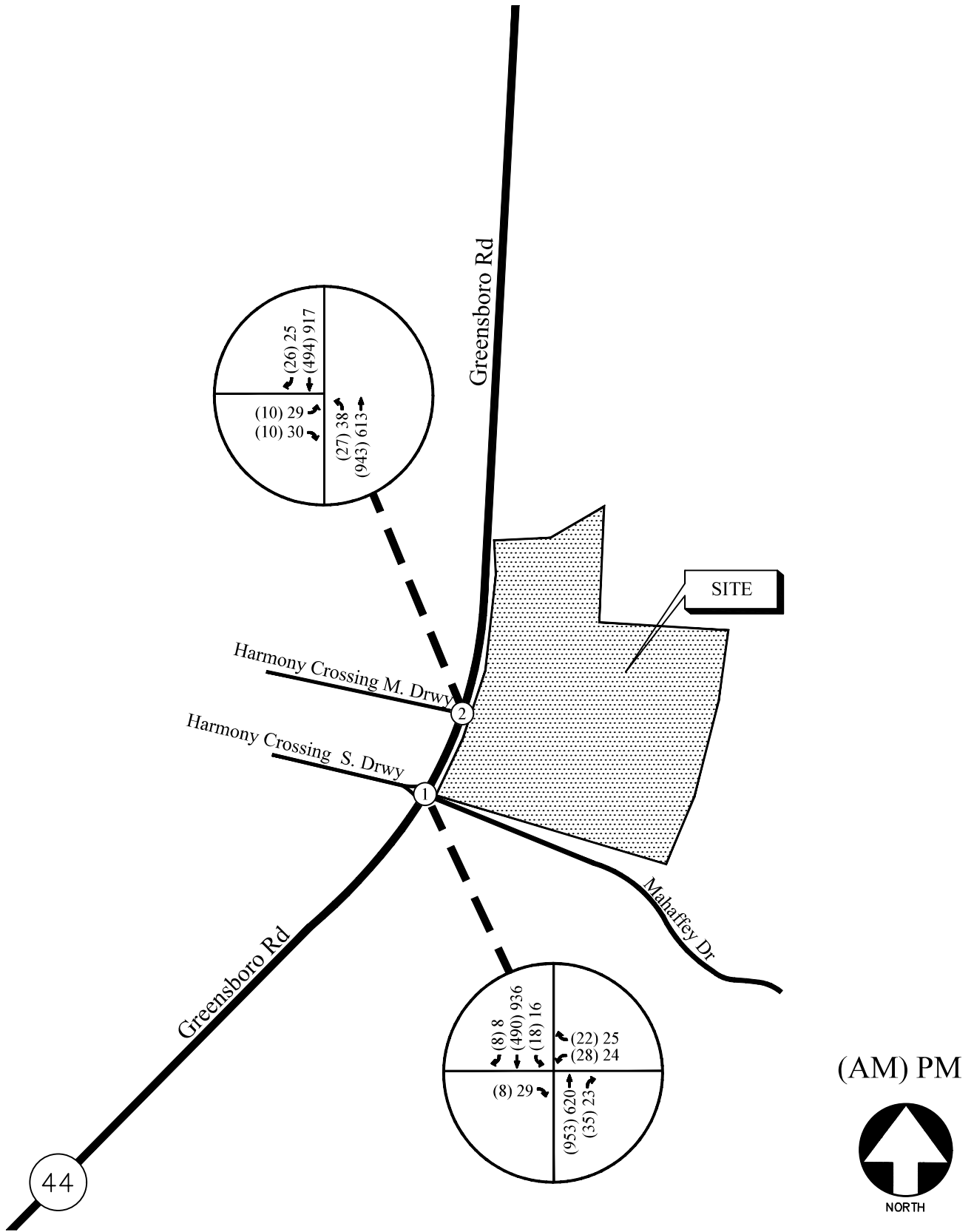
The “No-Build” (or background) conditions provide an assessment of how traffic will operate in the study horizon year without the study site being developed as proposed, with projected increases in through traffic volumes due to normal annual growth. The Future “No-Build” volumes consist of the existing traffic volumes (Figure 3) plus increases for annual growth of through traffic. The resulting Future “No-Build” volumes on the roadway are shown in Figure 8.

6.1.1 Annual Traffic Growth

In order to evaluate future traffic operations in this area, a projection of normal traffic growth was applied to the existing volumes. The Georgia Department of Transportation recorded average daily traffic volumes at several locations in the vicinity of the site. Reviewing the growth over the last three years revealed growth of approximately 2% in the area. This growth factor was applied to the existing traffic volumes between collector and arterial roadways to estimate the future year traffic volumes prior to the addition of site-generated traffic.

6.2 Future “Build” Conditions

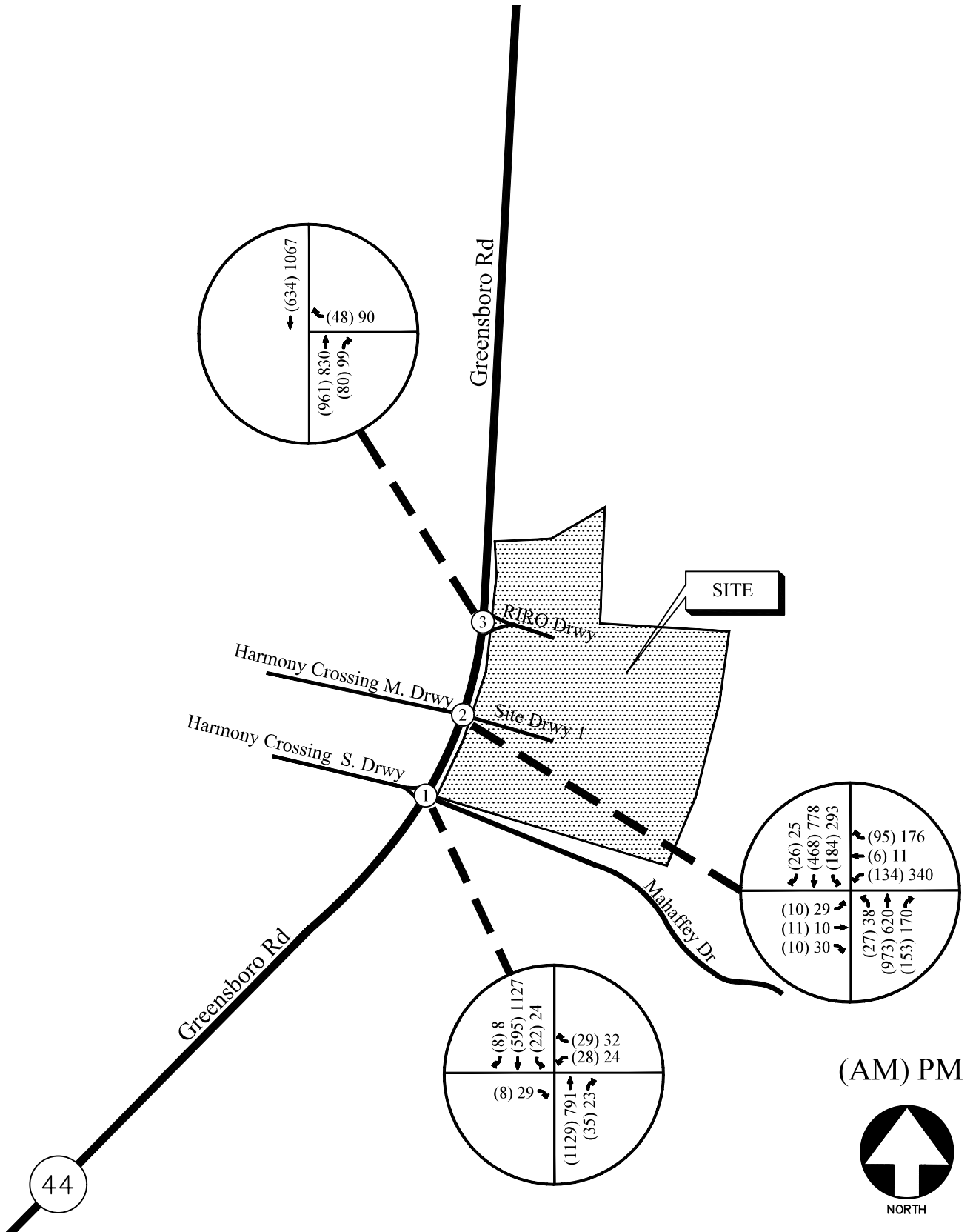
The “Build” or development conditions include the estimated background traffic from the “No-Build” conditions plus the added traffic from the proposed development. In order to evaluate future traffic operations in this area, the additional traffic volumes from the site (Figure 6) and pass-by volumes (Figure 7) were added to base traffic volumes (Figure 8) to calculate the future traffic volumes after the construction of the development. These total future “Build” traffic volumes are shown in Figure 9.



FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 7

A&R Engineering Inc.



FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 8

A&R Engineering Inc.

6.2.1 Auxiliary Lane Analysis

Included below are analyses for left-turn lanes and deceleration lanes for all site driveways per GDOT standards. The analyses below are based off the trip distribution included in Section 5.2. According to the trip distribution, the 24-hour two-way volume entering and exiting the entire site is 13,309.

6.2.1.1 Left Turn Lane Analysis

As the existing two-way left-turn lane on SR 44 (Greensboro Road) can be used as a southbound left-turn lane for entering traffic, a left-turn lane analysis was not prepared.

6.2.1.2 Right Turn Lane Analysis

For two lane roadways with AADT's greater than or equal to 6,000 vehicles and a posted speed limit of 45 mph, the daily site generated traffic right-turn movements threshold to warrant a right-turn lane is 75 right turning vehicles per day. The projected right-turn volumes per day for the driveway is included in Table 5.

TABLE 5 – GDOT REQUIREMENTS FOR DECELERATION LANES					
Intersection	Right-turn traffic (% total entering)	Right-turn Volume (vehicles/day)	Roadway Speed/ # lanes / ADT	GDOT Threshold (vehicles/day)	Warrants met?
SR 44 @ Site Drwy 1	36.4% (Northbound)	2422 (Total Trips) ÷ 2 × 0.364 = (13309) ÷ 2 × 0.364 = 2422	45 mph / 2-Lane / ≥ 6,000	75	Yes
SR 44 @ Site Drwy 2 (RIRO)	15.6% (Northbound)	1038 (Total Trips) ÷ 2 × 0.156 = (13309) ÷ 2 × 0.156 = 1038	45 mph / 2-Lane / ≥ 6,000	75	Yes

A right-turn lane is warranted at both site driveways 1 and 2 on SR 44 (Greensboro Road) as per GDOT standards.

6.2.2 Future Traffic Operations

The future “No-Build” and “Build” traffic operations were analyzed using the volumes in Figure 8 and Figure 9, respectively. Recommendations for future traffic control and lane geometry is shown in Figure 10. The results of the future traffic operations analysis are shown below in Table 6.

TABLE 6 – FUTURE INTERSECTION OPERATIONS					
Intersection		Future Condition: LOS (Delay)			
		NO BUILD		BUILD	
		AM Peak	PM Peak	AM Peak	PM Peak
1	<u>SR 44 @ Harmony Crossing S. Drwy/ Mahaffey Dr</u>				
	-Eastbound Approach	B (11.4)	C (19.0)	B (12.4)	C (24.3)
	- Westbound Approach	E (46.6)	F (67.1)	F (90.0)	F (241.6)
	-Southbound Left	B (10.4)	A (9.1)	B (11.4)	A (9.9)
2	<u>SR 44 @ Harmony Crossing Drwy/Site Driveway 1</u>				
	-Eastbound Approach	C (16.0)	C (22.0)	F (*)	F (*)
	-Westbound Approach	-	-	F (*)	F (*)
	-Northbound Left	A (8.5)	B (10.6)	A (8.5)	A (9.9)
	-Southbound Left	-	-	B (14.1)	B (13.1)
3	<u>SR 44 @ Site Drwy 2 (Right-in/ Right-out)</u>				
	-Westbound Approach	-	-	C (20.9)	C (20.1)

* Delay exceeds 300 seconds

The results of future “No-Build” traffic operations analysis indicate that the stop-controlled westbound approach of Mahaffey Drive at SR 44 will continue to operate at levels-of-service “E” and “F” in AM and PM peak hours. All other approaches will continue to operate satisfactorily.

Results of the future “Build” traffic operations analysis indicate the following:

SR 44 (Greensboro) Road @ Mahaffey Drive






The stop-controlled westbound approach of Mahaffey Drive at SR 44 will operate at level-of-service “F” in both peak hours with increased delays. It is not uncommon for stop-controlled side streets to experience long delays turning left on major highways. Once the Mahaffey Drive approach is converted into a right-in/right-out with GDOT’s widening project, the right-turn will operate at LOS “D” or better.

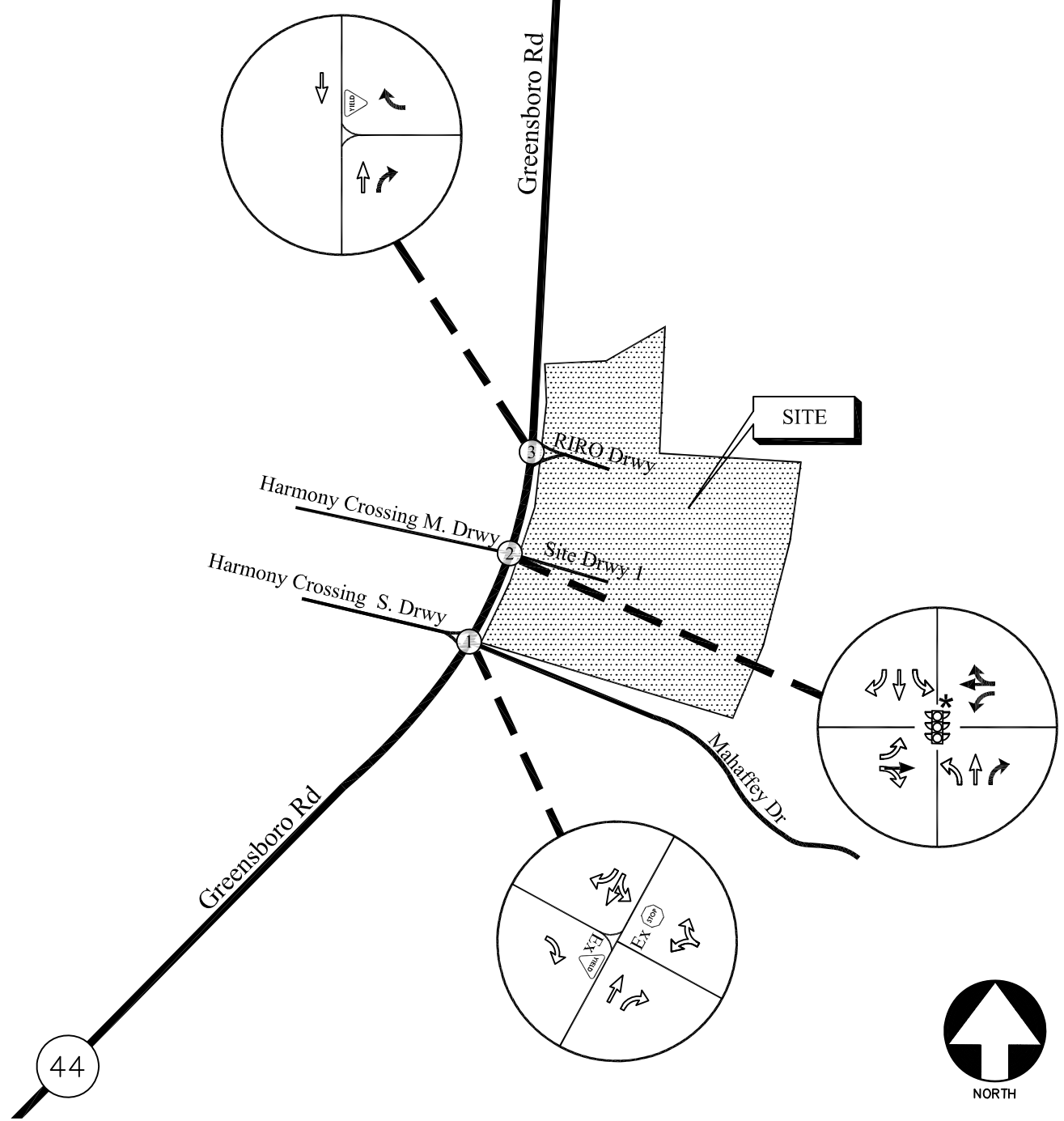
SR 44 (Greensboro Road) @ Harmony Crossing Driveway/Site Driveway 1

Both the eastbound and westbound approaches of Harmony Crossing’ driveway and proposed site driveway at SR 44 will operate at levels-of-service “F” in both the peak hours with considerable delays exceeding 300 seconds. Due to the large left-turn volumes, we recommend installation of a traffic signal at this intersection. Table 7 below shows that the intersection will operate at satisfactory level-of-service “D” or better after a traffic signal is installed.

TABLE 7 – FUTURE INTERSECTION OPERATIONS - IMPROVED			
Intersection		Build Condition: LOS (Delay)	
		AM Peak	PM Peak
2	<u>SR 44 @ Harmony Crossing Drwy/Site Driveway 1</u>	<u>D (42.9)</u>	<u>C (31.4)</u>
	-Eastbound Approach	D (51.5)	D (45.5)
	-Westbound Approach	D (42.0)	D (44.9)
	-Northbound Left	D (53.8)	C (31.4)
	-Southbound Left	C (23.8)	C (24.2)

LEGEND

- Ex  Existing Signed Approach
-  Existing Lane Geometry
-  Proposed Signed Approach
-  Proposed Lane Geometry
-  Proposed Traffic Signal
- * System Improvement



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 9
A&R Engineering Inc.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated from the proposed Lake Oconee Town Center mixed-use development that will be located to the east of SR 44 (Greensboro Road) and across from Harmony Crossing Main Driveway in Putnam County, Georgia. The development will consist of:

- Mini-Warehouse: 8,500 sf
- Hotel: 165 rooms
- General Office Building: 37,000 sf
- Retail & Grocery Store: 92,000 sf
- Fine Dining Restaurant: 10,000 sf
- Fast-Food Restaurant with Drive-Through Window: 7,000 sf

The development proposes access at the following locations:

- Site Driveway 1: Full-access driveway on SR 44 (Greensboro Road) aligned with Harmony Crossing Main Driveway
- Site Driveway 2: Right-in/Right-out driveway on SR 44 (Greensboro Road)

The AM and PM peak hours have been analyzed in this study. This study includes the evaluation of traffic operations at the intersections of:

1. SR 44 (Greensboro Road) at Mahaffey Drive
2. SR 44 (Greensboro Road) at Harmony Crossing Main Driveway/ Site Driveway 1
3. SR 44 (Greensboro Road) at Site Driveway 2 (RIRO)

The analysis included the evaluation of Future operations for “No-Build” and “Build” conditions.

The results of future “No-Build” traffic operations analysis indicate that the stop-controlled westbound approach of Mahaffey Drive at SR 44 will continue to operate at levels-of-service “E” and “F” in AM and PM peak hours. All other approaches will continue to operate satisfactorily.

Results of the future “Build” traffic operations analysis indicate the following:

SR 44 (Greensboro) Road @ Mahaffey Drive

The stop-controlled westbound approach of Mahaffey Drive at SR 44 will operate at level-of-service “F” in both peak hours with increased delays. It is not uncommon for stop-controlled side streets to experience long delays turning left on major highways. Once the Mahaffey Drive approach is converted into a right-in/right-out with GDOT’s widening project, the right-turn will operate at LOS “D” or better.

SR 44 (Greensboro Road) @ Harmony Crossing Driveway/Site Driveway 1

Both the eastbound and westbound approaches of Harmony Crossing’ driveway and proposed site driveway at SR 44 will operate at levels-of-service “F” in both the peak hours with considerable delays exceeding 300 seconds. Due to the large left-turn volumes, we recommend installation of a traffic signal at this intersection. The intersection will operate at satisfactory level-of-service “D” or better after a traffic signal is installed.

7.1 Recommendation for Site Access Configuration

The following improvements are recommended at the site driveway intersections.

- Site Driveway - 1: Full-access driveway on SR 44 (Greensboro Road), aligned with Harmony Crossing Main Driveway
 - One entering and two exiting lanes.
 - Install a traffic signal, if approved by GDOT.
 - Provide a “protected+permissive” phase for southbound left-turn and westbound left-turn movements. Left-turn volumes meet GDOT’s threshold.
 - Provide a right-turn lane for entering traffic.
 - Convert the lane geometry of Harmony Crossing Driveway to a left-turn lane and a shared through/right-turn lane.
 - Provide adequate sight distance per AASHTO standards.

- Site Driveway- 2: Right-In/ Right-Out driveway on SR 44 (Greensboro Road)
 - One entering and one exiting lane.
 - Stop-sign controlled on the driveway approach with SR 44 (Greensboro Road) remaining free flow.
 - Provide a right-turn lane for entering traffic.
 - Provide adequate sight distance per AASHTO standards.

Appendix

- Existing Intersection Traffic Counts
- Linear Regression of Daily Traffic.....
- Existing Intersection Analysis.....
- Future “No-Build” Intersection Analysis
- Future “Build” Intersection Analysis.....
- Traffic Volume Worksheets

EXISTING INTERSECTION TRAFFIC COUNTS

National Data & Surveying Services Intersection Turning Movement Count

Location: SR 44/Greensboro Rd & Harmony Crossing Main Entrance
City: Eatonton
Control: 1-Way Stop(EB)

Project ID: 23-180056-002
Date: 4/26/2023

Data - Total

NS/EW Streets:	SR 44/Greensboro Rd				SR 44/Greensboro Rd				Harmony Crossing Main Entrance				Harmony Crossing Main Entrance				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	1 NL	1 NT	0 NR	0 NU	0 SL	1 ST	1 SR	0 SU	0 EL	1 ET	1 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
7:00 AM	3	121	0	0	0	88	2	0	1	0	0	0	0	0	0	0	215
7:15 AM	6	182	0	0	0	116	2	0	3	0	1	0	0	0	0	0	310
7:30 AM	2	211	0	0	0	125	6	0	3	0	2	0	0	0	0	0	349
7:45 AM	4	239	0	0	0	117	5	0	3	0	2	0	0	0	0	0	370
8:00 AM	10	221	0	0	0	108	5	0	3	0	3	0	0	0	0	0	350
8:15 AM	10	236	0	0	0	125	9	0	1	0	3	0	0	0	0	0	384
8:30 AM	6	209	0	0	0	107	5	0	7	0	3	0	0	0	0	0	337
8:45 AM	6	206	0	0	0	130	4	0	4	0	1	0	0	0	0	0	351
9:00 AM	6	164	0	0	0	112	10	0	4	0	1	0	0	0	0	0	297
9:15 AM	5	156	0	0	0	123	7	0	4	0	0	0	0	0	0	0	295
9:30 AM	6	156	0	0	0	143	5	0	3	0	3	0	0	0	0	0	316
9:45 AM	6	203	0	0	0	132	12	0	2	0	7	0	0	0	0	0	362
TOTAL VOLUMES:	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s:	2.95%	97.05%	0.00%	0.00%	0.00%	95.19%	4.81%	0.00%	59.38%	0.00%	40.63%	0.00%	0	0	0	0	3936
PEAK HR:	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL:	26	907	0	0	0	475	25	0	10	0	10	0	0	0	0	0	1453
PEAK HR FACTOR:	0.650	0.949	0.000	0.000	0.000	0.950	0.694	0.000	0.833	0.000	0.833	0.000	0.000	0.000	0.000	0.000	0.946
					0.948				0.933				0.833				
NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	1 NL	1 NT	0 NR	0 NU	0 SL	1 ST	1 SR	0 SU	0 EL	1 ET	1 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
10:00 AM	11	140	0	0	0	128	9	0	4	0	4	0	0	0	0	0	296
10:15 AM	8	149	0	0	0	121	6	0	3	0	4	0	0	0	0	0	291
10:30 AM	5	160	0	0	0	150	13	0	5	0	6	0	0	0	0	0	339
10:45 AM	9	158	0	0	0	121	7	0	5	0	4	0	0	0	0	0	304
11:00 AM	8	138	0	0	0	152	12	0	9	0	4	0	0	0	0	0	323
11:15 AM	13	151	0	0	0	160	4	0	3	0	2	0	0	0	0	0	333
11:30 AM	9	157	0	0	0	171	12	0	4	0	3	0	0	0	0	0	356
11:45 AM	17	166	0	0	0	167	15	0	7	0	6	0	0	0	0	0	378
12:00 PM	10	154	0	0	0	174	14	0	9	0	10	0	0	0	0	0	371
12:15 PM	8	167	0	0	0	180	9	0	8	0	9	0	0	0	0	0	381
12:30 PM	9	176	0	0	0	147	11	0	12	0	8	0	0	0	0	0	363
12:45 PM	10	171	0	0	0	163	5	0	9	0	9	0	0	0	0	0	367
1:00 PM	12	174	0	0	0	178	10	0	11	0	15	0	0	0	0	0	400
1:15 PM	7	168	0	0	0	164	10	0	12	0	5	0	0	0	0	0	366
1:30 PM	13	164	0	0	0	178	7	0	7	0	18	0	0	0	0	0	387
1:45 PM	18	150	0	0	0	153	8	0	9	0	7	0	0	0	0	0	345
TOTAL VOLUMES:	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s:	6.16%	2543	0	0	0	2507	152	0	117	0	114	0	0	0	0	0	5600
PEAK HR:	12:45 PM - 01:45 PM																TOTAL
PEAK HR VOL:	42	677	0	0	0	683	32	0	39	0	47	0	0	0	0	0	1520
PEAK HR FACTOR:	0.808	0.973	0.000	0.000	0.000	0.959	0.800	0.000	0.813	0.000	0.653	0.000	0.000	0.000	0.000	0.000	0.950
					0.966				0.951				0.827				
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	1 NL	1 NT	0 NR	0 NU	0 SL	1 ST	1 SR	0 SU	0 EL	1 ET	1 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
2:00 PM	11	151	0	0	0	169	15	0	13	0	8	0	0	0	0	0	367
2:15 PM	6	150	0	0	0	162	4	0	11	0	7	0	0	0	0	0	340
2:30 PM	8	156	0	0	0	140	6	0	6	0	10	0	0	0	0	0	326
2:45 PM	6	125	0	1	0	139	10	0	8	0	3	0	0	0	0	0	292
3:00 PM	8	156	0	0	0	181	5	0	6	0	9	0	0	0	0	0	365
3:15 PM	8	160	0	0	0	186	6	0	8	0	8	0	0	0	0	0	376
3:30 PM	9	155	0	0	0	187	12	0	6	0	13	0	0	0	0	0	382
3:45 PM	10	138	0	0	0	204	10	0	9	0	5	0	0	0	0	0	376
4:00 PM	5	152	0	0	0	196	3	0	9	0	9	0	0	0	0	0	374
4:15 PM	12	134	0	0	0	174	8	0	6	0	4	0	0	0	0	0	338
4:30 PM	5	126	0	0	0	203	5	0	8	0	7	0	0	0	0	0	354
4:45 PM	4	149	0	0	0	193	5	0	2	0	9	0	0	0	0	0	362
5:00 PM	9	156	0	0	0	226	9	0	10	0	7	0	0	0	0	0	417
5:15 PM	13	165	0	0	0	241	7	0	11	0	6	0	0	0	0	0	443
5:30 PM	11	119	0	0	0	222	3	0	5	0	7	0	0	0	0	0	367
5:45 PM	12	120	0	0	0	210	7	0	1	0	3	0	0	0	0	0	353
6:00 PM	10	122	0	0	0	194	7	0	10	0	5	0	0	0	0	0	348
6:15 PM	14	112	0	0	0	178	4	0	4	0	3	0	0	0	0	0	315
6:30 PM	5	100	0	0	0	126	6	0	6	0	2	0	0	0	0	0	245
6:45 PM	1	84	0	0	0	107	3	0	5	0	4	0	0	0	0	0	204
TOTAL VOLUMES:	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s:	5.76%	2730	0	1	0	3638	135	0	144	0	129	0	0	0	0	0	6944
PEAK HR:	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL:	37	589	0	0	0	882	24	0	28	0	29	0	0	0	0	0	1589
PEAK HR FACTOR:	0.712	0.892	0.000	0.000	0.000	0.915	0.667	0.000	0.636	0.000	0.806	0.000	0.000	0.000	0.000	0.000	0.897
					0.879				0.913				0.838				

National Data & Surveying Services Intersection Turning Movement Count

Location: SR 44/Greensboro Rd & Harmony Crossing Main Entrance
City: Eatonton
Control: 1-Way Stop(EB)

Project ID: 23-180056-002
Date: 4/26/2023

Data - Cars

NS/EW Streets:	SR 44/Greensboro Rd				SR 44/Greensboro Rd				Harmony Crossing Main Entrance				Harmony Crossing Main Entrance				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	1 NL	1 NT	0 NR	0 NU	0 SL	1 ST	1 SR	0 SU	0 EL	1 ET	1 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
7:00 AM	1	109	0	0	0	81	2	0	1	0	0	0	0	0	0	0	194
7:15 AM	6	172	0	0	0	108	2	0	3	0	1	0	0	0	0	0	292
7:30 AM	2	199	0	0	0	117	6	0	3	0	2	0	0	0	0	0	329
7:45 AM	4	219	0	0	0	109	5	0	3	0	2	0	0	0	0	0	342
8:00 AM	10	210	0	0	0	95	5	0	3	0	3	0	0	0	0	0	326
8:15 AM	10	222	0	0	0	113	9	0	1	0	3	0	0	0	0	0	358
8:30 AM	6	192	0	0	0	96	5	0	7	0	3	0	0	0	0	0	309
8:45 AM	6	190	0	0	0	111	4	0	4	0	1	0	0	0	0	0	316
9:00 AM	6	146	0	0	0	98	9	0	4	0	1	0	0	0	0	0	264
9:15 AM	5	140	0	0	0	116	7	0	4	0	0	0	0	0	0	0	272
9:30 AM	6	139	0	0	0	131	4	0	3	0	2	0	0	0	0	0	285
9:45 AM	6	182	0	0	0	122	12	0	2	0	7	0	0	0	0	0	331
TOTAL VOLUMES:	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s:	3.11%	96.89%	0.00%	0.00%	0.00%	94.88%	5.12%	0.00%	60.32%	0.00%	39.68%	0.00%	0	0	0	0	3618
PEAK HR:	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL:	26	850	0	0	0	434	25	0	10	0	10	0	0	0	0	0	1355
PEAK HR FACTOR:	0.650	0.957	0.000	0.000	0.000	0.927	0.694	0.000	0.833	0.000	0.833	0.000	0.000	0.000	0.000	0.000	0.946
	0.944				0.933				0.833								
NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	1 NL	1 NT	0 NR	0 NU	0 SL	1 ST	1 SR	0 SU	0 EL	1 ET	1 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
10:00 AM	11	127	0	0	0	113	9	0	4	0	4	0	0	0	0	0	268
10:15 AM	8	140	0	0	0	107	6	0	3	0	3	0	0	0	0	0	267
10:30 AM	5	147	0	0	0	137	13	0	5	0	6	0	0	0	0	0	313
10:45 AM	9	144	0	0	0	114	6	0	5	0	4	0	0	0	0	0	282
11:00 AM	7	123	0	0	0	134	12	0	9	0	4	0	0	0	0	0	289
11:15 AM	13	138	0	0	0	146	4	0	3	0	2	0	0	0	0	0	306
11:30 AM	9	145	0	0	0	152	12	0	4	0	2	0	0	0	0	0	324
11:45 AM	17	154	0	0	0	152	15	0	7	0	6	0	0	0	0	0	351
12:00 PM	9	138	0	0	0	159	14	0	9	0	10	0	0	0	0	0	339
12:15 PM	7	146	0	0	0	158	9	0	7	0	9	0	0	0	0	0	336
12:30 PM	9	164	0	0	0	133	11	0	11	0	8	0	0	0	0	0	336
12:45 PM	9	158	0	0	0	150	5	0	9	0	8	0	0	0	0	0	339
1:00 PM	11	155	0	0	0	161	10	0	11	0	15	0	0	0	0	0	363
1:15 PM	7	150	0	0	0	148	10	0	12	0	5	0	0	0	0	0	332
1:30 PM	13	150	0	0	0	162	7	0	6	0	16	0	0	0	0	0	354
1:45 PM	18	133	0	0	0	142	8	0	9	0	6	0	0	0	0	0	316
TOTAL VOLUMES:	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s:	162	2312	0	0	0	2268	151	0	114	0	108	0	0	0	0	0	5115
PEAK HR:	12:45 PM - 01:45 PM																TOTAL
PEAK HR VOL:	40	613	0	0	0	621	32	0	38	0	44	0	0	0	0	0	1388
PEAK HR FACTOR:	0.769	0.970	0.000	0.000	0.000	0.958	0.800	0.000	0.792	0.000	0.688	0.000	0.000	0.000	0.000	0.000	0.956
	0.978				0.955				0.788								
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	1 NL	1 NT	0 NR	0 NU	0 SL	1 ST	1 SR	0 SU	0 EL	1 ET	1 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
2:00 PM	11	135	0	0	0	156	15	0	13	0	8	0	0	0	0	0	338
2:15 PM	6	133	0	0	0	150	4	0	11	0	6	0	0	0	0	0	310
2:30 PM	8	142	0	0	0	129	6	0	6	0	10	0	0	0	0	0	301
2:45 PM	6	113	0	1	0	127	10	0	8	0	3	0	0	0	0	0	268
3:00 PM	8	145	0	0	0	168	5	0	6	0	9	0	0	0	0	0	341
3:15 PM	8	152	0	0	0	165	6	0	8	0	8	0	0	0	0	0	347
3:30 PM	9	149	0	0	0	174	12	0	6	0	13	0	0	0	0	0	363
3:45 PM	10	130	0	0	0	191	10	0	9	0	5	0	0	0	0	0	355
4:00 PM	5	141	0	0	0	187	3	0	9	0	9	0	0	0	0	0	354
4:15 PM	12	126	0	0	0	163	8	0	6	0	4	0	0	0	0	0	319
4:30 PM	5	120	0	0	0	187	5	0	8	0	7	0	0	0	0	0	332
4:45 PM	4	136	0	0	0	176	5	0	2	0	9	0	0	0	0	0	332
5:00 PM	9	148	0	0	0	214	9	0	10	0	7	0	0	0	0	0	397
5:15 PM	13	159	0	0	0	234	7	0	11	0	6	0	0	0	0	0	430
5:30 PM	10	111	0	0	0	208	3	0	5	0	7	0	0	0	0	0	344
5:45 PM	12	117	0	0	0	195	7	0	1	0	3	0	0	0	0	0	335
6:00 PM	10	117	0	0	0	180	7	0	10	0	5	0	0	0	0	0	329
6:15 PM	12	110	0	0	0	175	4	0	3	0	3	0	0	0	0	0	307
6:30 PM	5	97	0	0	0	124	6	0	6	0	2	0	0	0	0	0	240
6:45 PM	1	80	0	0	0	98	3	0	5	0	4	0	0	0	0	0	191
TOTAL VOLUMES:	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s:	164	2561	0	1	0	3401	135	0	143	0	128	0	0	0	0	0	6533
PEAK HR:	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL:	36	554	0	0	0	832	24	0	28	0	29	0	0	0	0	0	1503
PEAK HR FACTOR:	0.692	0.871	0.000	0.000	0.000	0.889	0.667	0.000	0.636	0.000	0.806	0.000	0.000	0.000	0.000	0.000	0.874
	0.858				0.888				0.838								

National Data & Surveying Services Intersection Turning Movement Count

Location: SR 44/Greensboro Rd & Harmony Crossing Main Entrance
 City: Eatonton
 Control: 1-Way Stop(EB)

Project ID: 23-180056-002
 Date: 4/26/2023

Data - HT

NS/EW Streets:	SR 44/Greensboro Rd				SR 44/Greensboro Rd				Harmony Crossing Main Entrance				Harmony Crossing Main Entrance				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	1 NL	1 NT	0 NR	0 NU	0 SL	1 ST	1 SR	0 SU	0 EL	1 ET	1 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
7:00 AM	2	12	0	0	0	7	0	0	0	0	0	0	0	0	0	0	21
7:15 AM	0	10	0	0	0	8	0	0	0	0	0	0	0	0	0	0	18
7:30 AM	0	12	0	0	0	8	0	0	0	0	0	0	0	0	0	0	20
7:45 AM	0	20	0	0	0	8	0	0	0	0	0	0	0	0	0	0	28
8:00 AM	0	11	0	0	0	13	0	0	0	0	0	0	0	0	0	0	24
8:15 AM	0	14	0	0	0	12	0	0	0	0	0	0	0	0	0	0	26
8:30 AM	0	17	0	0	0	11	0	0	0	0	0	0	0	0	0	0	28
8:45 AM	0	16	0	0	0	19	0	0	0	0	0	0	0	0	0	0	35
9:00 AM	0	18	0	0	0	14	1	0	0	0	0	0	0	0	0	0	33
9:15 AM	0	16	0	0	0	7	0	0	0	0	0	0	0	0	0	0	23
9:30 AM	0	17	0	0	0	12	1	0	0	0	0	1	0	0	0	0	31
9:45 AM	0	21	0	0	0	10	0	0	0	0	0	0	0	0	0	0	31
TOTAL VOLUMES:	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
	2	184	0	0	0	129	2	0	0	0	1	0	0	0	0	0	318
APPROACH %'s:	1.08%	98.92%	0.00%	0.00%	0.00%	98.47%	1.53%	0.00%	0.00%	0.00%	100.00%	0.00%	0	0	0	0	
PEAK HR:	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL:	0	57	0	0	0	41	0	0	0	0	0	0	0	0	0	0	98
PEAK HR FACTOR:	0.000	0.713	0.000	0.000	0.000	0.788	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.875

NS/EW Streets:	SR 44/Greensboro Rd				SR 44/Greensboro Rd				Harmony Crossing Main Entrance				Harmony Crossing Main Entrance				
NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	1 NL	1 NT	0 NR	0 NU	0 SL	1 ST	1 SR	0 SU	0 EL	1 ET	1 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
10:00 AM	0	13	0	0	0	15	0	0	0	0	0	0	0	0	0	0	28
10:15 AM	0	9	0	0	0	14	0	0	0	0	1	0	0	0	0	0	24
10:30 AM	0	13	0	0	0	13	0	0	0	0	0	0	0	0	0	0	26
10:45 AM	0	14	0	0	0	7	1	0	0	0	0	0	0	0	0	0	22
11:00 AM	1	15	0	0	0	18	0	0	0	0	0	0	0	0	0	0	34
11:15 AM	0	13	0	0	0	14	0	0	0	0	0	0	0	0	0	0	27
11:30 AM	0	12	0	0	0	19	0	0	0	0	1	0	0	0	0	0	32
11:45 AM	0	12	0	0	0	15	0	0	0	0	0	0	0	0	0	0	27
12:00 PM	1	16	0	0	0	15	0	0	0	0	0	0	0	0	0	0	32
12:15 PM	1	21	0	0	0	22	0	0	1	0	0	0	0	0	0	0	45
12:30 PM	0	12	0	0	0	14	0	0	1	0	0	0	0	0	0	0	27
12:45 PM	1	13	0	0	0	13	0	0	0	0	1	0	0	0	0	0	28
1:00 PM	1	19	0	0	0	17	0	0	0	0	0	0	0	0	0	0	37
1:15 PM	0	18	0	0	0	16	0	0	0	0	0	0	0	0	0	0	34
1:30 PM	0	14	0	0	0	16	0	0	1	0	2	0	0	0	0	0	33
1:45 PM	0	17	0	0	0	11	0	0	0	0	1	0	0	0	0	0	29
TOTAL VOLUMES:	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
	5	231	0	0	0	239	1	0	3	0	6	0	0	0	0	0	485
APPROACH %'s:	2.12%	97.88%	0.00%	0.00%	0.00%	99.58%	0.42%	0.00%	33.33%	0.00%	66.67%	0.00%	0	0	0	0	
PEAK HR:	12:45 PM - 01:45 PM																TOTAL
PEAK HR VOL:	2	64	0	0	0	62	0	0	1	0	3	0	0	0	0	0	132
PEAK HR FACTOR:	0.500	0.842	0.000	0.000	0.000	0.912	0.000	0.000	0.250	0.000	0.375	0.000	0.000	0.000	0.000	0.000	0.892

NS/EW Streets:	SR 44/Greensboro Rd				SR 44/Greensboro Rd				Harmony Crossing Main Entrance				Harmony Crossing Main Entrance				
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	1 NL	1 NT	0 NR	0 NU	0 SL	1 ST	1 SR	0 SU	0 EL	1 ET	1 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
2:00 PM	0	16	0	0	0	13	0	0	0	0	0	0	0	0	0	0	29
2:15 PM	0	17	0	0	0	12	0	0	0	0	1	0	0	0	0	0	30
2:30 PM	0	14	0	0	0	11	0	0	0	0	0	0	0	0	0	0	25
2:45 PM	0	12	0	0	0	12	0	0	0	0	0	0	0	0	0	0	24
3:00 PM	0	11	0	0	0	13	0	0	0	0	0	0	0	0	0	0	24
3:15 PM	0	8	0	0	0	21	0	0	0	0	0	0	0	0	0	0	29
3:30 PM	0	6	0	0	0	13	0	0	0	0	0	0	0	0	0	0	19
3:45 PM	0	8	0	0	0	13	0	0	0	0	0	0	0	0	0	0	21
4:00 PM	0	11	0	0	0	9	0	0	0	0	0	0	0	0	0	0	20
4:15 PM	0	8	0	0	0	11	0	0	0	0	0	0	0	0	0	0	19
4:30 PM	0	6	0	0	0	16	0	0	0	0	0	0	0	0	0	0	22
4:45 PM	0	13	0	0	0	17	0	0	0	0	0	0	0	0	0	0	30
5:00 PM	0	8	0	0	0	12	0	0	0	0	0	0	0	0	0	0	20
5:15 PM	0	6	0	0	0	7	0	0	0	0	0	0	0	0	0	0	13
5:30 PM	1	8	0	0	0	14	0	0	0	0	0	0	0	0	0	0	23
5:45 PM	0	3	0	0	0	15	0	0	0	0	0	0	0	0	0	0	18
6:00 PM	0	5	0	0	0	14	0	0	0	0	0	0	0	0	0	0	19
6:15 PM	2	2	0	0	0	3	0	0	1	0	0	0	0	0	0	0	8
6:30 PM	0	3	0	0	0	2	0	0	0	0	0	0	0	0	0	0	5
6:45 PM	0	4	0	0	0	9	0	0	0	0	0	0	0	0	0	0	13
TOTAL VOLUMES:	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
	3	169	0	0	0	237	0	0	1	0	1	0	0	0	0	0	411
APPROACH %'s:	1.74%	98.26%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	50.00%	0.00%	50.00%	0.00%	0	0	0	0	
PEAK HR:	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL:	1	35	0	0	0	50	0	0	0	0	0	0	0	0	0	0	86
PEAK HR FACTOR:	0.250	0.673	0.000	0.000	0.000	0.735	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.717

National Data & Surveying Services Intersection Turning Movement Count

Location: SR 44/Greensboro Rd & Harmony Crossing Main Entrance
 City: Eatonton
 Control: 1-Way Stop(EB)

Project ID: 23-180056-002
 Date: 4/26/2023

Data - Bikes

NS/EW Streets:	SR 44/Greensboro Rd				SR 44/Greensboro Rd				Harmony Crossing Main Entrance				Harmony Crossing Main Entrance				TOTAL
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	1 NL	1 NT	0 NR	0 NU	0 SL	1 ST	1 SR	0 SU	0 EL	1 ET	1 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	1
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
PEAK HR FACTOR :	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250

NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	1 NL	1 NT	0 NR	0 NU	0 SL	1 ST	1 SR	0 SU	0 EL	1 ET	1 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR :	12:45 PM - 01:45 PM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0

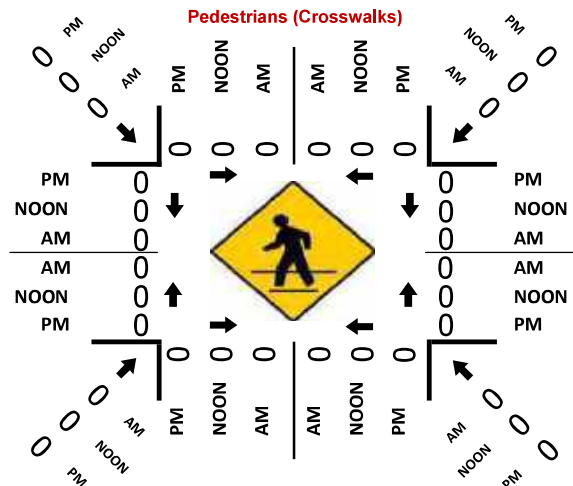
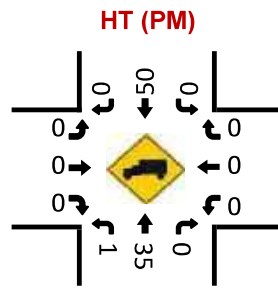
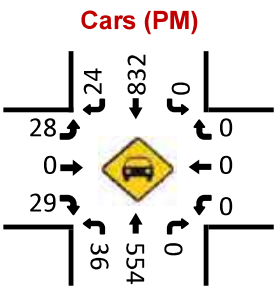
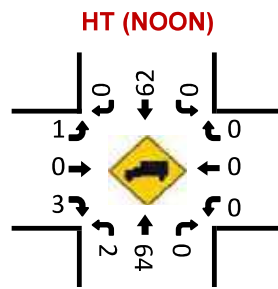
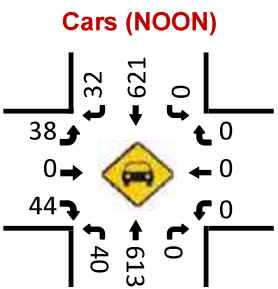
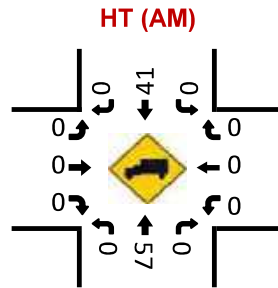
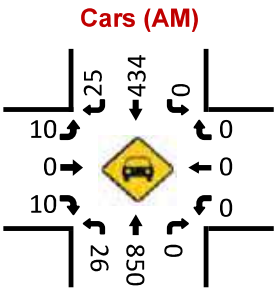
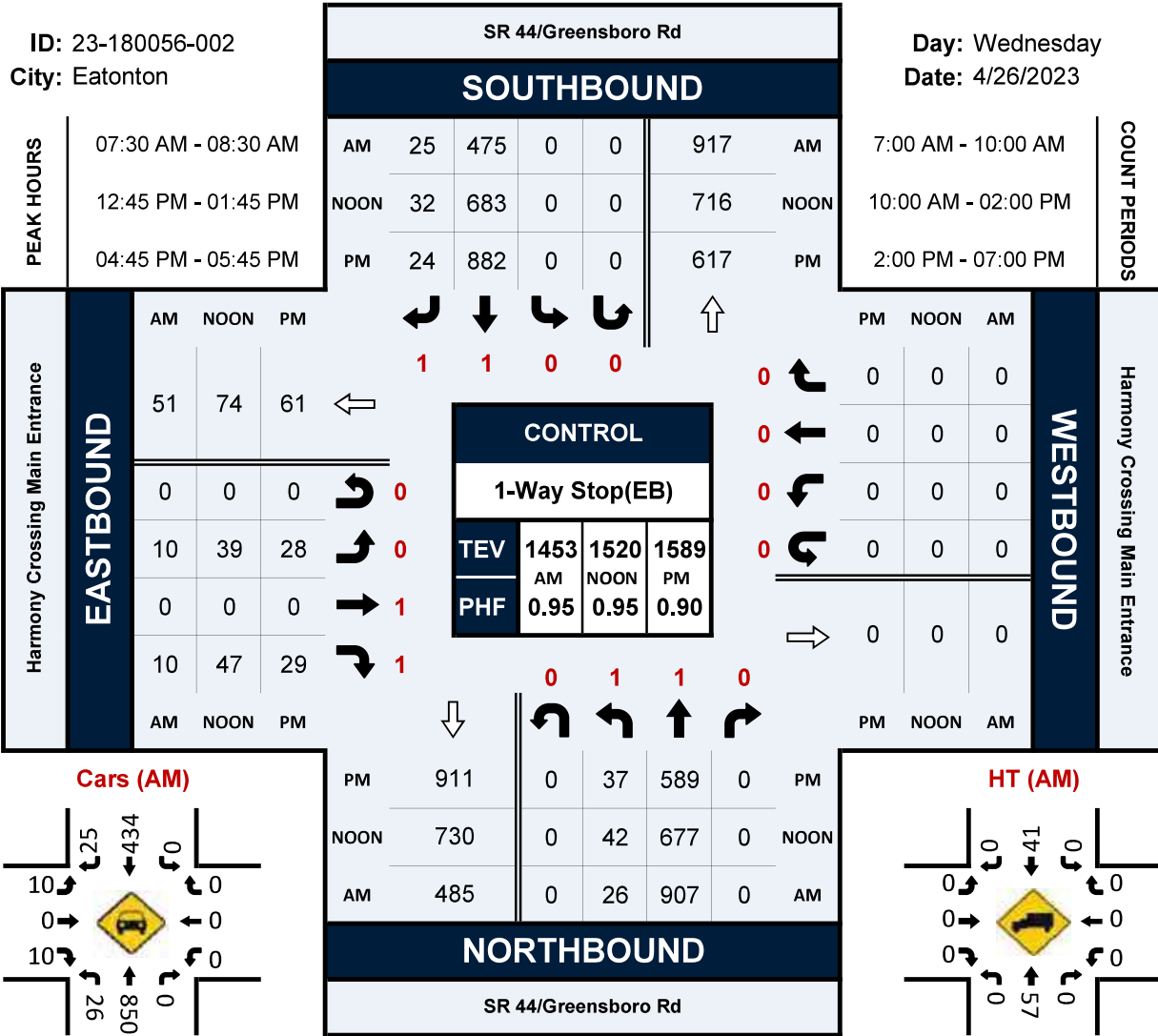
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	1 NL	1 NT	0 NR	0 NU	0 SL	1 ST	1 SR	0 SU	0 EL	1 ET	1 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0

SR 44/Greensboro Rd & Harmony Crossing Main Entrance

Peak Hour Turning Movement Count

ID: 23-180056-002
City: Eatonton

Day: Wednesday
Date: 4/26/2023



Project ID: 23-180056-002
 Location: SR 44/Greensboro Rd & Harmony Crossing Main En
 City: Eatonton

PEAK HOURS

Day: Wednesday
 Date: 4/26/2023

AM

Start Time	SR 44/Greensboro Rd Northbound					SR 44/Greensboro Rd Southbound					Harmony Crossing Main Entrance Eastbound					Harmony Crossing Main Entrance Westbound					Int. Total
	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	
Peak Hour Analysis from 07:00 AM - 10:00 AM																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
7:30 AM	2	211	0	0	213	0	125	6	0	131	3	0	2	0	5	0	0	0	0	0	349
7:45 AM	4	239	0	0	243	0	117	5	0	122	3	0	2	0	5	0	0	0	0	0	370
8:00 AM	10	221	0	0	231	0	108	5	0	113	3	0	3	0	6	0	0	0	0	0	350
8:15 AM	10	236	0	0	246	0	125	9	0	134	1	0	3	0	4	0	0	0	0	0	384
Total Volume	26	907	0	0	933	0	475	25	0	500	10	0	10	0	20	0	0	0	0	0	1453
% App. Total	2.8	97.2	0.0	0.0	100	0.0	95.0	5.0	0.0	100	50.0	0.0	50.0	0.0	100	0.0	0.0	0.0	0.0	0	
PHF	0.948					0.933					0.833					0.946					
Cars, PU, Vans	26	850	0	0	876	0	434	25	0	459	10	0	10	0	20	0	0	0	0	0	1355
% Cars, PU, Vans	100.0	93.7	0.0	0.0	93.9	0.0	91.4	100.0	0.0	91.8	100.0	0.0	100.0	0.0	100.0	0.0	0.0	0.0	0.0	0.0	93.3
Heavy trucks	0	57	0	0	57	0	41	0	0	41	0	0	0	0	0	0	0	0	0	0	98
% Heavy trucks	0.0	6.3	0.0	0.0	6.1	0.0	8.6	0.0	0.0	8.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.7

NOON

Start Time	SR 44/Greensboro Rd Northbound					SR 44/Greensboro Rd Southbound					Harmony Crossing Main Entrance Eastbound					Harmony Crossing Main Entrance Westbound					Int. Total
	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	
Peak Hour Analysis from 10:00 AM - 02:00 PM																					
Peak Hour for Entire Intersection Begins at 12:45 PM																					
12:45 PM	10	171	0	0	181	0	163	5	0	168	9	0	9	0	18	0	0	0	0	0	367
1:00 PM	12	174	0	0	186	0	178	10	0	188	11	0	15	0	26	0	0	0	0	0	400
1:15 PM	7	168	0	0	175	0	164	10	0	174	12	0	5	0	17	0	0	0	0	0	366
1:30 PM	13	164	0	0	177	0	178	7	0	185	7	0	18	0	25	0	0	0	0	0	387
Total Volume	42	677	0	0	719	0	683	32	0	715	39	0	47	0	86	0	0	0	0	0	1520
% App. Total	5.8	94.2	0.0	0.0	100	0.0	95.5	4.5	0.0	100	45.3	0.0	54.7	0.0	100	0.0	0.0	0.0	0.0	0	
PHF	0.966					0.951					0.827					0.950					
Cars, PU, Vans	40	613	0	0	653	0	621	32	0	653	38	0	44	0	82	0	0	0	0	0	1388
% Cars, PU, Vans	95.2	90.5	0.0	0.0	90.8	0.0	90.9	100.0	0.0	91.3	97.4	0.0	93.6	0.0	95.3	0.0	0.0	0.0	0.0	0.0	91.3
Heavy trucks	2	64	0	0	66	0	62	0	0	62	1	0	3	0	4	0	0	0	0	0	132
% Heavy trucks	4.8	9.5	0.0	0.0	9.2	0.0	9.1	0.0	0.0	8.7	2.6	0.0	6.4	0.0	4.7	0.0	0.0	0.0	0.0	0.0	8.7

PM

Start Time	SR 44/Greensboro Rd Northbound					SR 44/Greensboro Rd Southbound					Harmony Crossing Main Entrance Eastbound					Harmony Crossing Main Entrance Westbound					Int. Total
	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	
Peak Hour Analysis from 02:00 PM - 07:00 PM																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
4:45 PM	4	149	0	0	153	0	193	5	0	198	2	0	9	0	11	0	0	0	0	0	362
5:00 PM	9	156	0	0	165	0	226	9	0	235	10	0	7	0	17	0	0	0	0	0	417
5:15 PM	13	165	0	0	178	0	241	7	0	248	11	0	6	0	17	0	0	0	0	0	443
5:30 PM	11	119	0	0	130	0	222	3	0	225	5	0	7	0	12	0	0	0	0	0	367
Total Volume	37	589	0	0	626	0	882	24	0	906	28	0	29	0	57	0	0	0	0	0	1589
% App. Total	5.9	94.1	0.0	0.0	100	0.0	97.4	2.6	0.0	100	49.1	0.0	50.9	0.0	100	0.0	0.0	0.0	0.0	0	
PHF	0.879					0.913					0.838					0.897					
Cars, PU, Vans	36	554	0	0	590	0	832	24	0	856	28	0	29	0	57	0	0	0	0	0	1503
% Cars, PU, Vans	97.3	94.1	0.0	0.0	94.2	0.0	94.3	100.0	0.0	94.5	100.0	0.0	100.0	0.0	100.0	0.0	0.0	0.0	0.0	0.0	94.6
Heavy trucks	1	35	0	0	36	0	50	0	0	50	0	0	0	0	0	0	0	0	0	0	86
% Heavy trucks	2.7	5.9	0.0	0.0	5.8	0.0	5.7	0.0	0.0	5.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.4

National Data & Surveying Services Intersection Turning Movement Count

Location: SR 44/Greensboro Rd & Mahaffey Dr
City: Eatonton
Control: 1-Way Stop(WB)

Project ID: 23-180056-001
Date: 4/26/2023

Data - Total

NS/EW Streets:	SR 44/Greensboro Rd				SR 44/Greensboro Rd				Mahaffey Dr				Mahaffey Dr				TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
AM	0	1	1	0	0	1	1	0	0	0	1	0	0	1	0	0	TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
7:00 AM	1	125	3	0	3	97	0	0	0	0	0	0	4	0	4	0	237
7:15 AM	2	172	3	0	2	99	0	0	0	0	0	0	2	0	11	0	291
7:30 AM	1	219	9	0	1	139	1	0	0	0	2	0	6	0	4	0	382
7:45 AM	0	227	9	0	7	112	1	0	0	0	4	0	11	0	6	0	377
8:00 AM	2	236	7	0	4	105	3	0	0	0	1	0	6	0	7	0	371
8:15 AM	0	231	9	0	5	115	3	0	0	0	1	0	4	0	4	0	372
8:30 AM	0	210	10	0	5	107	3	0	0	1	5	0	8	0	8	0	357
8:45 AM	1	196	13	0	5	107	5	0	0	0	0	0	6	0	12	0	345
9:00 AM	1	160	16	0	7	118	2	0	0	0	1	0	7	0	13	0	325
9:15 AM	0	146	7	0	5	117	1	0	0	0	1	0	5	0	10	0	292
9:30 AM	0	172	4	0	12	127	1	0	0	0	2	0	4	0	7	0	329
9:45 AM	1	176	7	0	10	126	5	0	0	1	3	0	6	0	16	0	351
TOTAL VOLUMES:	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s:	0.38%	95.54%	4.08%	0.00%	4.52%	93.77%	1.71%	0.00%	0.00%	9.09%	90.91%	0.00%	40.35%	0.00%	59.65%	0.00%	4029
PEAK HR:	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL:	3	913	34	0	17	471	8	0	0	0	8	0	27	0	21	0	1502
PEAK HR FACTOR:	0.375	0.967	0.944	0.000	0.607	0.847	0.667	0.000	0.000	0.000	0.500	0.000	0.614	0.000	0.750	0.000	0.983
	0.969				0.879				0.500				0.706				

NS/EW Streets:	SR 44/Greensboro Rd				SR 44/Greensboro Rd				Mahaffey Dr				Mahaffey Dr				TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
NOON	0	1	1	0	0	1	1	0	0	0	1	0	0	1	0	0	TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
10:00 AM	1	154	9	0	4	123	5	1	0	0	4	0	8	0	5	0	314
10:15 AM	0	141	5	0	9	115	0	0	0	0	3	0	5	0	9	0	287
10:30 AM	1	156	6	0	6	149	3	0	0	1	4	0	3	2	9	0	340
10:45 AM	0	155	11	0	6	114	3	0	0	0	1	0	6	0	11	0	307
11:00 AM	0	138	8	0	8	145	4	0	1	0	4	0	4	0	17	0	329
11:15 AM	1	144	9	0	8	144	6	0	0	1	7	0	8	0	9	0	337
11:30 AM	2	161	9	0	10	157	4	0	0	0	7	0	10	0	10	0	370
11:45 AM	1	168	13	0	9	165	8	0	1	0	3	0	4	0	11	0	383
12:00 PM	1	148	11	0	7	168	5	0	1	0	8	0	5	0	13	0	367
12:15 PM	0	167	7	0	6	173	6	0	1	1	5	0	7	0	10	0	383
12:30 PM	0	169	5	0	7	143	11	0	0	1	8	0	4	1	14	0	363
12:45 PM	0	176	11	0	10	160	4	0	0	0	8	0	7	0	10	0	386
1:00 PM	1	167	14	0	9	167	4	0	0	0	8	0	5	0	14	0	389
1:15 PM	0	169	10	0	14	161	6	1	0	0	13	0	11	0	17	0	402
1:30 PM	0	155	10	0	9	171	5	0	0	0	2	0	13	0	11	0	376
1:45 PM	1	157	7	0	11	156	4	0	0	0	15	0	10	1	9	0	371
TOTAL VOLUMES:	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s:	0.34%	94.25%	5.41%	0.00%	5.07%	91.88%	2.97%	0.08%	3.70%	3.70%	92.59%	0.00%	37.54%	1.37%	61.09%	0.00%	5704
PEAK HR:	12:45 PM - 01:45 PM																TOTAL
PEAK HR VOL:	1	667	45	0	42	659	19	1	0	0	31	0	36	0	52	0	1553
PEAK HR FACTOR:	0.250	0.947	0.804	0.000	0.750	0.963	0.792	0.250	0.000	0.000	0.596	0.000	0.692	0.000	0.765	0.000	0.966
	0.953				0.974				0.596				0.786				

NS/EW Streets:	SR 44/Greensboro Rd				SR 44/Greensboro Rd				Mahaffey Dr				Mahaffey Dr				TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
PM	0	1	1	0	0	1	1	0	0	0	1	0	0	1	0	0	TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
2:00 PM	0	147	11	0	12	171	6	0	1	0	10	0	3	0	12	0	373
2:15 PM	0	155	9	0	10	151	0	0	1	0	7	0	7	0	11	0	351
2:30 PM	3	142	12	0	10	143	5	0	0	0	7	0	7	0	13	0	342
2:45 PM	2	130	3	1	8	125	4	0	0	0	9	0	7	0	13	0	302
3:00 PM	2	149	7	0	6	188	2	0	0	1	5	0	8	0	2	0	370
3:15 PM	1	163	5	0	9	177	4	0	0	0	8	0	4	0	11	0	382
3:30 PM	0	152	13	0	8	191	5	0	0	0	9	0	7	1	6	0	392
3:45 PM	1	142	9	0	14	183	3	0	1	0	9	0	8	0	13	0	383
4:00 PM	1	136	9	0	15	194	5	0	0	0	9	0	9	0	13	0	391
4:15 PM	0	145	6	0	10	155	2	0	0	0	3	0	13	0	5	0	339
4:30 PM	1	125	6	0	6	213	2	0	0	6	6	0	8	0	4	0	371
4:45 PM	0	151	7	0	4	179	3	0	0	1	4	0	6	0	5	0	360
5:00 PM	1	152	4	0	3	242	4	0	0	0	9	0	10	0	10	0	435
5:15 PM	2	182	4	0	2	233	0	0	0	0	7	0	4	0	4	0	438
5:30 PM	3	113	4	0	4	235	1	0	0	0	3	0	1	0	7	0	371
5:45 PM	6	136	10	1	6	190	3	0	0	0	9	0	8	0	3	0	372
6:00 PM	4	135	2	0	0	209	1	0	0	0	4	0	7	0	4	0	366
6:15 PM	1	106	4	0	2	168	4	0	1	0	5	0	1	0	5	0	297
6:30 PM	0	119	6	1	6	124	6	0	0	1	5	0	1	0	1	0	270
6:45 PM	2	70	9	0	7	87	5	0	0	0	7	0	0	0	1	0	188
TOTAL VOLUMES:	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s:	1.03%	94.08%	4.79%	0.10%	3.77%	94.50%	1.73%	0.00%	2.82%	2.11%	95.07%	0.00%	45.25%	0.38%	54.37%	0.00%	7093
PEAK HR:	05:00 PM - 06:00 PM																TOTAL
PEAK HR VOL:	12	583	22	1	15	900	8	0	0	0	28	0	23	0	24	0	1616
PEAK HR FACTOR:	0.500	0.801	0.550	0.250	0.625	0.930	0.500	0.000	0.000	0.000	0.778	0.000	0.575	0.000	0.600	0.000	0.922
	0.822				0.927				0.778				0.588				

National Data & Surveying Services Intersection Turning Movement Count

Location: SR 44/Greensboro Rd & Mahaffey Dr
 City: Eatonton
 Control: 1-Way Stop(WB)

Project ID: 23-180056-001
 Date: 4/26/2023

Data - Cars

NS/EW Streets:	SR 44/Greensboro Rd				SR 44/Greensboro Rd				Mahaffey Dr				Mahaffey Dr				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	1 NT	1 NR	0 NU	0 SL	1 ST	1 SR	0 SU	0 EL	0 ET	1 ER	0 EU	0 WL	1 WT	0 WR	0 WU	
7:00 AM	1	113	3	0	3	89	0	0	0	0	0	0	4	0	4	0	217
7:15 AM	2	160	3	0	2	92	0	0	0	0	0	0	2	0	11	0	272
7:30 AM	1	210	8	0	1	132	1	0	0	0	2	0	6	0	3	0	364
7:45 AM	0	205	8	0	6	103	1	0	0	0	4	0	10	0	6	0	343
8:00 AM	2	227	7	0	4	92	3	0	0	0	1	0	5	0	7	0	348
8:15 AM	0	214	8	0	5	105	3	0	0	0	1	0	4	0	4	0	344
8:30 AM	0	197	9	0	5	94	3	0	0	1	4	0	8	0	7	0	328
8:45 AM	1	179	13	0	5	91	5	0	0	0	0	0	6	0	11	0	311
9:00 AM	1	144	16	0	4	104	2	0	0	0	1	0	7	0	13	0	292
9:15 AM	0	130	7	0	5	110	1	0	0	0	1	0	5	0	10	0	269
9:30 AM	0	153	4	0	11	115	1	0	0	0	2	0	4	0	7	0	297
9:45 AM	1	158	6	0	10	116	5	0	0	1	3	0	5	0	15	0	320
TOTAL VOLUMES:	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s:	0.41%	95.39%	4.20%	0.00%	4.59%	93.53%	1.88%	0.00%	0.00%	9.52%	90.48%	0.00%	40.24%	0.00%	59.76%	0.00%	3705
PEAK HR:	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL:	3	856	31	0	16	432	8	0	0	0	8	0	25	0	20	0	1399
PEAK HR FACTOR:	0.375	0.943	0.969	0.000	0.667	0.818	0.667	0.000	0.000	0.000	0.500	0.000	0.625	0.000	0.714	0.000	0.961
	0.943				0.851				0.500				0.703				
NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	1 NT	1 NR	0 NU	0 SL	1 ST	1 SR	0 SU	0 EL	0 ET	1 ER	0 EU	0 WL	1 WT	0 WR	0 WU	
10:00 AM	1	143	9	0	4	110	5	1	0	0	4	0	8	0	3	0	288
10:15 AM	0	131	4	0	9	98	0	0	0	0	3	0	5	0	8	0	258
10:30 AM	1	145	6	0	6	137	3	0	0	1	2	0	3	2	9	0	315
10:45 AM	0	140	11	0	6	106	3	0	0	0	1	0	6	0	11	0	284
11:00 AM	0	123	6	0	6	131	4	0	1	0	4	0	4	0	17	0	296
11:15 AM	1	131	9	0	8	128	6	0	0	1	7	0	7	0	9	0	307
11:30 AM	2	150	9	0	10	138	4	0	0	0	6	0	9	0	9	0	337
11:45 AM	1	154	12	0	9	149	8	0	1	0	3	0	4	0	11	0	352
12:00 PM	1	133	11	0	7	154	5	0	1	0	7	0	5	0	13	0	337
12:15 PM	0	145	7	0	6	150	6	0	1	1	5	0	6	0	10	0	337
12:30 PM	0	156	5	0	7	132	10	0	0	1	7	0	4	1	14	0	337
12:45 PM	0	163	11	0	10	144	4	0	0	0	8	0	7	0	10	0	357
1:00 PM	1	146	14	0	9	151	4	0	0	0	7	0	5	0	14	0	351
1:15 PM	0	152	9	0	14	144	6	1	0	0	12	0	11	0	17	0	366
1:30 PM	0	139	10	0	7	157	5	0	0	0	2	0	13	0	11	0	344
1:45 PM	1	143	7	0	11	142	4	0	0	0	15	0	9	1	8	0	341
TOTAL VOLUMES:	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s:	0.37%	93.90%	5.73%	0.00%	5.42%	91.26%	3.24%	0.08%	3.96%	3.96%	92.08%	0.00%	37.32%	1.41%	61.27%	0.00%	5207
PEAK HR:	12:45 PM - 01:45 PM																TOTAL
PEAK HR VOL:	1	600	44	0	40	596	19	1	0	0	29	0	36	0	52	0	1418
PEAK HR FACTOR:	0.250	0.920	0.786	0.000	0.714	0.949	0.792	0.250	0.000	0.000	0.604	0.000	0.692	0.000	0.765	0.000	0.969
	0.927				0.970				0.604				0.786				
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	1 NT	1 NR	0 NU	0 SL	1 ST	1 SR	0 SU	0 EL	0 ET	1 ER	0 EU	0 WL	1 WT	0 WR	0 WU	
2:00 PM	0	132	11	0	12	157	6	0	1	0	10	0	3	0	12	0	344
2:15 PM	0	138	8	0	10	139	0	0	1	0	7	0	7	0	11	0	321
2:30 PM	3	126	12	0	9	132	5	0	0	0	7	0	6	0	13	0	313
2:45 PM	1	120	3	1	8	115	4	0	0	0	9	0	7	0	13	0	281
3:00 PM	2	138	6	0	5	175	1	0	0	1	4	0	8	0	2	0	342
3:15 PM	1	155	5	0	9	157	4	0	0	0	8	0	3	0	10	0	352
3:30 PM	0	148	12	0	8	177	5	0	0	0	9	0	7	1	5	0	372
3:45 PM	1	132	9	0	14	172	3	0	1	0	9	0	8	0	13	0	362
4:00 PM	1	127	9	0	14	184	5	0	0	0	8	0	9	0	13	0	370
4:15 PM	0	137	6	0	10	145	2	0	0	0	3	0	12	0	5	0	320
4:30 PM	1	117	6	0	6	197	1	0	0	0	6	0	8	0	4	0	346
4:45 PM	0	140	7	0	4	164	3	0	0	1	4	0	6	0	5	0	334
5:00 PM	1	142	4	0	3	228	4	0	0	0	9	0	10	0	10	0	411
5:15 PM	2	178	4	0	2	228	0	0	0	0	7	0	4	0	4	0	429
5:30 PM	3	104	4	0	3	220	1	0	0	0	3	0	1	0	7	0	346
5:45 PM	6	133	10	1	6	175	3	0	0	0	9	0	8	0	2	0	353
6:00 PM	4	131	2	0	0	197	1	0	0	0	4	0	7	0	4	0	350
6:15 PM	1	102	4	0	2	163	4	0	1	0	5	0	1	0	5	0	288
6:30 PM	0	115	6	0	6	122	6	0	0	1	5	0	1	0	1	0	263
6:45 PM	2	67	9	0	7	79	5	0	0	0	7	0	0	0	1	0	177
TOTAL VOLUMES:	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s:	1.05%	93.89%	4.98%	0.07%	3.91%	94.30%	1.79%	0.00%	2.86%	2.14%	95.00%	0.00%	45.14%	0.39%	54.47%	0.00%	6674
PEAK HR:	05:00 PM - 06:00 PM																TOTAL
PEAK HR VOL:	12	557	22	1	14	851	8	0	0	0	28	0	23	0	23	0	1539
PEAK HR FACTOR:	0.500	0.782	0.550	0.250	0.583	0.933	0.500	0.000	0.000	0.000	0.778	0.000	0.575	0.000	0.575	0.000	0.897
	0.804				0.929				0.778				0.575				

National Data & Surveying Services Intersection Turning Movement Count

Location: SR 44/Greensboro Rd & Mahaffey Dr
City: Eatonton
Control: 1-Way Stop(WB)

Project ID: 23-180056-001
Date: 4/26/2023

Data - HT

NS/EW Streets:	SR 44/Greensboro Rd				SR 44/Greensboro Rd				Mahaffey Dr				Mahaffey Dr				TOTAL
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	1	1	0	0	1	1	0	0	0	1	0	0	1	0	0	TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
7:00 AM	0	12	0	0	0	8	0	0	0	0	0	0	0	0	0	0	20
7:15 AM	0	12	0	0	0	7	0	0	0	0	0	0	0	0	0	0	19
7:30 AM	0	9	1	0	0	7	0	0	0	0	0	0	0	1	0	0	18
7:45 AM	0	22	1	0	1	9	0	0	0	0	0	0	1	0	0	0	34
8:00 AM	0	9	0	0	0	13	0	0	0	0	0	0	1	0	0	0	23
8:15 AM	0	17	1	0	0	10	0	0	0	0	0	0	0	0	0	0	28
8:30 AM	0	13	1	0	0	13	0	0	0	0	1	0	0	0	1	0	29
8:45 AM	0	17	0	0	0	16	0	0	0	0	0	0	0	0	1	0	34
9:00 AM	0	16	0	0	3	14	0	0	0	0	0	0	0	0	0	0	33
9:15 AM	0	16	0	0	0	7	0	0	0	0	0	0	0	0	0	0	23
9:30 AM	0	19	0	0	1	12	0	0	0	0	0	0	0	0	0	0	32
9:45 AM	0	18	1	0	0	10	0	0	0	0	0	0	1	0	1	0	31
TOTAL VOLUMES:	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
	0	180	5	0	5	126	0	0	0	0	1	0	3	0	4	0	324
APPROACH %'s:	0.00%	97.30%	2.70%	0.00%	3.82%	96.18%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	42.86%	0.00%	57.14%	0.00%	
PEAK HR:	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL:	0	57	3	0	1	39	0	0	0	0	0	0	2	0	1	0	103
PEAK HR FACTOR:	0.000	0.648	0.750	0.000	0.250	0.750	0.000	0.000	0.000	0.000	0.000	0.000	0.500	0.000	0.250	0.000	0.757

NS/EW Streets:	SR 44/Greensboro Rd				SR 44/Greensboro Rd				Mahaffey Dr				Mahaffey Dr				TOTAL
NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	1	1	0	0	1	1	0	0	0	1	0	0	1	0	0	TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
10:00 AM	0	11	0	0	0	13	0	0	0	0	0	0	0	0	2	0	26
10:15 AM	0	10	1	0	0	17	0	0	0	0	0	0	0	0	1	0	29
10:30 AM	0	11	0	0	0	12	0	0	0	0	2	0	0	0	0	0	25
10:45 AM	0	15	0	0	0	8	0	0	0	0	0	0	0	0	0	0	23
11:00 AM	0	15	2	0	2	14	0	0	0	0	0	0	0	0	0	0	33
11:15 AM	0	13	0	0	0	16	0	0	0	0	0	0	1	0	0	0	30
11:30 AM	0	11	0	0	0	19	0	0	0	0	1	0	1	0	1	0	33
11:45 AM	0	14	1	0	0	16	0	0	0	0	0	0	0	0	0	0	31
12:00 PM	0	15	0	0	0	14	0	0	0	0	1	0	0	0	0	0	30
12:15 PM	0	22	0	0	0	23	0	0	0	0	0	0	1	0	0	0	46
12:30 PM	0	13	0	0	0	11	1	0	0	0	1	0	0	0	0	0	26
12:45 PM	0	13	0	0	0	16	0	0	0	0	0	0	0	0	0	0	29
1:00 PM	0	21	0	0	0	16	0	0	0	0	1	0	0	0	0	0	38
1:15 PM	0	17	1	0	0	17	0	0	0	0	1	0	0	0	0	0	36
1:30 PM	0	16	0	0	2	14	0	0	0	0	0	0	0	0	0	0	32
1:45 PM	0	14	0	0	0	14	0	0	0	0	0	0	1	0	1	0	30
TOTAL VOLUMES:	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
	0	231	5	0	4	240	1	0	0	0	7	0	4	0	5	0	497
APPROACH %'s:	0.00%	97.88%	2.12%	0.00%	1.63%	97.96%	0.41%	0.00%	0.00%	0.00%	100.00%	0.00%	44.44%	0.00%	55.56%	0.00%	
PEAK HR:	12:45 PM - 01:45 PM																TOTAL
PEAK HR VOL:	0	67	1	0	2	63	0	0	0	0	2	0	0	0	0	0	135
PEAK HR FACTOR:	0.000	0.798	0.250	0.000	0.250	0.926	0.000	0.000	0.000	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.888

NS/EW Streets:	SR 44/Greensboro Rd				SR 44/Greensboro Rd				Mahaffey Dr				Mahaffey Dr				TOTAL
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	1	1	0	0	1	1	0	0	0	1	0	0	1	0	0	TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
2:00 PM	0	15	0	0	0	14	0	0	0	0	0	0	0	0	0	0	29
2:15 PM	0	17	1	0	0	12	0	0	0	0	0	0	0	0	0	0	30
2:30 PM	0	16	0	0	1	11	0	0	0	0	0	0	1	0	0	0	29
2:45 PM	1	10	0	0	0	10	0	0	0	0	0	0	0	0	0	0	21
3:00 PM	0	11	1	0	1	13	1	0	0	0	1	0	0	0	0	0	28
3:15 PM	0	8	0	0	0	20	0	0	0	0	0	0	1	0	1	0	30
3:30 PM	0	4	1	0	0	14	0	0	0	0	0	0	0	0	1	0	20
3:45 PM	0	10	0	0	0	11	0	0	0	0	0	0	0	0	0	0	21
4:00 PM	0	9	0	0	1	10	0	0	0	0	1	0	0	0	0	0	21
4:15 PM	0	8	0	0	0	10	0	0	0	0	0	0	1	0	0	0	19
4:30 PM	0	8	0	0	0	16	1	0	0	0	0	0	0	0	0	0	25
4:45 PM	0	11	0	0	0	15	0	0	0	0	0	0	0	0	0	0	26
5:00 PM	0	10	0	0	0	14	0	0	0	0	0	0	0	0	0	0	24
5:15 PM	0	4	0	0	0	5	0	0	0	0	0	0	0	0	0	0	9
5:30 PM	0	9	0	0	1	15	0	0	0	0	0	0	0	0	0	0	25
5:45 PM	0	3	0	0	0	15	0	0	0	0	0	0	0	0	1	0	19
6:00 PM	0	4	0	0	0	12	0	0	0	0	0	0	0	0	0	0	16
6:15 PM	0	4	0	0	0	5	0	0	0	0	0	0	0	0	0	0	9
6:30 PM	0	4	0	1	0	2	0	0	0	0	0	0	0	0	0	0	7
6:45 PM	0	3	0	0	0	8	0	0	0	0	0	0	0	0	0	0	11
TOTAL VOLUMES:	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
	1	168	3	1	4	232	2	0	0	0	2	0	3	0	3	0	419
APPROACH %'s:	0.58%	97.11%	1.73%	0.58%	1.68%	97.48%	0.84%	0.00%	0.00%	0.00%	100.00%	0.00%	50.00%	0.00%	50.00%	0.00%	
PEAK HR:	05:00 PM - 06:00 PM																TOTAL
PEAK HR VOL:	0	26	0	0	1	49	0	0	0	0	0	0	0	0	1	0	77
PEAK HR FACTOR:	0.000	0.650	0.000	0.000	0.250	0.817	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.770

National Data & Surveying Services Intersection Turning Movement Count

Location: SR 44/Greensboro Rd & Mahaffey Dr
 City: Eatonton
 Control: 1-Way Stop(WB)

Project ID: 23-180056-001
 Date: 4/26/2023

Data - Bikes

NS/EW Streets:	SR 44/Greensboro Rd				SR 44/Greensboro Rd				Mahaffey Dr				Mahaffey Dr				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	1
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
PEAK HR FACTOR :	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250
NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR :	12:45 PM - 01:45 PM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR :	05:00 PM - 06:00 PM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0

National Data & Surveying Services Intersection Turning Movement Count

Location: SR 44/Greensboro Rd & Mahaffey Dr
 City: Eatonton

Project ID: 23-180056-001
 Date: 4/26/2023

Data - Pedestrians (Crosswalks)

NS/EW Streets:	SR 44/Greensboro Rd		SR 44/Greensboro Rd		Mahaffey Dr		Mahaffey Dr		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
7:00 AM	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0
9:00 AM	0	0	0	0	0	0	0	0	0
9:15 AM	0	0	0	0	0	0	0	0	0
9:30 AM	0	1	0	0	0	0	0	0	1
9:45 AM	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
APPROACH %'s :	0	1	0	0	0	0	0	0	1
APPROACH %'s :	0.00%	100.00%							
PEAK HR :	07:30 AM - 08:30 AM								TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

NOON	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
10:00 AM	0	0	0	0	0	0	0	0	0
10:15 AM	0	0	0	0	0	0	0	0	0
10:30 AM	0	0	0	0	0	0	0	0	0
10:45 AM	0	0	0	0	0	0	0	0	0
11:00 AM	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	0	0
11:45 AM	0	0	0	0	0	0	0	0	0
12:00 PM	0	0	0	0	0	0	0	0	0
12:15 PM	0	0	0	0	0	0	0	0	0
12:30 PM	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	0	0	0	0	0
1:00 PM	1	0	0	0	0	0	0	0	1
1:15 PM	1	0	0	0	0	0	0	0	1
1:30 PM	0	0	0	0	0	0	0	0	0
1:45 PM	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
APPROACH %'s :	2	0	0	0	0	0	0	0	2
APPROACH %'s :	100.00%	0.00%							
PEAK HR :	12:45 PM - 01:45 PM								TOTAL
PEAK HR VOL :	2	0	0	0	0	0	0	0	2
PEAK HR FACTOR :	0.500	0.500							0.500

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
2:00 PM	0	0	0	0	0	0	0	0	0
2:15 PM	0	0	1	0	0	0	0	0	1
2:30 PM	0	0	0	0	0	0	0	0	0
2:45 PM	0	1	0	1	0	0	0	0	2
3:00 PM	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0
4:00 PM	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	1	0	0	0	0	1
5:30 PM	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0
6:00 PM	0	0	0	0	0	0	0	0	0
6:15 PM	0	0	0	0	0	0	0	0	0
6:30 PM	0	0	0	0	0	0	0	0	0
6:45 PM	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
APPROACH %'s :	0	1	1	2	0	0	0	0	4
APPROACH %'s :	0.00%	100.00%	33.33%	66.67%					
PEAK HR :	05:00 PM - 06:00 PM								TOTAL
PEAK HR VOL :	0	0	0	1	0	0	0	0	1
PEAK HR FACTOR :			0.250	0.250					0.250

SR 44/Greensboro Rd & Mahaffey Dr

Peak Hour Turning Movement Count

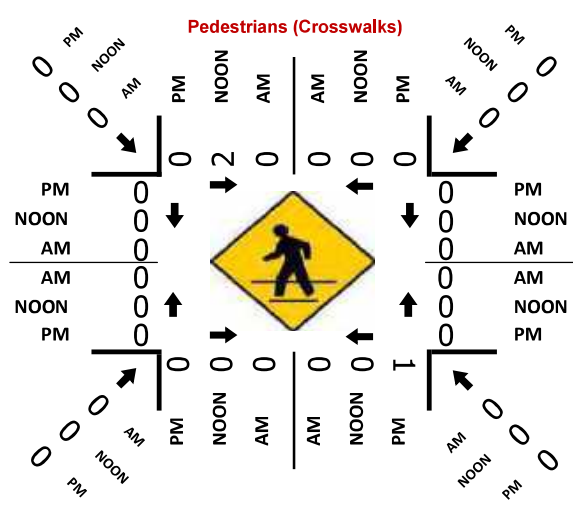
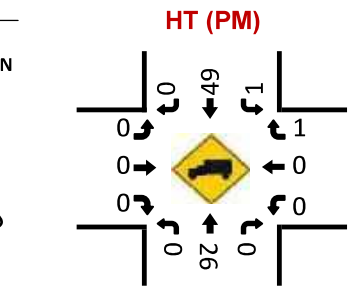
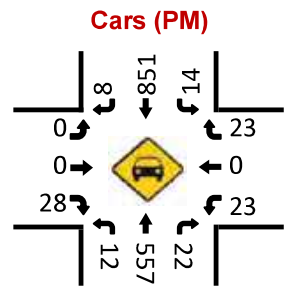
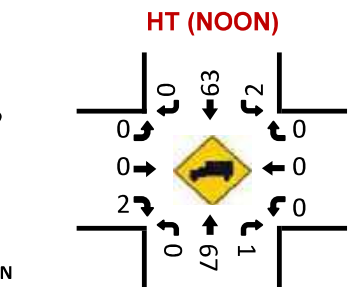
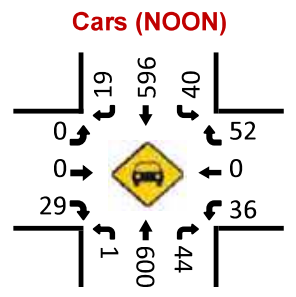
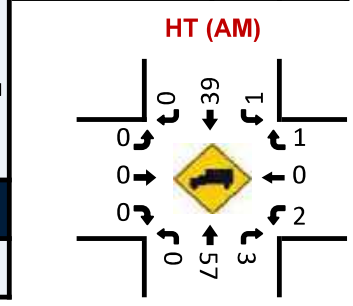
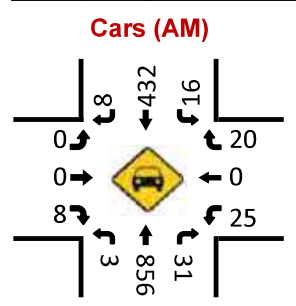
ID: 23-180056-001
City: Eatonton

Day: Wednesday
Date: 4/26/2023

PEAK HOURS		SR 44/Greensboro Rd								COUNT PERIODS		
		SOUTHBOUND										
07:30 AM - 08:30 AM 12:45 PM - 01:45 PM 05:00 PM - 06:00 PM	AM	8	471	17	0	934		AM	7:00 AM - 10:00 AM 10:00 AM - 02:00 PM 2:00 PM - 07:00 PM			
	NOON	19	659	42	1	720		NOON				
	PM	8	900	15	0	607		PM				

Mahaffey Dr	EASTBOUND			CONTROL			WESTBOUND		
	AM	NOON	PM	1-Way Stop(WB)			PM	NOON	AM
	11	20	20	TEV			24	52	21
	0	0	0	PHF			0	0	0
	0	0	0	1502	1553	1616	23	36	27
	0	0	0	AM	NOON	PM	0	0	0
	8	31	28	0.98	0.97	0.92	0	0	0
	AM	NOON	PM				37	87	51

PEAK HOURS		SR 44/Greensboro Rd							
		NORTHBOUND							
07:30 AM - 08:30 AM 12:45 PM - 01:45 PM 05:00 PM - 06:00 PM	AM	8	471	17	0	934		AM	
	NOON	19	659	42	1	720		NOON	
	PM	8	900	15	0	607		PM	



Project ID: 23-180056-001
Location: SR 44/Greensboro Rd & Mahaffey Dr
City: Eatonton

Day: Wednesday
Date: 4/26/2023

Groups Printed - Cars, PU, Vans - Heavy Trucks

Start Time	SR 44/Greensboro Rd Northbound					SR 44/Greensboro Rd Southbound					Mahaffey Dr Eastbound					Mahaffey Dr Westbound					Int. Total				
	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru		Rgt	Uturn	Peds	App. Total
7:00 AM	1	125	3	0	0	129	3	97	0	0	0	100	0	0	0	0	0	0	4	0	4	0	0	8	237
7:15 AM	2	172	3	0	0	177	2	99	0	0	0	101	0	0	0	0	0	0	2	0	11	0	0	13	291
7:30 AM	1	219	9	0	0	229	1	139	1	0	0	141	0	0	2	0	0	0	6	0	4	0	0	10	382
7:45 AM	0	227	9	0	0	236	7	112	1	0	0	120	0	0	4	0	0	0	11	0	6	0	0	17	377
Total	4	743	24	0	0	771	13	447	2	0	0	462	0	0	6	0	0	6	23	0	25	0	0	48	1287
8:00 AM	2	236	7	0	0	245	4	105	3	0	0	112	0	0	1	0	0	1	6	0	7	0	0	13	371
8:15 AM	0	231	9	0	0	240	5	115	3	0	0	123	0	0	1	0	0	1	4	0	4	0	0	8	372
8:30 AM	0	210	10	0	0	220	5	107	3	0	0	115	0	1	5	0	0	6	8	0	8	0	0	16	357
8:45 AM	1	196	13	0	0	210	5	107	5	0	0	117	0	0	0	0	0	0	6	0	12	0	0	18	345
Total	3	873	39	0	0	915	19	434	14	0	0	467	0	1	7	0	0	8	24	0	31	0	0	55	1445
9:00 AM	1	160	16	0	0	177	7	118	2	0	0	127	0	0	1	0	0	1	7	0	13	0	0	20	325
9:15 AM	0	146	7	0	0	153	5	117	1	0	0	123	0	0	1	0	0	1	5	0	10	0	0	15	292
9:30 AM	0	172	4	0	0	176	12	127	1	0	1	140	0	0	2	0	0	2	4	0	7	0	0	11	329
9:45 AM	1	176	7	0	0	184	10	126	5	0	0	141	0	1	3	0	0	4	6	0	16	0	0	22	351
Total	2	654	34	0	0	690	34	488	9	0	1	531	0	1	7	0	0	8	22	0	46	0	0	68	1297
BREAK																									
10:00 AM	1	154	9	0	0	164	4	123	5	1	0	133	0	0	4	0	0	4	8	0	5	0	0	13	314
10:15 AM	0	141	5	0	0	146	9	115	0	0	0	124	0	0	3	0	0	3	5	0	9	0	0	14	287
10:30 AM	1	156	6	0	0	163	6	149	3	0	0	159	0	1	4	0	0	5	3	2	9	0	0	14	340
10:45 AM	0	155	11	0	0	166	6	114	3	0	0	123	0	0	1	0	0	1	6	0	11	0	0	17	307
Total	2	606	31	0	0	639	25	501	11	1	0	538	0	1	12	0	0	13	22	2	34	0	0	58	1248
11:00 AM	0	138	8	0	0	146	8	145	4	0	0	157	1	0	4	0	0	5	4	0	17	0	0	21	329
11:15 AM	1	144	9	0	0	154	8	144	6	0	0	158	0	1	7	0	0	8	8	0	9	0	0	17	337
11:30 AM	2	161	9	0	0	172	10	157	4	0	0	171	0	0	7	0	0	7	10	0	10	0	0	20	370
11:45 AM	1	168	13	0	0	182	9	165	8	0	0	182	1	0	3	0	0	4	4	0	11	0	0	15	383
Total	4	611	39	0	0	654	35	611	22	0	0	668	2	1	21	0	0	24	26	0	47	0	0	73	1419
12:00 PM	1	148	11	0	0	160	7	168	5	0	0	180	1	0	8	0	0	9	5	0	13	0	0	18	367
12:15 PM	0	167	7	0	0	174	6	173	6	0	0	185	1	1	5	0	0	7	7	0	10	0	0	17	383
12:30 PM	0	169	5	0	0	174	7	143	11	0	0	161	0	1	8	0	0	9	4	1	14	0	0	19	363
12:45 PM	0	176	11	0	0	187	10	160	4	0	0	174	0	0	8	0	0	8	7	0	10	0	0	17	386
Total	1	660	34	0	0	695	30	644	26	0	0	700	2	2	29	0	0	33	23	1	47	0	0	71	1499
1:00 PM	1	167	14	0	0	182	9	167	4	0	1	180	0	0	8	0	0	8	5	0	14	0	0	19	389
1:15 PM	0	169	10	0	0	179	14	161	6	1	1	182	0	0	13	0	0	13	11	0	17	0	0	28	402
1:30 PM	0	155	10	0	0	165	9	171	5	0	0	185	0	0	2	0	0	2	13	0	11	0	0	24	376
1:45 PM	1	157	7	0	0	165	11	156	4	0	0	171	0	0	15	0	0	15	10	1	9	0	0	20	371
Total	2	648	41	0	0	691	43	655	19	1	2	719	0	0	38	0	0	38	39	1	51	0	0	91	1538
BREAK																									
2:00 PM	0	147	11	0	0	158	12	171	6	0	0	189	1	0	10	0	0	11	3	0	12	0	0	15	373
2:15 PM	0	155	9	0	1	164	10	151	0	0	0	161	1	0	7	0	0	8	7	0	11	0	0	18	351
2:30 PM	3	142	12	0	0	157	10	143	5	0	0	158	0	0	7	0	0	7	7	0	13	0	0	20	342
2:45 PM	2	130	3	1	1	136	8	125	4	0	1	137	0	0	9	0	0	9	7	0	13	0	0	20	302
Total	5	574	35	1	2	615	40	590	15	0	1	645	2	0	33	0	0	35	24	0	49	0	0	73	1368
3:00 PM	2	149	7	0	0	158	6	188	2	0	0	196	0	1	5	0	0	6	8	0	2	0	0	10	370
3:15 PM	1	163	5	0	0	169	9	177	4	0	0	190	0	0	8	0	0	8	4	0	11	0	0	15	382
3:30 PM	0	152	13	0	0	165	8	191	5	0	0	204	0	0	9	0	0	9	7	1	6	0	0	14	392
3:45 PM	1	142	9	0	0	152	14	183	3	0	0	200	1	0	9	0	0	10	8	0	13	0	0	21	383
Total	4	606	34	0	0	644	37	739	14	0	0	790	1	1	31	0	0	33	27	1	32	0	0	60	1527
4:00 PM	1	136	9	0	0	146	15	194	5	0	0	214	0	0	9	0	0	9	9	0	13	0	0	22	391
4:15 PM	0	145	6	0	0	151	10	155	2	0	0	167	0	0	3	0	0	3	13	0	5	0	0	18	339
4:30 PM	1	125	6	0	0	132	6	213	2	0	0	221	0	0	6	0	0	6	8	0	4	0	0	12	371
4:45 PM	0	151	7	0	0	158	4	179	3	0	0	186	0	1	4	0	0	5	6	0	5	0	0	11	360
Total	2	557	28	0	0	587	35	741	12	0	0	788	0	1	22	0	0	23	36	0	27	0	0	63	1481
5:00 PM	1	152	4	0	0	157	3	242	4	0	0	249	0	0	9	0	0	9	10	0	10	0	0	20	435
5:15 PM	2	182	4	0	1	188	2	233	0	0	0	235	0	0	7	0	0	7	4	0	4	0	0	8	438
5:30 PM	3	113	4	0	0	120	4	235	1	0	0	240	0	0	3	0	0	3	1	0	7	0	0	8	371
5:45 PM	6	136	10	1	0	153	6	190	3	0	0	199	0	0	9	0	0	9	8	0	3	0	0	11	372
Total	12	583	22	1	1	618	15	900	8	0	0	923	0	0	28	0	0	28	23	0	24	0	0	47	1616
6:00 PM	4	135	2	0	0	141	0	209	1	0	0	210	0	0	4	0	0	4	7	0	4	0	0	11	366
6:15 PM	1	106	4	0	0	111	2	168	4	0	0	174	1	0	5	0	0	6	1	0	5	0	0	6	297
6:30 PM	0	119	6	1	0	126	6	124	6																

Project ID: 23-180056-001
 Location: SR 44/Greensboro Rd & Mahaffey Dr
 City: Eatonton

PEAK HOURS

Day: Wednesday
 Date: 4/26/2023

AM

Start Time	SR 44/Greensboro Rd Northbound					SR 44/Greensboro Rd Southbound					Mahaffey Dr Eastbound					Mahaffey Dr Westbound					Int. Total
	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	
Peak Hour Analysis from 07:00 AM - 10:00 AM																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
7:30 AM	1	219	9	0	229	1	139	1	0	141	0	0	2	0	2	6	0	4	0	10	382
7:45 AM	0	227	9	0	236	7	112	1	0	120	0	0	4	0	4	11	0	6	0	17	377
8:00 AM	2	236	7	0	245	4	105	3	0	112	0	0	1	0	1	6	0	7	0	13	371
8:15 AM	0	231	9	0	240	5	115	3	0	123	0	0	1	0	1	4	0	4	0	8	372
Total Volume	3	913	34	0	950	17	471	8	0	496	0	0	8	0	8	27	0	21	0	48	1502
% App. Total	0,3	96,1	3,6	0,0	100	3,4	95,0	1,6	0,0	100	0,0	0,0	100,0	0,0	100	56,3	0,0	43,8	0,0	100	
PHF	0,969					0,879					0,500					0,706					0,983
Cars, PU, Vans	3	856	31	0	890	16	432	8	0	456	0	0	8	0	8	25	0	20	0	45	1399
% Cars, PU, Vans	100,0	93,8	91,2	0,0	93,7	94,1	91,7	100,0	0,0	91,9	0,0	0,0	100,0	0,0	100,0	92,6	0,0	95,2	0,0	93,8	93,1
Heavy trucks	0	57	3	0	60	1	39	0	0	40	0	0	0	0	0	2	0	1	0	3	103
%Heavy trucks	0,0	6,2	8,8	0,0	6,3	5,9	8,3	0,0	0,0	8,1	0,0	0,0	0,0	0,0	0,0	7,4	0,0	4,8	0,0	6,3	6,9

NOON

Start Time	SR 44/Greensboro Rd Northbound					SR 44/Greensboro Rd Southbound					Mahaffey Dr Eastbound					Mahaffey Dr Westbound					Int. Total
	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	
Peak Hour Analysis from 10:00 AM - 02:00 PM																					
Peak Hour for Entire Intersection Begins at 12:45 PM																					
12:45 PM	0	176	11	0	187	10	160	4	0	174	0	0	8	0	8	7	0	10	0	17	386
1:00 PM	1	167	14	0	182	9	167	4	0	180	0	0	8	0	8	5	0	14	0	19	389
1:15 PM	0	169	10	0	179	14	161	6	1	182	0	0	13	0	13	11	0	17	0	28	402
1:30 PM	0	155	10	0	165	9	171	5	0	185	0	0	2	0	2	13	0	11	0	24	376
Total Volume	1	667	45	0	713	42	659	19	1	721	0	0	31	0	31	36	0	52	0	88	1553
% App. Total	0,1	93,5	6,3	0,0	100	5,8	91,4	2,6	0,1	100	0,0	0,0	100,0	0,0	100	40,9	0,0	59,1	0,0	100	
PHF	0,953					0,974					0,596					0,786					0,966
Cars, PU, Vans	1	600	44	0	645	40	596	19	1	656	0	0	29	0	29	36	0	52	0	88	1418
% Cars, PU, Vans	100,0	90,0	97,8	0,0	90,5	95,2	90,4	100,0	100,0	91,0	0,0	0,0	93,5	0,0	93,5	100,0	0,0	100,0	0,0	100,0	91,3
Heavy trucks	0	67	1	0	68	2	63	0	0	65	0	0	2	0	2	0	0	0	0	0	135
%Heavy trucks	0,0	10,0	2,2	0,0	9,5	4,8	9,6	0,0	0,0	9,0	0,0	0,0	6,5	0,0	6,5	0,0	0,0	0,0	0,0	0,0	8,7

PM

Start Time	SR 44/Greensboro Rd Northbound					SR 44/Greensboro Rd Southbound					Mahaffey Dr Eastbound					Mahaffey Dr Westbound					Int. Total
	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	
Peak Hour Analysis from 02:00 PM - 07:00 PM																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
5:00 PM	1	152	4	0	157	3	242	4	0	249	0	0	9	0	9	10	0	10	0	20	435
5:15 PM	2	182	4	0	188	2	233	0	0	235	0	0	7	0	7	4	0	4	0	8	438
5:30 PM	3	113	4	0	120	4	235	1	0	240	0	0	3	0	3	1	0	7	0	8	371
5:45 PM	6	136	10	1	153	6	190	3	0	199	0	0	9	0	9	8	0	3	0	11	372
Total Volume	12	583	22	1	618	15	900	8	0	923	0	0	28	0	28	23	0	24	0	47	1616
% App. Total	1,9	94,3	3,6	0,2	100	1,6	97,5	0,9	0,0	100	0,0	0,0	100,0	0,0	100	48,9	0,0	51,1	0,0	100	
PHF	0,822					0,927					0,778					0,588					0,922
Cars, PU, Vans	12	557	22	1	592	14	851	8	0	873	0	0	28	0	28	23	0	23	0	46	1539
% Cars, PU, Vans	100,0	95,5	100,0	100,0	95,8	93,3	94,6	100,0	0,0	94,6	0,0	0,0	100,0	0,0	100,0	100,0	0,0	95,8	0,0	97,9	95,2
Heavy trucks	0	26	0	0	26	1	49	0	0	50	0	0	0	0	0	0	0	1	0	1	77
%Heavy trucks	0,0	4,5	0,0	0,0	4,2	6,7	5,4	0,0	0,0	5,4	0,0	0,0	0,0	0,0	0,0	0,0	0,0	4,2	0,0	2,1	4,8

A & R Engineering, Inc.

2160 Kingston Court, Suite 'O',
Marietta, GA 30067

TMC DATA
SR 44 Greensboro Rd @
Harmony Crossing Northern Drwy
7 am - 7 pm

File Name : 20210276
Site Code : 20210276
Start Date : 08-24-2021
Page No : 1

Groups Printed- Cars, Buses & Trucks

Start Time	SR 44 (Greensboro Rd) Northbound				SR 44 (Greensboro Rd) Southbound				Harmony Crossing Northern Drwy Eastbound				Westbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
07:00 AM	1	88	0	89	0	72	1	73	1	0	0	1	0	0	0	0	163
07:15 AM	1	143	0	144	0	90	0	90	0	0	0	0	0	0	0	0	234
07:30 AM	2	184	0	186	0	79	7	86	3	0	1	4	0	0	0	0	276
07:45 AM	9	197	0	206	0	108	6	114	1	0	1	2	0	0	0	0	322
Total	13	612	0	625	0	349	14	363	5	0	2	7	0	0	0	0	995
08:00 AM	7	246	0	253	0	104	5	109	5	0	1	6	0	0	0	0	368
08:15 AM	4	183	0	187	0	109	7	116	4	0	2	6	0	0	0	0	309
08:30 AM	2	205	0	207	0	99	2	101	4	0	0	4	0	0	0	0	312
08:45 AM	6	165	0	171	0	107	7	114	3	0	5	8	0	0	0	0	293
Total	19	799	0	818	0	419	21	440	16	0	8	24	0	0	0	0	1282
09:00 AM	0	190	0	190	0	121	3	124	3	0	2	5	0	0	0	0	319
09:15 AM	2	167	0	169	0	116	3	119	3	0	1	4	0	0	0	0	292
09:30 AM	2	138	0	140	0	148	3	151	1	0	1	2	0	0	0	0	293
09:45 AM	0	187	0	187	0	133	9	142	3	0	1	4	0	0	0	0	333
Total	4	682	0	686	0	518	18	536	10	0	5	15	0	0	0	0	1237
10:00 AM	2	167	0	169	0	115	12	127	2	0	5	7	0	0	0	0	303
10:15 AM	1	177	0	178	0	135	1	136	4	0	1	5	0	0	0	0	319
10:30 AM	2	128	0	130	0	159	7	166	3	0	0	3	0	0	0	0	299
10:45 AM	2	191	0	193	0	157	5	162	4	0	0	4	0	0	0	0	359
Total	7	663	0	670	0	566	25	591	13	0	6	19	0	0	0	0	1280
11:00 AM	3	156	0	159	0	161	5	166	4	0	4	8	0	0	0	0	333
11:15 AM	4	181	0	185	0	162	6	168	4	0	3	7	0	0	0	0	360
11:30 AM	4	157	0	161	0	131	4	135	4	0	4	8	0	0	0	0	304
11:45 AM	1	170	0	171	0	157	4	161	2	0	4	6	0	0	0	0	338
Total	12	664	0	676	0	611	19	630	14	0	15	29	0	0	0	0	1335
12:00 PM	2	180	0	182	0	177	10	187	3	0	2	5	0	0	0	0	374
12:15 PM	3	195	0	198	0	143	6	149	1	0	3	4	0	0	0	0	351
12:30 PM	3	193	0	196	0	196	8	204	7	0	3	10	0	0	0	0	410
12:45 PM	3	176	0	179	0	190	7	197	5	0	2	7	0	0	0	0	383
Total	11	744	0	755	0	706	31	737	16	0	10	26	0	0	0	0	1518
01:00 PM	2	168	0	170	0	155	9	164	1	0	5	6	0	0	0	0	340
01:15 PM	3	175	0	178	0	186	13	199	7	0	4	11	0	0	0	0	388
01:30 PM	2	170	0	172	0	183	8	191	4	0	0	4	0	0	0	0	367
01:45 PM	2	169	0	171	0	146	6	152	7	0	7	14	0	0	0	0	337
Total	9	682	0	691	0	670	36	706	19	0	16	35	0	0	0	0	1432
02:00 PM	4	175	0	179	0	172	6	178	4	0	5	9	0	0	0	0	366
02:15 PM	2	156	0	158	0	180	4	184	3	0	9	12	0	0	0	0	354
02:30 PM	2	187	0	189	0	150	7	157	9	0	1	10	0	0	0	0	356
02:45 PM	1	170	0	171	0	176	6	182	6	0	2	8	0	0	0	0	361
Total	9	688	0	697	0	678	23	701	22	0	17	39	0	0	0	0	1437
03:00 PM	1	183	0	184	0	198	7	205	3	0	0	3	0	0	0	0	392
03:15 PM	4	163	0	167	0	183	3	186	7	0	8	15	0	0	0	0	368
03:30 PM	1	180	0	181	0	196	12	208	8	0	4	12	0	0	0	0	401
03:45 PM	5	189	0	194	0	183	2	185	2	0	3	5	0	0	0	0	384
Total	11	715	0	726	0	760	24	784	20	0	15	35	0	0	0	0	1545

A & R Engineering, Inc.

2160 Kingston Court, Suite 'O',
Marietta, GA 30067

TMC DATA
SR 44 Greensboro Rd @
Harmony Crossing Northern Drwy
7 am - 7 pm

File Name : 20210276
Site Code : 20210276
Start Date : 08-24-2021
Page No : 2

Groups Printed- Cars, Buses & Trucks

Start Time	SR 44 (Greensboro Rd) Northbound				SR 44 (Greensboro Rd) Southbound				Harmony Crossing Northern Drwy Eastbound				Westbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
04:00 PM	1	183	0	184	0	187	9	196	6	0	2	8	0	0	0	0	388
04:15 PM	2	167	0	169	0	217	5	222	6	0	3	9	0	0	0	0	400
04:30 PM	0	145	0	145	0	194	8	202	9	0	4	13	0	0	0	0	360
04:45 PM	0	162	0	162	0	183	7	190	5	0	5	10	0	0	0	0	362
Total	3	657	0	660	0	781	29	810	26	0	14	40	0	0	0	0	1510
05:00 PM	0	159	0	159	0	197	4	201	3	0	3	6	0	0	0	0	366
05:15 PM	2	187	0	189	0	243	5	248	2	0	3	5	0	0	0	0	442
05:30 PM	0	169	0	169	0	202	3	205	3	0	7	10	0	0	0	0	384
05:45 PM	1	131	0	132	0	205	0	205	2	0	3	5	0	0	0	0	342
Total	3	646	0	649	0	847	12	859	10	0	16	26	0	0	0	0	1534
06:00 PM	0	122	0	122	0	190	2	192	4	0	1	5	0	0	0	0	319
06:15 PM	0	129	0	129	0	135	2	137	1	0	2	3	0	0	0	0	269
06:30 PM	2	114	0	116	0	128	8	136	2	0	0	2	0	0	0	0	254
06:45 PM	2	100	0	102	0	127	3	130	2	0	1	3	0	0	0	0	235
Total	4	465	0	469	0	580	15	595	9	0	4	13	0	0	0	0	1077
Grand Total	105	8017	0	8122	0	7485	267	7752	180	0	128	308	0	0	0	0	16182
Apprch %	1.3	98.7	0		0	96.6	3.4		58.4	0	41.6		0	0	0		
Total %	0.6	49.5	0	50.2	0	46.3	1.6	47.9	1.1	0	0.8	1.9	0	0	0	0	

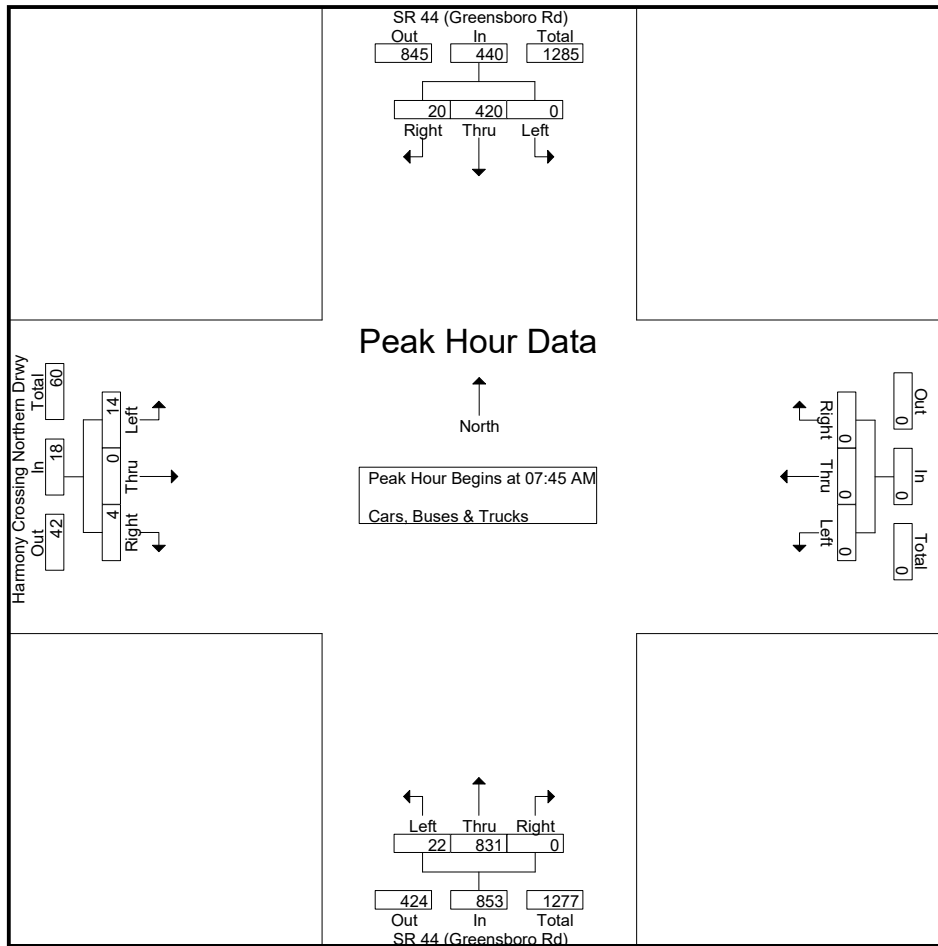
A & R Engineering, Inc.

2160 Kingston Court, Suite 'O',
Marietta, GA 30067

TMC DATA
SR 44 Greensboro Rd @
Harmony Crossing Northern Drwy
7 am - 7 pm

File Name : 20210276
Site Code : 20210276
Start Date : 08-24-2021
Page No : 3

Start Time	SR 44 (Greensboro Rd) Northbound				SR 44 (Greensboro Rd) Southbound				Harmony Crossing Northern Drwy Eastbound				Westbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	9	197	0	206	0	108	6	114	1	0	1	2	0	0	0	0	322
08:00 AM	7	246	0	253	0	104	5	109	5	0	1	6	0	0	0	0	368
08:15 AM	4	183	0	187	0	109	7	116	4	0	2	6	0	0	0	0	309
08:30 AM	2	205	0	207	0	99	2	101	4	0	0	4	0	0	0	0	312
Total Volume	22	831	0	853	0	420	20	440	14	0	4	18	0	0	0	0	1311
% App. Total	2.6	97.4	0		0	95.5	4.5		77.8	0	22.2		0	0	0		
PHF	.611	.845	.000	.843	.000	.963	.714	.948	.700	.000	.500	.750	.000	.000	.000	.000	.891



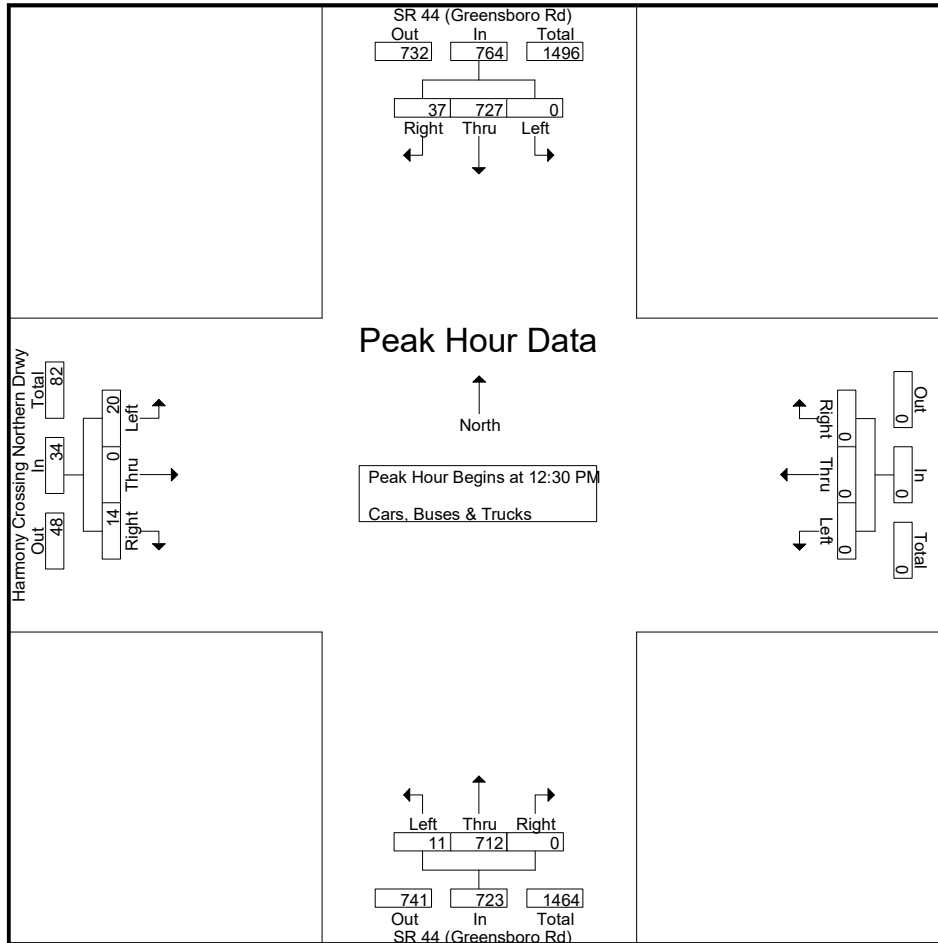
A & R Engineering, Inc.

2160 Kingston Court, Suite 'O',
Marietta, GA 30067

TMC DATA
SR 44 Greensboro Rd @
Harmony Crossing Northern Drwy
7 am - 7 pm

File Name : 20210276
Site Code : 20210276
Start Date : 08-24-2021
Page No : 4

Start Time	SR 44 (Greensboro Rd) Northbound				SR 44 (Greensboro Rd) Southbound				Harmony Crossing Northern Drwy Eastbound				Westbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 12:00 PM to 01:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 12:30 PM																	
12:30 PM	3	193	0	196	0	196	8	204	7	0	3	10	0	0	0	0	410
12:45 PM	3	176	0	179	0	190	7	197	5	0	2	7	0	0	0	0	383
01:00 PM	2	168	0	170	0	155	9	164	1	0	5	6	0	0	0	0	340
01:15 PM	3	175	0	178	0	186	13	199	7	0	4	11	0	0	0	0	388
Total Volume	11	712	0	723	0	727	37	764	20	0	14	34	0	0	0	0	1521
% App. Total	1.5	98.5	0		0	95.2	4.8		58.8	0	41.2		0	0	0		
PHF	.917	.922	.000	.922	.000	.927	.712	.936	.714	.000	.700	.773	.000	.000	.000	.000	.927



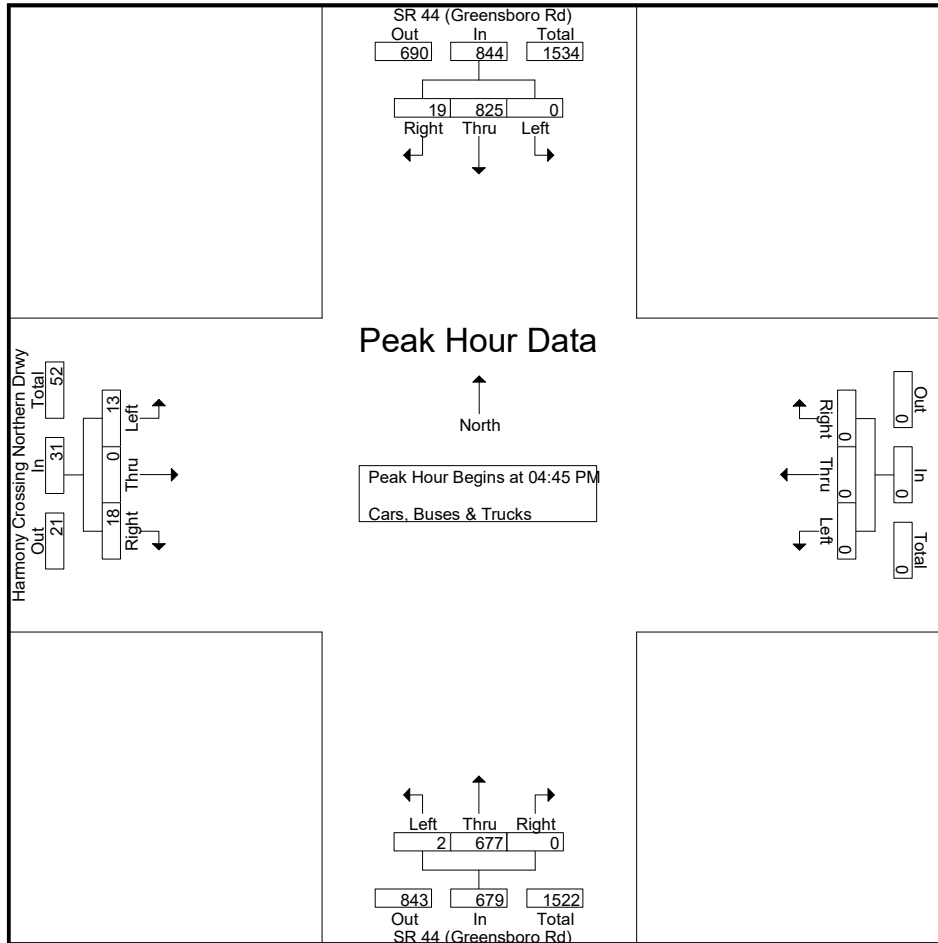
A & R Engineering, Inc.

2160 Kingston Court, Suite 'O',
Marietta, GA 30067

TMC DATA
SR 44 Greensboro Rd @
Harmony Crossing Northern Drwy
7 am - 7 pm

File Name : 20210276
Site Code : 20210276
Start Date : 08-24-2021
Page No : 5


Start Time	SR 44 (Greensboro Rd) Northbound				SR 44 (Greensboro Rd) Southbound				Harmony Crossing Northern Drwy Eastbound				Westbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	0	162	0	162	0	183	7	190	5	0	5	10	0	0	0	0	362
05:00 PM	0	159	0	159	0	197	4	201	3	0	3	6	0	0	0	0	366
05:15 PM	2	187	0	189	0	243	5	248	2	0	3	5	0	0	0	0	442
05:30 PM	0	169	0	169	0	202	3	205	3	0	7	10	0	0	0	0	384
Total Volume	2	677	0	679	0	825	19	844	13	0	18	31	0	0	0	0	1554
% App. Total	0.3	99.7	0		0	97.7	2.3		41.9	0	58.1		0	0	0		
PHF	.250	.905	.000	.898	.000	.849	.679	.851	.650	.000	.643	.775	.000	.000	.000	.000	.879



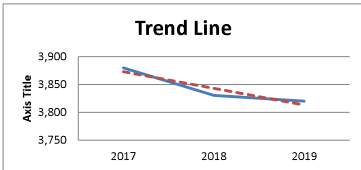
LINEAR REGRESSION OF DAILY TRAFFIC

Location	Growth Rate	R Squared	Station ID	Route	2017	2018	2019
Old Phoenix Rd (S of Wards Chapel Rd)	-0.8%	0.87	237-0178	00021800	3,880	3,830	3,820
SR 44 (Greensboro Rd) (N of Loch Way)	1.3%	0.65	237-0145	00004400	5,760	5,740	5,910
Harmony Rd (W of Harmony Pl)	-0.7%	0.75	237-0181	00021800	3,620	3,570	3,570
SR 44 (Lake Oconee Pkwy) (S of Salem Wa	2.8%	0.83	133-0121	00004400	15,800	15,900	16,700
SR 44 (Greensboro Rd) (E of N Wesley Cha	3.0%	0.82	237-0143	00004400	5,600	5,630	5,940
Weighted Average	1.8%	0.76	Sum of Count Stations =		34,660	34,670	35,940

Location	Traffic Counter	RCLINK	2017	2018	2019
Old Phoenix Rd (S of Wards Chapel Rd)	237-0178	00021800	3,880	3,830	3,820




Growth Rate
Trend Line

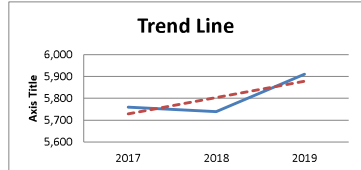


-0.8% Intercept 64,383 Slope -30.00
3,873 3,843 3,813

Location	Traffic Counter	RCLINK	2017	2018	2019
SR 44 (Greensboro Rd) (N of Loch Way)	237-0145	00004400	5,760	5,740	5,910




Growth Rate
Trend Line

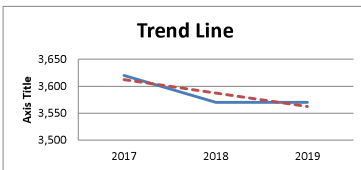


1.3% Intercept -145,547 Slope 75.00
5,728 5,803 5,878

Location	Traffic Counter	RCLINK	2017	2018	2019
Harmony Rd (W of Harmony Pl)	237-0181	00021800	3,620	3,570	3,570




Growth Rate
Trend Line

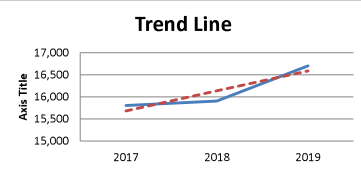


-0.7% Intercept 54,037 Slope -25.00
3,612 3,587 3,562

Location	Traffic Counter	RCLINK	2017	2018	2019
SR 44 (Lake Oconee Pkwy) (S of Salem Walk Rd)	133-0121	00004400	15,800	15,900	16,700




Growth Rate
Trend Line

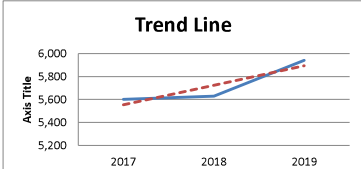


2.8% Intercept -891,967 Slope 450.00
15,683 16,133 16,583

Location	Traffic Counter	RCLINK	2017	2018	2019
SR 44 (Greensboro Rd) (E of N Wesley Chapel Rd)	237-0143	00004400	5,600	5,630	5,940

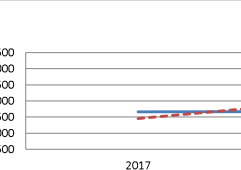


Growth Rate
Trend Line

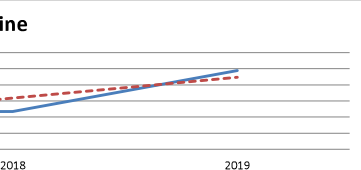


3.0% Intercept -337,337 Slope 170.00
5,553 5,723 5,893

Weighted Average	2017	2018	2019
Sum of Count Stations	34,660	34,670	35,940



Growth Rate
Trend Line



1.8% Intercept -1,256,430 Slope 640.00
34,450 35,090 35,730

EXISTING INTERSECTION ANALYSIS

1: SR 44 (Greensboro Rd) & Harmony Crossing S. Drwy/Mahaffey Drive

07/26/2023

Intersection

Int Delay, s/veh 1.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations			↗		↔			↖	↗		↖	↗
Traffic Vol, veh/h	0	0	8	27	0	21	0	916	34	17	471	8
Future Vol, veh/h	0	0	8	27	0	21	0	916	34	17	471	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Yield	-	-	None	-	-	None	-	-	Free
Storage Length	-	-	0	-	-	-	-	-	170	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	8	28	0	21	0	935	35	17	481	8

Major/Minor	Minor2	Minor1	Major1	Major2
Conflicting Flow All	-	-	481	1450
Stage 1	-	-	935	935
Stage 2	-	-	515	515
Critical Hdwy	-	-	6.22	7.12
Critical Hdwy Stg 1	-	-	6.12	5.52
Critical Hdwy Stg 2	-	-	6.12	5.52
Follow-up Hdwy	-	-	3.318	3.518
Pot Cap-1 Maneuver	0	0	585	109
Stage 1	0	0	318	344
Stage 2	0	0	543	535
Platoon blocked, %	-	-	-	-
Mov Cap-1 Maneuver	-	-	585	105
Mov Cap-2 Maneuver	-	-	105	127
Stage 1	-	-	318	344
Stage 2	-	-	518	517

Approach	EB	WB	NB	SB
HCM Control Delay, s	11.2	40.6	0	0.4
HCM LOS	B	E		

Minor Lane/Major Mvmt	NBT	NBR	EBLn1WBLn1	SBL	SBT
Capacity (veh/h)	-	-	585	149	710
HCM Lane V/C Ratio	-	-	0.014	0.329	0.024
HCM Control Delay (s)	-	-	11.2	40.6	10.2
HCM Lane LOS	-	-	B	E	B
HCM 95th %tile Q(veh)	-	-	0	1.3	0.1

Intersection

Int Delay, s/veh 0.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	10	10	26	907	475	25
Future Vol, veh/h	10	10	26	907	475	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Yield	-	None	-	Yield
Storage Length	0	75	230	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	13	13	2
Mvmt Flow	11	11	27	955	500	26

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1509	500	500	0	-	0
Stage 1	500	-	-	-	-	-
Stage 2	1009	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	133	571	1064	-	-	-
Stage 1	609	-	-	-	-	-
Stage 2	352	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	130	571	1064	-	-	-
Mov Cap-2 Maneuver	256	-	-	-	-	-
Stage 1	594	-	-	-	-	-
Stage 2	352	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	15.6	0.2	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1064	-	256	571	-	-
HCM Lane V/C Ratio	0.026	-	0.041	0.018	-	-
HCM Control Delay (s)	8.5	-	19.7	11.4	-	-
HCM Lane LOS	A	-	C	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	0.1	-	-

1: SR 44 (Greensboro Rd) & Harmony Crossing S. Drwy/Mahaffey Drive

07/26/2023

Intersection

Int Delay, s/veh 2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations			↗		↔			↖	↗		↖	↗
Traffic Vol, veh/h	0	0	28	23	0	24	0	596	22	15	900	8
Future Vol, veh/h	0	0	28	23	0	24	0	596	22	15	900	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Yield	-	-	None	-	-	None	-	-	Free
Storage Length	-	-	0	-	-	-	-	-	170	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	30	25	0	26	0	648	24	16	978	9

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	-	-	978	1658	1658	648	-	0	0	672	0	0
Stage 1	-	-	-	648	648	-	-	-	-	-	-	-
Stage 2	-	-	-	1010	1010	-	-	-	-	-	-	-
Critical Hdwy	-	-	6.22	7.12	6.52	6.22	-	-	-	4.12	-	-
Critical Hdwy Stg 1	-	-	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	3.318	3.518	4.018	3.318	-	-	-	2.218	-	-
Pot Cap-1 Maneuver	0	0	304	78	98	470	0	-	-	919	-	0
Stage 1	0	0	-	459	466	-	0	-	-	-	-	0
Stage 2	0	0	-	289	317	-	0	-	-	-	-	0
Platoon blocked, %								-	-			
Mov Cap-1 Maneuver	-	-	304	68	94	470	-	-	-	919	-	-
Mov Cap-2 Maneuver	-	-	-	68	94	-	-	-	-	-	-	-
Stage 1	-	-	-	459	466	-	-	-	-	-	-	-
Stage 2	-	-	-	250	305	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	18.2		54.9		0		0.1	
HCM LOS	C		F					

Minor Lane/Major Mvmt	NBT	NBR	EBLn1	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	304	121	919	-
HCM Lane V/C Ratio	-	-	0.1	0.422	0.018	-
HCM Control Delay (s)	-	-	18.2	54.9	9	0
HCM Lane LOS	-	-	C	F	A	A
HCM 95th %tile Q(veh)	-	-	0.3	1.8	0.1	-

Intersection						
Int Delay, s/veh	1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	28	29	37	589	882	24
Future Vol, veh/h	28	29	37	589	882	24
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Yield	-	None	-	Yield
Storage Length	0	75	230	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	13	13	2
Mvmt Flow	31	32	41	654	980	27

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1716	980	980	0	-	0
Stage 1	980	-	-	-	-	-
Stage 2	736	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	99	303	704	-	-	-
Stage 1	364	-	-	-	-	-
Stage 2	474	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	93	303	704	-	-	-
Mov Cap-2 Maneuver	223	-	-	-	-	-
Stage 1	343	-	-	-	-	-
Stage 2	474	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	21	0.6	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	704	-	223	303	-	-
HCM Lane V/C Ratio	0.058	-	0.14	0.106	-	-
HCM Control Delay (s)	10.4	-	23.7	18.3	-	-
HCM Lane LOS	B	-	C	C	-	-
HCM 95th %tile Q(veh)	0.2	-	0.5	0.4	-	-

**FUTURE “NO-BUILD” INTERSECTION
ANALYSIS**

Intersection

Int Delay, s/veh 1.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations			↗		↔			↖	↗		↖	↗
Traffic Vol, veh/h	0	0	8	28	0	22	0	953	35	18	490	8
Future Vol, veh/h	0	0	8	28	0	22	0	953	35	18	490	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Yield	-	-	None	-	-	None	-	-	Free
Storage Length	-	-	0	-	-	-	-	-	170	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	8	29	0	22	0	972	36	18	500	8

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	-	-	500	1508	1508	972	-	0	0	1008	0	0
Stage 1	-	-	-	972	972	-	-	-	-	-	-	-
Stage 2	-	-	-	536	536	-	-	-	-	-	-	-
Critical Hdwy	-	-	6.22	7.12	6.52	6.22	-	-	-	4.12	-	-
Critical Hdwy Stg 1	-	-	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	3.318	3.518	4.018	3.318	-	-	-	2.218	-	-
Pot Cap-1 Maneuver	0	0	571	99	121	306	0	-	-	687	-	0
Stage 1	0	0	-	304	331	-	0	-	-	-	-	0
Stage 2	0	0	-	529	523	-	0	-	-	-	-	0
Platoon blocked, %								-	-			
Mov Cap-1 Maneuver	-	-	571	95	117	306	-	-	-	687	-	-
Mov Cap-2 Maneuver	-	-	-	95	117	-	-	-	-	-	-	-
Stage 1	-	-	-	304	331	-	-	-	-	-	-	-
Stage 2	-	-	-	503	504	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	11.4		46.6		0		0.4	
HCM LOS	B		E					

Minor Lane/Major Mvmt	NBT	NBR	EBLn1	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	571	136	687	-
HCM Lane V/C Ratio	-	-	0.014	0.375	0.027	-
HCM Control Delay (s)	-	-	11.4	46.6	10.4	0
HCM Lane LOS	-	-	B	E	B	A
HCM 95th %tile Q(veh)	-	-	0	1.6	0.1	-

Intersection

Int Delay, s/veh 0.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	10	10	27	943	494	26
Future Vol, veh/h	10	10	27	943	494	26
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Yield	-	None	-	Yield
Storage Length	0	75	230	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	13	13	2
Mvmt Flow	11	11	28	993	520	27

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1569	520	520	0	-	0
Stage 1	520	-	-	-	-	-
Stage 2	1049	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	122	556	1046	-	-	-
Stage 1	597	-	-	-	-	-
Stage 2	337	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	119	556	1046	-	-	-
Mov Cap-2 Maneuver	244	-	-	-	-	-
Stage 1	581	-	-	-	-	-
Stage 2	337	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	16	0.2	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1046	-	244	556	-	-
HCM Lane V/C Ratio	0.027	-	0.043	0.019	-	-
HCM Control Delay (s)	8.5	-	20.4	11.6	-	-
HCM Lane LOS	A	-	C	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	0.1	-	-

Intersection

Int Delay, s/veh 2.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations			↗		↕			↖	↗		↖	↗
Traffic Vol, veh/h	0	0	29	24	0	25	0	620	23	16	936	8
Future Vol, veh/h	0	0	29	24	0	25	0	620	23	16	936	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Yield	-	-	None	-	-	None	-	-	Free
Storage Length	-	-	0	-	-	-	-	-	170	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	32	26	0	27	0	674	25	17	1017	9

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	-	-	1017	1725	1725	674	-	0	0	699	0	0
Stage 1	-	-	-	674	674	-	-	-	-	-	-	-
Stage 2	-	-	-	1051	1051	-	-	-	-	-	-	-
Critical Hdwy	-	-	6.22	7.12	6.52	6.22	-	-	-	4.12	-	-
Critical Hdwy Stg 1	-	-	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	3.318	3.518	4.018	3.318	-	-	-	2.218	-	-
Pot Cap-1 Maneuver	0	0	288	70	89	455	0	-	-	898	-	0
Stage 1	0	0	-	444	454	-	0	-	-	-	-	0
Stage 2	0	0	-	274	304	-	0	-	-	-	-	0
Platoon blocked, %								-	-			
Mov Cap-1 Maneuver	-	-	288	60	85	455	-	-	-	898	-	-
Mov Cap-2 Maneuver	-	-	-	60	85	-	-	-	-	-	-	-
Stage 1	-	-	-	444	454	-	-	-	-	-	-	-
Stage 2	-	-	-	233	291	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	19	67.1	0	0.2
HCM LOS	C	F		

Minor Lane/Major Mvmt	NBT	NBR	EBLn1WBLn1	SBL	SBT
Capacity (veh/h)	-	-	288	108	898
HCM Lane V/C Ratio	-	-	0.109	0.493	0.019
HCM Control Delay (s)	-	-	19	67.1	9.1
HCM Lane LOS	-	-	C	F	A
HCM 95th %tile Q(veh)	-	-	0.4	2.2	0.1

Intersection

Int Delay, s/veh 1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	29	30	38	613	917	25
Future Vol, veh/h	29	30	38	613	917	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Yield	-	None	-	Yield
Storage Length	0	75	230	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	13	13	2
Mvmt Flow	32	33	42	681	1019	28

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1784	1019	1019	0	-	0
Stage 1	1019	-	-	-	-	-
Stage 2	765	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	90	288	681	-	-	-
Stage 1	348	-	-	-	-	-
Stage 2	459	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	84	288	681	-	-	-
Mov Cap-2 Maneuver	211	-	-	-	-	-
Stage 1	326	-	-	-	-	-
Stage 2	459	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	22	0.6	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	681	-	211	288	-	-
HCM Lane V/C Ratio	0.062	-	0.153	0.116	-	-
HCM Control Delay (s)	10.6	-	25.1	19.1	-	-
HCM Lane LOS	B	-	D	C	-	-
HCM 95th %tile Q(veh)	0.2	-	0.5	0.4	-	-

FUTURE "BUILD" INTERSECTION ANALYSIS

Intersection

Int Delay, s/veh 3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations			↗		↖			↕	↗		↖	↗
Traffic Vol, veh/h	0	0	8	28	0	29	0	1129	35	22	595	8
Future Vol, veh/h	0	0	8	28	0	29	0	1129	35	22	595	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Yield	-	-	None	-	-	None	-	-	Free
Storage Length	-	-	0	-	-	-	-	-	170	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	8	29	0	30	0	1152	36	22	607	8

Major/Minor	Minor2	Minor1	Major1	Major2
Conflicting Flow All	-	-	607	1803
Stage 1	-	-	1152	1152
Stage 2	-	-	651	651
Critical Hdwy	-	-	6.22	7.12
Critical Hdwy Stg 1	-	-	6.12	5.52
Critical Hdwy Stg 2	-	-	6.12	5.52
Follow-up Hdwy	-	-	3.318	3.518
Pot Cap-1 Maneuver	0	0	496	62
Stage 1	0	0	241	272
Stage 2	0	0	457	465
Platoon blocked, %	-	-	-	-
Mov Cap-1 Maneuver	-	-	496	58
Mov Cap-2 Maneuver	-	-	58	75
Stage 1	-	-	241	272
Stage 2	-	-	424	439

Approach	EB	WB	NB	SB
HCM Control Delay, s	12.4	90	0	0.4
HCM LOS	B	F		

Minor Lane/Major Mvmt	NBT	NBR	EBLn1WBLn1	SBL	SBT
Capacity (veh/h)	-	-	496	95	588
HCM Lane V/C Ratio	-	-	0.016	0.612	0.038
HCM Control Delay (s)	-	-	12.4	90	11.4
HCM Lane LOS	-	-	B	F	B
HCM 95th %tile Q(veh)	-	-	0.1	2.9	0.1

Intersection												
Int Delay, s/veh	161											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↖	↗	↖	↗		↖	↗	↖	↗	↖	↗
Traffic Vol, veh/h	10	11	10	134	6	95	27	973	153	184	468	26
Future Vol, veh/h	10	11	10	134	6	95	27	973	153	184	468	26
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Yield	-	-	None	-	-	None	-	-	Yield
Storage Length	-	-	0	0	-	-	230	-	175	235	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	13	2	2	13	2
Mvmt Flow	11	12	11	141	6	100	28	1024	161	194	493	27

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	2095	2122	493	1967	1961	1024	493	0	0	1185	0	0
Stage 1	881	881	-	1080	1080	-	-	-	-	-	-	-
Stage 2	1214	1241	-	887	881	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	38	50	576	~47	63	286	1071	-	-	589	-	-
Stage 1	341	365	-	264	294	-	-	-	-	-	-	-
Stage 2	222	247	-	339	365	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	16	33	576	~25	41	286	1071	-	-	589	-	-
Mov Cap-2 Maneuver	16	33	-	~25	41	-	-	-	-	-	-	-
Stage 1	332	245	-	257	286	-	-	-	-	-	-	-
Stage 2	137	241	-	213	245	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	\$ 302.9		\$ 1385.1		0.2		3.8	
HCM LOS	F		F					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1071	-	-	22	576	25	211	589	-	-
HCM Lane V/C Ratio	0.027	-	-	1.005	0.018	5.642	0.504	0.329	-	-
HCM Control Delay (s)	8.5	-	-	\$ 441.7	11.8	\$ 2400.3	38.2	14.1	-	-
HCM Lane LOS	A	-	-	F	B	F	E	B	-	-
HCM 95th %tile Q(veh)	0.1	-	-	2.9	0.1	17.5	2.5	1.4	-	-

Notes
 ~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Intersection						
Int Delay, s/veh	0.6					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↗	↖	↗		↖
Traffic Vol, veh/h	0	48	961	80	0	634
Future Vol, veh/h	0	48	961	80	0	634
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Yield	-	Free	-	None
Storage Length	-	0	-	175	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	52	1045	87	0	689
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	-	1045	0	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.22	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.318	-	-	-	-
Pot Cap-1 Maneuver	0	278	-	0	0	-
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %			-			-
Mov Cap-1 Maneuver	-	278	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	20.9	0	0			
HCM LOS	C					
Minor Lane/Major Mvmt	NBTWBLn1	SBT				
Capacity (veh/h)	-	278	-			
HCM Lane V/C Ratio	-	0.188	-			
HCM Control Delay (s)	-	20.9	-			
HCM Lane LOS	-	C	-			
HCM 95th %tile Q(veh)	-	0.7	-			

Intersection

Int Delay, s/veh 7.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations			↗		↔			↖	↗		↖	↗
Traffic Vol, veh/h	0	0	29	24	0	32	0	791	23	24	1127	8
Future Vol, veh/h	0	0	29	24	0	32	0	791	23	24	1127	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Yield	-	-	None	-	-	None	-	-	Free
Storage Length	-	-	0	-	-	-	-	-	170	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	32	26	0	35	0	860	25	26	1225	9

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	-	-	1225	2137	2137	860	-	0	0	885	0	0
Stage 1	-	-	-	860	860	-	-	-	-	-	-	-
Stage 2	-	-	-	1277	1277	-	-	-	-	-	-	-
Critical Hdwy	-	-	6.22	7.12	6.52	6.22	-	-	-	4.12	-	-
Critical Hdwy Stg 1	-	-	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	3.318	3.518	4.018	3.318	-	-	-	2.218	-	-
Pot Cap-1 Maneuver	0	0	218	36	49	356	0	-	-	765	-	0
Stage 1	0	0	-	351	373	-	0	-	-	-	-	0
Stage 2	0	0	-	204	237	-	0	-	-	-	-	0
Platoon blocked, %												
Mov Cap-1 Maneuver	-	-	218	28	44	356	-	-	-	765	-	-
Mov Cap-2 Maneuver	-	-	-	28	44	-	-	-	-	-	-	-
Stage 1	-	-	-	351	373	-	-	-	-	-	-	-
Stage 2	-	-	-	156	212	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	24.3		241.6		0		0.2	
HCM LOS	C		F					

Minor Lane/Major Mvmt	NBT	NBR	EBLn1	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	218	59	765	-
HCM Lane V/C Ratio	-	-	0.145	1.032	0.034	-
HCM Control Delay (s)	-	-	24.3	241.6	9.9	0
HCM Lane LOS	-	-	C	F	A	A
HCM 95th %tile Q(veh)	-	-	0.5	4.9	0.1	-

Intersection

Int Delay, s/veh 3440.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↖	↗	↖	↗		↖	↗	↖	↗	↖	↗
Traffic Vol, veh/h	29	10	30	340	11	176	38	620	170	293	778	25
Future Vol, veh/h	29	10	30	340	11	176	38	620	170	293	778	25
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Yield	-	-	None	-	-	None	-	-	Yield
Storage Length	-	-	0	0	-	-	230	-	175	235	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	13	2	2	13	2
Mvmt Flow	32	11	33	378	12	196	42	689	189	326	864	28

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	2488	2478	864	2295	2289	689	864	0	0	878	0	0
Stage 1	1516	1516	-	773	773	-	-	-	-	-	-	-
Stage 2	972	962	-	1522	1516	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	~ 20	30	354	~ 27	39	446	779	-	-	769	-	-
Stage 1	149	182	-	392	409	-	-	-	-	-	-	-
Stage 2	304	334	-	~ 148	182	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	~ 4	16	354	~ 7	21	446	779	-	-	769	-	-
Mov Cap-2 Maneuver	~ 4	16	-	~ 7	21	-	-	-	-	-	-	-
Stage 1	141	105	-	~ 371	387	-	-	-	-	-	-	-
Stage 2	156	316	-	~ 69	105	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, \$	2751.1		16085.3		0.5		3.5	
HCM LOS	F		F					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	779	-	-	5	354	7	204	769	-	-
HCM Lane V/C Ratio	0.054	-	-	8.667	0.094	53.968	1.019	0.423	-	-
HCM Control Delay (s)	9.9	-	-	\$ 4854.9	16.3	\$ 24868	116.8	13.1	-	-
HCM Lane LOS	A	-	-	F	C	F	F	B	-	-
HCM 95th %tile Q(veh)	0.2	-	-	7.1	0.3	49.2	9.1	2.1	-	-

Notes
 ~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Intersection						
Int Delay, s/veh	0.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↗	↗	↗		↗
Traffic Vol, veh/h	0	90	830	99	0	1067
Future Vol, veh/h	0	90	830	99	0	1067
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Yield	-	Free	-	None
Storage Length	-	0	-	175	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	98	902	108	0	1160

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	-	902	0
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	6.22	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	3.318	-
Pot Cap-1 Maneuver	0	336	-
Stage 1	0	-	-
Stage 2	0	-	-
Platoon blocked, %			
Mov Cap-1 Maneuver	-	336	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	20.1	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBTWBLn1	SBT
Capacity (veh/h)	- 336	-
HCM Lane V/C Ratio	- 0.291	-
HCM Control Delay (s)	- 20.1	-
HCM Lane LOS	- C	-
HCM 95th %tile Q(veh)	- 1.2	-

Timings

4a. Future Build 2025 AM - Improved

2: SR 44 (Greensboro Rd) & Harmony Crossing M Drwy/Site Drwy 1

07/26/2023



Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↖	↗	↖	↗	↖	↗	↖	↗	↖	↗
Traffic Volume (vph)	10	11	10	134	6	27	973	153	184	468	26
Future Volume (vph)	10	11	10	134	6	27	973	153	184	468	26
Lane Group Flow (vph)	0	23	11	141	106	28	1024	161	194	493	27
Turn Type	Perm	NA	Perm	pm+pt	NA	Perm	NA	Perm	pm+pt	NA	Perm
Protected Phases		4		3	8		2		1	6	
Permitted Phases	4		4	8		2		2	6		6
Detector Phase	4	4	4	3	8	2	2	2	1	6	6
Switch Phase											
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	23.5	23.5	23.5	15.0	23.5	23.5	23.5	23.5	15.0	23.5	23.5
Total Split (s)	20.5	20.5	20.5	15.5	36.0	69.0	69.0	69.0	15.0	84.0	84.0
Total Split (%)	17.1%	17.1%	17.1%	12.9%	30.0%	57.5%	57.5%	57.5%	12.5%	70.0%	70.0%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lag	Lag	Lag	Lead		Lag	Lag	Lag	Lead		
Lead-Lag Optimize?	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes		
Recall Mode	None	None	None	None	None	Min	Min	Min	None	Min	Min
v/c Ratio		0.23	0.05	0.66	0.31	0.05	1.03	0.16	0.86	0.40	0.02
Control Delay		55.2	0.4	55.4	11.0	11.5	59.5	4.0	58.9	7.5	0.0
Queue Delay		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay		55.2	0.4	55.4	11.0	11.5	59.5	4.0	58.9	7.5	0.0
Queue Length 50th (ft)		16	0	89	4	9	~822	12	88	133	0
Queue Length 95th (ft)		43	0	150	50	23	#1107	43	#233	209	0
Internal Link Dist (ft)		260			171		353			261	
Turn Bay Length (ft)						230		175	235		
Base Capacity (vph)		207	327	218	527	534	998	990	226	1234	1181
Starvation Cap Reductn		0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn		0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn		0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio		0.11	0.03	0.65	0.20	0.05	1.03	0.16	0.86	0.40	0.02

Intersection Summary

Cycle Length: 120

Actuated Cycle Length: 107.4

Natural Cycle: 150

Control Type: Actuated-Uncoordinated

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 2: SR 44 (Greensboro Rd) & Harmony Crossing M Drwy/Site Drwy 1



HCM 6th Signalized Intersection Summary

4a. Future Build 2025 AM - Improved

2: SR 44 (Greensboro Rd) & Harmony Crossing M Drwy/Site Drwy 1

07/26/2023



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↖	↗	↖	↗		↖	↑	↗	↖	↗	↖
Traffic Volume (veh/h)	10	11	10	134	6	95	27	973	153	184	468	26
Future Volume (veh/h)	10	11	10	134	6	95	27	973	153	184	468	26
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1707	1870	1870	1707	1870
Adj Flow Rate, veh/h	11	12	0	141	6	100	28	1024	161	194	493	0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	13	2	2	13	2
Cap, veh/h	73	48		325	17	278	589	988	917	220	1221	
Arrive On Green	0.04	0.04	0.00	0.09	0.18	0.18	0.58	0.58	0.58	0.09	0.72	0.00
Sat Flow, veh/h	544	1080	1585	1781	91	1508	904	1707	1585	1781	1707	1585
Grp Volume(v), veh/h	23	0	0	141	0	106	28	1024	161	194	493	0
Grp Sat Flow(s),veh/h/ln	1624	0	1585	1781	0	1599	904	1707	1585	1781	1707	1585
Q Serve(g_s), s	0.0	0.0	0.0	8.0	0.0	6.4	1.5	63.5	5.2	7.7	12.7	0.0
Cycle Q Clear(g_c), s	1.3	0.0	0.0	8.0	0.0	6.4	1.5	63.5	5.2	7.7	12.7	0.0
Prop In Lane	0.48		1.00	1.00		0.94	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	121	0		325	0	295	589	988	917	220	1221	
V/C Ratio(X)	0.19	0.00		0.43	0.00	0.36	0.05	1.04	0.18	0.88	0.40	
Avail Cap(c_a), veh/h	263	0		328	0	444	589	988	917	220	1221	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	50.7	0.0	0.0	42.8	0.0	39.1	10.1	23.1	10.9	36.3	6.3	0.0
Incr Delay (d2), s/veh	0.8	0.0	0.0	0.9	0.0	0.7	0.0	38.6	0.1	31.5	0.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	0.0	0.0	3.6	0.0	2.6	0.3	32.3	1.8	4.8	3.6	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	51.5	0.0	0.0	43.7	0.0	39.8	10.1	61.7	10.9	67.8	6.5	0.0
LnGrp LOS	D	A		D	A	D	B	F	B	E	A	
Approach Vol, veh/h		23			247			1213			687	
Approach Delay, s/veh		51.5			42.0			53.8			23.8	
Approach LOS		D			D			D			C	
Timer - Assigned Phs	1	2	3	4		6		8				
Phs Duration (G+Y+Rc), s	15.0	69.0	15.4	10.4		84.0		25.8				
Change Period (Y+Rc), s	5.5	5.5	5.5	5.5		5.5		5.5				
Max Green Setting (Gmax), s	9.5	63.5	10.0	15.0		78.5		30.5				
Max Q Clear Time (g_c+I1), s	9.7	65.5	10.0	3.3		14.7		8.4				
Green Ext Time (p_c), s	0.0	0.0	0.0	0.0		3.2		0.6				

Intersection Summary												
HCM 6th Ctrl Delay				42.9								
HCM 6th LOS				D								

Notes
 User approved pedestrian interval to be less than phase max green.
 Unsignalized Delay for [EBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Timings

4b. Future Build 2025 PM - Improved

2: SR 44 (Greensboro Rd) & Harmony Crossing M Drwy/Site Drwy 1

07/26/2023



Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↖	↗	↖	↗	↖	↗	↖	↗	↖	↗
Traffic Volume (vph)	29	10	30	340	11	38	620	170	293	778	25
Future Volume (vph)	29	10	30	340	11	38	620	170	293	778	25
Lane Group Flow (vph)	0	43	33	378	208	42	689	189	326	864	28
Turn Type	Perm	NA	Perm	pm+pt	NA	Perm	NA	Perm	pm+pt	NA	Perm
Protected Phases		4		3	8		2		1	6	
Permitted Phases	4		4	8		2		2	6		6
Detector Phase	4	4	4	3	8	2	2	2	1	6	6
Switch Phase											
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	23.5	23.5	23.5	15.0	23.5	23.5	23.5	23.5	15.0	23.5	23.5
Total Split (s)	23.5	23.5	23.5	19.0	42.5	57.5	57.5	57.5	20.0	77.5	77.5
Total Split (%)	19.6%	19.6%	19.6%	15.8%	35.4%	47.9%	47.9%	47.9%	16.7%	64.6%	64.6%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lag	Lag	Lag	Lead		Lag	Lag	Lag	Lead		
Lead-Lag Optimize?	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes		
Recall Mode	None	None	None	None	None	Min	Min	Min	None	Min	Min
v/c Ratio		0.41	0.13	1.18	0.39	0.18	0.90	0.24	0.87	0.79	0.03
Control Delay		60.0	1.1	144.5	7.9	20.6	43.7	7.8	44.6	21.2	0.0
Queue Delay		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay		60.0	1.1	144.5	7.9	20.6	43.7	7.8	44.6	21.2	0.0
Queue Length 50th (ft)		30	0	~247	7	17	431	25	132	410	0
Queue Length 95th (ft)		67	0	#515	64	45	#707	72	#324	673	0
Internal Link Dist (ft)		260			171		353			261	
Turn Bay Length (ft)						230		175	235		
Base Capacity (vph)		213	378	320	701	260	849	861	373	1176	1130
Starvation Cap Reductn		0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn		0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn		0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio		0.20	0.09	1.18	0.30	0.16	0.81	0.22	0.87	0.73	0.02

Intersection Summary

Cycle Length: 120
 Actuated Cycle Length: 105
 Natural Cycle: 110
 Control Type: Actuated-Uncoordinated
 ~ Volume exceeds capacity, queue is theoretically infinite.
 Queue shown is maximum after two cycles.
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

Splits and Phases: 2: SR 44 (Greensboro Rd) & Harmony Crossing M Drwy/Site Drwy 1



HCM 6th Signalized Intersection Summary

4b. Future Build 2025 PM - Improved

2: SR 44 (Greensboro Rd) & Harmony Crossing M Drwy/Site Drwy 1

07/26/2023



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↖	↗	↖	↗		↖	↑	↗	↖	↑	↗
Traffic Volume (veh/h)	29	10	30	340	11	176	38	620	170	293	778	25
Future Volume (veh/h)	29	10	30	340	11	176	38	620	170	293	778	25
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1707	1870	1870	1707	1870
Adj Flow Rate, veh/h	32	11	0	378	12	196	42	689	189	326	864	0
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	13	2	2	13	2
Cap, veh/h	114	23		443	23	380	240	759	705	360	1081	
Arrive On Green	0.05	0.05	0.00	0.14	0.25	0.25	0.44	0.44	0.44	0.13	0.63	0.00
Sat Flow, veh/h	906	427	1585	1781	92	1507	640	1707	1585	1781	1707	1585
Grp Volume(v), veh/h	43	0	0	378	0	208	42	689	189	326	864	0
Grp Sat Flow(s),veh/h/ln	1333	0	1585	1781	0	1599	640	1707	1585	1781	1707	1585
Q Serve(g_s), s	2.6	0.0	0.0	13.5	0.0	10.7	5.0	35.9	7.2	10.2	35.9	0.0
Cycle Q Clear(g_c), s	3.0	0.0	0.0	13.5	0.0	10.7	22.9	35.9	7.2	10.2	35.9	0.0
Prop In Lane	0.74		1.00	1.00		0.94	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	136	0		443	0	403	240	759	705	360	1081	
V/C Ratio(X)	0.32	0.00		0.85	0.00	0.52	0.18	0.91	0.27	0.91	0.80	
Avail Cap(c_a), veh/h	312	0		443	0	619	303	929	863	398	1287	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	44.2	0.0	0.0	37.4	0.0	30.7	28.2	24.7	16.7	22.9	13.0	0.0
Incr Delay (d2), s/veh	1.3	0.0	0.0	14.8	0.0	1.0	0.3	10.9	0.2	22.5	3.1	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.0	0.0	0.0	10.6	0.0	4.2	0.7	15.2	2.6	5.9	11.7	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	45.5	0.0	0.0	52.2	0.0	31.8	28.6	35.6	16.9	45.4	16.1	0.0
LnGrp LOS	D	A		D	A	C	C	D	B	D	B	
Approach Vol, veh/h		43			586			920			1190	
Approach Delay, s/veh		45.5			44.9			31.4			24.2	
Approach LOS		D			D			C			C	
Timer - Assigned Phs	1	2	3	4		6		8				
Phs Duration (G+Y+Rc), s	18.0	48.0	19.0	10.6		66.0		29.6				
Change Period (Y+Rc), s	5.5	5.5	5.5	5.5		5.5		5.5				
Max Green Setting (Gmax), s	14.5	52.0	13.5	18.0		72.0		37.0				
Max Q Clear Time (g_c+I1), s	12.2	37.9	15.5	5.0		37.9		12.7				
Green Ext Time (p_c), s	0.2	4.6	0.0	0.1		7.0		1.4				

Intersection Summary												
HCM 6th Ctrl Delay				31.4								
HCM 6th LOS				C								

Notes

Unsignalized Delay for [EBR, SBR] is excluded from calculations of the approach delay and intersection delay.

TRAFFIC VOLUME WORKSHEETS

23-047 - Lake Oconee Town Center Mixed-Use Development - TIS
Traffic Volumes

A&R Engineering
July 2023

1. SR 44 @ Mahaffey Dr

A.M. Peak Hour

Condition	SR 44 (Greensboro Road)				SR 44 (Greensboro Road)				Harmony Crossing Southern Driveway				Mahaffey Drive			
	Northbound				Southbound				Eastbound				Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
2021 Counts:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Existing 2023 Traffic Counts:	0	916	34	950	17	471	8	496	0	0	8	8	27	0	21	48
Growth Factor (%):	2	2	2		2	2	2		2	2	2		2	2	2	
No-Build 2025 Volumes:	0	953	35	988	18	490	8	516	0	0	8	8	28	0	22	50
Total New Trips:	0	176	0	176	4	105	0	109	0	0	0	0	0	0	7	7
Pass-by Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Future 2025 Traffic Volumes:	0	1129	35	1164	22	595	8	625	0	0	8	8	28	0	29	57

P.M. Peak Hour

Condition	SR 44 (Greensboro Road)				SR 44 (Greensboro Road)				Harmony Crossing Southern Driveway				Mahaffey Drive			
	Northbound				Southbound				Eastbound				Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
2021 Counts:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Existing 2023 Traffic Counts:	0	596	22	618	15	900	8	923	0	0	28	28	23	0	24	47
Growth Factor (%):	2	2	2		2	2	2		2	2	2		2	2	2	
No-Build 2025 Volumes:	0	620	23	643	16	936	8	960	0	0	29	29	24	0	25	49
Total New Trips:	0	171	0	171	8	191	0	199	0	0	0	0	0	0	7	7
Pass-by Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Future 2025 Traffic Volumes:	0	791	23	814	24	1127	8	1159	0	0	29	29	24	0	32	56

23-047 - Lake Oconee Town Center Mixed-Use Development - TIS
Traffic Volumes

A&R Engineering
July 2023

2. SR 44 @ Harmony Crossing

A.M. Peak Hour

Condition	SR 44 (Greensboro Road)				SR 44 (Greensboro Road)				Harmony Crossing Main Driveway				Site Driveway 1			
	Northbound				Southbound				Eastbound				Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
2021 Counts:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Existing 2023 Traffic Counts:	26	907	0	933	0	475	25	500	10	0	10	20	0	0	0	0
Growth Factor (%):	2	2	2		2	2	2		2	2	2		2	2	2	
No-Build 2025 Volumes:	27	943	0	970	0	494	26	520	10	0	10	20	0	0	0	0
Total New Trips:	0	55	128	183	158	0	0	158	0	11	0	11	109	6	71	186
Pass-by Trips:	0	-25	25	0	26	-26	0	0	0	0	0	0	25	0	24	49
Future 2025 Traffic Volumes:	27	973	153	1153	184	468	26	678	10	11	10	31	134	6	95	235

P.M. Peak Hour

Condition	SR 44 (Greensboro Road)				SR 44 (Greensboro Road)				Harmony Crossing Main Driveway				Site Driveway 1			
	Northbound				Southbound				Eastbound				Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
2021 Counts:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Existing 2023 Traffic Counts:	37	589	0	626	0	882	24	906	28	0	29	57	0	0	0	0
Growth Factor (%):	2	2	2		2	2	2		2	2	2		2	2	2	
No-Build 2025 Volumes:	38	613	0	651	0	917	25	942	29	0	30	59	0	0	0	0
Total New Trips:	0	53	124	177	154	0	0	154	0	10	0	10	199	11	129	339
Pass-by Trips:	0	-46	46	0	139	-139	0	0	0	0	0	0	141	0	47	188
Future 2025 Traffic Volumes:	38	620	170	828	293	778	25	1096	29	10	30	69	340	11	176	527

23-047 - Lake Oconee Town Center Mixed-Use Development - TIS
Traffic Volumes

A&R Engineering
 July 2023

3.SR 44 @ Site Drwy (N) (RIRO)

A.M. Peak Hour

Condition	SR 44 (Greensboro Road)				SR 44 (Greensboro Road)				-				Site Driveway 2 (RIRO)				
	Northbound				Southbound				Eastbound				Westbound				
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	
2021 Counts:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Existing 2023 Traffic Counts:	0	880	0	880	0	458	0	458	0	0	0	0	0	0	0	0	0
Growth Factor (%):	2	2	2		2	2	2		2	2	2		2	2	2		
No-Build 2025 Volumes:	0	915	0	915	0	476	0	476	0	0	0	0	0	0	0	0	0
Total New Trips:	0	71	55	126	0	158	0	158	0	0	0	0	0	0	24	24	
Pass-by Trips:	0	-25	25	0	0	0	0	0	0	0	0	0	0	0	24	24	
Future 2025 Traffic Volumes:	0	961	80	1041	0	634	0	634	0	0	0	0	0	0	48	48	

P.M. Peak Hour

Condition	SR 44 (Greensboro Road)				SR 44 (Greensboro Road)				-				Site Driveway 2 (RIRO)				
	Northbound				Southbound				Eastbound				Westbound				
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	
2021 Counts:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Existing 2023 Traffic Counts:	0	718	0	718	0	878	0	878	0	0	0	0	0	0	0	0	0
Growth Factor (%):	2	2	2		2	2	2		2	2	2		2	2	2		
No-Build 2025 Volumes:	0	747	0	747	0	913	0	913	0	0	0	0	0	0	0	0	0
Total New Trips:	0	129	53	182	0	154	0	154	0	0	0	0	0	0	43	43	
Pass-by Trips:	0	-46	46	0	0	0	0	0	0	0	0	0	0	0	47	47	
Future 2025 Traffic Volumes:	0	830	99	929	0	1067	0	1067	0	0	0	0	0	0	90	90	

23-047 - Lake Oconee Town Center Mixed-Use Development - TIS
Traffic Volumes

A&R Engineering
July 2023

4.SR 44 @ H.C.N.Drwy

A.M. Peak Hour

Condition	SR 44 (Greensboro Road)				SR 44 (Greensboro Road)				Harmony Crossing Northern Driveway				-			
	Northbound				Southbound				Eastbound				Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
2021 Counts:	22	831	0	853	0	420	20	440	14	0	4	18	0	0	0	0
Existing 2023 Traffic Counts:	23	865	0	888	0	437	21	458	15	0	4	19	0	0	0	0
Growth Factor (%):	2	2	2		2	2	2		2	2	2		2	2	2	
No-Build 2025 Volumes:	24	900	0	924	0	454	22	476	16	0	4	20	0	0	0	0
Total New Trips:	0	125	0	125	0	158	0	158	0	0	0	0	0	0	0	0
Pass-by Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Future 2025 Traffic Volumes:	24	1025	0	1049	0	612	22	634	16	0	4	20	0	0	0	0

P.M. Peak Hour

Condition	SR 44 (Greensboro Road)				SR 44 (Greensboro Road)				Harmony Crossing Northern Driveway				-			
	Northbound				Southbound				Eastbound				Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
2021 Counts:	2	677	0	679	0	825	19	844	13	0	18	31	0	0	0	0
Existing 2023 Traffic Counts:	2	704	0	706	0	858	20	878	14	0	19	33	0	0	0	0
Growth Factor (%):	2	2	2		2	2	2		2	2	2		2	2	2	
No-Build 2025 Volumes:	2	732	0	734	0	892	21	913	15	0	20	35	0	0	0	0
Total New Trips:	0	182	0	182	0	154	0	154	0	0	0	0	0	0	0	0
Pass-by Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Future 2025 Traffic Volumes:	2	914	0	916	0	1046	21	1067	15	0	20	35	0	0	0	0



July 22, 2021

Mr. Rick McAllister
McAllister Site Consulting, LLC

RE: State Water & Wetland Report
Lake Oconee Town Center
1022 & 1024 Lake Oconee Parkway/106 Mahaffey Drive/678 Old Phoenix Road
Eatonton GA 30542

Dear Mr. McAllister,

Please find attached our State Water and Wetland Delineation Report for the Lake Oconee Town Center located in Eatonton, Georgia. State waters were determined in accordance with the *Georgia Environmental Protection Division "Field Guidance for Determining the Presence of State Waters that Require a Buffer"* and the *North Carolina Division of Water Quality "Stream Identification Method"* guidance document. Wetlands were determined following the *Corps of Engineers Wetlands Delineation Manual (1987)* and the *Eastern Mountains and Piedmont Regional Supplement (2012)*. Five state waters and two areas of wetlands were noted at the site and the limits were flagged within the project boundaries.

We appreciate the opportunity to work with you. If you have any concerns, please contact us.

Sincerely,

A handwritten signature in cursive script that reads "Kim Metcalf".

Kim Metcalf
Partner

Introduction

Riverbend Environmental Inc. was retained by McAllister Site Consulting, LLC to conduct a State Water and Wetland Determination/Delineation to determine the on-site extent of regulated state waters and jurisdictional wetlands for the Lake Oconee Town Center site located in Putnam County. All site work was conducted on July 16, 2021 by Riverbend Environmental Inc. staff.

Riverbend Environmental Inc. conducted a comprehensive field investigation to evaluate the project site for potential state waters and jurisdictional wetlands. The evaluation included assessment of plant communities, soil conditions and visible indicators of wetland hydrology. Features were field delineated and their limits flagged within the project boundaries. State waters were determined in accordance with the *Georgia Environmental Protection Division (GA EPD) "Field Guidance for Determining the Presence of State Waters that Require a Buffer"* and the *North Carolina Division of Water Quality "Stream Identification Method"* guidance document. Wetlands were determined in accordance with the *Corps of Engineers Wetlands Delineation Manual (1987)* and the *Eastern Mountains and Piedmont Regional Supplement (2012)*.

Although proper methodology was followed, no State Waters and Wetland Determination/Delineation can completely ensure that site conditions will not change. The report prepared must be considered in its entirety and Riverbend Environmental Inc. makes or implies no warranty or guarantee regarding the site. In addition, GPS locations are approximations and the field flags must be properly surveyed for an accurate determination of feature locations. Finally, the Local Issuing Authority (LIA) has the final determination for any state waters. If no LIA is associated with the site, the GA EPD is the final authority. USACOE has the final determination for Waters of the U.S. jurisdictional features.

Site Description

The site under study is the Lake Oconee Town Center located in Eatonton, Putnam County, Georgia. The site is found at 33.421708 & -83.265656° and is composed of parcels 103-015, 103-008, 103-008-001, 103-013-002, 103-013-001, 103-013, 103-009 and 103-012. The site is located at 1022 & 1024 Lake Oconee Parkway/106 Mahaffey Drive/678 Old Phoenix Road and is approximately 139.6 acres. See site and parcel maps.

The soils of the piedmont region are commonly a red color due to the intense weathering of feldspar-rich igneous and metamorphic rocks. The soils in the piedmont area tend to be sandy loams to clay loams (3). For the Lake Oconee Town Center property, the main soils are listed as Cecil, Davidson, Enon and Chewacla & Starr. The groundwater in the area is found in openings such as joints and fractures in the bedrock and the groundwater movement in this area is similar to that of surface water (1). The average yearly rainfall for this area is 46.0” (3).

The site under study is located in a gently sloping area and the general slope for the site is toward the north-northeast. See topographic map.

Presently, the Lake Oconee Town Center property under evaluation is a mixture of developed commercial land and undeveloped land. See aerial photo of the site.

Results

Site reconnaissance was conducted on July 16, 2021. Weather conditions were clear and significant rainfall had not occurred within 48 hours prior to the site investigation. After investigating the site, there are state waters and wetlands noted on the property.

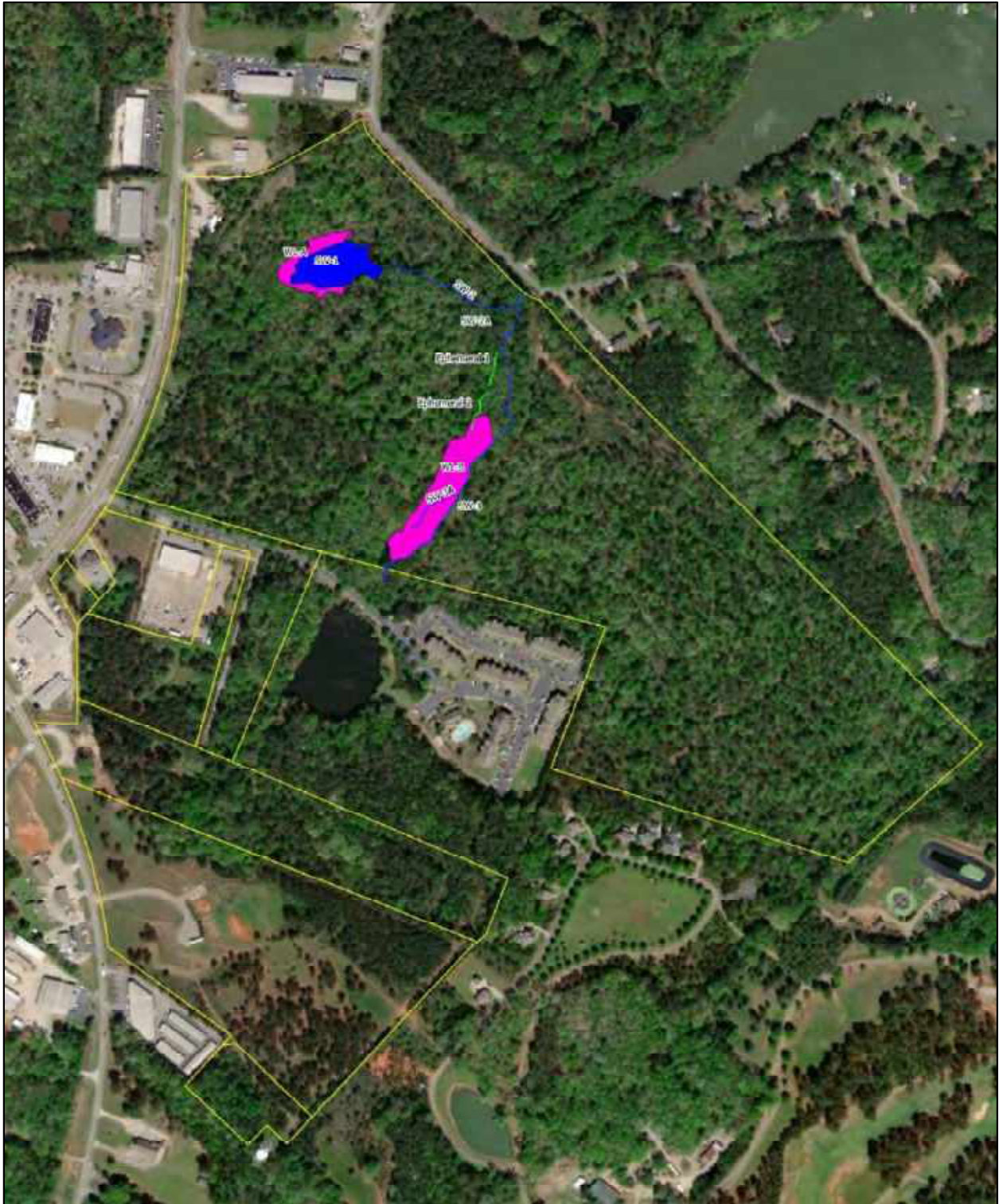
To begin, state waters area one is labeled SW-1 and the feature is the pond on the northern property located at approximately 33.425441° & -83.263989°. The footprint of SW-1 appears to be shrinking, but the feature is still a state water due to subsurface contributions and a point of wretched vegetation. Scoring on the *North Carolina Division of Water Quality "Stream Identification Method"* guidance document was not necessary. It was determined that SW-1 is a perennial state water requiring a state stream buffer and pink ribbons were placed to delineate the state water.

Next, state water area two is labeled SW-2 and it is the creek flowing from the dam of SW-1. The feature begins at approximately 33.425306° & -83.263474° and flows east to join SW-3 at approximately 33.425142° & -83.261836° at the eastern property line. The feature has base flow evident and strong bed/bank structure. Due to baseflow and wretched vegetation, scoring on the *North Carolina Division of Water Quality "Stream Identification Method"* guidance document was not necessary. SW-2 is a perennial stream requiring a state stream buffer and pink ribbons were placed to delineate the state water. SW-2A begins at approximately 33.425169° & -83.262480° and flows northeast to join SW-2. The feature displayed baseflow and a point of wretched vegetation and requires the state buffer.

SW-3 enters the property along the southern perimeter at approximately 33.422042° & -83.263430° and flows north to join SW-2 approximately 33.425142° & -83.261836° at the eastern property line. A small feature labeled SW-3A begins in Wetland B at approximately 33.422893° & -83.264639° at flows northeast to join SW-3. Both features exhibit base flow and a point of wretched vegetation and require the state mandated buffer.

As for wetlands, there were two areas of wetlands noted at the site. Wetland A is located at around the pond labeled SW-1. As the pond shrinks, the wetland remains in the footprint. Wetland B is located around SW-3 where the toe of a slope and the flat area around the creek intersect. Both wetlands exhibited surface water, high water table, saturation, water stained leaves, visible drainage patterns, crayfish burrows and hydric soils. The dominant hydric vegetation included netted chain fern, elephant ears and carex sedges.

Feature Locations



Approximate locations of features – need field confirmation by survey team to finalize locations.

**Photos
SW-1**



SW-2



SW-2A



SW-3



SW-3A



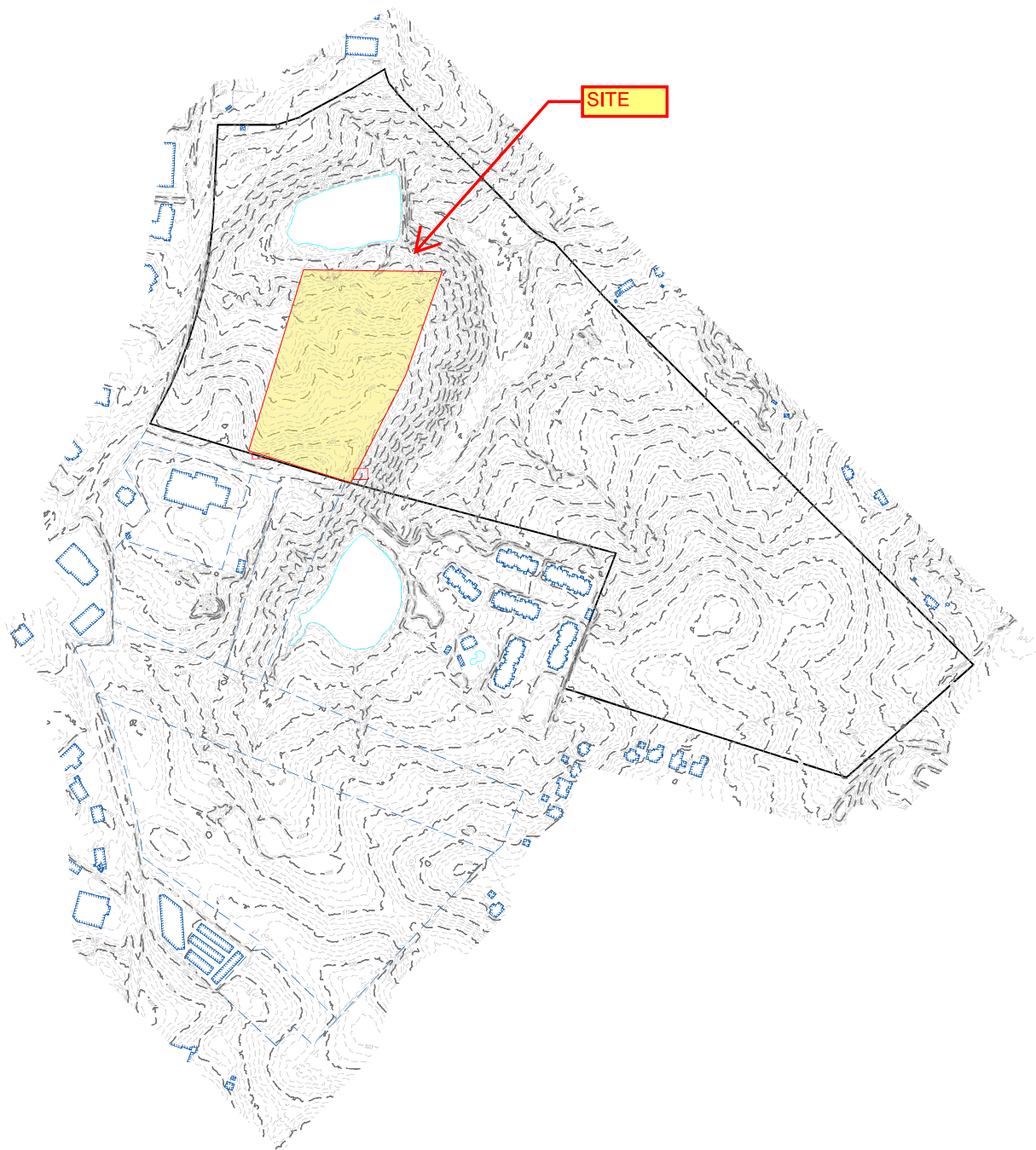
Wetland



Conclusions

After thorough investigation of the site, it was determined five buffered state waters are present on property, and two areas of wetlands were observed during the evaluation. Two ephemeral non-buffered features are also on the property. The areas were flagged during the field visit and another team will survey the area at a later date.

State buffer variances will be required for non-exempt activities in the state mandated 25' warm water buffer areas. USACOE permitting may be required for any impacts to streambed or wetlands. Please contact Riverbend Environmental Inc. for assistance.



SURVEY NOTES:
 1. Elevations are based on NAVD 83 datum.
 2. Contour lines are at one (1) foot intervals.
 3. Boundary lines approximately shown per the sensor data.



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

SURVEY PLAT FOR: 1022 Lake Oconee Parkway, Eatonton Georgia 31024

DATE: 3/8/21 SCALE: 200'
 REVISION BY DATE

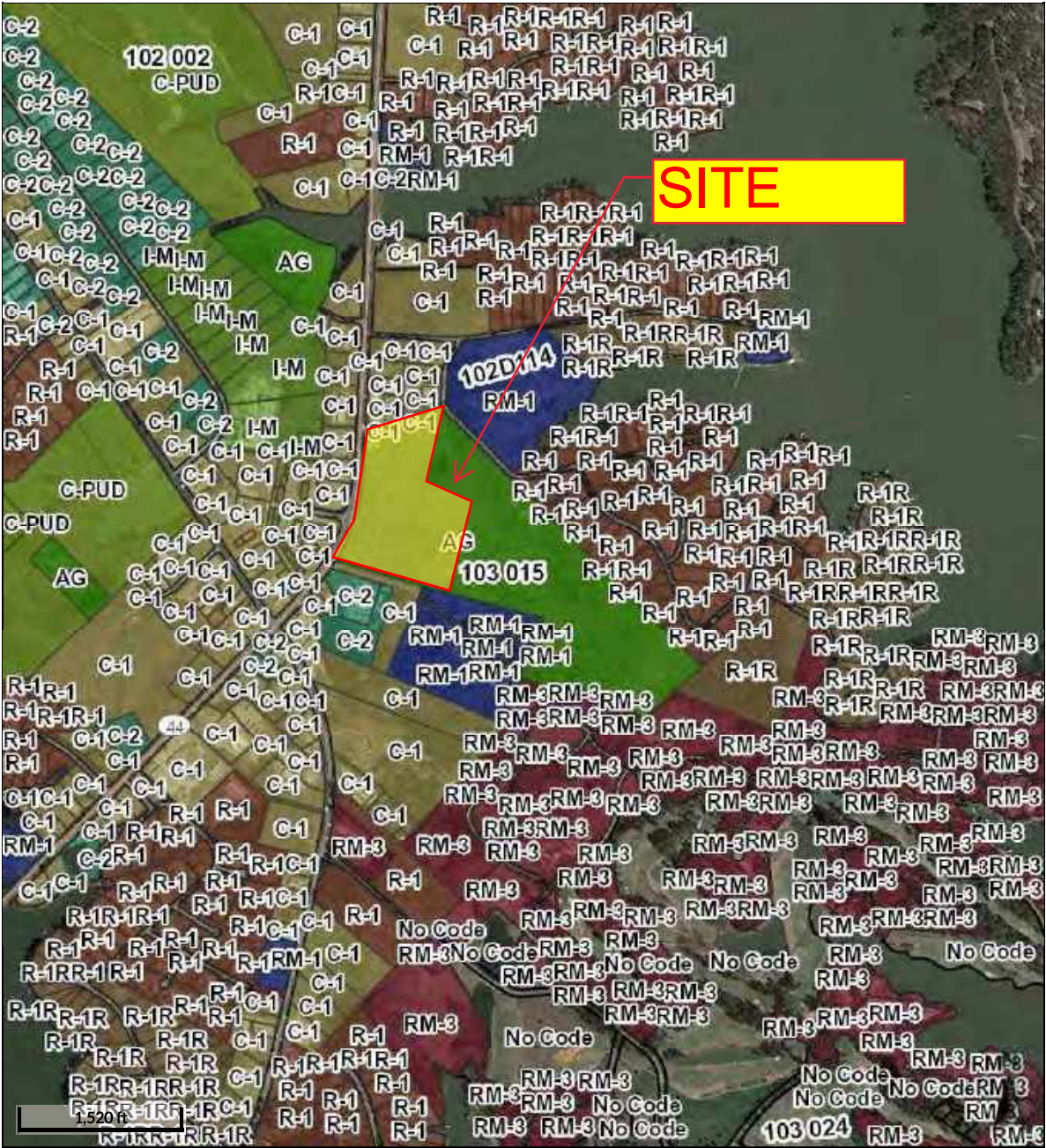
Shaifer Partners LLC

LAND LOT: CMD 389 DISTRICT SECTION Putnam COUNTY, GA
 LOT: BLK/DK: UNIT: PHASE:
 SUBDIVISION:
 PLAT BOOK: 35 PAGE 242 PARTY CHIEF: FIELD DATE: SHEET 1 OF 1
 DEED BOOK: 905 PAGE 137 DRAFTER:



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

DRAWING NUMBER: 5775
 JOB NUMBER: 202595

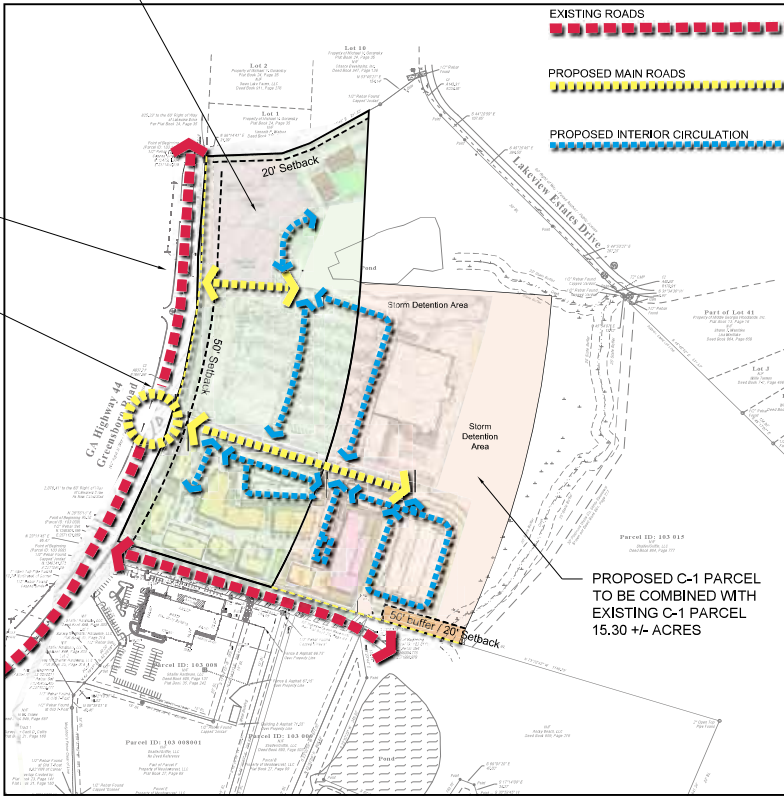


- Legend**
- City Limit
 - Parcels
 - Parcel Numbers
- Zoning**
- A-1 CITY
 - A-1 and AG-1
 - AG
 - AG-1
 - AG-2
 - C-1
 - R-1RR-1R
 - C-1 CITY
 - C-2
 - C-2 CITY
 - C-2 PUD
 - C-PUD
 - I-1 CITY
 - I-2 CITY
 - I-M
 - MHP
 - PUBLIC
 - PUBLIC CITY
 - R-1 CITY
 - R-2 CITY
 - R-3 CITY
 - R-4 CITY
 - R-1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

EXISTING C-1 PARCEL TO BE COMBINED WITH PROPOSED C-1 PARCEL 15.70 +/- ACRES

Proposed DOT Intersection

Proposed DOT Intersection



PROPOSED C-1 PARCEL TO BE COMBINED WITH EXISTING C-1 PARCEL 15.30 +/- ACRES

NET DEVELOPMENT SUMMARY

COMMERCIAL LAND USE	GROSS AREA IN ACRES (APPROXIMATE)	USE IN SF	SUMMARY OF LAND USE
Existing C1 Parcel/Proposed Use			
Highway 44 Out Parcel 1	25.30	7000	Retail / Office / Dining
Highway 44 Out Parcel 2		7000	Retail / Office / Dining
Highway 44 Out Parcel 3		7000	Retail / Office / Dining
Interior Commercial Parcel		8,500	Storage
Corner Highway Out Parcel		15,000	Office
		20,000	Retail
		5,000	Dining
COMMERCIAL LAND USE	Sub Total	15.30	89500
Proposed C1 Parcel/Proposed Use			
Interior Commercial Parcel 1	14.60	48000	Grocery / Retail
Interior Commercial Parcel 2		15000	Office
		17000	Retail
		3000	Dining
		20,000	Retail (100 Rooms)
			Conference Center
COMMERCIAL LAND USE	Sub Total	14.60	109000
TOTALS		29.90	174500

Proposed Use: Variety of commercial uses permitted in C-1 zoning - See development summary

Developer / Owner:
Shaifer Partners, LLC
5170 Peachtree Road bld 100 suite 120
Chamblee, GA 30341

Concept Plan: Illustrates conceptual site layout of proposed commercial uses

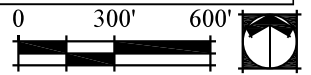
Applicant / Agent:
Rick McAllister
1341 Beverly Drive, Athens GA 30606

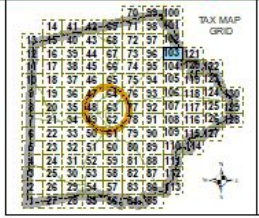
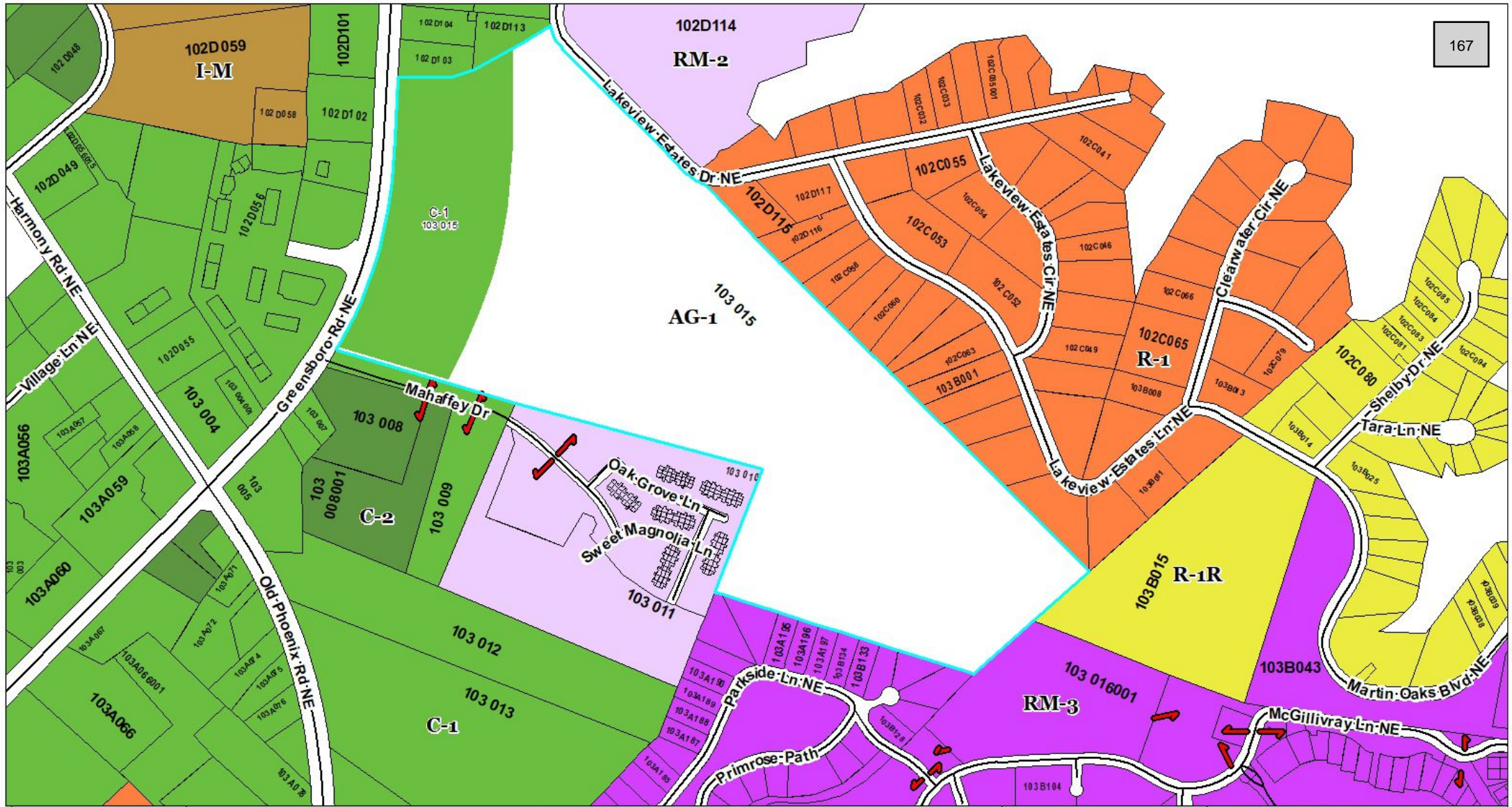
Intent: Rezone 14.60 +/- Acres from AG to C-1. Create a mixed-use commercial development by combining with existing C-1 Highway 44 Parcel.

PUTNAM DEVELOPMENT CENTER
CONCEPTUAL SITE PLAN
JULY 17, 2023



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.





- 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 | RM-3 |
| AG-1 CITY | C-2 | IND-2 | PUBLIC CITY | R-4 CITY | VILLAGE |

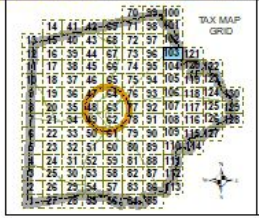
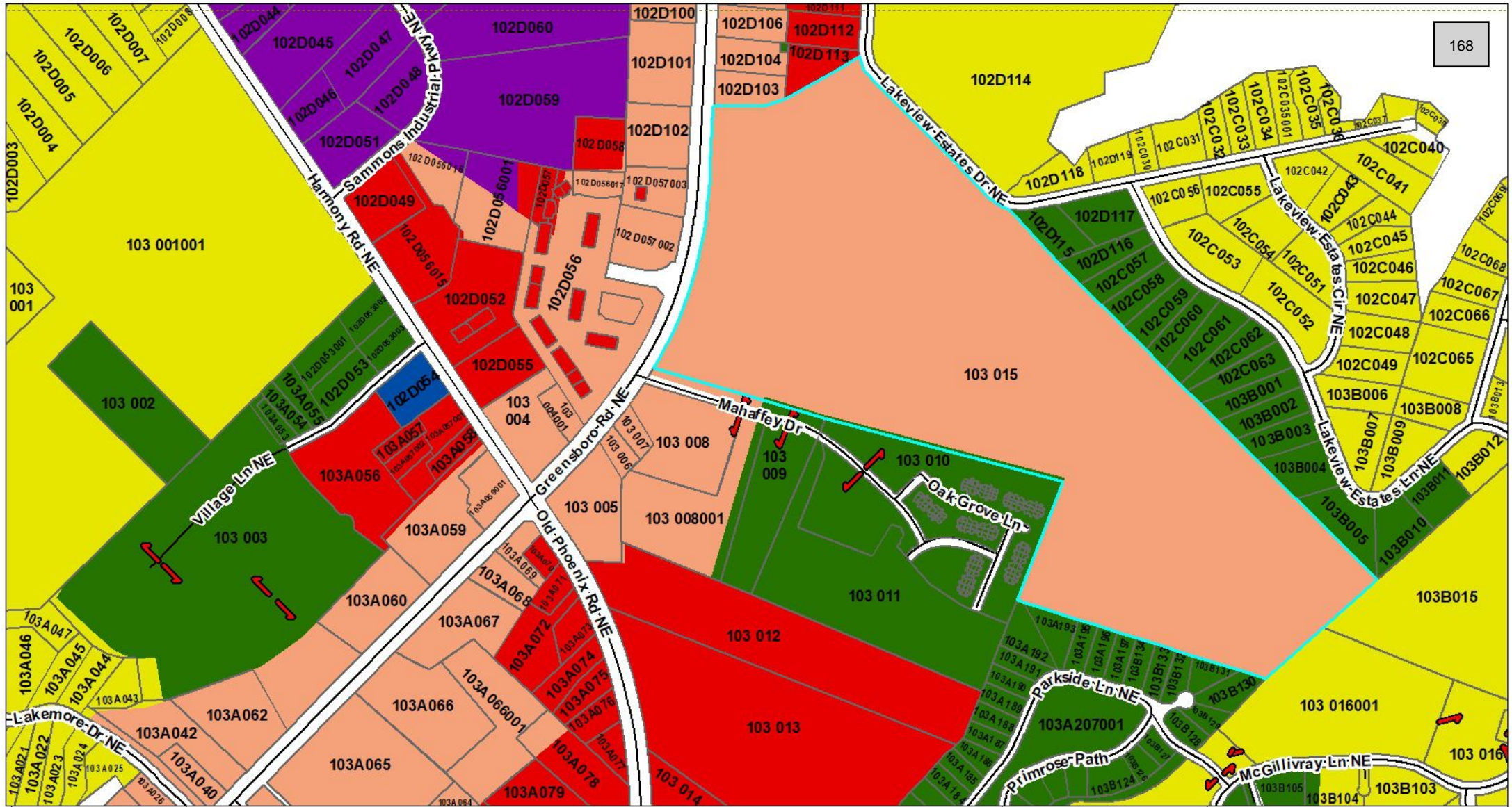


Middle Georgia Regional Commission
 175 Emery Hwy
 Suite C
 Macon, Georgia 31217
 (478) 751-6160
 Web:
www.middlegeorgia.org

PUTNAM COUNTY, GEORGIA
ZONING MAPS

MAP 103

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: JUNE 2023



GEOGRAPHIC FEATURE LEGEND

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

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

PUTNAM COUNTY, GEORGIA
 FUTURE LAND USE MAPS

MAP 103

MAP SCALE: 1" = 416.67' SCALE RATIO: 1:5,000 DATE: JUNE 2023

File Attachments for Item:

- 8. Consent Agenda
 - a. Approval of Minutes - October 6, 2023 Regular Meeting (staff-CC)
 - b. Approval of Minutes - October 6, 2023 Executive Session (staff-CC)

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Friday, October 6, 2023 ♦ 10:00 AM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Friday, October 6, 2023 at approximately 10:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

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

STAFF PRESENT

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

Opening

1. Welcome - Call to Order

Chairman Sharp called the meeting to order at approximately 10:00 a.m.
(Copy of agenda made a part of the minutes on minute book page _____.)

2. Approval of Agenda

County Attorney Fleming advised that a request was received to postpone agenda item #9 “Appeal of Short Term Vacation Rental License denial by Kerri Grant/Pier 6 LLC” to the next meeting.

Motion to approve the Agenda as amended moving agenda item #9 to the next scheduled meeting.

Motion made by Commissioner Brown, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Wooten

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

Draft Minutes	Page 1 of 5	
October 6, 2023		

4. Pledge of Allegiance (Staff)
County Manager Van Haute led the Pledge of Allegiance.

Regular Business Meeting

1. Public Comments

Mr. Charles Gray suggested adding lines to the Public Comments sign-up sheet providing citizens the option of indicating their district and contact information. Doing so would allow Commissioners and or staff to respond to citizens about their concerns voiced during the Public Comment portion of the meeting.

Dr. Steve Hersey explained the contents of the Senior Freeze Homestead Exemption handout, of which he provided copies to staff and commissioners.

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

6. Consent Agenda

- a. Approval of Minutes - September 19, 2023 Regular Meeting (staff-CC)
- b. Approval of 2023 Alcohol License-Great Waters Clubhouse (staff-CC)
- c. Authorization for Chairman to sign ACCG Interlocal Risk Management Agency Safety Discount Verification Form (staff-HR)
- d. Authorization for Chairman to sign ACCG Group Self-Insurance Workers' Compensation Fund Safety Discount Verification Form (staff-HR)

Motion to approve the Consent Agenda.

Motion made by Commissioner McElhenney, Seconded by Commissioner Brown.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Wooten

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

7. Approval of Lease Agreement for Convenience Center - Wards Chapel - Holt Spivey (staff-Finance)

County Manager Van Haute explained that the Lease Agreement for the Wards Chapel Convenience Center had been approved at a prior meeting; however, Mr. Holt Spivey requested some changes to the verbiage of the lease before signing.

Motion to approve the Lease Agreement for Convenience Center – Wards Chapel – Holt Spivey.

Motion made by Commissioner Brown, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Wooten

8. Request by Bradley T. Swicegood for Variance on Anchor Point Drive (staff-P&D/CC) Planning and Development Director, Lisa Jackson, explained that when the property was developed in the early 90s, there were no regulations. Today, regulations state that there should be no accessory structure without a primary one. However, due to terrain and utility access, and since the plats show no intention to develop non-lake lots, staff recommend approval for use variance with the following conditions:

1. Parcel 053 033001 shall not be subdivided.
2. Accessory structures allowed on the parcel shall be limited to one 24' x 40' pole barn and one 8' x 40' shipping container, and shall be sited in accordance with applicable development regulations.

Motion to approve the request by Bradley T. Swicegood for a Variance on Anchor Point Drive with the following conditions:

- 1. Parcel 053 033001 shall not be subdivided.**
- 2. Accessory structures allowed on the parcel shall be limited to one 24' x 40' pole barn and one 8' x 40' shipping container, and shall be sited in accordance with applicable development regulations.**

Motion made by Commissioner Wooten, Seconded by Commissioner McElhenney.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Wooten approve w/conditions.

Commissioner Wooten asked if an overlay could be put on all the lots on Anchor Point Drive. County Attorney Barry Fleming stated that it may be simpler to allow each individual property owner to request the variance. Staff will review the matter.

9. Appeal of Short Term Vacation Rental License denial by Kerri Grant/Pier 6 LLC (staff-CC) Moved to next scheduled meeting.

Reports/Announcements

10. County Manager Report

County Manager Van Haute reported the following:

- Solid waste bids are out and we are actively working with four to five contractors.
- Actively recruiting code enforcement officers from a contractor and surrounding counties; these positions will be a lot of weekend work; vehicles have been ordered and will be identifiable as code enforcement vehicles.
- Former Commissioner Bob Landau celebrated his 90th birthday on October 5.

Commissioner Brown asked County Manager Van Haute to ask the state to address the vegetation growth at Brer Bear and Highway 44.

Chairman Sharp requested that the state also be notified of the need of trimming at the intersection of Tanyard Road and Highway 44.

11. County Attorney Report

No report, but requested an Executive Session to discuss litigation.

12. Commissioner Announcements

Commissioner McElhenney: thanked Human Resources Director Cynthia Miller for her hard work for breast cancer awareness month and for the programs and events she planned so staff could participate in the observation of this wide-reaching and important cause.

Commissioner Brown: none.

Commissioner Wooten: echoed Commissioner McElhenney’s comments, adding that HR Director Miller takes a lot on to get things done and restated that the County is very proud of her for all the work she does.

Chairman Sharp: none.

Executive Session

13. Enter Executive Session as allowed by O.C.G.A. 50-14-4 for Personnel, Litigation, or Real Estate

Motion to enter Executive Session as allowed by O.C.G.A. 50-14-4 for Litigation.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Wooten

Meeting closed at approximately 10:28 a.m.

14. Reopen meeting following Executive Session

Motion to reopen the meeting following Executive Session.

Motion made by Commissioner Wooten, Seconded by Commissioner Brown.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Wooten

Meeting reconvened at approximately 11:05 a.m.

15. Authorize Chairman to sign Affidavit concerning the subject matter of the closed portion of the meeting

Motion to authorize the Chairman to sign the Affidavit concerning the subject matter of the closed portion of the meeting.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Wooten
(Copy of affidavit made a part of the minutes on minute book page _____.)

16. Action, if any, resulting from the Executive Session

No action taken.

Draft Minutes	Page 4 of 5	
October 6, 2023		

Closing

17. Adjournment

Motion to adjourn the meeting.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

Voting Yea: Commissioner McElhenney, Commissioner Brown, Commissioner Wooten

Meeting adjourned at approximately 11:07 a.m.

ATTEST:

Lynn Butterworth
County Clerk

B. W. "Bill" Sharp
Chairman

PUTNAM COUNTY BOARD OF COMMISSIONERS



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

The draft minutes of the October 6, 2023 Executive Session are available for Commissioner review in the Clerk's office.

File Attachments for Item:

9. Request for final plat subdivision approval - Serenity Point (staff-P&D)



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

October 17, 2023 BOC Staff Recommendations

To: Board of Commissioners

From: Lisa Jackson

Re: Staff Recommendation for Public Hearing Agenda on 10/17/2023

1. Request by Georgia Power, agent Serenity Point Subdivision Final Plat Approval

Staff recommends that the Board of Commissioners authorizes the chairman to sign the plats with the following condition:

- a. No activity or site development shall commence until action items 1-3 as listed on the attached letter addressed to Lisa Jackson, dated October 13, 2023, has been completed and approved by the appropriate county representative.**

October 13th, 2023

Dear Ms. Jackson,

On behalf of Georgia Power Company, I would like to thank you, Kathryn Hill, Chief McClain, Anthony Smith, and Anthony Frazier for meeting with our team on Wednesday, October 11th for the final inspection of GPC's *Serenity Point* subdivision. We truly appreciate Putnam County's support throughout the project.

Listed below are the GPC action items that were noted during our site meeting, and our plans to address each.

1. Underground Electric Utilities and Street Lights

Georgia Power will install underground electric utilities, including streetlights, within the County right of way. Due to material supply chain issues, our anticipated completion date is December 31st, 2023.

2. Street Signage

The following signage will be installed and/or corrected within 60 days of this letter.

- a. 30" stop sign with high intensity prismatic sheeting
- b. 2" square signpost, 10' tall with 2.23" x 30" anchor base
- c. 9" x 36" 'Serenity Point' road sign with high intensity prismatic sheeting, printed with standard capitalization, 6" uppercase letters, and 4.5" lowercase letters
- d. 24" x 30" '25 MPH' speed limit sign with high intensity prismatic sheeting
- e. 18" x 24" rectangular 'Slow Children at Play' sign below the speed limit sign (optional)

Note: All signs will be installed 6'-12' from the road shoulder and mounted at least 7' above the road surface. If there are multiple signs mounted on a single post, the primary sign will be at least 7' and the secondary sign will be sized small enough to ensure that it is not an obstruction.

3. Fire Hydrants

5" Stortz connectors/adapters will be installed on both fire hydrants within 60 days of this letter.

4. Plat Revision (Complete)

A revised plat, showing a consistent 60' right-of-way and remaining acreage labeled 'non-buildable common area', was re-submitted by Robert Jordan on 10/12/2023.

We look forward to the Putnam County Board of Commissioners meeting on Tuesday night. Should you need anything before then, please do not hesitate to contact me.

Respectfully,



Albert "Lennie" Brame
Oconee-Sinclair Lake Resources Manager



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

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

Plan 2023-01516

REQUEST FOR FINAL PLAT SUBDIVISION APPROVAL

THE UNDERSIGNED HEREBY REQUESTS AN INSPECTION OF SUBDIVISION FOR FINAL PLAT APPROVAL.

APPLICANT: Georgia Power Company

ADDRESS: 241 Ralph McGill Blvd NE, Bin 10151, Atlanta, GA 30308

PHONE: 404-640-8712

PROPERTY OWNER IS DIFFERENT FROM ABOVE: _____

ADDRESS: _____

PHONE: _____

PROPERTY:

SUBDIVISION NAME: Serenity Point

LOCATION: Mays Road, Putnam County, GA

MAP _____ PARCEL 086C012 NUMBER OF ACRES 12.92 PHASE 1 of 1

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

FOUR COPIES OF THE AS-BUILT SURVEY (*Final Plat/As built*)

BOND FOR PERFORMANCE/MAINTENANCE

_____ DEDICATION DEEDS FOR EASEMENTS, STREETS, and RIGHT-OF-WAYS

***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 HARMLESS IN THE EVENT IT IS DETERMINED APPLICANT DOES NOT HAVE SUCH LEGAL AUTHORITY.**

*SIGNATURE OF APPLICANT: *[Signature]* Er DATE: 10-3-23

Georgia Power Company

FOR OFFICE USE	
AMOUNT \$ <u>\$330.00</u>	CHECK NO. <u>29877</u>
CASH _____ CREDIT CARD _____	RECEIPT# _____
DATE FILED: <u>10/5/23</u> BOC MEETING	DATE SIGNED: _____

RECEIVED OCT 04 2023 *AKW*



MAINTENANCE BOND

BOND NO. 016238709

KNOW ALL MEN BY THESE PRESENTS:

THAT we, Georgia Power Company

and Liberty Mutual Insurance Company,
a corporation organized and doing business and under and by virtue of the laws of the State of
Massachusetts and duly licensed to conduct surety business in the State of
Georgia, as Surety, are held and firmly bound unto Putnam County, Georgia

as Obligee, in the sum of Thirty-two Thousand One Hundred Fifty Dollars And Zero Cents

(\$32,150.00),
for which payment, well and truly to be made, we bind ourselves, our heirs, executors and successors,
jointly and severally firmly by these presents.

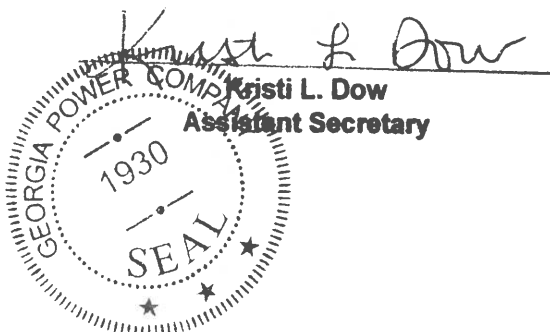
THE CONDITION OF THE OBLIGATION IS SUCH THAT:

WHEREAS, the above named Principal entered into an agreement or agreements with said Obligee to:
Putnam County Road Acceptance to pave, repave and/or repair all roads and drainage in said
subdivision if deemed necessary at a future date by the planning and development department

WHEREAS, said agreement provided that Principal shall guarantee replacement and repair of improvements
as described therein for a period of 48 months following final acceptance of said
improvements.

NOW, THEREFORE, if the above Principal shall indemnify the Obligee for all loss that Obligee may
sustain by reason of any defective materials or workmanship which become apparent during the period
of 48 months from and after acceptance of the said improvements by Obligee,
then this obligation shall be void, otherwise to remain in full force and effect. Any proceeding, legal, or
equitable, under this bond may be instituted in any court of competent jurisdiction in the location in
which the work, or part of the work, is located and shall be instituted within one year from the expiration
of this maintenance obligation.

IN WITNESS WHEREOF, the seal and signature of said Principal is hereto affixed and the corporate seal
and the name of the said Surety is hereto affixed and attested by its duly authorized Attorney-in-Fact,
this 30th day of August, 2023.
Year



Georgia Power Company
Principal

BY: Jeffrey M. Wilson
Liberty Mutual Insurance Company

BY: Jeffrey M. Wilson
Jeffrey M. Wilson Attorney-in-Fact



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8205020-016032

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Alisa B. Ferris; Anna Childress; Jeffrey M. Wilson; Mark W. Edwards II; Richard H. Mitchell; Robert R. Freel; Sam Audia; William M. Smith

all of the city of Birmingham state of AL each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 11th day of March, 2021.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: David M. Carey
David M. Carey, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 11th day of March, 2021 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV - OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 30th day of August, 2023.



By: Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary

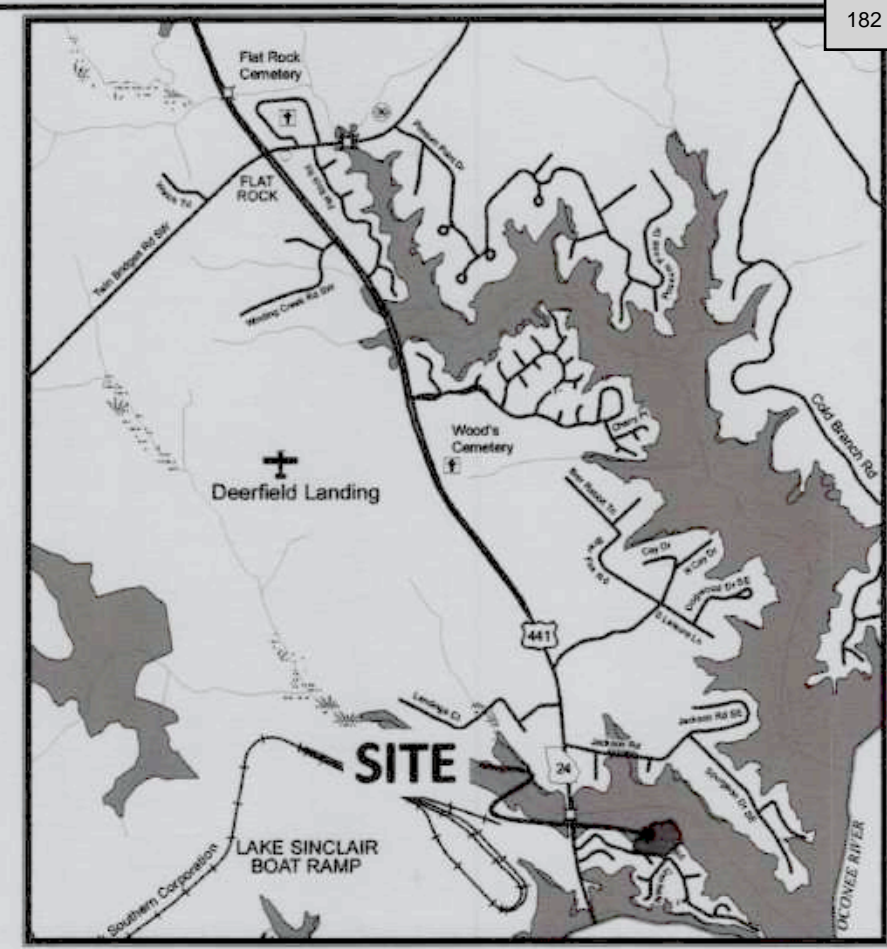
NOT valid for mortgage, note, loan, letter or credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

FINAL PLAT Sheet 1 of 1 SERENITY POINT SUBDIVISION

A Georgia Power Company
Recreational Development Area
LAND LOT 216, 2nd DISTRICT, 312 G.M.D.
PUTNAM COUNTY, GEORGIA

LAKE SINCLAIR
GEORGIA POWER COMPANY
SHT 35 OF 58
GPC DWG NO. H-939
FULL POOL: 340.0' &
FEE SIMPLE PROPERTY LINE



VICINITY MAP
N.T.S.

OWNER / DEVELOPER:
Georgia Power Company
241 Ralph McGill Blvd NE
Bldg 10151
Atlanta, GA 30308
Office Phone: 404.640.8712
Contact: Lennie Brame, Lake Resources Manager
Email: albrame@southernco.com

OWNER'S ACKNOWLEDGEMENT & DECLARATION:

STATE OF GEORGIA, PUTNAM COUNTY
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THEREIN, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS ACKNOWLEDGEMENT AND DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE OF SUBDIVIDER _____ DATE: _____
PRINTED NAME OF SUBDIVIDER _____
SIGNATURE OF OWNER _____ DATE: _____
PRINTED NAME OF OWNER _____

HEALTH DEPARTMENT CERTIFICATION:

STATE OF GEORGIA, PUTNAM COUNTY
THE LOTS SHOWN HEREON HAVE BEEN REVIEWED BY THE PUTNAM COUNTY HEALTH DEPARTMENT AND ARE APPROVED FOR DEVELOPMENT. EACH LOT IS TO BE REVIEWED BY THE PUTNAM COUNTY HEALTH DEPARTMENT AND APPROVED FOR SEPTIC TANK INSTALLATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
DATED THIS _____ DAY OF _____, 2023.

PUTNAM COUNTY HEALTH DEPARTMENT

INFRASTRUCTURE CERTIFICATIONS:

A. PUBLIC WORKS.
I HEREBY CERTIFY THAT THE ROAD MEETS THE REQUIREMENTS OF THE PUTNAM COUNTY DEVELOPMENT REGULATIONS.
PUBLIC WORKS DIRECTOR _____ DATE: _____

B. EATONTON PUTNAM WATER AND SEWER AUTHORITY (EPWSA)
I HEREBY CERTIFY THAT THE WATER SYSTEM MEETS THE REQUIREMENTS OF THIS DEPARTMENT.
EPWSA DIRECTOR _____ DATE: _____

ONLY ONE PRINCIPAL DWELLING UNIT IS PERMITTED PER LOT, EXCEPT FOR ONE FAMILY ACCESSORY DWELLING UNIT, WHICH MAY BE ENCLOSED AS PART OF PRINCIPAL STRUCTURE OR DETACHED FROM PRINCIPAL STRUCTURE. THIS BUILDING SHALL NOT BE A MANUFACTURED HOME.

ACCESSORY BUILDINGS: MAXIMUM OF TWO PER LOT, EXCLUDING ONE GARAGE OR CARPORT AND ONE WELL HOUSE.

DEVELOPMENT SUMMARY

THIS PROJECT CONSISTS OF 10 RESIDENTIAL SINGLE FAMILY LOTS.

PROPOSED LOTS: 10 LOTS
MINIMUM LOT SIZE: 0.83 ACRE
SMALLEST LOT: 0.88 AC (LOTS 6 & 7)
LARGEST LOT: 2.90 (LOT 1)
AVERAGE LOT SIZE: 1.19 ACRES
TOTAL ACRES: 12.92 ACRES

ROAD AND UTILITY EXTENSION SUMMARY

PROPOSED ROAD: SERENITY POINT 22' ASPHALT WIDTH RIGHT-OF-WAY AREA 0.83 ACRE

THE ROAD RIGHT-OF-WAY AND EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES SERVING THE LOTS ARE TO BE DEDICATED TO PUTNAM COUNTY, THE EATONTON PUTNAM COUNTY WATER AUTHORITY, OR OTHER APPROPRIATE ENTITIES FOR PUBLIC USE.

THE ROAD, WATER MAIN EXTENSIONS, AND WATER SERVICE LINES ARE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE PUTNAM COUNTY PUBLIC WORKS DEPARTMENT, THE EATONTON PUTNAM COUNTY WATER AUTHORITY, OR OTHER APPROPRIATE ENTITIES.

PERMITS FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS WILL BE REQUESTED AND THE SYSTEMS WILL BE INSTALLED BY INDIVIDUAL LOT LEASEES AT THE TIME OF HOME CONSTRUCTION.

UTILITY PROVIDERS

POWER: GEORGIA POWER COMPANY
BUSINESS SOLUTIONS CENTER 1-866-656-5888
Name and phone number of contractor/builder performing work.
Anticipated start and ending dates.
Site plan showing proposed location of county-approved septic tank, drain field lines and well plans.
All pertinent state and local permits (via PDF or other digital format) including but not limited to:
Septic tank permit (if applicable)
Building permit
Land disturbing permit (if greater than 1 acre)
Local county buffer variance (if applicable)

WATER: EATONTON-PUTNAM COUNTY WATER AUTHORITY
706-485-5252
https://epwsa.com/wp-content/uploads/2023/03/Updated-Application-for-Service.pdf

SEWAGE: INDIVIDUAL ON-SITE SEPTIC SYSTEMS
PUTNAM COUNTY DEPARTMENT OF PUBLIC HEALTH
706-485-6991

EASEMENTS

GEORGIA POWER COMPANY RESERVES FOR ITSELF AND ITS ASSIGNS A 10' PERPETUAL GENERAL UTILITY/DRAINAGE EASEMENT PARALLEL AND CONTIGUOUS TO ALL PROPERTY LINES.

A 15' UTILITY EASEMENT WILL BE REFLECTED FOR THE EATONTON-PUTNAM WATER & SEWER AUTHORITY CENTERED ALONG ALL WATER MAINS, HYDRANTS & SUPPLY LINES ON THE FINAL PLAT.

GEORGIA POWER CO - Outbuilding Construction Requirements:

Outbuilding installation request typically apply to company-owned lease lots.
Plans must be submitted to GPC, including building dimensions, prior to approval.
Outbuildings include, but are not limited to, detached garages, storage buildings, pavilions, greenhouses, etc.
Outbuildings are limited to one story.
Roof pitch should be no greater than 5/12.
There is a maximum of two outbuildings per lot. This does not include an attached garage, integral to the primary residential dwelling.
Outbuildings may not include living space, interior plumbing, and/or heating and air. Window units are acceptable.
Floor level to top of roof height should not exceed 18'.
Maximum of two structures not to exceed 1,156 square feet total.
Outbuildings must be located behind the residential dwelling (or non-lake side of property).
Should match the primary residential dwelling in color and design.

GEORGIA POWER CO - Boathouses (Lake Sinclair only):

Lots with 100' of shoreline or greater may qualify for a double stall boathouse (see diagram).
A residential structure must be erected on lot (regardless of ownership type) for a boathouse to be permitted.
New construction (including boathouse/dock combos) must be built so that a single walkway from shoreline leads to the combination structure.
Metal/aluminum carport covers are not allowed for use as a boathouse shelter.
Roof pitch should be no less than 3/12 and no greater than 5/12 and should be hip or gable roof style.
A storage room, no greater than 5' x 12' is allowed under roof line of boathouse.
Rooms must only be shingled, non-glare baked enamel or other non-glare surfaces.
Roof top sandbags are prohibited on GPC lakes.
Any accessory item (such as PWC lifts) must fit inside the overall footprint of the existing building envelope, behind structure or under roof line.
GPC requires open-sided boathouses on all lakes except for North Georgia lakes.
Other than water spots, no plumbing is allowed.
Boathouses are not permitted on Lake Oconee except to original property owners and only if they or their heirs still retain ownership.

GEORGIA POWER CO - Docks (Lake Sinclair only):

Any residential lot platted after the year 2000 must have a minimum of 100' straight line (pin to pin) shoreline, along with 100' width at the GPC project boundary to have any shoreline structure other than a seawall.
Max dock (platform) dimensions may not exceed 320 square feet or 18' x 20'.
In most instances, the nearest point of a dock to the property line projection, both at shoreline and out into water, should remain 15'.
Maximum distance of dock outreach from shoreline should not exceed 50'.
Primary walkway from shoreline to dock should be no more than 6' wide.
The flag dock is the GPC standard configuration for new dock construction.
It is encouraged that docks be placed in the center one-third of lot for possible future combination enhancement.

NOTE 'A': WATER SYSTEM & PAVEMENT SHOWN HEREON REFLECTS AS-BUILT INFORMATION COLLECTED 9-18-2023.

GEORGIA POWER CO Proposed Requirements of Leasees:

Only one residential dwelling is permitted per lot and mobile homes are prohibited.
Residential dwellings are limited to two stories above ground.
New residential dwellings must meet county square footage minimums.
All construction must be outside the project boundary of the property and at least 75' from the shoreline. This includes elevated decks or other features, which cannot extend over project boundary line or be less than 75' from the nearest point of shoreline.
All septic systems must be appropriately sized to handle the proposed dwelling occupancy per county health department guidelines. The required septic system (including repair area), along with the dwelling, must be used so that no disturbance to the project boundary occurs.
GPC reserves the right to reject proposals even if approved by the county or other parties if the request is deemed to be detrimental to the lake or our property.
The following information should be provided to GPC via PDF or other digital format prior to issuing a permit for residential construction:
Architectural drawings, including total footprint and dimensions of dwelling, front and side elevations of dwelling, etc.
Owner's name, address, phone number, lot number and subdivision or area number.
Name and phone number of contractor/builder performing work.
Anticipated start and ending dates.
Site plan showing proposed location of county-approved septic tank, drain field lines and well plans.
All pertinent state and local permits (via PDF or other digital format) including but not limited to:
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Boathouses are not permitted on Lake Oconee except to original property owners and only if they or their heirs still retain ownership.

GEORGIA POWER CO - Docks (Lake Sinclair only):

Any residential lot platted after the year 2000 must have a minimum of 100' straight line (pin to pin) shoreline, along with 100' width at the GPC project boundary to have any shoreline structure other than a seawall.
Max dock (platform) dimensions may not exceed 320 square feet or 18' x 20'.
In most instances, the nearest point of a dock to the property line projection, both at shoreline and out into water, should remain 15'.
Maximum distance of dock outreach from shoreline should not exceed 50'.
Primary walkway from shoreline to dock should be no more than 6' wide.
The flag dock is the GPC standard configuration for new dock construction.
It is encouraged that docks be placed in the center one-third of lot for possible future combination enhancement.

NOTE 'A': WATER SYSTEM & PAVEMENT SHOWN HEREON REFLECTS AS-BUILT INFORMATION COLLECTED 9-18-2023.

GEORGIA POWER CO Proposed Requirements of Leasees:

Only one residential dwelling is permitted per lot and mobile homes are prohibited.
Residential dwellings are limited to two stories above ground.
New residential dwellings must meet county square footage minimums.
All construction must be outside the project boundary of the property and at least 75' from the shoreline. This includes elevated decks or other features, which cannot extend over project boundary line or be less than 75' from the nearest point of shoreline.
All septic systems must be appropriately sized to handle the proposed dwelling occupancy per county health department guidelines. The required septic system (including repair area), along with the dwelling, must be used so that no disturbance to the project boundary occurs.
GPC reserves the right to reject proposals even if approved by the county or other parties if the request is deemed to be detrimental to the lake or our property.
The following information should be provided to GPC via PDF or other digital format prior to issuing a permit for residential construction:
Architectural drawings, including total footprint and dimensions of dwelling, front and side elevations of dwelling, etc.
Owner's name, address, phone number, lot number and subdivision or area number.
Name and phone number of contractor/builder performing work.
Anticipated start and ending dates.
Site plan showing proposed location of county-approved septic tank, drain field lines and well plans.
All pertinent state and local permits (via PDF or other digital format) including but not limited to:
Septic tank permit (if applicable)
Building permit
Land disturbing permit (if greater than 1 acre)
Local county buffer variance (if applicable)

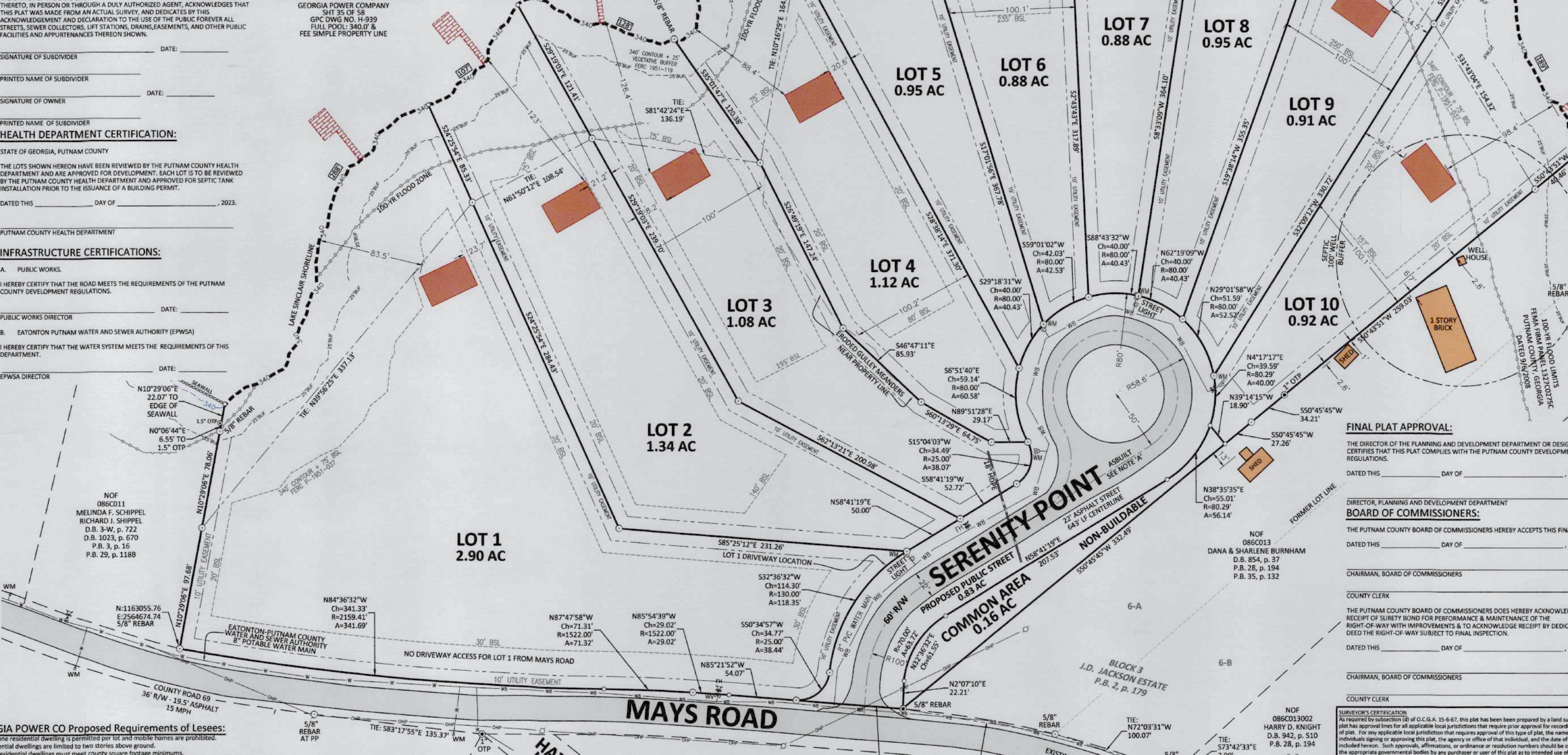
GEORGIA POWER CO - Outbuilding Construction Requirements:

Outbuilding installation request typically apply to company-owned lease lots.
Plans must be submitted to GPC, including building dimensions, prior to approval.
Outbuildings include, but are not limited to, detached garages, storage buildings, pavilions, greenhouses, etc.
Outbuildings are limited to one story.
Roof pitch should be no greater than 5/12.
There is a maximum of two outbuildings per lot. This does not include an attached garage, integral to the primary residential dwelling.
Outbuildings may not include living space, interior plumbing, and/or heating and air. Window units are acceptable.
Floor level to top of roof height should not exceed 18'.
Maximum of two structures not to exceed 1,156 square feet total.
Outbuildings must be located behind the residential dwelling (or non-lake side of property).
Should match the primary residential dwelling in color and design.

GEORGIA POWER CO - Boathouses (Lake Sinclair only):

Lots with 100' of shoreline or greater may qualify for a double stall boathouse (see diagram).
A residential structure must be erected on lot (regardless of ownership type) for a boathouse to be permitted.
New construction (including boathouse/dock combos) must be built so that a single walkway from shoreline leads to the combination structure.
Metal/aluminum carport covers are not allowed for use as a boathouse shelter.
Roof pitch should be no less than 3/12 and no greater than 5/12 and should be hip or gable roof style.
A storage room, no greater than 5' x 12' is allowed under roof line of boathouse.
Rooms must only be shingled, non-glare baked enamel or other non-glare surfaces.
Roof top sandbags are prohibited on GPC lakes.
Any accessory item (such as PWC lifts) must fit inside the overall footprint of the existing building envelope, behind structure or under roof line.
GPC requires open-sided boathouses on all lakes except for North Georgia lakes.
Other than water spots, no plumbing is allowed.
Boathouses are not permitted on Lake Oconee except to original property owners and only if they or their heirs still retain ownership.

LAKE SINCLAIR
GEORGIA POWER COMPANY
SHT 35 OF 58
GPC DWG NO. H-939
FULL POOL: 340.0' &
FEE SIMPLE PROPERTY LINE



LINE LEGEND

- PROPERTY BOUNDARY
- ADJOINING PROPERTY LINE
- CREEK OR SHORLINE
- OVERHEAD POWER
- EASEMENT
- TREELINE (APPROXIMATE LOCATION)
- ASPHALT PAVEMENT
- EDGE OF DIRT/GRAVEL SITE
- FEATURES (AERIAL LOC)
- WIRE FENCE
- CHAIN LINK FENCE
- DRAINAGE PIPE
- BUILDING SETBACK LINES
- 340' CONTOUR-LAKE SINCLAIR
- FEE SIMPLE PROPERTY LINE & FULL POOL
- 350' CONTOUR-LAKE SINCLAIR
- PROJECT BOUNDARY PERC 1951-119
- PIN TO PIN SHORELINE DISTANCE
- GRAVEL
- CONCRETE

PLAT ABBREVIATIONS

- Iron Pin Found
- Iron Pin Set w/plastic cap stamped "HALL 3368"
- Cmp-Top Pipe
- Open Top Pipe
- Concrete Monument
- Angle Iron
- Land Lot
- Dead Book
- Flat Book
- P.C.
- Slide
- P.O.B.
- Point of Beginning
- N.T.S.
- Scale
- F.E.M.A.
- Federal Emergency Management Agency
- Not to Scale
- Power Pole
- Transmission Tower
- Guy Wire
- Iron Pin Found
- Monument Set
- Computed Point
- Control or Traverse
- Pin Point Geodetic Control Point
- Benchmark or Temporary Benchmark (TBM)
- Well
- Power Pole
- Transmission Tower
- Guy Wire

UTILITY LEGEND

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- Power Pole
- Transmission Tower
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PLAT ABBREVIATIONS

- Iron Pin Found

File Attachments for Item:

10. Appeal of Short Term Vacation Rental License denial by Kerri Grant/Pier 6 LLC (tabled at last meeting) (staff-CC)

Lynn Butterworth

From: Wilson DuBose <WDubose@duboselawgroup.net>
Sent: Wednesday, October 4, 2023 2:33 PM
To: Lynn Butterworth
Cc: Kerri Grant
Subject: Appeal of Kerri Grant - 185 Harmony Bay Drive

Ms. Butterworth - I represent Kerri Grant in connection with her appeal of the denial of her short-term rental permit application for the address above. I was brought into the case yesterday afternoon and received today from Ms. Grant a notice that the Board of Commissioners will hear the appeal on October 6 at 10:00 a.m. In order to provide me with more time to prepare for the hearing, I am writing to request that her appeal be heard during the following regular meeting of the Commission. Please let me know if that can be arranged.

Thank you,
Wilson DuBose

C. Wilson DuBose
DUBOSE LAW GROUP LLC
1511 EATONTON ROAD
SUITE 200
MADISON, GEORGIA 30650
706-342-7900 OFC
706-474-4373 CELL
706-342-0011 FAX
WWW.DUBOSELAWGROUP.NET

PUTNAM COUNTY BOARD OF COMMISSIONERS



ll
SEP 7 2023 PM 4:41

117 Putnam Drive, Suite A ◊ Eatonton, GA 31024
706-485-5826 ◊ 706-923-2345 fax ◊ www.putnamcountyga.us

APPLICATION FOR SHORT TERM VACATION RENTAL LICENSE AND OCCUPATION REGISTRATION

(A separate rental license and application shall be required for each establishment)

Date of Application: 9/2/23 For Calendar Year: 2023-2024

Type of License – please check one: New Renewal

Application Fee per Establishment, \$350.00

Business Name or Applicant Name if Sole Proprietor:

Name PIEL 6 LLC / KERRI GRANT & DONG GRANT

DBA Name (if applicable) _____

Owner on Record of Dwelling Unit for which a license is sought:

Full Legal Name* GRANT FAMILY REVOCABLE TRUST - KERRI GRANT

*(If owner is not a natural person, use a separate sheet to identify all partners, officers and/or directors of any such entity, including personal contact information.)

Address 840 BARN OWL RD

City MARIETTA State GA Zip Code 30068

Phone Number [REDACTED] Email Address: [REDACTED]

Unit to be used as a short term vacation rental:

Address 185 HARMONY BAY DRIVE

City EATONTON State GA Zip Code 31024

Parcel Number LAND LOT 313, GMD 306, LOT 6 Zoning Classification RESIDENTIAL R1R

Location: Lake Oconee Lake Sinclair Non Lake Property

Who to contact if there are questions regarding the application:

Name KERRI GRANT Phone [REDACTED]

Email [REDACTED]

Maximum day or night occupancy* 12

(*this number shall equal two persons per bedroom plus two additional persons per residence, but no rental unit shall have a maximum occupancy greater than 12)

Denied
Emailed 9-11-23

Number of Parking Spaces allotted to the premises: _____

(Site plan indicating designated parking areas must be included with the application. The parking plan shall be sufficient to allow adequate parking for the maximum occupancy of the rental unit. No person occupying a short term vacation rental shall park any vehicle illegally on any street or road, nor park adjacent to any such street in a manner that would prevent or hinder any emergency vehicle from traveling thereupon. No person occupying a short term vacation rental shall park on any other person's property or block any driveway of any other person or property owner without permission to do so. No occupant of a short term vacation rental shall dock or otherwise tie any boat or vessel to the dock of any other property owner without the permission of the property owner. The Sheriff, any Deputy Sheriff, or Code Enforcement Officer may impound any vehicle found parking in such a manner.)

Short Term Vacation Rental Agent:

[This person shall be:

- a. the 24-hour contact individual;
- b. at least 25 years old;
- c. able to be present onsite within one hour of contact]

Full Name KERRI GRANT

Address 840 BARN OWL RD

City MARIETTA State GA Zip Code 30068

Phone Number [REDACTED] Email Address: [REDACTED]

A licensee must immediately notify the County Clerk, or their designee, in writing upon a change of short term vacation rental agent or any change in such agent's contact information within five days of any change in agent or contact information.

I, KERRI GRANT (property owner), solemnly swear, subject to the penalties for false swearing as provided under Georgia Law, all information required in this application and supporting documents for a Short Term Vacation Rental License in Putnam County, Georgia is true and correct to the best of my knowledge and I fully understand that any false information may cause the denial or revocation of said license. I further acknowledge the following: (please initial each bullet point)

- KRG* • I (property owner) have received a copy of the Putnam County Code of Ordinances pertaining to Short Term Vacation Rentals and I have reviewed it and understand the requirements.
- KRG* • I (property owner) agree to use my best efforts to assure that use of the premises by short term vacation rental occupants will not disrupt the neighborhood and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their properties and will abide by all other short term vacation rental regulations and will abide by any all other regulations required by the Putnam County Code of Ordinances.
- KRG* • I (property owner) shall not allow occupants to violate any federal, state, or local law, statute, rule or ordinances, including, but not limited to, sections 29-1 and 32-20 of the Putnam County Code of Ordinances, and shall maintain compliance with all requirements regarding the appointed short term vacation rental agent.
- KRG* • I (property owner) shall not transfer the right to operate under any license issued under the Putnam County Code of Ordinances to any other person or entity by lease, agreement, or any other contract.
- KRG* • I (property owner) understand that I must be in compliance with all applicable requirements under federal, state, and/or county ordinances. Compliance with state and county statute and ordinances shall specifically

include the requirement that the applicant or business of the applicant is not delinquent in the payment of any tax or fee owed the county, including, but not limited to, personal or real property taxes, any occupational taxes, sales and use taxes, or payment for any required permit necessary for operation of applicant's business. For purposes of this section, any tax that has been paid, formally appealed to the proper authorities, or is being paid pursuant to a plan authorized and approved by the appropriate tax or revenue commissioner shall not be deemed delinquent.

- No license issued under the Putnam County Code of Ordinances may be operated or shall have any legal effect at any location other than that for which it is issued.
- All marketing and advertising of the licensed premises shall include the prominent display of the number of the license issued pursuant to the Putnam County Code of Ordinances, and such license number shall be prominently displayed on the licensed premises. All marketing and advertising shall include notification of the maximum occupancy and maximum number of vehicles allowed.
- I (property owner) am responsible for compliance with the provisions of the Putnam County Code of Ordinances and the failure of an agent, representative, or local contact person to comply with these ordinances shall be deemed noncompliance by the owner.
- I (property owner) shall designate a short term vacation rental agent who has access and authority to assume management of the short term vacation rental unit. I, as the licensee, may be designated as the short term vacation rental agent. The name of the property owner and the short term vacation rental agent shall, along with their email addresses and telephone numbers at which the agent may be reached on a 24-hour, seven days a week, basis must be displayed with the short term rental license. The short term vacation rental agent shall be required to respond to the location of the short term rental within one hour after being notified of the existence of a violation of the Putnam County Code of Ordinances, or any disturbance requiring immediate remedy or abatement. A licensee must immediately notify the County Clerk, or their designee, in writing upon a change of short term vacation rental agent or any change in such agent's contact information within five days of any change in agent or contact information.
- A copy of a valid short term rental license shall be posted in a conspicuous location inside the main entrance of the short term rental and shall be presented by the owner, agent, renter, or occupant of the premises when requested by the Sheriff, any Deputy Sheriff, Fire Marshal or official, or Code Enforcement Officer. The contact information for the short term vacation rental license holder and agent, if applicable, must be prominently displayed within the premises at all times.
- I (property owner) must furnish the renter of the property a copy of the Putnam County Code of Ordinances pertaining to Short Term Vacation Rentals and a contract specifying the terms of the rental which will include the maximum number of persons allowed on the premises at any time. Said contract will also specify the maximum number of vehicles allowed on the property at any time during the rental period. Said contract will further prescribe the maximum number of boats or vessels that may be docked or moored on any body of water adjacent to the short term vacation rental unit. The property owner, agent, or occupant of the short term vacation rental, when requested to do so, will present a copy of the rental contract to the Sheriff, any Deputy Sheriff, Fire Marshal or official, or Code Enforcement Officer. A copy of the contract must also be included with the application.
- The presence of more people on the premises of a short term vacation rental than the maximum number specified in the rental contract shall be a violation of the Putnam County Code of Ordinances and the person(s) named in the rental contract shall be subject to being cited for said violation. The Sheriff, any Deputy Sheriff, Fire Marshal or official, or Code Enforcement Officer may order the excess number of persons to vacate the premises and any person refusing to do so shall be subject to arrest and prosecution for Disorderly Conduct as provided for in the Putnam County Code of Ordinances.

- It shall be unlawful for any occupant of a short term vacation rental to make, continue or cause to be made or continued any excessive, unnecessary, or unusually loud noise which disturbs the peace or quiet of anyone in the neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness. All electronic devices with speakers, including televisions, radios and stereo systems must be operated within the enclosed confines of the primary residence between the hours of 10:00 PM and 9:00 AM. The frequent or continuing barking, or other means of communication by animals that disturbs the comfort or repose of the residents of any residential neighborhood shall not be allowed.
- The minimum age of the person signing the rental agreement shall be 25 and such person shall be responsible for adherence to all regulations in the Putnam County Code of Ordinances by all occupants staying at the short term vacation rental. The person signing the rental agreement shall be required to be present at the short term vacation rental within one hour upon request by the Sheriff, any Deputy Sheriff, Fire Marshal or official, or Code Enforcement Officer during the rental period.
- No vehicles shall be parked on any public or private right of way and all parking shall be consistent with the parking plan submitted with the license application.
- The presence of more vehicles on the premises of a short term vacation rental, or more boats or vessels docked or moored on a body of water adjacent to the premises, than the maximum number specified in the rental contract shall be a violation of the Putnam County Code of Ordinances and the person(s) named in the rental contract shall be subject to being cited for said violation. The Sheriff, any Deputy Sheriff, Fire Marshal or official, or Code Enforcement Officer may order the owners or operators of the excess number of vehicles, boats or vessels to remove them from the property and any person refusing to do may be cited for violating this ordinance. The Sheriff, any Deputy Sheriff, or Code Enforcement Officer may further impound the excess vehicles, boats, or vessels that are not removed upon a request to do so.
- No renter shall go upon any adjacent properties or the common areas of the neighborhood community unless specifically authorized in advance and in writing by the owner of the short term vacation rental property.
- No accessory structures shall be used for any overnight occupancy.
- Any and all pets present on the premises must be leashed or contained at all times.
- The premises may not be utilized for any special event and there shall be no admission charged by the renter for access to the premises.
- No renter shall be allowed to sublet the premises or any rooms during rental.
- No renter shall be allowed to place, site, or occupy any recreational vehicles or campers on the premises during rental.
- All external lighting shall be directed within the parcel and shall not be allowed to impact adjacent properties.
- All garbage and trash must be stored in a trash container or appropriate receptacle and shall not be placed within or adjacent to any private or public right of way for a period of time greater than 48 hours.
- An interconnected and hard-wired smoke detection and notification system, with battery backup, is required and must be operable and in good working order at all times.
- Subject to state law, the use of fireworks is prohibited at all short term vacation rentals.
- No licensee or person occupying a short term vacation rental shall engage in any behavior on the premises of the rental that constitutes a violation of Section 29-1 of the Putnam County Code of Ordinances.

residential property as a short term vacation rental unit.

- The written application for a rental license on file with the Board of Commissioners shall be a permanent record which the license holder must maintain current with correct information at all times. The failure to maintain a current application shall be grounds for revocation of a rental license.
- I (property owner) have a duty to collect a hotel/motel tax and remit same to the County Clerk monthly on or before the 20th day of the month following the month of collection unless all rentals are going through an online platform (VRBO, Airbnb, etc.). Effective July 1, 2021, online platforms will remit your taxes for you.
- I (property owner) herewith tender the sum of \$350.00 as the short term vacation rental license/occupation registration fee. I ask that I be granted a rental license to operate the aforesaid business.

KERRY GRANT / DOUGLAS GRANT

Print full name as signed below

[Handwritten signature]

[Handwritten signature]

9/1/23

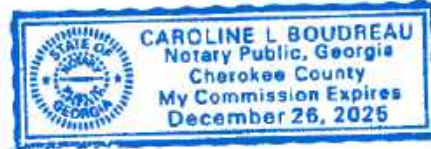
Signature of Owner

Date

Sworn to and subscribed before me

this 5th day of September, 2023.

[Handwritten signature]
Notary Public (SEAL)



(For Putnam County Office Use Only)

Name of Owner _____

Name of Business (if applicable) _____

Address of Rental Property _____

Payment Received: \$ 350.00 Date 9-3-23 Receipt # 371997

Approval: (please sign appropriate line below)

Fire Marshal _____ Date _____

Tax Commissioner _____ Date _____

County Clerk _____ Date _____

**Leasing Agreement Pier 6 Lake Oconee, LLC
Booking Confirmation**

Dear xxx:

Thank you for choosing our home for your vacation. We are thrilled to host you and hope you have an enjoyable stay.

Your confirmation is as follows:

Check-in date: xxx, xxx xx, 2023

Check-out date: xxx, xxx xx, 2023

Number of adults: 8

Number of children: 8

Pets: No pets allowed

Check in (4 pm EST) Unless otherwise approved

Check out (10 am EST) Unless otherwise approved

Rate: \$xxx.00

Cleaning fee: \$375

State Sales Tax (8%)/County Lodging Tax (8%) NA

Hotel Fee: xxx

TOTAL Payment Paid: \$xxx

Please sign and return the attached rental agreement. Upon receipt of the signed rental agreement, I will provide the key code, address and instructions for entering the property.

Thanks, and have a great vacation!
Kerri Grant, Owner
Pier 6 Lake Oconee, LLC



SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the "Agreement") is made by and between Pier 6 Lake Oconee, LLC ("Homeowner") and xxx xxx ("Guest/Agent") as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property is a 6 Bedroom, 5.5 Bathroom Detached Single Family Lake House with a dock on Lake Oconee in Eatonton Ga. The exact address will be provided after the signed rental agreement has been received. The property is furnished and includes linens, towels, and kitchen utensils/dishes.

2. Rental Party: The rental party shall consist of Guest and the following persons:

3. Maximum Occupancy: The maximum number of guests is limited to **12 persons**.

4. Term of the Lease: The lease begins at 4 p.m. on xxx xx, 2023 (the "Check-in Date") and ends at 10 a.m. on xxx xx, 2023 (the "Checkout Date").

5. Minimum Stay: This property requires a **4 night minimum stay**. Longer minimum stays may be required during holiday periods. [Waived for this event]

6. Rental Rules and Conditions: Guest agrees to abide by the **Rental Rules and Conditions** attached hereto as **Exhibit A**, at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property. Occupant is obligated to abide by all of the requirements of the Putnam County ordinances, state and federal law, and such a violation of any of these rules may result in the immediate termination of the agreement and eviction from the premises, as well as potential liability for payment of fines levied.

7. Access: Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.

8. Rental Rate and Fees

a. Deposit: A security deposit of One Thousand Dollars (\$1000.00) is due along with one night fee (\$1,200.00). The remaining balance of the full payment of the rental fees (\$3,975) is due on October 20, 2023. The security deposit and first night can be sent to [REDACTED] via Venmo or Kerri Grant [REDACTED] via Zelle. The security deposit shall be refunded within fourteen (14) days of the Checkout Date provided no deductions are made due to:

- Damage to the property or furnishings;
- Dirt or other mess requiring excessive cleaning; or
- Any other cost incurred by the Homeowner due to the Guest's stay.

If the premises appear dirty or damaged upon Check-in, the Guest shall inform the Homeowner immediately.

b. Rental Rate: Payment in full of the fees outline in the above attached booking confirmation shall be due by the date specified.


9. Cancellation Policy: If Guest wishes to cancel their reservation, the rental fees and reservation deposit will be refunded as follows:

- 50% refund of rental fees if cancelled thirty (30) days prior to the Check-in Date
- If the reservation was made over thirty (30) days prior to the Check-in Date and a reservation deposit was collected, this deposit will not be refunded in the event of a cancellation.
- Security Deposits and Cleaning Fees are 100% refundable anytime reservation is cancelled before Checking-in to the property.

Exception to Cancellation Policy: The owners understand that cancellations can be outside of the guests control and will, at the owner's discretion, attempt to secure another reservation for the dates of cancellation. If the owners successfully secure a new reservation for the cancelled dates, then the original reservation deposit and/or rental fees will be refunded less any difference in the amount of the original cancelled reservation and the new reservation.

10. Insurance: You have the right to and we encourage all renters to purchase traveler insurance.

The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below.


 Kerri Grant, Homeowner
 Pier 6 Lake Oconee, LLC
 Date: May 31, 2021
 Phone #: [REDACTED]

 XXX XXX, Guest
 Date: _____
 Phone #: _____

Exhibit A

RENTAL RULES AND CONDITIONS

1. **Smoking:** Smoking is **NOT** allowed anywhere inside the house.
2. Individuals other than those in the Guest party set forth above may not stay overnight at the property. Any other person at the property is the sole responsibility of Guest. Guests are not allowed to exceed the occupancy limit agreed to above.
3. **Noise/Quiet Hours:** Guests should not create excessive noise at a level that disturbs neighbors; Code- enforced neighborhood quiet hours are from 10:00p.m. – 8:00a.m.
4. The house is owned by Pier 6 Lake Oconee, LLC. Its owners, members and representatives are not responsible for any accidents, injuries or illnesses that occur while on the premises or its facilities. Pier 6 Lake Oconee, LLC, it's owners, members and representatives are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise. Owners do not accept liability for any inconvenience arising from temporary defects or stoppage in water supply, gas, electricity, internet, cable, cell service or plumbing. Owners do not accept liability for any loss or damage caused by weather conditions, natural disasters, acts of God or other reasons beyond our control.
5. No fireworks may be launched from anywhere on the property.
6. Only use appliances for their intended uses.
7. **Pets:** Pets are **NOT** allowed.
8. **Parking:** While we do not limit the number of vehicles allowed to park at the property, we do ask that vehicles and trailers be parked in a manner that does not damage the landscaping. There are adequate parking areas on and around the driveway that can be utilized as opposed to any areas that might cause damage to vegetation or manicured landscaping areas. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.
9. **Maintenance:** Owners strive to maintain property in optimum working condition, but appliance and mechanical problems can arise. No refunds will be given for short-term appliances or mechanical failures. Should a mechanical malfunction occur during your stay, please notify Owners immediately in order for prompt action to be taken. Any community power outages would be out of control of the owner and the renter would still be obligated for payment.
10. **Inspection/Cleaning:** The home will be thoroughly inspected (indoors and outdoors) following each and every rental. Should any damage have occurred during the guest's stay, the security deposit will be assessed for the amount of the damages. If excessive damages occur the owners have the right to charge the credit/debit card used to book the reservation for additional damages and to pursue criminal prosecution. Guests are expected to leave the property in the same clean

condition in which it was found. The cleaning fee added to your total cost is for washing all sheets, towels, standard dusting, vacuuming, mopping, cleaning mirrors, and cleaning and disinfecting bathrooms and kitchen following your departure. You will be expected to leave the towels hanging up so they do not mildew and do not leave wet towels on the beds. Owners will provide clean sheets, pillowcases, blankets, towels and washcloths. Guests are required to clean any dirty dishes prior to checkout and ensure no wet towels or washcloths have been tossed onto beds or carpeted areas. Please put them on the laundry room floor or leave them on towel racks.

11. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We do not permit towels or linens to be taken from the property. A Washer and Dryer are included if you need to do laundry during your stay.

12. Garbage: Any garbage must be placed in a garbage bag before being placed in the garbage bins in the garage. Do not place loose garbage in bins!

13. Fishing: The cleaning of fish should be done outside. Scales, heads, fins, etc. should be returned to the water. Do not leave scales in the yard or throw waste in the trash can. Bloodied or soiled clothes or shoes should be removed before walking on carpet. Shoes should be left outside and clothes removed in the basement garage area and placed in trash bags or laundered immediately.

14. Lake/Dock/Rocks: Children must be supervised by an adult at all times when on the property. Being around or swimming in the lake, on the dock, and on or around the rocks presents many dangers. Enjoy all of these features at your own risk. We do provide floatation devices but, we do not have life jackets for every possible size. We recommend bringing properly fitted life jackets for each and every child in your party. The rocks can be very slippery and can also be covered in moss which attracts insects such as mites and ticks. The dock presents another slipping hazard. Do not run on the dock and exercise caution while barefooted on the dock. Just as there are large rocks on the land around the property, there are also large rocks in the water around the dock. Jumping off the dock poses a risk. **Do not dive** head first into the water as conditions are always changing and we cannot guarantee underwater structures have not settled near the dock. There are also rocks underwater on the sides of the dock and in the shallow water between the dock and the shore.

15. Kayaks/SUP: There are currently two (2) kayaks and one (1) Stand Up Paddleboard (SUP) at the property. We welcome our guests to use the kayaks/SUP but ask that they use caution in doing so. This is because some guests might not know how to move the kayaks into the water and operate them safely. If a guest does use the kayaks, they do so at their own risk and will not hold owners liable for any injuries or accidents that occur while using or moving the kayaks/SUP. Guests also agree to only use kayaks/SUP while wearing properly fitting life jackets, either the life jackets provided with the property or guest supplied. Kayaks/SUP should be removed from the water when not in use and secured safely from risk of damage or theft.

16. Fireplace: Please use the gas only fireplace responsibly.

17. Septic: The property is on a septic system. The septic system is very effective; however, it will clog up if improper material is flushed. Do not flush anything other than toilet paper. No feminine

products should be flushed at any time. If it is found that feminine products have been flushed and clog the septic system, you could be charged for damages.

18. Storms: No refunds will be given for storms or inclement weather unless evacuation is ordered by government authorities or the property becomes uninhabitable. We do not provide refunds due to road conditions.

19. Violations/Disturbances: Guests and all other occupants will be required to vacate the property immediately, with complete forfeiture of rental fees for any of the following violations: (a) Use of property for any illegal activity including, but not limited to, the possession, serving or consumption of alcoholic beverages by or to any person less than 21 years of age; (b) consumption or use of illegal substances; (c) loud music and/or disruptive behavior, (d) causing damage to the property or to any neighboring properties; (e) any other acts which may interfere with neighbors' quiet enjoyment of their property. Guest is also required to abide by all of the requirements of the Putnam County ordinances, state and federal law, and any such violation of any of these rules may result in the immediate termination of the agreement and eviction from the premises with complete forfeiture of rental fees, as well as potential liability for payment of fines levied.

20. Choice of Law: This agreement shall be governed by the laws of the state of Georgia. Each of the parties irrevocably consents to the exclusive personal jurisdiction of the federal and state courts located in Georgia, as applicable, for any matter arising out of or relating to this agreement.

21. Force Majeure: A party shall not be liable for any failure of or delay in the performance of this Agreement if the Property becomes uninhabitable or inaccessible due to causes beyond the party's reasonable control, including but not limited to; acts of God, war, strikes or labor disputes, embargoes, government orders or any other force majeure event. If the property becomes uninhabitable or inaccessible prior to the Check-In Date, one hundred percent (100%) of the deposit will be refunded.

22. Successor and Assigns: Guest shall not assign his or her rights under this agreement, or sublet the property, in whole or part, to another party without the prior written consent of the Homeowner. The Homeowner retains the right to assign his or her rights under this agreement to a third party without further notice.

23. Severability: If any provision of this Agreement is held by a court of law to be illegal, invalid, or unenforceable, (a) that provision shall be deemed amended to achieve as nearly as possible the same economic effect as the original provision, and (b) the legality, validity, and enforceability of the remaining provisions of this Agreement shall not be affected or impaired thereby.

24. Attorney's Fees: The prevailing party in any action brought under this agreement shall be entitled to reasonable attorney's fees and costs.

25. Entire Agreement: This Agreement constitutes the entire agreement of the parties and supersedes all prior or contemporaneous oral or written agreements concerning the subject matter.

Updated: September 2023

Google Maps 185 Harmony Bay Dr



Imagery ©2023 Airbus, Maxar Technologies, Map data ©2023 20 ft

* PARKING PLAN *

- 3 CARS IN GARAGE
- #4 CAR IN PAD IN DRIVE
- #5 CAR IN PAD IN DRIVE
- #6/#7 CAR IN DRIVE



Tri-County EMC

197

P.O. Box 487
Gray, GA 31032
(478) 986-8100 - 1-866-254-8100
www.tri-countyemc.com

GRANT KERRI
840 BARN OWL RD
MARIETTA GA 30068-2477

SERVICE FROM	SERVICE TO	PREVIOUS READING	PRESENT READING	KWH USAGE	RATE	SERVICE ADDRESS
06/08/23	07/08/23	46249	49474	3225	BASIC	HARMONY BAY DR 185

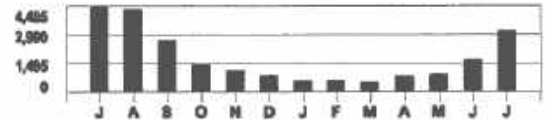
Account [REDACTED] Activity This Period - Normal Bill

ENERGY AND DISTRIBUTION	\$400.55
SALES TAX	\$32.04
TOTAL CURRENT BALANCE DUE 07/27/23	\$432.59
PREVIOUS AMOUNT DUE	\$262.88
THANK YOU FOR YOUR PAYMENT 06/15/23	\$-262.88
TOTAL DUE ON 07/27/23	\$432.59
AFTER 07/27/23 PAY	\$452.61

Allow ample time for delivery before the due date when mailing your payment.
Payment is not avoided by failure to receive bill. Bill is delinquent after due date.
*Rate Schedules Available Upon Request

COMPARISONS	DAYS SERVICE	KWH USED	AVG. KWH/DAY	COST PER DAY
CURRENT BILLING PERIOD	30	3225	108	13.35
PREVIOUS BILLING PERIOD	31	1727	56	7.85
SAME PERIOD LAST YEAR	30	4485	150	18.47

Your Electricity Use Over The Last 13 Months



CheckOut is a fast and convenient way to pay your TCEMC bill while checking out at participating retailers near you. Learn more at www.tri-countyemc.com/checkout.cms.

PLEASE DETACH AND RETURN THIS PORTION WITH PAYMENT

GA00940F



Tri-County EMC
P.O. Box 487
Gray, Georgia 31032

ADDRESS SERVICE REQUESTED

Account #	Due Date	Amount Due
[REDACTED]	07/27/23	\$432.59
Meter #	Cycle	After Due Date Pay
[REDACTED]	2	\$452.61

ENTER AMOUNT PAID _____

PLEASE INDICATE CHANGE OF ADDRESS OR PHONE NUMBER HERE

TRI-COUNTY EMC
PO BOX 487
GRAY GA 31032-0487



GRANT KERRI
840 BARN OWL RD
MARIETTA GA 30068-2477

0
879

0000000000

00000043259

00000045261

1

POLICY DETAILS

FILE A CLAIM

Home

185 Harmony Bay Dr

Policy: [REDACTED]

Address

185 Harmony Bay Dr
Eatonton, GA 31024-2313

Mortgage Lender

SPECIALIZED LOAN SERVICING LLC ITS SUCCESSORS AND/OR ASSIGNS

[EDIT LENDER INFO](#)

FEEDBACK

Coverage



Effective Dates

4/16/23 - 4/16/24

People Covered

Douglas Grant
Primary Named Insured

Policy Coverages

Coverage F - Medical Expense \$5,000 Per Person/Per Occurrence

Dangerous Dog And Exotic Animal Liability \$25,000 Limit

Section I Deductibles \$2,500 Property Deductible
\$2,500 Windstorm Or Hail Deductible

Roof Replacement Cost Coverage For Windstorm And Hail

Personal Property Replacement Cost

Pollutant Cleanup And Removal \$5,000 Limit

Ordinance Or Law 10% Limit

Service Line \$10,000 Service Line Limit
\$500 Service Line Deductible

Water Coverage From An Outside Water Source \$25,000 Limit

Increased Dwelling Limit 20% Percentage Amount Over Coverage A

Fire Department Service Charge \$500 Limit

Fungi Or Bacteria \$57,650 Limit

FEEDBACK

Coverage A - Dwelling \$1,357,800 Dwelling Limit
119% of Calculated Replacement Cost

Coverage B - Other Structures Unscheduled Structures \$5,000 Limit

Coverage C - Personal Property \$814,700 Limit
60% of Dwelling Coverage A

Coverage D - Loss Of Use \$271,600 Limit
20% of Dwelling Coverage A

[+] FEEDBACK

Premium and Discounts ∨

Documents ∨

This information is provided for your convenience only and is not a declaration of coverage, and it is not proof of insurance. This information displayed is not warranted accurate and may be subject to change or correction. Your agent can answer any questions you may have about this policy.

If you have paid your renewal premium for continued coverage prior to the effective renewal date of your insurance policy, the policy information displayed in My Account will reflect any changes in coverage between your current policy and the renewed policy. Should such changes exist, the policy information displayed will not reflect accurately the current terms of your coverage prior to the effective renewal date.

Quick Links

[Make a Payment](#)



[Communication Preferences](#)


[Request a Change](#)


[FAQs](#)


My Agent

Christine Pulliam

 [Location](#)

 [Website](#)

 [Email](#)

FEEDBACK

Last login: August 12, 2023 at 9:25 a.m.



Verification of Lawful Presence with the United States

By executing this affidavit under oath, as an applicant for a Short Term Rental License, as referenced in O.C.G.A §50-36-1, from the Putnam County Board of Commissioners, the undersigned applicant verifies one of the following with respect to my application for a public benefit: *(please only check one)*

- 1) I am a United States citizen
- 2) I am a legal permanent resident of the United States
- 3) I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other Federal immigration agency.

My alien number issued by the Department of Homeland Security or other Federal immigration agency is: _____

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document (Driver's License, State Issued ID, or Passport), as required by O.C.G.A §50-36-1 (f) (1), with this affidavit.

The secure and verifiable document provided with this affidavit can best be classified as:

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A §16-10-20, and face criminal penalties as allowed by such criminal statute.

Executed in _____ (city), _____ (state)

Signature of Applicant

DOUGLAS GRANT

Printed Name of Applicant

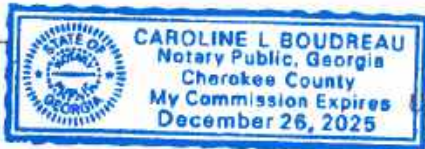
SUBSCRIBED AND SWORN

BEFORE ME ON THIS THE

5th DAY OF September, 2023

NOTARY PUBLIC

My Commission Expires: 12/26/2025



Private Employer Affidavit Pursuant To O.C.G.A. § 36-60-6(d)

By executing this affidavit under oath, the undersigned private employer verifies one of the following with respect to its application for a business license, occupational tax certificate, or other document required to operate a business as referenced in O.C.G.A. § 36-60-6(d):

Section 1. Please check only one:

(A) _____ On January 1st of the below-signed year, the individual, firm, or corporation employed more than ten (10) employees¹.

*** If you select Section 1(A), please fill out Section 2 and then execute below.

(B) On January 1st of the below-signed year, the individual, firm, or corporation employed ten (10) or fewer employees.

*** If you select Section 1(B), please skip Section 2 and execute below.

Section 2.

The employer has registered with and utilizes the federal work authorization program in accordance with the applicable provisions and deadlines established in O.C.G.A. § 36-60-6. The undersigned private employer also attests that its federal work authorization user identification number and date of authorization are as follows:

Name of Private Employer

Federal Work Authorization User Identification Number

Date of Authorization

I hereby declare under penalty of perjury that the foregoing is true and correct.

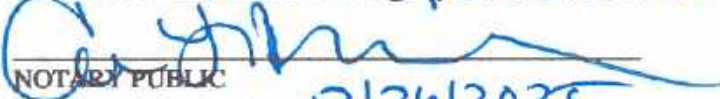
Executed on _____, _____, 20____ in _____ (city), _____ (state).



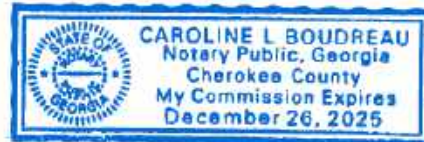
Signature of Authorized Officer or Agent

DOUGLAS GRANT
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 5th DAY OF September, 202023



NOTARY PUBLIC
My Commission Expires: 12/26/2025



¹ To determine the number of employees for purposes of this affidavit, a business must count its total number of employees company-wide, regardless of the city, state, or country in which they are based, working at least 35 hours a week.

USA
Georgia
 DRIVER'S LICENSE

DL NO. [REDACTED] CLASS C
 DOB [REDACTED] 1976
 EXP [REDACTED] 2025
DOUGLAS MICHAEL GRANT
 840 BARN OWL RD
 MARIETTA, GA 30068-2477
 COBB
 Restrictions A End NONE
 Iss 01/19/2017
 Sex M Eyes BLU
 Hgt 6'-01" Wgt 160 lb
 DD | 29641042206004413





GEORGIA
 DRIVER'S LICENSE
 DL  US/07

Governor: *B.P.*
 4d DL NO [REDACTED] 3 DOB [REDACTED] 1976
 9 CLASS C 4b EXP [REDACTED] 2028
 2 **KERRI HULEN**
 1 **GRANT**
 6 840 BARN OWL RD
 MARIETTA, GA 30068-2477
 COBB
 12 REST A
 9a END NONE
 4a ISS 03/11/2020
 15 SEX F 18 EYES BLU
 16 HGT 5'-08" 17 WGT 145 lb

Commissioner: *James L. Rose*




Lynn Butterworth

From: Lynn Butterworth
Sent: Monday, September 11, 2023 10:22 AM
To: Kerri Grant
Subject: STR Application

I received your application for a short term vacation rental license at 185 Harmony Bay Drive. As you may or may not know, the Board of Commissioners adopted new STR ordinances on Friday, September 1, 2023. These new ordinances prohibit issuing STR licenses for parcels that are designated R-1R zoning. Unfortunately, your property has that zoning, so we will not be able to accept or process your application. I will be glad to refund the \$350.00 fee you paid.

If you have any questions, please let me know.

Lynn Butterworth, MCC
County Clerk/Open Records Officer
lbutterworth@putnamcountyga.us
www.putnamcountyga.us
Putnam County Board of Commissioners
117 Putnam Drive, Suite A
Eatonton, GA 31024
706-485-5826 (Office)
706-485-1877 (Direct Line)
706-923-2345 (Fax)

Lynn Butterworth

From: Lynn Butterworth
Sent: Friday, September 15, 2023 4:47 PM
To: [REDACTED]
Subject: STR Appeal
Attachments: 2023-09-15 STR Appeal Response-Pier 6 LLC-Kerri Grant.pdf

Good afternoon Kerri,
Please see the attached letter from County Manager Van Haute.

Lynn Butterworth, MCC
County Clerk/Open Records Officer
lbutterworth@putnamcountyga.us
www.putnamcountyga.us
Putnam County Board of Commissioners
117 Putnam Drive, Suite A
Eatonton, GA 31024
706-485-5826 (Office)
706-485-1877 (Direct Line)
706-923-2345 (Fax)

Lynn Butterworth

From: Kerri Grant [REDACTED]
Sent: Monday, September 11, 2023 11:21 AM
To: Lynn Butterworth
Subject: Re: STR Application

Thank you for letting me know. So can you please explain a bit more to me on that zoning and the ruling? Is that a permanent thing?

This is my mistake because we had a permit when we built the house and then I didn't renew it.

I appreciate all of your information and help.

On Sep 11, 2023, at 10:21 AM, Lynn Butterworth <lbutterworth@putnamcountyga.us> wrote:

I received your application for a short term vacation rental license at 185 Harmony Bay Drive. As you may or may not know, the Board of Commissioners adopted new STR ordinances on Friday, September 1, 2023. These new ordinances prohibit issuing STR licenses for parcels that are designated R-1R zoning. Unfortunately, your property has that zoning, so we will not be able to accept or process your application. I will be glad to refund the \$350.00 fee you paid.

If you have any questions, please let me know.

Lynn Butterworth, MCC
County Clerk/Open Records Officer
lbutterworth@putnamcountyga.us
www.putnamcountyga.us
Putnam County Board of Commissioners
117 Putnam Drive, Suite A
Eatonton, GA 31024
706-485-5826 (Office)
706-485-1877 (Direct Line)
706-923-2345 (Fax)

Lynn Butterworth

From: Kerri Grant [REDACTED]
Sent: Thursday, September 14, 2023 5:42 PM
To: Lynn Butterworth; Paul Van Haute
Subject: STR Appeal - 185 Harmony Bay Drive
Attachments: Screen Shot 2023-09-14 at 5.18.39 PM.png

Good evening,

I am writing this email to file a written appeal to the new Short Term Rental ordinance under section 22-126.

As Lynn and I just discussed, here is the basis for this appeal:

In April 2021 we purchased our house (185 Harmony Bay Drive). While it is our dream to have a lake house and ultimately our retirement home, we purchased in Putnam County so we could occasionally rent the property. In June 2021 I received an email from Lynn indicating she had received payment for our Short Term Rental Certificate, but had not yet received the application. We had cursory correspondence, and the next day I mailed our completed and notarized application via USPS. I emailed Lynn letting her know it was sent. We heard nothing further about this application and have been operating for the last two years in accordance with the law believing we had a valid permit.

Life gets busy with 4 kids and jobs, and I knew I had properly paid and filed for a certificate. I was not aware that there were next steps in the process, and that I would be issued a physical certificate or that it would need to be renewed, and heard nothing from the County about the need for renewal. Over the last two years, we have been occasionally renting our house and filing and paying for taxes through Airbnb. All of these payments were received and accepted by the County. I firmly believed we had a properly permitted rental property and, as such, complied with all the rules, including paying taxes on all rentals. Additionally, our 2021 payment for the certificate was processed, which further confirmed my expectation that the certificate was issued.

Recently there was discussion with some neighbors about rentals, and it was brought to my attention that I in fact did not actually have a permit. This was a complete and utter shock to me! I emailed Lynn that very day (August 26, 2023) to have her look into it and was informed that your office never received our application and had never issued a permit. At that time Lynn alerted me to the moratorium and advised I keep up with the new ordinance. Once it was filed, we immediately submitted our new fee of \$350 and mailed the completed and notarized application via USPS. Lynn alerted me on Monday (September 11, 2023) that our property now falls in R-1R zoning and we cannot apply.

For the last 2 years we have been operating in accordance with all Putnam County STR regulations and request that our property be grandfathered into the ordinance. We would

like to “renew” our permit that we believed was properly filed in 2021 as we have been operating under the impression we had a valid certificate to rent our property and have fully complied with all requirements of the law. I am happy to provide any additional information required. I am attaching the receipt of payment for the rental certificate in 2021 and can provide Airbnb tax receipts if necessary.

Thank you for your consideration,
Kerri Grant / Pier 6 LLC
185 Harmony Bay Drive
[REDACTED]



DISTRICT ONE:
GARY MCELHENNEY

DISTRICT TWO:
DANIEL W. BROWN

CHAIRMAN:
B.W. "BILL" SHARP

DISTRICT THREE:
ALAN FOSTER

DISTRICT FOUR:
JEFFREY G. WOOTEN, SR.

September 15, 2023

Kerri Grant
840 Barn Owl Rd
Marietta, GA 30068

RE : Kerri Grant / Pier 6 LLC
185 Harmony Bay Drive
[REDACTED]
Appeal #09152023-1

After reviewing your appeal and examining your application fee information from 2021, your appeal is hereby denied.
You are not eligible to operate a short-term rental at this location.

A handwritten signature in blue ink, appearing to read "Paul Van Haute".

Paul Van Haute
County Manager
Putnam County, Georgia

Lynn Butterworth

From: Kerri Grant [REDACTED]
Sent: Friday, September 15, 2023 5:05 PM
To: Lynn Butterworth
Subject: Re: STR Appeal

Thank you for the information. So do we have an opportunity to appeal to the Board of Commissioners?

On Fri, Sep 15, 2023 at 4:47 PM Lynn Butterworth <lbutterworth@putnamcountyga.us> wrote:

Good afternoon Kerri,

Please see the attached letter from County Manager Van Haute.

Lynn Butterworth, MCC

County Clerk/Open Records Officer

lbutterworth@putnamcountyga.us

www.putnamcountyga.us

Putnam County Board of Commissioners

117 Putnam Drive, Suite A

Eatonton, GA 31024

706-485-5826 (Office)

706-485-1877 (Direct Line)

706-923-2345 (Fax)

Lynn Butterworth

From: Lynn Butterworth
Sent: Friday, September 15, 2023 5:10 PM
To: Kerri Grant
Subject: RE: STR Appeal

Yes, you do. The County Manager and I can forward your appeal to the Board of Commissioners. They will consider it within 30 days. I will let you know the date of the scheduled hearing. Their determination will be final.

Lynn

From: Kerri Grant [REDACTED]
Sent: Friday, September 15, 2023 5:05 PM
To: Lynn Butterworth <lbutterworth@putnamcountyga.us>
Subject: Re: STR Appeal

Thank you for the information. So do we have an opportunity to appeal to the Board of Commissioners?

On Fri, Sep 15, 2023 at 4:47 PM Lynn Butterworth <lbutterworth@putnamcountyga.us> wrote:

Good afternoon Kerri,

Please see the attached letter from County Manager Van Haute.

Lynn Butterworth, MCC

County Clerk/Open Records Officer

lbutterworth@putnamcountyga.us

www.putnamcountyga.us

Putnam County Board of Commissioners

117 Putnam Drive, Suite A

Eatonton, GA 31024

706-485-5826 (Office)

706-485-1877 (Direct Line)

706-923-2345 (Fax)

Lynn Butterworth

From: noreply@salesforce.com on behalf of agency support@pointandpay.com
Sent: Thursday, September 21, 2023 10:44 AM
To: Lynn Butterworth
Subject: Putnam County BOC, GA Echeck refund CASE#01643469

Good morning,

The refund has been processed for Payment ID: 142027679. The customer should see the funds back in their account in 7-10 business days.

Let me know if you have any questions.

Cordially,

Gilmar Torres

Point & Pay Client Services

Phone: 888-891-6064

110 State Street East | Oldsmar, FL 34677



ref:_00D1U13nb6._5008Z2GBROG:ref

File Attachments for Item:

11. Appeal of Short Term Vacation Rental License denial by Dominic Cellitti (staff-CC)

Lynn Butterworth

From: Jeff Haymore <JHaymore@dillardsellers.com>
Sent: Tuesday, September 26, 2023 12:11 PM
To: Paul Van Haute
Cc: anelson@flemingnelson.com; Lynn Butterworth
Subject: Short term vacation rental appeal: 241 East River Bend
Attachments: STR Appeal 241 East River Bend Drive.pdf

Mr. Van Haute: I hope you are doing well. Enclosed is my clients’ appeal filed pursuant to Sec. 22-126(a). I’ve discussed the matter with Mr. Nelson. Please send an invoice number (or other direction), and we will pay the \$100 appeal fee

Jeffrey S. Haymore, Esq.



d (404) 665-1243 **e** jhaymore@dillardsellers.com

New Mailing Address: P.O. Box 250271, Atlanta, GA 30325

Office Address: 1776 Peachtree Street, NW, Suite 415-South, Atlanta, GA 30309

DILLARDELLERS.COM



PUTNAM COUNTY BOARD OF COMMISSIONERS
117 Putnam Drive, Suite A
Eatonton, Georgia 31024
706-485-5826 phone / 706-923-2345 fax
www.putnamcountyga.us

APPEAL APPLICATION

The undersigned hereby requests an appeal before the Putnam County Board of Commissioners.
The application fee is \$100.00.

APPLICANT

Name: Jeffrey Haymore, Esq.

Street Address: 1776 Peachtree Street NW, Suite 415-South

City, State, ZIP: Atlanta, Georgia 30309

Phone: 404.655.1243

PROPERTY OWNER (IF DIFFERENT FROM ABOVE)

Name: Dominic Cellitti & Katheleen Rean

Street Address: 241 East River Bend Drive

City, State, ZIP: Eatonton, Georgia 31024

Phone: [REDACTED]

APPEAL IS AGAINST: (check one of the following)

- Decision made by the Director of Planning & Development
- Chief Building Official/Building Inspector
- Building Permit # _____
- Planning and Zoning Commission
- County Clerk

REASON FOR APPEAL

See attached letter.

*Signature of Applicant: *Jeffrey J. Haymore* Date: 9-25-23

*All appeals must be filed within ten days of said decisions per the Putnam County Code of Ordinances, Chapter 66 – Zoning, Sec. 66-156(d), Sec. 66-158(c).

Receipt Number: _____ (For BOC Office Use Only) Date: _____

Date of Decision made by Director of Planning & Development: _____

Date Building Permit Issued: _____

Date Heard before Planning and Zoning Commission: _____



Jeffrey S. Haymore
404.665.1243

Email:
jhaymore@dillardsellers.com

September 26, 2023

VIA E-MAIL & CERTIFIED MAIL pvanhaute@putnamcountyga.us

Hon. Bill Sharp, Chairman
Hon. Daniel W. Brown, Vice Chairman
Hon. Gary McElhenney, Commissioner
Hon. Jeff Wooten, Commissioner
c/o Paul Van Haute, County Manager
117 Putnam Drive
Eatonton, Georgia 31024

Re: Appeal Re: 241 East River Bend/STR

Dear Chairman Sharp and Commissioners:

This firm represents Dominic Cellitti and Kathleen Rean (“Owners”), owners of 241 East River Bend Drive, Eatonton, Georgia 31024 (“Property”).

Owners hereby appeal the September 19, 2023 denial by the County Clerk of their September 6, 2023 filed application for short term vacation rental. As stated in the enclosed e-mail, the County Clerk denied the application because, according to her, the existing short term vacation rental license on the Property is not transferable to the Owners. In addition, the County Clerk denied the application because the Property is in the R-1R zoning district, which as of September 1, 2023, does not permit this use. Respectfully, both grounds for denial violate the vested property rights of the Owners guaranteed by the Georgia Constitution.

The County issued enclosed license # STR23263 (“Current STR License”) on June 29, 2023 to Jason and Megan Dominey (“Prior Owners”) for the period of June 1, 2023 through December 31, 2023 to use the Property as a short term vacation rental. The Prior Owners applied for the license on April 14, 2023, meaning the County reviewed and (correctly) approved the license under the prior short term vacation rental ordinance, codified in Appendix D of the County Code. Sec. 4(b) of Appendix D provides:

Registration under this code section is not transferrable and should ownership of a short term vacation rental change, a new application is required, including application fee. In the event of any other change in the information or facts provided in the application, the holder of the short term rental certificate shall amend the filed application without payment of any additional application fee.

As stated above, Sec. 4(b) provides that the Current STR License is not transferrable from the Prior Owners. However, on its face, Sec. 4(b) of Appendix D is preempted by O.C.G.A. § 44-5-40 which provides:

Vested interests in property stemming from the approval of land disturbance, building, construction, or other development plans, permits, or entitlements in accordance with a schedule or time frame approved or adopted by the local government shall be descendible, devisable, and alienable in the same manner as estates in possession.

The Current STR License is a “permit” and “entitlement” within the meaning of the statute that vested in the Prior Owners and is therefore alienable (i.e. transferrable) from the Prior Owners to the Owners “in accordance with a schedule or time frame approved or adopted by” Putnam County. O.C.G.A. § 44-5-40. Here, that time frame is the license period of June 1, 2023 through December 21, 2023. Owners acquired the Property, including the Current STR License, from the Prior Owners on June 6, 2023. In addition, Owners have a vested right in the Current STR License and short term vacation rental use despite the amendment to the R-1R zoning district adopted September 1, 2023 prohibiting use in the district. *WMM Properties, Inc. v. Cobb County*, 256 Ga. 436, 438 (1986). “Laws [must] prescribe ... for the future; they cannot ... ordinarily, have a retrospective operation...” O.C.G.A. § 1-3-5. See also *DeKalb County v. State*, 270 Ga. 776 (1), 512 S.E.2d 284 (1999). Our Constitution prohibits a legislative exercise of the police power that results in the passage of retrospective laws which injuriously affect the “vested rights” of citizens. See, e.g., *Recycle & Recover, Inc. v. Georgia Bd. of Natural Resources*, 266 Ga. 253 (2), 466 S.E.2d 197 (1996); *Hayes v. Howell*, 251 Ga. 580 (2) (b), 308 S.E.2d 170 (1983). See also Ga. Const. of 1983, Art. I, Sec. I, Par. X (“No bill of attainder, ex post facto law, retroactive law, or laws impairing the obligation of contract or making irrevocable grant of special privileges or immunities shall be passed.”). This prohibition against retroactive impairment of vested rights extends to the enactment of zoning regulations, which is an exercise of police powers. See *Michiels v. Fulton County*, 261 Ga. 395, 397 (2), 405 S.E.2d 40 (1991).

Owners are entitled to have their application considered under the provisions of Appendix D. The denial of the application pursuant to the ordinance adopted September 1, 2023 governing short term vacation rentals in Putnam County (hereafter “New STR Ordinance”) violates O.C.G.A. § 44-5-40 and the vested rights of the Owners. The rights in the Current STR License accrued on April 14, 2023 and in any event no later than the effective date of June 1, 2023¹, three months before the County adopted the New STR Ordinance. Any denial of the Owners’ right to use the Property as a short term vacation rental is an unconstitutional impairment of these vested rights acquired prior to the adoption of the New STR Ordinance regardless or not whether actual use of the Property as a short-term vacation rental has commenced. *Southern States-Bartow County, Inc. v. Riverwood Farms Homeowners Association, Inc.*, 300 Ga. 609, 612-613 (2017). Both Appendix D and the New STR Ordinance’s non-transferability provisions retrospectively, injuriously and therefore unconstitutionally operate to eliminate Owners’ previously acquired vested right. *Southern States*, 300 Ga. at 613.

The only way for the County to avoid an unconstitutional impairment of vested rights is to recognize Owners’ rights to the Current STR License and future renewals of the license. The

¹ An applicant is entitled to be issued their license in accordance with the regulations as they existed at the time of application. *WMM Properties, Inc. v. Cobb County*, 256 Ga. 436, 438 (1986).

County can do this easily by correctly interpreting the express provisions of the New STR Ordinance. First, section 22-121(g) states that “[n]othing in this chapter shall be deemed to alter, affect, supersede or conflict with the requirements of any state or federal law”. Second, section 22-121(c) recognizes (consistent with state law) that short term vacation rentals in R-1R are permitted for “pre-existing non-conforming uses”.

The undersigned hereby requests a hearing before the Board as prescribed by section 22-126(b). The Owners and undersigned hope to resolve in an amicable manner that would obviate the need for a hearing.

Sincerely,



Jeffrey S. Haymore, Esq.

Enc.

Cc: Adam Nelson, Esq., County Attorney (via e-mail)
Lynn Butterworth, County Clerk (via e-mail)

Lynn Butterworth

From: Lynn Butterworth
Sent: Tuesday, September 19, 2023 11:26 AM
To: Dominic Cellitti
Subject: RE: Short Term Rental Application

Good morning Mr. Cellitti,
Thank you for this information and I do see from the deed you provided that you purchased the property on June 6, 2023. However, at the time we issued the certificate, we had no idea the property had been sold. The Domineys did not inform of this; otherwise we would not have issued the certificate at all. The certificate issued on 6-29-23 was specifically issued to Jason and Megan Dominey and cannot be transferred to anyone else.

Your application for this property did not come in until September 12, 2023. The new ordinances went into effect on September 1, 2023 and they prohibit issuing any STR licenses for properties that are zoned R-1R. Therefore, respectfully, I must deny your application.

The new ordinances do provide a method to appeal this decision, as follows:
Section 22-126 – Appeal

- (a) A person aggrieved by the County’s denial of a short term vacation rental license may appeal the decision to the Board of Commissioners. The appeal must be filed with the County Manager’s office in writing, within 15 calendar days after the adverse action and it shall contain a concise statement of the reasons for the appeal.
- (b) The Board of Commissioners shall consider the appeal within 30 days after receipt by the County Manager of a request unless otherwise agreed in writing by the County and aggrieved party. All interested parties shall have the right to be represented by counsel, to present testimony and evidence, and to cross-examine witnesses. The Board of Commissioners shall render a determination, which will constitute a final ruling on the application.

Lynn

From: Dominic Cellitti [REDACTED]
Sent: Monday, September 18, 2023 6:25 PM
To: Lynn Butterworth <lbutterworth@putnamcountyga.us>
Subject: Re: Short Term Rental Application

Hi Lynn,

The license was issued on June 29 however the property was sold three weeks prior (as evidenced by the deed I included), therefore when the license was issued we were already the owners of the property. If the property was in compliance to have a license issued during a time in which we already owned the property and there were no material changes in the property itself, simply the ownership which seems quite arbitrary. After all the property and its physical circumstances are ultimately what was being considered. I am happy to follow the formal appeal process with the Board but it seems like an exception should be considered given the circumstances, just trying to save everyone some time and effort on what seems fairly simple given the previous approval during a period in which we already had possession.

Dominic

PUTNAM COUNTY BOARD OF COMMISSIONERS

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024
Tel: 706-485-5826 ♦ Fax: 706-923-2345 ♦ www.putnamcountyga.us

**2023 PUTNAM COUNTY, GEORGIA
SHORT TERM VACATION RENTAL CERTIFICATE**

Certificate Number	STR23263
Issue Date	June 29, 2023
Annual Fee	\$30.00
Receipt #	371871
Issued To: Name	Jason and Megan Dominey
Issued To: Business	N/A
Rental Address	241 East River Bend Drive
City-State-Zip	Eatonton, GA 31024
Map/Parcel	119C102
Maximum Capacity	10
Valid Dates	June 1, 2023 - December 31, 2023

SUBJECT TO RULES AND REGULATIONS OF THE BOARD OF COMMISSIONERS OF PUTNAM COUNTY

Authorized By: *Lynn Butterworth* Putnam County Clerk

PUTNAM COUNTY BOARD OF COMMISSIONERS

222



SEP 12 2023 PM 4:05

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024
706-485-5826 ♦ 706-923-2345 fax ♦ www.putnamcountyga.us

APPLICATION FOR SHORT TERM VACATION RENTAL LICENSE
AND OCCUPATION REGISTRATION

(A separate rental license and application shall be required for each establishment)

Date of Application: 9-6-2023 For Calendar Year: 2023

Type of License - please check one: [x] New [] Renewal

Application Fee per Establishment, \$350.00

Business Name or Applicant Name if Sole Proprietor:

Name DOMINIC CELLITTI

DBA Name (if applicable)

Owner on Record of Dwelling Unit for which a license is sought:

Full Legal Name* DOMINIC ANATO CELLITTI

*(If owner is not a natural person, use a separate sheet to identify all partners, officers and/or directors of any such entity, including personal contact information.)

Address 18017 252ND AVE SE

City MAPLE VALLEY State WA Zip Code 98038

Phone Number [redacted] Email Address: [redacted]

Unit to be used as a short term vacation rental:

Address 241 EAST RIVER BEND DR.

City EATONTON State GA Zip Code 31024

Parcel Number 119C 102 Zoning Classification RESIDENTIAL R1R

Location: [x] Lake Oconee [] Lake Sinclair [] Non Lake Property

Who to contact if there are questions regarding the application:

Name DOMINIC CELLITTI Phone [redacted]

Email [redacted]

Maximum day or night occupancy* 12

(*this number shall equal two persons per bedroom plus two additional persons per residence, but no rental unit shall have a maximum occupancy greater than 12)

Denied
emailed 9-14-23
9-15-23

Number of Parking Spaces allotted to the premises: 4

(Site plan indicating designated parking areas must be included with the application. The parking plan shall be sufficient to allow adequate parking for the maximum occupancy of the rental unit. No person occupying a short term vacation rental shall park any vehicle illegally on any street or road, nor park adjacent to any such street in a manner that would prevent or hinder any emergency vehicle from traveling thereupon. No person occupying a short term vacation rental shall park on any other person's property or block any driveway of any other person or property owner without permission to do so. No occupant of a short term vacation rental shall dock or otherwise tie any boat or vessel to the dock of any other property owner without the permission of the property owner. The Sheriff, any Deputy Sheriff, or Code Enforcement Officer may impound any vehicle found parking in such a manner.)

Short Term Vacation Rental Agent:

[This person shall be:

- a. the 24-hour contact individual;
- b. at least 25 years old;
- c. able to be present onsite within one hour of contact]

Full Name WILL YINGER - UPSTREAM PROPERTY MANAGEMENT LLC

Address 1408 VERANDA PARK DR.

City MADISON State GA Zip Code 30650

Phone Number [REDACTED] Email Address: WILL@UPSTREAM-PM.COM

A licensee must immediately notify the County Clerk, or their designee, in writing upon a change of short term vacation rental agent or any change in such agent's contact information within five days of any change in agent or contact information.

I, DOMINIC A CELLITI (property owner), solemnly swear, subject to the penalties for false swearing as provided under Georgia Law, all information required in this application and supporting documents for a Short Term Vacation Rental License in Putnam County, Georgia is true and correct to the best of my knowledge and I fully understand that any false information may cause the denial or revocation of said license. I further acknowledge the following: (please initial each bullet point)

- MAC • I (property owner) have received a copy of the Putnam County Code of Ordinances pertaining to Short Term Vacation Rentals and I have reviewed it and understand the requirements.
- MAC • I (property owner) agree to use my best efforts to assure that use of the premises by short term vacation rental occupants will not disrupt the neighborhood and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their properties and will abide by all other short term vacation rental regulations and will abide by any all other regulations required by the Putnam County Code of Ordinances.
- MAC • I (property owner) shall not allow occupants to violate any federal, state, or local law, statute, rule or ordinances, including, but not limited to, sections 29-1 and 32-20 of the Putnam County Code of Ordinances, and shall maintain compliance with all requirements regarding the appointed short term vacation rental agent.
- MAC • I (property owner) shall not transfer the right to operate under any license issued under the Putnam County Code of Ordinances to any other person or entity by lease, agreement, or any other contract.
- MAC • I (property owner) understand that I must be in compliance with all applicable requirements under federal, state, and/or county ordinances. Compliance with state and county statute and ordinances shall specifically

include the requirement that the applicant or business of the applicant is not delinquent in the payment of any tax or fee owed the county, including, but not limited to, personal or real property taxes, any occupational taxes, sales and use taxes, or payment for any required permit necessary for operation of applicant's business. For purposes of this section, any tax that has been paid, formally appealed to the proper authorities, or is being paid pursuant to a plan authorized and approved by the appropriate tax or revenue commissioner shall not be deemed delinquent.

- AAC • No license issued under the Putnam County Code of Ordinances may be operated or shall have any legal effect at any location other than that for which it is issued.
- AAC • All marketing and advertising of the licensed premises shall include the prominent display of the number of the license issued pursuant to the Putnam County Code of Ordinances, and such license number shall be prominently displayed on the licensed premises. All marketing and advertising shall include notification of the maximum occupancy and maximum number of vehicles allowed.
- AAC • I (property owner) am responsible for compliance with the provisions of the Putnam County Code of Ordinances and the failure of an agent, representative, or local contact person to comply with these ordinances shall be deemed noncompliance by the owner.
- AAC • I (property owner) shall designate a short term vacation rental agent who has access and authority to assume management of the short term vacation rental unit. I, as the licensee, may be designated as the short term vacation rental agent. The name of the property owner and the short term vacation rental agent shall, along with their email addresses and telephone numbers at which the agent may be reached on a 24-hour, seven days a week, basis must be displayed with the short term rental license. The short term vacation rental agent shall be required to respond to the location of the short term rental within one hour after being notified of the existence of a violation of the Putnam County Code of Ordinances, or any disturbance requiring immediate remedy or abatement. A licensee must immediately notify the County Clerk, or their designee, in writing upon a change of short term vacation rental agent or any change in such agent's contact information within five days of any change in agent or contact information.
- AAC • A copy of a valid short term rental license shall be posted in a conspicuous location inside the main entrance of the short term rental and shall be presented by the owner, agent, renter, or occupant of the premises when requested by the Sheriff, any Deputy Sheriff, Fire Marshal or official, or Code Enforcement Officer. The contact information for the short term vacation rental license holder and agent, if applicable, must be prominently displayed within the premises at all times.
- AAC • I (property owner) must furnish the renter of the property a copy of the Putnam County Code of Ordinances pertaining to Short Term Vacation Rentals and a contract specifying the terms of the rental which will include the maximum number of persons allowed on the premises at any time. Said contract will also specify the maximum number of vehicles allowed on the property at any time during the rental period. Said contract will further prescribe the maximum number of boats or vessels that may be docked or moored on any body of water adjacent to the short term vacation rental unit. The property owner, agent, or occupant of the short term vacation rental, when requested to do so, will present a copy of the rental contract to the Sheriff, any Deputy Sheriff, Fire Marshal or official, or Code Enforcement Officer. A copy of the contract must also be included with the application.
- AAC • The presence of more people on the premises of a short term vacation rental than the maximum number specified in the rental contract shall be a violation of the Putnam County Code of Ordinances and the person(s) named in the rental contract shall be subject to being cited for said violation. The Sheriff, any Deputy Sheriff, Fire Marshal or official, or Code Enforcement Officer may order the excess number of persons to vacate the premises and any person refusing to do so shall be subject to arrest and prosecution for Disorderly Conduct as provided for in the Putnam County Code of Ordinances.

- AOC* • It shall be unlawful for any occupant of a short term vacation rental to make, continue or cause to be made or continued any excessive, unnecessary, or unusually loud noise which disturbs the peace or quiet of anyone in the neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness. All electronic devices with speakers, including televisions, radios and stereo systems must be operated within the enclosed confines of the primary residence between the hours of 10:00 PM and 9:00 AM. The frequent or continuing barking, or other means of communication by animals that disturbs the comfort or repose of the residents of any residential neighborhood shall not be allowed.
- AOC* • The minimum age of the person signing the rental agreement shall be 25 and such person shall be responsible for adherence to all regulations in the Putnam County Code of Ordinances by all occupants staying at the short term vacation rental. The person signing the rental agreement shall be required to be present at the short term vacation rental within one hour upon request by the Sheriff, any Deputy Sheriff, Fire Marshal or official, or Code Enforcement Officer during the rental period.
- AOC* • No vehicles shall be parked on any public or private right of way and all parking shall be consistent with the parking plan submitted with the license application.
- AOC* • The presence of more vehicles on the premises of a short term vacation rental, or more boats or vessels docked or moored on a body of water adjacent to the premises, than the maximum number specified in the rental contract shall be a violation of the Putnam County Code of Ordinances and the person(s) named in the rental contract shall be subject to being cited for said violation. The Sheriff, any Deputy Sheriff, Fire Marshal or official, or Code Enforcement Officer may order the owners or operators of the excess number of vehicles, boats or vessels to remove them from the property and any person refusing to do may be cited for violating this ordinance. The Sheriff, any Deputy Sheriff, or Code Enforcement Officer may further impound the excess vehicles, boats, or vessels that are not removed upon a request to do so.
- AOC* • No renter shall go upon any adjacent properties or the common areas of the neighborhood community unless specifically authorized in advance and in writing by the owner of the short term vacation rental property.
- AOC* • No accessory structures shall be used for any overnight occupancy.
- AOC* • Any and all pets present on the premises must be leashed or contained at all times.
- AOC* • The premises may not be utilized for any special event and there shall be no admission charged by the renter for access to the premises.
- AOC* • No renter shall be allowed to sublet the premises or any rooms during rental.
- AOC* • No renter shall be allowed to place, site, or occupy any recreational vehicles or campers on the premises during rental.
- AOC* • All external lighting shall be directed within the parcel and shall not be allowed to impact adjacent properties.
- AOC* • All garbage and trash must be stored in a trash container or appropriate receptacle and shall not be placed within or adjacent to any private or public right of way for a period of time greater than 48 hours.
- AOC* • An interconnected and hard-wired smoke detection and notification system, with battery backup, is required and must be operable and in good working order at all times.
- AOC* • Subject to state law, the use of fireworks is prohibited at all short term vacation rentals.
- AOC* • No licensee or person occupying a short term vacation rental shall engage in any behavior on the premises of the rental that constitutes a violation of Section 29-1 of the Putnam County Code of Ordinances.

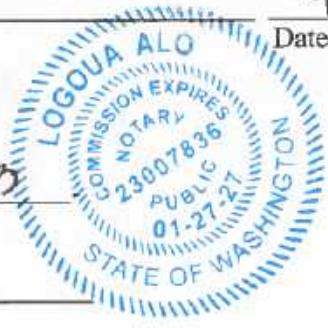
- RAC* • Proof of home ownership and proof of valid homeowner's insurance must be provided with each application.
- RAC* • My obligations to any covenants or any homeowner association covenants are not overridden or changed by the grant of this application. In addition, nothing in the Putnam County Code of Ordinances shall be deemed to alter, affect, supersede or conflict with the requirements of any state or federal law or any applicable private covenants or third-party contractual obligations regarding the prohibition or limitation of the use of any residential property as a short term vacation rental unit.
- RAC* • The written application for a rental license on file with the Board of Commissioners shall be a permanent record which the license holder must maintain current with correct information at all times. The failure to maintain a current application shall be grounds for revocation of a rental license.
- RAC* • I (property owner) have a duty to collect a hotel/motel tax and remit same to the County Clerk monthly on or before the 20th day of the month following the month of collection unless all rentals are going through an online platform (VRBO, Airbnb, etc.). Effective July 1, 2021, online platforms will remit your taxes for you.
- RAC* • I (property owner) herewith tender the sum of \$350.00 as the short term vacation rental license/occupation registration fee. I ask that I be granted a rental license to operate the aforesaid business.

Dominic A Cellitti
 Print full name as signed below

[Signature] 9-6-2023
 Signature of Owner Date

Sworn to and subscribed before me
 this 6 day of SEPTEMBER, 2023

[Signature]
 Notary Public (SEAL)



(For Putnam County Office Use Only)

Name of Owner _____

Name of Business (if applicable) _____

Address of Rental Property _____

Payment Received: \$ _____ Date _____ Receipt # _____

Approval: (please sign appropriate line below)

Fire Marshal _____ Date _____

Tax Commissioner _____ Date _____

County Clerk _____ Date _____

Upstream Property Management LLC Short Term Rental Agreement

Reservation: Please note, once we receive your request for a reservation. Upstream Property Management LLC has the right to approve or revoke the reservation as needed. This reservation is for _____ (property name) at _____ (property address)

Required Payments: After agreeing to the terms and conditions herein your initial payment will be charged within 24 hours once we have received and approved your reservation. We will automatically charge the provided credit card 50% of the total fee upon booking. All remaining balance is due 45 days prior to your stay. And will be charged automatically to the card provided, unless we are otherwise notified. We accept Visa, MasterCard, Discover, American Express, Debit, and e-checks for rental payments. Guests shall be responsible for a \$35.00 check fee for checks returned by the bank. In the event of circumstances beyond our control, we reserve the right to substitute comparable accommodations, if available.

Security Deposit: A refundable \$500.00 deposit is secured by a valid credit card is payable at the time of booking approval or you may purchase a damage waiver.

Cancellation Policy: If cancelled at least 60 days prior to check-in, you will be refunded 100% of what was already paid. If cancelled at least 30 days prior to check-in, you will be refunded 50% of what was already paid. All cancellations must be submitted in writing.

Turnover Fees: A one time turnover fee is required for our turnover services for customary cleaning and restocking of your unit. If at the time of your departure extra cleaning is required, you may be billed for the extra cleaning services.

Check-in Time: Check-in time is 4:00 p.m. Early check-ins may be allowed with prior approval and payment of the early check in fee. Guests checking in before 4:00 p.m. without approval will be charged and additional full day's rent. Guests hereby acknowledge that if check-in is prior to 4 p.m. or check out is after 10:00 a.m., these charges may be assessed and charged to credit card provided below or to the security deposit.

Check-Out Time: 10:00 a.m. is check-out time. Late check outs may be allowed with prior approval and payment of the late check out fee of \$75.00. Guests staying after 10:00 a.m. without approval will be charged an additional full day's rent. Guests hereby acknowledge that if check-in is prior to 4 p.m. or check out is after 10:00 a.m., these charges may be assessed and charged to credit card provided below or to my security deposit.

Utilities: Basic TV streaming, internet, trash, are included in this rental amount. Any paid streaming shows will be deducted from the security deposit. For monthly reservations, or reservations 21 days or longer electric and water fees combined up to \$175 per month will be included. Electric and water fees combined over \$175 per month will be charged back to the guest.

Right of Entry: Upstream Property Management LLC and or an authorized employee or repair man may enter the premises during normal business hours for any purpose pertaining to repair, improvement, inspections, showings or any other reason.

Pets: Unless specifically noted NO PETS are allowed in the property. Reports of unauthorized pets may result in the termination of this agreement with no refund. Guests without approved pets will be charged an additional \$250 pet fee. Tenants with an approved and signed pet addendum will be charged with a pet fee of \$150.

Internet Service: Internet service is provided. Guest assumes all responsibility for self and their guests in the equal use of internet service. Guest and all occupants will refrain from all illegal conduct including but not limited to infringing on copyrighted materials such as music, movies, videos, or published works which is against the law. Guest understands that they may be liable for any such abuse which occurs during the time of their occupancy.

Guest Responsibilities: Guests assume all responsibility for behavior of self and their guests and are to abide by all rules and regulations of the development. The total number of persons allowed in the property at any time is restricted to the stated limit for each property. This limit includes all persons of any age occupying the property, regardless of available bedding. Eviction without refund is the penalty for guests that do not abide by the rules, regulations or restrictions. Should guests behavior necessitate eviction (including a complaint of noise or any other violation set forth by the city of Greensboro in Greene County, or the city of Eatonton in Putnam County, or any applicable condominium or homeowner's association rules and regulations) all prepaid rents and deposits shall be considered earned. No occupants under the age of 25 are allowed unless accompanied by a parent or legal guardian.

Occupant is obligated to abide by all of the requirements of the Putnam County and Greene County ordinances, state and federal law, and such a violation of any of these rules may result in the immediate termination of the agreement and eviction from the premises, as well as potential liability for payment of fines levied.

Receiving Mail: Do not have personal mail, United Parcel, Post or Fed Ex packages sent to this property as most owners have a forwarding order in effect and your mail will be forwarded to them.

Lake disclaimer: The property you have rented is located on Lake Oconee. Guest agrees to assume sole responsibility for the safe and proper usage by all occupants and visitors. Guest shall use this amenity in careful and proper manner. Damage to these items will be the responsibility of the guest. Proper swimming attire is required at all times. No lifeguard on duty, so swim at your own risk.

Propane Exchange: If property has a propane grill and the propane tank runs out during the guest stay, exchange empty tank with a full tank and Upstream Property Management LLC will reimburse guest for the amount of the exchange.

Home Owner's Association: Upstream Property Management LLC can not warranty amenities provided through home owner associations, including but not limited to pools, hot tubs, club houses, tennis courts, golf facilities, and picnic and beach facilities.

Smoking: Smoking is not permitted inside of any rental. Smoking is allowed outside the property. Please be courteous and remove cigarette ash and butts. Do not extinguish cigarettes or cigars on any deck area. Any interior smoking will result in additional cleaning costs.

Minimum Stay: Minimum stays may be required during holiday periods and/or community events.

No Daily Maid Service: Daily maid service is available for an additional charge with advanced notice.

Storm Policy and Conditions: No refunds will be given for storms or inclement weather.

Defaults: If a guest defaults in the performance of any obligations contained herein and a suite of law is brought against guest or persons accompanying a guest, owner and his agent, Upstream Property Management LLC shall be entitled to recobver all costs and expenses including court costs and reasonable attorney's fees.

Owner Boats, Jet Skis, and Boat Lifts: Boats, Skis an lifts are off limits to all guests. Guests may rent boats and jet skis from marinas around the area and may tie them appropriately to the owner's dock using the attached cleats. This agreement will be terminated immediately with no refund if it is reported that guests have violated this clause.

Maintenance: Our maintenance and housekeeping staff are here to make sure your vacation home is in the best possible condition. If you should discover otherwise, please report it to us immediately and we will correct it as quickly as possible. However, due to our remote location and availability of repair service, no guarantees of repairs will be made and no refunds will be given for malfunctioning equipment or loss of public utility. In addition, no refunds will be given for acts of God, government, weather or road closings. There will be no refund due to a loss of an amenity if it is not reported during your stay.

Indemnification: Owner and his agents shall not be liable for any damage or injury to the tenant or any other person or to any property, occurring on the premises or any part thereof, on in common areas thereof, unless such damage or injury is the proximate result of the negligence of the owner, his agents or employees. Tenant agrees to hold owner and his agents harmless from any claims from damages, no matter how caused.

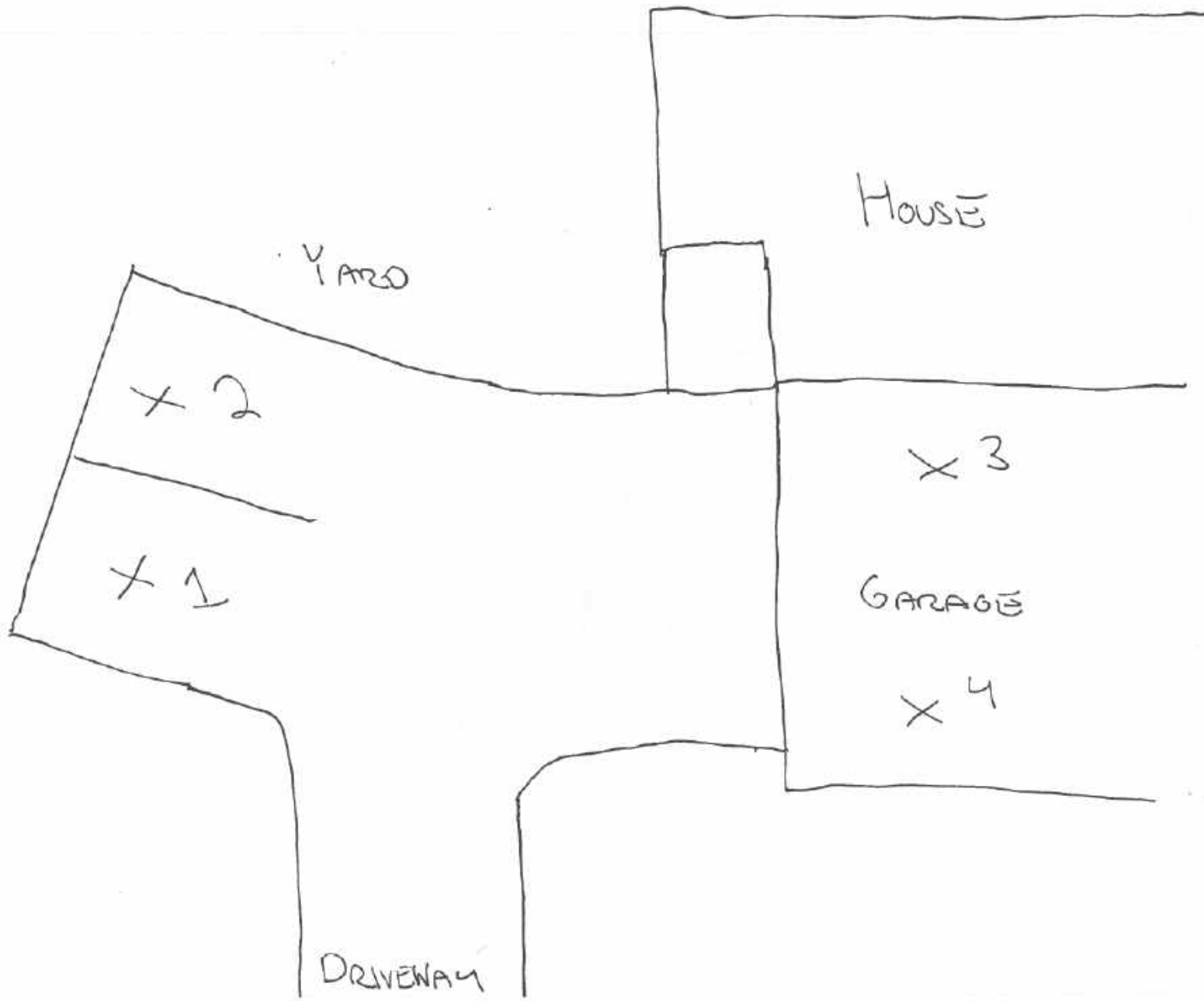
Guest Signature

Date

Guest Full Name

241 EAST RIVER BEND DR.

PARKING DIAGRAM



BEN F. WINDHAM PC
3838 HIGHWAY 42
LOCUST GROVE, GA 30248

FILE #: CV23108

Deed Doc: WD
Recorded 06/27/2023 02:14PM
Georgia Transfer Tax Paid : \$1,175.00
TREVOR J. ADDISON
Clerk Superior Court, PUTNAM County, Ga.
Bk 01119 Pg 0670 MM6
PT-01 117-2023-000977

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF GREENE

THIS INDENTURE made this 6th day of June, 2023, between **Jason Dominey and Megan Dominey** of the County of GREENE and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **Dominic Cellitti and Kathleen Rean as Joint Tenants with Right of Survivorship** as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land together with all improvements located thereon, lying and being in Land Lot 442, 2nd District, 308th G.M.D., Putnam County, Georgia, being known and designated as Lot Number 39, Block A, River Bend Estates, as per plat of survey recorded in Plat Book 12, Page 14, in the Office of the Clerk of Superior Court of Putnam County, Georgia, said plat and the record thereof are incorporated herein and made a part hereof by reference.

Subject Property Address: 241 East River Bend Dr Eatonton, GA 31024

Parcel ID: 119C 102

This Deed is given subject to all easements, covenants and restrictions of record, if any, as amended.

TO HAVE AND TO HOLD the said tract or parcel of land, 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, forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.



A Stock Company with Home Offices in Bloomington, Illinois

Po Box 2356
Bloomington IL 61702-2356

Named Insured

AT2 000167.0046 H-27-1D3B-FA66 R F
CELLITTI, DOMINIC A & REAN,
KATHLEEN
18017 252ND AVE SE
MAPLE VALLEY WA 98038-7346



DECLARATIONS PAGE

Policy Number [REDACTED]
Replaces Number [REDACTED]
Policy Period 12 Months Effective Date JUL 12 2023
The policy period begins and ends a standard time at the residence prem

232

Loan # [REDACTED]
Mortgagee
FAIRWAY INDEPENDENT MORTGAGE CORPORATION
ISAQA/ATIMA
4201 MARSH LN
CARROLLTON TX 75007-1720

0102-0414

RENTAL DWELLING POLICY- SPECIAL FORM 3

Automatic Renewal - If the policy period is shown as 12 months, this policy will be renewed automatically premiums, rules and forms in effect for each succeeding policy period. If this policy is terminated, we will give Mortgagee/Lienholder written notice in compliance with the policy provisions or as required by law.

Location of Premises
241 E RIVER BEND DR
EATONTON GA 31024-5349

Named Insured: Individual

Coverages & Property	Limits of Liability	Inflation Coverage Index: 315.3
Section I		Deductibles - Section I
A Dwelling	\$ 453,000	Basic 1% \$
Dwelling Extension	\$ 45,300	
B Personal Property	\$ 67,950	
C Loss of Rents	Actual Loss	
Section II		In case of loss under this policy, the deductible per occurrence and will be deducted from the loss. Other deductibles may apply - refer to p
L Business Liability (Each Occurrence)	\$ 300,000	
Annual Aggregate	\$ 600,000	
M Medical Payments (Each Person)	\$ 1,000	

Forms, Optional Provisions & Endorsements	Policy Premium
Special Form 3	\$
Extra Replacement Cost Cov	Discount Applied:
Terrorism Insurance Cov Notice	Home Alert
Fungus Limited Liability Cov	
Replacement Cost-Contents	

Other limits and exclusions may apply - refer to your policy

Your policy consists of this page, any endorsements and the policy form. Please keep these together.

FD-7088

Continued on Reverse

TODD SHAMBO INSURANCE AGY INC
770-922-2084

0337 151 I

WHEREOF, this Company has executed and attested these presents; but this policy shall not be valid unless
d by the duly authorized Agent of this Company at the agency hereinbefore mentioned.

Lynne M. Yauell
Secretary

Michael J. Tyson
President

Directors, in accordance with Article VI(c) of this Company's Articles of Incorporation, may from time to time dis-
bly to the holders of the participating policies issued by said Company such sums out of its earnings as in its
proper.

EXTRA REPLACEMENT COST COVERAGE ENDORSEMENT

SECTION I – COVERAGES

The following is added:

EXTRA REPLACEMENT COST COVERAGE

We will settle covered losses for the amount you actually and necessarily spend to repair or replace the dwelling under Coverage A or other building structures under Dwelling Extension, up to the applicable limit of liability shown in the Declarations. If the amount spent for covered damage exceeds the applicable limit of liability stated in the Declarations, an additional 20% of the stated limit is available to cover the cost of repair or replacement.

Report Increased Values.

You must notify us within 90 days of the start of any new building valued at \$5,000 or more or any additions to or remodeling of buildings which increase their values by \$5,000 or more and pay any additional premium due for the increase in value. If you fail to notify us within 90 days, our payment will not exceed the limit of liability applying to the building. See SECTION I – CONDITIONS, Loss Settlement for additional provisions.

SECTION I – CONDITIONS

Loss Settlement, item c. is deleted and replaced by the following:

c. Buildings under Coverage A and other structures (except fences) under Dwelling Extension at replacement cost without deduction for depreciation, subject to the following:

- (1) We will not pay more than the \$10,000 limit on land as provided in SECTION I – ADDITIONAL COVERAGES.

- (2) We will pay the cost of repair or without deduction for depreciation exceeding the smaller of the following:
 - (a) the replacement cost of the building damaged for equivalent and use on the same premises
 - (b) the amount actually and necessarily spent to repair or replace the damaged building
 - (c) the limit stated in the Extra Cost Coverage provision.
- (3) We will pay the actual cash value to the buildings or other structures up to the policy limit, until actual repair or replacement is completed.
- (4) You may disregard the replacement cost provisions and make claim on policy for loss or damage to buildings or other structures on an actual cash value basis. You must make claim within 180 days of the date of loss or damage. Any additional liability on a replacement basis.
- (5) We will not pay for increased cost of construction from enforcement of any ordinance relating to the construction, repair, or rebuilding of a building or other structure, unless provided under this policy.

If more than one location is scheduled on this policy, the coverage provided by this endorsement applies separately to each of those locations where this endorsement title and amount are shown in the Declarations.

All other policy provisions apply.

FE-8702.1



01/10/2019 09:02:04 14

with the Terrorism Risk Insurance Act of 2002 as amended and extended by the Terrorism Risk Insurance Program Extension Act of 2019, this disclosure is part of your policy.

UNDER DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE

Acts of terrorism is not excluded from your policy. Your policy does contain other exclusions which may be such as an exclusion for nuclear hazard. You are advised that the Terrorism Risk Insurance Act, as amended in 2019, defines an act of terrorism in Section 102(1) of the Terrorism Risk Insurance Act of 2002 as an act of terrorism—means any act that is certified by the Secretary of the Treasury—in consultation with the Secretary of Homeland Security, and the Attorney General of the United States—to be an act of terrorism; to be a violent act or an act dangerous to human life, property, or infrastructure; to result in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the United States mission; and to have been committed by one or more individuals as part of an effort to coerce the United States Government or to influence the policy or conduct of the United States Government by coercion. Under your policy, any covered losses resulting from certified acts of terrorism may be partially reimbursed by the United States Government under a formula established by the Terrorism Risk Insurance Act as amended. Under the formula, the United States Government generally reimburses 80% beginning on January 1,

2020 of covered terrorism losses exceeding the statutorily established deductible paid by the insurance company providing the coverage. The Terrorism Risk Insurance Act, as amended, contains a \$100 billion cap that limits U.S. Government reimbursement as well as insurers' liability for losses resulting from certified acts of terrorism when the amount of such losses exceeds \$100 billion in any one calendar year. If the aggregate insured losses for all insurers exceed \$100 billion, your coverage may be reduced.

There is no separate premium charged to cover insured losses caused by terrorism. Your insurance policy establishes the coverage that exists for insured losses. This notice does not expand coverage beyond that described in your policy.

THIS IS YOUR NOTIFICATION THAT UNDER THE TERRORISM RISK INSURANCE ACT, AS AMENDED, ANY LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM UNDER YOUR POLICY MAY BE PARTIALLY REIMBURSED BY THE UNITED STATES GOVERNMENT AND MAY BE SUBJECT TO A \$100 BILLION CAP THAT MAY REDUCE YOUR COVERAGE.

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(Including Mold) LIMITED LIABILITY COVERAGE ENDORSEMENT

The coverage provided by this endorsement, the coverage provided by this endorsement does not apply to damages because of bodily injury or property damage arising out of or resulting from fungus.

of, ingestion of, contact with, exposure to, existence of, or presence of any fungus at or from any source or location.

LIABILITY COVERAGES

L – BUSINESS LIABILITY is amended to include the following:

LIMIT OF LIABILITY

Regardless of the number of insureds under this coverage or number of claims made or suits brought, the most we will pay under this coverage for all claims for damages in any one occurrence is \$50,000. This limit is also the most we will pay for the sum of all claims arising from all occurrences during each policy period.

Up to our limit of liability all sums which the insured is legally obligated to pay as damages because of injury or property damage arising out of or from the actual, alleged or threatened inhalation

All other policy provisions apply.

©. Copyright, State Farm Mutual Automobile Insurance Company, 2019



Verification of Lawful Presence with the United States

By executing this affidavit under oath, as an applicant for a Short Term Rental License, as referenced in O.C.G.A §50-36-1, from the Putnam County Board of Commissioners, the undersigned applicant verifies one of the following with respect to my application for a public benefit: (please only check one)

- 1) I am a United States citizen
- 2) I am a legal permanent resident of the United States
- 3) I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other Federal immigration agency.

My alien number issued by the Department of Homeland Security or other Federal immigration agency is: _____

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document (Driver's License, State Issued ID, or Passport), as required by O.C.G.A §50-36-1 (f) (1), with this affidavit.

The secure and verifiable document provided with this affidavit can best be classified as:

DRIVER'S LICENSE

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A §16-10-20, and face criminal penalties as allowed by such criminal statute.

Executed in MAPLE VALLEY (city), WA (state)

[Handwritten Signature]

Signature of Applicant

DOMINIC CELLITI

Printed Name of Applicant

SUBSCRIBED AND SWORN

BEFORE ME ON THIS THE

6 DAY OF SEPTEMBER 2023

[Handwritten Signature]
NOTARY PUBLIC



My Commission Expires: 01/27/2024

Private Employer Affidavit Pursuant To O.C.G.A. § 36-60-6(d)

By executing this affidavit under oath, the undersigned private employer verifies one of the following with respect to its application for a business license, occupational tax certificate, or other document required to operate a business as referenced in O.C.G.A. § 36-60-6(d):

Section 1. Please check only one:

(A) _____ On January 1st of the below-signed year, the individual, firm, or corporation employed more than ten (10) employees¹.

*** If you select Section 1(A), please fill out Section 2 and then execute below.

(B) On January 1st of the below-signed year, the individual, firm, or corporation employed ten (10) or fewer employees.

*** If you select Section 1(B), please skip Section 2 and execute below.

Section 2.

The employer has registered with and utilizes the federal work authorization program in accordance with the applicable provisions and deadlines established in O.C.G.A. § 36-60-6. The undersigned private employer also attests that its federal work authorization user identification number and date of authorization are as follows:

Name of Private Employer

Federal Work Authorization User Identification Number

Date of Authorization

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on SEPT., 6, 2023 in Marion Valley (city), WA (state).

[Signature]
Signature of Authorized Officer or Agent

Dominic Cellenti, Individual Owner
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 6 DAY OF SEPTEMBER, 20123

[Signature]
NOTARY PUBLIC
My Commission Expires: 01/27/2027



¹ To determine the number of employees for purposes of this affidavit, a business must count its total number of employees company-wide, regardless of the city, state, or country in which they are based, working at least 35 hours a week.

WA WASHINGTON DRIVER LICENS
FEDERAL LIMITS APPLY

11
1 CELLITI
2 DOMINIC AMATO

3 DOB [REDACTED]/1987 4a ISS 07/29/2022
5 18017352ND AVE SE
MAPLE VALLEY WA 98038-7346

6 SEX: M 7 EYES GRN
8 HGT: 6'00" 9 WGT: 215 lb
10 RESTRICTIONS: NONE 11 END: NONE
12 EXP: [REDACTED] 2027

DD WDL2P96/012 2022091002 12/2019

Lynn Butterworth

From: Dominic Cellitti [REDACTED]
Sent: Thursday, September 14, 2023 4:47 PM
To: Lynn Butterworth
Subject: Re: Short Term Rental Application

Hi Lynn,

Thanks for the timely response. The property currently has an STR in place approved prior to the new ordinances. My understanding was given this existing license and since it is not increasing any current number of licenses in the existing zone/area that the approval would be fine since it is an exception.

Dominic Cellitti
[REDACTED]

On Sep 14, 2023, at 10:02 AM, Lynn Butterworth <lbutterworth@putnamcountyga.us> wrote:

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If you have any questions, please don't hesitate to contact me.

Lynn Butterworth, MCC
County Clerk/Open Records Officer
lbutterworth@putnamcountyga.us
www.putnamcountyga.us
Putnam County Board of Commissioners
117 Putnam Drive, Suite A
Eatonton, GA 31024
706-485-5826 (Office)
706-485-1877 (Direct Line)
706-923-2345 (Fax)

Lynn Butterworth

From: Lynn Butterworth
Sent: Friday, September 15, 2023 11:01 AM
To: Dominic Cellitti
Subject: RE: Short Term Rental Application

Good morning,

The STR License belonged to the former owners, Jason & Megan Dominey. When they sold the home, the license terminated. Since the property is zoned R-1R it is no longer eligible for short term rentals. The grandfathering of R-1R properties is only valid for owners that held a valid license before the new ordinances went into effect (9-1-23).

As stated in the new ordinances:

Section 22-121

- d. No licensee shall transfer the right to operate under any license issued under this chapter to any other person or entity by lease, agreement, or any other contract.

Section 22-122

- a. *Overlay sector created.* The following overlay sectors are hereby created within Putnam County and shall consists of the following described real properties:

- i. Sector 1 – R-1R
- ii. Sector 2 – R-1, R-2, RM-1, RM-3
- iii. Sector 3 – AG

- b. *Purpose.* The purpose of the STVROS is to regulate short term vacation rentals on specific parcels that are permitted within certain sectors and to otherwise reduce the number of transient guests.

- c. *Capacity.* For each overlay sector, the following capacity limits are hereby established:

- i. Sector 1 – With the exception of pre-existing non-conforming uses, no short term vacation rentals shall be permitted in Sector 1.

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Lynn Butterworth

From: Dominic Cellitti [REDACTED]
Sent: Monday, September 18, 2023 6:25 PM
To: Lynn Butterworth
Subject: Re: Short Term Rental Application

Hi Lynn,

The license was issued on June 29 however the property was sold three weeks prior (as evidenced by the deed I included), therefore when the license was issued we were already the owners of the property. If the property was in compliance to have a license issued during a time in which we already owned the property and there were no material changes in the property itself, simply the ownership which seems quite arbitrary. After all the property and its physical circumstances are ultimately what was being considered. I am happy to follow the formal appeal process with the Board but it seems like an exception should be considered given the circumstances, just trying to save everyone some time and effort on what seems fairly simple given the previous approval during a period in which we already had possession.

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Lynn Butterworth

From: Lynn Butterworth
Sent: Tuesday, September 19, 2023 11:26 AM
To: Dominic Cellitti
Subject: RE: Short Term Rental Application

Good morning Mr. Cellitti,

Thank you for this information and I do see from the deed you provided that you purchased the property on June 6, 2023. However, at the time we issued the certificate, we had no idea the property had been sold. The Domineys did not inform of this; otherwise we would not have issued the certificate at all. The certificate issued on 6-29-23 was specifically issued to Jason and Megan Dominey and cannot be transferred to anyone else.

Your application for this property did not come in until September 12, 2023. The new ordinances went into effect on September 1, 2023 and they prohibit issuing any STR licenses for properties that are zoned R-1R. Therefore, respectfully, I must deny your application.

The new ordinances do provide a method to appeal this decision, as follows:

Section 22-126 – Appeal

- (a) A person aggrieved by the County’s denial of a short term vacation rental license may appeal the decision to the Board of Commissioners. The appeal must be filed with the County Manager's office in writing, within 15 calendar days after the adverse action and it shall contain a concise statement of the reasons for the appeal.
- (b) The Board of Commissioners shall consider the appeal within 30 days after receipt by the County Manager of a request unless otherwise agreed in writing by the County and aggrieved party. All interested parties shall have the right to be represented by counsel, to present testimony and evidence, and to cross-examine witnesses. The Board of Commissioners shall render a determination, which will constitute a final ruling on the application.

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